

**Additional Information from NE 3<sup>rd</sup> & Walnut Avenue RFP Pre-submission  
meeting  
Monday, August 12, 2019 at 10 am.**

- The proposal deadline has been **extended** to **Tuesday, November 12, 2019 at 3 pm**. Any incomplete proposals received after this time will be returned unopened.
- Responses may be on all or a portion of OCURA's land in the RFP. Combining adjacent land to increase development opportunities is highly encouraged.
- OCURA is focused on a good quality design whether it be mixed-use, retail, office or residential.
- The alley was vacated in 2000.
- Make sure to review the [Downtown Development Framework](#) and [planOKC](#). They layout additional design criteria.
- There is a Phase II Environmental Site Assessment from March 17, 1999. It can be found [here](#). A new environmental study will be performed prior to disposition of the property.
- OCURA will have surveys and title work done on the site upon selection of a redeveloper.
- The site is located within the TIF District #2. TIF 2 expires in 2027.
- The site is a planned unit development: [PUD-728](#). PUD-728 was approved in 2000, prior to the establishment of the Downtown Design District. Therefore, it is exempt from having to go through the Downtown Design Review process. This may not apply if you wish to rezone the property. OCURA will administer its own design review.
- Fair value must be received for the property however fair market value is preferred. There is not an appraisal on this site yet. Please base your valuation in your pro forma on the proposed use of the property and also on the current market conditions for the area.

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