

An aerial architectural rendering of the Strawberry Fields development. The image shows a dense urban layout with various building types, including multi-story residential or commercial structures, smaller townhouses, and a central green park area with a playground. A large black rectangular box is overlaid on the top center of the image, containing the title text. The background shows a mix of modern and older buildings, streets, and greenery.

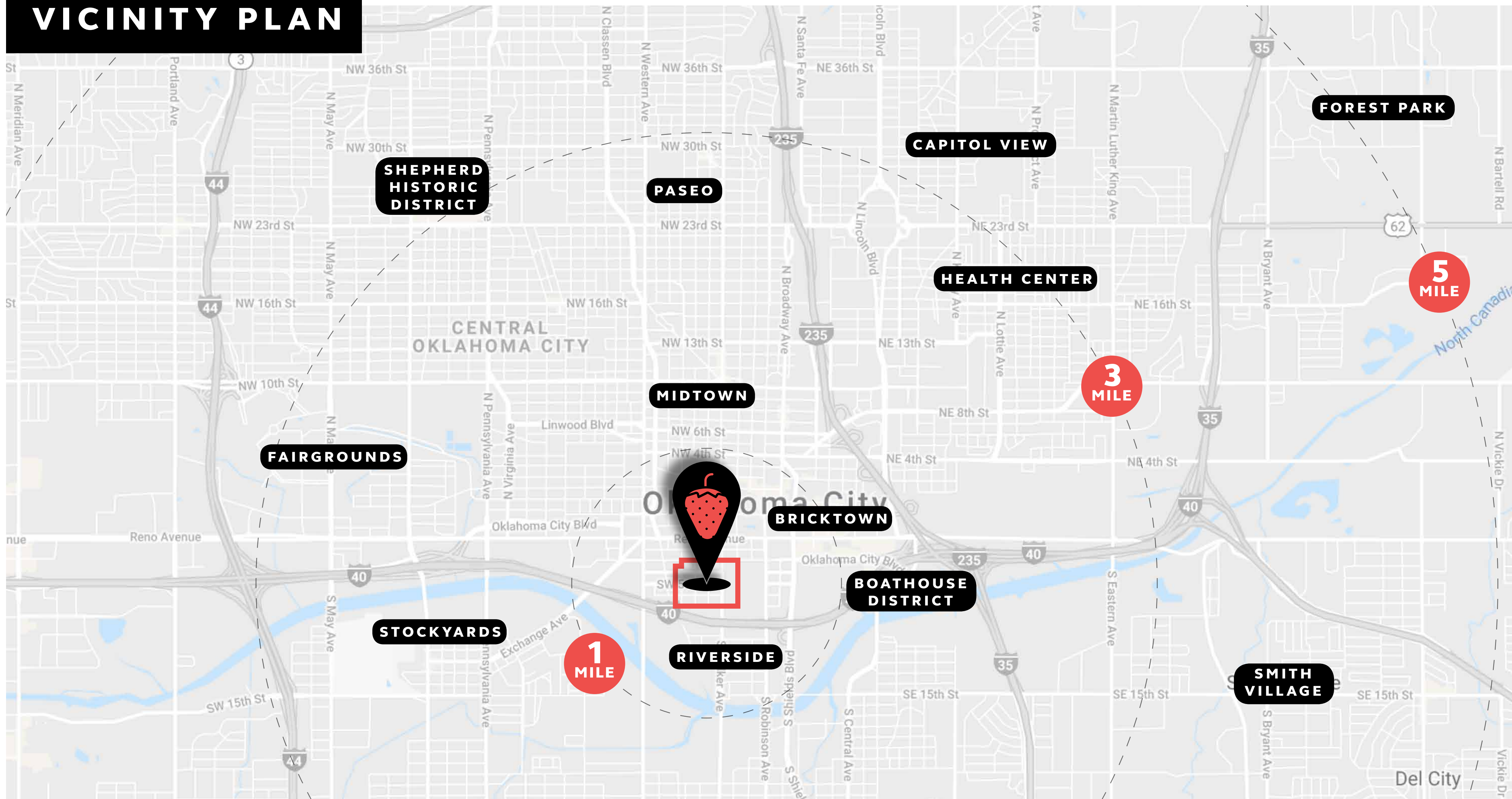
STRAWBERRY FIELDS

MASTER DEVELOPMENT PLAN

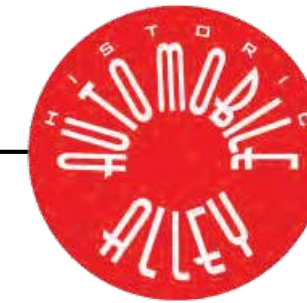
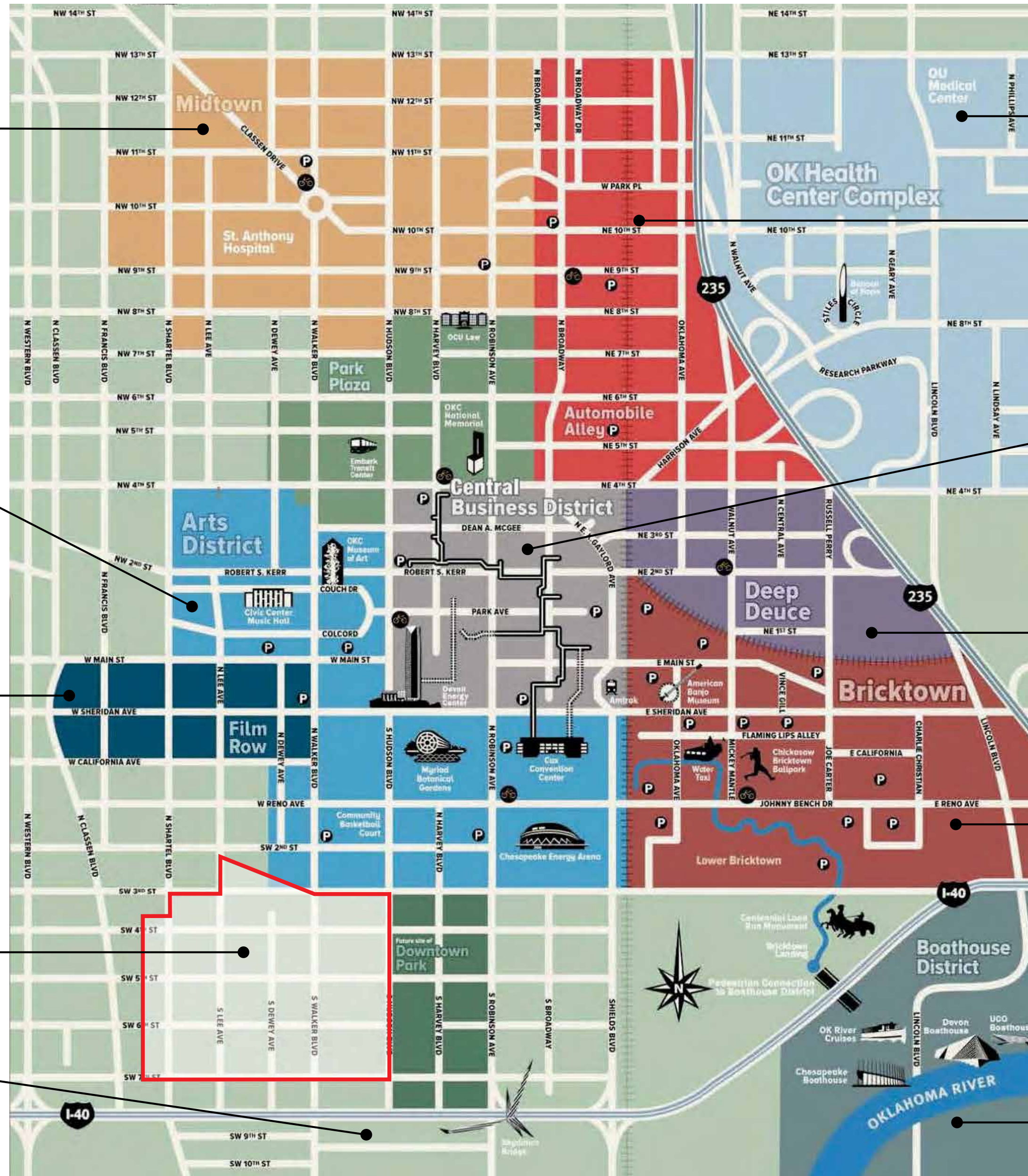


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VICINITY PLAN



DISTRICTS



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CONTEXT

California Avenue

Reno Avenue

SW 2nd Street

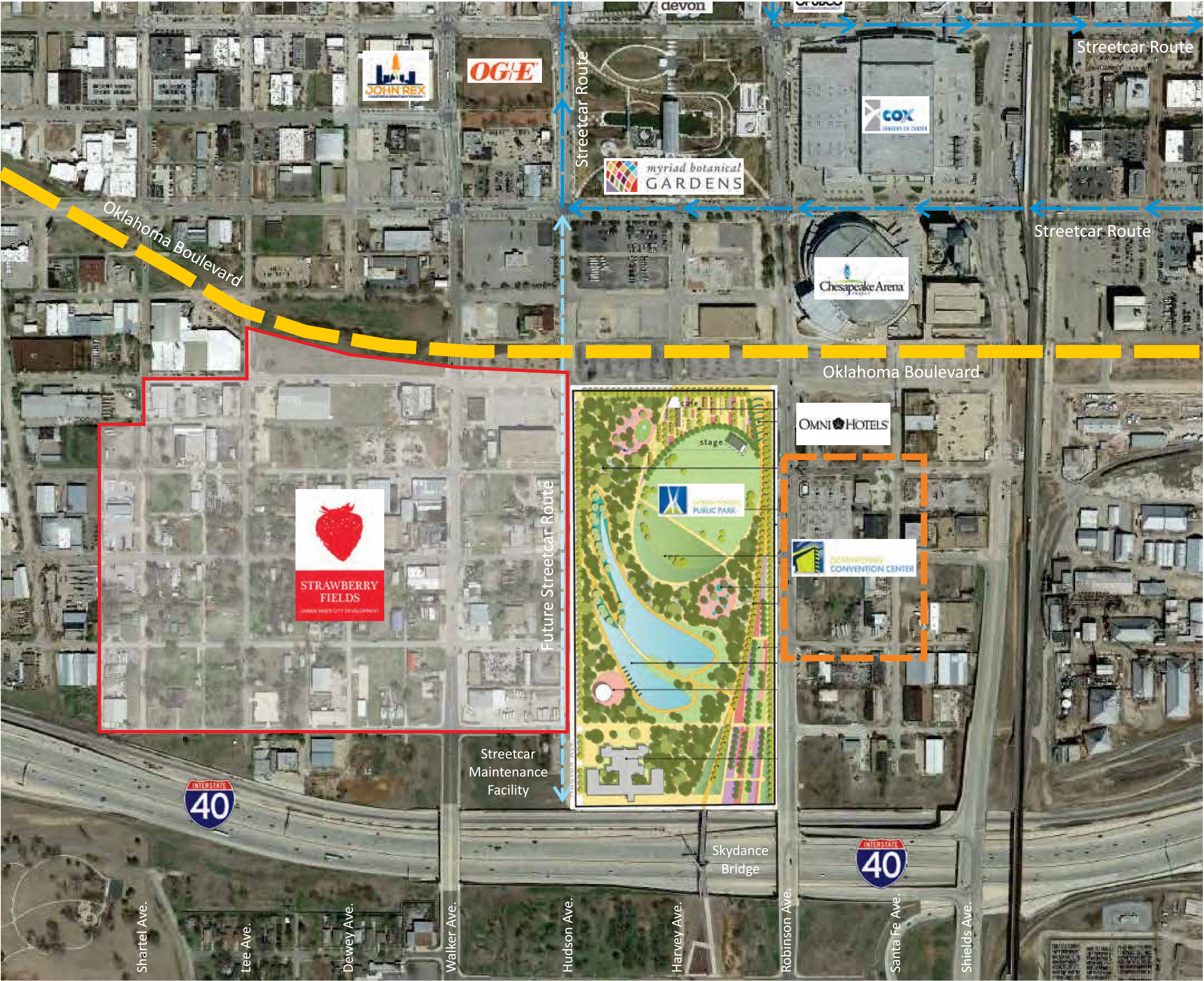
SW 3rd Street

SW 4th Street

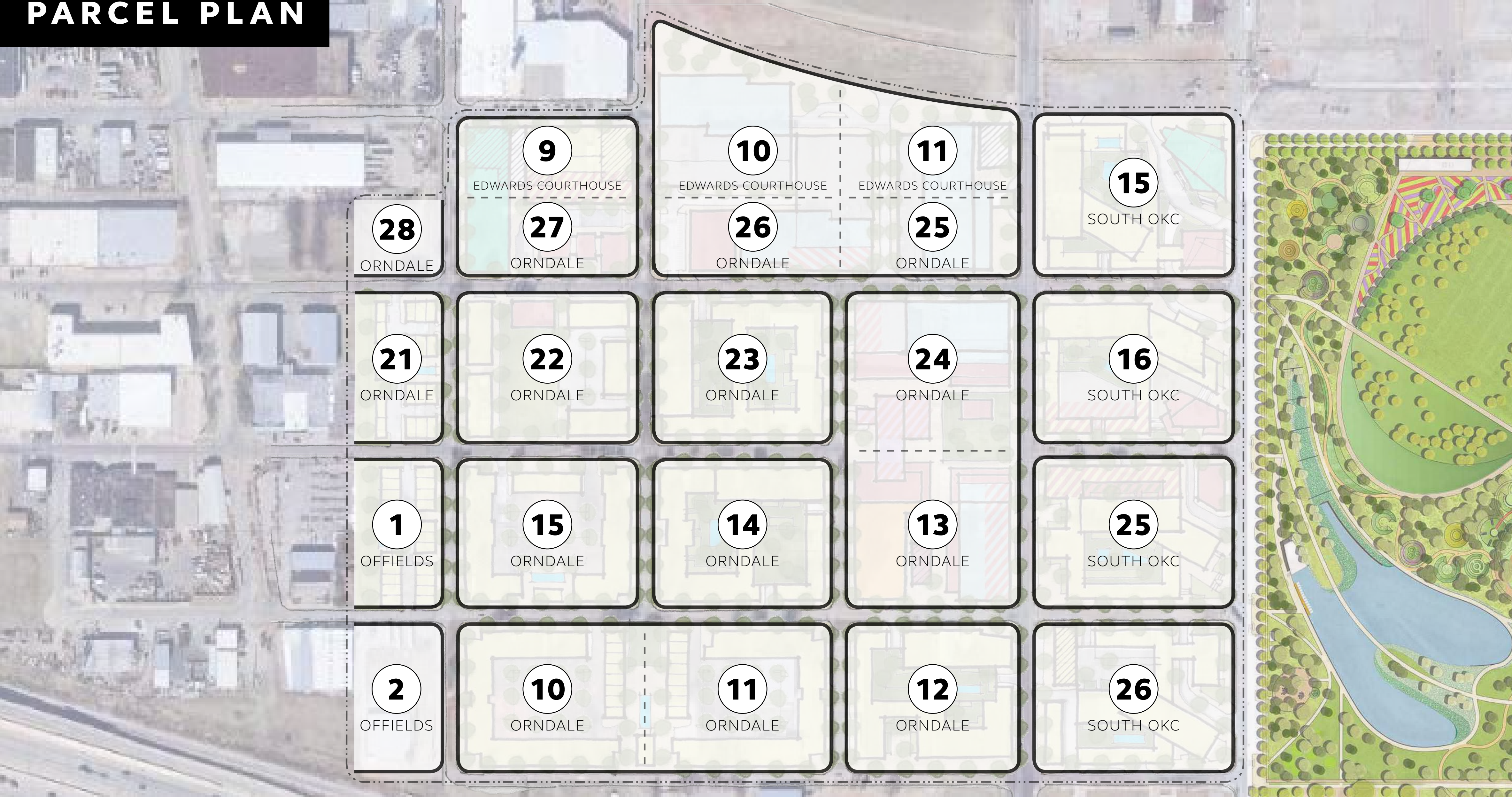
SW 5th Street

SW 6th Street

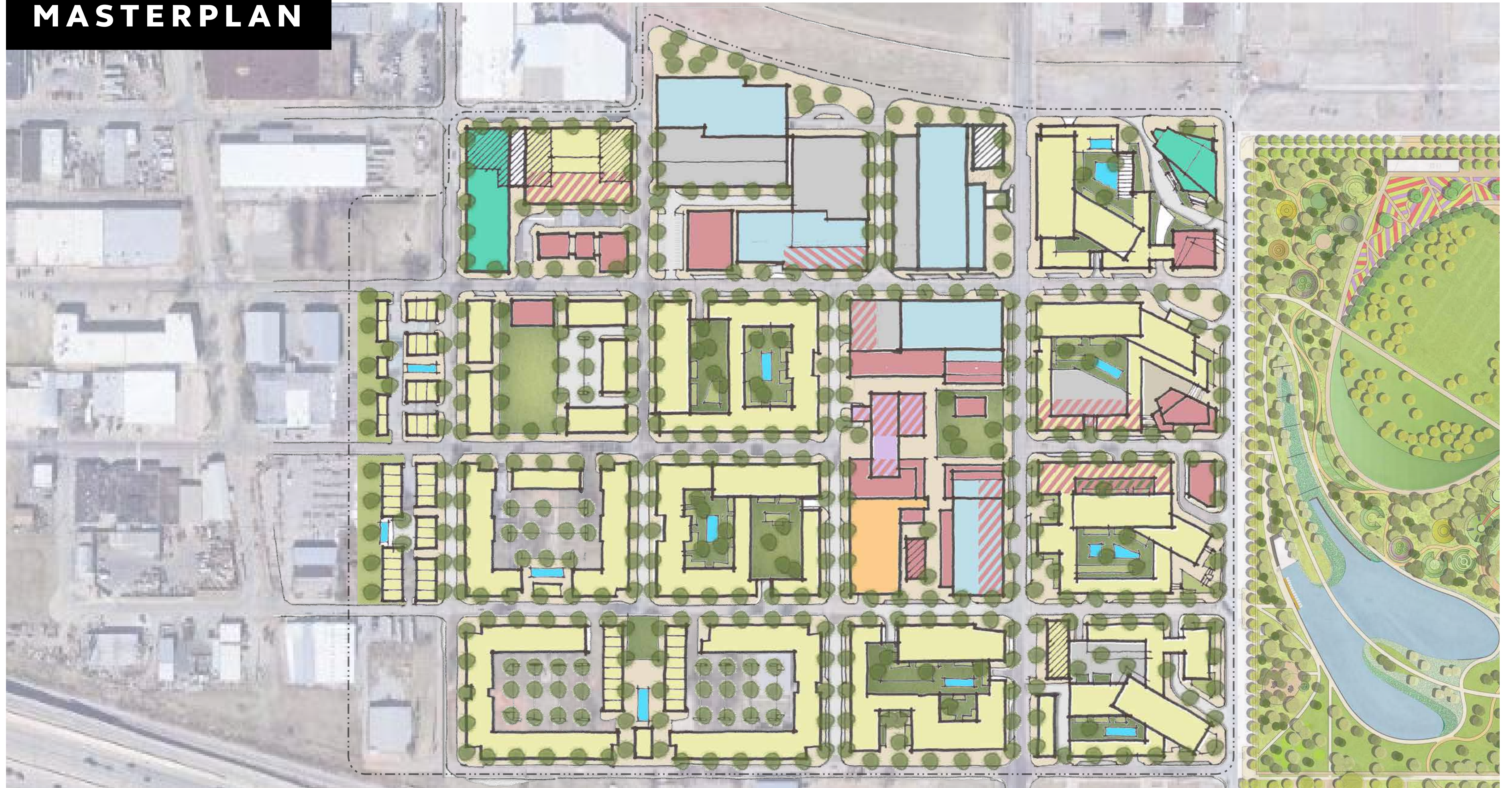
SW 7th Street



PARCEL PLAN



MASTERPLAN



 HOTEL  OFFICE  CULTURAL  RESIDENTIAL  ENTERTAINMENT  RETAIL  PARKING  EXISTING



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LAND USE



HOTEL OFFICE CULTURAL RESIDENTIAL ENTERTAINMENT RETAIL PARKING EXISTING



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LAND USE SUMMARY

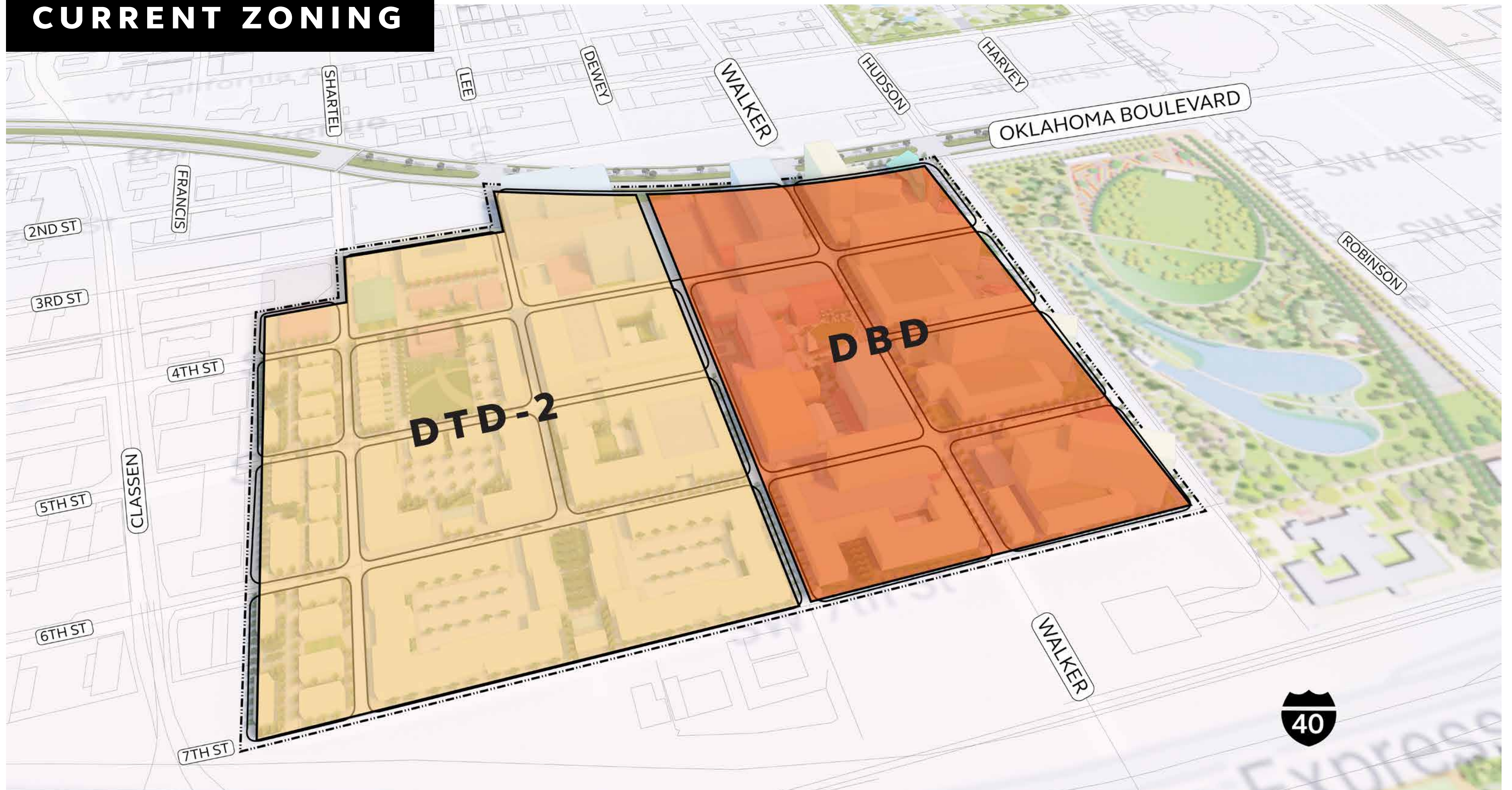
STRAWBERRY FIELDS LAND USE SUMMARY											
BLOCK	ADDITION	SITE AREA	LEASEABLE SF				GARAGE	SUBTOTAL	BUILDING HEIGHT	FAR	REQUIRED PARKING
			RESIDENTIAL	RETAIL	OFFICE	HOTEL					
1	OFFIELDS	43,624	75,000	0	0	0	0	75,000	3	2	96
2	OFFIELDS	42,112	63,000	0	0	0	0	63,000	3	1	80
9	EDWARDS COURTHOUSE	72,794	70,000	0	0	0	0	70,000	2-3	1	89
10	EDWARDS COURTHOUSE	98,625	0	0	300,000	0	275,000	575,000	10	6*	1200
11	EDWARDS COURTHOUSE	53,433	0	0	150,000	0	93,500	243,500	10	6*	600
10	ORNDALE	116,270	200,000	0	0	0	0	200,000	3	2	255
11	ORNDALE	53,433	200,000	0	0	0	0	200,000	3	2	255
12	ORNDALE	110,100	358,000	0	0	0	150,500	508,500	4-10	5	456
13	ORNDALE	111,862	0	75,000	140,000	0	192,000	407,000	2-7	5*	375
14	ORNDALE	116,054	370,000	0	0	0	163,500	533,500	4-9	5	472
15	ORNDALE	121,342	180,000	0	0	0	0	180,000	3	1	230
21	ORNDALE	42,000	63,000	0	0	0	0	63,000	3	2	80
22	ORNDALE	116,405	80,000	12,000	0	0	0	92,000	2-3	1	162
23	ORNDALE	116,135	370,000	0	0	0	161,500	531,500	4-9	5	472
24	ORNDALE	116,740	0	120,000	200,000	150,000	190,000	660,000	2-7	5*	600
25	ORNDALE	60,275	0	0	150,000	0	93,500	243,500	10	6*	600
26	ORNDALE	58,945	0	20,000	300,000	0	275,000	595,000	10	6*	1300
27	ORNDALE	61,494	0	25,000	0	0	0	25,000	2-3	1	125
28	ORNDALE	23,156	40,000	0	0	0	0	40,000	3	2	0
15	SOUTH OKC	127,712	665,000	20,000	0	0	237,000	922,000	4-18	7	948
16	SOUTH OKC	128,460	665,000	25,000	0	0	237,000	927,000	4-18	7	973
25	SOUTH OKC	128,159	665,000	25,000	0	0	237,000	927,000	4-18	7	973
26	SOUTH OKC	127,755	665,000	0	0	0	237,000	902,000	4-18	7	848
		2,046,885	4,729,000	322,000	1,240,000	150,000	2,542,500	8,983,500			11,188

NOTES: ODOT & 3rd Street Combine is added to 10 & 11 Edwards Courthouse parcels. Program and square footage on this block is distributed based on the grided parcel boundaries of 10-11 Edwards Courthouse and 25-26 Orndale in the tabulations above. Program and square footage on 10 & 11 and 13 & 24 Orndale are also portioned off based on the existing parcel boundaries.

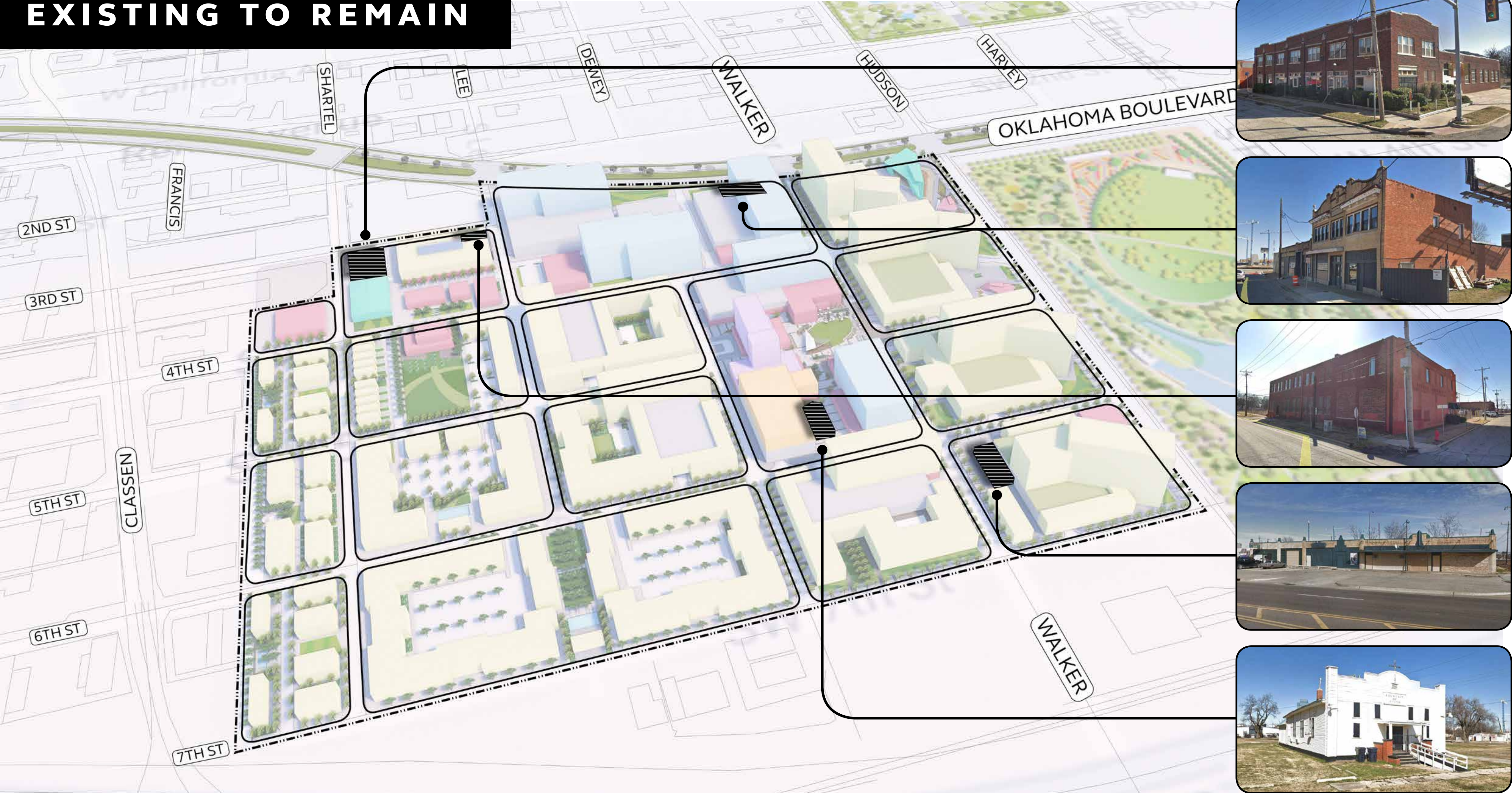
*FAR is the only column calculated based on the block as a whole by combining existing parcels into one block as proposed on plan.



CURRENT ZONING



EXISTING TO REMAIN



HOTEL OFFICE CULTURAL RESIDENTIAL ENTERTAINMENT RETAIL PARKING EXISTING

ACCESS AND CIRCULATION



PRIMARY ACCESS SECONDARY ACCESS



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MAPS ROUTE

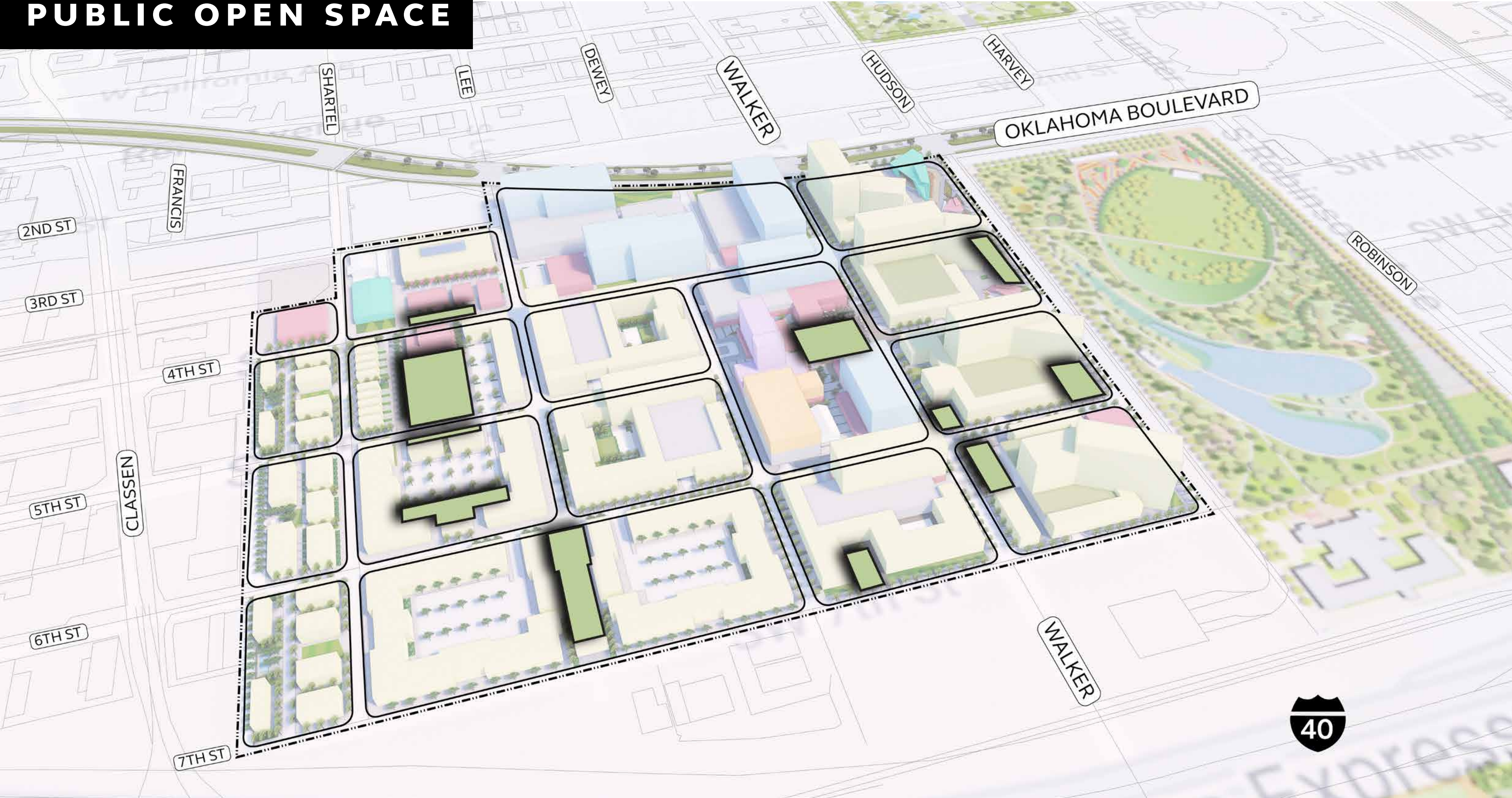


EXISTING MAPS ROUTE FUTURE ROUTE EXPANSION



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PUBLIC OPEN SPACE

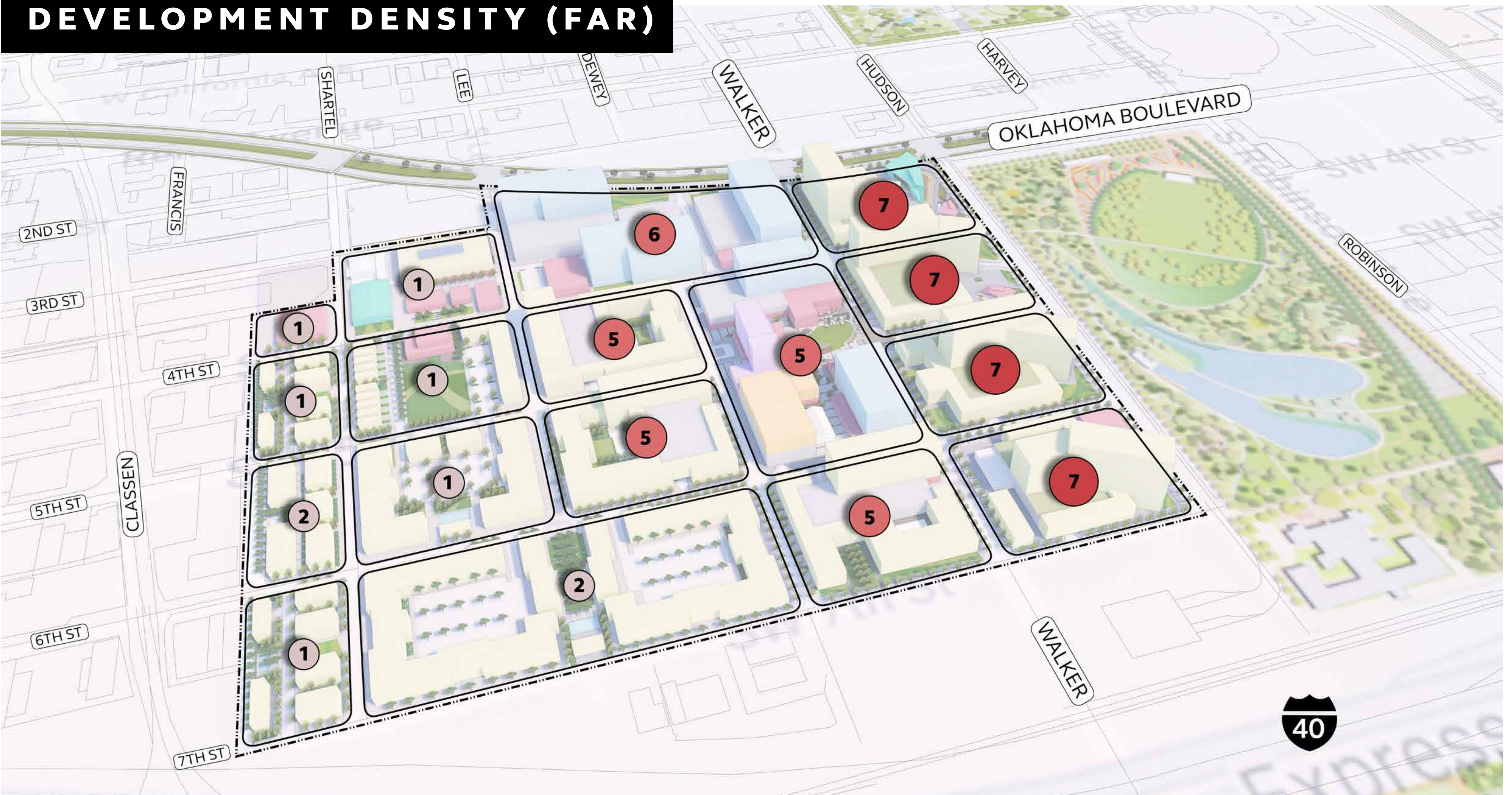


HOTEL OFFICE CULTURAL RESIDENTIAL ENTERTAINMENT RETAIL PARKING EXISTING



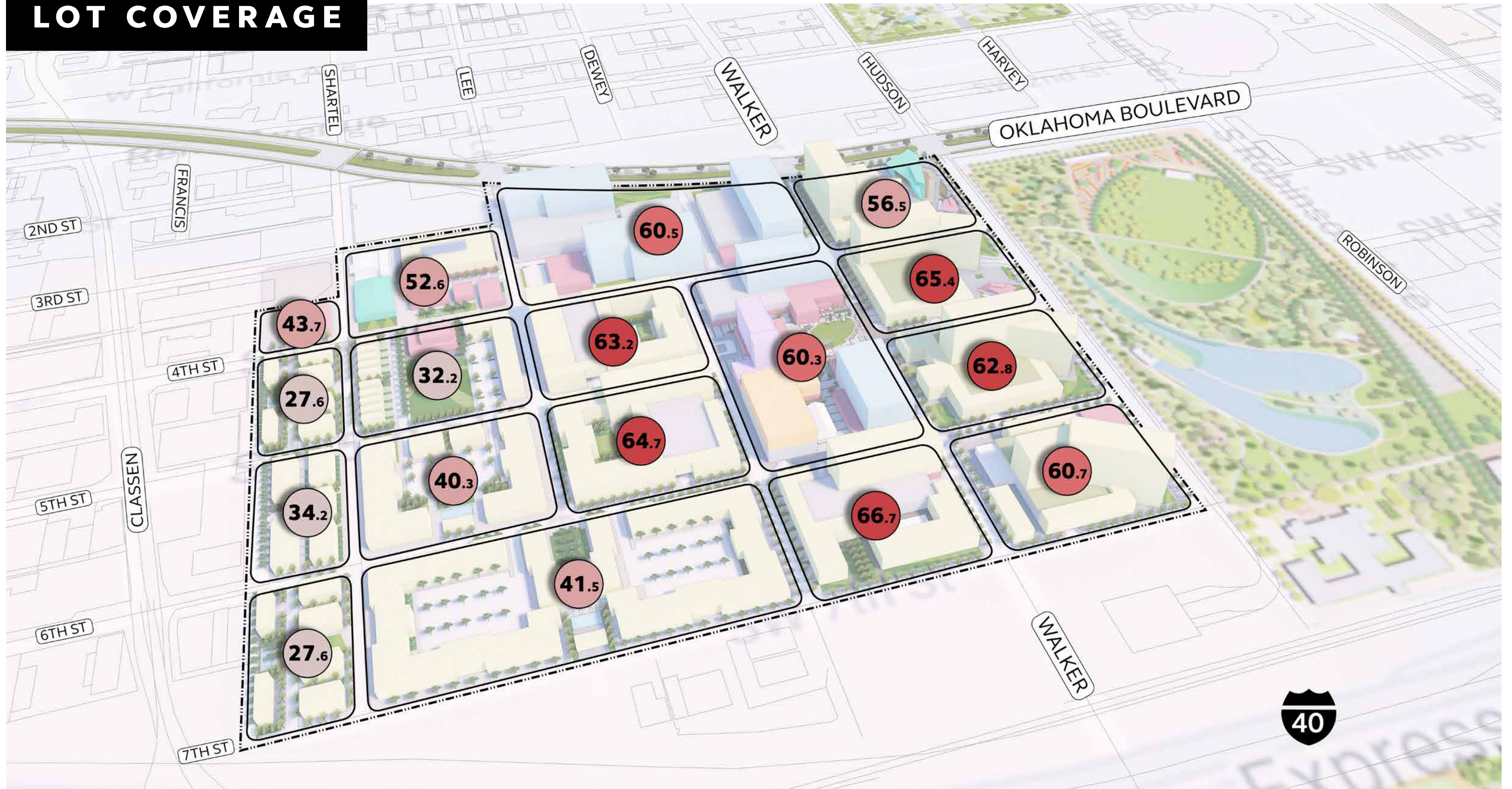
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DEVELOPMENT DENSITY (FAR)



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 RETAIL
 PARKING
 EXISTING

LOT COVERAGE

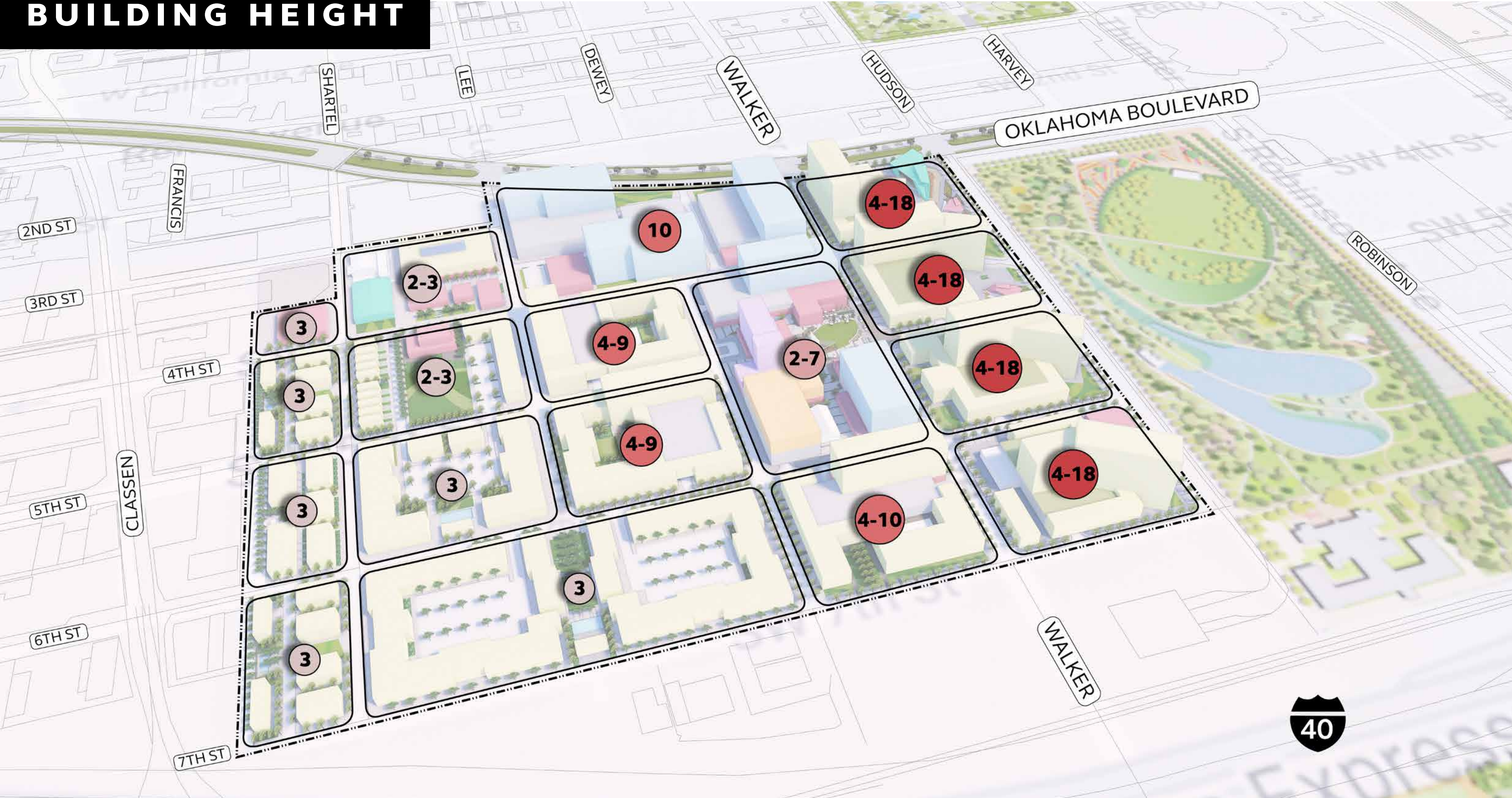


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 EXISTING



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BUILDING HEIGHT

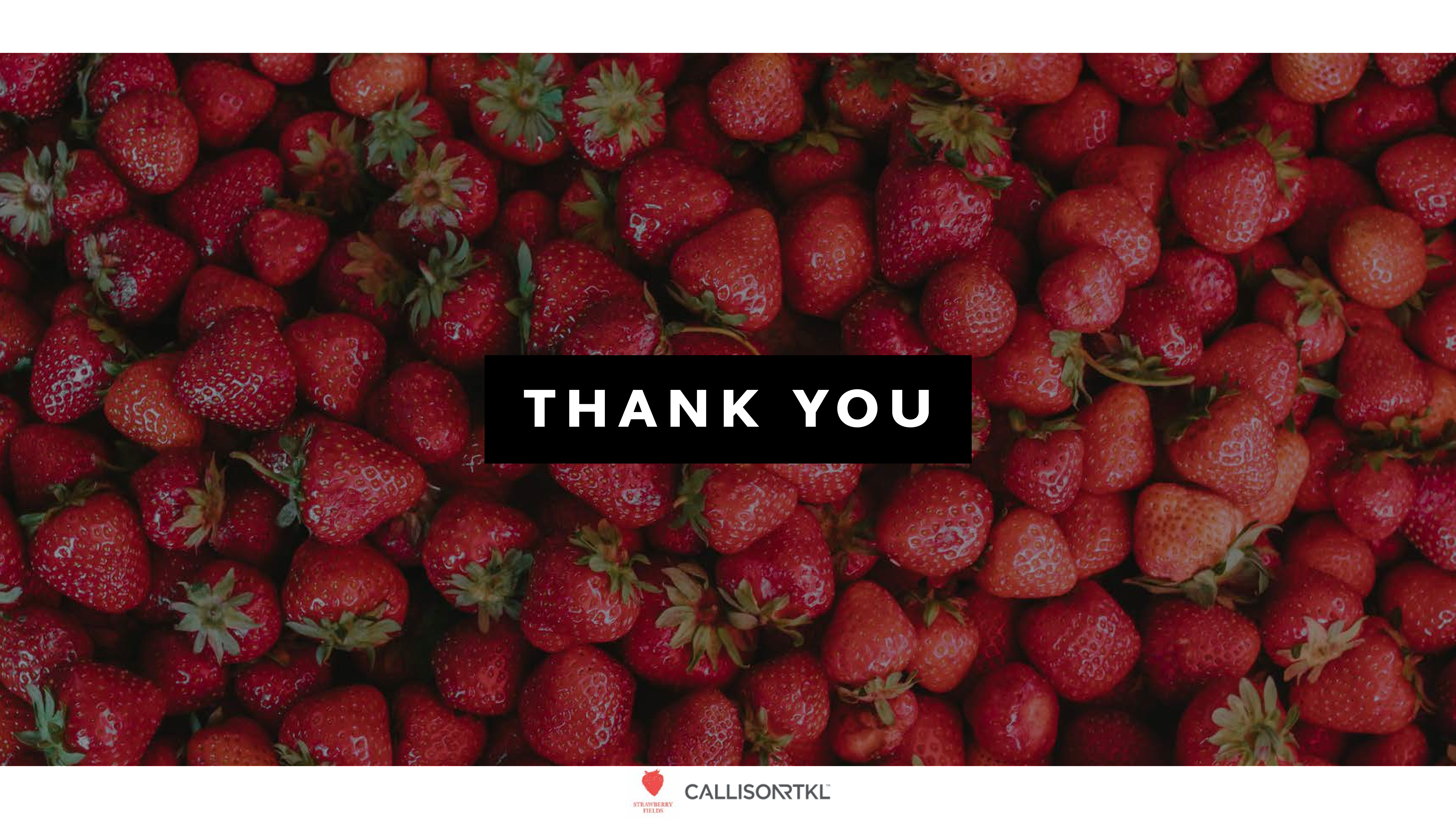


HOTEL OFFICE CULTURAL RESIDENTIAL ENTERTAINMENT RETAIL PARKING EXISTING



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THANK YOU



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