



Urban Land Institute Oklahoma

IMPACT AWARDS

February 15, 2019

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OUTSTANDING PUBLIC INITIATIVE

MEGHAN BRUNER & GIRMA MOANING

SMALL SCALE DEVELOPMENT

AJ KIRKPATRICK & MALLORY O'NEILL

SMALL SCALE REHABILITATION & RESTORATION

KRISTEN VAILS & DAVID WANZER

DISTINGUISHED SERVICE: JIM COUCH

KIRK HUMPHREYS

RECOGNITION: THOMAS ROSSITER

BLAIR HUMPHREYS & JONATHAN DODSON

BOUTIQUE DEVELOPMENT

MICHAEL LAIRD & REEVE TARRON

LARGE SCALE DEVELOPMENT

JANE JENKINS & RICHARD McKOWN

DISTINGUISHED MERIT: GATHERING PLACE

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CLOSING REMARKS

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ABOUT THE AWARDS

ULI OKLAHOMA'S IMPACT AWARDS recognize projects that exemplify best practices in the responsible use of land and in creating and sustaining thriving communities through each project's contributions to the built environment and the public realm. Nominations are open to all, not just ULI members. The finalists represent those projects that were determined to best promote the creation of resilient communities, intelligent densification and urbanization, as well as outstanding quality of design and construction. A diverse panel of judges 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 measures, including criteria appropriate to specific categories, excellence in preservation, degree of difficulty, and community significance impact.

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





SPECIAL THANKS

THANK YOU TO OUR ULI IMPACT AWARDS CHAIRS & EMCEES

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Jim Parrack

THANK YOU TO OUR ULI IMPACT COMMITTEE

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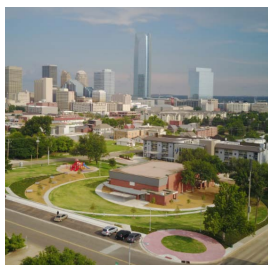
OUTSTANDING COMMUNITY BUILDING EFFORT

KERR PARK: HEART OF THE COMMUNITY INITIATIVE

Nestled in the core of downtown, Kerr Park has long been established as a gathering place, but lacked amenities that would encourage daytime and evening use. The project team engaged the community, interviewed stakeholders, and developed human-centered concepts to invigorate the park. The result of the year-long community engagement and design process was the addition of multiple amenities, including movable café tables and chairs, lounge seating, enhanced pavilion with mural, dinner table, ping-pong table, and planters with trees that helped define the space. The enhancements are intended to help Kerr Park serve as a backyard for downtown's residents and families. The Project team includes the Downtown Oklahoma City Partnership, Project for Public Spaces, The City of Oklahoma City Parks & Recreation, Common Works Architects, Lingo Construction, Sandridge Energy, and Southwest Airlines.



Site Area: 69,000 SF | Investment: \$250,000 | Twitter: [@downtownokc](#) #KerrParkYourPark



RED ANDREWS PARK

Serving as the only park located in Midtown, the influx of redevelopment near Red Andrews Park brought about the need to transform the underutilized space into a more neighborhood-centered amenity. The neighbors, in partnership with the City of Oklahoma City, drafted a new master plan to bring about positive changes within the neighborhoods. This collaboration is an excellent example of the strength of public/private partnerships. Using bond funds, private donations, and in-kind donations, the coalition brought the plans to life. The private donations are perhaps the best illustration of the community's

desire to create a public space in the heart of Midtown. This fundraising included contributions from 11 businesses and non-profits and 19 individual households in the neighborhood. The Project team includes Midtown OKC, The City of Oklahoma City, SSM Health, Fitzsimmons Architects, Crafton Tull, Obelisk Engineering, CEC, Rudy Construction, and Lingo Construction.

Site Area: 121,600 SF | Investment: \$1,000,000 | Instagram: [@redandrewsokc](#)

RIDE OKC

Ride OKC is a bike tour and rental company created as a result of the founders' love of travel and exploration. Co-owners Ryan and Ashley Fogle realized how guided bike tours quickly enabled them to discover the lay of the land when they visited a new city. As passionate native Oklahomans, their goal is to bring people together to explore the city while cycling. Ride OKC invites participants to experience downtown Oklahoma City with unforgettable bike tours and rentals offering insight into the unique history, art, architecture, and local food. Recently, Ride OKC expanded their services to teach Urban Cycling for 6th grade P.E. students. The children learn cycling safety, build confidence, visit different community nodes, and are made aware it's not only possible, but fun, to travel without a car.



Investment: \$18,000 | Twitter: [@RideOKC](#)



OUTSTANDING PUBLIC INITIATIVE



CLEVELAND COUNTY COMPLEX MASTER PLAN The Cleveland County Complex Master Plan is a vision to create a welcoming, walkable destination for engagement with county government. The Plan improves the built environment through three phases and enhances the complex as a gateway to Norman. The Cleveland County Complex Master Plan includes a Healthy Living Block, a multi-level parking garage with first-floor retail, and renovations to the existing courthouse to improve services and circulation. The Master Plan was specifically and thoughtfully coordinated to integrate with

and enhance City of Norman initiatives like Center City Form Based Code, PlanNorman, the new James Garner Avenue, and NORMAN FORWARD. The Project team includes the Cleveland County Board of Commissioners, EDSA, Cyntergy, Gensler, Desman, Lambert Advisory, and ADG.

Project Area: 250,000 SF | Twitter: [@ClevelandCntyOK](#)

OKC STREETCAR The OKC Streetcar's recent implementation is the culmination of over a decade of work to plan, fund, design, and construct a new downtown transportation link. In 2009, Oklahoma City voters approved a \$135-million modern transit initiative to build a modern streetcar system and a multimodal transportation hub. Led by a resident-based committee, the OKC Streetcar began its planning and design in 2010 and broke ground in February 2017. The system serves as a circulator connecting Bricktown and Midtown through the Central Business District. The project includes approximately 5.6 miles of track, 7 hybrid electric cars, 22 stops, and a storage and maintenance facility. The Project team includes The City of Oklahoma City, Jacobs Engineering, Brookville, Herzog - Stacy and Witbeck, Wynn Construction, and EMBARK.



Project Area: 5.6 miles | Investment: \$136,000,000 | Twitter: [@OKCStreetcar](#)



PETE WHITE HEALTH & WELLNESS CENTER The Pete White Health and Wellness Center is located in the Capitol Hill neighborhood. Run by NorthCare and made possible through Oklahoma City's MAPS3 Initiative, the center provides a comprehensive approach to wellness - strengthening community through a variety of amenities and robust programs for both the body and mind. Located next door to Capitol Hill High School, the center serves as a hub for the community linking residents to fitness amenities and better access to health care. The facilities include a

heated indoor fitness pool, a fully equipped exercise room, a café with computers, a medical clinic, an art room with a kiln, a demonstration kitchen, and a large outdoor patio. The Project team includes The City of Oklahoma City, Howard-Fairbairn Site Design, Frankfurt-Short-Bruza Associates, Food Service Design Professionals, McNatt Contractors, NorthCare, and Variety Care.

Building Area: 40,000 SF | Investment: \$11,400,000



SMALL SCALE DEVELOPMENT

701 N HUDSON Anchored at the connection of the Central Business District and Midtown, 701 N Hudson offers five floors of contemporary residential living. Each of 701 N Hudson's eleven units enjoy open, spacious floor plans with sweeping views of the city center. Residents find themselves within walking distance of numerous shops and restaurants and enjoy on-site, covered parking beneath the building. 701 N Hudson seeks to serve an increasing demand for urban living within the Oklahoma City core, while transforming an infill lot in the heart of Midtown. The Development team includes Gardner Architects, LAUD Studio, Obelisk Engineering, PATH Engineering, Design & Urbanism, Brent Swift Design Build, and Lingo Construction.

Building Area: 23,208 SF | **Investment:** \$6,200,000 | **Instagram:** @701hudson



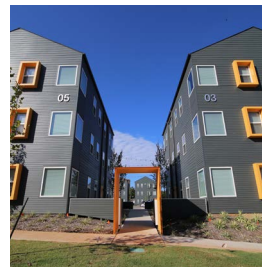
GARNER CROSSING Garner Crossing is a 21,000 square-foot housing project consisting of nine new individual units, each with roof top patios, shared parking, and common open space. Garner Crossing is the first project in the Urban General Area of the Center City District of Norman. The new development brings modern design and urban infill into an underdeveloped area halfway between downtown Norman and Campus Corner. Its location enables the development to provide ample opportunity for walking and biking connections to these districts. The Development team includes CSO

Development, Red Prairie Design Group, and Principal Construction.

Building Area: 21,005 SF | **Investment:** \$3,500,000

THE SEVEN AT PAGE WOODSON Located just one block from the OU Health Science Center and just east of downtown, The Seven at Page Woodson was built to compliment the recently renovated historic Douglass High School. The initial phase consists of 37 residential units and a commercial space intended to be occupied by a coffee shop. The next phase consists of 42 residential units with a mix of small and mid-sized one and two-bedroom units. The property includes outdoor amenity spaces including a dog park, a playground, and an outdoor gathering area for cooking, relaxing, and games. Additional amenities include a car wash station, bike racks, and expanded bikeshare stations. The Development team includes Colony Partners Inc., Gardner Architects, Lingo Construction, Sofola & Associates, Inc., Johnson & Associates, OCURA, MidFirst Bank, and Great Southern Bank.

Combined Building Area: 65,103 SF | **Combined Investment:** \$11,400,000





SMALL SCALE REHABILITATION & RESTORATION

8TH STREET MARKET 8th Street Market takes an underutilized warehouse just off Automobile Alley and reinvents it as flexible space for restaurants, retail, office, and brewery space and taproom for Prairie Artisan Ales. The building sits on a site that slopes steeply to the bordering railway tracks, limiting the accessible street frontage. As a solution for this, a new entrance was cut into the east elevation, linking the existing parking lot to a new internal 'street' of common area. This street feeds into the units, and is enlivened by them, with restaurant and bar seating areas meeting at the heart of the building. Natural light is introduced into the space by the inclusion of a large north-facing roof light, and the restoration of existing skylights. The Development team includes Brandon Lodge/Cale Coulter/Patrick Murnan, AHMM, and Smith & Pickel.



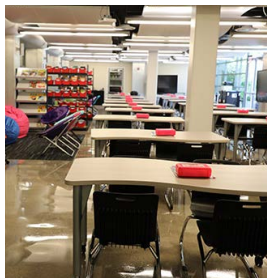
Building Area: 19,000 SF | Instagram: @8thstreetmarketokc



ELEVATOR ANNEX The Elevator Annex is an innovative rehabilitation of a century-old grain elevator complex, transforming voluminous empty space into a four-story office and retail building. The core of the primary building was comprised of eight 10-foot grain bins. The grain bins were retrofitted to house an elevator shaft, the building's restrooms, and the common area to each floor. The unique third-floor bar contains a rooftop terrace and the fourth-floor office includes skyline views of downtown. The Elevator Annex is heated and cooled with geothermal systems, and the entire site was renovated with new paving and xeriscape landscaping. The Project team includes Mark Ruffin, 3 Level Design, and Clyde Riggs Construction.

Building Area: 11,000 SF | Investment: \$2,700,000

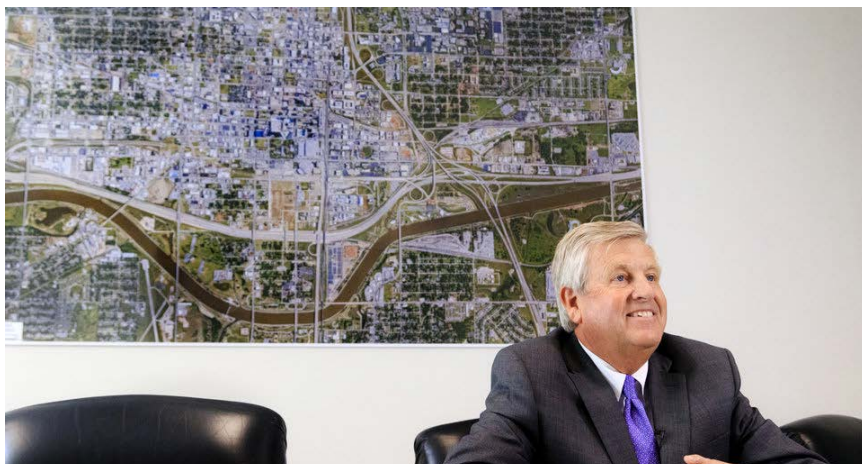
JOHN REX MIDDLE SCHOOL In 2017, John Rex Charter School decided to expand its grade offerings to include middle school and began looking for a space to accommodate the students in downtown Oklahoma City. An underutilized space was identified in the lower level of the Myriad Botanical Gardens Conservatory complex. The school is the only active public school located in a botanical garden in the United States. Inasmuch Foundation committed a capital improvement grant for upgrades to the garden's lower level for classrooms. Upper level renovations created space for a new classroom that will be used by John Rex students as well as Myriad Botanical Gardens educational activities. In addition, donations from Devon Energy helped make the middle school possible. The Project team includes Myriad Botanical Gardens, John Rex Charter School, ADG, Studio Architecture, Lingo Construction, and FSB Architects & Engineers.



Building Area: 9,200 SF | Twitter: @johnrexmiddle @myriadgardens



DISTINGUISHED SERVICE



JIM COUCH James D. Couch, the longest-serving City Manager in Oklahoma City's history, retired January 2, 2019. Couch was appointed City Manager on November 9, 2000. He has since served with honor and distinction as the City's chief administrative officer, overseeing the day-to-day operations of the City of Oklahoma City, its staff of 4,804 employees and its budget of \$1.56 billion.

Securing Oklahoma City's long-term access to dependable water sources for generations to come will perhaps be Couch's most enduring legacy. Couch, through his position as City Manager and also as a trustee of the Water Utilities Trust, led negotiations that secured rights to water in Canton Lake and Sardis Lake for Oklahoma City. The complicated, lengthy negotiations regarding Sardis Lake ended with a landmark agreement in 2016 between the City, state of Oklahoma and Chickasaw and Choctaw nations. The agreement protects the needs of water users in southeast Oklahoma.

Couch was also a key figure in negotiating agreements with two NBA franchises – the New Orleans Hornets during their temporary two-year relocation to Oklahoma City from 2005-07, and the Thunder before their permanent move here in 2008. The NBA came to what is now known as Chesapeake Energy Arena, one of the crown jewels of the MAPS program investments overseen by Couch during his tenure. Couch was an Assistant City Manager and the MAPS Director for 2 ½ years preceding his appointment as City Manager, and has since shepherded the planning and implementation of MAPS for Kids, MAPS 3 and the current Better Streets, Safer City program.

In Oklahoma City's Council-Manager form of government, the City Council hires a City Manager to oversee day-to-day operations. The Mayor, who is elected at large, and one member from each of Oklahoma City's eight Wards form the Council.

Couch is the current Chairman-elect of the United Way of Central Oklahoma Board of Directors, and will serve as its chairman next year.



BOUTIQUE DEVELOPMENT

8TH STREET CHURCH The 8th Street Church building was constructed by the First German Methodist congregation in 1907. The building is small but was built with care and craftsmanship. The church is an important historical site in Oklahoma City as it includes twenty-two Jacoby stained glass windows donated by Anton Classen. As the building was relatively unchanged since its construction in 1907, the 2017 renovation aimed to respect the historic heritage of the building while creating a functional and safe facility for the new church congregation. A restored belfry and exact replica of the original steeple were the finishing touches to this Midtown restoration. The Development team includes 8th Street Church of the Nazarene, ADG, and Lingo Construction.



Building Area: 7,500 SF | Investment: \$1,700,000 | Twitter: @8thStChurchOKC



CLASSEN29 Classen29 is a unique residential project that promotes context-sensitive urban fill. The development includes six new single-family houses of varied typologies, arranged to face a central pedestrian path perpendicular to NW 29th Street. Single story houses face 29th Street, maintaining the existing neighborhood building typology, while the remaining homes with pedestrian-path frontage are two-story dwellings, allowing for a denser development. Separation of pedestrian and vehicular traffic was a priority and is achieved by keeping parking and driveways to the perimeter of the development. The Development concept required detailed exploration, understanding, and creativity with respect to Oklahoma City's zoning code, building code, and utility standards and procedures. The Development team includes Jefferson Park Neighbors Association (JPNA), Common Works Architects, and Tramba Construction.

of Units: 6 single family homes | Investment: \$750,000 | Twitter: @jeffparkokc

RODEO CINEMA Nestled in Oklahoma City's historic Stockyards District, Rodeo Cinema operates as a nonprofit movie theatre showcasing the best in independent film while offering guests a unique movie viewing experience. The theatre was built in 1924, originally serving as a silent film theatre. Rodeo Cinema's films, guest speakers, events, and specialty programming are focused on the community with the goal to promote and engage community consciousness through film. The theatre has been home to the Rodeo Opry since 2004, which still operates a weekly program in conjunction with the theatre. The Development team includes the Rodeo Cinema Foundation and Stagecoach Properties.



Building Area: 7,350 SF | Twitter: @RodeoCinema



LARGE SCALE DEVELOPMENT



BOK PARK PLAZA BOK Park Plaza is a 27-story multi-tenant office tower built in downtown Oklahoma City. The project includes prominently-placed spaces at the ground level for retail and other active uses as well as two green roofs with a variety of plant life. The building provides modern and elegant interior space with floor-to-ceiling windows, offering impressive 360-degree views of downtown Oklahoma City and the Myriad Botanical Gardens. The tower is located at the corner of Sheridan and Hudson Avenues, with easy access to the Gardens and the OKC Streetcar.

BOK Park Plaza is certified LEED Gold and is comprised of twenty-five floors of Class A office space and two connected parking garages. The Development team includes Hines, Pickard Chilton, Kendall Heaton, Clark Condon Associates, and JE Dunn.

Building Area: 700,000 SF

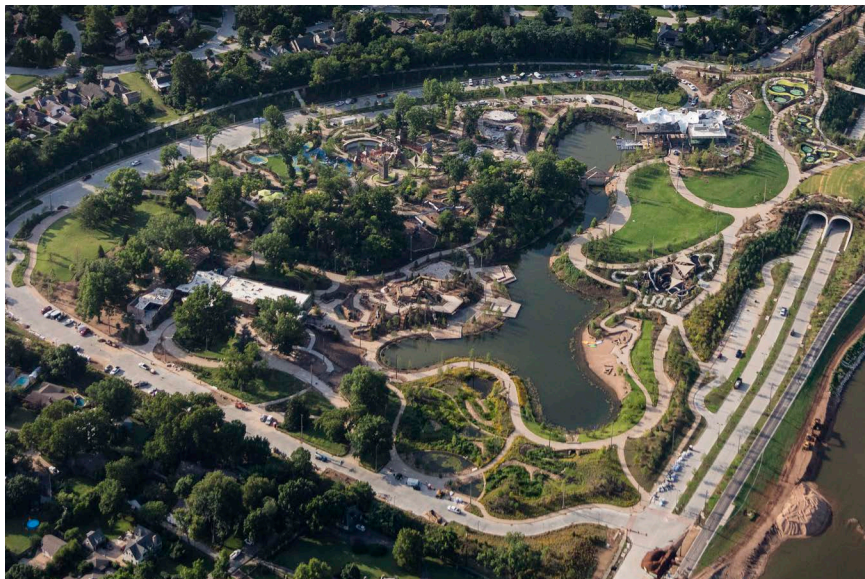
STEELYARD APARTMENTS The Steelyard Apartments anchor the east end of Bricktown, connecting the Innovation District to the urban core. The project includes 400 apartments, 162 hotel rooms, and provides street-level retail space for Bricktown and the surrounding area. A former oilfield and railyard site, the brownfields project expands the urban living opportunities in downtown Oklahoma City on a site that would be unused without remediation. The Development team includes Cornerstone Development, Arrive Architecture, NE Construction, Cardinal Engineering, The City of Oklahoma City, The Oklahoma City Urban Renewal Authority, The Center for Economic Development Law, The Department of Housing and Urban Development, ODEQ, EPA, Andy and David Burnett, and Bob Meinders.



Building Area: 430,111 SF | Investment: \$53,100,000 | Twitter: @SteelyardOKC



DISTINGUISHED MERIT



GATHERING PLACE A project of George Kaiser Family Foundation, Gathering Place has transformed nearly 100 acres of Tulsa's waterfront along the Arkansas River into a dynamic and active space. Gathering Place opened in September of 2018, blending nature with an urban setting to provide Tulsans and visitors more space to play, relax, and gather together along the river. The centrally located park has a five-acre adventure playground for children aged two through twelve. Gathering Place includes park features such as, a lodge that serves as a living room to park visitors, nature walks, two landscaped sporting areas, a BMX and skate park for teenagers, and courts for basketball, volleyball, and street soccer. In the middle of the park, is a pond and a boathouse pavilion. Visitors can navigate the pond by canoe, kayak, or paddle boat. The landscape is crowned by a 22-foot-tall Great Blue Heron with a slide between her wings – one of the more than 160 incentive place structures tucked among the groves and prairie-flowered hills throughout the park.

Gathering Place is the largest private gift to a community park in United States history. Led by the George Kaiser Family Foundation, \$400 million was raised through private donations to finance the project, with \$65 million from the City of Tulsa for infrastructure and road improvements. The George Kaiser Family Foundation also helped to raise a \$100 million endowment for the park's maintenance, which will be managed by the Tulsa's River Parks Authority. This park would not exist without the generosity of families and businesses committed to continual growth in Tulsa. The Project team includes the George Kaiser Family Foundation, Michael Van Valkenburgh Associates, Mack Scogin Merrill Elam Architects, and Crossland Construction Company.

Project Area: 100 Acres | Approximate Investment: \$465,000,000 | Twitter: @gathertulsa

ULI OKLAHOMA LEADERSHIP 2019

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