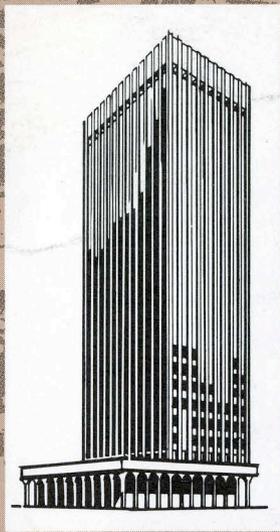
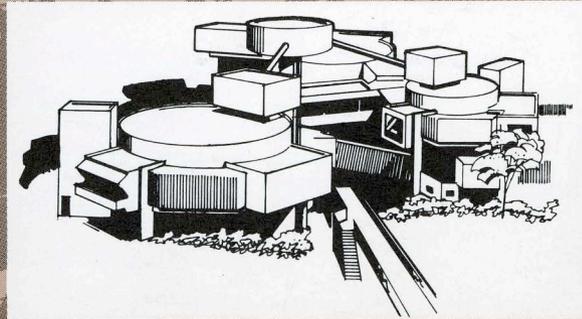
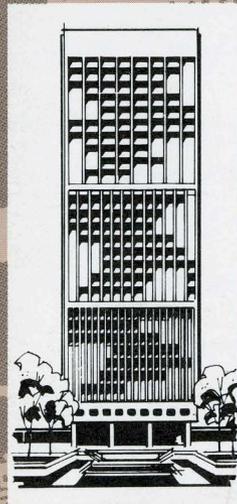


*LA*



**Oklahoma City Urban Renewal Authority *Seventh Annual Report***

*for the fiscal year ended June 30, 1968*



**PROGRESS  
THROUGH  
ACTION**

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**COVER:**  
*Redevelopment in downtown Project 1-A has been given a big boost with major buildings planned or proposed. (See Page 16)*

## *Letter from the Chairman*



*The Honorable James H. Norick, Mayor  
City of Oklahoma City  
Municipal Building  
Oklahoma City, Oklahoma*

*Dear Mayor Norick:*

*The Oklahoma City Urban Renewal Authority is happy to submit to you and the City Council this Seventh Annual Report, which covers the fiscal year ending June 30, 1968.*

*The year just past has seen federal approval and funding of Project 1-A and the beginning of full-scale operations in this first phase of downtown renewal. Announced public and private redevelopment plans already amount to nearly \$65 million.*

*As this report went to press, the first redevelopment under urban renewal in Oklahoma City was about to get under way in the University Medical Center project.*

*In the John F. Kennedy project, where property improvement is the key, 185 homes had been renovated under the rehabilitation program. Loans and grants were being processed for rehabilitation of another 125 dwellings. One year ago work had barely begun on the first houses; none had been completed.*

*We believe that these three projects give Oklahoma City one of the best-rounded programs in the nation.*

*Approval of the \$32.5 million federal share of Project 1-A brought to about \$55.5 million the total of federal funds committed to renewal projects here.*

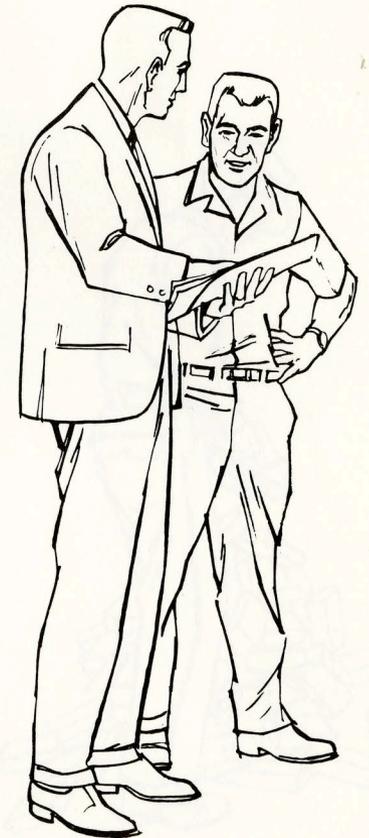
*These monies represent about two-thirds of all federal funds approved for urban renewal activities in Oklahoma and are more than all federal grants allocated for all the cities in any one of 21 states or 2 territories.*

*Our goal, of course, is to make Oklahoma City a better place in which to live. This report will show we are making substantial progress toward that end.*

*The other Commissioners join me in thanking you, members of the City Council, Planning Commission and other officials and citizens for your continued confidence in the Urban Renewal Authority.*

*Sincerely,*

*W. M. Harrison, Chairman*





*Sen. Mike Monroney officiated as demolition of the Bankers Service Life Building got under way to mark the opening of Project 1-A.*



*Beautifying of the Skirvin Hotel entrance was the start of redevelopment in the downtown project.*

## ***Central Business District Project 1-A***



*OCURA Chairman W. M. Harrison (left) hands Frank Hightower, president of the Urban Action Foundation, a check for \$126,000 to repay money advanced by the foundation for renewal operations. Hightower then paid off the loan to the Liberty National Bank, represented by Harvey P. Everest, board chairman.*

The big urban renewal news last year was federal approval of Project 1-A and the start of the first phase of downtown renewal.

On December 20 the Department of Housing and Urban Development (HUD) announced its approval of the \$32.5 million federal share of the \$46.6 million project. The HUD announcement came exactly one year after the City Council had given its endorsement to 1-A.

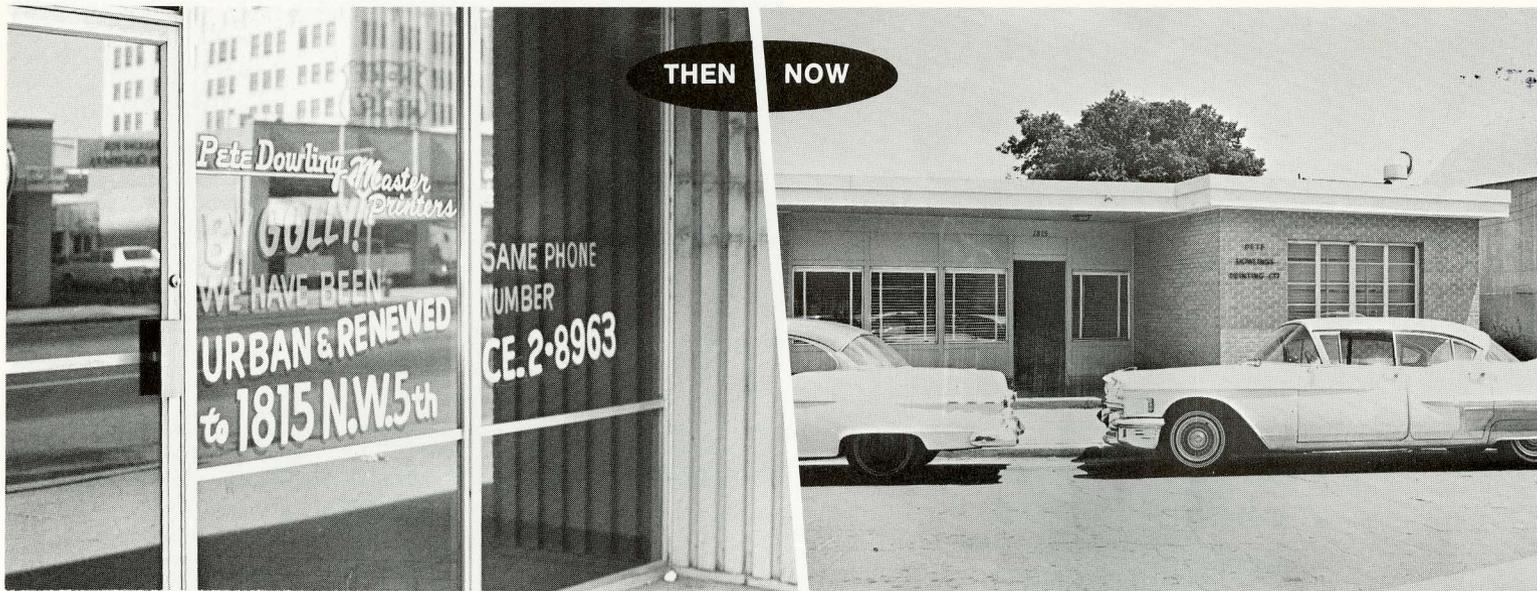
Operations now are in full swing. All of the parcels in the Mummers Theatre site had been purchased by June, and the Urban Renewal Authority is under contract to Mummers to deliver the cleared site by October 31.

The Bankers Service Life Building at 112 North Broadway was demolished to make way for the 35-story Liberty Bank Tower and plaza.

Purchasing is under way in the Convention Center site and along the right-of-way of the new Santa Fe Avenue, a six-lane thoroughfare that will connect with the Stanley Draper Expressway, skirt the eastern edge of Project 1-A alongside the Santa Fe Railroad and join Broadway between Northwest Third and Fourth Streets.

Plans for extensive public and private redevelopment have been announced for the area.

Construction of the \$2.2 million Mummers Theatre,



Among the first businesses to be relocated from the Mummers Theatre site was Pete Dowling Printers, which urban renewal helped move to this modern building at 1815 NW Fifth Street.

in the block bounded by Sheridan, California, Hudson and Walker Avenues, is expected to get under way shortly after the site is delivered. The \$18.5 million Liberty Bank Tower will be constructed by Griffin Enterprises, Inc., between Main Street and Park Avenue east of Broadway.

Final plans are drawn for the 15,000-seat Convention Center on the four-block site bounded by Sheridan, Reno, Robinson and the new Santa Fe Avenue.

In addition to these developments, the Fidelity National Bank has proposed a \$6 million, 14-story office tower and new bank facility in the block west of Robinson between Northwest Third and Robert S. Kerr Avenue. The new Kerr-McGee Center, including a 30-story office tower, is proposed in the block to the east.

And Liberty National has announced plans for a drive-in bank on the east side of Broadway, also between Third and Kerr.

Conservative estimates put total public and private redevelopment anticipated in the 1-A area at \$125 million. Aside from the Convention Center, the bulk of public redevelopment will be parking facilities to be constructed by the Central Oklahoma Transportation and Parking Authority. COTPA will spend more than \$15 million for parking improvements, and this amount makes up a large share of the local cost of the project.

It appeared for a time that 1-A might be delayed because of a shortage of federal funds. But trips to Washington by members of the Authority staff and Board of Commissioners, hard work by Senator Mike Monroney and other members of the Oklahoma Congressional delegation and cooperation by top HUD officials in Washington resulted in full funding.

Purchasing in the theater site got an early start, thanks to the Urban Action Foundation. This non-profit citizens' group underwrote the cost of land bought before the project received final approval.

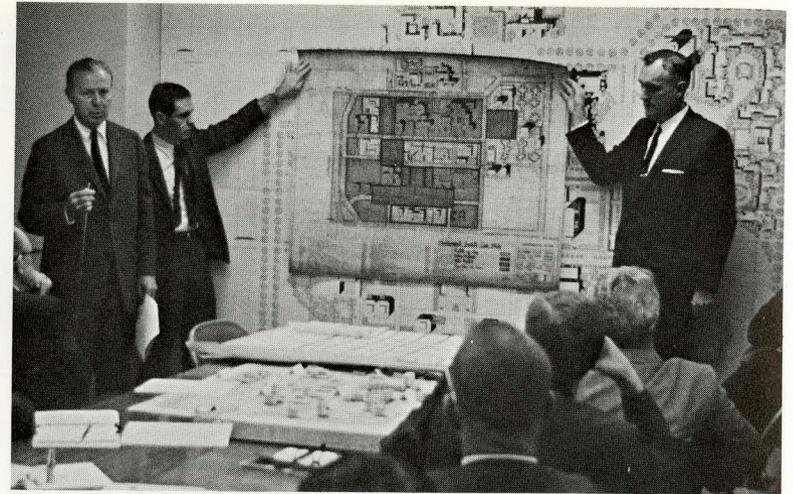
Following federal funding, the Authority repaid to Urban Action the \$126,000 it had forwarded for land purchases.

Project 1-A covers about 138 acres in the southeast corner of the central business district. It is bordered on the south by Interstate 40, the east by the Santa Fe tracks and the north by Northwest 4th. The western boundary is irregular, extending as far as Walker at one point to take in the theater site.

In addition to developments already announced, other major features will include a new retail area bounded by Main, Sheridan, Broadway and Robinson; a bus terminal and parking structure south of the Convention Center, and the acquisition of the first three blocks of land for the Cultural and Recreation Park west of the Convention Center between Sheridan and Reno.



## *The University Medical Center Project*



*Officials and consultants of the Urban Renewal Authority and the Oklahoma Health Sciences Foundation confer on plans for the new Oklahoma Health Center.*

A program to provide 354 units of low- and moderate-cost housing is getting under way in the University Medical Center project.

By late June, the first 16 houses had been selected of a total of 120 that will be moved from total-clearance areas to lots scattered throughout the project. They are then to be renovated, and half will be offered for rent and half for sale.

The program, an innovation pioneered by the Oklahoma City Urban Renewal Authority, is aimed at salvaging structurally sound houses that must be removed from clearance areas. It is part of nearly \$4½ million in redevelopment undertaken by Avery Chapel Housing Project, Inc., a non-profit foundation formed by Avery Chapel AME Church.

In addition to moving and remodeling the houses (a process dubbed "colonization"), the group will build 234 apartment units south of Northeast 8th Street between Lindsay and Laird Avenues. Below-market interest rates under FHA 221(d)(3) financing were obtained for the \$3½ million project.

Avery will operate the apartments when they are completed. The apartments and colonization constitute the bulk of private redevelopment scheduled in the project.

A proposed change in the Medical Center urban renewal plan is expected to go before the Planning Commission in the fall. The change would make all project land north of Northeast 8th available for a

\$185 million Oklahoma Health Center planned by the Oklahoma Health Sciences Foundation.

An extension of the University Medical Center complex, the center will incorporate private hospitals (Mercy and Presbyterian Hospitals already have announced plans for building in the area), other public health institutions, research and teaching facilities, student dormitories and other developments. The complex will cover some 200 acres.

The change in the urban renewal plan to make the land available must be approved by the City Council and Department of Housing and Urban Development.

Other activities in the project are proceeding on schedule. Seventy-nine per cent of the property to be acquired is either owned by the Authority or under option. About 100 parcels remained to be negotiated at the end of June.

By the same time, OCURA had relocated 518 families, 294 individuals and 72 businesses in the project area.

Of the 76 homes to be rehabilitated south of 8th Street, 43 had been completed and work was under way on 12 others.

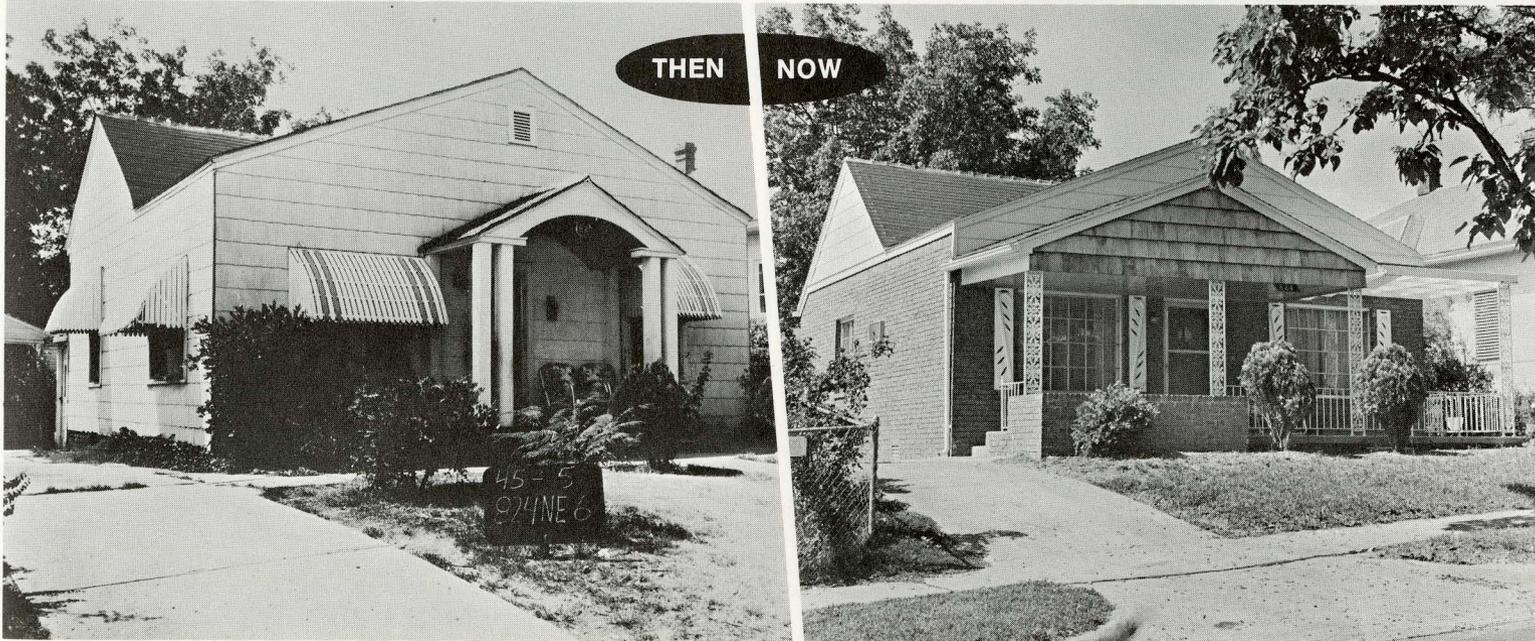
Four hundred and sixty-eight substandard buildings had been demolished; 264 remained to be razed.

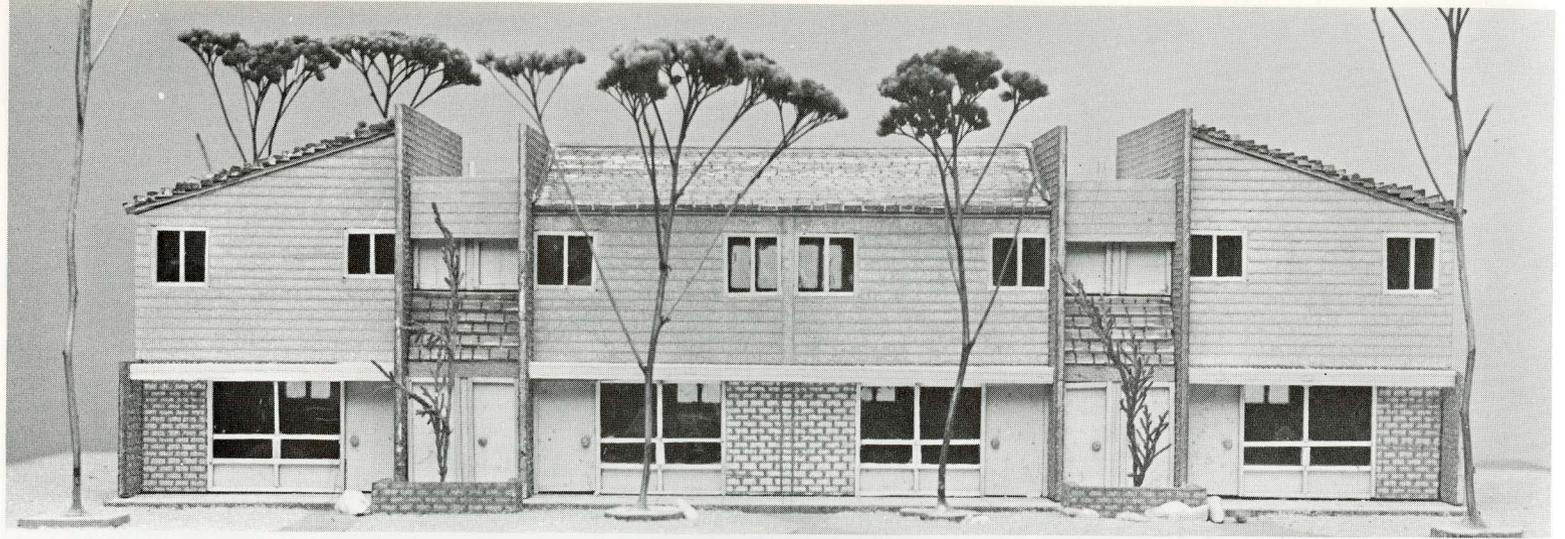
Approximate boundaries of the project are Northeast 13th on the north, Durland on the west, Northeast 4th on the south and Stonewall on the east.



Artist's rendering of the Townhouse Apartments complex to be built by the Avery Chapel Housing Project, Inc., on Northeast Eighth Street.

The Lewis Cook home at 824 NE Sixth St. was remodeled inside and out under the URA rehabilitation program.





The Oklahoma City Housing Authority will construct 200 units of this type of housing in the Jacobsen Homes project between Northeast Fourth and Sixth Streets in the JFK area.

## ***The John F. Kennedy Project***

The ring of hammers and whine of power saws marked activity in the John F. Kennedy project during the past year.

A year ago, construction had just begun on the first home improvement; none had been completed. By July of this year, 185 renovation projects had been finished, another 29 were under way, and loans and grants were being processed for 146 more.

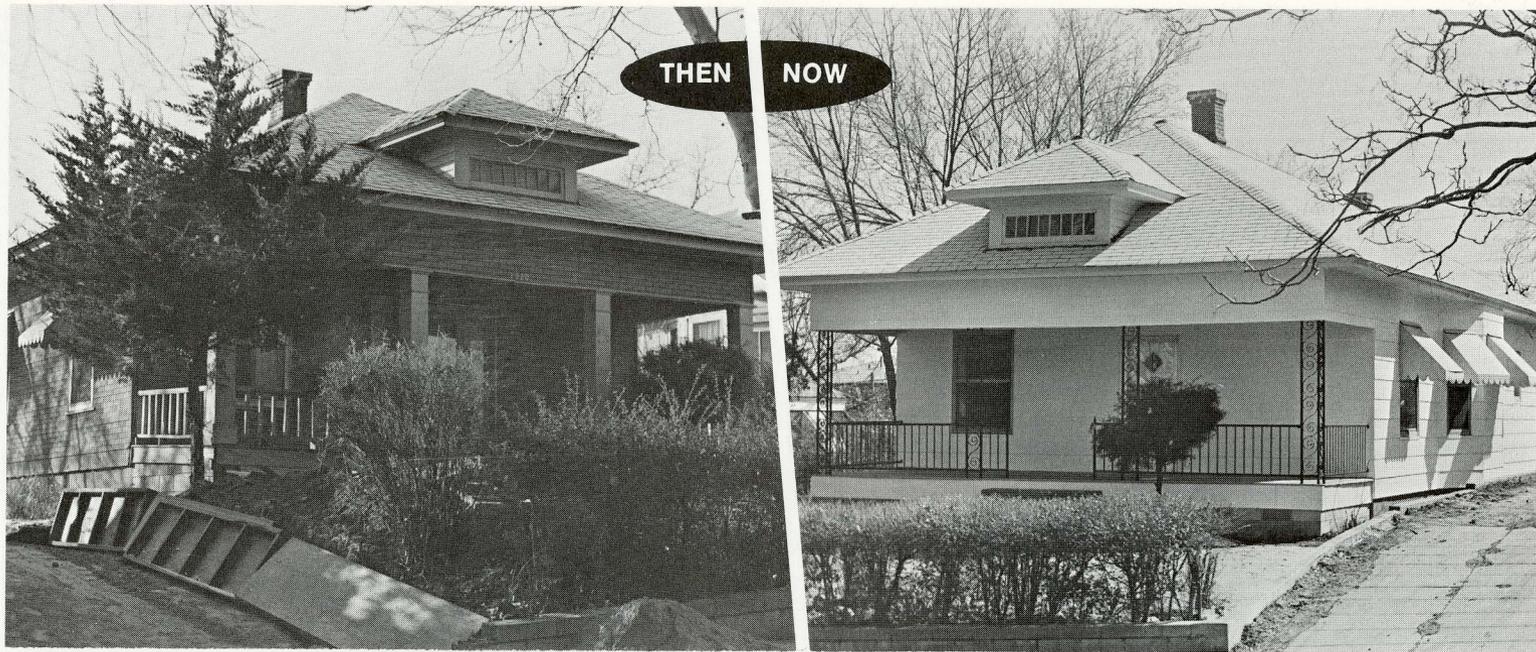
In dollars, the construction completed or under way came to some \$877,000, with all work being done by local contractors. Property owners finance the improvements with 3-per-cent government loans and, in some cases, outright grants of up to \$1,500. Loans and grants being processed account for another \$598,000 in remodeling soon to be started. At least 3,000 buildings are scheduled for rehabilitation in JFK.

A new JFK Project Rehabilitation Office at 1608 N.E. 23rd was opened in April, and the staff is being expanded to assist the increasing number of owners who will rehabilitate their property.

Meanwhile, purchasing was nearly complete in two of the project's three priority clearance areas. Only a few parcels remained to be closed in the new school site south of Northeast 20th between Kate and Prospect and the site for elderly housing bounded by Stonewall, Lottie and Northeast 11th and 12th Streets. Demolition

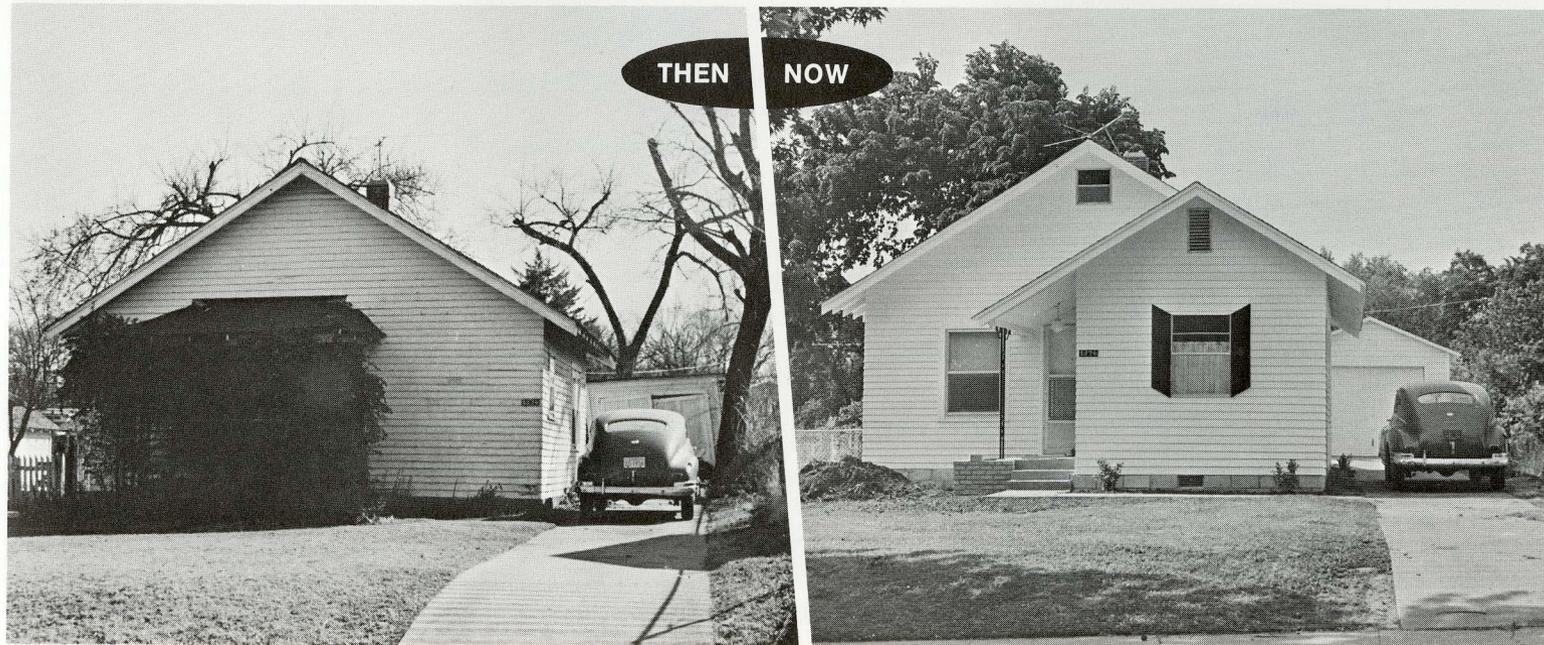


Dr. John F. Olsen, president of Oklahoma City University, presents certificates to Mr. and Mrs. Allen Jordan upon their completion of a 30-week course in business management at OCU. The Jordans operate a shoe-repair business.



Rehabilitation gave a new look to the Sylvia Williams home at 1320 NE Ninth St. as new siding and wrought-iron columns were among the improvements added.

Extensive remodeling was accomplished at the William Bates residence, 1326 NE 15th St., with the aid of the "rehab" program. Improvements included an additional room.



## *The John F. Kennedy Project Continued*

began in these areas in February, and about 90 buildings were razed by June.

Purchasing in the third priority site — some 11 blocks between Eastern and Jordan from Northeast 4th and 6th — is continuing. The Oklahoma City Housing Authority will construct up to 400 general-occupancy housing units in this area as soon as OCURA has purchased and cleared the land. OCHA will construct 200 units in the elderly housing site.

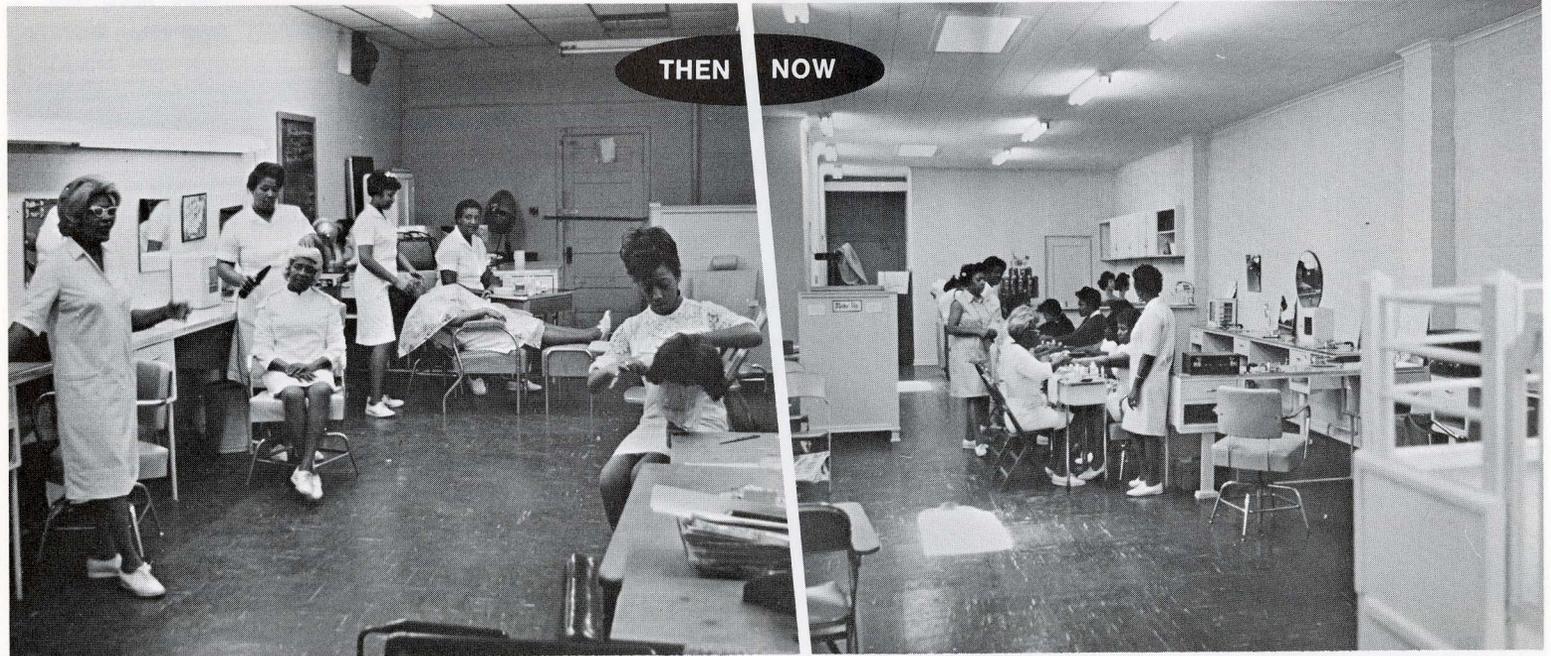
In addition, the Housing Authority has completed remodeling of about 70 of 200 homes it is rehabilitating in the JFK project.

OCURA had purchased a total of 214 parcels in the project by mid-year and had options to buy 109 others. One hundred and thirty-two families, 45 individuals and 69 businesses had been relocated.

The JFK project borders the Medical Center project along Stonewall between Northeast 4th and 13th Streets. North of 13th the western boundary is Lottie. The northern boundary is Northeast 23rd Street; Interstate 35 is the eastern limit, and the southern boundary is irregular, running between Northeast 4th and the MK&T Railroad tracks south of Northeast 2nd.



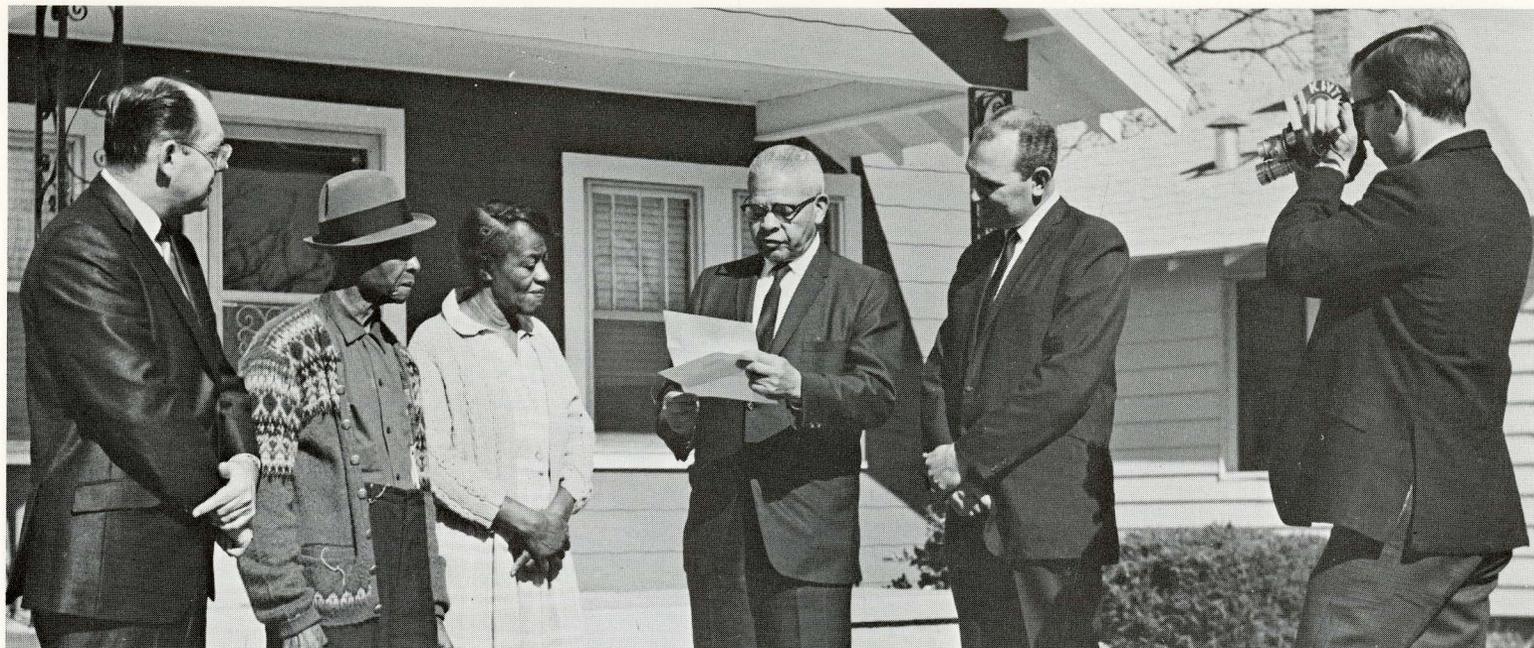
*The Davis Construction Co. was relocated from a small shop above a garage to this modern shop at 2734 NE 23rd St.*



*Maurine's Beauty College, operated by Mrs. Maurine Mink, expanded its enrollment from 25 students to 55 after it was relocated from 1619 NE Fourth Street (left) to modern quarters at 1824 NE Eighth.*



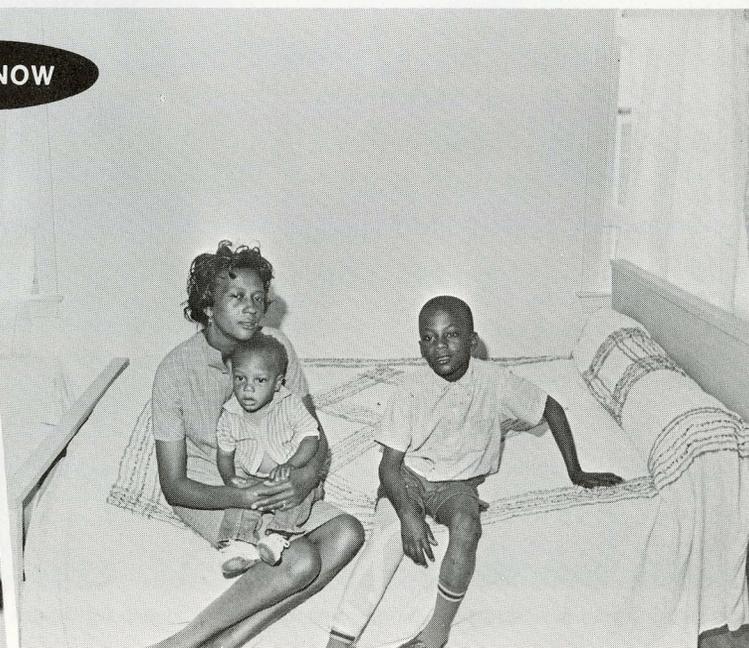
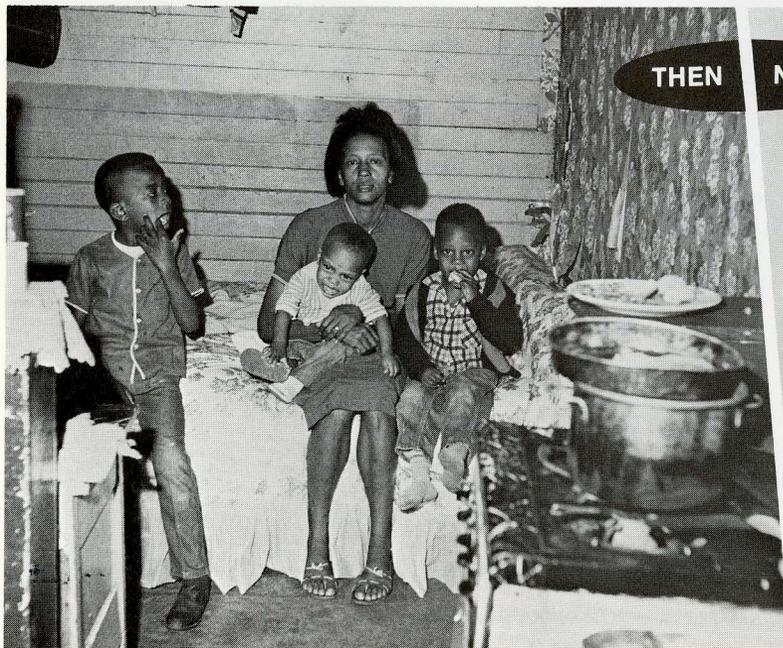
*Renovation of the Temple Apartments in the 1400 block of Northeast Ninth Street is one of the largest rehabilitation projects so far undertaken by OCURA.*



A brief ceremony marked the completion of 100th home-improvement project under urban renewal. A TV cameraman photographs the owners, Mr. and Mrs. Daniel Paxton, with (from left) James B. White,

OCURA executive director; Dr. F. D. Moon, commissioner, and Jim Henderson, rehabilitation officer.

This family is one of more than 700 so far relocated from substandard housing to light, airy, sanitary quarters — in this case a home leased by the Oklahoma City Housing Authority.





Doyle Bare, executive director of the Arthritis Foundation, was one of the speakers at a Human Renewal Workshop in the JFK project in June.

## ***Renewal Includes "Human Renewal"***

The Urban Renewal Authority's Annual Report a year ago noted that OCURA had become one of the first renewal agencies in the nation to create a Community Relations Department. Its goal was to inform every individual within every project of how urban renewal would affect him and to provide help for every person who needed it.

During the past year, community relations staff members have made good progress toward that goal. More than 3,600 personal calls were made on project area residents.

Many were routine visits as counselors went door to door to explain the renewal program. Others resulted from specific requests for assistance.

Problems have ranged from helping a school dropout enroll in vocational training to straightening out a utility bill for an elderly widow.

In many cases, urban renewal counselors have helped project residents receive community services they did not know were available. Whether the problems were those of health, welfare assistance, legal advice or something else, the community relations counselor contacted the proper agencies and followed up to be sure the problem was resolved.

The culmination of this effort — as well as the start of a new phase of "human renewal" — came in June with the first of a series of workshops in the Medical Center and John F. Kennedy projects. The meetings are designed to bring to the people the assistance offered by various community service organizations.

To keep project residents informed of the progress

of the renewal program, the Authority's information office publishes a monthly newsletter distributed to each house in the Medical Center and John F. Kennedy projects. Pamphlets and other informational material also are available.

Last year the Board of Commissioners appointed citizens' committees for both east-side projects to advise the Authority on matters of importance. A six-member advisory committee appointed by the Mayor also has continued to watch activities in the JFK project.

Since urban renewal operations first began in 1966, the Oklahoma City University Business Research Center, as an Authority consultant, has offered project businesses a unique service. The center makes a complete market study to determine the best new location for a displaced business, and in cooperation with the Authority relocation staff helps find the right place. The center also offers all project businessmen detailed counseling.

This year it added something new. A 30-week block of evening classes in basic business techniques was initiated. Response was so great that additional courses have been started.

At "graduation" ceremonies late in June, Dr. John F. Olsen, OCU president, and Prof. Wheeler Frisbie, director of the Business Research Center, presented certificates to the first class to complete the course. Each of the graduates, Frisbie said, had substantially upgraded his or her business, in some cases doubling or tripling the volume of operations, as a result of the course.

# **Consolidated Balance Sheet**

as of June 30, 1968

	Okla. R-20 University Medical Center	Okla. R-30 Central Business District 1-A	Okla. R-35 John F. Kennedy	Okla. City Urban Renewal Authority
<b>LIABILITIES AND CAPITAL</b>				
Current Liabilities:				
Accounts Payable	\$ 23,149.61	\$ 42,804.53	\$ 86,506.64	-----
Trust & Deposit Liabilities	15,603.46	23,953.06	5,271.14	-----
Total Current Liabilities	\$ 38,753.07	\$ 66,757.59	\$ 91,777.78	-----
Accrued Interest Payable:				
To Department of Housing and Urban Development	-----	\$ 71,413.30	-----	-----
To Others	\$ 83,773.44	-----	\$ 102,389.76	-----
Advances and Loans Payable:				
To Department of Housing and Urban Development Advances	-----	\$8,810,624.00	-----	-----
To Others	\$4,020,000.00	-----	\$4,950,000.00	-----
Uncommitted Fund Balance	-----	-----	-----	\$87.41
Capital:				
Local Cash Grants-In-Aid	\$ 435,065.39	-----	-----	-----
Project Capital Grant	2,748,169.00	-----	-----	-----
Relocation Grant	264,665.09	\$ 92,723.52	\$ 125,116.52	-----
Rehabilitation Grant	19,343.00	-----	5,901.00	-----
<b>TOTAL LIABILITIES &amp; CAPITAL</b>	<b>\$7,609,768.99</b>	<b>\$9,041,518.41</b>	<b>\$5,275,185.06</b>	<b>\$87.41</b>

	Okla. R-20 University Medical Center	Okla. R-30 Central Business District 1-A	Okla. R-35 John F. Kennedy	Okla. City Urban Renewal Authority
<b>ASSETS</b>				
Current Assets:				
Cash in Bank	\$ 153,504.51	\$3,981,623.46	\$ 274,981.19	\$87.41
Accounts Receivable:				
Revolving Fund				
(Joint Activities)	\$ 35,000.00	\$ 40,000.00	\$ 75,000.00	-----
Relocation Grants	7,348.09	78,347.52	90,663.52	-----
Tenants	4,351.17	10,879.40	1,716.30	-----
Other				
Total Accounts				
Receivable	\$ 46,699.26	\$ 129,226.92	\$ 167,379.82	-----
Total Current				
Assets	\$ 200,203.77	\$4,110,850.38	442,361.01	\$87.41
Investments Held:				
U.S. Treasury Bills				
(At Cost)	\$ 98,658.00	-----	\$1,681,472.27	-----
Project Costs to Date	\$7,018,501.73	\$4,837,944.51	\$2,942,707.33	-----
Relocation Payments	\$ 264,665.09	\$ 92,723.52	\$ 125,116.52	-----
Rehabilitation Grant Costs	\$ 27,740.40	-----	\$ 83,527.93	-----
<b>TOTAL ASSETS</b>	<b>\$7,609,768.99</b>	<b>\$9,041,518.41</b>	<b>\$5,275,185.06</b>	<b>\$87.41</b>

## Behind the Scenes



Residents of the Medical Center and JFK projects are kept informed of renewal activities through this newsletter, the "Renewal Reporter," distributed door-to-door each month.

A new Commissioner, an expanding staff to meet an increased workload and the successful resolving of all legal action against the Authority highlighted the year's operations.

R. A. (Dick) Hunter, a public relations executive, was appointed to the Board to replace C. Harold Thweatt, whose term expired. W. M. Harrison was re-appointed chairman at the same time. Other members are Jim Lookabaugh, vice chairman; Dr. F. D. Moon, secretary, and Harvey P. Everest.

The Authority staff numbers more than 130, operating from the central office at 22 Park Avenue, the combined Medical Center and JFK project offices at 601 N.E. 8th and the JFK rehabilitation office at 1608 N.E. 23rd. Most staff additions this year have been to carry the growing rehabilitation load in JFK and to staff the newly approved 1-A project.

Key appointments are Raymond Parr, who moved from relocation officer to operations coordinator; Delmas Jackson, promoted from JFK project coordinator to relocation officer; Ralph Bradshaw, who moved up from assistant relocation officer to office and personnel manager, and John Zerboni, hired as 1-A project coordinator.

Since Jackson's promotion, Joe Simmons has been coordinating both the Medical Center and Kennedy projects.

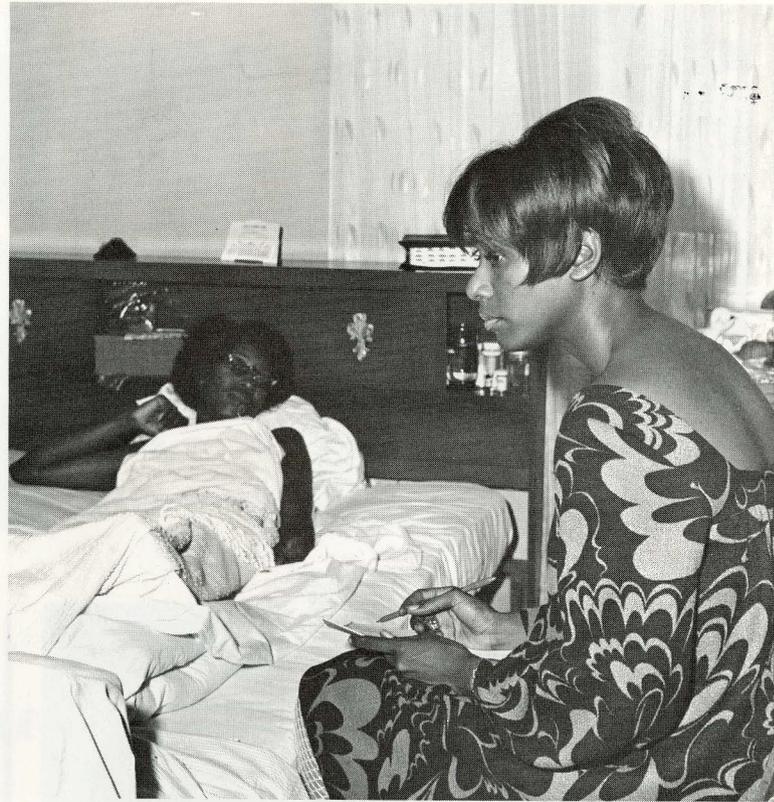
The lawsuit of Isaacs vs. OCURA, which challenged the constitutionality of the Oklahoma City and Tulsa renewal agencies, was successfully resolved when the United States Supreme Court refused to consider the plaintiff's appeal of a state Supreme Court decision in favor of the authorities. This made the state court's ruling binding.

Shortly after, S. D. Rorem withdrew another suit against OCURA which had made primarily the same allegations as the Isaacs case.

Of 983 pieces of property acquired by the authority by the end of June, less than 3 per cent required the use of the right of eminent domain. A total of 26 condemnation cases had been filed — 14 in the Medical Center project and 6 each in JFK and Project 1-A. Many of these were necessary to clear titles, rather than because of disputes over prices.

Of the 26 cases filed, 6 had been closed by the end of June.

## *Acknowledgements*



*Ann Traylor, community relations counselor, visits with one of her clients in the University Medical Center project.*

The Oklahoma City Urban Renewal Authority owes its thanks to many individuals and organizations for their help in advancing the renewal programs during the past year.

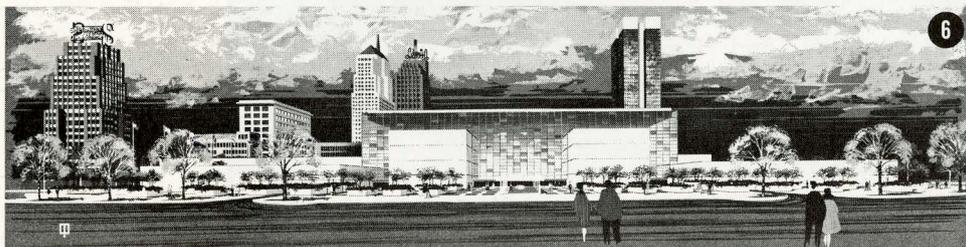
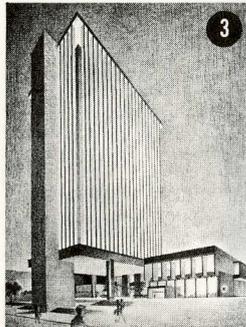
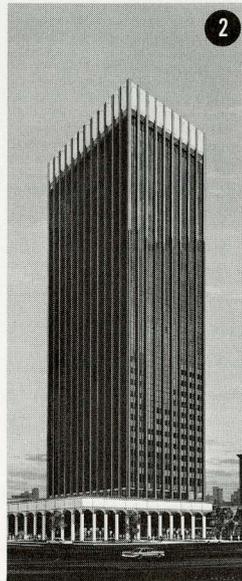
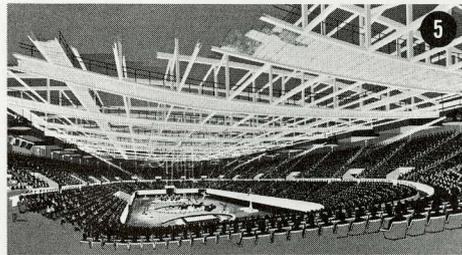
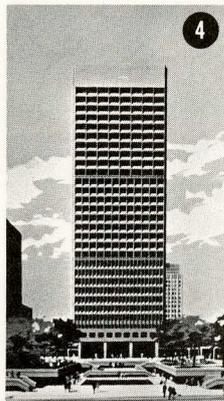
Special credit for work in getting the approval of Project 1-A is due Senator Mike Monroney and other members of the state Congressional delegation.

For their help with 1-A, as well as financial assistance and cooperation in all other activities, the Authority is grateful to Housing and Urban Development Secretary Robert C. Weaver; Don Hummel, assistant secretary for renewal and housing assistance; Robert E. McCabe, deputy assistant secretary for renewal assistance; William W. Collins, Jr., administrator of HUD's Region V; Leonard E. Church, deputy administrator; Jack D. Herrington, assistant regional administrator for

renewal assistance; Earl Rosamond, assistant regional administrator for program coordination and services division, and all of the other tireless workers in the regional office.

OCURA is indebted to the City Council, the office of the city manager, the Planning Commission and other city officials for their support and help; to the Oklahoma City Chamber of Commerce, the Urban Action Foundation, University of Oklahoma Medical Center, the Capitol and Medical Center Improvement and Zoning Commissions and the Oklahoma Health Sciences Foundation and Mummers Theatre.

The many other organizations and individuals, too numerous to mention, include the Authority's consultants, the city's many welfare and service agencies and the hundreds of persons whose efforts have helped make urban renewal a reality in Oklahoma City.



## *The Promise of the Future*

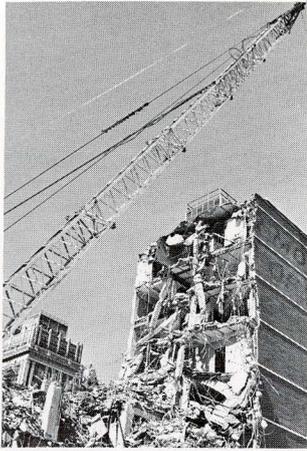
Within 60 days after funds for Central Business District Project 1-A were received in March 1968, plans had been announced for approximately \$65 million in new public and private development in the area.

A redevelopment contract has been signed for construction of the \$2.2 million Mummer's Theatre (1), in the block bounded by Sheridan, Hudson, Walker and California avenues. Grants of some \$1.75 million from the Ford Foundation, plus \$750,000 raised in a local subscription drive, will finance construction of the repertory theater and its initial operations.

Also under redevelopment contract is the 35-story Liberty Bank Tower and Plaza (2), to be constructed at a cost of \$18.5 million east of Broadway between Park Avenue and Main Street. The tower will be built by Griffin Enterprises, Inc., with the bank to lease the lower seven floors.

The Fidelity National Bank has proposed a 3-story bank and 14-story office building (3) between Northwest Third Street and Robert S. Kerr Avenue west of Robinson at a cost of some \$6 million. A block to the east, on the other side of Robinson, is the site of the proposed Kerr-McGee Center (4) with its \$15 million, 30-story office tower.

The city has voted bonds for building the \$23 million Convention Center (5 and 6), and acquisition of the four-square-block site is under way. The Convention Center will occupy the area bounded by Sheridan, Robinson, Reno and the new Santa Fe Avenue to be constructed along the east edge of Project 1-A.



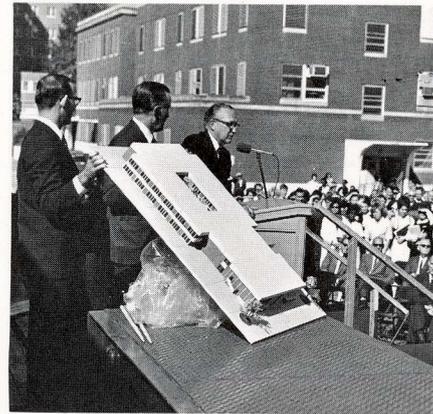
Demolition of the first building to be razed in downtown Project 1-A progressed rapidly.



The widened, landscaped sidewalk in front of the Skirvin Hotel eventually will be extended the length of both sides of Park Avenue.



Repair and remodeling of a home in the John F. Kennedy project moves ahead under OCURA's rehabilitation program.



Dr. James L. Dennis (at microphone), dean of the OU School of Medicine, unveils a model of the Basic Science Building at ground-breaking ceremonies in the Oklahoma Health Center.

## Progress through Action

Open Letter to Residents of Oklahoma City:

The accelerated pace of Oklahoma City's urban renewal activities during the last 12 months demonstrates that the program both deserves and is receiving the attention and support of the citizens of our community.

As we in the urban renewal field well know, the lifeblood of a renewal plan is cooperation between the public agencies involved and the leaders of the community. It is this cooperation that has brought Oklahoma City, in less than seven years, from non-participation in any type of redevelopment to implementation of a program second to none.

Federal funds committed to urban renewal projects in Oklahoma City now total about \$55½ million, or roughly two-thirds of the \$83½ million allocated for all renewal projects in the state. The federal grant for downtown Project 1-A alone was, when it was approved last December, the largest ever made to an American city for redevelopment of its Central Business District.

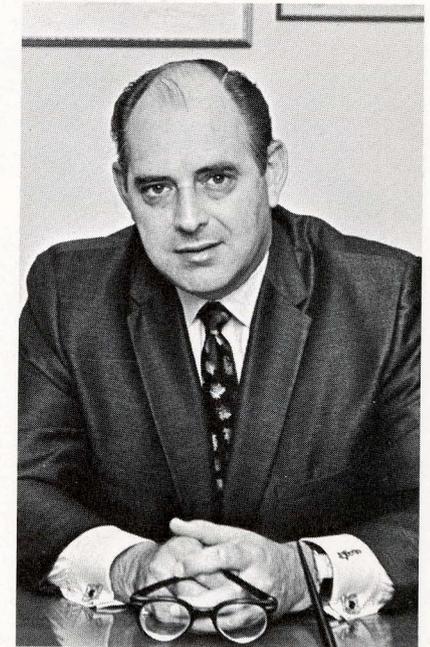
Accumulation of these monies is not the result of chance or — the fine efforts of our congressional delegation notwithstanding — of political influence. It is the

result of Oklahoma City's having one of the best-balanced renewal programs in the nation. The program includes the improvement of deteriorated residential areas; opportunities in employment, health and welfare services for the residents; assistance in creating a large, university-oriented health sciences complex, and the revitalization of the central core of the city while it still can be saved.

Progress comes only through action, and action is evident throughout the city's renewal projects today. But even these efforts will pale in comparison with the action assured for tomorrow. The faith in Oklahoma City's future, as evidenced by the plans of major re-developers "waiting in the wings," is an inspiration to every civic-minded citizen.

Sincerely,

James B. White  
Executive Director



**Oklahoma City Urban Renewal Authority**

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