



LIFT-OFF 1966

FIFTH ANNUAL REPORT OF THE OKLAHOMA CITY URBAN RENEWAL AUTHORITY
FOR THE FISCAL YEAR ENDING JUNE 30, 1966



OKLAHOMA CITY URBAN RENEWAL AUTHORITY
 22 PARK AVENUE • OKLAHOMA CITY, OKLA. 73102 • PHONE CE 2-2477

JAMES T. YEILDING
 Executive Director

RALPH L. BOLEN
 Chairman
 F. D. MOON
 Vice Chairman
 C. HAROLD THWEATT
 Secretary
 JIM LOOKABAUGH
 W. M. HARRISON

Honorable George H. Shirk, Mayor
 City 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 Fifth Annual Report for the fiscal year ending June 30, 1966. We are proud to report two renewal projects under way this year and the third in the final stage of preparation.

In October 1965, the University Medical Center project received final approval of the Department of Housing and Urban Development, and operations began in that area in February of this year. Final approval of the John F. Kennedy project was received on July 5, 1966. Planning of Project 1-A, the first phase of the Central Business District renewal program, is complete; the documents are being compiled for official review by the Board of Commissioners, Planning Commission and City Council.

To date we have brought to Oklahoma City \$1-1/4 million in planning money and have federal grant reservations amounting to more than \$41 million. But even more significant is the fact that expenditure of these funds, making possible the redevelopment of some of the most badly deteriorated areas of our city, will spur the investment of private capital conservatively estimated at \$100 million and will increase assessed valuations by at least 2-1/2 times.

Although opposition for a time threatened the Kennedy project, we were able, with the assistance of Professor Wheeler Frisbie of Oklahoma City University, to meet the objections through a fuller explanation of the plans and through agreements that should, if anything, strengthen the program.

The other Commissioners join me in thanking you, the City Council, Planning Commission and other officials and people of the city for their continued confidence in and cooperation with this Authority.

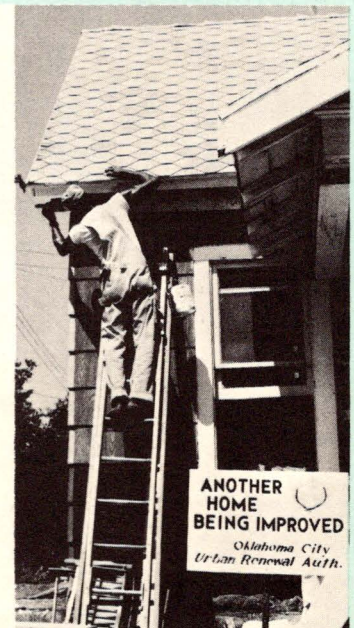
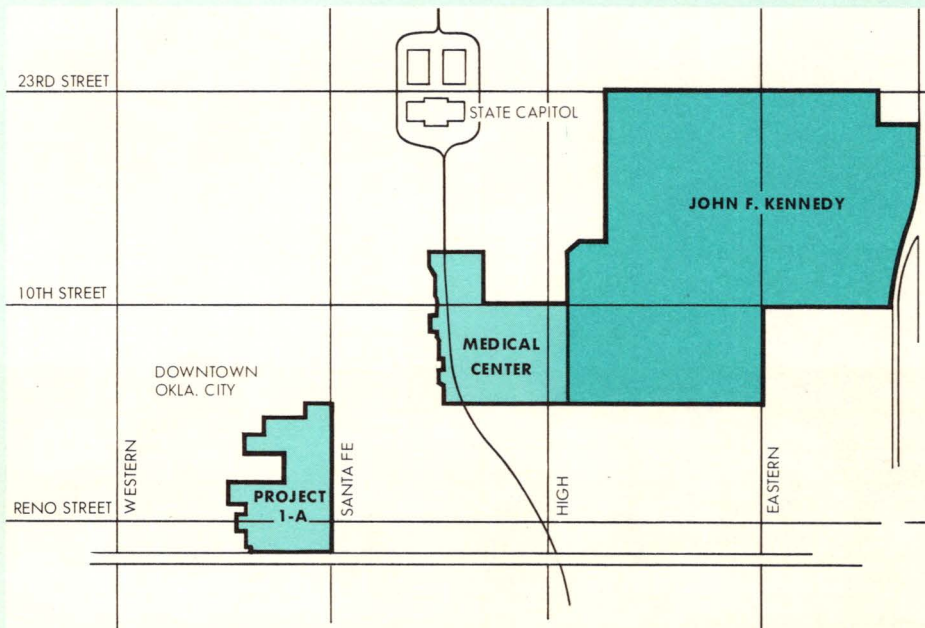
Very truly yours,

 Ralph L. Bolen, Chairman

RLB/pl

"...3...2...1... Ignition..."

A Report to Mayor George Shirk and the City Council on the successful launching of Oklahoma City's first Urban Renewal programs



After a countdown of more than two years, Oklahoma City's first Urban Renewal program, the University Medical Center project, lifted smoothly from the launching pad into orbit on Valentine's Day, 1966.

Less than five months later the huge John F. Kennedy project was launched, receiving final approval from the Department of Housing and Urban Development on July 6, 1966. Most of the planning of this program, one of the largest ever undertaken in the United States, had been accomplished in the intervening period, setting what is undoubtedly a record for Urban Renewal "space shots."

Meanwhile, after a few holds necessitated by concentration on the Kennedy program, the countdown is proceeding smoothly toward Oklahoma City's third and most ambitious launching, that of Project 1-A of the dramatic, multi-stage, Central Business District renewal program. The detailed planning has been completed, and plans are being assembled for review by the Planning Commission and City Council this fall.

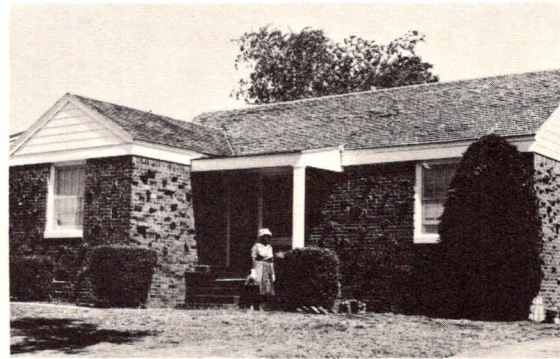
But, like NASA, the Oklahoma City Urban Renewal Authority (OCURA) is not resting on its laurels. At the request of the City Council, the area south of Northeast 4th Street, adjoining the Medical Center project, is being studied as a potential new renewal project. A restudy of the Medical Center project itself is under way to accommodate proposed expansion of the University of Oklahoma Medical Center to a major Health Sciences Foundation unequalled in the Southwest.

And with the additional Urban Renewal projects proposed by the Planning Department's long-range Community Development Program, it is evident that the OCURA launching pad will be the scene of purposeful activity for a long time to come.

... Lift-Off, 1966 "



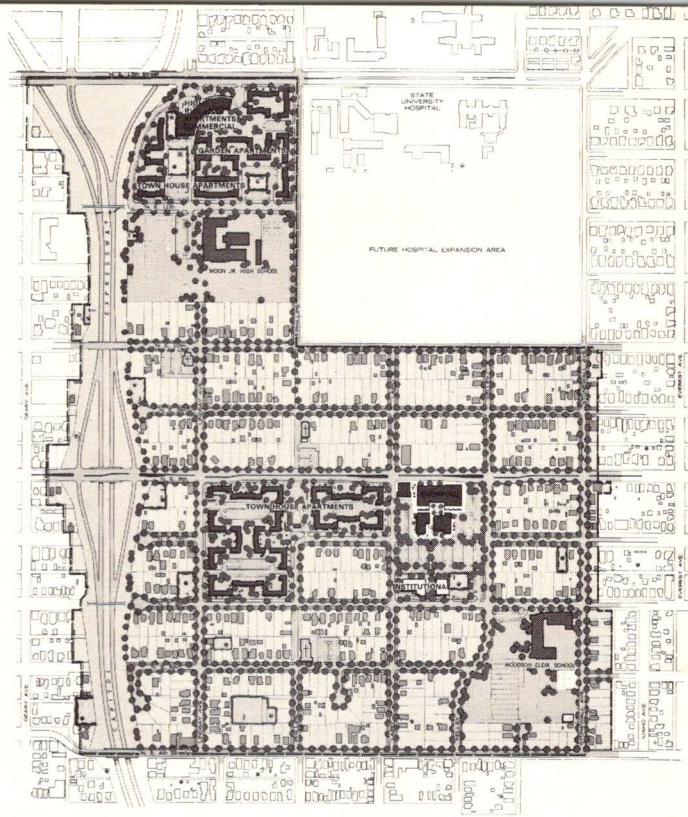
Relocation: Out of this house. . .



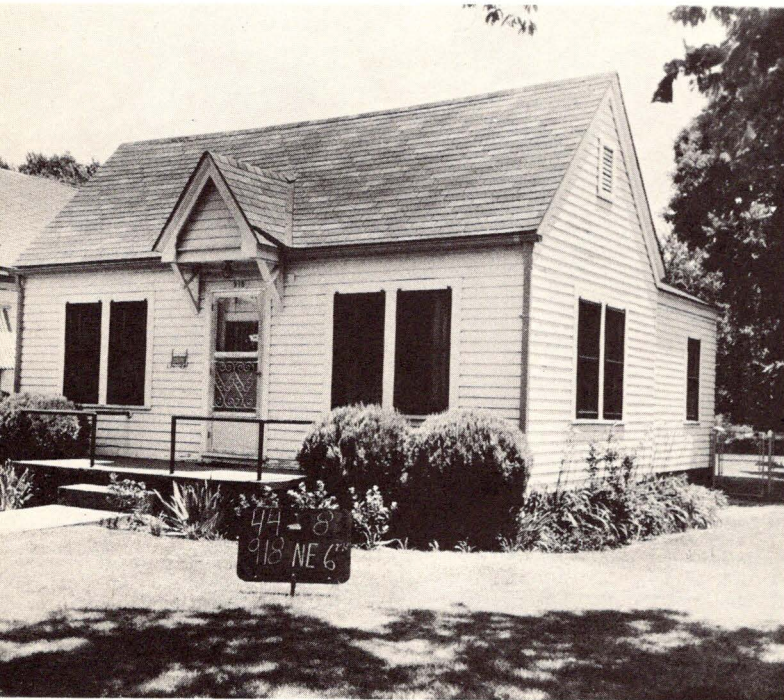
. . . and into this one.

	Medical Center	John F. Kennedy	1-A	Totals
Size in acres	240	1,257	134	1,631
Net cost	\$8,403,128	\$20,987,955	\$40,000,000*	\$69,391,083
Total structures	1,343	6,028	426	7,797
Standard structures	198	1,095	96*	1,389
Structures to be rehabilitated	256	2,898	23*	3,177
Structures to be cleared	889	2,035	340*	3,264
Families to be relocated	773	1,720	97*	2,590
Individuals to be relocated	312	616	806*	1,734
Projected completion year	1969	1972	1973	-----

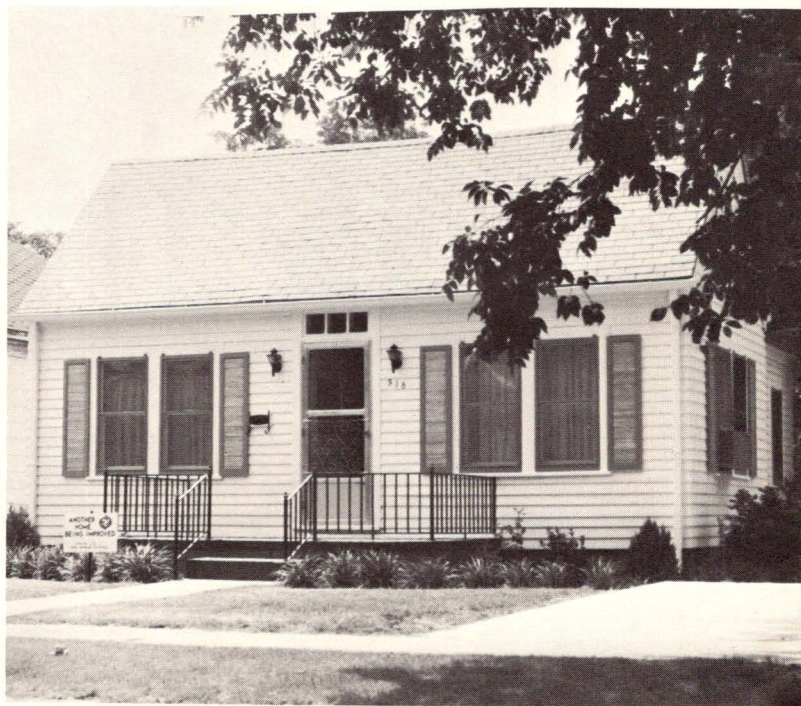
* Figures tentative



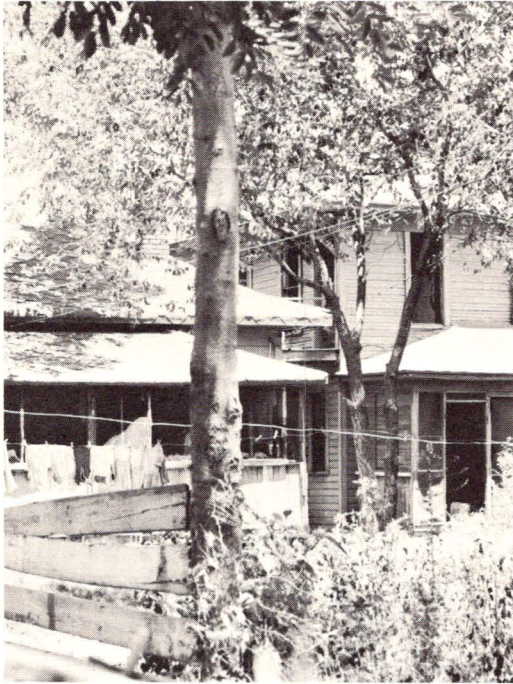
University Medical Center



Rehabilitation; This home in the Medical Center area . . .



. . . now looks like this.



The need for renewal is evident everywhere.

Project

Planning of Oklahoma City's first Urban Renewal project, a 240-acre area south and west of the University Medical Center, began in 1963. Plans were completed about a year later, but problems inherent in any pioneer program delayed final approval until October 1965.

By February of this year, however, a staff was in the field and the University Medical Center project officially got under way. The field office, initially located in the Bethlehem Center, was moved to 601 NE 5th to house a staff that now numbers 16 persons.

By July 1, the first property rehabilitation had been completed; remodeling was under way on four additional homes, and property-improvement supervisors were working with some 35 other owners. The average cost per project, so far, is almost exactly the \$3,700 that had been predicted, and both 3-per-cent loans and direct grants are being used to finance the work.

Also by July 1, negotiators with Coates Field Service, Inc., under contract to the Urban Renewal Authority, had obtained signed options on about 180 pieces of property, and the purchase of another 50 parcels had been completed. From some of this property, 20 families and 4 individuals had been moved to safe, standard housing, and relocation counselors were working with another 32 families, 4 individuals and 4 businesses displaced by the purchases.

Clearance of the first of 640 buildings to be demolished in the project area is scheduled to begin in August after the opening of bids on demolition contracts early that month.

Although moving ahead, some aspects of the program have been slightly slower than anticipated, for many reasons. Residents have been somewhat skeptical of the rehabilitation proposals, many refusing to believe that they are eligible for outright grants of up to \$1,500 each, with no strings attached. The average age of property owners so far contacted is about 65, and some of these elderly people have been reluctant to commit themselves to payments on property-improvement loans. Although OCURA has been assured that welfare recipients will receive increased payments to cover loan installments, some have so far failed to believe this assurance.

Initial contacts by some of the property negotiators apparently were not the most tactful, leading to some distrust in the area of the property-purchasing procedures. Orientation and regular briefing sessions have since been held with the negotiators, and it is believed the major portion of this difficulty has been overcome.

Original plans for the Medical Center project called for the clearance of 889 buildings and the relocation of 773 families. But if a major revision in the plan, now under study, is approved, these figures will increase appreciably.

The City Council and Planning Commission, at the request of the University of Oklahoma Board of Regents, have called on the Urban Renewal Authority to study an amendment to the plan that would permit the OU Medical Center to expand to a major Health Sciences Center. This center would like to acquire all of the land in the project area north of NE 8th Street, as well as about 14 blocks in the John F. Kennedy project to the east.

The Medical Center Urban Renewal project, under present plans, is scheduled to cost about \$8.4 million and to be completed in 1969. The project area is bounded roughly by NE 13th Street, Stonewall Avenue, NE 4th Street and the proposed Capitol Expressway right-of-way, which generally follows Durland Avenue on the west.

Key:



Present Medical Center Expansion Area



Proposed Health Sciences Center



Urban Renewal Project Areas

LINCOLN

STONEWALL

LOTTIE

13 th ST.

UNIV. MED. CNTR.

Medical

10 th ST.

8 th ST.

KELLY

6 th ST.

4 th ST.

GEARY

LINDSAY

PHILLIPS



Mainly by design — but in large part, also, by happy coincidence — Oklahoma City's first two Urban Renewal projects surround what promises to be one of the major medical research and treatment centers of the Southwest.

When planning of the University Medical Center Urban Renewal project began in 1963, the Medical Center itself, located at the northeast corner of the renewal area, had modest plans for expansion. The Urban Renewal Authority omitted from its proposed project some 50 acres marked for future growth of the OU School of Medicine and its related facilities.

But in 1964, Medical Center officials became aware of the need and the potential for a comprehensive Oklahoma Health Center, composed of the School of Medicine and allied educational programs, closely related state agencies, private and federal hospitals and research institutions.

The Oklahoma Health Sciences Foundation, Inc., was founded in 1965. And its plans now call for a \$160 million Health Sciences Center that by 1976 will be, rather than a 50-acre Medical School, a carefully planned, 240-acre medical sciences complex.

At the request of the Health Sciences Foundation, a restudy of the Medical Center Urban Renewal Plan is now under way. If the change in the plan is

Science and Urban Renewal

approved, the foundation will be able to acquire all of the land east of the Medical Center to the Capitol Expressway right-of-way (about Durland Avenue) and south to NE 8th Street.

Dr. James Dennis, dean of the OU Medical School, predicted recently that the fully developed center will have the same impact on Oklahoma City that Tinker Air Force Base has had on Midwest City and will offer comparable job opportunities. Operating costs of the center are expected to come to at least \$40 million a year.

The proposed center will include, in addition to the Medical School, University Hospital, Oklahoma Medical Research Foundation, Veterans Administration Hospital and other institutions already in the area, such facilities as the following:

Private hospitals and other private medical uses (Presbyterian Hospital already plans to locate in the area), dental clinics, School of Public Health, schools for dental teaching and basic science teaching, a rehabilitation center, community mental health center, state and city-county health departments, a library, computer center, auditorium, nursing school, centers for the study of heart, cancer and other diseases, expanded research facilities, student and faculty housing and other uses.

About \$90 million of the total investment is expected to be made by the University, and the rest will be in private or other public facilities.



Property owners learn how to maintain their homes.

It's the Individual Who Counts

Urban Renewal, particularly as it is being carried out in Oklahoma City, means far more than the acquiring and clearing of land, the rehabilitating of structures and the physical redevelopment of an area. The Urban Renewal Authority is vitally concerned also with the renewal and rehabilitation of the individual.

A comprehensive counseling and educational program has been undertaken by the Authority with the goal of helping those affected by Urban Renewal to become self-reliant, responsible, productive citizens of the community. Many organizations and individuals are assisting with this effort.

In the Medical Center project, the property-rehabilitation staff recently held a series of home-maintenance clinics, with the assistance of home builders, painters, plumbers, electricians, the Fire Department and others.

The Oklahoma County Home Demonstration Agent's office is cooperating in home-making programs on subjects ranging from the making and mending of clothing to preparation of meals, using low-cost foods. In this effort they are assisted by the Oklahoma Gas & Electric Co. and the Oklahoma Natural Gas Co., which are rewriting their kitchen manuals to include the use of surplus commodities and other low-priced foods.

Classes in the basic elements of family finance are being planned, and a training session for the Medical project staff was scheduled late in July. The Oklahoma City Board of Education is training teachers to carry out this program, and the University of Oklahoma also is cooperating in this field.

The Community Relations staff, working with the Oklahoma City Board of Realtors and Oklahoma City Realists, is developing a series of seminars on practical factors to be considered in the buying of a home. Volunteer workers from VISTA (Volunteers In Service To America) are assisting the staff in this and other programs and in organizing neighborhood and block groups within the project area.

In anticipation of personal problems to be encountered in the downtown renewal program, the Authority has held numerous meetings with officials of churches and missions located in the business district. The Community Council, the City and the Council on Alcoholism have participated in many of these sessions, seeking solutions to the problems that confront the homeless men, the derelicts and alcoholics who inhabit Oklahoma City's "skid row."

As the Authority's various programs progress, trained personnel will be added to the staff to provide social work in depth and diagnostic and referral services to those with severe problems. Already the staff is working closely with the Urban League's Job Opportunity Center and with the Job Corps. Programs for the aged, suspended during the summer heat, will resume in the fall, and plans are in the mill for various types of youth programs.

To assist the businessmen — and particularly the operators of small or marginal businesses — who are displaced by Urban Renewal, the Business Research Center at Oklahoma City University has agreed to organize a series of seminars in management, accounting, inventory control, advertising, etc. All of these services will be available without charge.

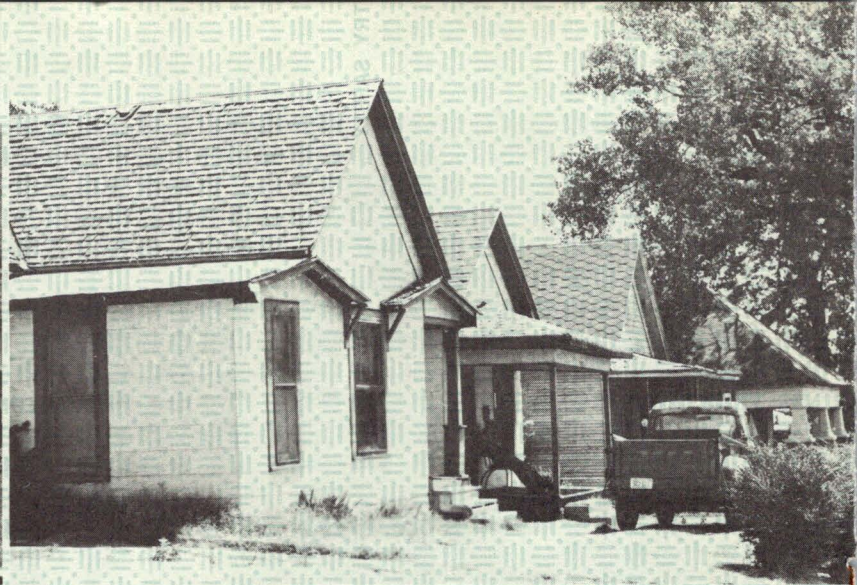
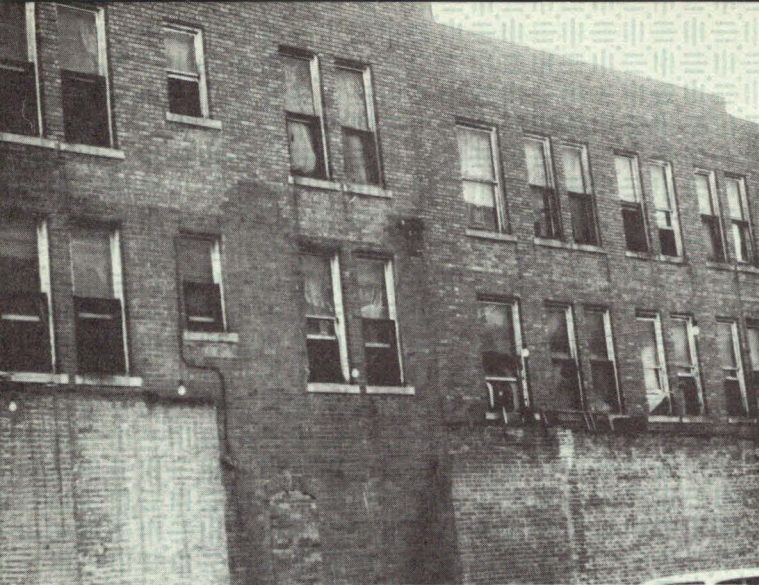
No longer is Urban Renewal synonymous only with "slum clearance." Today, especially in Oklahoma City, it is the people to be affected who are the chief concern of the Urban Renewal Authority.



Consolidated Project Costs

as of June 30, 1966

PROJECT COSTS:	Cumulative Costs as of 6-30-65	Costs This Period	Cumulative Costs as of 6-30-66
Survey and Planning Activities	\$356,989.00	\$ 11,493.75	\$ 368,482.75
Salaries and Wages	32,125.84	167,119.11	199,244.95
Travel Expense	2,625.66	9,628.33	12,253.99
Retirement Contributions: F.I.C.A. & Hospital Insurance	830.91	6,774.65	7,605.56
Publications & Brochures	3,750.00	6,877.64	10,627.64
Administrative Overhead & Services	10,702.79	77,738.95	88,441.74
Legal Fees & Services	1,700.00	600.00	2,300.00
Project Inspection Fees	-0-	66,729.00	66,729.00
Interest Expense	8,955.88	44,300.32	53,256.20
Survey and Planning Expense	289,700.00	238,775.00	528,475.00
Real Estate Purchases	-0-	393,550.00	393,550.00
Acquisition Expenses	-0-	228,163.10	228,163.10
Relocation Expenses	-0-	63,018.00	63,018.00
Appraisals for Disposition	-0-	48,025.00	48,025.00
Operation of Acquired Property	-0-	(1,829.18)	(1,829.18)
Rehabilitation Expense	-0-	433.50	433.50
Office Furniture and Equipment	538.80	12,692.96	13,231.76
TOTAL PROJECT COSTS	\$707,918.88	\$1,374,090.13	\$2,082,009.01



Consolidated Balance Sheet

as of June 30, 1966

	OKLA. R-20 University Medical Center	OKLA. R-26 Central Business District	OKLA. R-27 Oklahoma City Hospital District	OKLA. R-30 Central Business District 1-A	OKLA. R-35 John F. Kennedy	OKLA. CITY Urban Renewal Authority
ASSETS						
Current Assets:						
Cash in Bank						
Fidelity National Bank	\$ 330,794.65	\$ 1,247.00	-	\$109,204.33	\$ 1,519.36	\$ 349.25
1st National Bank	826,872.00	-	-	-	-	-
Liberty National Bank	826,872.00	-	-	-	-	-
City National Bank	215,819.80	-	-	-	-	-
Total Cash in Bank	\$2,200,358.45	\$ 1,247.00	-	\$109,204.33	\$ 1,519.36	\$ 349.25
Accounts Receivable:						
Revolving Fund	\$ 45,499.00	-	-	\$ 12,000.00	-	-
Tenants	539.26	-	-	-	-	-
Other	30.84	-	-	445.00	-	-
Total Accounts Receivable	\$ 46,069.10	-	-	\$ 12,445.00	-	-
Total Current Assets	\$2,246,427.55	\$ 1,247.00	-	\$121,649.33	\$ 1,519.36	\$ 349.25
Project Costs to Date	\$1,083,340.50	\$366,337.26	\$14,510.72	\$434,233.04	\$183,587.60	-
Relocation Payments	\$ 4,017.57	-	-	-	-	-
Rehabilitation Grant Costs	\$ 4,500.00	-	-	-	-	-
TOTAL ASSETS	\$3,338,285.62	\$367,584.26	\$14,510.72	\$555,882.37	\$185,106.96	\$ 349.25



LIABILITIES & CAPITAL

	OKLA. R-20 University Medical Center	OKLA. R-26 Central Business District	OKLA. R-27 Oklahoma City Hospital District	OKLA. R-30 Central Business District 1-A	OKLA. R-35 John F. Kennedy	OKLA. CITY Urban Renewal Authority
Current Liabilities:						
Accounts Payable—						
Revolving Fund	\$ 21,642.27	-	-	\$ 4,313.46	\$ 10,506.96	-
Trust & Deposit Liabilities	1,564.61	-	-	-	-	-
Other Liabilities	-	\$ 445.00	-	-	-	-
Total Current Liabilities	\$ 23,206.88	\$ 445.00	-	\$ 4,313.46	\$ 10,506.96	-
Accrued Interest Payable:						
To Department of Housing & Urban Development:						
Advances	-	-	-	\$ 11,537.91	-	-
GNRP Advances	-	\$ 17,419.26	-	-	-	-
Feasibility Survey	-	-	\$ 502.09	-	-	-
Temporary Loans	\$ 23,796.94	-	-	-	-	-
Advances & Loans Payable:						
To Department of Housing & Urban Development:						
Advances	-	-	-	\$540,031.00	-	-
GNRP Advances	-	\$349,720.00	-	-	-	-
Feasibility Survey	-	-	\$14,008.63	-	-	-
Temporary Loans	\$2,882,180.00	-	-	-	-	-
To Others	9,101.80	-	-	-	\$174,600.00	-
Uncommitted Fund Balance						\$349.25
Capital:						
Local Cash Grants-in-Aid	\$ 400,000.00					
TOTAL LIABILITIES & CAPITAL	\$3,338,285.62	\$367,584.26	\$14,510.72	\$555,882.37	\$185,106.96	\$ 349.25

CONTRACTS FOR TECHNICAL AND PROFESSIONAL SERVICES

(FOR FISCAL YEAR 1965)

Jim Adams	Real Estate Appraiser	\$ 3,575.00
C. "Bud" Bassett	Real Estate Appraiser	\$ 4,145.00
Robert M. Constant	Real Estate Appraiser	\$ 3,815.00
R. D. Corlett	Real Estate Appraiser	\$ 4,100.00
Archie Cummings	Real Estate Appraiser	\$ 3,625.00
H. A. Eckhard	Real Estate Appraiser	\$ 3,710.00
Beyrl C. Erwin	Real Estate Appraiser	\$ 3,200.00
John E. Feuerborn	Real Estate Appraiser	\$ 3,520.00
H. J. Garrett	Real Estate Appraiser	\$ 3,700.00
Morris Head	Real Estate Appraiser	\$ 3,690.00
Russell E. Swan	Real Estate Appraiser	\$ 3,790.00
Gordon B. Trimble	Real Estate Appraiser	\$ 4,395.00
J. V. Tully	Real Estate Appraiser	\$ 3,880.00
K. D. Turner	Real Estate Appraiser	\$ 3,970.00
Frank Whitaker	Real Estate Appraiser	\$ 3,440.00
Cord B. Wilson	Real Estate Appraiser	\$ 3,675.00
Larry Smith & Co.	Reuse Appraiser	\$ 7,200.00
Henry J. Garrett	Real Estate Appraiser	\$ 23,225.00
W. Van Joyce	Real Estate Appraiser	\$ 37,100.00
George Reeves, Jr.	Real Estate Appraiser	\$ 14,600.00
Oscar Monrad	Real Estate Appraiser	\$ 12,000.00
Ray J. Spradling	Real Estate Appraiser	\$ 13,700.00
Ray J. Spradling	Real Estate Appraiser	\$ 5,750.00
R. D. Corlett	Real Estate Appraiser	\$ 12,250.00
R. D. Corlett	Real Estate Appraiser	\$ 2,000.00
Wm. S. Winter	Real Estate Appraiser	\$ 12,750.00
Frank Grass	Real Estate Appraiser	\$ 12,850.00

J. T. Breckenridge	Real Estate Estimator	\$ 330.00
Leora H. Christian	Real Estate Estimator	\$ 690.00
Robert Constant	Real Estate Estimator	\$ 675.00
Carl Corbin	Real Estate Estimator	\$ 750.00
R. D. Corlett	Real Estate Estimator	\$ 550.00
Archie Cummings	Real Estate Estimator	\$ 1,620.00
Willard Darks	Real Estate Estimator	\$ 600.00
Arthur B. Dakin	Real Estate Estimator	\$ 690.00
H. A. Eckhard	Real Estate Estimator	\$ 675.00
Cecil E. Emery	Real Estate Estimator	\$ 690.00
Beyrl C. Erwin	Real Estate Estimator	\$ 600.00
J. E. Feuerborn	Real Estate Estimator	\$ 630.00
Ben C. Frazier	Real Estate Estimator	\$ 600.00
Lanny A. Gardner	Real Estate Estimator	\$ 750.00
Thelma Goines	Real Estate Estimator	\$ 675.00
Israel Grayson	Real Estate Estimator	\$ 600.00
Mitch Hall	Real Estate Estimator	\$ 600.00
Morris Head	Real Estate Estimator	\$ 550.00
Thomas J. Hill	Real Estate Estimator	\$ 780.00
Haywood C. Jackson	Real Estate Estimator	\$ 600.00
I. H. Jackson	Real Estate Estimator	\$ 585.00
Lawrence J. C. Jones	Real Estate Estimator	\$ 690.00
W. H. King	Real Estate Estimator	\$ 1,455.00
Jamie O'Neill	Real Estate Estimator	\$ 540.00
Bill Paparonis	Real Estate Estimator	\$ 630.00
Lane Poe	Real Estate Estimator	\$ 600.00
Armerdeen Pointer	Real Estate Estimator	\$ 1,365.00
L. E. Richardson	Real Estate Estimator	\$ 1,500.00
Charles E. Tompkins	Real Estate Estimator	\$ 330.00

List of Contracts

E. D. Hill, Jr.	Surveyor	\$ 345.00
I. M. Pei & Associates	Architects and Planners	\$ 45,750.00
Carter & Burgess	Engineers and Planners	\$ 104,255.00
Barton-Aschman Associates	Parking and Traffic Consultants	\$ 33,500.00
Morton Hoffman & Co.	Urban and Economic Consultant	\$ 55,650.00
Community Council	Family & Individual Relocation Consultant	\$ 8,280.00
Ackerman Associates	Public Information Consultant	\$ 47,725.00
Larry Smith & Co.	Reuse Appraiser	\$ 8,000.00
Tomerlin & High	Attorneys	\$ 2,400.00
Urban Action Foundation, Inc.	Film Rights -- "Tale of Two Cities"	\$ 5,000.00
Carter & Burgess	Engineers and Planners	\$ 189,500.00
Community Council	Family & Individual Relocation Consultant	\$ 11,000.00
Oklahoma City University	Business Relocation Consultant	\$ 8,990.00
Edith Rogers & Co.	Business Relocation Surveyor	\$ 2,843.00
Larry Smith & Co.	Market Analyst and Reuse Appraiser	\$ 17,000.00
Thompson Engineering Co.	PERT Chart Contractor	\$ 2,553.00
Jim Adams	Real Estate Estimator	\$ 675.00
W. H. (Bill) Argo	Real Estate Estimator	\$ 855.00
Jerald W. Ashby	Real Estate Estimator	\$ 270.00
C. "Bud" Bassett	Real Estate Estimator	\$ 735.00
Frank Boydston	Real Estate Estimator	\$ 690.00

John A. Townsend	Real Estate Estimator	\$ 580.00
Gordon B. Trimble	Real Estate Estimator	\$ 705.00
J. V. Tully	Real Estate Estimator	\$ 1,110.00
K. D. Turner	Real Estate Estimator	\$ 600.00
R. L. Turner	Real Estate Estimator	\$ 600.00
Zenophon Warrior	Real Estate Estimator	\$ 600.00
Cord B. Wilson	Real Estate Estimator	\$ 630.00
W. H. (Bill) Argo	Real Estate Estimator	\$ 100.00
Ben C. Frazier	Real Estate Estimator	\$ 100.00

SPECIAL OPERATING CONTRACTS. . .

Urban Action Foundation, Inc.	Survey and Planning Advance	\$174,600.00
Southwest Title & Trust Co.	Title, Escrow and Closing Services	\$ 324.10
American-First Title & Trust Co.	Title, Escrow, and Closing Services	\$ 128.50
Frederick J. Hoyt	Title Examiner	-0-
Morgensen Lumber Co.	Rehabilitation Surveyor	-0-
Cooper Brothers	Rehabilitation Surveyor	\$ 125.00
Carey Lumber Co.	Rehabilitation Surveyor	\$ 75.00
Joel Coley Lumber Co.	Rehabilitation Surveyor	-0-
Billington Lumber Co.	Rehabilitation Surveyor	\$ 25.00
Coates Field Service, Inc.	Real Estate Negotiator	\$ 24,925.50
Arnold T. Fleig	Title Examiner	-0-
Kenneth Woodard	Title Examiner	-0-
Monnet, Hayes, Bullis, Grubb and Thompson	Legal Service for Litigation	-0-

renewal REPORTER

OKLAHOMA CITY

project office
601 n.e. 5th
CE 5-3771

VOL. I, NO. 1

JUNE, 1966

The Oklahoma City Urban Renewal Authority utilizes all methods at its disposal to inform the residents of the project areas, and of Oklahoma City in general, of the plans and progress of Urban Renewal programs.

In the Medical Center project, a three-man Community Relations staff under the direction of Olen Nalley carries on a continuing program of education and information for area residents. Meetings arranged by this staff range from those with block groups to gatherings of leading neighborhood organizations. The first issue of the "Renewal Reporter," an illustrated monthly newsletter, was published in June and distributed to residents of both the Medical Center and John F. Kennedy project areas.

An information service for residents of both areas is maintained at the project office, 601 NE 5th, and an information office is scheduled to be opened soon in the Kennedy project.

With the start of planning of the Kennedy program last fall, numerous meetings were held by OCURA staff members in the project area. In March of this year, a series of well-publicized informational sessions was held in seven separate sections of the Kennedy area, and another series is scheduled in August. Other meetings with civic organizations and special groups occur frequently. Each resident and property owner in the Kennedy project was mailed a statement in June outlining plans for the project.

With the assistance of Ackerman Associates, Inc., information about the downtown renewal program has been spread by various

So that People May Know...

Don't Be Rushed Into Moving

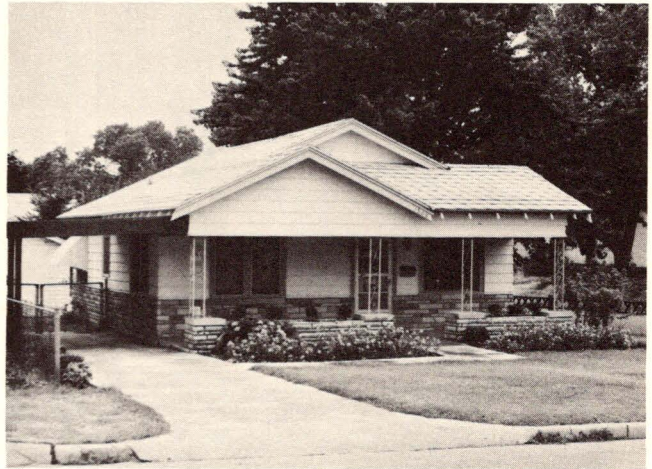
methods throughout Oklahoma City and beyond. A continuing cartoon strip was published for eight weeks in the Sunday Oklahoman and has been bound in comic-book form for general distribution. A full-color brochure on downtown renewal also is to be distributed soon, and informational literature on various phases of the program is available at the OCURA information office, 22 Park Avenue. A 13-minute sound film on the Pei Plan, "A Tale of Two Cities," has proved a popular program for civic clubs throughout the city and has played in the downtown theaters. The 10-by-12-foot model of "Oklahoma City of Tomorrow" has attracted large crowds wherever it has been displayed.

A public-information committee of businessmen under the leadership of Dr. Earl Sneed has volunteered speakers on the downtown plan for any organization desiring them. All Oklahoma City daily newspapers and television stations and most weeklies and radio stations have devoted pages of space and hours of air time to information about urban renewal.

Public information efforts are to continue and will intensify as present renewal programs pick up momentum and more projects are added.

THE BOX SCORE

Owners contacted	...
Improvement projects	...
Applied for	...
Options signed	...
of property	...
Parcels purchased	...
Families relocated	...
Individuals relocated	...



The Kennedy project plan, by eliminating blighting conditions, will protect good homes like this one. . .

John F. Kennedy Project

The John F. Kennedy project, which received final approval in July of this year, already has set several records. In area (1,257 acres), number of buildings (6,028) and number of residents (4,392 families and 916 individuals), it is the largest project west of the Mississippi and about the third largest in the nation. Yet planning of this huge program, which normally would require more than a year, was completed in less than six months, beginning last December.

The project also stresses property rehabilitation probably more than any other in the country. Although 81 per cent of the buildings are substandard, nearly 60 per cent of these, or 2,898 structures, can be saved and are scheduled to be remodeled and repaired by the property owners.

From the 2,035 buildings that are to be cleared, some 1,720 families and 916 individuals must be relocated to standard housing. To help meet the demand for better homes, the Oklahoma City Housing Authority will lease or build 1,000 living units in the area. Non-profit housing foundations, private housing and the availability of rehabilitable houses moved from clearance areas are expected to more than supply the demand for the remainder.

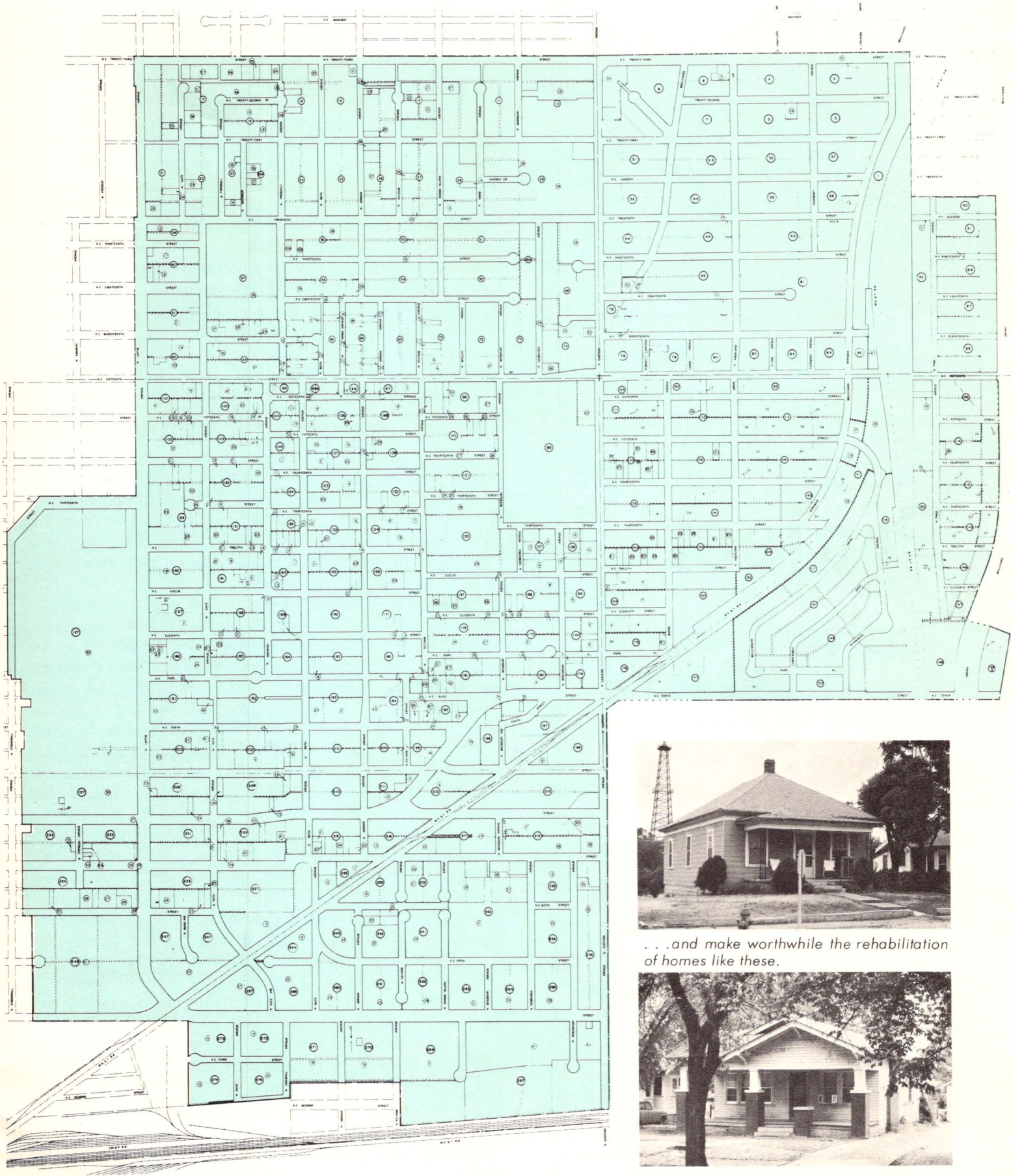
After the Kennedy project was approved by the City Council late in May, several community leaders from the area involved voiced certain objections to the plan and threatened to try to halt its approval by the Department of Housing and Urban Development. The president of the Oklahoma City NAACP chapter acted as spokesman for the objectors.

Differences were resolved, however, after a committee from the protesting group met with Urban Renewal representatives. Professor Wheeler Frisbie, director of the Business Research Center at Oklahoma City University, acted as mediator. Many of the objections proved to be the result of misunderstanding of the program, while others were met by setting up certain safeguards to assure that inequities do not occur in implementing the program. The objectors then withdrew their protests.

Plans are being made for the immediate establishment of a project office in the area. With the hiring and training of a project staff, the first property-rehabilitation work is expected to begin this fall. Two appraisals must yet be made of all property to be acquired, but the first purchases tentatively are scheduled to get under way during the winter.

The net cost of the John F. Kennedy program, over the next six years, is expected to be \$20,987,955.

The Kennedy area is bounded roughly by NE 23rd on the north, Interstate 35 on the east, NE 4th on the south and on the west, by Stonewall avenue from 4th to 13th Street and Lottie Avenue from 13th to 23rd. Douglass High School and its proposed expansion area are not included, but an industrial district extends south of 4th to the MK&T Railroad tracks.



... and make worthwhile the rehabilitation of homes like these.



Project 1-A

Downtown renewal offers new hope for the homeless and despairing residents of "skid row."



Few, if any, renewal programs in the nation are as bold or dramatic as the proposed General Neighborhood Renewal Plan for downtown Oklahoma City. Final plans for the first phase of this program, Project 1-A, will go before the City Council in a few weeks.

Project 1-A, comprising 134 acres of 528-acre GNRP, will permit bringing to reality the southeastern part of what is popularly known as the Pei Plan. I. M. Pei and Associates, internationally known architects and planners, are the designers of the "new" Oklahoma City business district.

Included in Project 1-A will be the 15,000-seat Convention Center, approximately the first half of the 30-acre Oklahoma Tivoli Gardens, the new Mummers Theater, many more office buildings, a new bus station, a major department store, additional retail facilities and parking spaces for 8,900 cars — some 3,300 more than are now available.

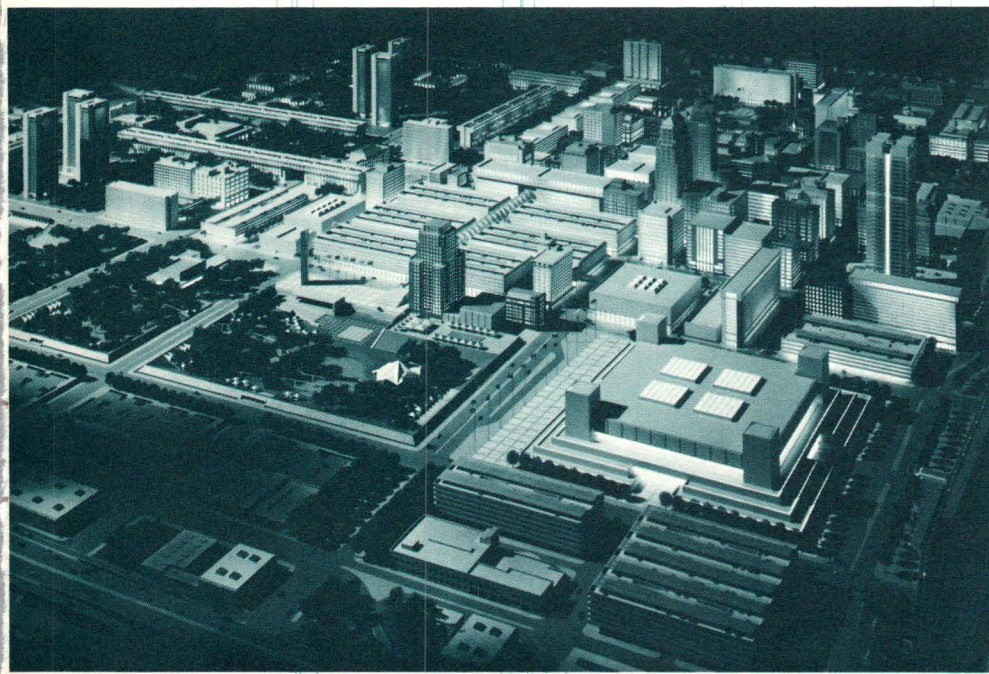
The Civic Center, for which the first \$5 million already is available in bond funds, will occupy four city blocks bounded by Reno, Robinson and Sheridan avenues and a new thoroughfare to be built west of the Santa Fe tracks. Tivoli Gardens, a recreational and cultural complex, will be immediately west of the Convention Center and will be the new home of the Mummers Theater. Parking structures, both above and below ground, will abound in the area.

Following approval of the GNRP early in 1965, detailed planning of Project 1-A began in the fall of that year. Work on the plans, originally scheduled to be completed in the spring of 1966, was slowed temporarily by the addition of three blocks to the original project and by the necessity of concentrating efforts on the John F. Kennedy renewal project in order to meet a July 5 deadline for approval. Once that deadline was met, however, intensive planning of 1-A was resumed.

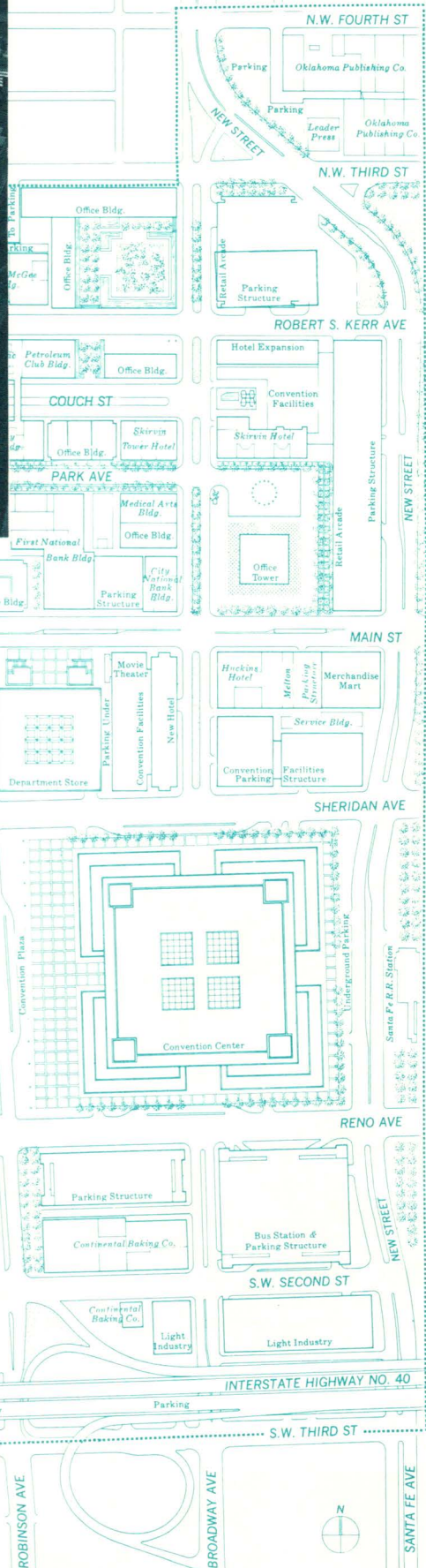
Although final figures are still being tabulated, the net cost of the project presently is estimated at slightly more than \$39 million. The relatively high cost is occasioned primarily by the need to buy and demolish some 340 structures, most of them old, substandard buildings comprising a "skid row" along California and Reno. The project envisions also the moving of 97 families and 806 individuals to safe, standard housing.

Project 1-A is bounded on the south by Interstate 40, the east by the Santa Fe tracks, the north by NW 4th Street and on the west by an irregular boundary extending at one point as far west as Walker Avenue.

The entire Central Business District renewal program will extend north to NW 6th Street and west to Western Avenue and is expected to cost in the neighborhood of \$90 million. Planning of the second phase of the program, Project 1-B, will begin as soon as final plans for 1-A are approved.



The Oklahoma City of tomorrow



Architect: Popple & Stone P.C.R.

Many buildings, like the Tivoli Inn and the Sheraton Hotel, already have been remodeled or expanded in anticipation of the downtown renewal program. The downtown plan calls for retention of many landmarks like St. Joseph's Cathedral.



WALKER

HUDSON

HARVE

ROBISON AVE

BROADWAY AVE

SANTA FE AVE





O.C.U.R.A. BOARD

Conferring with Executive Director James T. Yeilding (standing) are members of the Urban Renewal Board of Commissioners, from left, Jim Lookabaugh, W. M. Harrison, Chairman Ralph L. Bolen, Vice Chairman F. D. Moon and Secretary C. Harold Thweatt.

Who's Running the Show. . .



CENTRAL OFFICE STAFF

This central office staff guides all urban renewal operations in Oklahoma City. At right are Executive Director James T. Yeilding (seated) and Deputy Director Don Sullivan. Others, from left, are Judy Fowler, Alma Grigsby, Lloyd Wright, Karen Adams, Keating Hagmann, Waynel Winningham, John Van Loon, Vivian Chandler, Norman White, Bill Foutz, Carrol Smith, Pam Barrymore, Jim Henderson, Pat Lindsey, Dan Batchelor, Joan Woods, Ted Oberndorf, Jack Bagby and Ward Hoskinson. Absent: Keith Smith.



PROJECT OFFICE STAFF:

These people direct operations in the University Medical Center project. From left, front row, Jane Murrell, Sandra Yeargain, Project Director Delmas C. Jackson Jr., LaVadi Seip, Delores Powell and John Dungee; second row: Nadine Roach, Opal Daniels, Russell Andrews and N. D. Woods; back row: Melvin Korngay, Joyce Kimbro, Mattie B. Coffey, Olen Nalley, Steve Childers, John Daniels and Don Miller. Absent: Bob Brown.

Status of Litigation . . .

Between 1963 and late 1965, two lawsuits were filed in Oklahoma City and one in Tulsa, each challenging the constitutionality of the state law under which Urban Renewal Authorities were created in the two cities.

In two of the cases — S.M. Roof et al vs. the Tulsa Renewal Authority and Roy Isaacs vs. the Oklahoma City Urban Renewal Authority — the District Courts of the respective cities upheld the constitutionality of the 1961 law, the Urban Redevelopment Act. These cases have been appealed to the Oklahoma Supreme Court, where they are still pending. The Roof suit is Case No. 41527, and the Isaacs case is No. 41276.

The third case, S. D. Rorem vs. the City of Oklahoma City et al, Case No. 170,185, was filed in October 1965. Because it raises substantially the same issues as the Roof suit, the District Court of Oklahoma County has stayed action on this case, pending the outcome of Roof's appeal to the Supreme Court.

A Tip of the Hat . . .

Oklahoma City's Urban Renewal program could never have been undertaken, let alone have progressed to the point it is today, without the help of a great many agencies, organizations and individuals.

Special thanks for their financial assistance and cooperation are due Secretary Robert C. Weaver of the Department of Housing and Urban Development; Don Hummel, Assistant Secretary for Renewal and Housing Assistance; Howard Wharton, Deputy Assistant Secretary for Renewal and Housing Assistance; William W. Collins, Jr., Administrator of Region V of HUD; Leonard E. Church, Deputy Administrator of Region V; Jack D. Herrington, Director of Region V, Urban Renewal Division, and to their technical staffs.

Others to whom the Oklahoma City Urban Renewal Authority is indebted include the City Council, Planning Commission, Planning Director Ray B. Patton and his and other City departments, the Urban Action Foundation and Executive Director Dowell Naylor, University Medical Center officials and staff, the Capitol and Medical Center Improvement and Zoning Commissions; the Urban League and Citizens Advisory Committee of the Medical Center project, both headed by Dr. Frank Cox; the Board of Education and Dr. Jack Parker and Dr. Bill Lillard, and all of the consultants of the various projects.

The consultants include I. M. Pei & Partners, Carter and Burgess, Barton-Aschman Associates, Morton Hoffman & Company, the Community Council of Oklahoma City and County, Ackerman Associates, Inc., the Business Research Center of Oklahoma City University and its Director, Wheeler Frisbie, Larry Smith and Company, Edith Rogers and Thompson Engineering Company.



22 PARK AVENUE, OKLAHOMA CITY