



Oklahoma

IMPACT AWARDS

◦ 7th ANNUAL ◦



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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, such as 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 through this event.



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OUTSTANDING COMMUNITY BUILDING EFFORT

THE MUSICAL SWINGS Since its inception, the Oklahoma City Community Foundation has had a history of connecting donors with the community through grants, community projects, and initiatives. In 2019, OCCF celebrated its 50th Anniversary by combining playtime and music with The Musical Swings installation. OCCF enlisted the help of a Canadian company, Daily tous les jours, to bring The Musical Swings to Oklahoma City. This community engagement activity lasted for three weeks and saw more than 40,000 visitors during its stay in Oklahoma. OCCF partnered with twenty-two nonprofit organizations as part of this project, granting each organization \$1,000 for their efforts. The Musical Swings were used 74.4% of the time, the second highest usage rate of any city where the installation has been located. The Project team includes The Oklahoma City Community Foundation, Daily tous les jours, WIREFRAME, Lingo Construction, and Greenshade Trees Inc.



Investment: \$284,124 | Instagram: [@occforg](#)



PIVOT TINY HOMES Imagine what it would be like to grow up in foster care and you are suddenly on your own at age eighteen. Pivot, A Turning Point for Youth, provides a support system for youth in these circumstances. Utilizing a \$100,000 Impact Oklahoma grant to build three tiny homes, Pivot worked with local architects to specially design these homes to be as unique as the young people who live in them. With a standard home around 280 square feet, the overall campus master plan allows for a village of 85 tiny homes. In addition to the tiny homes the plan allows for commercial retail buildings to eventually be built along Northeast 50th on the south edge of the Pivot campus. The Project team includes Pivot, A Turning Point for Youth and many local professionals who volunteered their time and efforts to lead the way.

Building Area: 280-300 SF | Instagram: [@pivotokla](#)

16TH STREET SATURDAYS In response to the pandemic, 16th Street Saturdays was created to bolster activity among the small businesses of the Plaza District. For eight Saturdays in September and October, 16th Street was closed to vehicular traffic and hosted visual artists, hosted performing artists, and programmed outdoor, spatially-distanced, activities. What started as a branding for Saturdays in the Plaza, blossomed into an event that brought much needed visitors to the district. 16th Street Saturdays served as a pilot program for the districts to experience the effect it had on residents, businesses, and guests alike. The street closures allowed for the community to continue to gather and support one another and do so safely and confidently in the midst of a global health pandemic. The Project team includes Plaza District Association, Plaza Business Alliance, and Allied Arts.



Local Talent: 81 Performing & Visual Artists | Volunteers: 49, 1 Staff Member | Instagram: [@plazadistrict](#)



OUTSTANDING PUBLIC INITIATIVE



CAPPS MIDDLE SCHOOL James L. Capps Middle School is the newest school in the Putnam City District. Due to a unique site configuration, the building was designed to bridge the creek which runs through the center of the property. With an outdoor learning stair descending toward the creek and an outdoor classroom located under the bridge, the project incorporates nature into the everyday experience of the students. The building is organized with concepts of flexibility and collaboration, serving as a model across the District. Through workshops with students, faculty and administrators,

Putnam City Schools and the design team established a new vision for learning facilities. The Project team includes Putnam City Schools, LWPB Architecture, DLR Group, Lingo Construction, Smith Roberts Baldishwiler, and CLS & Associates.

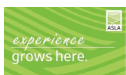
Building Area: 167,925 SF | Investment: \$49,360,933 | Twitter: @PutnamCityOK

CITY HALL SESSIONS City Hall Sessions is a regular music series in which local bands will play a short set live from Mayor Holt's office at OKC City Hall in front of a small audience.

City Hall Sessions has been used as a new vehicle for City government to engage with the public on its home turf. For many of the guests that come to these sessions, this serves as their first time visiting City Hall. Since 2019, performers have included indie folk band The Annie Oakley, Latin pop artist Lincka, rapper Jabee, singer/songwriter Stephen Salewon, singer/songwriter Beau Jennings, violinist Angelica Pereira, and Grammy Award-winning folk-rock duo, Indigo Girls. The Project team includes Mayor David Holt, Steve Hill, Greg Singleton, and J.D. Baker.



of Sessions: 8 | # of YouTube Views: 3,200+ | Twitter: @davidholt, @cityofokc



GUYMON DOWNTOWN CORRIDOR PLAN Envisioning a revitalized center of civic life, the Downtown Corridor Plan lays out a strategy to create a better pedestrian experience in the heart of Guymon. The conceptual design plan has been a collaborative effort between the City of Guymon and its residents through public meetings and workshops. The goal of the Corridor Plan is to make downtown the center of civic life by creating a unique, multi-use placemaking experience within the area. Through this plan, the city is taking the lead in positioning downtown as a community focal point



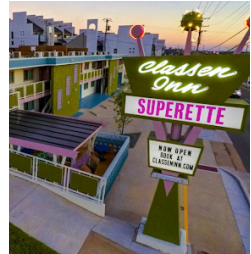
and providing a positive, memorable experience for residents and visitors alike. The Project team includes the City of Guymon, Guernsey, Butzer Architects and Urbanism, and Nealon Planning.

of Public Workshops: 3 | Investment: \$100,000 | Instagram: @cityofguymon



BOUTIQUE DEVELOPMENT

CLASSEN INN Constructed in 1963, Classen Inn was the last remaining pre-1970 urban core motel. The motel was restored to honor its original Googie architecture style, even recreating the original sign with neon sphere on top. Classen Inn has all the charm of a vintage motor inn with elevated design details that evoke the luxurious fun of a modern stay. Each room was meticulously decorated into an Instagram-worthy space, providing a fun and aesthetically beautiful option that commemorates the Route 66 era. The Classen Inn restoration includes 17 individual rooms, an office, and a superette.



The landmark, restored to its current glory, adds a sense of place and vibrancy to the surrounding Classen corridor community. The Project team includes Mason Realty Investors and Aimee Ahepatone, Gardner Architects, Modus Construction, and Beth Jansen Design.

Building Area: 4,974 SF | Investment: \$2,100,000 | Instagram: @classenninnokc

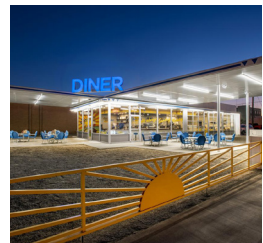


MAKE READY Originally the site of Mercedes Benz's "make ready" bays where cars would be prepped for sale, Midtown Renaissance's 14-unit Make Ready reactivated an underutilized portion of NW 13th Street to create a small-scale campus for small businesses. The project consisted of first renovating the original Make Ready garage and once the demand was realized for spaces of this size, the decision was quickly made to expand the campus. The 8 additional suites mirrored the first phase, creating a welcoming environment and interesting mix of businesses. Make Ready provides commercial space to the small-tenant market segment that currently has limited

options in Midtown and ensures that they have a place to incubate and "make themselves ready." The Project team includes Midtown Renaissance, Fitzsimmons Architects, Lingo Construction, and Allison Bailey.

Building Area: 7,900 SF | # of Units: 14 | Twitter: @midtownokc

SUNNYSIDE DINER (EDMOND) Sunnyside Diner was a unique rehabilitation project in downtown Edmond. Previously a gas and service station in its heyday, Sunnyside Diner helped revitalize a long-blighted prominent gateway at the corner of Broadway and 2nd Street. Over time, the original space age style architectural elements were concealed and hidden. Uncovered during the restoration of the building, the modern architectural elements were reconstructed with care. Large windows, bright colors, and murals both indoor and outdoor give way to an upbeat environment. Historic photographs cover the walls, stimulating conversation by taking guests back in time. The diner preserved elements of the original design, filling the former service station auto bays with outside seating and dining areas. The Project team includes Happy Plate Concepts, Tight Rope Consulting, and HSE Architects.



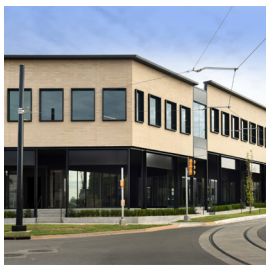
Building Area: 2,491 SF | Investment: \$470,000 | Instagram: @EatAtSunnyside



SMALL SCALE DEVELOPMENT

71 SQUARED 71 squared was conceived with the intent of propelling the style and use of the surrounding community. From its 22-foot-tall single-story walls, to the negative space cut into the building to create multiple courtyards, every angle of this project provides a new perspective. Each space within the project has a unique finish out, offering a tailored experience to suit the variety of tenants. Overcoming a challenging site topography, 71 squared incorporates common area courtyards on both the north and south sides of buildings. Built with a warm, yet modern design the developer aimed to build something new but with a permanence that made it feel like it had been there forever. The Project team includes Willoughby Ridley and Total Environment.

Building Area: 15,250 SF | # of Units: 5 | Investment: \$3,000,000



BOULEVARD Named after the cafeteria that used to stand in its place, The Boulevard is approximately 34,000 square feet of new retail, restaurant, and office space in Midtown. Designed to maximize flexibility in the long-term, the building was laid out so that doors can be placed anywhere along the first-floor storefront depending on the needs of the tenant. At maximum capacity, the building can accommodate up to 19 tenants. The arcade/ breezeway creates a protected, pedestrian-friendly environment above and beyond the typical sidewalk to provide a sheltered, urban experience. Parking in the back of the building provides new over 100 new spaces, allowing the façade to address the urban environment while contributing density at a human scale. The Project team includes Midtown Renaissance, Fitzsimmons Architects, Lingo Construction, Crafton Tull, Wallace Engineering, FSB, and Bell & McCoy.

Site Area: 61,772 SF | Twitter: @midtown_okc

PARK17 Park17 is an urban mixed-use infill project in the heart of downtown Edmond. Overlooking Stephenson Park, the 19,820 square foot 3-story project is unlike anything currently in the market. The main level consists of 4 retail and restaurant spaces, while the 2nd and 3rd floors are home to 18 modern urban inspired apartments. As luxury style apartments, each unit is completed with high-end finishes and modern clean lines. Within 30 days of opening, all of the apartments were fully leased. With the success of this project, Park17 is the first of multiple buildings that are planned to be built by the development team around Stephenson Park over the next 24 to 36 months. The Project team includes Grant Group, Fifth Street Partners, Sam Gresham, and the City of Edmond.

Site Area: 0.47 acres | Investment: \$3,600,000 | Instagram: @park_17_edmond





SMALL SCALE REHABILITATION & RESTORATION

400 N WALNUT AVE Designed by the prolific Solomon Layton in 1919, 400 N Walnut Ave now stands proudly restored. Over the last century, the exterior of the building has maintained its historic integrity with two notable exceptions: the main entrance staircase was dismantled under prior ownership and windows were infilled at the basement level. To begin its restoration, the developer sought to understand the historic fabric of the structure in order to shape appropriate treatments and preserve the building's rich history. Formerly known as the Oklahoma City Schools Administration Building, the project has been listed on the National Registry of Historic Places and also celebrated its centennial in 2019, coinciding with the completion of its restoration. The Project team includes Walnut 1919 LLC, Vincit Constructors, Studio Architecture, Johnson & Associates, Delco Electric, Heartland LS, and Paradigm Building Science & Engineering.

Building Area: 18,983 SF | Investment: \$6,000,000



BRADFORD HOUSE Built as a private, multi-family residence in 1912, the original three-story Bradford House sits transformed on Classen Boulevard. The renovated full-service independent boutique hotel retains its charm while offering guests the amenities and accommodations expected by modern travelers. No two rooms in the historic home are the same, instead, offering a mix of suites and standards to appeal to a variety of tastes. A new two-story building was simultaneously constructed on the site, featuring contemporary design elements intended to reflect the character of the historic home. Overnight guests and visitors alike can work and relax in the

living areas, mingle in the cozy bar, and enjoy a chat on the open-air wraparound front porch. The Project team includes Nostalgia Shoppe/Bradford House OKC LLC, Gardner Architects, Sara Kate Studios, LAUD Studio, Lingo Construction, Johnson & Associates, Trumble Dean, Switch, and Valor Bank.

Historic Home: 12,357 SF; Modern Guesthouse: 8,700 SF | Instagram: [@bradfordhouseokc](#)

THE CATHEDRAL OF OUR LADY OF PERPETUAL HELP The Cathedral of our Lady of Perpetual Help has been beautifully restored, ensuring its place as a vital neighborhood anchor. The Parish was founded in 1919 and the Cathedral was completed in 1924. The recent renovation includes beautiful hand-painted murals that are unique to the parish and represent various aspects of Catholic history. Custom designed liturgical furnishings and light fixtures were installed to add to the overall ambiance of the worship space. Project planning took over a year to ensure appropriate restoration and upgrades were completed efficiently and cost-effectively. The Cathedral renovation mirrors the renewal of Oklahoma City as it continues to welcome peoples of all faiths and cultures. The Project team includes the Archdiocese of Oklahoma City, Cooper Project Advisors, Evergreene Architectural Arts, Homco Construction Company, Rambusch Lighting Company, and Mark Ruffin.

Investment: \$3,300,000 | Instagram: [@cooperproject](#)





LARGE SCALE DEVELOPMENT

THE BOWER The Bower is a creative for sale infill project in the heart of the Arts District. The project includes 32 homes, with 8 two-story townhomes and 24 condominium units. The Bower aims to fulfill the need for urban living while maintaining a sense of belonging to a small community. The development team paid attention to every detail, both seen and unseen, to make living easy for those who call The Bower home. With an open floor plan that creates spaciousness, residents of The Bower know that their homes are for hosting, relaxing, and dreaming. Built for those looking to invest in downtown, families and pets are welcome, and neighbors share their adventures in the city and beyond. The Project team includes 4th and Lee LLC: a partnership between City Center Development & David Wanzer of Pivot Project, Allford Hall Monaghan Morris, Smith and Pickel Construction, and Total Environment.



Building Area: 54,605 SF | Investment: \$14,500,000 | Instagram: [@thebowerokc](#)



CLASSEN16 Classen16 is a high density, mixed-use development consisting of 48 rental units and 3,200 square feet of commercial space. The team sought to activate this important intersection and street frontage with architecture that is both unique and respectful of its surroundings by replacing a long-vacant restaurant with an architecturally significant, mixed-use building. The Classen side is 4-levels high along the commercial corridor and is reduced to 3 levels on the west to match the height of the nearby single-family houses. Sitting on a site that serves as a pedestrian link between neighborhoods and a commercial district, the development team

introduced upgraded pedestrian safety measures at the busy NW 16th & Classen Boulevard intersection. The Project team includes Pivot Project & Anthology RE, Allford Hall Monaghan Morris, and Cowen Construction.

Building Area: 55,000 SF | Investment: \$9,000,000 | Instagram: [@classen16](#), [@PivotProjectOKC](#)

HEARTLAND HEADQUARTERS The Heartland Headquarters project converted a surface parking lot at NW 5th and Broadway into a 7-story, mixed-use office building. The building's location along OKC's historic Automobile Alley district and adjacency to the CBD places it at the heart of a bustling and fast-growing downtown area. The Heartland building pulls inspiration from the classic proportions found in many of the historic buildings along Automobile Alley. From a bird's-eye view, the building is in an L-shape, with a protected outdoor garden space on the east, adding interest and vitality to an existing adjacent alley. From the east, you can see the show-stopping feature of the cantilevered 6th floor conference room offering spectacular views of the horizon. The Project team includes Burnett Equity, Rand Elliott Architects, Lingo Construction, and MidFirst Bank.



Building Area: 111,530 SF | Investment: \$40,000,000 | Instagram: [@heartlandhpy](#)



PHILANTHROPIC VISION



GIRL SCOUT CAMP TRIVERA Camp Trivera is Girl Scouts Western Oklahoma's one-of-a-kind urban STEM Camp. The camp is located in northeast Oklahoma City on a 19-acre site across from the Oklahoma City Zoo. Opened in September 2020, Camp Trivera leads the nation with an unprecedented range of programs and innovative facilities. A two-story Lodge is the camp's centerpiece, providing the indoor resources for year-round programs. The Lodge features large bunk rooms, a Great Hall, and a STEM laboratory. Girl-led activities are the secret sauce of Girl Scouts. Camp Trivera was built with this idea in mind, actively involving girls at every step of the development process. The girls participated in vision casting and even worked with the design team to choose the bunk room themes. The unique property includes a range of stay options including 60 interior beds, 3 outdoor tree houses, and campsites with room for 8 tents. Other key features are hammock sleeping porches for overnight stays, an interactive Wall of Women that connects campers with women STEM professionals worldwide, a 200-seat amphitheater, a rock-climbing wall, and a zipline across Zoo Lake. Located on 42 acres of undeveloped parkland bordered by the Zoo Lake, the camp is ideal for hiking, camping, and canoeing, as well as the study of plant and animal ecologies. Because of its unique design, and unlike traditional camps, Camp Trivera operates year-round and is available to the community for use 50% of the time. Camp Trivera was intentionally designed, not just with Girl Scouts in mind, but also for the greater community. The Project team includes Girl Scouts Western Oklahoma, Rees Architects, Lingo Construction, Cooper Project Advisors, and Steve Mason.

Investment: \$12,687,000 | Instagram: @GSWESTOK | Website: camptrivera.org



DISTINGUISHED MERIT AWARD



OKLAHOMA STATE CAPITOL RESTORATION PROJECT Constructed from 1914 to 1917, the Oklahoma State Capitol was one of the most significant architectural achievements in Oklahoma's short history as a state. However, at the turn of the 21st century, the capitol was showing its age. In 2013, Preservation Oklahoma added the building to its Most Endangered Places report. The plumbing and electrical systems were failing, and water infiltration was common. The exterior limestone and granite cladding were crumbling, and hazardous materials were common throughout the Capitol. Since 2014, the restoration project has modernized the building's infrastructure systems and improved the function and layout while maintaining the historic integrity. The plaster ceilings and marble floors have been repaired and restored and areas not previously compliant with modern building codes have been brought up to date. During the restoration, over 400 tons of asbestos-containing material has been removed from the building. Compliance with the Americans with Disabilities Acts has been a priority to make the building accessible to all Oklahomans. On the exterior, over 4,600 stone repairs have been completed and 21 miles of mortar joints were repointed. All 477 original steel windows were repaired, and ornate exterior light fixtures were restored. The steel pocket doors and cast-iron ornamentation on the south portico were painstakingly restored and the structures for the exterior staircases and battlements were completely rebuilt. Finally, the underground tunnel linking the Capitol to a parking lot across Lincoln Boulevard was unearthed and new waterproofing was added to prevent water infiltration. As part of the first comprehensive restoration of the building in its 103-year history, a new \$5,000,000 entrance has been constructed to provide a true "front door" experience for those visiting the building. Oklahomans can be proud of the work being done to bring dignity and functionality back to the People's House. The Project team includes the State of Oklahoma, FSB and Manhattan Construction (interior restoration), ADG, Treanor HL, and JE Dunn Construction (exterior restoration), Mass Architects, Trait Thompson, and Steve Mason.

Building Area: 450,000 SF | Investment: \$280,000,000 | Instagram: [@okcapitolrestoration](#)

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