

## Norman Realtors make residential, commercial plans for former Downtown library

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

Hatfield said she named the project "the 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.

The four-story building totals 65,000 square feet at 12,000 square feet per floor.

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

Hatfield says she plans to have asbestos removed from the building right after the holidays. Then demolition will begin and renovations will partake.

Plans are for commercial tenants to occupy lower and street levels. In fact, Hatfield has already 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.

Third and fourth levels will consist of 18 various-sized and configured condominiums with prices ranging from \$165,000 to \$750,000 per unit.

"I've set prices based on the value of that condo in the project," Hatfield said. "It's just the right size to be able to make a difference. Everyone can own a little piece of Downtown Oklahoma City, which is something they couldn't do. Everything in this building will be owned."

The development team consists of architectural firm Beck Design, construction manager Nabholz and her sons. Completion of improvements to the limestone building is expected in spring 2009.



Judy and Dray Hatfield in front of the former downtown library. Photo/Mark Hancock



"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. "From the beginning (the project) has been a group effort."