

THE OLATHE URBAN RENEWAL PROJECT RECORDS (1996.90)

Date Span: 1965-1975; bulk dates: 1968-1974

Olathe Urban Renewal, a project to beautify and re-develop the city of Olathe, Kansas.

The Olathe Urban Renewal Project chronicles the plan undertaken by the Olathe Urban Renewal Agency and the community of Olathe to revitalize business and residential areas in Olathe. The largest series in the collection is the *Reports with Photographs* series. Smaller series include reports without photographs, correspondence, minutes, printed matter, newspaper clippings, and the photograph series.

ADMINISTRATIVE INFORMATION

Source: City of Olathe

Size: 4 linear feet

Access: Open

Processed by: Denise Hartley as part of the Internship Program at the Johnson County Museum of History; 2007

Supervising Archivist: Russ Czaplewski

PROJECT SKETCH

- 1964 Olathe Development Association formed and provided the funding for a planning study that served as the foundation of Olathe's application for a federal Urban Renewal grant. (August)¹
- 1965 Olathe received provisional approval from the federal government for \$3.1 million in urban renewal funds.²
- 1966 Olathe Urban Renewal Project begins (March 1)³
- 1967 Urban Renewal Agency received approval of Olathe Development Association's board of directors (February 10)⁴
- 1967 Urban Renewal Agency announced that 12 families, 14 housekeepers, and 68 businesses would be relocated during the first phase of project (March 9)⁵
- 1967 Olathe applied for "Model City" federal planning grant (April)⁶
- 1967 Federal government approved Olathe's request for aid in the amount of \$3,136,365. (June 19)⁷
- 1967 Urban Renewal Agency deposited its first shipment of federal money, \$365, 903. (October 7)⁸

¹ Fisher-Isaacs, Melissa. "Coming of Age Research Paper." Nov. 2007.

"Olathe re-development meeting slated," *Olathe Daily News*, 16 August 1966.

² Fisher-Isaacs, Melissa. "Coming of Age Research Paper." Nov. 2007

"Olathe says 'yes' to U.R. plan," *Olathe Daily News*, 25 March 1967.

³ "This Was 1967." *Olathe Daily News*. 30 December 1967. p. 5

⁴ Ibid.

⁵ Ibid.

⁶ "Officials nod 'yes' to a model Olathe," *Olathe Daily News*, 14 April 1967.

⁷ "This was 1967," *Olathe Daily News*, 30 December 1967.

- 1967 Olathe's application for "model city" grant is denied (November)⁹
- 1967 Work began on Olathe renewal with the demolition of Our Lady of Victory school building. (December 4)¹⁰
- 1967 Fairview Neighborhood Project begins. (December)¹¹
- 1968 First property put up for bid by Urban Renewal Agency. (September 17)¹²
- 1969 Construction began on water features, sidewalks, and canopy to transform the downtown's atmosphere into that of an outdoor mall (June).
- 1969 New Fairview Neighborhood Park. (August)¹³
- 1970 "Spot" appraisal survey was begun in the area "to determine the range of property values within the project area." (January)¹⁴
- 1970 Warren Hannon Jewelers reopened in new Colonnade Shops. (October 1)¹⁵
- 1970 "Morse Rd" in Olathe was changed to "Quivira Rd." south of K150 hwy. (October 19)¹⁶
- 1971 Because money for O.U.R.P. was already allocated, the URA changed the Fairview Neighborhood Project from an Urban Renewal Project to a Neighborhood Development Program (NDP)¹⁷
- 1971 New fire station completed. (August 5)¹⁸
- 1971 Olathe Library reopened in the old Patrons Bank & Trust building. (August 28)¹⁹
- 1971 New Patrons State Bank & Trust building completed (August)²⁰
- 1971 Olathe's first modular home completed. (September 22)²¹
- 1971 Parsons Plaza dedicated. (November 19)
- 1972 "Trail Theater" opened. (June)²²
- 1972 Santa Fe Road widened to four lanes²³
- 1973 New Olathe City Hall completed²⁴
- 1974 URA closed its doors and federal support was withdrawn.²⁵

⁸ Ibid.

⁹ Ibid.

¹⁰ "Work Starts on Olathe City Renewal." *The Kansas City Star*. 4 December 1967.

¹¹ "Commissioners approve \$300,000 UR plan grant." *Olathe Daily News*, 13 December 1967.

¹² "It pays off." (Editorials) *Olathe Daily News*. 19 September 1968.

¹³ Hodgson, Melinda. "New Olathe park about complete." *Olathe Daily News*. 19 October 1974

"Neighborhood Park: a joint effort." *Olathe Daily News*. 29 August 1969. p.1, 10

¹⁴ "Fairview appraisal survey starts Monday," *Olathe Daily News*. 17 January 1970.

¹⁵ "Hannon holds grand opening." *Olathe Daily News*. 1 October 1970.

¹⁶ "Planners lament confusion over Olathe street names." *Olathe Daily News*. 20 October 1970.

¹⁷ Fisher-Isaacs, Melissa. "Coming of Age Research Paper." Nov. 2007

¹⁸ "Nearing completion..." *Olathe Daily News*. August 5, 1971.

¹⁹ "Library reopens today in spacious quarters." *Olathe Daily News*. 28 August 1971. p. 1, 8

²⁰ "This Saturday the oldest bank in Johnson County becomes the newest." *Olathe Daily News*. 26 August 1971. 1B-8B

²¹ Nafus, Steve. "Olathe's first modular home nearing completion." *Olathe Daily News*. 22 September 1971.

²² "Olathe's Trail Theatre: luxurious and modern." *Olathe Daily News*. 23 June 1972.

²³ "Evolution of Olathe." www.olatheks.org/Visitors/about_evolution.cfm . 2003

²⁴ "City Hall Takes Shape." *Olathe Daily News*. 25 October 1973.

²⁵ "Olathe URA closes doors." *Olathe Daily News*. 31 December 1974.

COLLECTION DESCRIPTION

The Olathe Urban Renewal Project Records describe the endeavor taken on by the Olathe Urban Renewal Agency, the Federal Government, and the City of Olathe to renovate and rebuild the business and residential areas in Olathe, Kansas. The Olathe Urban Renewal Project, hereafter referred to as “O.U.R.P.,” consisted of two large components; the Downtown Project, called “Kan. R-31,”²⁶ and the Fairview Neighborhood Development Project, called, “A-16” / “Kans. R-57.”²⁷ The funding for O.U.R.P. came in part from a well documented source in this collection called the “Workable Program for Community Development.” This program utilized public and private resources to eliminate blight and foster development. When done to satisfaction, the community was eligible to receive help from the federal government. From the 1965 report; “Certain forms of Federal assistance can bring permanent benefits only to those communities that are making a real effort to help themselves.” The federal approval and certification was for one year and had to be renewed annually.²⁸ Some of the major results of the O.U.R.P. were new streets, new parking lots, new shopping centers, new banks, a new mall, new city hall, and the demolition and removal of 102 deteriorated homes, businesses, and unusable buildings.²⁹

This collection spans the period of 1965-1975, with the bulk dates being from 1968-1974. The O.U.R.P. records contain seven series; Reports with Photographs, Reports without Photographs, Correspondence, Minutes, Printed Matter, Newspaper Clippings, and a Loose Photographic Collection.

Series 1, *Reports with Photographs*, contains black and white, and color photographs of commercial and residential properties from 1966-1974, with the bulk date being 1973. Most of these are attached with adhesive to paper as part of appraisal reports. For the most part, these have addresses or parcel numbers typed underneath the photograph. The appraisal reports were used by the Urban Renewal Agency to purchase properties at fair market value. Some of the photographs have been removed and placed in upright files in cabinet 03/04. These are photographs from 1996.90.005 a-z, 1996.90.014 a, and 1996.90.027 k-l.

Series 2, *Reports without Photographs 1966-1975*, contains reports chronicling the annual progress of the Workable Program, Urban Renewal Agency, and Housing and Urban Development. The bulk dates are from 1968-1970. This series also includes proposals and goals from different companies and consultants with suggestions for O.U.R.P., and rough drafts of the reports on the activities of the Executive Director.

²⁶ “Annual Report 1970.” Urban Renewal Agency of Olathe, Kansas. 1996.28.90

²⁷ Ibid.

²⁸ “Workable Program for Community Development.” Department of Housing and Urban Development. Washington D.C., November 1965. 1996.90.28 Series 3, Folder 4

²⁹ Fisher-Isaacs, Melissa. “Coming of Age Research Paper.” Nov. 2007

Bauer, George R. *Trails, Rails and Tales: Olathe's First 150 Years*, p. 53. Kansas City: Kansas City Star Books, 2006.

Series 3, *Correspondence 1966-1974* contains letters, newspaper clippings, resumes, and other enclosures documenting the process of the O.U.R.P., with the bulk of the materials dating from 1969-1971. The Interstate Planners folder includes comparative before and after information from other cities involved in urban renewal. The resumes are from interested appraisers and management companies. The City of Olathe folder documents communication with the State of Kansas seeking an audit of the Urban Renewal Agency. There is also internal Olathe correspondence regarding a proposed civic center in Olathe. The Urban Renewal Agency folders include information about the process of renewal; i.e. the relocation and expenses for both the Downtown and Fairview projects. Two folders contain information about Department of Housing and Urban Development; Workable Program.

Series 4, *Minutes, 1967-1974* contains meeting minutes from the Workable Program Citizens Advisory Committee Minutes and the Olathe City Commission Minutes regarding the O.U.R.P.

Series 5, *Printed Matter, 1965-1971* contains newsletters, press releases, and circulars from the Department of Housing and Urban Development.

Series 6, *Newspaper Clippings*, is a collection of photocopied newspaper articles pertaining to the O.U.R.P. They date from 1966-1974, with the bulk dates from 1971-1973. These photocopies were made of scrapbooks of newspaper clippings. The original clippings are of an impermanent nature and were glued and taped onto paper. The photocopies were made on acid-free paper. These newspaper clippings document city plans, projects, completions, and controversies surrounding the O.U.R.P.

Series 7, *Loose Photographs*, contains black and white and color photographs of the City of Olathe. The dates of these photographs are from 1972-1973, with the bulk of them being from 1973. The photographs detail areas of Olathe in need of repair; i.e.; damaged property, city fixtures, streets, sidewalks, etc.

SERIES DESCRIPTIONS

Box Nos.	Series
1	<u>REPORTS WITH PHOTOGRAPHS, 1966-1974 (Bulk 1973)</u> Black and white, and color photographs of commercial and residential properties in appraisal reports
2-3	<u>REPORTS WITHOUT PHOTOGRAPHS, 1966-1975, (Bulk 1968-1970)</u> Appraisal reports bound or held in binders.
3	<u>CORRESPONDENCE, 1966-1974 (Bulk 1969-1974)</u> Letters, newspaper clippings, resumes, and other enclosures documenting the process of the O.U.R.P.

- 3 MINUTES, 1967-1974
Meeting minutes from the Workable Program Citizens Advisory Committee Minutes and the Olathe City Commission Minutes regarding the O.U.R.P.
- 3 PRINTED MATTER, 1965-1971
Newsletters, press releases, and circulars from the Department of Housing and Urban Development
- 4 NEWSPAPER CLIPPINGS, 1966-1974 (Bulk 1971-1973)
Photocopied newspaper articles pertaining to the O.U.R.P.

File Location:

- 03/03, 03/04 LOOSE PHOTOGRAPHS, 1972-1973 (Bulk 1973)
Black and white and color photographs of the City of Olathe

FOLDER TITLE LIST

Box 1

REPORTS WITH PHOTOGRAPHS 1966-1975, (Bulk 1968-1970)

- 1996.90.1 Undated, containing descriptions and photos of properties. Report compiled by the Urban Renewal Agency of Olathe. Green three-ring binder containing individual property descriptions with 12 photographs
- 1996.90.2 Reuse Appraisal of Downtown Urban Renewal Project, Olathe, Kansas December, 1966
- 1996.90.3 Second Acquisition Appraisal Reports Blocks 112-116-117-118-119 Downtown Olathe Project, Kansas R-31, Urban Renewal Agency, compiled by the Urban Renewal Agency of Olathe. The report has a plastic comb binding and contains 46 photographs.
- 1996.90.4 Appraisal of Disposition Sites (Re-Use Value Appraisal) Urban Renewal Project Kansas R-31 City of Olathe, KS Nov. 1, 1967
- 1996.90.5 Third Acquisition Appraisal, the Downtown Olathe Project Kansas R-31 Nov. 22, 1967. Contains 25 photographs that have been removed from report and are now located in folders 1996.90.5 a-z in upright file 3/4.
- 1996.90.6 An Acquisition Appraisal, the Downtown Olathe Project Kansas R-31 April 1, 1969

- 1996.90.7 A Transient Housing Study, the Olathe Fairview Project, Project Number Kansas R-57, August 30, 1969
- 1996.90.8 Land Use and Marketability Study the Olathe Fairview Project # Kansas R-57, December 15, 1969
- 1996.90.9 Disposition Appraisal the Olathe Fairview Project, Kansas r-57 Olathe KS March 12, 1970
- 1996.90.10 Appraisal Report Aug. 15, 1972. Contains 6 photographs.
- 1996.90.11 Appraisal of 8 Properties Project: Kansas R-31 August 15, 1972. Contains 15 photographs.
- 1996.90.12 Report compiled by the Urban Renewal Agency of Olathe. Contains 48 photographs.
- 1996.90.13 Urban Renewal Agency of Olathe Project: Kansas A-16 NDP contains 64 photographs.
- 1996.90.14 Urban Renewal Agency of Olathe Project: Kansas R-31. Contains 17 photographs. (1 Photograph became detached. It is labeled 1996.090.014a and is now located in cabinet 03/04)
- 1996.90.15 Proposal for Appraisal of Disposition Sites (Reuse Value Appraisal Report) Downtown Olathe Project: Kansas R-31 Remaining sites: November 1972
- 1996.90.16 Disposition Appraisal Downtown Olathe Project Kansas R-31
- 1996.90.17 Appraisal of Project: A-16 NDP Olathe, KS January 23, 1973. Contains 50 photographs.
- 1996.90.18 Land Disposition Appraisal Downtown Olathe Urban Renewal Agency of Olathe, KS Project Kansas R-31 February, 1973
- 1996.90.19 Kansas A-16 NDP Appraisers Report February 9, 1973, contains 64 photographs, 50 of these are duplicates of photographs in 1996.90.17. See the notes section of Past Perfect 1996.090.017a-z.
- 1996.90.20 Kansas R-31 Appraisers Report Feb. 23, 1973. Contains 22 photographs.
- 1996.90.21 Appraisal Report March 8, 1973. Contains 3 photographs.
- 1996.90.22 Kansas A-16 NDP Appraisers Report April 2, 1973. Contains 26 photographs

- 1996.90.23 Appraisal of Project: A-16 Olathe, KS April 5, 1973. Contains 26 photographs. Report is very similar to 1996.090.022. Photographs are duplicates of those in 1996.090.022. See notes in Past Perfect records 1996.090.022 a-z.
- 1996.90.24 Appraisal of Redevelopment sites Fairview Project- Activity Area One (Reuse Appraisal) June 28, 1973
- 1996.90.25 Land Disposition Appraisal Fairview Project Urban Renewal Agency of Olathe, KS Project R-57 Kansas July 17, 1973
- 1996.90.26 Fair Market Value Appraisals Project # Kansas A-16 NDP December 27, 1974. Contains 10 photographs.
- 1996.90.27 Fair Market Value Appraisal Project # Kansas A-16 Dec. 28, 1974, contains 12 photographs. (2 Photographs became unattached. They are labeled 1996.090.027k and 1996.090.027l and are located in an upright file in cabinet 03/04)

Box 2-3

REPORTS WITHOUT PHOTOGRAPHS, 1966-1975, (Bulk 1968-1970)
1996.90.28

Production Goals Report
 Title III Annual Reports HUD 6501/ 6502, 1972-1974
 Physical Progress Report-R-31 HUD 6000
 Workable Program, 1968-1974
 Workable Program, 1966-1969
 Workable Program, 1972-1974
 Annual Reports –Kansas R-31 including 1968
 Annual Report Urban Renewal Agency, 1969
 Annual Report Urban Renewal Agency, 1970
 Annual Report, 1971
 Annual Report notes, 1971
 Annual Report, 1972
 Annual Report, 1973 (Contains 24 photographs.)
 Annual Report, 1975
 Labor Standards Enforcement Report HUD-12, 1967-1970
 Contracts with County for Court House Improvements, 1967
 Proposal to Johnson County, Kansas, undated
 Proposals URA
 Amendatory Application Kansas r-31, 1968

Rough Draft Copies of Report on the Activities of Executive Director Urban Renewal, 1970

Rough Drafts of Executive Director Reports, 1970-1972

Memorandums Kansas R-31, 1966-1970

Box 3

CORRESPONDENCE, 1966-1974 (Bulk 1969-1974)

1996.90.28

Interstate Planners, 1971-1972

Workable Program, 1969

Department of Housing and Urban Development (includes poor quality photographs), 1967

Workable Program; Department of Housing and Urban Development, 1969

URA, 1969

Jack Forbes (Interested Appraiser), 1971

City of Olathe, 1969-1974

Resume, Larkin & Associates, 1969

Resume, Oblinger + Smith

Urban Renewal literature, 1966

Johnson County Health, Welfare and Recreation Council, 1967

Fairview Neighborhood Council, 1969

Miscellaneous, 1973-1974

MINUTES, 1967-1974

1996.90.28

Workable Program Citizens Advisory Committee Minutes, 1967

Olathe City Commission Minutes, 1972-1973

Olathe City Commission Minutes, 1974

PRINTED MATTER, 1965-1971

1996.90.28

Mall Fever Downtown, 1965-1966

Department of Housing and Urban Development newsletters and press releases, 1966-1970

Department of Housing and Urban Development circulars, 1969-1971

Box 4

NEWSPAPER CLIPPINGS, 1966-1974 (Bulk 1971-1973)

1996.90.28

Civic Center Committee; March 22, 1967- April 4, 1968

Urban Renewal; April 6, 1966- April 20, 1967
Urban renewal; April 25, 1967-December 30, 1967
Urban renewal; January 1, 1968-August 30, 1969
Urban renewal; September 4, 1969-August 17, 1971
Urban renewal; September 8, 1971-November 8, 1973
Urban renewal; November 9, 1973-1974
Olathe Development News; July 23, 1970- October 28, 1971
Olathe Development News; November 1, 1971-June 13, 1973
Olathe Development News; June 14, 1973-July 17, 1974
World Trade Center October, 1973-January 1974

LOOSE PHOTOGRAPHS, 1972-1973 (Bulk 1973)

1996.090.029 -1999.090.197