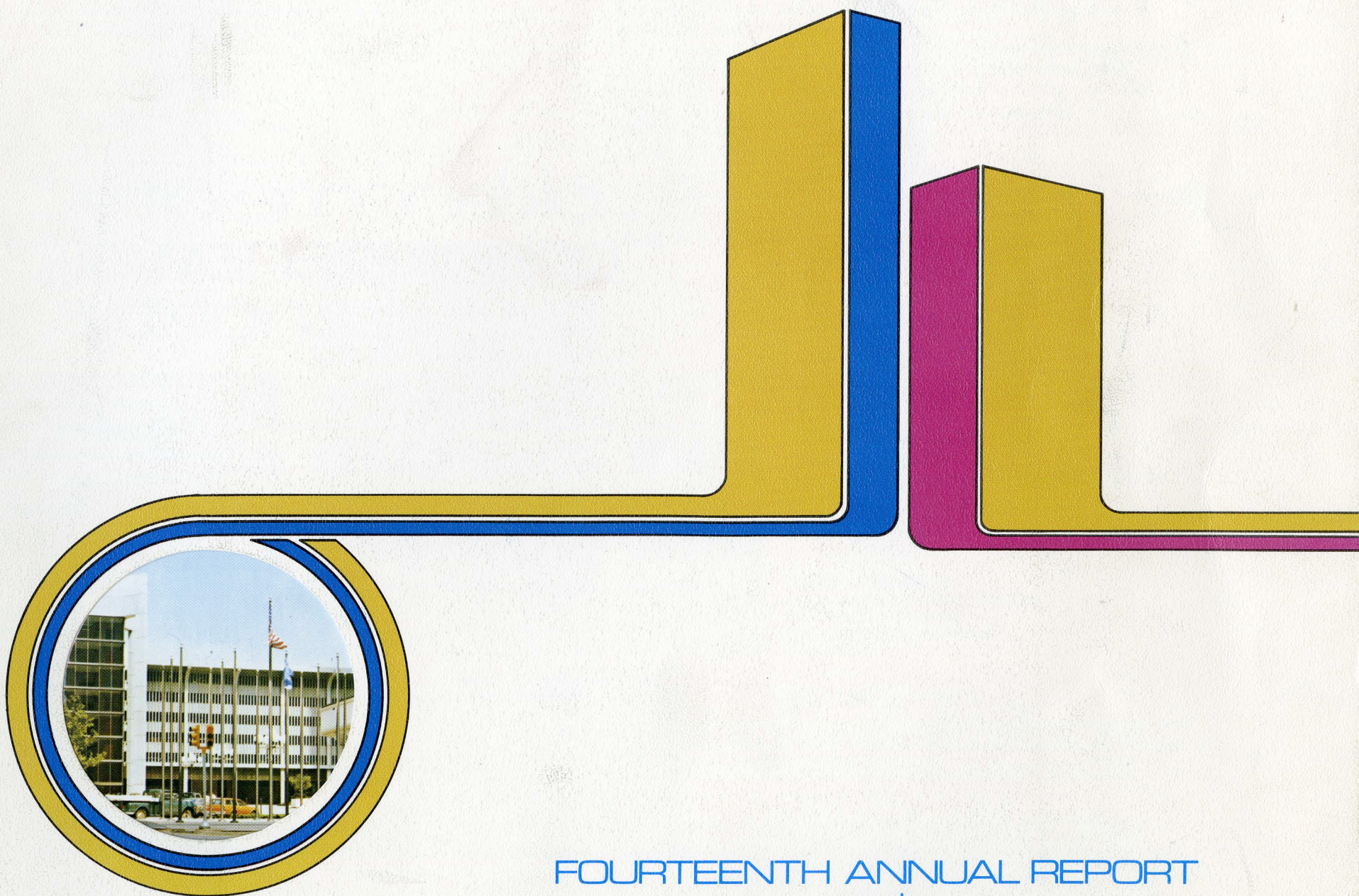


oklahoma city
urban renewal
authority



FOURTEENTH ANNUAL REPORT
and
SUMMARY OF CENTRAL CITY PLAN



FOURTEENTH ANNUAL REPORT
FOR THE YEAR ENDING JUNE 30, 1975

oklahoma city
urban renewal
authority

INTRODUCTION

The meaning of the phrase, "Central City," has evolved significantly within the past year.

Since its founding in 1889, Oklahoma City has been the Central City of Oklahoma (and, geographically, one of the Central Cities of the nation). Then, with the unveiling of the Central City Plan last year, the term took on a second, more immediate connotation, describing a specific core area of Oklahoma City. A 12-page summary of that plan is included as a supplement to this report.

Recently, however, the definition of the Central City has begun to change. Boundaries on a map might remain the same, but the concept of the Central City is starting to modulate, to soften and expand — exactly as the planners had intended.

For no section of a city can be neatly delineated, packaged, labeled and set aside for special study and treatment. What happens to one block affects the next block, and to one neighborhood the surrounding neighborhoods. Each part of the city is inextricably linked to all its other parts.

Ultimately the Central City **within** Oklahoma City must be also the Central City that **is** Oklahoma City. It is in this context that OCURA's Fourteenth Annual Report is presented.

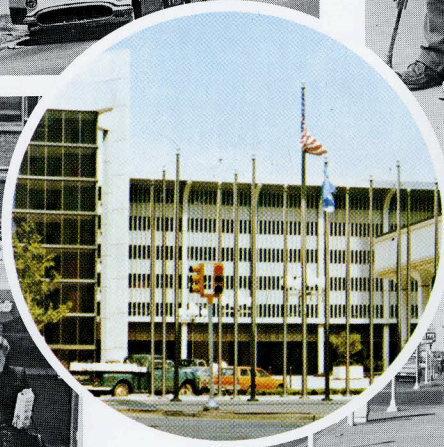


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SPECIAL THANKS TO:

Helicopter Division, OKC Police Department
Kerr McGee Corporation
OKC Chamber of Commerce
Ray Jacoby



What good ol' days?

JIM LOOKABAUGH, CHAIRMAN
HARVEY P. EVEREST, VICE CHAIRMAN
F. C. LOVE, SECRETARY
W. M. HARRISON, ASSISTANT SECRETARY
JIMMY STEWART, COMMISSIONER



OKLAHOMA CITY Urban Renewal Authority

COLCORD BUILDING • 15 NORTH ROBINSON • OKLAHOMA CITY, OKLAHOMA 73102 • TELEPHONE 235-3771

JAMES B. WHITE
EXECUTIVE DIRECTOR

The Honorable Patience Latting, Mayor
City of Oklahoma City
Municipal Building, 200 North Walker
Oklahoma City, OK 73102

Dear Mayor Latting:

On behalf of the Oklahoma City Urban Renewal Authority Board of Commissioners it is a pleasure to present our 14th Annual Report covering the fiscal year ending June 30, 1975, to you and the other members of the City Council.

Our operations during this report period were financed under the 1949 Urban Renewal Act. As the City's designated community development agency for renewal activities under the 1974 Community Development Act, we anticipate increasingly close association with the Council.

During the past year OCURA's consultants completed the proposed Central City Plan, a summary of which forms part of this report. Gruen Associates, the authors, used terms which we believe describe the Authority's past and present policies, as well as future intentions. They wrote:

"The Plan is based on the concept of stretching public funds in a most cost effective manner, depending heavily on certain public development actions to unlock private initiative investments. It is also based on the concept of making development decisions; and balancing community expectations, performance and implementation requirements with community commitment."

We will adhere to these policies and do everything possible to merit the continued assistance and support of the Mayor, the City Council and the citizens of Oklahoma City.

Sincerely yours,

E.M. "Jim" Lookabaugh
E.M. "JIM" LOOKABAUGH
Chairman

BOARD OF COMMISSIONERS

Left to right: Vice Chairman Harvey P. Everest, Assistant Secretary W. M. Harrison, Chairman Jim Lookabaugh, Commissioner Jimmy Stewart, Secretary F. C. Love.





Take a fresh look one of these days at the Oklahoma City skyline.

Ten years ago it consisted of a half-dozen or so tall buildings, most of them downtown. Today nearly two dozen imposing structures, from the central business district to Lottie Avenue and from Interstate 40 to Northeast 13th Street, jut into the sky.

Virtually all the new buildings are the direct or indirect result of the city's urban renewal operations, offering the most tangible evidence of the program's success.

And the skyscrapers are only the tip of the iceberg. Less obvious are the hundreds of new houses, thousands of renovated homes and millions of dollars worth of public improvements in the urban renewal areas.

The new skyline is evidence also of a new concept within the community — that of the Central City. A decade ago the Urban Renewal Authority set up the University Medical Center project. It was quickly followed, under a long-range plan for downtown redevelopment, by Central Business District Project 1-A. The John F. Kennedy program got under way at about the same time.

But today these areas, except for financ-

ing and bookkeeping purposes, are rapidly shedding their separate "project" identities. As they have modified and developed, they and adjacent neighborhoods have grown increasingly interlinked and interdependent, becoming ever more integral parts of the Central City.

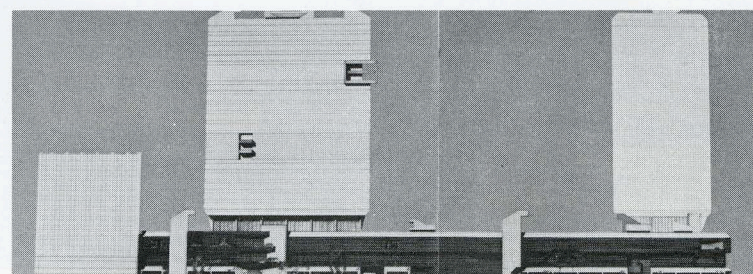
Gruen Associates, in developing the new Central City Plan, commented that "the viability of the Central City Areas as a total community depends entirely on the interrelationships of its many parts." Such interrelationships, the report added, exist between social and physical environment, between job opportunities and the instance of poverty, between commercial and residential land uses, as well as many other factors.

The planners praised the city's renewal accomplishments, noting that "its success to date represents the sum of thoughtful planning, strong community commitment, an effective development agency, investor confidence and maintenance of momentum."

Those accomplishments include the stimulation of public and private development already totaling some \$373 million as a return on the investment of \$112 million in federal funds.



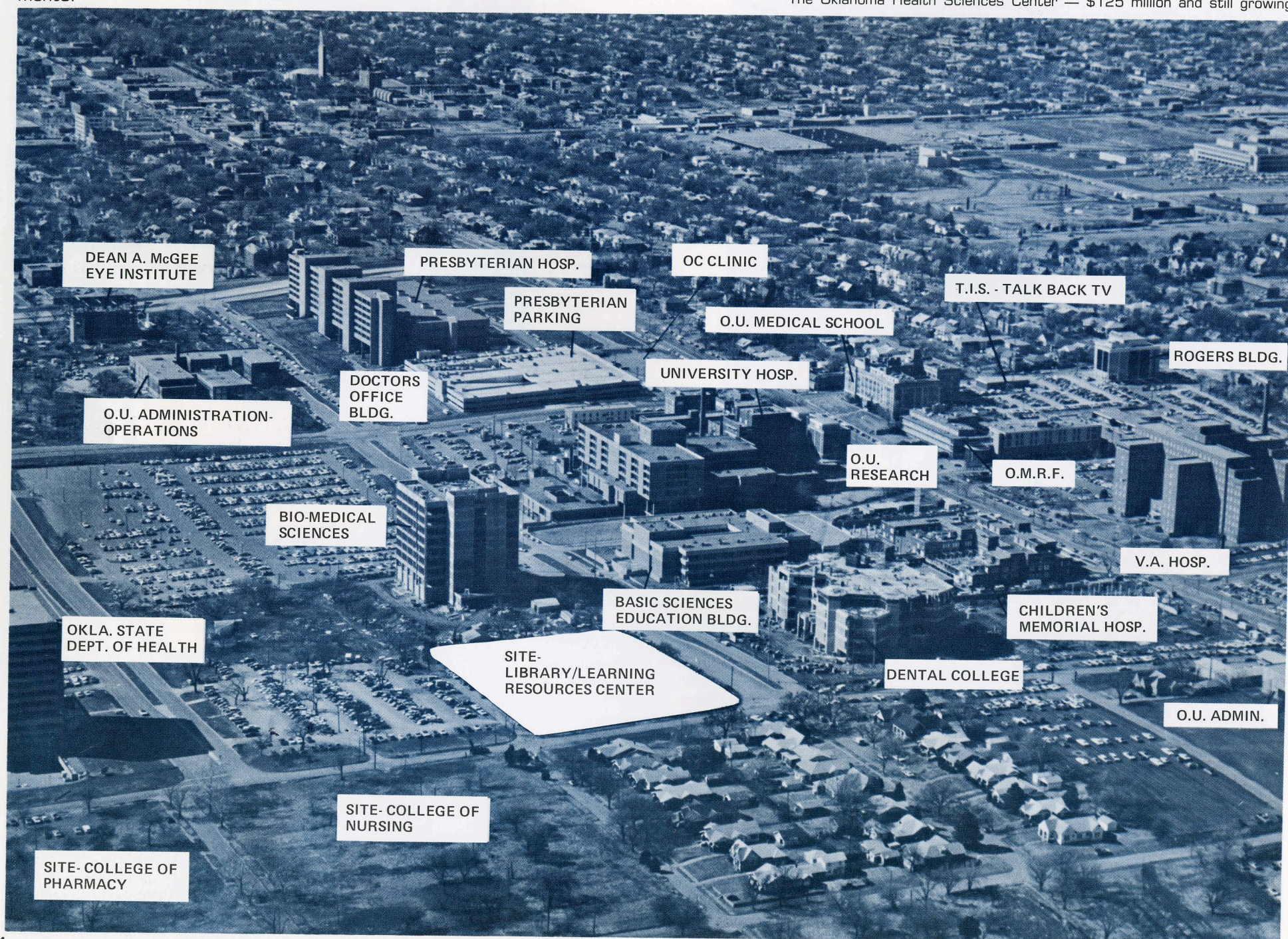
The Kerr-McGee Center and Fidelity Plaza (upper left) are among new downtown developments, which also include the Robert S. Kerr Park (above). On the horizon is the \$100 million retail Galleria, one concept of which is shown below.

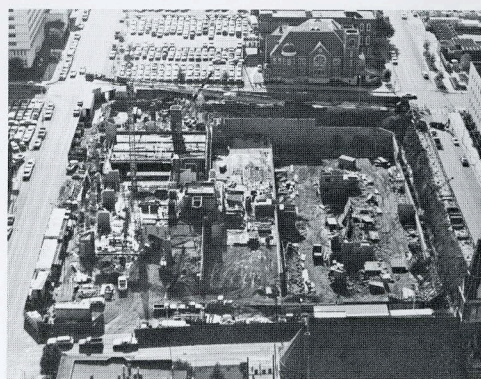
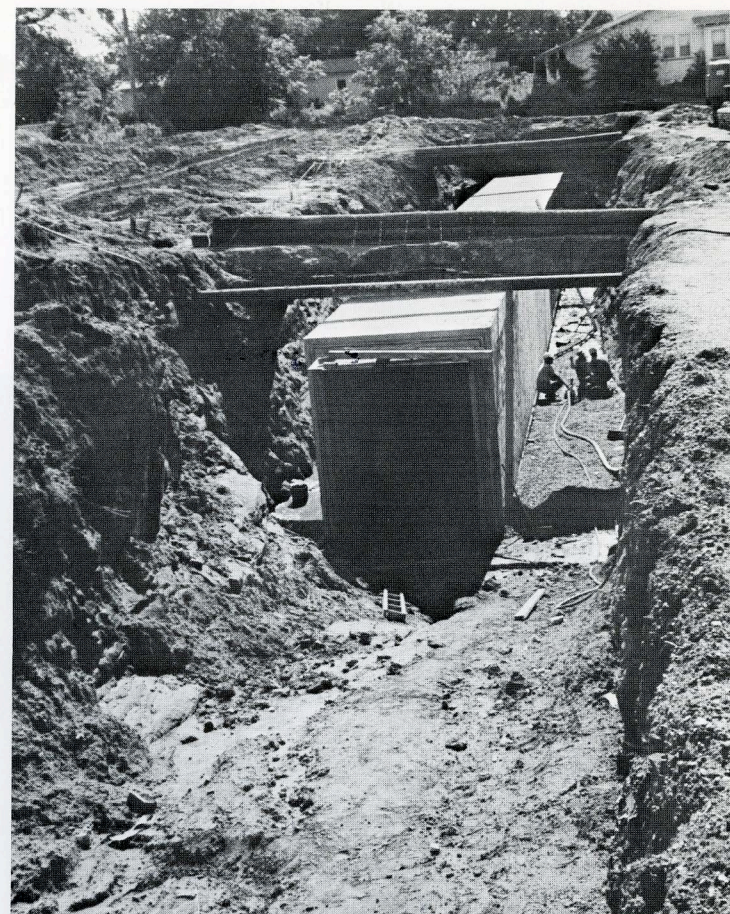


This development has, of course, occurred over the period of more than nine years since renewal field operations actually began. But a significant amount got under way or was completed in the last 12 months.

As expected, the Oklahoma Health Sciences Center has shown the greatest recent upsurge in construction. Facilities valued at more than \$79 million are presently under construction, bringing to \$125 million the amount of new development, so far, in the 200-acre Oklahoma Health Sciences Center. The \$2 million parking structure for Presbyterian Hospital was completed this year, and work began on the Oklahoma City Clinic (\$1.5 million) and the Doctors' Office Building (\$4.5 million), both private developments.

The Oklahoma Health Sciences Center — \$125 million and still growing.





Clockwise from left: The former Globe Life Building tumbles as land is cleared for the four-block Galleria; a bridge spans a stream on the grounds of the new Presbyterian Hospital; a pedestrian tunnel takes shape in the Health Science Center, and (above) the \$13.2 million Federal Building begins to rise downtown.

The state Department of Institutional and Rehabilitative Services (DIRS) alone is investing more than \$21 million in additions to Children's Memorial Hospital, a nearby Child Study Center and other improvements.

The \$27 million Presbyterian Hospital opened in December, while two other major structures representing an investment of more than \$23 million are taking their place on the skyline. They are the Biomedical Sciences and Dental Clinical Sciences buildings.

Immediately south of Presbyterian Hospital, the \$2.2 million Dean A. McGee Eye Institute is rapidly taking shape.

Construction cranes and equipment are equally evident in the downtown area. The \$20 million Sheraton Century Center north of the Myriad is sending steel girders into the sky, aiming for completion in about a year.

Work began a few months ago on the new \$13.2 million Federal Building, between Robinson and Harvey avenues on Northwest 5th Street. A landscaped plaza will cover the half block south of the building to 4th Street.

Southwestern Bell Telephone's new \$53 million structure is rising southeast of the Federal Building.

Impressive as they are, these multi-million-dollar edifices have yet to attract as much favorable attention as a relatively tiny (100 by 260 feet) development completed this summer by the Kerr-McGee Corporation.

Opened in May and dedicated by Kerr-McGee to the city for public use, the million-dollar Robert S. Kerr Park at Kerr and Broadway is a glistening oasis among the tall downtown buildings. Fountains, a waterfall and reflecting pools already have drawn thousands of residents seeking moments of quiet leisure or entertainment in the 300-seat amphitheater. Kerr-McGee will maintain the park for the city.

Immediately south of the park, the glass-sheathed Continental Federal Savings Building officially opened its doors in the spring. Once it was the all-brick Skirvin Tower Hotel, but little resemblance to the original building remains after the \$5 million renovation.

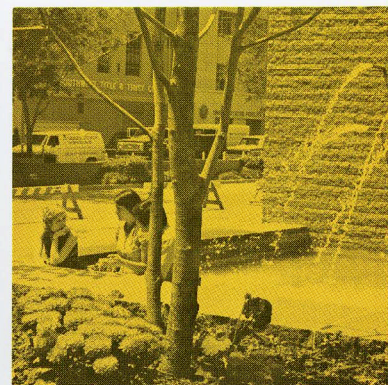
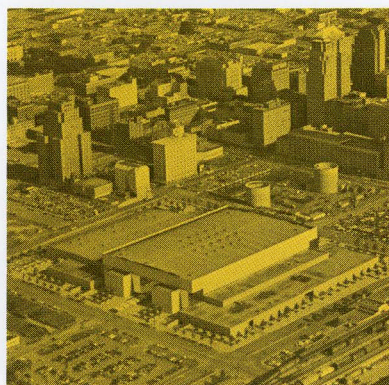


Scenes of downtown beauty and activity include the waterfall at Robert S. Kerr Park and the Oklahoma City Symphony presenting a concert at the Fidelity Plaza.



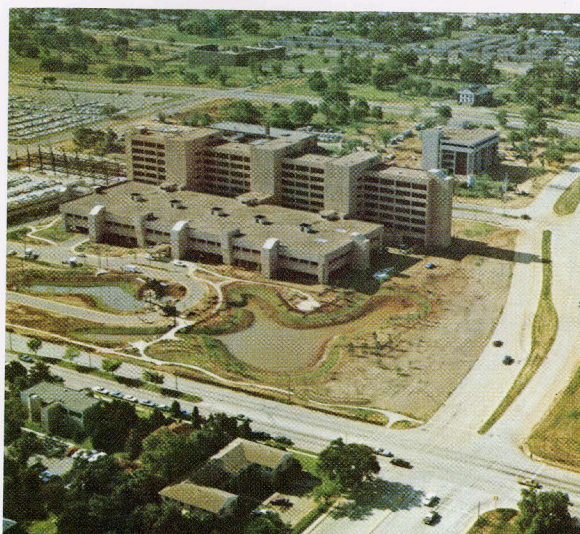
Across Broadway to the east, the Skirvin Plaza Hotel also completed a major remodeling project within the past year. The \$7 million program saw "The Plaza" completely refurbished, inside and out, and restored to its former elegance as one of the leading hotels of the Southwest.

Work is scheduled to begin shortly on yet another extensive downtown renovation project. Howell-Kerr Enterprises of Oklahoma City has purchased the former Boston Building at Broadway and Main Street and plans a \$2.2 million face-lifting of the 10-story office structure. It will be extended to the north, for the full 10 stories, to occupy the space that formerly was the City National Drive-In Bank.



Bustle and color characterize downtown as steel rises for the Sheraton Century Center (below) and pedestrians hurry through dazzling Metro Concourse (right). At top (left to right) are the Myriad Convention Center, the new Continental Federal Savings Building and a trio taking a lunch break near a fountain.





Oklahoma City's "new look", which already includes the Presbyterian Hospital (right) in the University Medical Center area and Thermal Systems' downtown central heating and air-conditioning plant (upper right) soon will be augmented by the 101 Broadway Building (above), a major renovation and expansion of the former City National Bank.

These and similar renovation projects are the direct result of the downtown renewal program, reflecting the experience of other cities which also have upgraded their central business districts.

The eastern portion of the Central City area — south of the Health Sciences Center and east of Lottie in the John F. Kennedy neighborhoods — is primarily residential. New construction here is less spectacular but equally significant.

The economic slump and restrictions on federal assistance programs combined to limit home building and remodeling in the area during the year. Despite these handicaps, the construction slack was less in the urban renewal areas than the average for the rest of the city.

The Oklahoma City Housing Authority completed the first of 140 low-rent homes it plans initially in the JFK area, with 200 to 300 more scheduled to follow them later.

More than 50 new houses have been constructed in the Greenway Park Addition, between Northeast 4th and 6th streets west of Eastern Avenue, under the FHA Sec. 235 program. Although this program had been halted nationwide, the moratorium was lifted for a few months in Greenway Park, where nearly 100 lots were available for private development.



CENTRAL CITY PLAN SUMMARY

OKLAHOMA CITY

Prepared For The OKLAHOMA CITY URBAN RENEWAL AUTHORITY
By GRUEN ASSOCIATES

JUNE 1975

PROLOGUE

This document presents the newly completed Central City Plan of Oklahoma City and highlights the importance of continuing the pace of redevelopment progress which has been achieved in recent years.

INTRODUCTION

Born over night in the 1889 land rush, Oklahoma City has grown rapidly ever since. In the past few decades, Oklahoma City's population has increased at a phenomenal rate, and continued future growth seems certain. The present 650,000 population of Oklahoma City's Metropolitan Area is projected to increase to 1,000,000 within the next two decades.

Urban Renewal

Since 1961 the Oklahoma City Urban Renewal Authority (OCURA) has retained a remarkable level of achievement. Three ongoing urban renewal projects have resulted in over a half billion dollars of public and private investment to date. These project areas include:

The University Medical Center Project (Okla. R-20)

- Major new hospital and medical sciences facilities on 200 acres of cleared land.

The CBD 1-A Project (Okla. R-30)

- Removal of 138 acres of blighted commercial facilities and the beginning of downtown revitalization.

The John F. Kennedy Project (Okla. R-35)

- Rejuvenation of some 1,200 acres by renewal and construction of new homes, commercial and public facilities.

In the Central Business District (CBD) a striking change has taken place as many deteriorated buildings have been replaced by new office towers, the 15,000-seat Myriad Convention Center, the Mummer's Theater, three large parking structures, a central heating and cooling plant, and the handsome new E. K. Gaylord Boulevard.

NEW CENTRAL CITY PLAN

Recognizing that many changes have taken place since the original plans were completed, OCURA, on May 1, 1972, commissioned an interdisciplinary team of urban design, planning, economic, transportation and engineering consultants to initiate detailed studies of the Central City Area to maintain the impetus of the earlier renewal programs. The original CBD-GNRP Area and selected adjoining areas with specially related problems were designated as Project No. Okla. R-26 (GN)(B) entitled *The Central Business District Expanded General Neighborhood Renewal Plan*. This plan has come to be known as the Central City Plan.

The Central City Area comprises Oklahoma City's CBD and its surrounding environs. It contains 2,884 acres and had a residential population of 16,650 persons in 1970.

For planning purposes, the Central City Area has been divided into five sub-areas. The downtown business district has been designated the CBD Area; two districts of mixed housing and industrial uses have been identified as the CBD South-Riverside Area and the Harrison-Walnut Area; an industrial district has been named the East Reno Area; and the Oklahoma State Capitol Complex and its surroundings have been termed the Capitol Area.

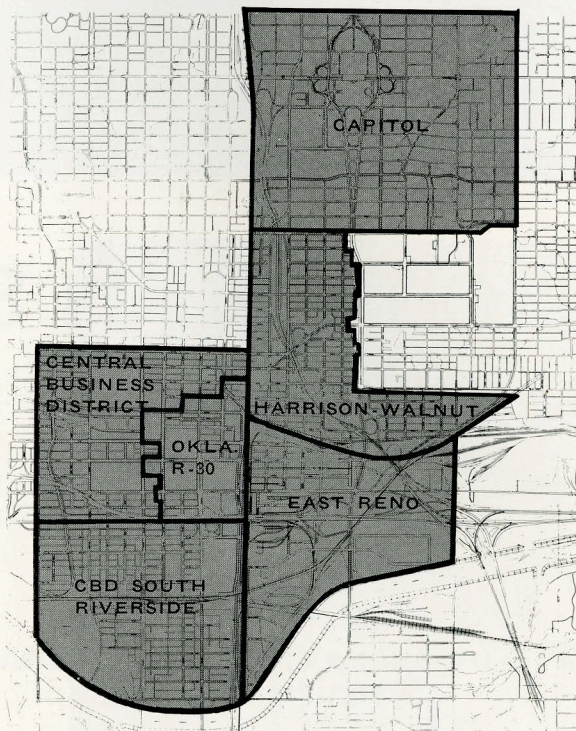


Figure 1: Central City Planning and Sub-Areas

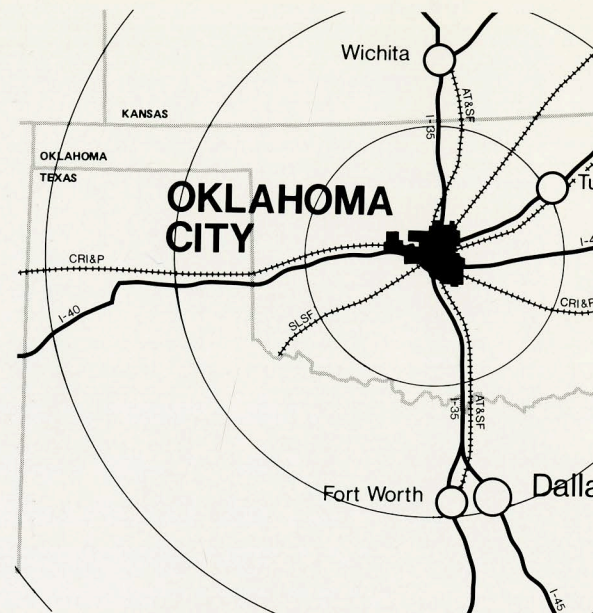


Figure 2: Regional Location Map

Regional Strengths

Oklahoma City is one of the fastest growing and economically strongest cities in the south-central portion of the United States. It is a regional trade center serving an eight-state market area. Three interstate highways, four national railroads and five continental airlines converge here. Oklahoma City's role as the State's leading governmental, banking, merchandising, transportation and administrative center continues to grow. Attractive environmental, economic and working conditions have resulted in a stream of new businesses and people to the Oklahoma City Metropolitan Area, which has provided a sound basis upon which to plan with confidence.

PURPOSE OF CENTRAL CITY PLAN

The purpose of the new Central City Plan is threefold:

- To assess the completed and ongoing development efforts and accomplishments to date in the Central City Area.
- To determine the Central City Area's unresolved problems and needs.
- To establish a comprehensive development framework and formulate strategies for future actions necessary to create a viable central city community by expanding economic opportunities and by providing decent housing and suitable living and working environments.

The framework is designed to be adaptable to the varying pace of many ongoing and future development activities, providing decision-making guidelines for channeling public and private investment to achieve the regeneration of the Central City Area with reasonable cost effectiveness.

The strategy of the plan is to draw upon the strengths of these new developments to upgrade deteriorating sections of the City and to revitalize the Central City Area within the next few decades.

Specific objectives include the following:

- Enhance the Central City Area's role as Oklahoma City's primary multi-use center, containing cultural, commercial, administrative and governmental headquarters for the City and the surrounding region.
- Provide decent homes and a suitable living environment to increase housing opportunities for all persons, including those of low and moderate income, and to attract new residents to the Central City Area.
- Eliminate slums and blight, and prevent blighting influences and the deterioration of property, and neighborhood and community facilities.
- Create an investment climate conducive to needed major development activities in the Central City Area.
- Increase job opportunities and attract new commerce and industries to the Central City Area.
- Expand economic opportunities for persons of low and moderate income.
- Add new and improved cultural, educational and other community facilities and services to the Central City Area.
- Retain existing sound structures and uses where possible.
- Improve public transportation, traffic circulation patterns and parking facilities to reduce congestion and support renewed activities within the Central City Area.
- Achieve a more rational utilization of land and natural resources, and a better arrangement of residential, commercial, industrial, recreational and other needed activity centers.
- Improve the quality of the natural and man-made environment.
- Increase the tax base and revenues to the City.



The purpose of the plan is to define a flexible development program for the Central City to achieve these objectives. As development proceeds, it is desirable to reexamine each plan component at the time it is considered for implementation to insure that its program and design continue to further the objectives of the plan. As commitment and capabilities grow with each successful step, what is not possible today may become feasible tomorrow.

PHASING CONCEPT FOR CENTRAL CITY PLAN

The Central City Plan proposes a three-step process for concentrating new development: first, select major activity centers; second, join those centers together along selected growth links and corridors; and, finally, draw upon the strengths of the revitalized centers and links to accomplish infill rehabilitation and renewal of all the surrounding areas. This is the strongest and potentially most successful concept for directing growth and redevelopment of the Central City.

Phase 1—Major Activity Centers

Because of the development interest already expressed in the Central City Area's major activity centers, and because of the relative ease with which even more interest may be attracted to these vital centers, Phase 1 of the Central City Area program is intended to take full and immediate advantage of opportunities created by earlier planning and redevelopment achievements and to prepare a sound base for later redevelopment phases.

There are three major activity centers in the Central City Area which appear to offer the best opportunities for initiating the three-phase redevelopment concept.

The first activity center is the CBD, which is the key to the redevelopment of the entire Central City Area and, as such, should receive the first-priority attention in the early years. The development of the retail Galleria, the Myriad Gardens and the CBD residential housing represents the three major catalytic actions awaiting immediate implementation. The second and third activity centers consist of the Oklahoma State Capitol Complex and the Oklahoma Health Center, which are keys to the redevelopment of the northeastern portion of the Central City Area. The growth of these two dynamic activity centers needs to be coordinated in order to avoid closing potential options for redevelopment outside their own boundaries. The priority development actions include the commitment to the construction of the Central Expressway in the Harrison-Walnut Area.

There are two other potential locations for new activity centers in the Central City Area. The first is located in the southern East Reno Area; a large expanse of vacant and under-utilized land presents an opportunity to create a new 300-acre industrial park district.

The second potential center is located to the south of the CBD Area in the vicinity of the North Canadian River bed, currently dry most of the year. This area presents a unique opportunity to create a new residential and recreational center by the construction of a dam in the river to form a new mile-long lake.

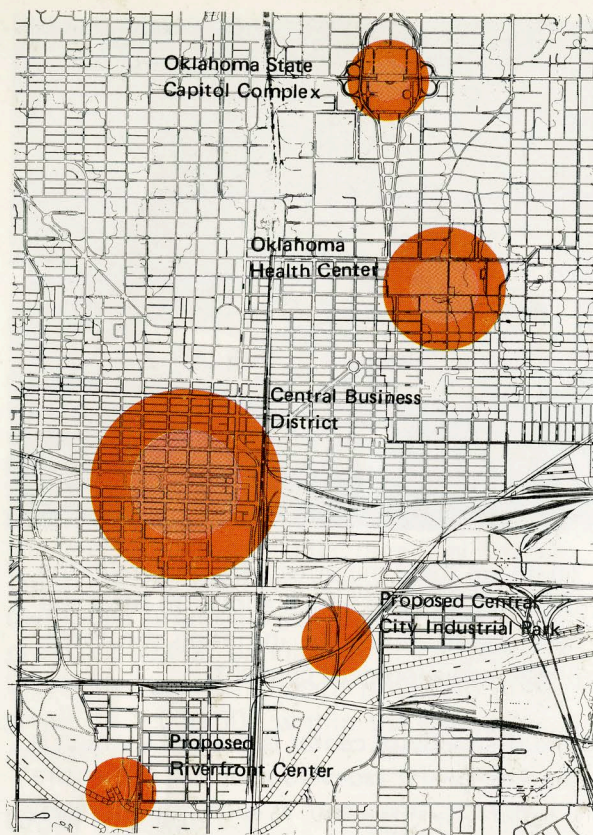


Figure 3: Phase 1—Major Activity Centers

Rapid expansion of the CBD, the Oklahoma Health Center and the Capitol Complex will create great potential for attracting linking developments in the Harrison-Walnut and southern Capitol Areas. The decision to start the riverfront activity center is dependent upon the strength of community commitment to revitalizing neighborhoods in the CBD South-Riverside Area. Beginning the Central City Industrial Park is similarly related to the desire to rehabilitate the existing industries in the East Reno Area.

Phase 2—Linkages

As the Phase 1 growth centers expand and become established, enthusiasm, interest and market demand will grow for private redevelopment sites close to these centers.

The intent of Phase 2 is to channel these redevelopment energies to make a significant impact upon blighted areas by directing the location of new facilities to positions along designated growth links between major activity centers.

There are three principal linking locations in which opportunities for private redevelopment are created as the major activity centers expand:

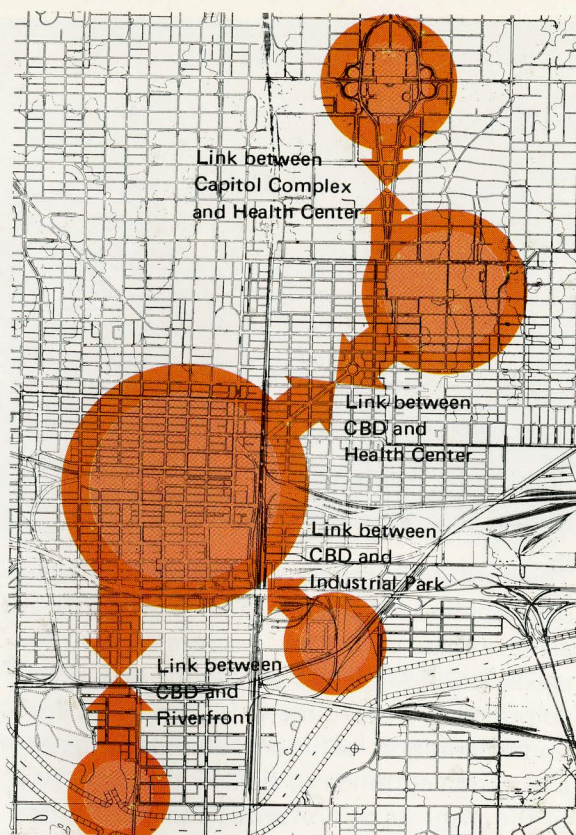


Figure 4: Phase 2—Linkages

1. Between the CBD, the Health Center and the Capitol Complex a good potential market will soon exist for apartments, hotels, motels, clinics, foundations, medical and government-related institutions, and commercial facilities. This potential will be further enhanced upon completion of the proposed Central Expressway.
2. Between the CBD and the riverfront, residential and commercial redevelopment opportunities may be created if the proposed North Canadian River Lake and the first phase of waterfront housing along this lake are implemented.
3. The East Reno Area, between the CBD and the proposed Central City Industrial Park, can become an economically feasible area for private industrial rehabilitation activities when the proposed Central City Industrial Park becomes established.

A very high Phase 2 priority may be assigned to the CBD-Health Center-Capitol Complex link through the Harrison-Walnut Area because this area is the most seriously blighted area in the Central City Area and because the already growing CBD, Health Center and Capitol Complex will create the earliest opportunities to begin implementation of Phase 2.

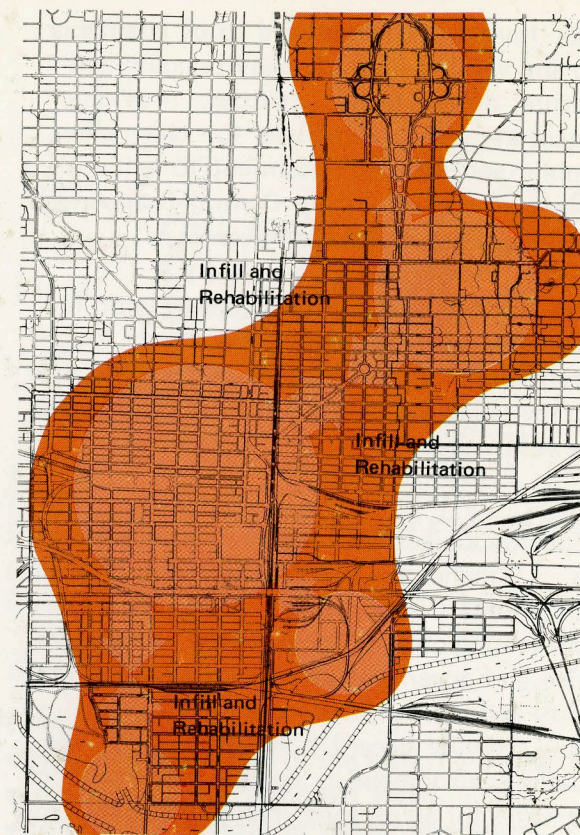


Figure 5: Phase 3—Infill Development

Phase 2 redevelopment activities may be initiated independently on each link. Each link is dependent upon the activities at its ends, but independent of the status of other links. The determining factor for beginning Phase 2 activities in each link will be the success of the community's efforts to implement the Phase 1 activity centers.

Phase 3—Infill Development

By Phase 3, with the links and growth centers established, the concentration of redevelopment efforts will be on rehabilitation and upgrading of neighborhoods and districts whose appeal has been strengthened by the new developments close by. Remaining blighted areas will be redeveloped and rehabilitated through a series of smaller projects. These projects will fill in the gaps left among Phase 1 and Phase 2 projects.

Less and less public initiative and assistance will be required as Phase 3 progresses. Private residential and commercial projects will naturally take over the redevelopment work as each formerly blighted area becomes viable again.

CONCEPT FOR PROPOSED LAND USE

The land use concept illustrated on this page is the overall framework for long-term development in the Central City Area. It serves as a guide to individual locational decisions for future projects to produce a pattern of mutually supportive and non-conflicting land uses.

Commercial Land Use

Commercial uses proposed for the major regional multi-activity center in the CBD include retail, wholesale, service, office, hotel-motel and entertainment. Possible creation of large specialty commercial areas is proposed for auto sales, furniture sales and wholesaling, and medical supplies and services. Neighborhood service centers, including a supermarket, drugstore, small shops and local entertainment facilities, are proposed for each neighborhood.

Open Space, Institutional and Public Land Uses

Major public open spaces proposed for outdoor recreation and relaxation include the proposed Myriad Gardens; expansion of the Civic Center Park and Wheeler Park; Riverfront Park, with new lakes along the Central City Area's southern edge; and the planned central mall in the Capitol Complex. Small local parks are shown in each residential neighborhood.

A comprehensive greenway system is proposed to link up all individual parks, open spaces, and major activity centers in the Central City Area. This linear park may in certain locations be no more than a specially landscaped sidewalk along a street, while in other locations it may be a mid-block passage or a long park strip with children's play lots and benches. The greenway is designed to connect with major and local neighborhood activity centers, bus stops, institutional locations, and schools, and to provide an alternative transportation network through the provision of bikeways, pedestrian paths, and possibly a roadway for a minibuss or electric bus local-area public transit service.

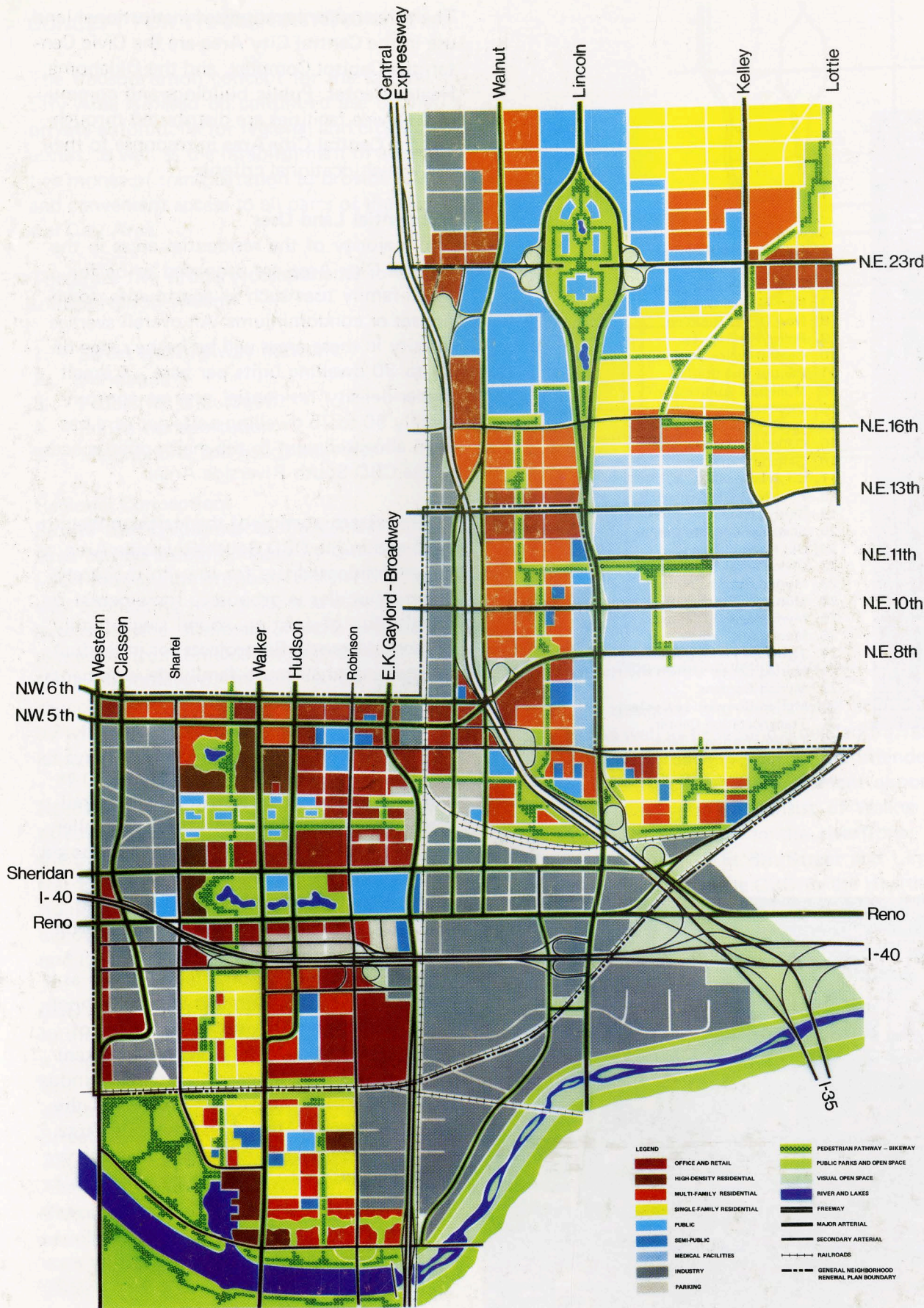


Figure 6: Proposed Land Use Concept



Figure 7: CBD Illustrative Concept

1. Greenway Link
2. Neighborhood Commercial
3. New-Town-In-Town Housing
4. New Federal Building
5. Existing Federal Offices
6. Fidelity National Bank
7. Kerr-McGee Center
8. New Office Building
9. Police Parking
10. Central Police Station
11. Central Fire Station
12. Municipal Auditorium
13. City Hall
14. City Hall Annex
15. Galleria Shopping Mall
16. Galleria Expansion
17. City National Bank
18. First National Center
19. Skirrin Hotel
20. Sheraton Century Center
21. Old Huckins Block
22. Civic Center Housing
23. Myriad Gardens Housing
24. Multi-Use Spine (Office, Hotel, Residential)
25. Myriad Gardens, Phase 2
26. Mummer's Theater
27. Joint Use Parking Facilities
28. Myriad Center Offices and Hotel
29. Myriad Gardens
30. Myriad Convention Center
31. Transportation Center
32. Liberty National Bank
33. COTPA Garage No. 1
34. COTPA Garage No. 2

The three major locations of institutional land use in the Central City Area are the Civic Center, the Capitol Complex, and the Oklahoma Health Center. Public buildings and community service facilities are distributed throughout the Central City Area in response to their individual locational criteria.

Residential Land Uses

The majority of the residential areas in the Central City Area are proposed to be for multi-family uses such as apartments, townhouses or condominiums. An overall average density in these areas will be in the range of 20 to 30 dwelling units per acre. A small higher-density residential area at approximately 50 to 75 dwelling units per acre has been allocated next to the major open spaces in the CBD South-Riverside Area.

In the eastern portion of the Harrison-Walnut Area and in the CBD South-Riverside Area, a mixed residential use for low- to moderate-income families is proposed. Incremental rehabilitation of existing, sound single-family houses and spot infill projects for individual houses and small multi-family developments are anticipated in these areas.

Industrial Land Uses

The East Reno Area is proposed to be an exclusively industrial area with extensive railroad and truck service. Additional smaller areas of grouped light industries are proposed.

Major Alternative Land Uses

In the central Harrison-Walnut Area, feasibility studies are now being conducted for a possible major educational facility such as a junior college, a vocational-technical school, or a branch campus for the University of Oklahoma. Market conditions may warrant expansion of the proposed Central City Industrial Park into the southeast portion of the Harrison-Walnut Area. The Riverside Area may become totally a residential area or may be considered as the location for a nine-hole or par-3 golf course.



Figure 8: Artist's Conception for Proposed CBD Development Program

CONCEPT FOR TRANSPORTATION

The transportation concept for the Central City Area is based on continued use of the private automobile for regional and citywide access, as well as the establishment of alternative modes of transportation to provide quick and convenient access to all parts of the Central City Area.

There are five primary components to the transportation system:

1. Street and highway network.
2. Parking.
3. Pedestrian circulation.
4. Public transportation.
5. Merchandise and goods delivery.

Regional Connections

Future traffic volumes to the Central City Area can be accommodated by the existing I-40 Freeway, the proposed Central Expressway connecting from I-35 to the Broadway extension, the proposed Shields Boulevard extension from Shields Boulevard to E. K. Gaylord Boulevard, and by increasing the capacities of existing arterial streets, either by widening or through use of one-way couplet systems.

Needed improvements to serve traffic destined for the Oklahoma Health Center and the State Capitol Complex include the Central Expressway, the extension of Lincoln Boulevard southwest to I-35, and the widening of N. E. 10th Street from Oklahoma Avenue to the Health Center.

CBD Arterial Ring

In the CBD traffic is proposed to be served by a ring system of arterial streets and one-way couplets consisting of the following streets: the N. W. 5th Street and N. W. 6th Street couplet, Broadway and E. K. Gaylord Boulevard, the Sheridan Avenue and Reno Avenue couplet, and the Western Avenue and Classen Boulevard couplet. Additionally, a couplet consisting of Walker and Hudson Avenues will provide access to the heart of the CBD.

Linking Arterials

Tying together the major activity centers in the Central City Area will be a number of

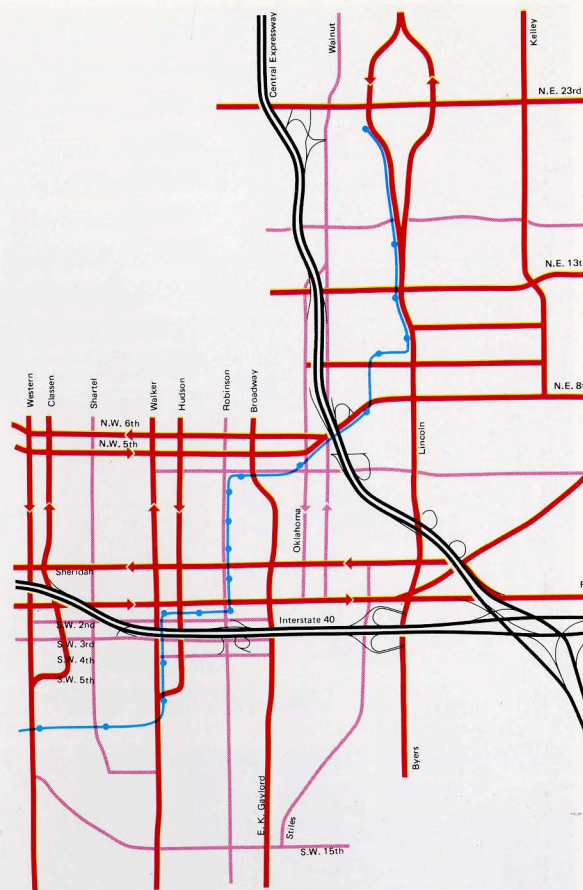


Figure 9: Proposed Circulation Concept

specialty designed and landscaped arterial streets. As well as providing a needed traffic function, these linking arterials are intended to open up attractive redevelopment opportunities. These arterials consist of Walker Avenue from the CBD to the riverfront; Harrison Avenue, N. E. 8th Street and Lincoln Boulevard from the CBD to the Health Center; and Lincoln Boulevard from the Health Center to the Capitol Complex.

Parking Concepts

The concept proposes a series of parking structures in the CBD for short-term and specialized users such as shoppers. Inexpensive intercept parking for commuters will be located on the periphery of the CBD, with connections provided directly to offices by minibuses, air-conditioned pedestrian arcades, moving sidewalks, and ultimately a mechanized and automated people-mover system.

Pedestrian Systems

Within the CBD a comprehensive system of air-conditioned skyways, arcades and malls is proposed to connect residential, shopping, entertainment and working areas. The greenway system, consisting of a series of inviting

linear parks containing walkways, bicycle paths and a low-speed minibus route, is proposed to offer alternative modes of travel throughout the Central City Area.

Public Transportation

Expansion of existing Central Oklahoma Transportation and Parking Authority (COTPA) service is recommended. Special corridors are needed for buses. In the CBD, a proposed minibus service can link activities, provide access to parking, and serve as a forerunner of a more sophisticated automated rapid transit system to be installed later.

A possible route for a public transportation system operating automatically on a grade-separated fixed guideway, such as various people-mover systems now on the market, is shown. Future developments, such as increased energy costs and shortages or increased public desire to lessen the negative effects of the automobile, will lead to a greater public desire for transit.

Goods Delivery

Delivery of goods and merchandise to Central City Area businesses and residents will continue to be primarily by trucks using the street circulation system. Transfer warehouses from rail to truck and truck to truck will be located in industrial areas.

Possible Alternative Transportation Elements

Construction of the proposed Central Expressway should take place by 1980 to avoid serious congestion problems at the ramp entrances to I-40 and on streets leading northward from the CBD. Alternative solutions for CBD regional access, however less desirable and less likely, include:

- Extensive improvements of I-40 through the CBD and westward to I-440, including new access ramps and additional lanes.
- Widening of many streets leading northward from the CBD through residential areas.
- Early implementation of the proposed Blackwelder Freeway, which has been proposed to connect the Northwest Expressway to I-40 roughly following the route of the existing Blackwelder Avenue.
- Implementation of efficient, attractive public transportation to offer comfort and convenience comparable to the private automobile for CBD-oriented trips.

ELEMENTS OF THE CENTRAL CITY PLAN

This section describes the elements and alternatives which make up the Central City Plan in the order of priority and phasing programs. Elements in the Phase 1 program are in most cases assured of implementation and are delineated in more detail than elements in other phases. In later phases, elements are less certain of accomplishment because projections of market demand are less certain and because these elements rely upon resolution of earlier-stage elements in setting detailed design and planning parameters.

Phase 1 Program Elements

The Galleria

The proposed retail Galleria is essential for the continuing successful rebirth of the CBD. It is to house three to four major department stores along an enclosed, air-conditioned, multi-level mall on four blocks in the heart of the downtown.



Figure 11: Visualization of Proposed
New-Town-In-Town Housing Project

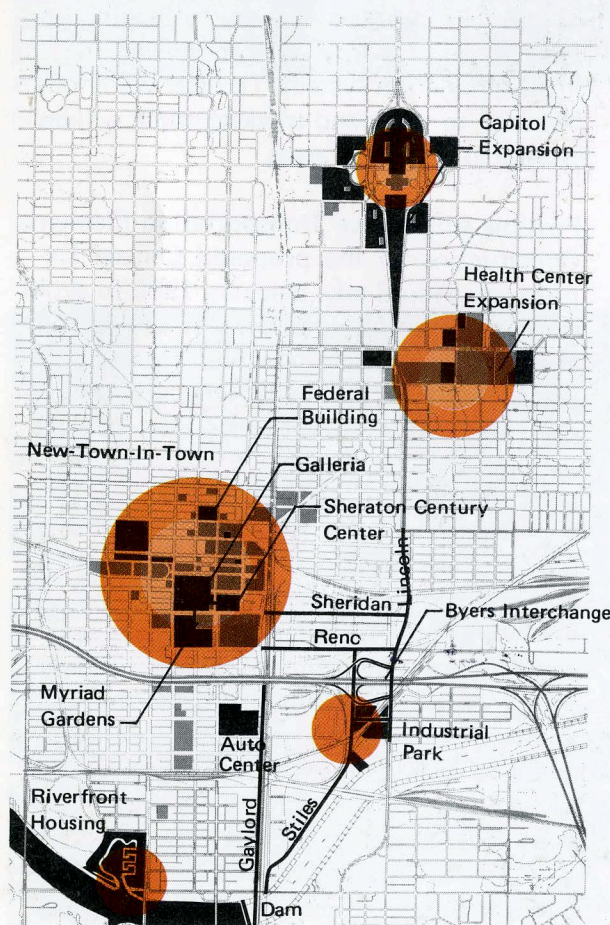


Figure 10: Phase 1—Elements

Market forecasts indicate that a major new retail center is required to serve City markets in the near future. It can be located either within the Central City Area or somewhere in the northwestern area. To achieve Central City Area objectives, it is critical to capture this center for the CBD as soon as possible. If a new regional center were constructed in the northwestern area before the proposed Galleria was implemented, it might probably foreclose the possibilities of constructing new department stores in the Central City Area during the next decade.

A recent acceptance by OCURA of a \$16-million grant and an \$18.3-million loan guarantee from the U. S. Department of Housing and Urban Development has assured speedy implementation of this key component. When the Galleria opens its doors, the dream of reestablishing a strong incentive for shoppers to come downtown again will be realized.

The Myriad Gardens

Just to the south of the proposed Galleria across Sheridan Avenue, construction of the Myriad Gardens is about to begin. On land already cleared and purchased by the City, the proposed plan envisions an urban park with a large lake, enclosed botanical gardens, and a number of cultural and entertainment facilities.

New-Town-In-Town Housing

In the northwestern sector of the CBD, within walking distance of the Galleria, from 650 to 2,000 new luxury and middle-income dwelling units are proposed on 27 acres of land. The success of the Galleria and the Myriad Gardens concepts in reintroducing night-and-day shopping, cultural and entertainment activities to the Central City Area is critical to establish a residential environment in the downtown. Phase 1 development of an initial 150 to 300 dwelling units is envisioned near the corner of Walker Avenue and Robert S. Kerr Avenue.

Other CBD Developments

Other projects already proposed or under way by individual developers for the CBD include the Sheraton Century Center Hotel, which will connect directly to the Galleria, new major office towers to accommodate office relocations as CBD redevelopment proceeds, the new Federal Office Building, and the Robert S. Kerr Memorial Park.

Central Expressway

The Central Expressway is a proposed freeway link from the I-40/I-35 interchange northward to connect to the currently dead-ended Broadway extension. This new road will be needed within the next decade to provide a required link in the regional network for bypass traffic and to meet the travel demands of the workers, residents and visitors to the growing Central City Area. Early action on the outstanding Central Expressway questions of funding and timing is essential to insure continuing CBD growth and development of adequate transportation linkages to the urban region. The present uncertainty of the expressway issue also continues to create a problem within the Harrison-Walnut Area.

Auto Center

Many auto dealers serving the downtown market will need to be relocated as redevelopment activities for residential, park and other CBD facilities expand. A new auto sales center close to the CBD is proposed to house several major dealers to serve the entire urban and regional markets. This 40-acre center is located just south of the I-40 Freeway along Robinson Avenue.

North Canadian River Dam

The chances are good for creating an exciting new riverfront park and residential neighborhood in the Riverside Area. The mile-long lake, which would be created by a proposed dam, would form an outstanding 150- to 200-acre recreational resource nearly in the heart of the City. The shores of this new lake would provide very attractive sites for new residential development, combining the best of water-oriented recreational living with convenient access to the revitalized CBD.

Proposed Central City Industrial Park

For possible first-phase development, about 200 acres of land east of the Atchison,

Topeka and Santa Fe Railroad tracks, south of the Chicago Rock Island and Pacific Railroad yard and north of the North Canadian River, are currently vacant or underutilized as outdoor storage, dumping grounds, and junk yards. A program including new streets to open up this area, land reparcelization and minor railroad spur-line relocation can create an opportunity to attract as many as 4,500 new jobs to this area and spark rehabilitation of existing deteriorating industrial facilities.

Other alternative areas to the north and east of this area are also being proposed as industrial parks. Coordination between proposals may be essential to allow balanced growth within the available projected market of 10 to 26 acres per year in the Central City Area.

Neighborhood Conservation Programs

To arrest further possible deterioration of Central City Area residential neighborhoods, immediate implementation of social, economic and physical neighborhood conservation programs is needed to resolve problems of unemployment, low income, lack of job skills, inability to borrow needed rehabilitation funds, high crime rates, family and social problems, high fire and theft insurance rates, low maintenance levels of buildings and landscaping, and rapid turnover of transient residents. Innovative and comprehensive long-term approaches such as the HUD and Federal Home Loan Bank Board Neighborhood Preservation Program are needed to enable these residents to contribute to the rehabilitation of their own neighborhoods.

Phase 2 Program Elements

Civic Center Park

Enhancing both the proposed new-town-in-town housing and the Civic Center, a newly expanded Civic Center Park is proposed to replace 10.6 acres of decaying buildings and parking lots surrounding the present Civic Center. Needed expansion of City Hall offices, a new police parking garage, a relocated central fire station and improved circulation facilities for the Music Hall performances can be accommodated in this proposed new parkland concept.

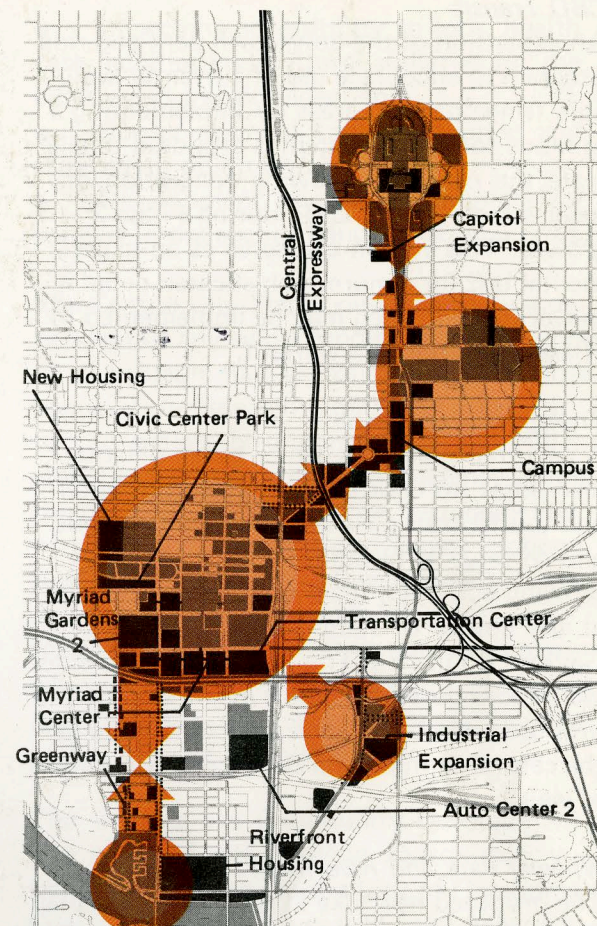


Figure 12: Phase 2—Elements

Myriad Center

When the Myriad Gardens is completed, an exciting opportunity will become available along Reno Avenue to build offices and hotels. As illustrated on the front cover, this development can take advantage of the park atmosphere of the Myriad Gardens, visibility and direct access from the I-40 Freeway viaduct, and adjacency to the Myriad Convention Center and the CBD. A large reservoir of parking for all CBD developments and the development of a convenient and climate-controlled pedestrian link through the Myriad Gardens to the Galleria are integral parts of this concept.

Other CBD Developments

Continuing improvements to the CBD environment during this phase include the expansion of the Myriad Gardens westward to the Mummer's Theater in its preprogrammed Phase 2 plan and the conversion of Park Avenue to a handsome and pleasing pedestrian environment through the heart of the retail and office districts.

CBD Transit

An expansion of the downtown park-and-ride program to encourage use of currently available fringe parking areas by implementing a minibus connector system is proposed to alleviate the projected growing congestion of local streets in the CBD during Phase 2 growth. This system can serve as an experimental test for a more sophisticated people-mover system which may be implemented in Phase 3 if conditions warrant.

Transportation Center

A new transportation center to handle intercity buses, to coordinate convention, hotel and tourist traffic via airplane, train and bus, and to serve as headquarters for COTPA's growing activities, may logically be located at the corner of Reno Avenue and E. K. Gaylord Boulevard. This transportation center would, of course, become a major stop on the proposed minibus system and could serve as the central terminus for daily commuter buses as well.

Wheeler Park and Riverfront Housing

The proposed new lake in the North Canadian River will create potential for approximately 300 to 500 new dwelling units along the lake's shores. This new activity will enhance land values and redevelopment opportunities in the CBD South-Riverside neighborhoods. Increased potentials for neighborhood rehabilitation and conservation will become available.

CBD-Riverfront Link

The proposed Riverside greenway is designed to further encourage neighborhood rehabilita-

tion by linking the CBD open space and residential areas to the new riverfront activity center with bikeways, walkways, tot lots, and playground facilities.

CBD-Health Center Link

The Oklahoma Health Center is projected to reach its full development during Phase 2. The construction of the Central Expressway at this stage is the key to realizing the linkage between the CBD and the Health Center, and initiating rehabilitation actions in the Harrison-Walnut neighborhoods. In addition to Lincoln Boulevard, Harrison Avenue and N. E. 8th Street would require widening to accommodate Health Center and CBD-bound traffic. Properly landscaped, these streets would provide attractive sites for hotels-motels, offices, clinics and institutions providing additional services for the Health Center visitors. These new developments would raise the general environmental quality of the Harrison-Walnut Area and begin to open opportunities for neighborhood renewal.

University of Oklahoma Branch Campus

Proposals have been advanced for a new Central City Area branch campus for the University of Oklahoma. Current attention has focused on a location along the link from the CBD to the Health Center. This location would be particularly appropriate in view of the intent to offer pre-medical science and business administration as the academic emphasis of this proposed branch campus. Implementation of this campus could lead to rehabilitation and redevelopment of large portions of the Harrison-Walnut Area.

East Reno Area Industrial Rehabilitation

The proposed Central City Industrial Park is the key to sparking interest in rehabilitation and redevelopment of deteriorating industrial facilities in the East Reno Area. Reconstruction of Sheridan and Reno Avenues as main entry arterials to the CBD will require relocation of loading docks and parking areas. Private enterprise may undertake many of the needed improvements if market potentials created by the new industrial park are fulfilled.

Phase 3 Program Elements

Further CBD Expansion

Many successful projects established in earlier phases can now continue their programmed expansion. An expansion of Myriad Gardens is planned to contain a large extension of the lake and creation of many new recreational sport facilities. At the western end of the expanded Myriad Gardens, a six-acre site could be made available for a residential development integrated with the open park land.

Expansion of the Galleria retail space, new hotel facilities and additional parking for shoppers will be required as increased market demand follows successful acceptance of the CBD's renewed vigor. The blocks between Sheridan Avenue and Main Street, stretching westward from Hudson Avenue, become attractive sites for these facilities as programmed expansion of Myriad Gardens nears reality. Joined together by a second-level pedestrian skyway, this new linear commercial-office-hotel-residential development would be integrated with and reinforced by the existing Holiday Inn Hotel and other buildings.

Possible People-Mover System

If justified by demand for use of the minibus experiment, an automated people-mover transit system can be installed on Robinson Avenue, within the CBD Area, connecting fringe parking and developments to the CBD. This system might be extended to join the Capitol Complex, the Health Center, and perhaps Will Rogers World Airport. Stops along the line of this proposed system could also serve housing areas, industrial parks, and special retail or entertainment centers.

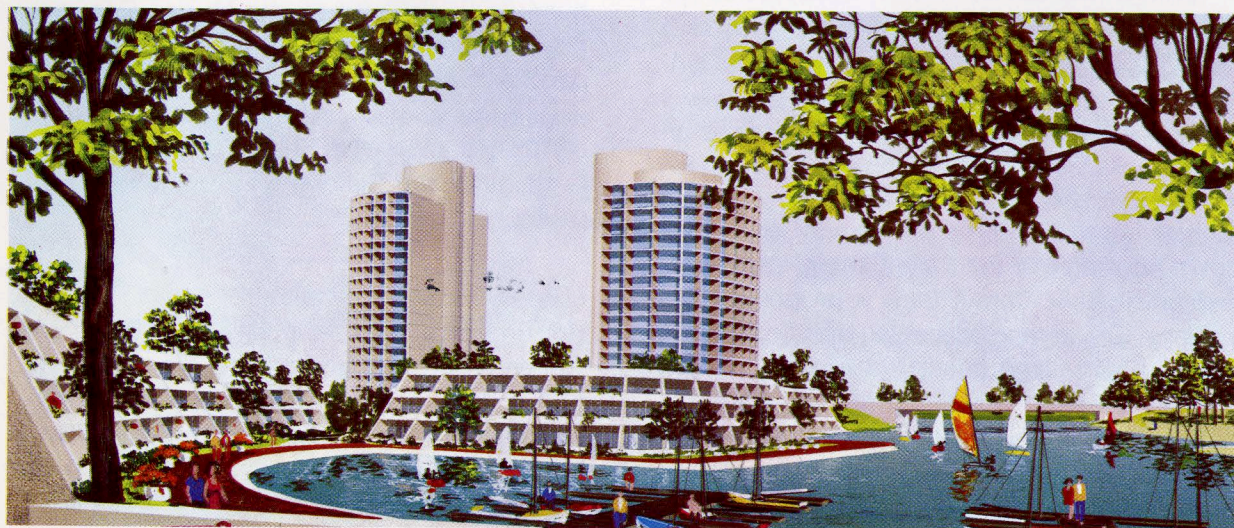


Figure 13: Wheeler Park Lake Housing Will Set The Stage For A Housing Regeneration

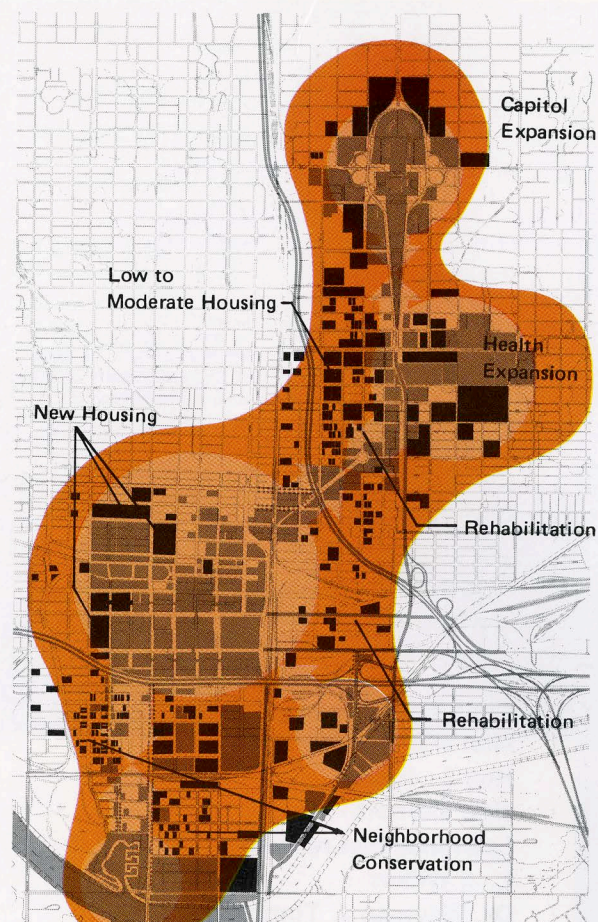


Figure 14: Phase 3—Elements

Neighborhood Rehabilitation

Residential neighborhoods in the CBD South-Riverside Area, the Harrison-Walnut Area and the Capitol Area, now surrounded and interspersed by new developments and supported by neighborhood conservation programs, can be the scene of intensive private development programs.

Industrial Expansion

Further expansion of industrial areas established in Phases 1 and 2 may be justified by market desires. In view of the deteriorated condition of the residential neighborhoods in the Harrison-Walnut Area south of N. E. 4th Street, it is possible that a new industrial park may be established here to take advantage of available road and rail connections.

IMPORTANCE OF MAJOR CATALYTIC ACTIONS

In summary, the Central City Plan has identified certain major catalytic actions, now under way or proposed, which are deemed

essential for creating a viable Central City by virtue of their impact. The six major catalytic development actions (the Galleria, the Myriad Gardens, the CBD residential housing, the Central Expressway, the riverside development, and the Central City Industrial Park) are all designed to produce multiple short-range and long-range beneficial effects on the Central City Area as a living environment.

The difficulty and challenge of creating a truly viable living environment in the Central City Area is far greater than establishing the Central City as the primary working environment for the Oklahoma City region. Although the Central City Area, through its aggressive redevelopment programs, has already reestablished its role as the major employment center, the prospect for creating a residential environment in the Central City depends entirely on the successful implementation of all or the majority of the six catalytic development actions.

Public policies, social and economic institutions, and consumer preferences in the past have favored suburban expansion at the expense of the central city. As a result, it requires a substantial level of major community commitment and financial assistance to restore the development equation in favor of the central city in its efforts to create a suitable living environment.

Furthermore, with the concern for energy shortage, inflation, air pollution, waste and inefficiency, the need to develop a strong central city as a viable living and working environment will increase greatly in the years ahead. By clustering employment, housing and accompanying community activities in the major activity centers and along connecting transportation links, the following beneficial effects can be anticipated:

- Creation of a more attractive and vibrant, yet more efficient, central city community.
- Reduction in the number of total daily person trips (by clustering similar trip-end activities at one or more locations).
- person trips.
- Strengthening the case for public transportation and its development feasibility.

- Improving accessibility to jobs, health care facilities and cultural activities for the elderly and transit dependents.
- Conservation of energy resources and reduced air pollution.
- Development of contingency plans for survival in the event of another energy crisis.

The Central City Plan is designed to be independent of any single funding source. Full use of all available funding sources calls for close cooperation between public and private sectors to achieve both community and individual goals. The continuing challenge during the next two decades will be the channeling of the City's Capital Improvement Program funds, the Community Development funds, and other Federal categorical grants and revenue-sharing funds into a cohesive program which will lead to or coincide with corporate and individual investors' objectives for redevelopment and rehabilitation.

The Housing and Community Development Act of 1974 will provide approximately \$8 million per year to the City of Oklahoma City for the next six years to fund redevelopment actions throughout the City. OCURA is currently scheduled to receive approximately \$7.7 million per year for direct application to ongoing renewal projects and to begin action on this Central City Plan.

The CBD is well under way; its revitalization is already acting as a magnet for continuing redevelopment. Renewal of the Harrison-Walnut neighborhoods is dependent upon the construction of the Central Expressway and the placing of new "infrastructure" services such as streets, street lighting and utilities to attract new development. CBD South-Riverside rehabilitation awaits a new "spark" such as the proposed North Canadian River Lake. East Reno industrial growth needs a coordinated land swap program and railroad participation. Capitol Area neighborhoods require immediate implementation of proposed neighborhood conservation programs to reverse impending decline.

The Sooner Spirit can accomplish this plan. The same dedicated work and unflagging determination which has recently accomplished so much can continue to create the exciting and progressive Oklahoma City of the present and the future.

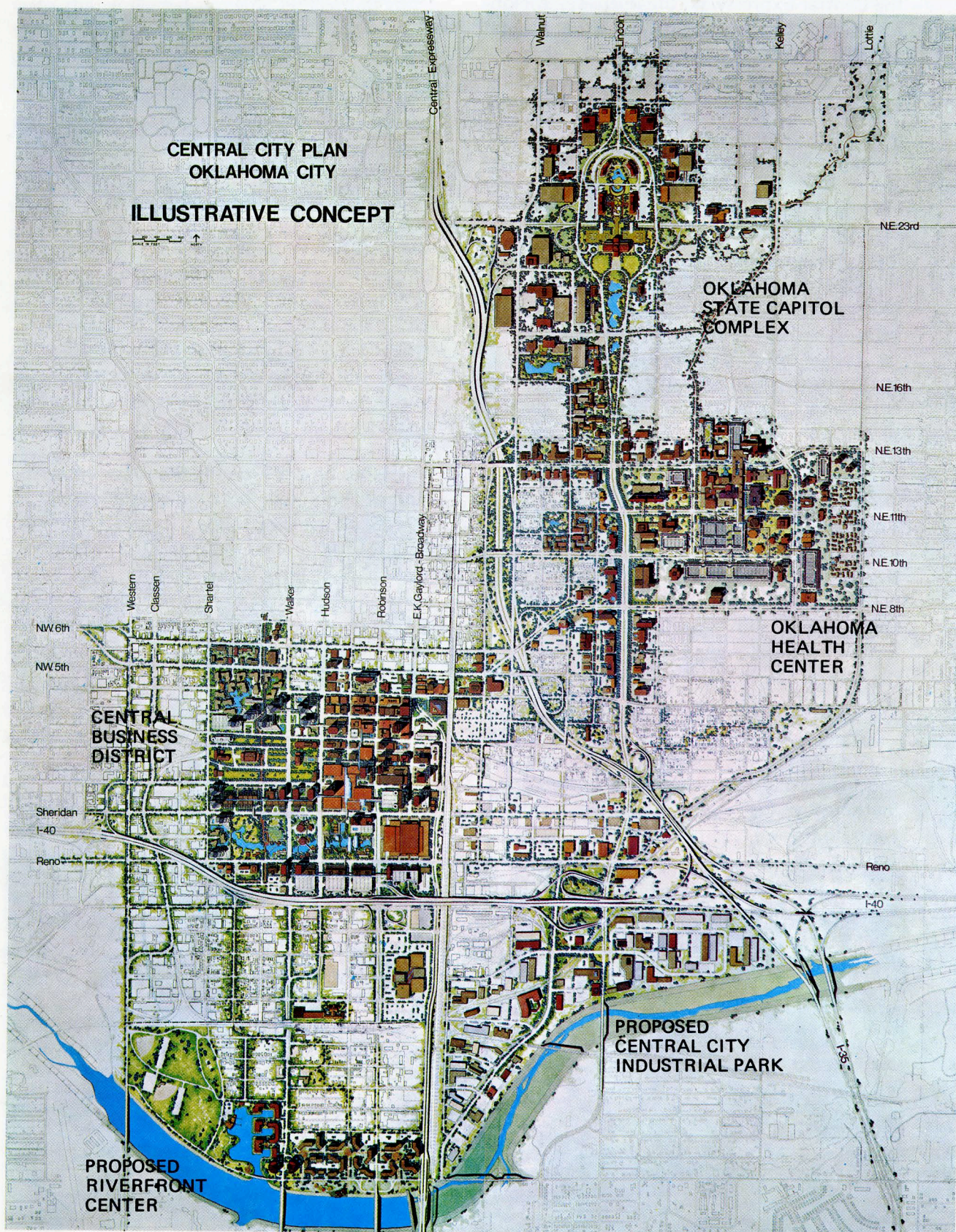


Figure 15: Central City Illustrative Concept

Mayor
Patience Latting

City Council
F. Anthony Zahn
Eric Groves
Neal A. Balkan
Bill H. Bishop
Harold McEwen
Jerry Gilbert
Rev. Goree L. James
Merle McCollum

Planning Commission
Mrs. Wayne Robinson
Roy L. Jones
Jack Cornett
Lawrence McCracken
L. J. Wilkes
Dr. Wayman J. Thompson
Raymond Fortune
Robert M. Frank
Mrs. Lydia Gill

Oklahoma City Urban Renewal Authority
Jim Lookabaugh
Jimmy E. Stewart
W. M. Harrison
F. C. Love
Harvey P. Everest

GRUEN ASSOCIATES, INC.
Urban Design and Management

Larry Smith & Company, Inc.
Economics

Alan M. Voorhees & Associates, Inc.
Transportation

Grossman & Keith Engineering Company
Engineering, Utilities and Circulation

McCaleb Engineering Company
Mapping and Surveys



But the problems of recession and inflation, coupled with tight income restrictions on prospective buyers, apparently served to discourage most applicants, and only about 15 additional homes were built.

At least 75 lots are still available in this modern subdivision, which features new streets, underground utilities and other amenities.

Home renovation, under the federal government's 3-per-cent loan program, has been an on-again off-again affair as loan funds frequently were unavailable from the Department of Housing and Urban Development. Recently the loans have been more readily offered, and Congress now has extended the program until August 1976, opening up the possibility of making the loans available in other sections of the city.

Despite the handicaps, more than 1,550 homes have been or are being rehabilitated in the JFK and Medical Center areas.

The city has been one of the major builders in the JFK project. The Ralph Ellison Branch Library at Northeast 23rd and Eastern was dedicated in June, and a gymnasium-recreation building opened about the same time in the new Riley Leroy Pitts Park, between Prospect and Kate south of Northeast 20th Street. A new fire station on Eastern at Hardin Drive was completed about a year ago, and a park is to be constructed near the fire station.



City Councilman Goree James (upper left) speaks at a ground-breaking ceremony for a new home in the Greenway Park Addition. The Oklahoma City Housing Authority also is constructing new homes in the John F. Kennedy area (above). One of the more attractive downtown scenes (left) is the Liberty Bank Plaza with its elevator tower to the Santa Fe Plaza parking garage.

Another major provider of public improvements throughout the Central City area is the Urban Renewal Authority itself. Downtown and on the east side, OCURA has so far installed more than \$10 million worth of streets, sidewalks, water and sewer lines, street lighting, traffic controls, landscaping and other public facilities. An additional \$9½ million is budgeted for improvements in the same areas.

Early this summer a "new" Broadway was opened from Main to Northwest 4th Street, and construction will be completed south to the Myriad after a pedestrian tunnel is installed beneath the street from the new Sheraton Century Center.

Once Broadway was opened, work resumed on the rebuilding of Robinson Avenue. Robinson has been completed as a four-lane, divided thoroughfare from Interstate 40 to Sheridan, and the block from Sheridan to Main also will be a four-lane, two-way street. From Northwest 3rd to Main it will continue to carry one-way traffic but is being completely rebuilt.

Installation of traffic signals, street lights and landscaping also is under way along the newly completed streets. The landscaping will include a mini-park on each side of Robinson south of Reno, forming a tree-lined "gateway" to the central business district.

In addition to the \$2.2 million for public works it has already spent in the JFK area, the renewal authority is preparing to construct a diagonal link between Northeast 10th Street at Missouri Avenue and Northeast 8th at Jordan. The new connection will

make the 10th-8th route a major thoroughfare from Interstate 35 to downtown.

New streets and other utilities in Greenway Park also were constructed by OCURA, and extensive additional street and sidewalk work is planned in JFK.

OCURA presently is rebuilding Stonewall Avenue between the Medical Center and JFK areas and about a year ago completed the construction of Lottie Avenue, widening it from a two-lane street to a four-lane boulevard.

In the Health Sciences Center, both 10th and 11th streets have been rebuilt, along with Phillips Avenue. The State Highway Department extended Lincoln Boulevard from 13th Street south to 4th Street, completing a major stretch of the expressway that eventually will be the main access to the Capitol from Interstate 40. The City is preparing also to widen 4th Street through the Medical Center area.

Three tunnels are completed or under



construction in the Health Sciences Center — two beneath Stonewall and one under Northeast 11th — to carry pedestrian traffic between major buildings. OCURA is sharing the cost of the tunnels with the agencies served by them.

As work moved ahead in the downtown, Medical Center and JFK areas, the renewal agency this year for the first time expanded operations outside its original project boundaries, launching a neighborhood improvement program in South Oklahoma City.

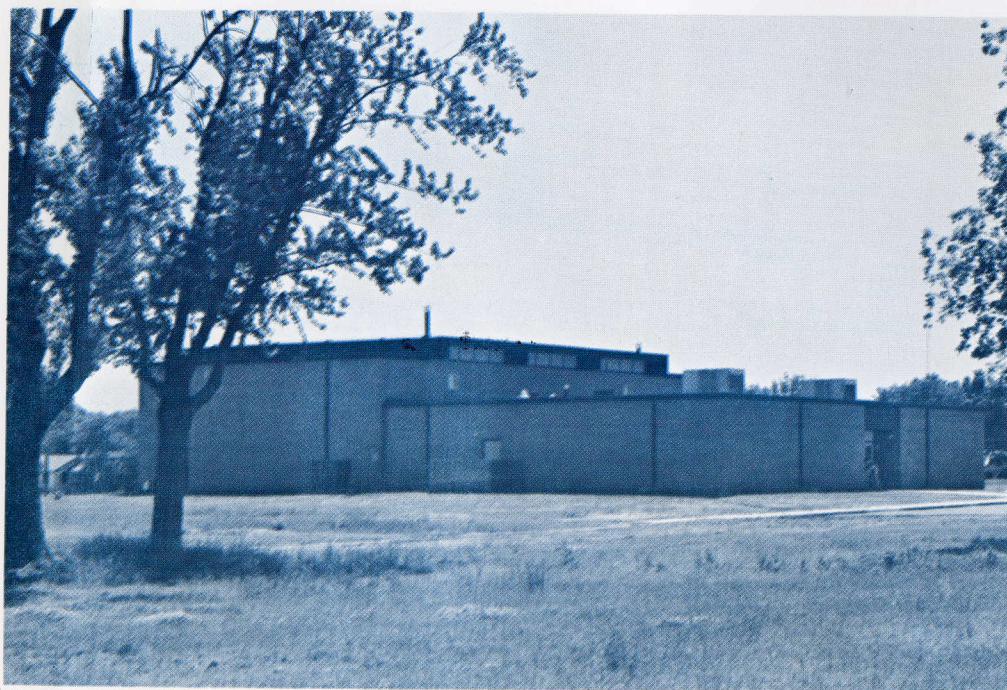
Under the 1974 Community Development Act, the City Council may designate areas of the city for assistance in residential rehabilitation. The Council selected a 52-block area bounded by Southwest 22nd and 36th streets, Western and Walker avenues, and authorized OCURA to take applications for 3-per-cent federal home-improvement loans.

By mid-June 47 such applications were being processed, although the HUD office had yet to close the first loan. More than 100 property owners in the area so far have indicated interest in the program, and the



Choice lots are available in the new Greenway Park Addition (upper left), which has all new streets and underground utilities. OCURA expanded its home-improvement program into South Oklahoma City at a meeting (above) with interested property owners. At microphone is Rehabilitation Officer Woody Wilkes.

The city recently completed a new gymnasium-recreation facility (left) in Riley Leroy Pitts Park in the JFK area.



Rehabilitation Department is working overtime to process applications.

Throughout the renewal areas, a continuation of the present rate of redevelopment appears assured.

Approximately 80 per cent of the four-block site of the downtown, \$100 million retail Galleria has been purchased by the authority, and about 30 per cent of it has been cleared. Demolition, the relocation of utility lines and other site preparations are expected to be completed during the summer of 1976. The Galleria will occupy the blocks bounded by Robinson, Sheridan, Hudson and Park avenues.

South of the Galleria site, the 11.3-acre tract for the first phase of the Myriad Gardens has been cleared and is awaiting development by the City. Present scheduling calls for the Myriad Gardens to be completed about the time the Galleria opens its doors in late 1978.

In the Health Sciences Center, plans for another \$15 million in medical facilities are on the drawing boards. Work is expected to begin soon on a \$5.8 million Library and

Learning Resources Center at Northeast 11th and Stonewall. A College of Nursing building will be constructed at the northeast corner of 10th and Stonewall at a cost of \$5.3 million.

Also approved is a new building for the College of Pharmacy, which is to be moved from the Norman campus. Construction of this \$3.9 million facility tentatively is scheduled to begin next summer south of the College of Nursing.

Hopefully, if the Sec. 235 subsidized-mortgage program is not resumed, Congress will come up with another method of assisting low- and moderate-income families to construct homes on the remaining lots in the Greenway Park Addition. If not, an intensive campaign will be launched to develop the area under existing loan programs.

The Housing Authority also is expected to continue its program of constructing attractive, low-rent dwellings on sites scattered throughout the JFK area.

Throughout the Central City, the future holds a promise of even greater expansion and development if the federal government approves applications for two grants totaling about \$6 million.

The larger of the two, for \$4.36 million, would make possible the first downtown housing recommended initially under I. M. Pei's 1965 plan for the central business district and reaffirmed more recently by the Central City Plan. About six blocks of luxury apartments and condominiums, extending from Hudson to Shartel Avenue north of the Civic Center Music Hall, would be constructed as the first phase of the residential complex.

Once the Galleria and Myriad Gardens are under construction, the housing would be the last major element of the Pei Plan to become reality. But OCURA officials have emphasized that the success of any one of these three elements depends upon construction of the other two.

The second grant application, for \$1.9 million, is being considered by HUD under a section of the law intended to encourage innovative demonstration projects. If approved it is expected to lead to the first development in the East Reno Industrial Area of the Central City Plan.

The funds would be used to buy right-of-way for the extension of Lincoln Boulevard to the south and the construction of an interchange serving Lincoln, Byers Avenue and Interstate 40. Sites also would be made available for industrial development, with emphasis on minority enterprise financing and developing the sites.

As this report went to press, OCURA officials were hopeful of approval of both applications.



OCURA commissioners above assisted in honoring a former commissioner, Dr. F. D. Moon, when the F. D. Moon Center was dedicated in May. At mike is Commissioner Jimmy Stewart, while Chairman Jim Lookabaugh (in checked coat) is at right. Dr. Moon (in light suit) is between them. At right are the old Canon Baptist Church and its new building recently completed on Northeast 4th Street.



statement of operations

STATEMENT OF OPERATIONS FOR THE FISCAL YEAR ENDING 6-30-75

OKLA. R-20 UNIVERSITY MEDICAL CENTER

OKLA. R-26 CENTRAL BUSINESS DISTRICT (GN)

	Cumulative To 6-30-74	Current Fiscal Year	Cumulative To 6-30-75	Cumulative To 6-30-74	Current Fiscal Year	Cumulative To 6-30-75
Survey & Planning Expenditures	\$ 368,407.18	\$ 0	\$ 368,407.18			
Administrative Overhead & Services	2,561,875.20	138,244.39	2,700,119.59	\$238,589.28	\$ 0	\$ 238,589.28
Legal Services	39,308.00	265.00	39,573.00			
Survey & Planning	52,550.00	0	52,550.00	643,364.39	87,220.27	730,584.66
Acquisition Expense	291,423.21	5,289.25	296,712.46			
Temporary Operation of Acquired Property	189,530.61	36,479.98	226,010.59			
Relocation & Community Organization	110,393.56	0	110,393.56			
Site Clearance	724,278.58	123,165.60	847,444.18			
Site Improvements	1,760,654.36	633,344.51	2,393,998.87			
Disposition Expense	53,357.19	5,085.76	58,442.95			
Rehabilitation & Conservation	10,347.03	6.00	10,353.03			
Interest	1,330,467.17	344,113.67	1,674,580.84	93,470.77	0	93,470.77
Other Income	(200,099.46)	(22,073.19)	(222,172.65)			
Real Estate Purchases	7,917,945.00	32,100.00	7,950,045.00			
Project Inspection Fee	146,227.00	0	146,227.00			
Total Project Expenditures	\$15,356,664.63	\$1,296,020.97	\$16,652,685.60	\$975,424.44	\$87,220.27	\$1,062,644.71
Relocation Payments	\$ 1,692,714.90	\$ 46,326.82	\$ 1,739,041.72	0	0	0
Rehabilitation Grants	60,396.65	0	60,396.65	0	0	0
Total Expenditures	\$17,109,776.18	\$1,342,347.79	\$18,452,123.97	\$975,424.44	\$87,220.27	\$1,062,644.71
Noncash Local Grants-In-Aid	\$ 5,089,524.89	\$ 435,230.15	\$ 5,524,755.04			
Proceeds From Sale of Land	\$ 301,205.28	\$ 441,313.03	\$ 742,518.31			
Rehabilitation Loans	\$ 161,850.00	0	\$ 161,850.00			

OKLA. R-30 1-A
CENTRAL BUSINESS DISTRICT

OKLA. R-30B
CENTRAL BUSINESS DISTRICT

OKLA. R-35
JOHN F. KENNEDY

Cumulative To 6-30-74	Current Fiscal Year	Cumulative To 6-30-75	Cumulative To 6-30-74	Current Fiscal Year	Cumulative To 6-30-75	Cumulative To 6-30-74	Current Fiscal Year	Cumulative To 6-30-75
\$ 1,119,034.80	\$ 0	\$ 1,119,034.80	\$ 0	\$ 0	\$ 0	\$ 277,402.73	\$ 0	\$ 277,402.73
3,183,277.90	319,339.05	3,502,616.95	57,642.87	730,016.76	787,659.63	5,244,575.50	633,152.59	5,877,728.09
29,480.40	565.00	30,045.40	0	9,002.50	9,002.50	83,680.59	1,995.00	85,675.59
0	3,500.00	3,500.00	0	0	0	0	0	0
303,236.01	5,858.80	309,094.81	21,600.00	258,907.95	280,507.95	575,115.29	16,012.75	591,128.04
169,966.72	9,742.12	179,708.84	0	26,574.94	26,574.94	381,021.02	75,532.34	456,553.36
250,304.81	13,547.60	263,852.41	28,832.50	657,450.68	686,283.18	257,851.70	25,496.40	283,348.10
2,554,866.50	521,149.06	3,076,015.56	0	38,588.83	38,588.83	654,961.93	83,446.31	738,408.24
4,649,251.54	930,583.23	5,579,834.77	0	0	0	1,795,184.38	475,684.88	2,270,869.26
30,375.87	2,667.90	33,043.77	0	12,860.60	12,860.60	88,393.24	12,337.53	100,730.77
0	0	0	0	0	0	68,494.28	1,588.30	70,082.58
2,905,619.40	654,269.03	3,559,888.43	47,429.02	679,913.41	727,342.43	1,699,737.76	578,148.81	2,277,886.57
(475,086.74)	(177,003.64)	(652,090.38)	(30,042.61)	(299,914.65)	(329,957.26)	(408,808.79)	(42,980.45)	(451,789.24)
25,114,104.83	70,300.50	25,184,405.33	0	11,855,182.00	11,855,182.00	10,490,183.44	309,080.00	10,799,263.44
216,828.00	0	216,828.00	75,516.00	0	75,516.00	148,810.00	0	148,810.00
<hr/>								
\$40,051,260.04	\$ 2,354,518.65	\$42,405,778.69	\$200,977.78	\$13,968,583.02	\$14,169,560.80	\$21,356,603.07	\$2,169,494.46	\$23,526,097.53
<hr/>								
\$ 1,974,498.42	\$ 5,176.27	\$ 1,979,674.69	\$ 0	\$ 0	\$ 0	\$ 5,138,845.48	\$ 279,932.46	\$ 5,418,777.94
0	0	0	0	0	0	1,738,595.57	40,282.50	1,778,878.07
<hr/>								
\$42,025,758.46	\$ 2,359,694.92	\$44,385,453.38	\$200,977.78	\$13,968,583.02	\$14,169,560.80	\$28,234,044.12	\$2,489,709.42	\$30,723,753.54
<hr/>								
\$ 8,345,123.22	\$14,873,931.91	\$23,219,055.13						
\$ 6,745,878.15	\$ 2,500.00	\$ 6,748,378.15						
						\$ 2,828,569.89	\$2,985,570.19	\$ 5,814,140.08
						\$ 470,045.53	\$ 200,656.81	\$ 670,702.34
						\$ 2,226,994.06	\$ 236,650.00	\$ 2,463,644.06

consolidated balance sheet*

as of June 30, 1975

	OKLA. R-20 University Medical Center	OKLA. R-26 Central Business District (GN)	OKLA. R-30 Central Business District 1-A	OKLA. R-30B Central Business District	OKLA. R-35 John F. Kennedy	OKLAHOMA CITY URBAN RENEWAL AUTHORITY
ASSETS						
CURRENT ASSETS:						
Cash on Hand	\$ 375,588.52	\$ 18,545.34	\$ 448,333.24	\$ 665,296.47	\$ 528,771.03	\$60,608.98
ACCOUNTS RECEIVABLE:						
Revolving Fund-Joint Activities	\$ 30,000.00		\$ 65,937.00	\$ 50,000.00	\$ 55,000.00	
Relocation Grants	4,502.72		.69	0	71,457.94	
Rehabilitation Grants	(88.35)		0	0	.57	
Tenants	67.50		4,884.00	4,369.51	1,618.59	
Other	0		0	0	4,454.01	
Total Accounts Receivable	\$ 34,481.87		\$ 70,821.69	\$ 54,369.51	\$ 132,531.11	
Total Current Assets	\$ 410,070.39	\$ 18,545.34	\$ 519,154.93	\$ 719,665.98	\$ 661,302.14	\$60,608.98
INVESTMENTS HELD:						
U.S. Treasury Bills (At Cost)	\$ 500,021.18		\$ 444,612.22	\$ 890,769.16	\$ 891,827.50	
PROJECT COSTS TO DATE:						
Total Item I Project Costs	\$16,652,685.60	\$1,062,644.71	\$42,405,778.69	\$14,169,560.80	\$23,526,097.53	
LESS: Sales Price of Land Sold	742,518.31	0	6,748,378.15	0	670,702.34	
Net Item I Project Costs	\$15,910,167.29	\$1,062,644.71	\$35,657,400.54	\$14,169,560.80	\$22,855,395.19	
Total Item II Project Costs	5,524,755.04	0	23,219,055.13	0	5,814,140.08	
Total Project Costs to Date	\$21,434,922.33	\$1,062,644.71	\$58,876,455.67	\$14,169,560.80	\$28,669,535.27	
Relocation Payments	\$ 1,739,041.72	0	\$ 1,979,674.69	0	\$ 5,418,777.94	
Rehabilitation Grant Payments	\$ 60,396.65	0	0	0	\$ 1,778,878.07	
TOTAL ASSETS	\$24,144,452.27	\$1,081,190.05	\$61,819,897.51	\$15,779,995.94	\$37,420,320.92	\$60,608.98

Note:

*The above Consolidated Balance Sheet is recorded and reported on the Cash Basis.

LIABILITIES & CAPITAL

CURRENT LIABILITIES:

Accounts Payable-Joint Activities	\$	9,616.21		\$	29,560.88	\$	73,932.07	\$	44,221.25
Trust & Deposit Liabilities		1,278.95			8,875.00		0		1,883.67
Total Current Liabilities	\$	10,895.16		\$	38,435.88	\$	73,932.07	\$	46,104.92

ACCRUED INTEREST PAYABLE:

To DHUD			\$	88,931.73						
To Others	\$	312,385.05		0	\$	585,110.03	\$	650,779.65	\$	525,356.62
Total Accrued Interest Payable	\$	312,385.05	\$	88,931.73	\$	585,110.03	\$	650,779.65	\$	525,356.62

ADVANCES & LOANS PAYABLE:

To DHUD		\$ 992,258.32			
To Others	\$ 5,310,000.00	0	\$ 9,890,000.00	\$11,000,000.00	\$ 8,880,000.00
Total Advances & Loans Payable	\$ 5,310,000.00	\$ 992,258.32	\$ 9,890,000.00	\$11,000,000.00	\$ 8,880,000.00

Uncommitted Fund Balance

\$60,608.98

CAPITAL:

Cash Local Grants-In-Aid	\$	535,491.65		\$	584,037.78	\$	102,803.22	\$	199,775.79
Noncash Local Grants-In-Aid		5,524,755.04			23,219,055.13		0		5,814,140.08
Total Local Grants-In-Aid	\$	6,060,246.69		\$	23,803,092.91	\$	102,803.22	\$	6,013,915.87
Project Capital Grant		10,654,987.00			25,523,584.00		3,952,481.00		14,786,735.00
Relocation Grant		1,739,041.72			1,979,674.69		0		5,418,777.94
Rehabilitation Grant		56,896.65			0		0		1,749,430.57
Total Capital	\$	18,511,172.00		\$	51,306,351.60	\$	4,055,284.22	\$	27,968,859.38

TOTAL LIABILITIES & CAPITAL

\$24,144,452.27 \$1,081,190.05 \$61,819,897.51 \$15,779,995.94 \$37,420,320.92 \$60,608.98

to the citizens of oklahoma city



Among the Urban Renewal Authority's accomplishments during the past year, probably the most significant was completion of the Central City Plan for the development of the city's central core.

Architects of the plan were Gruen Associates, Inc., one of the world's leading urban planning firms. In addition to providing invaluable guidelines for future growth, the planners carefully analyzed the city's past and present redevelopment program. Their findings are both gratifying and disturbing.

The renewal agency, the Gruen report stated, "has had a solid implementation track record and a strong policy-planning-management capacity." But it warned also that "Oklahoma City finds itself at a critical point in its efforts to develop a viable central city community." This is because of the reduction in the federal funding rate, under the new Community Development Act, of some \$6 million a year.

Such a cut, the report said, "would represent a severe curtailment of (the) development program and generate several unfortunate side effects." Among these might be a halt in "additional new major development . . . critical to a viable center city," limitation of the effectiveness of the Urban Renewal Authority, a loss of momentum in the program and "great reduction of investor confidence in existing as well as proposed programs."

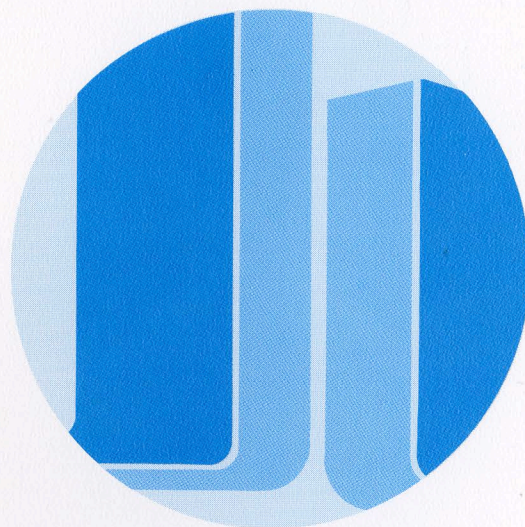
OCURA is making every effort to get a large part of these funds restored. If approved, the money will make possible the start of downtown housing envisioned since adoption of the 1965 Pei Plan for the central business district.

"Infusion of a suitable residential environment into the Central City area is absolutely essential if Oklahoma City is to be prepared to meet the challenge of the next decade, that of creating a more cost-effective urban structure with a higher quality of environment," in the words of the Central City Plan.

Additional public investment of about \$17 million a year over the next 20 years will be required to accomplish the full development outlined in the Central City Plan. But this "seed money" is expected to generate \$50 million a year, or a total of \$1 billion, in private redevelopment.

We believe this is a bargain Oklahoma City cannot afford to miss. The Urban Renewal Authority will continue to press for the city's full share of the funds necessary to maintain the momentum and level of redevelopment it has achieved over the last 14 years.

James B. White
Executive Director



OCURA PROGRAMS AT A GLANCE

(as of June 30, 1975)

	Downtown Projects	University Med Center	John F. Kennedy	Totals
Net Cost	\$100,552,805	\$37,897,169	\$30,769,914	\$169,219,888
Total Federal Participation*	\$ 60,248,985	\$19,135,753	\$31,951,849	\$131,107,587
Redevelopment Completed or Under Way	\$224,258,068	\$131,435,980	\$17,878,277	\$373,572,325
Planned Redevelopment	\$127,357,808	\$ 16,191,447	\$ 9,992,518	\$153,541,773
Buildings Rehabilitated	—**	84	1,471	1,555

*Includes rehabilitation and-or relocation grants, \$990,000 for restudy of General Neighborhood Renewal Plan, and \$18,781,000 committed by the City to the downtown project, to be paid from future federal funds.

**No rehabilitation authorized in Project 1-A.

Preparation of this report was financed in part through a federal loan and grant from the Renewal Assistance Administration, Department of Housing and Urban Development.

