



oklahoma city
urban renewal authority

ELEVENTH ANNUAL REPORT

OKLAHOMA CITY URBAN RENEWAL

11TH ANNUAL REPORT FOR THE YEAR ENDING JUNE 30, 1972

The Cover:

This we believe to be the most exciting cover art ever used on an Urban Renewal annual report. This cover brings real meaning to the phrase, "THE PEOPLE CITY." For the first time our readers will be able to visualize the beauty and excitement that is to be downtown Oklahoma City in just a very few years.

The artist has portrayed the heart of Myriad Gardens, a recreational, cultural and shopping complex to be situated to the west of the city's dramatic new Myriad Convention Center. Myriad Gardens has been designed to reverse the trend to the suburbs — to bring people of all ages to the downtown area in order to participate in a host of day and night time activities.

The first phase of Myriad Gardens, bounded by Sheridan, Robinson, Reno and Hudson Avenues, will create a lush green canyon below street level holding a lake at the bottom. This ravine, 15 degrees cooler than street level in the summer, will offer a natural environment of trees, fountains, boats on the lake, and lush green landscape to pedestrians, shoppers, and diners in the area.

The Myriad Gardens design has been proposed by Conklin and Rossant, Architects and Planners of New York, and associated consultants, Hammer, Gruen, Siler Associates, Economic Planners of Washington, D.C., and Victor Tabaka and Associates, Inc., Management Consultants of Atlanta, Georgia.

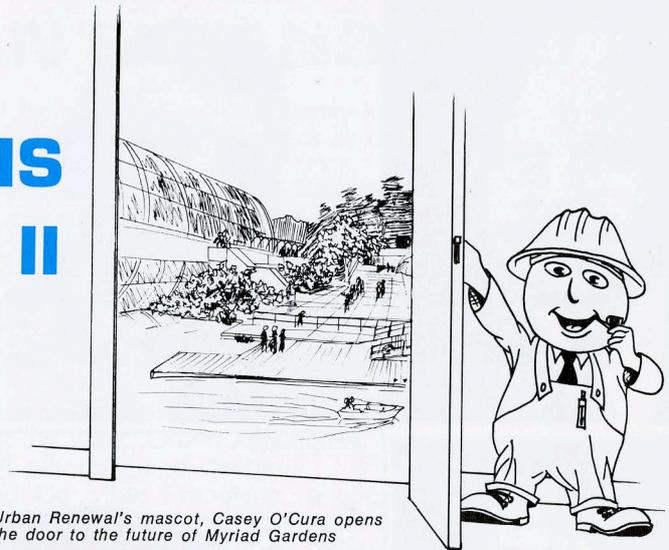
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*The Urban Renewal Authority wishes to thank
the Sunday Oklahoman's ORBIT MAGAZINE for use
of the cover art of Myriad Gardens*

Oklahoma City Urban Renewal Authority
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Oklahoma City, Oklahoma 73102
Phone 235-3771

THE DOOR OPENS ON DECADE II



Urban Renewal's mascot, Casey O'Cura opens the door to the future of Myriad Gardens

Casey O'Cura, the rotund, happy mascot of the Oklahoma City Urban Renewal Authority, welcomes readers to OCURA's 11th Annual Report. In addition to a summary of the activities of the busy year past, Casey offers an exciting look at the future—a future that offers even greater, more dramatic changes than all that have gone before.

As OCURA began its second decade of operations, it also entered a new phase in the redevelopment of the central area of Oklahoma City and the construction of the "City of Tomorrow."

In the John F. Kennedy project builders were drawing plans for hundreds of new homes on land from which crowded, substandard houses had been removed.

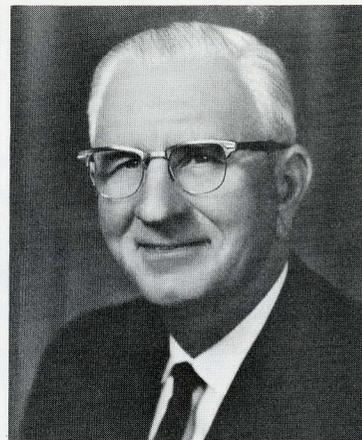
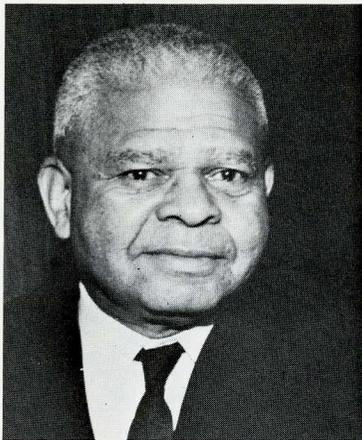
In the Medical Center area, new Oklahoma Health Center buildings already were changing the city's skyline, although the bulk of construction still is to come.

But it was the central business district that continued to hold the spotlight of public attention and to promise even more striking and significant improvements. Under consideration were proposals for the redevelopment of eight city blocks including a major hotel, extensive new retail uses, and an exciting cultural-recreational garden complex calculated to capture the interest of the entire nation.

"So if you'll just be turnin' the page," invites Casey, "'tis all to be found inside."



Downtown Oklahoma City — Heading Skyward



COMMISSIONERS
(R to L Above)

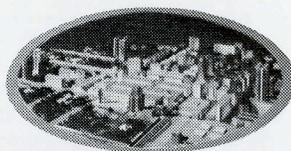
E. M. Jim Lookabaugh
Chairman

W. M. Harrison
Secretary

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Asst. Secretary

Dr. F. D. Moon
Vice Chairman

Harvey P. Everest
Commissioner



OKLAHOMA CITY

Urban Renewal Authority

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The Honorable Patience Latting
Mayor, City of Oklahoma City
Municipal Building
Oklahoma City, Oklahoma

Dear Mayor Latting:

For the eleventh year, the Board of Commissioners of the Oklahoma City Urban Renewal Authority takes pleasure in presenting to you and the City Council its Annual Report. This edition covers the fiscal year ending June 30, 1972.

As the Authority enters its second decade, it can look back on many significant achievements. Although the redevelopment of major portions of our City is well under way, even more exciting phases are yet to come.

Most notable of these are proposals under study for the Myriad Gardens, the downtown retail core, or Galleria, and the new hotel and retail block. These developments alone will match or exceed the \$118 million already invested in new construction in downtown Project 1-A.

Similarly, the \$26 million in new facilities in the 200-acre Oklahoma Health Center site represents only an indication of the potential of this complex.

At least \$28 million more is scheduled to be invested during the next year in the Health Center alone. Construction of new houses and rehabilitation of homes--already well past the 1,000 mark--will accelerate in both the University Medical Center and John F. Kennedy projects.

No programs this vast can be expected to be accomplished without occasional delays and difficulties. With the help and support of the City Council, however, the obstacles so far have been overcome--to the extent that the federal government has now invested more than \$80 million in urban renewal in Oklahoma City.

With your continued cooperation and approval, we are confident of keeping a renewal program of which Oklahoma City can be proud, and of helping make Oklahoma City a community of which the nation can be proud.

Sincerely,

E.M. "Jim" Lookabaugh
Chairman

THE PEI PLAN EXPANDS

In 1964, a team of consultants headed by I. M. Pei, internationally-known architect and city planner, developed a plan for the revitalization of all downtown Oklahoma City, a 528-acre area.

The proposal quickly became familiar to city residents as the "Pei Plan," but the technical name of the document was and is the General Neighborhood Renewal Plan, or GNRP.

This summer of 1972, the first stage of the Pei Plan, known as Central Business District Project 1-A, is rapidly nearing completion. Under way now is a year-long study, by another team of experts, aimed at updating the GNRP and expanding its original area south and east of the central business district to a total of 1,420 acres.

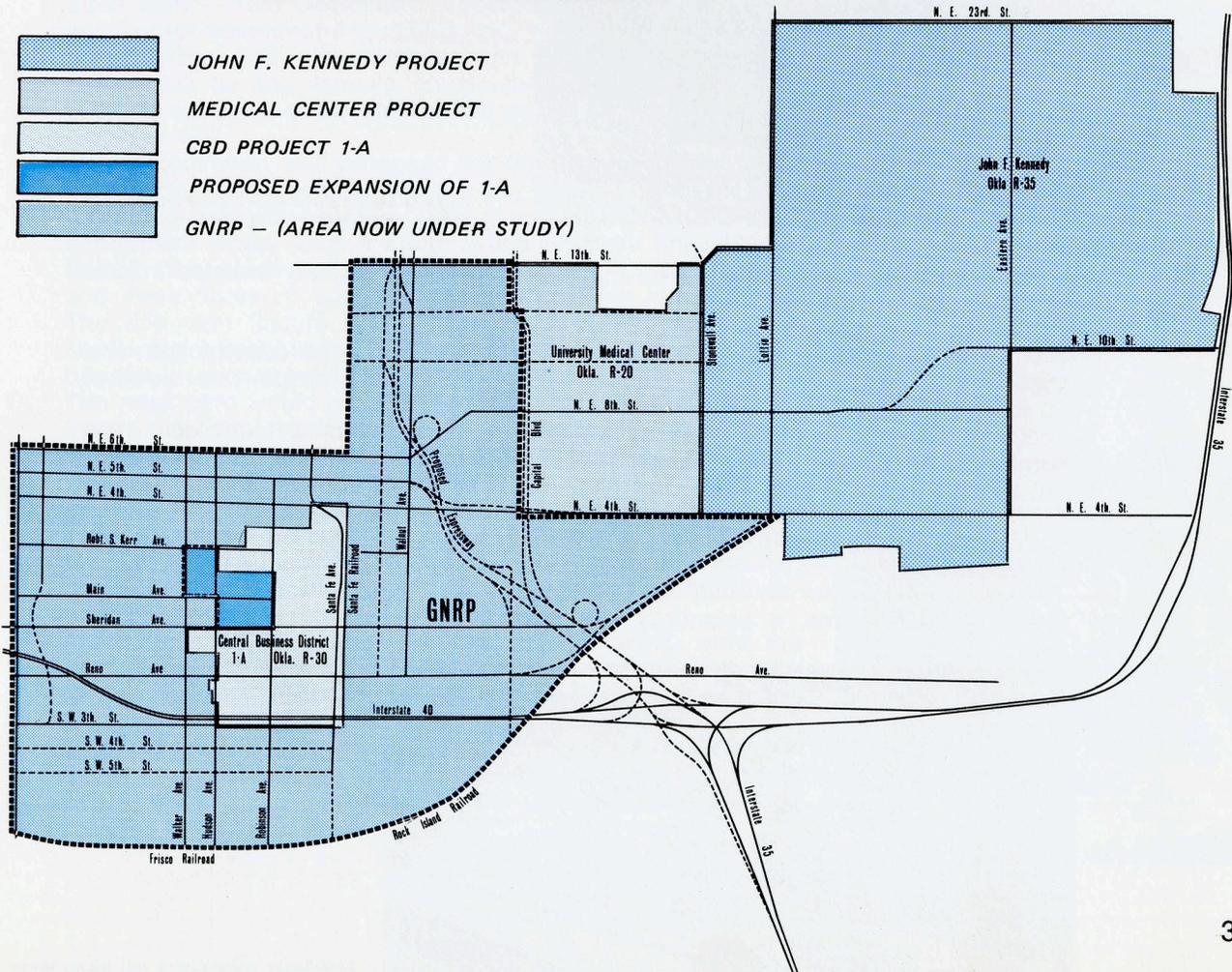
The Department of Housing and Urban Development has made available \$990,000 in planning funds to carry out the work. Gruen Associates, Inc., Los Angeles, is responsible for the over-all planning and design.

Other consultants are Larry Smith and Co., San Francisco, economic and marketing guidelines; McCaleb Engineering Co., Edmond, structural and land surveys; Grossman & Keith Engineering Co., Oklahoma City, utility surveys and planning, and Alan M. Voorhees & Associates, St. Louis, traffic and transportation studies.

Although the original Pei Plan has been followed closely in Project 1-A, the URA realized that unforeseen developments and changing conditions might necessitate amendments in carrying out the rest of the plan. The condition of buildings, traffic volumes, and other factors in areas bordering the original GNRP demanded a study of these neighborhoods as well.

After the planning is completed in June 1973, renewal activities may be inaugurated in some or all of the additional areas. Their inclusion in the GNRP, however, does not place them under any present urban renewal program.

URBAN RENEWAL IN OKLAHOMA CITY

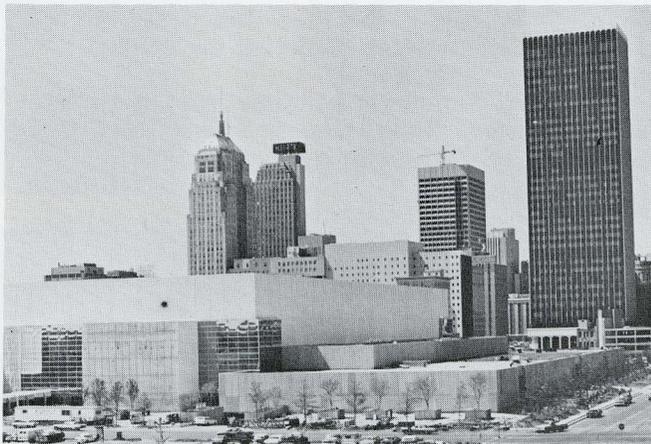


DOWNTOWN: TOMORROW

As summer 1972 arrived in Oklahoma City, the central business district abounded with signs of the fulfillment of its promise to be the "City of Tomorrow."

As they neared completion, the many new buildings were undergoing a transition from separate, scattered construction sites, surrounded by equipment and debris, to related interdependent units of the total city.

On every hand—at the Myriad Convention Center, the Liberty Bank Tower, the Kerr-McGee Center, the Fidelity Plaza, the First National Center, the new parking garages—open plazas and pedestrian concourses were being completed and connected. Fountains and sculpture were being installed, trees and shrubbery planted, and a hundred other embellishments added to create a charm and beauty the city had never known.



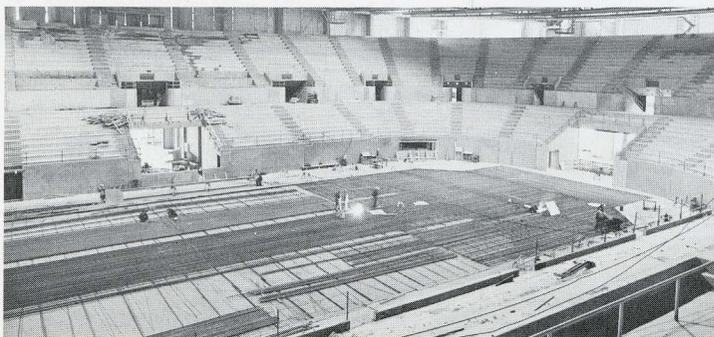
The Kerr-McGee Tower has been topped off with completion projected in early 1973

Glass of Myriad Convention Center reflects golden age of expansion in Oklahoma City

And yet, events late this spring showed that the \$118 million already invested in new construction is only the beginning.

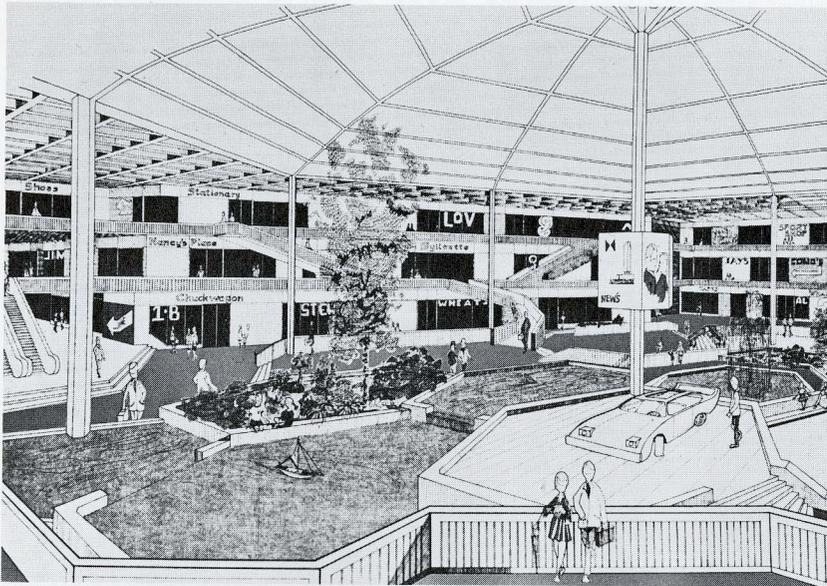
Within a six-week period:

- The Urban Renewal Authority (URA) opened proposals for the construction of a major hotel and up to 300,000 square feet of retail space in just one block of Downtown Project 1-A;
- The URA received another proposal for the development of a four-block retail core, or Galleria — a million square feet of retail uses surrounding a domed central courtyard;
- The City Council approved, and the URA forwarded to the federal government, an application for an amendment to the 1-A plan to incorporate the four-block site of the Galleria;
- The city's consultants unveiled an exciting plan for the construction of the downtown Myriad Gardens, a potentially world-famous cultural and recreational park area.



15,000-seat auditorium is fast taking shape inside city's new Myriad Convention Center

FAST BECOMING TODAY!



The hotel and retail development will represent private investments in excess of \$100 million, while the Myriad Gardens is expected to cost about \$17.3 million, with most of that expense borne by the tenants who will lease and operate facilities in the Gardens.

Three proposals were taken under advisement by the URA late in April for the redevelopment of the block bounded by Main Street, Broadway, Sheridan and Robinson avenues. All three plans—from Downtown Properties, Inc., Bromain, Inc., and Turner Southwest Associates, Inc. — project a major new hotel on Broadway. The Bromain and Turner Southwest proposals call for the ultimate construction of from 100,000 to 300,000 square feet of retail space on the remainder of the block, as well.

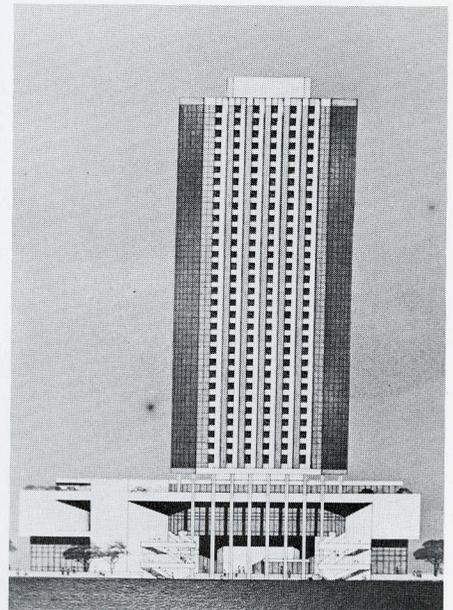
Turner Southwest also proposed the development of the retail core, which has been termed the key to the success of the downtown renewal program. The plan calls for three major department stores (plus a fourth in the adjacent hotel block), two 12-story office towers, 3,500 underground parking spaces and three floors of specialty shops and other retail outlets. The dominant feature of the plan is a large central plaza containing a fountain, pools, amphitheaters and greenery, all beneath a transparent dome.

The retail core would cover the four blocks bounded by Robinson, Sheridan, Hudson and Park Avenues. Early in June OCURA applied to the Department of Housing and Urban Development for the \$32,250,000 necessary to buy and clear this area.

The proposed amendment to the 1-A plan also would bring into Project 1-A the block occupied by City Hall, plus the half blocks to the north and south of it, thus permitting future expansion of city offices.

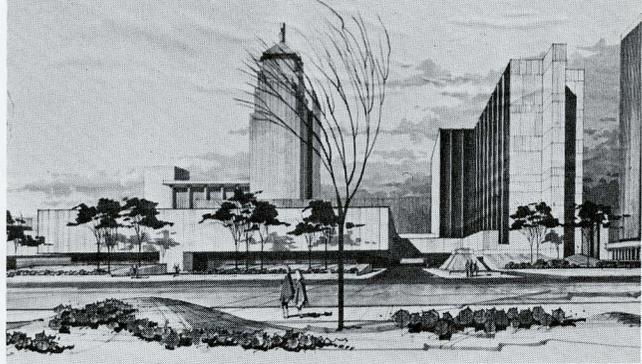
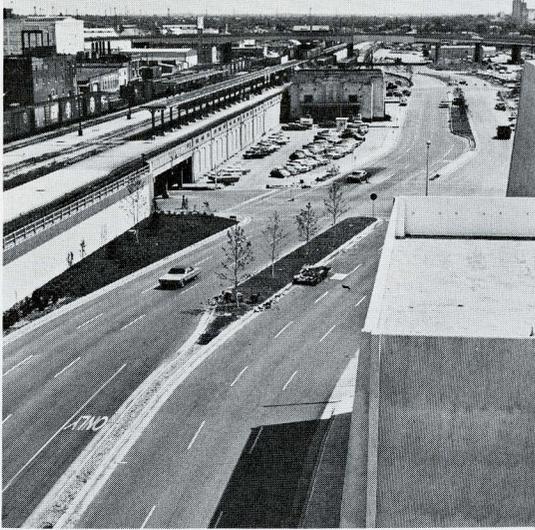
Probably of greatest interest to the general public were the imaginative plans, announced in the spring of 1972, for the Myriad Gardens. A consortium headed by Conklin & Rossant, New York architects, proposed a downtown oasis of hills, lakes, waterfalls and greenery intended to become, in the words of the planners, "not only the focal point of Oklahoma City's central business district . . . but a regional and perhaps national attraction in its own right."

One proposed redevelopment of downtown hotel/retail block includes shopping mall with enclosing skylight



Major hotel (above) is proposed on Broadway between Main and Sheridan. Old building ends abruptly below





History is honored as new Santa Fe Avenue bends around old Santa Fe Station (left). Second proposal for hotel and retail complex produced the design (above) which included extensive tri-level parking

The 11-acre first phase of Myriad Gardens lies immediately south of the proposed Galleria and west of the Myriad Convention Center, between Sheridan and Reno avenues. Its continuous, day and night activities would be provided by such facilities as science and arts centers, a children's zoo, skating rink and museum, a planetarium, glass-enclosed botanical gardens, a central library, a College Sports Hall of Fame, theaters, restaurants, night clubs, an aquarium and numerous other attractions.

The proposed design would provide, again in the consultants' words, "an unique natural environment oriented toward the pedestrian. By excavating a canyon, and then using the soil to raise the natural level of grade around the perimeter, a new and beautiful ecology is created, protected from the winds and the noise of the street.

"In the bottom of the canyon is a lake. Physical structures are tucked into the new, raised ground level at the canyon's edge. This combination of a protected ravine, water and lush growth . . . will create an unusual environment . . . the principal sounds will be those of birds, wind in the trees, boats on the lake, fountains and waterfalls, outdoor concerts and the conversations of people shopping, relaxing, having fun, as they enjoy the Garden's various facilities."

As Jan Tabaka, one of the management consultants puts it, "Nothing quite like this exists in the world. It's a mind-blowing proposition!"

Under architect I. M. Pei's 1964 plan for the redevelopment of all of downtown Oklahoma City, the Myriad Gardens eventually will cover about 33 acres, extending west to either Lee or Shartel avenues.

A few skeptics still express doubt that the imaginative plan ever will become a reality. But backers point out that many persons, less than a decade ago, had difficulty envisioning how the massive changes planned then ever would take place by 1972.



Towering above Liberty Plaza is the new Santa Fe parking garage with its colorful main tower looking more like a carrillon than an elevator shaft. Building contains offices on ground level



Fidelity Plaza, with its "Aquamobile," has become a downtown focal point
 (Photo courtesy Fidelity Bank NA)



There's another "city" in the arcade under the First National Center and Liberty Bank Tower, including restaurants and shops

In mid-1972, however, most of the redevelopment scheduled in Project 1-A is either completed or well under way. The 36-story Liberty Bank Tower is now occupied, and the Liberty Plaza has been the scene of a football rally, musical concerts and other public events. Offices, shops and other businesses are moving into the new 14-story First National Center and along the underground arcade that links it to both the Liberty Tower and the Santa Fe Plaza parking garage. The Fidelity National Bank occupied its new 14-story building early in 1972 and dedicated a graceful, water-activated sculpture, called an "aquamobile," on its plaza. Exterior finishing now is being applied to the 30-story tower of the Kerr-McGee Center, and Western Union is moving into its new quarters in the first of the new public parking structures, at Broadway and Robert S. Kerr.

The Oklahoma City Chamber of Commerce and other offices and retail stores will relocate in the fall of 1972 into the lower floor of the second parking garage, now known as Santa Fe Plaza. The city's \$23 million convention center is heading toward a scheduled opening in October, 1972. The former Mummies Theatre building took on new life this summer as the Oklahoma Theatre Center.

Greenery and other landscaping features are helping bring together all of the new structures, revealing them to be related components of the downtown community. Trees — most of them at least 20 feet tall — and fountains appeared almost overnight around the Myriad. The new six-lane Santa Fe Avenue now is bordered by trees and shrubs all the way from Southwest Second to Northwest Third Street, and the street is scheduled to be completed to Northwest Fourth by the early fall of 1972. Trees and fountains also surround the graceful central heating and air-conditioning plant of Thermal Systems, Inc.

Park Avenue has been lined with trees from Broadway to Robinson, as part of a program that will extend eventually to Hudson Avenue and City Hall. Landscaping of the cul-de-sac at the east end of Park Avenue compliments the 14 flags flying over the Liberty Plaza. Wiring and other initial components of new street-lighting and traffic-signal systems are being installed throughout Project 1-A. Less in evidence—except when torn-up streets force traffic to detour—are new water lines and storm and sanitary sewers.

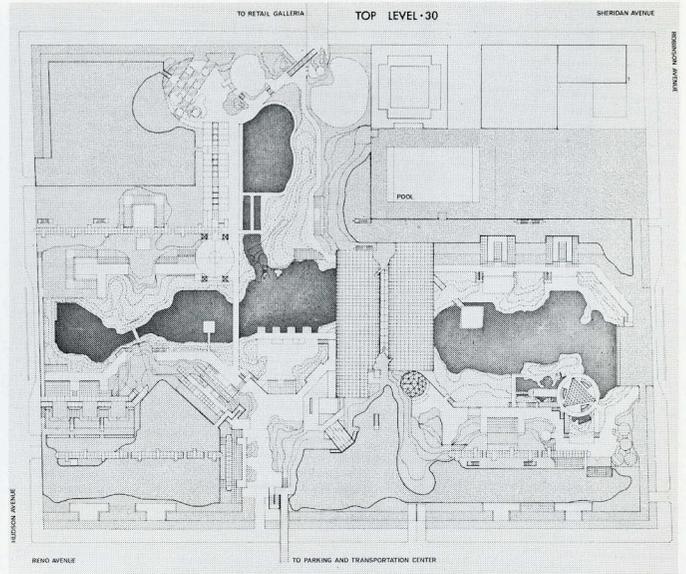
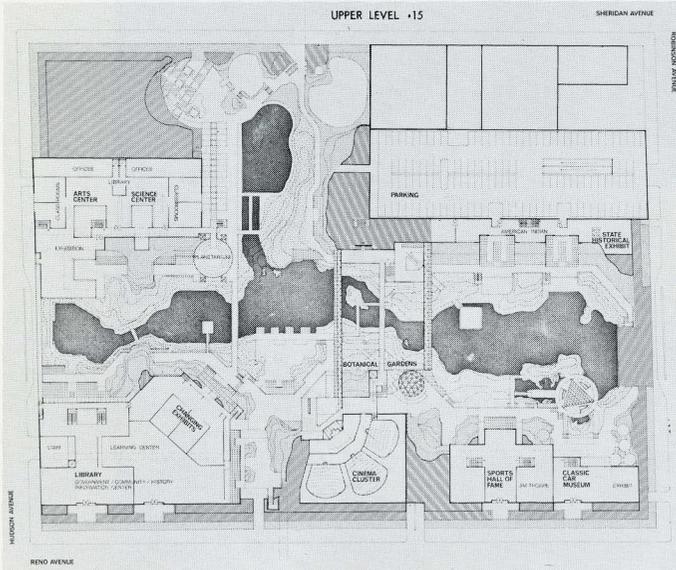
To a great extent, the landscaping, street lights, traffic signals and other utilities represent some of the final stages in the redevelopment of Downtown Project 1-A. But even as this work moves to completion, a new phase is beginning in the continuing effort to bring about the planned "City of Tomorrow."



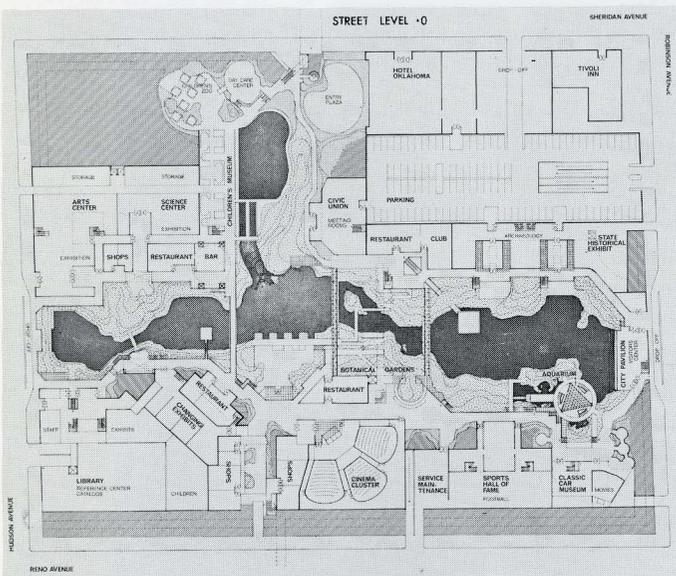
Crowds really turned out in Liberty Plaza for football rally
 (Photo courtesy Liberty National Bank & Trust Co.)

Feature of upper level (right) is glass enclosed botanical gardens

Set into raised terrain are arts, science displays and planetarium

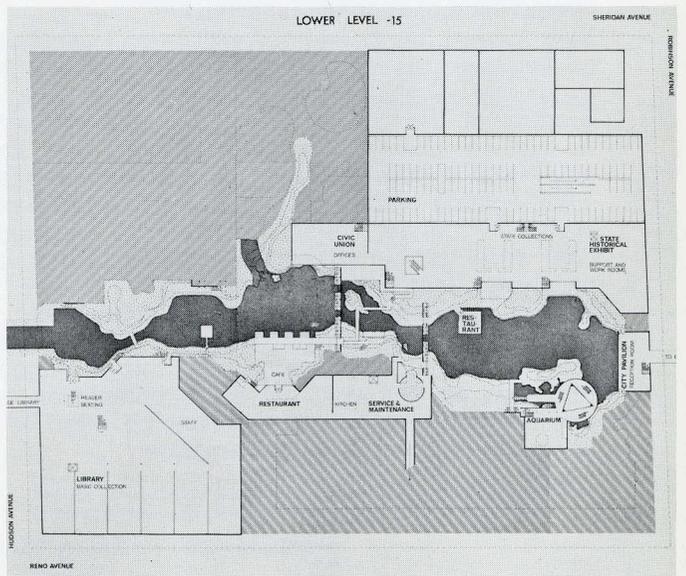


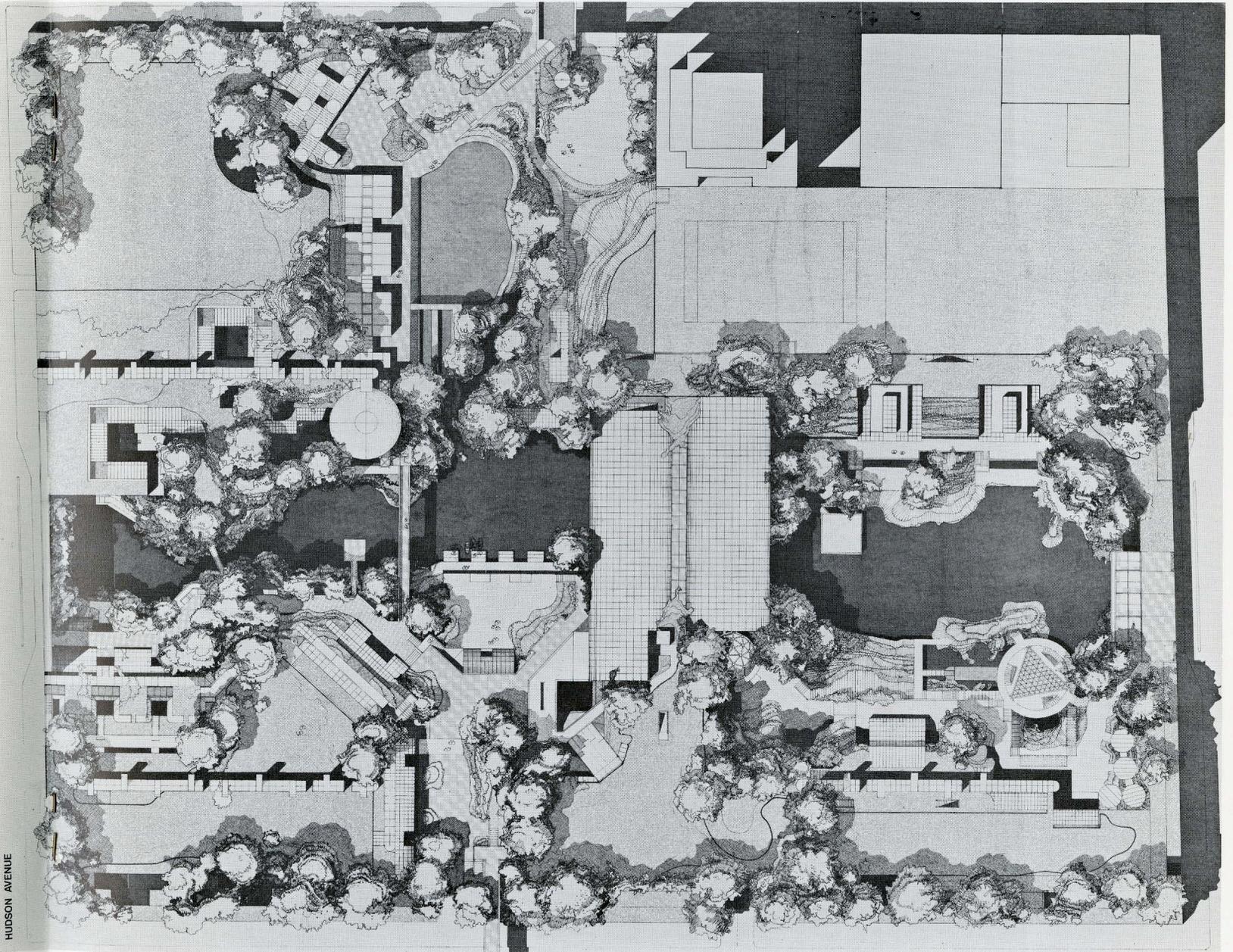
MYRIAD GARDENS



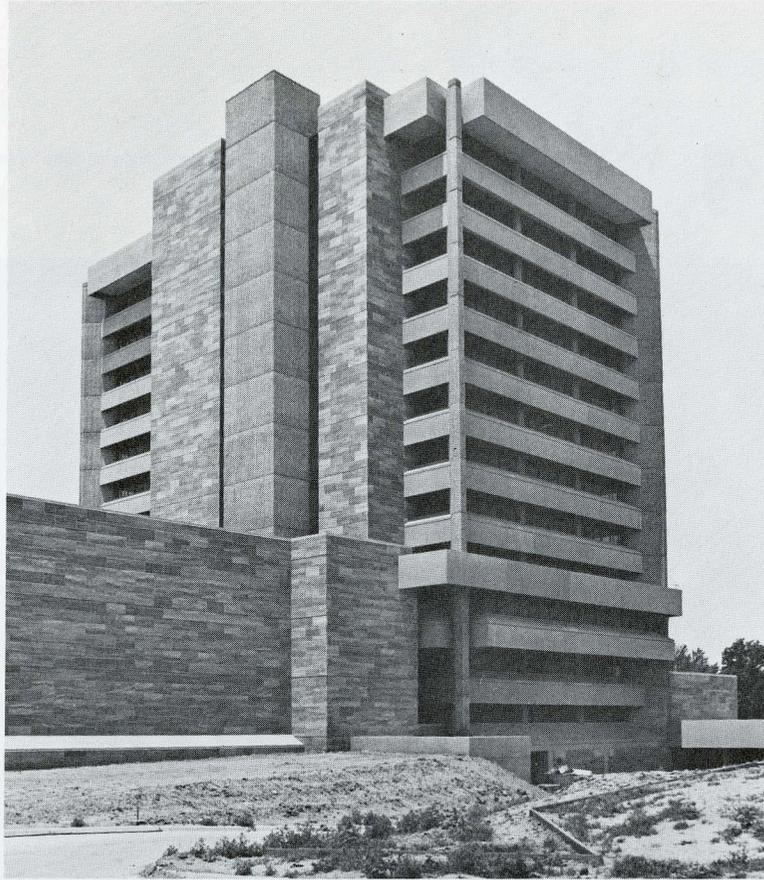
Street level offers theatres, visitor center, restaurants and zoo

Lake is in bottom of Gardens, along with aquarium and library facility





This illustration depicts artist's concept of new Myriad Gardens, while four at left show features of different levels within the gardens



State Health Department will occupy this handsome building at Northeast 10th and Stonewall Avenue

MEDICAL CENTER JFK: THE LIVES OF PEOPLE

Like Oklahoma City's downtown district, the two east-side Urban Renewal projects have experienced considerable change and improvement during the past year. But, also like the central business district, the University Medical Center and John F. Kennedy areas are just now standing on the threshold of their greatest era of development.

In the Medical Center project, the most noticeable activity has been north of Northeast 8th Street, in the area now largely cleared for the 200-acre Oklahoma Health Center.

The Oklahoma Department of Health headquarters at Northeast 10th and Stonewall has topped out at its full 12 stories, with the \$4.5 million building scheduled for occupancy around Labor Day, 1972.

A \$4.2 million central heating and cooling plant began operations in May 1972, furnishing steam to most of the buildings in the Health Center and chilled water for air-conditioning the new Basic Sciences Education Building and parts of University Hospital.

This central plant also will serve the first wing of the new University Hospital, constructed at a cost of \$12.8 million, when it opens in September.

Work is under way near Northeast 13th and Stonewall on a three-story, \$800,000 building to serve as an interim facility for the Colleges of Nursing and Dentistry until their permanent quarters are constructed. A \$1.7 million addition to the Basic Sciences Building, also to be used by the College of Dentistry, will be started later this year.

Construction of the largest single building in the Health Center complex, the 400-bed, \$27-million Presbyterian Hospital, is scheduled to begin in the fall of 1972 on the south side of Northeast 13th Street, and east of Durland Avenue. It is expected to be completed late in 1974.

Questions concerning the use, by the University of Oklahoma, of revenue bonds to finance capital improvements have delayed several new additions to the Health Center. Once this issue is resolved, work is expected to get under way on some \$5.4 million worth of apartments to house medical students, a \$2.5 million parking structure to serve University Hospital, and ambulatory medical clinics costing an estimated \$2.4 million.

Meanwhile, the Central Oklahoma Transportation and Parking Authority is ready to begin construction of a 350-car parking garage to serve the new State Health Department building, and a temporary, 750-car surface-level lot near the new University Hospital.

Awaiting federal matching funds are more than \$43 million worth of additional Health Center facilities. They include the College of Nursing building, a College of Health headquarters, a Health Sciences Library and structures to house both the Biomedical Sciences and Dental Clinical Sciences.

Public improvements by OCURA are keeping pace with the new construction. By June 1 more than 4,000 feet of new sanitary sewer had been completed in the Medical Center project. Work had begun on a new storm sewer along Laird Avenue, and bids were being prepared for the realignment and widening of 10th and 11th streets and Phillips Avenue.

In the residential area, between Northeast 4th and 8th streets, more than 60 new homes had been completed or started by June, 1972, and another 70 houses had been improved under OCURA's rehabilitation program.



Topside view of fast-growing medical center shows visible signs of progress including: 1. first new additions to University Hospital; 2. Rogers Bldg., which houses various administrative functions; 3. Basic Sciences Education Bldg.; 4. State Health Dept. Headquarters; 5. central heating and cooling plant



Senior citizens greet Marie McGuire (center) during dedication of McGuire Plaza. Mrs. McGuire directs elderly housing for Federal Government

But it was in the JFK project that rehabilitation made its greatest strides during the year. In March OCURA presented a certificate of appreciation to Mr. and Mrs. Alfred McCarty, 2024 N.E. 15th Street, for becoming the 1,000th JFK property owners to remodel their home. By June this figure had risen to 1,114 residences rehabilitated or undergoing improvements under the program.

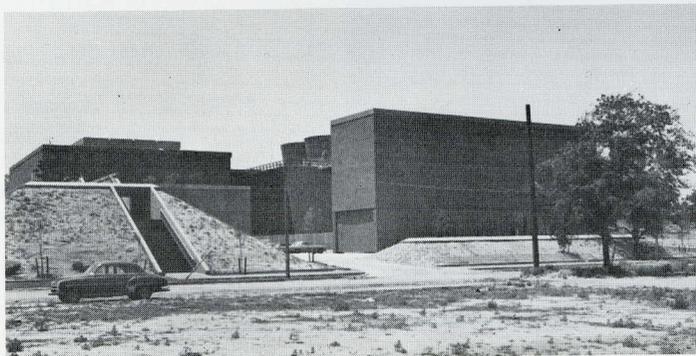
It is in the JFK area, also, that the most striking increase in new housing is scheduled to take place during the coming year.

Late in 1971 the city and federal governments approved a change in the JFK renewal plan for the area bounded roughly by Lottie, Eastern, Northeast 4th and 8th streets. The change provides for single-family housing only, rather than apartments, divided about evenly between private homes and low-income housing to be constructed by the Oklahoma City Housing Authority (OCHA.)

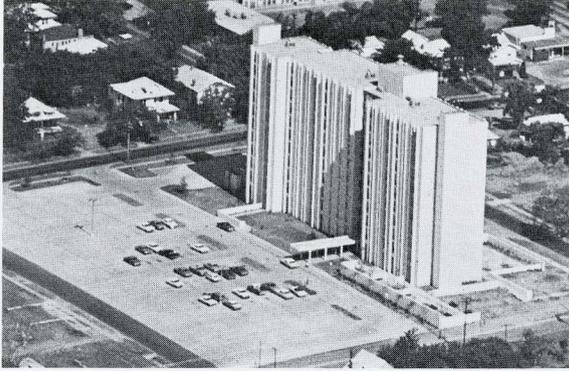
The area also will include several existing churches, a large park area, and a neighborhood shopping center at 8th and Eastern. The first 138 lots available in this area for private development are expected to be ready in the fall of 1972.

The Oklahoma City Housing Authority plans to construct 187 living units in this same area and 175 more single-family homes will be scattered throughout the JFK project. By June 1, OCHA was preparing to seek bids on the construction of the first 50 of these, offering them in lots of 10 or fewer at a time in order to give the small, minority contractor a better chance at the construction projects.

OCURA also is encouraging participation by minority groups in development of the east side. The agency assisted in the formation of Minority Construction, Inc., and in the spring of 1972 made available to the firm its first 12 building lots in the Medical Center project.



Medical Center's central heating and cooling plant looks like old fortress



McGuire Plaza is a 200-unit, well-equipped community living center for the elderly, located on Northeast 12th in JFK Project



Hundreds of old houses have been cleared from this JFK area, making room for the start of fine new homes this fall.

Although the bulk of residential construction in JFK is just getting under way, nearly 300 dwelling units had been completed or were under construction in the area by June 1. Marie McGuire Plaza, a high-rise apartment building for the elderly, accounted for 200 of these. It was opened in March by the Oklahoma City Housing Authority, and Mrs. McGuire, who is in charge of housing for the elderly for the federal government, was on hand for the dedication of the building.

Future developments also will affect the lives of both JFK and Medical Center residents. To the north on Eastern Avenue, most of the land already has been purchased by OCURA, or by the city, for a new fire station near 21st Street and a new branch library near 23rd Street.

The growing vitality of the Medical Center and JFK areas was pointed up in May 1972 with the approval of a charter for Oklahoma City's first minority-owned bank. Organized primarily to serve residents of the two renewal projects, the Medical Center State Bank will be located at Northeast 13th and Lottie in the JFK area.

Rising costs, plan changes, greatly increased relocation benefits and other factors have several times caused financial problems in both the Medical Center and JFK projects. Within the last year, however, HUD has allowed an additional \$3.5 million for the Medical Center program and approximately \$5.4 million for JFK, assuring that a high level of activity will continue.



OCURA honored Mr. and Mrs. Alfred McCarty as owners of the 1,000th home remodeled in the JFK area. From left are Joe Simmons, JFK project coordinator; W. M. Harrison, OCURA Commissioner; Mrs. McCarty; Jim Lookabaugh, Board Chairman, and James B. White, Urban Renewal Executive Director.

CONSOLIDATED BALANCE SHEET*

AS OF JUNE 30, 1972

	OKLA. R-20 University Medical Center	OKLA. R-26 Central Business District (GN)	OKLA. R-30 Central Business District 1-A	OKLA. R-35 John F. Kennedy	Oklahoma City Urban Renewal Authority
ASSETS					
<i>Current Assets:</i>					
Cash on Hand	\$ 725,966.88	\$230,899.38	\$ 6,452,167.77	\$ 1,461,125.00	\$32,903.28
Accounts Receivable:					
Revolving Fund-Joint Activities	\$ 55,000.00	\$ 1,000.00	\$ 45,937.00	\$ 60,000.00	
Relocation Grants	100,964.12		46,023.83	420,893.86	
Rehabilitation Grants	(88.35)			.68	
Tenants	1,305.22		23,341.36	3,023.66	
Other	92.60		13,692.00	12,413.03	
Total Accounts Receivable	\$ 157,273.59	\$ 1,000.00	\$ 128,994.19	\$ 496,331.23	
Total Current Assets	\$ 883,240.47	\$231,899.38	\$ 6,581,161.96	\$ 1,957,456.23	\$32,903.28
<i>Investments Held:</i>					
U. S. Treasury Bills (At Cost)	\$ 1,287,714.00			\$ 1,385,615.22	
Federal National Mortgage Association Notes	498,500.93				
Total Investments Held	\$ 1,786,214.93			\$ 1,385,615.22	
<i>Project Costs to Date:</i>					
Total Item 1 Project Costs	\$10,735,850.17	\$ 10,323.96	\$35,832,321.94	\$15,494,851.76	
LESS: Sales Price of Land Sold	175,639.15		4,881,978.15	168,260.40	
Net Item 1 Project Costs	\$10,560,211.02	\$ 10,323.96	\$30,950,343.79	\$15,326,591.36	
Total Item 2 Project Costs	2,947,726.22		8,122,232.97	2,416,485.48	
Total Project Costs to Date	\$13,507,937.24	\$ 10,323.96	\$39,072,576.76	\$17,743,076.84	
Relocation Payments	\$ 1,019,026.12		\$ 1,751,318.83	\$ 3,359,336.86	
Rehabilitation Grant Payments	\$ 56,896.65			\$ 1,561,438.58	
TOTAL ASSETS	<u>\$17,253,315.41</u>	<u>\$242,223.34</u>	<u>\$47,405,057.55</u>	<u>\$26,006,923.73</u>	<u>\$32,903.28</u>

Note:

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

	<u>OKLA. R-20 University Medical Center</u>	<u>OKLA. R-26 Central Business District (GN)</u>	<u>OKLA. R-30 Central Business District 1-A</u>	<u>OKLA. R-35 John F. Kennedy</u>	<u>Oklahoma City Urban Renewal Authority</u>
LIABILITIES & CAPITAL					
<i>Current Liabilities:</i>					
Accounts Payable-Joint Activities	\$ 50,253.78	\$ 1,020.34	\$ 42,880.20	\$ 76,301.40	
Trust & Deposit Liabilities	1,633.95		40,758.04	5,726.66	
Total Current Liabilities	\$ 51,887.73	\$ 1,020.34	\$ 83,638.24	\$ 82,028.06	
<i>Accrued Interest Payable:</i>					
To HUD		\$ 6,203.00			
To Others	\$ 132,624.80		\$ 371,350.87	\$ 210,366.75	
Total Accrued Interest Payable	\$ 132,624.80	\$ 6,203.00	\$ 371,350.87	\$ 210,366.75	
<i>Advances & Loans Payable:</i>					
To HUD		\$235,000.00			
To Others	\$ 3,975,000.00		\$11,130,000.00	\$ 6,305,000.00	
Total Advances & Loans Payable	\$ 3,975,000.00	\$235,000.00	\$11,130,000.00	\$ 6,305,000.00	
<i>Uncommitted Fund Balance</i>					\$32,903.28
<i>Capital:</i>					
Cash Local Grants-In-Aid	\$ 517,965.89		\$ 506,916.64	\$ 156,627.90	
Noncash Local Grants-In-Aid	2,947,726.22		8,122,232.97	2,416,485.48	
Total Local Grants-In-Aid	\$ 3,465,692.11		\$ 8,629,149.61	\$ 2,573,113.38	
Project Capital Grant	8,552,188.00		25,439,600.00	11,954,554.00	
Relocation Grant	1,019,026.12		1,751,318.83	3,359,336.86	
Rehabilitation Grant	56,896.65			1,522,524.68	
Total Capital	\$13,093,802.88		\$35,820,068.44	\$19,409,528.92	
TOTAL LIABILITIES & CAPITAL	<u>\$17,253,315.41</u>	<u>\$242,223.34</u>	<u>\$47,405,057.55</u>	<u>\$26,006,923.73</u>	<u>\$32,903.28</u>

OCURA Programs At A Glance

(as of June 30, 1972)

	Downtown Project 1-A	University Med. Center	John F. Kennedy	Totals
Net Cost	\$ 50,139,700	\$38,189,106	\$25,405,726	\$113,734,532
Total Federal Participation*	\$ 36,039,985	\$16,562,389	\$27,453,416	\$ 81,045,790
Redevelopment Completed or Under Way	\$118,427,000	\$30,233,500	\$ 9,981,000	\$158,641,500
Buildings Rehabilitated	—**	73	1,130	1,203

* Includes rehabilitation and/or relocation grants, also \$990,000 for restudy of General Neighborhood Renewal Plan

** No rehabilitation authorized in Project 1-A

DOORS OPEN TO YOUNG EYES



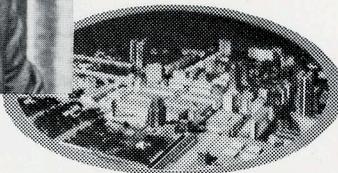
More than 2,000 sixth-grade pupils from Oklahoma City schools got a first-hand look at urban renewal during the past year.

In conjunction with the public schools' "Opening Doors in Education" program, OCURA's Public Information Office conducted bus tours and orientation sessions for more than 75 classes. The children toured the Oklahoma Health Center site, part of the John F. Kennedy project and downtown Project 1-A.

Each session lasted two hours, and from two to six tours a week were conducted from November through April.



James B. White
Executive Director



OKLAHOMA CITY

Urban Renewal Authority

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JAMES B. WHITE
EXECUTIVE DIRECTOR

To the Citizens of Oklahoma City:

As the Oklahoma City Urban Renewal Authority began its second decade this year, it also entered a new phase in the City's dramatic redevelopment program. And the next ten years promise to be even more exciting than the first.

By the end of 1972 more than \$200 million in new construction will be completed or under way in the city's three urban renewal projects. While the bulk of this redevelopment is in downtown Project 1-A, construction in the University Medical Center and John F. Kennedy areas is gaining momentum daily and by year's end should account for at least \$85 million of the total.

Included in this east-side development will be the first of more than 600 single-family homes the Oklahoma City Housing Authority will build throughout the JFK project, the first of the medical student apartments in JFK, an addition to the Basic Sciences Building, a College of Nursing Building and the beginning of the \$27 million Presbyterian Hospital, all in the Medical Center area. Many other facilities have been completed or are planned as part of the gigantic Oklahoma Health Center complex.

Construction of private homes will mushroom, especially in the JFK area, as land is made available between Northeast 4th and 7th streets in the area from Lottie to Eastern.

Both the Housing Authority and OCURA are offering these single-family sites a few at a time, in order to give minority contractors an equal opportunity to bid on their development.

Construction of a new fire station and a library to serve northeast Oklahoma City is expected to begin also on sites in the JFK project.

Once again, however, it is the redevelopment of the Central Business District that probably will attract the most attention and capture the imagination of the most residents.

With some \$118 million in new buildings already changing the skyline, construction now on the drawing boards is expected to more than double that figure. One major private investor, alone, has proposed a five-block retail and hotel development estimated in excess of \$100 million.

Construction of the hotel and the first 300,000 square feet of retail space should get under way by spring of 1973 in the block bounded by Main Street, Broadway, Sheridan and Robinson avenues. The four-block retail core, west of Robinson to Hudson between Sheridan and Park Avenue, will take shape over the next four years as OCURA receives funds to buy and clear the area.

Development of the first phase of the Myriad Gardens, one of the most exciting and potentially valuable features of the "City of Tomorrow," should proceed apace with the retail development. The city's consultants have proposed a dramatic, multi-level cultural and recreational area in a park setting that will be unique in the United States.

As these major elements of the City's "Pei Plan" move toward reality, its future potential is almost beyond estimating. Already the prospect of the retail core and Myriad Gardens has spurred interest in downtown housing for all income levels, the last major feature of urban designer I. M. Pei's general plan for the Central Business District.

That plan itself soon will be expanded and updated. Preliminary studies are under way of areas south of Interstate 40 and east of the Santa Fe Railroad to the Medical Center and JFK projects.

It is this kind of continuing, long-range planning that will assure Oklahoma City, and its well-rounded renewal program, of remaining among the leaders of all community redevelopment programs in the nation.

James B. White
Executive Director

