

*FOURTH
ANNUAL REPORT
TO
MAYOR GEORGE SHIRK
AND CITY COUNCIL*

OKLAHOMA CITY

URBAN RENEWAL AUTHORITY



WILL TOMORROW BE BETTER?

The Year's Highlights

I. M. Pei's planning and model of downtown Oklahoma City's General Neighborhood Renewal Plan is revealed. Page 7

Low cost housing study is undertaken by the University of Oklahoma school of architecture. Page 12

University Medical Center plans are approved as the execution phase nears. Page 9

Hospital Feasibility Report is completed by Carter and Burgess. Area is eligible but costs prohibitive. Page 10

Downtown construction is stimulated by prospects for a bright future in the heart of Oklahoma City. Page 7



OKLAHOMA CITY URBAN RENEWAL AUTHORITY
22 PARK AVENUE • OKLAHOMA CITY, OKLA. 73102 • PHONE CE 2-3477

JAMES T. YEILDING
Executive Director

July 30, 1965

RALPH L. BOLEN
CHAIRMAN
F. D. MOON
VICE-CHAIRMAN
C. HAROLD THWEATT
SECRETARY
JIM LOCKBAUGH
W. H. HARRISON

Honorable George H. Shirk
Mayor of Oklahoma City
Municipal Building
Oklahoma City, Oklahoma

Dear Mayor Shirk:

The Oklahoma City Urban Renewal Authority takes pleasure in submitting to you and to the City Council this Fourth Annual Report for the fiscal year ending June 30, 1965. We are proud to report that the past year has been one of continued growth and progress for urban renewal in Oklahoma City.

Among the highpoints of the year have been the approval of plans for the University Medical Center Urban Renewal Program; the development of a comprehensive General Neighborhood Renewal Plan for downtown Oklahoma City; and the passage of a public housing law by the Oklahoma Legislature. With the Medical Center Program about to enter the execution phase and with planning underway on the first project in the Central Business District, we stand on the threshold of an era of rapid revitalization of Oklahoma City.

We are pleased to report that during the past year public acceptance of, and enthusiasm for, the activities and plans of the Authority have remained at a high level. Further enhancing a favorable environment for urban renewal has been the continued cooperation of your office, other City departments, and many helpful civic organizations.

The other Commissioners of the Oklahoma City Urban Renewal Authority join me in thanking the City, its officials, and its people for their continued confidence in the work of this Authority.

Very truly yours,

Ralph L. Bolen
Chairman

RLB/cs

TOMORROW SHOU

Americans long ago discovered the wonderful experience of working together to make their life better. After all, they figured, that's really what governments are for. Sometimes it's necessary to join in a common cause to do what can't be done alone.

In recent years, from city to city across the nation, they've decided to do something about urban blight, slums and decaying property values. The job is one of the biggest in our history. But it must be done.

Architect Victor Gruen remarks in his book, **The Heart Of Our Cities**, "There is a whole generation of Americans who have known the city only at its worst and who have not experienced the pleasures and advantages of true urban life."

Some are trying to recapture the urban life through what most of us have come to know as urban renewal. By joining together, through government, they can provide the streets, sewers, water and other facilities needed for rebuilding. They can assure proper land use and the kind of long range planning that guarantees private economy a way to rebuild so that the disease of urban decay doesn't set in again.

These are people who realize that tomorrow should be better for their city. And they know it can't get better by idly waiting.



Oklahoma City's Future

The past year has seen significant urban renewal developments by the Urban Renewal Authority set up by the council of Oklahoma City, completed its fourth year of operation.

The Oklahoma Housing and Community Act, one of the 1965 laws designed to promote renewal with gives local public housing authorities list of Federal funds for slum clearance and construction of low rent public housing. It also gives the Urban Renewal Authority authority with Oklahoma City's Housing Authority to relocate families affected by urban renewal projects.

A 1965 Early Land Acquisition Act permits purchase of land in an urban renewal area once its been designated as such by the city council even before final plans are approved.

Both laws were signed into effect June 18, 1965.

The Authority reminded the public should be thoroughly informed about its activities took affirmative action with numerous speeches, panel discussions, tours, television programs, press releases and personal to person contacts. Its program is built on the basic philosophy that the principal concern of all projects is the welfare of the individuals and families who make up our community.

More than 150 articles, including an impressive four-page, full-color description of the downtown plan, told about specific plans and activities of the Authority. Another 100 articles dealt indirectly with the Authority or with urban renewal in general.

Radio and television coverage was highlighted by four 30-minute television programs on causes and costs of urban blight, the Medical Center Renewal Program, pros and cons of urban renewal, and preservation of long range gains by proper enforcement of codes and zoning laws. Appearing on the programs were Mayor George Shirk, members of the authority's board, the executive director, local officials and civic leaders.

Hundreds of appearances were made before local civic and religious organizations by members of the board, the executive director and staff members, discussing the concepts of urban renewal before thousands of Oklahoma City residents.

The Urban Renewal Board also appointed five more citizens to its 1963 advisory committee for the University Medical Center Urban Renewal Program. Membership now includes:

Dr. Frank B. Cox, Chairman; Rev. David S. Shields, Vice-Chairman; Melva Humphrey, Secretary; Ruby Fleming and W. C. Price, all members of the executive committee.

Also Floyd Alexander, W. W. "Bill" Boles, R. W. Condren, Miss Ruby E. Dabney, Rev. Joe Edwards, James Charles Gatewood, Ira D. Hall, Mrs. Hazel Horn, Rev. T. H. Hubbard, Rev. Goree L. James, and Mrs. Mattie Jeltz.

Also Mrs. J. M. Littlepage, Claude Love, A. D. Mathues, Mrs. Onnie McCee, Dr. E. C. Meon, Jr., Rev. E. Jennings Perry, Bishop F. C. Scott, Wyatt F. Slaughter, Jimmie E. Stewart, Earl Temple, Mrs. G. A. Williams, and Mrs. J. Maris Williams.

Similar committees will be established for other renewal areas.



A COMMUNITY EFFORT

The Urban Renewal Authority recognized from the outset in 1961 its position as a public agency created by the Oklahoma City Council to work with private enterprise in redeveloping the city to the best interest of all its citizens. This, of course, requires harmonious working relationships with all governmental agencies, civic and professional organizations interested in Urban Renewal.

Region V:

As coordinator of governmental and local urban renewal objectives, the Authority has had the help of officials from Region V of the Housing and Home Finance Agency's Urban Renewal Administration in Fort Worth in securing federal grants.

The Authority acknowledges help given by William W. Collins Jr., Regional Administrator; Leonard E.

Church, Regional Urban Renewal Director; Jack D. Herrington, Deputy Director; R. A. Bremer, Operations Director, and Jerry Strong, Field Representative.

The Authority also appreciates the legal aid of T. E. Springer; land disposition work of Glen Ford, fiscal management of Billy G. McKenzie, rehabilitation advice of Joe Krakower, intergroup relations counseling

of Pete Hinojosa, and help with the workable program by William N. Sewell.

Also Earl Rosamond's help in community requirements, land acquisition help by Earl Homsher, relocation assistance of Hazel Gibson, George Simmons' 701 planning assistance, engineering by Jeff Ball and the Community Renewal Program help of J. Elmore Hudson.

Public Agencies

There has been continued close cooperation with all city departments and the help given by the Mayor and City Council, Planning Commission, Planning Director and others has been especially appreciated.

The Medical Center Plan was presented the Planning Commission August 27, 1964 and to the City Council October 5th and 12th, 1964. I. M. Pei's model of the proposed Central Business District was presented to them December 10, 1964

and plans for downtown redevelopment were reviewed June 14, 1965.

The University of Oklahoma Board of Regents, the Department of Highways, and the Oklahoma City Board of Education and the City of Oklahoma City agreed to help fi-



nancially in executing the University Medical Center Program.

Both the Capitol and the Medical Center Improvement and Zoning Commissions helped in planning

and then gave approval to the Medical Center project. The College of Continuing Education and School of Architecture at the University of

Oklahoma, the State Regents for Higher Education and the University Medical Center staff all contributed to the Medical Center program.

Planning Commission

The Authority and Planning Commission have worked closely on the Program for Community Improvement (Workable Program) and the Community Renewal Program (CRP). Federal help depends on commitment to a Workable Program outlining goals and policies that include updating and enforcement of codes and ordinances, extensive

neighborhood studies, plans and resources for housing displaced families and a plan for citizens to participate in community development.

The City was told its Workable Program must be recertified by September 1, 1965 and the Urban Renewal Authority stands ready to give the Planning Commission any help

in preparing needed progress reports.

The Planning Commission began work on an up-to-date Community Renewal Program coordinating local renewal projects to take full advantage of any improvements that can count as part of the city's one-third share of urban renewal costs.

Urban Action Foundation

As in past years, the Urban Action Foundation, founded in October, 1962, by civic leaders supporting Oklahoma City's redevelopment, made substantial contributions to the successful operation of the Urban Renewal Authority.

The Foundation guaranteed payment of consultants' fees for the first project in the Central Business

District. When the pending Survey and Planning Application is approved by the Housing and Home Finance Agency and federal funds received, the Authority will assume payment of consultants' fees and relieve any Urban Action Foundation obligation. In the meantime, planning is underway and the de-

lay of waiting several months for federal funds has been avoided.

This kind of invaluable assistance has allowed Oklahoma City's renewal plans to stay ahead of schedule. Continuation of this unusual cooperation assures a bright future for the exciting revitalization of Oklahoma City.

THE ORGANIZATION

The Oklahoma City Urban Renewal Authority is governed by a five-man Board of Commissioners appointed for three-year terms by the Mayor with Council approval. The Mayor also designates the Chairman and Vice-Chairman. The Secretary and other officers are elected by the Board from its membership. The Board sets official policies and accounts for all authority expenditures.

Commissioners are Ralph L. Bolen, Chairman, whose term expires July 31, 1966; Dr. F. D. Moon, Vice-Chairman, serving until July 31, 1965; W. M. Harrison and C. Harold Thweatt, Secretary, serving until July 31, 1967, and Jim Lookabaugh, appointed June 1, 1965 to serve until July 31, 1966 for Reuben G. Martin, who died in office.

James T. Yeilding, a Case Institute and Western Reserve University graduate with long experience in the Urban Renewal field, is Executive Director. Prior to his appointment in Oklahoma City, Yeilding was Commissioner of Urban Renewal in

IN MEMORIAM

The Oklahoma City Urban Renewal Authority notes with sorrow the passing of Reuben G. Martin, a close friend and one of the original five Commissioners of the Authority. His contributions to the success of urban renewal in Oklahoma City were many, and his wise counsel, firm leadership, and dedicated service will be sorely missed by the Authority and the community. The Commissioners and Staff join with his family and many friends in mourning the loss of a devoted citizen and faithful friend.

Cleveland, Ohio. For ten years, he directed that city's highly successful urban renewal program.

Also on the staff are:

Lloyd L. Wright, Assistant Direc-

tor and Budget Officer. He is a University of Wichita graduate with a degree in Business Administration and joins the Oklahoma City staff after serving as Budget Director for the Wichita Urban Renewal Authority.

Theodore W. Oberndorf, Real Estate and Rehabilitation Officer since April 16, 1964, was previously with the Chicago Regional Office of the Housing and Home Finance Agency's Urban Renewal Administration. He was head of the Land Acquisition Branch for three years and the Land Disposition Branch for four years.

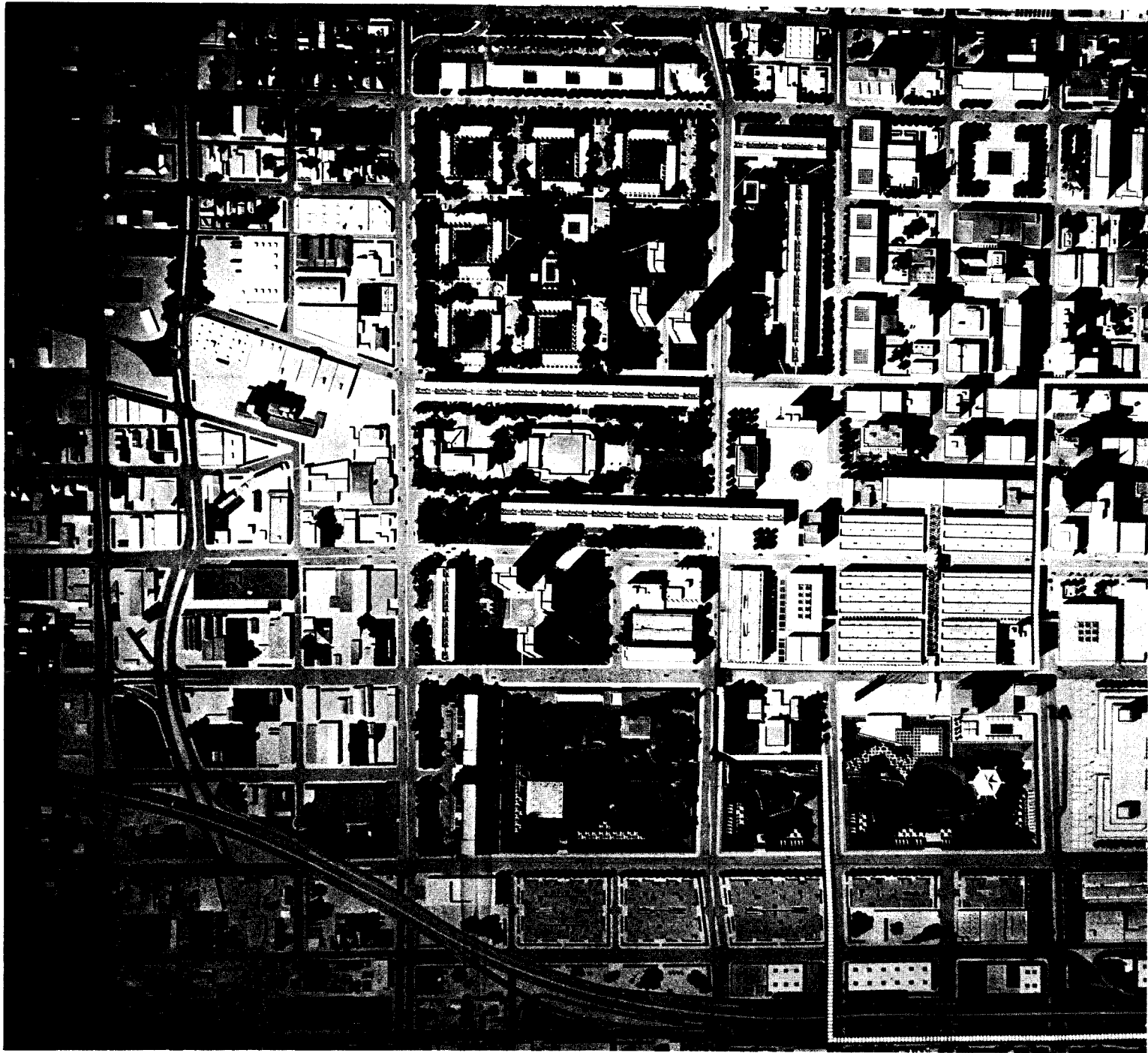
D. Joseph Olson, appointed Research Assistant to the Executive Director June 1, 1965, is an Oklahoma City University graduate with a degree in Political Science.

William S. Burgett, a University of Oklahoma professor of architecture, a corporate member of the American Institute of Architects and a lifetime licensed architect, serves temporarily as Rehabilitation Researcher.

Mrs. Carol Smith serves as Secretary to the Executive Director and Mrs. Norma White serves as Secretary to the Staff.



Urban Renewal Board Members, left to right, are: Jim Lookabaugh, W. M. Harrison, Chairman Ralph L. Bolen, Vice-Chairman F. D. Moon, and C. Harold Thweatt, Secretary.





PLANNING

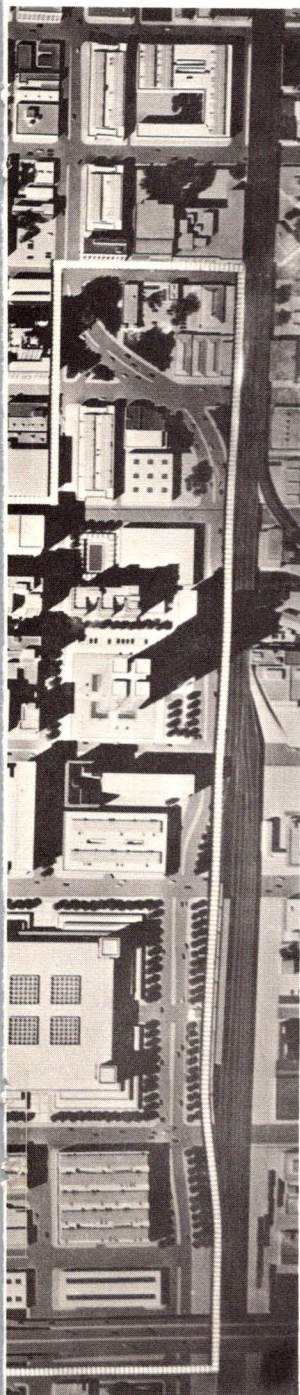
Tomorrow's foundations must be laid on plans that are formulated today. Tomorrow won't be better by accident. For the Urban Renewal Authority, the excitement of the past year lay in the plans and studies that were undertaken as the first step in giving Oklahoma City a better tomorrow.

Plans for renewing the heart of Oklahoma City, continued planning to revitalize the University Medical Center, and studies aimed at providing better housing for less cost to those who need it were accomplished during the year.

An engineering study that paves the way for rehabilitating hundreds of Oklahoma City homes, and research promising greater personal enrichment through proper educational programs offers new hope for many Oklahoma City people.

The past year's activities will help assure growth that is well organized and more enjoyable to future generations because it is protected by a comprehensive plan that assures cooperation of private enterprise, individual citizens and our city and federal government.

FOR YOUR CITY



The heart of Oklahoma City is beating faster already as downtown developers become stimulated by the promise of a brighter future in the city's heart.

Construction is pumping life-blood back into the city as workers remodel the Kerr Building at North Broadway and Kerr Avenues, the Southwestern Bell Telephone Company completes its new nine story structure, the Sheraton Hotel begins its expansion, Continental Apartments near completion, Tivoli Inn gives new life to an old building,

Liberty National Bank begins renovation and the Medical Arts Building improvement gets underway.

Already planned, too, is the Skirvin Hotel expansion, renewal of the Huckins Hotel, location of the Mummies Theater and construction of a downtown community center, a county office annex and a 40-story office building. All these are on drawing boards for early construction. They are a vital part of activity in downtown Oklahoma City this past year.

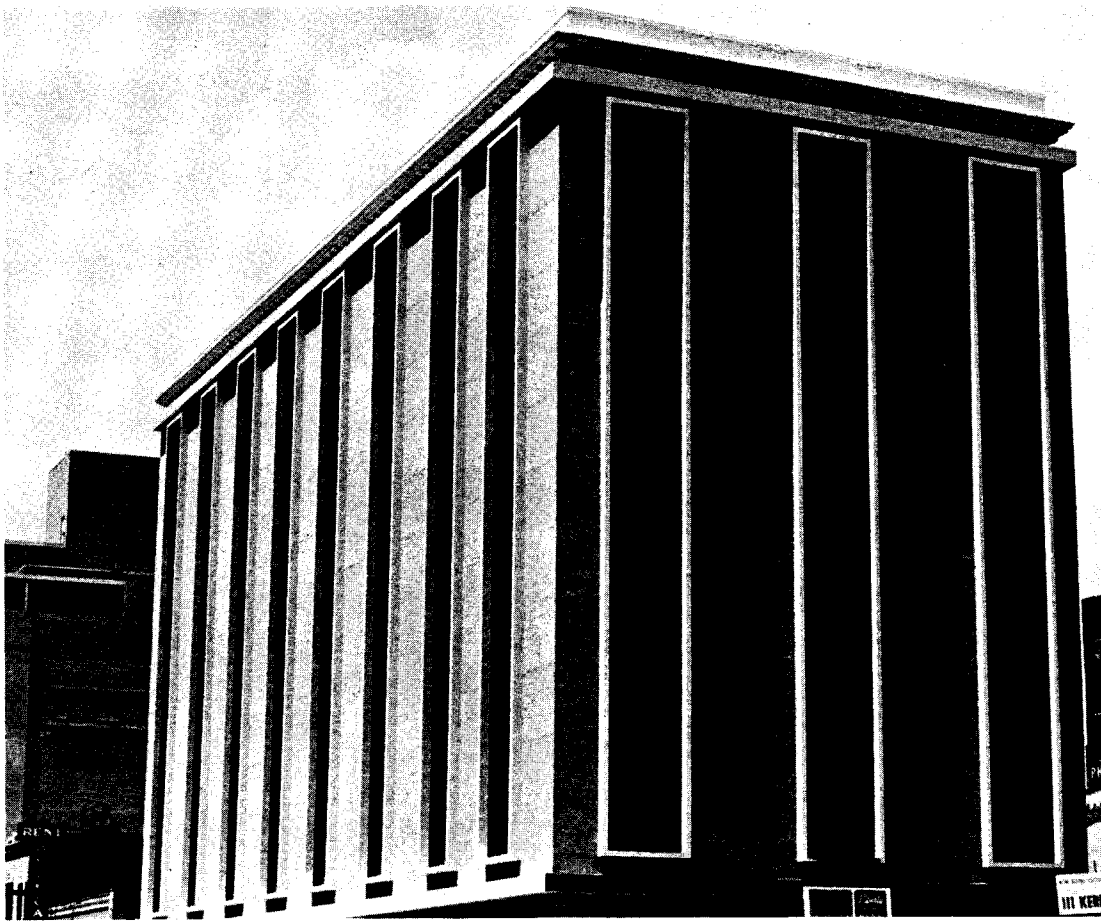
A year ago, the Authority noted

the beginning of the General Neighborhood Renewal Plan for the city's central business district.

Completed, it sets guidelines for renewal of some 528 acres in an area of aged, dilapidated structures interspersed with modern office buildings and handicapped by an adverse traffic pattern, lack of convenient parking and too wide a dispersal of retail facilities.

A series of urban renewal projects within the framework of the Central Business District GNRP will transform the downtown area into a pleasant place to work, shop and

DOWNTOWN RENEWAL



Kerr Avenue Building

live. By stimulating some \$200 million worth of private spending for downtown construction in the next 10 years, reversing the exodus to suburban areas and by increasing the tax yield, the area will be returned to its highest economic, social and cultural use and become once again the vibrant central core necessary to the health of our modern American city.

During the past year, the Authority hired I. M. Pei and Associates, New York City, to initiate the

overall urban design and redevelopment planning for the GNRP; Barton-Aschman Associates, Evanston, Illinois, to complete the traffic and parking plan; Morton Hoffman and Company, Baltimore, Md., for the economic and marketability study, and Carter and Burgess, Oklahoma City and Fort Worth engineers and planners, to develop the GNRP engineering and urban renewal planning.

By November, 1964, a 10 by 12-foot scale model was completed to

illustrate the planning phase and show how Oklahoma City will look when the GNRP is completed. Certainly it captures the imagination of everyone who sees it.

The GNRP includes a nine-block Tivoli Garden, a four-block air-conditioned retail galleria, the modern 40-floor office building already planned at the corner of Main and Broadway, renewal of Park Avenue and extensive hotel expansion and construction to serve the new Convention Center.

Six high-rise apartment towers and numerous smaller apartment units, surrounded by wide expanse of grass and trees are proposed for the northwestern area.

With its completion, Oklahoma City is destined to be the showcase of the Southwest.

By January, 1965, all consultants' studies were completed. The Board approved the GNRP June 24, 1965, and transmitted it to the Housing and Home Finance Agency and the City Council, which referred it to the City Planning Commission June 29. The Authority is now waiting approval.

Downtown redevelopment is expected through four separate projects. First of these, Project 1-A, includes the southeastern part of the Central Business District, with the Community Center, Mummers Theater, the 40-floor office building, renewal of Park Avenue, hotel expansions and a section of Tivoli Garden.

A planning and Survey Application for the project has been filed and an advance of funds is expected by September 1, 1965. Planning is expected to be completed within six to eight months by the same four consultants who developed the GNRP and by the Community Council of Oklahoma City and County, which is undertaking a relocation study.

Project 1-A is a massive undertaking. However, as the first project in the Central Business District, it will be the symbol of downtown urban renewal. And although it is planned over the next 10 years, concrete evidence of its progress is expected soon.



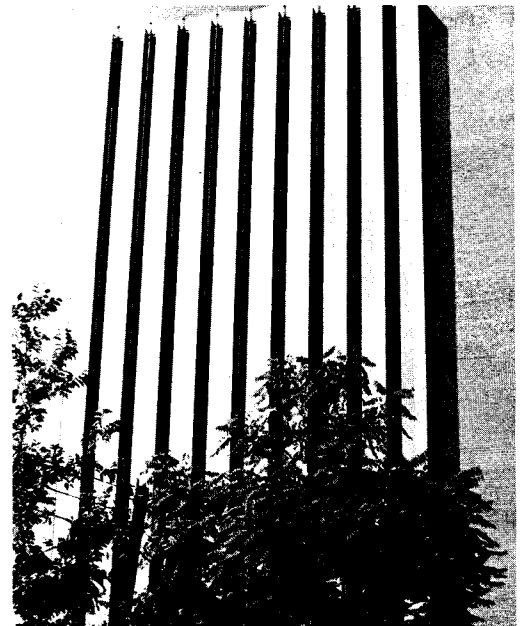
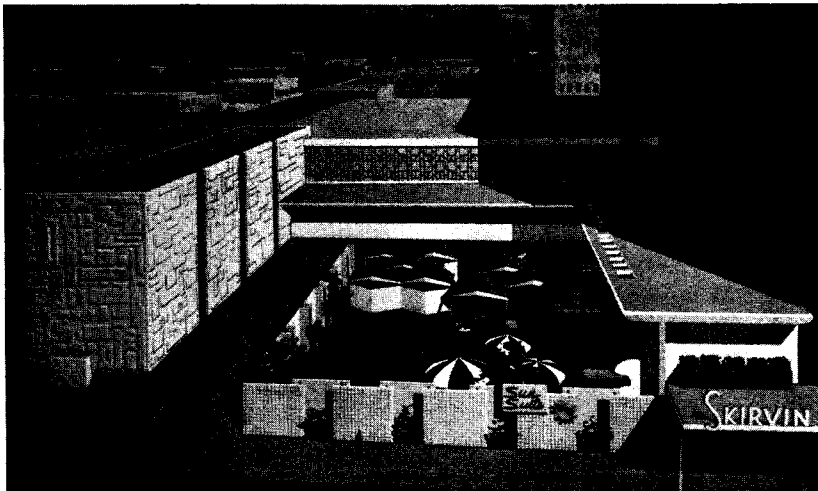
Continental Apartments

Sheraton Hotel



Southwestern Bell Telephone Co.

Skirvin Hotel



UNIVERSITY MEDICAL CENTER

The Medical Center urban renewal area consists of a mostly residential neighborhood next to the University of Oklahoma Medical Center. It is bounded by NE 13th Street, Stonewall Avenue on the east, Durland Avenue on the west and reaches south to NE 4th. Renewal is aimed at restoring the blighted area to its highest use by analyzing existing conditions and the future market.

For new development, the Urban Renewal Plan proposes two sites which total 23.7 acres for multi-family residential construction and two sites for school expansion

and recreation. There are five sites totalling 3.1 acres for new institutions or church expansion, and the Capitol Expressway right-of-way will total 29.8 acres. The program is expected to generate \$8,750,000 in private re-investment with 66.6 acres to be cleared and 175.4 acres planned for rehabilitation of existing structures.

The City Planning Commission found the Urban Renewal Plan in conformance with the General Plan of Oklahoma City on September 9, 1964 and public hearings were held October 5 and 12 before Council approval October 13, 1964. After a joint hearing the Capitol Im-

NE 13th forms north boundary



provement and Zoning Commission approved the plan on January 23, 1965, and the Medical Center Improvement and Zoning Commission approved it April 9, 1965.

Before funds can be advanced, however, federal regulations require the Local Public Agency in charge of the project to secure cooperation agreements from

public agencies contributing to the local share of the project cost.

On February 13, 1965, the University of Oklahoma regents agreed to purchase and clear land in the area for an estimated \$1.8 million.

On April 1, 1965, Oklahoma's highway department,

NE 4th forms south boundary



after Oklahoma County Commissioners agreed to make funds available to the department, agreed to purchase the cleared right of way for the Expressway for \$700,000.

On May 11, 1965, the Oklahoma City Board of Education agreed to purchase two school expansion and recreation sites for \$121,988.

On June 1, 1965, the City recognized the other agreements and agreed to make improvements of roads, un-

derground utilities, shade trees and recreation developments for \$332,614.

The Urban Renewal Board then authorized the filing of an application for loan and grant May 13, 1965. Federal approval of the renewal plan and the loan and grant application is expected this summer. The Medical Center program will then enter the execution phase. The project is expected to be completed by the end of 1968.

HOSPITAL FEASIBILITY

Because St. Anthony, Presbyterian and Mercy Hospitals plan expansions that might be creditable to Oklahoma City's one-third share of the cost of an urban renewal project, the Urban Renewal Board authorized a feasibility study to determine the area's eligibility for urban renewal.

The Hospital District is adjacent to the GNRP. On October 22, 1964, the Authority received a planning advance of \$15,477 from the Housing and Home Finance Agency and on October 30 authorized Carter and Burgess to undertake a feasibility study. The completed study was approved by the Board April 13, 1965.

The percentage of dilapidated structures, mixed land uses and adverse traffic pattern make the district eligible. However, the large number of sound structures with their high acquisition costs precludes redevelopment in the near future.



JOHN F. KENNEDY DISTRICT

This school district, in which the new \$2 million John F. Kennedy Junior High School was recently completed, is a substantially blighted residential area located east of the present Medical Center Urban Renewal Area. To take advantage of the opportunity to credit the cost of the new school to the city's share of an urban renewal project, the Authority is currently in the early stages of survey. When the exact condition of this area is better known, the Authority expects to begin detailed planning for an urban renewal project.

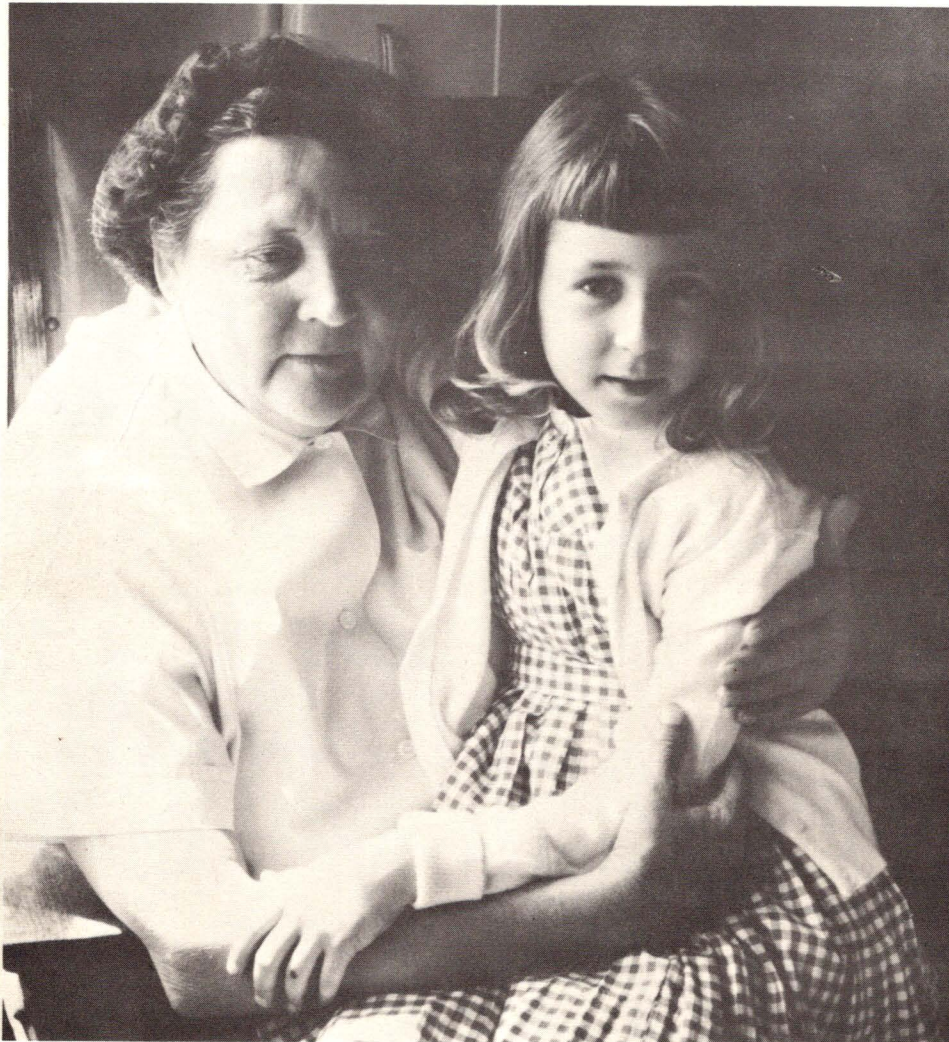


URBAN EDUCATION PROGRAM

Recognizing that an effective revitalization of a blighted area requires not only an improvement of the physical environment, but also the development of programs designed to help the resident take individual action to improve his own standard of living, the Authority authorized Oklahoma University's Urban Science Program to develop an education program for the residents of the University Medical Center Urban Renewal Area.

On January 19, 1965, the proposed program was presented the Urban Renewal Board, a subcommittee of which is now studying the program in relation to the Adult Education Plan already in operation in Oklahoma City. The study proposes a series of courses in leadership, family finance, marriage and family, child care, homemaking and citizenship.

The purpose is to help the residents preserve and enhance the improved environment which urban renewal will bring to the area.



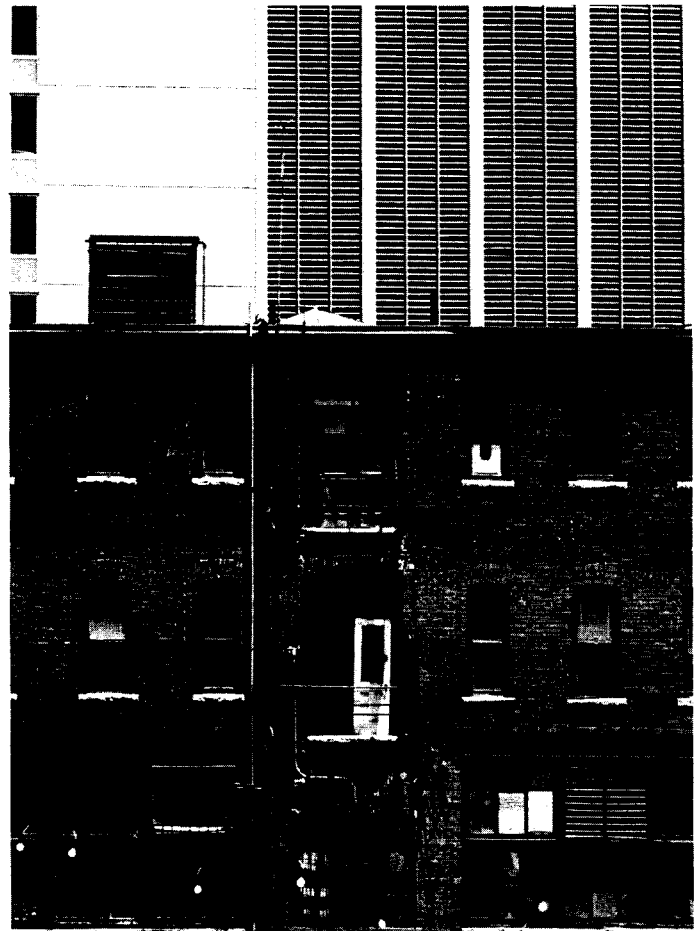
ARCHITECTURAL STUDIES

Multi-family housing in the Medical Center Program will be financed by a low-interest loan provided through the Federal Housing Act, Section 221 (d) (3). It will be constructed by a private developer.

The Authority felt, however, that a thorough study of the proposed housing was needed to keep construction costs at a level low enough to enable the developer to set rents which residents of the area could afford.

In April, 1964, the Authority authorized the University of Oklahoma School of Architecture to undertake the study. Four possible schemes were developed for these apartments. Each scheme embodies low construction costs and attractive design.

The schemes, with supporting material, were submitted to the Authority on August 10, 1964, and approved by the Board of Commissioners April 13, 1965.



OKLAHOMA CITY URBAN RENEWAL AUTHORITY
Consolidated Balance Sheet As of June 30, 1965


ASSETS

Current Assets:
Cash On Hand—Fidelity
National Bank
and Trust Company ... \$16,129.15
Accounts Receivable:
Revolving Fund
(Joint Activities) 1,856.12
Total Current Assets \$ 17,985.27
Project Costs:
Total Project Costs To Date 707,918.88
TOTAL ASSETS \$725,904.15

LIABILITIES

Accrued Interest Payable:
To H.H.F.A. — Advance Payments \$ 28,562.98
Advances and Loans Payable:
To H.H.F.A. — Advance Payments 696,919.00
Uncommitted Fund Balance:
Funds Received from the City of
Oklahoma City on
December 11, 1962 422.17
TOTAL LIABILITIES \$725,904.15

CERTIFIED TO BE CORRECT


Executive Director


Assistant Director

OKLAHOMA CITY URBAN RENEWAL AUTHORITY
Consolidated Bank Reconciliation

July 1, 1964 — June 30, 1965

Cash Balance per Statement at 7-1-64... \$49,487.73

Add: Deposits Made 7-1-64
through 6-30-65 \$612,859.15

Deduct: Check Vouchers
written and presented
for payment during
current period \$643,774.16

Check Vouchers
Outstanding at
6-30-64 and presented for
payment during
current period 2,443.57

Total Deductions ... \$646,217.73

Net Cash Reduction
During Period \$33,358.58

Cash Balance per Books
as of June 30, 1964 \$16,129.15