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Institute

IMPACT AWARDS

FEBRUARY 5, 2016

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HERE'S THE PLAN

WELCOME WES ANDERSON

SPECIAL RECOGNITION: MYRIAD GARDENS LESLIE BATCHELOR

SPECIAL RECOGNITION: DEVON TOWER LESLIE BATCHELOR

BEST COMMUNITY BUILDING EFFORT ALLISON BARTA BAILEY

BEST PUBLIC INITIATIVE PLAN CHUCK WIGGIN

RECOGNITION: DICK COYLE KIRK HUMPHREYS

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RECOGNITION: BLAIR HUMPHREYS AJ KIRKPATRICK

IN MEMORIAM WES ANDERSON

CLOSING REMARKS AJ KIRKPATRICK

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SPECIAL RECOGNITION DEVON ENERGY CENTER



In 2015, the Devon Energy Center received the **ULI Global Award for Excellence**, an award that recognizes the full development process of a project. Nominations are open to all, not just ULI members. Juries of ULI full members, chaired by trustees, choose finalists and winners and represent many fields of real estate development expertise, including finance, land planning, development, public affairs, design, and other professional services.

The project consolidated Devon's Oklahoma City-based workforce into a 1.8 million-square-foot state-of-the-art facility. Devon Energy Center creates a focal point for the company and Oklahoma City by integrating civic-scaled spaces as a vital component of its overall development. Its most prominent features include the following: 2.5 acres of publicly accessible parks and plazas, a six-story atrium that serves as the primary entrance and connecting hub for the complex, a five-story podium containing conference and training facilities, a promenade providing public access to restaurants and seating areas overlooking the park, and a striking 50-story office tower. The height and richly textured curtain wall of the Devon Energy Center provide a defining presence throughout the city, offering a subtly changing presence on the skyline while seamlessly integrating the historically significant 110-room Colcord Hotel into the site's composition.



SPECIAL RECOGNITION MYRIAD GARDENS



The **ULI Global Urban Open Space Award** celebrates and promotes vibrant, successful urban open spaces by annually recognizing and rewarding an outstanding example of a public destination that has enriched and revitalized its surrounding community.

Myriad Botanical Gardens, owned by the Myriad Gardens Foundation and designed by the Office of James Burnett, and Murase Associates, is a joint investment effort that takes a highly-underused yet prime 15-acre urban downtown garden and park site that had fallen into disrepair, and turns it into a state-of-the-art, highly active destination to improve the quality of life in Oklahoma City and continue the renaissance of the entire downtown.



BEST COMMUNITY BUILDING EFFORT

HEARD ON HURD Presented by Citizens Bank of Edmond, Heard on Hurd is a monthly, family-friendly street festival occurring every third Saturday from March through October. The event is from 6-10 p.m. at the corner of Broadway and Hurd in downtown Edmond. In 2015, Heard on Hurd brought more than 76,000 people to downtown Edmond and had an economic impact of more than \$2 million during the season. Attendees can eat local food, shop and listen to live music.



MIDTOWN MUTTS, MIDTOWN RENAISSANCE The Midtown Mutts dog park has brought life to a long-vacant property at Hudson & NW 11th. It created a much-needed community gathering spot and destination for dog owners throughout Midtown and other urban neighborhoods. Anchored by a shipping container that provides a vestibule access point to and from the park and is surrounded by simple, vinyl-coated chain link fence, the project can be moved and reused in another location.

UPTOWN 23RD FARMERS MARKET, UPTOWN 23RD

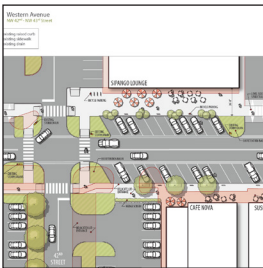
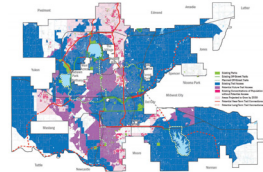
The Uptown Farmers Market opened for their inaugural year in 2015 with sponsorship assistance from First Mortgage. It is registered as an Oklahoma Grown Farmers Market, committed to providing Oklahoma grown and certified items and was produced by Uptown 23rd Historic District with LOYAL OKC and neighborhood volunteers. The event spanned two city blocks on the last Sunday of the month.





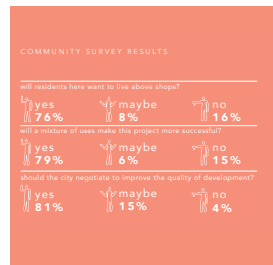
BEST PUBLIC INITIATIVE PLAN

PLAN OKC planokc is the manifestation of a common vision developed through years of analysis and input from Oklahoma City residents, business professionals, community stakeholders and City government officials. As Oklahoma City's first new comprehensive plan since 1977, it will be the foundation for policy, infrastructure, and planning decisions for years to come, providing the path to a better quality of life and sustainable, efficient, and successful development.



WESTERN AVENUE STREETSCAPE The 2007 General Obligation Bond and Ward 2 Fund Balance proceeds provided \$1.4 million to enhance the streetscape along Western Avenue from NW 41st Street to NW 45th Street. An OU IQC team consisting of three students was contracted by the City of Oklahoma City to make recommendations for placemaking and an urban design framework on a unique stretch of Western Avenue. In this core commercial district, the business and residential community requested a cohesive district identity achieved through consistent walkability and street design.

YUKON FORM-BASED CODE After a seven-month process of public participation, official workshops, and development led by the Yukon Economic Development Authority, the City of Yukon adopted the Urban Gateway SmartCode as a floating zone that could potentially be applied anywhere within the City, and an overlay district mandating the use of the Urban Gateway SmartCode within the City's Frisco Road TIF district. The Urban Gateway SmartCode is a form-based code that mandates urban, mixed-use neighborhoods through a regulatory framework focused on relationships of buildings to the public realm. Team included Yukon Economic Development Authority and the City's Economic Development Department, Center for Economic Development Law and Butzer Gardner Architects.





BEST PUBLIC INITIATIVE INFRASTRUCTURE



MAPS 3 TRAILS - WEST RIVER TRAIL, CITY OF OKC The MAPS 3 West River Trail opened in the summer of 2015 and connects the Lake Overholser Trails to the Oklahoma River Trail. It winds through wooded areas and along Crystal Lake, providing a natural backdrop as you make your way through western OKC. The West River Trail is part of OKC's Trails Master Plan, the blueprint for a more extensive and connected trail network in OKC.

MAPS 3 SIDEWALKS, CITY OF OKC The MAPS 3 project for sidewalks, set forth in the Resolution by the City Council of The City of Oklahoma City regarding the "MAPS 3 Program," are a series of strategically placed sidewalks on arterial streets and near public use facilities within The City of Oklahoma City. The MAPS 3 Project construction budget for sidewalks is \$18.1 million and is intended to promote a pedestrian-friendly lifestyle in Oklahoma City.



PROJECT 180 The initiative, named Project 180, is a \$176 million redesign of downtown streets, sidewalks, parks and plazas to improve appearance and make the central core more pedestrian friendly.

Projects include streetscapes throughout downtown, a dramatic transformation of the Myriad Botanical Gardens and reglazing of the 22 year-old Crystal Bridge Tropical Conservatory, and the renovation of Bicentennial Park. The improvements are paid for through Tax Increment Financing (TIF) from construction of the Devon Tower, General Obligation Bonds passed in the 2007 bond election and the Oklahoma City Water Utilities Trust.

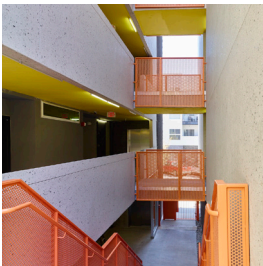


BEST LARGE SCALE INFILL DEVELOPMENT



BRICKTOWN HOLIDAY INN, NEWCRESTIMAGE The goal for the Bricktown Holiday Inn Express was that it fit in by standing out -- it “fits in” with a brick exterior that maintains and honors the historic warehouse district flavor of Bricktown, while “standing out” with the dramatic use of colorful neon lighting as exterior artwork. The property’s modern amenities and ambiance continue into the lobby and throughout the building for the comfort and convenience of guests. Development team includes Architectural Design Group, Studio 11 Design & NewcrestImage Construction.

CITY OF EDMOND PUBLIC SAFETY CENTER The 70,000 ft² multipurpose Public Safety Center is located at the southeast corner of First and Littler. The new building houses the Edmond Police Department, Public Safety Communications and Emergency Management functions. In addition, a 15,000-square-foot Police Support Ancillary Facility located west of 33rd and Broadway houses Evidence Storage, Lab Work and related functions.



MOSIAC, CITY CENTER DEVELOPMENT As a building with neither a front nor back, Mosaic unites use and activity into its sides, roof and middle. A longitudinal cut through a six-story volume opens up a central courtyard to increase views to downtown OKC and create a neighborhood-engaging spine.

The top four levels comprise a flexible mix of 97 one and two-bedroom apartments sitting atop a two-level podium of parking and more than 1,100 square feet of retail space.



BEST SMALL SCALE INFILL DEVELOPMENT

BRICKOPOLIS, CHRIS JOHNSON Brickopolis is a three-story entertainment complex on the Bricktown canal that opened in August 2015. It features themed laser tag, 18 hole mini golf, buffet, full-service bar, games and arcade.



FASSLER HALL DUST BOWL, MIDTOWN RENAISSANCE

Fassler Hall Dust Bowl is an urban infill project, home to a restaurant, bar and beer garden, a bowling alley, and retail and medical service tenants. Inspiration for the building came from existing building types common to the Midtown district and adjacent Automobile Alley. The development team included Fitzsimmons Architects and Lingo Construction for this 37,046 square feet structure.

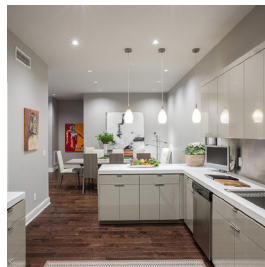
OKSEA, CITY CENTER DEVELOPMENT OKSea is a mixed-use regeneration project that activates an underutilized plot of land in downtown Oklahoma City. This urban site is transformed from an unused lot into a collection of 17 stripped and refitted shipping containers, hosting a bar, flexible retail, and office spaces. Arranged in an angled formation across the site, the rectilinear volumes of the containers are offset and cantilevered to create a range of amenity spaces, private terraces on the second floor, and new public patio that augments the underutilized plaza to the east.





BEST SMALL SCALE REDEVELOPMENT

MARION HOTEL, MIDTOWN RENAISSANCE Built in 1904, The Marion Hotel is the oldest commercial building in Oklahoma City. The Marion provided overnight accommodation for visitors to the Veterans services offices from 1947 to 1956 and the armed forces recruiting office from 1957 to 1961, both located across the street at 1101 N. Broadway Avenue. The building is now home to 10 apartments. Development team included David Kraszewski, Catherine Montgomery at Preservation and Design Studio, and Lingo Construction.

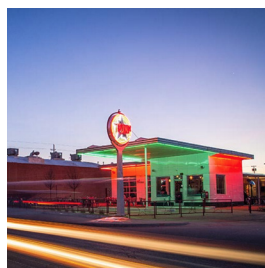


THE PATRIARCH The Patriarch is a three-story house in Edmond, OK built by William M. Hunt in 1903. Hunt was involved in the start of Citizens Bank of Edmond.

Today this property, known as 'The Hunt House' by the local community, has been redeveloped into a craft beer bar with 48 taps. The house kept the 111 year-old charm and added a patio with a permanent food truck port, outdoor restrooms, a walk-up window, and outdoor games.

PUMP BAR Originally a Texaco Service Station, The Pump was a dilapidated structure acquired by the new owners of the Rise in UpTown. The site was slated for demolition to make way for additional parking, but Ian and Hailey McDermid re-imagined the property as Oklahoma City's first bar/restaurant with more seats outside than inside.

This project flies in the face of traditional development wisdom and blazed a trail of many firsts including the quantity of outside seating vs. indoor seating and the location of the restrooms. It has become a successful and popular destination in Uptown. Development team includes Ian & Hailey McDermid and Anthony McDermid.





BEST LARGE SCALE REDEVELOPMENT



BUICK BUILDING, MIDTOWN RENAISSANCE Designed by architect Solomon Layton, the four-story 59,500 ft² Buick building was completed in 1924. It received a total rehabilitation, including participating in the national historic preservation tax credit program. It is now home to Broadway 10 Bar & Chophouse, private corporate offices, and future home to a breakfast/brunch restaurant. The exterior courtyard features the suspended spiral fire escape stair from the historic Marion Hotel. Development team includes David Kraszewski, Fitzsimmons Architects, Preservation & Design Studio & Lingo Construction.

CENTURY CENTER, ANDY BURNETT & STEVE HURST The building was built in 1974 as a shopping mall. After the mall failed in the 1980's, it sat vacant for 20+ years. The Century Center was redeveloped to house the corporate headquarters of OPUBCO Communications Group, parent company of the Daily Oklahoman, bringing 400 employees back to downtown.

In addition to OPUBCO, the building is also occupied by Mahogany Prime Steakhouse, Revolve Pizza Kitchen, YMCA & St. Anthony's Medical Clinic. Development team includes Butzer Gardner Architects, Timberlake Construction & Lingo Construction.



MIDEKE BUILDING, ANDY BURNETT, ZACH MARTIN, AND JEFF JOHNSON The Mideke Building, which opened to tenants in early September is a 70,000-square-foot building providing space for 200 offices in Bricktown. The bottom floor of the Mideke Building houses the newest branch of All About Cha, a coffee and tea chain. This building will be multi-service providing space for multiple outlets.



IN RECOGNITION BLAIR HUMPHREYS

We would like to thank Blair Humphreys for serving as the Chair of ULI Oklahoma from 2013 – 2015.

Blair has been a ULI member since 2004 and was a founding member of ULI Oklahoma. Under Blair's leadership, ULI Oklahoma sponsorship thrived, membership grew to over 250 members, our Young Leaders saw a successful relaunch and a new annual event — The Impact Awards - was added to the calendar.



Blair, we thank you for your dedication and all the time you shared with the ULI Oklahoma District Council.

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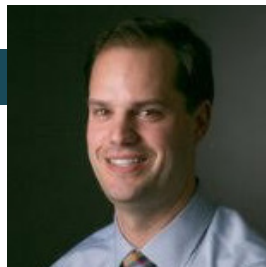
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2016 IMPACT AWARDS CHAIR WESLEY ANDERSON



A native of Fort Worth, TX, Wesley currently serves as Vice President at Bank of Oklahoma in the Commercial Real Estate Department. Since his arrival to the bank in 2006, his primary responsibilities include originating commercial loans to people he hopes will pay the bank back in full so he can keep his job. He is a graduate of the University of Oklahoma, where he earned a BS in Aviation Management and Business Finance. He currently serves on the board with Cavett Kids Foundation and YoungLife in Oklahoma City.

Wesley is married to Serena, a practicing physician at Integris Hospital in Oklahoma City. They have two children Elise and Aiden and fortunately for them, they look and act more like their mother everyday.



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