



MAPS 3

Final Report



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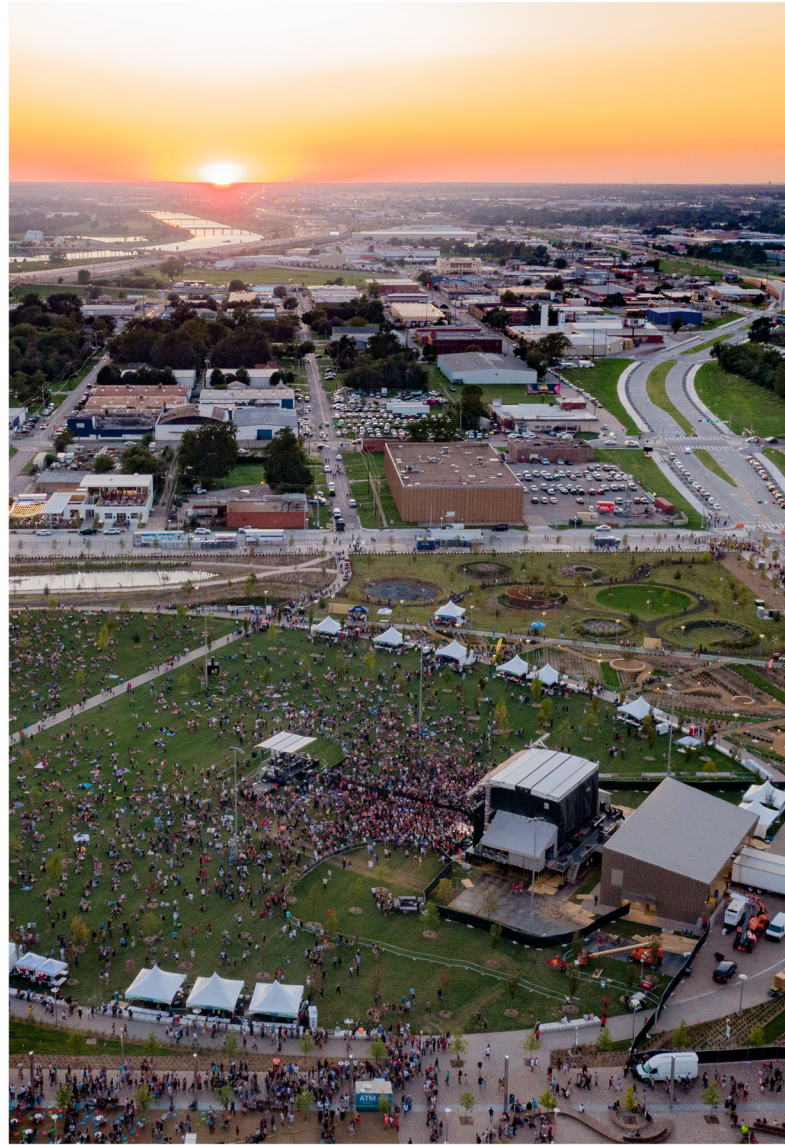
Executive Summary

MAPS 3 is a \$777 million capital improvements program in Oklahoma City that used a one-cent, limited-term sales tax to pay for debt-free projects that would improve quality of life for residents, leverage private economic development through public investment, and create new jobs.

The eight MAPS 3 projects included a Downtown Convention Center, a Modern Streetcar, a Downtown Public Park, Oklahoma River Improvements, Oklahoma State Fairgrounds Improvements, four Senior Health and Wellness Centers, Trails and Sidewalks. This package was designed to continue the momentum Oklahoma City had gained since the first MAPS was implemented.

The City Council oversaw MAPS 3 with recommendations from an 11-member Citizens Advisory Board and seven subcommittees. The Oklahoma City MAPS office implemented the projects under the leadership of Program Director Eric Wenger (2009-2011) and David Todd (2011-2024). ADG Blatt was the consultant supporting the overall program.

The program collected a total of \$801 million from April 2010 to December 2017. All projects were completed within the program budget by 2024.



Message from Oklahoma City Mayor David Holt



It is with great pleasure and pride that I join other city leaders in presenting this final report on MAPS 3, the third iteration of our city's transformative quality-of-life improvement program.

MAPS 3 continued a renaissance that started in 1993 with the passage of the original MAPS. For three decades, our residents have committed time and again to invest in ourselves, and we have realized a reward beyond even the most optimistic predictions.

Each MAPS has reflected a community vision shepherded to reality by a Mayor. For MAPS 3, our leader was Mayor Mick Cornett, and I would be remiss if I didn't honor his dedication and vision that laid the

foundation for MAPS 3's success. We will always be grateful to Mayor Cornett for his leadership.

I also want to extend my sincere gratitude to the City Councilmembers who have served since 2009, the City staff who have worked to implement this initiative, and all the community volunteers who served on the MAPS 3 Citizens Advisory Board and its subcommittees, led by Chair Tom McDaniel. Vision is nothing without implementation and hundreds of people have contributed to this 15-year process. We are grateful to each of them for their service.

MAPS 3 leaves us with amazing legacies. Without MAPS 3, we wouldn't have our city's most important gathering place, we wouldn't have the growth we are enjoying in the visitor economy, we wouldn't be changing lives and improving health outcomes to the same degree, and we wouldn't be hosting events during the 2028 Summer Olympics.

As much as this city has progressed since 1993, it still seems as if the best is yet to come. That optimistic future will be built on the foundation laid by MAPS 3 and the rest of our MAPS initiatives.

David Holt
Mayor of Oklahoma City

Message from MAPS 3 Citizens Advisory Board Chairman Tom McDaniel

The completion of MAPS 3, a \$777-million capital improvement initiative, marks a significant milestone in our city's history. This achievement was made possible through the steadfast dedication of hardworking city staff, consultants, project operators, the Citizens Advisory Board, subcommittee volunteers and the collective investment of our community.

MAPS 3 has redefined our urban landscape through the successful completion of eight major projects, each designed to improve the quality of life for all residents of Oklahoma City. From the development of parks and recreational facilities to the expansion of our connectivity infrastructure and health and wellness amenities, the program was carefully planned and delivered within our budget and with excess funds to enhance some MAPS projects.



The Citizens Advisory Board had the privilege of guiding and overseeing the successful completion of these projects. This program brought us some of the most iconic structures in our skyline as well as spectacular facilities for residents and visitors alike to enjoy.

What makes these accomplishments even more remarkable is they were achieved without incurring debt. This success story demonstrates the power of the people of Oklahoma City who decided to continue investing in their own future. Through your support and participation, we have proven once again that a community united by a common vision can accomplish great things.

I extend my deepest gratitude to Mayor Cornett, Mayor Holt, the city council, the oversight volunteers and to all the residents of Oklahoma City for your trust and commitment. Together, we have built a brighter, stronger and more vibrant city. As we move forward, let us continue to build on this foundation of community spirit and civic engagement, knowing that the future of our city is in our hands. Thank you for being a part of this incredible journey and for believing in the power of community investment.

Tom McDaniel
Chairman, MAPS 3 Citizens Advisory Board

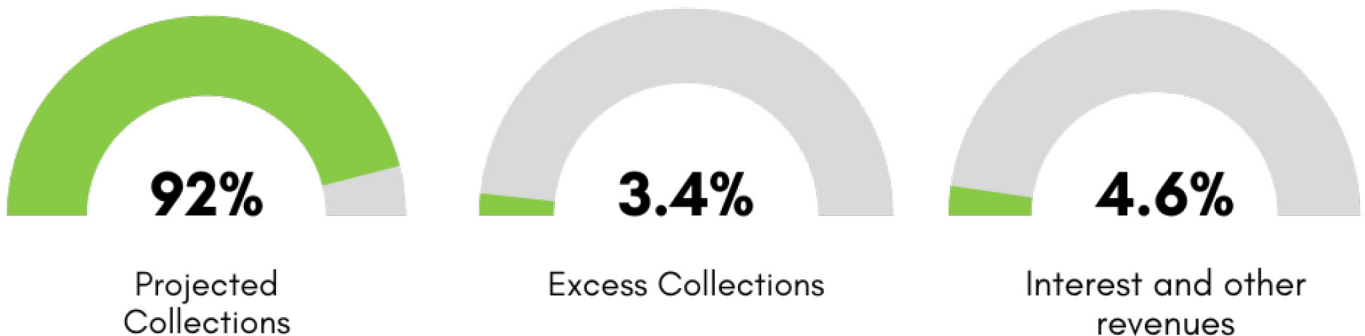
Financial Overview

On December 8, 2009, voters passed MAPS 3, approving a one-cent sales tax for seven years and nine months, from April 2010 through December 2017. The tax was projected to generate approximately \$777 million. At the conclusion of the sales-tax period, the City collected \$803.3 million, earned \$35.4 million in interest revenues and approximately \$383,000 in other revenues.

In total, City Council approved 32 items for additional funding from excess collections and interest.

Like the previous MAPS programs, the projects were completed debt free on a “pay-as-you-go” basis.

MAPS 3 Revenues \$839,000,000



Downtown Convention Center

The state-of-the-art facility elevates the Oklahoma City's capacity for hosting meetings and conventions. The Oklahoma City Convention Center captures the spirit and beauty of Oklahoma City. The interior design and art reflect Oklahoma City's culture and history while the soaring glass walls and spacious balconies show off our remarkable sunsets and sweeping views of Scissortail Park. The building's sleek and modern design features materials intended for energy efficiency and resiliency against the weather. The massive 500,000-square-foot interior includes a 200,730-square-foot exhibit hall on the first floor, which is divisible into four halls. About 45,000 square feet of meeting spaces are on all levels of the building, and many have operable walls to make the spaces flexible. The rooms can be configured to provide up to 27 meeting spaces. A 9,700-square-foot junior ballroom is located on the third floor and boasts sweeping views of Scissortail Park. The building's fourth floor features a 30,000-square-foot ballroom along with pre-function space and a large balcony overlooking Scissortail Park.



- Budget: \$278.1 million
- Architect: Populous
- Contractor: Flintco
- Construction start: June 2018
- Construction complete: December 2020
- 500,000-square-feet
- 100 Mick Cornett Dr.
- Operator: ASM Global

Oklahoma River Improvements

This project included the RIVERSPORT Rapids whitewater rafting and kayaking center on the Oklahoma River and improvements to existing rowing facilities to make Oklahoma City a can't-miss destination for water sports enthusiasts. The whitewater park is suitable for beginners enjoying a summer weekend and elite kayaking competitions. Adjacent to the water park is the only competition rowing venue with permanent lighting in the country.

RIVERSPORT Rapids is one of only three man-made whitewater venues in the nation. Six pumps recirculate treated water through two channels to create class II-IV rapids. Flow can be adjusted to offer various levels of rafting and kayaking experiences.

Budget \$66.7 million

- Racecourse Improvements

- Racecourse Lighting
Architect/Engineer: Garver
Contractor: Wynn Construction
- Starting Gate System
Designer and Contractor:
Polaritas-GM Electronic
Research, Design and
Manufacturing, LTD

- RIVERSPORT Rapids

- Architect/Engineer: S2O Design
- Contractor: Downey Contracting
- Construction start: October 2014
- Construction completed: April 2016
- Operator: Oklahoma City
Boathouse Foundation



Senior Health and Wellness Centers

The MAPS 3 Senior Health and Wellness Centers connect Oklahoma City's seniors with important services, and also with each other. The centers, which are located in different parts of the City, have operating partners experienced in providing services seniors need, and they provide social and recreational settings for a wide range of uses.



1

Center #1

- Budget: \$12.3 million, plus \$4,475,000 for additional improvements to locker rooms, gym, and fitness rooms
- Architect: GSB
- Contractor: W.L. McNatt
- Construction start: September 2015
- Construction complete: February 2017, additional improvements were completed August. 2022.
- 40,272 square feet
- 11501 N Rockwell Ave.
- Operator: Healthy Living & Fitness, Inc.

2

Center #2

- Budget: \$13.4 million, plus \$532,000 for parking lot improvements and \$790,000 for the locker room expansion
- Architect: FSB
- Contractor: W.L. McNatt
- Construction start: June 2016
- Construction complete: April 2018, additional improvements were completed in April 2022.
- 4021 S Walker Ave.
- 39,000 square feet
- Operator: City of OKC Parks

3

Center #3

- Budget: \$17.1 million
- Architect: Hornbeek Blatt Architects
- Contractor: W.L. McNatt
- Construction start: May 2021
- Construction complete: December 2023
- 44,810-square-feet
- 3748 N Lincoln Blvd.
- Operator: Community Health Centers of Oklahoma

4

Center #4

- Budget: \$18.3 million
- Architect: GSB
- Contractor: W.L. McNatt
- Construction start: August 2021
- Construction complete: May 2024
- 13660 S Western Ave.
- 44,800 square-feet
- Operator: YMCA of Greater Oklahoma City

Sidewalks

The MAPS 3 Sidewalks project was designed to promote a more pedestrian-friendly lifestyle in Oklahoma City. More than 55 miles of new sidewalks were constructed in areas throughout the city with a high demand for pedestrian amenities.

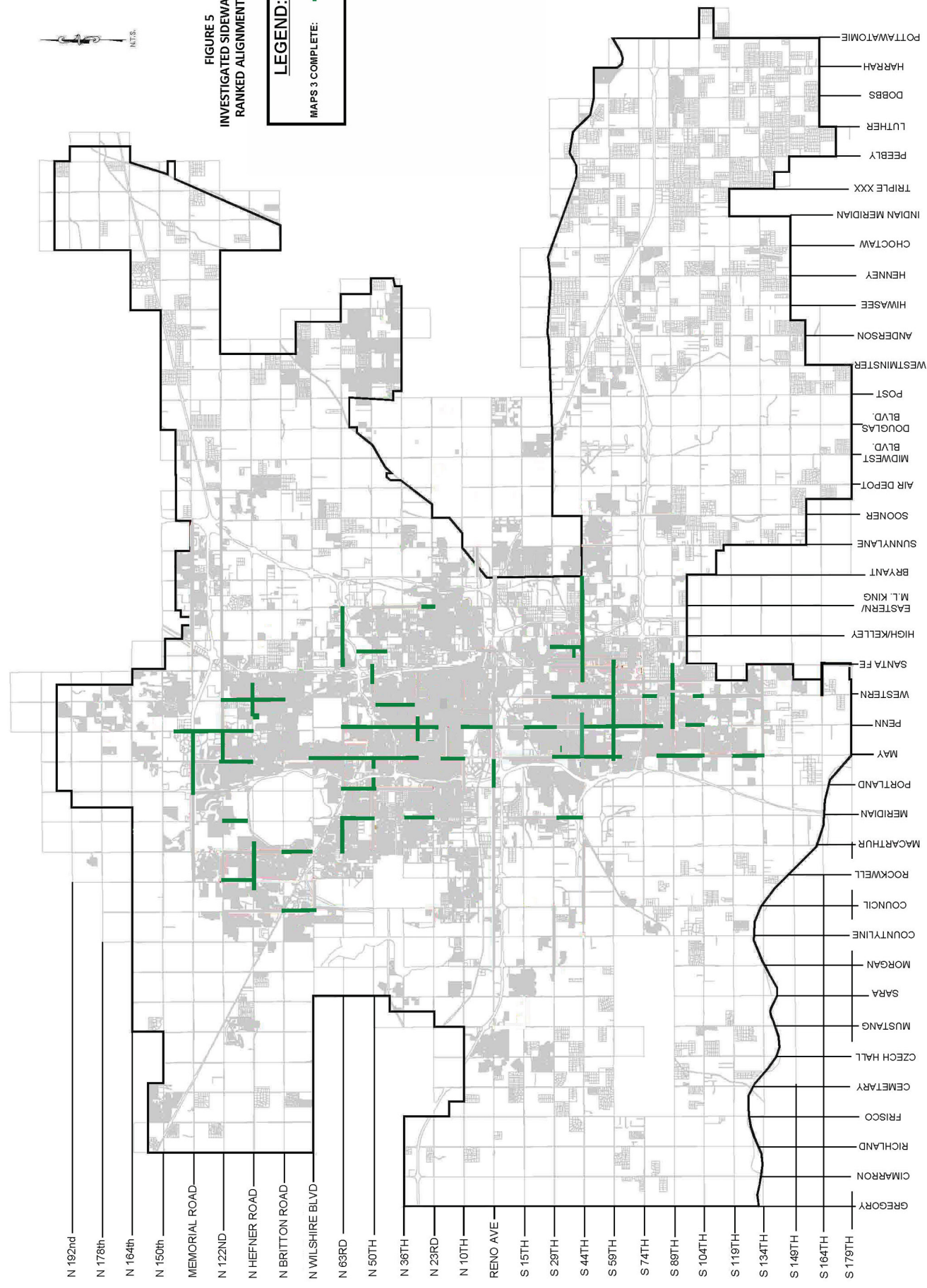
- Budget: \$18.2 million
- Construction start: July 2013
- Construction complete: January 2024
- Phase 1 – A/E: SRB, LLC., Contractor: SAC Services, Inc.
- Phase 1A – A/E: SRB, LLC., Contractor: Connelly Paving, Co.
- Phase 1B – A/E: SRB, LLC., Contractor: Rudy Construction
- Phase 2 – A/E: Cardinal Engineering, Inc., Contractor: SAC Services
- Phase 2A – A/E: Cardinal Engineering, Inc., Contractor: Rudy Construction
- Phase 3 – A/E: MacArthur Engineering, Contractor: SAC Services
- Phase 3A – A/E: MacArthur Engineering, Contractor: MTZ Construction, Inc.
- Phase 4 – A/E: CH Guernsey & Company, Contractor: MTZ Construction, Inc.
- Phase 4A – A/E: CH Guernsey & Company, Contractor: MTZ Construction, Inc.
- Phase 5 – A/E: Kimley Horn and Associates, Inc., Contractor: MTZ Construction, Inc.





FIGURE 5
INVESTIGATED SIDEWALKS MAP
RANKED ALIGNMENTS 1-131

LEGEND:
MAPS 3 COMPLETE:



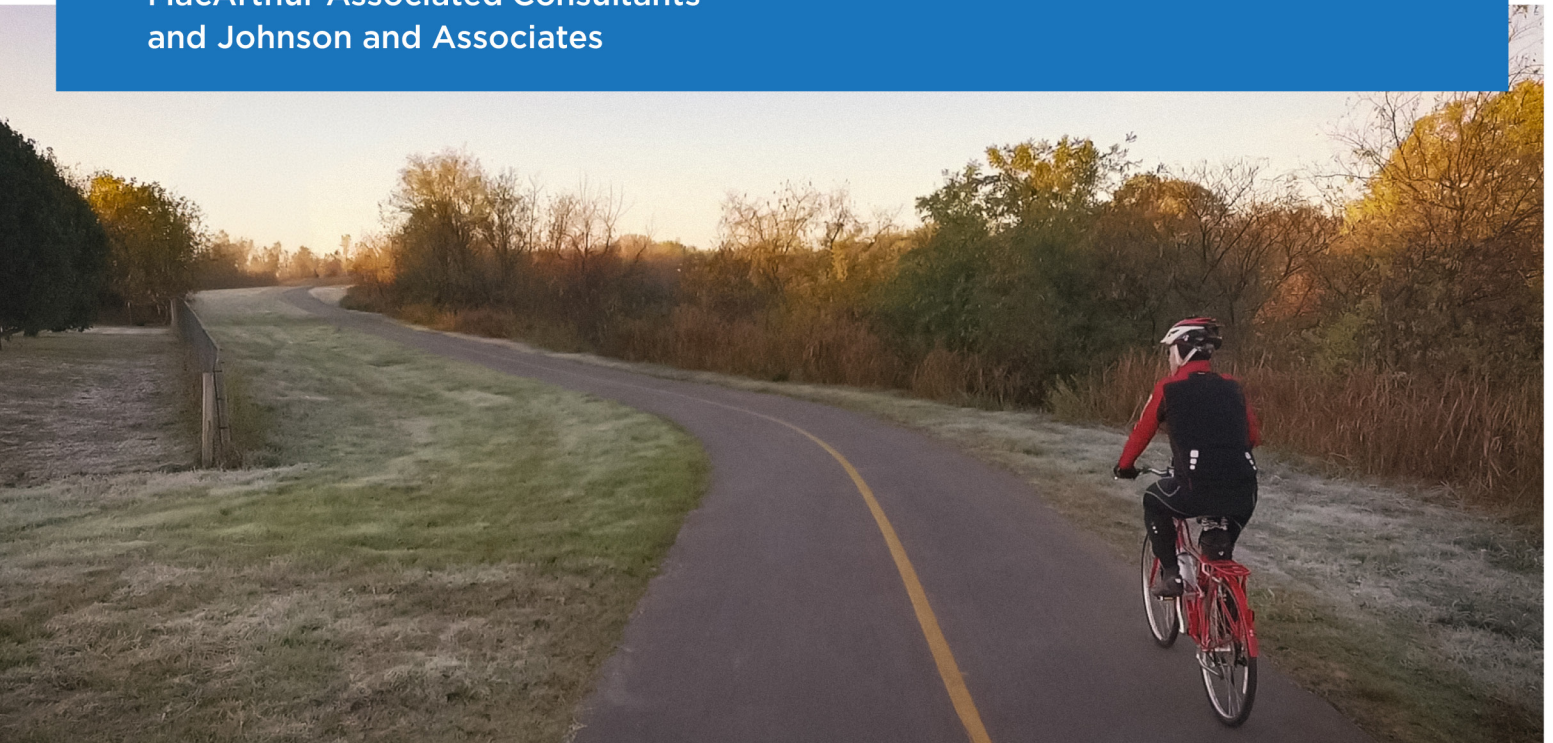
Trails

The \$39.5-million MAPS 3 Trails project promotes a more active lifestyle by taking advantage of Oklahoma City's natural beauty. The trails wind through wetlands, wooded areas, and natural landscapes, as well as neighborhoods and more urban settings. The trails are part of the City of OKC's Trails Master Plan.

Will Rogers Trail

The 8.1-mile Will Rogers Trail's north trailhead includes a parking lot at Meridian and NW Expressway just south of Lake Hefner. Heading southeast, the protected trail generally follows the NW Expressway to the Lake Hefner Parkway. A crosswalk gets pedestrians and cyclists across NW Expressway safely. The trail follows Interstate 44 south as it wraps around the north side of State Fair Park, then turns south following May Avenue to the south trailhead on the Oklahoma River Trail system.

- Budget: \$11.5 million
- Contractor: Rudy Construction
- Engineers: MKEC Engineering, MacArthur Associated Consultants and Johnson and Associates
- Construction start: October 2016
- Construction completed: March 2018



West River Trail

The scenic 7.5-mile trail begins at the southeast corner of Lake Overholser and connects to the Oklahoma River trail.

- Budget: \$11.8 million
- Construction start: November 2013
- Construction completed: June 2015



Lake Draper Trail

The 13.5-mile Lake Draper Trail loops the lake from which it gets its name in southeast Oklahoma City. The wide, asphalt trail with a concrete curb line is for walkers, runners and cyclists. Because of the hills along the side of the lake, it has more elevation changes than other trails in Oklahoma City.



- Budget: \$12.6 million
- Contractor: C-P Integrated Services and Haskell Lemon
- Architect: Cabiness Engineering, Triad Design Group and CEC Engineering
- Construction start: March 2018
- Construction completed: October 2019

Air Depot Trail

The project constructed a 1.28 mile trail along Air Depot Blvd. from SE 59th St to I-240.

- Budget: \$2.2 million
- Contractor: Nash Construction Company, Inc.
- Architect: TEIM Design
- Construction start: September 2023
- Construction completed: May 2025

Katy Trail

The project installed northside and southside connection points at SE. 10th St. along the Katy Trail.

- Budget: \$1.3 million
- Contractor: Nash Construction Company, Inc.
- Architect: TEIM Design
- Construction start: September 2023
- Construction completed: May 2025

Oklahoma State Fairgrounds Improvements

The Bennett Event Center is the cornerstone of the MAPS 3 Oklahoma State Fairgrounds Improvements project. The fairgrounds, a year-round economic engine for Oklahoma City for its horse shows and other events, will benefit from the state-of-the-art expo center for indoor events, plus improvements to parking and other infrastructure.

Parking lot - \$5.0 million

- Engineer: Triad Design Group
- Contractor: Bishop Paving

Bennett Event Center- \$52.9 million

- Architect: FSB and Populous
- Contractor: Atlas Construction
- Construction start: October 2014
- Construction complete: January 2017
- 279,000 square feet
- Operator: Oklahoma State Fair



Downtown Public Park

Scissortail Park is a 70-acre urban oasis extending from the core of downtown Oklahoma City to the shore of the Oklahoma River. The 40-acre Upper Park and 30-acre Lower Park are now open, and the Skydance Bridge connects the two sections. The Upper Park includes amenities and spaces for programmed events, while the Lower Park was designed to be more reflective of the natural environment around Oklahoma City. Altogether, Scissortail Park offers educational and recreational activities for Oklahoma City residents and visitors.

Budget: \$142.6 million

- Architect: Hargreaves Jones
- Contractor: Upper Park, Downey Contracting; Lower Park, Wynn Construction
- Upper Park Construction start: June 2017
- Upper Park Construction complete: September 2019
- Lower Park Construction start: November 2020
- Lower Park Construction complete: September 2022
- 300 SW 7th St.
- 70 acres



Modern Streetcar/Transit

The OKC Streetcar connects downtown Oklahoma City to Bricktown, Midtown and Automobile Alley, passing key landmarks like MAPS 3's Scissortail Park, the MAPS 3 Convention Center and Paycom Center. The project included acquiring seven streetcars and constructed a 20,000-square-foot storage and maintenance facility at 406 SW 7th St.

- Budget: \$139.6 million
- Engineer: Jacobs Engineering
- Contractor: Herzog/Stacy and Witbeck
- Construction start: February 2017
- Construction completed: December 2018
- Storage and Maintenance Facility
 - Architect: Jacobs Engineering
 - Contractor: Wynn Construction
 - Budget: \$6.25M

Santa Fe Station

The \$28.4 million renovation project is jointly funded by the City of Oklahoma City (including MAPS 3), the Association of Central Oklahoma Governments (ACOG), the state Department of Transportation and a federal TIGER grant.

The restoration project architect was TAP Architecture, and the general contractor was Cooley Construction.



Acknowledgements

The City Council oversaw MAPS 3 with recommendations from an 11-member Citizens Advisory Board composed of members appointed by the mayor and confirmed by City Council. A subcommittee chaired by an advisory board member guided each project from start to finish. The board and subcommittee members were Oklahoma City residents and civic-minded stakeholders in the MAPS 3 projects.

Mayors:

Mick Cornett
David Holt

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Gary Marrs
James Greiner
Bradley Carter

Ward 2

Sam Bowman
Dr. Ed Shadid
James Cooper

Ward 3

Larry McAtee
Barbara Peck

Ward 4

Pete White
Todd Stone

Ward 5

Brian Walters
David Greenwell
Matt Hinkle

Ward 6

Meg Salyer
JoBeth Hamon

Ward 7

Ronald Skip Kelly
John A. Pettis Jr.
Nikki Nice

Ward 8

Patrick Ryan
Mark Stonecipher

Acknowledgements

MAPS 3 Citizens Advisory Board

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Dee Morales (At-Large)

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Michael Dover (Ward 2)
Kimberly Lowe (Ward 3)
Zane Boatright (Ward 4)
Michael G. Adams (Ward 5)

Nathaniel Harding (Ward 6)
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Wayne Williams (Ward 7)
Gloria Griffin (Ward 7)
Bob Nelon (Ward 8)
Rusty LaForge (Ward 8)

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Zane Boatright, Vice Chairman
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Georgie Rasco
Hal McKnight

Pam Henry
T. Scott Buxton
Brent Gaddis
Joshua Harlow

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Sam Bowman
Kenyon Morgan
Terri Watkins

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Gloria Griffin
Pat Fennell
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Wayne Williams
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J. Blake Wade
Mike Turpen
Chris Turner

Eric Roberts
Madeline Mitchell
Shawn Clark
Rusty LaForge
Ann Simank
M.A. "Bud" Marshall

Acknowledgements

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Alan Marcum
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