



IMPACT AWARDS

• 8th ANNUAL •

May 12, 2022

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MAURIANNA ADAMS & AJ KIRKPATRICK

RECOGNITION: 2020 IMPACT AWARDS

OUTSTANDING COMMUNITY BUILDING EFFORT

JORGE CHARNECO & EMILY POMEROY

OUTSTANDING PUBLIC INITIATIVE

TODD GLASS & ANH WEBER

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MICHAEL LAIRD & REEVE TARRON

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PHILANTHROPIC VISION

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IN MEMORIAM

MAURIANNA ADAMS & AJ KIRKPATRICK

CLOSING REMARKS

ASHLEY TERRY

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Cover photo courtesy of FlightTimeOKC



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 and initiatives 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 here tonight.





SPECIAL THANKS

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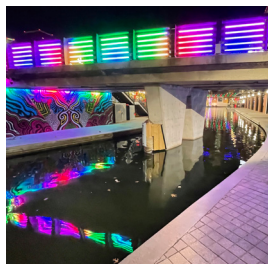
Anh Weber



OUTSTANDING COMMUNITY BUILDING EFFORT

POLES APART

Representing a shift in the idea of public art, Poles Apart is one of the first, mixed-media, dynamic, public lighting installations in Oklahoma. Coordinating and aligning five different public and private stakeholders through a shared vision, this project added decorative bridge lighting and vibrant murals to this otherwise dark section of the Bricktown Canal. Four artists collaborated to design the elements, four local contractors executed the work, and two international specialty vendors were used to complete the project. Poles Apart serves to reinvigorate the waning interest of locals to Bricktown by bringing new concepts, new artists, and a revitalized sense of place to one of the largest entertainment districts in Oklahoma City. The Project team includes True-ÇaÇade, Mostly Harmless Media, Tiffany McKnight, Kyle Van Osdol, Chad Huntington, and Kristen Vails.



Investment: \$25,000 | Instagram: [@mhmediaokc](#), [@stphntylr](#), [@true_facade](#), [@downtownokc](#)



SHOWBOAT CONCERT SERIES

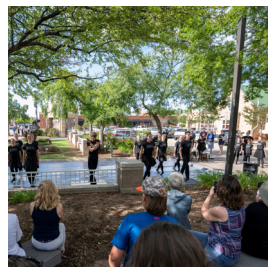
The ArtAfloatOKC Showboat Concert Series is the co-creation of Bricktown Water Taxi owner Chad Huntington and longtime local musician, arts administrator, and concert organizer Chase Kerby. The series was born after Water Taxi began to reimagine its floating fleet. By converting the boats to canvases for murals, Chad and Chase quickly realized the reconfiguration created the perfect tiny stage for intimate live concerts. The project creators believe that highlighting live local music along the Bricktown Canal serves as a way to emphasize the district's tremendous history of live music. The canal also features many art installations from local visual

artists, adding authenticity that the creators of ArtAfloatOKC intend to foster and promote. The Project team includes Chad Huntington, Chase Kerby, Pete Rustin, and Jenny Banner.

Local Talent: 31 Nights, 92 Performances, 33 Artists | Investment \$50,000 | Instagram: [@ArtAfloatOKC](#)

VIBES EDMOND'S FIRST THURSDAYS

VIBES is an innovative reoccurring monthly event that functions as a come and go art walk with a special twist. Local businesses are paired with visual and/or performing artists to be shown inside and outside of the establishments during the events, encouraging both street and business engagement. Attendees are encouraged to enjoy the art, listen to performing artists, patronize businesses, dine at local restaurants, and take part in interactive art while enjoying time with family and friends. 15 blocks of the downtown Edmond corridor spring to life with good VIBES on the first Thursday of each month, April through October. VIBES started as a simple conversation between city leaders but quickly matured into an arts and cultural catalyst in 2021. The Project team includes Edmond Fine Arts Institute with special thanks to Mayor Darrell Davis and Edmond City Council Members, and the many first year sponsors and supporters.



Local Talent: 102 Visual & Performing Artists | Investment: \$38,000 | Instagram: [@edmond_vibes](#)



OUTSTANDING PUBLIC INITIATIVE



CITY OF EDMOND QUIET ZONE Beginning in 2018, the City of Edmond began the process of working with BNSF to create a Quiet Zone across the entire city. Construction began in 2020 and eleven grade crossings were equipped with supplementary safety measures stretching over seven miles from its southern to northern limits. The Quiet Zone has greatly improved the quality of life of existing residents that live near the tracks. In addition, the Quiet Zone has already been cited as the reason that developers have proceeded with three new residential developments totaling 1,459 units.

The Edmond Economic Development Authority (EEDA) has estimated the impact of those new developments to bring an additional \$1,982,374 in local sales tax and 520 jobs. The Project team includes the City of Edmond, CTC, Inc., Rudy Construction, and BNSF Railway.

Investment: \$4,045,474 | Instagram: [@cityofedmondok](#)

CITY OF EDMOND STREATERY PROGRAM Edmond's Streatory Program encourages local businesses to utilize the public right of way for people instead of cars. The initiative began as a response to COVID but had such a positive impact on downtown that it was formalized into a permanent feature in the central business district. The program allows a business to convert up to 3 on-street parking spaces to usable space for customers. It has helped to reduce traffic speeds by 5 mph and volumes by 30%, adding to the vibrancy and walkability of the district. To date, seven streateries have been created or are under construction. While individual sales collections are not available, participating restaurants who shared data stated they observed 20% to 30% increases in business related to the streateries. The Project team includes the City of Edmond in partnership with the Edmond Economic Development Authority, and participating businesses.

of Streaterys: 7 | Instagram: [@cityofedmondok](#)



OKLAHOMA CITY CONVENTION CENTER As the largest single project in the history of the City of Oklahoma City, the MAPS3 Convention Center was completed on time and under budget. Oklahoma City's previous convention center was aging and not able to support the size of events the city desired to host. This project more than doubled the size of the current facility and allows the city to host conventions that would previously go elsewhere only because of the availability of facilities large enough to accommodate their event. The Convention Center's design reflects Oklahoma City's culture

and history while the soaring glass walls and spacious balconies show off the often-stunning sunsets and sweeping views of Scissortail Park. "Virtual Sky" can be seen from Robinson Avenue – a public art installation of small LED lights that can be programmed for specific patterns and can also reflect the changing sky. The Project team includes the City of Oklahoma City, Populous, Flintco, ADG, and GSB.

Building Area: 500,000 SF | Investment: \$293,000,000 | Instagram: [@Maps3](#)



SPECIAL RECOGNITION EASTPOINT



EASTPOINT In 2021, EastPoint received the ULI Global Award for Excellence. Out of 45 finalists, only nine were selected as global award winners – three from North America, one from Europe, and five from Asia Pacific. ULI began the Awards for Excellence program in 1979 to recognize truly superior development efforts in the private, public, and nonprofit sectors. Winning projects represent the highest standards of achievement in the land use profession.

The awards are open to projects and programs that are substantially complete, financially viable, and in stabilized operation. The program evaluates submissions on overall excellence, including achievements in marketplace acceptance, design, planning, technology, amenities, economic impact, management, community engagement, innovation, and sustainability, among others. The winners were selected by a multidisciplinary jury of 9 ULI members who represent a range of real estate and land use expertise, including development, finance, planning, and urban design.

East Point is a 40,000 SF redevelopment project located on the northeast side of Oklahoma City along Route 66. NE 23rd Street was a commercial artery that was originally built in the 1950s for subdivisions surrounding the then-new state capitol 1.5 miles to the west. Segregation and sprawl led to disinvestment, particularly in the largely African American northeast quadrant. East Point totals over \$8MM in project costs. EastPoint's partnership invested \$600k, the City of Oklahoma City provided \$2.7MM, and the rest was financed by two different banks.

Phase 1 includes 1) a 100-year-old Medicaid-patient focused clinic that moved its headquarters from downtown to EastPoint, 2) a medical research tenant that works alongside the Clinic, and 3) a public-private partnership between Homeland Grocery and Restore OKC to provide a grocery option for residents in the previously food insecure neighborhood.

Phase 2 is a retail driven project that is 95% complete as the tenants are building out their space. Prior to EastPoint, no new development had occurred on the east side in the previous 30 years. The partnership structured the LLC whereby a community partner, Sandino Thompson, was given ownership and then relational authority over the developer, Pivot Project. Tenants upon signing the lease, received 15% ownership in the space. Upon the maturity of the lease, each tenant's ownership is memorialized for perpetuity until they choose to sell. The partnership also passed along City incentives provided through TIF to the tenants to include additional TI and reduced rent.



BOUTIQUE DEVELOPMENT

B12 LIVE/WORK 180Development's newest project was inspired by a trip to Seattle and a mixed-use commercial building tucked away in the middle of a neighborhood; a place for neighbors to come together via a coffee shop, bodega, live/work artist spaces, and other service shops. Seeking to replicate in the Plaza District, the development team restored a dilapidated and underutilized building with the artist/maker in mind. Throughout its history, the Plaza District has flourished as artists were attracted to the live/work environment because of its affordability. Retaining the look of the original structures but reframing the interior to permit new uses and more usable configurations of space, this development adds four residential units atop walkable, neighborhood scale retail to this corner of the Classen Ten Penn neighborhood. The Project team includes 180Development, Sam Gresham, Struble Construction, Inc., and 180 Residential Group, Inc.



Units: 9 | Building Area: 10,000 SF | Investment: \$1,200,000 | Instagram: @180development

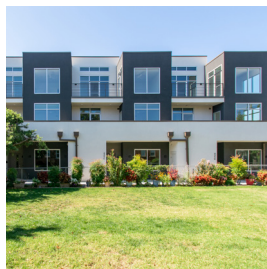


THE BIG FRIENDLY BREWERY & TAPROOM Beginning as a dream of two brothers who live in South Oklahoma City, The Big Friendly launched from a school bus transformed into a rolling taproom. Hoping to grow their traveling beer bus brand, The Big Friendly Brewery & Taproom was established in Wheeler District. The brewery and taproom were thoughtfully designed to integrate into the human scale of the Wheeler District community. To better accommodate the bar and brewery's different architectural requirements, the architect treated them as two distinct elements

and wrapped the pre-engineered metal brewery with the wood-framed taproom. This move allowed intricate building expression with plenty of openings at the sidewalk while still achieving the long span economy of the metal building behind. The Project team includes Wheeler District, Sam Day, Franklin Builds, HP Engineering, BWR, CEC, Legacy Bank, Joe and Will Quinlin, Jonathan Bean, and all of The Big Friendly Brewery & Taproom team.

Building Area: 5,762 SF | Investment: \$1,239,000 | Instagram: @thebigfriendly, @wheelerdistrict

THE ROW ON TWELVE The Row on Twelve demonstrates that small lots in urban areas can be put to efficient and aesthetically pleasing use. With Oklahoma City's increased demand for smart urbanism, and a lack of available large-scale properties, this 37' wide lot presented a true challenge for the ownership group and architecture firm. With limited flexibility and the desire to maximize a program of four boutique residential units and a street level commercial space, the resulting structure rises three stories above NW 12th Street to accomplish these goals. The Row on Twelve blends the best of urban infill and aesthetics to provide spacious floor plans, greenery views from balconies to the east, with a simple and clean architectural design. The Project team includes Bolt Out Solutions, Smith Design Company, and Thomson + Thomson Designs.



Building Area: 9,372 SF | Investment: \$1,650,000 | Instagram: @therowontwelve



SMALL SCALE DEVELOPMENT

HOMELAND GROCERY STORE AT NE 36TH AND LINCOLN

The Homeland project is an excellent example of a successful public-private partnership that is sometimes required to complete a complex transaction that cannot be done in either sector alone. Historically, Northeast Oklahoma City has experienced lower public and private investment than nearly every other part of town, resulting in a 20-year period without a full-service grocery store. Many residents were forced to take public transportation to travel five or more miles to a grocery store, while others were left with poor nutritional choices found at convenience stores and dollar stores. Previously vacant, the site for the new store is located at an important regional intersection that will result in additional development within the market. The 30,000 SF store includes indoor seating for 38 near the grab-and-go prepared foods, and an outdoor patio that seats 19. The Project team includes 36th & Lincoln, LLC, Architects Collective, Johnson & Associates, Howard Fairbairn, CMSWillowbrook, and Homeland Stores.



Building Area: 30,000 SF | Investment: \$11,000,000 | Instagram: [@TheAllianceOKC](#)



SPOKE STREET SHOPHOMES A unique product type to the Oklahoma City market, the Spoke Street Shophomes provide the opportunity to live, work, and play all in one place. These ten live-work townhomes deliver micro-retail and attainable housing for an entrepreneurial subset of buyers. In each three-story home, the ground-floor can be purposed for retail, office, makerspace, workshop, and more, while the upper floors serve as a comfortable living space. The Shophomes are flexible, allowing the living and working units to function in tandem or independently.

Separate entry doors for each townhome's residential and commercial suites create a flexible and noninvasive relationship between two uses. These dual entry doors on narrow façades establish a dense, intimate scale to the pedestrian street. As a result, the project was able to afford upgrades like aluminum-clad wood windows, modular brick, spray foam insulation, and dedicated alley access. The Project team includes Dryline, Sam Day, Wheeler Home, and Wheeler District.

Building Area: 16,980 SF | # Units: 10 | Instagram: [@wheelerhomeokc](#), [@wheelerdistrict](#), [@_sam_day](#)

THE NICHOLAS Adjacent to Nichols Hills and Classen Curve, The Nicholas replaces an aging Knights of Columbus building that was not the "highest and best use" for the area. The project adds Class A office space as the area continues to grow into a nexus for shopping, entertainment, eating, office, and living. The building itself is an understated simple form, with the main exterior feature of a balcony facing Classen that breaks up the building's mass and offers stunning views of the city. The Nicholas helps build density around the intersection of NW 63rd and North Classen, providing height and massing at the previously low-density northwest corner. The Project team includes NHG, LLC, Common Works Architects, BWR, Wallace Engineering, HP Engineering, LAUD Studio, and Lingo Construction.



Building Area: 38,400 SF | Investment: \$6,500,000 | Instagram: [@commonworksarchi](#)



IN RECOGNITION CAMERON BREWER



CAMERON BREWER served as the Chair of ULI Oklahoma from July 2019 to June 2021. A member since 2013, Cameron's previous leadership roles include Treasurer, Programs Chair, and Young Leaders Chair. Serving across these diverse roles, Cameron has been a consistent contributor to the growth and development of our local district council.

Under Cameron's leadership as our sixth Chair, ULI Oklahoma hosted its inaugural UrbanPlan workshop and graduated the Northwest Arkansas satellite into a fully independent governing body on its way towards District Council status. Perhaps most impactful, Cameron secured a \$20,000 Oklahoma City Community Foundation grant which allowed ULI Oklahoma to provide training to aspiring emerging developers. These efforts continue to grow and expand as Cameron remains active as Co-Chair of the Emerging Developers Committee and Chair of the Governance Committee.

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



LARGE SCALE DEVELOPMENT

NEW PAGE WEST New Page West is the third phase of the Page Woodson neighborhood development which combines affordable, workforce, and market rate residential housing. With the goals of densifying the region and providing development solutions to income segments that are not being addressed, the Page Woodson Masterplan seeks to renew this once historic neighborhood, bringing it back to life through a mixture of inter-connected public and private spaces, and a diversification of density. New Page West adds 116 new multi-family units, and community amenities such as a dog park, and gym that are accessible to not only other phases of the development, but also the surrounding neighborhood. The Project team includes Colony Developers LLC, P-W Phase III Development LLC, Gardner Studio, LAUD Studio, and CMSWillowbrook.



Building Area: 94,185 SF | # Units: 116 | Investment: \$16,132,000 | Instagram: [@newpagewest](#)



OKLAHOMA CONTEMPORARY Oklahoma Contemporary's four-story building, named "Folding Light," anchors the 6.1-acre campus. The façade is comprised of over 16,000 custom-designed extruded aluminum fins, which capture and reflect the ever-changing Oklahoma sky, complementing and reflecting the city's unique landscape and acting as a sculptural expression of the facility's mission to provide accessible, inclusive arts experiences. A world-class facility for exhibitions, performance, and education, Oklahoma Contemporary serves as a "creative commons" for the city, a place for the community to gather, create, and experience art. The facility features outdoor event spaces, café, community lounge, and engages with the street through rotating art exhibits in Campbell Art Park. The Project team includes the Oklahoma Contemporary Arts Center, Rand Elliott Architects, Smith & Pickel Construction, Wallace Engineering, Alvine Engineering, United Mechanical, and Christian Keesee.

Building Area: 53,916 SF | Investment: \$30,000,000 | Instagram: [@okcontemporary](#)

OMNI OKLAHOMA CITY HOTEL The Omni is a 7-story Convention Hotel in downtown Oklahoma City. Consisting of 605 guest room and suites, and 78,000 SF of meeting space, the hotel's design features elements that draw inspiration from the surrounding pastoral landscape of the Oklahoman terrain including layers of the earth and sky. The Omni is located adjacent to the Convention Center, the OKC Boulevard, Scissortail Park, and the Paycom Center, acting as a hub of activity in this revitalized area. The facility features amenities such as an elevated pool deck and year-round bar, an all-day restaurant, steak house, coffee shop, a two-level entertainment and sports bar, lobby bar, retail shop, and an underground valet parking garage. The Project team includes Omni Hotels & Resorts, Rule Joy Trammell + Rubio, Bill Rooney Studio, Jeffery Beers International, and Brasfield & Gorrie.



Building Area: 574,606 SF | Investment: \$241,000,000 | Instagram: [@omnioklahomacity](#)



LARGE SCALE REHABILITATION & RESTORATION

BENZ COMPLEX

The last remnant of a century of car sales along Automobile Alley, Mercedes-Benz of Oklahoma City moved to a new location in 2018, opening new opportunity for the prominent site along Broadway. Situated on two urban blocks, the development brings vacant and underused buildings back into use via restoration and remodeling. The main facility and surrounding accessory structures were redeveloped into mixed-use buildings that contribute to the vibrancy of the neighborhood and reconnect the surrounding area, improving both the pedestrian and vehicular environment while activating the building frontages at ground level. During construction, the design team took great care to preserve two roughly 40-year-old trees. One of the trees was specifically saved by building a boardwalk bridge. This design allowed pedestrians and water to pass through while leaving the roots largely undisturbed. The Project team includes Midtown Renaissance, Fitzsimmons Architects, Lingo Construction, Crafton Tull, FSB, and Bell & McCoy.



Units: 2 Buildings + Parking | Building Area: 1225 N Broadway Ave (58,128); 1225 N Broadway Pl (8,556) = 66,684 SF | Instagram: @midtownokc



THE COMPOUND AT DEAD PEOPLE'S STUFF

The Compound at Dead People's Stuff grew out of a love for historical development and bringing design and preservation together for good. Pulling inspiration from Chelsea's Market in New York City and Liberty Station in San Diego, The Compound provides a one-stop shop for customers to have a unique interactive experience. The team honored the buildings by restoring and preserving various elements to showcase its original features, such as restoring the original 1940s doors, sand blasting and exposing the brick walls, and

highlighting the cranes once used by the previous tenants. Bringing a collective energy to the entire development, The Compound has been reinvigorated thorough a diversified tenant mix including a brewery, barbershop, BBQ restaurant, tattoo parlor, and more. The Project team includes Chip Fudge, Curran and Marymar Fudge, GH2, and Curran Fudge CMF LLC.

Building Area: 37,025 SF | Investment: \$3,000,000 | Instagram: @deadpeoplesstuffokc



PHILANTHROPIC VISION



FIRST AMERICANS MUSEUM honors the 39 tribal nations in Oklahoma today. The 175,000 SF building sits on approximately 40 acres and serves as an anchor on the east end of the Oklahoma River development. The site was designed to align with the cardinal directions and serves as a cosmological clock, as the east-facing Remembrance Walls align with the sunrise during the March and September Equinoxes. Offering both indoor and outdoor experiences, this impressive museum honors Indigenous People at every turn, allowing visitors to engage with living stories, cultures, and arts, from the traditional to the contemporary with seasonal programming.

As a primary feature of the development, the 21st century mound is a tribute to the many tribes in Oklahoma who descend from Moundbuilder cultures or have earthen architecture as part of their cultural lifeways. The FAM mound is 1,000 feet in diameter and ramps up to 90 feet high at the peak, and its 2/3 of a mile roundtrip walk provides an unmatched view of downtown.

The Museum is a public-private partnership three decades in the making, with a \$175 million investment between the State of Oklahoma, The City of Oklahoma City, the American Indian Cultural Center Foundation, AICCM Land Development, LLC, and numerous donors including all 39 tribes. Years of tribal consultations resulted in a meaningful and symbolic design where form follows function.

After construction halted years earlier, in 2017, under the new leadership of CEO and Director James Pepper Henry, the building program was revised to help make the museum more sustainable. At that time, AICCM Land Development, LLC partnered with the City of Oklahoma City and pledged funds to help complete the museum and cover potential operating deficits through the first seven years after its opening and construction resumed. First Americans Museum opened in September 2021 with a Grand Opening Weekend celebration full of entertainment, demonstrations, and activities for the whole family to enjoy.

The Project team includes the State of Oklahoma, City of Oklahoma City, American Indian Cultural Center Foundation, AICCM Land Development, LLC, Johnson Fain/Hornbeek Blatt, Hargreaves Associates, Centennial Builders, ADG, Ralph Applebaum Associates, Tribal Advisory Research Consultants, 39 Tribes in Oklahoma today, and FAM Knowledge Givers.

Building Area: 175,000 SF | Investment: \$175,000,000 | Instagram: @firstamericansmuseum

ULI OKLAHOMA LEADERSHIP 2022

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