



MAPS4

# Multipurpose Stadium

Project M4-VM010 - SITE EVALUATION REPORT

JANUARY 2025

POPULOUS



MAPS4



THE CITY OF OKLAHOMA CITY

APPROVAL SHEET


PROJECT M4-VM010

MAPS 4 MULTIPURPOSE STADIUM


SITE EVALUATION REPORT


Prepared by

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Recommended to be received

  
David E. Todd, P.E.  
MAPS Program Manager

  
Debbie Miller, P.E., Director  
Public Works/City Engineer

RECEIVE by the Council of the City of Oklahoma City this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

ATTEST:

THE CITY OF OKLAHOMA CITY

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor



**01 EXECUTIVE SUMMARY**  
Project Report Narrative

**02 SITE EVALUATION**  
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Program

**03 PROJECT INFORMATION**  
Survey and Utilities  
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# 01/ Executive Summary



The new Oklahoma City Multipurpose Stadium represents a cornerstone development that will transform the southeast quadrant of downtown Oklahoma City, serving as both a versatile entertainment venue and the permanent home for Oklahoma City Soccer in the United Soccer League’s Championship division. This landmark facility anchors a broader neighborhood revitalization initiative, designed to catalyze economic growth and enhance the urban fabric of the downtown area.

Through comprehensive analysis of site conditions, infrastructure requirements, and spatial programming, this report demonstrates the site’s viability to support both initial construction and future expansion while maintaining optimal operational efficiency and exceptional patron experience standards.

DESIGN TEAM

- Populous (Architect of Record)
- GSB (Local Architect)
- SRB (Civil)
- Martin/Martin (Structural)
- Henderson Engineers (MEP / FP)
- HFSD (Landscape Architect)
- WJHW (Audio/Visual)
- RLB (Cost Consulting)
- S2O (Food Service)
- Howe Engineers (Code and Life Safety)

PHASING

The initial planing of the stadium began in earnest in August 2024 with the selected site. At this time, the project consisted of three phases:

Phase 1 budgeted at \$31,119,100, the Phase 1 facility was intended to host 8,000 seats, contain standard patron facilities, standard USL team facilities and no canopy.

Phase 2 budget added \$22,623,787 to the project in order to add 2,000 more seats for a total capacity of 10,000 with elevated patron facilities and a partial canopy.

Phase 3 budget is yet to be established and is targeting 10,000 additional seats for a total of 20,000 seats with a full canopy as well as exemplary team and patron facilities.

In September of 2024, it was determined the MAPS 4 project would combine Phases 1 and 2 for a total of \$53,742,887.

MAPS 4 MULTIPURPOSE STADIUM -  
\$53,742,887

Multipurpose Stadium  
10,000 seats total  
- 6,500 GA Seats  
- 2,000 Premium/Suites  
- 1,500 Supporters  
USL (MENS) Ready Stadium  
Women's Soccer Ready  
Concert Ready Venue  
Elevated Patron Facilities  
Partial Canopy Coverage  
Elevated Team Facilities  
Auxiliary locker rooms

FUTURE EXPANSION - BUDGET TBD

Full MLS Experience  
20,000+ Seats  
Exemplary Patron Facilities  
Full Canopy Coverage  
MLS Team Facilities

PROGRAMMING

Throughout the course of the Site Evaluation, a refined list of goals and design elements was introduced:

- A multi-sport, multi-function facility.
- Seating capacity of 10,000 expandable to 20,000
- Home for women's and men's teams equally
- Diversity of seating types including Reserved, Clubs, Loge, Pitchside and Traditional Suites.
- Exterior design to be unique and memorable, an icon for Oklahoma City viewable from Interstate-40.
- A functional and efficient building.

SITE

The site is located at the southeast quadrant of downtown Oklahoma City. The development is bordered by Oklahoma City Blvd to the north, South Shields Blvd to the west, Bricktown River Walk Park to the east and Interstate 40 to the south. The site can accommodate a 20,000 seat stadium of the highest standard in the soccer-preferred north to south orientation.

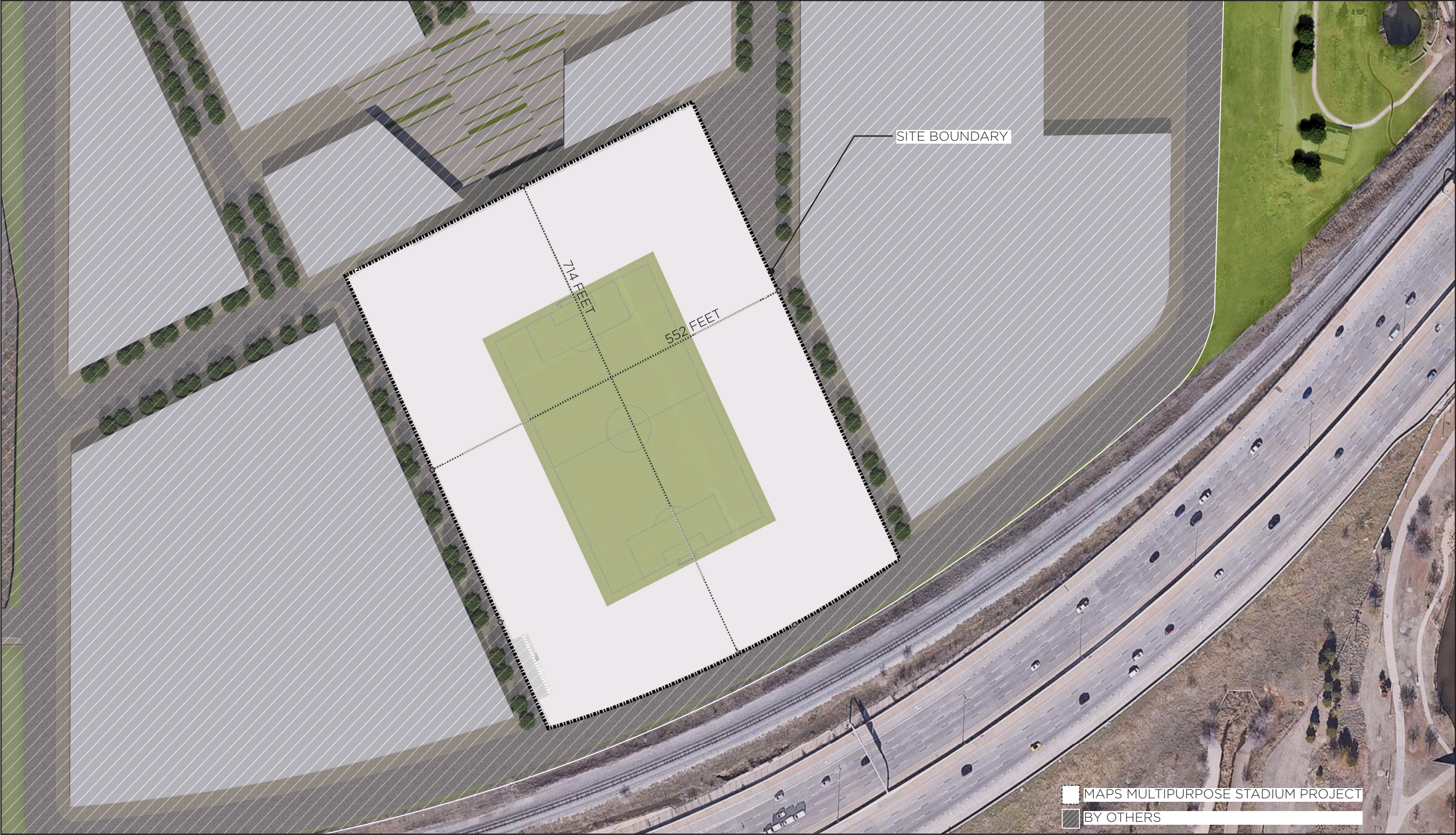


# 02/ Site Evaluation











# 03/ Project Information



**Site Description**

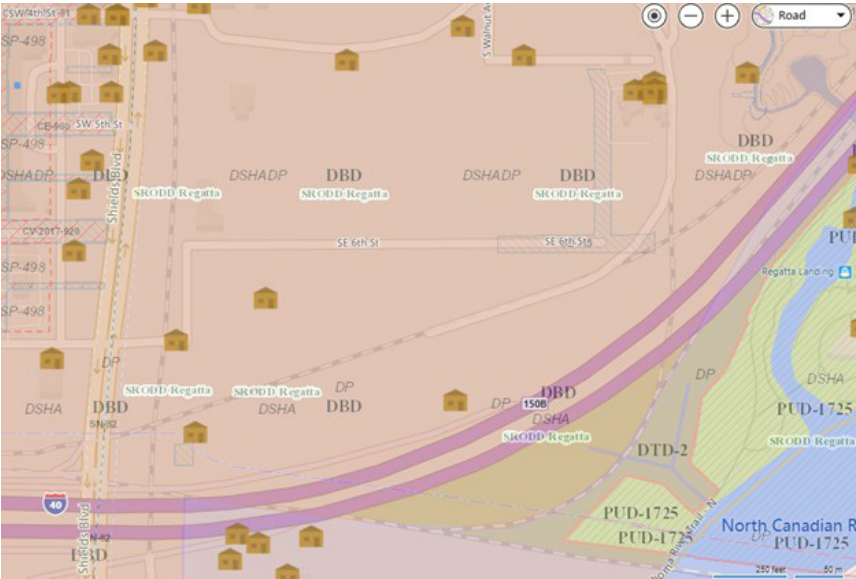
MAPS 4 Multipurpose Stadium is proposed to be located along the north side of Interstate 40 Highway and east of S. Santa Fe Avenue in Oklahoma City, OK. MAPS4 Multipurpose Stadium a 9 acre (392,040 sf) tract of land including part of Block Four (4), in McCornack’s Factory Amended Addition, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof and part of Blcok D, in Cotton Compress and Oil Mill Amended Addition, to Oklahoma City, Oklahoma County, Oklahoma, according to the recorded plat thereof, lying in the Northeast (NE) Quarter of Section 3, T11N, R3W, I.M. in Oklahoma County, Oklahoma City, Oklahoma.

**Code**

Development of this tract of land will comply with the Oklahoma City Municipal Code, 2024 as amended.

**Zoning**

The site is currently zoned Downtown Business District (DBD), subject to review and approval by the Downtown Design Committee. Overlay Zoning being the Downtown Parking Overlay District (DBD) and Scenic River Overlay Design District (SRODD) with approval by Scenic Riverfront Design Committee with Special Zoning being Downtown Scenic Highway Area (DSHA).



**Topography**

This project being a multipurpose stadium will be constructed on a vacant tract of land located on the north side of Interstate 40 Highway with limits of no access and east of S. Shields Blvd. in Oklahoma City, refer to PDF of the Topographical DesignReady & Boundary Survey. The site had a railroad spur located along the south end proceeding east to west which has been removed. The high point of the site is 1181.00’ at the north property line and slopes towards the southeast and southwest of the site to a 12’x6’ reinforced concrete box (RCB) storm sewer located at the southwest corner which is a cross drain under Interstate 40 Highway allowing the storm water to flow under Interstate 40 Highway to the south side of the interstate and eventually North Canadian River. There are two large dirt piles located along the north property line with a high point of 1192.00’ will be removed. Finish floor elevations for the stadium will be developed during the design of the multipurpose stadium.

**Buildable Area**

The buildable area being the multipurpose stadium for this project will be within the 9-acre (392,040 sf) tract of land lying in the Northeast (NE) Quarter of Section 3, T11N, R3W, I.M. in Oklahoma County, Oklahoma City, Oklahoma.

**Parking**

Parking is not required on a site in the Downtown Business District (DBD) zoning. Parking will be provided off-site through parking garages and parking lots.

**Public Access to the Site**

Access to the site will be provided through public roadways through the overall site development areas that were shown. Detailed cccess will be provided and incorporated into the site during the design phase for the multipurpose stadium.

**Easements and Restrictions**

- 1. Easement in favor of the Oklahoma Gas & Electric Company at the west side of the site, Book 6171, Page 18 affects subject property.
- 2. Vacated Frisco Ave. (6th Street) 10’ ONG easement and 20’ OG&E

- easement as reserved Journal Entry Case No. 2011-2004, Book 11650, Page 296 affects subject property.
- 3. Easement in favor of Oklahoma City along the east property line being 20’ easement as reserved in Journal Entry Case No. 2011-2004, Book 11650, Page 296 affects subject property.
  - 4. 15’ easement in favor of Oklahoma City along the east property line in Book 1486, Page 226 affects subject property.
  - 5. Easement in favor of Oklahoma City along the west property towards the south being 15’ easement in Book 1566, Page 25 affects subject property.
  - 6. 10’ easement in favor of OG&E along the east property line towards the south in Book 4910, Page 1895 affects subject property.

**Drainage Regulations**

Development of this tract of land will comply with Chapter 16 of the Oklahoma City Municipal Code, 2024, as amended.

Storm Sewer- There is an existing 12’x5’ reinforced concrete box (RCB) cross drain under Interstate 40 Highway at the southwest corner of the site.

Beginning January 1, 2025, all development will require detention of storm water. Waiver may be received but should be acknowledged.

**Utility Survey**

All public utilities, being water lines and sanitary sewer lines, are existing and available at the site. Private utilities, electric, natural gas, and communications are at the site or proximity to the site and can be extended to the site for services.

Public Water Line- There is an existing public 6-inch waterline east to west within the vacated Frisco Avenue (6th Street) through the north portion of the site for service and fire protection. The flow in this line will be tested to verify if flow to the site is adequate to provide fire protection.

Public Sanitary Line – There is an existing public 8-inch to 10- inch sanitary sewer line flowing west to east within the vacated Frisco

Avenue (6th Street) enlarges to a12-inch line along the east edge of the tract flowing south to an existing 36-inch sanitary sewer line along the north side and parallel to Interstate 40 Highway.

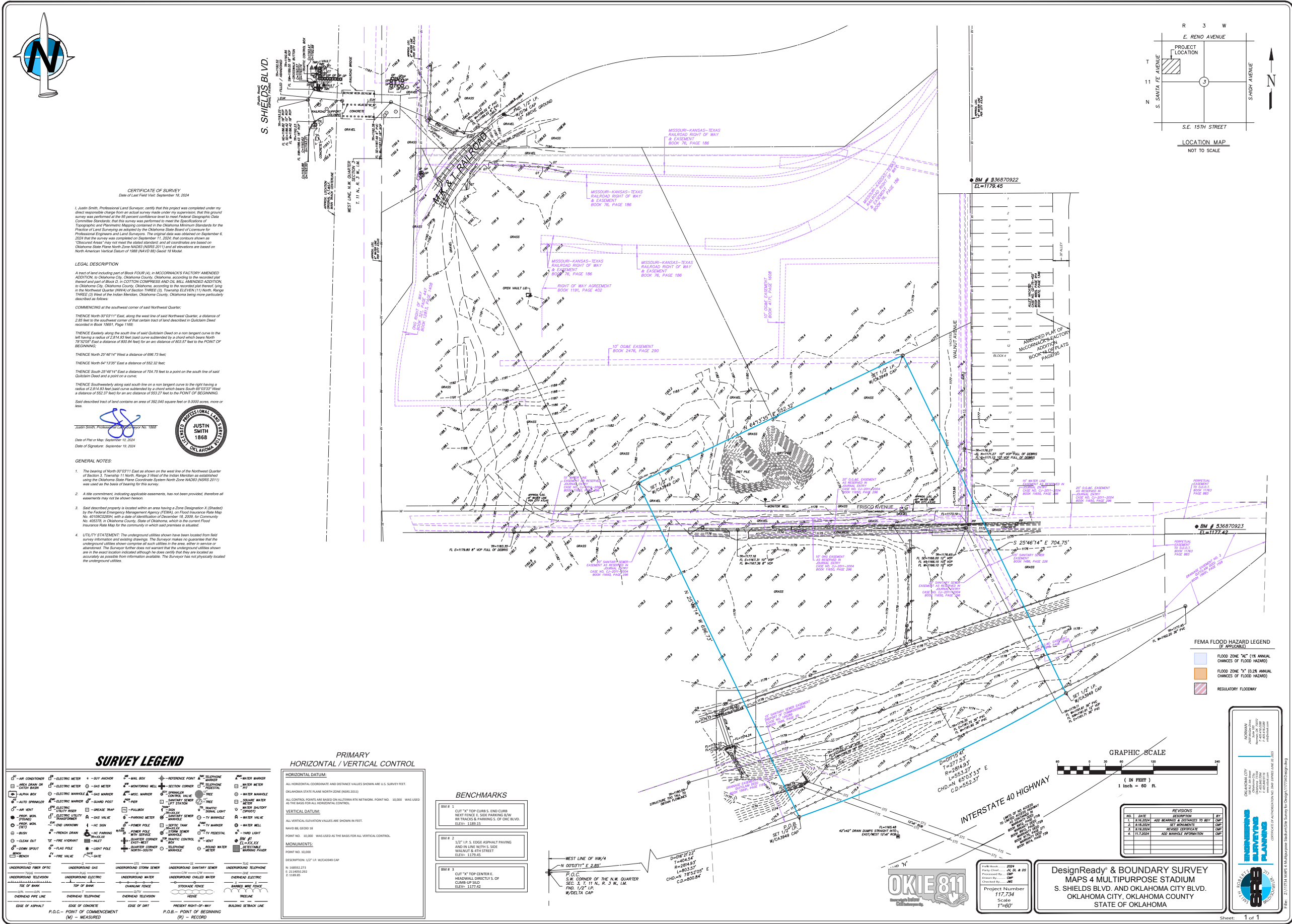
Natural Gas – Natural gas is available and will need to be coordinated with the natural gas provider Oklahoma Natural Gas (ONG) Company to serve the multipurpose stadium.

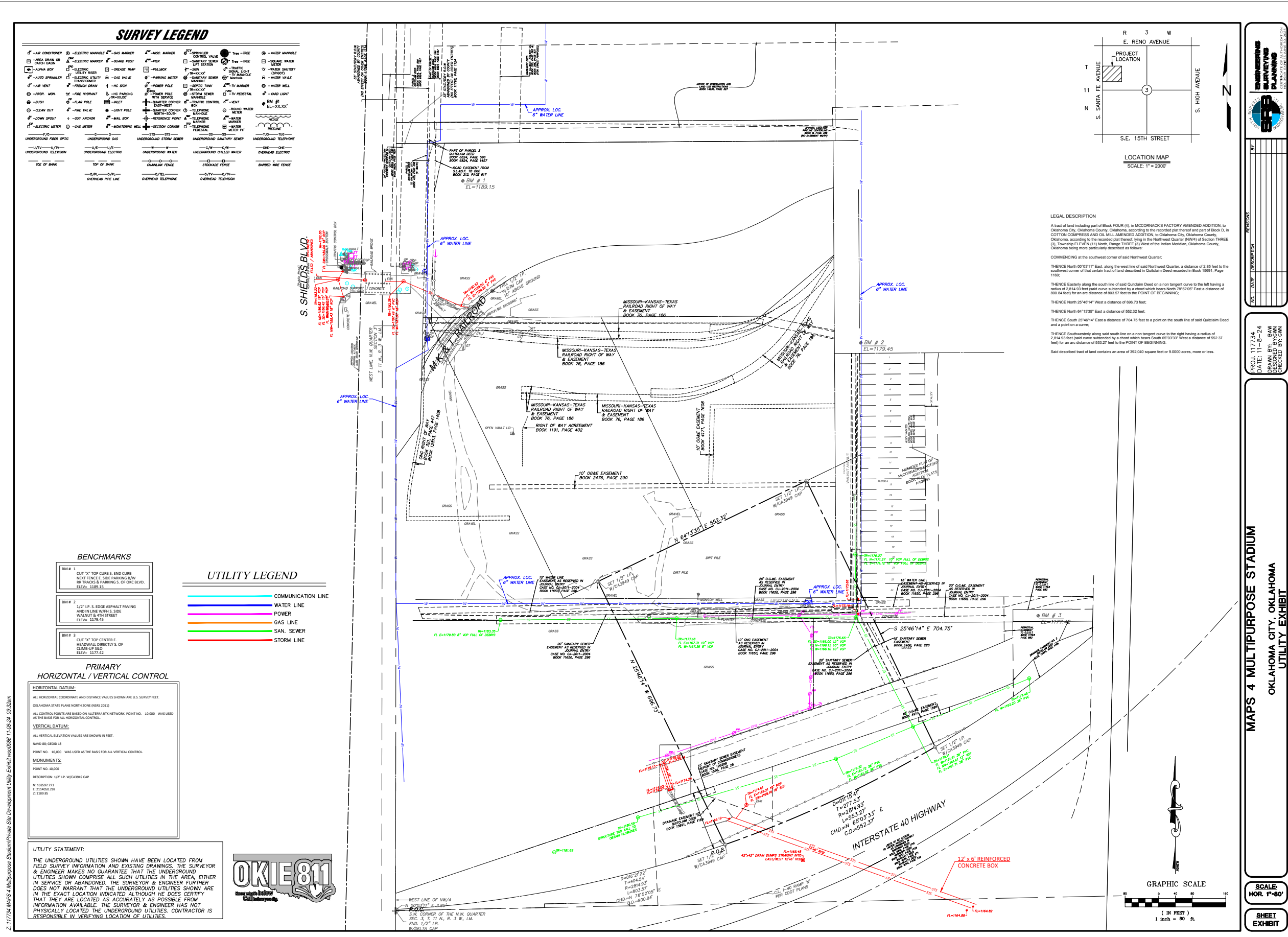
Electricity – Electricity is available at the site and the existing service is overhead and enters the site from the west proceeding east to northeasterly to the vacated Frisco Ave. Electric service for the multipurpose stadium will need to be coordinated with Oklahoma Gas & Electric (OG&E) Company.

Communication Lines – Communications lines are available and close to the site and will need to be coordinated with AT&T, Cox, and other communication companies to serve the construction of the new multipurpose stadium.

Attached are copies of the utility atlas sheets for the City of Oklahoma City, OG&E and AT&T.



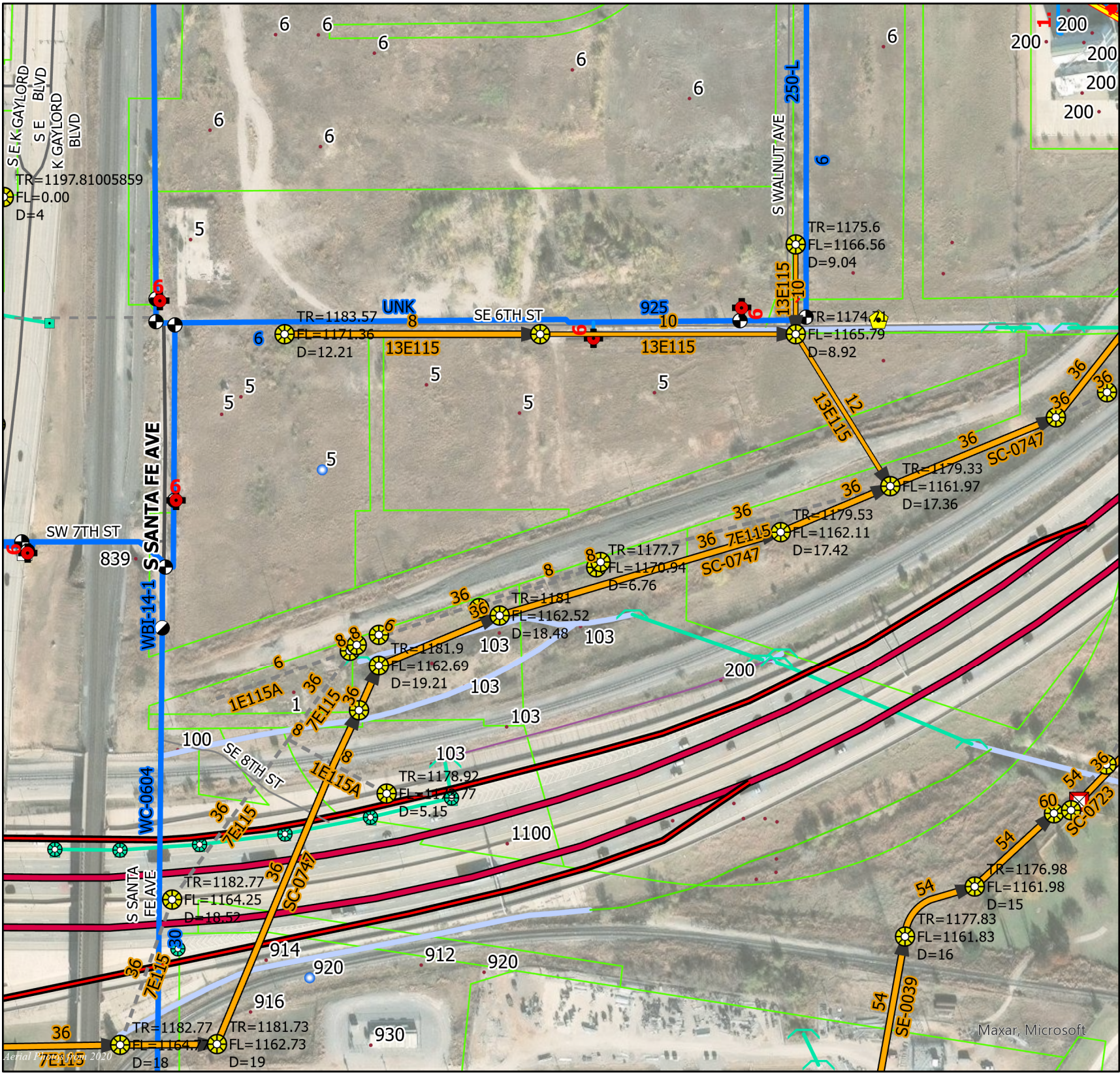












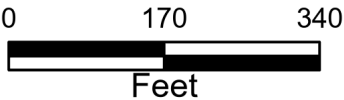
## ON-SITE EXISTING WATER UTILITIES














**Oklahoma City**  
**Water**  
**Utilities Trust**

# ATLAS

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### Legend

-  Abandoned/Remove
-  Wastewater Main
-  Abandoned/Remove
-  Wastewater Main
-  Fire Hydrant
-  Abandoned
-  Water Main
- 
- 
- 
-  Storm Drain

Created By: Christopher M Dillara  
Date: 9/17/2024



The MAPS 4 Multipurpose Stadium will be designed according to the adopted building codes and supplements as governed by the City of Oklahoma City. This includes the following:

- **International Building Code, 2018**
- **National Electrical Code, 2017**
- **International Plumbing Code, 2018**
- **International Mechanical Code, 2018,**
- **International Energy Conservation Code, 2009**
- **International Fire Code, 2018**
- **American National Standards Institute, 2009**
- **International Residential Code, 2018**
- **International Fuel Gas Code, 2018**
- **International Existing Building Code, 2018**
- **Americans with Disabilities Act**
- **Supplements to all codes above approved by City Council**

**Codes**

**Oklahoma City**

<https://www.okc.gov/departments/development-services/development-center/adopted-building-safety-codes>

**Oklahoma County Health Department**

<https://www.occhd.org/FE>

Additional Planning and Zoning requirements will need to be approved during the design process. This includes the following:

**Primary Zoning - Downtown Business District (DBD)**

<https://www.okc.gov/home/>

**Overlay Zoning - Downtown Parking Overlay District (DBD) and the Scenic River Overlay Design District (SRODD)**

<https://www.okc.gov/home/showpublisheddocument/19220/637320581654100000>

**Subject to review and approval by Scenic Riverfront Design Committee**

<https://www.okc.gov/departments/planning/design-review-and-historic-preservation/scenic-river-overlay-design-district>

**Special Zoning - Downtown Scenic Highway Area (DSHA)**

**Zoning Map**

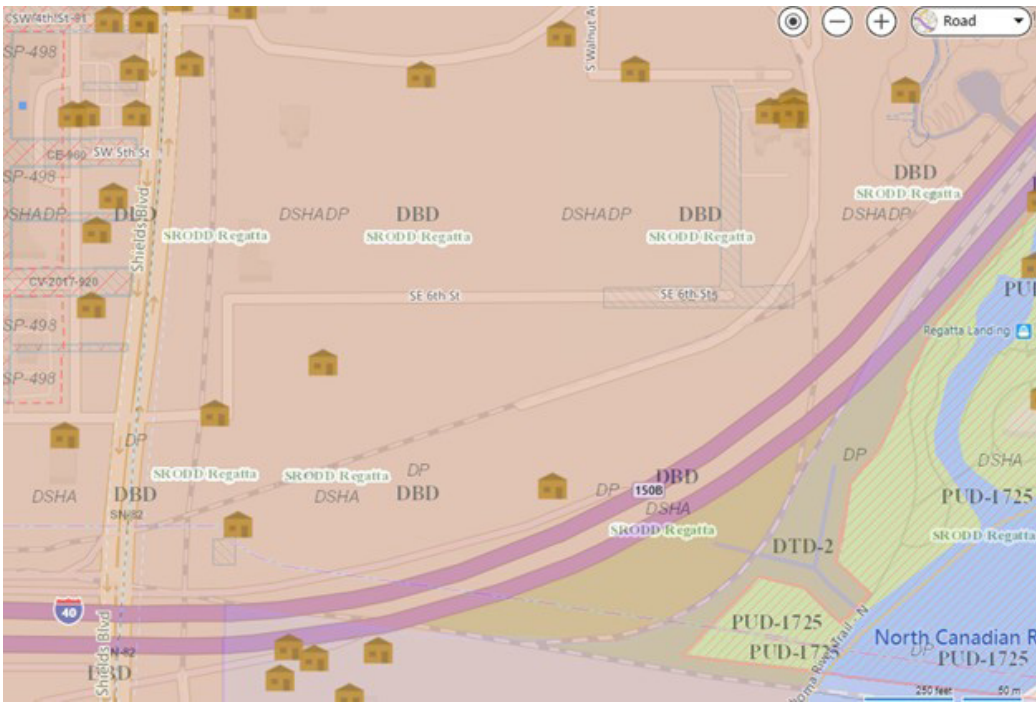
<https://www.okc.gov/departments/planning/subdivision-zoning/zoning-map>

**Special Zoning Districts**

<https://www.okc.gov/home/showpublisheddocument/19218/637320580768070000>

**Zoning Ordinance**

[https://library.municode.com/ok/oklahoma\\_city/codes/code\\_of\\_ordinances](https://library.municode.com/ok/oklahoma_city/codes/code_of_ordinances)



**Transit & Parking near the site**

**OKC Downtown Streetcar Route Map**

<https://downtownokc.com/maps/>

**OKC Downtown Public Parking Map**

<https://downtownokc.com/public-parking/>

**OKC Bus Route Map**

<https://www.embarkok.com/assets/documents/Maps-Schedules/EMBARC-System-Map.pdf>

**Urban Connectivity**

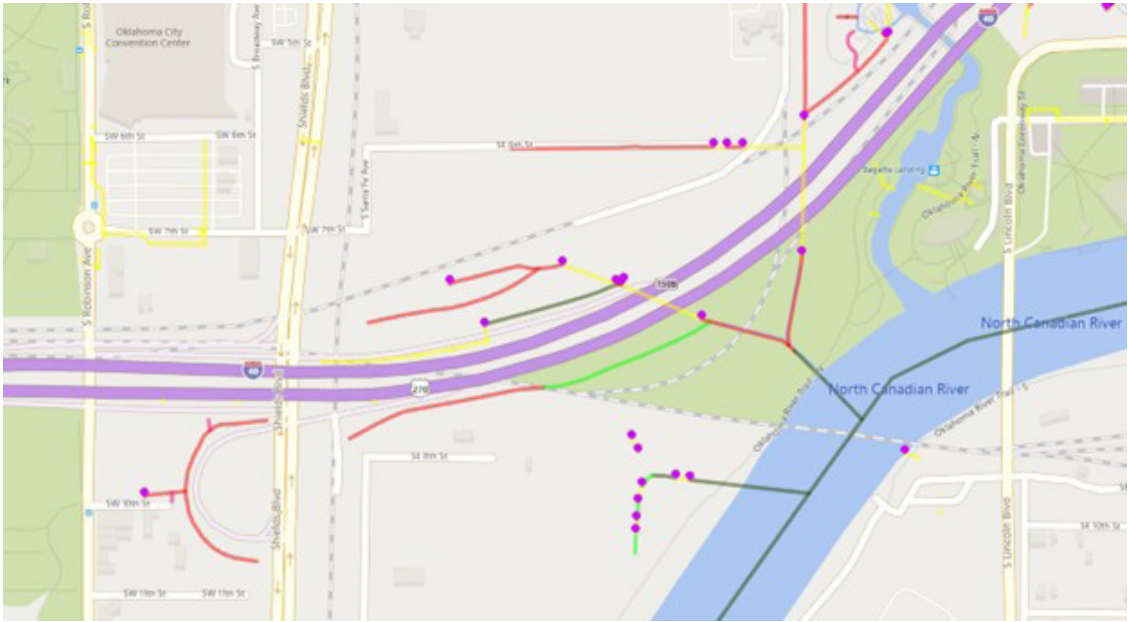
**Downtown OKC Amenities & Attractions**

<https://downtownokc.com/wp-content/uploads/2023/04/DOKC-Public-Map-2023.pdf>

**Stormwater**

**OKC GIS Map**

<https://data.okc.gov/portal/page/viewer?datasetName=Storm%20Sewer%20Lines&view=map>





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