

APPROVED

2-1-2022

BY THE CITY COUNCIL
Amy K. Simpson CITY CLERK

**THE CITY OF OKLAHOMA CITY
PLANNED UNIT DEVELOPMENT**

PUD - 1867

DESIGN STATEMENT FOR

OKANA

December 9, 2021

Applicant:

AICCM Land Development, LLC
2020 Lonnie Abbot Blvd.
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(405) 000-0000

Prepared by:

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1.0 INTRODUCTION:

The subject property is located immediately southeast of the I-40 and I-35 Junction, east of I-35 near Downtown Oklahoma City. This site is approximately 121.24 acres in size.

2.0 LEGAL DESCRIPTION:

The legal description of the property comprising the proposed "OKANA" PUD is described in Exhibit A, attached and is made a part of this Design Statement.

3.0 OWNER/DEVELOPER:

The owner of the property described in Section 2.0 is AICCM Land Development, LLC. Johnson & Associates prepared the PUD document.

4.0 SITE AND SURROUNDING AREA:

The subject property lies south of and along the Oklahoma River, southeast of the Interstate 40 and Interstate 35 Junction. The property is currently zoned, R-1, "Single-Family Residential", and I-3, "Heavy Industrial" within the Scenic River Overlay Design District (SRODD, American Indian Cultural Center District). The intent of the subdistrict is to ensure that development occurring along SE 15th Street and Eastern Avenue is compatible with the overall appearance and function of the American Indian Cultural Center and its associated uses; and to establish the First Americans Museum and the I-35/I-40 Gateway as the easternmost entrance to the SRODD. The existing zoning regulations support the Museum as the primary use within the District, with commercial, retail, and other support uses as secondary uses on surrounding properties.

The subject property is undeveloped, with the exception of the existing roadway leading to the First Americans Museum. The First Americans Museum is currently zoned as PUD-1838 with a base zoning district of I-1, "Light Industrial" District and the Scenic River Overlay Design District (SRODD). Although The First Americans museum is surrounded by the subject property, it is not a part of this PUD. The proposed development will complement the museum.

North: Immediately north of the subject site is the Oklahoma River. Beyond is I-40 right-of-way and I-40. The property beyond I-40 is developed and zoned as I-3, "Heavy Industrial", I-2, "Moderate Industrial" and C-4, "General Commercial". In addition, there is a very small area zoned R-1, "Single-Family Residential" but it is not developed as such.

East: Directly east of the proposed PUD is First Americans Blvd. Beyond is largely undeveloped land owned by the City of Oklahoma City and zoned R-1, "Single-Family Residential".

South: Directly south of the proposed PUD is a railroad and beyond that is developed I-3, "Heavy Industrial" and I-2, "Moderate Industrial" zoning. The land is developed as a rail yard for storage and other industrial uses.

West: Immediately west of the subject site is I-35 right-of-way and I-35. Beyond is undeveloped and zoned as R-1, "Single-Family Residential". Further west is zoned and developed as I-3, "Heavy Industrial".

5.0 PHYSICAL CHARACTERISTICS:

The subject site is approximately 121.24 acres with minimal tree cover, at time of writing this PUD. Most of the existing trees on the site are along the south boundary abutting the railroad tracks. The site fronts the Oklahoma River on its north boundary and there is a stream along the west side of the property. The majority of the property is located within the 500-year FEMA Floodplain with a small portion abutting the river within the 100-year FEMA Floodplain. All development will be designed to meet all the requirements of the City of Oklahoma City Drainage Ordinance.

6.0 CONCEPT:

The location of the subject site along the Oklahoma River, southeast of the I-40 & I-35 Junction and its close proximity to downtown Oklahoma City make it an ideal spot for the proposed mixed-use development. The development may ultimately include a variety of commercial, office, retail, and recreational uses, while also becoming a cultural hub for gatherings and events. The proposed development also features an internal pedestrian system to allow for residents and visitors to access all areas of the development. This will be a one-of-a-kind, high-quality development for this growing area that will seek to bring new life and activity to the south side of the Oklahoma River.

It is the owners' intent to create an inviting and active development with elements specific to celebrating Native American cultural heritage. More specifically, the proposed development and future phases may feature a hotel, office buildings, retail, an indoor waterpark, lagoon, and parking. This variety of uses is consistent with the recent and increase in mixed-use developments along the Oklahoma River. By modifying the existing zoning requirements, the design statement and exhibits that constitute this Planned Unit Development will provide the owner with the flexibility desired to develop the area.

7.0 SERVICE AVAILABILITY:

7.1 STREETS

Access into this PUD shall be via S Eastern Avenue/First Americans Boulevard. Other access may be obtained in the future if needed.

7.2 SANITARY SEWER

Sanitary sewer will be provided by extension of The City of Oklahoma City sewer line which is currently serving the area.

7.3 WATER

Water is available to the site and will be provided by an extension of The City of Oklahoma City water line system.

7.4 FIRE PROTECTION

Fire protection for the site shall be provided through The City of Oklahoma City Fire Department. The closest fire station to this site is Station No. 23 which is located at 2812 S Eastern Ave. Station 23 is 2.1 miles south of the subject PUD.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

Proper coordination with all utility providers for extension of services will be made in conjunction with this development.

7.6 PUBLIC TRANSPORTATION

There are no existing Oklahoma City bus lines within this PUD. The nearest bus stop utilizes the 29th St. Crosstown route which has a stop at the northwest corner of SE 15th St. and S High Ave.

7.7 DRAINAGE

The proposed development will comply with the current City of Oklahoma City Drainage Ordinance.

7.8 planOKC COMPREHENSIVE PLAN

planokc projects this parcel to be in the Urban Medium Intensity area. Urban Medium applies to fully urbanized areas of the city, most of which were built prior to the 1960s. Developments are expected to be larger in scale and have greater intensity and mixture of uses than developments found in Urban Low. Development within Urban Medium areas should support efficient transit usage and provide pedestrian and bicycle access to retail, services, parks, and other destinations. Priorities for the Urban Medium areas include “infill” development on vacant lots, rehabilitation of underutilized property, and development that supports revitalization of distressed neighborhoods. As suggested by planokc, the proposed development is a large mixed-use development that encourages pedestrian activity within close proximity to downtown OKC.

8.0 SPECIAL DEVELOPMENT REGULATIONS:

The following Special Development Regulations and/ or limitations are placed upon the development of the PUD. Planning and zoning regulations will be those which are in effect at the time of development of this PUD. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the

referenced zoning districts as contained in The City of Oklahoma City's Planning and Zoning Code as such exists at the time of development of this PUD.

In the event of conflict between provisions of this PUD and any of the provisions of the Oklahoma City Municipal Code, as amended ("Code"), in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling.

8.1 USE AND DEVELOPMENT REGULATIONS

The development regulations of the "**C-3, Community Commercial**" District shall govern this PUD except as herein modified below.

Only the following uses (including special permit, special exception, accessory and conditional uses within the C-3, "Community Commercial" District, subject to their appropriate conditions and review procedures for public hearings where applicable) shall be permitted:

- Dwelling Units Above the Ground Floor (8200.2)
- Live/Work Units (8200.4)
- Multiple-Family Residential (8200.12)
- Artist Graphics (8250.1)
- Community Recreation: General (8250.2)
- Community Recreation: Restricted (8250.4)
- Cultural Exhibits (8250.5)
- Library Services and Community Centers (8250.11)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Low Impact Institutional: Neighborhood-Related (8250.14)
- Murals (8250.16) subject to applicable reviews
- Administrative and Professional Office (8300.1)
- Alcoholic Beverage Retail Sales (8300.5)
- Automotive: Parking Garages (8300.12)
- Automotive: Parking Lots, as a Principal Use (8300.13)
- Communications Services: Antennas (8300.27)
- Animal Sales and Services: Horse Stables (8300.9)
- Convenience Sales and Personal Services (8300.32)
- Eating Establishments: Fast Food (8300.35)
- Eating Establishments: Sit-down (8300.37)
- Eating Establishments: Sit-down, Alcohol Permitted (8300.38)
- Participant Recreation and Entertainment: Indoor (8300.55)
- Participant Recreation and Entertainment: Outdoor (8300.56)
- Business Support Services (8300.24)
- Child Care Centers (8300.25)
- Food and Beverage Retail Sales (8300.41)
- Lodging Accommodations: Campgrounds (8300.50) (including RV campgrounds)

- Lodging Accommodations: Commercial Lodging (8300.51)
- Medical Services: General (8300.52)
- Medical Services: Restricted (8300.53)
- Outdoor Sales and Display, and Outdoor Storage (8300.54), accessory to a use permitted within this PUD
- Personal Services: General (8300.58)
- Personal Services: Restricted (8300.59)
- Repair Services: Consumer (8300.61)
- Research Services: Restricted (8300.62)
- Retail Sales and Services: General (8300.63)
- Spectator Sports and Entertainment: General (8300.67)
- Spectator Sports & Entertainment: High Impact (8300.68)
- Spectator Sports and Entertainment: Restricted (8300.69)
- Aboveground Flammable Liquid Storage: Restricted (8350.2)
- Custom Manufacturing (8350.3)
- Research and Development (8350.10)
- Light Public Protection and Utility: General (8250.12)
- Light Public Protection and Utility: Restricted (8250.13)
- Light Industrial (8350.8) further restricted to a small brewery, micro-brewery or artist in residence.

Specifically prohibited:

- Eating Establishments: Drive-In (8300.34)
- Eating Establishments with Drive Thru window

9.0 SPECIAL CONDITIONS:

The following special conditions shall be made a part of this PUD:

9.1 ARCHITECTURAL REGULATIONS

All structures constructed within this PUD shall comply with the following architectural standards:

Exterior building wall finish on all structures, exclusive of windows and doors, shall consist of materials such as brick, brick veneer, stucco, reinforced EIFS, rock, stone masonry, architectural metal, architectural concrete such as tilt-up concrete panels, precast concrete panels, and split face concrete block, exterior grade, decay-resistant, solid wood, composite wood or cement-board. The use of simulated stucco products such as EIFS shall be limited to that of an accent material that does not exceed 20 percent of the wall surface area on any side of the building.

Accessory storage structures shall be permitted within this PUD. Said storage structures shall be permitted an exterior finish of cementitious coated flat metal panels.

9.2 LANDSCAPING REGULATIONS

The subject parcel shall meet all requirements of the City of Oklahoma City's Landscaping Ordinance, except that a minimum of 60 percent of the required Site Points shall be used for landscaping in the front and side yards, which shall include any other yard that is visible from and/or backs onto riverfront open space or trails.

In addition to meeting the City's Landscape Requirements as set forth in Article XI, the following regulations shall apply:

Street trees (minimum 2" caliper along public streets: First Americans Blvd/Eastern and internal public streets) shall be required and shall be spaced a maximum of 30 feet on center, however, where insufficient right-of-way exists to accommodate the required sidewalk and five-foot buffer, street trees shall not be required. A revocable permit is required for any landscaping within the public rights-of-way or utility easements along private street frontages.

All parking lot islands shall contain a minimum of one two-inch caliper deciduous tree.

The perimeter of all parking lots shall be screened from public streets (First Americans Blvd/Eastern and internal public streets) and the Oklahoma River by one of the following methods:

- A berm three feet high with a maximum slope of 1:3 in combination with coniferous and deciduous trees and/or shrubs;
- A low continuous hedge a minimum of three feet in height consisting of a double row of shrubs planted three feet on center in a triangular pattern; or
- A low decorative masonry wall or fence a minimum of three feet in height with a Landscaped Buffer located on the outside of the wall or fence. Any wall, fence or landscaping proposed within the public right-of-way shall require a revocable permit.

9.3 LIGHTING REGULATIONS

9.3.1 The site lighting in this PUD shall be in accordance with Chapter 59, Article XII, Section 59-12350 of the Oklahoma City Municipal Code, 2020, as amended and updated with the following: Parking areas to have an average of 1fc, minimum level of 0.25 with a uniformity ratio better than 20:1. Pedestrian walkways and common areas to have an average of 2fc, minimum level of 1fc with a uniformity ratio better than 18:1.

9.3.2 Spot lighting will be permitted in conjunction with the operation of recreation and entertainment and community recreation uses.

9.3.3 Up-lighting shall be permitted on buildings, structures, living screens, vegetation including trees, art and signage.

9.3.4 The mounting height of light fixtures within parking areas shall be limited to 20 feet.

9.3.5. The mounting height of walkway light fixtures shall not exceed 14 feet in height (pedestrian-scale).

9.3.6 Building mounted neon lighting is only allowed when recessed or contained in a cap or architectural reveal.

9.4 SCREENING REGULATIONS

Screening for this PUD shall not be required as there are no residential or low impact uses that neighbor the site. However, all outdoor storage yards, loading docks, service areas, and mechanical equipment (except cooling tower) or vents larger than eight inches in diameter shall be concealed by screens at least as high as the equipment they hide, of a color and material matching or compatible with the colors and materials found on the façade of the primary building. Chain link, with or without slats, shall not be used to satisfy this screening requirement. Rooftop Mechanical units shall be positioned such that they are not visible from the street, sidewalk or public open spaces. If they can not be positioned such, they must be screened.

Dumpsters shall be consolidated where practical and located within an area screened by a fence or masonry wall of sufficient height that screens the dumpster from the view of primary vehicle and pedestrian circulation systems. Temporary trash receptacles are permitted. These receptacles will be serviced by a private company and will be removed after each event.

Where perimeter fencing or walls are provided, such fences shall be constructed of durable, easily maintained materials such as, but not limited to Stone or simulated stone; Ornamental metal; Brick; Chain link with manufacturer applied finish in green or black only; or Treated, stained or painted wood panels.

9.5 DRAINAGE REGULATIONS

Development of this parcel will comply with Chapter 16 of the Oklahoma City Municipal Code, 2020, as amended.

9.6 VEHICULAR ACCESS REGULATIONS

Access into this PUD may be via S Eastern Ave./First Americans Blvd or alternative access points determined in the future. Future access points may be created.

9.7 RESTROOM FACILITY REGULATIONS

Temporary restroom facilities shall be permitted during construction and must be within the construction zone. Temporary restrooms shall be permitted for events and shall be installed within one day of the event beginning and removed within one day of the end of the event. Permanent and/or handicap accessible restroom facilities shall also be provided.

9.8 PEDESTRIAN ACCESS/SIDEWALK REGULATIONS

Five-foot wide sidewalks shall be constructed along First American Blvd/S Eastern Ave. where development occurs. All sidewalks constructed along First American Blvd/S Eastern Ave. frontages should be detached from the curb and separated by a buffer zone not less than five feet in width. Where there is insufficient right-of-way, conflicts with utilities or other constraints to provide the minimum separation between curb and sidewalk, the buffer may be reduced/eliminated to accommodate the sidewalk. Said sidewalks shall be 6-foot wide if the sidewalk is constructed adjacent to the curb, subject to the policies/ procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued.

A pedestrian system shall be organized to provide adequate and continuous safe pedestrian circulation within the development by defining walkways and distinguishing areas of foot traffic from vehicular movements. Specifically, a pedestrian pathway shall be provided to First American Blvd/S Eastern Ave to provide a safe and comfortable access point to the First Americans Museum. A conceptual version of this path is shown in the attached exhibit, "Pedestrian and Cycle Movement."

A pedestrian connection shall be provided to the public trail along the river.

9.9 PARKING REGULATIONS

There shall be no minimum number of parking spaces required for any use within this PUD. All efforts will be made to accommodate visitors and employees by providing parking; however, this shall not be a requirement during the building permit stage.

If parking is provided, it shall be designed per Code (59-10250, Parking area construction standards), except that pervious paving may be used for parking areas, driveways, pathways, and plazas subject to Public Works review and approval. Where connected to public rights-of-way the access drive apron will be constructed of hard surface paving meeting City code for driveway construction.

A hard surface border is required around the perimeter of pervious paving areas. Maintenance of the pervious paving is required, and a maintenance plan must be provided when construction documents are submitted for permitting.

Parking structures should be designed to incorporate a comparable level of architectural detailing and quality of materials as found on primary buildings on the site.

Surface parking shall be prohibited within 100 feet of the floodway of the river or any tributary waterway unless appropriately screened from the River.

Paving and striping will not be required for this PUD on gravel paving or grass surfaces, intended to be utilized for parking.

9.10 SIGNAGE REGULATIONS

9.10.1 *Freestanding Signs*

There shall be up to two (2) 25-foot tall maximum height project identification (freestanding) signs in this PUD. Maximum sign area shall be 200 square feet. Should the sign moratorium be lifted, the freestanding signage within this PUD shall be permit up to 250 square feet per sign.

Ground (monument) User identification signs shall have a maximum size being 8-feet high and a maximum sign area of 150 square feet.

Traditional pole signs and billboards shall be prohibited.

Ground-mounted directional signs (outside of the public rights-of-way) that are 25 square feet or less shall be considered incidental and allowed within this PUD without approval.

Signage shall be calculated based on the area of the letters and logos and shall not be calculated by the structure it is attached/mounted to.

Flag poles shall be permitted with no height restriction.

A sign that contains the name of any business and/or multi-family development located within this PUD is deemed accessory, even if the sign is not placed on the parcel where the business and/or multifamily development is located, as long as the business and/or multi-family development and the sign are located within the PUD.

9.10.2 *Attached Signage*

Attached signs will be in accordance with the base zoning district regulations. Additionally, attached signage is permitted up to 18% of each building side.

9.10.3 *Electronic Message Display Signs*

EMD I, II & III signage shall be permitted within this PUD but any signage over 30 square feet shall not be directed toward the river or the First Americans Museum. EMD Signage shall be restricted to a total of 2,000 square feet for the entire PUD (directional and wayfinding signage shall not count toward that restriction).

9.10.4 *Decorative Artwork, Architectural Elements (excluding building elements) and Temporary Signage*

Decorative artwork and architectural elements shall be permitted in this PUD. Artwork/architectural elements may include but is not limited to live projection murals and videos, fountains, individual art pieces, decorative entry elements, etc. Any decorative artwork/architectural elements (excluding architectural

elements attached to buildings) that are permanent in nature shall not exceed 40 feet in height, must have a minimum 14 feet clearance in height (for archways) and be located a minimum of 15 feet from the curb of any adjacent street. Only permanent art pieces installations shall be required to obtain approval from the Oklahoma City Arts Commission. Live projection murals and video shall not be considered permanent.

The use of large projection screens shall not be considered signage (signage shall not be permitted to be projected) and shall be permitted within this PUD. The use of projection screens shall not be directed toward the river or First Americans Blvd/S Eastern Ave. and should be internally facing to the OKANA development. Projection cannot exceed 55 feet in height. There shall be no projection to the north and east permitted within Phase 1. The intended use of projection would be for interactive art exhibits, movies or other entertainment related activities.

9.10.5 ***Temporary Signage***

Temporary signage within this PUD shall be permitted and not required to be approved through the design review staff or the RDC Committee. Temporary signage includes: promotional banners/signage, directional wayfinding for events, sponsorship banners, specialized racing markers for onetime events, etc. Temporary signage shall not remain in place for more than 60 consecutive days. There is no limitation on placement, number or size of individual temporary signage.

9.11 ROOFING REGULATIONS

All non-metal structures in this PUD shall have Class C roofing or better.

9.12 SETBACK REGULATIONS

There shall be no setback regulations except for those required to meet The City of Oklahoma City Building and Fire Code.

9.13 HEIGHT REGULATIONS

There shall be no minimum or maximum height restriction within this PUD. However, the project will be designed with respect to the existing First Americans Museum, and not restrict views of the Museum from the River or Highway corridor north of the project. The view from First American Blvd/S Eastern Ave. shall remain unobstructed from the proposed entrance by any buildings.

9.14 LOT COVERAGE

Maximum lot coverage shall be 100%.

9.15 PUBLIC IMPROVEMENTS

The Owner shall make reasonable public improvements throughout the PUD as may be required by The City of Oklahoma City Public Works Department or other City, County, or State Department or agency. All Local, State, and Federal ordinances as they shall apply to the site will be adhered to fully.

9.16 COMMON AREAS

Maintenance of the common areas in the development shall be the responsibility of the business or property owner's association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown.

9.17 PLATTING & PERMITTING REQUIREMENTS

9.17.1 Platting shall not be required for this PUD.

9.17.2 Due to the level of detail provided herein; a Specific Plan shall not be required for the eastern portion of the public PUD which is noted as phase 1 and 2 on the Conceptual Site Plan.

The area noted as Future phases on the Conceptual Site Plan shall be required to submit a specific plan to be reviewed and approved by Planning Commission for the overall site layout with general architectural renderings and signage similar to the level of detail provided for Phase 1 and 2 and provided with this PUD.

9.17.3 This PUD shall supersede all requirements of the Scenic River Overlay Design District, and therefore, no regulations or requirements contained within Scenic River Overlay Design District shall apply to any development within this PUD. Additionally, there shall be no requirement for site plan/ architectural review or approval by the Riverfront Design Committee or Urban Design staff within the Oklahoma City Planning Department. However, the Planning Director shall review the building permit submission for compliance with the PUD and regulations contained herein.

9.18 GENERAL DESIGN AND DEVELOPMENT GUIDELINES

Specific information and plans for General Design and Development Guidelines are contained in Chapter 59, Section 14200.4, for density, amenities, relationship to abutting uses, site design, safety, and circulation systems.

In addition to the guidelines set forth in Chapter 59, the following guidelines apply at the time of building permit for phase 1 and 2 or a specific plan:

1. To maintain the physical continuity of the street frontage and the River's edge.
2. To ensure development maintains a strong visual and physical relationship to adjacent streets, the River and its tributary waterways, and neighboring development through the use of reduced setbacks and other design elements.
3. Traditional suburban development patterns that typically site buildings away from streets and place them behind broad setbacks of landscaping or parking are strongly discouraged.
4. To the maximum extent feasible, loading docks, trash collection areas, and other similar features should be located away from primary vehicle and pedestrian circulation systems, open space corridors, the River, and other waterways and screened from view.
5. Buildings should be organized to create and frame usable outdoor spaces, including parks, plazas, walkways, open space, and other features.
6. Structures and public spaces should be oriented to maximize and frame views to or from the River.
7. The incorporation of design features that encourage outdoor activity and emphasize the River's presence and visibility are strongly encouraged. Such features may include, but not be limited to:
 - a. Balconies and porches;
 - b. River-oriented entrances;
 - c. Riverbank enhancement;
 - d. Public art;
 - e. Outdoor plazas and seating; and
 - f. Rooftop terraces.
8. Articulation shall be provided at the pedestrian level of building façades by means of breaking the building face into separate but attached or adjoining pieces by using a variety of building materials, openings, or the stepping in or out of the exterior walls.
9. Equal attention shall be paid to all sides of a building visible from a public way. "Blank" walls absent of architectural detailing (or artwork) described above should be discouraged, except as otherwise provided herein.
10. Architectural detailing, such as the use of stone and other masonry materials, and incorporation of awnings, balconies, and other details, should be incorporated into the design of the building façade to provide a high level of interest at the pedestrian level and to establish a high standard of quality development.

10.0 DEVELOPMENT SEQUENCE:

Developmental phasing shall be allowed as a part of the development of this PUD. Required traffic improvements shall be permitted to be constructed in conjunction with the phased development of this PUD, as approved by the City's Traffic Division.

11.0 EXHIBITS:

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

- A: Legal Description
- A-1: Property Boundary Depiction
- B: Conceptual Site Plan
- C1-C32: Conceptual Renderings

EXHIBIT "A"
LEGAL DESCRIPTION

Tract 1:

A tract of land located in Section 2, Township 11 North, Range 3 West, of the Indian Meridian, in Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:
COMMENCING at the northeast corner of said Section 2;

THENCE South 00°21'09" West, along east line of said Section 2, a distance of 1800.00 feet;
THENCE North 89°38'51" West, perpendicular to the east line of said Section 2, a distance of 80.00 feet to the west right of way line of Eastern Avenue, and also the POINT OF BEGINNING;
THENCE South 00°21'09" West, along the west right of way line of Eastern Avenue, a distance of 500.00 feet;
THENCE South 03°12'53" West, along the west right of way line of Eastern Avenue, a distance of 100.12 feet;
THENCE South 00°21'09" West, along the west right of way line of Eastern Avenue, a distance of 67.84 feet to the north right of way line of the Burlington Northern & Santa Fe Railroad;
THENCE South 51°01'20" West, along said railroad right of way line, a distance of 218.34 feet;
THENCE southwesterly, along a curve to the right and continuing along said railroad right of way line, having a radius of 2814.93 feet, a chord bearing of South 58°26'20" West and a chord distance of 726.73 feet, for an arc distance of 728.76 feet;
THENCE South 65°51'20" West, along said railroad right of way line, a distance of 1624.48 feet;
THENCE southwesterly, along a curve to the right and continuing along said railroad right of way line, having a radius of 1569.55 feet, a chord bearing of South 81°53'52" West and a chord distance of 867.48 feet, for an arc distance of 878.92 feet;
THENCE North 07°55'20" East along said railroad right of way line, a distance of 25.00 feet;
THENCE North 82°04'40" West, along said railroad right of way line, a distance of 272.55 feet to the east right of way line of Interstate 35;
THENCE North 23°36'49" West, along said Interstate right of way line, a distance of 731.16 feet;
THENCE North 16°27'27" West, along said Interstate right of way line, a distance of 1082.15 feet to the south bank of the Oklahoma River;
THENCE North 77°45'18" East, along the south bank of the Oklahoma River, a distance of 3877.24 feet;
THENCE South 00°21'09" West a distance of 110.00 feet;
THENCE South 89°38'51" East a distance of 150.00 feet to the west right of way line of Eastern Avenue;
THENCE South 00°21'09" West, along the west right of way line of Eastern Avenue, a distance of 508.81 feet;
THENCE South 89°38'51" East, along the west right of way line of Eastern Avenue, a distance of 70.00 feet to the POINT OF BEGINNING;

LESS AND EXCEPT the following described tracts of land:

1. The real property comprising the American Indian Cultural Center and Museum, described as follows:

A tract of land located in Section 2, Township 11 North, Range 3 West, of the Indian Meridian, in Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:
COMMENCING at the northeast corner of said Section 2;

THENCE South 00°21'09" West, along the east line of said Section 2, a distance of 1955.28 feet;

THENCE North 89°38'51" West perpendicular to the east line of said Section 2, a distance of 1244.88 feet to the POINT OF BEGINNING;

THENCE South 23°33'16" West a distance of 93.48 feet;

THENCE southeasterly, along a curve to the right, having a radius of 340.91 feet, a chord bearing of South 38°38'40" East and a chord distance of 187.41 feet, for an arc distance of 189.86 feet;

THENCE South 22°41'23" East a distance of 102.54 feet;

THENCE southerly, along a curve to the right, having a radius of 859.19 feet, a chord bearing of South 19°48'33" West and a chord distance of 546.60 feet, for an arc distance of 556.26 feet;

THENCE South 00°00'00" East a distance of 169.81 feet;

THENCE North 90°00'00" West a distance of 258.96 feet; THENCE North 44°58'52" West a distance of 208.81 feet; THENCE South 83°35'02" West a distance of 229.85 feet;

THENCE westerly, along a curve to the right, having a radius of 602.79 feet, a chord bearing of North 11°33'34" East and a chord distance of 1146.73 feet, for an arc distance of 2271.94 feet;

THENCE South 60°27'53" East a distance of 374.31 feet;

THENCE South 70°57'26" East a distance of 153.94 feet to the POINT OF BEGINNING.

2. The sewer lift station, described as follows:

A tract of land being a part of the southeast quarter of Section 2, Township 11 North, Range 3 West of the Indian Meridian, Oklahoma County, Oklahoma, and being more particularly described as follows:

COMMENCING at the northeast corner of said Section 2;

THENCE South 00°21'09" West, along the east line of the northeast quarter of said Section 2, a distance of 2530.51 feet to the east quarter corner of said Section 2;

THENCE South 00°22'19" West, along the east line of the southeast quarter of said Section 2, a distance of 742.85 feet;

THENCE North 89°37'41" West, perpendicular to the east line of the southeast quarter of said Section 2, a distance of 1868.90 feet to the POINT OF BEGINNING;

THENCE South 12°45'16" East a distance of 15.00 feet; THENCE South 78°34'44" West a distance of 65.00 feet; THENCE North 10°05'17" West a distance of 15.00 feet;

THENCE North 78°34'44" East a distance of 64.30 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 5,281,468 square feet or 121.2458 acres, more or less.

Legal description from Boundary and Topographic Survey prepared by DTM, Randall Mansfield dated May 9, 2019 and from Special Warranty Deed recorded in Book 13660 Page 930.



OKANA PUD-1867

Exhibit A-1
Property Boundary



Johnson & Associates
1 E. Sheridan Ave., Suite 200
Oklahoma City, OK 73104
405.233.6671 Fax: 405.233.6676
BUSINESS SERVICES PLANNERS

11/1/21



Not Included

Not Included in
PUD Boundary

First Americans Blvd

S Eastern Ave

35



OKANA PUD-1867

Exhibit B
Conceptual Site Plan

CALLISON|RTKL



Johnson & Associates, Inc.
11111 North 11th Street
Oklahoma City, OK 73104
(405) 231-8891 FAX (405) 231-8878
ENGINEERS SURVEYORS PLANNERS
10/19/21
Conceptual site plan showing feasible option
permitted under proposed zoning.







OVERALL SITE PLAN

Introduction

The site FAM Site Plan development will be broken down into multiple phases with different offerings being provided at each stage of development. The adjacent plan shows the proposed concept for the full site area including the future development of the site west of the museum.

The current scope of work focuses on the area east of the museum and includes the Hotel, Family Entertainment Center, Indoor Water Park, Lagoon, Retail Dining and Entertainment and the First Americans Marketplace. This will all be integrated and supported by robust landscape design focused on creating memorable outdoor spaces that compliment and enhance the proposed site attractions.



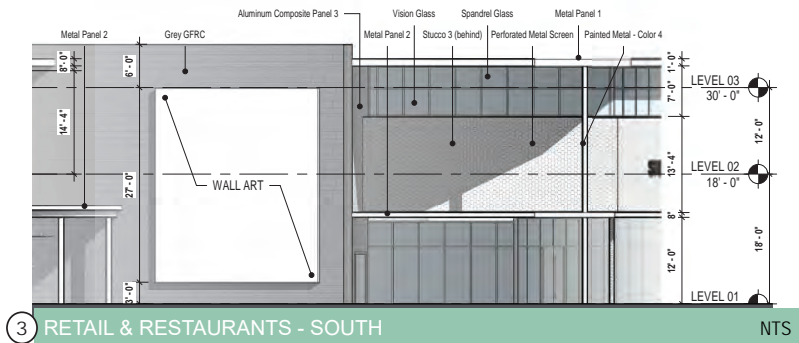
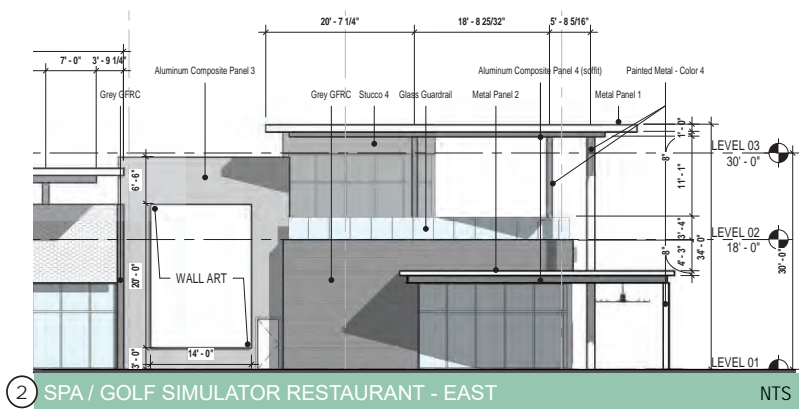
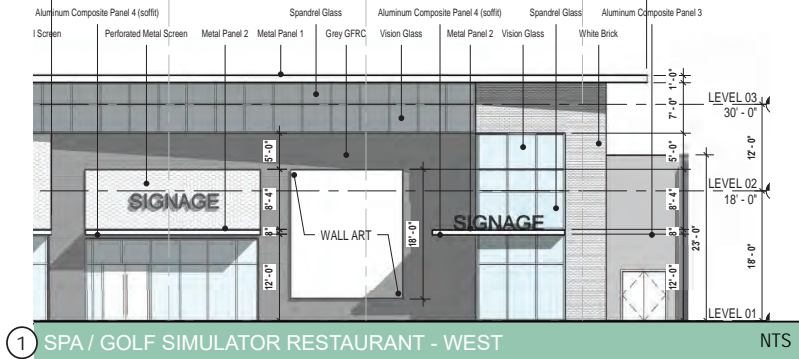
ARCHITECTURAL ART LOCATIONS

LOCAL ARTIST

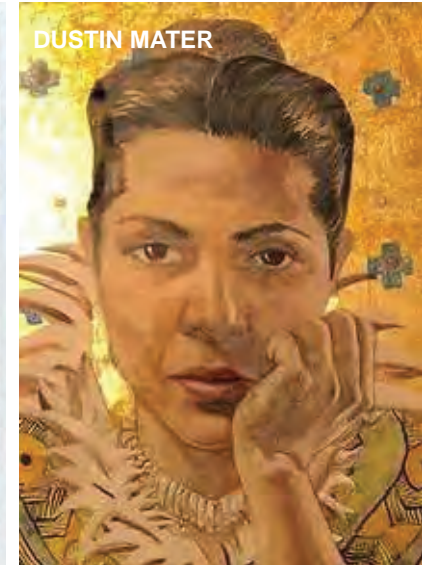
The design goal for the FAM Mixed-Use development is to create an open and inclusive destination for the local, regional, and international visitor that wants to learn, discover, play and relax with the different offerings provided on the site. This major destination in Oklahoma wants to connect with the local community and reflect the rich past and present culture of the Native American Tribes. To achieve this goal, several spaces in the project offer the spaces for open-air exhibits and art installations integrated into the landscape and architecture. As part of the architectural design of the RD&E Buildings and Parking Garage, selected walls spaces are designated to have murals created by Native American Artists. Included is imagery of local artists that could be commissioned to provide eye-catching moments of visual expression throughout the project.

- ① SPA / GOLF SIMULATOR RESTAURANT - WEST
- ② SPA / GOLF SIMULATOR RESTAURANT - EAST
- ③ RETAIL & RESTAURANTS - SOUTH
- ④ PARKING GARAGE





FIRST AMERICANS MUSEUM (FAM)
 AICCM LAND DEVELOPMENT LLC
 CALLISONRTKL



SCHEMATIC DESIGN
 ARCHITECTURE
 PAGE 9

100% SD ARCHITECTURE
 NOV 8, 2021
 REV 1

FIRST AMERICANS MARKETPLACE

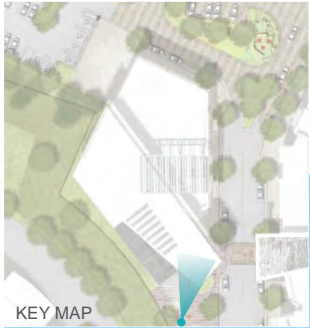
Introduction

The First Americans Marketplace design is conceived to connect the building with its site, the recently opened First American Museum, and Native American Culture. The form of the building creates several exterior and interior spaces for exhibitions and gatherings to allow the visitors to experience the building from different perspectives. A large facade screen was designed to abstractly represent some of the Native American Culture symbols while providing protection and shading to the building and an exterior patio and terrace.

The material palette of the building reinforces the idea of connection to the site and nature by using local stone and earth colors.

The interior of the building is designed to accommodate exhibitions, rooms for lectures and meetings, and space for local artists to work. A double-height space located at the center of the gallery visually connects the public and semi-public spaces and brings controlled natural light to the interior of the building.





Disclaimer:
Hardscape/softscape shown is placeholder and for
scale purposes only, it is not actual landscape design.

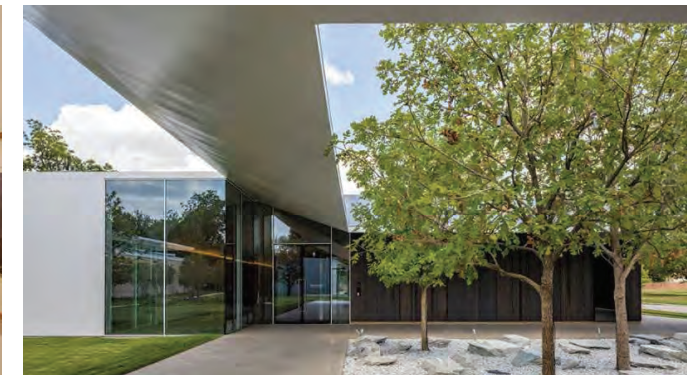
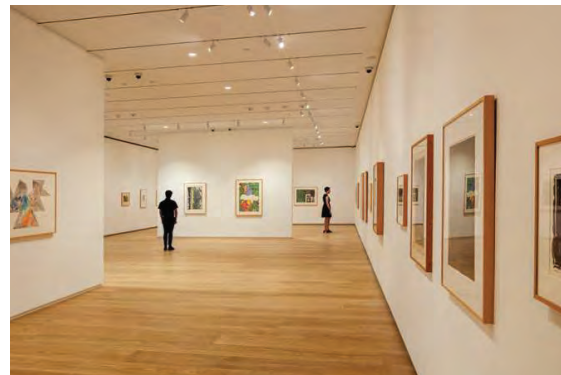
**PERSPECTIVE
FIRST AMERICANS
MARKETPLACE**



ARCHITECTURAL MOOD

FIRST AMERICANS MARKETPLACE

- Contextual and Symbolic
- Provides exterior and interior exhibition and gallery spaces offering different visitor experiences
- Open to the local community offering artist working areas, classroom, and event spaces



FACADE SCREEN CONCEPT

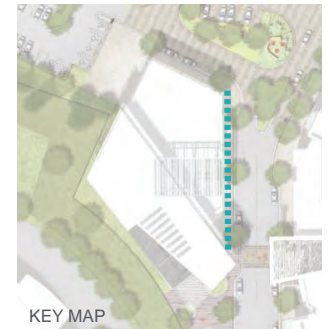
SPIRALS AND CIRCLES

Circle and spiral shapes hold symbolic meaning throughout the site, from the shape of the museum to the Okana Hotel and Indoor Waterpark logo. Utilizing this patterning throughout the rest of the site will create continuity throughout.

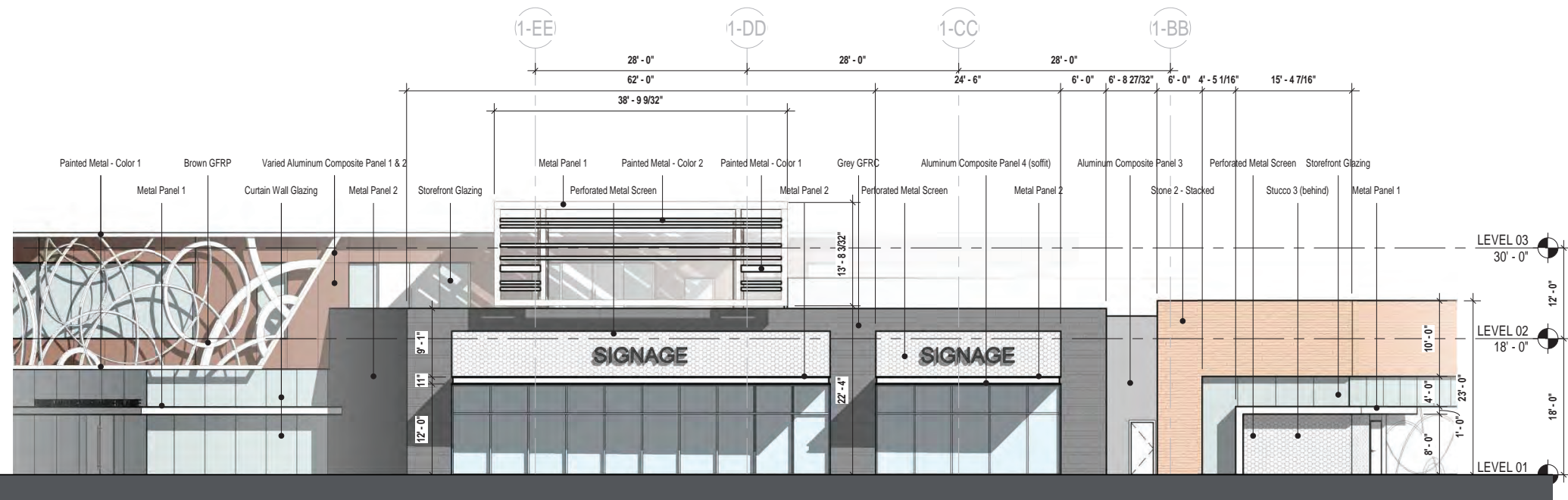
- Site-wide Symbol
- Connections
- Interpretive
- Organic



BUILDING ELEVATIONS
FIRST AMERICANS
MARKETPLACE



KEY MAP

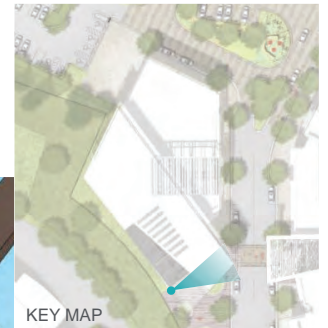


EAST

NTS

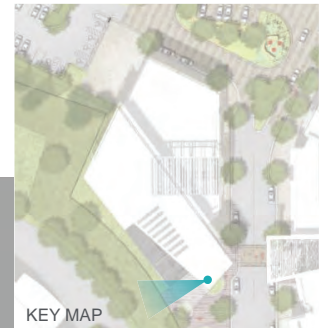
**PERSPECTIVE
FIRST AMERICANS
MARKETPLACE**

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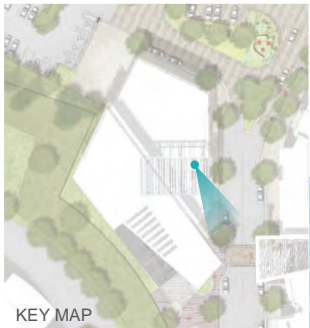
PERSPECTIVE
FIRST AMERICANS
MARKETPLACE

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PERSPECTIVE
FIRST AMERICANS
MARKETPLACE



RETAIL | RESTAURANTS | SPA

Introduction

RD&E Building's design complements the First American Museum and serves as a nexus with the rest of the development. Located at the development's front door and helping to frame the view down to the hotel and lagoon, the RD&E Buildings are designed to face a public retail street on their west side and the lagoon promenade on the east. A walkway separates the RD&E Buildings, helping to accentuate a pedestrian promenade that starts at the First Americans Marketplace and culminates on the Lagoon, emphasizing the development's pedestrian character.

The design shows extended canopies that help protect visitors at the street level and the dining terraces located on the two levels of the building. The elongated facade design resembles the site's flat and linear character. The material palette of the buildings is rustic while modern and clean. The use of local materials as stone and brick allows the buildings to feel connected to the site and the region.



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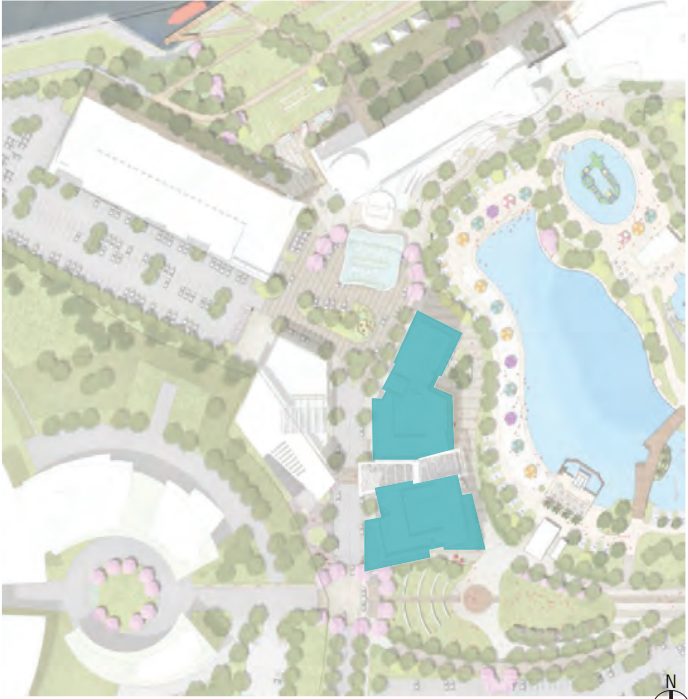
PERSPECTIVE
RETAIL | RESTAURANTS | SPA -
NORTH



ARCHITECTURAL MOOD

RETAIL AND RESTAURANTS

- Create a sense of place and district, providing a pedestrian-friendly customer experience
- Offer interior and exterior dining environments with views of the active developed lagoon area
- Use of local materials to make the buildings site contextual

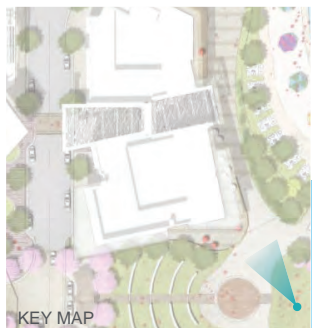




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PERSPECTIVE
RETAIL | RESTAURANTS | SPA -
NORTH





Disclaimer:
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PERSPECTIVE
RETAIL | RESTAURANTS -
SOUTH

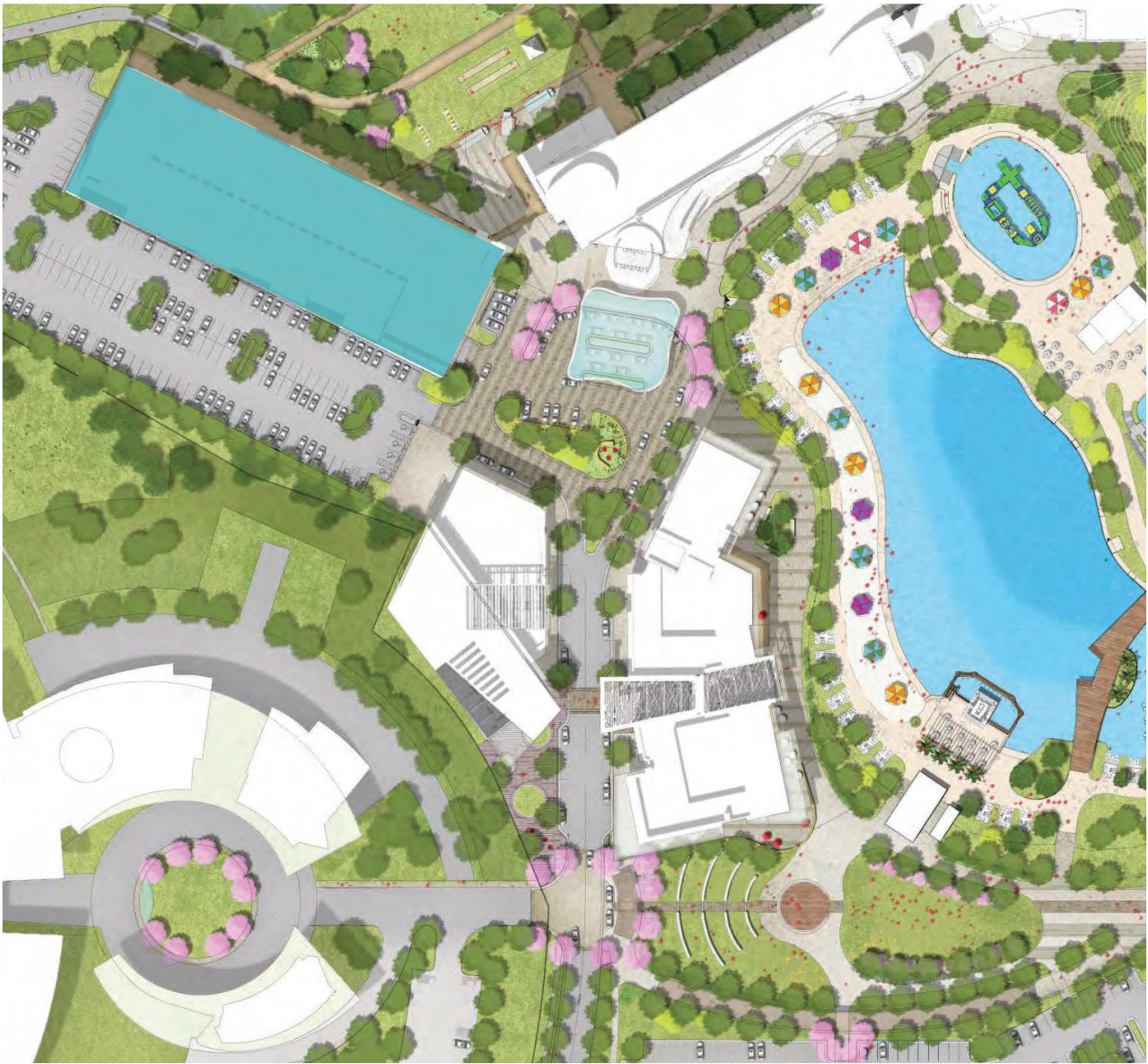


PARKING GARAGE

Introduction

The parking garage is designed to accommodate 556 spaces between standard parking, ADA, and EV charging stations. In addition, 241 spaces are provided on the surface parking adjacent to the structure, leaving this area available for a possible expansion of the parking garage.

The parking garage facade was developed to complement the design of Okana Hotel and Indoor Water Park. The material pallet consists of local stone, concrete panels, and perforated metal panels. The facades facing the resort's drop off and River are treated as the main facades of the building due to their visibility and exposure. The two long facades are proposed to display murals created by local native artists to reinforce the importance of connecting the development with the local community and indigenous tribes. The main elevators and stair core is protected from the environment with a glass facade for an air conditioned space.



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**PERSPECTIVE
PARKING GARAGE**



ARCHITECTURAL MOOD

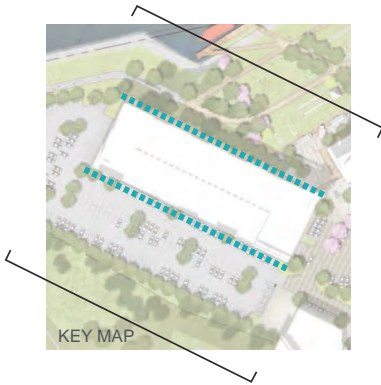
PARKING GARAGE

- Create an efficient and welcoming arrival experience for the visitors of the hotel and retail district
- Provides a facade design that, while functional, complements the Okana Resort and Water Park architecture
- Provide opportunities to local native American artists to display their work to the community



BUILDING ELEVATIONS
PARKING GARAGE

FROM MUSEUM AND
RIVERFRONT



SOUTHWEST

NTS



NORTHEAST

NTS

PERSPECTIVE
PARKING GARAGE

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**PERSPECTIVE
PARKING GARAGE**



KEY SHADING CANOPIES

Introduction

The RD&E Buildings Main Canopy is intended to work as an entry point between Retail Street and the Lagoon, highlighting the promenade connecting the First American Museum, First Americans Marketplace, the RD&E Buildings, and the Lagoon. The portal condition created by the two RD&E Buildings and the canopy help to frame views towards the First Americans Marketplace and the Lagoon. The canopy's horizontal surface is treated with an abstract graphic pattern related to the site and Native American Culture.

The Equinox Drop Off Canopy is treated as a light transparent structure designed to serve as a ceremonial entry point to the Amphitheater and Event Area. An open space in the middle of the canopy in a circular shape emphasizes the Equinox Line

The Amphitheater Edge Canopy has a similar treatment to the Equinox Drop Off Canopy. The light structure and proposed landscape help create a visual barrier between the Amphitheater and adjacent surface parking and create a sense of place in the landscaped areas.

- ① RETAIL & RESTAURANT CONNECTOR CANOPY
- ② EQUINOX DROP OFF CANOPY
- ③ SURFACE PARKING & AMPHITHEATER EDGE CANOPY



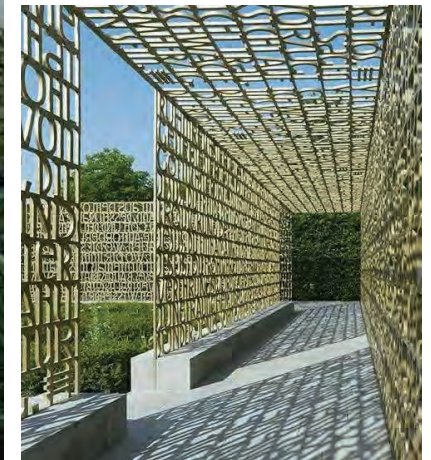


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KEY SHADING CANOPIES
 RETAIL & RESTAURANT
 CONNECTOR CANOPY

- Create a portal highlighting the promenade connecting the First American Museum, First Americans Marketplace, the RD&E Buildings, and the Lagoon
- Enhance the pedestrian experience by providing a design/pattern that pays tribute to the Native American Culture



KEY SHADING CANOPIES
EQUINOX DROP OFF CANOPY

- Provide a ceremonial entry point to the Amphitheater and Event Area and highlight its relation with the Equinox line and the First American Museum
- Create a light transparent structure designed to enhance the visitor experience without blocking views between the Amphitheater and the First American Museum



ICONIC & SYMBOLIC LANDMARK



MONUMENT SITE FEATURE



SITE FURNITURE



INSET SPIRAL DESIGN IN PAVING



OVERALL SITE PLAN

PEDESTRIAN AND CYCLE MOVEMENT

The site movement plays a critical role in the layout of the site plan and the design of the landscape. The goal is to have a clear and legible plan for pedestrians and cyclists that leads to key destinations within the site design.




Pedestrian:

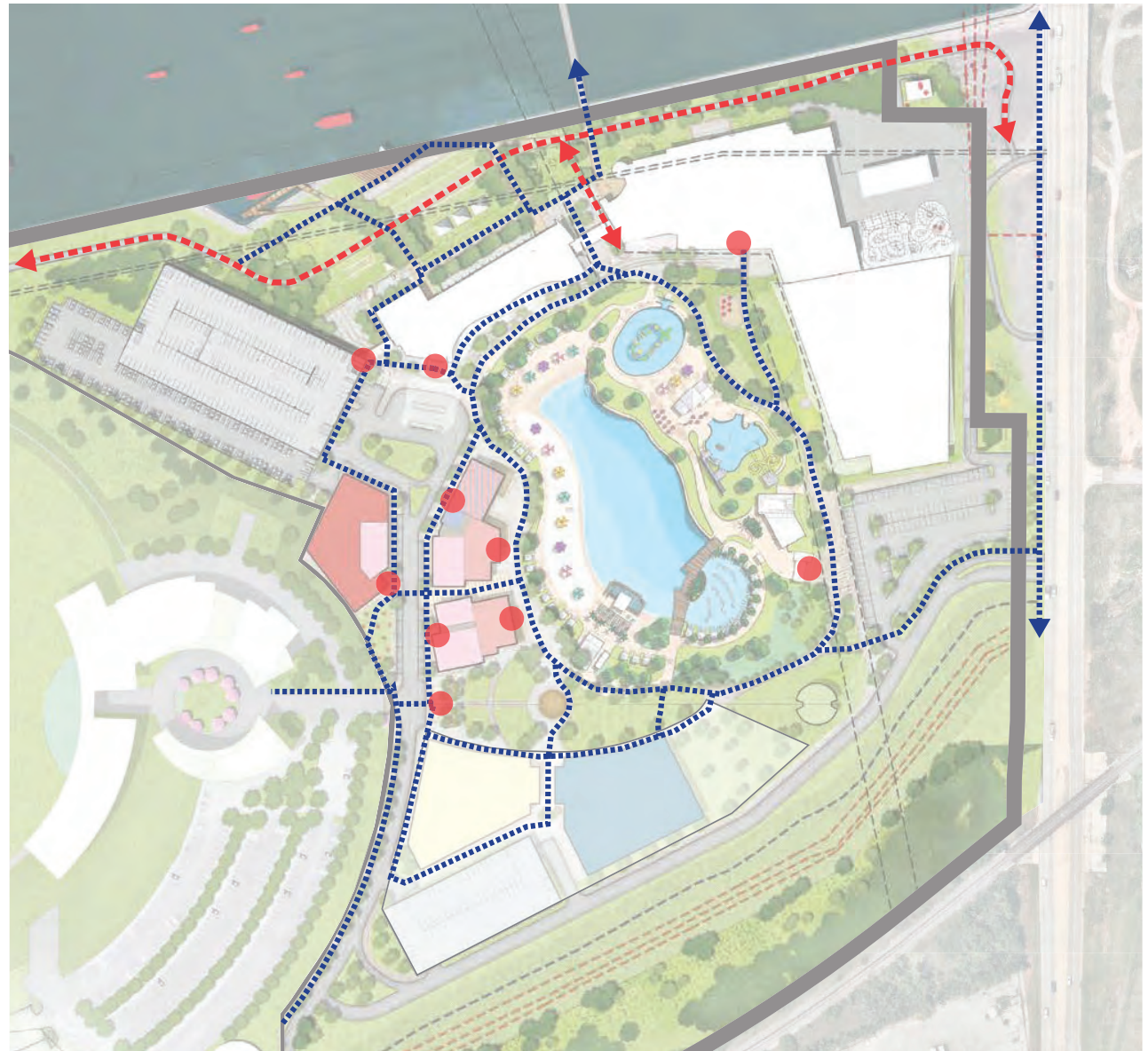
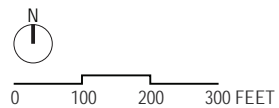
The pedestrian pathways will be shaded and comfortable for walking and connected with larger walking and jogging trails that extend along the waterfront.

Cycle:

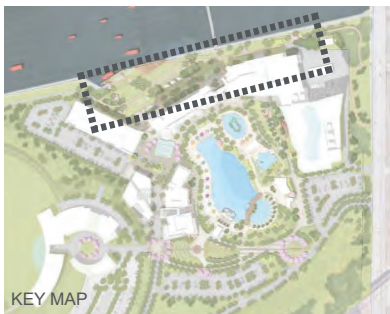
The multi-use pathway located along the riverfront will accommodate cyclists and connect to the larger cycle network existing at the northeast corner of the site. It is also planned that this pathway will extend west in the future to connect the entire waterfront.

LEGEND

-  PEDESTRIAN
-  MULTI-USE CYCLE PATH
-  ENTRANCES



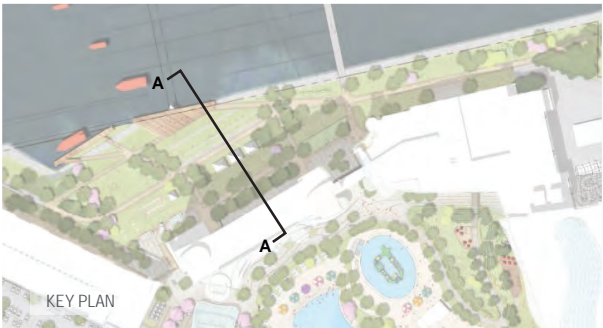
KEY DESIGN NODES
WATERFRONT



LEGEND

- | | | | |
|--------------------|-------------------|------------------------|---|
| ① ARRIVAL PLAZA | ⑤ STEPPED SEATING | ⑨ CONTEMPLATION GARDEN | ⑬ EXISTING UTILITY BUILDING |
| ② HOTEL ROOM PATIO | ⑥ RACE DOCK | ⑩ INFORMAL GREEN | ⑭ MULTI-USE CYCLE PATH |
| ③ ACTIVE GREEN | ⑦ RACE DECK | ⑪ BALLROOM SPILL OUT | ⑮ EXISTING CYCLE PATH (OFF SITE) |
| ④ EVENT SPACE | ⑧ INTERNAL PLAZA | ⑫ SERVICE YARD | ⑯ PROPOSED BRIDGE OVER RIVER (NOT IN SCOPE) |

KEY DESIGN NODES
WATERFRONT



SECTION A-A



Note: Proposed grades to be aligned with Civil grading plan in Design Development Stage

FULL SIGN TYPE MENU

