

May 2025

M4-NY050 MAPS 4

Youth Centers

Site Evaluation Report

THE CITY OF OKLAHOMA CITY

APPROVAL SHEET

M4-NY050

MAPS 4 Youth Centers

Site Evaluation Report

Prepared by

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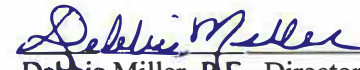


Bockus Payne Architecture

Recommended for Approval



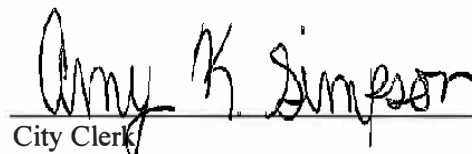
David E. Todd, P.E.
MAPS Program Manager



Debbie Miller, P.E., Director
Public Works/City Engineer

RECEIVED by the Council of the City of Oklahoma City this 20TH day of
MAY, 2025.

ATTEST:


City Clerk

THE CITY OF OKLAHOMA CITY





Great futures start here.

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Executive Summary

The new facilities will provide afterschool and summer programming for youth throughout Oklahoma City. These Youth Centers are designed to offer new learning and social opportunities for children of all ages while providing meaningful support and intervention for those in need. The centers will be strategically located across the city to serve a broad population.

The program, detailing the spaces and their respective functions, was developed in collaboration with the Boys and Girls Club of Oklahoma County, the operator of the centers. The program investigation involved visits to existing club locations in Oklahoma City (Memorial Park, Northeast Boys and Girls Club) and Omaha, Nebraska. The new Youth Centers will offer a variety of programs, including athletics, arts, family support, health, and educational resources.

The interior and exterior program elements developed during this process helped determine the minimum site area required for viable locations. To identify areas of need across the city, data on youth crime, youth poverty, youth density, and school performance was collected. Parks within or near these identified areas of need were then assessed for suitability using criteria such as size, floodplain location, transit accessibility, school proximity, and existing public investment. This rigorous evaluation process led to 15 viable options, which were further assessed and refined, ultimately resulting in four recommended sites for the Youth Centers.

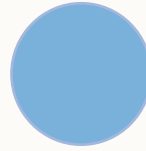
SECTION ONE

Program

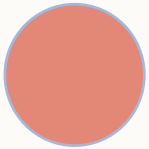
The programming of the new Youth Centers is designed to create functional learning and social spaces for youth across the City while providing meaningful support and intervention for those in need. Each facility will include spaces dedicated to education, community, arts, athletics, family, physical health, and mental health, organized into distinct “Zones” to enhance functionality and connectivity. More specific programming will come with each new center.



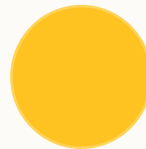
The Administration Zone includes spaces for administration, building support, and community. This zone acts as a buffer and a layer of security between the youth and the general public.



The Discovery Zone comprises youth and teen suites which will serve as a landing space for each age group. Learning labs are distributed within this zone to further enrich the minds of the youth. The program is centered upon learning and discovery being the most important part of the students' day.



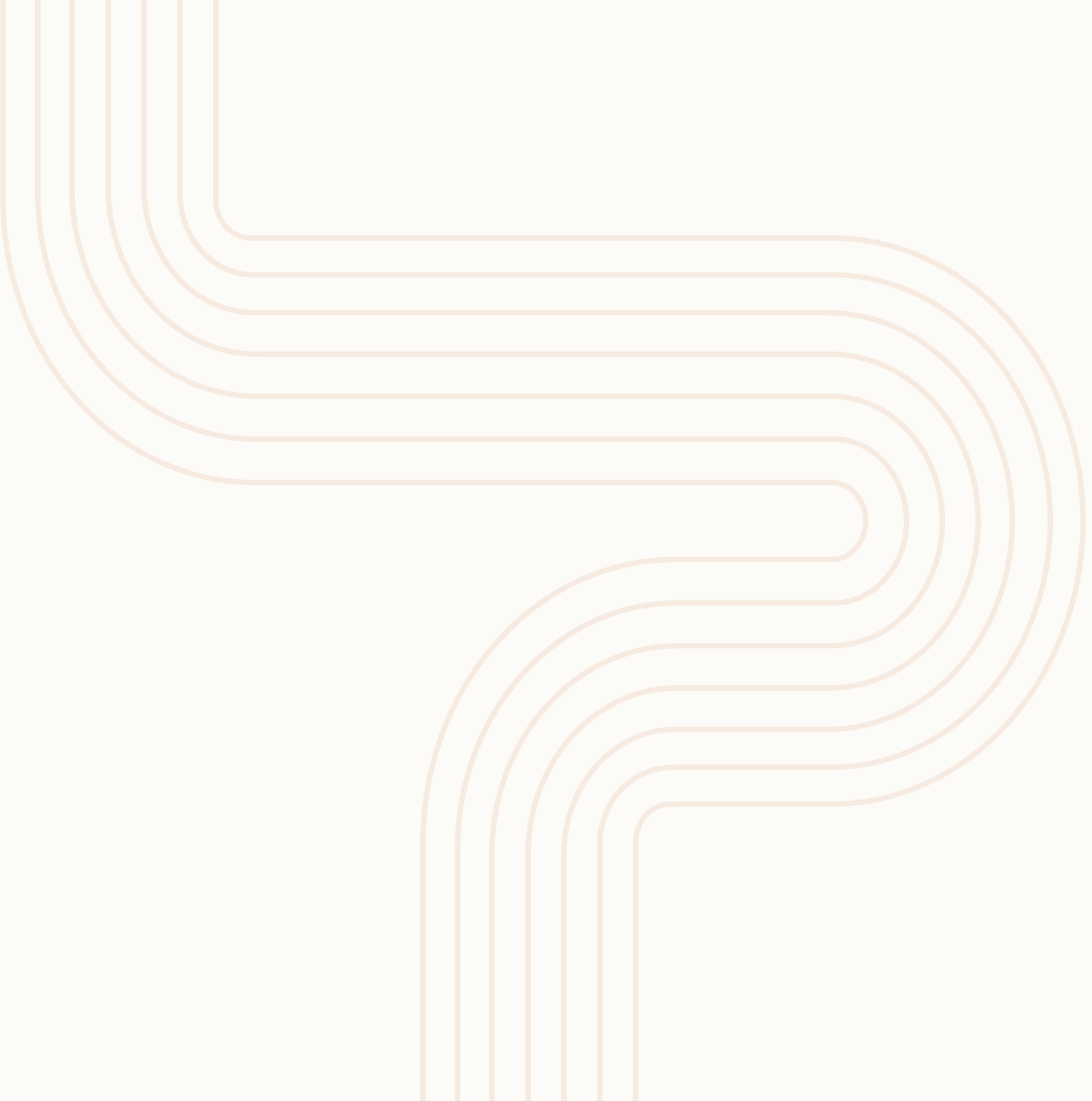
The Amenities Zone encompasses the Cafeteria, Dining Room, and Demo Kitchen as well as the Gymnasium and creative spaces including Art, Music, and a Dance Studio. This area of the program serves to inspire and provide the youth with new learning and creative opportunities.



The Outdoor Zone programming includes sports fields, green space for outdoor classrooms, and playground space. These spaces assist largely in teaching and encouraging active lifestyles.

SECTION TWO

Site Selection

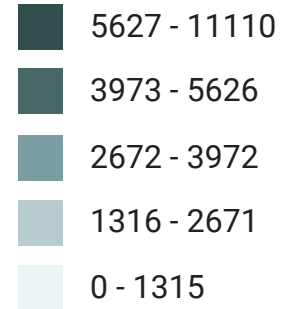


YOUTH POPULATION

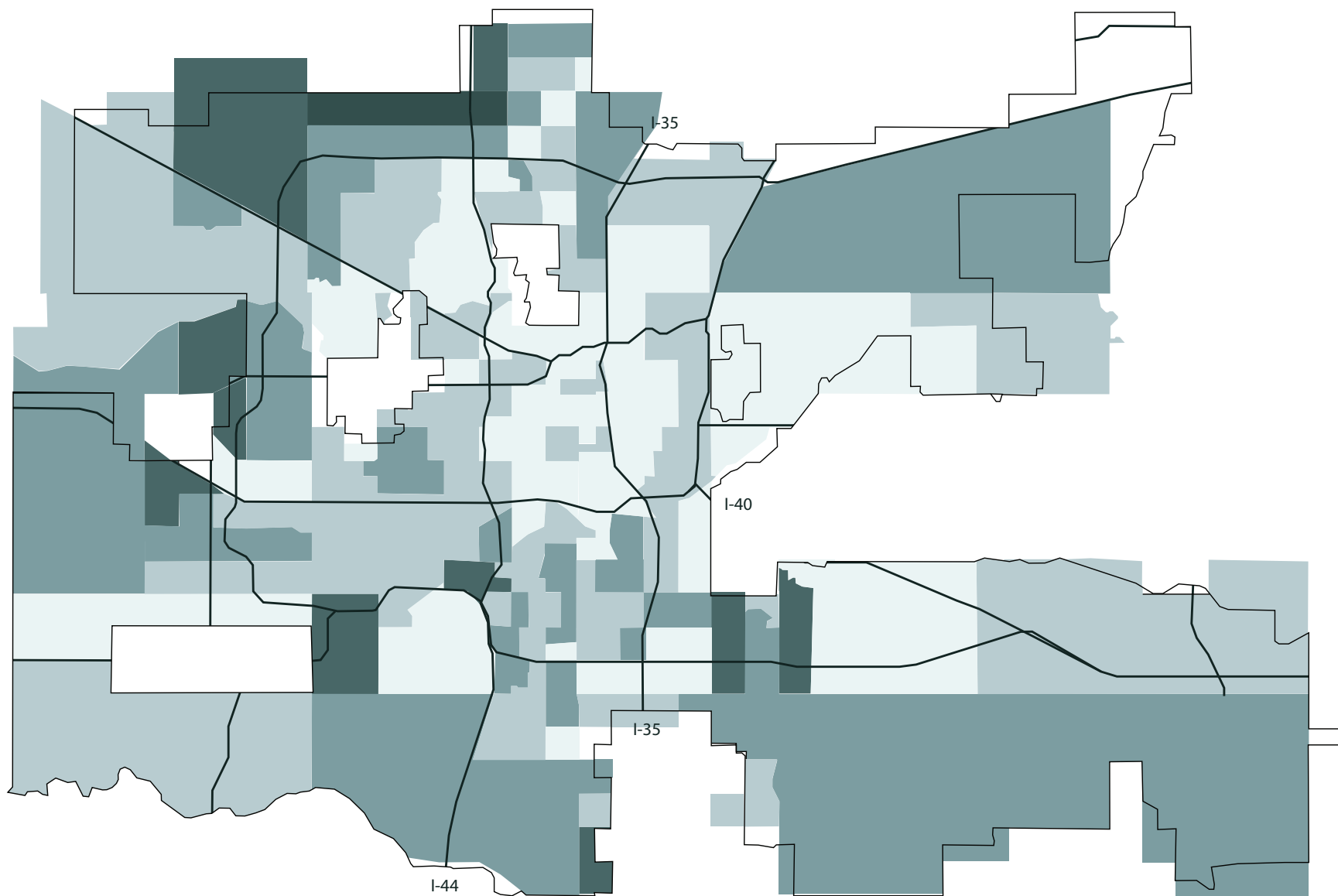
24%

of the population
in Oklahoma are
children.

KEY



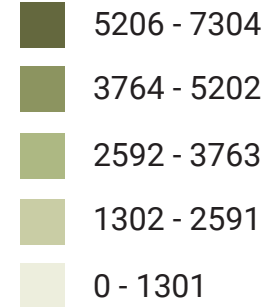
Population Age 18 and under per Census Tract



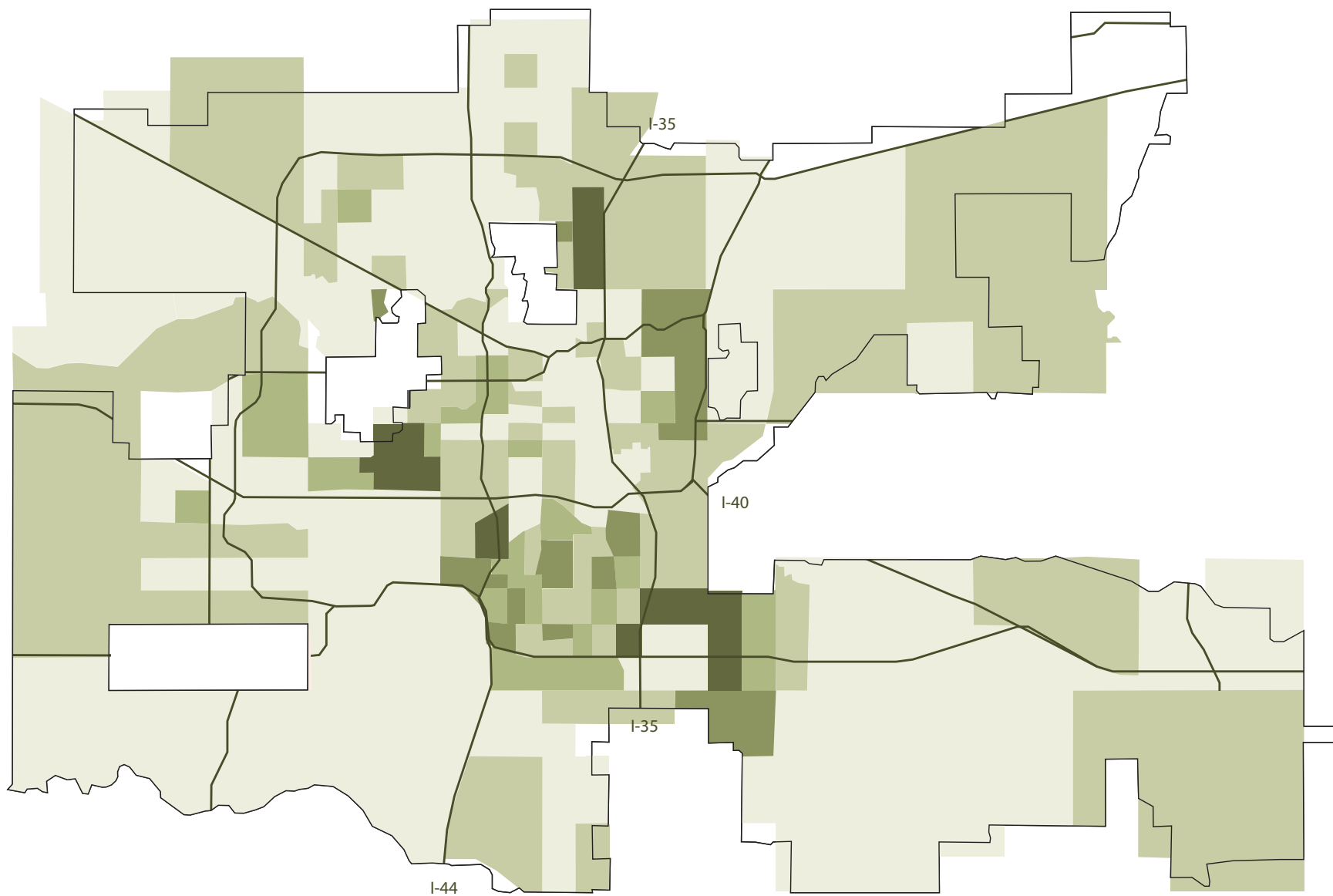
YOUTH POVERTY

1 in 5
children in Oklahoma
live in households with
an income under the
poverty line.

KEY



Population Age 18 and under below poverty threshold per Census Tract.

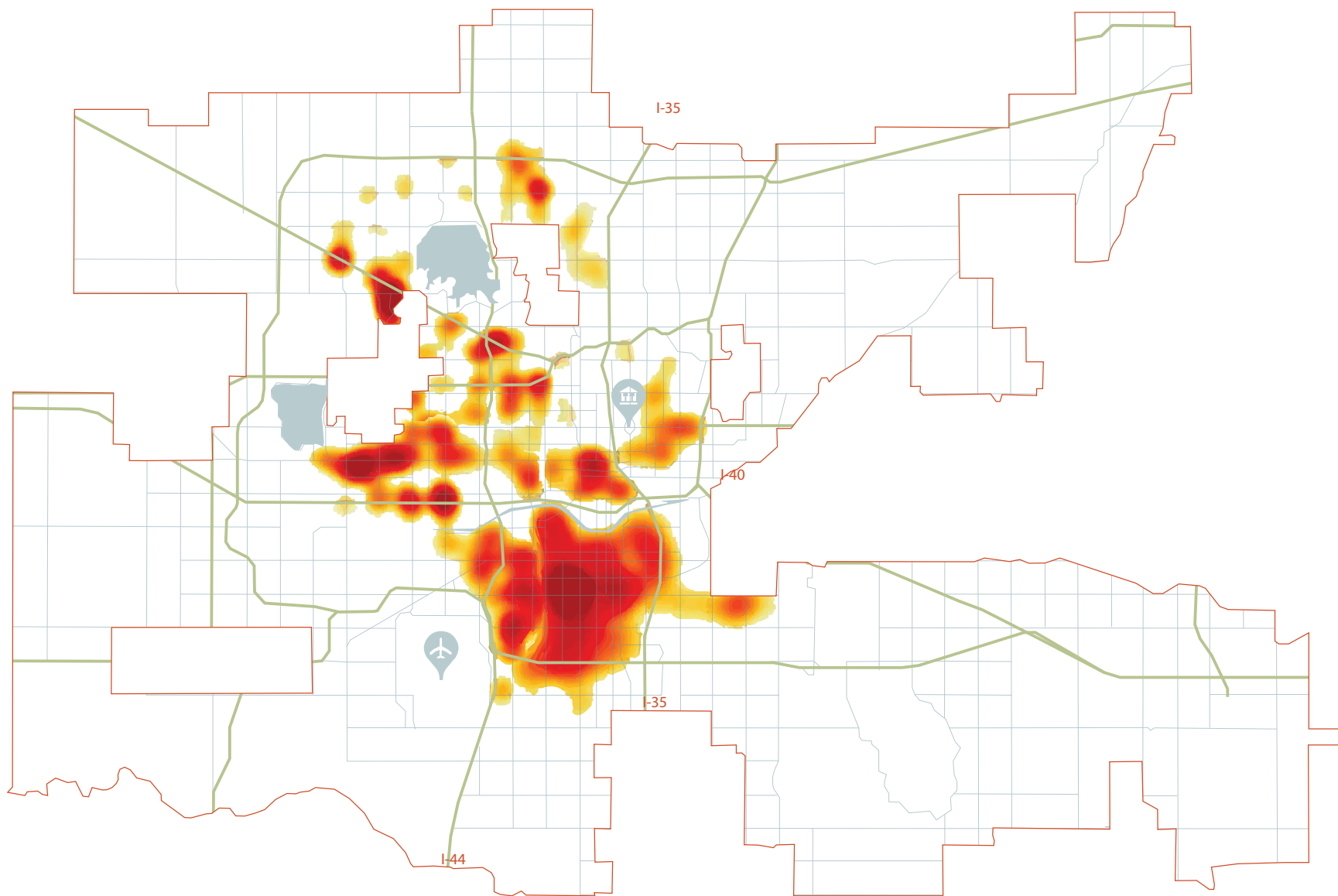


Poverty Status in the Past 12 Months, 2021: ACS 5-Year Estimates Subject Tables, data.census.gov.

VIOLENT CRIME MAP

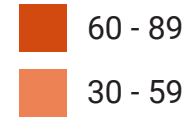
From Council to
Rockwell & Reno to
NW 10th is the **highest**
square mile of crime in
Oklahoma City.

Population Age 18 and under per Census Tract



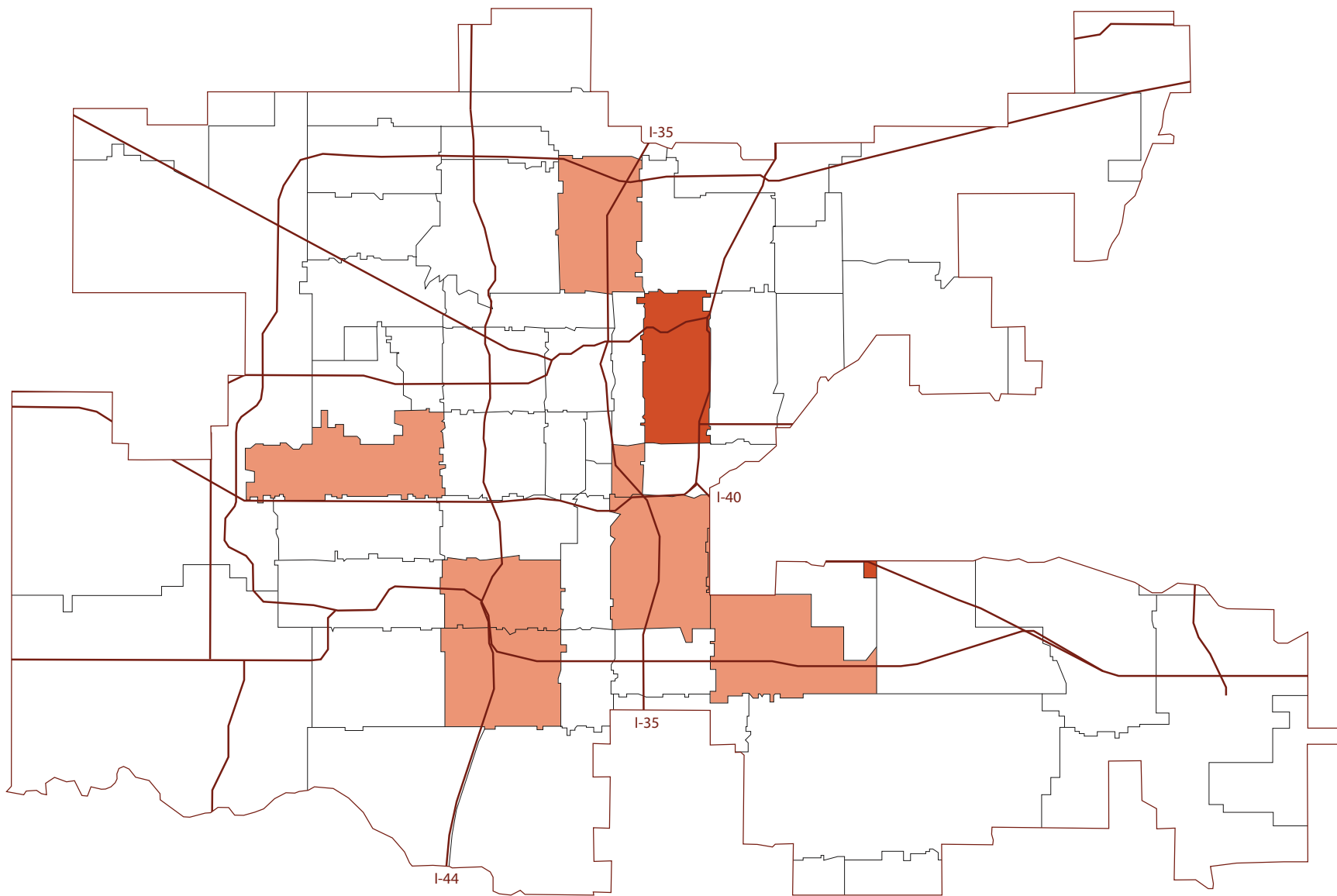
JUVENILE CRIME MAP

KEY *



The average age of youths involved in Juvenile crime in Oklahoma City is 15 years old.

* Number of referrals for suspected delinquent activity by zip code.
Only areas with 30 or more referrals were included in this data set.



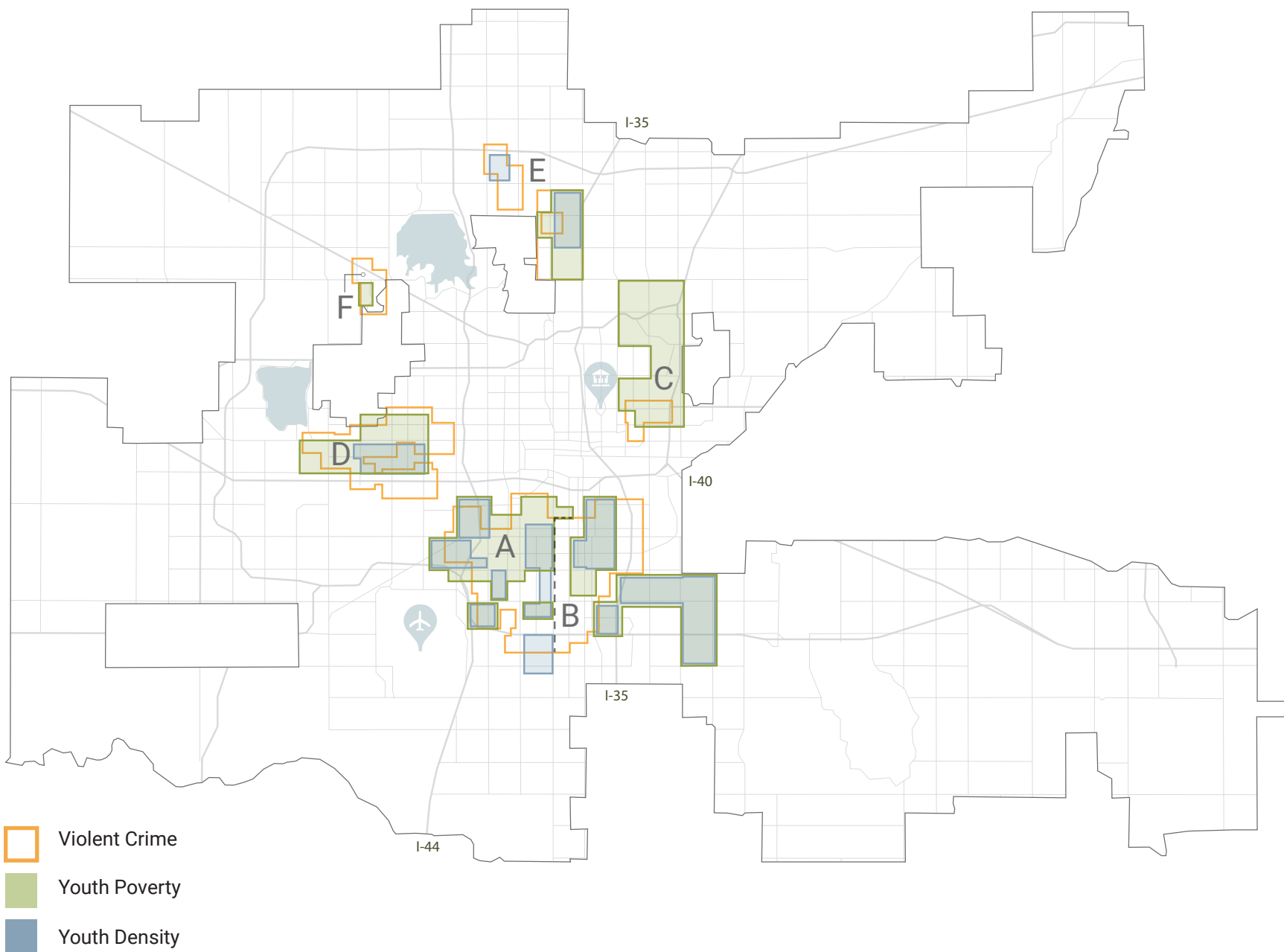
Identifying “Areas of Need”

Conversations with community stakeholders helped determine key factors for identifying the most critical areas for a Youth Center in Oklahoma City. These factors included:

1. Youth Population (by census tract)
2. Youth Poverty (by census tract)
3. Violent Crime (by heat map)
4. Juvenile Crime Referrals (by zip code)

Areas with the highest densities of youth, youth in poverty, violent crime, and juvenile referrals—reported by the Oklahoma County Juvenile Bureau and compiled by the Office of Juvenile Affairs—were mapped and overlaid to highlight zones of highest need.

To enhance clarity, these areas have been divided into six distinct regions, labeled alphabetically. This division allows for a clearer comparison of viable sites within each area.





Site Filters

Oklahoma City owns 197 park properties. To narrow that list down to a more manageable number, several macro-filters were used. These filters include location, floodplains, and site area. The first step was locating any parks that were remotely near the areas of need previously identified. Of the 197 parks, 63 were near or within the areas of need. The programming breakdown in Section One of this report dictated the minimum acreage suitable for the Youth Centers, so any site under 7 acres was eliminated. Another important factor was each site's location in relation to floodplains. FEMA Floodway maps displayed regulatory floodways, 100-year floodplains, and 500-year floodplains. Insurance can be obtained for areas within a 500-year flood plain, but areas within a regulatory floodway or 100-year floodplain cannot be built in. For sites that were partially within a floodplain, the remaining usable area was measured, and parks with less than seven usable acres were ruled out along with parks fully within a floodplain. A closer comparison of the remaining sites to the area of need boundaries revealed that ten parks were simply too far to be reached by the youth who need a Youth Center. This narrowed the list of 197 potential park sites to 13 viable parks sites and two non-park sites for a total of 15 viable sites.

A more detailed analysis of the remaining sites included many micro-filters such as distance to nearby schools, context, bus routes, ease of access and visibility, existing/shared outdoor amenities, outside funds, existing community use of the parks and other restrictions. These data points were inserted into a series of matrices to help determine which sites would best serve Oklahoma City's youth population with four new Youth Centers.

197 PARKS IN OKC

63 REMOTELY IN FOCUS AREAS

27 TOO SMALL

13 WITHIN A FLOODPLAIN

10 OUTSIDE AREAS OF NEED

13 PARKS LEFT

+2 NON-PARK SITES

=15 TOTAL VIABLE SITES

Park Name
<p>Edwards Park Frank Hathaway Park Harlow Park H.C. Shilling Park Hosea Vineyard Park Lela Park Luis A. Macklanburg Park Melrose Park NE Boys & Girls Club Riley Leroy Pitts Park Rotary Playground Park Shallowbrook Park South Rotary Park Wilmont Place Church Woodson Park</p>
Parks Outside the Areas of Need
<p>Belle Isle Park Booker T. Washington Pk Daniel J. Diggs Park Dolphin Warton Park Douglas Park E.M. Sellers Park J. Brayden Black Park L.D. Lacy Park North OKC Rotary Park Swisher Park</p>
Parks Within a Flood Plane
<p>Douglass Park Dolese Park Elm Grove Park Larry McAtee Park Lightning Creek Park McCracken Park Open Space F</p>

Park Name
Parks Within a Flood Plane (continued)
<p>River Bend Estates Park River Park Syl Goldman Park Top O' the Town Park Wheeler Park Wiley Post Park</p>
Parks that are Too Small
<p>Bob Acres Park Britton Park Creston Hills Park Deniston Park E.B. Jeffrey Park E.W. Perry Park Grant Corbin Park Harden Park John F. Kennedy Park Lippert Park Luther Delaney Park Mackleman Park May Park Meadowbrook Park Mike Dover Park Northeast Center North Highland Park Phillips Park Pied Piper Park Rockwell Park Smitty Park Southern Oaks Park Swatek Park Taylor Park William O. Lytle Park Will Rogers Park Youngs Park</p>

VIABLE SITE LOCATIONS

Area A

South Rotary Park
Woodson Park

Area B

Frank Hathaway Park
H.C. Schilling Park
Hosea Vineyard Park
Rotary Playground Park
Shallowbrook Park
Wilmont Place Church

Area C

Edwards Park
NE Boys & Girls Club
Riley Leroy Pitts Park

Area D

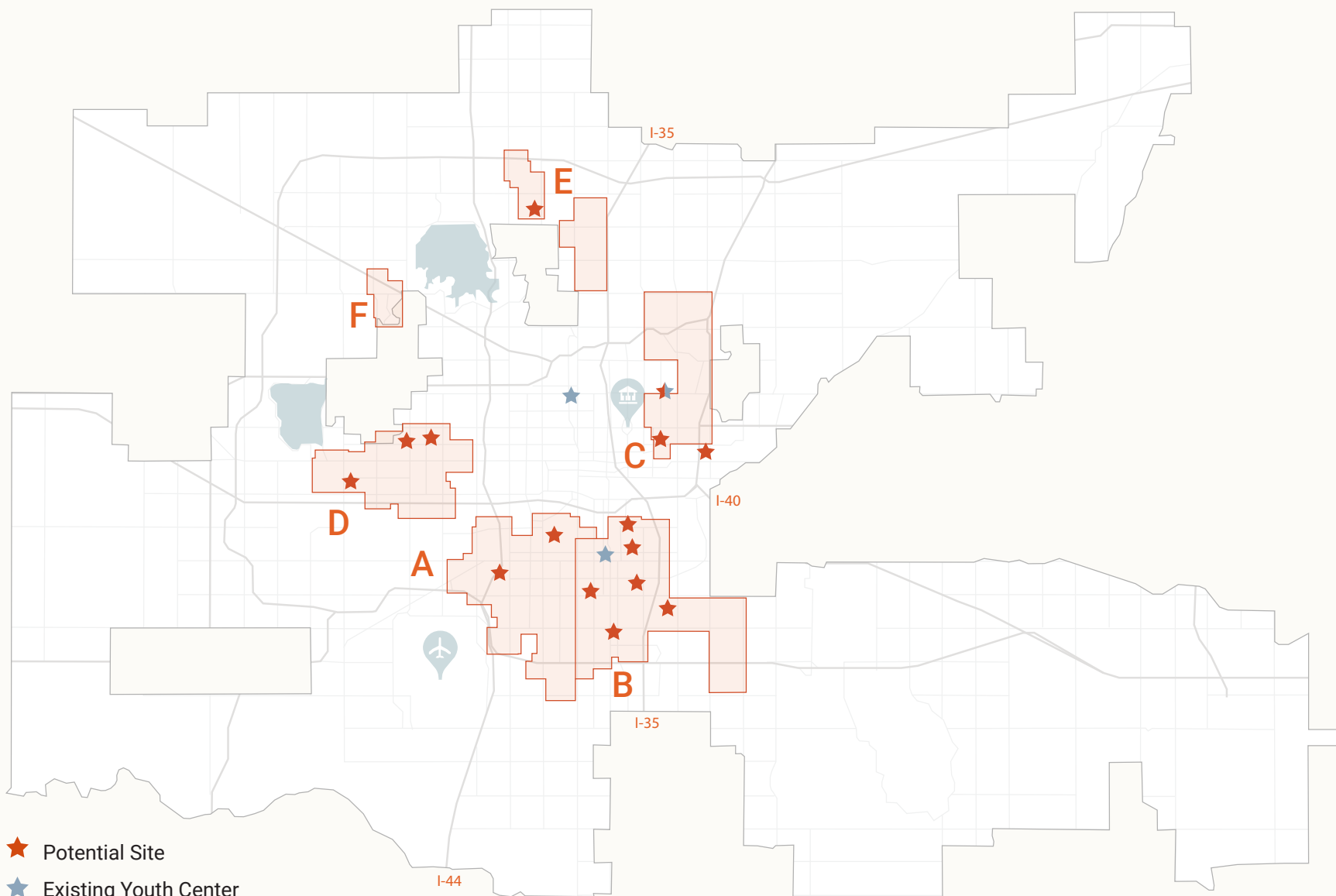
Harlow Park
Lela Park
Melrose Park

Area E

Louis A. Macklanburg Park

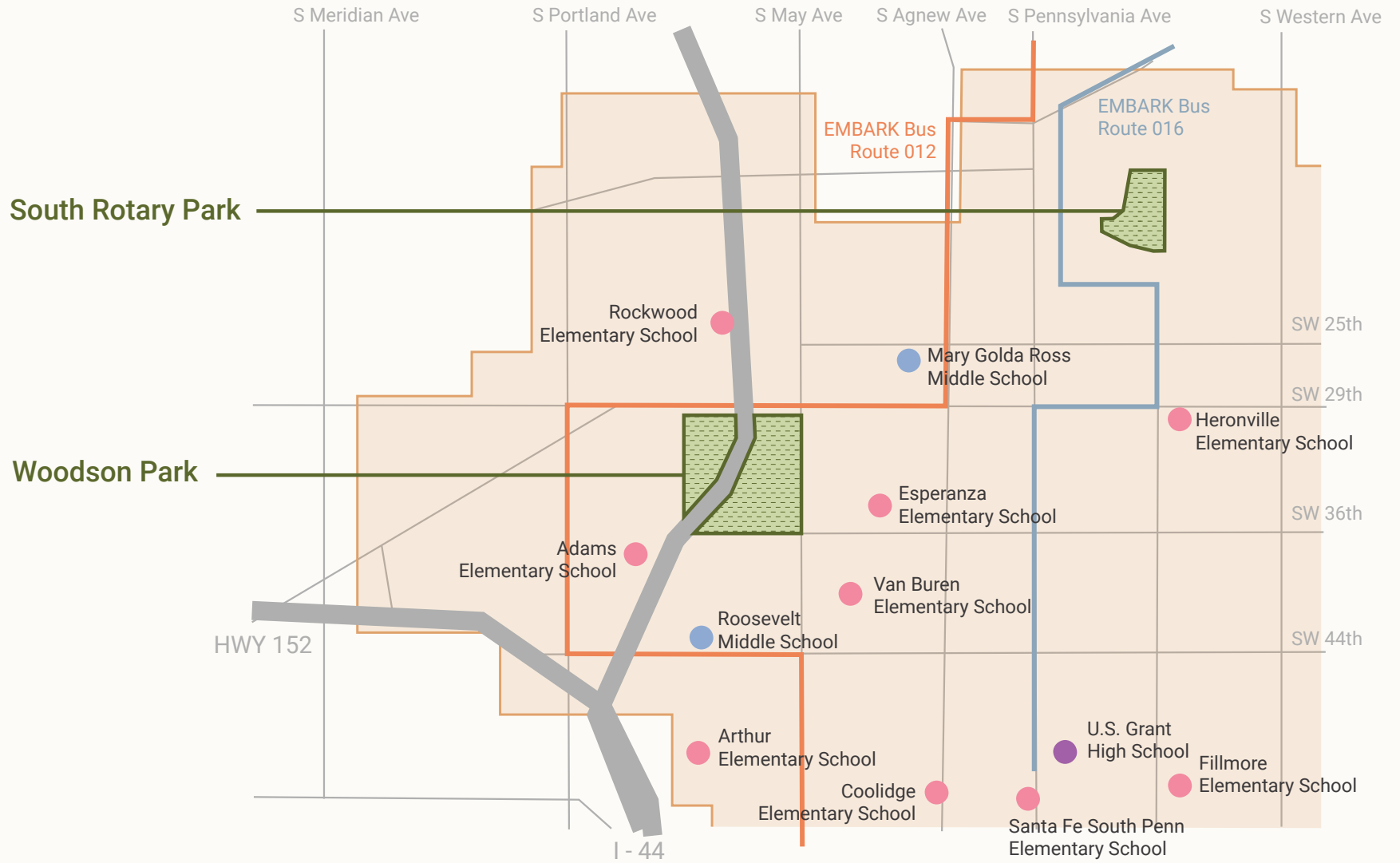
Area F

No viable sites



- ★ Potential Site
- ★ Existing Youth Center
- ★ Willa D. Johnson Rec Center
- ★ Existing BGC and Potential Site
- Areas of Need

AREA A



	≥ 7 Usable Acres	Ease of Access / Visibility	GO Bonds / Outside Funds	Near Existing Bus Route	Schools Adjacent	Site Availability	Existing / Shared Outdoor Amenities
Area A							
South Rotary Park	Yes	Moderate	No	Yes	No	No	No
<ul style="list-style-type: none"> - Remote from main road - No schools in walking distance - Periodically floods, 500 yr floodplain - The only neighborhood park in this area 							
Woodson Park	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<ul style="list-style-type: none"> - Extensive outdoor amenities - GO bond projects recently completed - Centrally located to area schools 							

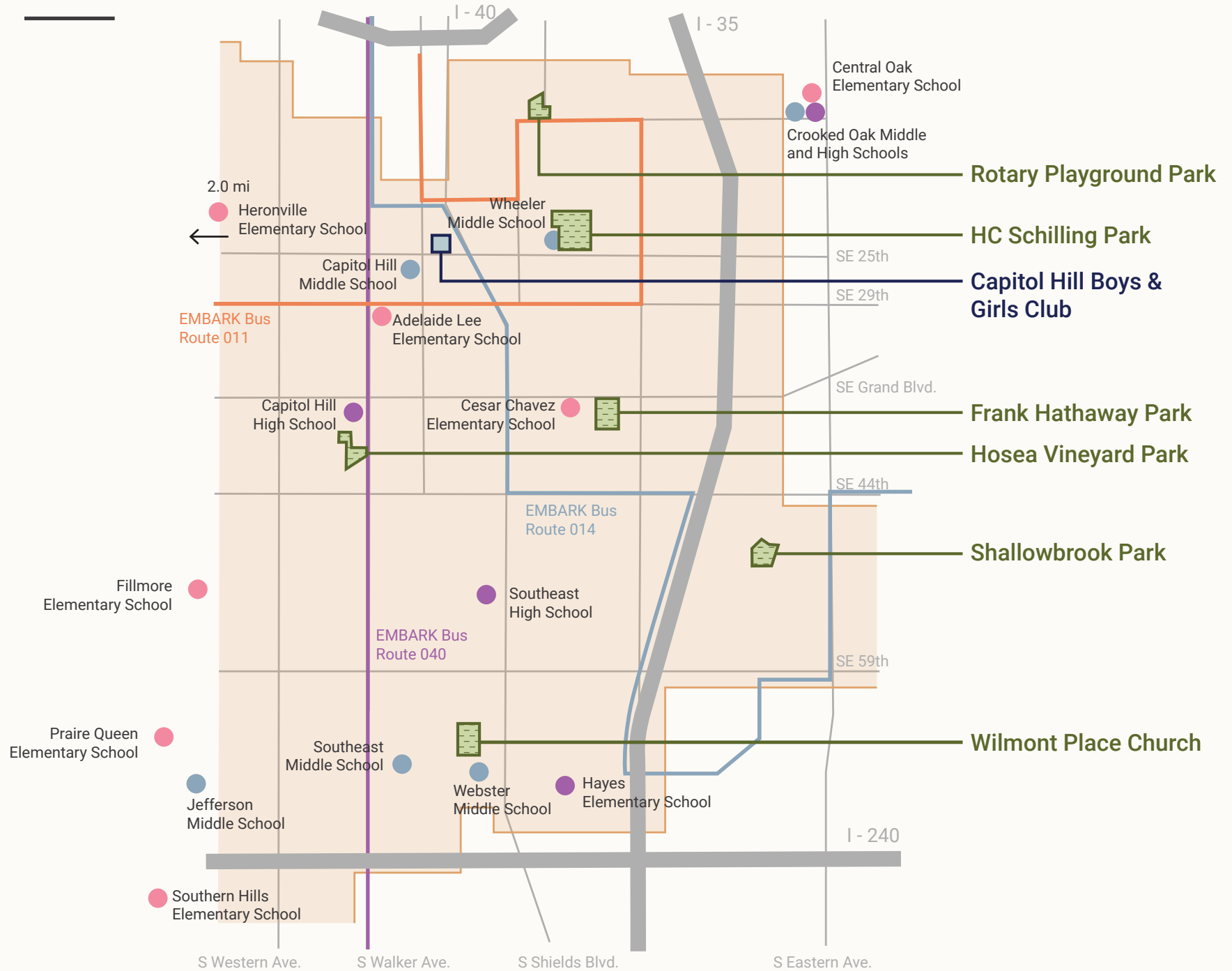
KEY:

Yes

Moderate

No

AREA B



	≥ 7 Usable Acres	Ease of Access / Visibility	GO Bonds / Outside Funds	Near Existing Bus Route	Schools Adjacent	Site Availability	Existing / Shared Outdoor Amenities
Area B*							
Frank Hathaway Park	Yes	Yes	No	No	Moderate	No	No
- OCPD runs PAL program from this park							
H.C. Schilling Park	Yes	Yes	No	Yes	Yes	No	Yes
- Adjacent to Wheeler Middle School - Possible land use issue							
Rotary Playground Park	Yes	Moderate	No	Yes	Yes	No	Yes
- Far from area schools							
Shallowbrook Park	Yes	Yes	No	Yes	No	Moderate	No
- Deep in neighborhood, no throughfare							
Hosea Vineyard Park	Yes	No	No	No	No	Yes	No
- Oddly shaped - Heavily used by community							
Wilmont Place Church	Yes	Yes	Yes	Yes	Yes	Yes	Yes
- Adjacent to Webster Middle School - Existing gym facility to remain							

KEY:

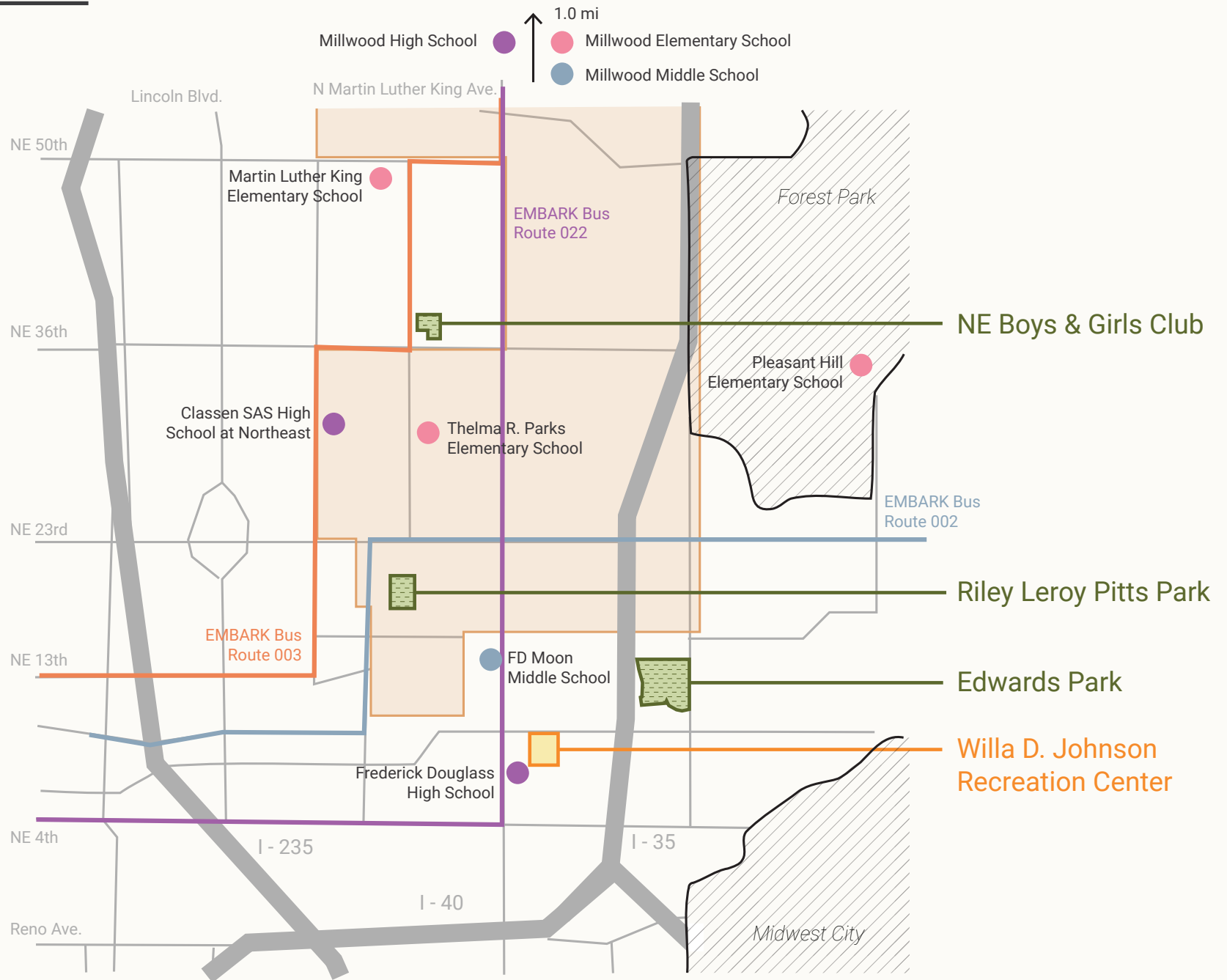
Yes

Moderate

No

*\$7.5 Million worth of improvements are going into a Capitol Hill Boys & Girls Club.

AREA C



	≥ 7 Usable Acres	Ease of Access / Visibility	GO Bonds / Outside Funds	Near Existing Bus Route	Schools Adjacent	Park Availability	Existing / Shared Outdoor Amenities
Area C							
Edwards Park	Yes	Moderate	No	No	No	No	Yes
<ul style="list-style-type: none"> - Large pond on site - Mostly in floodplain - Parks dept. plans to use site for fields 							
NE Boys and Girls Club	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<ul style="list-style-type: none"> - BGC willing to consider donating site - \$5.8 million of improvements on site - Currently serves K - 8 - Would upgrade to full Youth Center 							
Pitts Park	Yes	Moderate	No	Moderate	No	No	No
<ul style="list-style-type: none"> - Parks dept. converting to farmer's market / orchard - Remote from main road 							

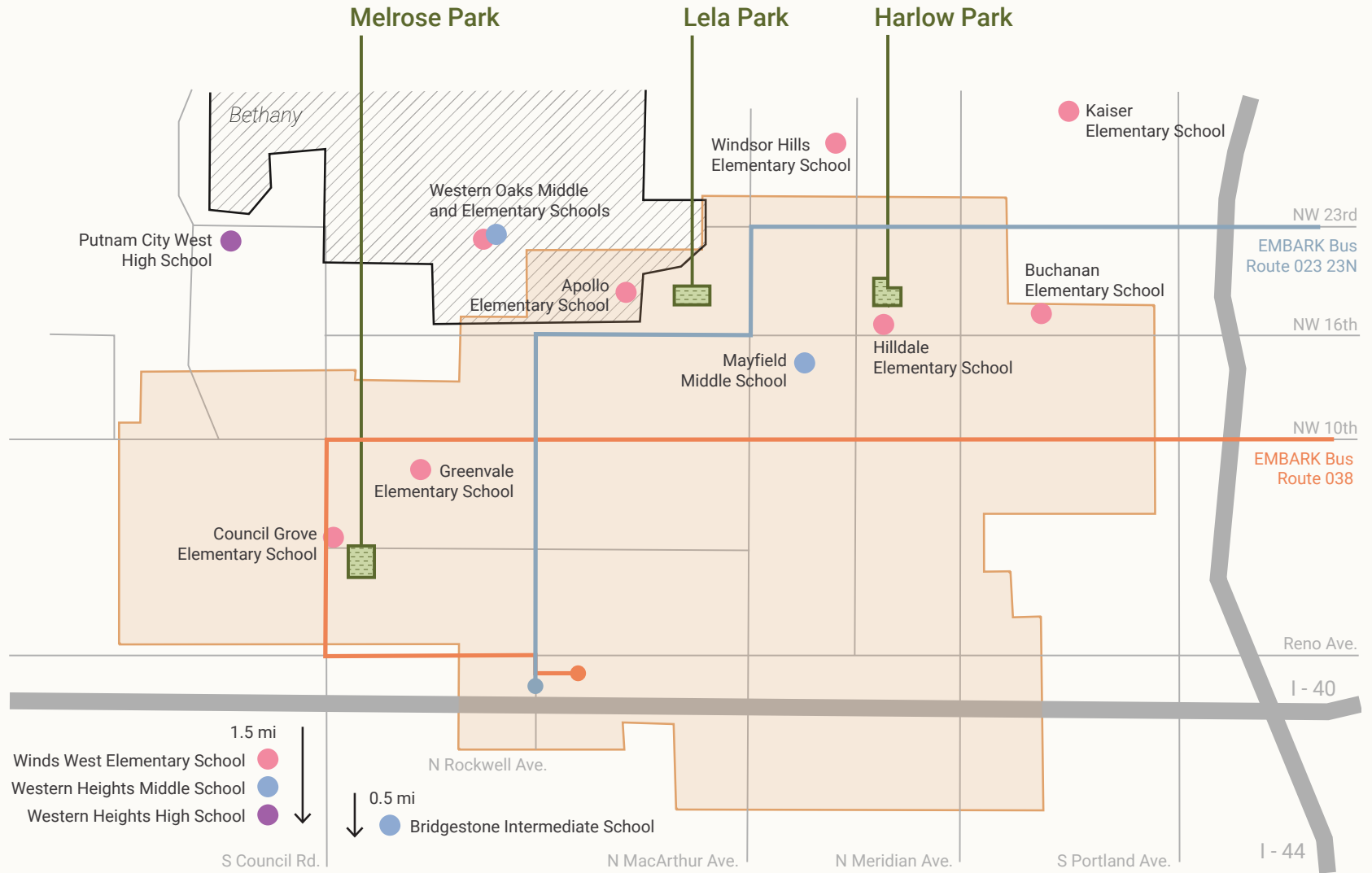
KEY:

Yes

Moderate

No

AREA D



	≥ 7 Usable Acres	Ease of Access / Visibility	GO Bonds / Outside Funds	Near Existing Bus Route	Schools Adjacent	Park Availability	Existing / Shared Outdoor Amenities
Area D							
Harlow Park	Yes	Yes	No	No	Yes	Yes	No
<ul style="list-style-type: none"> - Farthest from crime epicenter - Farther from school south of I-40 - Odd shape 							
Lela Park	Yes	Moderate	No	Yes	Moderate	Yes	No
<ul style="list-style-type: none"> - Not on a major road (visibility) - No main throughfare 							
Melrose Park	Yes	Yes	Yes	Yes	Yes	Yes	No
<ul style="list-style-type: none"> - Located in City's highest crime sq. mile - \$500,000 worth of GO Bonds available - Largest park in the area 							

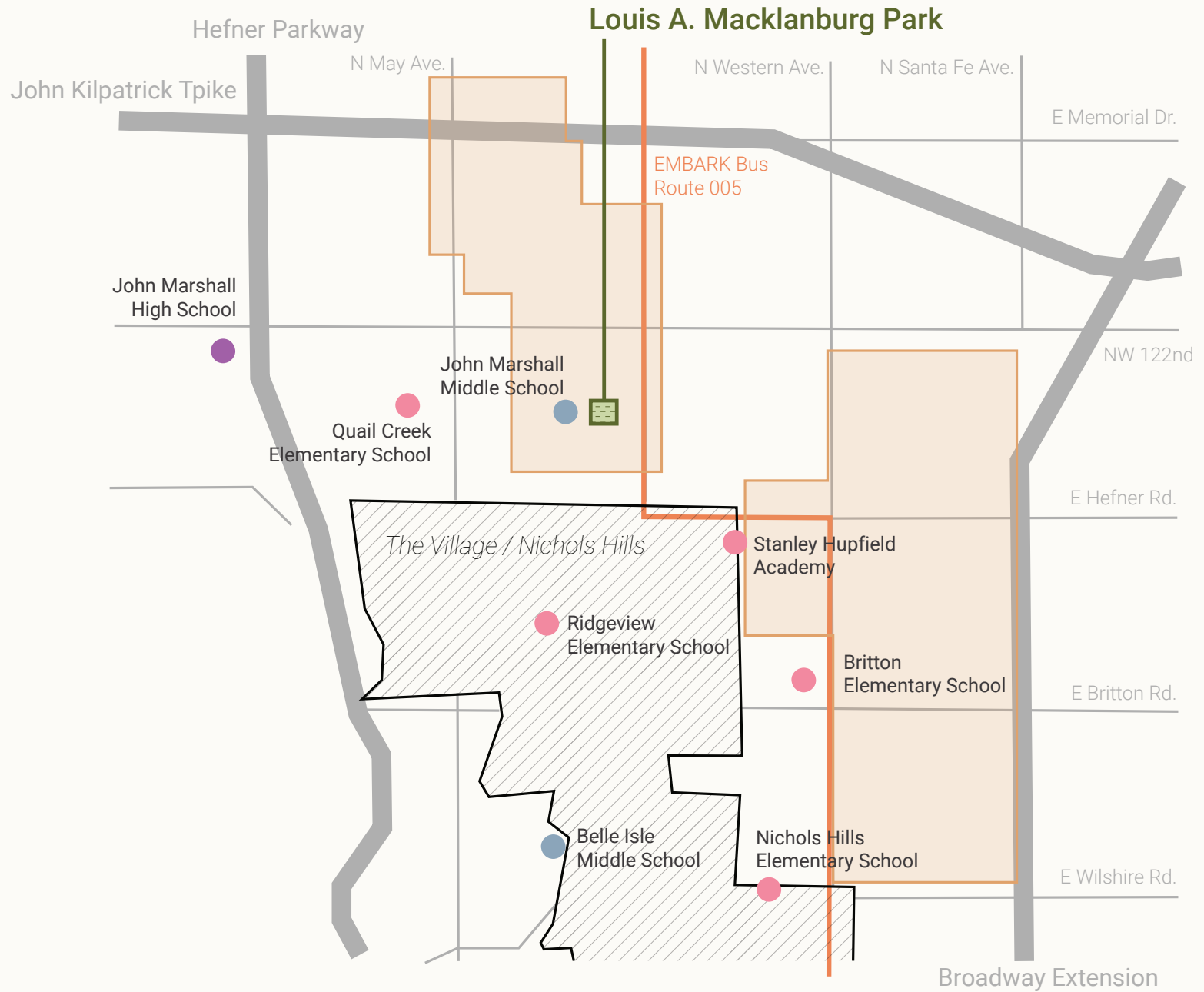
KEY:

Yes

Moderate

No

AREA E



	≥ 7 Usable Acres	Ease of Access / Visibility	GO Bonds / Outside Funds	Near Existing Bus Route	Schools Adjacent	Park Availability	Existing / Shared Outdoor Amenities
Area E							
Louis A. Macklanburg Park	Yes	No	Yes	Yes	Yes	Yes	Yes
<ul style="list-style-type: none">- Neighbors John Marshall Middle School- Potential to share fields w/ John Marshall- \$500,000 worth of GO Bonds available- Only viable park site available in this area							

KEY:

Yes

Moderate

No

All Sites: Evaluations and Recommendations

AREA A consists of two viable sites: Woodson Park and South Rotary Park. Woodson Park is bordered by major streets and directly adjacent to I-44, ensuring easy access and high visibility for the Youth Center. Significant capital investments have already been made in park infrastructure at Woodson, making it a cost-effective option given current budget constraints. In contrast, South Rotary Park has lower visibility and is less accessible to the public. Additionally, South Rotary was originally donated by the Rotary Club of Oklahoma City and is the only park in the area, meaning its conversion into a Youth Center could create a hardship for the community. Woodson Park is also more centrally located among surrounding schools, allowing it to serve a greater number of youths. For these reasons, Woodson Park is the recommended location for the first Youth Center in Area A.

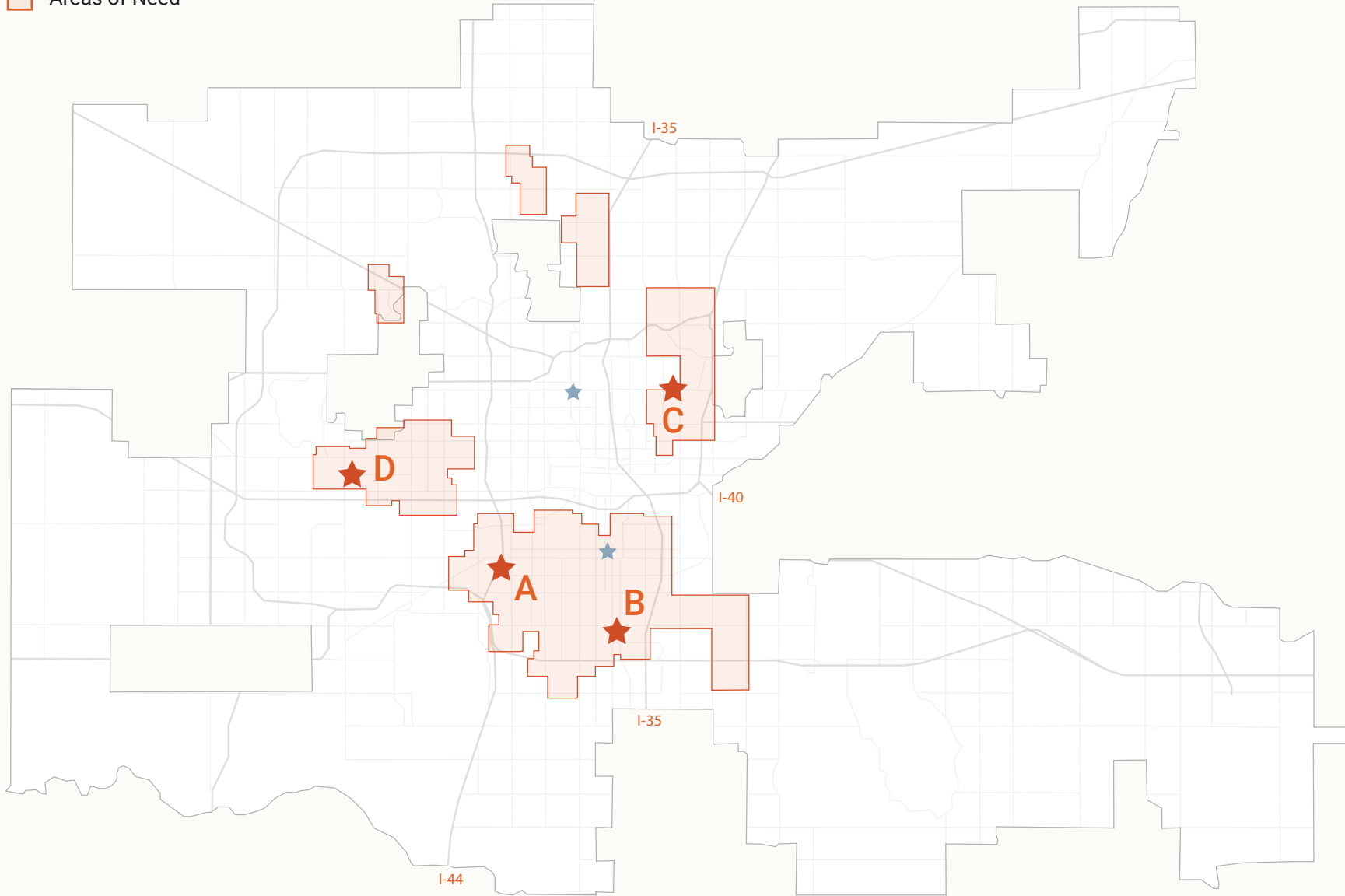
AREA B has several potential sites, including: Schilling Park, Hathaway Park, and Shallowbrook Park, as well as the Wilmont Place Church site, a former Boys & Girls Club location available for purchase. Schilling Park is restricted to public park use due to historical purchase documentation, while Hathaway Park has low visibility. Both are located near the Boys & Girls Club Capitol Hill site. Shallowbrook Park, while an option, is difficult to access and lacks public transit connections. Wilmont Place Church, however, offers excellent access and visibility and is directly adjacent to Webster Middle School. Some of its existing facilities are in fair condition and could be repurposed for Youth Center programming. Given these advantages, the Wilmont Place Church site is the recommended location for the second Youth Center in Area B.

AREA C includes three viable sites: Edwards Park, the Northeast Boys & Girls Club (BGC), and Riley Leroy Pitts Park. The BGC board has expressed willingness to donate the site to the city for use as a Youth Center. To date, \$2.3 million has been invested in renovations and outdoor amenities, and an additional \$3.5 million in ARPA funds has been allocated for a gymnasium. Currently, the club serves only K-8 students, but as a MAPS4 Youth Center, it would be upgraded to a full-service facility for all youth. Meanwhile, Edwards Park and Pitts Park are already designated for community use by the OKC Parks Department. Edwards Park is largely built out with ball fields and is near the new Willa D. Johnson Recreation Center, while Pitts Park, located away from main roads, is being converted into a farmer's market and orchard heavily used by the community from April through October. Given the existing investments and community support, the Northeast Boys & Girls Club site is the recommended location for the third Youth Center in Area C.

AREA D includes three viable sites: Harlow Park, Lela Park, and Melrose Park. This area, spanning from S Council to N Rockwell and from Reno to NW 10th, has the highest concentration of crime in the city, according to the OCPD. Melrose Park is located within this high-need area, making it the most effective site for serving local youth. In contrast, Lela and Harlow Parks are farther from the crime epicenter and are tucked away in residential neighborhoods, limiting their accessibility. Additionally, Melrose Park is closer to schools south of I-40, where many students who would use the Youth Center are located. The site also has \$500,000 in GO Bonds and additional MAPS4 funds available for park improvements, which will support expanded outdoor programming. Given these factors, Melrose Park is the recommended location for the fourth Youth Center in Area D.

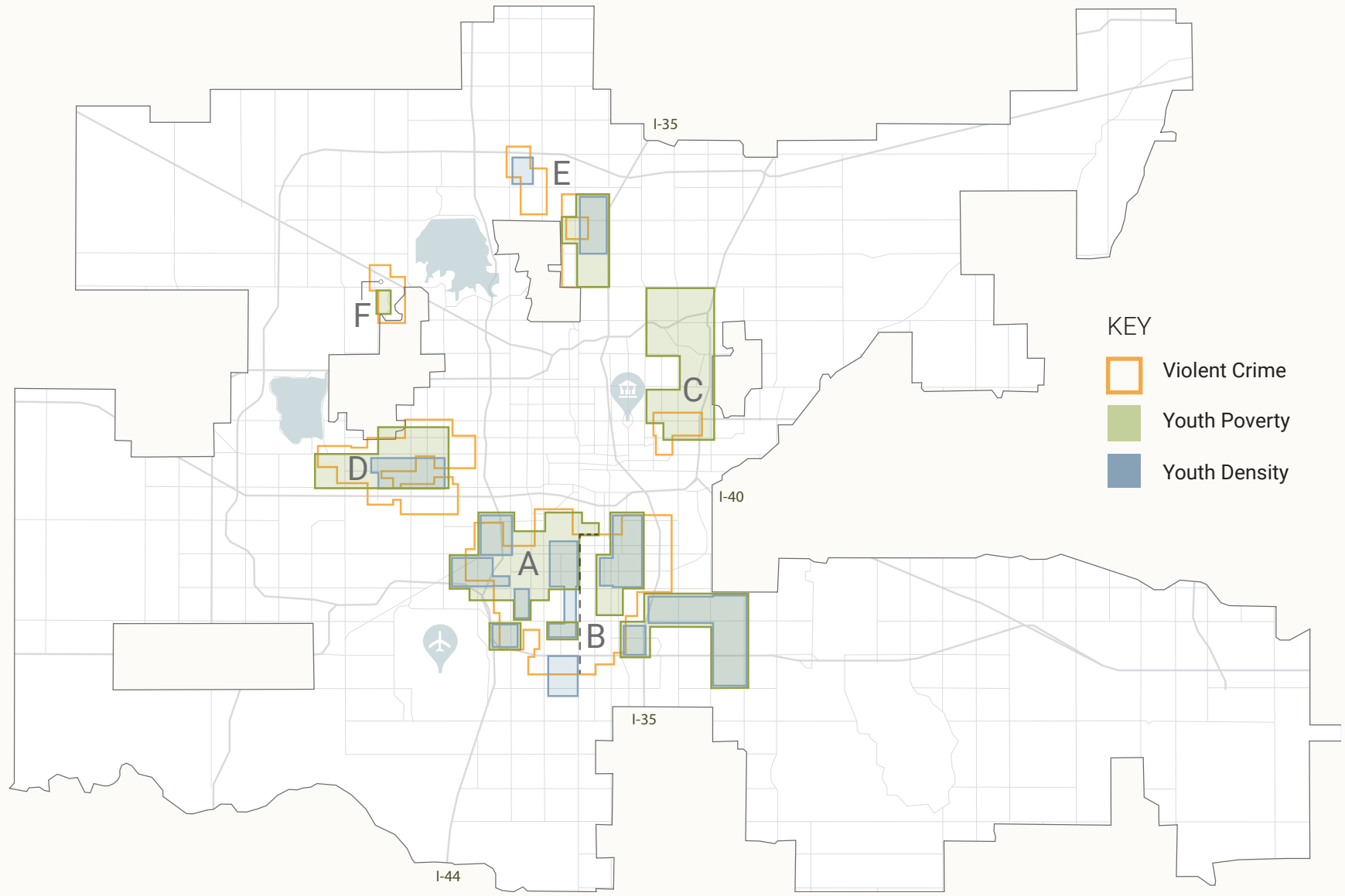
Based on this analysis, the recommended sites for Oklahoma City's four new Youth Centers are Woodson Park, Wilmont Place Church, the Northeast Boys & Girls Club site, and Melrose Park.

- ★ Recommended Site
- ★ Existing Youth Center (BGC)
- ★ Willa D. Johnson Rec Center
- Areas of Need



A. Woodson Park B. Wilmont Place C. NE Boys & Girls Club D. Melrose Park

AREA OF NEED RANKING MAP/MATRIX



	High Youth Density	High Youth Poverty	High Violent Crime	Size of Area	Priority of Need for Youth Center
Area A					1
South Rotary Park Woodson Park Taylor Park					
Area B					2
Southern Oaks Park Frank Hathaway Park H.C. Schilling Park Hosea Vineyard Park Rotary Playground Park Shallowbrook Park Wilmont Site					
Area C					3
Edwards Park NE Boys & Girls Club Riley Leroy Pitts Park					
Area D					4
Harlow Park Lela Park Melrose Park					
Area E					5
Louis A. Macklanburg Park					
Area F					6
No viable sites available					

KEY:

High

Moderate

Low

Summary of Hierarchy

KEY

- ★ Recommended Site
- ★ Existing Youth Center (BGC)
- ★ Willa D. Johnson Rec Center
- Areas of Need
- Youth Center Coverage
- Elementary Schools
- Middle Schools
- High Schools

Sequencing the order of these Youth Centers is challenging, as all four are urgently needed and could justifiably be built first. However, when evaluating the areas of need as a whole, a clear prioritization emerges. Factors such as Youth Population, Youth Poverty, Violent Crime, and the overall size of the area were analyzed in a matrix to rank the areas by Priority of Need for a Youth Center.

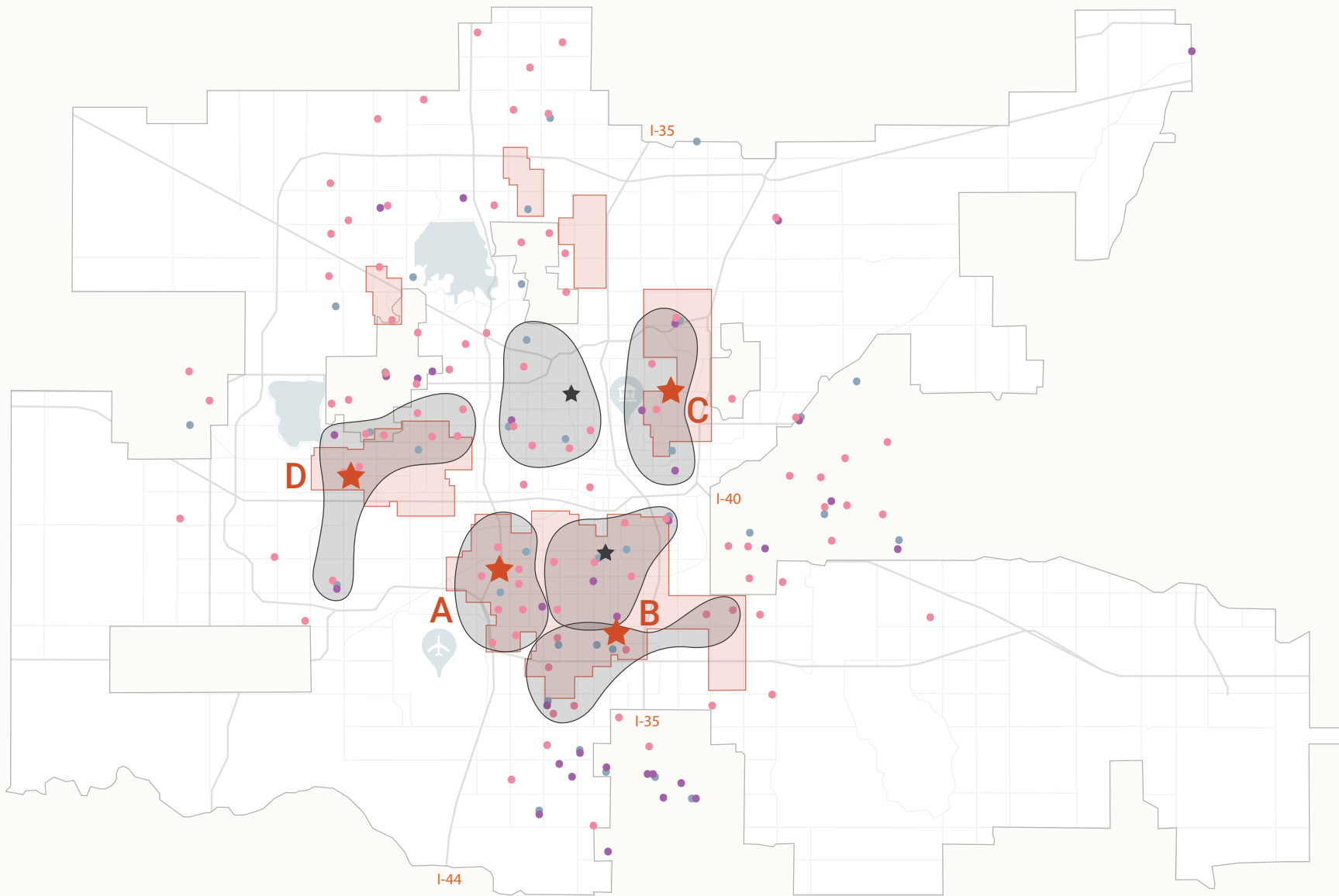
Area A is the largest and most critical area of need in Oklahoma City. Given its accessibility, visibility, and existing infrastructure, Woodson Park should be the location of the first Youth Center.

Area B also ranks as a high-need area. Wilmont Place Church, with its prime location and existing facilities, is the optimal site for the second Youth Center.

Area C is another area of significant need. The Northeast Boys & Girls Club is already serving youth in grades K-8, making it a strong foundation for expansion into a full-service Youth Center. Additionally, the timeline for utilizing the BGC ARPA funds requires action before the city begins work on this site. Therefore, the third Youth Center should be built at the Northeast Boys & Girls Club.

Area D has a substantial need for Youth Center services and contains the highest square mile of crime in Oklahoma City. With its strategic location and available funding for improvements, Melrose Park should be the site of the fourth Youth Center.

YOUTH CENTERS COVERAGE

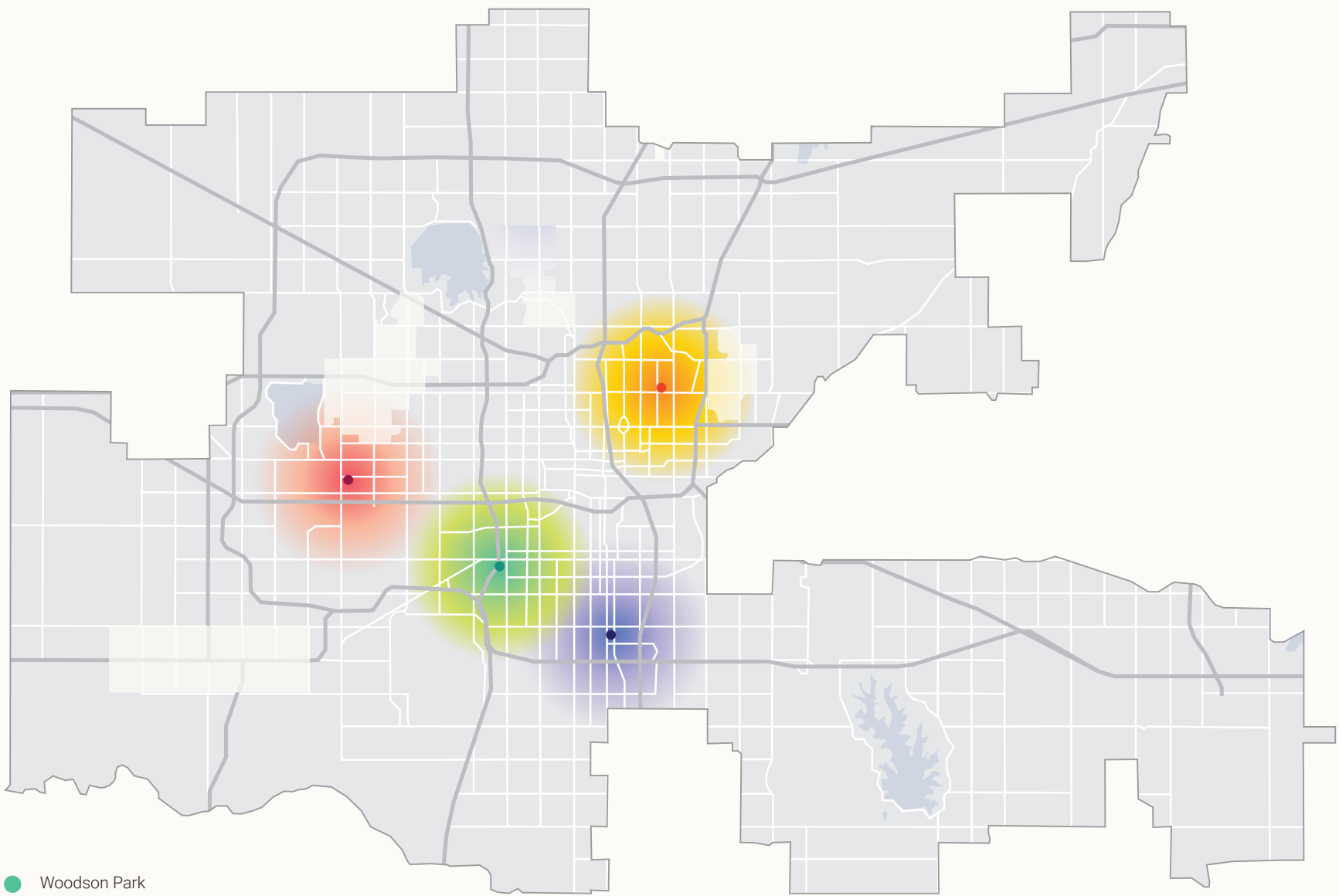


A. Woodson Park B. Wilmont Place C. NE Boys & Girls Club D. Melrose Park

SECTION THREE

Site Analysis





- Woodson Park
- Wilmont Place
- Northeast Boys & Girls Club
- Melrose Park

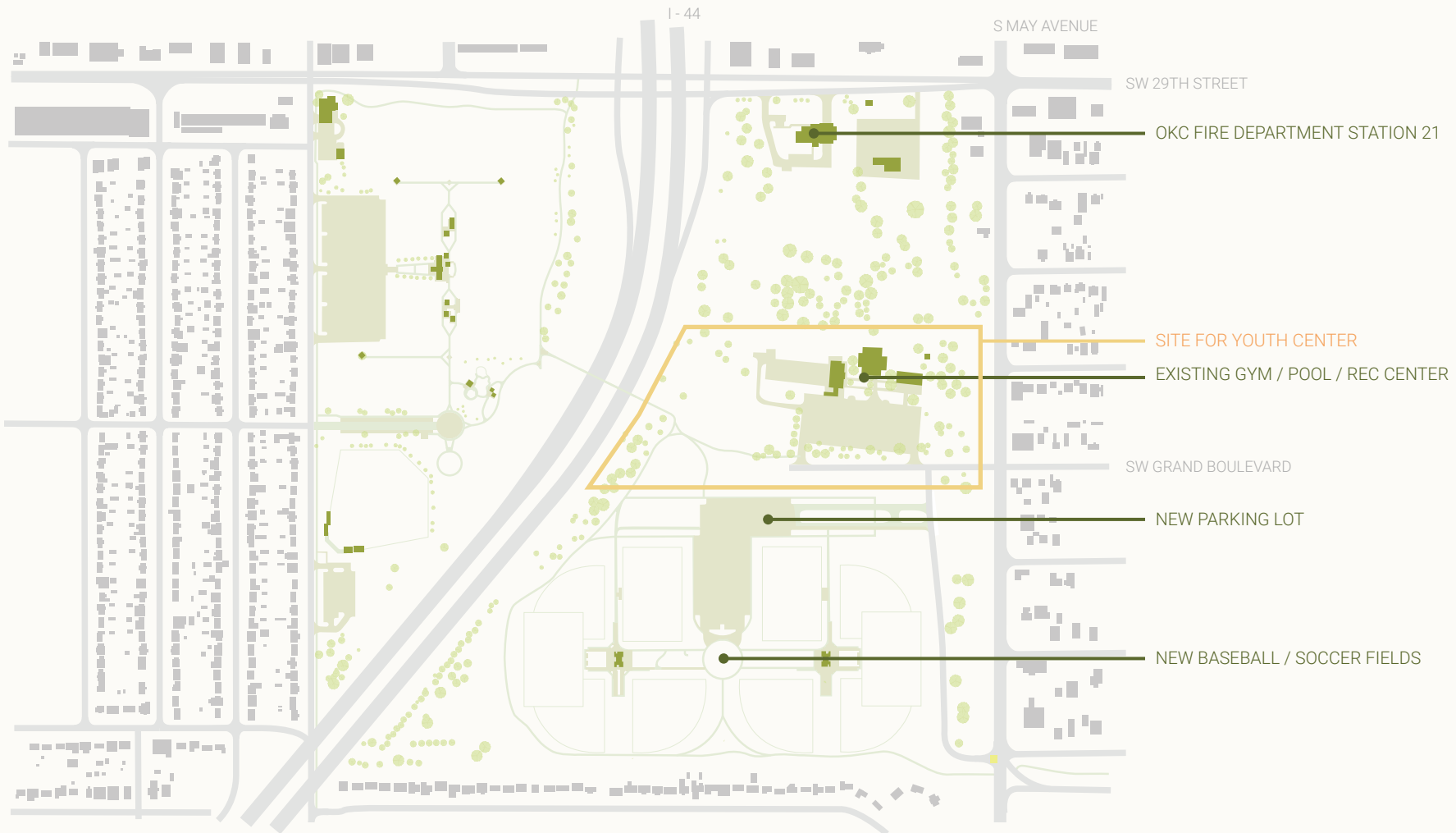
Woodson Park

LOCATION

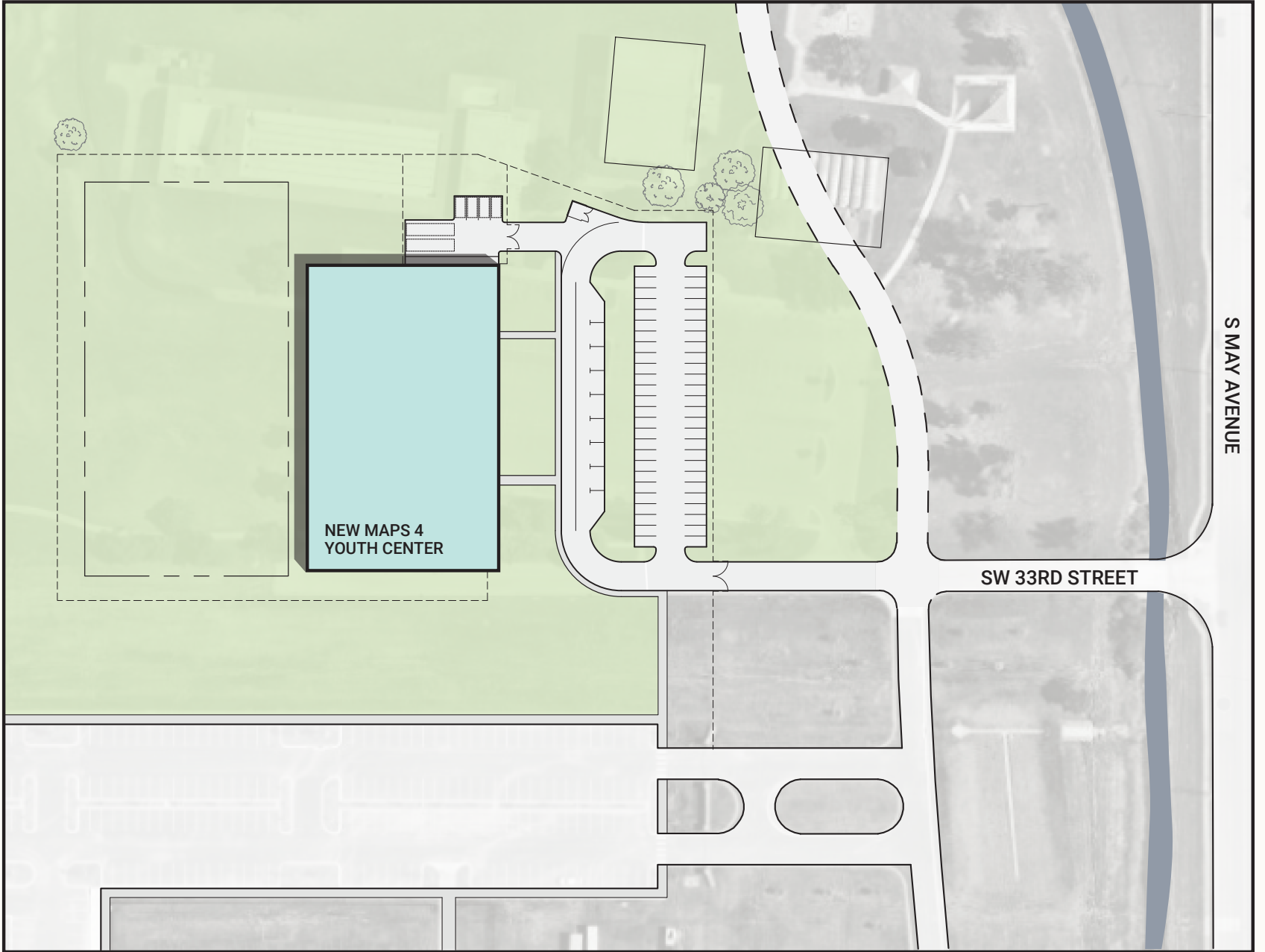
3403 S. MAY AVE, OKLAHOMA CITY, OK 73119

SITE OVERVIEW





SITE PLAN



COST OVERVIEW

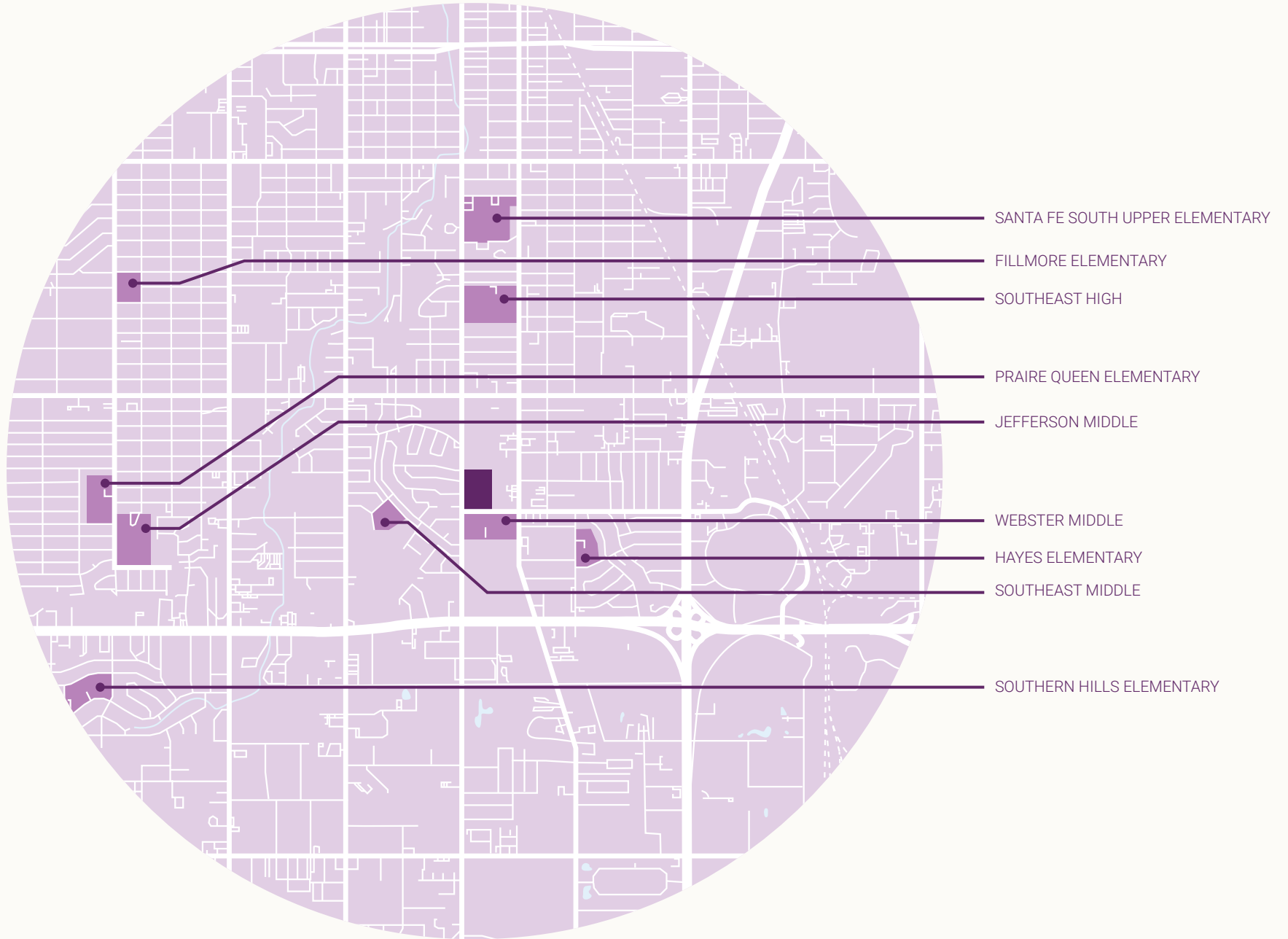
Budget:\$13,797,200.00

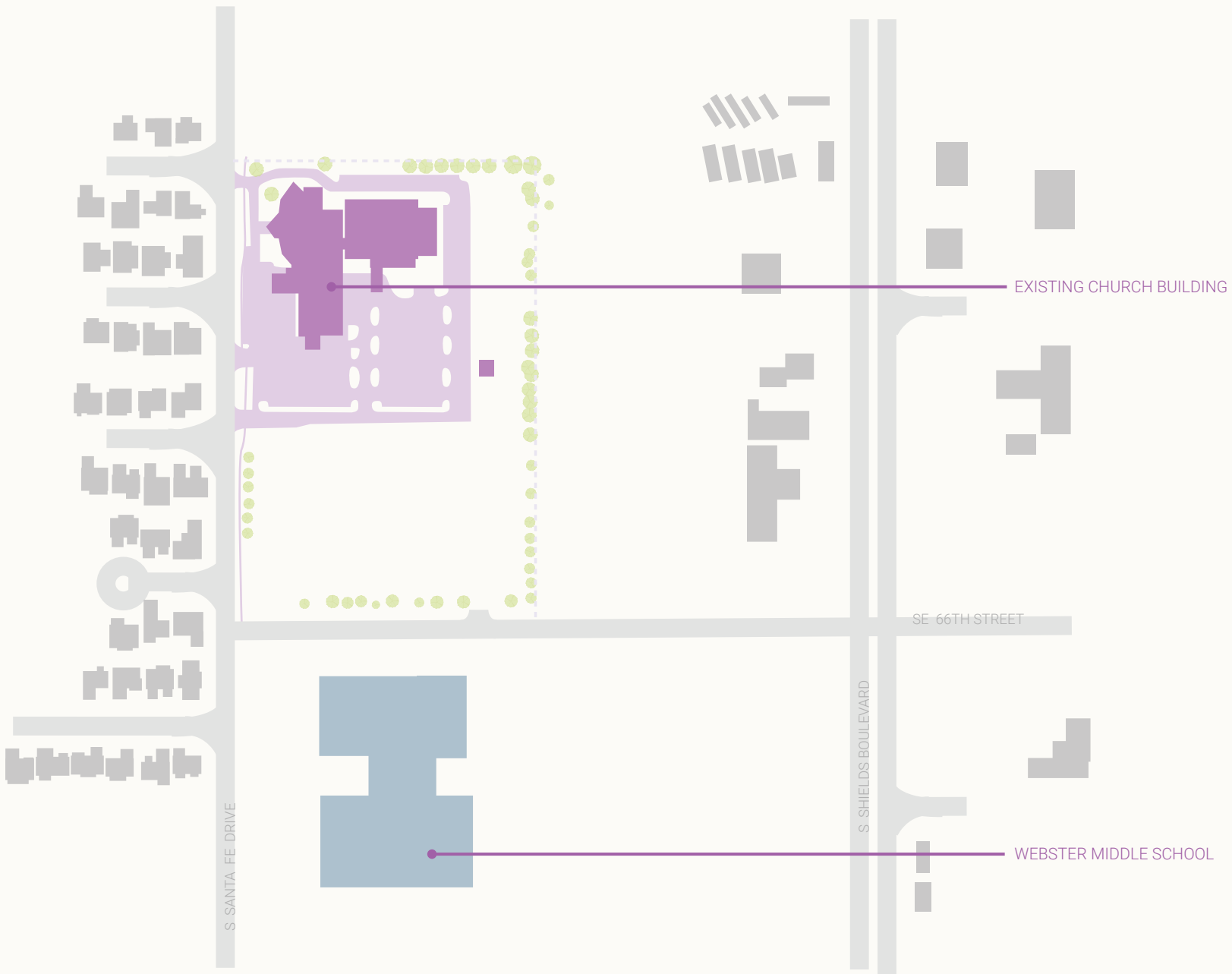
Wilmont Place

LOCATION

6440 S SANTA FE AVE, OKLAHOMA CITY, OK 73139

SITE OVERVIEW





SITE PLAN



COST OVERVIEW

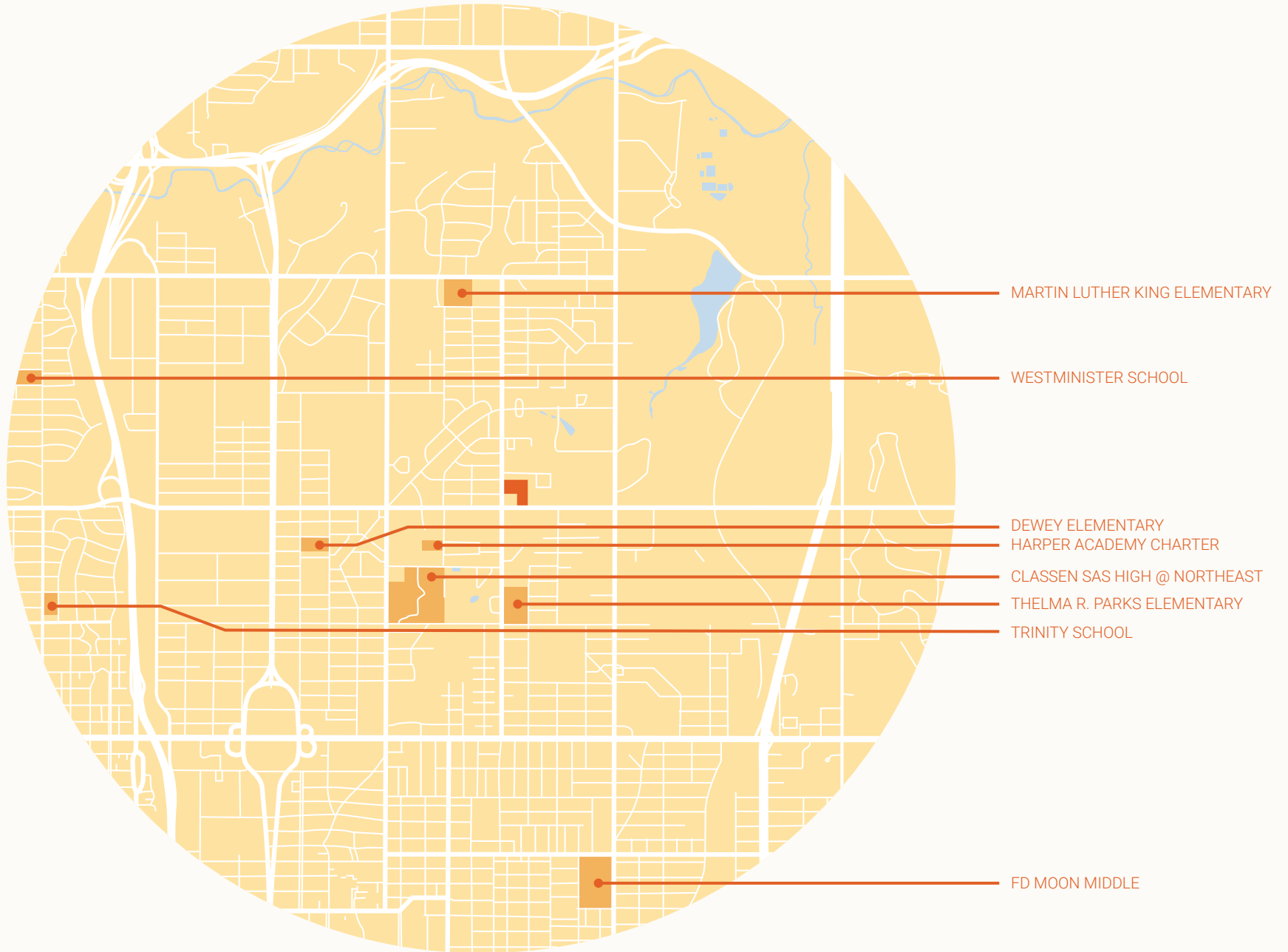
Budget:\$14,326,000.00

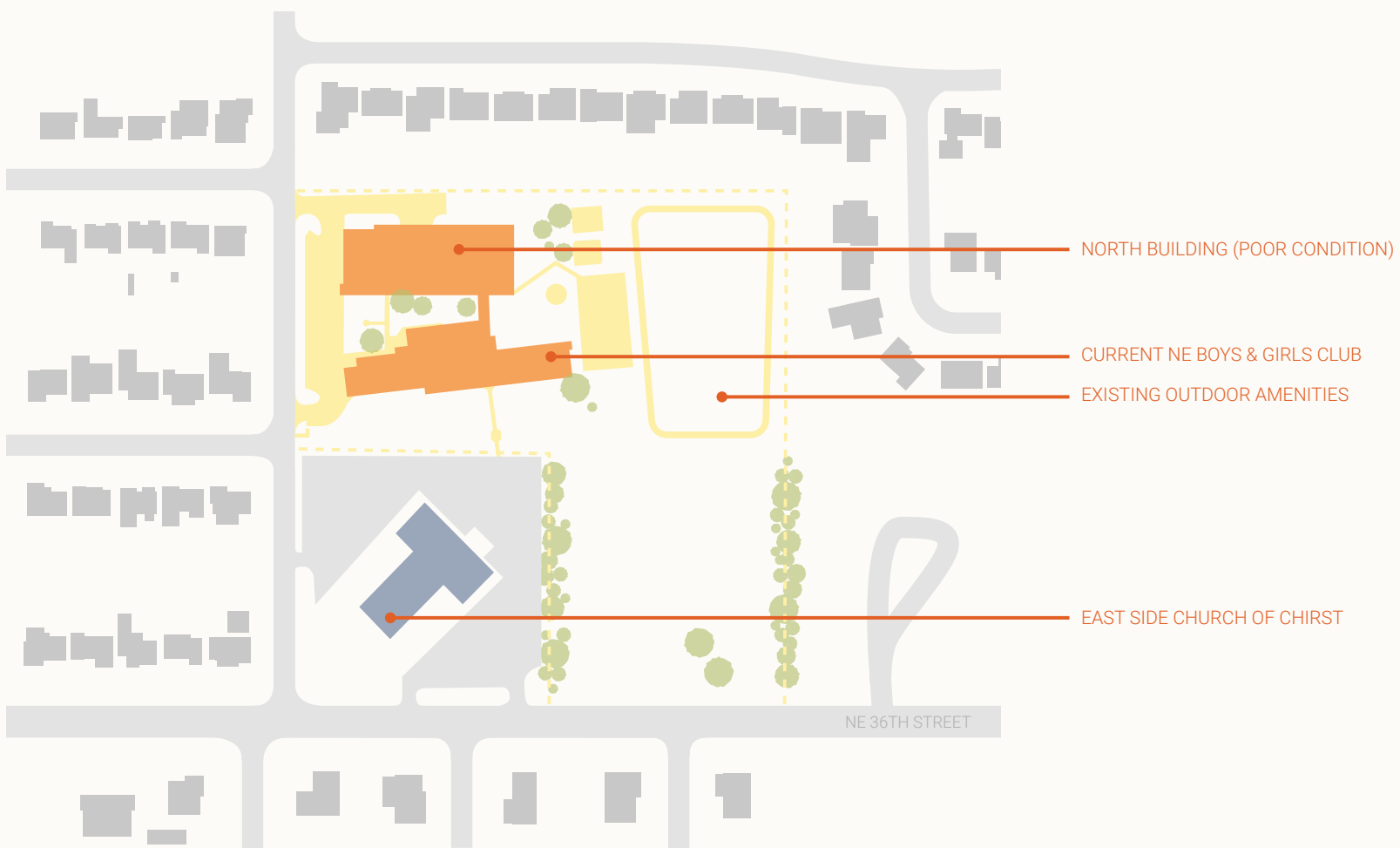
Northeast Boys & Girls Club

LOCATION

1501 NE 36TH ST, OKLAHOMA CITY, OK 73111

SITE OVERVIEW





SITE PLAN



COST OVERVIEW

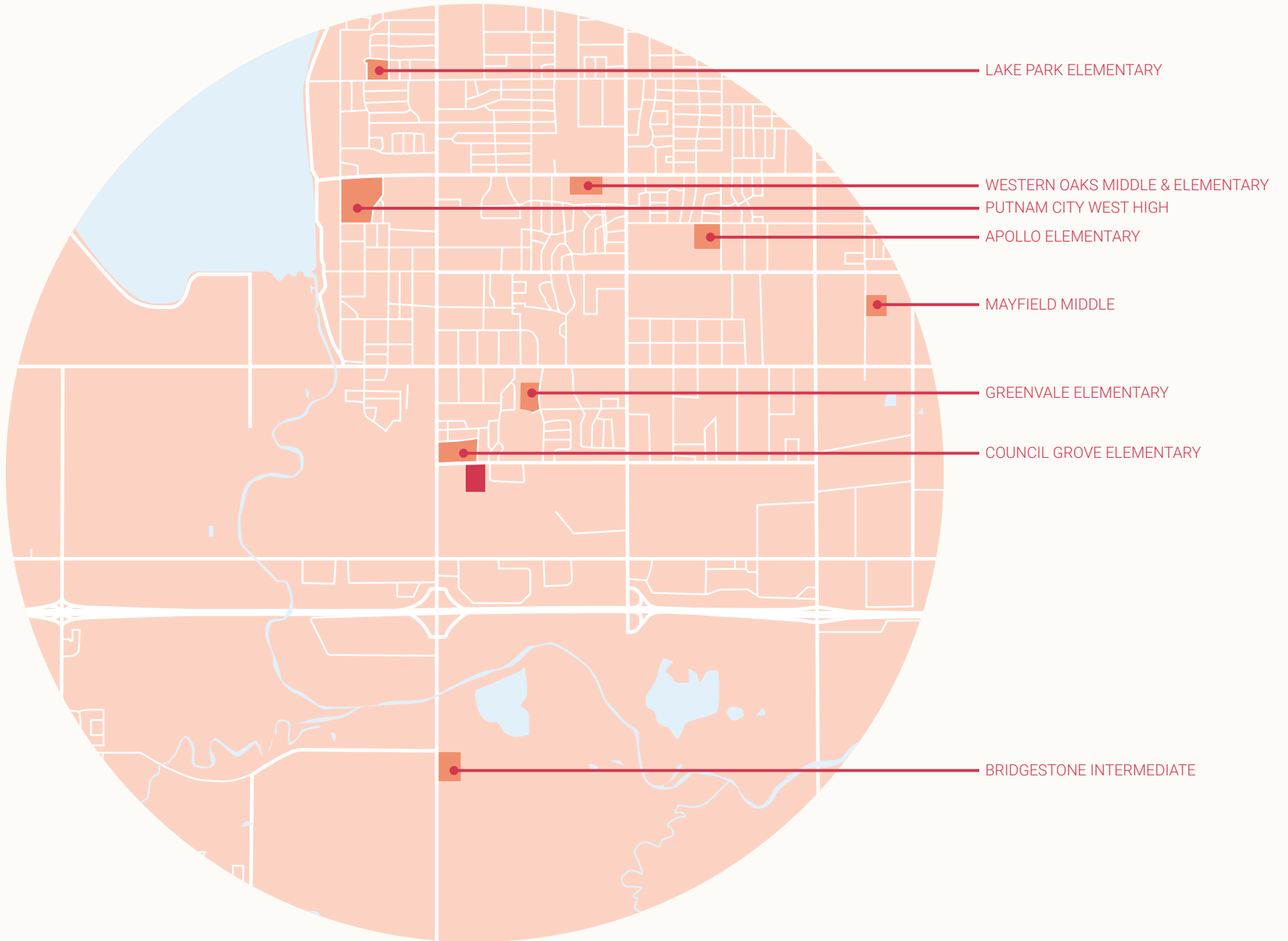
Budget: **\$14,875,100.00**

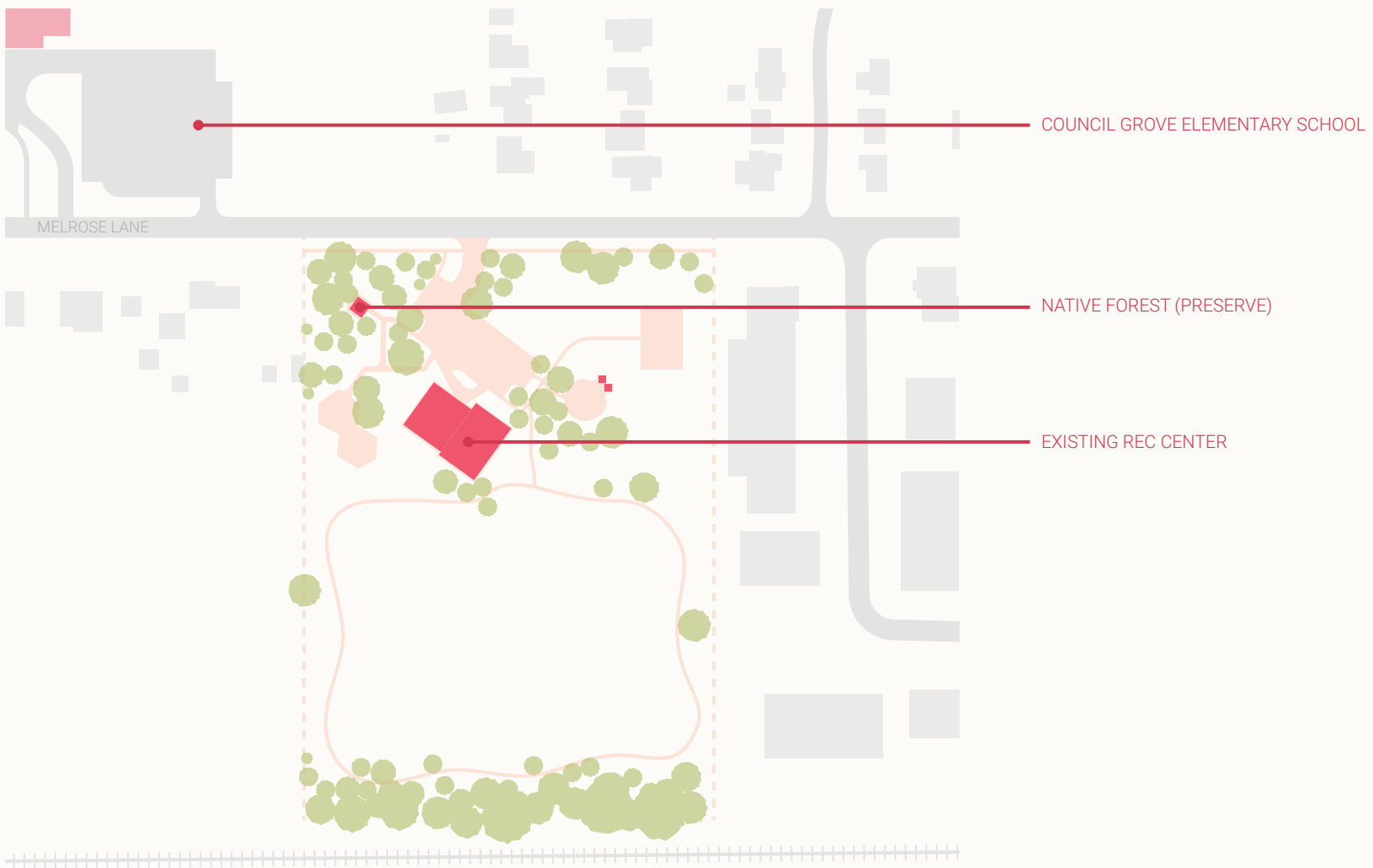
Melrose Park

LOCATION

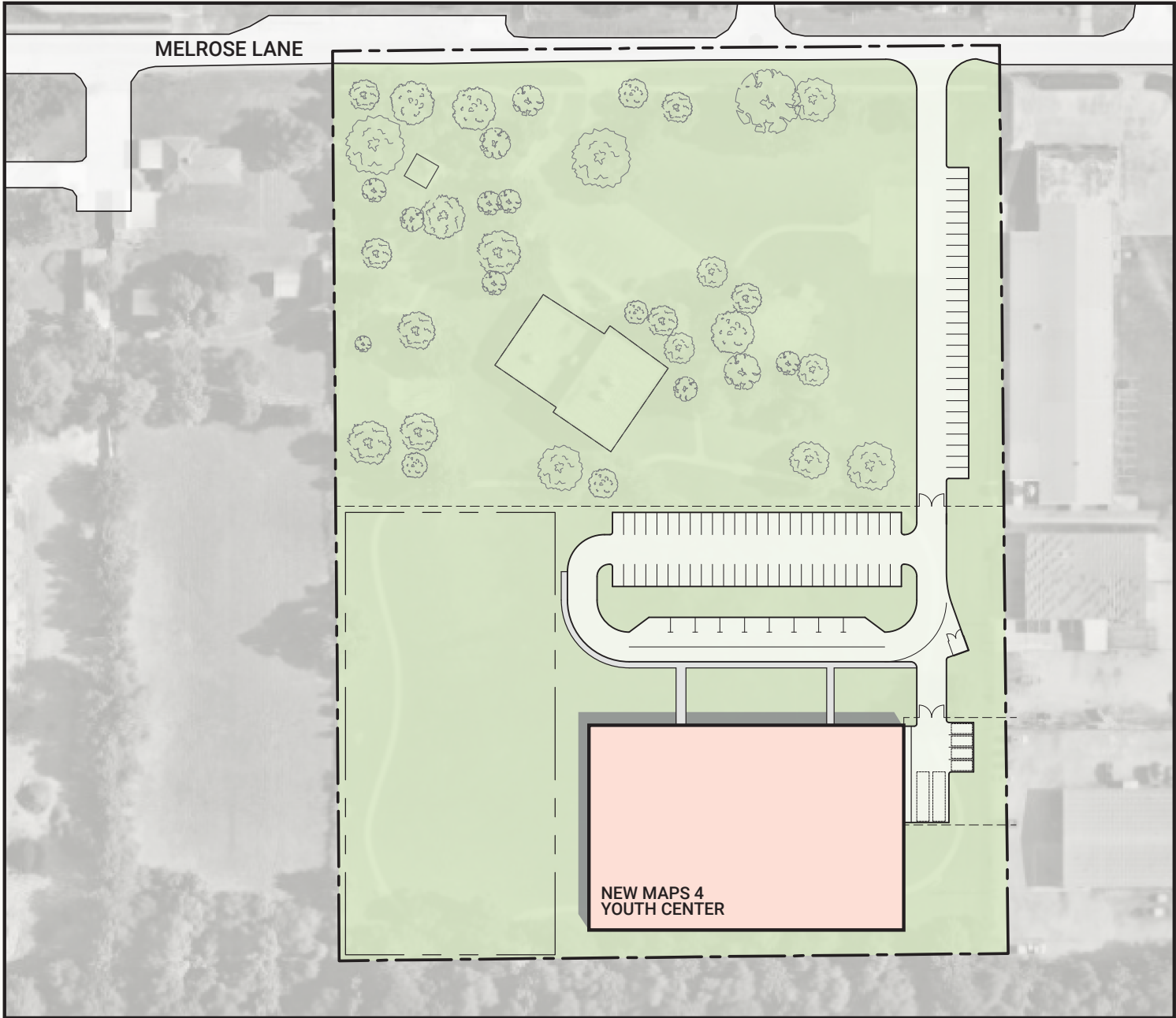
7800 MELROSE LN, OKLAHOMA CITY, OK 73127

SITE OVERVIEW





SITE PLAN



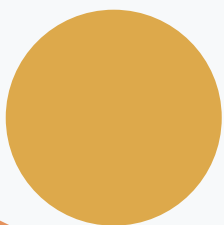
COST OVERVIEW

Budget: **\$15,443,700.00**

Why This Matters

After-school hours play a crucial role in a student's overall development. Many students are left without care or adult supervision once classes end, which can pose risks to their safety, health, and well-being. Without access to enriching programs, experiences, and opportunities that foster social, creative, and athletic growth, these youth are at a higher risk of engaging in negative behaviors within their communities. The Boys & Girls Club was established to provide safe spaces for youth across America, operating with the mission "to enable all young people, especially those who need us most, to reach their full potential as productive, caring, responsible citizens."

The Youth Centers will be instrumental in transforming the lives of young people in Oklahoma City. The overarching goal—through Programming, Site Selection, and Site Analysis—is to reach and serve as many youth in need as possible. Every student in Oklahoma City deserves access to a safe, supportive environment that encourages them to realize their full potential. The MAPS4 Youth Centers are a significant step toward achieving that vision.



MAPS4

