



November 2012

Greetings!

Check out the latest news from ULI Oklahoma:

- [Upcoming Programs & Events](#)
- [Chair Chat](#)
- [Thank you Legacy Bank!](#)
- [Gerald D. Hines Student Urban Design Competition](#)
- [In The News](#)
- [and more...](#)

If you have any comments or suggestions for what you would like to see in future newsletters, please contact us at oklahoma@uli.org.

Thank you!

Programs & Initiatives

ULI Oklahoma: Upcoming Programs

- The Plaza District: an OKC Cinderella Story, Dec. 4th Click [here](#) for more information
- Monthly Luncheon Series: featuring Mike Knopp & Rand Elliott, Dec. 6th, registration opening soon

You can also email program & initiatives ideas and suggestions to oklahoma@uli.org.

A Message From Our Chair



Leslie
Batchelor

Lessons from Denver

About a dozen members of ULI Oklahoma attended the ULI Fall Meeting in Denver in October. The three days of meetings, programs, and presentations offered a wealth of information to the 6,000+ ULI members in attendance - on topics ranging from affordable housing and health center development, to capital markets and community building. The program content was great. Even more valuable were the lessons that Denver itself offered.

Here are just three:

1. Every project should be thought of as city building, not in isolation. A key part of Denver's success is the way in which everything is integrated and works together. Denver's convention center, transit, public spaces, roads, and buildings serve and support each other. The project manager for Denver's FasTracks, which is constructing over 122 miles of light rail and commuter rail, put it this way: "This is not a transit-building project; this is a city-building project." The objective of each project is not the project itself, but what it does for the city as a whole.

I wondered whether OKC might be well served to think of its MAPS 3 Projects more that way: the goal of the streetcar, the convention center, the downtown park, or the other projects must to make a better city, not just to be good in and of themselves. In order for the whole to be worth more than the sum of its parts, they need to work together. Planning and coordination are key.

2. There's no substitute for preservation. Two of the most vibrant, exciting places in Denver these days are Larimer Square and LoDo. In the 1960's, preservationist Dana Crawford successfully prevented the demolition of a block of Larimer Square by the Denver Urban Renewal Authority and helped create Denver's first historic preservation district.

Throughout the 1980's, the adjacent 23-block warehouse district that comprised Lower Downtown was boarded up and blighted; it was the city's skid row. Over the opposition of a majority of property owners in Lower Downtown, Mayor Federico Peña made historic district designation of the area a top priority of his administration. The 1988 passage of the historic district ordinance spurred private sector investment, including restaurants, offices, lofts, galleries, and offices. Today, there are over 3,700 housing units in LoDo, and it is one of the most popular and successful urban neighborhoods in the country.

When will OKC realize, like Denver did, that we need "a point of difference" from other cities? An identity that is authentic. One that comes from our history. "Everything else we've built in the last 20 years looks like it could have been built anywhere," Denver's planning director could have been speaking about OKC as easily as her own city. Our recent successes - in MidTown, Automobile Alley, Film Row, Bricktown, Paseo, Plaza Court - all derive in part from the fact that they have historic buildings that provide unique and unmistakable character. I hope we will apply this same lesson downtown and in Core to Shore.

3. A major convention center is inevitably a barrier between areas. Denver's convention

center is beautiful and well-designed -simple and elegant, with lots of glass, and two sweeping façades (so there's basically no "back" side, though the service, delivery, and parking at the narrow north and south ends are pretty cold and dead). Still, it effectively serves as the boundary of downtown. High-rise hotels and restaurants fill the east side, while fast food restaurants and low-rise buildings populate the west side. And this is despite the facts that a light rail line goes through the convention center east-to-west and that the west side offers a spectacular view of the Rocky Mountains.

No matter how well-designed, convention centers are just so large that in every city they tend to be a major barrier. It's reasonable to expect that the same will be true of OKC's new convention center. Before we actually begin construction, shouldn't we make absolutely sure that the location chosen will be what's best for the city as a whole and not just what's best for the convention center?

The trip to ULI's Fall Meeting was a great one. Not so much because Denver's convention center is beautiful, but because Denver is a great city.

Join us for ULI's Spring Meeting in San Diego May 15-17, 2013! Or for next Fall's meeting in Chicago, November 5-8, 2013!

Sponsor

ULI Oklahoma would like to thank Legacy Bank, which continues its support of ULI Oklahoma as a Bronze Sponsor and recently sponsored ULI Oklahoma attendees at the ULI Fall Conference in Denver. We are grateful for their support of ULI's programs and activities. Legacy Bank has long been an acknowledged leader in sophisticated banking practice.



Sponsor Drive 2013

Please consider supporting ULI Oklahoma, the state's premier real estate organization -- a place where leaders come to grow professionally and personally through collaboration, mentoring, and problem solving. To review the Sponsor Brochure click [here](#).

Gerald D. Hines Student Urban Design Competition

Form a team with four other graduate students and challenge yourself to imagine a better built environment in the 2013 ULI/Gerald D. Hines Urban Design Competition.

The application deadline for teams is December 10, 2012. This year, applications will only be accepted via an online system. [Learn more about how to form a team and apply to participate.](#)

The ULI/Gerald D. Hines Student Urban Design Competition, now in its eleventh year, is an urban design and development challenge for graduate students. The Hines Competition challenges multidisciplinary student teams to devise a comprehensive development program for a real, large-scale site. Teams of five students representing at least three disciplines have two weeks to develop solutions that include drawings, site plans, tables, and market-feasible financial data.

This is an ideas competition; there is no expectation that any of the submitted schemes will be applied to the site. The winning team will receive \$50,000 and the finalist teams \$10,000 each.

Email udcompetition@uli.org with any questions.



In the News



- [Best Source for Emerging Trends in Real Estate 2013](#) - *NewsOK*
- [Build It, They'll Come, Say Supporters](#) - *OKC Central*
- [Ideal Homes Plan Total Geothermal Communities](#) - *The Edmond Sun*
- [CRE Market Looking Up in Metro Tulsa](#) - *Tulsa World*
- [Restoring Downtown Retail](#) - *OKC Central*
- [Go Western](#) - *OKC Gazette*
- [Temporary Eatery, Pop-Up Shops are Set to Open at Myriad Gardens](#) - *NewsOK*
- [Tulsa's Newest Skyscraper Reaches Its Peak](#) - *Tulsa World*
- [Burden for Rebuilding Infrastructure](#) - *The Washington Post*
- [OKC Skyline Set for Growth](#) - *NewsOK*
- [Whole Foods Coming to South Tulsa](#) - *Tulsa World*
- [Another Bricktown Renovation](#) - *NewsOK*
- [Tulsa: Transportation Future](#) - *Urban Tulsa*
- [Street Redesign Good for the Economy](#) - *Transportation Nation*
- [Edmond City Council Approves Bike Plan](#) - *Edmond Sun*
- [Changing Designs](#) - *NewsOK*
- [Osler's Building Conversion to Boutique Hotel](#) - *NewsOK*

Top articles from UrbanLand Magazine

Some articles worth reading on issues with both national and local relevance:

- Imagine Children Playing in the Streets of the New American City...[more](#)
- The Many Uses at Denver's...[more](#)
- Quality of Place...[more](#)
- Real Estate Barometer...[more](#)
- From Skid Row to LoDo...[more](#)



Join broader discussion with ULI members from around the world
Here are some topics driving discussion:



- [The Changing Landscape of Affordable Housing](#)
- [Saving Seattle's Neighborhood Authenticity Through Better Buildings](#)
- [Placemakers" Suburban Retrofitting](#)
- [Communities as Networks](#)
- [The Role of Open Space](#)

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