



Urban Land Institute Oklahoma

IMPACT AWARDS

February 9, 2018

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SMALL SCALE DEVELOPMENT

ASHLEY TERRY & JIM PARRACK

SMALL SCALE REHABILITATION & RESTORATION

AJ KIRKPATRICK & MALLORY O'NEILL

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SHANE HAMPTON & SARA KAPLAN

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BOUTIQUE DEVELOPMENT

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LARGE SCALE DEVELOPMENT

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ABOUT THE AWARDS

ULI OKLAHOMA'S IMPACT AWARDS recognize local projects that exemplify best practices in the responsible use of land and in creating and sustaining a thriving community, through contributions to the built environment and the public realm. Nominations are open to all, not just ULI members. The process is overseen by the Impact Awards Chairs and the Rules Committee, who review all nominations, determine the finalists, and select any projects for special recognition. The finalists represent those projects that were determined to best promote the creation of resilient communities, intelligent densification and urbanization, and to reflect outstanding quality of design and construction. A diverse Awards Jury, experienced in land use and development, then scored the finalists in terms of the project's success in contributing to walkability, creating or reinforcing a sense of place, and additional criteria appropriate to the specific categories, such as excellence in preservation, neighborhood regeneration, social inclusion, and community significance. The winner represents the highest scoring project in each category.

The Impact Awards were established in 2015 to recognize truly superior development efforts on the local level. All Impact Awards finalists are worthy of that recognition and are celebrated here tonight.





SPECIAL THANKS

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SMALL SCALE DEVELOPMENT

THE CIVIC The Civic is a 32-unit urban infill project in the heart of the Arts District. This residential community of walk-ups and flats helps connect the fabric of downtown from the Civic Center Music Hall to the new Municipal Court building. The Civic reinforces the urban edge with stoops, patios, and balconies, encouraging community interaction and creating surprising views of the skyline. With The Alliance and OCURA maintaining an investment role until the sale of each unit, The Civic is a great model for how public-private partnerships can create impact in the community. The Development team includes Ron Bradshaw, Colony Partners Inc., Butzer Architects and Urbanism, Lingo Construction, Johnson & Associates, Peter Levinson, Gina Sofola, and The Alliance for Economic Development.



Building Area: 50,000 square feet | Investment: \$6,100,000 | Twitter: @ButzerBAU



COMMONS ON CLASSEN Commons on Classen is a 49-unit independent senior living project located in Midtown. Financed with Low Income Housing Tax Credits, the development is specifically targeted for low-income seniors aged 62 and older. The project includes several balconies that interact with the street and boast views of the downtown skyline. Commons on Classen offers many community amenities including a FEMA-rated storm shelter, fitness center, shuffleboard court, splash pad, library, computer lab, and secured-access entry. The Development team includes

Commons on Classen, LP, Neighborhood Housing Services Oklahoma, LLC, Blackledge & Associates, and Belmont Construction Company, LLC.

Building Area: 39,000 square feet | Investment: \$9,700,000

WALKER BUILDING The Walker Building is a multi-tenant office building with a façade inspired by brick warehouses of the 1920's. Home to Farmers Bank and Mass Mutual, the Walker Building adds increased office density to the Midtown district. The third floor, added during construction, is a community gathering place aptly named "the Walker Terrace," with a spacious outdoor terrace overlooking the skyline. By orienting the building towards Walker Avenue and replacing a surface parking lot, the Walker Building adds life and activity to an already flourishing street. The Development team includes: 1300 Walker LLC, Iconic Construction, 3Level Design, Charlie Givens, Mark Houser, Richard Labarthe, and Mark Burson.



Building Area: 20,000 square feet | Investment: \$2,500,000 | Twitter: @ICONIC_Const



SMALL SCALE REHABILITATION & RESTORATION



BOB MOORE CAMPUS The Bob Moore Auto group transformed the company's former Collision Center into a new corporate headquarters. Built in 1951, the single-story brick-clad structure has been opened up and extended upwards to create a modern working environment, revitalizing the corner site. The design strategy capitalizes on the original structure to create a flexible open-plan office and supplements it with a second floor lending prominence to the east façade. New internal courtyards bring natural light deep into the building and create additional landscaped areas for building users to enjoy. The Development Team includes Bob Moore Auto Group, Allford Hall Monaghan Morris, Hocker Design Group, Obelisk Engineering Inc., Olsson Associates, PSA Consulting Engineers, Smith & Pickel Construction.

Building Area: 25,740 square feet | Investment: \$5,000,000

SUNSHINE LAUNDRY Sunshine Laundry, originally constructed in 1929, provided industrial laundry services to local businesses as well as the general public. After the laundry closed in the mid-1980s, the building was abandoned and sat vacant for decades, famously without a roof for many of those years. In 2015, Pivot Project and Stonecloud Brewing Company purchased the building with the vision of restoring the gutted structure. Utilizing Historic Tax Credits, they transformed the iconic Sunshine Laundry building into a brewery, restaurant, and offices. The Development team includes Pivot Project, Joel Irby, Gardner Architects, LAUD Studio, Lingo Construction Services, and Obelisk Engineering.



Building Area: 17,000 square feet | Investment: \$4,000,000 | Twitter: @pivotprojectokc



SWANSON'S NORTH The site formerly known as Swanson's Tire Shop had been used as a tire and motor repair shop for over 50 years. After the Midtown institution closed shop, many saw opportunity in the space and the property was divided into two parcels for redevelopment. Swanson's North includes the former tire shop's showroom building and offices, which front along Hudson Avenue. By adding storefront windows, a corridor of shops, and a rooftop deck, within a few short months Swanson's North quickly secured Citizens Bank and Hall's Pizza Kitchen as anchor tenants. Initiating a retail "pop-up contest," the winning boutique tenants were provided start-up funding and an opportunity to test their business idea while filling the remaining square feet. The Development team includes Rohan Gupta of GFO Companies LLC, Gardner Architects, Lingo Construction, Aman Aggarwal, and Allison Barta Bailey.

Building Area: 15,280 square feet | Investment: \$3,750,000



OUTSTANDING COMMUNITY BUILDING EFFORT

BRICKTOWN BEACH The Bricktown Beach is an annual placemaking project in the heart of Bricktown. For the past two summers, a temporary beach has been installed on Third Base Plaza at the Chickasaw Bricktown Ballpark activating an underutilized space in Oklahoma City's original entertainment district. The Bricktown Beach has brought new life to the plaza and ballpark hosting birthday parties, family BBQs, movie nights, concerts, and beach volleyball leagues. The project was financed through the Downtown Business Improvement District. The Development team includes Downtown Oklahoma City Partnership and JE Dunn Construction, the title sponsor of the project who contributed all staff time and labor to the project each season.



Site Area: 4,736 square feet | Investment: \$45,000 | Twitter: [@DowntownOKC](#) [#BricktownBeach](#)



COMMONPLACE BOOKS Commonplace Books was conceptualized to be a "culture creating mechanism" - a hub of community and creativity in the Midtown district. Books are categorized in creative categories such as "Achiever, Poet, Activist" and their selection is carefully curated and meticulously chosen to cast a wide net across time and cultures, while catching the attention of all ages and varied interests. Believing that books are a powerful medium for connecting people to one another, Commonplace aims to spread ideas that matter.

The bookstore hosts a weekly storytime and other events, enhancing the connection between people and place. The Development team includes Benjamin Nockels, Scott Johnson, Nate Carr, Joe Carr, Sara Kate Studios and Cornerstone Development.

Site Area: 1,950 square feet | Investment: \$320,000 | Twitter: [@CommonplaceOKC](#)

THE CURBSIDE CHRONICLE The Curbside Chronicle is a magazine that provides employment and empowerment to men and women transitioning out of homelessness. Creating over 10,000 monthly interactions with their customers, Curbside vendors create a sense of place and community while personally gaining a restored sense of purpose and pride as they work towards housing, stability, and further opportunity. The Curbside Chronicle successfully manages several street vendor initiatives annually with vendors selling goods to passersby across the city, including "Wrap Up Homelessness," in which vendors sell wrapping paper designed by local artists, and a Valentine's campaign in which vendors sell bouquets of flowers. The Project team includes Ranya Forgetson O'Connor, Whitley O'Connor, Marty Peercy, and the Homeless Alliance.



Twitter: [@CurbsideOKC](#)



OUTSTANDING PUBLIC INITIATIVE

CENTER CITY FORM-BASED CODE The Center City Form-Based Code project began in May 2014 with a charrette sponsored by the City of Norman and the University of Oklahoma. Covering the 42 blocks between the university campus and downtown Norman, a form-based code was tailored to the project area, with the goal of providing guidance and regulations for future development and redevelopment of the Center City area. The Center City Form-Based Code is a way for the community to connect the dots between hopes for the future of Norman, good planning, and market demand in the Center City. This new zoning ordinance provides certainty for both the community and developers about the form and process of future developments. The Project team includes City of Norman, University of Oklahoma, Bill Lennertz of the National Charrette Institute, Opticos Design, Ferrell-Madden, and Alta Engineering.



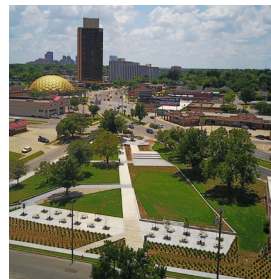
Project Area: 221.6 Acres | Investment: \$200,000 | Twitter: @cityofnormanok



DOWNTOWN QUIET ZONE The Downtown Quiet Zone project provided street, drainage, and safety improvements to selected railway crossing intersections in central Oklahoma City. The improvements included permanent closure of five crossings and improvements to the remaining crossings, allowing the Federal Railway Authority to designate the area as a "Quiet Zone." This designation allows trains to move through without being required to sound a horn at each crossing. This reduction in noise pollution will aid in continuing development by attracting and retaining residents and businesses that could otherwise be hesitant to invest in the area. The Project team includes The City of Oklahoma City and BNSF Railway, Cardinal Engineering, and Connelly Paving Company.

Area: 41,000 square feet of improvements | Investment: \$3,452,000 | Twitter: @cityofokc

MILITARY PARK Military Park is one of Oklahoma City's oldest recreation areas. The 1.8 acre urban green space is located within the Military Park Neighborhood and Oklahoma City Asian District. The intent of the park improvement was to reimagine the site as an activated urban park serving the needs of adjacent neighbors and businesses. Additionally, the site plays host to a monument dedicated to the relationship between the United States and South Vietnam. Since its completion, the park has become activated with a variety of uses for local residents and national tourists. The Project team includes The City of Oklahoma City, MA+ Architect, LAUD Studio, Allen Consulting, SRB Engineers, and EV Cox Construction.



Area: 1.8 acres | Investment: \$650,000.00 | Twitter: @cityofokc



OUTSTANDING PHILANTHROPIC VISION



Photo By: Kate Luber

OKC BALLET'S SUSAN E. BRACKETT DANCE CENTER The Susan E. Brackett Dance Center is the new home of the Oklahoma City Ballet. The iconic, arch-shaped building was previously home to the American Energy Partners fitness center. When the building became available in December 2016, Oklahoma City Ballet was able to make the winning bid for the property, thanks to a bold vision, swift action, and incredible philanthropic leadership and support. The 28,000 square-foot facility now serves as a rehearsal space for professional dancers and a school for over 400 students. Upon completion of the "Act 2" renovation, the Brackett Center will include a large performance/rehearsal space, five dance studios ranging in size, a new production headquarters for costumes, sets, and offices, as well as changing rooms, administrative offices, and a light-filled lobby, all on three acres of beautifully landscaped grounds. The new home for Oklahoma City Ballet is transformational to the organization, allowing it increase outreach, education, and performance capabilities, and, as a result, provide even greater benefits to the community. The visionary capital project takes Oklahoma City Ballet to the next level, and its new home reflects the creativity and exceptional quality of performance and instruction provided by the company. Original development team: Aubrey McClendon and American Energy Partners. Redevelopment team: Oklahoma City Ballet, Allford Hall Monaghan Morris, Total Environment, and Gumerson Blake Design Build.

Building Area: 28,685 square feet | **Investment:** \$6,500,000 | **Twitter:** @okcballet



BOUTIQUE DEVELOPMENT

BARRIOS AND GARDNER

Swanson's Tire was the second longest continuously active tire shop in the country when it closed its doors in 2015. After the Midtown institution closed shop, many saw opportunity in the space, and the property was divided into two parcels for redevelopment. The former tire shop became an upscale Mexican restaurant, complete with an outdoor patio designed to be used more than 300 days of the year. Along Hudson Avenue, the garage bays-turned-large glass openings create a solid and immediate connection with the street. Swanson's secondary building became the new home to Gardner Architects. Reconfigured on-street parking with landscaping completed the transformation of this prominent intersection in Midtown. Barrios and Gardner is an outstanding example of repurposed buildings bringing value and activity back to a neighborhood. The Development team includes Andy Burnett, Jeff Johnson, Pivot Project, Gardner Architects, and Lingo Construction.



Building Area: 7,632 square feet | Investment: \$4,500,000 | Twitter: [@gardner_arch](#)



JESUS SAVES

Jesus Saves transforms a 78-year industrial building into a two-family dwelling in Automobile Alley. Originally built by the Duncan family, the building was used as a bindery company for Bibles and religious materials for several decades. In an effort to pay due respect to its history and renown, the Jesus Saves rehabilitation retained and amplified its best-known feature as a beacon in white neon lights. Constructing a new steel structure within the existing two-story brick shell, the space is divided into a two-bedroom residence above, and a one-bedroom residence below. The reception

space on the second floor with its expansive terrace and downtown view frequently doubles as an event space for charity galas. The Development team includes Tarena Self, Allford Hall Monaghan Morris, Smith Design Company, Pendergraf Engineering and PLC Wallace Engineering.

Building Area: 4,450 square feet | Investment: \$1,000,000

PUEBLO AT PASEO

Pueblo at Paseo is a multi-tenant development in the historic Paseo Arts District. As the first new development in the district for many years, Pueblo at Paseo utilizes spanish revival elements in an effort to maintain and add to the architectural style of the district. The concept was designed to position the buildings on the property in a way that best utilizes the flow of the land while maximizing the patio and pedestrian space. The project includes 11 units, many of which were reduced in square footage to allow for higher dollar per square feet leases while keeping the overall costs down for tenants. The suite sizes range between 310 square feet to 1650 square feet. The Development team includes Jeremy Foraker, Sam Gresham Architects, and Modus Construction.



Building Area: 7,570 square feet | Investment: \$1,700,000



IN RECOGNITION AJ KIRKPATRICK



AJ Kirkpatrick served as the Chair of ULI Oklahoma from July 2015 to June 2017. As an instrumental founding member of ULI Oklahoma, AJ has been a moving force in the formation and development of our local council, from helping organize its very first event, which was required to earn recognition by ULI as a district council, to his work adopting policies and procedures necessary for the long-term health and sustainability of the organization. AJ's leadership includes serving as the council's first Young Leaders' Chair and helping launch peer city trips as an annual offering of ULI Oklahoma – a program that has been recognized by ULI nationally as an outstanding example of regionalism by a district council. AJ played a vital role in ULI Oklahoma's first-ever local advisory panel, which examined redevelopment opportunities along Oklahoma City's I-240 corridor. Under AJ's leadership as our fourth Chair, ULI Oklahoma initiated Mentor Lunches, hosted the Latino Urbanism Summit, extended our reach to Tulsa, established a satellite relationship with Northwest Arkansas, added members and sponsors, and continued to strengthen ULI Oklahoma's reputation as a respected source of objective information on urban planning, growth, and development. AJ remains actively involved in ULI Oklahoma as the Chair of the Governance Committee.

The past Chairs, Management Committee, Advisory Board, and members all wish to extend their gratitude to AJ Kirkpatrick for his dedication, service, and many contributions to ULI Oklahoma.



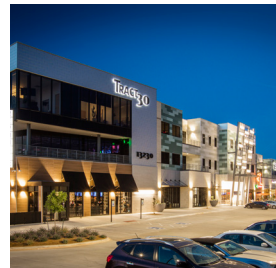
LARGE SCALE DEVELOPMENT



LIFT APARTMENTS LIFT is an urban mixed-use development located in Midtown. LIFT features 329 apartment homes in eco-suite, studio, one, two, and three bedroom options. The location and design of the property allow residents easy walkable access to some of Midtown's best restaurants, shopping and nightlife. LIFT was designed to include multiple gathering spaces, both indoor and outdoor. The community offers a full amenity package that includes a 24-Hour fitness studio, dog park, saltwater pool, game room, theater room, conference room, resident Wi-Fi lounge and coffee bar, outdoor courtyards, an art gallery, and gated multi-level parking garage. The Development Team includes Milhaus and ADG.

Building Area: 341,600 square feet | Investment: \$43,000,000 | Twitter: @LIFTOKC

TRACT 30 AT CHISHOLM CREEK Tract 30 is the first multi-tenant building located in Chisholm Creek, housing an exciting blend of restaurant, retail, service, and professional office. With a connected parking garage, Tract 30 has allowed retail tenants on the first and second floor, a unique retail experience in the metro area. Tract 30 is an important piece to the puzzle at Chisholm Creek in creating a new entertainment destination for Oklahomans and visitors alike. The Chisholm Creek development includes Class A office space, apartments, an eclectic mix of local and national dining, shopping, entertainment and has much more to come. The Development team includes The Medallion Group, Mass Architects, and Clyde Riggs.



Building Area: 85,000 square feet | Investment: \$35,000,000 | Twitter: @chisholmcreek



UNIVERSITY OF OKLAHOMA RESIDENTIAL COLLEGES

The residential colleges combine three different aspects of student life: the living space, the learning space, and the fellowship relationship. Located on the University of Oklahoma campus, the facilities opened with 600 students. Taking cues from residential colleges on Ivy League campuses, each building features a faculty master apartment and office, dormitories, private parking, seminar/conference rooms, lounges, study areas, libraries and dining rooms. The two residential colleges are also connected by a communal

dining area and storm shelter, and each boasts a house motto, colors, crest and athletic teams. The Development team includes University of Oklahoma, ADG, KWK Architects, Wallace Engineering, Alvine Engineering, MA+ Architects and JE Dunn Construction.

Building Area: 263,000 square feet | Investment: \$97,500,000 | Twitter: @ourescolleges



LARGE SCALE REHABILITATION & RESTORATION

THE HERITAGE The Heritage represents the renewal and revitalization of the historic Journal Record Building, whose development was set back following the 1995 bombing of the Murrah Federal Building. The restoration of this significant building, in partnership with the City of Oklahoma City and with the blessing of the Oklahoma City National Memorial, brings more than 100,000 square feet of Class A office space to downtown Oklahoma City. The accompanying 380 space parking deck provides critical infrastructure to promote further development of the district and in support of the new, modern streetcar system. The building includes a curated collection of native Oklahoma art to provide tenants and visitors a sense of place, and to honor the building's past, present and future. The Development Team includes Urban Realty Partners, JRB Holdings, LLC, Smith Dalia Architects, Atlanta, and Lingo Construction.

Building Area: 100,000 square feet | **Investment:** \$31,000,000 | **Twitter:** @TheHeritageOKC



THE JONES ASSEMBLY The Jones Assembly repurposed two historic warehouses on Film Row into Oklahoma City's newest destination for food, spirits and music. The Jones Assembly features two outdoor patios, plus a full-service bar, a mezzanine bar, a coffee program, and a 225-seat dining room for lunch, brunch, and dinner service. In addition to the food and beverage offerings, The Jones Assembly transforms into a state of the art concert hall two to three times monthly offering live music from local and national recording artists. The Jones Assembly pays attention to every detail down to their giant interchangeable 8-track mural, composed of 1,200 hand-painted 8-track tapes with nine custom designs. The Development team includes The Social Order Dining Collective, Hall Capital, Boswell Architect, Lingo Construction, and Monty Jacobs Construction Management.

Building Area: 28,500 square feet | **Investment:** \$7,500,000 | **Twitter:** @theJonesOKC

PAGE WOODSON SCHOOL The adaptive reuse of Page Woodson School into affordable apartments marks a vibrant cultural rebirth in Oklahoma City. The school that still bears Frederick Douglass' name has been transformed to accommodate 60 affordable apartments and a renovated 700-seat auditorium for community arts and performance groups. Originally constructed in 1910, the building was in an advanced state of decay when purchased in 2013. Extensive community outreach and significant community partnerships helped determine the best path for revitalization. Page Woodson School addresses the demand for affordable housing while preserving, restoring and adapting a National Register property. The Development team includes Colony Partners Inc., Page Woodson Development LLC, Smith Dalia Architects, Johnson & Associates, Integrity Structural, Spencer Bristol Engineering, Butzer Architects and Urbanism, Lingo Construction, Ray, Ellis & Labrie Consulting, LLC, Gina Sofola & Associates, Inc., and The Alliance for Economic Development of Oklahoma City.

Building Area: 84,301 square feet | **Investment:** \$32,000,000





DISTINGUISHED MERIT



TOWER THEATRE Originally designed by famed Architect W. Scott Dunne in 1937, the Tower Theatre, with its landmark neon sign, is located along an original stretch of Route 66. Historically, the auditorium had a complete working stage, including a pipe organ housed in an orchestra pit and billowing, scarlet waterfall stage curtains. In 2014, Pivot Project purchased the property and brought the building back to life using Historic Tax Credits. The theatre's façade was meticulously restored with new glass, glazed tiles, Vitrolite, and painted wood trim to match historic profiles. The historic neon sign glows brilliantly once again, and the original theater entry was recreated, complete with a reconstructed ticket booth that had been demolished sometime in the building's history. Original theater seats in the auditorium balcony were restored and the original film projectors were kept intact. Outfitted with a completely new sound, light and AV system the Tower Theatre is now hosting concerts and private events. A state of the art sound and modern projector system were installed, and movies have returned to the big screen at Tower Theatre. The Development team includes Pivot Project, Suite T LLC, Fitzsimmons Architects, Lingo Construction Services, Chad Whitehead, Stephen Tyler, and Obelisk Engineering.

Building Area: 30,000 square feet | Investment: \$8,000,000 | Twitter: [@TowerTheatreOKC](#)

ULI OKLAHOMA LEADERSHIP 2018

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An aerial photograph of Oklahoma City, Oklahoma, showing the downtown skyline with various skyscrapers and green spaces. The image is in grayscale and serves as a background for the text.

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TOWER THEATRE BLOCK PARTY!



FOLLOWING THE AWARDS, CONSIDER SUPPORTING THE TOWER
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OUTSTANDING LOCAL ESTABLISHMENTS, WE HOPE YOU'LL STICK AROUND
AND CONTINUE THE CELEBRATION WITH US!





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Urban Land Institute Oklahoma

IMPACT AWARDS

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