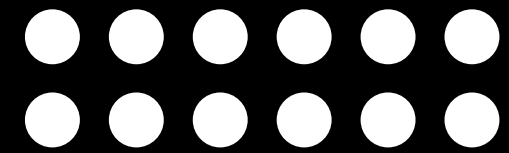


SOUTH OF 8TH

— A COMMUNITY VISION —



RESEARCH REPORT

AUGUST 2023

Community-led Community designed Community centered

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This project was funded by the Oklahoma City Redevelopment Authority. We thank them for their support and acknowledgment of past harms, and the need for this project to center community voices for the equitable development of the focus area.

Open Design Collective

WHO WE ARE

Open Design Collective is a 501 (c)3 non-profit organization that supports the social and spatial needs of Black and marginalized communities through the tools of planning, design, and architecture.

HOW WE DO IT

Open Design practices thoughtful methods of protecting and creating Black spaces in the built environment through::

- Community Engagement
- Planning
- Architecture
- Placemaking
- Urban Design
- Cultural Preservation
- Capacity Building

TEAM

Vanessa Morrison
Co-founder, CEO

Deborah Richards
Co-founder, Chief Design Officer

Errin McKnight
Community Designer

Learn more at:
www.opendesignco.org/

VALUES

Collaborate
Our projects create space and opportunity for community voices to be seen, heard, and valued

Ideate
We carefully listen to community voices and center them in our practice

Co-Design
We create culturally specific approaches to support community-led design with individuals who may not be trained in design, planning, urban design, or architecture

Community-led
Our projects are a step towards developing a strong foundation for community-led work and equity

Trust Building
We work to build trust, transparency, and accountability in the design process

Shared Learning
We understand that many design and city planning processes are interrelated. We work to reveal these processes and relationships



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So8th: A Community Vision, Research Report has been released alongside So8th: A Community Vision, Action Guide.

The South of 8th Community

Harrison-Walnut Neighborhood Association

Considered to be the first Black neighborhood association established in Oklahoma City, the Harrison Walnut Neighborhood Association (HWNA) boasts unique characteristics. It has third and fourth-generation family members living in the community. Its small, close-knit family is rich in history and stories of a once thriving neighborhood that was the heartbeat of the Black community.

The South of 8th (So8th) project was very informative; it gave us a better understanding of the overall development process. Through the So8th engagement process, hope was reinvigorated in Harrison Walnut as Open Design provided an opportunity for our voices to be heard. We were able to reimagine what our neighborhood could look like in the future.

- Pastor Juan Price, HWNA President

John F. Kennedy Neighborhood Association

Established in 1967, the John F. Kennedy Neighborhood Association (JFKNA) is a historically Black neighborhood located just a few blocks east of Downtown OKC. It is a tight-knit community with neighbors that are informed, engaged, inspired, and empowered to create a safe, healthy and flourishing neighborhood.

The So8th Street project, a series of community-led sessions, provided a rare engagement opportunity for JFK neighbors to not only reflect on the past but to reimagine the design of spaces available for infills in the neighborhood. It was exciting to participate in designing a future for JFKN that is representative of residents' hopes, dreams, and visions.

- Denyvetta Davis, JFKNA President

Oklahoma City - Ward 7

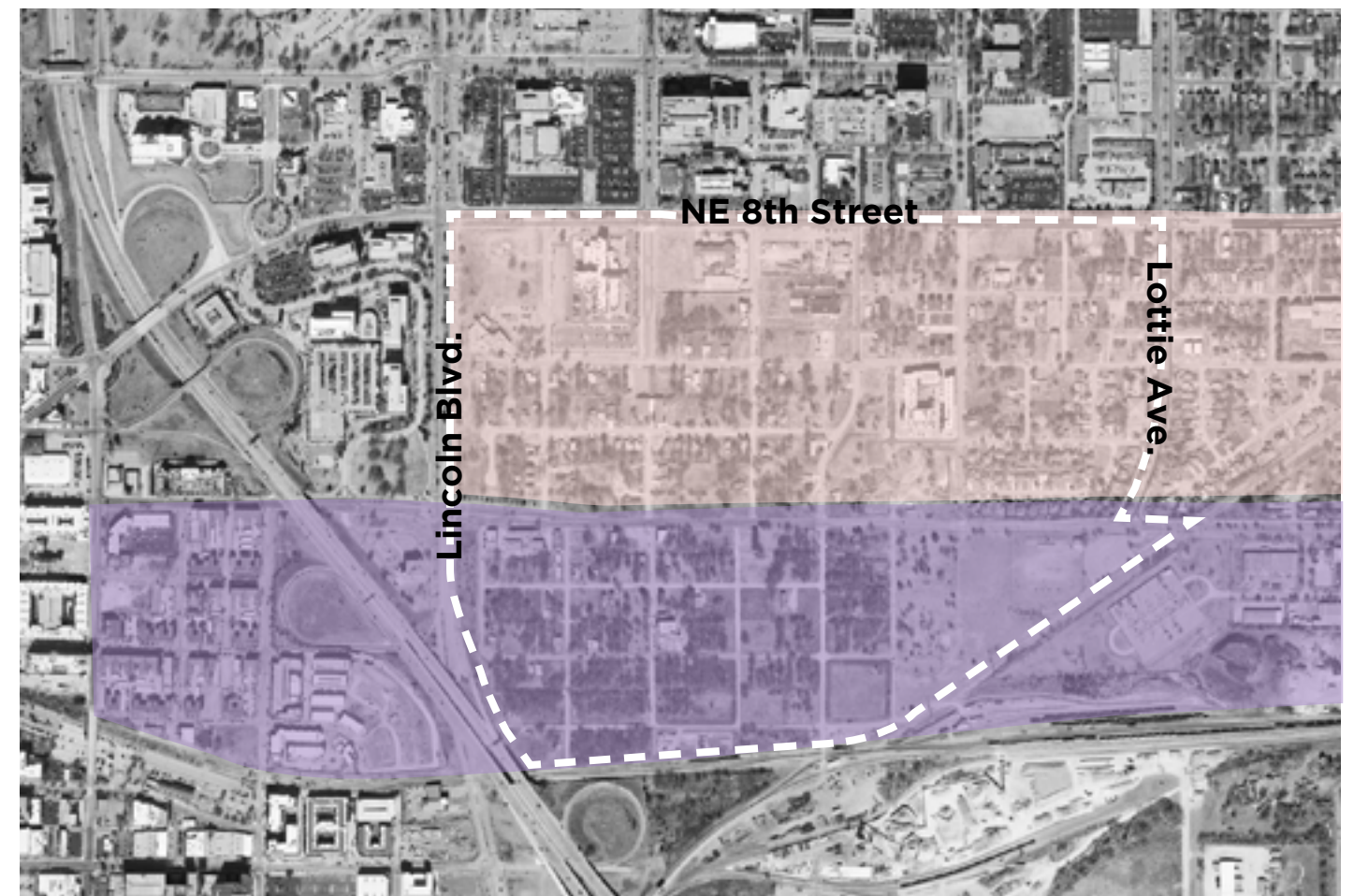
When I think of Oklahoma City, I can't help but think of Deep Deuce, Bricktown, and the culture of the Black presence in our community. When we think of the new things that are coming on board for our city, such as the MAPS 4 projects, we must ask what does that look like for the stabilization of communities that are already on the brink of no longer surviving?

South of 8th is about being able to tell a new story of revitalization and sustainability for our community; for our city to be able to continue the legacy of those who came from these areas, especially JFK, Harrison-Walnut, and Booker

T. Washington Park, the spaces that we know as the footprints of Blackness, has always resonated and been a part of. This study helps us to continue to be able to explore this.

I'm excited that we have had so much engagement and community interaction that reveals what we would like to see in the future and what we would need for this process to be inclusive for our future generations to be a part of. I'm excited about how we move forward with this study and grateful to all of the participants, especially our community, that's been involved in this process.


- Councilwoman Nikki Nice



Legend

 Harrison Walnut Neighborhood boundaries

 JFK Neighborhood boundaries

 So8th Focus Area

Dedication

The Open Design team extends our deepest gratitude to the over 400 NEOKC community members who contributed their histories, experiences, and bold vision into this process. We dedicate this body of work to you.



Foreword

Open Design Collective

As a collective of multidisciplinary urbanists who collaborate with community members to support Black spaces, we acknowledge that justice has a geography and how two people can reside in the same city yet have two completely different experiences based on where they live. Many of these experiences, both life-giving and challenging, have been left out of initiatives intended to strengthen and repair the physical and social conditions of Oklahoma City neighborhoods. This exclusion has caused further inequities, missed opportunities for residents to realize their full potential, and continues the harmful practice of building on top of brokenness.

National conversations are emerging about how cities can right the wrongs of urban renewal and better support the communities impacted. We believe that these tools live within local voices that can intrinsically inform neighborhood solutions. Additionally, we believe that having the space to be seen, heard, and valued in the built environment are fundamental rights - not realities to be obtained. Through the work of South of 8th: A Community Vision, we collaborated with Northeast Oklahoma City community members through a courageous and unprecedented engagement process to create an inclusive space for visibility, shared learning, mourning, joy, and collective ideation to ensure that the development recommendations set forth in this report are rooted in the experiences, expertise, and future goals of this community.

Despite multiple intersecting injustices that have impacted the South of 8th focus area and the Northeast Oklahoma City community at large, and that will be further unpacked in this report, there are several living examples of how innovation, strength, and resiliency have manifested from these neighborhoods. This community is fruitful with leaders and legacy builders who have carried these neighborhoods through - despite years of trauma, disinvestment, isolation, and other spatial threats. As you read through this report we encourage you to learn more about the full story of this community and its residents, culture, and identity, and hope you are enlightened by the collection of voices and dreams that deserve to be realized.

It's important to acknowledge that the work of repairing harm, building trust, and supporting this community extends beyond this project. This process and report were not intended to replace the deep need for the ongoing, intentional, and multifaceted justice work necessary to eradicate the over half century's old inequities that have been inflicted upon these neighborhoods. This report provides a community-centered framework; a compilation of what has been learned up to this point in time on how the equitable development of the So8th focus area can be thoughtfully approached in collaboration with the people most connected with these spaces.

Ongoing engagement and collaboration with community members, where power is shared and direct action is possible, is critical to advancing the incredible work accomplished by the community beyond this project. Our hope is that this report is additive and serves as a community-driven guide and information source on how reparative justice can be made possible through the equitable redevelopment of the focus area and how it can be honorable, liberatory, and inclusive of the residents who will be impacted the most.

Vanessa Morrison, Co-founder | CEO



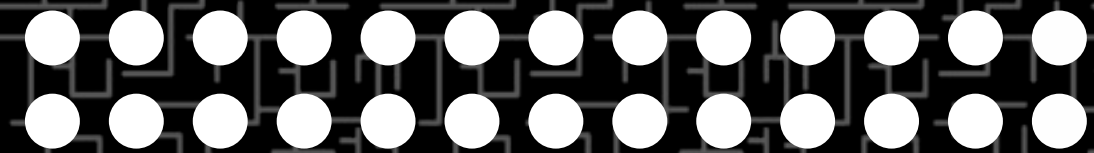
The Alliance for Economic Development of OKC

Oklahoma City Urban Renewal Authority (OCURA) sought the opportunity to work with Open Design Collective to collaborate with Northeast Oklahoma City residents through an engaging educational process and to gather the community's priorities and future visions for the area. It is OCURA's desire to assist with the advancement of NE OKC by implementing recommendations from this report in an honorable, transformative, and community-driven fashion. While OCURA cannot undo the missteps of the past, it can and will be intentional in its efforts to be equitable and inclusive moving forward. We thank everyone involved for all of the input, collaboration, and hard work in putting this report together.

Kenton Tsoodle, OCURA Executive Director



PROJECT OVERVIEW



Project Snapshot

What

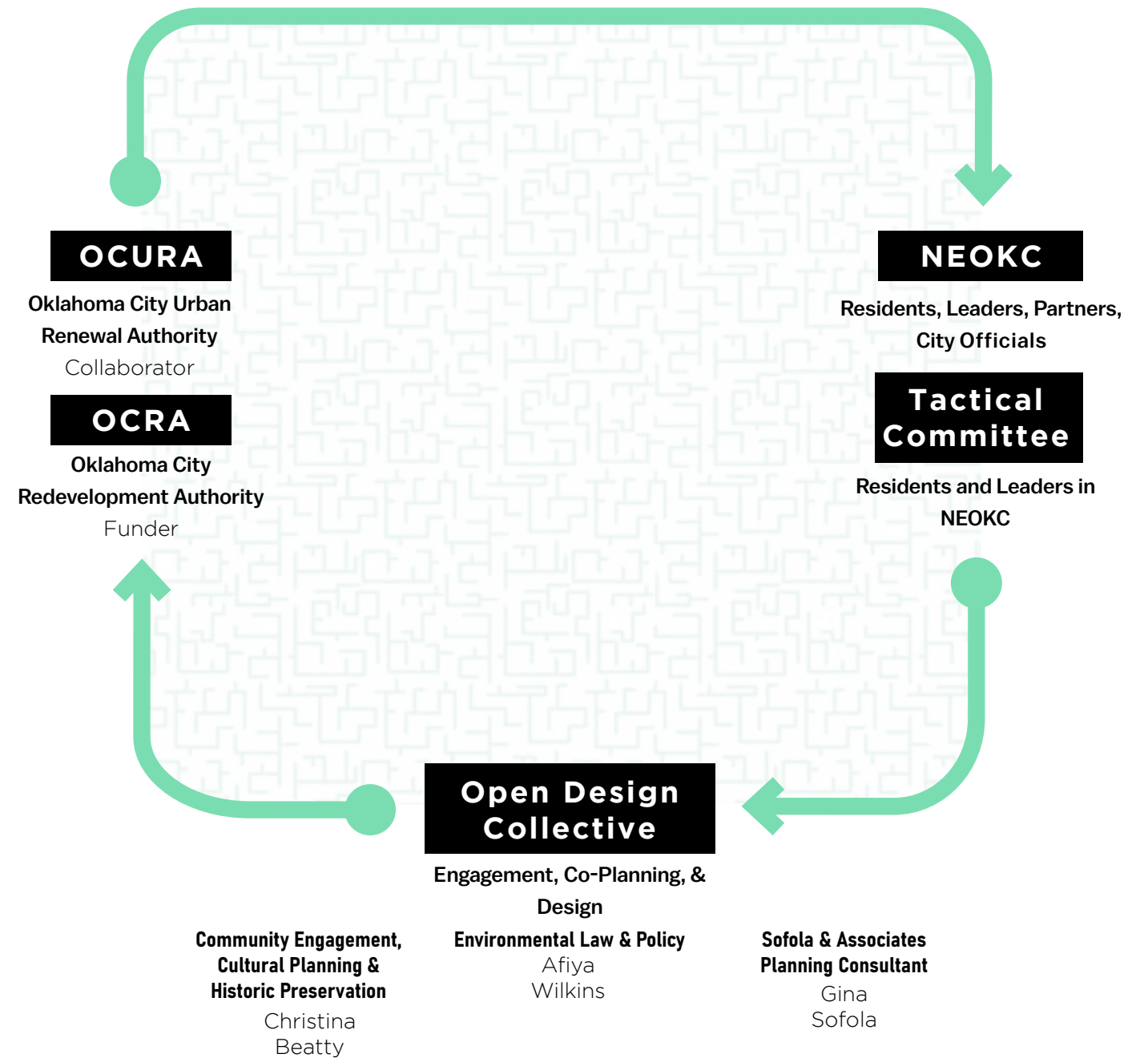
The Oklahoma City Redevelopment Authority (OCRA) and the Oklahoma City Urban Renewal Authority (OCURA), both entities under the Alliance for Economic Development of Oklahoma City, sought assistance from Open Design Collective to lead a community engagement and master site plan¹ effort and to develop recommendations for the request for proposal² (RFP) process for OCURA-owned lots in the South of 8th (So8th) area. This partnership intended was to provide guidance and recommendations on how the OCURA-owned lots in the focus area, acquired through urban renewal³ beginning in the 1960s, could be released for redevelopment in a way that is responsive and reparative to the history, culture, needs, and goals of the focus area.

Why Now?

In 2019, the Alliance for Economic Development and the City of Oklahoma City hired national planning and design firm, Perkins and Will⁴, to conduct a land use⁵ study and strategic development plan⁶ for the Innovation District and Capitol Environs areas. The Innovation District (boundaries: NE 13th St. to I-35 north to south, Lottie Ave. to Robinson Ave. east to west) encompasses significant portions of Northeast Oklahoma City (NEOKC) neighborhoods and areas of importance to the community. With the emergence of the Innovation District and the scale of resources and investment coming to the area for the first time in decades, the goal of this partnership was to best position both areas for revitalization and growth.

While Perkins and Will led engagement activities during their study, many NEOKC community members vocalized concerns about the engagement process not fully representing or including the community. These concerns, in addition to OCURA still owning scattered, vacant lots throughout NEOKC as due to urban renewal, prompted OCURA and OCRA to activate a strategy to address these issues. OCRA hired Open Design Collective in the summer of 2021 to lead an additional community engagement and master planning effort to help fill in these gaps and have a more focused effort on including Black community member voices in the process.

Project Team



Refer to Appendix for more information on organizations.

Community Context

The South of 8th community comprises a diverse and intergenerational collective of residents who serve and protect their neighborhoods daily. Open Design recognizes that the focus area is not a monolith and that each resident has a unique viewpoint worthy of being represented in this community's present and future plans. Each resident holds a piece of the solution needed to strengthen the quality of life in the focus area, and these ideas come together to create a whole neighborhood that is meaningful, functional, and sustained. Open Design celebrates the rich and expansive identity that this community holds, from elders to children, cultural producers and artists, activists and educators, community leaders, spiritual leaders, non-profit founders, entrepreneurs, parents and nurturers, and more. Additionally, Open Design acknowledges the legacy residents who have been displaced from these neighborhoods and haven't had accessible opportunities to return yet remain deeply connected to the focus area.

Throughout this project, the Open Design team worked to prioritize the inclusion of Black voices that have been left out of and underrepresented in planning processes, including those who currently live in the focus area (So8th Residents). Additionally, space was created for individuals who currently live or are from NEOKC (NEOKC Community Members) and individuals who work to support the community (Allies).

Despite the past and current harms, this community is resilient and deeply invested in the future trajectory of the neighborhood. With a strong desire to increase the quality of life in this area, community members are working to ensure that the South of 8th area is a place where younger, older, current, and future generations can live, work, play, and thrive as they did once before.



So8th Profile

Focus Area

Location: Northeast Oklahoma City, Oklahoma

Boundaries: Between N. Lincoln Blvd. (west), N. Lottie Ave. (east), NE 8th St. (north), and the Union Pacific tracks (south)

Acreeage: Approximately 234 acres

Google Earth Pro 7.3.4.8642 beta (2022) 904 N.E. 4th Street, OKC, OK. [Desktop] [Accessed 2022]. Oklahoma County Assessor Online Mapping [map]. Layers used: Property Information.<<https://oklahomacounty.geocortex.com/>> (Accessed March 2022).

Occupancy Status

Data on the occupancy and vacancy of housing units¹ (houses, apartments, rooms,

Occupied²: 304

Vacant³: 116

Total: 420

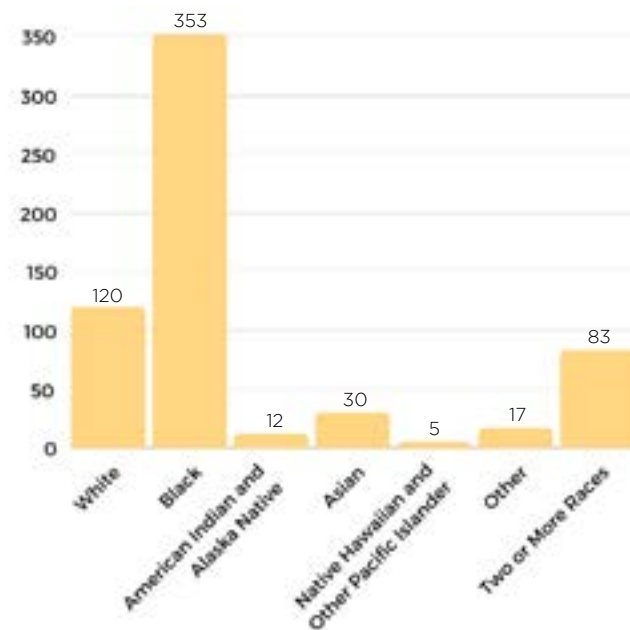
Source: U.S. Census Bureau, 2020 Census Redistricting Data (Public Law 94-171)

Per U.S. Census Bureau definitions, vacant units are excluded if they are exposed to the elements, that is, if the roof, walls, windows, or doors no longer protect the interior from the elements, or if there is positive evidence (such as a sign on the house or block) that the unit is to be demolished or is condemned.

Population

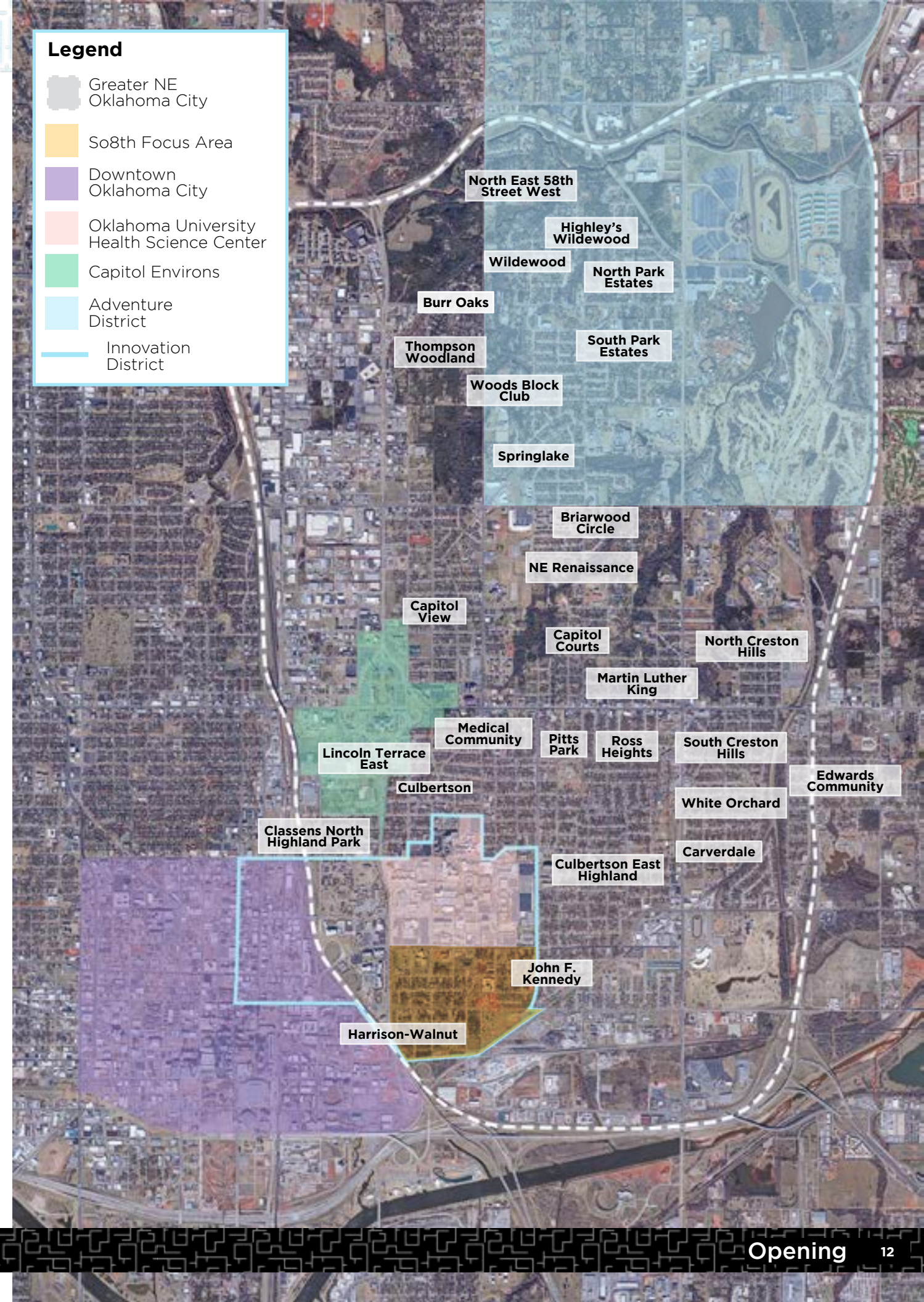
Current population data for the So8th focus area

Source: U.S. Census Bureau, 2020 Census Redistricting Data (Public Law 94-171)



Legend

- Greater NE Oklahoma City
- So8th Focus Area
- Downtown Oklahoma City
- Oklahoma University Health Science Center
- Capitol Environs
- Adventure District
- Innovation District



Project Approach

Research

Open Design kicked off the project with an historical research phase to gain a better understanding of the social, spatial, and cultural dimensions of the focus area. With problematic and racialized narratives impacting the community's identity and the recognition of its full story, it was critical to begin this work by bringing more visibility to the beginning of Black life and contributions in these neighborhoods. Additionally, the research focused on:

- Tangible and intangible cultural assets that are important to the community's overall identity
- Existing conditions of the built environment and the spatial evolution over time
- Best practices in redeveloping Black and marginalized communities

Engagement

A key intention of this engagement and master planning effort was to co-lead its development alongside So8th residents and NEOKC community members while centering it on the experiences and goals of the community. With a history of disengagement and exclusion from decision-making processes, many individuals haven't had the opportunity to gain a deeper understanding of the development process, nor have they been able to fully participate in shaping their physical neighborhood spaces.

To disrupt exclusionary approaches to engagement, Open Design created an unprecedented, culturally responsive engagement strategy to help support community members in shared learning about processes while being able to contribute their expertise and ideas from an informed perspective. In addition to facilitating this education and engagement with the broader NEOKC community, the project team worked with a tactical committee (So8th Tactical Committee) of area residents, NEOKC community members, and allies to guide this work. This approach also created space for trust to be strengthened and for community members to share their memories, experiences, fears, goals, and priorities for the focus area.

It is important to acknowledge that while this process helped to strengthen and build relationships in NEOKC while providing a framework for inclusive engagement and redevelopment, it does not replace the ongoing work necessary to fully repair the harms of injustice that have impacted this community. There is still a significant amount of work to be done to earn the trust of this community and to address these harms as well as the opportunities for positive change. It is critical that

engagement and trust-building between OCURA and the NEOKC community are intentional and ongoing.

Reflection

During this phase of the engagement, Open Design created space for community members to reflect on the history of the area and reconnect with the existing and pre-existing cultural assets of the community. Additionally, the So8th Tactical Committee convened on a bi-weekly basis over a 10-week period, in which a segment of that time was dedicated to reflecting on the history of the area and learning about the neighborhood redevelopment process.

Visioning

During the visioning stage, Open Design created a series of culturally responsive engagement workshops and two open events that centered the community's ideas and goals for the future vision of the focus area. The So8th Tactical Committee continued to meet as well and facilitated open events to ideate about the future with community members. Outcomes from the open events and tactical committee sessions helped establish the redevelopment framework in this report through an equitable and cultural lens.

Equitable Redevelopment Recommendations

Throughout and after the engagement phase, Open Design synthesized and translated the collection of community contributions, memories, ideas, and goals into a spatial context for the future redevelopment and design of the focus area.

Engagement Summary

Open Design Collective facilitated 11 events to engage the So8th community in co-developing the framework for the master plan. These events included:

- 1 reflection open event,
- 5 reflection/educational sessions,
- 2 visioning open events, and
- 3 visioning sessions.

Additionally, the Open Design team plugged into community activations, such as the NEOKC town hall, community events, and more, to engage community members throughout the project.

So8th Tactical Committee

Tactical Committee Members

Select Expertise

| | |
|-----------------------------|--|
| Arthur Hurst | resident history culture |
| Ashley Dickson Oso | resident community organizer policy artist cultural producer |
| Becky LeShaw | resident stakeholder |
| Camal Pennington | resident city planning policy |
| David Conkerite | the University Of Oklahoma Health Sciences Center |
| Denyvetta Davis | resident history community leader and organizer |
| DeWayne Walker | property owner representative developer |
| Erica Emery | developer real estate market analysis |
| Eyakem Gulilat | artist cultural producer urban designer |
| Greg McGhee | banker finance |
| Jabar Shumate | resident Urban League business equity |
| Jabee Williams | resident artist cultural producer |
| J.D. Baker | business policy |
| Juan Price | resident spiritual leader |
| Julie Coffee | developer technology |
| Kimberly Francisco | resident stakeholder educator Ralph Ellison Library |
| LaQuincey Reed | artist cultural producer |
| Maurianna Adams | impact investing |
| Sandino Thompson | resident entrepreneur NEOKC Renaissance |
| Shia Sumpter | developer real estate market analysis |
| Tori Beechum | ecology food |
| Dr. Valerie Williams | the University Of Oklahoma Health Sciences Center (OUHSC) |
| Valenthia Doolin | housing |
| Vera Ford | resident community leader organizer |
| Victoria Kemp | resident entrepreneur food |

Note: Tactical Committee members designated as a resident on this page means they live in the focus area or greater NEOKC.

Lens: Reparative Justice

Reparative Justice¹ can be defined as the practice of centering those who have been harmed, focusing on repairing and dismantling the harms and preventing the reproduction of those harms from happening in the future. Steering away from a solely technocratic approach, through this lens Open Design developed the project with the intention to help bring visibility to the historical and current injustices that have impacted the focus area while creating a direct focus on how the development strategies could help address these challenges. Open Design strived to avoid implicitness by amplifying the complex spatial history of the area and documenting these experiences on a larger scale. Through a reparative justice lens, the engagement and master planning approach was rooted in:

- **Trust-building:** Creating space for transparency, shared learning, expression, and relationship building amongst residents, leaders, and institutions
- **Power Sharing:** Positioning community members to co-lead the redevelopment, design, and planning recommendations set forth in this document to help shape change
- **Assets-based Approach:** Honoring the tangible and intangible cultural assets in the community and utilizing these elements as tools to inform solutions and the future plans for the focus area

Development² should be a tool to remedy and alleviate disparate outcomes, not be a contributor to harm. Developing a historically marginalized community that looks better but still functions the same only continues harm and destruction. Over the course of the project, Open Design collaborated closely with community members to focus on how redevelopment strategies on the OCURA-owned properties could address past and current harms and position this neighborhood to thrive in the present and in the future. Additionally, the team explored how the redevelopment of the entire focus area could have a broader impact on the surrounding neighborhoods.

This work created space for community members and allies to lean into challenging conversations that pushed for meaningful strategies that go deeper than the issues that have impacted the area. Collectively, the community worked together to create a holistic vision and more liberated possibilities for the future.



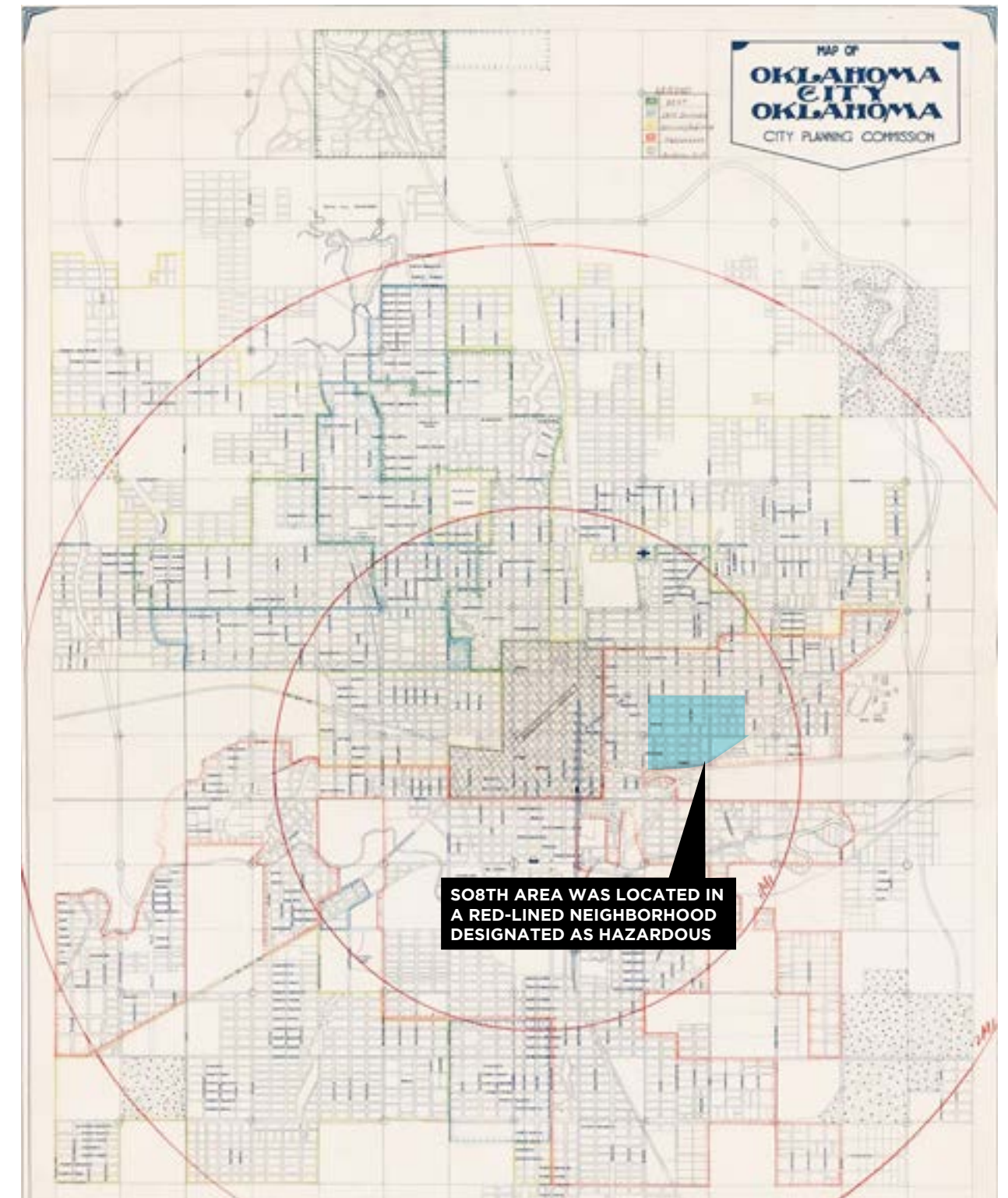
Spatial History of NEOKC

In response to the growing opportunities in the warehouse and railroad industries in the downtown Oklahoma City area at the turn of the 20th century, many Black residents began to migrate to the area and develop neighborhoods near the Santa Fe, Rock Island, and Katy train depots.

An additional factor that influenced this Black migration was the oppressive role that the local government and real estate profession played in siloing Black residents to this area through the enforcement of racist city ordinances¹, segregation, exclusionary real estate practices such as redlining², and more. Due to these injustices, during the 1920s through the 1940s, Black residents were forced to live in the Harrison-Walnut neighborhood and the Deep Deuce District (also known as 2nd Street). By 1910, over 7,000 Black individuals and families resided in the area.



Figure: Mixed-use corridor in Deep Deuce, circa 1930s (above); 1930s City Planning Commission map of redlining in Oklahoma City (right)



1930s redlining map of OKC

Despite these injustices and harms, Black residents created a thriving neighborhood and cultural identity that was representative of the Black creatives and musicians, entrepreneurs, activists, and more. Additionally, a nationally-recognized, vibrant nightlife and music scene emerged around the blocks of Stiles Ave. to Walnut Ave. (East to West) and NE 2nd St. and NE 4th St. (North to South) in the Deep Deuce neighborhood. Several local and national musicians, such as Charlie Christian, Duke Ellington, Ella Fitzgerald, and more, frequented the area and cultivated a strong jazz legacy, a sense of pride, and joy for the NEOKC community.

By the 1930's, several factors at both the national and local levels began to shift the spatial and social dynamics of the Harrison-Walnut and Deep Deuce neighborhoods. The warehousing and railroad industries began to decline, which caused many residents to lose employment and economic stability, thus making it difficult to remain in these neighborhoods. Additionally, the Supreme Court case of Shelley v. Kraemer in 1948 struck down many of the racist city ordinances that were implemented across the country, and more opportunities and freedoms came as a result of the civil rights movement, including integration. This newly granted mobility gave Black residents the ability to move to other parts of the city for the first time. While some residents chose to leave, others remained in the area.



Figure: Sam Hughes, Charlie Christian, Leslie Sheffield, and Dick Wilson at a jam session at Ruby's Grill

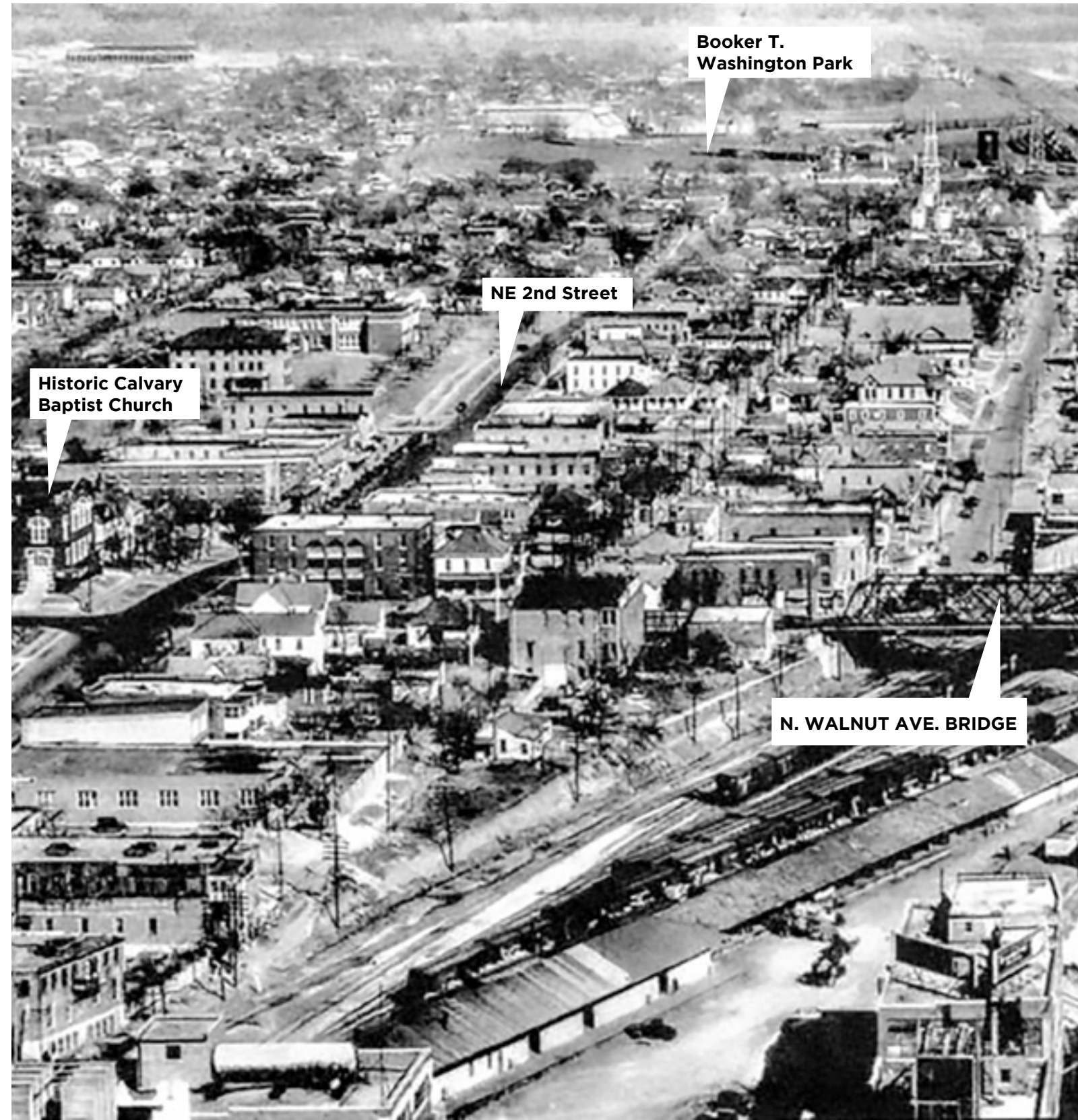


Figure: Deep Deuce aerial circa 1930



OU HEALTH SCIENCES CENTER

NE 8TH ST

N KELLY AVE.

5TH ST. BAPTIST CHURCH

N LAIRD AVE.

DOUGLASS HIGH SCHOOL (PAGE WOODSON)

N PHILLIPS AVE.

FLORENCE'S (ORIGINAL LOCATION)

NE 4TH ST.

Aerial overlooking NE Over 2nd & Phillips circa 1967



Aerial overlooking NE Over 3rd & Geary circa 1967

An additional shift that impacted this community was the practice of urban renewal, which changed the physical and social landscape of NEOKC for decades to come.

Beginning in the 1960's, cities across the country were granted funds from the federal government through the urban renewal program, an initiative created to help cities address blight¹ and dilapidation² in their communities. While some cities declined the funding, many utilized these funds to demolish homes, businesses, and neighborhood areas while purchasing the land underneath these properties.

Many Black communities across the nation were disproportionately impacted by this process, leaving scars of injustice that are ever-present over a half-century later. Oklahoma City's urban renewal era began in the 1960's with the creation of the Oklahoma City Urban Renewal Authority and the announcement of the University Medical Center Urban Renewal Plan, implemented in 1964. Urban renewal plans included:

- University Medical Center Urban Renewal Plan - 1964
- Central Business District General Neighborhood Renewal Plan - 1964
- John F. Kennedy Urban Renewal Plan - 1966
- Harrison - Walnut Urban Renewal Plan (A portion of the Central Expressway Mitigation Plan) - 1981

These urban renewal plans initiated the demolition, erasure, and loss of Black property ownership, wealth, and sense of belonging in NEOKC. These plans also activated the displacement of hundreds of residents over the years.



Figure: The Jewel Theatre and other Black-owned businesses along NE 4th St in the 1950s

The Harrison Walnut Urban Renewal Plan helped pave the way for the construction of Interstate 235, which disconnected the central area of this neighborhood and its critical connection to the Deep Deuce area and the broader NEOKC community. Additionally, urban renewal displaced thousands of Black residents over, dismantled multiple small businesses and community-led organizations, and inflicted generations of harm and erasure in the focus area that are still experienced today. Significant buildings and neighborhood areas were demolished from the built environment which caused a detrimental loss of Black cultural identity and representation in the community. These injustices have had residual impacts related to concentrations of poverty, lack of access to resources, health and wellness barriers, and more.

Although residents who were property owners were paid for their properties and residents who were renters were paid "relocation assistance," the relocation support was wholly inadequate to enable displaced residents to meaningfully establish new homes in unfamiliar areas. Moreover, the federal funding was for clearance, demolition, and relocation, with little or no funding to subsidize construction or incentivize redevelopment. Having destroyed the economic base and cultural vibrancy of the area, urban renewal had also destroyed the market conditions necessary to generate the redevelopment of the area.

As a result of this harmful practice, OCURA still owns many vacant commercial, and residential properties scattered throughout NEOKC with a concentration of these properties in the So8th focus area. Both OCURA and OCRA acknowledge the inequities that manifested from this practice years ago and have the desire to offer these properties for equitable redevelopment that is rooted in the priorities and goals of the NEOKC community.



Figure: Current conditions of 4th Street and the Jewel Theatre

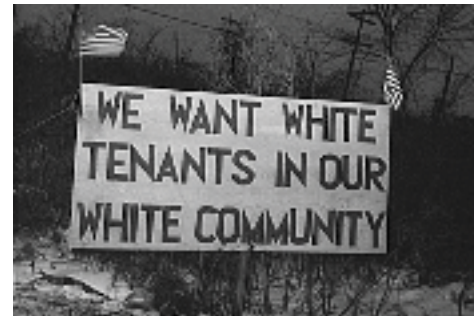


Land Run

The Oklahoma Land Rush was the first land run into the Unassigned Lands of former Indian Territory, which had earlier been assigned to the Creek and Seminole peoples

Senate Bill One Contested

E. P. McCabe, a Black land developer, lawyer, immigration promoter, newspaper owner, and politician, organized a legal battle against Oklahoma Senate Bill One, which segregated public transit. Still, the U.S. Supreme Court upheld the law's constitutionality



Buchanan v. Warley

The U.S. Supreme Court decision in the Buchanan v. Warley case deemed ordinances for government-instituted racial segregation in residential areas in Louisville, Kentucky, unconstitutional, negating the previous local ordinances



Department of City Planning created

Hare & Hare planning and landscape firm was hired in 1930 to complete Oklahoma City's first comprehensive city plan and first project of OKC's Planning Department

City Ordinance #4524

Provides for the separation of whites and blacks in residences and businesses including city parks with an exception for servants/employees
 "the lots upon which have 54% or more of negroes residing or doing business therein it shall be unlawful for any white person or persons to move into the house or premises occupied by him previously in such block having a majority of negro residents or business therein"



Sandtown Settled

Sandtown was Oklahoma's first Black settlement, settled in 1884, five years before the Land Run of 1889. Its name came from its proximity to the Canadian River

Oklahoma Territorial Legislature

First Territorial Legislature voted to allow each county to opt for either mixed or segregated schools. This banned racial mixing in schools after the 1896 Plessy v. Ferguson U.S. Supreme Court decision that upheld the constitutionality of racial segregation

City Ordinance #1824

Provides for the gradual separation of blocks to become solely occupied by either whites or blacks but not both

Section 1-2-Any block with 75% or more of white occupancy shall not be available for black occupancy; exception for servants/employees

City Ordinance #1825

Provides for the use of separate blocks for residence by whites and blacks

Section 2- defines a block as "both sides of the street to the rear of the lots" and "between the two adjacent intersections, or crossing streets"

Section 5- Penalty is \$10 - \$100 for each offense/day

Deep Deuce heyday

In the 1920s, Deep Deuce became a self-sufficient segregated black community with socio-economically diverse people creating a vibrant community even under racist policies. This area served as the commercial center for the Black community and was associated as such for most of OKC history



City Ordinance #4502

Provides for the separation of whites and blacks in residences and businesses including city parks with an exception for servants/employees

Section 1-2 - Any block with 51% or more of white occupancy shall not be available for black occupancy; exception for servants/employees

Section 3- Occupation is governed by the adjacent streets; construction on vacant lots must state occupation type

Allen v. OKC

Onie Allen, a Black homeowner who occupied his property before the passage of City Ordinance #4524, was given notice to vacate on the grounds that he violated the 1934 ordinance.

Represented by the NAACP, Allen and another challenged Gov. Murray's 1935 executive order that segregated housing in Oklahoma City. Murray enforced his order by declaring martial law. In Allen v. Oklahoma City, the U.S. Supreme Court struck down Murray's attempt to create a "segregation zone" in the city.



Start of WWII
 The war involved the vast majority of the world's countries including all of the great powers forming two opposing military alliances - the Allies and the Axis powers

G.I. Bill
 G.I. Bill has helped qualifying Veterans and their family members get money to cover all or some of the costs for school or training. While the G.I. Bill's language did not specifically exclude African-American veterans from its benefits, it was structured in a way that ultimately shut doors for the 1.2 million Black veterans who had bravely served their country during World War II, in segregated ranks

Shelley v. Kraemer
 This case actually became the foundation for nearly every other civil rights lawsuit in the Civil Rights Era. The key argument is that restrictive covenants violated the 14th Amendment's Equal Protection Clause. It reinforced the fact that Black people had the right to seek relief from segregation laws in the courts; such as **Ordinances 4502 & 4524**

End of Senate Bill One
 Also known as the "coach law" and to most as the state's first Jim Crow law, the bill provided that "every railway company, urban or suburban car company, streetcar or interurban car or railway company shall provide separate coaches or compartments". In 1952 the U.S. Supreme Court declared *segregation on interstate railways unconstitutional*. In 1965 the Oklahoma Legislature repealed all segregation statutes for public transportation

Civil Rights Act of 1957
 The first civil rights legislation since Reconstruction. The new act established the Civil Rights Section of the Justice Department and empowered federal prosecutors to charge those who suppress another's right to vote



Edwards Edition
 Edwards Real Estate Investment Company purchased thirty-three acres in northeast Oklahoma City and had it platted by C. T. Hassman, a white resident of Tuttle, to skirt the segregation ordinance, effectively ending residential segregation in the area. In 1939, Edwards persuaded the Federal Housing Authority to approve mortgage loans for black persons

U.S. enters WWII
 Though there had been tension building up for months, the direct and immediate cause that led the U.S. to enter the war officially was the Japanese attack on Pearl Harbor



End of WWII
 Douglas MacArthur, Commander in the Southwest Pacific and Supreme Commander for the Allied Powers, accepted Japan's unconditional surrender. In the U.S., after the war, an economic boom unlike any seen before in American history lead to unprecedented prosperity during the 1950s

Housing Act of 1949
 The federal government appointed funding to assist local governments with improving housing standards and urban redevelopment by the clearance of slums



Housing Act of 1954
 An update that inserted language and provisions designed to support urban redevelopment plans. In particular, the Act mandated that municipalities submit a "workable program" for redevelopment

Brown v. Board of Education
 The consolidation of five cases into one, decided by the U.S. Supreme Court, effectively ended racial segregation in public schools. Many schools, however, remained segregated

OKC Urban Renewal Authority Created
 The City of OKC established its Urban Renewal Authority as a public body corporate pursuant to the state Urban Redevelopment Law and federal law and regulations, for the purpose of redeveloping areas the City identified as blighted, as defined by state law, through clearance, rehabilitation, and conservation.

Civil Rights Act of 1964

Preventing employment discrimination due to race, color, sex, religion, or national origin. Title VII of the Act establishes the U.S. Equal Employment Opportunity Commission

Voting Rights Act 1965

Prevented the use of literacy tests as a voting requirement.

Housing Act of 1965

In terms of redevelopment, the Act extended urban renewal for four years, through October 1, 1969, and provided an additional \$2.9 billion for grants



I.M. Pei Plan Start

Large-scale demolition began of I.M. Pei plan, funded with federal redevelopment grants provided under the Johnson administration

Housing and Community Development Act

The Act consolidated 10 categorical grant programs into a new program, Community Development Block Grants. The programs had funding that was bundled together and terminated the Urban Renewal Federal Program



I.M. Pei Plan End

The last major demolition of I.M. Pei's plan was accomplished to make way for the Myriad Botanical Gardens west of the convention center

1964
1964

1965
1966

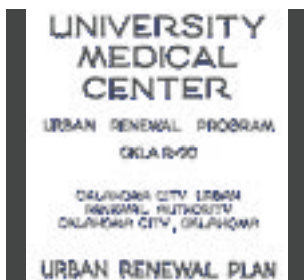
1967
1968

1974
1976

1977
1981

University Medical Center Urban Renewal Plan

Announced Oct. 5, 1964, the University Hospitals and the College of Medicine facilities were judged to be overcrowded and an important asset for OKC. The groundwork for the OUHSC was laid in 1964 with the creation of Oklahoma City's urban renewal plan for the University Medical Center



General Neighborhood Renewal Plan for the Central Business District

Announced Dec. 10, 1964, an urban redevelopment initiative designed by I.M. Pei for downtown OKC in the 1960s and 1970s. His plan resulted in the demolition of hundreds of buildings before the plan was stopped. 40% of the downtown area was destroyed



JFK Relocation Plan

Survey and relocation plan that was part of urban renewal, calling for commercial corridors, housing renovations, and removal of "blight" within the JFK neighborhood and Parts of East Culbertson



Fair Housing Act 1968

Also known as the Civil Rights Act of 1968, providing equal housing opportunity regardless of race, religion, or national origin

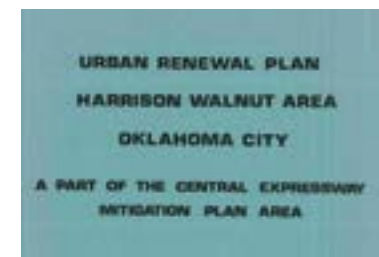
I-235 Construction

The Central Expressway Mitigation Plan was initiated by the Oklahoma Department of Transportation for the construction of the 5 mile interstate highway to connect I-44 and I-40. This plan was helped through land acquisition by OCURA



Harrison Walnut Urban Renewal Plan

Plans and surveys, that started in '87, with later iterations calling for redevelopment, land acquisition for building of I-235 in the area, and removal of "blight" within the neighborhood



MAPS for Kids

The new sales tax generated \$514 million along with a \$180 million OKC Public Schools bond issue, which was used to improve school facilities, technology and transportation projects. When the last facility is constructed, the program will have built or renovated 70 Oklahoma City Public School buildings and provided funding for hundreds of other metro area school projects

planokc

As a comprehensive plan, it serves as a guide for elected and public officials by establishing policies and priorities, and providing the framework for evaluating development



BlackSpace Oklahoma (now known as Open Design Collective)

In 2017, BlackSpace Oklahoma (now Open Design Collective) was formed as a nonprofit organization leading engagement projects related to history, culture, and neighborhood spaces

Positioned for Growth: Advancing the Oklahoma City Innovation District - Brookings Institute Report

The Brookings Institute and Project for Public Spaces analyzed the emerging innovation district in the Health Center and Automobile Alley area of OKC to understand the area's strengths and identify opportunities to advance the district's innovation ecosystem. Completed in April 2017, the report outlined the results and made recommendations to build a more innovative, vibrant, and inclusive innovation district



South of 8th Vision

The So8th: A Community Vision project establishes the connection to the community while creating a plan for socially sustainable development for the historically disenfranchised area



Metropolitan Area Projects (MAPS)

A one-cent, limited-term sales tax-funded initiative created to revitalize Downtown, improve Oklahoma City's national image, and provide new and upgraded cultural, sports, recreation, entertainment, and convention facilities



MAPS 3

MAPS 3 is a capital improvements program in Oklahoma City that uses a one-cent, limited-term sales tax to pay for debt-free projects that improve our quality of life. Some projects included were: Scissortail Park, Convention Center, streetcar, and senior centers

NEOKC Renaissance

The NEOKC Renaissance mission is to advocate for ethical redevelopment considerate of housing, education, safety, wellness, economic development, and preservation of African American arts & cultural development



MAPS 4

MAPS 4 is a public improvement program funded by an 8-year penny sales tax that will raise a projected \$978 million. More than 70 percent of MAPS 4 funding is dedicated to neighborhood and human needs. Some projects include: the Freedom Center, Innovation District, and programs for homelessness, beautification, and transit improvements

Innovation District and Capital Environs Land Use and Strategic Development Plan

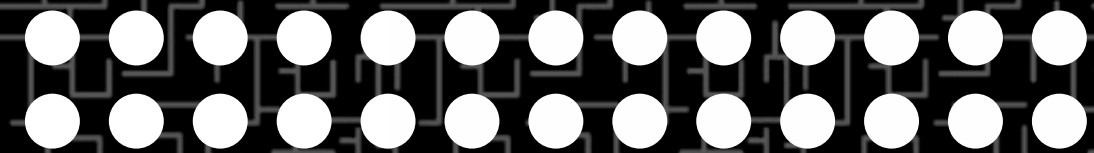
Continuing the achievements of the Brookings Study, this plan by Perkins and Will establishes a master plan for the State of Oklahoma Capitol Environs, the core Innovation District, and an overall Land Use Plan for eastern Oklahoma City



OKC City Wide Zoning Update

Currently under development, the new zoning code is being developed with alignment to planokc

USER GUIDE



Report Structure

This report is designed to provide a master site plan and equitable development recommendations for the OCURA-owned lots in the So8th focus area. While the recommendations set forth in this report will have the most influence over the OCURA-owned properties, a wider focus of the broader neighborhood is included to add a perspective on how the focus area could be holistically developed. The following breakdown covers the sections of this report:

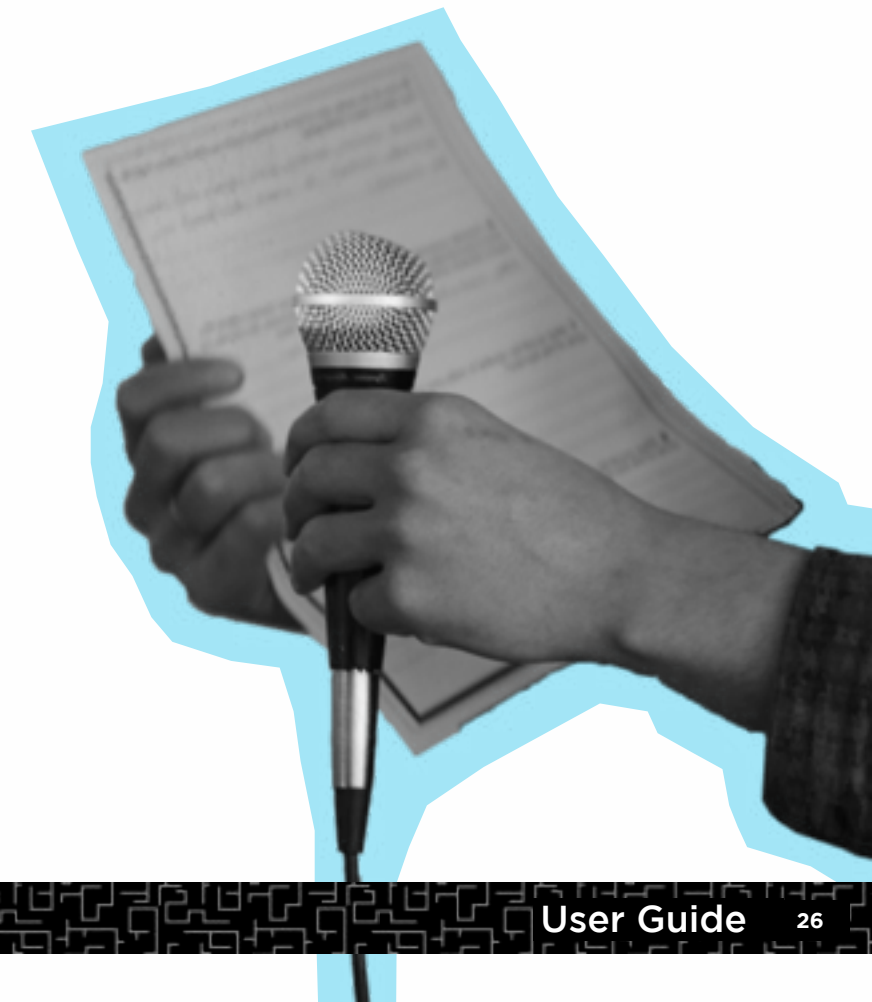
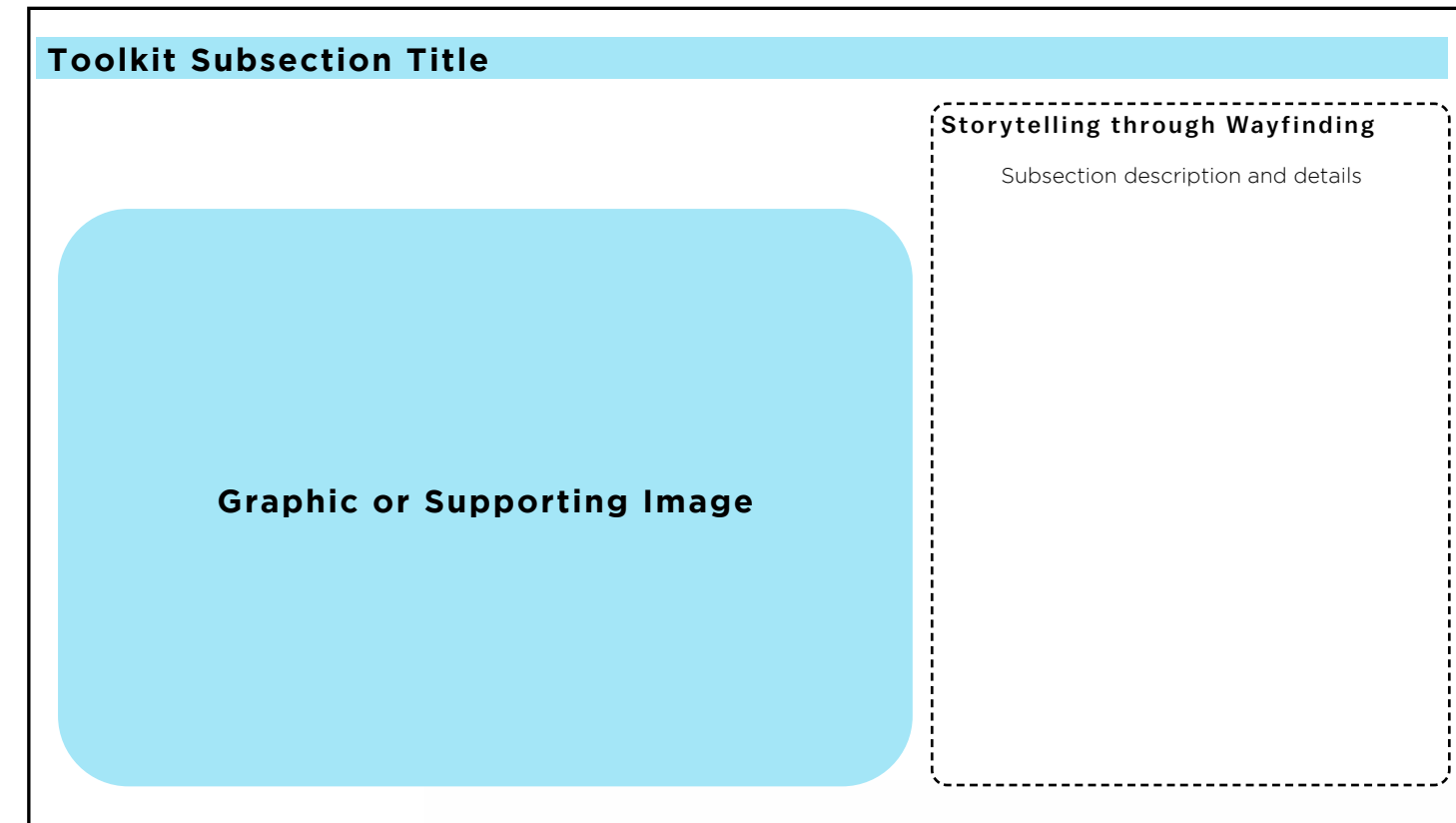
- **Black Culture:** How can Black identity be thoughtfully preserved and revived in the focus area?
- **Ownership:** How can more opportunities for home and business property ownership, as well as the ownership over decision-making and process, be extended to the past, current, and future residents of this community?
- **Land-use and Density Massing:** What are the appropriate land uses and scales of development that will honor the history of this area and not repeat patterns of displacement?
- **Connectivity:** How can internal and external connections be strengthened so that community members can have increased mobility and access to needs and opportunities?
- **Ecology:** How can redevelopment happen with the environment instead of to the environment?

Each priority segment will also include a focused layer of the master site plan to give a visual as to how these priorities can be addressed spatially in the future.

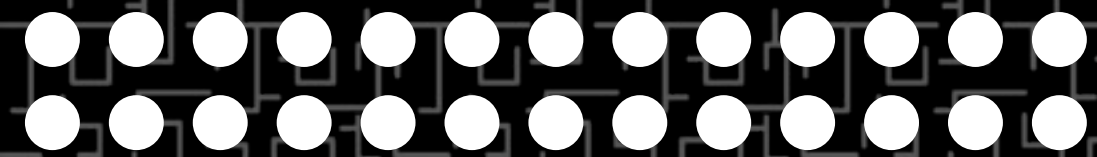
Key Places

Areas of significance were highlighted by the community as key places where future development should be prioritized and could have the most impact. These areas are detailed in the report with specific recommendations on how they could be best supported through a cultural lens.

Toolkit Example:



DEVELOPMENT TOOLKIT



PAST - 1950

In response to the growing opportunities in the warehouse and railroad industries in Oklahoma City (OKC) at the turn of the 20th century, and by way of segregation, many Black residents began to migrate and develop neighborhoods near the Santa Fe, Rock Island, and Katy train depots. The thriving community life and cultural experiences that manifested were centered around the deeply connected roots of Black educators, activists, and more who served and led this community. The area was a vibrant mixed use and walkable community. Additionally, within this neighborhood, a renowned nightlife and music scene developed known as the Deep Deuce District or 2nd Street. By 1910, over 7,000 Black residents resided in the area. Residents faced racist policy and inequitable practices by local government and real estate professionals.

 Deep Deuce



NE 8TH ST

N Lincoln Blvd

N Lindsay Ave

N Phillips Ave

N Laird Ave

N Kelley Ave

N Stonewall Ave

N Everest Ave

N Lottie Ave

NE 6TH ST

Douglas Auditorium

N Durland Ave

NE 4TH ST

YWCA

Site Of YMCA (1951)

Jewel

Booker T. Washington Park

NE 2ND ST

Aldridge Theater

N Walnut Ave

N Central Ave

N Stiles Ave

N Geary Ave



PRESENT - 2022

NEOKC Black culture represents a unique, layered, and intergenerational culture that has survived many challenges and transitions over the years. The So8th area was one of the historic roots of Black culture in Oklahoma. Decades of spatial and social injustices have resulted in the loss of cultural assets, homes, connections, and spaces. This map reveals the vacancy and displacement that has resulted. It also reveals some of the existing cultural assets that remain that can serve as a foundation to new development. We recognize the people and hard work that has gone into preserving the remaining assets, and that this map does not include an exhaustive representation of the intangible and tangible assets in the focus area.

 Historic Site of Deep Deuce



FUTURE VISION



*Proposed Conceptual Plan

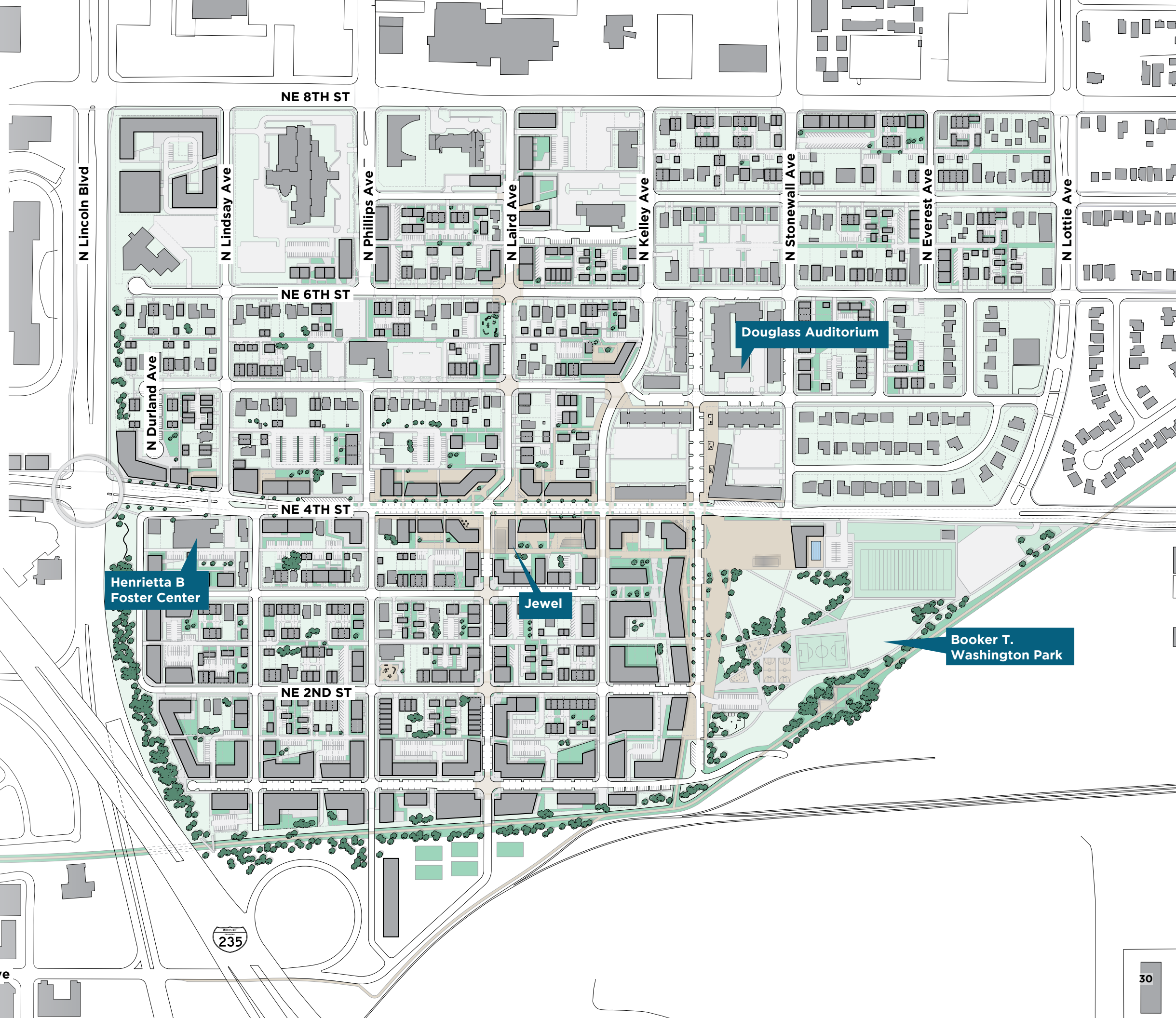
The So8th and NEOKC community contributed their expertise, memories, experiences, and visions for the focus area throughout the engagement process. This immeasurably vital feedback was used to create the recommendations shown in this conceptual plan.

Displayed is an urban design for the So8th focus area that is rooted in addressing injustices through development that respects the history and culture of the area, the revitalization of neighborhoods, the creation of safe and healthy spaces, and connective opportunities.

The following plans will break down the themes associated with the future vision for So8th.

This plan does not promote removing any existing buildings.

-  Proposed development
-  Existing



Black Culture

Black culture exists on a continuum that connects memories, traditions, and everyday patterns into our lived experiences and physical spaces. These shared connections represent values, customs and traditions, knowledge, aesthetics, identities, and memories that reinforce a unique sense of place for a community. Representing the diverse lexicon of Black culture throughout this process while protecting the area from continued cultural gentrification emerged as a key priority for community members.



Black Culture

A critical priority throughout the engagement phase was exploring how this process could support the revival of the Black cultural identity of the So8th community in built form. Rooted in a rich history connected to entrepreneurship, creativity, leadership, youth empowerment, and more, many So8th residents and NEOKC community members rejoiced in their shared memories of how the area used to be a life source for cultural activities and positive representation for NEOKC residents- from places for shared joy and entertainment, such as the historic Jewel Theater, where community members could gather and experience Black cinema, to intergenerational public spaces like the Henrietta B. Foster Center, where adults and children could learn and be supported together. Despite the forced migration of Black individuals and families to the NEOKC area through segregation and racist real estate practices, residents cultivated a series of vibrant physical spaces to gather and co-exist while connecting to cultural neighborhood activities in meaningful ways.

It's important to this community to revive the cultural identity of the focus area and to create a sense of place that reflects its cultural roots. Many individuals throughout this process mourned the harms created by the systemic oppression, demolition, and erasure of what used to be a thriving, full-time community that had spaces where Black culture could exist, function, and be visible. Individuals also expressed their challenges with the negative stereotypes that have been inflicted upon the area and the broader NEOKC community as a whole, and how these problematic narratives have further harmed the cultural identity and sense of pride in the focus area. Additionally, several residents and community members expressed fears about how the legacy of this community has been diminished over the years and how the history has not been preserved in a way that can be broadly shared, acknowledged, or visible; leaving its full story vulnerable to being lost not only in the built-form but eventually from our memories. These realities repeatedly surfaced throughout the project and raised additional concerns about how lacking a visible cultural identity in the built-form makes it challenging to preserve the history of the area, protect it from further harm, and leaves room for speculative developers to come in and not give the community the honor or consideration that it deserves.

What We Learned

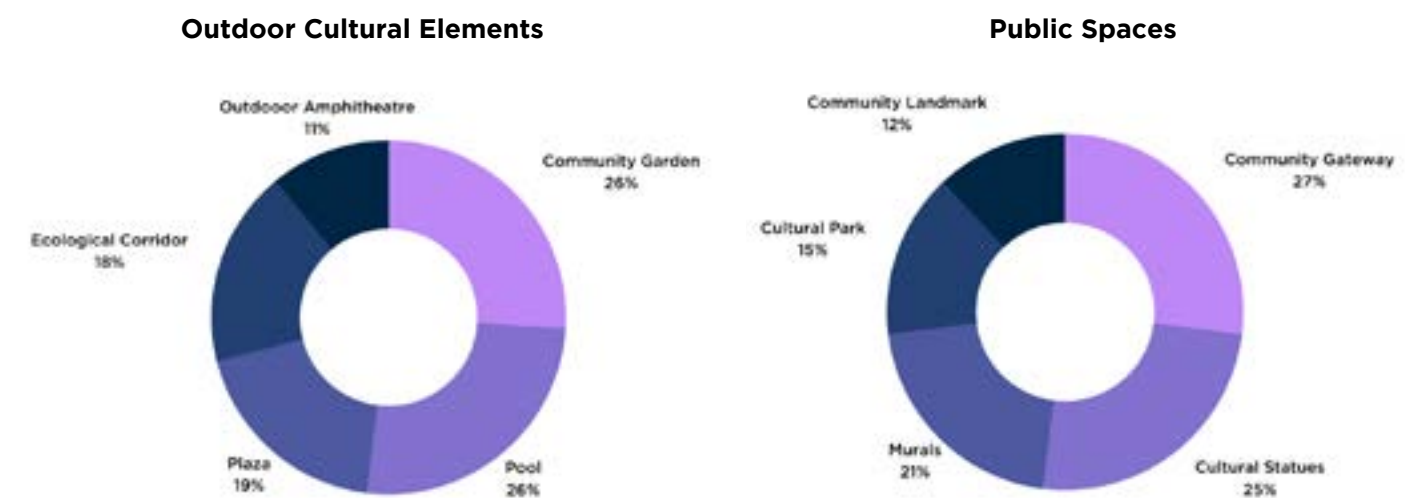
The loss of culture from the built form have had negative spatial, social, and psychological impacts on this community that has been felt across generations. The loss that was and has been experienced has left the community to question what might have been the full potential of this neighborhood area had there not been the unjust disruption of community building, ownership, entrepreneurship, permanency, strong social connections, and culture. Reviving the cultural identity of this community with representation in the built form is foundational to the healing and equitable redevelopment of the focus area.

It's important to place a special emphasis on how culture is not simply limited to aesthetics but also the design, feeling, and functionality of a space. Whether indoors or outdoors, how a space is designed directly influences what activities can happen and are invited within that space, and sends a message as to who the space is for. Culturally reflective design and quality construction are important to ensuring that identifiable elements are true to the culture of the community and are not disruptive to current cultural activities that exist, such as cultural festivities at Booker T. Washington park, neighborhood walks, and more.

In a community that has experienced great loss, having a cultural lens for redevelopment is a key component to restoring justice while protecting and strengthening culture. The following recommendations in this section lay out development strategies to protect, honor, and represent Black culture in the built environment while promoting the development of functional spaces where culture can be visible, possible, and shared.

Open Event 4/16/2022 Findings

This engagement activity built on previous engagement responses to explore the specific cultural spaces that are important to the community's identity. Below are the results for the "Public Spaces" and "Outdoor Cultural Elements" categories.



What We Heard

The recommendations for the representation of Black Culture in the So8th focus area are a response to the feedback received at each engagement event. The following quotes are statements that were shared with engagement facilitators about desires to preserve and reflect the Black culture in future development. Each quote is listed under the category that it influenced.

Identity

- “Cultural statues and landmarks to preserve and recognize our heritage and culture.”
- “I feel representation of the community matters- giving a sense of pride in the people then mirroring that with public art. Not just to beautify the space but to represent the community- the people that live and work there.”
- “This is a historic neighborhood; it would be great to identify it as a specific space with history and with a future.”
[about community gateways]
- “Black owned businesses along 4th Street. Label it ‘NEOKC District’.”
- “Change the street name! There are so many others deserving of this recognition.”

Place & Function

- “[Murals] and [cultural park] resonated most with me. I like the idea of the artistic expression and paying homage to the culture”
- “Outdoor amphitheater like the one in downtown OKC for entertainment, etc.”
- “Not just about design and use. It’s about ensuring that this community is built for existing residents while supporting change.”

Cultural Design Elements

- Open Event 4/16/22 “Retain and preserve evidence of the element of music as a part of the history of the NE community.”
- Tactical Session 4/2/22 “Other cities have areas, such as Jazz alley, that are cultural spaces that allow communities to express their art.”

4th Street Design Standards

- Open Event 4/16/22 “Historic preservation should come before a mix of architectural styles to preserve the neighborhood from outside influence.”
- “I like variety and having a unique look to the community. The variety of architectural styles would definitely update the look.”

“I can appreciate the variety of styles however there is an element of history that is sacred to this area. It is vitally important to not only preserve but to educate as well.”

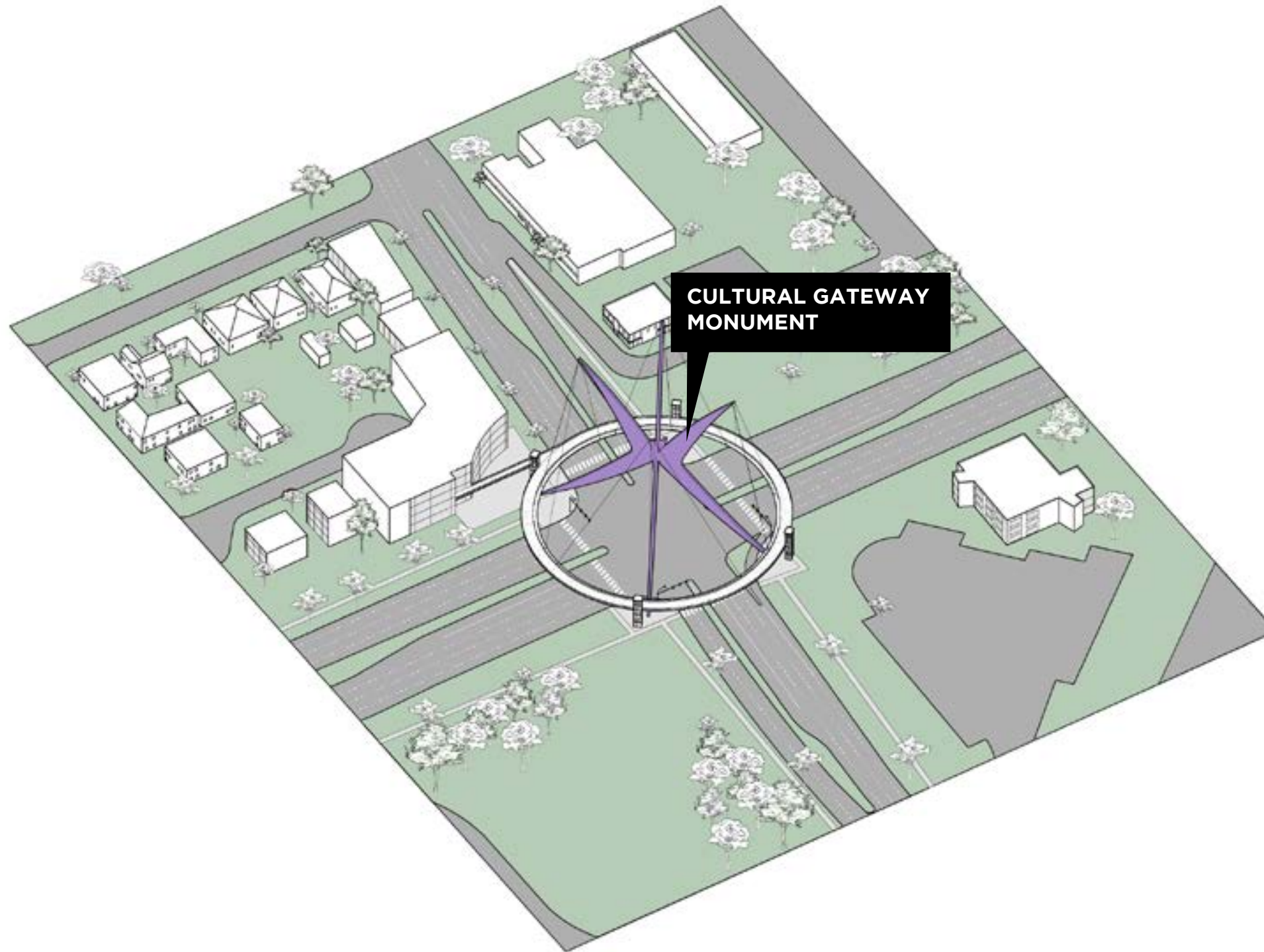
- NEOKC Community Member response from April 16th open event

Identity

Storytelling through Wayfinding

This image is an example of how a monument could help strengthen the cultural identity of the So8th area. Physical representations of culture are important to a community's identity, representation, and visibility of the neighborhood. The loss of these assets has had physical and psychological impacts on residents that are still felt today. It's critical to restore identity in the built form to support the culture of the focus area.

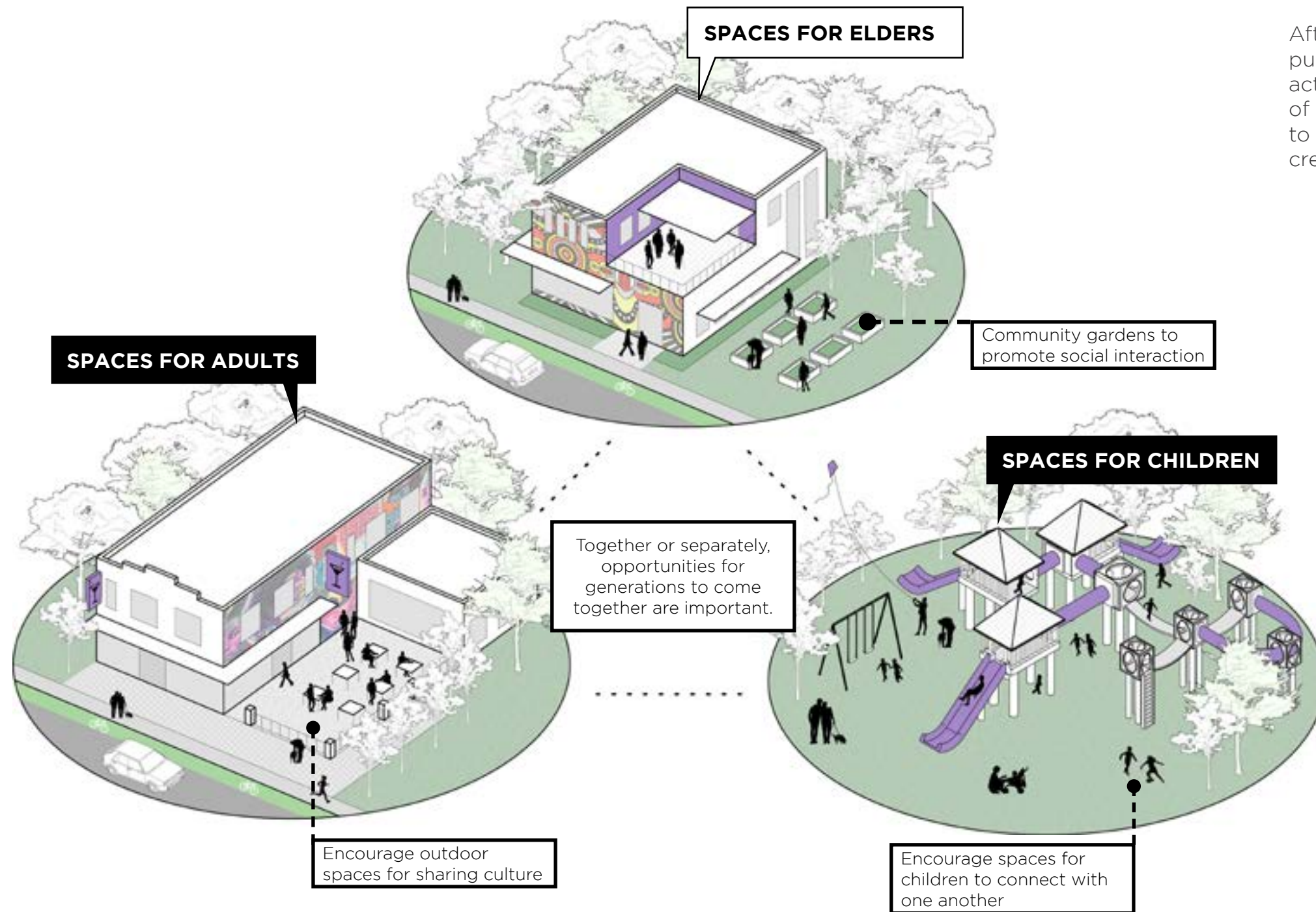
**Please note that the rendering provided below is an example and not necessarily the actual design being suggested for a monument. A design process would be required to fully explore how a monument could reflect the cultural identity of the area.*



Place & Function

Placemaking & Placekeeping

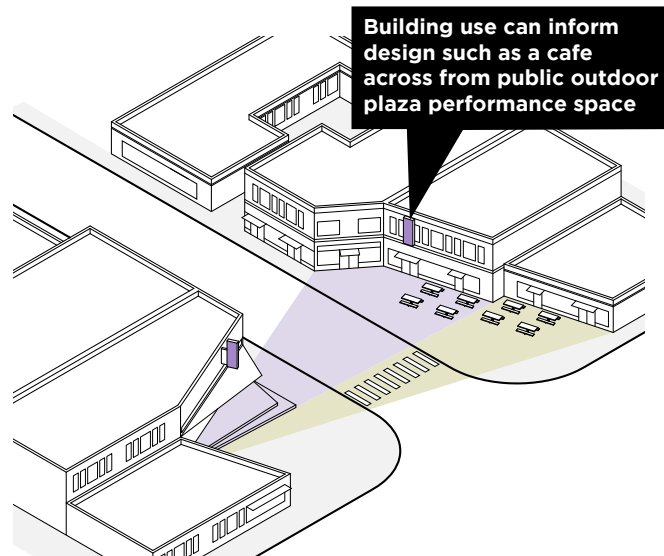
After decades of vacancy, the community struggles to access public spaces inside of the community, to support cultural activities. It's essential that the So8th focus area includes a variety of spaces that support cultural activities, traditions, and lifestyles to strengthen its intergenerational community separately while creating opportunities for connectedness.



Cultural Design Elements

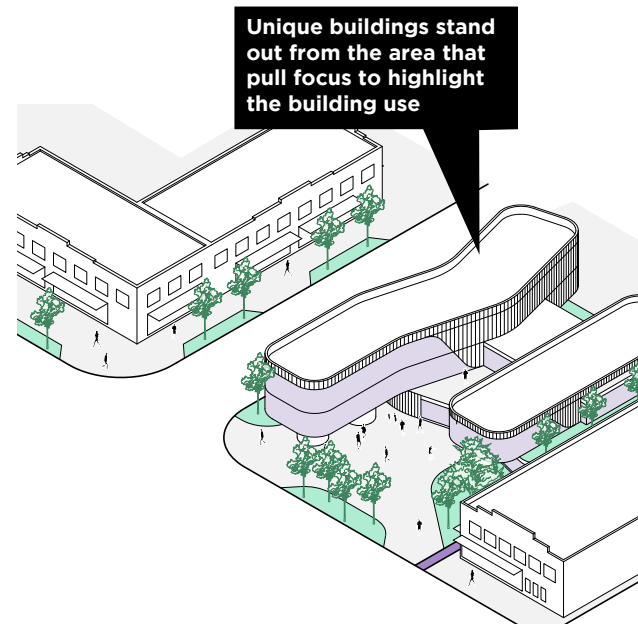
Call and Response

Spaces/elements that explore connections to other spaces/elements so that each component is situated in a manner that responds to the other



Solo Moments

Elements that deviate from the rhythm to create space for a new program, unique architectural style, or other urban design components that stand out from their surroundings



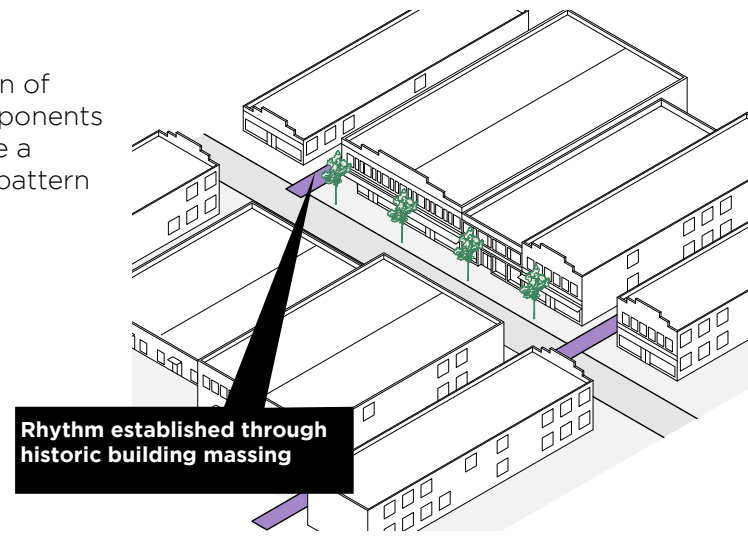
Improvisation

Design that allows urban elements to express individual characteristics while maintaining the established rhythm



Rhythm

The repetition of specific components that generate a harmonious pattern



Architectural Style Guidelines & Functionality

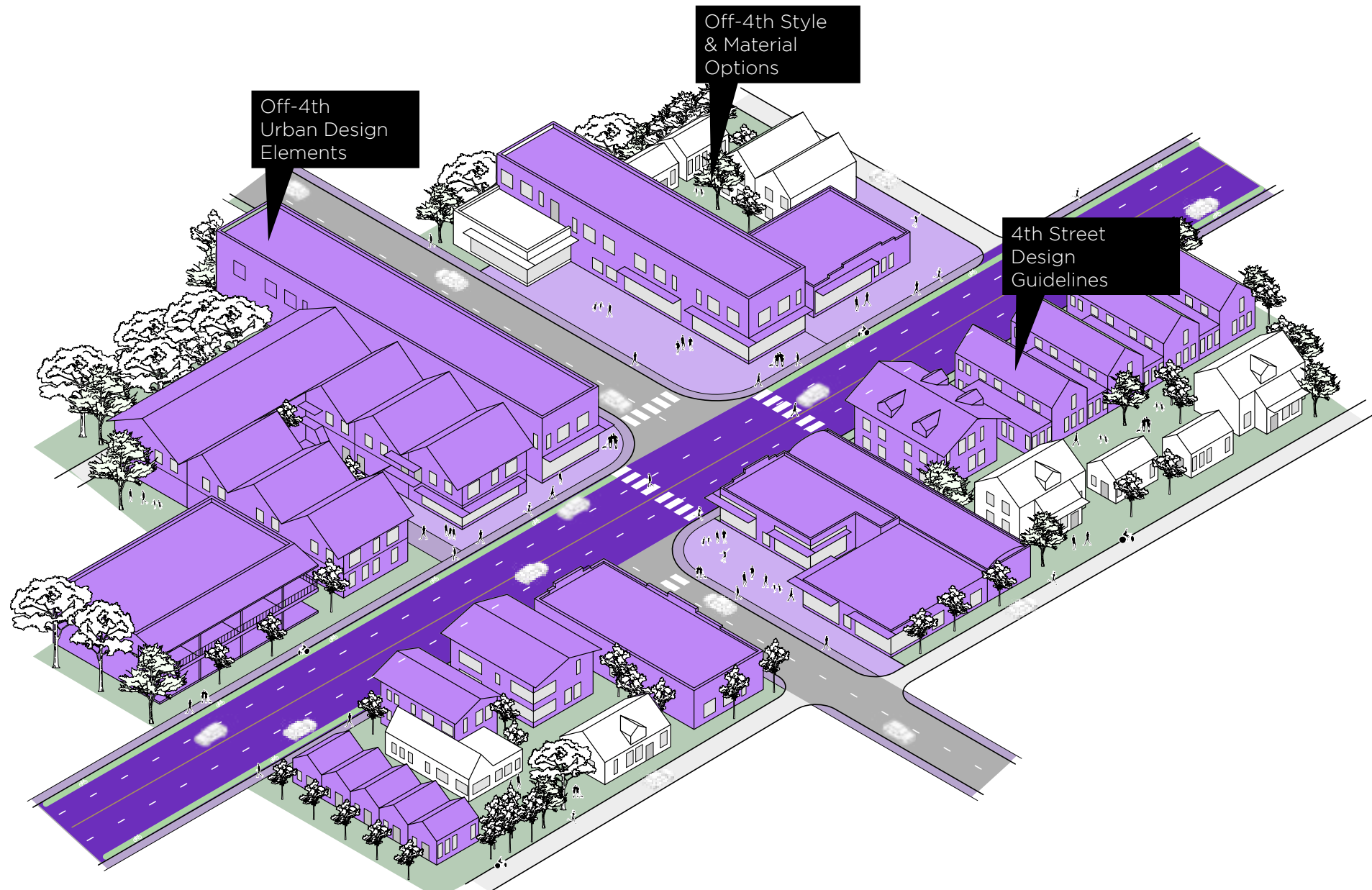
The legacy of jazz is an integral part of the cultural identity of the focus area. The origins of the jazz genre of music are centered on the combination of a variety of Black musical precedents and of the Black experience, ranging from joy and liberation to sorrow and pain. As jazz's soulful influence proliferated in American society, its imprint on the Black history of NEOKC extended an opportunity to integrate its composition into the design of the urban fabric. One of jazz's distinct characteristics, improvisation (the art of performing intuitively without preparation), allows for spontaneous stylistic expression. Additional components, like rhythm (a repeating beat at a set speed), solo (a unique melodic line that fits into a song's progression), and call & response (a conversational music technique), can reinforce NEOKC's Black cultural identity in the built form.

By utilizing jazz's rich, melodious influences and distinguishing elements as an instrument for design, the urban fabric can begin to reflect and revive the history and essence of NEOKC's Black cultural identity.

4th St. Design Standards

City Enforced Design Guidelines

Historically, 4th Street was a commercial corridor that supported a thriving community with Black-owned businesses. This street was a lifeline not only for the residents who depended on it but also for the entrepreneurs who served the community through their interactions. As this corridor is developed, there is an opportunity to restore an architectural style that preserves the history of the area on the main thoroughfare of the community. The community strongly desires these standards to be implemented to protect the character of the area.

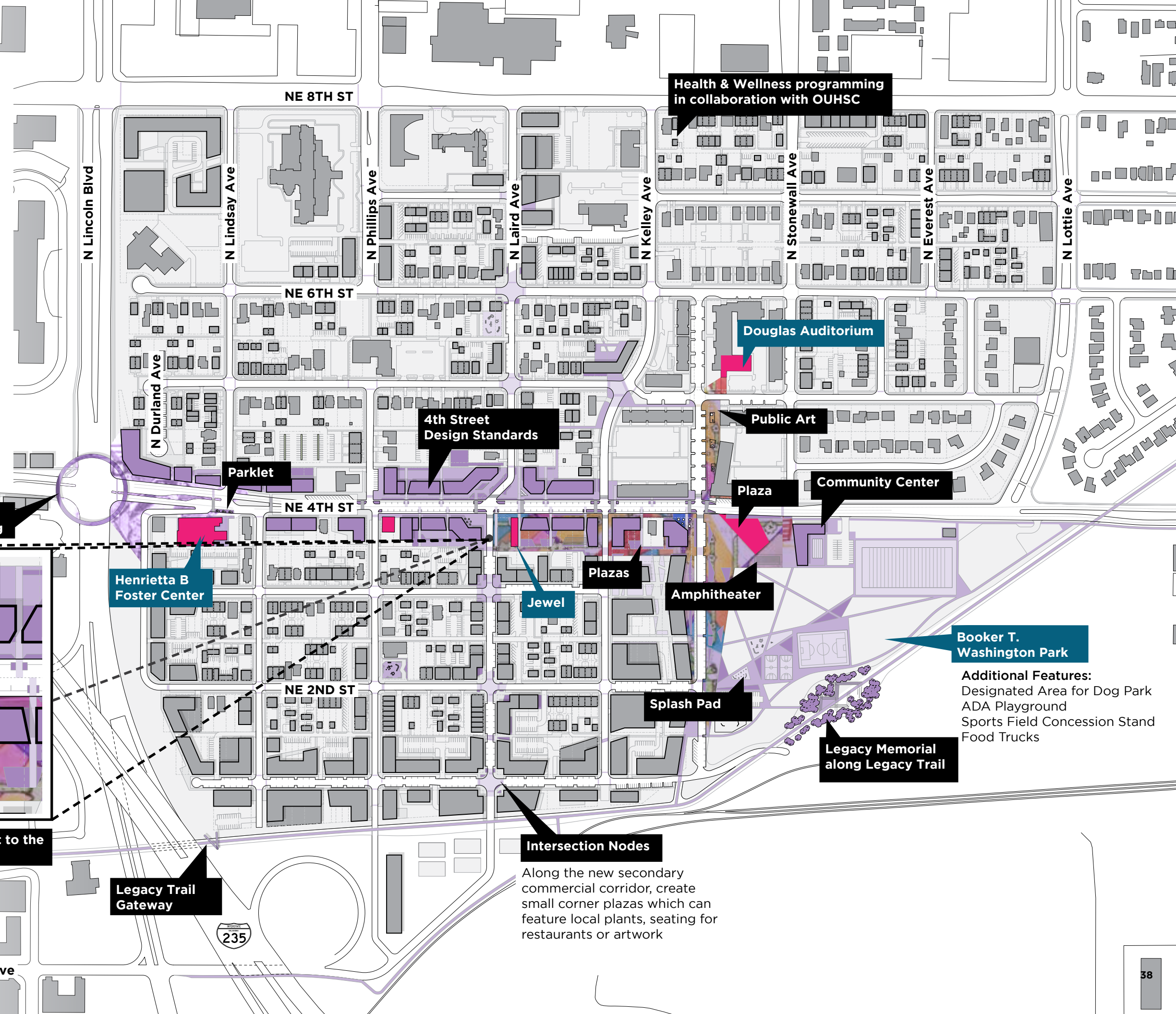


BLACK CULTURE

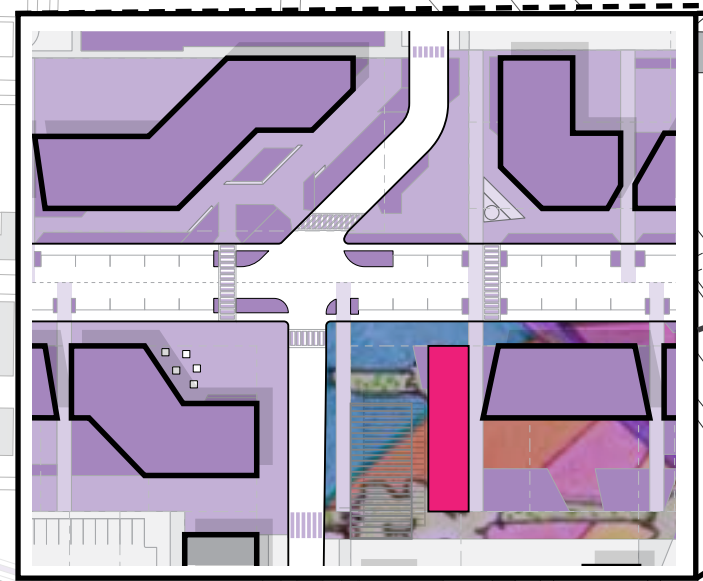
*Proposed Conceptual Plan

This neighborhood has experienced cultural erasure through loss of historic buildings, restaurants, social spaces and spaces that were the sites of community connections. Community members imagine the potential of this neighborhood without erasure. Our vision for building community starts with identifying three strong historic sites that form a triangular cultural core - Jewel Theater, Booker T. Washington Park, and The Auditorium at The Douglass. Connecting these assets with plazas, walkable alleys, restaurants and other small to medium scale cultural spaces will create a vibrant streetscape and allow the existing cultural sites to thrive alongside new ones. In addition, another important cultural site, the Henrietta B Foster Center, is located just down the street and could serve as an extension of the cultural connection between assets along with Greater Canon Baptist Church.

Core Cultural Elements



Community Gateway with Pedestrian Prioritized Crossing



Plazas provide gathering spaces adjacent to the Jewel Theater.



Ownership & Agency

Ownership and agency are critical components to restoring power, justice, wealth, and opportunity in the focus area. Home and business-ownership opportunities have been disrupted and, in some cases, have been completely stripped away historically due to past harms related to urban renewal. These harms have created inequitable conditions of displacement, vacancy, concentrations of poverty, and aggressive speculation over the years.

Ownership ranges from the possession of physical spaces to process and implementation. Creating space for residents and community members to access these lost opportunities through the redevelopment of the focus area is imperative.



Ownership

Land, building, or unit ownership is the ability to possess residential or commercial property. Property ownership is critical, specifically as it relates to building generational wealth, as it creates an asset that can be passed down and that often increases in value over time. The So8th area was the site of a vibrant Black economy and culture that peaked during the 1920's through the 1950's. Black residents owned property and businesses and designed the ecosystem of relationships between these assets. Black residents were the primary community developers in the focus area and made contributions that resulted in the creation of physical cultural assets, public spaces, businesses, and more. This vibrant urban environment was dependent on the several property owners shaping it.

The loss of Black property ownership from the 1950's to the present day, in a community that is close to the Oklahoma City urban core and many other city assets, has resulted in the significant loss of Black wealth building and ownership opportunities for this community. Throughout the project, the community voiced the desire to support multiple different community-based individuals in having access to ownership and redevelopment opportunities in the focus area in order to repair these economic injustices while bringing back the vibrancy, diversity, and power that once existed over these spaces.

Ownership is not limited to the possession of physical assets but also results in having agency and power in the city planning process. For example, notices for land use variances and other city notices are sent to property owners - not unit tenants. This lack of ownership over physical property has created barriers not only for wealth building but also power in the planning processes that directly impact these neighborhoods.

Having the agency to support assets, make decisions, and materialize ideas is an important part of addressing the ownership inequities in the focus area. In addition, public policy, from urban planning to social services, is often rooted in how policymakers perceive the identity of a place. The lack of visibility, ownership, and decision-making power in the focus area has historically disadvantaged these neighborhoods while leaving them under-resourced. Tools for communication and information collection, such as community-led storytelling, cognitive mapping, and more, are essential to empowering residents and supporting agencies.

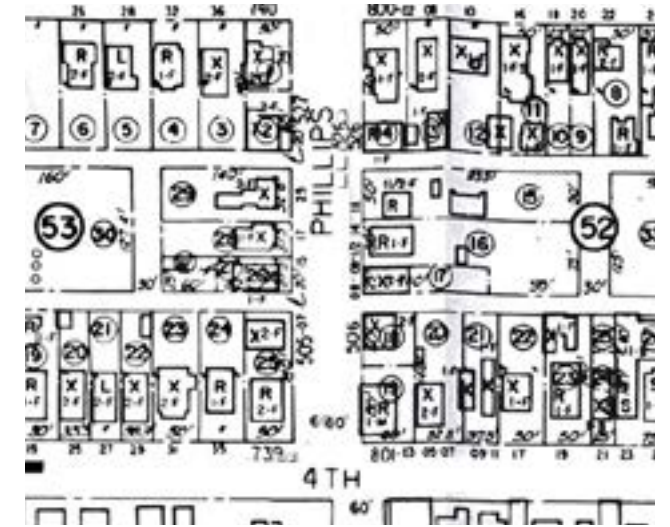
Agency, empowerment, and inclusivity work together to create a system where individuals and groups can express and realize their history, goals, ideas, and aspirations. Inclusive redevelopment approaches by OCURA create an opportunity for community members to participate and have ownership over processes and properties.

What We Learned

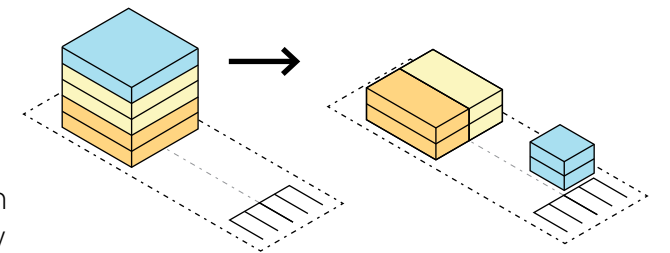
Land Heritage The land in the So8th area was dominantly owned by Black community members. During the 1960's and following decades, land was acquired by OCURA - forever changing the ownership landscape. A significant amount of land not owned by OCURA was bought by individuals external to the community at a low price after Black residents were displaced.

University Medical Center Urban Renewal Program

| | |
|---|--------------------------|
| X | To be Demolished |
| S | Standard-As Is |
| R | Substandard-Heavy Rehab. |
| L | Standard-Light Rehab. |



Types of Land Ownership. Through the research and community engagement, Open Design identified that many So8th residents and community members are much more interested in owning residential and commercial units on unique land parcels, as opposed to units in a condominium building. Additionally, discussions were had on how condominium buildings help create density which is required to support the commercial desires of the area. Therefore, this section explores various ways of achieving unit density alongside land ownership.



Many of the community members who participated in the project value lower-density residential housing with yards for ownership. Many are comfortable with single-family housing, accessory dwelling units, duplexes, triplexes, quads, and even six-unit apartments or town homes. Larger buildings can be less expensive per square foot to build. Therefore, some higher-density areas or larger buildings are represented on the master plan to balance affordability with the desired massing, and are located around the perimeter of the focus area to avoid disrupting neighborhood character. **Affordability** for residential unit ownership and rental was also highly desired by the community. More people were interested in homeownership over home rental.

Ownership & Agency in the Planning and Design process. Residents and community members strongly expressed the need for continued community engagement and additional ways they could have agency in the design and planning processes.

Black residents and community members are asking for justice to be restored by having ownership access to the OCURA-owned land and the relative processes so that harm can be repaired. It's important to acknowledge that for these opportunities to be fully realized,

What We Heard

From the first engagement event the community, articulated that some of the top priorities for the future of the focus area are ownership and agency for residents and community members. Engagement data represented a strong desire for home and business ownership to be restored that was once prevalent in the Black community. These desires were connected to the goals of creating permanency and generational wealth that community members were once able to access. Ownership was intrinsic to the desire for Black representation in locally-owned businesses, inclusion in future development, and the resulting opportunities. Each quote is listed under the category it influenced.

Rent vs Own Typologies & Affordability

- “Economical housing - NOT for OU students!!”
- “Property ownership and keeping property”
- “Senior housing with garages, not for OU”
- “More affordable houses”

Open Event
11/13/21

Collective Economy

- “Black business District and equitable space for future generations”
- “[I would like to see] Black owned businesses that I seek out to support: Family Affair, Culture Coffee, The Market, Carican, Florence’s”
- “Black businesses on NE 4th, walking in to see Black owners when I was a little girl. Seeing the possibility then and being amazed that my mother knew a Black person who owned a business.”

Open Event
11/13/21

Agency

- “More modern amenities, more black owned businesses.”
- “Community to benefit (economically) from new development”
- “Give youth enough insight to take the torch”
- “Members of the community having equity stake in development and the opportunity to financially benefit as development takes place.”
- “Build and maintain a legacy”
- “Awareness happens when we come together”

Open Event
11/13/21

- “[In the future] Neighborhood associations are leading the charge in terms of beautification and speaking up regarding what’s good for the community. Active involvement from all community members and development that elevates cultural richness, not just financial gain.”

Open Event
3/5/22

- “Include minority contractors and service providers in the projects”

Open Event
4/16/22

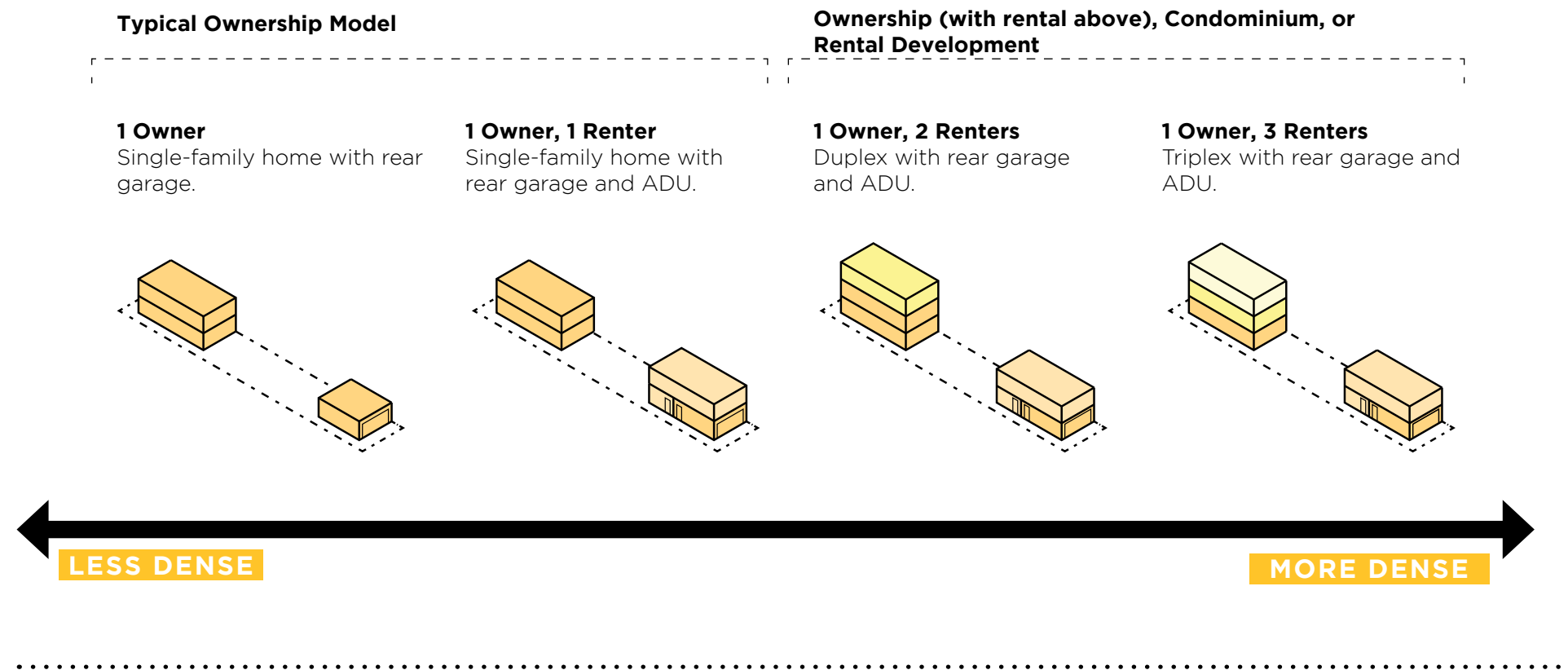
“Partnership with empowerment and accountability amongst the city, OCURA, and independent bodies during all aspects of the process...”

- Tactical Committee/ NEOKC Community Member response from April 30th tactical session

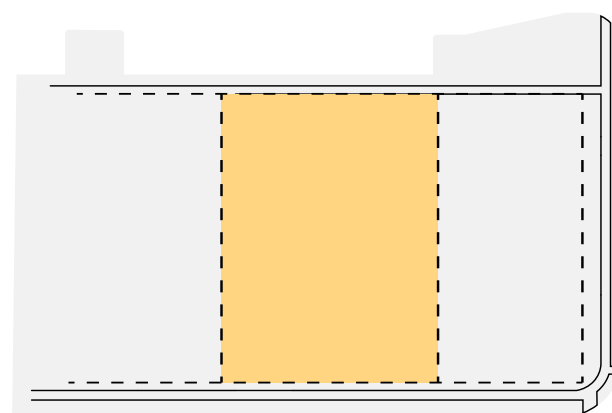
Rent vs Own Typologies

Lot Sizes to Support Commercial & Residential Ownership

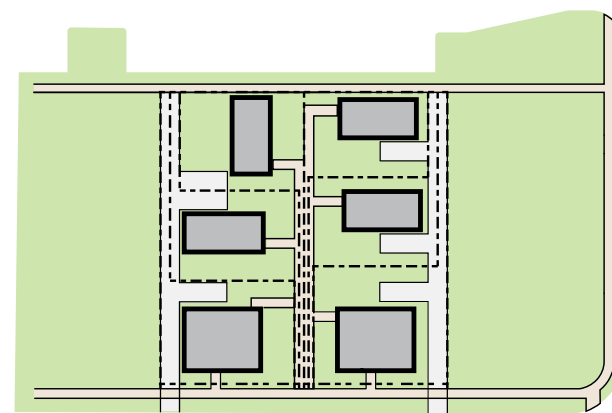
OCURA is positioned to strengthen opportunities for residential and commercial ownership through releasing smaller lots that are more affordable and allow for greater unit density in the focus area. Restoring the density that once existed in the community is critical to creating an environment where people can move back and where businesses and amenities can return to serve the area once again. Additionally, increasing density can create property ownership and wealth-building opportunities for community members. The diagram below illustrates options that could exist on a 25' wide parcel (subdivided from the typical existing 50' parcel) and within the context of a single-family home. The higher-density options below propose that the owner can live in one unit while renting out the additional units, thus providing rental options for residents while creating revenue streams to build wealth in So8th households.



Example of a Cottage-court Layout



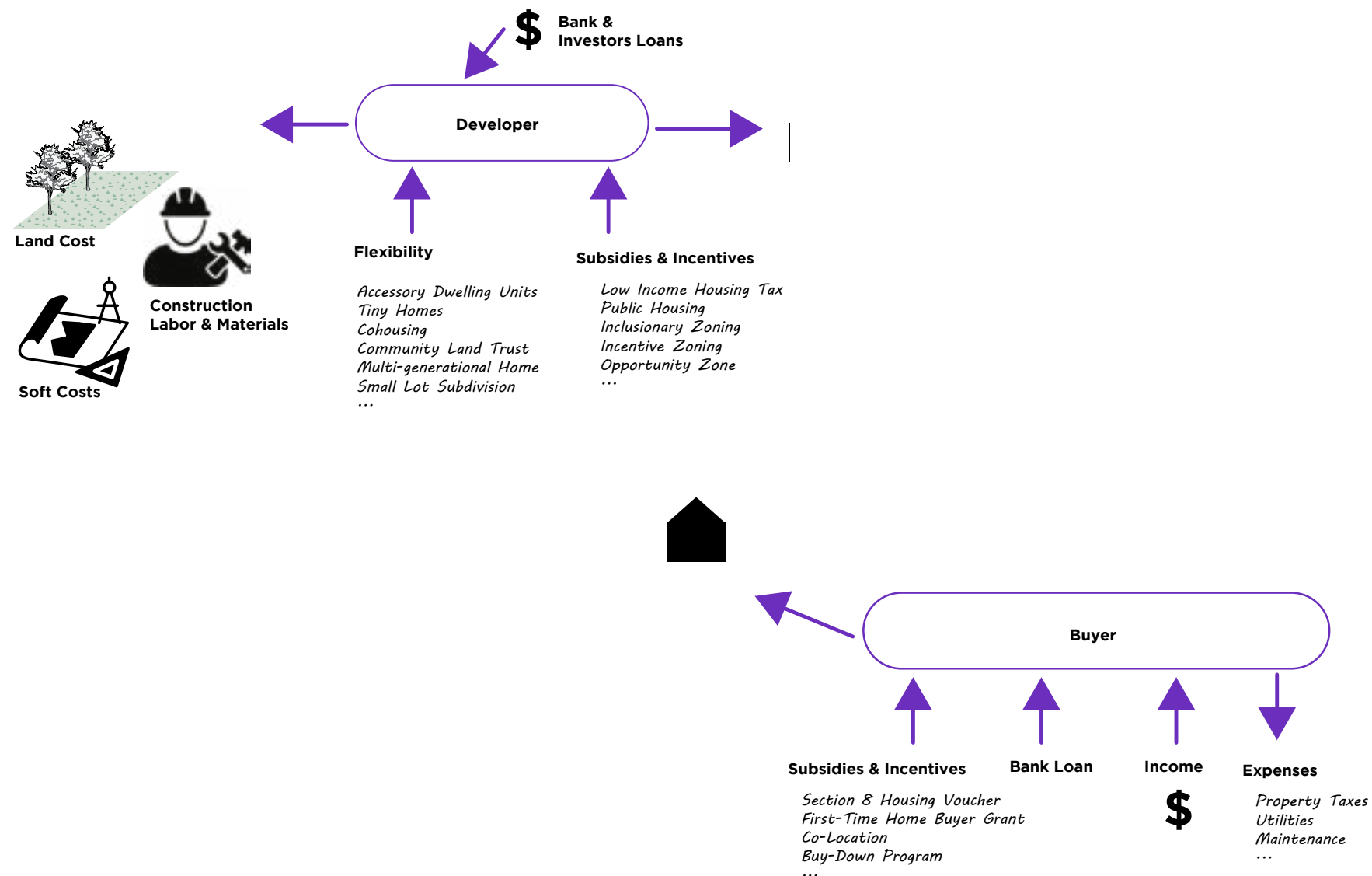
Existing Parcels
Yellow lot to be reappropriated



Cottage-court Parcels
Reappropriated existing yellow lot

Affordability

The Affordability Equation



Anti-displacement

Affordability is a complex issue influenced by zoning regulations, rising costs of land and construction, materials supply chain, underwriting, interest rates, and even perceptions and stigma around protecting housing investments. The majority of American cities don't have enough affordable housing options, so what little is available increases in value as the market demands.

Subsidized Housing The U.S. Department of Housing and Urban Development (HUD) provides incentives to developers and assistance to home buyers and renters to support affordable housing. Affordable Housing is generally defined as housing that can be obtained on 30% or less of a household's income. A household is considered low-income if it makes less than 80% of the Area Median Income (AMI); therefore, "affordable housing" costs less than 24% of the AMI. Federal, state, and local governments provide a variety of programs to address housing affordability for low and moderate-income residents, such as public housing, Low-Income Housing Tax Credits (LIHTC), and rental assistance such as the Section 8 Housing Choice Voucher Program (HCPV).

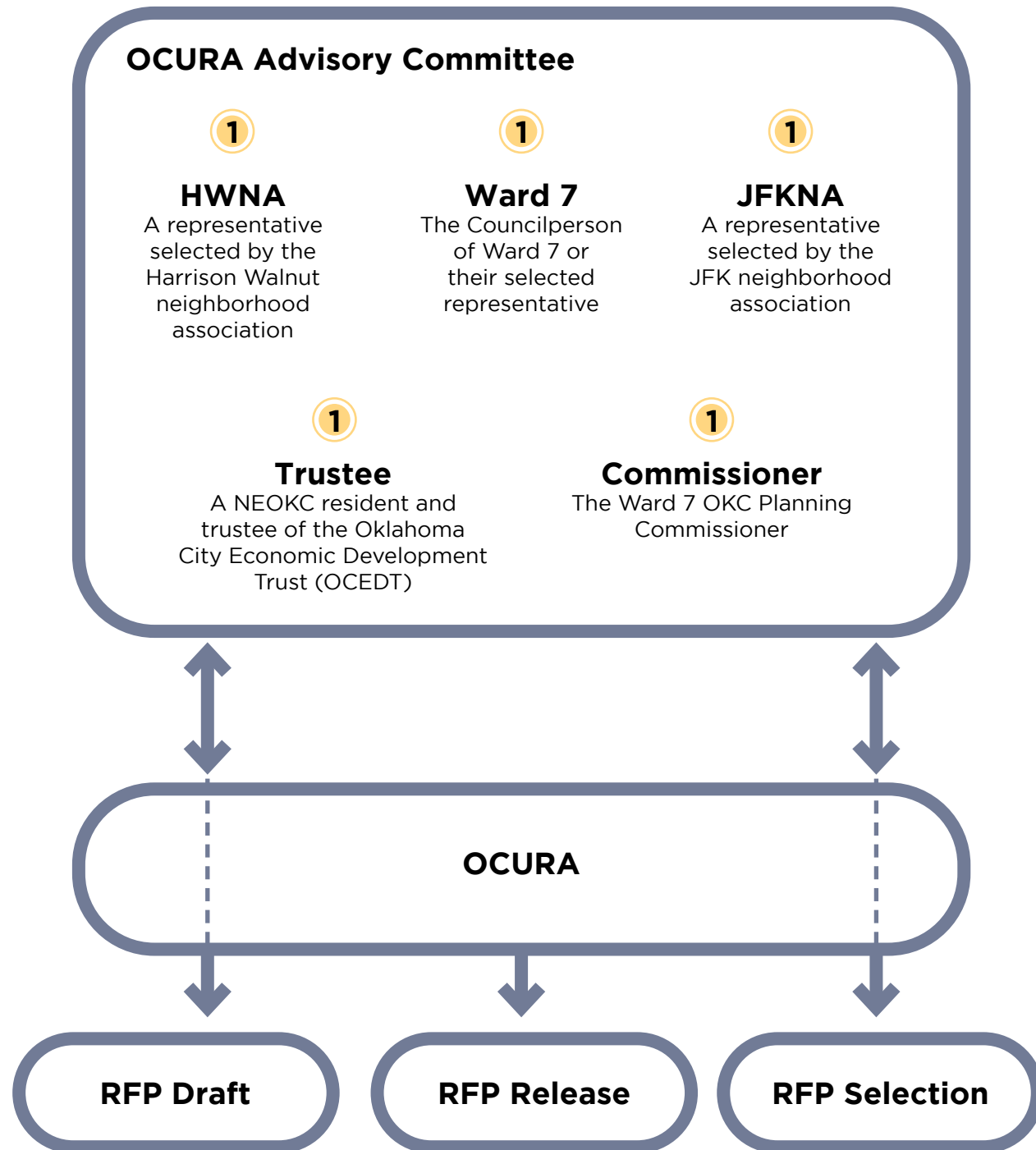
Increase housing supply increases the number of dwelling units in an area, reduces demand, and may bring housing prices down.

Construction efficiency increasing the building size and having many units in one building brings construction costs down. The cost savings is often reflected in the rent or sale price of the units. Although large multi-family developments may provide a level of affordability, the community did not support this building type as there is similar development already in the area.

Agency

Inclusive Processes

A key component to promoting community empowerment and ensuring that its voices are centered in policies and development that impact their neighborhoods, processes need to be inclusive and allow residents opportunities to participate and advocate for themselves. This can be done through various types of committees, engagement, and agreements.



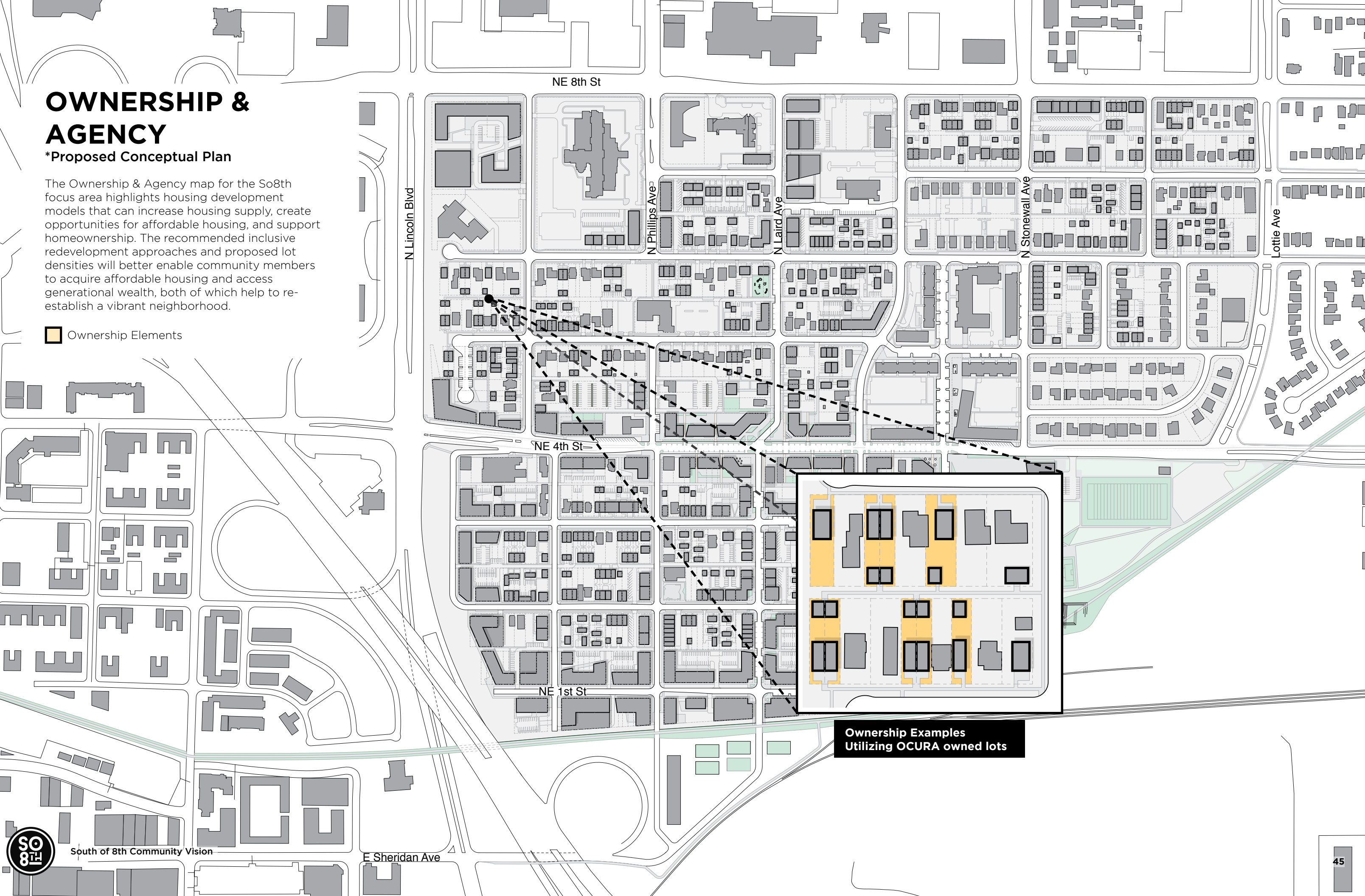
Number of people per category

OWNERSHIP & AGENCY

*Proposed Conceptual Plan

The Ownership & Agency map for the So8th focus area highlights housing development models that can increase housing supply, create opportunities for affordable housing, and support homeownership. The recommended inclusive redevelopment approaches and proposed lot densities will better enable community members to acquire affordable housing and access generational wealth, both of which help to re-establish a vibrant neighborhood.

 Ownership Elements



Land Use Density Massing

Land use, massing, and density are all critical urban design elements that shape the look and feel of the neighborhood. These characteristics influence how we use urban space and engage with each other and range from defining the activities within the buildings to the number of stories and height of the building.

It's important to the community that these decisions are not only directed by market demands but also by the history of the focus area and what will help protect residents from patterns of displacement, loss, and erasure.



Land Use, Density, and Massing

The So8th project included evaluating the community's desires around the neighborhood attributes of density, building massing, building typologies, and land use distribution. These characteristics and their relationship to each other and other necessary infrastructure determine the neighborhood's look, feel, and form.

Land use and building use are the activities that happen on the land or in the building—for example, a community garden or park and residential or commercial.

Density is used in this document to describe the number of units per acre. Units could be residential, commercial, or other. For example, a single-family house is one unit, while a duplex is two units. [Refer to the Appendix for more information on unit density.](#)

Massing refers to the building size, a function of the width and depth of the floor plate, and the number of stories or building height.

Lastly, **building typology** is the combination of building use, massing, and the shape or organization of the building. For example, the cottage court building typology has a residential building use and a building shape in which multiple small houses are distributed on a property.

1967 Density & Massing in the So8th area



What We Learned

Participants identified the need to have many types of development in the area that could support the community and respond to the various So8th neighbors and edge conditions.

The NE 4th St. commercial corridor is a historic commercial strip running east/west through the So8th area. The community desires to re-establish it as a commercial corridor. The City also supports this desire. This street offers a prime opportunity to give the neighborhood identity and realize community goals. The design characteristics shared by the community included:

- **1-5 stories, with approximately 50% of residents and community members who participated desiring an average of 3 story buildings**
- **Building use on the ground floor to be commercial**
- **Additional floors to have commercial or residential**

NE 8th Street, the edge between the University of Oklahoma Health Sciences Center (OUHSC) and So8th, was identified as a transitional zone¹. This area currently houses institutional, residential and hospitality uses that are centered around OUHSC, which many community members feel excludes the surrounding neighborhoods. The corner of Lincoln Blvd. and 8th St. was seen as the front door to the Innovation District. Land uses south of NE 8th Street were desired to be primarily community focused, while north of 8th street was perceived as part of OUHSC and the Innovation District. This is despite the inclusion of So8th within the Innovation District Strategic Development Plan boundaries. Refer Appendix I: History.

The General Urban Corridor, yet to be established, would be a secondary commercial corridor that runs north and south and is desired to connect urban activity from the west side of the highway to the So8th focus area and from OUHSC to So8th. Potential locations are along N Phillips Ave. or N Laird Ave. This corridor would not only provide a secondary commercial corridor for smaller-scale, neighborhood-centric, and mixed activities but could also act as a buffer between large-scale, intense development such as Page Woodson and act as a way of inviting foot traffic from the district activity to the north.

- **1-4 Stories**
- **Majority of building use on the ground floor to be commercial**

General Urban Intense, south of 4th Street in areas where larger buildings might be best located. Larger buildings could accommodate larger office spaces or larger apartment buildings. Such buildings would also provide a buffer between the highway and the So8th neighborhood areas.

What We Learned

General Urban as the majority of land use in So8th. Primarily residential zone with a mix of housing typologies ranging from single-family with accessory dwellings to quadplexes. Some small-scale commercial at corners and throughout are mixed-in. This land use, building use, and massing are similar to the historic neighborhood. Important land uses included affordable home ownership, aging-in-place housing, and green space either on individual lots or shared.

Open Engagement Session Feedback:

Building Height: 52% 2 story average | 48% 3 story avg.

Building Width: 52% small | 48% medium

Density: 52% low | 34% medium | 17% high

Tactical Committee Feedback:

Building Height: 92% 3 story average | 8% up to 6 stories

Density: 42% low | 50% medium | 8% high

See **Appendix 4 Building Massing for all feedback**

Neighborhood, an area that is mostly low density and the building use is only residential. This type of area was desired by some community members.

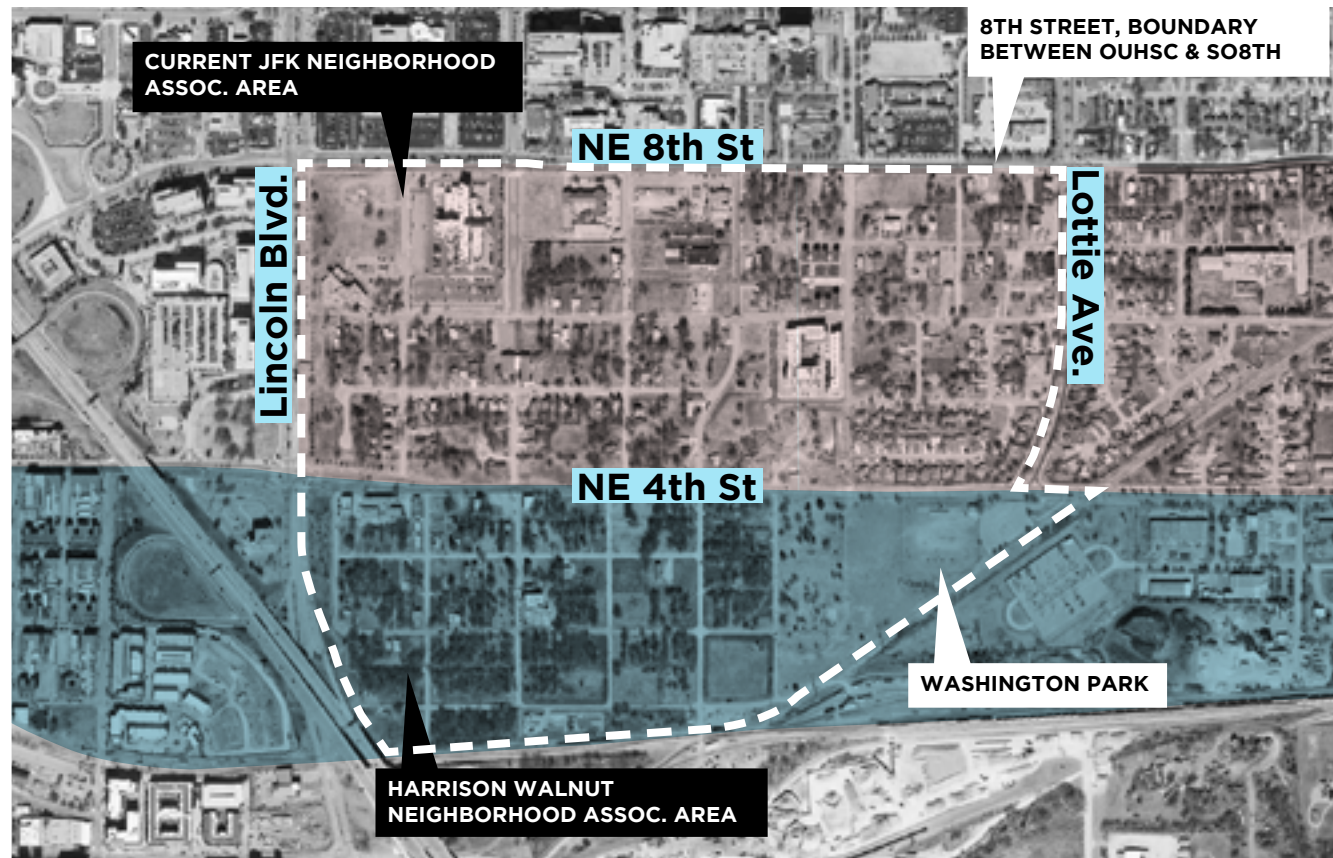


Recommendations

Community members desire to see a variety of unit densities and massing in different areas. Various building types and densities allow the master plan to accommodate different lifestyles, businesses, and cultural spaces. Therefore, the resulting master plan shows a mix of building heights and densities based roughly on the proportions that people desired. For example, if 80% of people said they wanted to see an average of 3-story buildings and 20% of people said they wanted to see 5 or 6-story buildings, Open Design presented 80% of the land with an average of 3-story buildings and 20% of the land with 5 or 6-story buildings in order to represent the variety of desires from community members for the focus area.

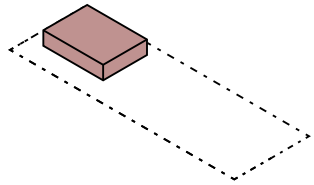
Participants also emphasized a desire to have commercial spaces and amenities returned to the community. The unit density recommendations balance the desire for certain housing typologies with the unit density required to support retail and amenities.

The findings support a density of 16-30 dwelling units/acre in the General Urban zones (see page 88). To allow even greater flexibility on OCURA-owned property, Open Design identified a scenario where the density could be lower. Please see **Appendix 5 Units Per Acre "Scenario"** for the lowest density recommended on OCURA property.



Unit Density

The typical existing parcel with one single-family home generates 6.2 units per acre.



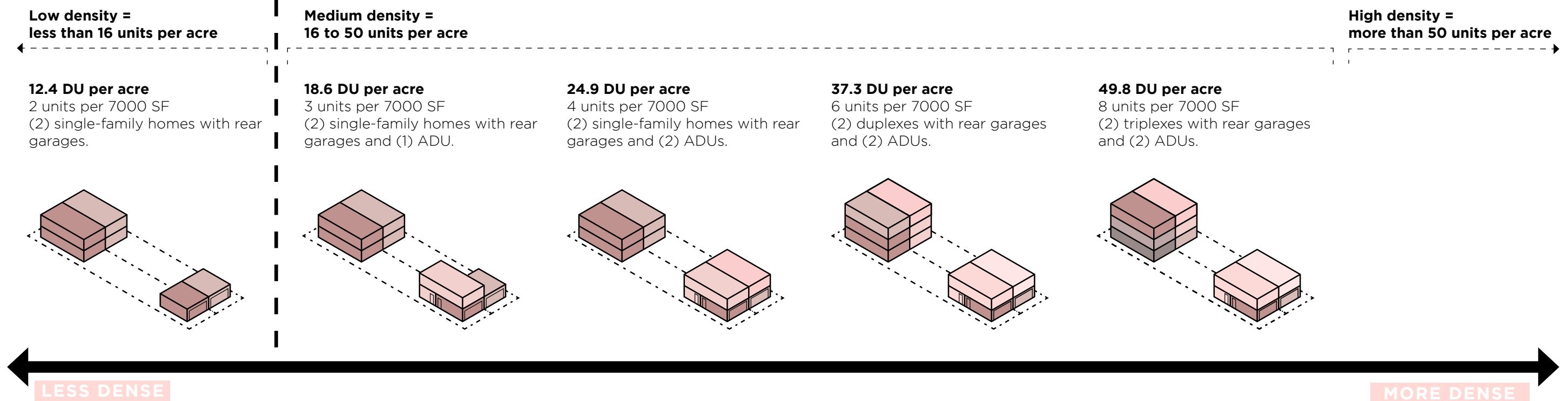
Note: Open Design acknowledges that the current zoning in the area may not support the proposed density. However, the adopted Innovation District Land Use Plan (IDLUP) (see Appendix) does. The adopted IDLUP will inform the zoning code updates.

16 DWELLING UNITS PER ACRE IS THE GENERAL THRESHOLD TO SUPPORT SMALL, LOCALLY-SERVING COMMERCIAL AND SERVICE AMENITIES. (FROM MISSING MIDDLE HOUSING)

Zoning to Allow for Greater Density in Designated Areas

The typical parcel in So8th is 50' wide by 140' to 150' in depth. One single-family home located on this size parcel generates a density of 6.2 dwelling units per acre. Open Design identified 16 units per acre as the minimum density required to support small-scale retail amenities as desired by the community. This density creates neighborhood conditions where residents can live in a full community with retail, jobs, culture, and social gatherings.

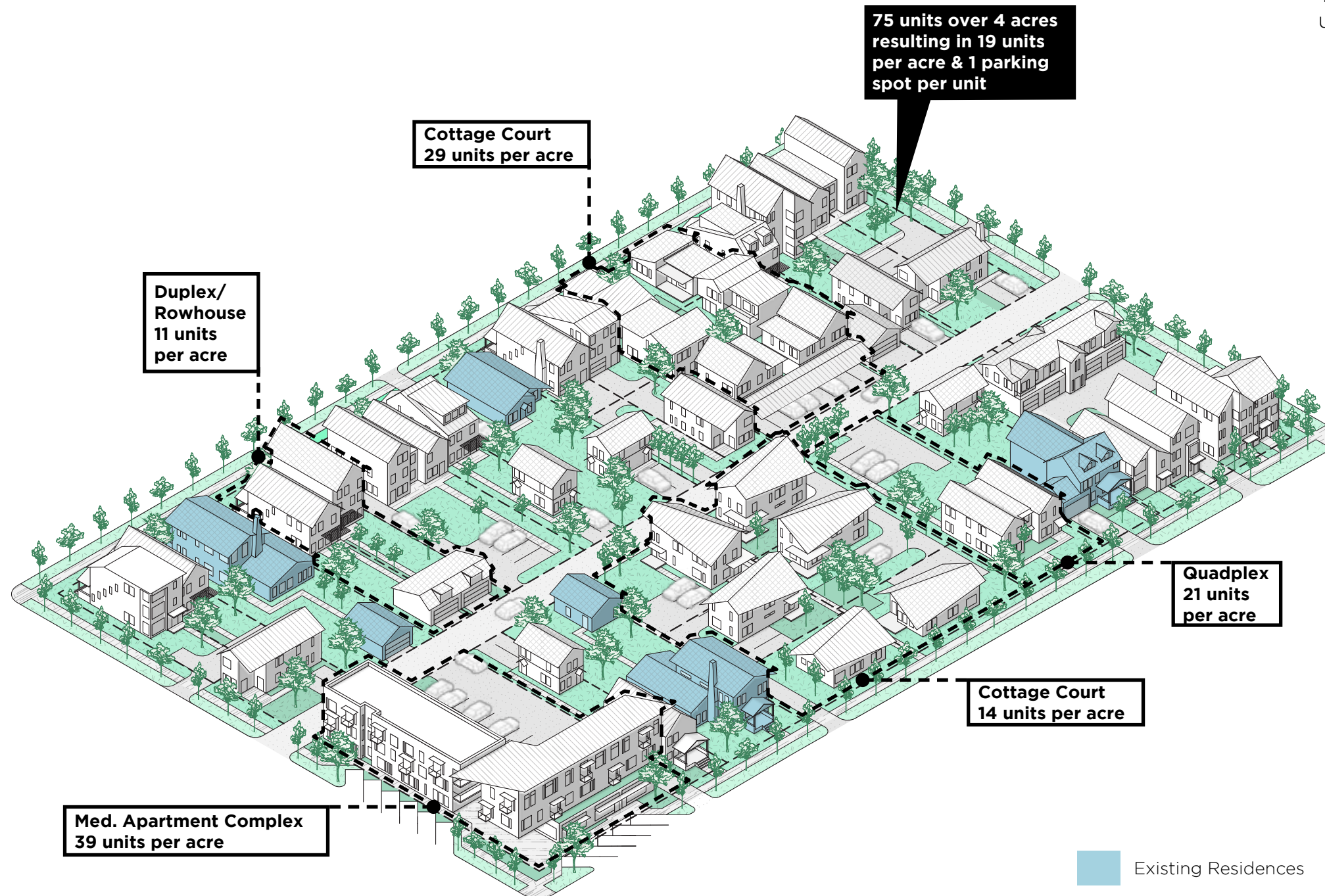
When the typical parcel is subdivided into two 25' width parcels, the density becomes much closer to the targeted minimum density of 16 units per acre. By adding ADUs, duplexes, and triplexes, a maximum level of medium density can be achieved that can still exist within the envelope of the single-family home.



Block Density

Achieve Density with Small Scale Buildings

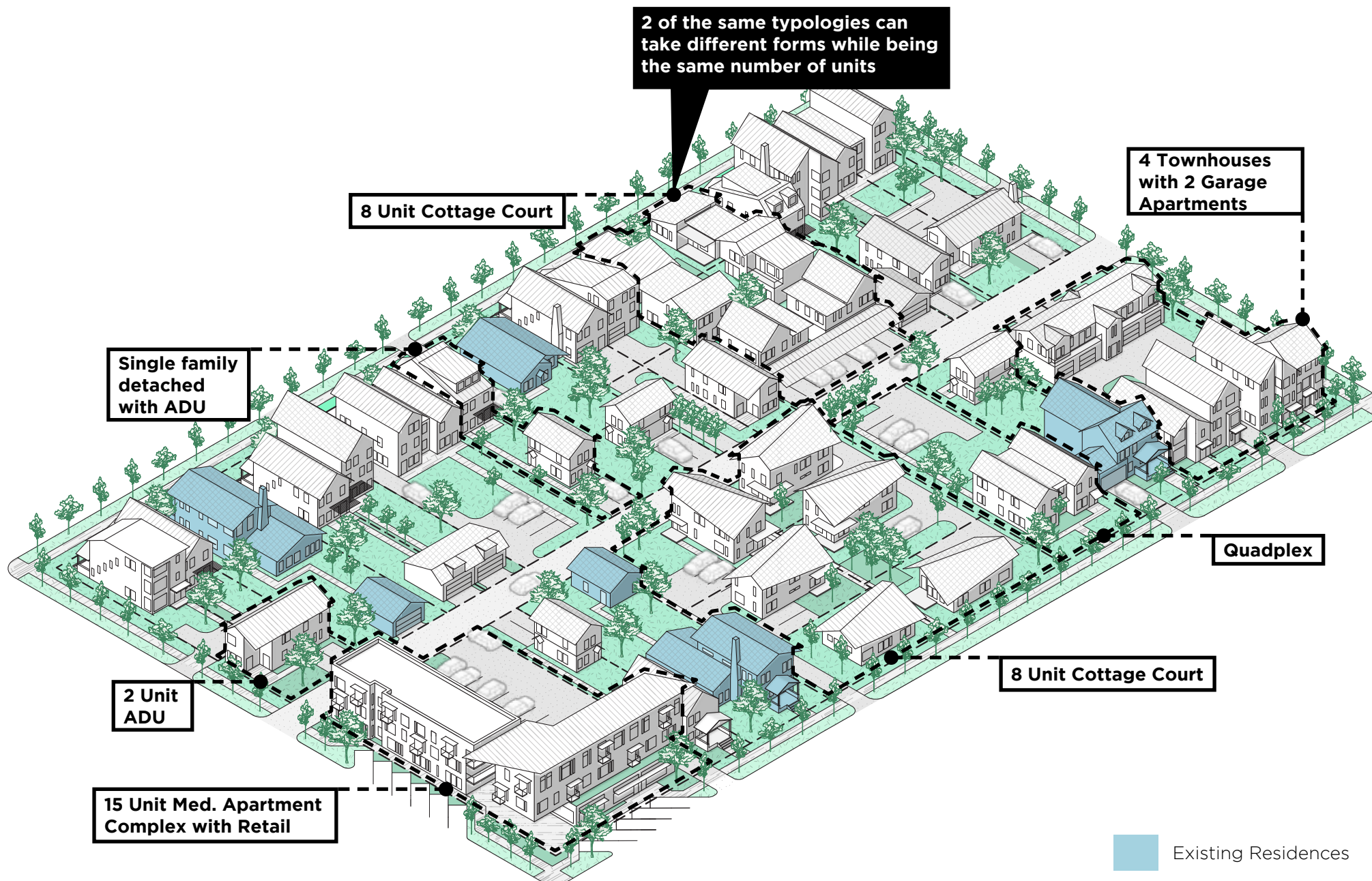
These typical block renderings illustrate a density of 19 dwelling units/acre and 1 parking space for each dwelling.



Building Typologies

Elements that Activate the Street and Community

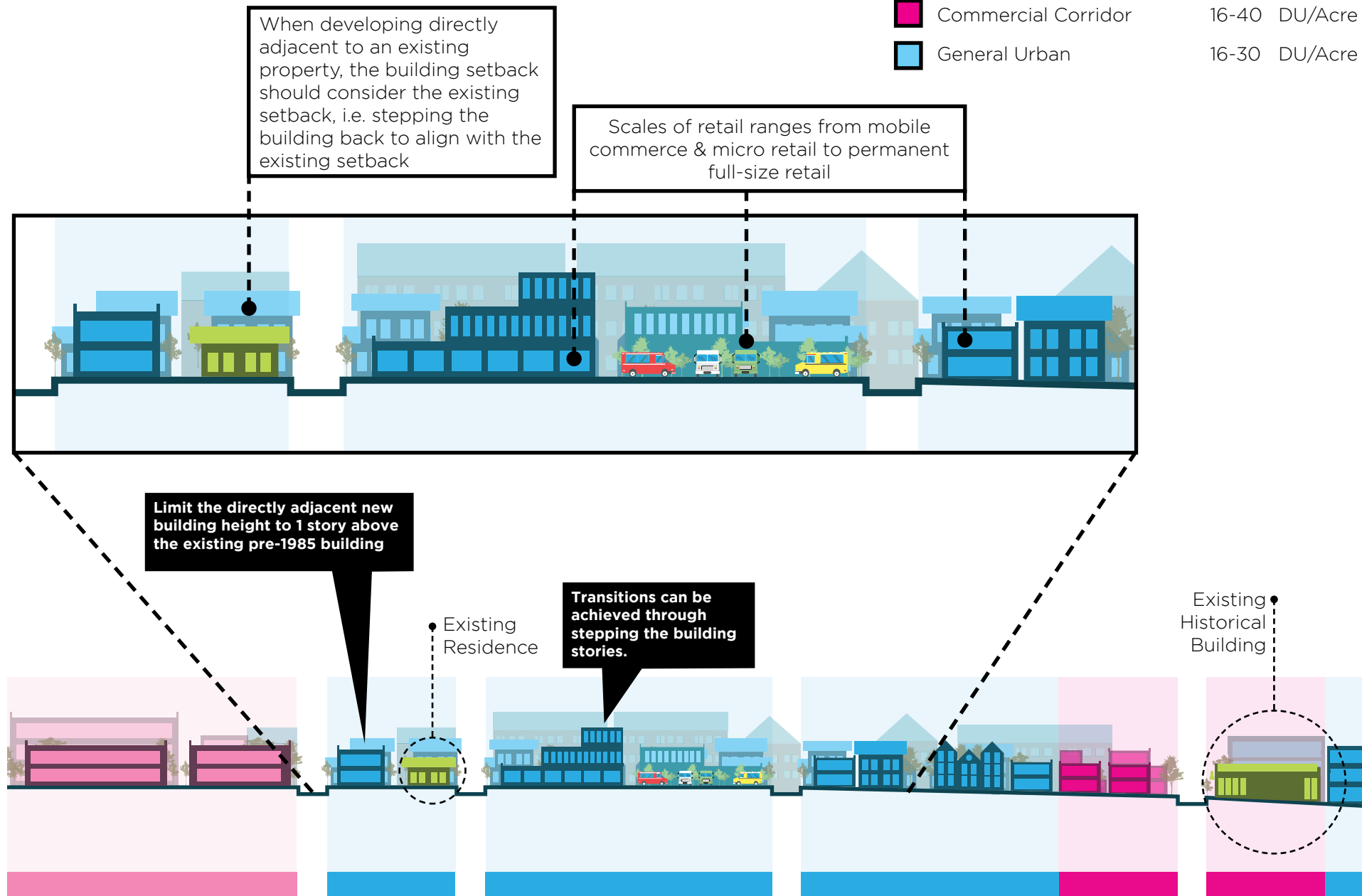
A comfortable and intimate neighborhood feeling, which is desired by the community for the So8th focus area, can be created by building the appropriate building scale and carefully designing how it meets the street. For example, duplexes and even quadplexes can be built at the same size as a single-family home and housing complexes can be broken up into smaller buildings. Buildings are recommended to have porches to encourage community socializing and create active streetscapes.



Scale and Transitions

Legend

| | |
|--|---------------|
| General Urban Institutional | 30-50 DU/Acre |
| Commercial Corridor | 16-40 DU/Acre |
| General Urban | 16-30 DU/Acre |









Consider Neighbors

The So8th area has historic and established buildings that are homes to individuals, family spaces, or cultural connection points for NEOKC community members. To respect these existing buildings and allow new development, we recommend sensitive transitions between new buildings and those built before 1985. The National Register of Historic Places considers a building to be historic if it is 50 years old. In this case, that would be 1972. We chose 1985 because this is the approximate end date of the significant urban renewal projects that affected the area's historic fabric.

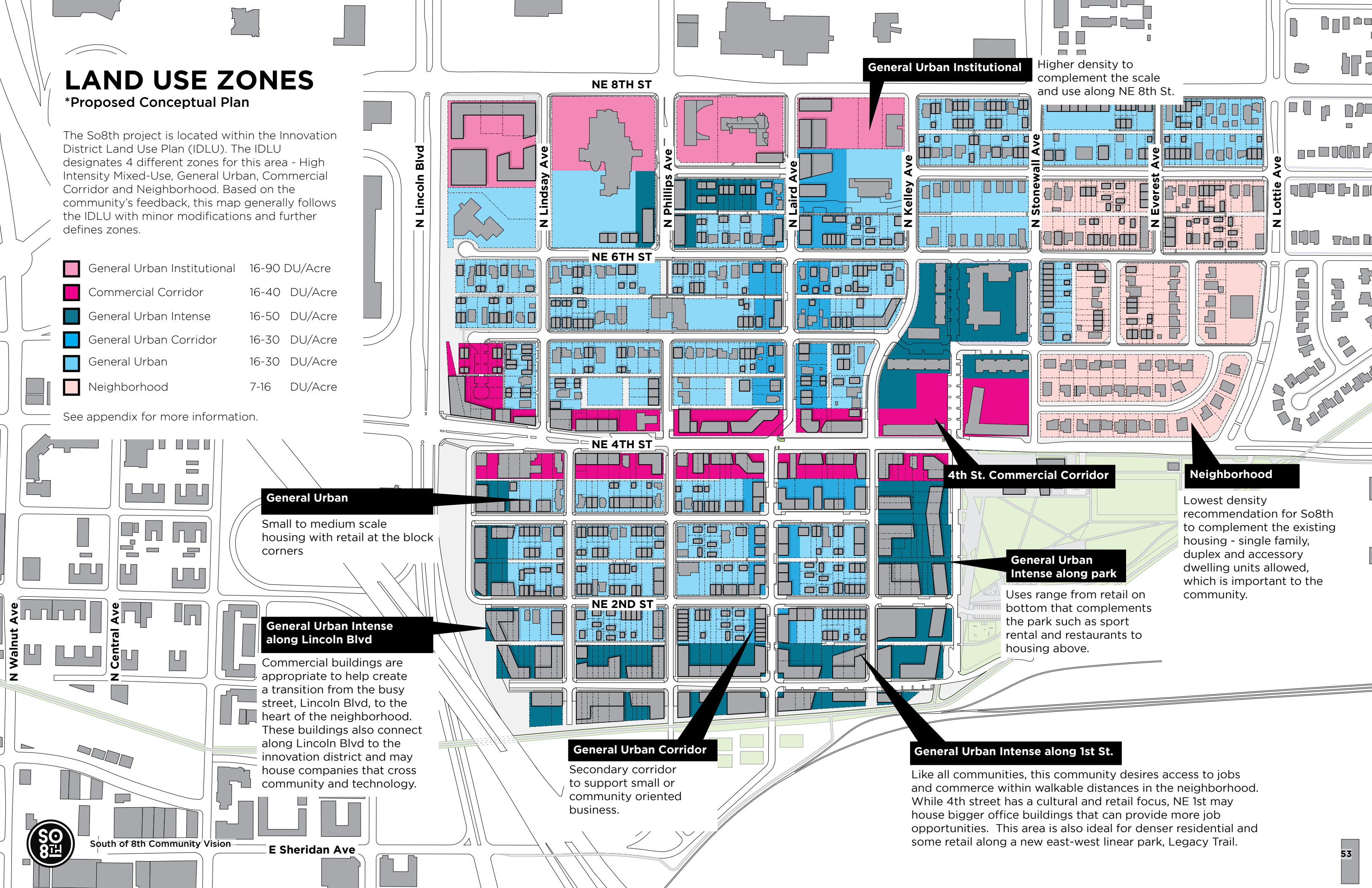
LAND USE ZONES

*Proposed Conceptual Plan

The So8th project is located within the Innovation District Land Use Plan (IDLU). The IDLU designates 4 different zones for this area - High Intensity Mixed-Use, General Urban, Commercial Corridor and Neighborhood. Based on the community's feedback, this map generally follows the IDLU with minor modifications and further defines zones.

| | | |
|---|-----------------------------|---------------|
|  | General Urban Institutional | 16-90 DU/Acre |
|  | Commercial Corridor | 16-40 DU/Acre |
|  | General Urban Intense | 16-50 DU/Acre |
|  | General Urban Corridor | 16-30 DU/Acre |
|  | General Urban | 16-30 DU/Acre |
|  | Neighborhood | 7-16 DU/Acre |

See appendix for more information.



General Urban
Small to medium scale housing with retail at the block corners

General Urban Intense along Lincoln Blvd
Commercial buildings are appropriate to help create a transition from the busy street, Lincoln Blvd, to the heart of the neighborhood. These buildings also connect along Lincoln Blvd to the innovation district and may house companies that cross community and technology.

General Urban Corridor
Secondary corridor to support small or community oriented business.

General Urban Intense along 1st St.
Like all communities, this community desires access to jobs and commerce within walkable distances in the neighborhood. While 4th street has a cultural and retail focus, NE 1st may house bigger office buildings that can provide more job opportunities. This area is also ideal for denser residential and some retail along a new east-west linear park, Legacy Trail.

4th St. Commercial Corridor

General Urban Intense along park
Uses range from retail on bottom that complements the park such as sport rental and restaurants to housing above.

Neighborhood
Lowest density recommendation for So8th to complement the existing housing - single family, duplex and accessory dwelling units allowed, which is important to the community.

General Urban Institutional

Higher density to complement the scale and use along NE 8th St.



Connectivity

The focus area has struggled with social and spatial isolation, as well as accessibility barriers dating back to the era of segregation. Through systemic harms inflicted through racist real estate practices, urban renewal, and the construction of the highway, this community is still experiencing the impacts of those injustices in the present day.

As such, the current physical conditions when entering the So8th area do not welcome you in or invite you to stay long, nor does it give you an experience that is recognizable like in other cultural districts in Oklahoma City. This is not due to a lack of culture but a lack of visibility and investment in how the culture can be amplified through these neighborhood elements.

Connectivity was a key priority that residents and community members highlighted to explore how the reconnection of assets, spaces, and opportunities could be restored both internally and externally. With a focus beyond how people travel, this process explored how meaningful interactions can take place that activates these connections.

The experience of the So8th area, from entering to exiting, is important for community members to cultivate in a way that speaks to the cultural identity of the focus area.



Connectivity

Connectivity to jobs, housing, recreation, and experiences, both internally and externally to the neighborhood, is critical to the quality of life in the focus area. Connectivity includes everything from walkable sidewalks and bike paths to rapid transit and also the experiences that people have through those connections. It's important to acknowledge that connective infrastructure, particularly in under-resourced neighborhoods, should be multi-functional and equally focused on creating performative pathways where people can also experience the joys of neighborhood activities. This project focused mainly on street connectivity within the So8th area and to neighboring areas; however, it's equally important that public transportation also be closely studied as part of a separate project.

The So8th area has suffered over the years from a series of projects that isolated the area. These projects include the construction of Lincoln Blvd., the construction of I-235, and the widening of Lottie Ave. Local, state, and federal governments are working to address this isolation. Some of these projects include the following:

Oklahoma City, through MAPS 4, is working on a Neighborhood Connectivity Plan and is beginning to evaluate high-capacity transit. EMBARK is also working on a study to revise service, which could affect the So8th area. Additionally, the city has the Central Oklahoma Bicycle Network proposed bicycle facilities.

The federal government has acknowledged that some of the most discriminatory urban practices have been activated through the building of federal highways. To begin addressing this issue, the federal infrastructure bill (Infrastructure Investment and Jobs Act passed on November 5th, 2021) will allocate \$1 billion for highway capping and removal. This is only a fraction of the funding that was initially proposed and is needed to address the scars of the highway system throughout the country. The Reconnecting Communities and Neighborhoods Grant Program is an opportunity to provide resources for connectivity.

What We Learned

Residents and community members desire more intentional connections within the So8th neighborhood and between adjacent neighborhoods. Participants expressed a desire for more crosswalks, pedestrian and bike-friendly streets, and active and engaging streetscapes that create opportunities to connect with other community members.

Participants were concerned about physical barriers and inactive streetscapes at multiple locations, which include the following major points:

N Lottie Ave.

- Difficult to cross on foot because the road is wide and there aren't well defined crosswalks
- Foot traffic is low because the road does not have an engaging streetscape and buildings do not engage Lottie Ave. the University of Oklahoma Health Sciences Center (OUHSC) has a large amount of surface parking lots that face the west side of Lottie Ave. between 8th St. and 13th St. The parking lots create a barrier between residents and the OUHSC communities
- By car, there are several locations on the eastern boundary of So8th where cars cannot drive east/west

NE 8th St.

- Land use along and near this street are OUHSC oriented. The community accepts that this area is institutional but would like building uses to address community needs and have streetscapes and building frontages that engage the neighborhood. Currently, buildings are set back from the street with large parking lots along the streets. This design does not support community activity or foot traffic from the north (i.e. the Innovation District and OUHSC) to come south to go to potential restaurants and retail that will one day be along 4th.

N Lincoln Ave. & I-235

- The width of N Lincoln Ave. makes it very difficult to cross, creating a barrier between the east and west sides of the city
- I-235 is a physical and visual barrier. The only seeming safe way to cross is through a small underpass, creating a barrier between the east and west sides of the city
- Together, N. Lincoln Ave. & I-235 require a focused study to understand how to better connect the east and west sides of the City

4th Street

- 4th St is not pedestrian friendly and cars travel too fast

What We Heard

The recommendations for connectivity in the So8th focus area are a response to the feedback received at each engagement event. They show the myriad of desires participants expressed about connection and, essentially, reconnection. The following quotes are a sample of statements shared with Open Design about desires to establish connections through streetscaping and public spaces, various modes of transportation, and opportunities within NEOKC. These connections also included a desire to re-establish disconnected neighborhoods and lost spatial connections. Each quote is listed under the category it influenced.

User-Oriented Streets

- Open Event 11/13/21
[In response to what would you like to see] “Useful infrastructure”
- Open Event 11/13/21
[In response to what would you like to see] “Crosswalk from north side of 4th to south side”
- Open Event 11/13/21
“Eastpoint - a place for community to come together.”
- Open Event 4/16/22
“Have an open streets event on 4th ASAP, start engaging the community and the city in the idea that 4th is the ‘main street’ of the area, maybe put up temporary structures around the Jewel for pop-ups so people see the vision is feasible...”

Multi-modal Commercial Corridor

- Open Event 3/5/22
“The city is centered on automobile transportation and not a lot of people have access to cars and Embark is inadequate.”
- Open Event 3/5/22
“[In the future], the transportation system and the So8th focus area as a whole are thriving because there’s something here that people want to see, experience... sidewalks to walk, bike trails, bike paths. Accessibility for people of all ages and ability.”

Northeast Connections

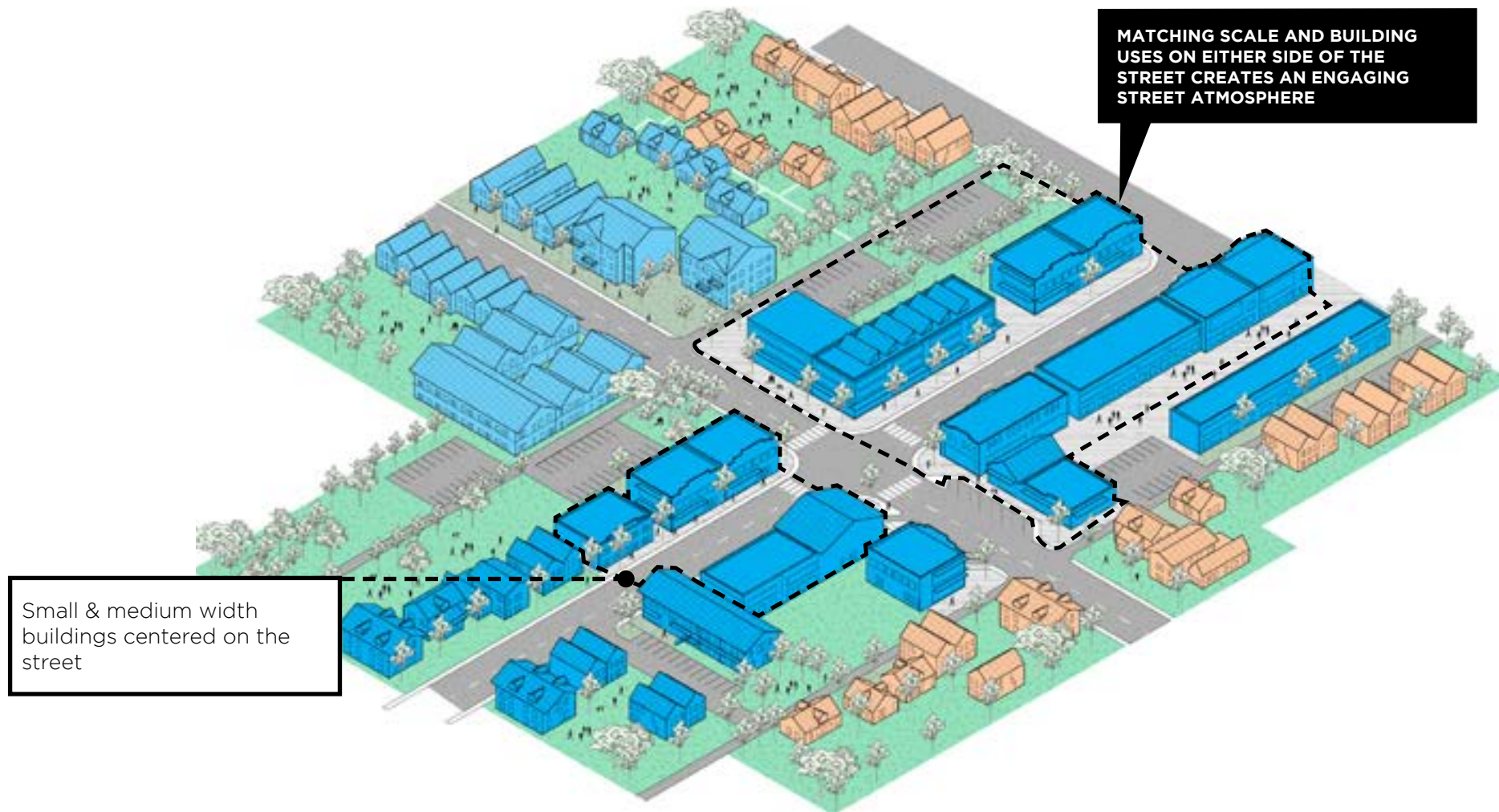
- Open Event 4/16/22
“Douglass [Park]/Pitt Center created friendships from different sections of northeast side.”
- Open Event 4/16/22
“NEOKC used to be a tight community.”
- Open Event 4/16/22
“A bike trail could connect the neighborhoods.”
- Open Event 4/16/22
“Riding bikes to visit families in different sections of Northeast side”
- Open Event 4/16/22
“[I want to see] Many opportunities for young Blacks to grow in STEM - have advance degrees and thriving careers.”
- Open Event 4/16/22
“Bring career opportunities in high demand industries that were once here before. Creating gainful employment in order for people to be able to afford housing and possible homeownership ”

“It’s important to connect to neighbors and friends to bring you close to one another.”

- NEOKC Community Member response from April 16th open event

User-Oriented Streets

User-Oriented Street Development



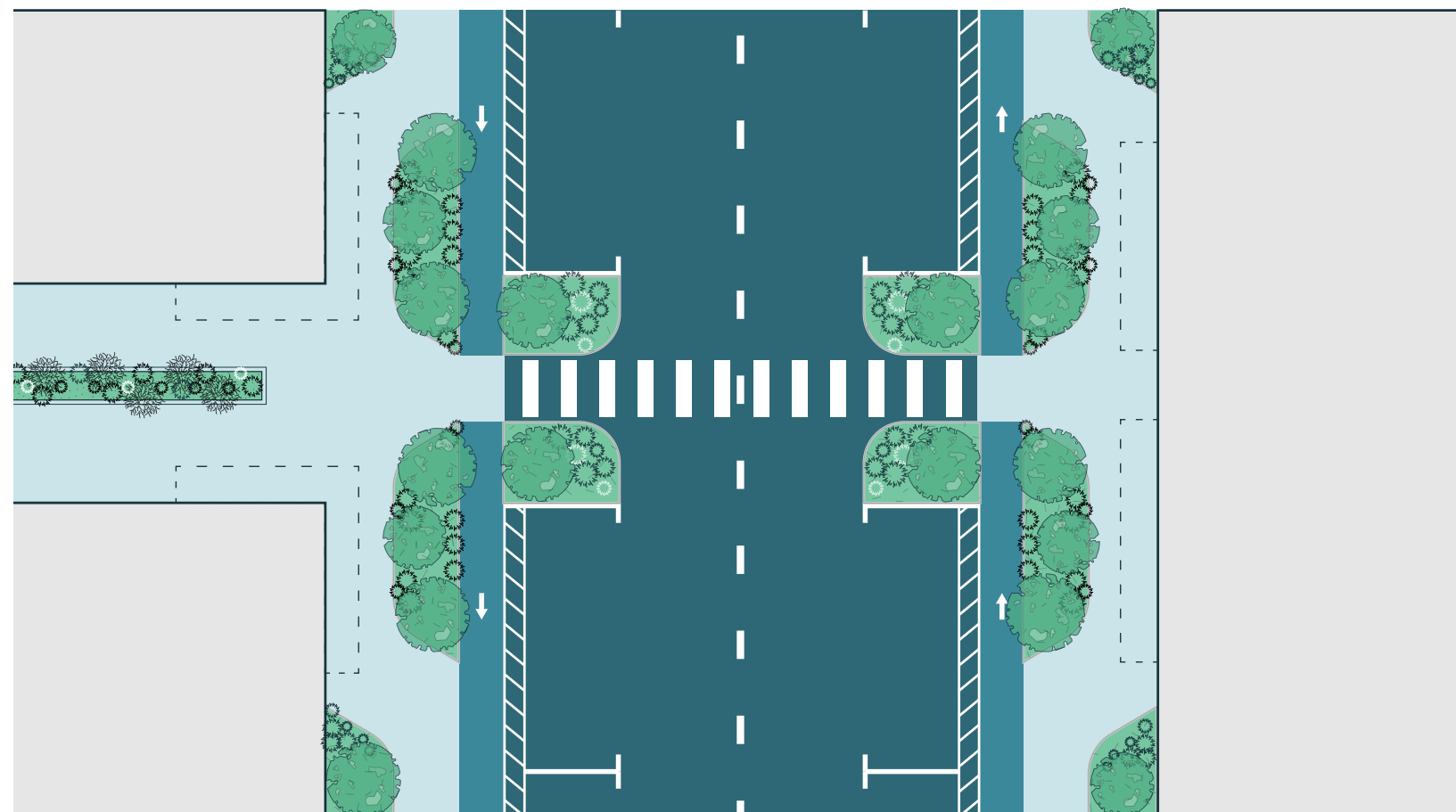
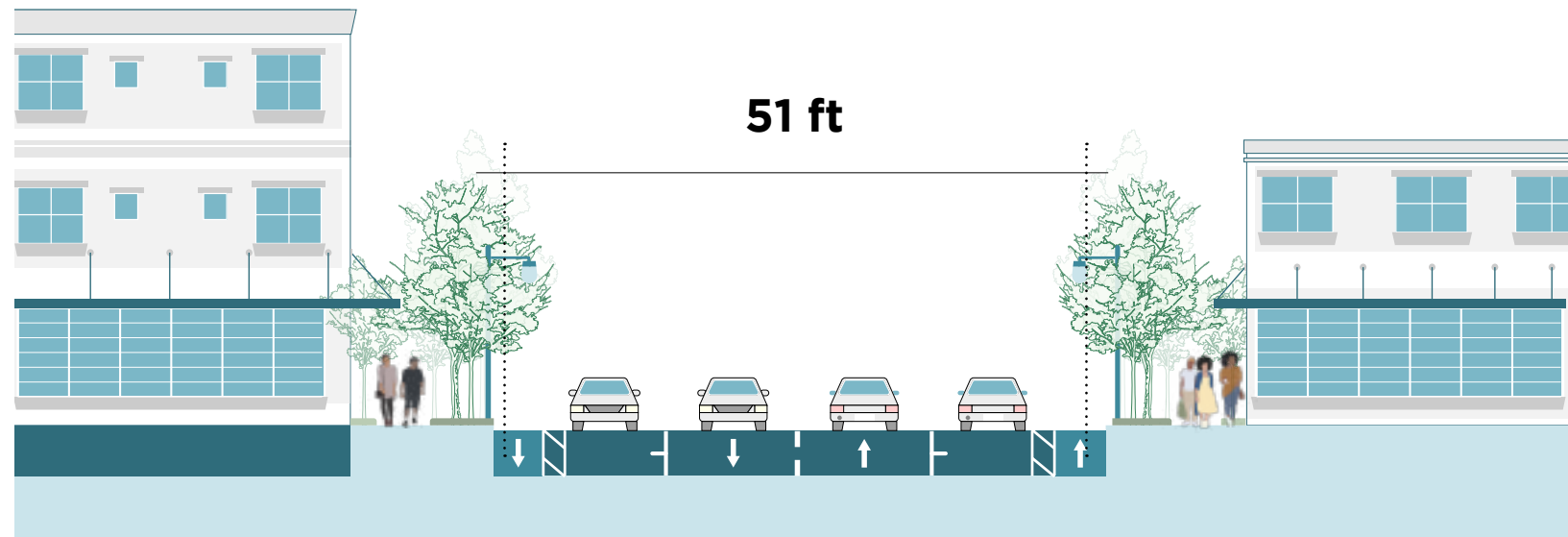
Consider Your Neighbors

Streets and public spaces are the critical connection between social, cultural, and economic activity within an urban neighborhood. Building shape, building use, and land use play critical roles in creating active streets. Developers often purchase property on the same block and may focus development internally on the block instead of centering street activity. This can result in disjointed or uninteresting streetscapes. These recommendations center the street as a critical part of community building.

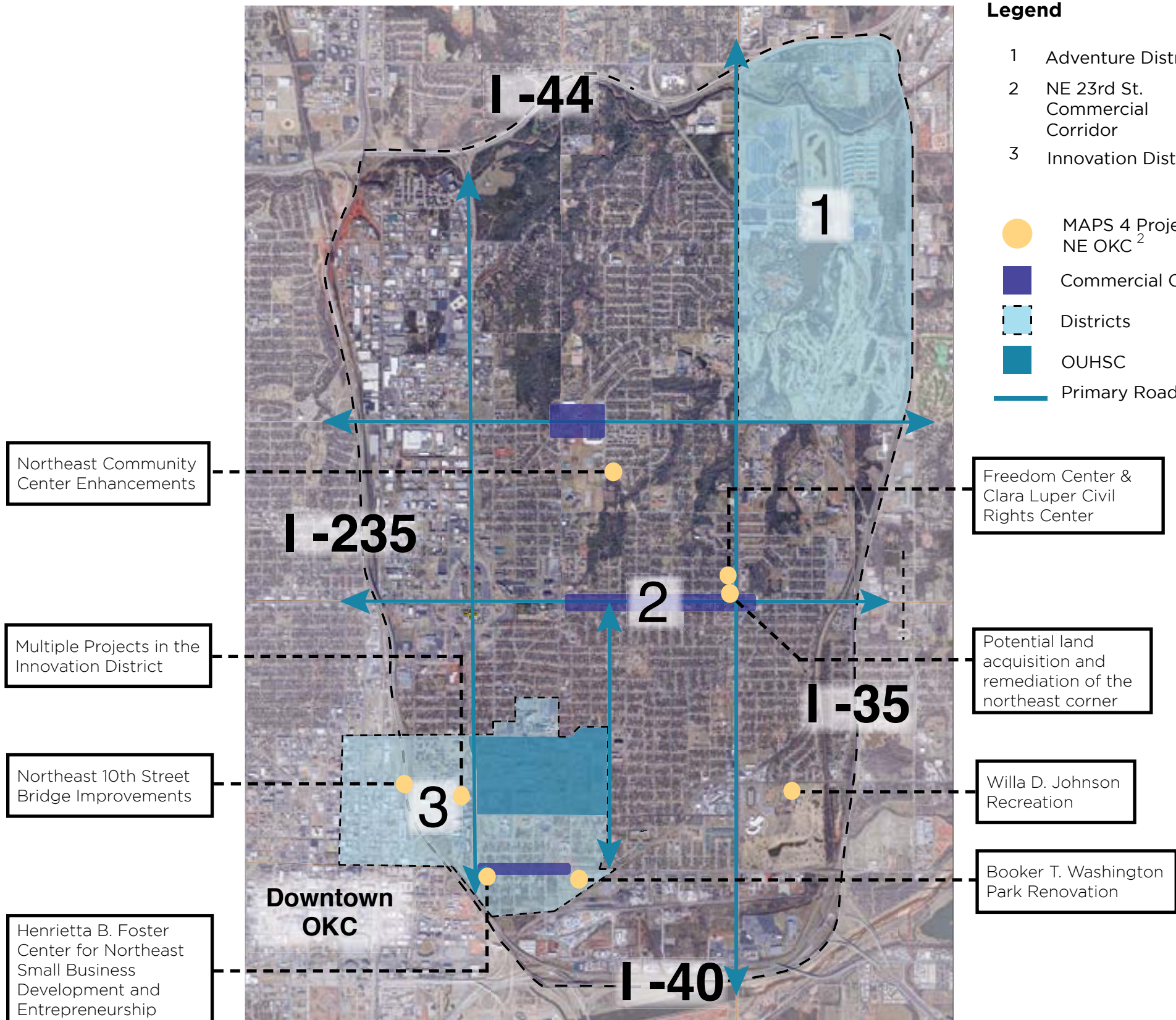
Multi-modal Commercial Corridor

A Walkable & Bikable Community

Creating a balance between cars and prioritizing pedestrians is a core value of a thriving neighborhood that adds to the experience of a place. By providing a balance, it allows people to interact and connect with each other in meaningful ways.



Northeast Connections



Reconnect NEOKC

With the NEOKC's many community assets, in addition to the various connectivity initiatives through MAPS 4, the opportunities to reconnect NEOKC can be strengthened by ensuring that future So8th development is able to maintain its cultural link to the greater NEOKC.

Strengthening this connectivity is critical to supporting the existing communities' social and economic needs and their historical ties to the focus area.

CONNECTIVITY

*Proposed Conceptual Plan

So8th is located near the Innovation District Core, University of Oklahoma Health Sciences Center, and City Center/Downtown. The area has potential direct routes to the Adventure District and other prominent areas in and around NEOKC. The recommendations reflect the community's desire to connect employment, recreation, and social experiences within So8th while also exploring opportunities for connections to the greater NEOKC. The recommendations encourage safe, walkable pedestrian-friendly community.

Several transportation and Urban Renewal projects have isolated this area and bisected the historic neighborhood which included Deep Deuce. Projects include the construction of Lincoln Blvd. and I-235, and the widening of Lottie Ave. Local, state, and federal governments are working to address this isolation through current projects, but further work will be needed.

Further studies required to create a better connection to the west side of the highway and to reconnect to culturally significant areas, such as Deep Deuce.

Continuous development along NE 4th connecting East & West

Continuous streetscape along NE 4th

Pedestrian prioritize crosswalks @ key intersections

Pedestrian Path / Linear Park Connecting East, West, Neighborhoods, & Adventure District

Potential for Katy Rail line to transform into a linear park with pedestrian walkways, green spaces, bike paths and even rail (through a partnership with the Oklahoma Railroad Museum). Connections could be made from the east to west sides of the city, to neighborhoods and to commercial and entertainment. Coordination between The Central Oklahoma Transportation Parking Authority & Union Pacific Railroad would be required to realize the linear park.

Crosswalks to adjacent neighborhoods

Streetscape connections to adjacent neighborhoods

Crosswalks throughout

Pedestrian prioritized crossing

Alleys

Pedestrian Path / Linear Park Connecting East & West

Connection between Sheridan Ave and N Phillips Ave.

Connection between Sheridan Ave and N Laird Ave

Connectivity Elements

- Bike Lanes + Trails
 - Existing
 - City Proposed
 - Proposed

- Pedestrian
 - Proposed
- Vehicular
 - Existing
 - Proposed
- Bus Route
- Bus Stop



Ecology

Ecology encompasses the way ecosystems operate through the plants, animals, and outside forces enacted upon them and the relationship among these elements. When added to these systems, humans create another layer of decision-making that often overwrites the natural systems, leading to environmental degradation. We believe that development can be inclusive and supportive of a healthy ecological environment and that the unique cultural practices of a neighborhood can influence the creative ways in which those possibilities can happen.



Ecology

As individuals and families continue to move to urban areas like NEOKC, it is important to develop an urban environment that promotes a symbiotic relationship between the built environment and the natural systems in which they occur.

Greenspace in communities is more than an amenity. Contact with nature is associated with stronger, healthier communities and lower crime rates, according to studies. Nature can also improve physical and psychological health, lower blood pressure levels, reduce stress and depression, aid in healing, and more. Moreover, trees and greenspaces can mitigate the heat island effect, with mature trees providing shade that can lower utility bills and cool summer air temperatures. Trees can act as windbreaks in the winter and cut heating costs.

Our society depends on having a stable climate that supports our neighborhoods. Challenges in the natural environment have a negative impact on our ability to thrive socially, economically, and more. Protecting the natural environment in NEOKC emerged as a priority for the community.

What We Learned

The JFK and Harrison Walnut neighborhoods have been battling environmental justice issues stemming from industrial activities in the focus area. Over the years, residents have raised awareness and have been organizing around environmental threats, such as industrial explosions that damage their homes and impact the air quality. Recently, a sound wall was built around the facility that houses the industrial explosions. However, neighborhoods are still being impacted, as reported in a recent study done by the University of Oklahoma. Recommendations from this report include a green buffer zone and vegetative sound walls to mitigate vibrations and noises from industrial activities, including explosions. A buffer zone that includes the nature trail proposed for the railroad tracks would also help to mitigate air quality issues that stem from the highways that surround the community.

OU Holistic Environmental Assessment of the John F. Kennedy Neighborhood

Recommendations from the OU Capstone project included the purchasing of air quality monitors for long-term monitoring of the air, additional water and soil sampling, and potential rezoning and redevelopment investments into NEOKC. These recommendations were based on adding “social value, aesthetic appeal, and financial growth while addressing environmental concerns.” (DTE Environmental Report).

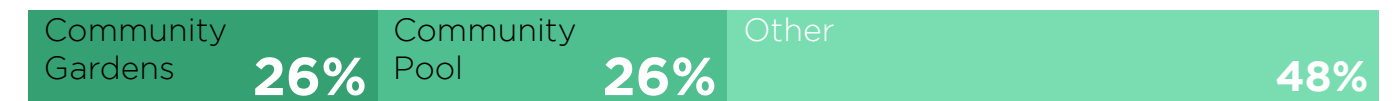
Open Event 04/16 Findings

This engagement activity built on previous engagement responses to explore the specific cultural spaces and elements that are important to the community’s identity. Below are the results for the “Residential Spaces,” “Public Spaces,” “Park Spaces,” and “Recreational Spaces” categories.

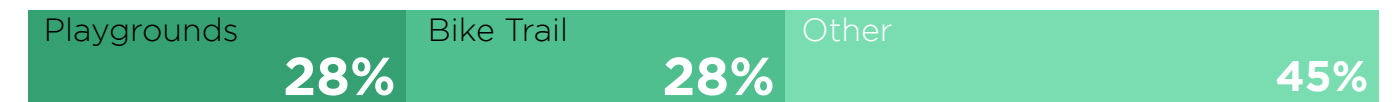
Residential Spaces



Public Spaces



Park Spaces



Recreational Spaces



What We Heard

The ecology recommendations for the So8th focus area are a response to the feedback received at each engagement event and strategies to mitigate ecological threats in NEOKC. Considering the environmental injustices that continue to impact NEOKC residents and other ecological issues disproportionately affecting communities of color, it becomes imperative to provide access to and protection of the ecology of NEOKC.

The following quotes are a sample of statements about desires to preserve and reinvigorate greenspaces in future development. Each quote is listed under the category it influenced.

Ecotourism

Open Event 3/5/22
“Redevelop rail line to connect to the trail.”

Open Event 4/16/22
“I think a space for activity and nature is relevant for the space and will compliment Washington Park as the crown of the area. This is hopefully linking to an upgrade and beautification of Washington Park.”

“Railroad tracks become trail that starts on Washington Park and wraps around community, surrounding area becomes green/public space.”

Public Greenspaces

“The cultural park can provide a variety of community and cultural activities.”

Open Event 4/16/22
“My favorite memory of growing up on Northeast Second Street is Washington Park and Foster Center. We frequent in those places a lot. And Washington Park specifically... Fourth Street was always where we were hanging out, playing games, bumper pool, playing basketball, having parties in the room.”

Neighborhood Landscapes

Open Event 11/13/21
“Bring back the community swimming pool that used to be in the park.”

“We need a safe place to walk and just relax and enjoy nature.”

Open Event 4/16/22
“More playgrounds are needed within the residential neighborhoods. A bike trail could connect the neighborhoods.”

Tactical Session 4/2/22
“I used to pick peaches along 4th Street and hand them out to neighbors.”

Sustainability

Open Event 11/13/21
“REMOVE INDUSTRIAL POLLUTION!!!”

“

The public space that is important to me is Pitts Park. It has been a vital space in the community, however it has not been utilized to its potential. It sits in the middle of a neighborhood and should have more beautification, structure upgrades, and innovative programming.

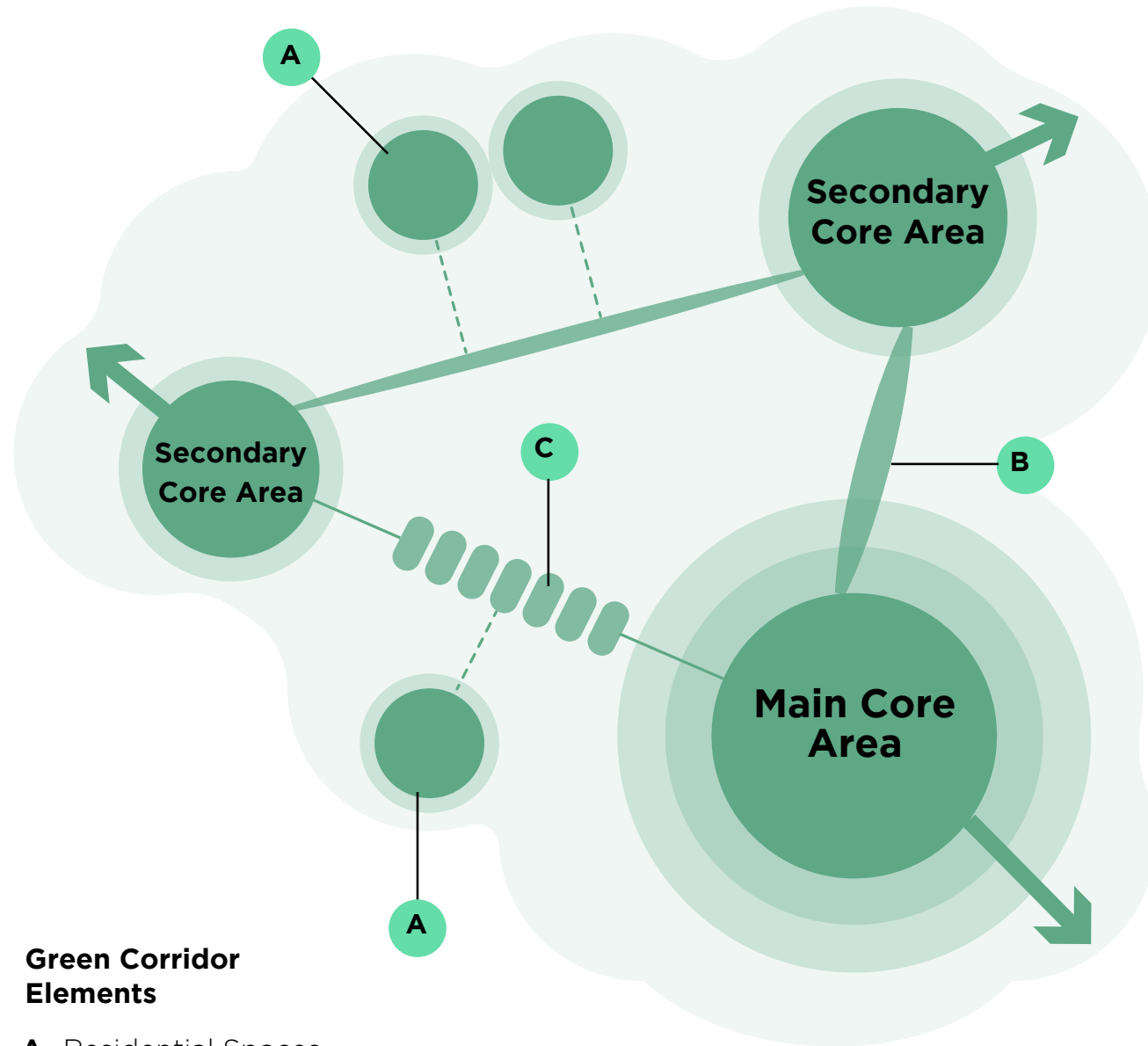
”

- Tactical Committee/NEOKC Community Member response from January 8th tactical session

Public Greenspaces

Ecological Green Corridors

Ecological green corridors consist of core areas, corridors, and buffer zones. Corridors create a permanent connection between core areas of a community. Surrounding core areas and connecting corridors by buffer zones can serve as protection from environmental threats - particularly near the highway. Beyond the core areas and connecting corridors lies another area with land selected for sustainable use with the preservation of several ecosystem functions.



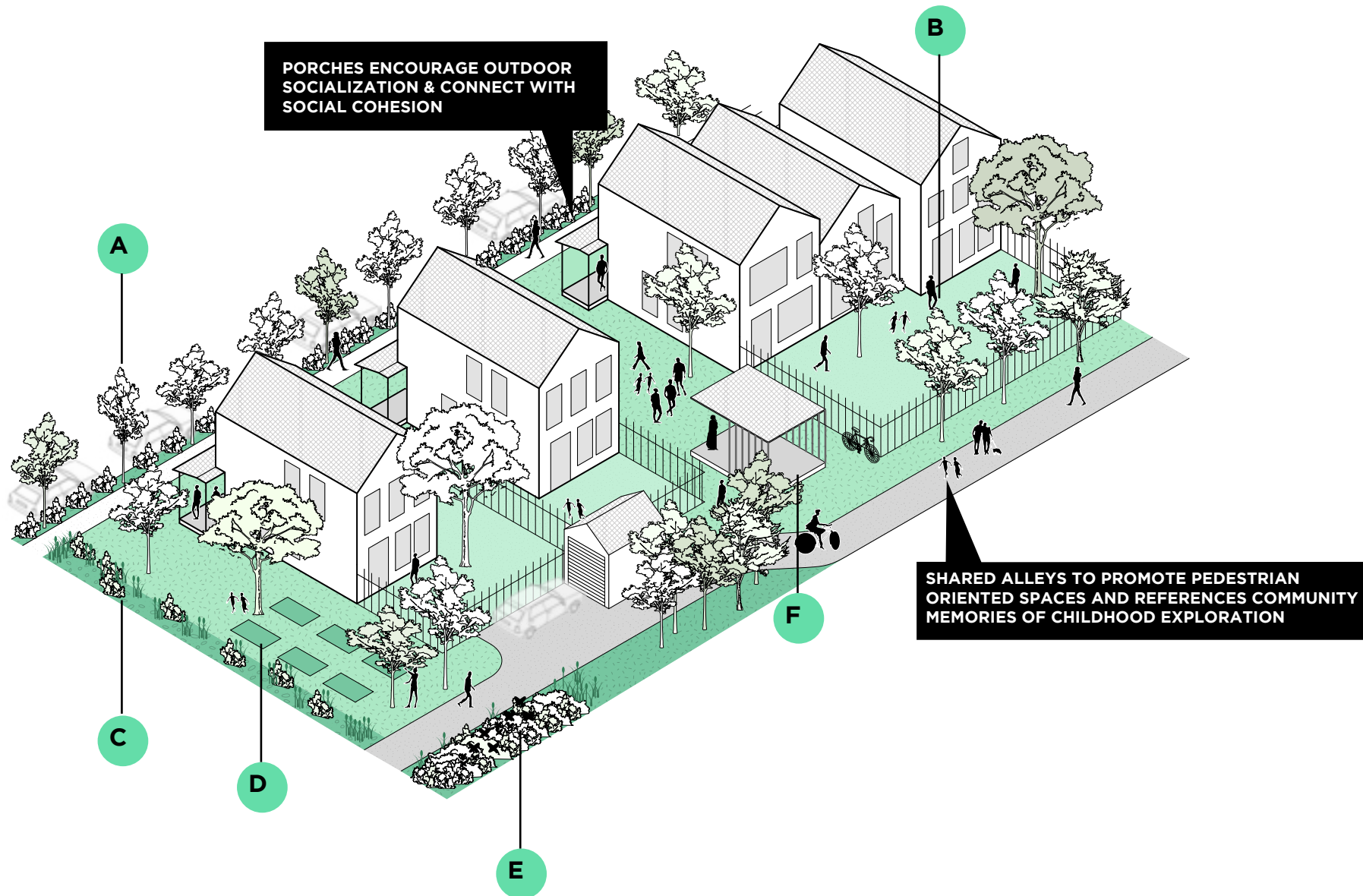
Green Corridor Elements

- A-** Residential Spaces
- B-** Landscaped Corridor
- C-** Pocket Corridors

Neighborhood Landscapes

Cultural Landscape

Elements of urban ecology that have been shaped by human influence and activity provide a means for various connections, reveal legacies within the landscape, and establish paths to gathering spaces within a community.



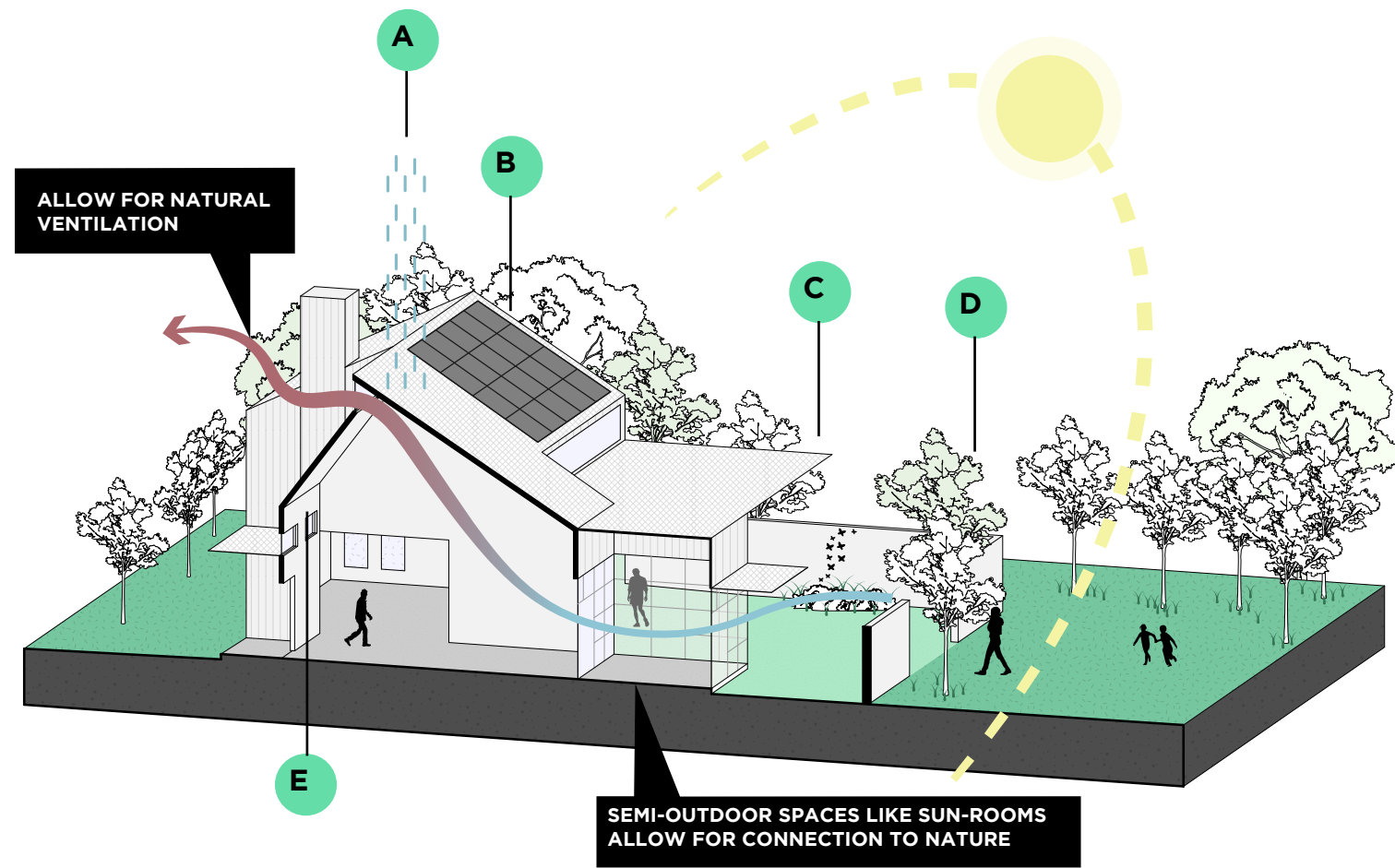
Neighborhood Elements

- A-** Native plants along street frontage for Ecotourism
- B-** Shared backyards to promote gatherings
- C-** Bioswales to help mitigate flooding in the area
- D-** Community gardens to provide food and health benefits
- E-** Planting zones in the neighborhood to promote identity
- F-** Pocket spaces to promote outdoor community gatherings

Sustainability

Sustainable Design

A comprehensive planning approach that integrates the location of development with neighborhood and building design to create a walkable, transit-served neighborhood increases economic competitiveness for the NEOKC community. Constructing housing that is energy and water efficient means residents will spend less money on utility bills, and there will be a general reduction in energy use. Similarly, planning neighborhoods that give residents the ability to work where they live allows them to spend less time and money on transportation. This energy reduction allows residents to invest in their community and support local businesses as well as programming that benefits the community. This type of community support creates sustainable communities that can better withstand economic and social upheaval.



Sustainable Design Elements

A- Rain water collection to use in and around the house
B- Solar Energy production

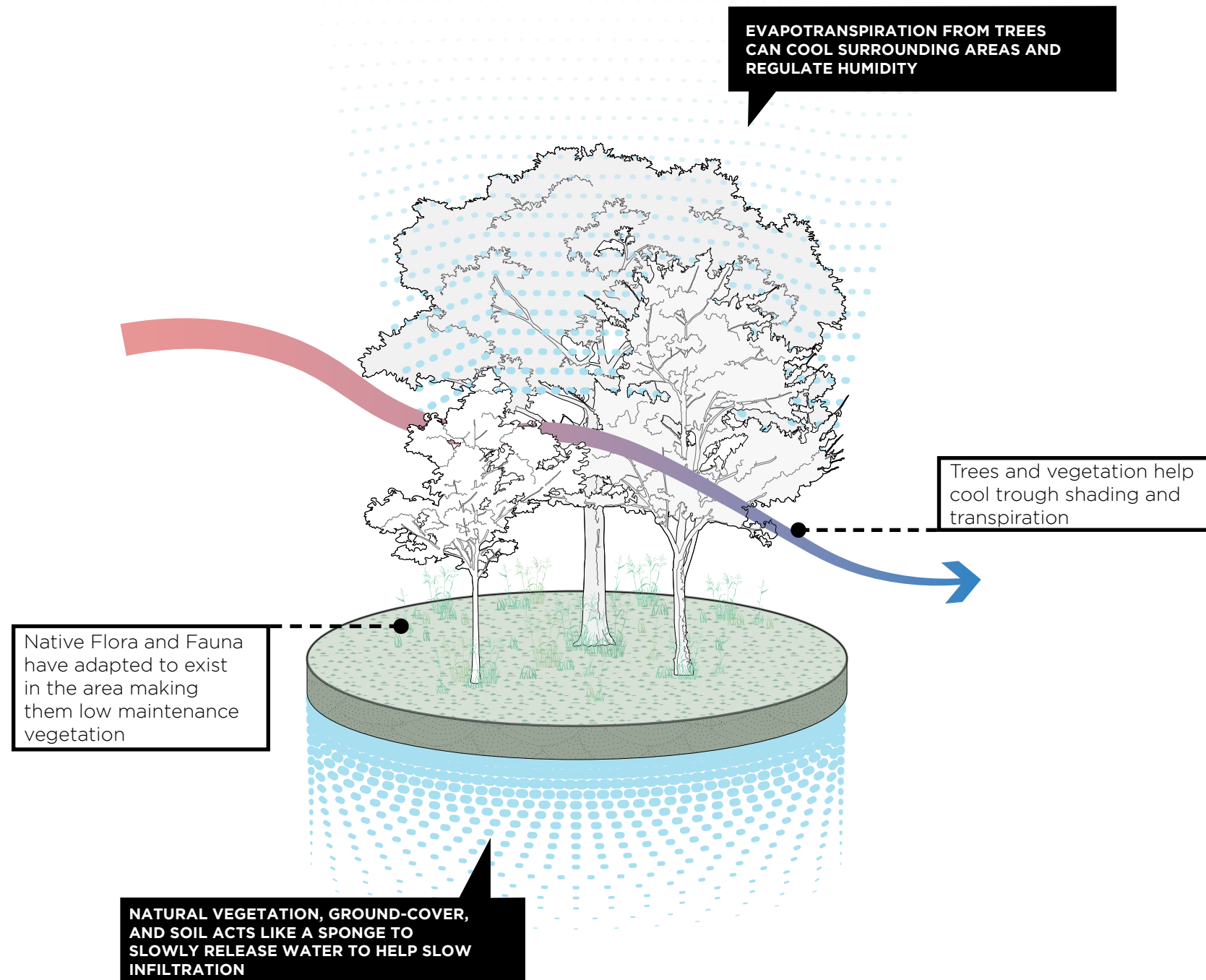
C- Large overhangs for shade
D- Deciduous trees provide shade in the summer and allow light in for the winter

E- Clerestory Windows allow for more light and ventilation

Restorative Nature

Priority to Native Flora and Fauna

Often communities of color are disproportionately deprived of the benefits of nature due to systemic racism. Including a variety of opportunities to enjoy green spaces and nature in the redevelopment of the So8th focus area is vital not only for the overall health of community members but to address environmental injustices.



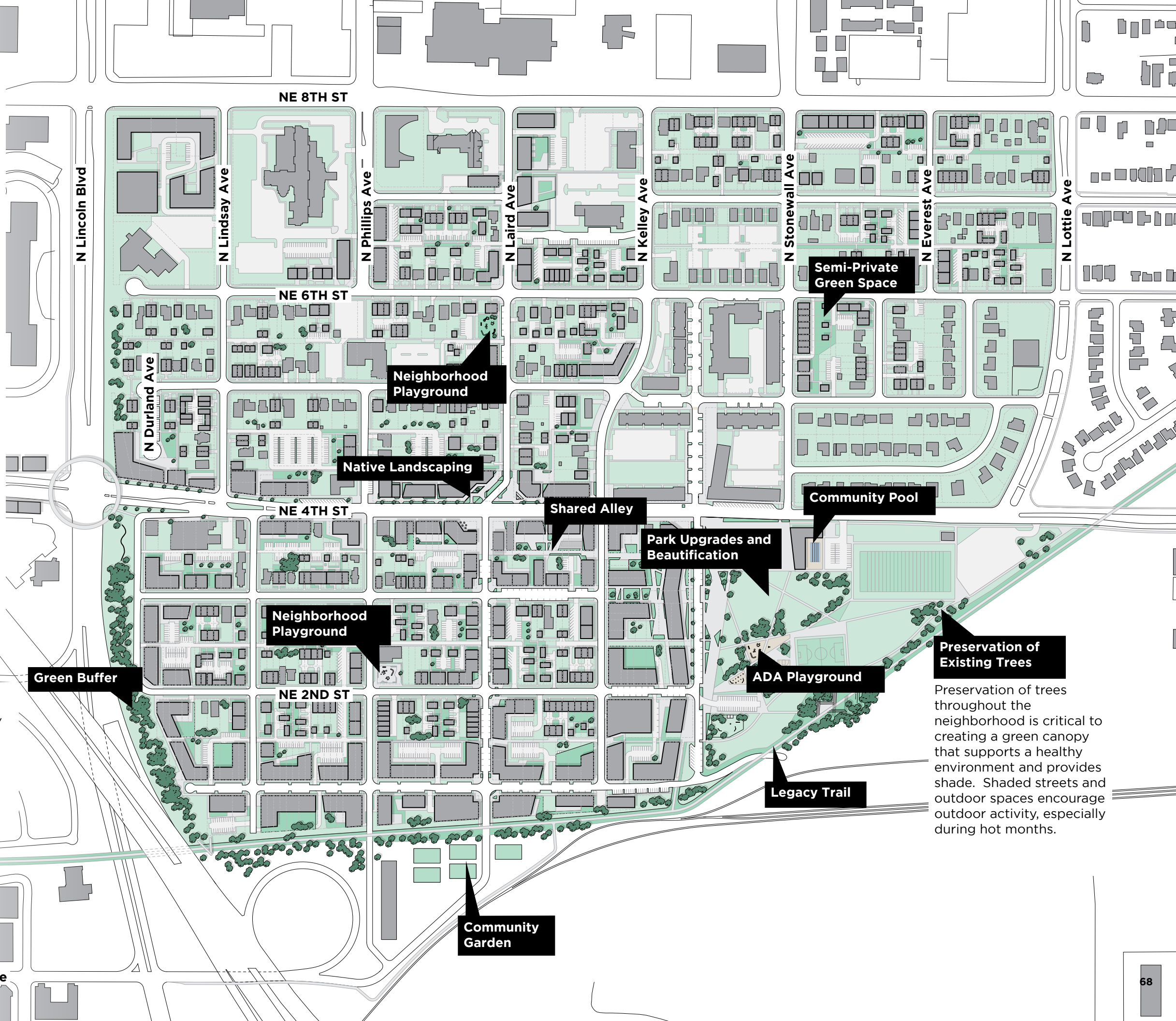
ECOLOGY

*Proposed Conceptual Plan

Development that is harmonious with ecological systems and creates relaxing, cultural, and recreational spaces is critical to a vibrant, healthy community. Addressing the ecological needs of the focus area is a top priority as climate change and other environmental threats, such as air pollution, continue to impact the surrounding residents. In addition, green spaces and systems can support environmental justice efforts that the community has been mobilizing around for years. Booker T. Washington Park provides a primary opportunity for creating gardens and places of relaxation and wellness. We propose green corridors as they are used to support biodiversity throughout the neighborhood and city by connecting large parks such as Booker T. Washington to smaller parks in the neighborhood and to other green spaces in the city along the Legacy Trail. Sustainable and well building construction and materials reduce our ecological footprint, support healthy indoor air quality, and can provide access to light and nature which reduces stress. Other green features such as community gardens are critical to providing a variety of landscapes that meet the various needs of residents. This plan responds to the community's priority in having access to healthy green spaces that are integrated throughout the focus area and mitigate the impacts of environmental threats.

 Ecology Elements

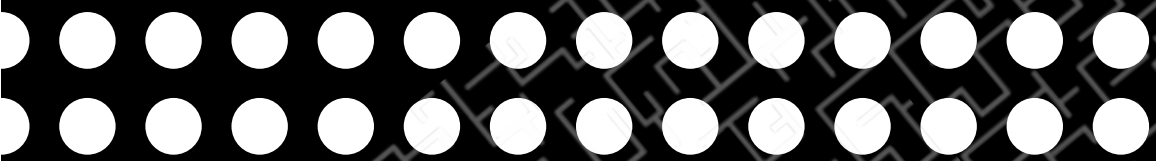
Linear park from the Adventure District, connecting NEOKC neighborhoods, So8th, Deep Deuce/Bricktown and finally beyond the railroad track to Santa Fe Plaza and Park Ave. to connect these areas while providing safe outdoor experiences.



Preservation of trees throughout the neighborhood is critical to creating a green canopy that supports a healthy environment and provides shade. Shaded streets and outdoor spaces encourage outdoor activity, especially during hot months.

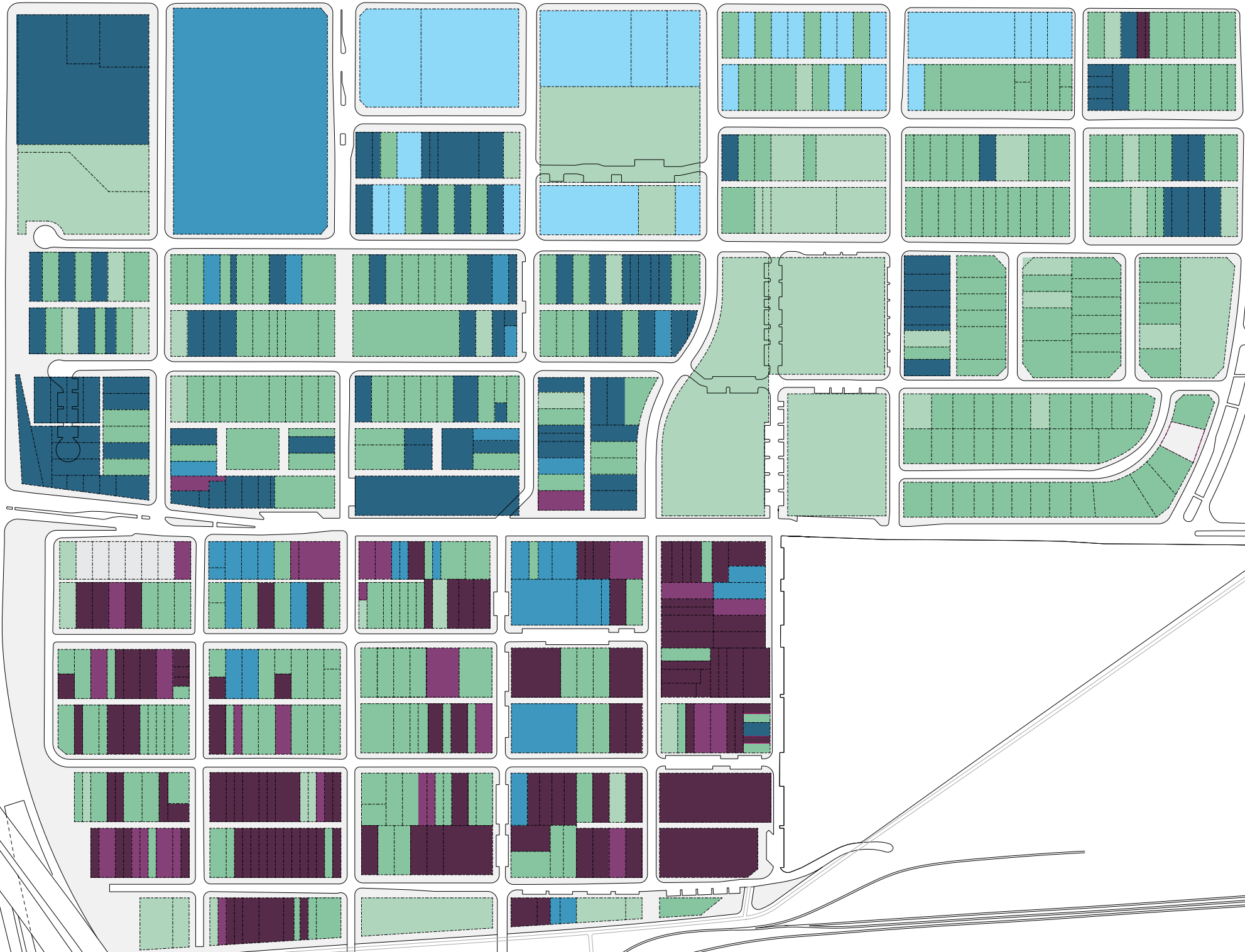


KEY PLACES



Land Ownership*

- OCURA
- PHF
- OU
- Private Owners
- LLC/Entities
- LSCL, Moyers Factory Warehouse Inc, Downtown Brownstone
- P&M Land Partners, Garrett Company, Cosair Companies



*At the time of publication

Jewel Theatre Plaza

*Proposed Vision

Constructed in July 1931, the Jewel Theatre was named after the daughter of owner Percy H. James and his wife, Hathyel L. James.

During racial segregation, the Jewel Theatre played a significant role in the social activities and public life of the Black community. The Jewel was the heart of entertainment and provided community members with a space to enjoy movies, concerts, and plays without the alienating and often dangerous realities of racial segregation. In the late 1970s, the Jewel Theatre closed its doors and has since fallen into severe disrepair. Current efforts are working to preserve the Jewel and bring it back into operation in the future.

The Jewel Theatre was registered with the National Register of Historic Places in 2009 and serves as a historic link to the development of early Black social and economic progress in Oklahoma City.

What We Heard

From the So8th engagement process the community expressed strong desires for existing neighborhood assets, such as the Jewel, to be revitalized into hubs for new community gathering spaces. People envisioned spaces such as an outdoor/living museum, public green spaces, and adjacent programming that supports the Jewel Theatre and the history of music in NEOKC.



Existing Jewel Theatre

The image below shows what the Jewel Theatre Plaza development could be, with various live-work opportunities, cultural spaces to support activity and the Jewel Theatre, and streetscaping and landscaping that reflect the history of the community.



Proposed Jewel Theatre Plaza

Recommendations

Ownership and Land Use: Jewel Theatre Plaza

Privately owned properties surrounding the Jewel Theater are critical to creating a culturally responsive and inclusive neighborhood, specifically the properties at the corner of 4th Street and Laird Avenue.

During the So8th community engagement, the community expressed the personal, historical, and cultural significance of the Jewel Theatre to NEOKC's Black community. It is one of a few historically relevant buildings that survived the disruption of early urban renewal plans. Its standing speaks to the fortitude of the Black community to persevere through generations of upheaval.

The community spoke about the importance of supporting such a community asset with the desire to see culturally oriented programming around the Jewel Theatre. By locating culturally appropriate programs at the corners of the mentioned intersection, the Jewel Theatre could be positioned to become the catalyst for similar places centered on revitalizing public cultural spaces for the Black community.

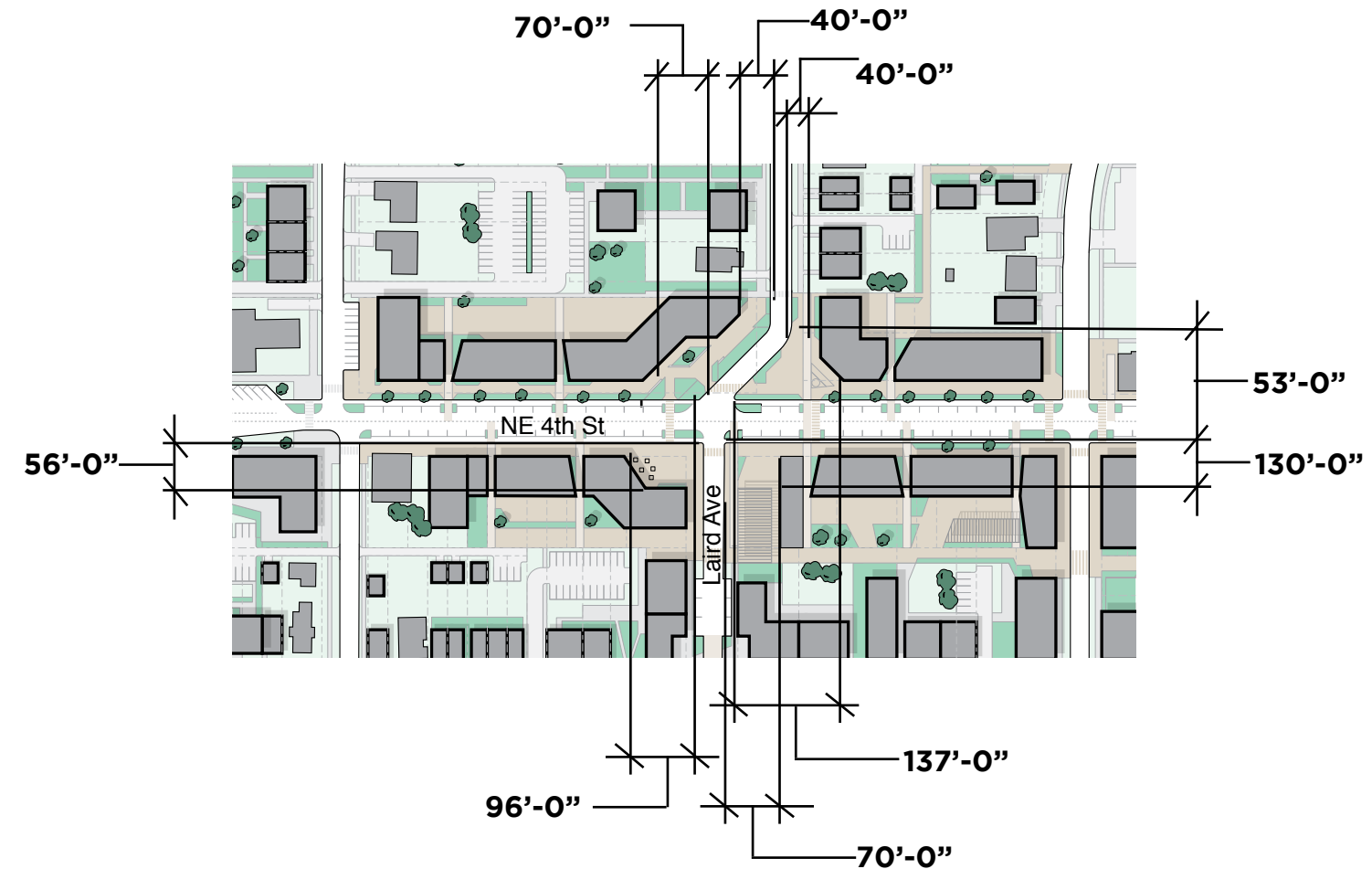
Open Design recommends that OCURA consider purchasing or swapping land at the northeast, southeast, and southwest corners at the 4th Street and Laird Avenue intersection to secure and redistribute these properties to the community through their RFP process.

Current So8th Land Ownership*



- ⋯ Properties critical to the success of the master plan
- P&M Land Partners, Garrett Company, Cosair Companies
- LSCL, Moyers Factory Warehouse Inc, Downtown Brownstone
- PHF
- OCURA
- Private Owners
- LLC/Entities

Proposed Jewel Theatre Plaza



*At the time of publication

Booker T. Washington Park Plaza

*Proposed Vision

Named in honor of Booker T. Washington, a leader and education advocate who promoted economic self-determination through self-reliance and entrepreneurship, Booker T. Washington Park is located in the So8th focus area.

Established in 1924, the triangular park served as Oklahoma City's segregated park for the Black community. At its height, Booker T. Washington Park benefited from its location near neighborhoods and local schools. The park had a pool that served the NEOKC and was a prime area for sporting events. Today, the park continues to be a prominent outdoor gathering space for NEOKC's Black community for family reunions, celebrations, and community events.

What We Heard

Community members desired housing and restaurants around the park and amenities within the park. Many wish to see a pool or water feature, such as a splash pad, and other amenities such as an outdoor fitness area, recreation center, playground improvements, pet-friendly infrastructure, performance spaces such as an amphitheater, and enhanced walking trails. These desires stem from community articulated needs for higher quality outdoor recreation space, protection of the biodiversity in NEOKC, entrepreneurial activities, health and wellness, and intergenerational gathering spaces.



Existing Booker T. Washington Park

A concept for the Booker T. Washington Plaza development, shown in the image below, depicts improved gathering space for NEOKC. A community center, amphitheater, food truck space, and beautification initiatives proposed in MAPS 4 could create a synergy supporting social and cultural connections.



Recommendations

Ownership and Land Use: Booker T. Washington Park Plaza

The intersection of 4th Street and High Avenue is an important point where the cultural places of NEOKC converge. At this junction, the renewed Page Woodson sits adjacent to the mass of Washington Park. Both spaces have had a prominent role in the growth of the Black community in NEOKC and continue to represent future opportunities for camaraderie, togetherness, activity, and shared experiences.

The privately owned property at the corner of 4th Street and High Avenue is another critical component to creating a culturally responsive community due to Booker T. Washington Park's importance to the community and the desire for it to

be reinvigorated with new programming near culturally relevant spaces that include housing and amenities. The significance of this location is further emphasized by the opportunity to connect to other assets that offer spatial cohesion in the community.

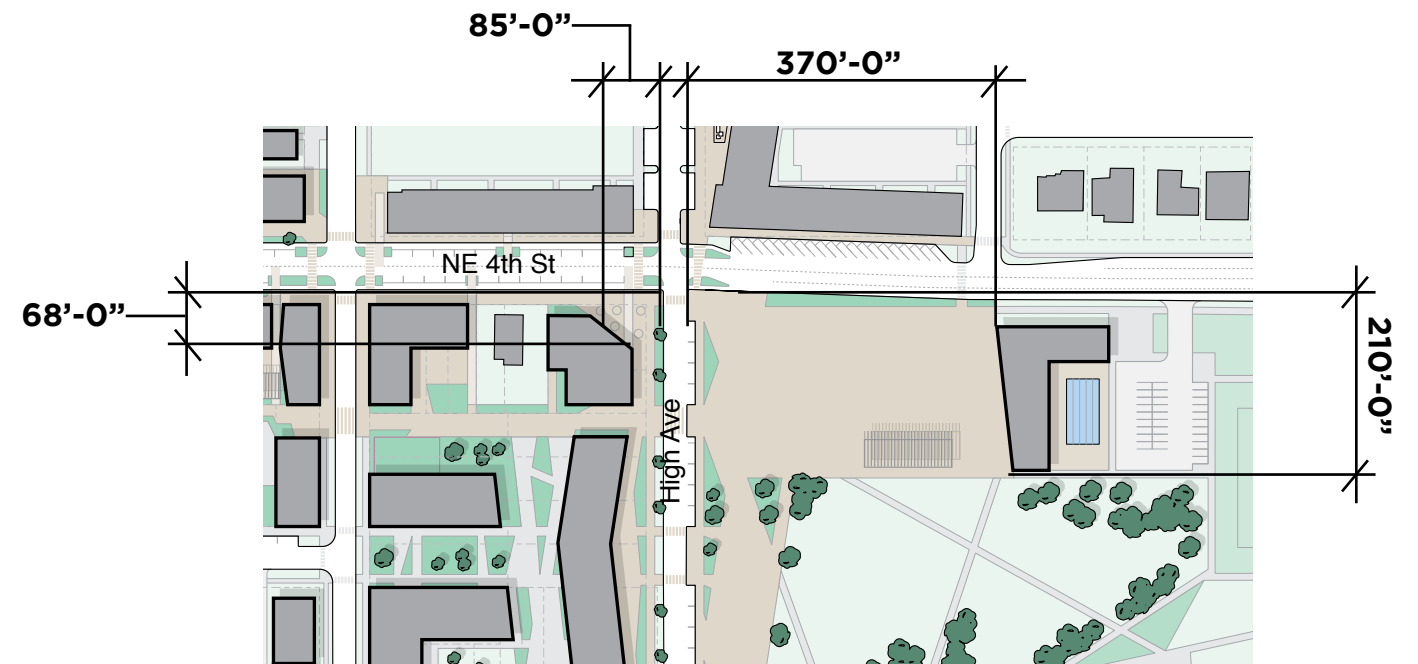
We recommend OCURA consider purchasing or swapping land at the Southwest corner of 4th and High Avenue to secure these properties and then redistributing them to the community through their RFP process.

Current So8th Land Ownership*



- ⋯ Properties critical to the success of the master plan
- P&M Land Partners, Garrett Company, Cosair Companies
- LSCL, Moyers Factory Warehouse Inc, Downtown Brownstone
- PHF
- OCURA
- Private Owners
- LLC/Entities

Proposed Washington Park Plaza



*At the time of publication

Legacy Trail

*Proposed Vision

The bikewalkokc plan has proposed the Rail Trail to follow the railroad tracks along Booker T. Washington Park. The Rail Trail not only has the potential to create healthy recreational opportunities to connect key areas such as the Katy Trail, Adventure District, Deep Deuce, and adjacent neighborhoods, but can also serve as a key economic development tool to attract people to the area and support and/or create entrepreneurial opportunities for the incoming neighborhood businesses. A key connection is between the southern edge of So8th to Deep Deuce. The trail is also a viable option for reinforcing the importance of planting indigenous plants. Native trees and plants can be utilized to establish protected areas for endangered species. Environmental preservation can support ecotourism that not only support the ecology of NEOKC but the economic vitality of the community.

The proposed trail can be enhanced through the community's desire to have a living museum that provides educational moments on Black history, a space for pause and reflection, and a memorial to commemorate NEOKC's Black community.

What We Heard

During the engagement phase, the community expressed support for bikewalkokc's proposed Rail Trail in NEOKC. We heard from community members that there has been an effort over the years in requesting such a trail with a connection to the Katy Trail. These comments were in addition to the many expressed desires for a safe, comfortable walking trail in the area.

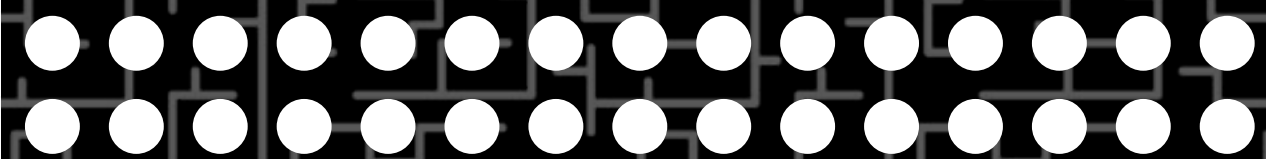


Existing Booker T. Washington Park Facing South

An example of the Legacy Trail shown in the image below, is an opportunity to create healthy outdoor green spaces for playing, relaxing, and enjoying nature. The trail has the potential to establish landscaping that benefits pollinators, connects and reconnects key areas with the park, provides economic benefits, and celebrates the cultural assets in the area.



APPENDIX



1 ORGANIZATIONS

OCURA & OCRA Structure

The Alliance for Economic Development

About

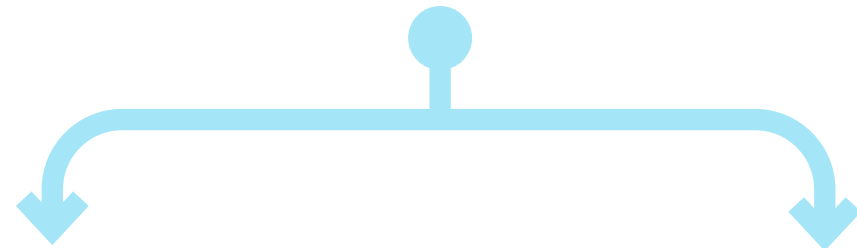
The Alliance for Economic Development of Oklahoma City was formed in 2011 to better coordinate land, incentives, and economic tools that make Oklahoma City more attractive to companies and developers.

This institution utilizes several economic tools to create levels of support for projects and manages several entities that focus on those objectives.

The Alliance manages the Oklahoma City Redevelopment Authority (OCRA) and the Oklahoma City Urban Renewal Authority (OCURA), as well as other entities.

Learn more at:

www.theallianceokc.org



OCRA

About

The Oklahoma City Redevelopment Authority (OCRA) promotes, stimulates, encourages and finances the growth, development and redevelopment of the industrial, commercial, retail and public structures. This entity promotes the City's general economic welfare and prosperity. The Board consists of six members and the mayor. The six members are all residents of the City, that have been appointed by the Mayor with the consent of the Oklahoma City Council.

Project Role

OCRA hired Open Design to lead the project with NEOKC community members.

OCURA

About

The Oklahoma City Urban Renewal Authority (OCURA), a public body corporate, is the leading public redevelopment agency of Oklahoma City. It's charged with the revitalization of the City's urban neighborhoods and the enhancement of quality of life.

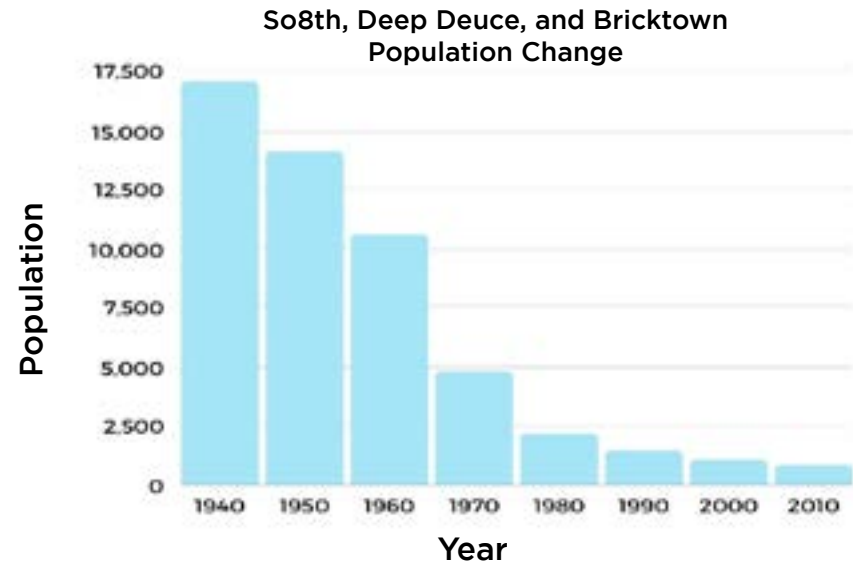
Project Role

OCURA acquired property in NEOKC through urban renewal practices beginning in the 1960s. This report primarily focuses on the redevelopment of the OCURA-owned lots within the focus area's boundaries.

2 CONTEXT

Population Shifts

Below is the population data for the area within the boundaries of the BNSF tracks (West), N.E. 8th Street (North), Lottie Ave. (East) to N.E. 4th Street (South), and High Ave. (East) to the Union Pacific tracks (South).



1. Historic Deep Deuce Boundaries have been defined based on oral histories

Impact of Urban Renewal

Pictured on the following page is a series of aerial maps that show the spatial shifts caused by urban renewal in the So8th area. Some of the key changes include:

1950 | Pre-urban renewal, the area was dense and connected by streets. There were a significant number of residential and commercial spaces that create a strong community.

1970 | University Medical Center Urban Renewal Plan was announced in 1964. The University Medical Center Plan was activated to lay the groundwork for the expansion of the University of Oklahoma Medical Center and the development of the Oklahoma Health Center. The boundary included areas from NE 13th to NE 4th and from Geary Ave. to Stonewall Ave. The plan resulted in demolition of many homes and commercial buildings and displaced Black residents from their homes and community.

1990 | The John F. Kennedy Urban Renewal Project was approved in 1966 and the Harrison Walnut Urban Renewal Plan was announced in 1981. By the 1990s the combined influence of the urban renewal programs resulted in further demolition and erasure of spaces in the community and the displacement of residents. Additionally, these plans made way for the construction of I-235 which was approved in 1976 and opened in 1989. Ultimately, I-235 was built through the community; dismembering Deep Deuce from its once contiguous NEOKC roots. These plans activated generational harms still experienced today related to economic disparities and loss of Black wealth building opportunities, cultural erasure, social and physical disconnections and trauma, and more.



Legend

- So8th boundary
- OUHSC
formerly
University Medical
Center
- Deep Deuce⁴

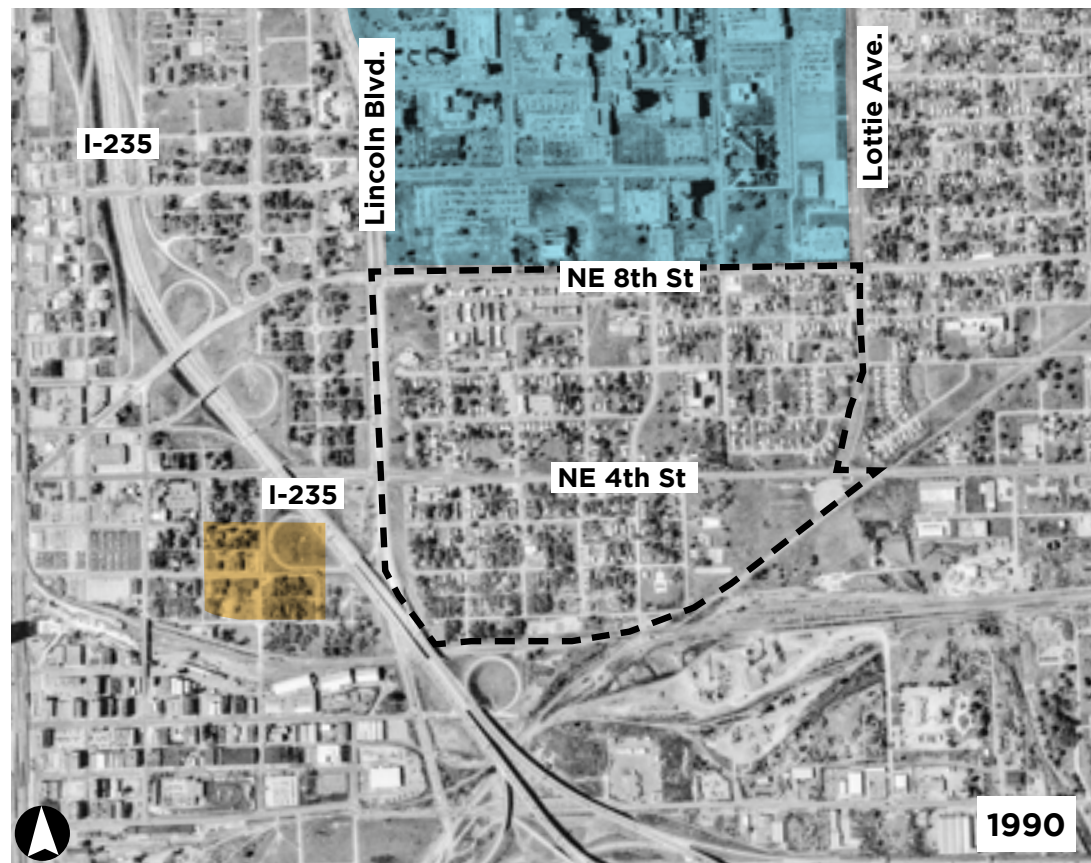
1950

Established Neighborhood Pre-Urban Renewal | Pop. 14,119



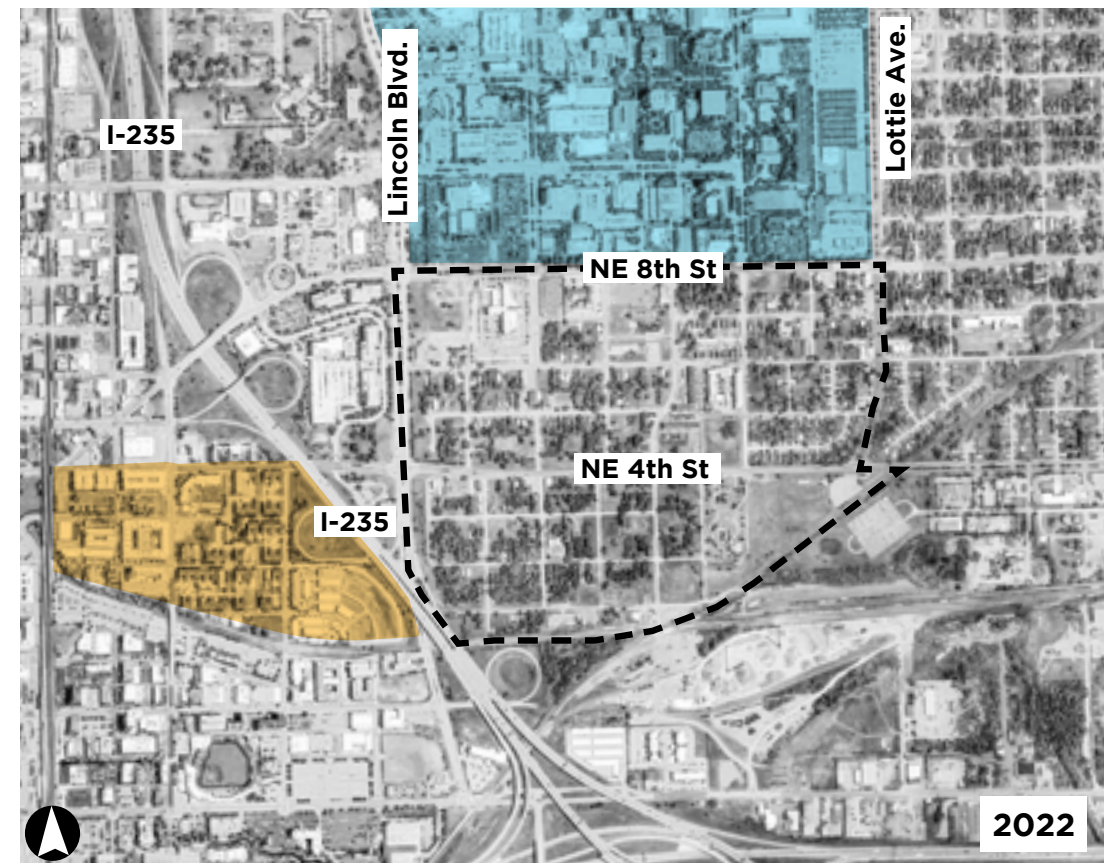
1970

Effects of 1964 University Medical Center Urban Renewal Plan | Pop. 4,794



1990

Effects of Central Expressway Mitigation Plan | Pop. 1,426



2022

Current Conditions of the Area | Pop. 620 (as of 2020)

INNOVATION DISTRICT LAND USE PLAN

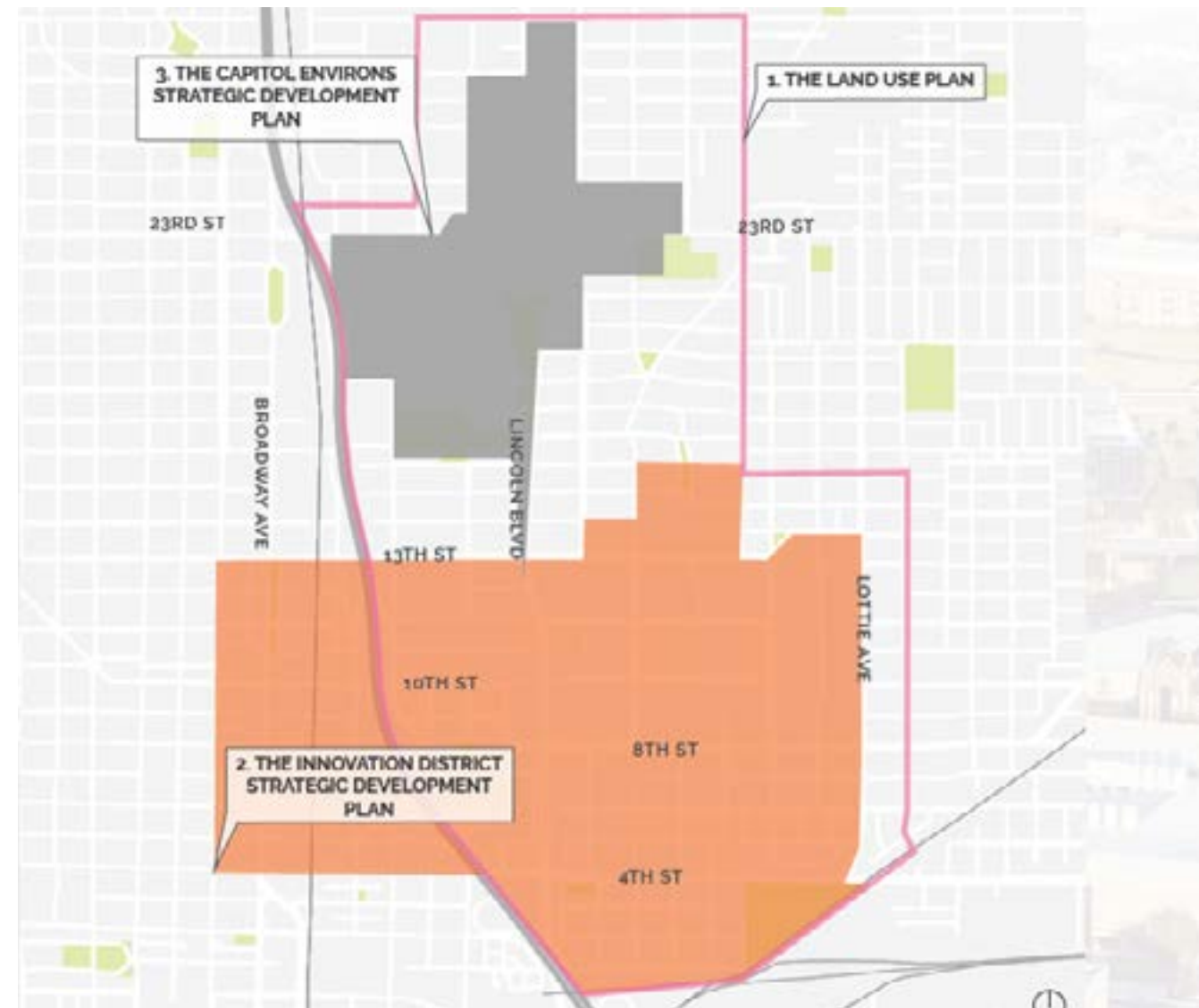
Overview

The 2019 Innovation District Land Use Plan:

1. Provides a vision for coordinated and mutually beneficial development
2. Ensures new development is compatible with existing neighborhoods while also giving existing neighborhoods access to new services
3. Encourages growth and stability by prioritizing public improvements and supporting private investment

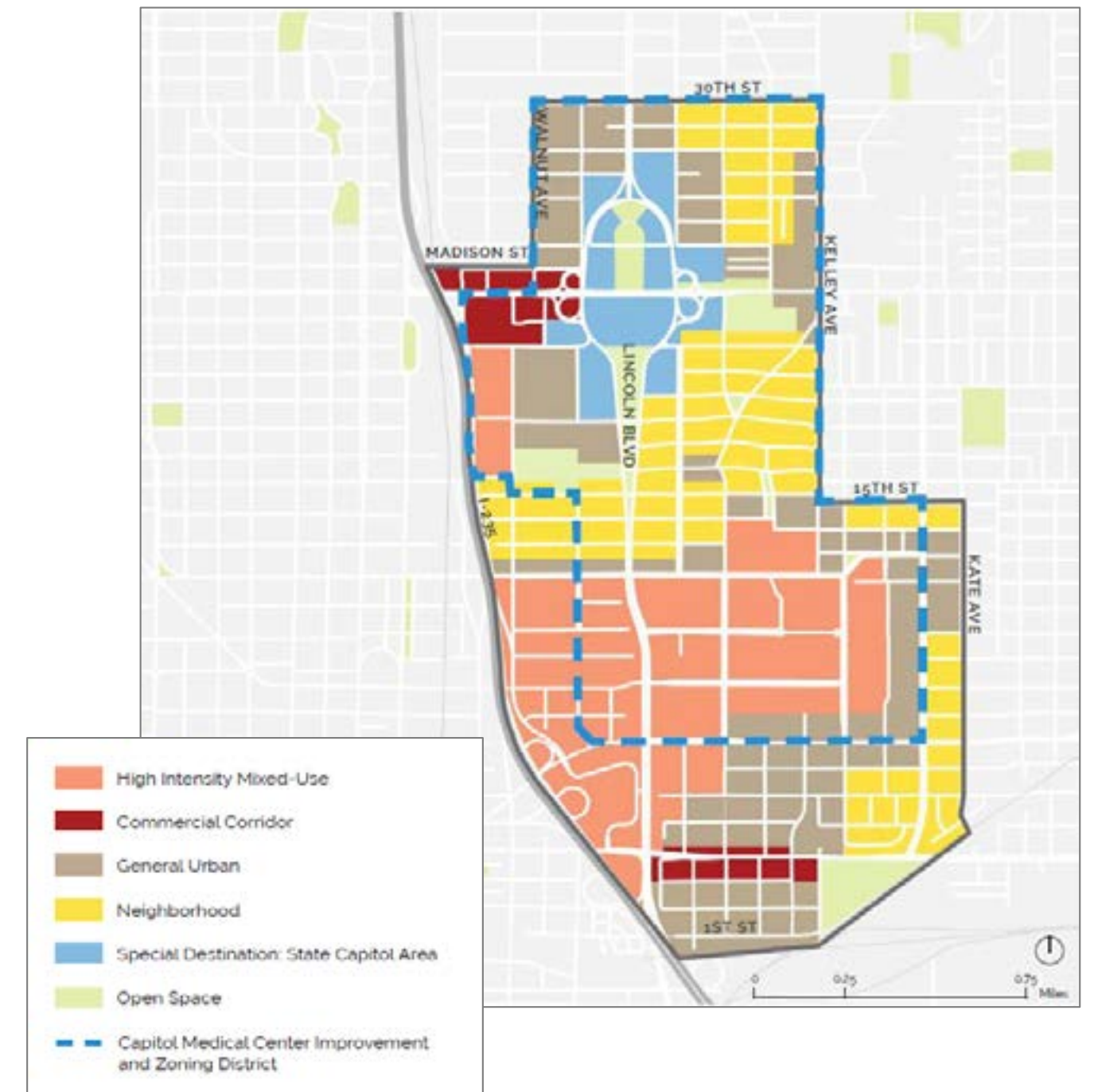
See more details on the city website here:

<https://www.okc.gov/departments/planning/current-projects/innovation-district-land-use-plan>



Adopted Land Use Plan

The Innovation District Land Use Plan was adopted by the City of Oklahoma City on November 18th, 2021.



3 ADDITIONAL FINDINGS



COMMERCIAL CORRIDOR Findings

Adopted Innovation District Land Use Plan

'Main street' environment that offers centrally located retail and dining destinations for visitors and residents.

Building Size

Medium

Density

Medium

Open Event, Visioning (4/16/22)

Forty-eight participants voted for one of (5) scenarios that would be most appropriate for 4th St. Each participant voted for one option.

| Scenario | Bldg Size | Density | Opt 2 | Opt 3 | Opt 4 | Opt 5 |
|--|-----------|---------|-------|-------|-------|-------|
| <i>Scenario 1</i> Large mixed-Use, 4 story avg. | Large | High | 39% | 18% | 18% | 25% |
| <i>Scenario 2</i> Large + small multiplex, 3-story avg. | Large | Medium | 0% | | | |
| <i>Scenario 3</i> Single Family + duplex, 2-story avg. | Small | Low | | | | |
| <i>Scenario 4</i> Small multiplex, triplex, quads, 3-story avg. | Medium | High | | | | |
| <i>Scenario 5</i> Small multiplex, triplex, quads, single Family, duplex 3-story avg. | Medium | Medium | | | | |

Building Size

Small 18%

Medium 82%

Density

Low 18%

Medium 64%

High 18%

Tactical Session , Reflection #4 (2/5/22)

Fourteen participants voted 'yes' or 'no' to the question of whether the scenarios below would be appropriate for 4th St. Participants voted 'yes' or 'no' for each option. The scenarios addressed number of stories and building size; density has been inferred retroactively. The graphics below represent the percentage of the fourteen participants who voted for each option. The percentages to the right represent the total number of votes for each option.

| Scenario | Bldg Size | Density | Yes |
|---|-----------|---------|-----|
| <i>Scenario 1</i> Large mixed-use, 5+ story avg. | Large | High | 40% |
| <i>Scenario 2</i> Multi-plex, mixed-use, 3-story avg. | Medium | Medium | 80% |
| <i>Scenario 3</i> Duplex, triplex, quads, 3-story avg. | Small | Medium | 13% |
| <i>Scenario 4</i> Single-family + duplex, 3-story avg. | Small | Low | 40% |

Building Size

Small 31%

Medium 46%

Large 23%

Density

Low 23%

Medium 54%

High 23%

Tactical Session, Visioning #1 (3/19/22)

Four groups of participants placed images of buildings on a map of 4th St; the images were chosen based on building height. The percentages are based on total number of buildings of each height across all (4) maps.

Number of Stories

1 Story 13%

2 Stories 16%

3 Stories 44%

4 Stories 16%

6 Stories 3%

5 Stories 6%

7 Stories 3%

GENERAL URBAN INTENSE Findings

Adopted Innovation District Land Use Plan

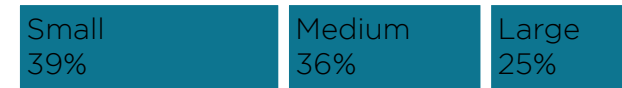
The Urban Mixed-Use zone was not defined in the adopted plan. These parcels were included in the General Urban zone.

Open Event, Visioning (4/16/22)

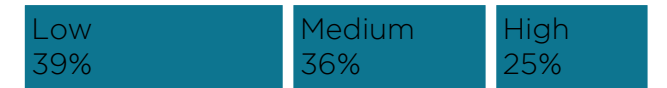
Forty-eight participants voted for one of (5) scenarios that would be most appropriate for 4th St. Each participant voted for one option.

| | Bldg Size | Density | |
|--|-----------|---------|---|
| <i>Scenario 1</i> Large mixed-Use, 4 story avg. | Large | High | Opt 2 18% Opt 3 39% Opt 4 18% Opt 5 18% |
| <i>Scenario 2</i> Large + small multiplex, 3-story avg. | Large | Medium | Opt 1 7% |
| <i>Scenario 3</i> Single Family + duplex, 2-story avg. | Small | Low | |
| <i>Scenario 4</i> Small multiplex, triplex, quads, 3-story avg. | Medium | High | |
| <i>Scenario 5</i> Small multiplex, triplex, quads, single Family, duplex 3-story avg. | Medium | Medium | |

Building Size



Density



GENERAL URBAN Findings

Innovation District Land Use Plan (adopted by the City)

Horizontally mixed residential and commercial uses. Residential buildings include single family, duplex, and multiplex, which provide a low to medium range of density. Commercial uses should be primarily located along mixed-use arterial streets.

Building Size

Small to Medium

Density

Low to Medium

Open Event, Visioning (4/16/22)

Forty-eight participants voted for one of (5) scenarios that would be most appropriate for 4th St. Each participant voted for one option.

| Scenario | Bldg Size | Density | Opt 2 | Opt 3 | Opt 4 | Opt 5 |
|--|-----------|---------|-------|-------|-------|-------|
| <i>Scenario 1</i> Large mixed-Use, 4 story avg. | Large | High | 17% | 52% | 14% | 17% |
| <i>Scenario 2</i> Large + small multiplex, 3-story avg. | Large | Medium | 0% | | | |
| <i>Scenario 3</i> Single Family + duplex, 2-story avg. | Small | Low | | | | |
| <i>Scenario 4</i> Small multiplex, triplex, quads, 3-story avg. | Medium | High | | | | |
| <i>Scenario 5</i> Small multiplex, triplex, quads, single Family, duplex 3-story avg. | Medium | Medium | | | | |

Building Size

Small
52%

Medium
48%

Density

Low
52%

Medium
34%

High
17%

Tactical Session , Reflection #4 (2/5/22)

Fourteen participants voted for all of the options would be appropriate for 4th St. Participants were allowed to vote for multiple options. The options addressed number of stories and building size; density has been inferred retroactively. The percentages below represent how many of the participants voted for each option. The percentages to the right represent the total number of votes for each option.

| Scenario | Bldg Size | Density | Percentage |
|---|-----------|---------|------------|
| <i>Scenario 1</i> Large mixed-Use, 5+ story avg. | Large | High | 14% |
| <i>Scenario 2</i> Multi-plex, mixed-use, 3-story avg. | Medium | Medium | 43% |
| <i>Scenario 3</i> Duplex, triplex, quads, 3-story avg. | Small | Medium | 50% |
| <i>Scenario 4</i> Single-family + duplex, 3-story avg. | Small | Low | 79% |

Building Size

Small
69 %

Medium
23%

L
8%

Density







Low
42%

Medium
50%

L
8%

4 BUILDING MASSING

LAND USE ZONES

| | ZONE | BLDG HEIGHT | DENSITY | BUILDING SIZE + TYPE, LOT SIZE | | COMMERCIAL USE | | FRONTAGE | PARKING | |
|---|-----------------------------|--------------------------------|------------------|--------------------------------|--|--------------------------|---------------------------------|--|---------------------------------|--|
|  | General Urban Institutional | 2 to 6 stories | 16-90 DU/Acre | Bldg Size | Medium to Large | Permitted | | No limitation | Surface Lots ⁴ | Permitted Behind Bldgs ³ |
| | | | | | | | | Parking Structures | Permitted Behind Bldgs | |
|  | Commercial Corridor | 1 to 5 Stories. Avg. 3 Stories | 16-40 DU/Acre | Bldg Size | Small to Large | Required At Ground Floor | | Zero setback at sidewalks except at plazas. | Surface Lots ⁴ | Permitted Behind Bldgs |
| | | | | Avg Size | Medium, 200' Max Frontage ² | | | | Parking Structures | Permitted Behind Bldgs |
|  | General Urban Intense | 2 to 4 Stories. Avg 3 Stories | 16-50 DU/Acre | Bldg Size | Medium, 200' Max Frontage ² | Permitted | | Zero setback. See transition recommendation. | Surface Lots ⁴ | Permitted Behind Bldgs ³ |
|  | General Urban Corridor | 2 to 4 Stories | 16-30 DU/Acre | Bldg Size | Small to Medium | Permitted | | Building entry should face the North-South arterial street. Zero setback. See recommendation | Surface Lots ⁴ | Permitted Behind Bldgs ³ |
| | | | | Bldg Type | Single Family ¹ , ADU, Duplex, Multi-Plex | | | | Parking Structures | Not Permitted |
|  | General Urban | 2 to 4 Stories | 16-30 DU/Acre | Bldg Size | Small To Medium 75' Max Frontage | Corners | Permitted | Front setback should match adjacent. | Surface Lots ^{4&5} | Permitted Behind Bldgs ³ |
| | | | | Bldg Type | Single Family ¹ , ADU, Duplex, Multi-Plex | Mid-Block | Permitted with Community Review | | Porches are encouraged. | Private Garage |
|  | Neighborhood | 1 to 2 Stories | 10 to 16 DU/Acre | Bldg Size | Small | Not Permitted | | Front setback should match adjacent. Porches are encouraged. | Surface Lots ⁴ | Not Permitted |
| | | | | Bldg Type | Single Family ¹ , ADU, Duplex | | | | Parking Structures | Not Permitted |
| | | | | Lot Size | 25' to 50' Width | | | | Private Garage | Permitted Facing Alleys Single garage facing street Double garage behind house |

Notes:

- Building Heights are subject to transition regulations
- These zoning suggestions serve to inform base regulations. Special or unique buildings that require different zoning should go through a rezoning process that requires notification to the Advisory Committee (see our RFP recommendations), the ward 7 councilperson, OCURA, and the president of the NEOKC Neighborhood Coalition
- Current So8th residents desire to keep car congestion under control, especially for events and during weekends or nights when visitors will be coming to the area. City officials, neighborhood associations and any future Business Districts should work together to review public transportation options that support visitors to park and then take public transportation to key locations in the neighborhood

Notes:

1. Single family residential in the General Urban Corridor or General Urban area should support density needed for retail and amenities. New single family residential lots should be 25'-30' wide for row houses. Existing residential lots with houses can remain with their existing dimensions and housing type.
2. Commercial parking garages are permitted to be large than the 200' restriction. Building built on top or around the garage should follow the 200' restriction.
3. There are many vacant lots in the area that could be used for surface parking while the So8th area is being developed. We also recognize that the area will require a certain density before a parking structure is financially viable. Surface parking that is visible from the street is permitted through a temporary variance that expires after 10 years. The Advisory Committee must advise on the decision to renew the variance.
4. The plan shows 1 off-street parking spot per residential unit. This number was chosen to balance the need for cars, green spaces and the number of households needed to support commerce and recreation. In order to achieve more parking options for residents, developers can consider tandem parking, parking garages, and underground parking.
5. In the General Urban area we recommend on-street parking permit for residents only 24/7. Similar cities such as Kansas city have permits for \$10 per car per year. This is subject to the OKC planning department budget and approval.

5 UNITS PER ACRE

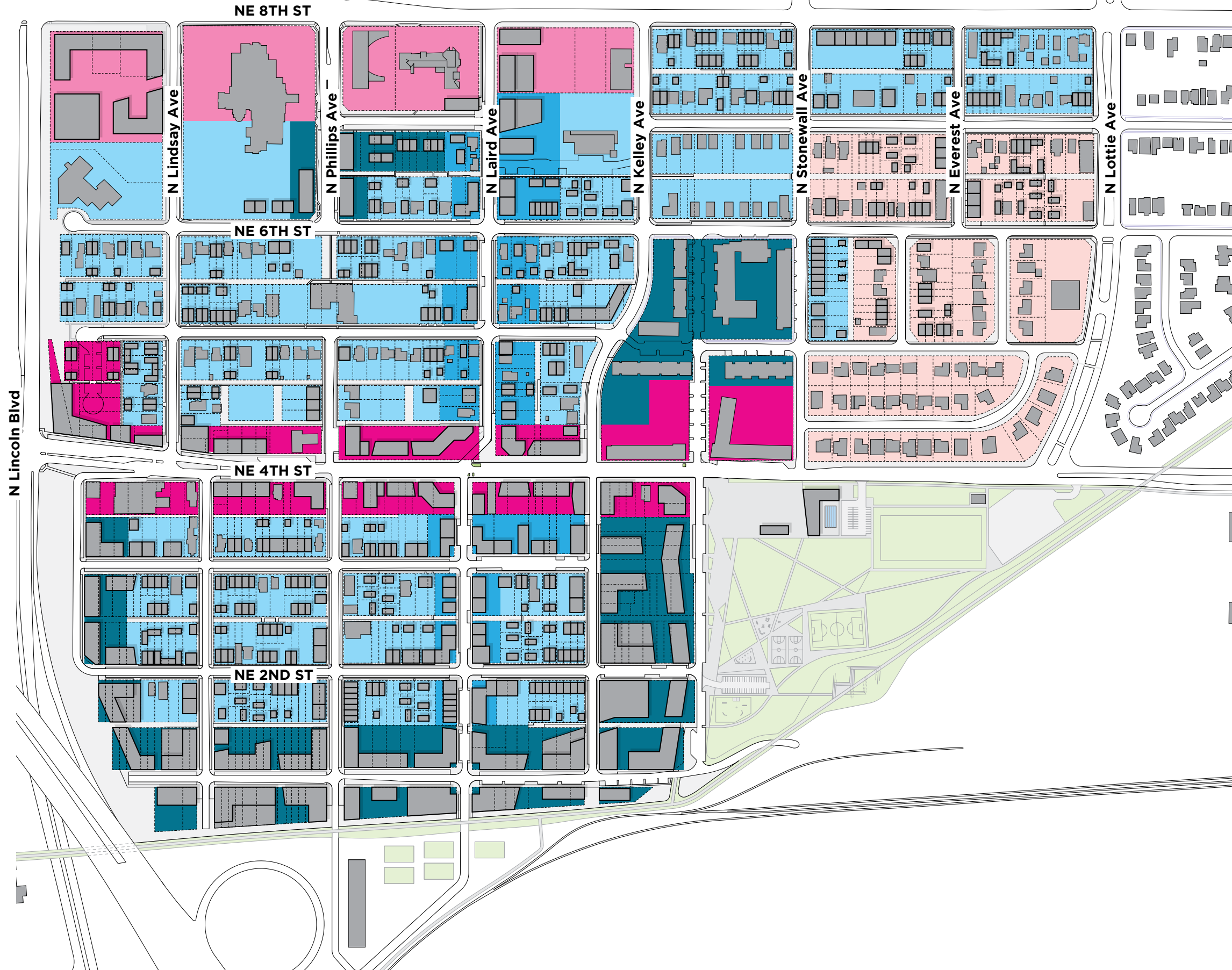
SCENARIO

The following densities are recommended for the So8th area. Based on the actual implemented density, OCURA may be able to provide even more flexible density guidelines on their lots.

Assuming the following Scenario:

- General Urban Institutional 16-90 DU/Acre
- Commercial Corridor 16-40 DU/Acre
- General Urban Intense 16-50 DU/Acre
- General Urban Corridor 16-30 DU/Acre
- General Urban 16-30 DU/Acre
- Neighborhood 7-16 DU/Acre

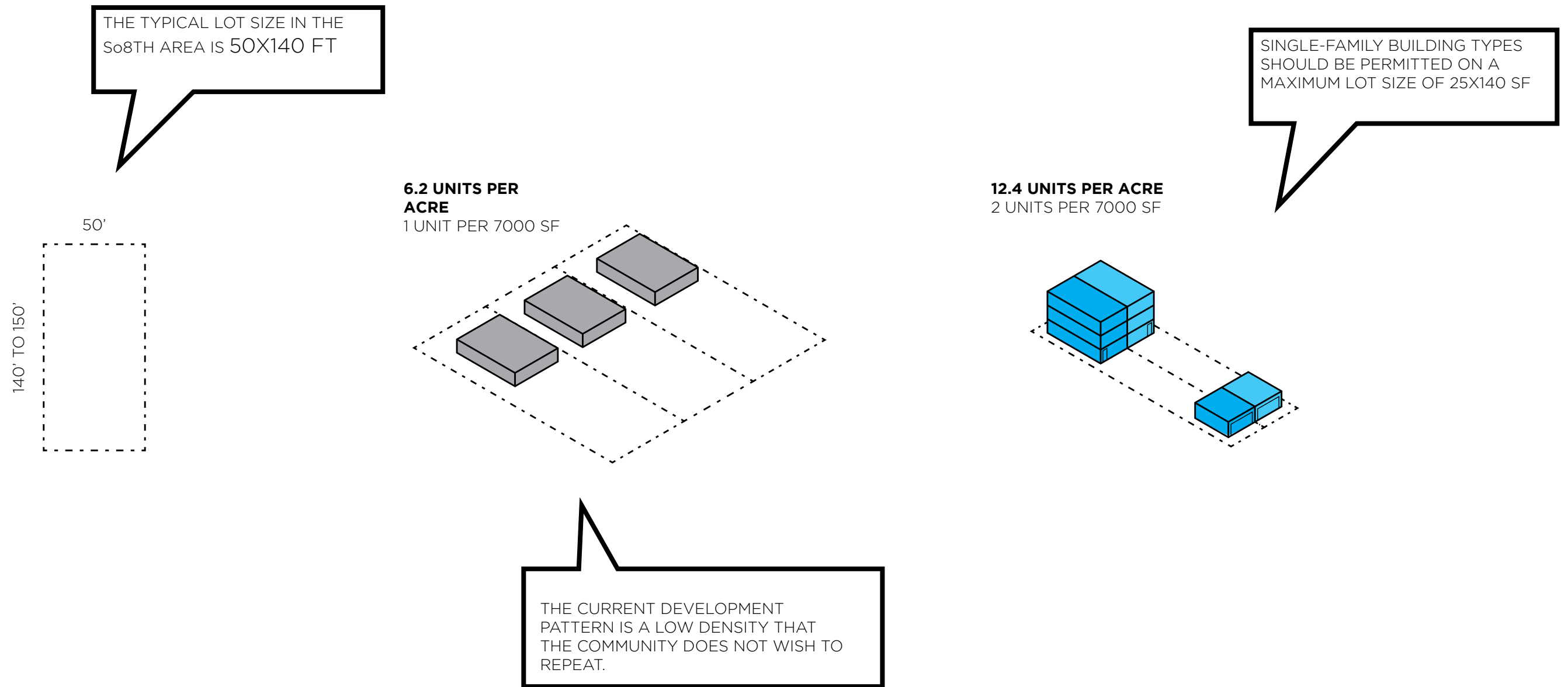
This would allow OCURA to give developers the opportunity to develop at a density as low as 13.5 DU/Acre which reflects some of the community member's desires for low density and still meet the national recommendation for a 16 DU/Acre average to support retail.



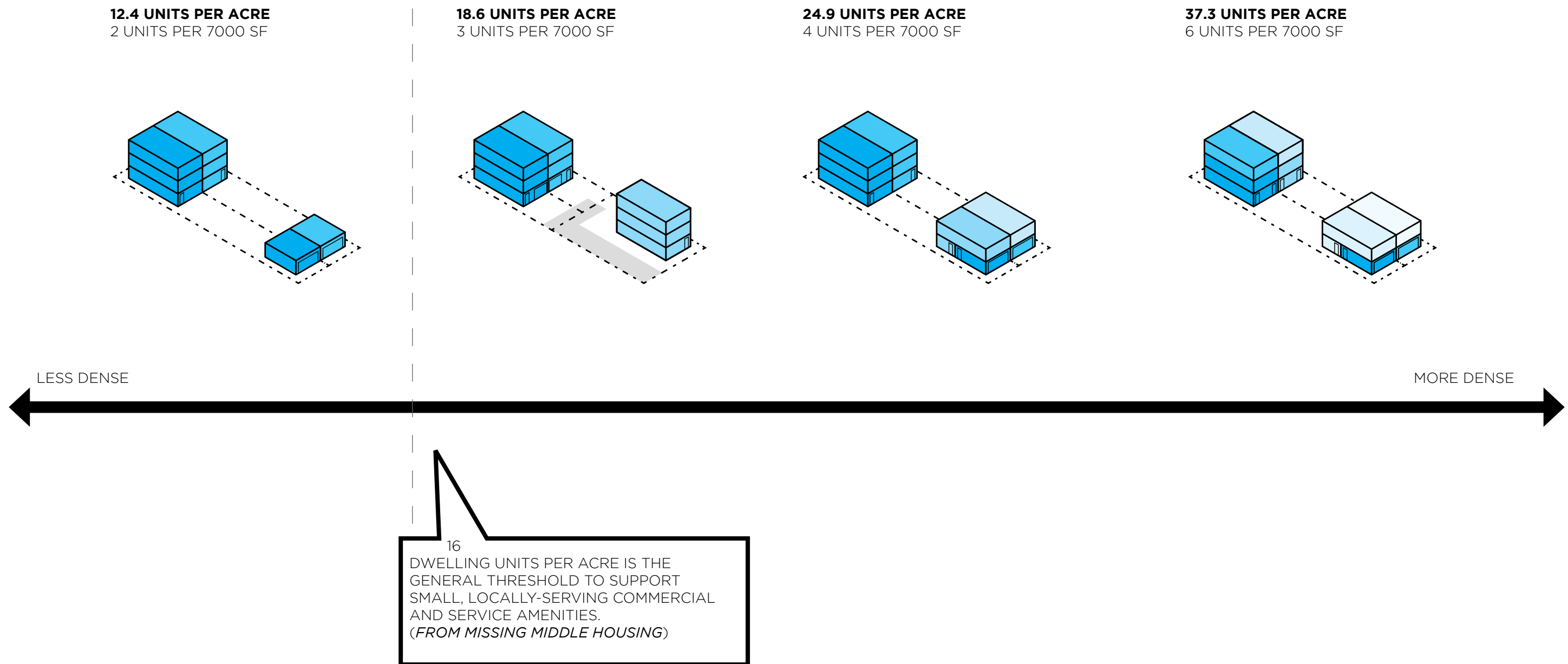
TYPICAL PARCEL

Density is the computation of dwelling units per acre based on the property boundaries prior to the dedication of any rights-of-way, public parks, or other public areas. In cases where a project site encompasses more than one property, the density may be averaged over the entire development site.

Dwelling Unit (DU)



MAX DENSITY, MAX OWNERSHIP



RESIDENTIAL / NEIGHBORHOOD COMMERCIAL

16 DWELLING UNITS PER ACRE IS THE GENERAL THRESHOLD TO SUPPORT SMALL, LOCALLY-SERVING COMMERCIAL AND SERVICE AMENITIES.
(FROM MISSING MIDDLE HOUSING)

> OR = 1:1 PARKING | < 1:1 PARKING

12.4 UNITS PER ACRE
2 UNITS PER 7000 SF

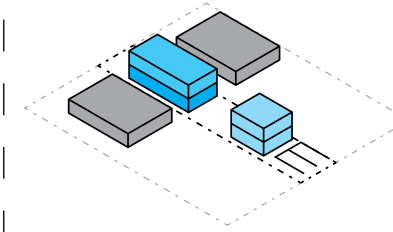
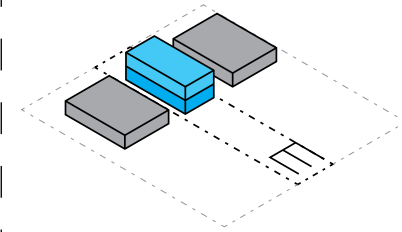
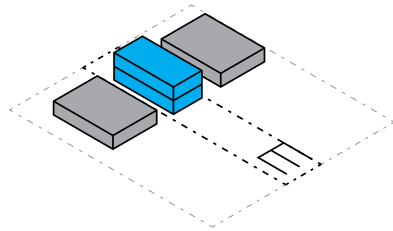
18.6 UNITS PER ACRE
3 UNITS PER 7000 SF

24.9 UNITS PER ACRE
4 UNITS PER 7000 SF

31.1 UNITS PER ACRE
5 UNITS PER 7000 SF

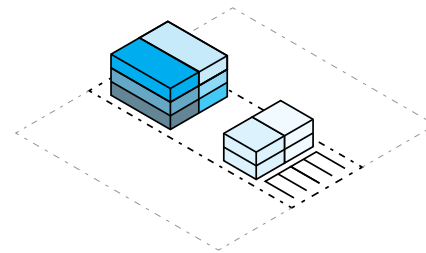
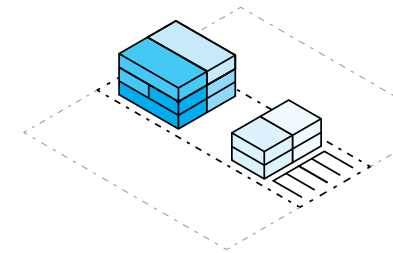
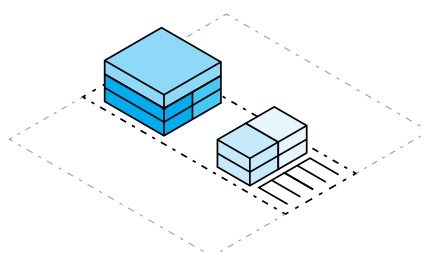
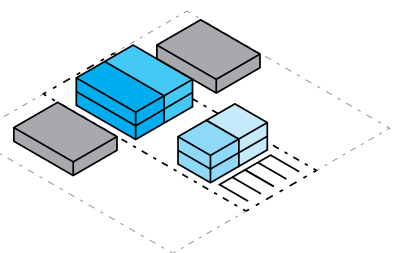
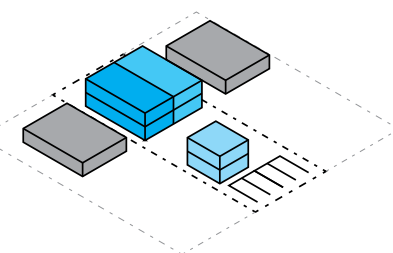
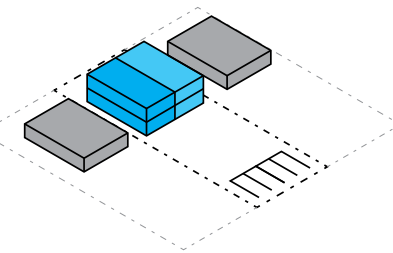
37.3 UNITS PER ACRE
6 UNITS PER 7000 SF

49.8 UNITS PER ACRE
8 UNITS PER 7000 SF



LESS DENSE

MORE DENSE



6 ENDNOTES & REFERENCES

ENDNOTES

Page 10

1. A Master Plan - a document and policy guide designed to help communities create a vision of what they want their community to look like in the future. Master Plans help guide communities in land use development and preservation decisions.
2. Request for Proposal - A request for proposal (RFP) is a business document that announces a project, describes it, and solicits bids from qualified teams to complete it. Many organizations and governments launch their projects using RFPs. When using an RFP, the entity requesting the bids is responsible for evaluating the feasibility of the bids submitted, the financial health of the bidding companies, and each bidder's ability to undertake the project.
3. Urban Renewal is a program for economic development and land redevelopment used to address urban areas that the city government labeled as blighted. Urban Renewal programs in cities throughout the US received federal funding. Often these areas aligned with locations that suffered disinvestment through redlining.
4. Perkins & Will Land Use and Strategic Development Plan [For more information click here](#)
5. Land use - how to describe the purpose of what the land serves. Recreational, transport, agricultural, residential and commercial are all types of land uses.
6. Strategic Development Plan - Strategic urban planning focuses on setting high-level goals and determining desired areas of growth for an area.

Page 12

1. Per U.S. Census Bureau definitions, a housing unit is a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants do not live and eat with other persons in the structure and which have direct access from the outside of the building or through a common hall.
2. Per U.S. Census Bureau definitions, a housing unit is occupied if a person or group of persons is living in it at the time of the interview or if the occupants are only temporarily absent, as for example, on vacation. The persons living in the unit must consider it their usual place of residence or have no usual place of residence elsewhere.
3. Per U.S. Census Bureau definitions, a housing unit is vacant if no one is living in it at the time of the interview, unless its occupants are only temporarily absent. In addition, a vacant unit may be one which is entirely occupied by persons who have a usual residence elsewhere.

Page 13

1. Reparative Justice - a way of thinking about justice that centers those who have been harmed and focuses on repairing past harms, stopping present harm, and preventing the reproduction of harm.
2. Development - new construction or improvements to a property. The property can be vacant or have a building already on it.

Page 16

1. Ordinance - a law set forth by a governmental authority; specifically, a municipal regulation.
2. Redlining - the practice of outlining areas with sizable Black populations in red ink on maps as a warning to mortgage lenders, effectively isolating Black people in areas that would suffer lower levels of investment than their white counterparts.

Page 20

1. Blight - a deteriorated condition.
2. Dilapidation - to decay, deteriorate, or fall into partial ruin especially through neglect or misuse : to become dilapidated.

Page 33

1. The Stonewall Street name is associated with Thomas "Stonewall" Jackson, a Confederate general in the American Civil War. The Laird Avenue naming is associated with two controversial figures - the William Laird & Son family shipping company that supported the Confederacy and a representative of the Arizona State Legislature and KKK member, Hugh E. Laird. The majority of the elements honoring Confederates were not established directly following the Civil War but decades later as symbols of white supremacy.

Page 47

1. Transition zone - A buffer established to protect one type of land use from the adverse effects of another incompatible use. Typically used between two or more zoning districts or incompatible uses.

Page 59

1. Learn more about Innovation District projects at: <https://okcinnovation.com/>
2. Learn more about Maps 4 projects at: <https://www.okc.gov/government/maps-4/projects>

Page 70

1. Transpiration - the water movement from the soil to the atmosphere via plants. Transpiration occurs when plants take up liquid water from the soil and release water vapor into the air from their leaves.
2. Evapotranspiration - the sum of all processes by which water moves from the land surface to the atmosphere via evaporation and transpiration. Evapotranspiration includes water evaporation into the atmosphere from the soil surface, evaporation from the capillary fringe of the groundwater table, and evaporation from water bodies on land.
3. Infiltration - precipitation that soaks into the soil.

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