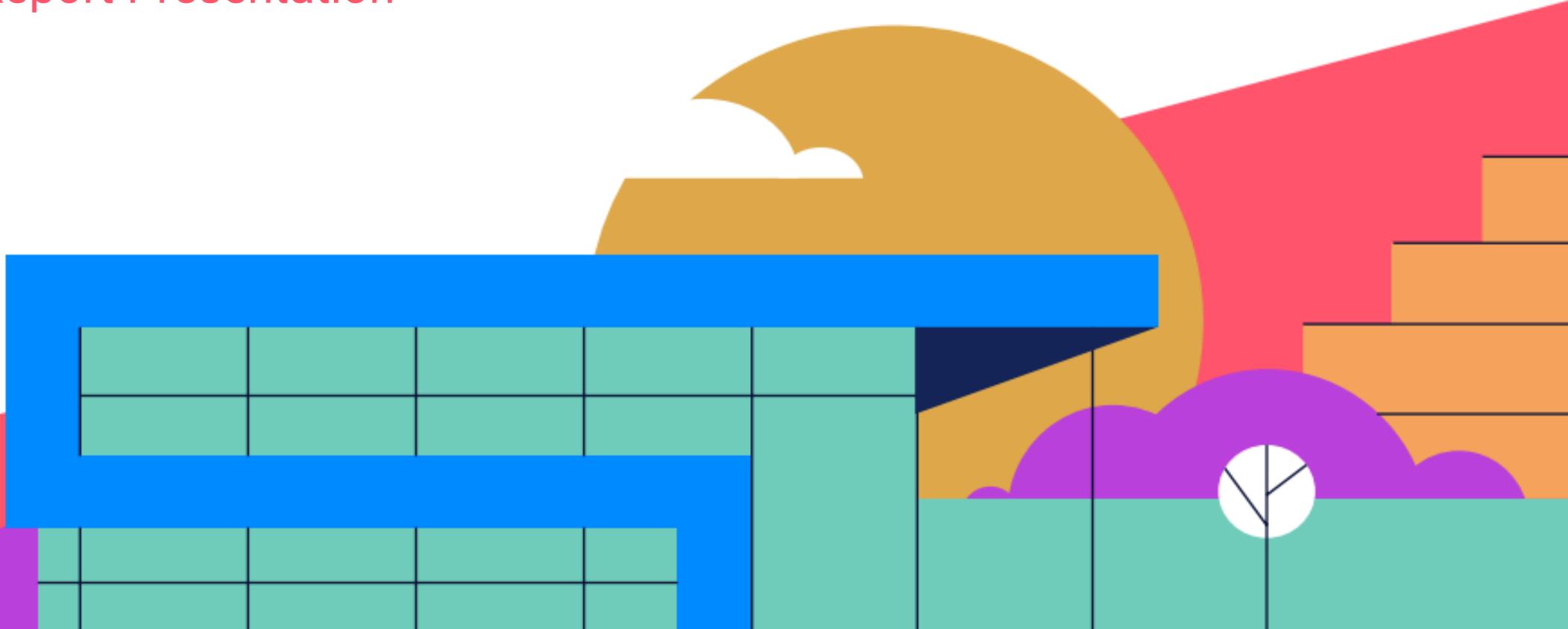


PROJECT M4-RF020

MAPS 4 CLARA LUPER CIVIL RIGHTS CENTER

Preliminary Report Presentation

MAY 2025



SITE MAP

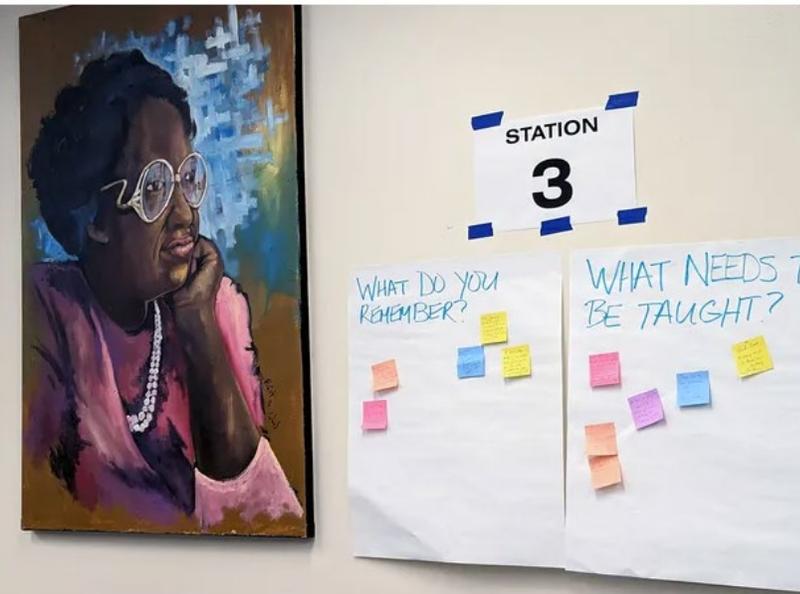


PUBLIC OUTREACH CAMP AIGNING

LISTENING SESSION AT RALPH ELLISON LIBRARY



“Collin Fleck, an architect with Bockus Payne, gathers notes left by residents on the project site map for the upcoming Civil Rights Center during a listening session at the Ralph Ellison Library in northeast Oklahoma City. *Jessie Christopher Smith/The Oklahoman*”



“Notes with memories and suggestions from residents are seen along a wall next to a painting of Clara Luper inside the Ralph Ellison Library during a listening session for the upcoming Civil Rights Center. *Jessie Christopher Smith/The Oklahoman*”



“Design architects and community leaders met this past Thursday with residents of northeast Oklahoma City to share information and gather feedback on the upcoming Civil Rights Center as plans enter the early design phase. *Jessie Christopher Smith/The Oklahoman*”

PUBLIC OUTREACH CAMP AIGNING

NEIGHBORS NIGHT OUT (SURROUNDING NEIGHBORHOODS)

ABOUT THE PROJECT

MAPS 4 will construct the Clara Luper Civil Rights Center to transform OKC's knowledge of our civil rights history and to positively influence the future of northeast OKC and our entire community.



The Clara Luper Civil Rights Center will reactivate land held by the Oklahoma City Urban Renewal Authority (OCURA) for community use.

FOLLOW MAPS 4

 twitter.com/maps4okc

 [FB.com/OKCMAPS4](https://fb.com/OKCMAPS4)

 [@MAPS4OKC](https://instagram.com/MAPS4OKC)

FOLLOW FREEDOM CENTER OKC

 [FB.com/FreedomCenterOKC](https://fb.com/FreedomCenterOKC)

 [@FreedomCenterOKC](https://instagram.com/FreedomCenterOKC)

CONTACT

Design and Construction:
maps4@okc.gov

Future Operations:
info@freedomcenterokc.org

Site and Demo:
info@theallianceokc.org
(405) 604-6780

FREEDOM CENTER of Oklahoma City **MAPS4**
BOCKUS PAYNE **ATELIER CORY HENRY**

MAPS4
in your neighborhood

**CLARA LUPER
CIVIL RIGHTS
CENTER**



PROJECT SCHEDULE

Who:

- **Developer:** MAPS 4 is a City of Oklahoma City program.
- **Operator:** Freedom Center of Oklahoma City, LLC
- **Design Team:** Lead Designer, Atelier Cory Henry; Architect of Record, Bockus Payne Architecture

Total Budget: \$26.8M

- \$17.2M for design and construction
- \$9.6M operating and maintenance fund

Projected Timeline:

- Site Demo: Sept. 2023
- Design: 2023 — 2024
- Construction: 2024 — 2026

Project Facts:

- The City of Oklahoma City is beginning site work on this project in your neighborhood.
- There may be some noise and dust coming from the site during demo.
- Crews will be working Monday through Friday during the hours of 7:00 a.m. to 5:30 p.m.

HISTORY

This project will honor the work of Clara Luper and enhance the public's ability to learn about and understand Oklahoma City's role in the national Civil Rights Movement to end segregationist policies

The historic Freedom Center building served as the home of Oklahoma City's NAACP Youth Council for nearly 40 years under the leadership of educator and activist Clara Luper.

Following the success of the Council's sit-in demonstrations between 1958 and 1964, the building was acquired in 1967 to serve as a permanent home for the Youth Council located at NE. 25th St. and N. Eastern Ave. (now N. Martin Luther King Ave.).

The Freedom Center served as a hub for civil rights activity including Oklahoma City's sanitation workers Strike in 1969, the fight for fair housing, and more.

LEGACY

The new \$17-million Clara Luper Civil Rights Center will be operated by the Freedom Center of Oklahoma City, a 501c3 organization based in northeast Oklahoma City, established to educate, empower, and enlighten our nation to reflect on the past, present, and future of the Civil Rights Movement in Oklahoma. The Center will be a community gathering place named for our most famous civil rights leader.

ABOUT MAPS 4

MAPS 4 is a City of Oklahoma City debt-free public improvement program funded by a temporary penny sales tax that will raise a projected \$1.1 billion over eight years. The voter-approved sales tax funding MAPS 4 began April 1, 2020, and ends in 2028.

Learn more at okc.gov/MAPS4 and FreedomCenterOKC.org.

+ DOOR KNOCKING / DEMOLITION OUTREACH

OPERATOR PROGRAM

Lobby/Entry/Storage

Function	Net (sf)
Lobby/Reception/Ticketing/Foodservice	300
Public "Freedom Lounge"	300
Lobby Support / Wheelchair / Stroller	50
First Aid/Sick Room	100
Public Restrooms	GFA
Prelim Net	750
Est Gross Area (30%)	225
TOTAL	975

Education & Public Programs

Function	Net (sf)
Group Entry Marshalling Area	300
Group / Student Lockers	50
Group / Student Lunchroom	400
Education Classroom (digital)	900
Education Classroom (maker)	900
Pub Restrooms	GFA
Office (Program Manager)	100
Workstation (Youth Program Manager)	50
Prelim Net	2400
Est Gross Area (30%)	720
TOTAL	3,120

Building Support

Function	Net (sf)
Office (Ex Dir)	120
Office (Dir of Fin)	100
Office (Dir of Dev)	100
Open Workstation	50
Office – Curator	100
Open Workstations (x8)	400
Open Workstations (flex x2)	100
Staff Lunchroom/Kitchen	400
Copy/Records Storage	50
Staff Meeting Room	600
Building Storage & workroom	200, 400
Office – Facilities	100
IT/BMS Server Room	100
Prelim Net	2820
Est Gross Area (30%)	846
Total	3,666

ESSENTIAL BLOCKS

OPERATOR PROGRAM

PLANNED FOR FUTURE PHASE

Exhibitions & Collections

Function	Net Area (sf)
Archival Storage / Object Study	1000
Exhibit Gallery	3000
Shipping/Receiving	100
Crating/Uncrating	300
Temp Storage / Crate Storage	400
Exhibit Prep (Clean)	400
Collection Storage (mixed)	500
Prelim Net	5700
Est Gross Area (30%)	1710
TOTAL	7,410

Rentals & Events

Function	Net Area (sf)
Pre-Function Entry	700
Grand Event Hall	4000
Community Event Room #1	1200
Community Event Room #2	600
VIP/Green Room	200
Pub Restrooms	GFA
Catering Kitchen	300
Food/Supplies Storage	300
Office – Rentals Coordinator	100
General Storage	500
Prelim Net	7900
Est Gross Area (30%)	2,370
TOTAL	10,270

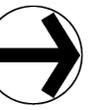
Visitor & Welcome Center

Function	Net Area (sf)
Welcome Center	700
Café (w/ storage)	400
Retail (w/ storage)	400
Office	100
General Storage	100
Prelim Net	1700
Est Gross Area (15%)	255
TOTAL	1,955

PLANNED FOR FUTURE PHASE

POTENTIAL PHASING BLOCKS

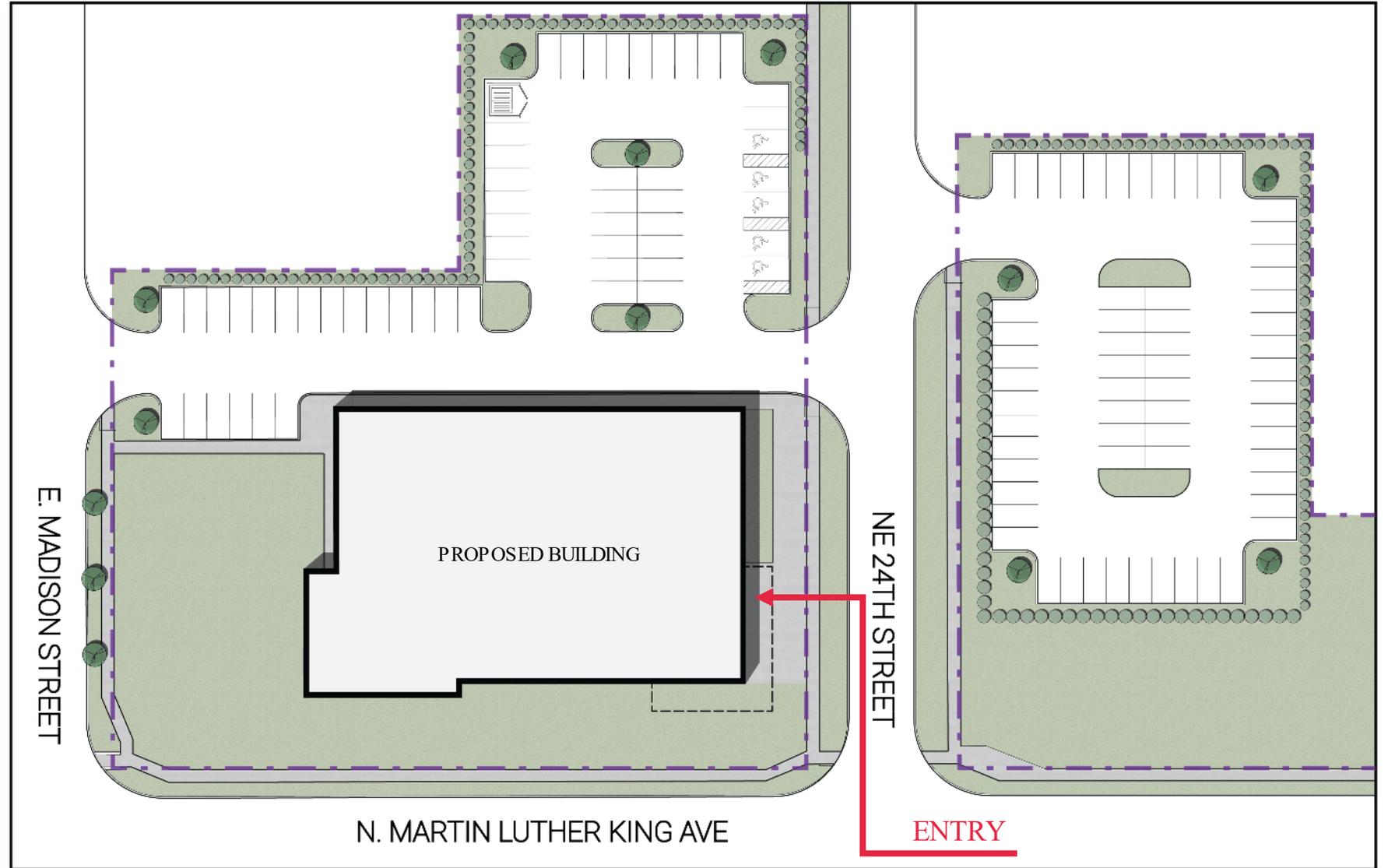
SITE PLAN



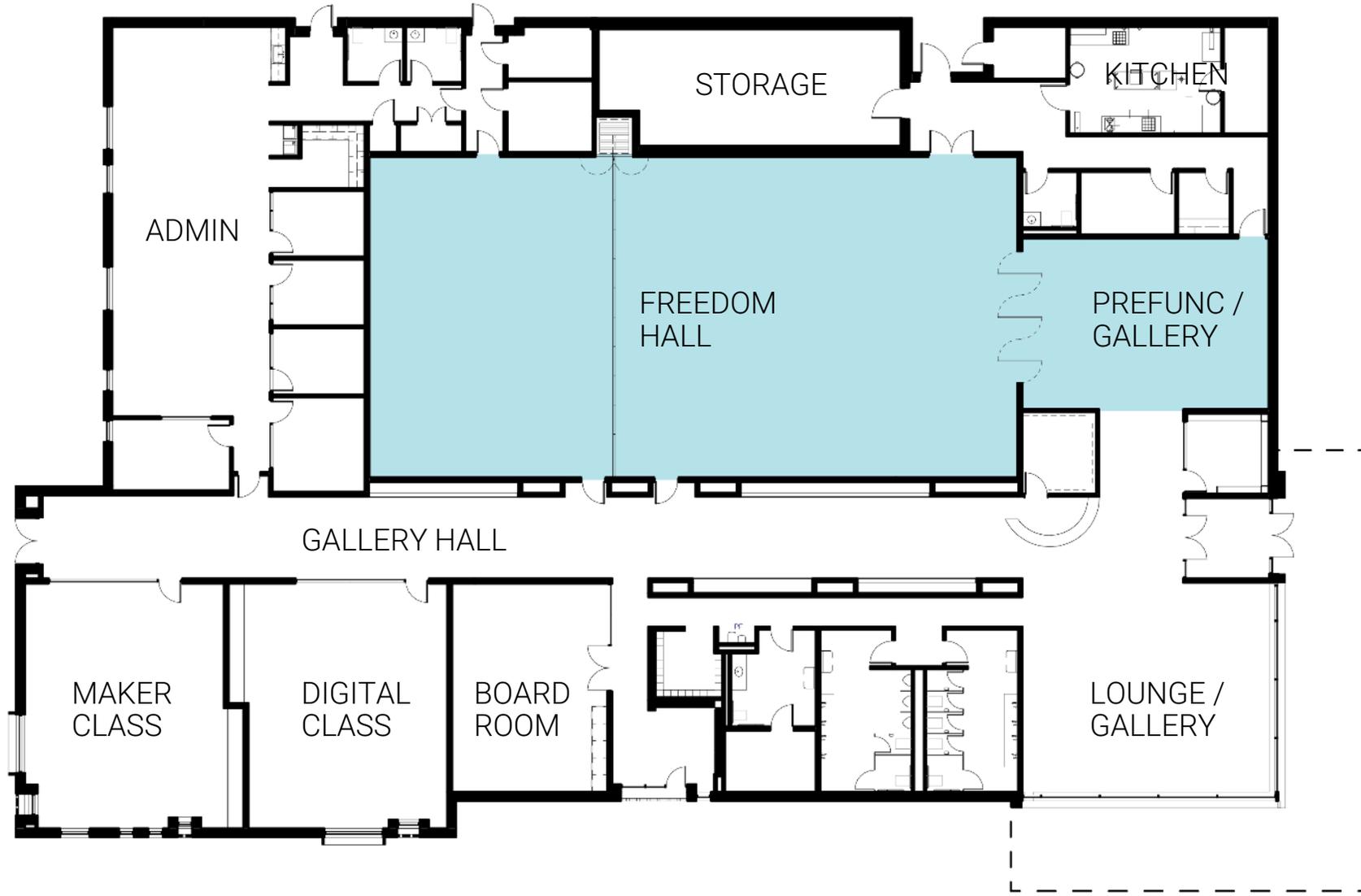
Site Area:
2.25 Acres

Building Footprint:
17,694 sq ft

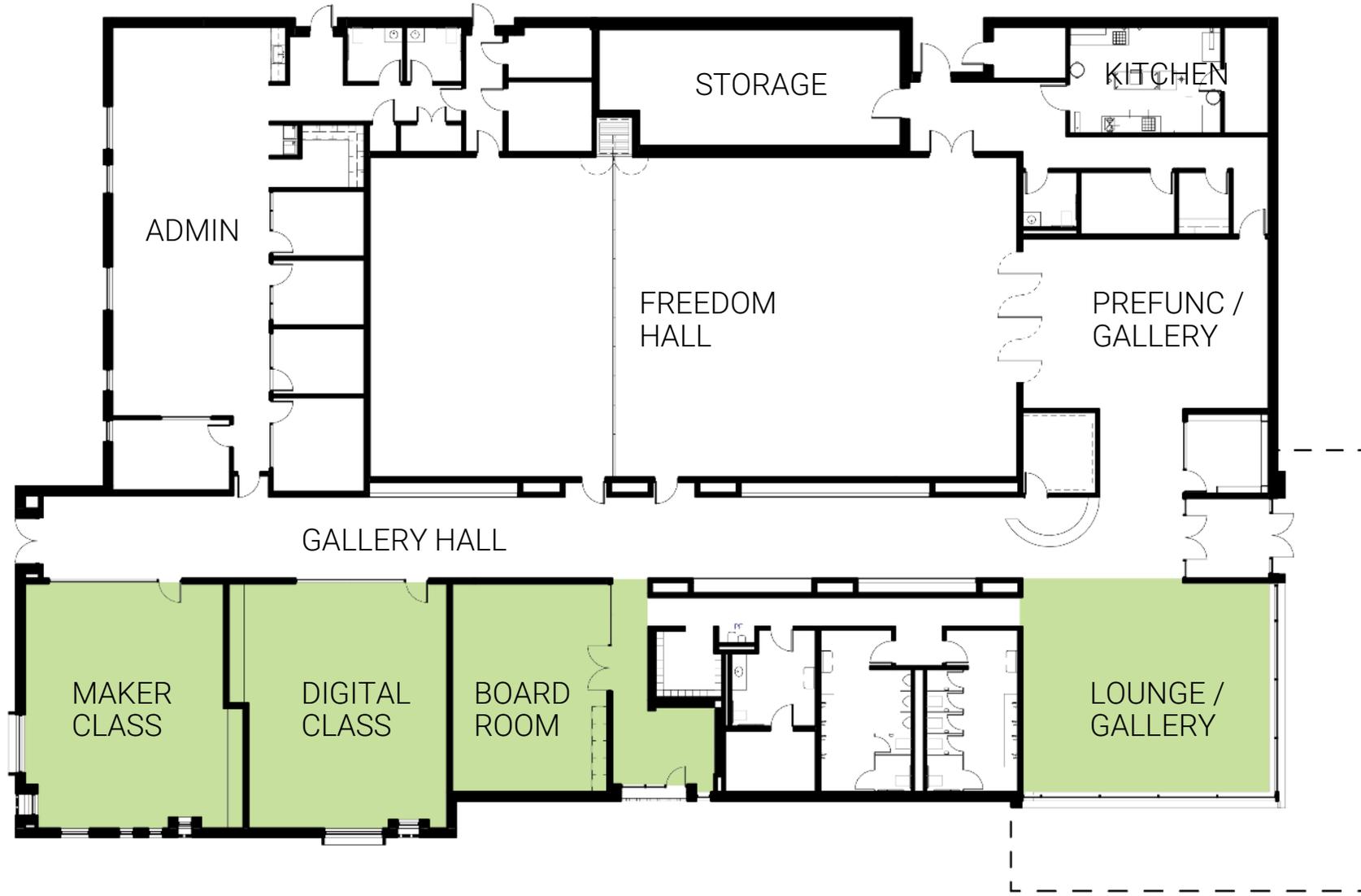
Parking Provided
117 Spaces



EVENT SPACES



COMMUNITY SPACES



ADMIN / SUPPORT

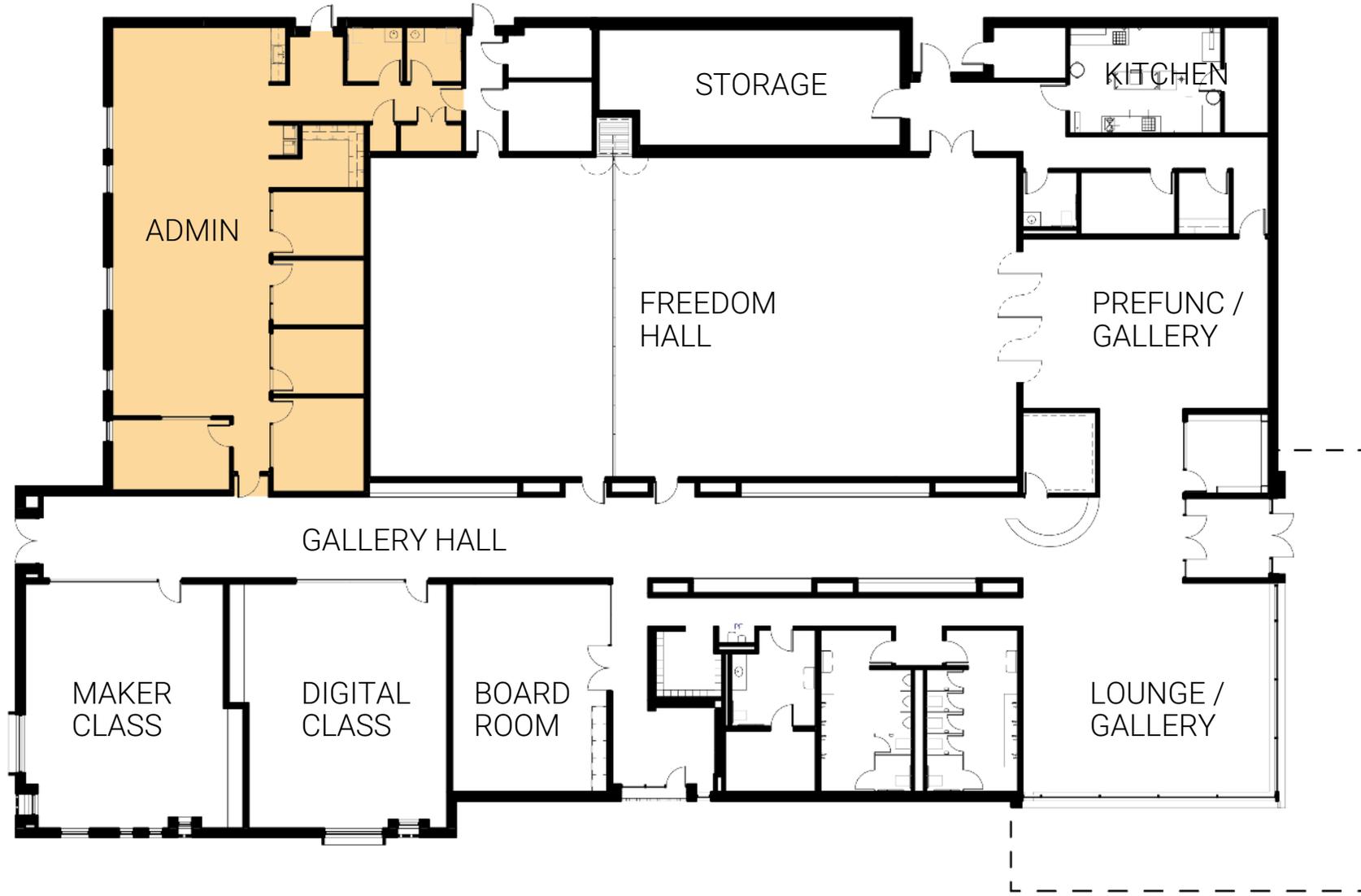
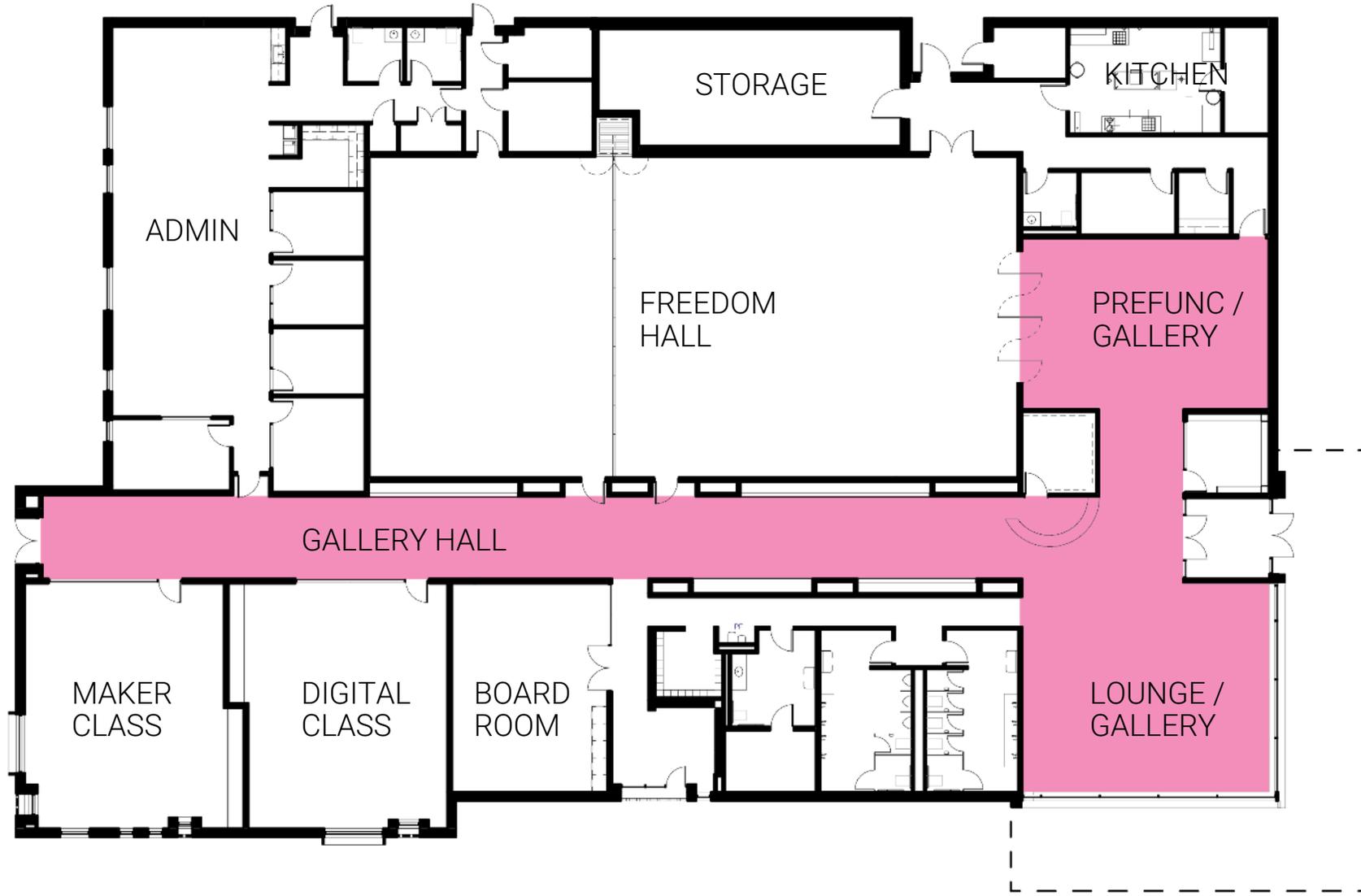


EXHIBIT / STORYTELLING



NORTHEAST CORNER LOOKING SOUTH



SOUTHEAST CORNER LOOKING NORTH



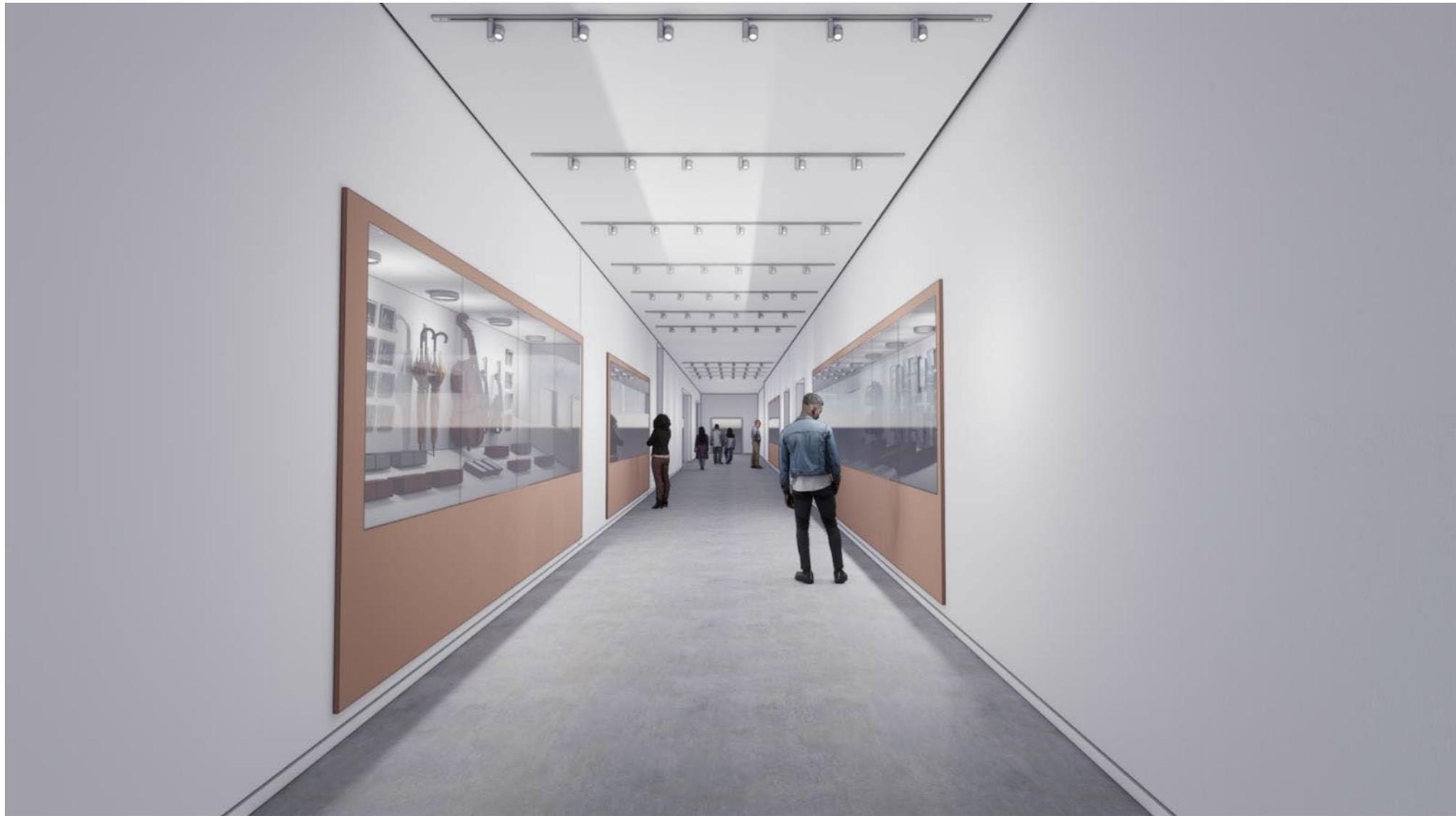
EAST ELEVATION LOOKING WEST



FREEDOM HALL



GALLERY HALL



PREFUNCTION



COST ESTIMATE

Project Budget:.....\$12,400,000

MAPS Fixed Limit of Construction:.....\$11,811,000

Private Donation:.....\$600,000

Base Bid Construction Estimate.....\$12,306,593

Includes Exhibit/storytelling elements

Alternate #1

Concrete Storm Shelter.....\$105,688

Alternate #2

MLK Power Line Burial.....\$152,400



SCHEDULE SUMMARY

SCHEMATIC DESIGN

May 01 - May 03



DESIGN DEVELOPMENT

May 03 - July 16



CONSTRUCTION DOCUMENTS

July 16 - December 20



BIDDING

December 20 - December 29

