

## Norman developer looks to renovate former Downtown library building

*Book it!*

Pamela Grady

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After nearly three years of planning, local commercial real estate developer Judy Hatfield and sons, Dray and Dak Hatfield, have been given the go-ahead to move forward on their Carnegie Centre mixed-use project at the old Downtown library, 131 Dean A. McGee.

During December's Oklahoma City Downtown Design Review Committee meeting, the project was given a go by all involved.

Hatfield said she named the project "Carnegie Centre" after the city's first Downtown library, which occupied the site for more than 50 years. The building has been vacant since 2004 when the Ronald J. Norick Downtown Library opened a few blocks away.

"I've been living it and breathing it," Hatfield said of the project. "We've done our homework and we're doing this because it's the right thing to do for Oklahoma City. When we're done, everyone will be proud of it."

The four-story, sand-colored brick building totals 65,000 square feet at 12,000 square feet per floor. Hatfield says old book shelves are currently being removed, and asbestos will be removed from the building in early January. Then demolition will begin with renovations following. When complete in 2009, the building will have a glass and steel exterior to complement Downtown's evolving look.

Plans are for offices and a private fitness facility to occupy the building's lower level and commercial for it's street level. Hatfield said already she has been talking to an urban bank about taking space at the site.

Enclosed parking and storage for residents will be available on the second floor, and the rooftop will be accessible by all owners for entertainment.

Third and fourth levels will consist of 18 condominiums of various sizes and configurations. Balconies will be added for tenants to gather around and view Downtown Oklahoma City's skyline.

Because the building will be renovated into mixed-use, Hatfield explained that prices for condominiums will start as low as \$165,000 per unit and up to \$750,000.

"We've got office, commercial and residential, so based on the location and the view, that's how we determined the price for each unit," she explained. "I've set prices based on the value of each condo in the project."

Hatfield says she plans to occupy a unit herself in the building.

"There's 25,000 people who work within about six blocks – that part is just amazing," she said. "Another 15,000 people work over at the Health Sciences Center. And from here to Nonna's, it's eight minutes. You don't even think about how quickly you walk from one place to another in Downtown Oklahoma City.

"This is a true Downtown hub."

As plans for the project developed, Hatfield said she's tried to be a good neighbor by keeping her nearby property owners informed about what would be coming to their neighborhood.

Our team consists of architectural firm Beck Design, project manager Nabholz Construction and Hatfield's sons, both of whom have followed in their mother's commercial real estate footsteps. Completion of improvements to the limestone building is expected in spring 2009.

"We've worked very closely with the city's finance and planning departments to make this a win-win for everyone, especially Downtown," Hatfield said, adding that no public funding is involved.