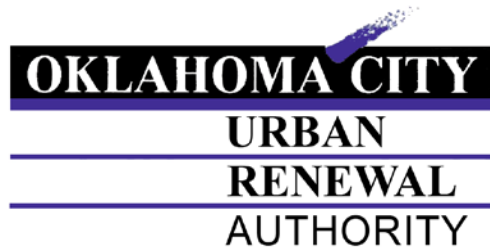


Northeast Renaissance Urban Renewal Plan

The City of Oklahoma City
Oklahoma City Urban Renewal Authority



November 4, 2014

NORTHEAST RENAISSANCE URBAN RENEWAL PLAN

I. Description of Project

a. Background and Purpose

This Northeast Renaissance Urban Renewal Plan (“Plan”) is prepared and adopted pursuant to the Oklahoma Urban Redevelopment Law, 11 O.S. 38-101, et seq. (“Act”). It creates a new urban renewal area adjacent to and north of the existing John F. Kennedy Urban Renewal Area, OKLA. R-35, created pursuant to the adoption of the John F. Kennedy Urban Renewal Plan in 1966 and subsequently amended (“JFK Plan”). The adoption of this Plan will allow a larger geographic area of northeast Oklahoma City to have access to planning, redevelopment, and financing tools to assist in residential and commercial redevelopment. Together, the two plans can better achieve the shared goals of community revitalization. Additionally, tools provided by the Act, coupled with appropriate financing support, will facilitate job creation, public infrastructure upgrades, and parks and open space enhancements.

Concurrent with the preparation of this Plan, a new Comprehensive Plan (entitled planokc) is being prepared by The City of Oklahoma City (“The City”). It is the intent of this Plan to conform to the vision of the Comprehensive Plan. Planokc envisions the redevelopment of blighted properties and vacant land in the neighborhoods embraced within the Plan to encourage a strong and sustainable community.

b. Urban Renewal Area Map

The Urban Renewal Area Map is attached as Exhibit 1. The Urban Renewal Area contains approximately 1,691 acres.

c. Legal Description of Urban Renewal Area

The Urban Renewal Area is located in The City of Oklahoma City, Oklahoma County, State of Oklahoma, and is specifically described on Exhibit 2.

d. Eligibility for Redevelopment

The Urban Renewal Area is a blighted area within the meaning of the Act. The Blight Study, attached hereto as Exhibit 3, details the blighting conditions that exist in the Urban Renewal Area. An Existing Land Use Map is attached as Exhibit 4. The Urban Renewal Area is also both an enterprise area and reinvestment area within the meaning of the Oklahoma Local Development Act, 62 O.S. §850, et seq.

e. Plan Objectives

The Plan will be undertaken as approved and authorized by The City. The principal activities will consist of acquisition as authorized by this Plan and/or appropriate action of The City and redevelopment of existing structures and upon vacant properties.

Administrative implementation, planning activities, developer outreach and recruitment for real estate redevelopment, job creation activities, and acquisition and disposition of property will be provided by the Oklahoma City Urban Renewal Authority (“OCURA”).

The primary development and redevelopment objectives of the Plan are to:

- i. Provide economic development tools to assist in the revitalization of the neighborhoods within the Urban Renewal Area.
- ii. Stimulate the redevelopment of existing residential and commercial properties.
- iii. Stimulate new residential and commercial construction.
- iv. Stimulate job creation through reinvestment.
- v. Promote a wide array of affordable and market rate housing options.
- vi. Upgrade roadway, sidewalk, and utility infrastructure.
- vii. Improve and potentially expand park, open space, and community gathering places.
- viii. Elevate the quality of building and urban design.
- ix. Address any environmental conditions impacting redevelopment and public health through identification and remediation.
- x. Improve the economic viability of commercial corridors throughout the Urban Renewal Area.
- xi. Assist in business retention and expansion.
- xii. Assist in land acquisition to create development parcels.
- xiii. Proactively recruit private reinvestment for key sites.
- xiv. Partner with the private and nonprofit sectors in support of revitalization activities.
- xv. Support consistent code enforcement for a clean and attractive area.
- xvi. Encourage environmental and green sustainability practices in building and land development.
- xvii. Support and reinforce adopted policies of The City outlined in the Comprehensive Plan, Zoning Code and other regulatory documents.

f. Types of Renewal Actions

- i. Rehabilitation, Conservation, and Neighborhood Preservation. Provide assistance to existing residential and commercial structures to facilitate property revitalization so that they can be brought up to standards compatible with objectives of this Plan and meet all applicable requirements of The City codes and ordinances in order to strengthen neighborhoods.
- ii. Infill Development and Redevelopment. Encourage and promote new construction on vacant parcels.
- iii. Land Acquisition and Clearance. Facilitate the acquisition of parcels and clearance of dilapidated structures to create individual and large tract assemblages to create redevelopment sites for private investment and to eliminate blight.
- iv. Proactive Developer Outreach and Recruitment. Identify key development sites and market to the development community.
- v. Offer Incentives for Real Estate Redevelopment and Job Creation. Through the use of tax increment financing (“TIF”) and other financing techniques, provide support through public/private agreements and partnerships to facilitate projects.

- vi. Coordinate with The City on needed public infrastructure and neighborhood amenity improvements related to redevelopment sites.
- vii. Coordinate with The City on any needed zoning, architectural or urban design standards that would enhance the redevelopment efforts.

II. Land Use Plan, Land Use Provisions, and Building Requirements

The Land Use Plan will be consistent with The City's Comprehensive Plan and the Land Use Provisions and Building Requirements in this section of the Plan.

a. Permitted Land Use Categories

Specific land uses will be controlled by applicable zoning approved by The City. The Land Use Plan Map is a general guide subject to specific adjustment and modification by The City without requiring an amendment of this Plan.

b. Specific Regulations, Controls, and Restrictions to Be Imposed by the Urban Renewal Plan on the Sale, Lease, or Other Disposition of All Real Property Acquired

In order to achieve the objectives of the Plan and in order to assist redevelopers in property renovation or new construction, OCURA, acting on behalf of The City, may subject property to be redeveloped to specific regulations and controls at the time of property disposition to reflect unique site conditions. Such specific regulations and controls may include, but are not limited to, floor area ratio, building coverage, height, setback, building envelope, open areas, off-street parking and loading, green building and land development technologies, and architectural design standards.

OCURA shall review the proposals and plans for redevelopment, and it shall prescribe such controls, regulations, restrictions and obligations in the redevelopment contract, deeds of disposition, and other related documents as it determines to be appropriate to carry out the objectives of the Plan.

c. Duration of Controls, Effective Date, and Renewal Provisions

Building requirements which are implemented by covenants in disposition or other documents shall be effective for the period provided in the redevelopment agreements and related documents specific to each development, but in any event until January 1 of the year 2039, unless otherwise extended by The City.

III. Project Authorizations

a. Implementation Authority

- i. The City shall provide overall policy direction and approvals as required under the Act, the Local Development Act, and applicable state law regarding development, redevelopment and financing activities. The City may make budgetary appropriations and undertake land acquisitions and dispositions as it deems necessary and appropriate.

- ii. OCURA shall implement the Plan, particularly with respect to acquisition (including relocation and other related activities) and disposition activities necessary or appropriate to undertake the Plan in accordance with The City approvals and authorizations.
- iii. The City and OCURA are each authorized to utilize powers, funds, employees, consultants, and members to accomplish the objectives of the Plan to the extent permitted by law.
- iv. OCURA may devote properties acquired by it in the Urban Renewal Area, prior to the time such properties are needed for redevelopment purposes, to rental, lease or other continuation of present uses or to temporary uses, such as parking, relocation, or recreation, etc., in accordance with such standards, controls, and regulations as OCURA and/or The City may deem appropriate.
- v. The City shall be a beneficiary to all instruments and agreements incorporating land use provisions and building requirements, and shall be entitled to enforce such provisions by actions of law or in equity including suits for injunctions both prohibitive and mandatory.

b. Plan Implementation and Project Coordination

The Executive Director of OCURA shall be the Plan director. Implementation and coordination actions shall be directed by the Plan director and such staff, employees, officers, consultants, and members of The City, City-beneficiary trusts, and OCURA as may be necessary and appropriate.

Effective implementation of this Plan requires on-going coordination among OCURA, The City, certain City-beneficiary trusts, and other offices and entities responsible for a range of activities in the area. OCURA may use The Alliance for Economic Development of Oklahoma City (“The Alliance”) as its consultant to assist it in coordinating these activities; provided, however, that such arrangements are consistent with the Act. Public benefits, such as public improvements and financial assistance (including TIF), should be conferred in a manner that leverages quality private development consistent with The City’s development and redevelopment objectives, as reflected in this Plan and the Comprehensive Plan. Whenever possible, development agreements shall be used to ensure that public resources generate corresponding private development. The legal powers granted to OCURA under the Act make it the appropriate lead entity to assist The City in generating private development in the area.

Effective implementation of this Plan also requires on-going public outreach and community engagement. OCURA may use The Alliance as its consultant to assist in these activities to the extent allowed by law. Whenever possible, OCURA shall facilitate and promote the involvement of minority developers, developers who reside or whose business is based in the Urban Renewal Area or the JFK Plan area. OCURA shall use its best reasonable efforts to create a self-sustaining development community in the area, including through education, professional training and development, and other policies tailored to the specific needs of the area.

c. Authorization for Land Acquisition and Disposition.

- i. Conditional Authorization to Acquire Property. OCURA may undertake acquisition of property by direct negotiation and/or by the exercise of the power of eminent domain granted by law as needed to achieve the objectives of this plan **only where the Board of Commissioners of OCURA makes one of the following sets of findings:**
 - a. That the property is blighted, abandoned or unimproved and that acquisition is necessary to remove or prevent the spread of blight; or
 - b. That the property is necessary for public use, where “public use” means a public entity will own the property and it will be generally open and accessible to the public, such as for a public park or public right-of-way; or
 - c. That the property is contiguous to, adjacent to, or in the same block as other property owned by OCURA , and its acquisition is necessary to create an assemblage for redevelopment; or
 - d. That the property is occupied by a historically or architecturally significant structure which is not currently occupied for residential purposes and that its acquisition is necessary to prevent its destruction or facilitate its preservation, restoration, rehabilitation, or reuse.
- ii. Limitations. Notwithstanding anything to the contrary above, the following provisions shall limit OCURA’s power to acquire property by eminent domain:
 - a. Under no circumstances may OCURA exercise the power of eminent domain to acquire property owned by a church or other religious institution if the property is currently and actively used as a church, mosque, synagogue or other house of worship.
 - b. OCURA may not exercise the power of eminent domain to acquire any owner-occupied home unless the Board of Commissioners of OCURA determines that the property is necessary for public use as defined in Section III.c.i.b., above, or that the property is blighted and acquisition is necessary to remove the blighting conditions.

d. Owner Participation Agreements

OCURA may enter into owner participation agreements with the owners of record of property within the Urban Renewal Area if it determines it feasible and finds that the owner is financially and otherwise qualified to participate in the redevelopment of the area. Wherever practicable, OCURA shall enter into agreements with the owners of record of properties receiving substantial benefit from public improvements and other public investment, such as infrastructure, parks or other public spaces, and transit. An owner participation agreement shall provide that the owner agrees to carry out the purposes of this Plan and shall contain provisions deemed by OCURA to be necessary or desirable to

assist in preventing the development or spread of blight or to otherwise carry out the purposes of the Act. An owner participation agreement shall be consistent with and make requirements similar to the conditions imposed in agreements for land disposition.

e. Exclusion of Certain Properties from Acquisition

OCURA may expressly exclude certain properties from acquisition where it is determined by the Board of Commissioners that doing so is in the best interests of achieving the objectives of the Plan.

f. Reports to The City

OCURA shall provide to The City upon request periodic reports detailing activities undertaken by OCURA in the Urban Renewal Area.

g. Redevelopers' Obligations

Redevelopment of property in the Urban Renewal Area shall be made subject to the redevelopment requirements specified by OCURA. The purpose of such redevelopment requirements is to assure the redevelopment of the area will conform to the planning and design objectives of the Plan. It is therefore the obligation of all redevelopers not only to comply with these requirements, but also to familiarize themselves with the Plan and to prepare development or redevelopment proposals which are in harmony with the Plan. All such proposals will be subject to design review, comment, and approval by OCURA prior to disposition and prior to commencement of construction.

The redeveloper will be obliged, under the terms of the disposition instrument, to carry out certain specified improvements, in accordance with the Plan, within a reasonable period of time as set forth in the contract or agreement. The redeveloper will not be permitted to dispose of property until the improvements are completed, without the prior written consent of OCURA, which consent will not be granted except under conditions that will prevent speculation and protect the interests of The City and OCURA.

h. Underground Utility Lines

When required by OCURA, utility distribution lines, whether public or private, shall be placed underground.

i. Modification of the Plan

This Plan may be modified as provided by state law as now in effect or as it may hereafter be amended.

j. Planning and Zoning

The City's current and future land use and zoning regulations at the time of adoption of the Plan shall be implemented and supplemented by any additional standards that OCURA may determine necessary to redevelop a particular site.

IV. Property Disposition

a. Methods

Property disposition pursuant to this Plan may be accomplished by methods which comply with the laws of the State of Oklahoma.

b. Procedures for Contracts

- i. **Applicability.** OCURA shall comply with the following procedures when it proposes to enter into contracts or agreements with respect to property or the redevelopment thereof for residential, recreational, commercial, industrial, other uses, or for public uses, other than for retention of property for public use, in accordance with the Plan. The procedure below will apply until such time as The City adopts and approves procedures by ordinance, resolution, or otherwise, which are intended to supersede these provisions.
- ii. **Obligations to be Imposed.** OCURA shall require the purchaser or redeveloper to devote the property to the uses provided in this Plan and agrees to development in accordance with the Plan.
- iii. **Notice.** Prior to entering into any agreement for land disposition to a private purchaser or any agreement for private redevelopment, OCURA shall give at least ten (10) days' notice by publication in a newspaper of general circulation in Oklahoma City, which notice shall state the address and office hours of OCURA, recite that OCURA is considering a proposal to enter into an agreement for disposal of land and/or private redevelopment, containing the name of each proposed redeveloper, and setting forth a description of the land involved. The terms of the proposal shall be available for public inspection at the office of OCURA.
- iv. **Approval.** Approval of any contacts, agreements, or disposition of land, land use, or redevelopment of land pursuant to negotiation shall be pursuant to a public meeting of OCURA. Ten (10) days' notice of such meeting shall be given by publication in a newspaper of general circulation in Oklahoma City, which notice shall specify the time and place of the meeting, the nature of the agreement to be approved, and the proposed purchaser or redeveloper. Such notice may be combined with the notice referred to in Section IV.b.iii. above.

c. Assistance in Development Financing

OCURA and/or an appropriately designated City-beneficiary trust may provide assistance in development financing and incur costs in connection therewith as permitted by Article 10, §6C of the Oklahoma Constitution, the Act, and the Local Development Act.

V. Project Financing Plan

Implementation and financing of the Plan will be phased as projects are identified. The scope, complexity, and execution times of the many projects and activities required to achieve the objectives of this Plan dictate such an implementation and financing method. The Plan will be undertaken in conjunction with other local and state economic development and redevelopment tools and programs, including the Local Development Act and the Oklahoma Local Development and Enterprise Zone Incentive Leverage Act, 62 O.S. §840, et seq. New developments pursuant to this Plan are anticipated to generate tax increments which may be utilized to pay authorized costs.

Authorized costs for the redevelopment activities may be provided by but are not limited to the following:

- a. Capital improvement bonds.
- b. Appropriations by The City.
- c. Expenditures by OCURA.
- d. Apportioned tax increments.
- e. Project revenues.
- f. Other authorized sources.

VI. Relocation Plan

While acquisition of property is anticipated to be limited, OCURA shall carry out any required relocation activities in accordance with 11 O.S. §38-108(8) of the Act, this Plan, and the Policies and Procedures for Residential and Commercial Acquisition and Relocation Services of The City of Oklahoma City and the Oklahoma City Urban Renewal Authority, as adopted and amended from time to time (“Policies”), in order to provide a feasible method for the relocation of any individuals or businesses displaced by its actions into decent, safe, and sanitary accommodations within their means and without undue hardship to such families and businesses. The City may direct further benefits and financial assistance in a manner that is clear, uniform and nondiscriminatory, in addition to the relocation assistance offered through the Policies.

Households and individuals will be relocated upon discovery of at least one comparable, replacement dwelling and the offer of its availability to each subject household or individual. Businesses will be relocated or compensated in a uniform manner as set out in the Policies.

OCURA will provide reasonable notice to relocatees of all relocation actions as set out in the Policies. Likewise, appeals procedures shall be provided to all those to be relocated or displaced. OCURA shall perform ongoing monitoring of all relocation or displacement activities, including adequate records keeping, site occupants’ needs and concerns, counseling and advisory services, dwelling or relocation sites’ discovery procedures and inspection procedures for sites, claims processing, appeals processing and other such activities.

Relocation activities shall be reviewed periodically to assure compliance with applicable laws and policies.

EXHIBIT 1: NE Renaissance Urban Renewal Plan: Urban Renewal Area Map

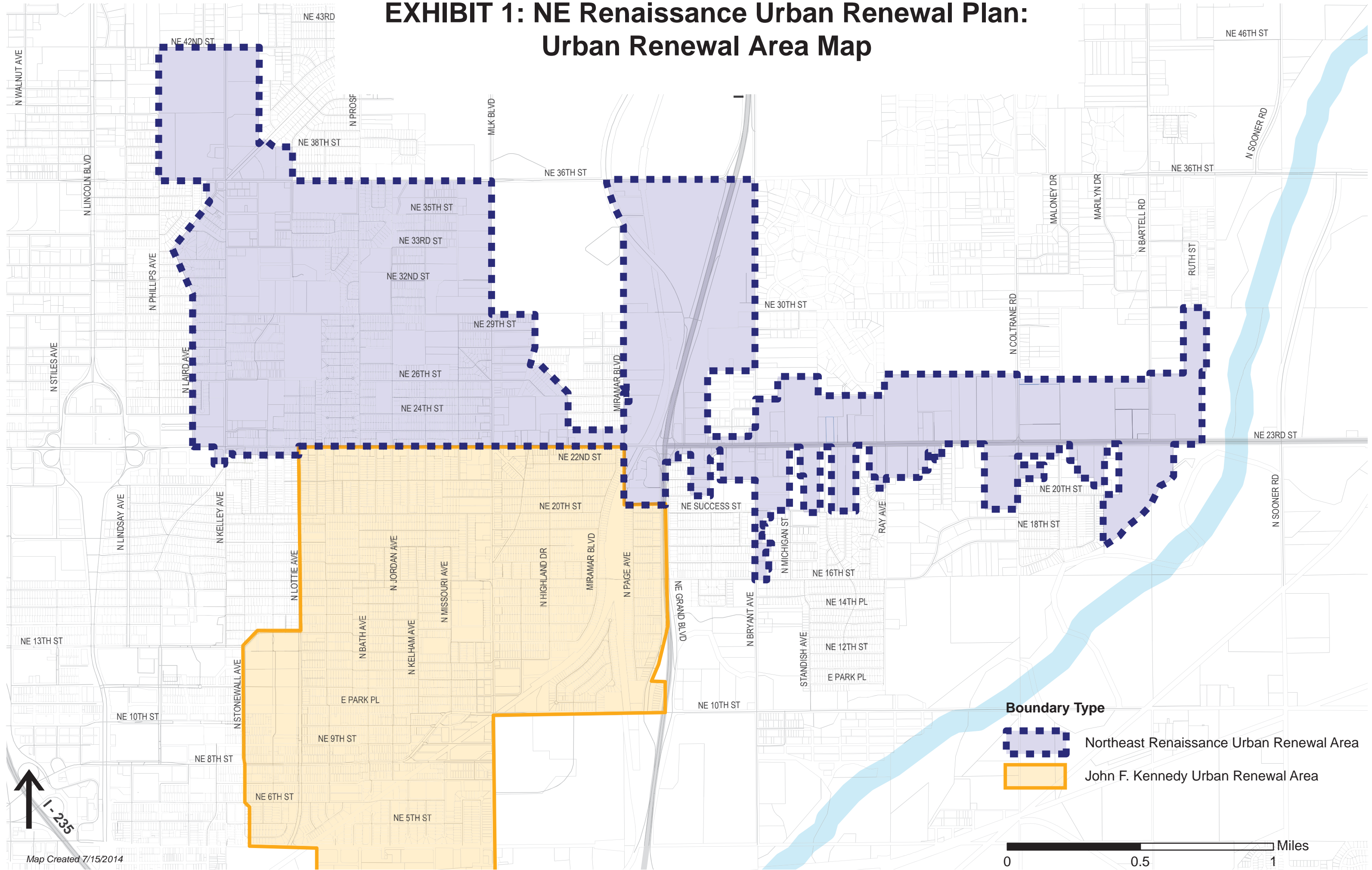


EXHIBIT 2

LEGAL DESCRIPTION Northeast Renaissance Urban Renewal Area Boundary

A tract of land being a portion of Sections Fourteen (14), Fifteen (15), Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25), Twenty-six (26) and Twenty-seven (27) all in Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County and being a portion of Sections Nineteen (19), Twenty (20), Twenty-nine (29) and Thirty (30), all in Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

BEGINNING at the intersection of the West right-of-way line of N. Laird Avenue and the South right-of-way line of N.E. 23rd Street, said point being the POINT OF BEGINNING;

THENCE North and Northwest (NW) along and with the West right-of-way line of N. Laird Avenue to the Northwest right-of-way line of Spring Lake Drive;

THENCE Northeast along and with the Northwest right-of-way line of Spring Lake Drive to the Southernmost Corner of Lot Nine (9) of Block B as shown on the recorded plat Park Terrace Addition;

THENCE Northwest and North along and with the West line of Lot Nine (9) of Block B as shown on the recorded plat Park Terrace Addition to the South right-of-way line of N.E. 36th Street;

THENCE West along and with the South right-of-way line of N.E. 36th Street to the West right-of-way line of Phillips Avenue;

THENCE North along and with the West right-of-way line of N. Phillips Avenue to the North right-of-way line of N.E. 42nd Street;

THENCE East along and with the North right-of-way line of N.E. 42nd Street to the extended East line of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of Section Fourteen (14), Township Twelve (12) North, Range Three (3) West;

THENCE South along and with the extended East line of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of Section Fourteen (14), Township Twelve (12) North, Range Three (3) West to the Northwest (NW) Corner of Block Twelve (12) as shown on the recorded plat Park Estates;

THENCE South along and with the West line of Block Twelve (12) as shown on the recorded plat Park Estates to the North right-of-way line of Springlake Drive;

THENCE Northeast along and with the North right-of-way line of Springlake Drive to the extended South right-of-way line of N.E. 38th Street;

THENCE Southeast and East along and with the South right-of-way line of NE 38th Street to the East right-of-way line of Staton Drive;

THENCE South along and with the East right-of-way line of Staton Drive to the North right-of-way line of N.E. 36th Street;

THENCE East along and with the North right-of-way line of N.E. 36th Street to the East right-of-way line of N. Martin Luther King Avenue;

THENCE South along and with the East right-of-way line of N. Martin Luther King Avenue to the North right-of-way line of N.E. 30th Street;

THENCE East along and with the North right-of-way line of N.E. 30th Street to the East right-of-way line of Parkway (unimproved) as shown on the recorded plat Lyon 2nd Addition;

THENCE South along and with the East right-of-way line of Parkway (unimproved) as shown on the recorded plat Lyon 2nd Addition to the South right-of-way line of N.E. 28th Street;

Thence East along and with the South right-of-way line of N.E. 28th Street to the East right-of-way line of Granada Boulevard (unimproved) as shown on the recorded plat Lyon 2nd Addition;

THENCE Southwest along and with the East right-of-way line of Granada Boulevard (unimproved) as shown on the recorded plat Lyon 2nd Addition to the North right-of-way line of N.E. 27th Street;

THENCE East along and with the North right-of-way line of N.E. 27th Street to the extended Northeast right-of-way line of Normandy Street;

THENCE Southeast along and with the extended Northeast right-of-way line of Normandy Street to the North right-of-way line of N.E. 25th Street;

THENCE South along and with the East right-of-way line of Highland Drive to the North right-of-way line of Madison Street;

THENCE East along and with the North right-of-way line of Madison Street to the West right-of-way line of Miramar Boulevard;

THENCE North along and with the West right-of-way line of Miramar Boulevard approximately 462 feet;

THENCE East approximately 125 feet;

THENCE North approximately 134 feet;

THENCE West approximately 75 feet to the East right-of-way line of Miramar Boulevard;

THENCE North along and with the East right-of-way line of Miramar Boulevard approximately 32 feet;

THENCE East approximately 100 feet;

THENCE North approximately 134 feet;

THENCE West approximately 100 feet to the East right-of-way line of Miramar Boulevard;

THENCE North along and with the East right-of-way line of Miramar Boulevard to the East/West Quarter Section line of Section Twenty-four (24), Township Twelve (12) North, Range Three (3) West;

THENCE West along and with the East/West Quarter Section line of Section Twenty-four (24), Township Twelve (12) North, Range Three (3) West to the North/South Quarter Section line of Section Twenty-four (24), Township Twelve (12) North, Range Three (3) West;

THENCE North along and with the North/South Quarter Section line of Section Twenty-four (24), Township Twelve (12) North, Range Three (3) West to the East right-of-way line of Grand Boulevard;

THENCE Northwest along and with the East right-of-way line of Grand Boulevard to the South right-of-way line of N.E. 36th Street;

THENCE East along and with the South right-of-way line of N.E. 36th Street to the West right-of-way line of Bryant Avenue;

THENCE South along and with the West right-of-way line of Bryant Avenue to the North right-of-way line of N.E. 27th Street (unimproved);

THENCE West along and with the North right-of-way line of N.E. 27th Street (unimproved) to the East right-of-way line of Sycamore Avenue (unimproved);

THENCE South along and with the East right-of-way line of Sycamore Avenue (unimproved) to the South line of the 20 foot Alley in Block Three (3) as shown on the recorded plat Wails' 2nd Addition;

THENCE East along and with the South line of the 20 foot Alley in Block Three (3) as shown on the recorded plat Wails' 2nd Addition extended and the South line of the 20 foot Alley in Block Four (4) as shown on the recorded plat Wails' 2nd Addition to a point 10 foot West of the Northeast (NE) Corner of Lot Twenty-six (26) of Block Four (4) as shown on the recorded plat Wails' 2nd Addition;

THENCE North parallel to and 10 foot West of the extended East line of Lot Seven (7) of Block Four (4) as shown on the recorded plat Wails' 2nd Addition to the South right-of-way line of N.E. 24th Street;

THENCE East along and with the South right-of-way line of N.E. 24th Street to the West right-of-way line of Bryant Avenue;

Thence North along and with the West right-of-way line of Bryant Avenue approximately 571.6 feet;

THENCE East approximately 482 feet;

THENCE North approximately 416 feet;

THENCE East approximately 804 feet;

THENCE South approximately 336 feet;

THENCE East approximately 496 feet;

THENCE North approximately 187.88 feet;

THENCE Northeast to Southernmost Corner of Lot One (1) of Block Eight (8) as shown on the recorded plat South Forest Park Addition;

THENCE Southeast along and with the South line of the recorded plat South Forest Park Addition to the Westernmost Corner of Lot Two (2) of Block Seven (7) as shown on the recorded plat South Forest Park Addition;

THENCE Southwest approximately 16.97 feet;

THENCE South approximately 168.71 feet;

THENCE East to the Southeast (SE) Corner of Lot Three (3) of Block Five (5) as shown on the recorded plat South Forest Park Addition;

THENCE North along and with the East line of Block Five (5) as shown on the recorded plat South Forest Park Addition to the North line of the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nineteen (19), Township Twelve (12) North, Range Two (2) West;

THENCE East along and with the North line of the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nineteen (19), Township Twelve (12) North, Range Two (2) West to the East right-of-way line of Coltrane Road;

THENCE South along and with the East right-of-way line of Coltrane Road approximately 64 feet;

THENCE East to the East right-of-way line of Bartell Road;

THENCE North along and with the East right-of-way line of Bartell Road to the North line of the South Half of the Southeast Quarter (SE/4) of Section Twenty (20), Township Twelve (12) North, Range Two (2) West;

THENCE East along and with the North line of the South Half of the Southeast Quarter (SE/4) of Section Twenty (20), Township Twelve (12) North, Range Two (2) West approximately 610 feet;

THENCE North to the North line of the Southeast Quarter (SE/4) of Section Twenty (20), Township Twelve (12) North, Range Two (2) West;

THENCE East along and with the North line of the Southeast Quarter (SE/4) of Section Twenty (20), Township Twelve (12) North, Range Two (2) West approximately 426.6 feet;

THENCE South approximately 1331.13 feet;

THENCE West approximately 100 feet;

THENCE South to the South right-of-way line of N.E. 23rd Street;

THENCE West along and with the South right-of-way line of N.E. 23rd Street approximately 584 feet;

THENCE South approximately 693.83 feet;

THENCE Southwesterly approximately 113.15 feet;

THENCE Southwesterly approximately 195 feet;
THENCE Southwesterly approximately 205.95 feet;
THENCE Southwesterly approximately 13.92 feet;
THENCE Southwesterly approximately 181.99 feet;
THENCE Southwesterly approximately 260.90 feet;
THENCE Southwesterly approximately 401.35 feet;
THENCE Southwesterly approximately 211.70 feet;
THENCE Southwesterly approximately 187.60 feet;
THENCE Southwesterly approximately 203.20 feet;
THENCE Southwesterly approximately 21.32 feet to the East line of the recorded plat Day's Garden Addition;
THENCE North along and with the East line of the recorded plat Day's Garden Addition approximately 1028.9 feet;
THENCE East approximately 300 feet;
THENCE North to the South right-of-way line of N.E. 23rd Street;
THENCE West along and with the South right-of-way line of N.E. 23rd Street approximately 250 feet
THENCE South approximately 250 feet;
THENCE West approximately 50 feet;
THENCE South to the North line of the recorded plat Day's Garden Addition;
THENCE West along and with the North line of Day's Garden Addition approximately 190 feet;
THENCE North approximately 175 feet;
THENCE West approximately 330 feet;
THENCE North approximately 350 feet;
THENCE West approximately 165 feet;
THENCE North to the South right-of-way line of N.E. 23rd Street;
THENCE West to the East right-of-way line of Peachtree Street;

THENCE South along and with the East right-of-way line of Peachtree Street approximately 200 feet;

THENCE West to the East right-of-way line of Coltrane Road;

THENCE South along and with the East right-of-way line of Coltrane Road approximately 175 feet;

THENCE East approximately 471.5 feet;

THENCE South approximately 250 feet;

THENCE West to the West right-of-way line of Coltrane Road;

THENCE South along and with the West right-of-way line of Coltrane Road approximately 620 feet;

THENCE West approximately 610 feet;

THENCE North to the South right-of-way line of N.E. 23rd Street;

THENCE West along and with the South right-of-way line of N.E. 23rd Street to the East right-of-way line of Palomino Drive;

THENCE South along and with the East right-of-way line of Palomino Drive to the extended South line of Lot Twenty-two (22) as shown on the recorded plat Baggett's Re-Subdivision;

THENCE West along and with the extended South line of Lot Twenty-two (22) as shown on the recorded plat Baggett's Re-Subdivision to the Southwest (SW) Corner of Lot Twenty-two (22) as shown on the recorded plat Baggett's Re-Subdivision;

THENCE North along and with the West line of Lot Twenty-two (22) as shown on the recorded plat Baggett's Re-Subdivision approximately 141 feet;

THENCE West approximately 150 feet;

THENCE South approximately 341 feet;

THENCE West to the West line of Block One (1) as shown on the recorded plat Suburban Acres;

THENCE South along and with the West line of Block One (1) as shown on the recorded plat Suburban Acres approximately 171.4 feet;

THENCE West to the East right-of-way line of Ray Avenue;

THENCE South along and with the East right-of-way line of Ray Avenue approximately 212 feet;

THENCE West to the East line of Block One (1) as shown on the recorded plat Warrior Heights;

THENCE North along and with the East line of Block One (1) as shown on the recorded plat Warrior Heights to the Northeast (NE) Corner of Lot Eleven (11) of Block One (1) as shown on the recorded plat Warrior Heights;

THENCE West along and with the North line of Block One (1) as shown on the recorded plat Warrior Heights approximately 116 feet;

THENCE North to the South right-of-way line of N.E. 23rd Street;

THENCE West along and with the South right-of-way line of N.E. 23rd Street approximately 297 feet;

THENCE South to the North line of Block One (1) as shown on the recorded plat Warrior Heights;

THENCE West along and with the North line of Block One (1) as shown on the recorded plat Warrior Heights and the North line of Block One (1) as shown on the recorded plat Garden Oaks approximately 462 feet;

THENCE North to the South right-of-way line of N.E. 23rd Street;

THENCE West along and with the South right-of-way line of N.E. 23rd Street approximately 211.7 feet;

THENCE South to a point on the North line of the recorded plat Garden Oaks;

THENCE West along and with the North line of the recorded plat Garden Oaks and the North line of Block Five (5) as shown on the recorded plat Dykins Heights Addition approximately 330 feet;

THENCE North approximately 690 feet;

THENCE West approximately 65 feet;

THENCE North to the South right-of-way line of N.E. 23rd Street;

THENCE West along and with the South right-of-way line of N.E. 23rd Street approximately 220 feet to the West right-of-way line of Michigan Avenue (vacated);

THENCE South along and with the West right-of-way line of Michigan Avenue (vacated) to the North right-of-way line of N.E. 20th Street;

THENCE West along and with the North right-of-way line of N.E. 20th Street to the extended West line of Lot Eleven (11) Block Twelve (12) as shown on the recorded plat Dykins Heights Addition;

THENCE South along and with the West line of Lot Eleven (11) Block Twelve (12) as shown on the recorded plat Dykins Heights Addition to the Southwest (SW) Corner of said Lot Eleven (11) Block Twelve (12) as shown on the recorded plat Dykins Heights Addition;

THENCE West to the Northwest (NW) Corner of Lot Forty-six (46) Block Twelve (12) as shown on the recorded plat Dykins Heights Addition;

THENCE South along and with the West line of said Lot Forty-six (46) Block Twelve (12) as shown on the recorded plat Dykins Heights Addition to the North right-of-way line of 9 N.E. 19th Street;

THENCE East along and with the North right-of-way line of N.E. 19th Street to the extended East line of Lot Six (6) Block Eleven (11) as shown on the recorded plat Dykins Heights Addition;

THENCE South along and with the East line of said Lot Six (6) Block Eleven (11) as shown on the recorded plat Dykins Heights Addition to the Southeast (SE) Corner of said Lot Six (6) Block 11 as shown on the recorded plat Dykins Heights Addition;

THENCE West to the Northwest (NW) Corner of Lot Forty-six (46) Block Eleven (11) as shown on the recorded plat Dykins Heights Addition;

THENCE South along and with the West line of said Lot Forty-six (46) Block Eleven (11) as shown on the recorded plat Dykins Heights Addition to the North right-of-way line of N.E. 18th Street;

THENCE East along and with the North right-of-way line of N.E. 18th Street to the extended East line of Lot Eight (8) Block One (1) as shown on the recorded plat Sunny Knoll Addition;

THENCE South along and with the East line of said Lot Eight (8) Block One (1) as shown on the recorded plat Sunny Knoll Addition to the Southeast (SE) Corner of said Lot Eight (8) Block One (1) as shown on the recorded plat Sunny Knoll Addition;

THENCE West to the Northwest (NW) Corner of Lot Seventeen (17) Block One (1) as shown on the recorded plat Sunny Knoll Addition;

THENCE South along and with the West line of said Lot Seventeen (17) Block One (1) as shown on the recorded plat Sunny Knoll Addition to the North right-of-way line of N.E. 17th Street;

THENCE East along and with the North right-of-way line of N.E. 17th Street to the extended East line of Lot Nine (9) Block Two (2) as shown on the recorded plat Sunny Knoll Addition;

THENCE South along and with the extended East line of Lot Nine (9) Block Two (2) as shown on the recorded plat Sunny Knoll Addition to the Southeast (SE) Corner of said Lot Nine (9) Block Two (2) as shown on the recorded plat Sunny Knoll Addition;

THENCE West to the Northwest (NW) Corner of Lot Thirteen (13) Block Two (2) as shown on the recorded plat Sunny Knoll Addition;

THENCE South along and with the West line of said Lot Thirteen (13) Block Two (2) as shown on the recorded plat Sunny Knoll Addition to the North right-of-way line of N.E. 16th Street;

THENCE West along and with the North right-of-way line of N.E. 16th Street to the West 10 right-of-way line of Bryant Avenue;

THENCE North along and with the West right-of-way line of Bryant Avenue to the North line of Block One (1) as shown on the recorded plat Bryant Center;

THENCE West along and with the North line of Block One (1) as shown on the recorded plat Bryant Center to the Southeast (SE) Corner of Block Six (6) as shown on the recorded plat Bryant Center;

THENCE North along and with the East line of Block Six (6) as shown on the recorded plat Bryant Center to the Northeast (NE) Corner of Lot Nine (9) of Block Six (6) as shown on the recorded plat Bryant Center;

THENCE Southwesterly and South along and with the East right-of-way line of Farris Avenue to the South right-of-way line of N.E. 20th Street;

THENCE West along and with the South right-of-way line of N.E. 20th Street to the East line of the recorded plat Success Heights;

THENCE North along and with the East line of the recorded plat Success Heights to the South line of the 10 foot Alley in Block One (1) as shown on the recorded plat Success Heights;

THENCE West along and with the South line of the 10 foot Alley in Block One (1) as shown on the recorded plat Success Heights to a point 25 feet West of the Northeast (NE) Corner of Lot Twenty-six (26) of Block One (1) as shown on the recorded plat Success Heights;

THENCE South to the South right-of-way line of N.E. 22nd Street;

THENCE West along and with the South right-of-way line of N.E. 22nd Street to the East right-of-way line of Grand Boulevard;

THENCE South along and with the East right-of-way line of Grand Boulevard to the extended North line of Lot Six (6) of Block Seven (7) as shown on the recorded plat Success Heights;

THENCE West along and with the extended North line of Lot Six (6) of Block Seven (7) as shown on the recorded plat Success Heights to the Northwest (NW) Corner of Lot Six (6) of Block Seven (7) as shown on the recorded plat Success Heights;

THENCE South along and with the West line of Lot Six (6) of Block Seven (7) as shown on the recorded plat Success Heights to the extended North line of the 10 foot Alley in Block Seven (7) as shown on the recorded plat Success Heights;

THENCE West along and with the extended North line of the 10 foot Alley in Block Seven (7) as shown on the recorded plat Success Heights to a point 25 feet West of the Southwest (SW) Corner of Lot Thirty-two (32) in Block Seven (7) as shown on the 11 recorded plat Success Heights, said point lying on the West line of the Northeast Quarter (NE/4) of Section Twenty-five (25), Township Twelve (12) North, Range Three (3) West;

THENCE North along and with the West line of the Northeast Quarter (NE/4) of Section Twenty-five (25) and the West line of the Southeast Quarter (SE/4) of Section Twenty-four (24), Township Twelve (12) North, Range Three (3) West to the North right-of-way line of N.E. 23rd Street;

THENCE West along and with the North right-of-way line of N.E. 23rd Street to a point 18.2 feet West of the Southeast (SE) Corner of Block Eighteen (18) as shown on the recorded plat Fairfax Addition;

THENCE South to a point on the South line of Lot Forty-two (42) of Block Four (4) as shown on the recorded plat Meadors-Baird Subdivision of Block 4 Prospect Heights, said point being 104.7 feet East of the Southwest (SW) Corner of said Lot Forty-two (42) of Block Four (4) as shown on the recorded plat Meadors-Baird Subdivision of Block 4 Prospect Heights;

THENCE West along and with the South line of Lot Forty-two (42) of Block Four (4) as shown on the recorded plat Meadors-Baird Subdivision of Block 4 Prospect Heights to the Southwest (SW) Corner of Lot Forty-two (42) of Block Four (4) as shown on the recorded plat Meadors-Baird Subdivision of Block 4 Prospect Heights;

THENCE North along and with the West line of Lots Forty-two (42) and Forty-three (43) of Block Four (4) as shown on the recorded plat Meadors-Baird Subdivision of Block 4 Prospect Heights to the South line of the 10 foot Alley as shown on the recorded plat Tuxedo Park;

THENCE West along and with the South line of the 10 foot Alley as shown on the recorded plat Tuxedo Park to the Southeast (SE) Corner of Lot One (1) Block One (1) as shown on the recorded plat Glen Ellyn Place;

THENCE continuing West along and with the extended South line of Lots One (1) through Five (5) of Block One (1) and the extended South line of Lots One (1) through Five (5) of Block Two (2) as shown on the recorded plat Glen Ellyn Place to the East line of the 10.6 feet Alley as shown on the recorded plat Sunrise Addition;

THENCE continuing West along and with extended South line of the 10 foot Alley as shown on the recorded plat Sunrise Addition to the West line of the 15 foot Alley as shown on the recorded plat Sunrise Addition;

THENCE North along and with the West line of the 15 foot Alley as shown on the recorded plat Sunrise Addition to the Southeast (SE) Corner of Lot Four (4) as shown on the recorded plat Sunrise Addition;

THENCE West along and with the South line of Lot Four (4) as shown on the recorded plat Sunrise Addition to the East right-of-way line of Kelley Avenue;

THENCE South along and with the East right-of-way line of Kelley Avenue to the extended South line of Block One (1) as shown on the recorded plat Amended Plat of The State Capitol Addition;

THENCE West along and with the extended South line of Block One (1) as shown on the recorded plat Amended Plat of The State Capitol Addition to the centerline of Culbertson Drive (unimproved) as shown on the recorded plat Amended Plat of The State Capitol Addition;

THENCE North along and with the centerline of Culbertson Drive (unimproved) as shown on the recorded plat Amended Plat of The State Capitol Addition to the South right-of-way line of N.E. 23rd Street;

THENCE West along and with the South right-of-way line of N.E. 23rd Street to the POINT OF BEGINNING.

Exhibit 3: Blight Study

RESOLUTION

RESOLUTION OF THE COUNCIL OF THE CITY OF OKLAHOMA CITY DECLARING A CERTAIN AREA THAT LIES LARGELY BETWEEN NORTH PHILLIPS AVENUE ON THE WEST AND NORTH SOONER ROAD ON THE EAST; THE NORTHERN MOST BOUNDARY ON NE 36TH STREET AND NE 20TH STREET ON THE SOUTH, IN THE CITY OF OKLAHOMA CITY, TO BE A BLIGHTED AREA AND APPROPRIATE FOR AN URBAN RENEWAL PROJECT PURSUANT TO 11 O.S. §§ 38-101, *ET SEQ.*; DEEMING REDEVELOPMENT OF THE AREA TO BE NECESSARY; AND REQUESTING THE OKLAHOMA CITY URBAN RENEWAL AUTHORITY PREPARE AND SUBMIT A PROPOSED URBAN RENEWAL PLAN FOR THE BLIGHTED AREA, IN ACCORDANCE WITH OKLAHOMA URBAN REDEVELOPMENT LAW, TO THE OKLAHOMA CITY PLANNING COMMISSION AND THE CITY COUNCIL FOR CONSIDERATION.

WHEREAS, the Oklahoma Urban Redevelopment Law, 11 O. S. §§ 38-101, *et seq.*, declares that there exist in certain municipalities blighted areas, which, among other things, constitute an economic and social liability imposing onerous burdens which decrease the tax base and reduce tax revenues, substantially impair or arrest sound urban growth, retard sound economic development, aggravate traffic problems and substantially impair or arrest the elimination of traffic hazards and the improvement of traffic facilities; and that by prevention and elimination of same, property values will be stabilized and tax burdens will be more equitably distributed and the financial and capital resources of the state will be strengthened; and that this menace can best be remedied by cooperative participation of private enterprise, municipal governing bodies and public agencies, 11 O.S. § 38-102; and

WHEREAS, 11 O.S. § 38-102 further declares that certain blighted areas, or portions thereof, may require acquisition, clearance and disposition subject to use restrictions, since the prevailing conditions of decay may make impracticable the reclamation of such areas by conservation or rehabilitation, and so that the conditions and evils enumerated may be eliminated, remedied or prevented; and

WHEREAS, 11 O.S. § 38-102 further declares that the powers conferred by the Oklahoma Urban Redevelopment Law are for public uses and purposes, for which the power of eminent domain and police power may be exercised, and declares that it is a matter of legislative determination that the provisions of the Oklahoma Urban Redevelopment Law are enacted in the public interest; and

WHEREAS, the Oklahoma Urban Redevelopment Law defines a “blighted area” as follows:

“Blighted area” shall mean an area in which there are properties, buildings, or improvements, whether occupied or vacant, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation or open spaces; population overcrowding; improper subdivision or obsolete platting of land, inadequate parcel size; arrested economic development; improper street layout in terms of existing or projected traffic needs, traffic congestion or lack of parking or terminal facilities needed for existing or proposed land uses in the area, predominance of defective or inadequate street layouts; faulty lot layout in relation to size, adequacy, accessibility or

usefulness; insanitary or unsafe conditions, deterioration of site or other improvements; diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land; defective or unusual conditions of title; any one or combination of such conditions which substantially impair or arrest the sound growth of municipalities, or constitutes an economic or social liability, or which endangers life or property by fire or other causes, or is conducive to ill health, transmission of disease, mortality, juvenile delinquency, or crime and by reason thereof, is detrimental to the public health, safety, morals or welfare; and

WHEREAS, The City of Oklahoma City is engaged in a program of economic development and redevelopment activities to enhance The City's capabilities for economic growth and redevelopment; and

WHEREAS, the 4,273-acre area that lies largely between North Phillips Avenue on the west and North Sooner Road on the east; the northern most boundary on NE 36th Street and NE 20th Street on the south, concentrating on a geography approximately a half mile surrounding NE 23rd Street, North Kelley Avenue, North Martin Luther King Avenue, and I-35, as reflected on the map attached as Exhibit A hereto, is an area suffering from numerous conditions of blight, including dilapidation and deterioration, insanitary or unsafe conditions, deterioration of site and other improvements, age and possible obsolescence of certain improvements and infrastructure, inadequacy of provision for sanitation, and arrested economic development (the "Blighted Area"); and

WHEREAS, the Blighted Area is more specifically described as the area within the following boundaries:

Beginning at a point located on the centerline located on the centerline of North Lincoln Boulevard and NE 42nd Street; thence east to the centerline of North Bryant Avenue; thence east 1,200 feet to a point; thence south to the centerline of NE 30th Street; thence east along the centerline of NE 30th Street to North Bartell Road; thence north along the centerline of North Bartell Road to NE 33rd Street; thence east to North Sooner Road; thence in a southerly direction along the centerline of North Sooner Road to NE 16th Street; thence west along the centerline of NE 16th Street to I-35; thence north 1,500 feet along the centerline of I-35 to a point; thence west 815 feet to a point; thence north to the centerline of NE 23rd Street; thence west to North Lottie Avenue; thence south along the centerline of North Lottie Avenue to NE 16th Street; thence west along the centerline of NE 16th Street to North Lincoln Boulevard; thence north along the centerline of North Lincoln Boulevard to the point of beginning; and

WHEREAS, based on the information and data contained in the files of The City of Oklahoma City and reflected in the Blight Study, attached as Exhibit B hereto, the Blighted Area is characterized by an increasing percentage of dilapidated, deteriorated, and aging buildings and improvements that do not meet current building codes, vacant and unimproved property, significantly high demolition and clearance activity, steady decline in new and renovated construction, higher than average residential vacancy rates with extremely low owner-occupancy, insanitary and unsafe conditions including environmental contamination; these conditions, both singly and in combination, constitute a blighted condition of arrested economic development within the statutory definition, and therefore the Blighted Area is suitable and appropriate for an urban renewal or urban redevelopment project; and

WHEREAS, the existence of such conditions in the Blighted Area substantially impairs and arrests the sound economic growth of The City of Oklahoma City, constitutes an economic and social liability, and by reason thereof such conditions are detrimental to the public health, safety and welfare of the residents of the Blighted Area and of The City of Oklahoma City; and, further, the redevelopment of the Blighted Area is in the public interest and necessary to protect the public health, safety and welfare of the residents of the Blighted Area and of The City of Oklahoma City; and

WHEREAS, the Oklahoma City Urban Renewal Authority (“Renewal Authority”) is requested and authorized to prepare a proposed urban renewal plan for the Blighted Area, to consider such proposed plan, and to submit the proposed plan to the Oklahoma City Planning Commission and to the City Council of The City of Oklahoma City for their respective consideration, public hearings, and adoption, if appropriate.

NOW, THEREFORE, BE IT RESOLVED by the City Council of The City of Oklahoma City as follows:

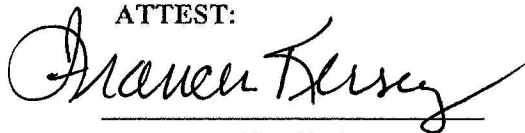
1. Based on the information and data available to the City Council, including the facts reflected in the Blight Study attached as Exhibit B hereto, the 4,273-acre area that lies largely between North Phillips Avenue on the west and North Sooner Road on the east; the northern most boundary on NE 36th Street and NE 20th Street on the south , as reflected on the map attached as Exhibit A hereto and described below, is hereby declared to be a blighted area and appropriate for an urban renewal project within the contemplation of the Oklahoma Urban Redevelopment Law, 11 O.S. §§ 38-101, et seq. that area is more particularly described as the area within the following boundaries:

Beginning at a point located on the centerline located on the centerline of North Lincoln Boulevard and NE 42nd Street; thence east to the centerline of North Bryant Avenue; thence east 1,200 feet to a point; thence south to the centerline of NE 30th Street; thence east along the centerline of NE 30th Street to North Bartell Road; thence north along the centerline of North Bartell Road to NE 33rd Street; thence east to North Sooner Road; thence in a southerly direction along the centerline of North Sooner Road to NE 16th Street; thence west along the centerline of NE 16th Street to I-35; thence north 1,500 feet along the centerline of I-35 to a point; thence west 815 feet to a point; thence north to the centerline of NE 23rd Street; thence west to North Lottie Avenue; thence south along the centerline of North Lottie Avenue to NE 16th Street; thence west along the centerline of NE 16th Street to North Lincoln Boulevard; thence north along the centerline of North Lincoln Boulevard to the point of beginning; and

2. The redevelopment of the area is deemed to be necessary in the public interest of the public health, safety, morals, and welfare of the residents of the area and The City of Oklahoma City;

3. The Renewal Authority is requested to prepare a proposed urban renewal plan in accordance with the Oklahoma Urban Redevelopment Law for the Blighted Area, to consider such urban renewal plan, and to submit the proposed plan to the Oklahoma City Planning Commission and to the City Council of The City of Oklahoma City for their respective consideration, public hearings, and adoption, if appropriate.

ADOPTED by the Council and signed by the Mayor of The City of Oklahoma City,
Oklahoma, this 29th day of July, 2014.

ATTEST:


City Clerk



THE CITY OF OKLAHOMA CITY



MAYOR

REVIEWED for form and legality.



Assistant Municipal Counselor

EXHIBIT A- NORTHEAST RENAISSANCE URBAN RENEWAL AREA BLIGHT STUDY AREA

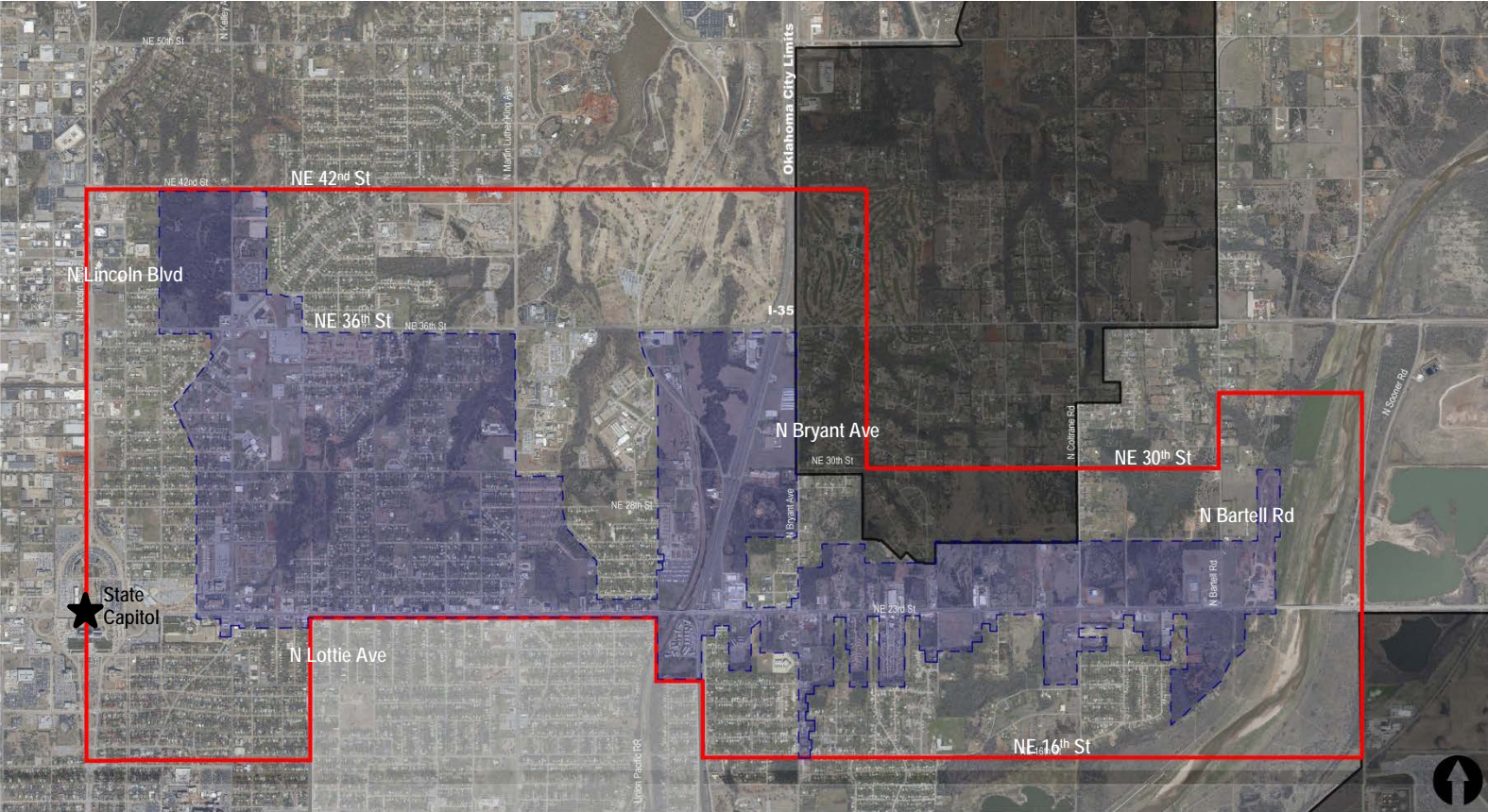


EXHIBIT B- BLIGHT STUDY – NORTHEAST RENAISSANCE URBAN
RENEWAL AREA



BLIGHT STUDY
FOR
NORTHEAST RENAISSANCE
URBAN RENEWAL AREA

**Prepared by the City of Oklahoma City Planning Department
For
The City of Oklahoma City**

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INTRODUCTION

The purpose of this study is to document blighting conditions that support the formation of a Northeast Renaissance Urban Renewal Area (NER-URA) in the City of Oklahoma City. Generally, the boundaries of the proposed NER-URA are located between N Phillips Avenue on the west and N Sooner Road on the east; the northern most boundary on NE 36th Street and NE 20th Street on the south. Generally, this study evaluates the physical conditions of the area east of the Oklahoma State Capitol campus and north of the existing John F. Kennedy Urban Renewal Area, concentrating on a geography approximately a half mile surrounding NE 23rd Street, N Kelley Avenue, North Martin Luther King Avenue, and I-35 (see **Study Area** map and description on page 2-4).

The study area has a variety of land uses. Approximately 70% of the developed square footage is residential, primarily single family detached structures. Commercial uses constitute approximately 12% of developed square footage, and are prominent along NE 23rd Street and major north/south corridors such as Martin Luther King Boulevard and N Kelley Avenue. Industrial uses are more prominent along the Union Pacific railroad line and Interstate 35, and account for approximately 9% of developed square footage. Agricultural land becomes more prevalent closer to the Canadian River. The area is also home to tax exempt properties, which make up approximately 40% of the acreage within the study area, and 3% of the developed square footage.¹ These properties include various churches, government agencies and health organizations, and other non-profit organizations.

METHODOLOGY OF ANALYSIS

This blight study used a variety of national and local data sources for its analysis. Demographic and household information was taken from the 1990, 2000, and 2010 decennial censuses, and employment status taken from the 2006 – 2008 and 2008 – 2012 American Community Survey 5-Year Estimates. Local data includes building permit records, brownfield inventories, police data, and Public Works and Utilities infrastructure data from the City, including the Vacant and Abandoned Buildings Study completed for the City in 2013. Assessor Account and Improvement Records were used from Oklahoma County, and various aerial photographs and field surveys of properties were taken by City staff.

30 census block groups were utilized to determine population, owner occupancy, housing units, and households for the study area.² Between 1990 and 2010 census the block group identifiers have changed, but the same geographic area is represented for all three decennial Censuses. **Figure 1** below shows the Census block groups used to collect demographic data; the block groups selected encompass a larger area than the defined blight study area. These block groups were chosen because they were the smallest geographies available to collect Census data for the area. Similarly employment data was collected based on the corresponding Census Tracts, which were also chosen because they were the smallest geographies available to collect data for the area.

BLIGHT STUDY AREA

In order to create an area of analysis for this blight study, a boundary was drawn that corresponded with a ½ mile distance from major corridors in the area of focus, shown in **Figure 2** below. Selected corridors included 23rd Street, Kelley Avenue, 36th Street, MLK / Eastern Avenue, I-35, and the Canadian River. Data was taken from Census Block Groups that bordered these corridors and fell within the ½ mile boundary. The precise boundaries of some Census Block Groups have changed over time, resulting in the inclusion of blocks that are not contiguous with the corridor, but are part of a larger Block Group identified in the 1990, 2000, or 2010 decennial census. Several Block Groups south of 23rd Street were included despite the fact that they are located within the John F. Kennedy Urban Renewal Area. The proximity of these Blocks to 23rd Street was deemed necessary to include in the blight study analysis.

¹ Acreage based of GIS data and calculations

² Census boundaries and block group identifiers may change but the same geographic area is represented from 1990 – 2010.

URBAN RENEWAL AREA

The boundary of the NE Renaissance Urban Renewal Area lies within the confines of this larger study area. See Figures 1 and 2 below and the attached **Legal Description**. The boundaries of the NER-URA used the following criteria:

- A focus on commercial or vacant property adjacent to the major corridors described above;
- Only include residential areas that exhibit significant components of blight in terms of vacancy, infrastructure;
- Avoid properties owned by the public sector, including, but not limited to, City, County, State and Federal Government, and non-profits like schools, colleges, etc.

Figure 1: Selected Census Block Groups

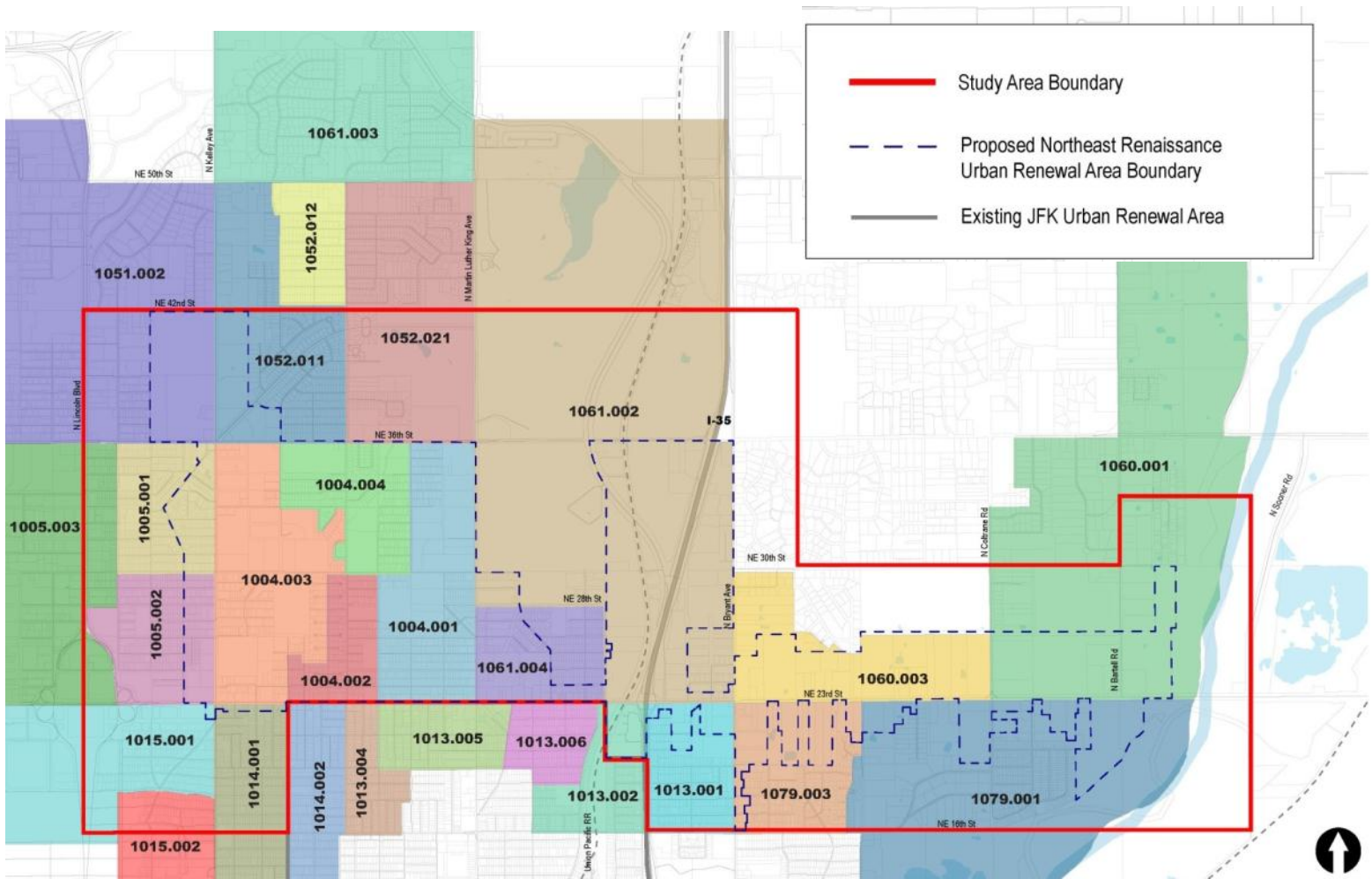
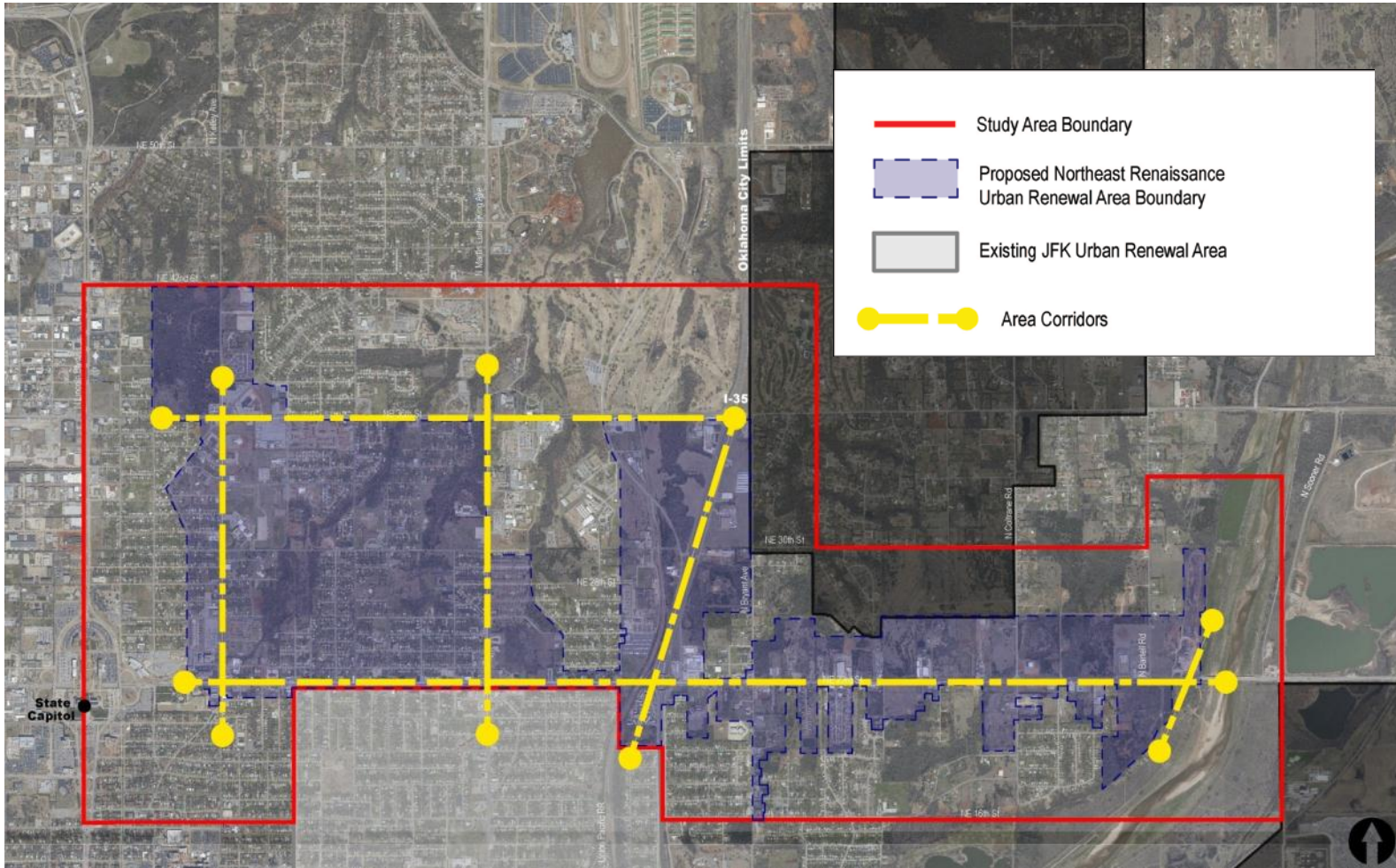


Figure 2: Study Area Corridors



EVIDENCE OF BLIGHT

According to Oklahoma Urban Renewal law, found at 11 O.S. § 38-101(8), a “Blighted Area” shall mean an area in which there are properties, buildings, or improvements, whether occupied or vacant, whether residential or nonresidential, would be considered “blighted” by reason of:

- dilapidation, deterioration, age or obsolescence,
- inadequate provision for ventilation, light, air, sanitation or open spaces;
- population overcrowding;
- improper subdivision or obsolete platting of land, inadequate parcel size;
- arrested economic development;
- improper layout in terms of existing or projected traffic needs, traffic congestion or lack of parking or terminal facilities needed for existing or proposed land uses in the area, predominance of defective or inadequate street layouts;
- faulty lot layout in relation to size, adequacy, accessibility or usefulness;
- unsanitary or unsafe conditions,
- deterioration of site or other improvements;
- diversity of ownership, tax or special assessment delinquency exceeding the fair value of land; defective or unusual conditions of title;

any one or combination of such conditions which substantially impair or arrest the sound growth of municipalities, or constitutes an economic or social liability, or which endangers life or property by fire or other causes, or is conducive to ill health, transmission of disease, mortality, juvenile delinquency, or crime and by reason thereof, is detrimental to the public health, safety, morals or welfare;

It is further noted that according to the United States Supreme Court in *Berman v. Parker*, 348 U.S. 26 (1954), it is not required that every parcel or property in an area need exhibit characteristics of blight in order for the area as a whole to be considered blighted.

In general, this study focuses on the following four components to determine blight for the NER-URA:

- *dilapidation, deterioration, age or obsolescence,*
- *arrested economic development;*
- *unsanitary or unsafe conditions,*
- *deterioration of site or other improvements.*

1. DILAPIDATION AND DETERIORATION

1A: Property Vacancy

Housing unit vacancy – taken as the gap between households and housing units – has declined over the past twenty years but remains a very high 17.7% in 2010. Both the City and the study area experienced improvements in housing vacancy between 1990 and 2000, as well as increases in vacancy between 2000- 2010, with the study area staying 6-7 percentage points above City-wide vacancy at any given time.

Table 1: Vacancy Rate

	1990	2000	2010	% Change 1990 - 2000	% Change 2000 - 2010	% Change 1990 - 2010
Vacancy Rate	%	%	%			
Oklahoma City	15.9	10.4	12.4	-29.6	32.5	-6.8
Study Area	22.6	16.9	17.7	-28.9	8.0	-23.1

Source: US Census 1990-2010

According to Oklahoma County Assessor data, 30% of all parcels in the study area are reported as vacant or undeveloped, an increase of 2% since 2000. According to the Oklahoma City Vacant and Abandoned Building Study (2013), there are 139 vacant and abandoned buildings per square mile in the study area; compared to 19 per square mile city-wide. 87% of the properties identified as having vacant and abandoned buildings were residential properties.

1B: Property Values

Between 2000 and 2013, the percentage change of gross taxable market value for Oklahoma County was 9%. During the same period, the taxable market value for the study area declined by 0.6%. Net assessed value, which is the total assessed value less exemptions, also declined in the study area and grew for the City as a whole. The percentage of exempt properties remained consistent at around 40% of total acreage, meaning that private property values show notable stagnation when compared with city-wide trends.³

1C: Property Condition

In 2013, 4% properties within the study area were rated as below average condition, compared to 2% in Oklahoma County. The number of improvements with occupancy codes categorized as “salvage” was 1.8% for 2013, compared to 0.6% for Oklahoma County during that same time; see **Oklahoma County Assessor: Improvements** table attached. Improvements with an occupancy code of “salvage” do not meet the current building codes; as such they pose a threat to the safety of the area.

1D: Infrastructure Condition

23% of the streets within the study area have no curb or only have a curb on one side of the street. The sidewalk network is also in disrepair or is nonexistent in parts of the study area. 93% of the streets within the study area have no sidewalk. A minority of the existing infrastructure within the study area would meet City subdivision regulation standards required for residential and non-residential streets by, which call for sidewalks, curbs and gutters.

³ Acreage based of GIS data and calculations.

Figure 3: Study Area Curb & Sidewalk Inventory

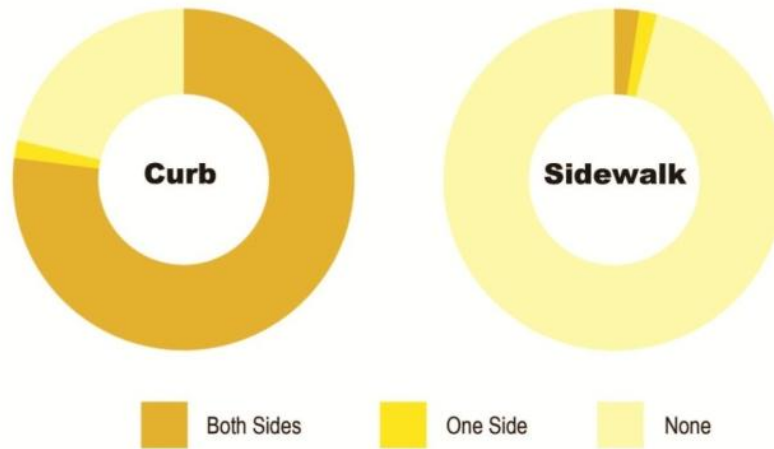


Table 2: Curb & Sidewalk Inventory Comparisons

Type	Curb		Sidewalk	
	Study Area	Oklahoma City	Study Area	Oklahoma City
Both Sides	79.7 %	79.5 %	3.3%	24.6%
One Side	1.0%	0.9%	4.0%	4.0%
None	19.3%	19.7%	92.7%	71.4%

Source: City of Oklahoma City Public Works

According to The City of Oklahoma City Public Works Paving Condition Index (PCI) (see **Pavement Condition** map attached) the average PCI for streets within the study area is a 47.8 on an index of 100 with zero (0) being the worst. The average PCI for streets within Oklahoma City is 62.0. In addition to having an average PCI rating lower than the rest of the City, the majority (34%) of paved roadway square footage within the study area is rated as being in the worst condition (0 – 40), shown in **Table 10** below.

Table 3: Study Area PCI Rating by SF

PCI Rating	Total SF	%
0 - 40	138,249	34.1%
0 - 20	45,452	29.8%
21 - 40	92,798	70.2%
41 - 54	76,888	19.0%
55 - 70	70,038	18.1%
71 - 100	111,900	28.9%

2. ARRESTED ECONOMIC DEVELOPMENT

2A: Construction Activity

Between 2010 and 2014, 82 demolition permits were issued in the study area. These permits constituted 41% of all building permits issued for the study area. During the same period of 2010 to 2014 demolition permits accounted for only 5% of the building permits issued for the City of Oklahoma City. In the years 2010 and 2014 new construction and remodeling accounted for 39% of the building permits issued for the study area. This compares to 58% for the rest of the City, see **Building Permits** map attached.

Table 4: Building Permits

	Permits (2010 -2014)	%
Study Area	199	
Erect/Remodel/Add-On	77	38.7%
Demolition	82	41.2%
Other	40	20.1%
City of Oklahoma City	40,834	
Erect/Remodel/Add-On	23,645	57.9%
Demolition	1,865	4.6%
Other	15,324	37.5%

Source: City of Oklahoma City Public Works

2B: Federal Designation of Distress and Blight

Significant portions of the study area have been designated as distressed, or qualify for special funding assistance relative to distressed areas.

The southwest portion of the study area is part of the Oklahoma City Empowerment Zone, shown in **Enterprise Community & Empowerment Zones** map attached. Empowerment Zone and Enterprise Community Zone areas are recognized by the Federal Government as areas of distress, and provide initiatives that focus on reducing unemployment and increasing economic growth through the designation of Federal tax incentives and grants.

Census Tracts 1061, 1004, 1005, 1014, 1013, and 1079 are designated as “Highly Distressed” qualified census tracts, which means they meet the following conditions:

- Poverty Rate greater than 30%;
- Median Family Income of 60% less than area’s Median Family Income (MFI);
- Unemployment Rate at least 1.5 times the national average.

These tracts make up approximately 75% of the study area. Additionally, Census Tract 1052 is “Qualified”, meaning it must meet criteria of a poverty rate of at least 20%, and Median Family Income (MFI) of 80% less than area MFI. Shown in **New Market Tax Credit Qualification** map attached.

Highly Distressed Qualified and Qualified Census Tracts are areas identified by the Community Development Financial Institutions (CDFI) fund to score applications for the allocation of New Markets Tax Credits, a credit designed to stimulate development in distressed areas.

All the above Census Tracts are also “Qualified” census tracts by the Internal Revenue Service (IRS) and the Department of Housing and Urban Development (HUD) in their evaluation of eligibility for Low Income Housing Tax Credits. Under section 42(d)(5)(C) of the IRS Code, a qualified census tract is any census tract in which at least 50 % of households have an income less than 60 % of the Area Median Income.

2C: Population

In 1990, the study area had a population of 21,000 people, representing approximately 4.8 % of the entire City. By 2010, the population had declined to 18,471, a 12.9% decline in total population. During the same time period, the City of Oklahoma City grew by more than 30%, reducing the population share of the study area against the City to 3.2%

Table 5: Population

	1990	2000	2010	% Change 1990 - 2000	% Change 2000 - 2010	% Change 1990 - 2010
Population						
Oklahoma City	444,730	506,132	579,999	13.8%	14.6%	30.4%
Study Area	21,215	19,416	18,471	-8.5	-4.9%	-12.9%
Study Area Census Block Groups	1004.001	862	676	535		
	1004.002	485	428	345		
	1004.003	674	436	580		
	1004.004	1,166	835	910		
	1005.001	979	848	805		
	1005.002	749	637	685		
	1005.003	329	509	419		
	1013.001	679	546	492		
	1013.002	648	633	534		
	1013.004	525	411	342		
	1013.005	680	612	553		
	1013.006	630	567	525		
	1014.001	382	821	649		
	1014.002	335	496	413		
	1014.003	405	-	-		
	1014.004	471	-	-		
	1015.001	632	580	508		
	1015.002	922	749	749		
	1051.001	461	800	556		
	1051.002	-	697	1,105		
	1051.003	645	-	-		
	1051.006	501	-	-		
	1052.011	-	1,015	971		
	1052.012	279	548	534		
	1052.013	863	-	-		
	1052.014	618	-	-		
	1052.021	908	1,236	1,156		
	1052.022	519	-	-		
	1060.001	16	734	832		
	1060.003	743	654	603		
1061.001	1,624	-	-			
1061.002	-	1,289	557			
1061.003	-	1,585	1,545			
1061.004	1,227	-	645			
1079.001	630	489	425			
1079.003	-	-	498			
1079.005	576	585	-			

*Values of "-" equal No Data; these block group geographies were incorporated into other block groups.

Source: US Census 1990-2010

2D: Household Growth

Despite a total population loss, the total number of households within the study area has increased with a 2 to 3% growth between decennial census reports. It should be noted, however, that the largest increase in households occurred in Block Group 1051.002, increasing 275 households between 2000 and 2010. Only a small portion of this Block Group is located within the study area. A majority of the increase in households within that Block Group is attributed to the *Lincoln: at Central Park* development which, was constructed in 2006 and is located approximately ½ mile from of the study area’s northwest boundary. The other area that saw a dramatic increase in households was Block Group 1061.003, which was included to maintain continuity with the geographic area between decennial censuses, and is located approximately ½ mile from the study area’s northern border. Adjusting for this, there was actually a slight decrease of total number of households between 1990 and 2010. In just the years between 2000-2010, the City has added over 18,000 housing units, a growth rate of just under 1% annually or 9% over the 10 year period.

Table 6: Total Households

	1990	2000	2010	% Change 1990 - 2000	% Change 2000 - 2010	% Change 1990 - 2010
Households	#	#	#			
Oklahoma City	178,885	204,434	222,802	14.3%	9.0%	24.6%
Study Area	7,727	7,954	8,044	2.9%	1.1%	4.1%
Study Area Census Block Groups	1004.001	288	286	245		
	1004.002	206	191	166		
	1004.003	252	150	247		
	1004.004	364	339	340		
	1005.001	335	338	313		
	1005.002	279	281	332		
	1005.003	119	248	243		
	1013.001	313	257	226		
	1013.002	201	275	238		
	1013.004	241	177	147		
	1013.005	263	279	272		
	1013.006	252	230	208		
	1014.001	123	374	314		
	1014.002	129	212	163		
	1014.003	201	-	-		
	1014.004	204	-	-		
	1015.001	228	251	222		
	1015.002	316	350	379		
	1051.001	86	394	331		
	1051.002	-	200	475		
	1051.003	356	-	-		
	1051.006	217	-	-		
	1052.011	-	401	429		
	1052.012	133	238	226		
	1052.013	262	-	-		
	1052.014	229	-	-		
	1052.021	309	485	504		
	1052.022	172	-	-		
	1060.001	178	301	356		
	1060.003	362	269	268		
1061.001	387	-	-			
1061.002	-	408	142			
1061.003	-	621	613			
1061.004	366	-	273			
1079.001	585	179	172			
1079.003	-	-	200			
1079.005	206	220	-			

*Values of "-" equal No Data; these block group geographies were incorporated into other block groups.

Source: US Census 1990-2010

2E: Housing Units

Between 1990 and 2000, housing units declined by nearly 2% (218 units) within the study area, indicating a notable number of teardowns and removals from the market. During the same period, the City added nearly 16,000 units at a rate of 1,500 annually.

Census data suggests that this trend was turned around in the 2000s, with an addition of 264 units. However, as discussed above, these units are attributable to the *Lincoln: at Central Park* development on Lincoln Boulevard, located far enough away from the primary study area to be discounted in the total numbers. Adjusting for this outlier, the growth in housing units between 2000-2010 has been null, leaving a housing growth rate of -2.2% between 1990 and 2010, compared to a total of 20% change in housing units for the entire City.

Table 7: Housing Units

		1990	2000	2010	% Change 1990 - 2000	% Change 2000 - 2010	% Change 1990 - 2010
Housing Units							
Oklahoma City		212,367	228,149	254,233	7.4%	11.4%	19.7%
Study Area		9,996	9,514	9,778	-4.8	2.8%	-2.2%
Study Area Census Block Groups	1004.001	366	352	329			
	1004.002	269	254	230			
	1004.003	385	175	291			
	1004.004	634	391	392			
	1005.001	385	383	373			
	1005.002	409	374	389			
	1005.003	405	360	360			
	1013.001	316	307	274			
	1013.002	357	348	329			
	1013.004	248	239	222			
	1013.005	307	273	301			
	1013.006	281	273	269			
	1014.001	166	504	464			
	1014.002	151	266	250			
	1014.003	208	-	-			
	1014.004	300	-	-			
	1015.001	272	298	276			
	1015.002	513	518	490			
	1051.001	118	431	357			
	1051.002	-	353	598			
	1051.003	451	-	-			
	1051.006	308	-	-			
	1052.011	-	433	486			
	1052.012	124	251	250			
	1052.013	311	-	-			
	1052.014	251	-	-			
	1052.021	336	544	580			
	1052.022	214	-	-			
	1060.001	204	320	388			
	1060.003	370	282	281			
1061.001	482	-	-				
1061.002	-	462	154				
1061.003	-	639	642				
1061.004	394	-	335				
1079.001	247	238	224				
1079.003	-	-	244				
1079.005	214	246	-				

*Values of "-" - "equal No Data; these block group geographies were incorporated into other block groups.

Source: US Census 1990-2010

2F: Owner Occupied Units

Between 1990 and 2010, the percentage of owner-occupied housing units declined from 67.3% - a rate higher than the City of Oklahoma City, to 52.5% - a rate 9 percentage points lower than the City. Correspondingly, renter-occupied units have risen from 33% to 48%, see **Figure 4** below. In numeric terms, 3,299 units that were owner-occupied or vacant in 1990 are now renter-occupied.

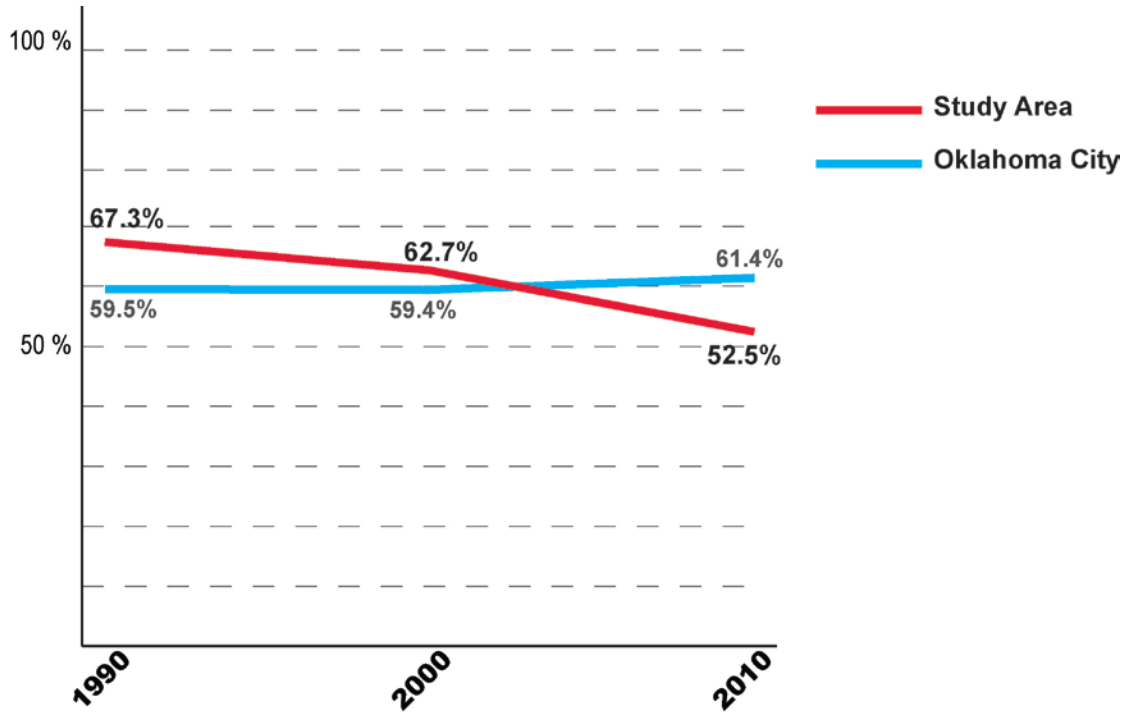
Table 8: Owner Occupied Housing Units

		1990		2000		2010		% Change 1990 - 2000	% Change 2000 - 2010	% Change 1990 - 2010
Owner Occupied Housing Units		#	%	#	%	#	%			
Oklahoma City		106,316	59.5	121,528	59.4	136,759	61.4	14.3%	12.5%	28.6%
Study Area		5,209	67.3	4,955	62.7	4,225	52.5	-4.9%	-14.7%	-18.9%
Study Area Census Block Groups	1004.001	209	66.8	183	64.0	133	54.3			
	1004.002	137	64.9	117	61.3	83	50.0			
	1004.003	127	59.3	93	62.0	80	32.4			
	1004.004	194	50.8	170	50.1	156	45.9			
	1005.001	249	76.1	216	63.9	170	54.3			
	1005.002	166	57.8	132	47.0	103	31.0			
	1005.003	68	57.1	51	20.6	50	20.6			
	1013.001	224	80.3	189	73.5	147	65.0			
	1013.002	165	63.5	134	48.7	100	42.0			
	1013.004	118	60.8	96	54.2	59	40.1			
	1013.005	128	45.1	137	59.6	84	30.9			
	1013.006	162	67.8	137	59.6	99	47.6			
	1014.001	71	53.4	202	54.0	159	50.6			
	1014.002	64	51.6	97	45.8	68	41.7			
	1014.003	108	67.9	-	-	-	-			
	1014.004	97	47.8	-	-	-	-			
	1015.001	185	79.7	191	76.1	165	74.3			
	1015.002	133	42.1	113	32.3	87	23.0			
	1051.001	51	59.3	235	59.6	195	58.9			
	1051.002	-	-	139	69.5	122	25.7			
	1051.003	209	58.7	-	-	-	-			
	1051.006	121	60.2	-	-	-	-			
	1052.011	-	-	294	73.3	249	58.0			
	1052.012	91	81.3	178	74.8	152	67.3			
	1052.013	246	85.1	-	-	-	-			
	1052.014	194	84.7	-	-	-	-			
	1052.021	243	78.6	330	68.0	283	56.2			
	1052.022	121	70.3	-	-	-	-			
	1060.001	158	88.8	269	89.4	322	54.3			
	1060.003	337	93.1	256	95.2	242	90.3			
1061.001	200	48.5	-	-	-	-				
1061.002	-	-	186	45.6	32	22.5				
1061.003	-	-	544	87.6	525	85.6				
1061.004	328	89.6	-	-	117	42.9				
1079.001	153	75.7	131	73.2	119	69.2				
1079.003	-	-	-	-	124	62.0				
1079.005	152	80.0	135	61.4	-	-				

*Values of "-" equal No Data; these block group geographies were incorporated into other block groups.

Source: US Census 1990-2010

Figure 4: Owner Occupied vs. Renter Occupied



Source: US Census 1990-2010

2G: Employment & Jobs

Between 2010 and 2012, according to the American Community Survey Census data, the study area saw an increased unemployment rate, increasing from 10.9% to 11.6%. Compared to Oklahoma City, which remained fairly consistent at around 6%, between these two years, the study area continued to have an unemployment rate approximately 5 percentage points higher than the City, as shown in Table 5 below.

Table 9: Study Area Employment Status

Employment	2010 2006 – 2010 ACS 5-Year Estimate						2012 2008 – 2012 ACS 5-Year Estimate						
	In Labor Force		Employed		Unemployed		In Labor Force		Employed		Unemployed		
	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE	Estimate	MOE	
Oklahoma City	67.7%	+/-0.4	62.6%	+/-0.5	6.4%	+/-0.3	67.7%	+/-0.5	62.6%	+/-0.5	6.6%	+/-0.4	
Study Area	56.4%	+/-8.6	50.0%	+/-9.2	10.9%	+/-7.7	53.4%	+/-9.1	47.0%	+/-8.9	11.6%	+/-7.3	
Study Area Census Block Groups	1004	53.0%	+/-7.4	43.4%	+/-8.4	18.1%	+/-12.4	55.5%	+/-8.1	42.4%	+/-7.6	23.5%	+/-10.4
	1005	65.3%	+/-8.3	59.4%	+/-8.7	9.0%	+/-5.0	54.6%	+/-9.3	47.9%	+/-9.0	11.8%	+/-5.8
	1013	46.9%	+/-7.6	42.2%	+/-7.4	10.1%	+/-6.0	46.0%	+/-7.1	39.3%	+/-5.7	14.5%	+/-6.4
	1014	68.5%	+/-9.8	56.5%	+/-10.6	17.4%	+/-13.1	66.8%	+/-11.4	55.8%	+/-12.3	16.5%	+/-14.4
	1015	70.8%	+/-9.4	58.5%	+/-11.2	17.3%	+/-8.3	64.5%	+/-7.7	56.6%	+/-7.7	11.6%	+/-6.8
	1051	52.8%	+/-9.8	50.8%	+/-9.6	3.7%	+/-3.8	57.9%	+/-8.1	54.7%	+/-7.8	3.7%	+/-3.2
	1052.01	47.8%	+/-10.1	43.4%	+/-11.5	9.2%	+/-10.4	47.6%	+/-10.2	42.1%	+/-10.3	11.7%	+/-9.4
	1052.02	55.7%	+/-12.5	52.2%	+/-13.7	6.4%	+/-7.4	44.1%	+/-14.9	41.9%	+/-15.9	5.1%	+/-7.7
	1060	61.7%	+/-4.8	55.5%	+/-5.7	7.6%	+/-4.0	63.9%	+/-5.7	59.8%	+/-5.5	5.9%	+/-2.6
	1061	50.7%	+/-6.2	45.6%	+/-5.9	10.0%	+/-5.9	45.8%	+/-6.7	43.2%	+/-7.3	5.7%	+/-5.4
1079	47.0%	+/-9.1	42.0%	+/-8.8	10.6%	+/-8.1	40.3%	+/-11.3	33.4%	+/-8.9	17.1%	+/-7.7	

3. UNSANITARY OR UNSAFE CONDITIONS

3A: Crime

Between 2009 and 2014 the study area has rated higher than Oklahoma City in virtually every crime type tracked by the Police Department. Especially high is Assault, Narcotics, Weapons, and Robbery. Of the 18 categories tracked, only two have lower rates of activity per 1,000 residents than the rest of the City.

Table 10: Crime Rates

Type	Category	Code	2009 - 2014 Count	Rate Per 1000 residents (2009 - 2014)		Compared to City (2009 - 2014)
				Study Area	Oklahoma City	
Violent	Homicide	01	25	1.7	0.6	HIGHER
	Rape	02	59	4.1	3.0	HIGHER
	Robbery	03	212	14.6	10.3	HIGHER
	Assault	04	1,612	111.3	63.6	HIGHER
	Weapons	15	194	13.4	5.4	HIGHER
Property	Burglary	05	1,253	86.5	80.1	HIGHER
	Larceny	06	1,289	89.0	164.3	LOWER
	Auto Theft	07	568	39.2	38.7	HIGHER
	Arson	08	-	-	-	-
	Vandalism	14	732	50.5	41.5	HIGHER
Public Order	Prostitution	16	7	0.5	1.5	LOWER
	Sex Offenses	17	81	5.6	5.2	HIGHER
	Narcotics	18	1,130	78.0	26.0	HIGHER
	Family offenses	20	117	8.1	7.6	HIGHER
	Dist. Peace	24	111	7.7	7.3	HIGHER
	Trespassing	2601	102	7.0	5.7	HIGHER
	Curfew/Loitering	28	13	0.9	0.7	HIGHER
	Misc. Police Work	42 - 51	4,337	299.4	163.1	HIGHER
	Total		9,547	* Area Population based on 2010 Census Block Group data for Study Area		
	* 01/2009 - 03/2014					

Source: City of Oklahoma Police

3B: Environmental Conditions

Many of the properties within the study area meet the US Environmental Protection Agency definition of a brownfield site. As defined in the Small Business Liability Relief and Brownfields Revitalization Act [Public Law 107-118 (H.R. 2869)], “a brownfield site means real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”

There is no record that soil or groundwater sampling has been done in this area to date. However, environmental databases indicate the study area contains numerous historical gas stations, and documented releases from a number of underground storage tanks. Oil and gas exploration activities have been prevalent in the area with over 50 active or historical oil and gas wells, and a saltwater injection well. There are also 5 salvage yards in the area, and 14 current or historical dry cleaners. These types of industries are frequently associated with petroleum, metals and solvent contamination which have the potential to create safety and health hazards and harmful site conditions.

Potential brownfields in the area pose a negative impact to public health and safety through possible human exposure pathways with contaminated soil and groundwater. In addition to a potential health hazard, Brownfield sites can cause a negative impact to property values and redevelopment potential of contaminated areas. Environmental assessments and clean-up are typically necessary prior to the purchase of any real estate site. Site clean-up, if necessary can be costly and affect the overall feasibility of a redevelopment project. Similarly, the value of a property can be negatively affected until the potential contamination is mitigated or resolved, see **Potential Brownfield Sites** map attached.

3C: Unsafe Conditions

The study area suffers from widespread dumping and numerous boarded structures; these conditions can create unsanitary or unsafe conditions. Below are photo examples of area conditions that pose a threat to public health and safety.

Figure 5: Discarded Tires within Study Area



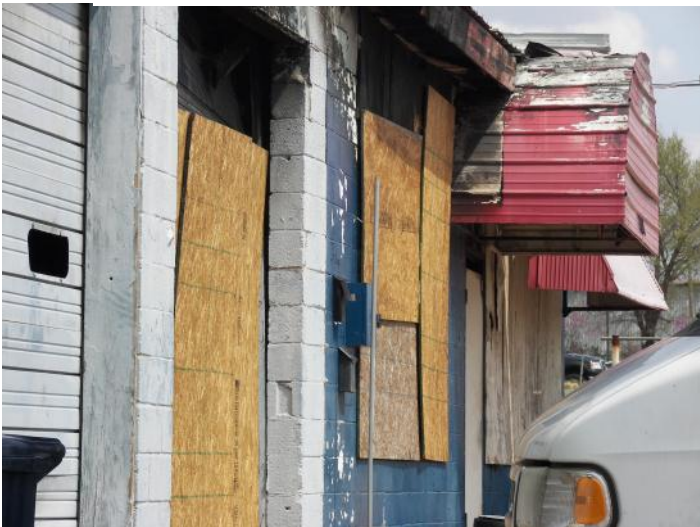
Stored / discarded tires can pose safety and health hazards such as mosquito breeding, as well as an environmental and safety threat in the occurrence of fire.

Figure 6: Illegal and Widespread Dumping within Study Area



Illegal dumping poses a health risk and is a liability.

Figure 7: Vacant and Boarded Structures within Study Area



Vacant and boarded structures are conducive to illegal activities, attract illegal storage and dumping, and create unsafe conditions.

CONCLUSIONS

The finding of this study support a declaration that the NER-URA is a blighted area as defined in the Oklahoma Urban Renewal law, 11 O.S. § 38-101(8). It is an area in which there are properties, buildings, and improvements, whether occupied or vacant, whether residential or nonresidential, which by reason of dilapidation, deterioration, age, obsolescence, arrested economic development, unsanitary and unsafe conditions, and deterioration of site and other improvements substantially impairs or arrested the sound growth of the City, constitutes an economic and social liability, is conducive to ill health and crime and by reason thereof, is detrimental to the public health, safety, morals, and welfare of the City.

A summary of these findings is below:

- 1) **Population loss** – *the study area’s population declined by 13% between 1990 and 2010, a period in which the city of Oklahoma City grew by over 30%.*
- 2) **Decrease in total housing units, particularly owner occupied housing units** – *Between 1990 and 2010, over 200 housing units were removed from the study area, and owner-occupied housing declined from 67% to 52%.*
- 3) **Higher rate of vacant and abandoned buildings compared to Oklahoma City** – *Housing vacancy has ranged between 17% and 23%, typically 6-7 percent above city-wide vacancy. Oklahoma Assessor data shows that 30% of all parcels in the study area are reported as vacant, and a 2013 study found 139 vacant and abandoned buildings per square mile within the study area, as opposed to only 19 per square mile for the rest of the city.*
- 4) **Decline in area property values** – *Property value in Oklahoma County grew by 9% between 2000 and 2013, but declined by 0.6% in the study area.*
- 5) **Federally Designated distressed area** – *Significant percentages of the study area are designated as either an Enterprise Zone, Empowerment Zone, Qualified Census Tract, or Highly Distressed Qualified Census Tract, all federal designations for the allocation of funding to distressed areas based on income, unemployment, and poverty rates.*
- 6) **High Unemployment** – *the study area has consistently had an unemployment rate approximately 5 percentage points higher than Oklahoma City as a whole. The most recent 2012 American Community Survey 5-year estimates have the study area’s unemployment rate at 11.6% and the City of Oklahoma City’s at 6.6%.*
- 7) **Demolition Activity** – *82 demolition permits were issued in the study area between 2010 and 2014, representing 41% of all permit activity.*
- 8) **Poor and deteriorating pavement conditions** – *Total area condition of pavement, measured by the Pavement Condition Index (PCI), is 47.8, which takes into account recent re-surfacing of 23rd Street. 30% of all streets in the study area have a PCI of 20 or below (out of 100). Oklahoma City’s total average PCI is 62.*
- 9) **Higher area crime rates compared to Oklahoma City** – *The study area crime rates were higher than the city in 15 of 18 crime categories tracked by the City Police Department. Rates per 1,000 residents of Homicide, Assault, Weapons, and Narcotics were 40% or higher than city rates.*
- 10) **Concentration of brownfield properties** – *environmental databases indicate the study area contains numerous historical gas stations, documented releases from a number of underground storage tanks, prevalent*

oil and gas exploration with over 50 active or historical oil and gas wells, 5 salvage yards and 14 current or historical dry cleaners. These types of industries are frequently associated with petroleum, metals and solvent contamination which have the potential to create safety and health hazards and harmful site conditions.

APPENDICES

The photographs for the blight study attached as Exhibit A and Exhibit B were taken in various parts the study area. The locations photographed were a sampling of locations chosen based on data from the PCI data and Oklahoma County Assessor “condition” ratings. The location where photographs were taken are identified in **Map of Photos for Study Area** attached. The photographs are not a comprehensive inventory of the study area, but are included as a representative of blight conditions.

Exhibit A













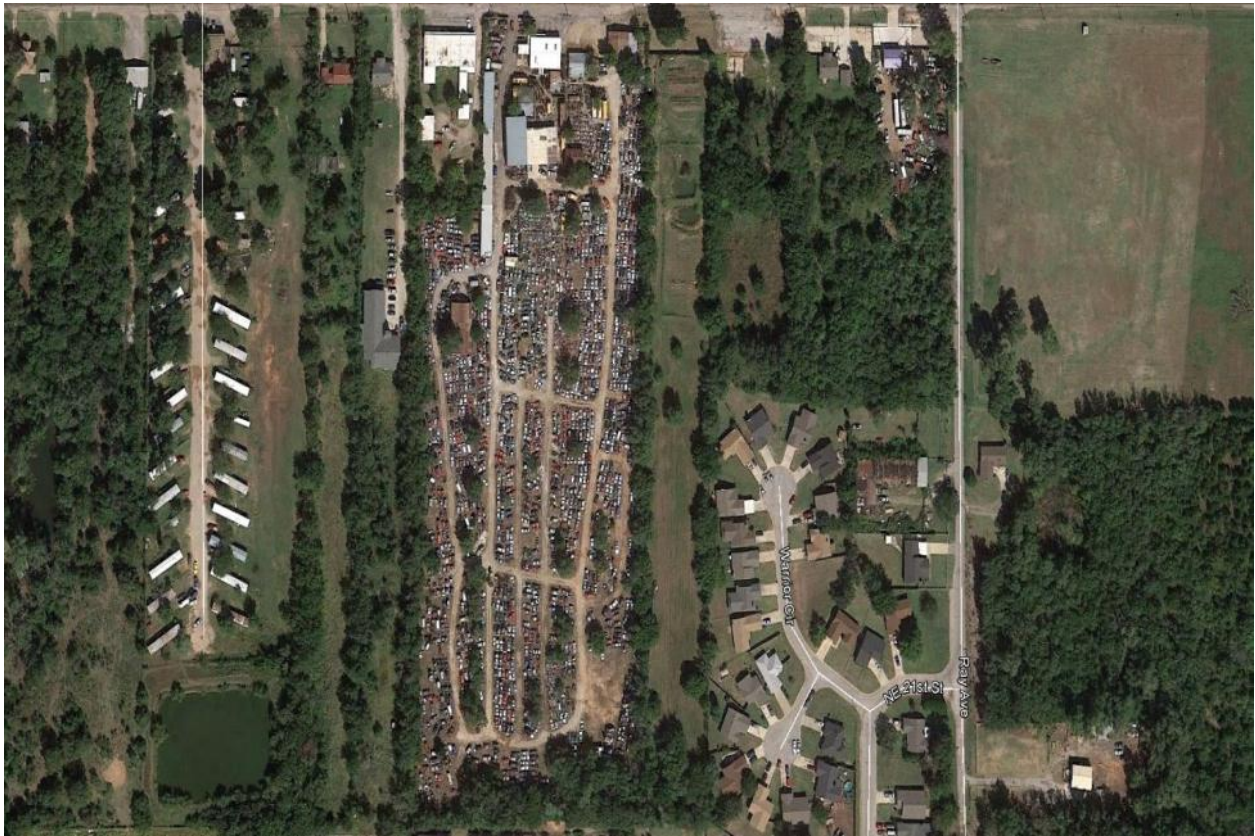






Exhibit B









Table 11: Study Area Oklahoma County Assessor Improvements

Year	Total Improvement Records	Condition		Occupancy Description	Average Year Built	
		Below Average	Minimum	Salvage	All	Commercial / Industrial
2000	4,373	89	127	56	1948	1960
2005	4,349	65	130	83	1949	1968
2010	4,323	142	123	80	1950	1950
2013	4,295	182	117	77	1950	1950

Table 12: Study Area Oklahoma County Assessor Accounts

Year	Parcels		Acres**			
	Vacant Lots*	%	Exempt	%	Vacant Lots***	%
2000	742	14.1%	1,517	39.5%	1,083	28.2%
2005	748	14.2%	1,524	39.7%	1,062	27.7%
2010	794	15.0%	1,522	39.7%	1,185	30.9%
2013	844	15.9%	1,572	41.0%	1,154	30.1%

*Listed as vacant by Oklahoma County Assessor

**Acreage based of GIS data and calculations

***Does not include Streets, Sidewalks, and ROW

Table 13: Oklahoma County & Study Area Property Values 2000 – 2013

Year	% Change					
	Market Value		Taxable Market Value		Net Assessed Value	
	Study Area	Oklahoma City	Study Area	Oklahoma City	Study Area	Oklahoma City
2000						
2005	34.2%	45.7%	37.4%	37.4%	45.4%	39.8%
2010	25.8%	32.5%	42.3%	40.5%	46.9%	41.5%
2013	-16.5%	5.9%	-0.6%	9.4%	-0.4%	9.6%

LEGAL DESCRIPTION

NE Renaissance Urban Renewal Area Boundary

June 5, 2014

Revised July 18, 2014

A tract of land being a portion of Sections Fourteen (14), Fifteen (15), Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25), Twenty-six (26) and Twenty-seven (27) all in Township Twelve (12) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County and being a portion of Sections Nineteen (19), Twenty (20), Twenty-nine (29) and Thirty (30), all in Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

BEGINNING at the intersection of the West right-of-way line of N. Laird Avenue and the South right-of-way line of N.E. 23rd Street, said point being the POINT OF BEGINNING;

THENCE North and Northwest (NW) along and with the West right-of-way line of N. Laird Avenue to the Northwest right-of-way line of Spring Lake Drive;

THENCE Northeast along and with the Northwest right-of-way line of Spring Lake Drive to the Southernmost Corner of Lot Nine (9) of Block B as shown on the recorded plat Park Terrace Addition;

THENCE Northwest and North along and with the West line of Lot Nine (9) of Block B as shown on the recorded plat Park Terrace Addition to the South right-of-way line of N.E. 36th Street;

THENCE West along and with the South right-of-way line of N.E. 36th Street to the West right-of-way line of Phillips Avenue;

THENCE North along and with the West right-of-way line of N. Phillips Avenue to the North right-of-way line of N.E. 42nd Street;

THENCE East along and with the North right-of-way line of N.E. 42nd Street to the extended East line of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of Section Fourteen (14), Township Twelve (12) North, Range Three (3) West;

THENCE South along and with the extended East line of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of Section Fourteen (14), Township Twelve (12) North, Range Three (3) West to the Northwest (NW) Corner of Block Twelve (12) as shown on the recorded plat Park Estates;

THENCE South along and with the West line of Block Twelve (12) as shown on the recorded plat Park Estates to the North right-of-way line of Springlake Drive;

THENCE Northeast along and with the North right-of-way line of Springlake Drive to the extended South right-of-way line of N.E. 38th Street;

THENCE Southeast and East along and with the South right-of-way line of NE 38th Street to the East right-of-way line of Staton Drive;

THENCE South along and with the East right-of-way line of Staton Drive to the North right-of-way line of N.E. 36th Street;

THENCE East along and with the North right-of-way line of N.E. 36th Street to the East right-of-way line of N. Martin Luther King Avenue;

THENCE South along and with the East right-of-way line of N. Martin Luther King Avenue to the North right-of-way line of N.E. 30th Street;

THENCE East along and with the North right-of-way line of N.E. 30th Street to the East right-of-way line of Parkway (unimproved) as shown on the recorded plat Lyon 2nd Addition;

THENCE South along and with the East right-of-way line of Parkway (unimproved) as shown on the recorded plat Lyon 2nd Addition to the South right-of-way line of N.E. 28th Street;

Thence East along and with the South right-of-way line of N.E. 28th Street to the East right-of-way line of Granada Boulevard (unimproved) as shown on the recorded plat Lyon 2nd Addition;

THENCE Southwest along and with the East right-of-way line of Granada Boulevard (unimproved) as shown on the recorded plat Lyon 2nd Addition to the North right-of-way line of N.E. 27th Street;

THENCE East along and with the North right-of-way line of N.E. 27th Street to the extended Northeast right-of-way line of Normandy Street;

THENCE Southeast along and with the extended Northeast right-of-way line of Normandy Street to the North right-of-way line of N.E. 25th Street;

THENCE South along and with the East right-of-way line of Highland Drive to the North right-of-way line of Madison Street;

THENCE East along and with the North right-of-way line of Madison Street to the West right-of-way line of Miramar Boulevard;

THENCE North along and with the West right-of-way line of Miramar Boulevard approximately 462 feet;

THENCE East approximately 125 feet;

THENCE North approximately 134 feet;

THENCE West approximately 75 feet to the East right-of-way line of Miramar Boulevard;

THENCE North along and with the East right-of-way line of Miramar Boulevard approximately 32 feet;

THENCE East approximately 100 feet;

THENCE North approximately 134 feet;

THENCE West approximately 100 feet to the East right-of-way line of Miramar Boulevard;

THENCE North along and with the East right-of-way line of Miramar Boulevard to the East/West Quarter Section line of Section Twenty-four (24), Township Twelve (12) North, Range Three (3) West;

THENCE West along and with the East/West Quarter Section line of Section Twenty-four (24), Township Twelve (12) North, Range Three (3) West to the North/South Quarter Section line of Section Twenty-four (24), Township Twelve (12) North, Range Three (3) West;

THENCE North along and with the North/South Quarter Section line of Section Twenty-four (24), Township Twelve (12) North, Range Three (3) West to the East right-of-way line of Grand Boulevard;

THENCE Northwest along and with the East right-of-way line of Grand Boulevard to the South right-of-way line of N.E. 36th Street;

THENCE East along and with the South right-of-way line of N.E. 36th Street to the West right-of-way line of Bryant Avenue;

THENCE South along and with the West right-of-way line of Bryant Avenue to the North right-of-way line of N.E. 27th Street (unimproved);

THENCE West along and with the North right-of-way line of N.E. 27th Street (unimproved) to the East right-of-way line of Sycamore Avenue (unimproved);

THENCE South along and with the East right-of-way line of Sycamore Avenue (unimproved) to the South line of the 20 foot Alley in Block Three (3) as shown on the recorded plat Wails' 2nd Addition;

THENCE East along and with the South line of the 20 foot Alley in Block Three (3) as shown on the recorded plat Wails' 2nd Addition extended and the South line of the 20 foot Alley in Block Four (4) as shown on the recorded plat Wails' 2nd Addition to a point 10 foot West of the Northeast (NE) Corner of Lot Twenty-six (26) of Block Four (4) as shown on the recorded plat Wails' 2nd Addition;

THENCE North parallel to and 10 foot West of the extended East line of Lot Seven (7) of Block Four (4) as shown on the recorded plat Wails' 2nd Addition to the South right-of-way line of N.E. 24th Street;

THENCE East along and with the South right-of-way line of N.E. 24th Street to the West right-of-way line of Bryant Avenue;

Thence North along and with the West right-of-way line of Bryant Avenue approximately 571.6 feet;

THENCE East approximately 482 feet;

THENCE North approximately 416 feet;

THENCE East approximately 804 feet;

THENCE South approximately 336 feet;

THENCE East approximately 496 feet;

THENCE North approximately 187.88 feet;

THENCE Northeast to Southernmost Corner of Lot One (1) of Block Eight (8) as shown on the recorded plat South Forest Park Addition;

THENCE Southeast along and with the South line of the recorded plat South Forest Park Addition to the Westernmost Corner of Lot Two (2) of Block Seven (7) as shown on the recorded plat South Forest Park Addition;

THENCE Southwest approximately 16.97 feet;

THENCE South approximately 168.71 feet;

THENCE East to the Southeast (SE) Corner of Lot Three (3) of Block Five (5) as shown on the recorded plat South Forest Park Addition;

THENCE North along and with the East line of Block Five (5) as shown on the recorded plat South Forest Park Addition to the North line of the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nineteen (19), Township Twelve (12) North, Range Two (2) West;

THENCE East along and with the North line of the South Half (S/2) of the Southeast Quarter (SE/4) of Section Nineteen (19), Township Twelve (12) North, Range Two (2) West to the East right-of-way line of Coltrane Road;

THENCE South along and with the East right-of-way line of Coltrane Road approximately 64 feet;

THENCE East to the East right-of-way line of Bartell Road;

THENCE North along and with the East right-of-way line of Bartell Road to the North line of the South Half of the Southeast Quarter (SE/4) of Section Twenty (20), Township Twelve (12) North, Range Two (2) West;

THENCE East along and with the North line of the South Half of the Southeast Quarter (SE/4) of Section Twenty (20), Township Twelve (12) North, Range Two (2) West approximately 610 feet;

THENCE North to the North line of the Southeast Quarter (SE/4) of Section Twenty (20), Township Twelve (12) North, Range Two (2) West;

THENCE East along and with the North line of the Southeast Quarter (SE/4) of Section Twenty (20), Township Twelve (12) North, Range Two (2) West approximately 426.6 feet;

THENCE South approximately 1331.13 feet;

THENCE West approximately 100 feet;

THENCE South to the South right-of-way line of N.E. 23rd Street;

THENCE West along and with the South right-of-way line of N.E. 23rd Street approximately 584 feet;

THENCE South approximately 693.83 feet;

THENCE Southwesterly approximately 113.15 feet;

THENCE Southwesterly approximately 195 feet;

THENCE Southwesterly approximately 205.95 feet;

THENCE Southwesterly approximately 13.92 feet;

THENCE Southwesterly approximately 181.99 feet;

THENCE Southwesterly approximately 260.90 feet;

THENCE Southwesterly approximately 401.35 feet;

THENCE Southwesterly approximately 211.70 feet;

THENCE Southwesterly approximately 187.60 feet;

THENCE Southwesterly approximately 203.20 feet;

THENCE Southwesterly approximately 21.32 feet to the East line of the recorded plat Day's Garden Addition;

THENCE North along and with the East line of the recorded plat Day's Garden Addition approximately 1028.9 feet;

THENCE East approximately 300 feet;

THENCE North to the South right-of-way line of N.E. 23rd Street;

THENCE West along and with the South right-of-way line of N.E. 23rd Street approximately 250 feet

THENCE South approximately 250 feet;

THENCE West approximately 50 feet;

THENCE South to the North line of the recorded plat Day's Garden Addition;

THENCE West along and with the North line of Day's Garden Addition approximately 190 feet;

THENCE North approximately 175 feet;

THENCE West approximately 330 feet;

THENCE North approximately 350 feet;

THENCE West approximately 165 feet;

THENCE North to the South right-of-way line of N.E. 23rd Street;

THENCE West to the East right-of-way line of Peachtree Street;

THENCE South along and with the East right-of-way line of Peachtree Street approximately 200 feet;

THENCE West to the East right-of-way line of Coltrane Road;

THENCE South along and with the East right-of-way line of Coltrane Road approximately 175 feet;

THENCE East approximately 471.5 feet;

THENCE South approximately 250 feet;

THENCE West to the West right-of-way line of Coltrane Road;

THENCE South along and with the West right-of-way line of Coltrane Road approximately 620 feet;

THENCE West approximately 610 feet;

THENCE North to the South right-of-way line of N.E. 23rd Street;

THENCE West along and with the South right-of-way line of N.E. 23rd Street to the East right-of-way line of Palomino Drive;

THENCE South along and with the East right-of-way line of Palomino Drive to the extended South line of Lot Twenty-two (22) as shown on the recorded plat Baggett's Re-Subdivision;

THENCE West along and with the extended South line of Lot Twenty-two (22) as shown on the recorded plat Baggett's Re-Subdivision to the Southwest (SW) Corner of Lot Twenty-two (22) as shown on the recorded plat Baggett's Re-Subdivision;

THENCE North along and with the West line of Lot Twenty-two (22) as shown on the recorded plat Baggett's Re-Subdivision approximately 141 feet;

THENCE West approximately 150 feet;

THENCE South approximately 341 feet;

THENCE West to the West line of Block One (1) as shown on the recorded plat Suburban Acres;

THENCE South along and with the West line of Block One (1) as shown on the recorded plat Suburban Acres approximately 171.4 feet;

THENCE West to the East right-of-way line of Ray Avenue;

THENCE South along and with the East right-of-way line of Ray Avenue approximately 212 feet;

THENCE West to the East line of Block One (1) as shown on the recorded plat Warrior Heights;

THENCE North along and with the East line of Block One (1) as shown on the recorded plat Warrior Heights to the Northeast (NE) Corner of Lot Eleven (11) of Block One (1) as shown on the recorded plat Warrior Heights;

THENCE West along and with the North line of Block One (1) as shown on the recorded plat Warrior Heights approximately 116 feet;

THENCE North to the South right-of-way line of N.E. 23rd Street;

THENCE West along and with the South right-of-way line of N.E. 23rd Street approximately 297 feet;

THENCE South to the North line of Block One (1) as shown on the recorded plat Warrior Heights;

THENCE West along and with the North line of Block One (1) as shown on the recorded plat Warrior Heights and the North line of Block One (1) as shown on the recorded plat Garden Oaks approximately 462 feet;

THENCE North to the South right-of-way line of N.E. 23rd Street;

THENCE West along and with the South right-of-way line of N.E. 23rd Street approximately 211.7 feet;

THENCE South to a point on the North line of the recorded plat Garden Oaks;

THENCE West along and with the North line of the recorded plat Garden Oaks and the North line of Block Five (5) as shown on the recorded plat Dykins Heights Addition approximately 330 feet;

THENCE North approximately 690 feet;

THENCE West approximately 65 feet;

THENCE North to the South right-of-way line of N.E. 23rd Street;

THENCE West along and with the South right-of-way line of N.E. 23rd Street approximately 220 feet to the West right-of-way line of Michigan Avenue (vacated);

THENCE South along and with the West right-of-way line of Michigan Avenue (vacated) to the North right-of-way line of N.E. 20th Street;

THENCE West along and with the North right-of-way line of N.E. 20th Street to the extended West line of Lot Eleven (11) Block Twelve (12) as shown on the recorded plat Dykins Heights Addition;

THENCE South along and with the West line of Lot Eleven (11) Block Twelve (12) as shown on the recorded plat Dykins Heights Addition to the Southwest (SW) Corner of said Lot Eleven (11) Block Twelve (12) as shown on the recorded plat Dykins Heights Addition;

THENCE West to the Northwest (NW) Corner of Lot Forty-six (46) Block Twelve (12) as shown on the recorded plat Dykins Heights Addition;

THENCE South along and with the West line of said Lot Forty-six (46) Block Twelve (12) as shown on the recorded plat Dykins Heights Addition to the North right-of-way line of

N.E. 19th Street;

THENCE East along and with the North right-of-way line of N.E. 19th Street to the extended East line of Lot Six (6) Block Eleven (11) as shown on the recorded plat Dykins Heights Addition;

THENCE South along and with the East line of said Lot Six (6) Block Eleven (11) as shown on the recorded plat Dykins Heights Addition to the Southeast (SE) Corner of said Lot Six (6) Block 11 as shown on the recorded plat Dykins Heights Addition;

THENCE West to the Northwest (NW) Corner of Lot Forty-six (46) Block Eleven (11) as shown on the recorded plat Dykins Heights Addition;

THENCE South along and with the West line of said Lot Forty-six (46) Block Eleven (11) as shown on the recorded plat Dykins Heights Addition to the North right-of-way line of N.E. 18th Street;

THENCE East along and with the North right-of-way line of N.E. 18th Street to the extended East line of Lot Eight (8) Block One (1) as shown on the recorded plat Sunny Knoll Addition;

THENCE South along and with the East line of said Lot Eight (8) Block One (1) as shown on the recorded plat Sunny Knoll Addition to the Southeast (SE) Corner of said Lot Eight (8) Block One (1) as shown on the recorded plat Sunny Knoll Addition;

THENCE West to the Northwest (NW) Corner of Lot Seventeen (17) Block One (1) as shown on the recorded plat Sunny Knoll Addition;

THENCE South along and with the West line of said Lot Seventeen (17) Block One (1) as shown on the recorded plat Sunny Knoll Addition to the North right-of-way line of N.E. 17th Street;

THENCE East along and with the North right-of-way line of N.E. 17th Street to the extended East line of Lot Nine (9) Block Two (2) as shown on the recorded plat Sunny Knoll Addition;

THENCE South along and with the extended East line of Lot Nine (9) Block Two (2) as shown on the recorded plat Sunny Knoll Addition to the Southeast (SE) Corner of said Lot Nine (9) Block Two (2) as shown on the recorded plat Sunny Knoll Addition;

THENCE West to the Northwest (NW) Corner of Lot Thirteen (13) Block Two (2) as shown on the recorded plat Sunny Knoll Addition;

THENCE South along and with the West line of said Lot Thirteen (13) Block Two (2) as shown on the recorded plat Sunny Knoll Addition to the North right-of-way line of N.E. 16th Street;

THENCE West along and with the North right-of-way line of N.E. 16th Street to the West

right-of-way line of Bryant Avenue;

THENCE North along and with the West right-of-way line of Bryant Avenue to the North line of Block One (1) as shown on the recorded plat Bryant Center;

THENCE West along and with the North line of Block One (1) as shown on the recorded plat Bryant Center to the Southeast (SE) Corner of Block Six (6) as shown on the recorded plat Bryant Center;

THENCE North along and with the East line of Block Six (6) as shown on the recorded plat Bryant Center to the Northeast (NE) Corner of Lot Nine (9) of Block Six (6) as shown on the recorded plat Bryant Center;

THENCE Southwesterly and South along and with the East right-of-way line of Farris Avenue to the South right-of-way line of N.E. 20th Street;

THENCE West along and with the South right-of-way line of N.E. 20th Street to the East line of the recorded plat Success Heights;

THENCE North along and with the East line of the recorded plat Success Heights to the South line of the 10 foot Alley in Block One (1) as shown on the recorded plat Success Heights;

THENCE West along and with the South line of the 10 foot Alley in Block One (1) as shown on the recorded plat Success Heights to a point 25 feet West of the Northeast (NE) Corner of Lot Twenty-six (26) of Block One (1) as shown on the recorded plat Success Heights;

THENCE South to the South right-of-way line of N.E. 22nd Street;

THENCE West along and with the South right-of-way line of N.E. 22nd Street to the East right-of-way line of Grand Boulevard;

THENCE South along and with the East right-of-way line of Grand Boulevard to the extended North line of Lot Six (6) of Block Seven (7) as shown on the recorded plat Success Heights;

THENCE West along and with the extended North line of Lot Six (6) of Block Seven (7) as shown on the recorded plat Success Heights to the Northwest (NW) Corner of Lot Six (6) of Block Seven (7) as shown on the recorded plat Success Heights;

THENCE South along and with the West line of Lot Six (6) of Block Seven (7) as shown on the recorded plat Success Heights to the extended North line of the 10 foot Alley in Block Seven (7) as shown on the recorded plat Success Heights;

THENCE West along and with the extended North line of the 10 foot Alley in Block Seven (7) as shown on the recorded plat Success Heights to a point 25 feet West of the Southwest (SW) Corner of Lot Thirty-two (32) in Block Seven (7) as shown on the

recorded plat Success Heights, said point lying on the West line of the Northeast Quarter (NE/4) of Section Twenty-five (25), Township Twelve (12) North, Range Three (3) West;

THENCE North along and with the West line of the Northeast Quarter (NE/4) of Section Twenty-five (25) and the West line of the Southeast Quarter (SE/4) of Section Twenty-four (24), Township Twelve (12) North, Range Three (3) West to the North right-of-way line of N.E. 23rd Street;

THENCE West along and with the North right-of-way line of N.E. 23rd Street to a point 18.2 feet West of the Southeast (SE) Corner of Block Eighteen (18) as shown on the recorded plat Fairfax Addition;

THENCE South to a point on the South line of Lot Forty-two (42) of Block Four (4) as shown on the recorded plat Meadors-Baird Subdivision of Block 4 Prospect Heights, said point being 104.7 feet East of the Southwest (SW) Corner of said Lot Forty-two (42) of Block Four (4) as shown on the recorded plat Meadors-Baird Subdivision of Block 4 Prospect Heights;

THENCE West along and with the South line of Lot Forty-two (42) of Block Four (4) as shown on the recorded plat Meadors-Baird Subdivision of Block 4 Prospect Heights to the Southwest (SW) Corner of Lot Forty-two (42) of Block Four (4) as shown on the recorded plat Meadors-Baird Subdivision of Block 4 Prospect Heights;

THENCE North along and with the West line of Lots Forty-two (42) and Forty-three (43) of Block Four (4) as shown on the recorded plat Meadors-Baird Subdivision of Block 4 Prospect Heights to the South line of the 10 foot Alley as shown on the recorded plat Tuxedo Park;

THENCE West along and with the South line of the 10 foot Alley as shown on the recorded plat Tuxedo Park to the Southeast (SE) Corner of Lot One (1) Block One (1) as shown on the recorded plat Glen Ellyn Place;

THENCE continuing West along and with the extended South line of Lots One (1) through Five (5) of Block One (1) and the extended South line of Lots One (1) through Five (5) of Block Two (2) as shown on the recorded plat Glen Ellyn Place to the East line of the 10.6 feet Alley as shown on the recorded plat Sunrise Addition;

THENCE continuing West along and with extended South line of the 10 foot Alley as shown on the recorded plat Sunrise Addition to the West line of the 15 foot Alley as shown on the recorded plat Sunrise Addition;

THENCE North along and with the West line of the 15 foot Alley as shown on the recorded plat Sunrise Addition to the Southeast (SE) Corner of Lot Four (4) as shown on the recorded plat Sunrise Addition;

THENCE West along and with the South line of Lot Four (4) as shown on the recorded plat Sunrise Addition to the East right-of-way line of Kelley Avenue;

THENCE South along and with the East right-of-way line of Kelley Avenue to the extended South line of Block One (1) as shown on the recorded plat Amended Plat of The State Capitol Addition;




THENCE West along and with the extended South line of Block One (1) as shown on the recorded plat Amended Plat of The State Capitol Addition to the centerline of Culbertson Drive (unimproved) as shown on the recorded plat Amended Plat of The State Capitol Addition;

THENCE North along and with the centerline of Culbertson Drive (unimproved) as shown on the recorded plat Amended Plat of The State Capitol Addition to the South right-of-way line of N.E. 23rd Street;





THENCE West along and with the South right-of-way line of N.E. 23rd Street to the POINT OF BEGINNING.

Pavement Condition

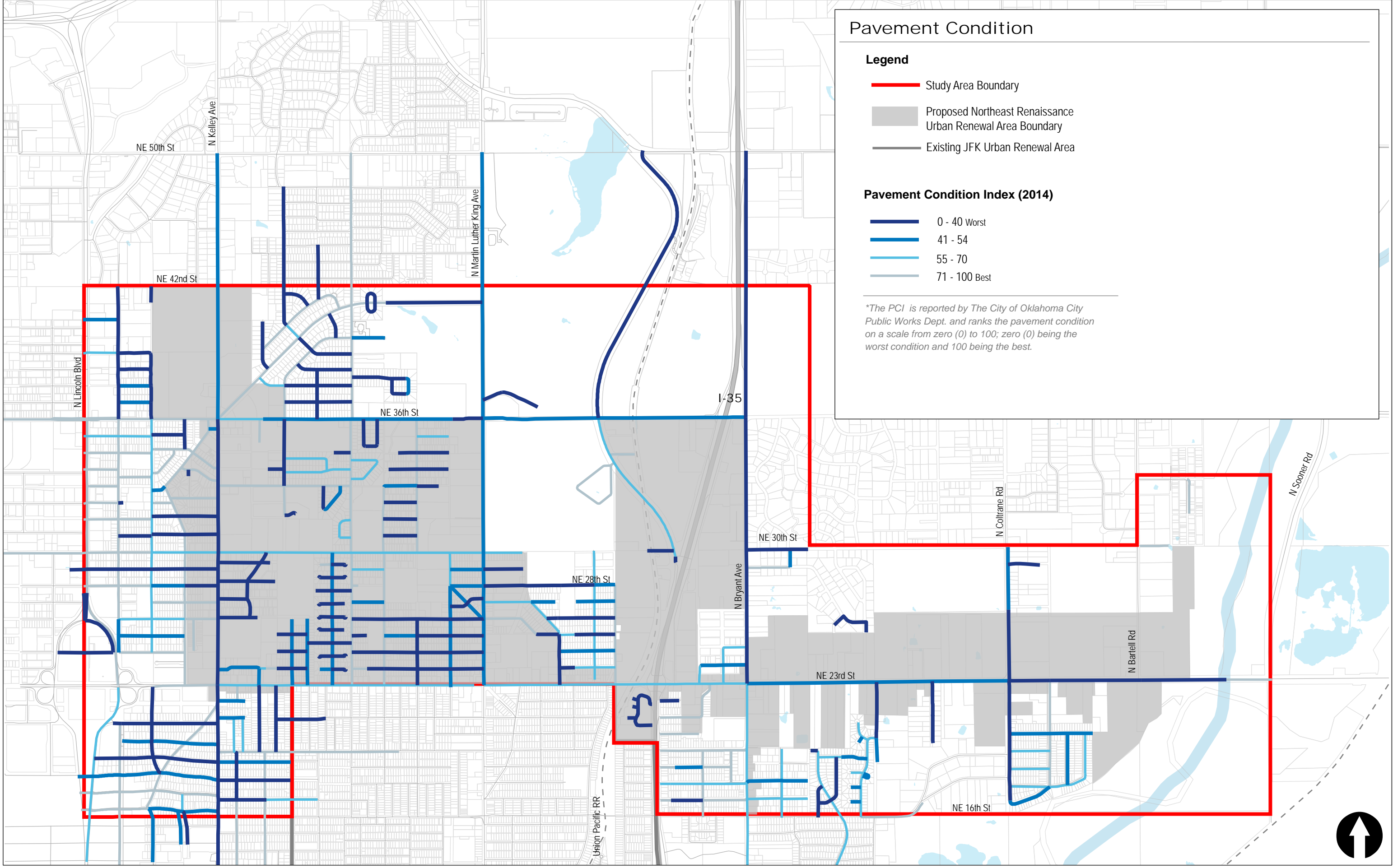
Legend

-  Study Area Boundary
-  Proposed Northeast Renaissance Urban Renewal Area Boundary
-  Existing JFK Urban Renewal Area

Pavement Condition Index (2014)

-  0 - 40 Worst
-  41 - 54
-  55 - 70
-  71 - 100 Best

**The PCI is reported by The City of Oklahoma City Public Works Dept. and ranks the pavement condition on a scale from zero (0) to 100; zero (0) being the worst condition and 100 being the best.*



0 0.5 1 Miles



Building Permits: Demolitions & New Construction

Legend

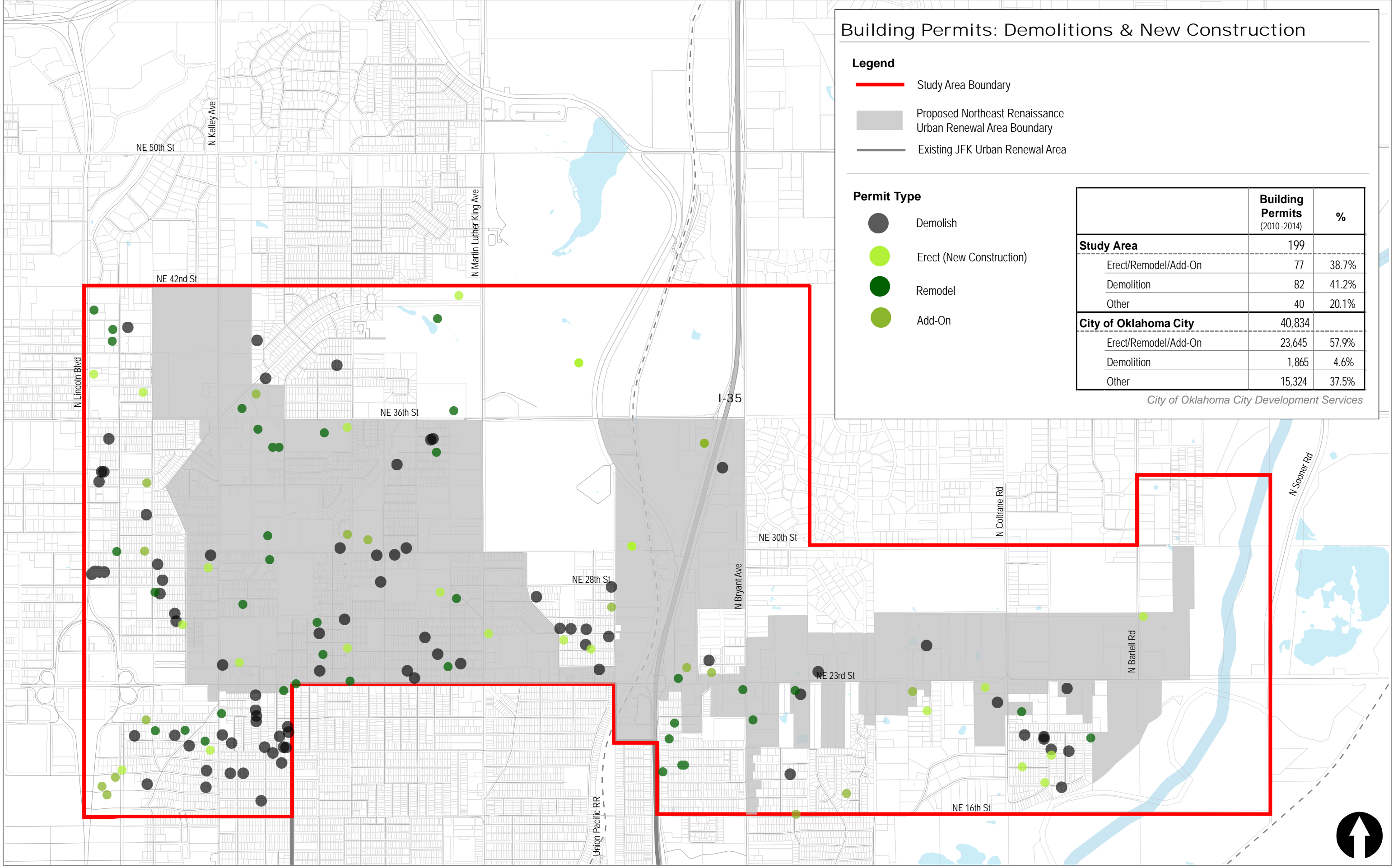
- Study Area Boundary
- Proposed Northeast Renaissance Urban Renewal Area Boundary
- Existing JFK Urban Renewal Area

Permit Type

- Demolish
- Erect (New Construction)
- Remodel
- Add-On

	Building Permits (2010-2014)	%
Study Area	199	
Erect/Remodel/Add-On	77	38.7%
Demolition	82	41.2%
Other	40	20.1%
City of Oklahoma City	40,834	
Erect/Remodel/Add-On	23,645	57.9%
Demolition	1,865	4.6%
Other	15,324	37.5%

City of Oklahoma City Development Services








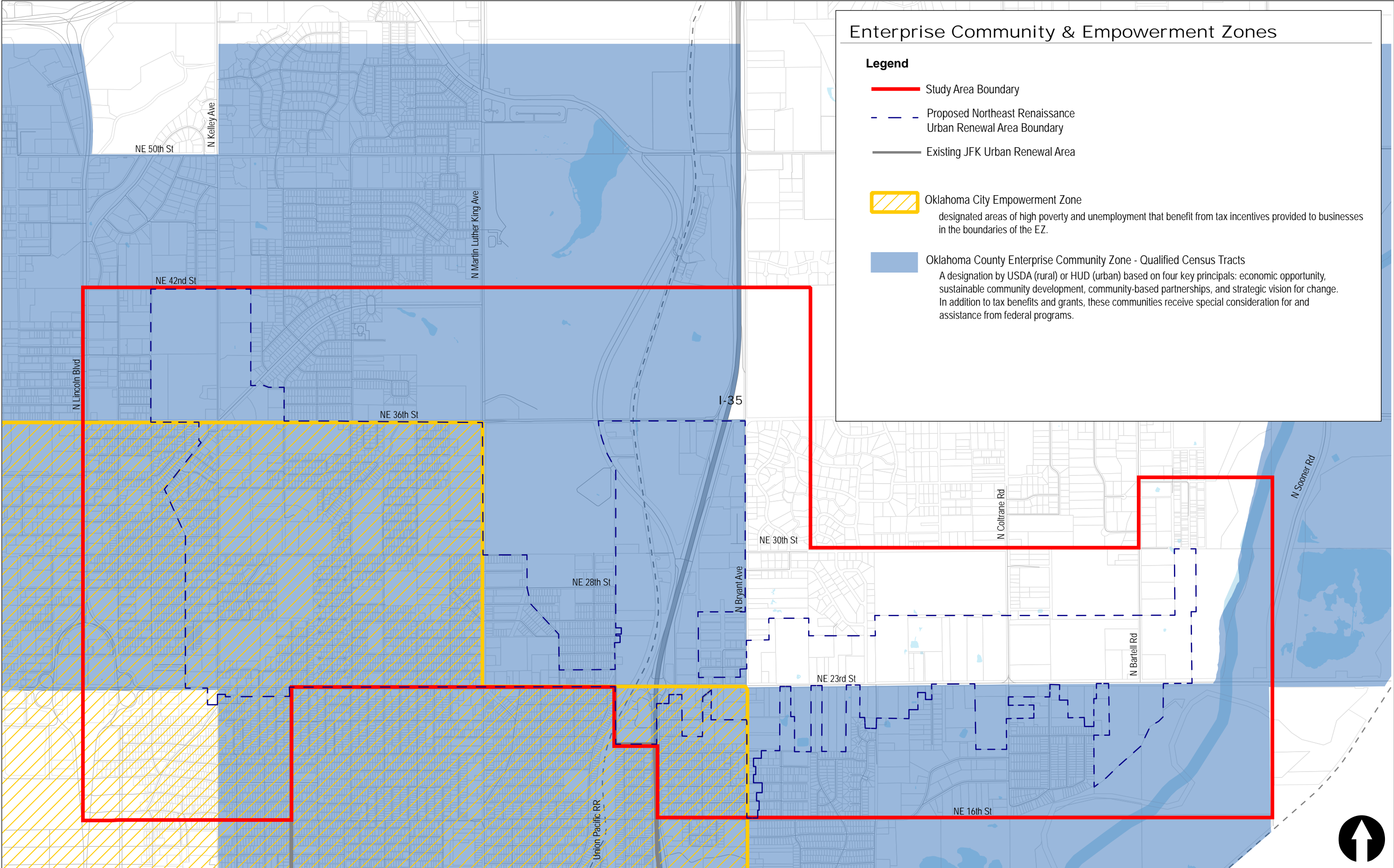
0 0.5 1 Miles



Enterprise Community & Empowerment Zones

Legend




-  Study Area Boundary
-  Proposed Northeast Renaissance Urban Renewal Area Boundary
-  Existing JFK Urban Renewal Area
-  Oklahoma City Empowerment Zone
designated areas of high poverty and unemployment that benefit from tax incentives provided to businesses in the boundaries of the EZ.
-  Oklahoma County Enterprise Community Zone - Qualified Census Tracts
A designation by USDA (rural) or HUD (urban) based on four key principals: economic opportunity, sustainable community development, community-based partnerships, and strategic vision for change. In addition to tax benefits and grants, these communities receive special consideration for and assistance from federal programs.






0 0.5 1 Miles

2000 - 2010 Study Area New Market Tax Credit Qualification

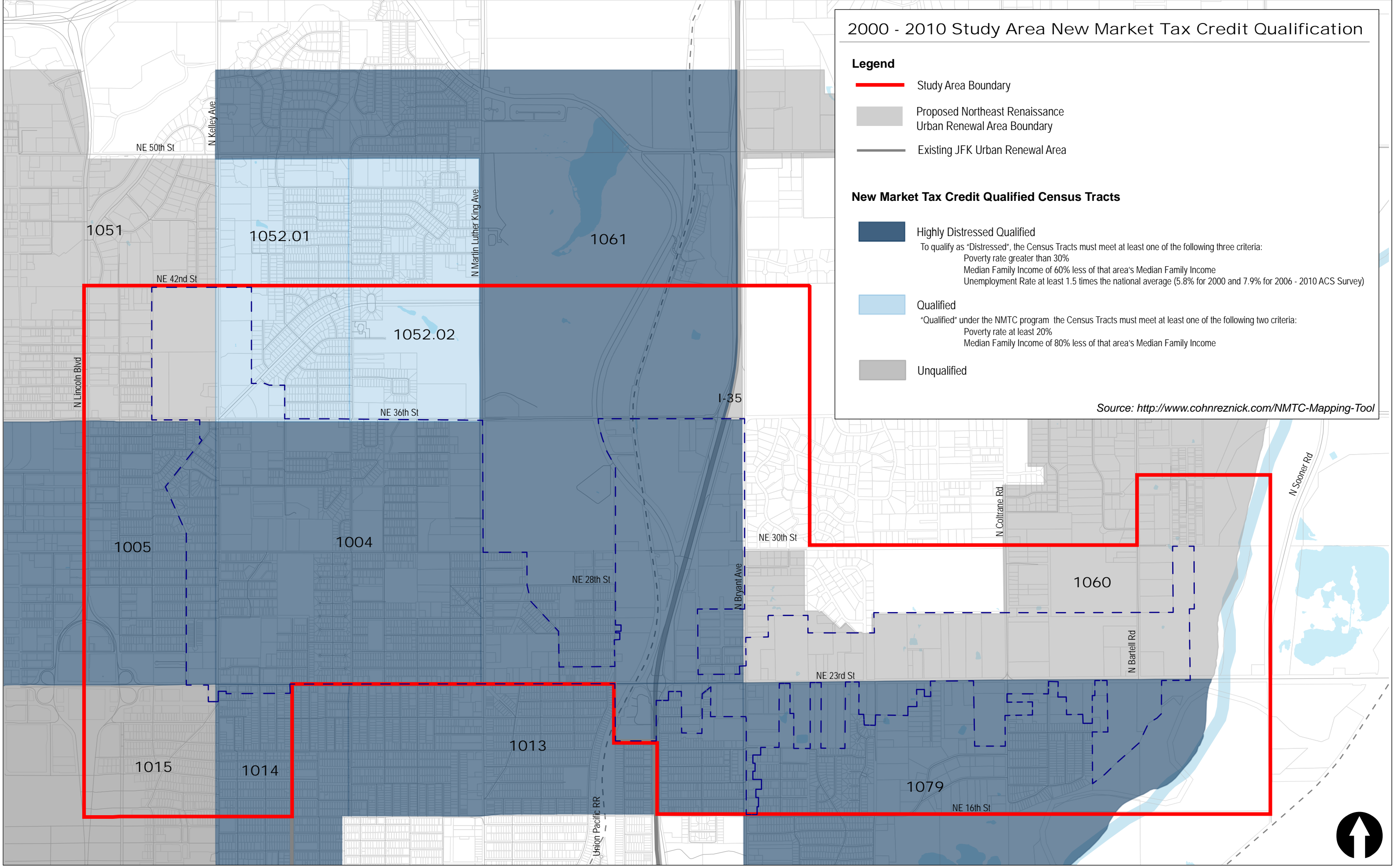
Legend

-  Study Area Boundary
-  Proposed Northeast Renaissance Urban Renewal Area Boundary
-  Existing JFK Urban Renewal Area

New Market Tax Credit Qualified Census Tracts

-  **Highly Distressed Qualified**
To qualify as "Distressed", the Census Tracts must meet at least one of the following three criteria:
 Poverty rate greater than 30%
 Median Family Income of 60% less of that area's Median Family Income
 Unemployment Rate at least 1.5 times the national average (5.8% for 2000 and 7.9% for 2006 - 2010 ACS Survey)
-  **Qualified**
"Qualified" under the NMTC program the Census Tracts must meet at least one of the following two criteria:
 Poverty rate at least 20%
 Median Family Income of 80% less of that area's Median Family Income
-  **Unqualified**

Source: <http://www.cohnreznick.com/NMTC-Mapping-Tool>



0 0.5 1 Miles



Potential Brownfield Sites





Legend

-  Study Area Boundary
-  Proposed Northeast Renaissance Urban Renewal Area Boundary
-  Existing JFK Urban Renewal Area

**Note this figure is for planning purposes only. Potential Brownfield Sites depicted may include sites with actual or perceived contamination from petroleum products, hazardous substance, or other controlled substances. The Potential Brownfields depicted were identified through regulatory database review, current operations, or historical land use.*

For questions please contact the Oklahoma City Brownfields Coordinator.



Potential Environmental Concerns

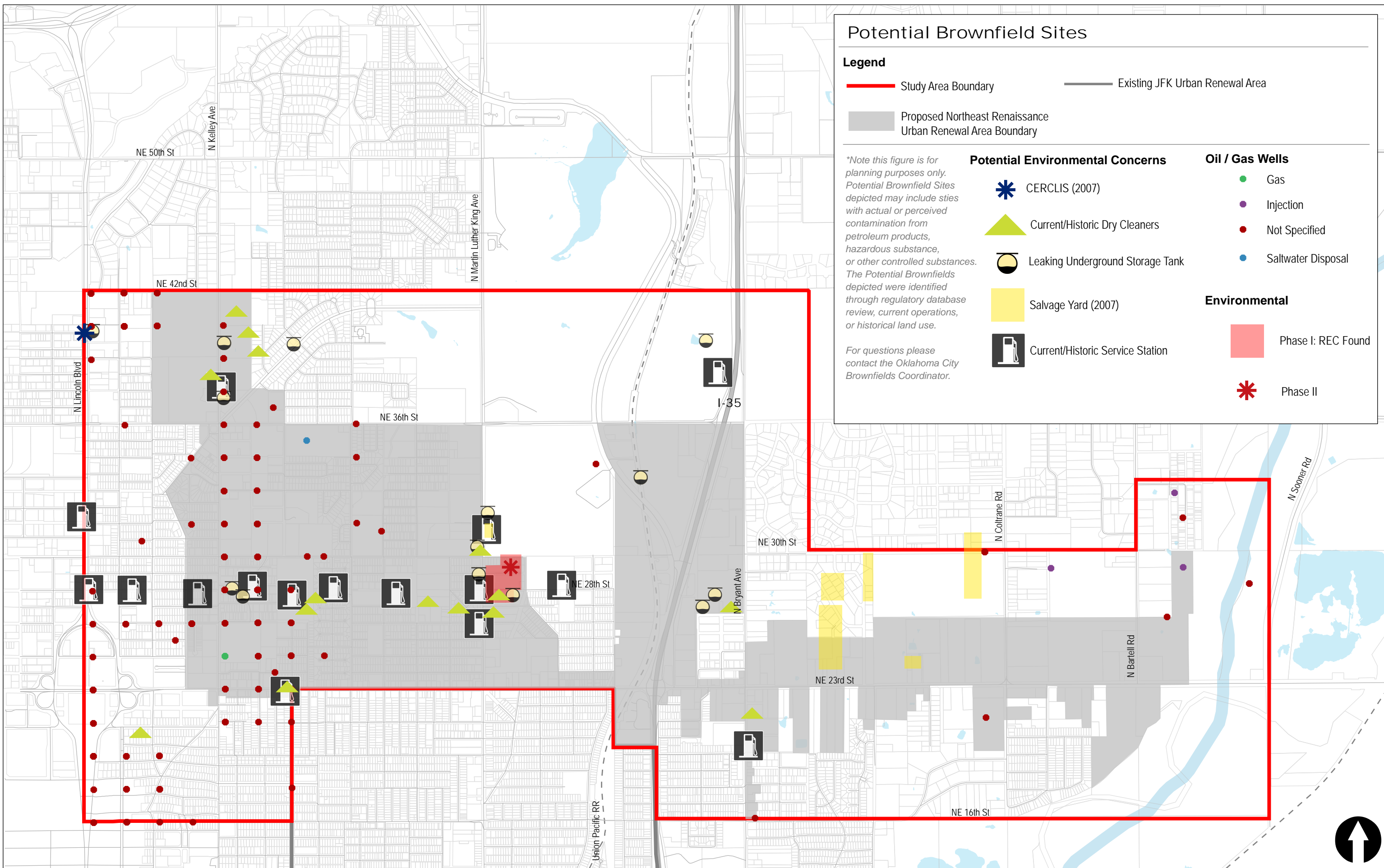
-  CERCLIS (2007)
-  Current/Historic Dry Cleaners
-  Leaking Underground Storage Tank
-  Salvage Yard (2007)
-  Current/Historic Service Station

Oil / Gas Wells

-  Gas
-  Injection
-  Not Specified
-  Saltwater Disposal

Environmental



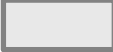

-  Phase I: REC Found
-  Phase II

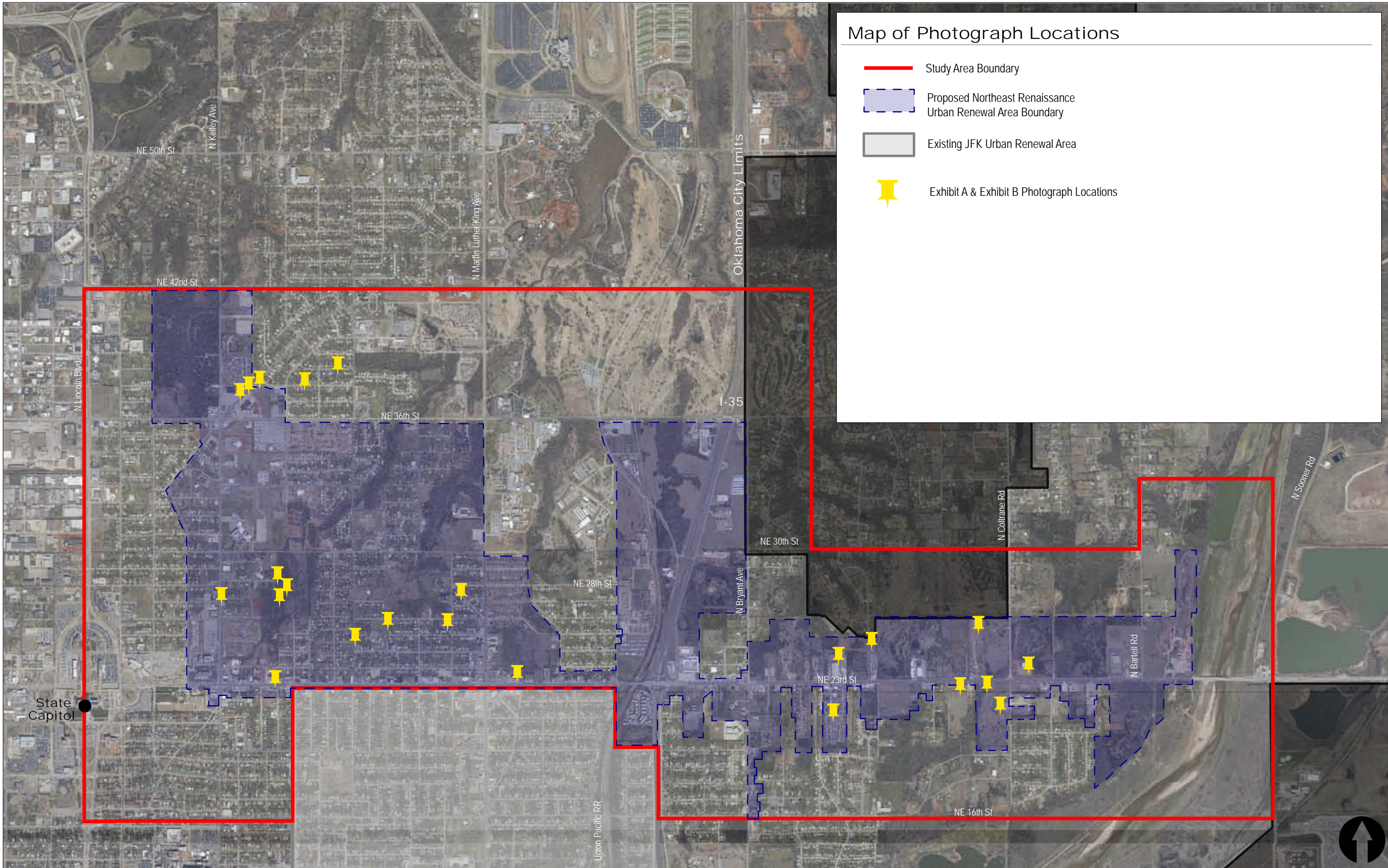


0 0.5 1 Miles



Map of Photograph Locations

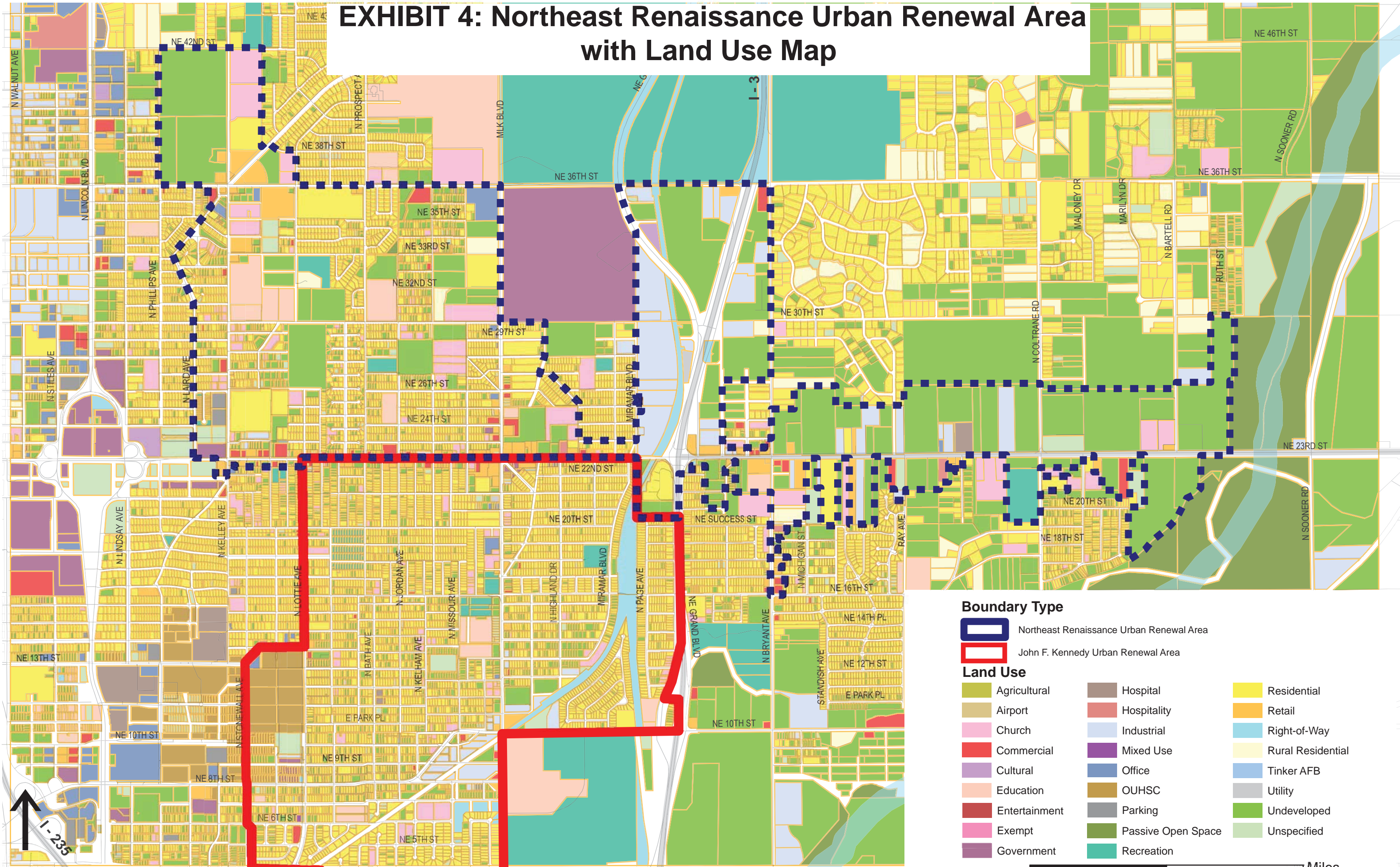
-  Study Area Boundary
-  Proposed Northeast Renaissance Urban Renewal Area Boundary
-  Existing JFK Urban Renewal Area
-  Exhibit A & Exhibit B Photograph Locations





0 0.5 1 Miles







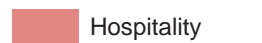






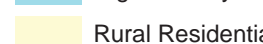



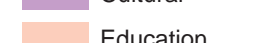
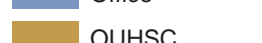
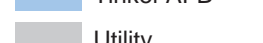
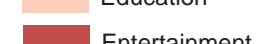
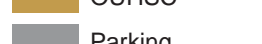
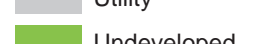
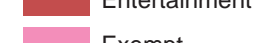
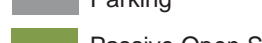
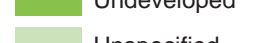
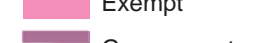
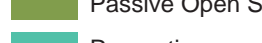
EXHIBIT 4: Northeast Renaissance Urban Renewal Area with Land Use Map



Boundary Type

-  Northeast Renaissance Urban Renewal Area
-  John F. Kennedy Urban Renewal Area

Land Use

- | | | |
|---|--|---|
|  Agricultural |  Hospital |  Residential |
|  Airport |  Hospitality |  Retail |
|  Church |  Industrial |  Right-of-Way |
|  Commercial |  Mixed Use |  Rural Residential |
|  Cultural |  Office |  Tinker AFB |
|  Education |  OUHSC |  Utility |
|  Entertainment |  Parking |  Undeveloped |
|  Exempt |  Passive Open Space |  Unspecified |
|  Government |  Recreation | |

