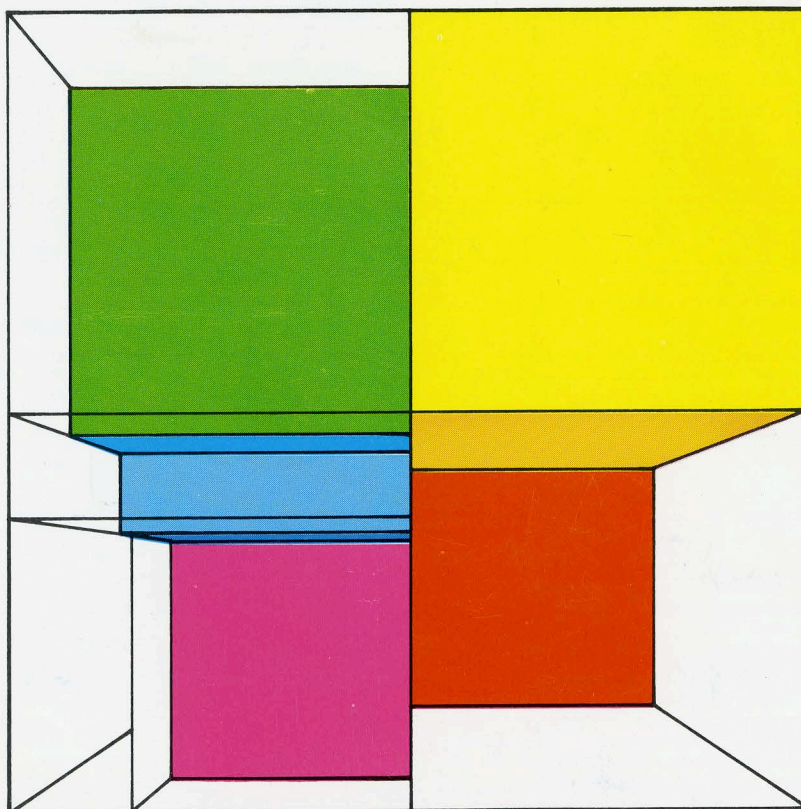
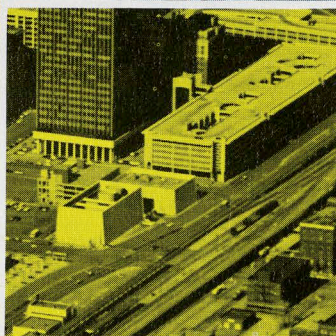
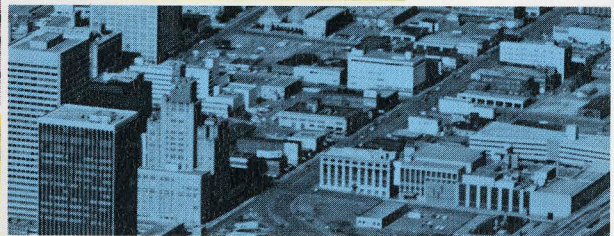
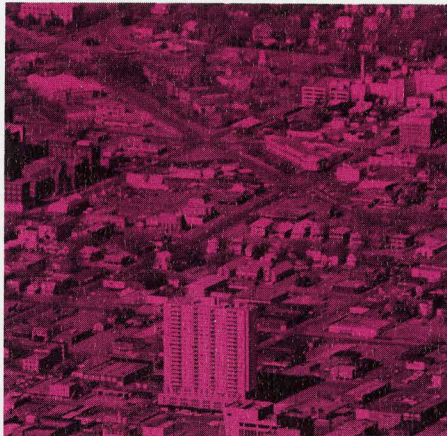


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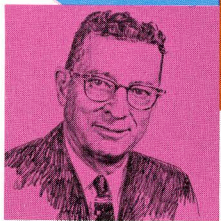
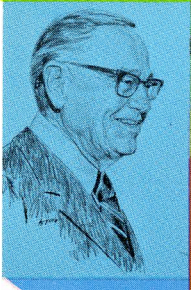
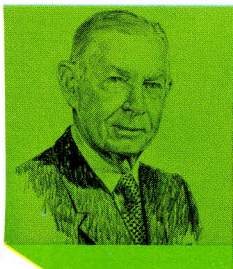
From an 1889 tent city of the plains, Oklahoma City has evolved in 85 years to a thriving Southwestern metropolis. In the last five years that evolution has accelerated almost to a revolution, with more than \$200 million in new construction rising in the downtown area alone.

Today it appears even this record surge of development is only the beginning. A far-ranging Central City Plan proposes the transformation of the city's core to one that is among the most dramatic and viable in the nation.

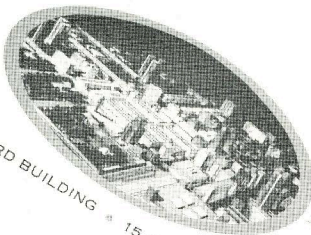
This report outlines some of Oklahoma City's accomplishments and provides a peek at its exciting possible future.

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Harvey P. Everest
 Jim Lookabaugh, Chairman
 F. C. Love
 Dr. F. D. Moon
 W. M. Harrison



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OKLAHOMA CITY

Urban Renewal Authority

JIM LOOKABAUGH, CHAIRMAN
 F. D. MOON, VICE CHAIRMAN
 W. M. HARRISON, SECRETARY
 F. C. LOVE, ASSISTANT SECRETARY
 HARVEY P. EVEREST

TELEPHONE 235-3771

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

Dear Mayor Latting:

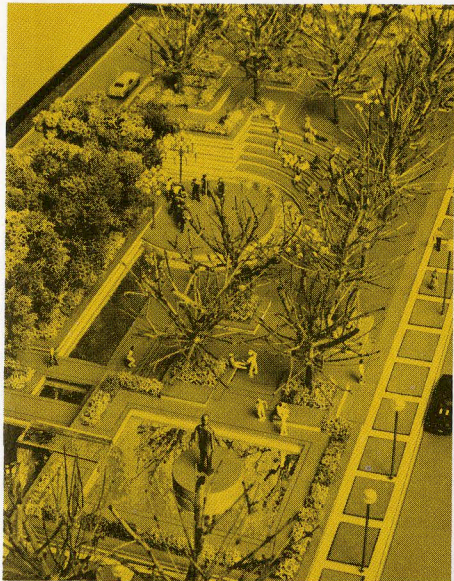
Once more it is my pleasure, on behalf of the Oklahoma City Urban Renewal Authority Board of Commissioners, to present to you our Annual Report. This edition covers OCURA's thirteenth year of operations. Although it has been a year of change, uncertainty and occasional confusion, much has been accomplished. Perhaps the biggest step forward has been the beginning of acquisition of land for the downtown retail core, and this undertaking would not have been possible without the active assistance and support of you and the City Council.

Development in the University Medical Center area, particularly in the Health Sciences Center, now totals more than \$90 million and is still gaining momentum. In the John F. Kennedy project where work had been slowed by moratoriums on federal programs, activity began picking up this summer. Funds were released for the rehabilitation of homes and for the construction of moderate-cost housing. The Oklahoma City Housing Authority also broke ground for its first single-family homes in the area.

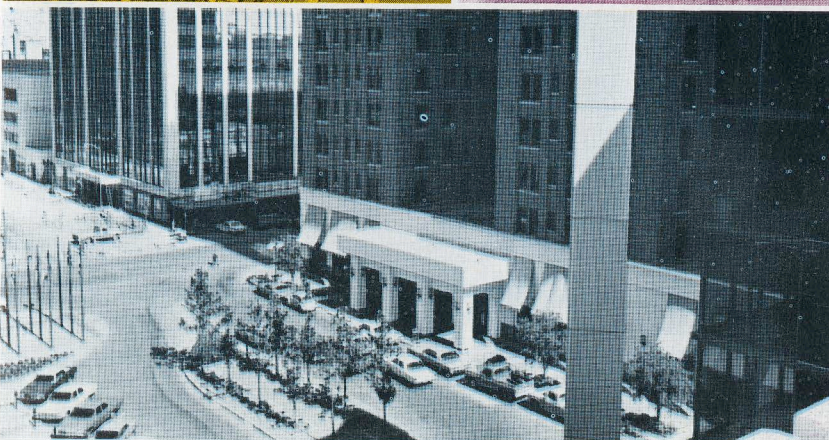
Uncertainty still exists over the form of future renewal funding on the federal level. But under any program adopted, we look forward confidently to continued improvement of our city and appreciatively to the continued help and encouragement of the Mayor and City Council.

Sincerely,

E. M. Lookabaugh
 E. M. "Jim" Lookabaugh
 Chairman



Examples of the growing beauty of downtown Oklahoma City include the Robert S. Kerr Memorial Park (left), due completion this year; the new mini-park at Broadway and E. K. Gaylord Boulevard (right) and the refurbished Skirvin Plaza Hotel across the street from the glass-sheathed 101 Park Avenue Building.



face of downtown RAPIDLY CHANGING

In the summer of 1973, as Oklahoma City's original 27-block downtown renewal program neared completion, its area was expanded by six blocks to permit construction of a 1.3 million-square-foot retail core.

One year later purchase of property in the four-block retail Galleria site was well under way. (The other two blocks, on either side of City Hall, are for future expansion of city offices.) And the Oklahoma City

Urban Renewal Authority had applied for additional funds which ultimately may make possible the first new downtown housing envisioned in I.M. Pei's dramatic plan for the "City of Tomorrow." By mid-1974 construction in the original downtown Project 1-A had topped \$206 million. Completion of the Galleria and of the first phase of the Myriad Gardens, scheduled in 1978, will add another \$120 million to the total.

This amount of new development is the result of the investment by the federal government, to date, of \$60 million in the downtown renewal program.

Without the cooperation of the City Council, however, it is doubtful that either the Galleria or the proposed new housing would be possible.

When the Department of Housing and Urban Development (HUD) granted the city \$16 million toward purchase of the Galleria site, the Council underwrote the remaining \$18.7 million for buying and clearing the four-block area. Although pledged from the city's water trust, the money is to be paid from urban renewal funds received by the community over the next four years.

This year OCURA applied for another \$4.3 million for the Galleria project. If approved, it will reduce the city's commitment by that amount. The Council in turn has agreed to earmark the savings for a locally funded residential redevelopment program north of Couch Drive and west of Hudson Avenue.

The Pei Plan, as well as the new Central City Plan, call for apartments and townhouses throughout the northwest sector of the central business district. James B. White, OCURA executive director, has expressed hope that housing in the initial area can be completed by the time the Galleria opens in 1978.

The last year has seen the beginning or substantial advancement of some \$83 million of development in or adjacent

downtown changing dramatically...

to Project 1-A. Southwestern Bell Telephone began construction of a \$53 million building on Northwest Third Street. The \$20 million Sheraton Century Center — a 15-story hotel and 160,000 square feet of retail space — got under way at Broadway and Main Street.

The Skirvin Plaza Hotel's \$3.5 million renovation was rapidly restoring the historic structure's former elegance, and across the street the former Skirvin Tower was being transformed to the glass-sheathed 101 Park Avenue Building at a cost of some \$5 million.

The Metro Concourse, a privately constructed pedestrian tunnel system, was dedicated in August to provide all-weather connections to most of the major downtown buildings. The network eventually will extend, through both tunnels and overhead "skyways," throughout the downtown area.

Voters in June approved more than \$86 million in bonds, including funds for construction of the basic infrastructure of the Myriad Gardens immediately west of the Myriad Convention Center.

Opening of the unique cultural and recreational park is presently set to coincide with the completion of the Galleria.

Meanwhile less spectacular construction — mostly evident by the periodic barricading of downtown streets — was moving steadily ahead. Thermal Systems, Inc., extended its heating and airconditioning lines to serve the Century Center, the Galleria and other new developments.

Paving of the "new" four-lane Robinson Avenue from Sheridan to Interstate 40 was nearing

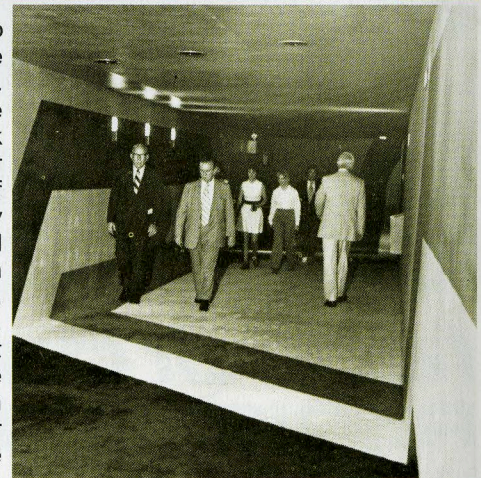


completion, and the final leg to Main Street will be constructed soon.

New paving and landscaping were being installed also on Park Avenue, Broadway, Main and other streets, and the intersection of E. K. Gaylord Boulevard, Broadway and Fourth Street was enhanced by completion of a mini-park with trees, shrubbery, water fountain, park benches and a kiosk.

Nearby, at Broadway and Robert S. Kerr, the Kerr-McGee Corporation has begun construction of the Robert S. Kerr Memorial Park, which will feature a small lake, fountain, waterfalls and amphitheater.

New amber-colored downtown street lighting forms a restful contrast to more brilliantly lighted activity centers like the Myriad. And early this year the first traffic signals in the downtown area were tied in with a computer-guided control center financed largely by urban renewal funds.



The newly opened Metro Concourse pedestrian tunnels (above) will connect eventually to the four-block Galleria (top), due completion in 1978.



A large downtown residential area, including luxury apartments and condominiums, would extend north from the west end of the Myriad Gardens under the proposed Central City Plan.

Capitol complex, Oklahoma Health Center, North Canadian River area and East Reno industrial district. Phase II would consist, according to Gruen's report, of "joining those centers together along selected growth links and corridors." The final phase calls for "drawing on the strengths of the revitalized centers and links to accomplish infill rehabilitation and renewal of all the surrounding areas."

One of Gruen's most dramatic proposals is for the construction of the lake and riverfront park and apartments along the Canadian River.

The report says preliminary engineering tests have shown "that a fabric dam impounding a lake approximately a mile long . . . from the Santa Fe railroad bridge to the Western Avenue bridge probably will be feasible." It calls for a two-year study program during Phase I to verify findings and complete plan details.

"If found feasible, the chances are good for creating an exciting new Riverfront Park and residential neighborhood," the report adds.

Among the growth links and corridors identified in the report are Harrison Avenue, Northeast Eighth Street, Lincoln Boulevard between the Health Center and the State Capitol, and Walker Avenue from the Central Business District to the proposed Riverfront development.

Proposals for both vehicular and pedestrian circulation systems also are outlined in the plan. Automobile traffic would be served by existing freeways, the proposed

...but new plan may make today's feats only a beginning

A far-ranging proposal for the development of the central part of Oklahoma City was completed this summer by the Oklahoma City Urban Renewal Authority. The result of a two-year study by a team of consultants, the new Central City Plan extends from the State Capitol complex on the north to a proposed mile-long lake and residential area on the North Canadian River south of the Central Business District. The plan greatly expands, in both area and concept, the original Pei Plan used by the city for the last decade as a guide to downtown development. It includes the business district south of Interstate 40, the Harrison-Walnut

area between the Santa Fe Railroad and the University Medical Center, and an industrial district along East Reno Avenue. The plan is strictly conceptual in nature and is not intended to detail development in any area or to recommend specific urban renewal projects. If adopted by the city it will provide a broad guide for the revitalization of the central core over the next 20 years. Gruen Associates, Inc., prime consultants for the study, proposed a three-phase process for carrying out the plan.

The first phase would be selecting or completing development in five "major activity centers": the Central Business District, State

Apartments and hotels would line the south side of Reno Avenue (top photo), across the street from the Myriad Gardens, under the Central City Plan. And damming of the North Canadian River would make possible an exciting residential and recreational area along the lake front (lower photo).



Central Expressway, the linking of Shields and E. K. Gaylord boulevards and by increasing the capacities of existing streets. A ring of arterial streets and one-way couplets would serve the CBD; specially designed and landscaped arterials would connect the activity centers. Inexpensive parking for commuters would be provided on the fringes of the CBD, with connections to offices by mini-bus, airconditioned pedestrian arcades, moving sidewalks and ultimately a personal rapid transit (PRT) system. Completion of present or proposed development, including the Central Expressway and the first part of the Myriad Gardens, is urged during Phase I. Among the

- recommendations for Phase II growth are:
- Development of more than 650 dwelling units of new-town-in-town housing;
 - An expanded Civic Center Park surrounding present and proposed city offices;
 - Construction of apartments, office buildings and hotels along Reno south of the Myriad Gardens;
 - Expansion of the Myriad Gardens to the west behind the Oklahoma Theater Center;
 - Relocation of downtown auto dealers into an enclosed, air-conditioned auto sales center south of Interstate 40 along Robinson;
 - A new Transportation Center for city and inter-city buses south of the Myriad;
 - A new park and 300 to 500 dwelling units along the proposed

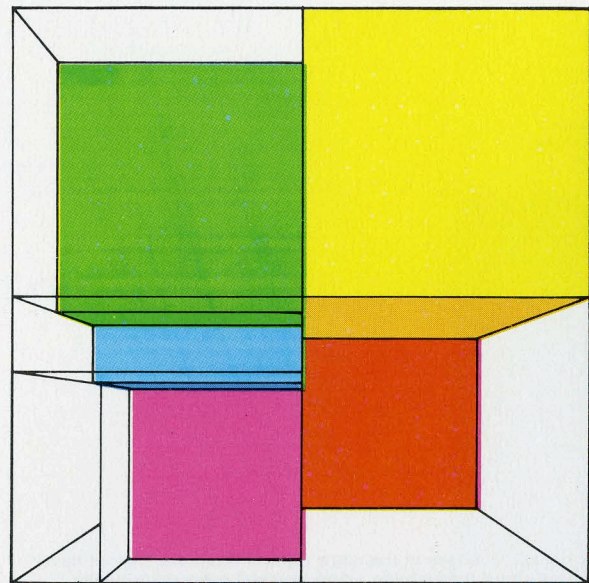


lake on the North Canadian River. Phase III, under the plan, would see extension of the Myriad Gardens to the west, expansion of the Galleria, additional hotel and parking facilities and extension of the pedestrian "skyway" system to link the new developments.



Dramatic changes in the city's Central Business District have come about through the urban renewal program between 1969 (top photo) and 1974. But even greater changes are envisioned in the next 20 years, as illustrated by the artist's concept on the following pages.





activity quickens on east side

After a slowdown of more than a year, caused primarily by a moratorium on federal funds, activities began picking up this summer in the John F. Kennedy urban renewal project.

Ground was broken in June for the first single-family public housing to go into the 1,258-acre area. The Oklahoma City Housing Authority let contracts for 90 new homes, and the Urban Renewal Authority was prepared to deliver at least 240 more sites as OCHA needed them for the construction of similar housing.

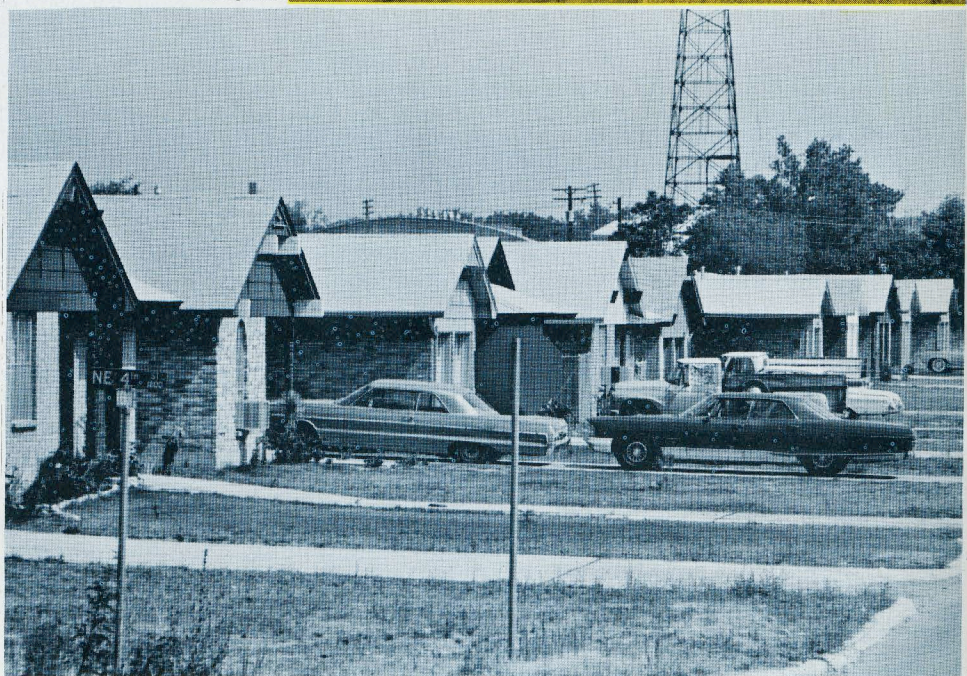
In July the Department of Housing and Urban Development (HUD) released funds for 105 new homes in the JFK Addition under the FHA Sec. 235 low-interest loan program.

The 235 commitments were the first to be approved in the nation since HUD imposed a moratorium on the program in January 1973.

Meanwhile development was proceeding on a large scale in the Oklahoma Health Center, a part of the University Medical Center area immediately west of JFK.

The \$27 million Presbyterian Hospital was nearing completion, and the \$11.7 million Dental Clinical Sciences Building and \$11.5 million Biomedical Sciences Building were rising rapidly.

The Biomedical Sciences Building (right) is one of many new facilities under construction in the University Health Science Center. The first new homes in the John F. Kennedy Addition (below) soon will be joined by 105 others built under the Sec. 235 program.





Work is to begin soon on the \$2.2 million Dean A. McGee Eye Institute (left) in the University Medical Center area. St. Mary's C. M. E. Church recently completed this handsome new building (below) on North Eastern Avenue in the JFK project.



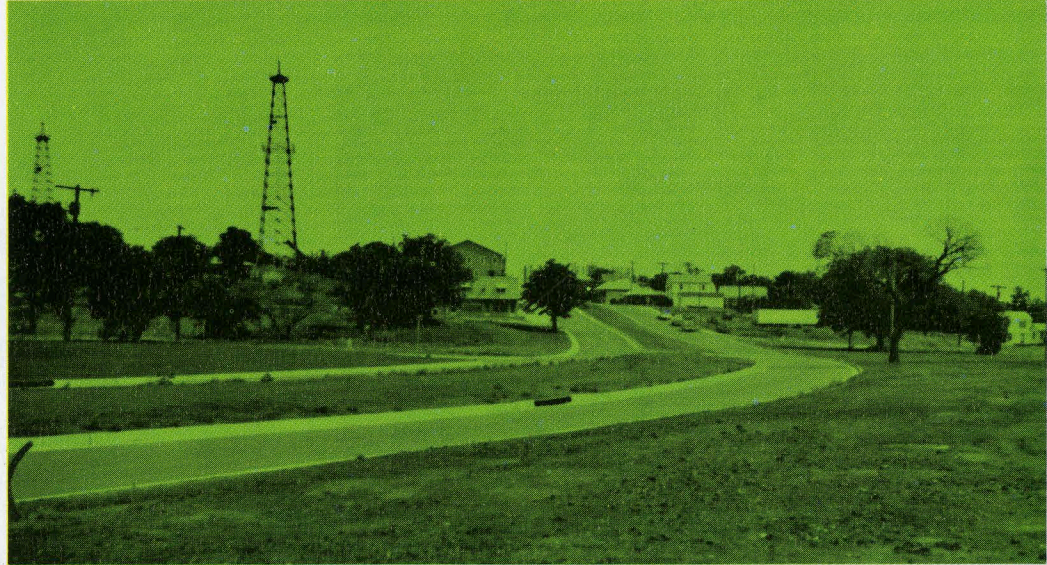
Together with other major public and private facilities in the area, the construction completed or under way topped \$90 million. In both renewal programs — but particularly in JFK — rehabilitation of homes progressed during the year despite a cutoff of federal low-interest home improvement loans. More than 100 houses were renovated, mostly with private capital, as OCURA provided technical assistance to the property

owners. No rehabilitation loans had been approved in Oklahoma City since April 1973, but by June of 1974 the situation appeared to be easing. Up to \$500,000 in loan funds was made available and restrictions were eased on loans to moderate-income families. The housing authority's first single-family home, at Northeast 12th Street and Kate Avenue, is one of 40 to be constructed under a \$719,000 contract. A few days after

this contract was awarded, OCHA accepted an \$897,950 bid for the building of 50 more homes in the JFK area. A third contract for 40 houses was to be opened a short time later, and the agency is considering other single-family homes, as well as an additional 200-unit apartment complex for the elderly immediately south of the highly successful Marie McGuire Plaza at Northeast 12th and Lottie.

Non-residential construction also picked up during the year in the JFK neighborhood. The city opened a new fire station at 21st and Eastern Avenue and began construction of the \$555,000 Ralph Ellison Branch Library at 23rd and Eastern. A new city park will adjoin the fire station. St. Mary's C.M.E. Church completed a handsome building on Eastern at Euclid, and a few blocks to the north the new Friendship Baptist Church was under construction. Lottie Avenue, rebuilt by OCURA as a four-lane boulevard between Northeast 4th and 13th streets, was formally dedicated in June. It will serve as a major thoroughfare from the residential area being developed between 4th and 6th to the expanding

BUILDING PICKING UP after cutbacks



commercial center along Lottie north of 13th. The moratorium by HUD on Sec. 235 home-building funds halted construction of new houses in the 4th-to-6th street area after the first 38 had been completed along Wisconsin and Nebraska avenues.

But new streets, water lines and other facilities are in place throughout the neighborhood (known as the JFK Addition), and in July Sen. Henry Bellmon was able to get more Sec. 235 funds released to allow residential construction to resume.

In both the JFK and Medical Center programs, the acquisition of land for new development was nearing an end. All of the necessary right-of-way has been purchased within the two areas for the city's planned widening of Northeast 4th Street.

Between Stonewall and Lottie Avenues, in the proposed student housing area for the Health Center,



the state has acquired most of the property on both sides of Euclid Street. OCURA acted as agent for the state in appraising and negotiating for this land. Only about 1-1/2 blocks remain to be acquired in the housing area, which extends from Northeast 8th to Northeast 13th Street.

Beside the recently completed Lottie Avenue (top photo), cleared land awaits the construction of single-family homes soon to be built in the JFK addition. Ground is broken (below) for the first single-family public housing to be built in the JFK area. Wielding shovels (from left) are City Councilman Goree James, Housing Authority Commissioner Robert Smith, Rev. Norberte Kabelitz, State Rep. Hannah Atkins, Donald Jacobs of the Medical Center State Bank, Mayor Patience Latting and OCURA Deputy Director Horace Huskerson.



Flags wave before the entrance of the new State Health Department headquarters (left) in the University Medical Center. In the JFK area (below) bricklayers raise the walls of the new Ralph Ellison Branch Library.



In the western portion of the Medical Center project, another \$8.7 million in construction is about to get under way. A \$2 million parking garage for Presbyterian Hospital, the \$2.2 million Dean A. McGee Eye Institute and a \$4.5 million Doctors' Office Building are all to be built near the new Presbyterian Hospital. Bordering the hospital on the west will be the Capitol Expressway, which the Oklahoma Highway Department began constructing in June. The expressway area is drained by a major new storm sewer, also installed by the

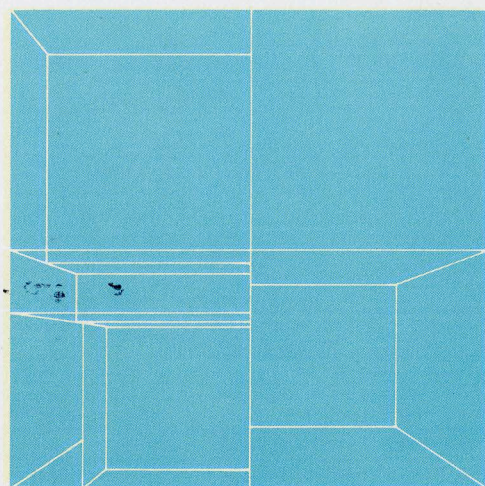
Highway Department as a part of the road contract. On the south side of 8th, across the street from the Oklahoma Health Center, two commercial areas are available for redevelopment. One covers 1-1/2 blocks between Laird and Kelley avenues, and the other is between Lindsay Avenue and the new Capitol Expressway.

consolidated balance sheet

as of June 30, 1974

	OKLA. R-20 University Medical Center	OKLA. R-26 Central Business District (GN)	OKLA. R-30 Central Business District 1-A	OKLA. R-30 B Central Business District	OKLA. R-35 John F. Kennedy	Oklahoma City Urban Renewal Authority
ASSETS						
Current Assets:						
Cash on Hand	\$ 1,238,864.76	\$ 57,046.33	\$ 167,176.14	\$ 461,795.82	\$ 1,731,904.42	\$ 64,886.24
Accounts Receivable:						
Revolving Fund-Joint Activities	\$ 30,000.00	\$ 1,000.00	\$ 65,937.00		\$ 55,000.00	
Relocation Grants	23,986.90		112,981.42		58,551.48	
Rehabilitation Grants	(88.35)		0		.57	
Tenants	153.68		5,637.07		1,395.22	
Other	0		0		60,244.63	
Total Accounts Receivable	\$ 54,052.23	\$ 1,000.00	\$ 184,555.49		\$ 175,191.90	
Total Current Assets	\$ 1,292,916.99	\$ 58,046.33	\$ 351,731.63	\$ 461,795.82	\$ 1,907,096.32	\$ 64,886.24
Investments Held:						
U. S. Treasury Bills (At Cost)	0	0	\$ 4,477,355.92	\$ 4,422,222.67	\$ 244,912.50	
Project Costs To Date:						
Total Item I Project Costs	\$ 15,356,664.63	\$ 975,424.44	\$ 40,051,260.04	\$ 203,000.03	\$ 21,356,603.07	
LESS: Sales Price of Land Sold	630,214.68	0	6,745,878.15	0	470,045.53	
Net Item I Project Costs	\$ 14,726,449.95	\$ 975,424.44	\$ 33,305,381.89	\$ 203,000.03	\$ 20,886,557.54	
Total Item II Project Costs	5,084,065.42	0	8,345,123.22	0	2,828,569.89	
Total Project Costs To Date	\$ 19,810,515.37	\$ 975,424.44	\$ 41,650,505.11	\$ 203,000.03	\$ 23,715,127.43	
Relocation Payments	\$ 1,692,714.90	0	\$ 1,974,498.42	0	\$ 5,138,845.48	
Rehabilitation Grant Payments	\$ 60,396.65	0	0	0	\$ 1,738,595.57	
TOTAL ASSETS	\$22,856,543.91	\$ 1,033,470.77	\$48,454,091.08	\$ 5,087,018.52	\$32,744,577.30	\$ 64,886.24

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



	OKLA. R-20 University Medical Center	OKLA. R-26 Central Business District (GN)	OKLA. R-30 Central Business District 1-A	OKLA. R-30 B Central Business District	OKLA. R-35 John F. Kennedy	Oklahoma City Urban Renewal Authority
LIABILITIES & CAPITAL						
Current Liabilities:						
Accounts Payable-Joint Activities	\$ 25,547.54		\$ 29,944.77	\$ 39,559.50	\$ 58,709.40	
Trust & Deposit Liabilities	978.95		8,825.00	0	2,295.50	
Total Current Liabilities	\$ 26,526.49		\$ 38,769.77	\$ 39,559.50	\$ 61,004.90	
Accrued Interest Payable:						
To HUD		\$ 88,931.73				
To Others	\$ 236,523.41	0	\$ 515,683.03	\$ 47,459.02	\$ 361,803.41	
Total Accrued Interest Payable	\$ 236,523.41	\$ 88,931.73	\$ 515,683.03	\$ 47,459.02	\$ 361,803.41	
Advances & Loans Payable:						
To HUD		\$ 944,539.04				
To Others	\$ 5,310,000.00	0	\$ 11,575,000.00	\$ 5,000,000.00	\$ 8,880,000.00	
Total Advances & Loans Payable	\$ 5,310,000.00	\$ 944,539.04	\$ 11,575,000.00	\$ 5,000,000.00	\$ 8,880,000.00	
Uncommitted Fund Balance						\$ 64,886.24
Capital:						
Cash Local Grants-In-Aid	\$ 526,878.04		\$ 565,416.64		\$ 173,249.05	
Noncash Local Grants-In-Aid	5,084,065.42		8,345,123.22		2,828,569.89	
Total Local Grants-In-Aid	\$ 5,610,943.46		\$ 8,910,539.86		\$ 3,001,818.94	
Project Capital Grant	9,922,939.00		25,439,600.00		13,568,883.00	
Relocation Grant	1,692,714.90		1,974,498.42		5,138,845.48	
Rehabilitation Grant	56,896.65		0		1,732,221.57	
Total Capital	\$ 17,283,494.01		\$ 36,324,638.28		\$ 23,441,768.99	
TOTAL LIABILITIES & CAPITAL	\$22,856,543.91	\$ 1,033,470.77	\$48,454,091.08	\$ 5,087,018.52	\$32,744,577.30	\$ 64,886.24



to the citizens of Oklahoma city:

The preceding pages of this report outline some of the accomplishments of the Oklahoma City Urban Renewal Authority, both in the past twelve months and during the first thirteen years of its existence. We believe they constitute an impressive record.

But even more exciting, and potentially more significant, is the peek into the city's possible future, beginning on Page 5. This report on the proposed Central City Plan, the result of a two-year study by OCURA consultants, demonstrates the truth of the adage, "What is past is prologue." It shows that even the \$313 million in new construction in the city's renewal areas can be only the beginning of unprecedented, dramatic development in Oklahoma City.

The transformation of the city's Central Business District has been guided from the beginning by I. M. Pei's dynamic plan of a decade ago. The Central City Plan, drawn by a team of consultants headed by Gruen Associates, Inc., greatly expands the Pei Plan in both area and concept.

While retaining — and in many cases reinforcing — the basic elements of the original Pei Plan, the Gruen report takes into account the impact of other factors on the city's central core: the burgeoning Oklahoma Health Sciences Center and State Capitol complex, the proposed Central Expressway, the recreational potential of the Canadian River bed, the city's population growth and increasing demand for downtown housing, office, commercial and industrial space.

In area, the Central City Plan ties together the city's three renewal projects, incorporates the East Reno industrial area and extends from the Capitol complex on the north to a proposed lake, park and residential neighborhood along the Canadian River to the south.

It does not suggest that development of all these areas be carried out under urban renewal programs. At this point no one can predict the extent or form of urban renewal assistance the city may receive in the future.

But the Central City Plan does offer for Oklahoma City's consideration a well-conceived, comprehensive guideline for utilizing its resources and potential to produce, over the next two decades, the most exciting, viable and attractive central core of any city in America.

OCURA is proud of the role it is playing in helping shape the future of Oklahoma City.

James B. White
Executive Director

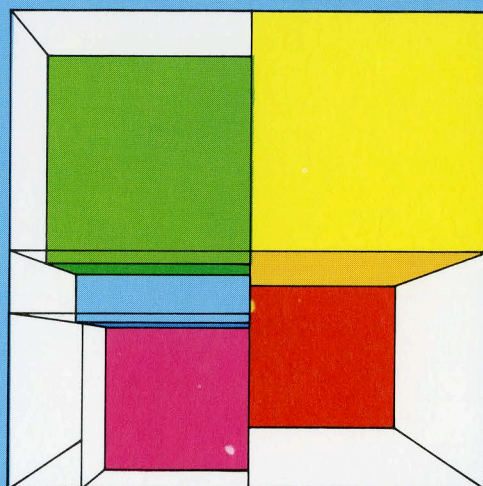
OCURA Programs at a Glance

(as of June 30, 1974)

	Downtown Project 1-A	University Med Center	John F. Kennedy	Totals
Net Cost	\$ 99,865,270	\$37,461,940	\$30,463,474	\$167,790,684
Total Federal Participation*	\$ 60,248,985	\$19,035,753	\$31,951,849	\$131,007,587
Redevelopment Completed or Under Way	\$206,556,613	\$90,709,452	\$16,207,401	\$313,473,466
Planned Redevelopment	\$128,757,215	\$17,707,421	\$13,073,408	\$159,538,044
Buildings Rehabilitated	--**	82	1,443	1,525

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

**No rehabilitation authorized in Project 1-A.



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

