



Oklahoma

IMPACT AWARDS

• 11th ANNUAL •

February 7, 2025

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HERE'S THE PLAN

WELCOME

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OUTSTANDING COMMUNITY BUILDING EFFORT

DeAndre Martin & Tammy Fate

OUTSTANDING PUBLIC INITIATIVE

Ron Frantz & Vanessa Morrison

BOUTIQUE DEVELOPMENT

Shane Hampton & Monique Short

TULSA SPECIAL RECOGNITION

Reeve Tarron & Travis Tinnin

SMALL SCALE DEVELOPMENT

LARGE SCALE DEVELOPMENT

Meghan Bruner & Russell Wantland


OUTSTANDING REHABILITATION & RESTORATION

Emily Pomeroy & Kristen Vails

DISTINGUISHED MERIT

Aubrey McDermid & Kenny Tsoodle

IN MEMORIAM

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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 to Dr. David Chapman and the University of Central Oklahoma's Real Estate students for volunteering their time at tonight's event.

SPECIAL THANKS

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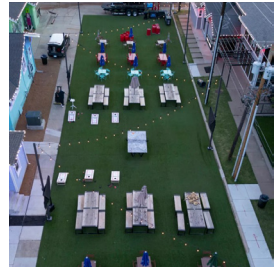
OUTSTANDING COMMUNITY BUILDING EFFORT

BIKE CLUB OKC Bike Club OKC is a free, once-weekly after-school program for girls and boys. Volunteer adults teach bike safety and accompany students on rides to various destinations, such as local high schools or middle schools, libraries, parks, restaurants, snack shops, or simply on scenic long rides. The program encourages the “ABCs” – Attendance, Behavior, and Coursework – while teaching students a valuable life skill: safely and confidently operating a bicycle. Bike Club promotes a positive lifestyle, fosters teamwork and cooperation during group rides, and builds meaningful relationships between students and adult mentors. At the end of the school year, students who complete the program receive a bike and helmet. Bike Club OKC is transforming underserved communities by creating opportunities that benefit students and their families. The project team includes Alyssa Lutz, Tracy Pruitt, Tacara Corely, Joshua Vaught, Barry Hamilton, Shawn Wright, and OKCPS.



Avg # Riders Per School: 15-20
Volunteers: 80+
Instagram: @BikeClubOKC

THE GARDEN @ BUNGALOW 23 The Garden @ Bungalow 23 is an outdoor gathering space that transformed a former parking lot surrounded by existing homes. The project is a part of a broader initiative showcasing how adaptive reuse can successfully integrate existing structures with new purposes to evolve and remain relevant. The development relied on thoughtful planning and collaboration between the development, design, and contracting teams, as well as various City of Oklahoma City departments and utility companies. This coordination was essential to ensure the space met all code and zoning requirements while functioning as envisioned. Notably, most of the site is closed to vehicles – an uncommon approach in a city where car-centric planning has historically taken precedence over pedestrian accommodations. The site’s flexible amenities ensure it can continue to adapt to meet the evolving needs of its users and guests. The project team includes TASK Design, Vincit Constructors, Vincent Le, Truong Le, Phil Pham, and Ty Hamilton.



Project Area: 10,000 SF
Investment: \$250,000
Instagram: @bungalow23

SISU YOUTH SERVICES DROP-IN CENTER & SHELTER
Each year, 1 in 11 teens and young adults experience homelessness, and the crisis is escalating in Oklahoma City. Since 2018, the number of unaccompanied youth on the streets has more than doubled, according to the city’s annual Point-in-Time count. In response, Sisu Youth Services renovated a vacant former church to expand their capacity to support homeless youth. In 2022, Sisu served 254 young people. By September 2024, that number had already exceeded 460. Sisu’s drop-in center and emergency shelter provide essential resources, including showers, laundry facilities, meals, and overnight shelter for up to 35 youth. On any given day, the facility serves 40 to 60 young people. Through personalized case management, Sisu helps youth access health care, education, employment, and housing, equipping them to build a brighter future. The project team includes Sisu Youth Services, Common Works Architects, Landmark Construction Group, and Cooper Project Advisors.



Building Area: 5,476 SF
Investment: \$2,600,000
Instagram: @sisuyouthokc

OUTSTANDING PUBLIC INITIATIVE

ALMONTE LIBRARY The Almonte Library serves as a cornerstone of the southwest Oklahoma City community, offering a welcoming and safe environment for all ages. Guests can explore a variety of amenities, including a Makerspace, podcasting studio, drive-up book drop, shaded outdoor playground for Storytime, and spaces for programming and special events. The library's collection boasts more than 40,000 items, including books, magazines, DVDs, and other media in English, Spanish, and Vietnamese. The standout feature of the library is its two large artworks by local Oklahoma City artists. On the northeast corner of the building, muralist Scott Henderson created a vibrant bookcase mural celebrating Oklahoma's rich literary heritage. Inside, the mother-daughter artist duo Nicole and Aztrid Moan crafted a stunning mosaic tile mural titled Tree of Lanterns, which features the word "Welcome" in various languages. The project team includes The City of Oklahoma City, the Metropolitan Library System, ADG Blatt, HFSD, Steinberg Hart, and W.L. McNatt.



Building Area: 19,880 SF
Investment: \$6,884,500
Instagram: @metrolibraryok

RAPID NW RAPID NW is Central Oklahoma's first Bus Rapid Transit (BRT) line, providing high-frequency, premium transit services. This groundbreaking line delivers faster, more frequent transportation with enhanced vehicles, upgraded stations, and improved passenger amenities. Spanning a 9.5-mile corridor, it features 32 paired stops and priority traffic signals at 38 intersections for its fleet of nine vehicles. Seamlessly integrated with EMBARK's bus system and the OKC Streetcar, the route serves 40,000 residents and 91,000 jobs, with over 20% of the region's employment located within half a mile of the line. RAPID NW expands mobility options, improves job access, supports transit-oriented development, promotes community health, and enhances livability along the corridor. By July 2024, it exceeded projections, surpassing a quarter-million riders. The project team includes EMBARK, COTPA, The City of Oklahoma City, HNTB, and Rudy Construction.



Frequency: 12-15 minutes,
7 days a week
Investment: \$28,900,000
Instagram: @RapidBRT



OUTSTANDING PUBLIC INITIATIVE

THE VILLAGE CIVIC AREA In 2006, The Village launched an Economic Development and Revitalization Project Plan aimed at improving residents' quality of life, stimulating private investment, and boosting the local tax base. After purchasing a dilapidated apartment complex, the Village sold land for the development of 100 single-family homes, townhomes, and a Community Center. However, a town center was still needed. Despite challenges, including difficult-to-develop land with utility easements at one end and a high-water table at the other, the Village Civic Area was created. The space connects new housing and the community center via a 10-foot-wide multi-use path reclaimed from an underutilized roadway. Now, residents have a dedicated place for daily walks, events in the Civic Plaza, workouts in the fitness area, and relaxation on the Village Green. The project team includes The City of the Village, LAUD Studio, Johnson & Associates, Common Works Architects, CEC, 360 Engineering Group, Kimley-Horn, Pre-Construction Services, Inc., and Wynn Construction Co.



Site Area: 330,000 SF
Investment: \$8,675,000
Instagram: @cityofthevillage

W.P. BILL ATKINSON PARK Many longtime residents of Midwest City recall W.P. Bill Atkinson Park as the heart of their community. The site once housed the original city hall, fire station, water tank, and well that supported the city's rapid early growth. The first retail developments and housing also began here, earning the area the nickname "Midwest City's Original Mile." Completed in 2023, the park has become a popular destination for residents and visitors alike. Notable features such as the drive-thru Skytrain Hangar and the Monarch Music Pavilion have served as prime locations for Midwest City's annual community events and festivals. The park's new amenities include a playground, climbing wall, dog park, and pedestrian plaza. The project team includes The City of Midwest City, Olsson, TAP Architecture, and Shiloh Enterprises.



Site Area: 5.6 Acres
Investment: \$5,272,673
Instagram: @cityofmidwestcity



BOUTIQUE DEVELOPMENT

4X4 OFFROADER The 4x4 Offroader—named for being the fourth fourplex in Dryline’s design and development portfolio and its location fronting an alley—completes a three-building complex that includes the 16th Street fourplex and a 110-year-old house on 17th Street. The Offroader is a 3,000-square-foot fourplex, designed to fit within a 34’ x 34’ x 34’ zoning envelope. At a micro level, this project adds four new homes to an existing, tight-knit community. New residents can immediately connect with neighbors through developer-sponsored on-site cookouts. The Offroader provides additional housing without displacing current residents and offers a tangible example for future developers who wish to build apartments in the area. The Offroader features a south-facing roof optimized for solar panels, as well as thicker walls and roof decks insulated with spray foam and heat pumps, ensuring efficient, quieter heating and cooling. The project team includes Dryline Architecture, Kate Day, and Slate Construction.



Building Area: 3,000 SF
Investment: \$750,000
Instagram: @_sam_day

DOUGLAS TOWNHOMES The Douglas Townhomes is a modern boutique residential development designed to blend seamlessly into its neighborhood. Constructed with the intention of making it appear as if it “belongs,” the townhomes may be mistaken for a remodel rather than new construction. This effect is largely due to design elements inspired by the adjacent duplex, which was gutted and remodeled as part of the project. These key design features include the townhomes’ three striking chimneys, steep pitched roof, herringbone brickwork, and a brick color reminiscent of a bygone era. Special revocable permits were used to push the project to the new sidewalks, rather than adhering to traditional setbacks. This approach created porches for each unit, providing outdoor spaces for grilling, lounging, and fostering community engagement. The project team includes Khoury Real Estate, Sam Gresham Architects, and American Eagle Homes.



Building Area: 7,300 SF
Investment: \$1,287,000
Instagram: @Chad_Khoury

NW 57TH ST & MILLER NW 57th & Miller began with the discovery of a house on an oversized corner lot in the charming and historic Belle Isle neighborhood – a community known for its character but often challenging for new construction. Opportunities to build in established neighborhoods like Belle Isle are rare, especially while maintaining price points that appraise properly. This project provided a unique chance to meet growing demand by creating modern, full-sized homes with two-car garages and low-maintenance backyards for buyers seeking new construction in a classic neighborhood setting. The development promotes responsible densification, introducing three two-story homes that thoughtfully integrate with the evolving landscape of the traditionally one-story area. By making more efficient use of the land, the project supports the city’s goals of smart urbanization while preserving the walkable, neighborly feel that makes Belle Isle special. The project team includes Jamil and Marie LLC, Omar and Christina Khalil, Johnson & Associates, and Alisa Weatherman.



Building Area: 4,600 SF
Investment: \$1,250,000

TULSA SPECIAL RECOGNITION

NOMA TULSA NOMA Apartments transformed a four-acre surface parking lot into a flagship neighborhood hub in Tulsa's Market District. Located along the iconic Route 66, NOMA adds 256 modern apartment units, successfully boosting residential density, alongside new commercial spaces and public areas where neighbors can gather and connect. Designed with walkability in mind, NOMA features a variety of amenities that encourage community engagement. Residents can enjoy outdoor spaces like tree-lined benches, patios for dining, and areas for recreational activities under string lights. NOMA Apartments exemplify a commitment to revitalizing urban spaces, offering a modern living experience that integrates seamlessly with Tulsa's rich history and vibrant community. The project team includes ITulsa, LLC, Hord Coplan Macht, Planning Design Group, Wallace Design Collective, MDP Engineering Group, and Strategic Construction, Ltd.



Building Area: 450,000 SF
Investment: \$65,000,000
Instagram: @NOMAtulsa

QUINCY PARK APARTMENTS The historic Tulsa Boys Home, later known as the Laura Dester Center, had been abandoned for several years, becoming a haven for illicit activity. Despite efforts by the City of Tulsa to redevelop the site, the building was initially slated for demolition. The redevelopment was eventually conceived and achieved through a collaborative public-private partnership, incorporating Historic Tax Credits, PACE financing, and a five-year loan from the Tulsa Development Authority to defer the purchase price. Coined Quincy Park, the property was adaptively repurposed into 72 studio apartments, adding much needed density to Tulsa's Pearl District neighborhood. Units range from 335 to 530 square feet, with monthly rents between \$880-\$1,150. The project team includes Amenome, Kevin Rice, Method Group, Bruce Caveny, and Katon Construction.



Building Area: 42,252 SF
Units: 72
Investment: \$7,000,000

SANTA FE SQUARE Santa Fe Square represents the culmination of a two-decade-long transformation of Tulsa's Blue Dome District. Spanning over two blocks, this mixed-use development reimagines an under-utilized parking lot into a central hub – complete with a 12-story office tower, 184 residential units, retail, and hotel, all centered around a public plaza. The development emphasizes pedestrian-friendly design, incorporating wide sidewalks, benches, street lighting, and trees to create an engaging urban environment. Constructed from concrete and masonry, Santa Fe Square aims to create a lasting architectural landmark. The addition of structured parking encourages foot traffic back into the neighborhood, revitalizing an area that lacked a community gathering place. The project team includes Fishless Desert, Industrial Developers of Oklahoma, American Residential Group, Callison RTKL, Narrate, Architecture Demarest, Manhattan Construction Group, and Crossland Construction Company, Inc.



Site Area: 4 acres
Investment: \$175,000,000
Instagram: @santafesquare

SMALL SCALE DEVELOPMENT

THE AYVA APARTMENTS The Ayva is a four-story ground-up urban infill residential project featuring 78 micro-units, each averaging 450 square feet. The first floor includes several shared amenities, as well as an intimate outdoor courtyard, surrounded by the new building and a historic mid-century modern parking structure. By repurposing an underutilized surface parking lot and removing 43 parking spaces, the project transforms this area into a vibrant urban corner. The developer's goal was to help further revitalize the neighborhood by increasing the residential population while providing housing for employees at the nearby hospital. Tenants have access to the adjacent historic parking structure, which is shared with the office building on the neighboring site. No additional parking was added for this development. The project team includes Goodlife Housing Partners LLC, Gardner Architects, and QUAD Construction.



Building Area: 42,778 SF
Investment: \$12,500,000
Instagram: @ayvamidtown

NEW SAIGON APARTMENTS New Saigon is the embodiment of the developer's vision to uplift the Asian District through high-quality, thoughtfully designed development. With smart floor plans aimed at attracting young professionals, the project encourages residents to live in the district and enjoy its amenities, rather than moving away from their roots, which has historically been the trend. The project adds micro-units to the Asian District, an area rich in amenities but short-on-housing. With its walkability and proximity to the RAPID NW line on Classen, residents have easy access to nearby grocery stores, coffee and boba shops, OCU, and a wide variety of restaurants. The urban nature of the development, particularly its location near the bus rapid transit line, enables the creation of 36 units with just 30 parking spaces. The project team includes Omega Investments, Common Works Architects, Johnson & Associates, and Franklin.Build.



Building Area: 18,350 SF
Investment: \$4,300,000
Instagram: @newsaigonokc

THE SPANIARD MIDTOWN The Spaniard is a luxury, boutique townhome development situated in the heart of Midtown. Comprising 27 townhomes for rent, the property aims to set a new standard for upscale living near Oklahoma City's urban core. This infill project transformed an acre of unused land directly adjacent to Midtown Plaza Court. Positioned between the modern vibrancy of Midtown and the historic charm of Heritage Hills, The Spaniard serves as a bridge between the two. By blending traditional architectural lines with modern touches, the developers envisioned a legacy property that would enhance the area's prestige. Their goal was to create a development that feels like it has been part of the neighborhood for years, while still offering tenants the modern amenities expected from new construction. The project team includes Willoughby Ridley LLC and Gresham Architects.



Building Area: 32,000 SF
Units: 27
Instagram: @WilloughbyRidley

LARGE SCALE DEVELOPMENT

DOMAIN AT CHISHOLM CREEK The Domain is a four-story, 240-unit multifamily development located in the heart of Chisholm Creek. Situated on a unique 7.42-acre triangular site, the development team aimed to create a project that fosters an urban feel while maximizing the site's efficiencies to provide for ample amenity spaces for its residents. The buildings are intentionally placed close to the streets within Chisholm Creek to promote a walkable, urban environment. Interior spaces at The Domain feature spacious living areas with large windows for maximized natural light, mud benches, working desks, quartz countertops, wine coolers, and generously sized balconies for every unit. The Domain offers a luxurious living experience with convenient access to the vibrant entertainment and dining options that Chisholm Creek provides. The project team includes Rockwood Capital, HEDK Architects, Johnson & Associates, Jordan Skala, Meeks Design Group, Medalion Group, and Franklin Construction Limited.

MAGNOLIA ROW Magnolia Row is a build-to-rent multifamily community designed with new urbanist principles. Each thoughtfully crafted single-family apartment home features high-end finishes, spacious floor plans across one or two levels, and exclusive features typically found in standalone homes, such as private side yards. Beyond the individual residences, Magnolia Row fosters a park-like atmosphere that enhances a strong sense of community. Residents can enjoy walking paths, a clubhouse with a catering kitchen, swimming pool, and the convenience of covered parking. Situated on a suburban infill site, the project takes full advantage of nearby retail amenities while blending seamlessly into the surrounding residential area. With traditional multifamily housing to the east and single-family homes to the south, Magnolia Row strikes a harmonious balance that enhances and respects the character of the area. The project team includes Saxby Stradinger, Blackfin Development, AMMP Studio, and Willowbrook.

PHILLIPS MURRAH HEADQUARTERS Phillips Murrah HQ is a five-story, new construction infill project featuring a four-level parking structure. Located on a long-vacant Midtown lot, the lower two floors are mixed-use, with retail, hospitality, and services on the ground floor and offices on the second level. The three upper floors are occupied by Phillips Murrah. The design incorporates floor-to-ceiling windows and expansive interior and exterior open spaces. The project is thoughtfully integrated into the neighborhood, using masonry materials at the lower levels to complement the smaller-scale masonry buildings of Midtown. A smaller-scale colonnade enhances the pedestrian experience while maintaining a consistent architectural style. The parking structure includes 312 public spaces and features solar arrays on its south-facing façade, providing power for both the garage and office building. The project team includes Midtown Renaissance, Fitzsimmons Architects, Lingo Construction Services, Crafton Tull, Wallace Design Collective, FSB, Red Rock Consulting, and Bell & McCoy.



Building Area: 267,000 SF
Units: 240
Instagram: @domainatchisholmreek



Building Area: 88,400 SF
Investment: \$20,000,000
Instagram: @livemagnoliarow



Building Area: 84,166 SF HQ & 107,004 SF Garage
Instagram: @midtownrenaissance

OUTSTANDING REHABILITATION & RESTORATION

BOYETT PETROLEUM Boyett Petroleum's new Oklahoma Headquarters creatively blends a 1920s three-story brick warehouse with a 1940s Quonset hut. These once obsolete and dilapidated buildings were turned into a one-of-a-kind office experience for their team. Owner Dale Boyett fell in love with the buildings and envisioned restoring them into a showcase for his company. With a commitment to preservation, the buildings and their materials were saved from demolition. The original brick and wood structure of the 1920s warehouse and the steel framework and roof from the 1940s Quonset hut were retained. To stabilize the 1920s warehouse and support a new glass penthouse, a new structural steel skeleton was introduced. The penthouse offers a serene escape from the workplace, while providing panoramic views of Oklahoma City's historic Bricktown. The project team includes Boyett Petroleum, TAP Architecture, and Lingo Construction Services.



Building Area: 16,730 SF
Investment: \$7,000,000
Instagram: @boyett-petroleum

PUBLIC STRATEGIES HEADQUARTERS The Public Strategies Headquarters involved the redevelopment of three separate buildings, two of which were connected by a glassed-in alleyway during renovation. One building now houses the Public Strategies corporate headquarters, another serves as a production studio, and the third is reserved for future development. The nearly 100-year-old buildings were preserved, maintaining their original footprint but optimized as interconnected spaces. A climate-controlled, glass-topped alleyway now links two of the buildings, allowing employees to enjoy natural sunlight year-round. The masonry wall along the west side of the building was opened to create a second-floor balcony, which adjoins new interior spaces. This area features floor-to-ceiling glass walls, offering stunning views of the skyline. This revitalization project transformed 47,000 square feet of neglected space in Automobile Alley, activating it for office use and providing workspaces for over 135 people. The project team includes NE 9th Street Development Company, Inc., Studio Architects, HFSD, and Timberlake Construction Co.



Building Area: 47,000 SF
Instagram: @public_strategies

RESONANT HEAD Resonant Head is a dynamic live music venue and event space located in Oklahoma City's historic Capitol Hill District. The venue's design pays homage to mid-century modern architecture, reimagining the building as a vibrant, psychedelic funhouse. The 250+ capacity venue boasts a sunset-hued color palette, nostalgic bar, lounge, a surrealist stage, and playful restrooms, creating an immersive environment for both fans and artists. This revitalization project has breathed new life into a structure that had been vacant and in disrepair for many years, contributing to the ongoing revitalization of the Capitol Hill area. By preserving and transforming the building, Resonant Head not only honors the area's rich cultural heritage but also serves as a catalyst for the district's resurgence, offering a unique venue that celebrates both the past and the future of Oklahoma City's music scene. The project team includes Resonant Head, LLC, A.B. Lafitte, and Franklin.Build.



Building Area: 3,000 SF
Investment: \$1,100,000
Instagram: @resonant_head

DISTINGUISHED MERIT



OAK OKC OAK OKC is the result of a decade-long process to create a premier walkable, urban district in northwest Oklahoma City. Developed after the acquisition of 40 separate properties, OAK seamlessly blends residential, commercial, and recreational spaces to create a vibrant community. The district features a new-to-market hotel brand, a variety of new and returning retail storefronts, apartments, and office. Most remarkably – all opening within the span of one year. The project’s master plan was designed to activate a diverse mix of uses – retail, restaurants, rental residences, hospitality and office – while meeting the rigorous standards of best-in-class retail. Though retail is a focus, the heart of OAK OKC is its commitment to creating a centralized gathering place. The true “anchor” of the development is not any single retailer or combination of uses, but rather Heartwood Park, the central plaza. With over 100 events planned annually, Heartwood Park serves as the hub for community connection and engagement. Through a commitment to best-in-practice placemaking principles, OAK OKC plays a pivotal role in the city’s growth, providing residents and guests a fresh approach to living, working, and gathering in Oklahoma City.

The Project team includes Veritas Development, The Dobson Family, Ryan McNeill, Wakefield Beasley, WDG Architecture, Nelson Architecture, Site Solutions, Chrome Architecture, Vincit Constructors, Willowbrook, and Lingo Construction Services.

Building Area: 900,000 SF | Site Area: 800,000 SF | Investment: \$250,000,000 | Instagram: @oak_okc

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