

SANDRIDGE COMMONS

OKLAHOMA CITY, OK



RUDY BRUNER AWARD for Urban Excellence
Submission

ROGERSPARTNERS
Architects+Urban Designers

2015 RUDY BRUNER AWARD PROJECT DATA



PROJECT DATA

Please answer questions in space provided. If possible, answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

Project Name _____ Location _____ City _____ State _____

Owner _____

Project Use(s) _____

Project Size _____ Total Development Cost _____

Annual Operating Budget (if appropriate) _____

Date Initiated _____ Percent Completed by December 1, 2014 _____

Project Completion Date (if appropriate) _____ Project Website (if appropriate) _____

Attach, if you wish, a list of relevant project dates _____

Application submitted by:

Name _____ Title _____

Organization _____

Address _____ City/State/Zip _____

Telephone () _____ Fax () _____

E-mail _____ Website (if appropriate) _____

Perspective Sheets:

Organization _____ Name _____ E-mail _____

Public Agencies _____

Architect/Designer _____

Developer _____

Professional Consultant _____

Community Group _____

Other _____

Please indicate how you learned of the *Rudy Bruner Award for Urban Excellence*. (Check all that apply).

- | | | | |
|----------------|----------------------|-------------------------------------|------------------------|
| Direct Mailing | Direct Email | Previous Selection Committee member | Other (please specify) |
| Online Notice | Previous RBA entrant | Professional Organization | _____ |
| | Social Media | Bruner/Loeb Forum | |

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2015
RUDY BRUNER AWARD
PROJECT
AT-A-GLANCE



PROJECT AT-A-GLANCE

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This sheet, the Project Data sheet, and the representative photo will be sent to the Committee in advance as the *Project Overview*.

Project Name _____

Address _____

City/State/ZIP _____

1. Give a brief overview of the project. Approximately 500 words.

2. Why does the project merit the *Rudy Bruner Award for Urban Excellence*? (You may wish to consider such factors as: effect on the urban environment; innovative or unique approaches to any aspect of project development; new and creative approaches to urban issues; design quality.) Approximately 500 words.

2015 RUDY BRUNER AWARD PROJECT DESCRIPTION



PROJECT DESCRIPTION

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1. Describe the underlying values and goals of the project. What, if any, significant trade-offs were required to implement the project? Approximately 500 words.

2. Briefly describe the project's urban context. How has the project impacted the local community? Who does the project serve? How many people are served by the project? Approximately 500 words.

PROJECT DESCRIPTION (CONT'D)

3. Describe the key elements of the development process, including community participation where appropriate. Approximately 400 words.

4. Describe the financing of the project. Please include all funding sources and square foot costs where applicable. Approximately 400 words.

5. Is the project unique and/or does it address significant urban issues? Is the model adaptable to other urban settings? Approximately 400 words.

2015
RUDY BRUNER AWARD
COMMUNITY
REPRESENTATIVE
PERSPECTIVE



COMMUNITY REPRESENTATIVE PERSPECTIVE

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This sheet is to be filled out by someone who was involved, or represents an organization that was involved, in helping the project respond to neighborhood issues.

Name _____ Title _____

Organization _____ Telephone () _____

Address _____ City/State/ZIP _____

Fax () _____ E-mail _____

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Signature _____ **Date** _____

1. How did you, or the organization you represent, become involved in this project? What role did you play? Approximately 400 words.



2. From the community's point of view, what were the major issues concerning this project? Approximately 400 words.

COMMUNITY REPRESENTATIVE PERSPECTIVE (CONT'D)

3. Has this project made the community a better place to live or work? If so, how? Approximately 400 words.

4. Would you change anything about this project or the development process you went through? Approximately 400 words.

2015
RUDY BRUNER AWARD
PUBLIC AGENCY
PERSPECTIVE

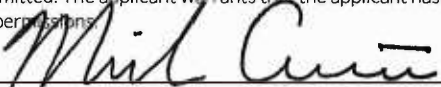


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This sheet is to be filled out by staff representative(s) of public agency(ies) who were directly involved in the financing, design review, or public approvals that affected this project.

Name	Mayor Mick Cornett	Title	Mayor
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Signature		Date	12-05-14
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1. What role did your agency play in the development of this project? Describe any requirements made of this project by your agency (e.g., zoning, public participation, public benefits, impact statements). Approximately 400 words.

The SandRidge Commons project advanced through all the normal City processes and met all of our standard requirements.

2. How was this project intended to benefit your city? What trade-offs and compromises were required to implement the project? How did your agency participate in making them? Approximately 400 words.

The project was intended to transform a city block that had been vacant for decades into a high-density employment center and a vibrant public space that included a mix of retail and commercial uses.

The project was intended to dovetail with a wide range of other city initiatives such as Project 180, a public space initiative aimed at making the central core more pedestrian friendly. Project 180 narrowed streets, added dedicated bike lines, widened sidewalks and enhanced landscaping to create a more walkable downtown. SandRidge Commons joined the City in this effort, offering to partially fund and wholly construct the streetscapes surrounding the Commons in order to help the City's initiative dollars go further.

Our "This City is Going on a Diet" campaign raised awareness of obesity issues and enabled us to advance a conversation on walkability. This city-wide conversation ultimately resulted in urban design and infrastructure that moves people toward a more active lifestyle. SandRidge Commons contributed valuable outdoor open space, walking paths and bicycle connectivity to support that initiative.

PUBLIC AGENCY PERSPECTIVE (CONT'D)

3. Describe the project's impact on your city. Please be as specific as possible. Approximately 400 words.

We are in the midst of a renaissance in Oklahoma City, fueled by the construction of quality-of-life, civic infrastructure with higher design standards. In addition, everything we are building –urban parks, arts and athletic venues, public transportation options (a modern streetcar), senior wellness centers, hundreds of miles of hike-and-bike trails, rivers ports options and more – are designed to nudge our community toward a more active lifestyle and improved health and wellness outcomes, while simultaneously creating density and a sense of place unique to Oklahoma City.

SandRidge Commons hits on all these notes on an interior block in the heart of our downtown business district. What was once a neglected block is now a sustainable urban park, work and retail space with a striking, innovative design.

Its impact is impressive. Its open space is a welcome respite in the middle of mid-century, mid-rise buildings. Its design has inspired other developers to consider innovative approaches in redevelopment.

4. Did this project result in new models of public/private partnerships? Are there aspects of this project that would be instructive to agencies like yours in other cities? Approximately 400 words.

Catalytic projects like this one always require strong partnerships between local government and the private groups that undertake the work. This project was unique in that SandRidge Energy did not request nor receive any incentives or subsidies from the City.

This project serves as an excellent example to agencies in other cities because there was an open dialogue throughout the design and development process between the project owner, the designers and the City government. This dialogue enabled the entire team to understand each other's needs, build strong relationships and very quickly address issues as they arose.

The project also demonstrates the success that can be achieved when the City approaches each project as an integral part of an overall vision - rather than stand-alone developments.

5. What do you consider to be the most and least successful aspects of this project? Approximately 400 words.

By far the most successful aspect of the Commons is the sense of place and community that it creates and encourages. Cities can be so much more than imposing blocks of concrete, steel and glass. This development encourages people to get outside, move around, have lunch and maybe shop. It enhances the quality of life in our urban core. We've come to the conclusion in Oklahoma City that a City with high standards attracts people and businesses of high standards.

SandRidge Commons is a pairing of the highest quality open space with new local retail and commercial companies. It has transformed an unoccupied portion of Oklahoma City's central business district core into a walkable public space for downtown workers and residents, as well as a destination location for visitors.

As we continue to enhance the walkability of our urban core and continue to raise the design standards in Oklahoma City, projects like SandRidge Commons are demonstrating that placemaking matters.

2015
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PROFESSIONAL
CONSULTANT
PERSPECTIVE



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This sheet is to be filled out by a professional who worked as a consultant on the project, providing design, planning, legal, or other services. Copies may be given to other professionals if desired.

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Organization	Arup	Telephone	(212) 897-1337
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Signature	david.dubrow@arup.com	Date	12/8/2014

Digitally signed by david.dubrow@arup.com
DN: CN=david.dubrow@arup.com
Date: 2014.12.08 14:10:59-0500'

1. What role did you or your organization play in the development of this project? Approximately 400 words.

Arup was engaged to perform microclimate and daylighting studies on the SandRidge Commons.

For the microclimate study we processed 30 years' worth of hourly climatic data (over 1.8 million data points) obtained from the National Climatic Data Center covering temperature, humidity (relative & dew point temperature), wind speed, wind direction, wind gust speed, precipitation, and solar intensity. The temperature, humidity and solar data was modelled and used to document the local climate conditions in the SandRidge Commons, and also to aid in the analysis of the wind data. Wind speeds and directions were analyzed to derive a set of factors which were then translated into a physical wind tunnel model (performed by a certified testing facility) of the SandRidge Commons site for analysis of local pressure coefficients. The data from the wind tunnel test was then combined with other data sets mentioned above. The combined results were then analyzed to help identify which factors; wind, sun, or both; dominated on different parts of the Commons' site and during which months and during what times of day pedestrian comfort is affected.

Through computer modelling, incorporating historical weather data from the US Department of Energy, the daylighting study on the SandRidge Commons identified the total number of possible hours in a typical year the site is exposed to direct sunlight. We also modelled the intensity of the direct sunlight in a typical year.

The results of both the microclimate and daylighting studies were used to help the design team make informed decisions on various site design aspects that would allow the local population to congregate outdoors reasonably comfortably for the maximum number of days and hours throughout the year.

2. Describe the project's impact on its community. Please be as specific as possible. Approximately 400 words.

Oklahoma City is known to have a predictable wind environment as well as an overall predictable climate. Historically, the SandRidge Commons site was an uninviting outdoor space due to the extreme high winds and high temperatures. Very few hours during the year fell within the comfort zone that encouraged the community to engage in outdoor activity. As a result local businesses would suffer.

Although Arup is not local to Oklahoma City, we are excited by the knowledge that the windbreak and shading strategies ultimately employed are clearly evident in the design. We can easily see how the use of natural elements in the landscaping such as trees and soil berms help break up the uncomfortable gusts of winds. The role played by the canopy is also evident in how it shades the open space. These are prime examples of how using common techniques to help achieve the environmental comfort goals are understood by the local population. This is evident by how the local community uses the space to engage with each other.

The combination of wind break and shading elements have transformed the Commons into a more inviting public space. More people are hanging out more often for longer periods of time. Local businesses have also started to thrive. The site has become a destination point for SandRidge employees, city residents, and visitors alike.

3. How might this project be instructive to others in your profession? Approximately 400 words.

It is important to understand how exterior envelopes (i.e. landscapes) for public spaces provide a value to the urban environment. The more inviting the outdoor space is the more it will be utilized and enjoyed by the public. In order to realize that value we must understand how nature affects such as high winds at ground level have a negative impact on usability and how solar gain, temperature, and the heat island effect can render an outdoor space uncomfortable.

The approach taken by the design team on the SandRidge Commons involved a process that first identified for everyone what the current local microclimate was and the effects played by existing structure and surroundings. Once the major factors are identified we were then able to make smart decisions on how to reshape the landscape and add certain elements at strategic locations that would help shade from sun and reduce wind effects.

It also needs to be understood that there are many projects that have been engineered to shift the microclimate into a comfort zone in order to enable the space to be programmed that are operating outside their intended parameters. These need to be broadly disseminated.

4. What do you consider to be the most and least successful aspects of this project? Approximately 400 words.

One of the most successful aspects of the projects would be how the wind and daylighting studies, paired with the implemented design strategies were able to successfully shift the local microclimate into a more acceptable comfort zone. The outdoor spaces are now used throughout the spring, summer and fall for longer periods of time and for a wider range of everyday activities. The goal was not to unrealistically eliminate wind on site altogether. Instead we were able to correlate the data collected from computer modelling and physical wind tunnel testing to empirical data in order to prove we meet pedestrian comfort acceptability criteria for various activities such as "Pedestrian Sitting", "Pedestrian Standing", and "Pedestrian Walking" over a range of wind speeds in the spring, summer and fall seasons.

On the other hand, one of the least successful aspects of the project was that we were unable to deal with the windshear on the south side of the existing Landmark Belluschi tower located on the Commons. Although the design team spotted the major gathering spaces outside those zone that receive the greatest winds due to windshear off the southern side of the tower, several walkways on the south leading into the Commons still experience high level winds due to the windshear. This concern was identified in the design process but the design team was not able to retrofit the Belluschi tower to address the issue.

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PROFESSIONAL
CONSULTANT
PERSPECTIVE




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This sheet is to be filled out by a professional who worked as a consultant on the project, providing design, planning, legal, or other services. Copies may be given to other professionals if desired.

Name	Stan Lingo	Title	President
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Signature  Date 12/09/14

1. What role did you or your organization play in the development of this project? Approximately 400 words.

Since 2007, as the general contractor, Lingo Construction has provided preconstruction and construction for all phases of SandRidge building and block redevelopment. Moreover we feel our role has been an advocate of both the owner and architect in that we desire to meet the aesthetic intent while balancing the long-term financial/functional operations of SandRidge.

In addition to the common core construction management efforts, Lingo assisted the owner with Architect selection, project phasing, global budgets, multiple pricing exercises and community interaction.

2. Describe the project's impact on its community. Please be as specific as possible. Approximately 400 words.

Construction community

Oklahoma City has seen a great increase of projects happening through sales tax the local energy market and technology companies. Like many of the larger projects, SandRidge has been in the public eye for quite some time. We believe that the construction complexity; demolition, renovation, rehabilitation, of the project was a great tool in developing Lingo Construction into a valued team partner with SandRidge and other future clients. Due to the notoriety and scale of the project, it has allowed us to grow and show our potential capabilities leading to future opportunities.

Subcontractor community

On a national level it would be fair to state Oklahomans can be perceived as a lesser specialized subcontractor workforce. However, the quality of detail in this project upheld by our project managers and local subcontractors has garnered great recognition and placed subcontractors within our community as more than capable national level craftsman.

Public community

An original vision of the inaugural SandRidge leadership started a revitalization of northeast side of downtown. We now experience restaurants, business relocation, public gatherings in the outdoor plaza including weddings and parties of the like. The Commons is a fresh gem within the core of the city for public activity.

PROFESSIONAL CONSULTANT PERSPECTIVE (CONT'D)

3. How might this project be instructive to others in your profession? Approximately 400 words.

Collaboration

A collaborative approach to building any project is the only way Lingo desires to play a part in projects. This translates into interaction with owner, designers, subcontractors and community prior to full "construction documentation". The bid process on projects of this nature tend to drive out the collaborative environment that made this project a success. We are a team of long term stakeholders who will continue to work

Details Matter

Project leadership in both the office and field were in sync to the spirit of the design and became infectious to the craftsman on-site. In a project of this size, details can be overlooked and disregarded. Due to the thoughtful nature of the design team and Lingos desire to build art, complex details were achieved giving substance to the overall whole.

Problem Solving

In occupied renovations multiple opportunities to solve problems arise. The easiest solutions should not always be pursued, it takes an extra level of thought to present the best solution within a team.

4. What do you consider to be the most and least successful aspects of this project? Approximately 400 words.

The most successful aspect of the project was that it was an equally collaborative process with all parties with tremendous impact on the downtown environment through revitalization. A transcendent design and the quality of the small details benefited the project as whole.

The uncontrollable economic transitions with owner and tenants on a project of this size and duration was a challenge. This however led to another success in that the team was able to work through ups and downs and still provide a quality project.

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OR DESIGNER
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This sheet is to be filled out by a design professional who worked as a consultant on the project, providing design, planning, or other services. Copies may be given to other design professionals if desired.

Name	Robert M. Rogers, FAIA	Title	Partner
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Signature		Digitally signed by Robert Rogers DN: cn=Robert Rogers, o, ou, email=press@rogersarchitects.com, c=US Date: 2014.12.08 13:49:41 -05'00'	Date	12.8.2014
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1. Describe the design concept of this project, including urban design considerations, choice of materials, scale, etc. Approximately 400 words.

SandRidge Commons is based on the idea that consequential urban projects should be designed with a focus on improving the communities in which they exist, affecting the map of the city rather than just the image of the city.

This project proposes a network of buildings and landscapes that activate the economic and cultural map of the city. Multiple buildings and over four acres of new landscapes are woven together with a cohesive vocabulary to create a unified whole.

The project renovates a Pietro Belluschi designed tower as the centerpiece of the new civic Commons. It is complemented by the Braniff Building, a US National Register of Historic Places property, which has been given new life with storefront uses and new transparent facades in delicate opposition to the historic masonry building. The Commons verdant landscapes and central shade structure are designed to create microclimates, protecting users from harsh summer sun and high street-level winds, extending the seasons for enjoyment.

The design process dovetailed with other City initiatives to increase public open space and enliven the downtown core. The Commons high-quality buildings and spaces have opened downtown to a broader segment of the city's demographic. The site has become an everyday destination for company employees, city residents, and visitors alike.

SandRidge Commons presents the Oklahoma City fabric with a new type of urban space, where corporate development enables company growth while actively engaging and improving the civic realm.

2. Describe the most important social and programmatic functions of the design. Approximately 400 words.

Beginning in 2008, this project joined a broader effort percolating in Oklahoma City to increase the quantity and quality of public open space in the downtown core. In early 2013, before the project opened, Oklahoma City ranked number 55 out of 60 in the Trust for Public Land's Parksore Index. Since that time, over eight-miles of streetscapes within the core have been completely transformed and through numerous projects - public and private, approximately 30 acres of open space has been renovated or created from derelict land. Within all of these projects, SandRidge Commons represents a significant change in Oklahoma City's relationship with outdoor urban spaces through two design and operational considerations.

During design, the project placed a heavy emphasis on addressing the environmental conditions in Oklahoma City that have historically impacted the usefulness of public space, heat and high winds. Through a combination of new technologies and analytical methods paired with well-known and documents agricultural strategies, this project works to shift the site's microclimate just enough to become useful on a regular basis. No single outdoor space can be comfortable all the time, so the Commons created a number of spaces of different sizes, shapes, and orientations so that at almost any time at least one space would be inviting.

On an operation level, the Commons was designed to be safely and beautifully lit all evening, every evening. Each of the spaces within the Commons works together to frame a cohesive nighttime presence while finding unique opportunities to use lighting to create subtle differences that offer a sense of wonder and the invitation to linger.

In addition to the 700 employees the Commons currently serves through the provision of high quality outdoor spaces for respite, meetings, and small group and company gatherings, it also serves the broader Oklahoma City Community providing a destination public space for weekend brunch at Kitchen 324, pre-and-post sports events gatherings, as well as region-wide events such as the 'SandRidge Santa Run' every December.

These efforts have given the community an urban space that they can "count on" day or night.

ARCHITECT OR DESIGNER PERSPECTIVE (CONT'D)

3. Describe the major challenges of designing this project and any design trade-offs or compromises required to complete the project. Approximately 400 words.

The two most challenging aspects in the design of SandRidge Commons were the need to create a cohesive whole from numerous disparate parts and irregularly shaped residual land, and the need to construct a 'complete whole' from what may very well only be the first phase in a much longer term growth strategy over the course of several decades.

The plan for the Commons incorporated three existing assets: A Pietro Belluschi designed, 30-story tower, the Braniff Building, a 10-story building designed by Solomon Layton and listed on the National Register of Historic Places, and a two-story above grade parking structure that was constructed during previous ownership of the site. In addition, approximately three of the four acres on the site contained underground loading, parking and mechanical spaces. The early masterplanning coincided with the 2008-2009 economic downturn and, by serendipity, the slower pace of the project schedule during that period gave the design team more time to develop strategies for developing a cohesive language of material, color, textures, and scale that linked renovated existing structures with new additions to the site.

The Commons project was designed with the ability to incorporate expansion to new adjacent sites in future decades. This ability was the product of an urban design strategy that distributed programs, buildings and open spaces rather than consolidating them into a single structure. That strategy allowed the Commons to become more deeply integrated into the urban fabric, drawing-in and relying-upon the city around the Commons for completeness. As a result of that integration the project 'feels' complete even though future phases have been planned and may be undertaken in the years to come.

4. Describe the ways in which the design relates to its urban context. Approximately 400 words.

SandRidge Commons is inseparable from its urban context. The project leveraged beloved existing buildings, worked to incorporate other city initiatives, and focused on environmental conditions in the urban core with precisely that goal in mind.

Through the removal of four existing buildings, including one above grade parking garage, the project opened up the experience of two of Oklahoma City's most iconic buildings, the Braniff Building and the Pietro Belluschi tower.

By working with the City during the early stages of project planning, the design team was able to organize project elements to dovetail with planned cycle routes, pedestrian pathways and even future light-rail station stops.

The Commons responds to the environmental conditions in the urban core. The project organizes urban windbreaks along the southern side to protect the open spaces from the predominant southeasterly winds- a pattern that every Oklahoman recognizes. The orientation of open spaces take advantage of solar gain and sun angles throughout the day and across the seasons to provide spaces that are warmed by the winter's sun and shaded from the summer's heat.

In an effort to increase visibility for local businesses and weave the Commons into the economic fabric of the city, new commercial and foodservice spaces, the 'Braniff Hair Co.' and 'Kitchen 324', were created in the base of the Braniff Building. This location placed these businesses along Robinson Avenue - the city's civic spine, and in direct exposure to city residents and tourists.

The Commons serves as a green connector between places and corridors, as an economic bridge filling gaps in the use map of the core, and as a social collector that brings people out of their cars and offices and into a direct experience with the city.

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Signature	Peter Schaudt	Date	12/08/14
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Digitally signed by Peter Schaudt
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 Date: 2014.12.08 12:34:51 -0600

1. Describe the design concept of this project, including urban design considerations, choice of materials, scale, etc. Approximately 400 words.

Oklahoma City is in the midst of a resurgence that is transforming its downtown. SandRidge Energy wanted to locate its new corporate headquarters in downtown. The site they selected – a full city block located between two major arteries – had been vacant for many years. From the beginning, the vision for SandRidge was to create a place that was different from a ubiquitous corporate campus. They wanted their commons to be a public amenity – a place that functioned as accessible open space to everyone in the city.

SandRidge balances corporate needs and civic engagement in the way it is connected to the larger fabric of Oklahoma City. It is a powerful alternative to the typical skyscraper: a 3.5-acre corporate commons comprised of 'recycled' historically-significant buildings networked together by 2.5 acres of open space with connections to existing destinations. The company is spread throughout a horizontal civic open place that is connected to the city by long routes bisecting the site that tie it to the existing urban grid, openings to the site at its corners, and generous green spaces that are designed very specifically for the site.

The design concept at SandRidge is successful because its big-vision principles consistently informed both large and small design decisions. In many places, creating an urban, open downtown commons with inviting outdoor spaces is simply a space-programming issue. In Oklahoma City, intense temperatures (both hot and cold), ice, and a near-consistent wind can make spending time outdoors feel like an endurance sport more than a pleasure. The design team conducted intensive research in how the landscape and new structures could mitigate wind and developed design solutions around that information. For example, along the southern edge of the site, seven rows of trees and tough understory plantings make a gradual ascent between sidewalk and site. Together, this new topography and planting design are essentially an adaptation of a regional strategy used to diffuse high wind. This 'urban shelterbelt' creates a threshold that eases visitors into a different atmosphere. Horticulture at the site is much more than ornamental – it is robust, dense, and immersive. It is both workhorse and sculptural element, native and urban.

SandRidge's landscape is designed to balance a contemporary design aesthetic with an artful interpretation of the region's landscape character. As a constructed landscape in an urban environment, the intent of the landscape design is not to re-create nature but rather to allow the materials, landscape typologies, and topography of the Oklahoma/Texas region (where SandRidge bases most of its work) to influence and inspire the design. This approach is especially evident in the northern areas of the site, where starkly angular landforms expressed in masses of native blanket flower, black-eyed Susan, and meadow sage respond directly to a vocabulary found within the building's architecture.

2. Describe the most important social and programmatic functions of the design. Approximately 400 words.

From the beginning, SandRidge envisioned the Commons as a social space:

CEO Tom Ward: "We wanted to share with our neighbors. That was the idea of the Commons area. We didn't want to set up walls. We wanted our employees to interact with other people downtown."

In the design, these goals are supported not only by creating a horizontal, park-like space that is open to the city, but also in its programming. As both a corporate and civic space, the open space design prioritized flexibility over specific programming. It works effectively for individuals and for groups equally and is regularly utilized in ways that weren't initially anticipated by the designers. As an example, the lawn panel beneath the canopy was designed as a place for performances or gatherings – a soft carpet in the middle of the hard plaza. This fall, SandRidge turned the lawn into an abstracted football field to celebrate the start of the college football season.

ARCHITECT OR DESIGNER PERSPECTIVE (CONT'D)

3. Describe the major challenges of designing this project and any design trade-offs or compromises required to complete the project. Approximately 400 words.

One of the most significant goals for the landscape of the project was to make the outdoors of the Commons a civic destination in spite of the fact that Oklahoma City is known for a climate of near-constant wind and extreme temperatures. The design approach is grounded in environmental design and involved research on how landscape elements could dramatically affect the site's microclimate. Shelterbelts, a regional wind-blocking strategy, were a rich resource for study. Weather patterns and wind tunnel testing complemented the research for a thorough understanding of the site's particularities.

Data on seasonal wind directions informed the design of an urban shelterbelt for the south part of the site that is comprised of tree windbreaks and earth sculpting. Alternating rows of evergreen and deciduous species are planted in a staggered fashion as they climb the slope. Species in this area, including Canaerti junipers, Blue Atlas cedars, and loblolly pines, were selected for resilience against wind, heat, and ice. Understory plantings, such as native Indian Grass and drought-tolerant perennial species, reinforce the linear geometry of the tree rows and aid in wind protection.

4. Describe the ways in which the design relates to its urban context. Approximately 400 words.

The city's government is actively reinvesting in Oklahoma City's city center and is fostering public/private relationships as a strong vehicle for this regeneration. The plan for SandRidge is closely tied to these goals of transitioning downtown from a place that is vibrant only during business hours to one that attracts and supports urban life 24/7. It has created a pedestrian-oriented destination that provides respite and links between major destinations – the Convention center and the Oklahoma City National Memorial and Museum.

Oklahoma City is a medium-sized city and its downtown is not dense enough for high rises on every block and there are many old buildings that can be re-used. SandRidge's plan to recycle historically significant buildings, keep the scale of new buildings in keeping with the downtown, and spread itself across the entire city block respects this specific city's context and needs at this point in history. By incorporating long, wide pathways that crisscross the site, the design strengthens connections between two civic and commercial corridors while providing new open space in an area that was dormant for many years.

Oklahoma City ranks near the very bottom of the ParkScore, a ranking given to the 50 largest cities in the country by The Trust for Public Land to evaluate park accessibility size, and investment. The 2.5 acres of open space contributed by the Commons begins to ease the city's need for parks and creates a great precedent to emulate.

2015
RUDY BRUNER AWARD
OTHER
PERSPECTIVE



Please answer questions in space provided. If possible, answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

Name	Cathy O'Connor	Title	President
Organization	The Alliance for Economic Development of Oklahoma City	Telephone	(405) 604-6780
Address	105 N. Hudson, Suite 101	City/State/ZIP	Oklahoma City, OK 73102
Fax	(405) 232-8317	E-mail	cathy.oconnor@theallianceokc.org

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Signature		Date	12/09/14
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1. What role did you play in the development of this project? Approximately 400 words.

I lived in OKC and watched the loss as Kerr-McGee moved out of the buildings; I know what high-profile vacancy means to a city. I was involved in the early strategic thinking "what do we do about this problem" predating SD's purchase of the properties.

I was the lead in city government that shepherded complex projects through development process and high visibility and impact on the community. It was important to have someone at the city who understood impact of job growth and economic development potential to help this project come to pass and implement the project's vision.

2. Describe the impact that this project has had on the your community. Please be as specific as possible. Approximately 400 words.

The biggest impact for CBD is that it has recreated an area that had been blighted, rundown, and vacant for decades and was not contributing to the city's tax rolls. We now have this great environment that contributes to the good of Oklahoma City.

We use this project in recruiting other companies and entities in economic development for downtown. The Commons project is an example for other companies that consider relocating. We've had visits from other communities asking how we did it and how to replicate it. It clearly demonstrates the importance of strong public-private relationships.

OTHER PERSPECTIVE (CONT'D)

3. What trade-offs and compromises were required during the development of the project? Did you participate in making them? Approximately 400 words.

The project had no incentives involved.

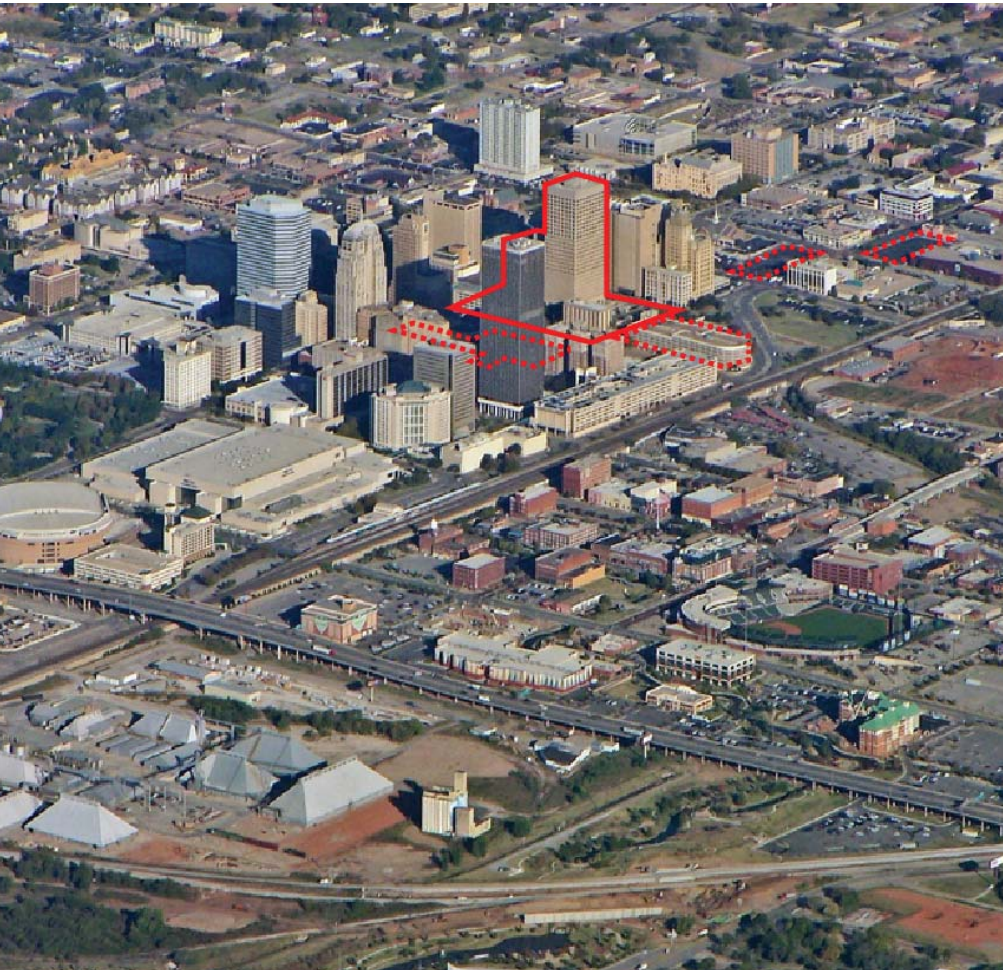
4. What do you consider to be the the most and least successful aspects of this project? Approximately 400 words.

The Commons project was hugely successful in re-establishing north Broadway as an anchor for the Central Business District. New local businesses, including one of the most popular restaurants in the city, moved downtown as direct action by the company leadership. Buildings came off of city tax rolls and are contributing again. Adjacent properties have seen increased development, new leases, and improved activity.

SANDRIDGE COMMONS



OKLAHOMA CITY, OKLAHOMA



The existing site is located in the center of the CBD and encompassed seven buildings across a four-acre city block. Of the existing buildings, five had been vacant for decades- including the historic Braniff Building, two were parking garages, and one- a robust yet elegant Pietro Belluschi designed tower, was manned only by a skeleton crew.



'NOT THIS'



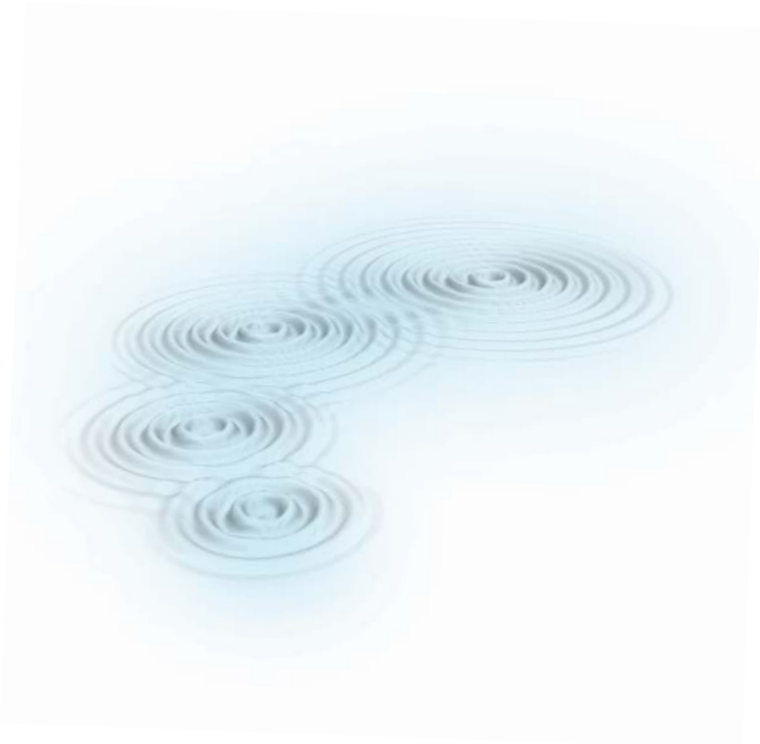
CORPORATE ICON

'THIS'

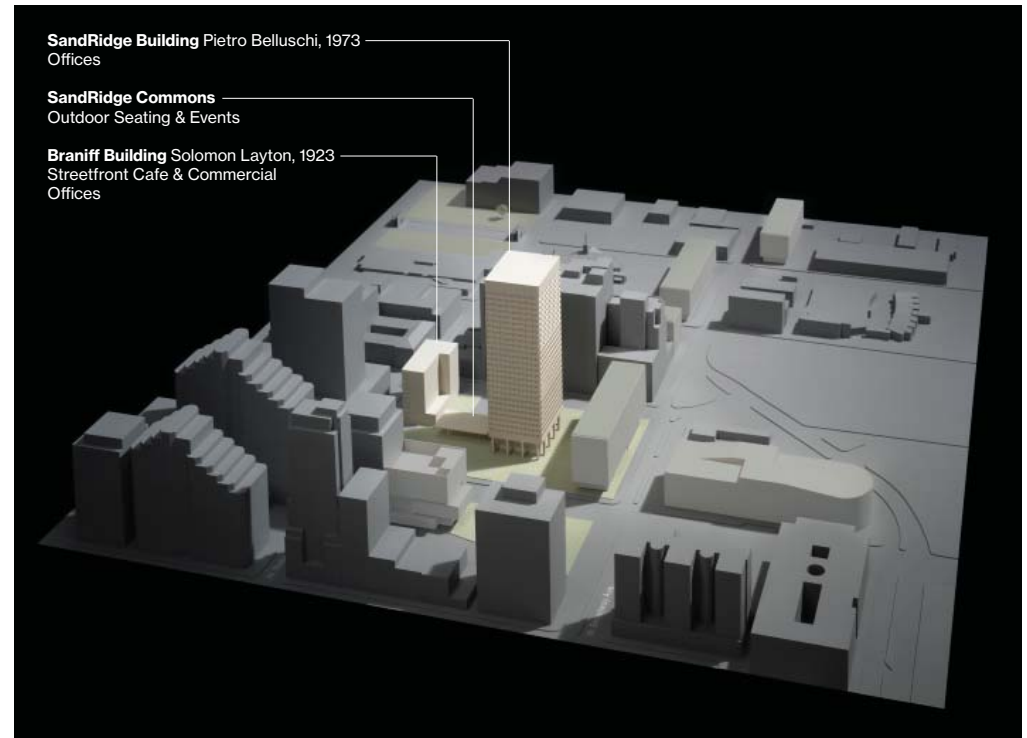


civic PLACE

SandRidge Commons challenges the notion that consequential projects must assume traditional iconic form. Rather than simply altering the skyline, this project constructed a network of buildings and landscapes to activate the economic and cultural map of the city.



The theory of wave interference explains the power of multiple successive actions - as the ripples from one stone begin to fade, you drop another stone, and then another stone, so that the ripples magnify in geometric proportion. The urban design strategy for SandRidge Commons distributes buildings and programs to magnify the project's contribution within the downtown core.



This is a civically sustainable plan that addresses company questions of economy and flexibility and environmental contribution while leveraging existing resources developing deep integration with the surrounding urban fabric.

The master plan was designed to provide a high degree of flexibility for company growth. By developing a plan composed of multiple buildings, the company is able to vary the timing and cost structure for each component individually. It also constructs a lengthy and porous perimeter, maximizing retail and commercial frontages that establish stronger presences for local businesses that lease space on the Commons.

This “distributed” model also allows the company to easily change uses or tenancies in individual buildings should the future require strategic changes.



An existing 30-story tower, designed by Pietro Belluschi, forms the centerpiece of the Commons while the 10-story Braniff Building, designed by Solomon Layton anchors the northwest corner of the site. A new curtain wall facade replaces the badly damaged parking of the Braniff Building's lot-line walls, while a new glass wall encloses the tower's renovated lobby. Iconic buildings from past eras are woven together with site elements and landscapes to create a cohesive and engaging public realm.

SandRidge Commons compliments Skirvin restoration.

June 20, 2010. Williams, John D. NewsOK.

New east facade to be added to Dowell Center.

November 12, 2011. Lackmeyer, Steve. NewsOK.

Downtown Oklahoma City's Leadership Square re-energized by Enogex.

December 10, 2011. Mize, Rochard. NewsOK.

Downtown Oklahoma City abuzz with building.

February 12, 2012. Lackmeyer, Steve. NewsOK.

Bakery, bistro to open as first tenant in renovated Braniff Building in Oklahoma City.

May 19, 2012. Lackmeyer, Steve. NewsOK.

Elevations: Couch and Kerr parks.

September 6, 2012. Bailey, Brianna. The Journal Record.

Downtown barbershop plans to reopen in Braniff Building.

November 6, 2012. Kelley Chambers. OKC BIZ.

Lofty Goal: A local developer is converting the old downtown library into upscale lofts.

May 15, 2013. Farley, Tim. Oklahoma Gazette.

Construction Begins on Carnegie Center.

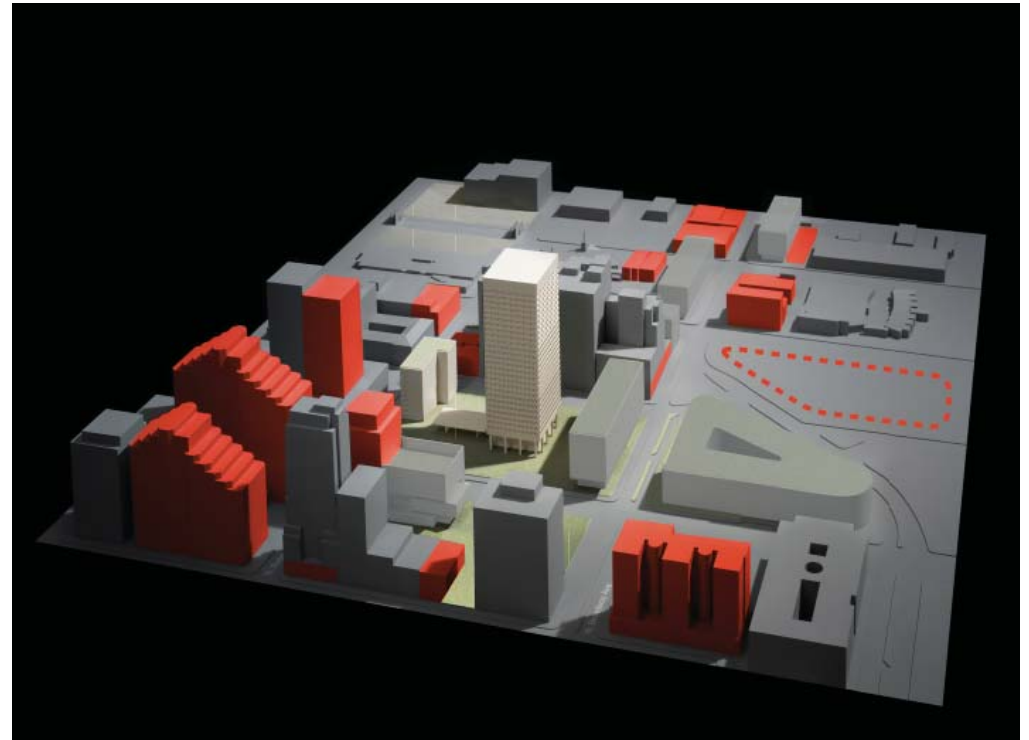
July 2013. Building Together. Vol 1. Issue 5. The Alliance for Economic Development.

Work on re-creating Oklahoma City's downtown parks will begin soon.

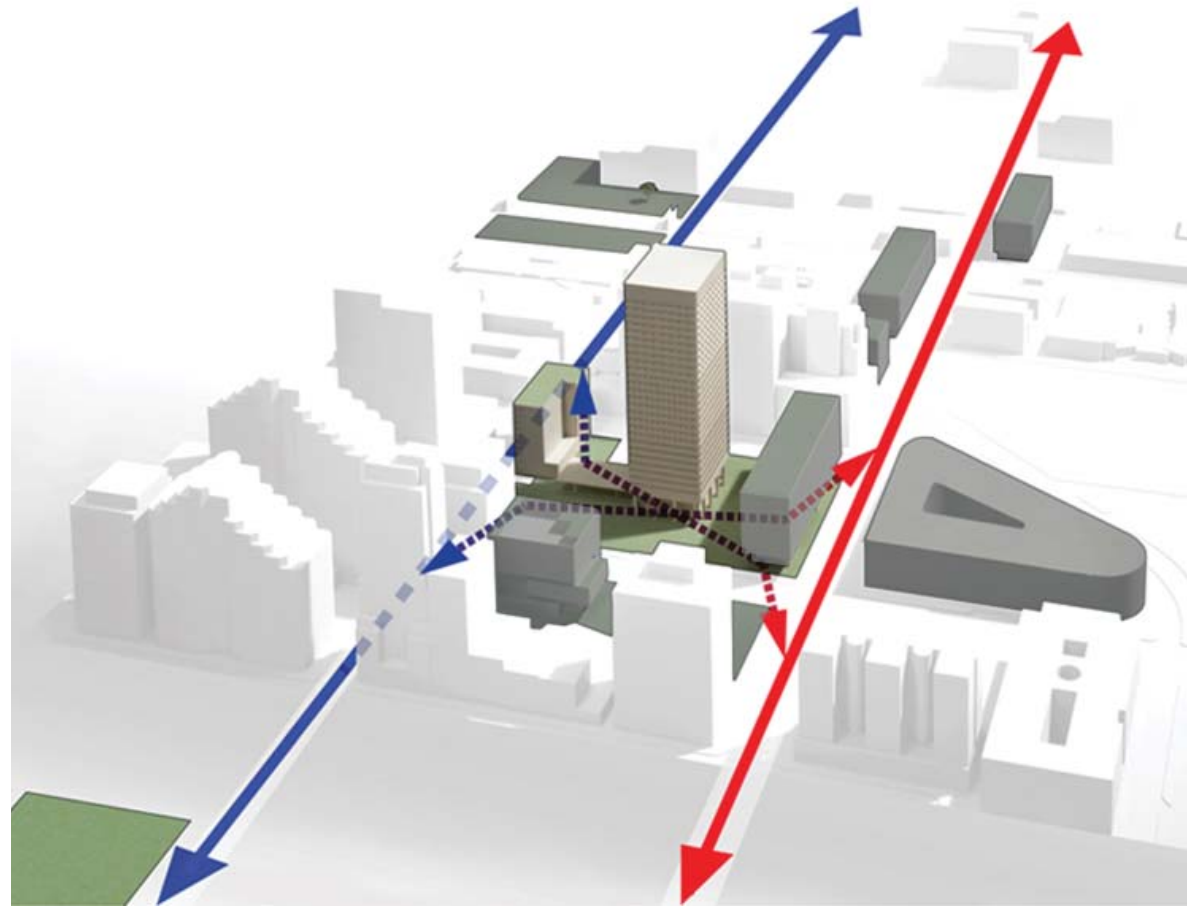
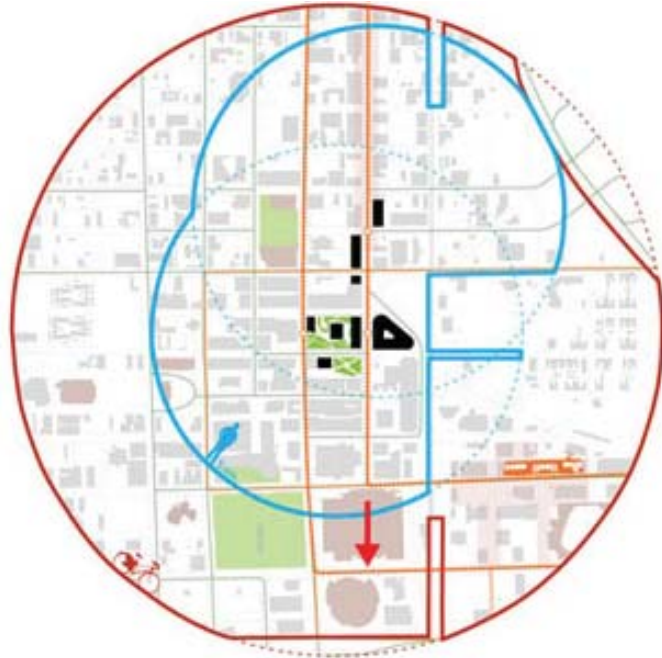
August 22, 2013. Lackmeyer, Steve. NewsOK.

Downtown OKC plays host to festive SandRidge Santa Run.

December 21, 2013. Prickett, Austin. FOX 25 KOKH TV.

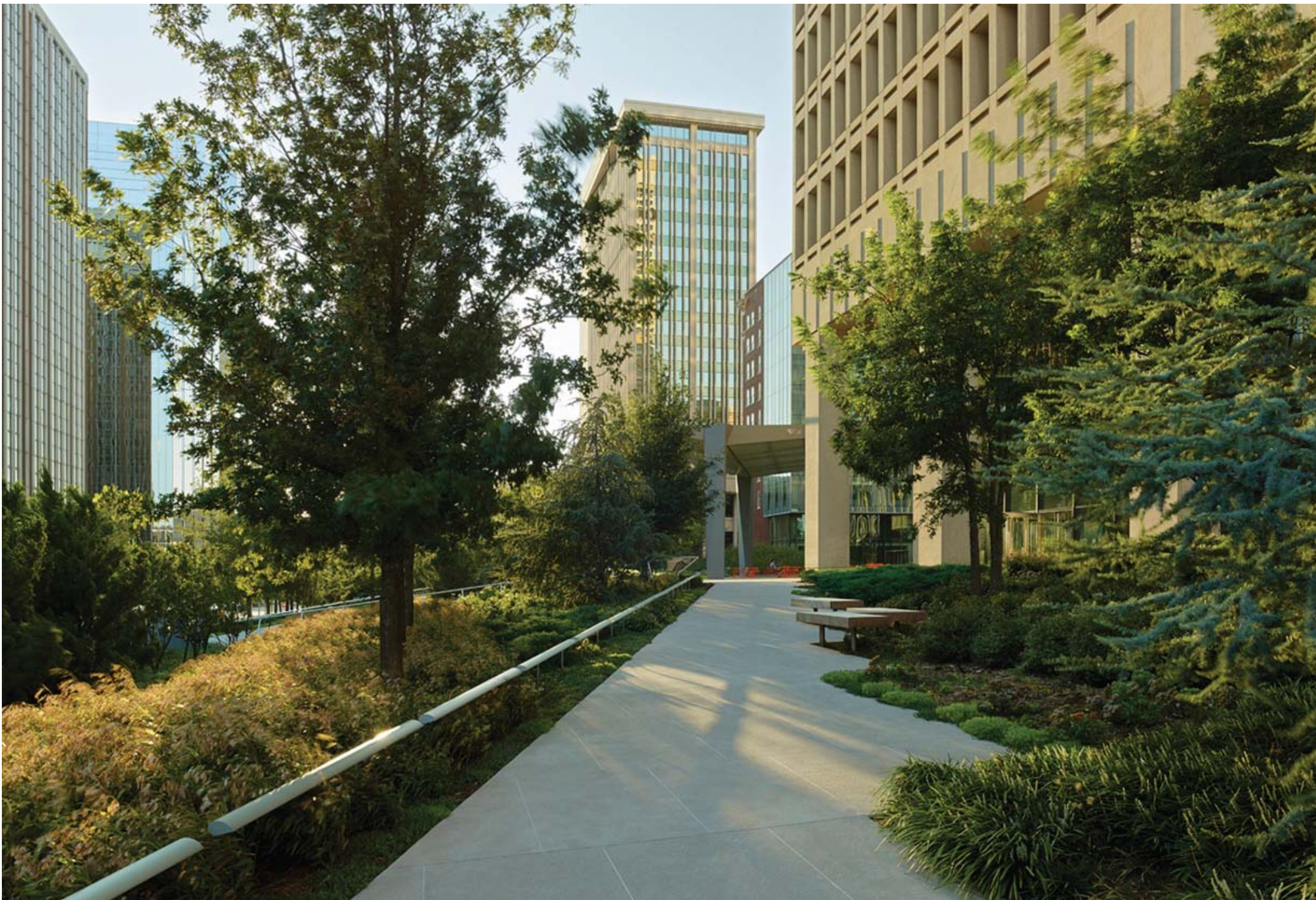


Some adjacent properties have seen new leasing activity while others are planning or have begun renovations for new downtown housing, hotels, and office space.



The Commons creates a critical green connection between Oklahoma City's major **civic** and **commercial** corridors.

The planning and design of circulation across the Commons was designed to support multiple modes of transportation within the downtown core from **walking** to **biking**, and to dovetail with the future planned **light-rail route** that is now in design.



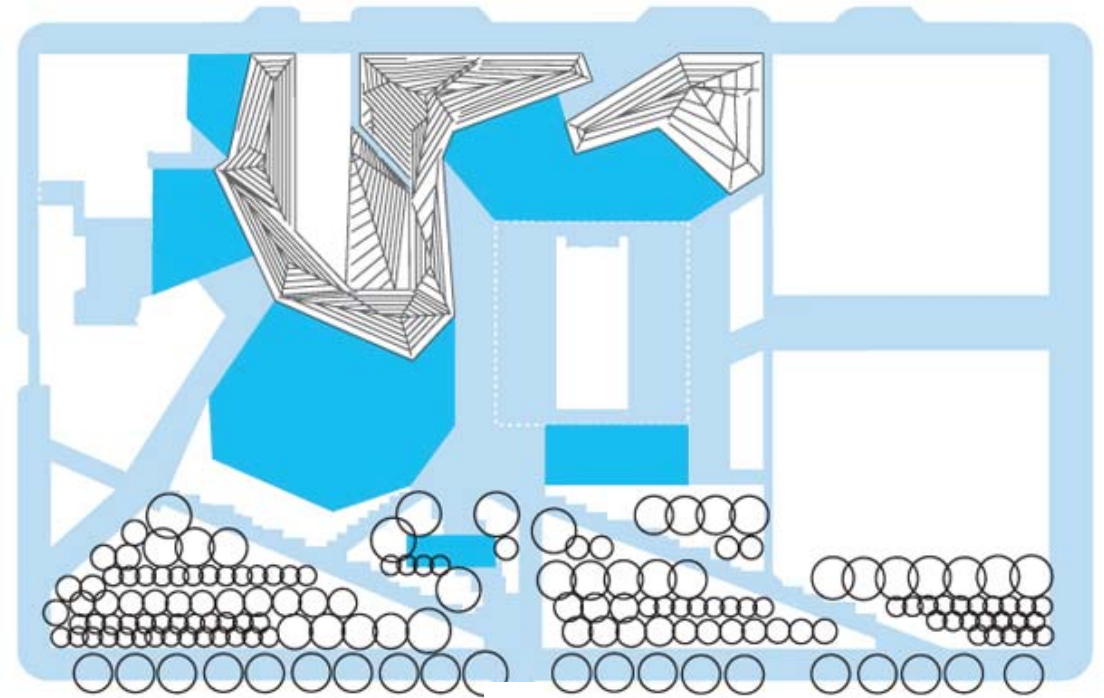




The OKC MILLION program has aimed to reduce obesity rates in Oklahoma City, ranked among the top ten obese cities in the United States. The program's initiatives depend on outdoor spaces for exercise, walking, and biking. SandRidge Commons was designed create new walking loops, biking paths, and outdoor areas for exercise and play. On January 12th Mayor Cornett announced that the initial goal of losing a combined 1,000,000 pounds had been reached.



WALK, REST, WHEEL, PLAY... OUTSIDE



The Commons is host to a wide variety of activities made possible through the design of an equally wide range of outdoor spaces. Plazas for gathering, lawns for exercise and play, and pathways for walking and cycling routes that encourage groups and individuals to take advantage of public space in the downtown core.



The Commons provides a passive recreation space for downtown residents, and shaded seating for lunchtime gatherings with friends.



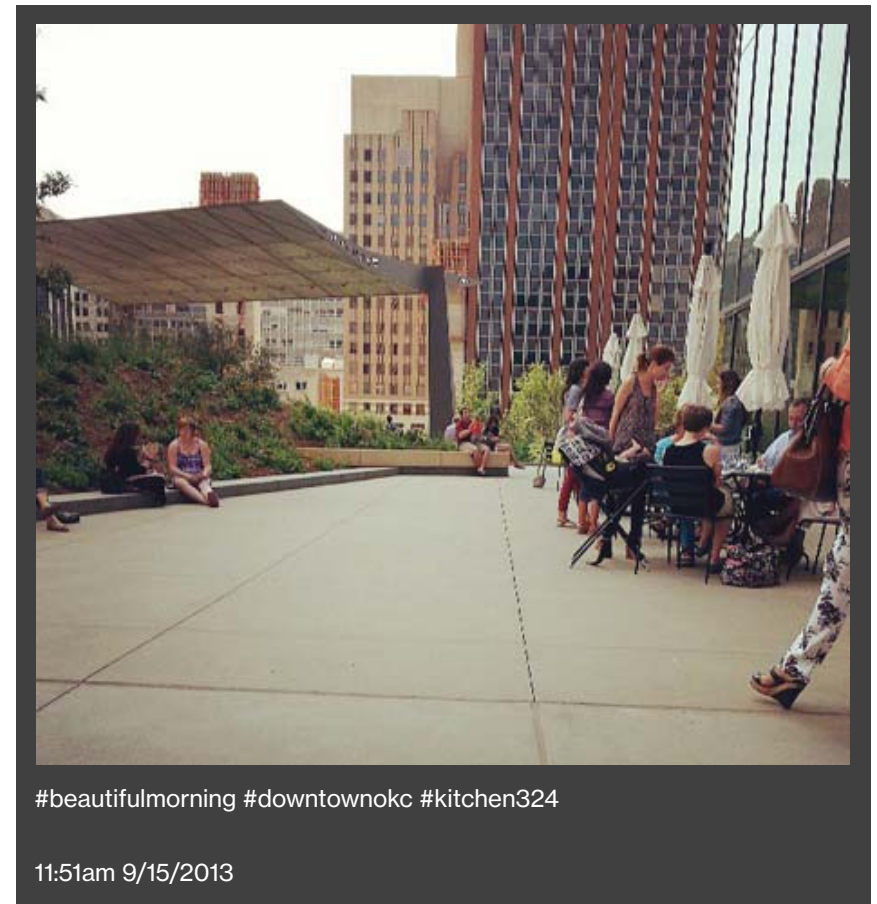
Pre-game events are hosted on the Commons for company employees and the downtown community.



The SandRidge Energy Santa Run is held in downtown Oklahoma City every year.



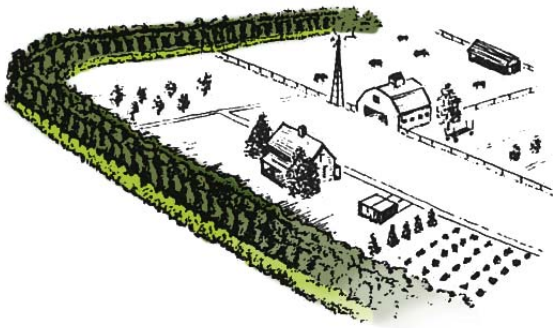
The Commons brings downtown Oklahoma City into the living rooms and onto the laptops of statewide residents through Television advertisements (above), photo shoots, local news stories, and twitter, facebook and instagram posts (at right).



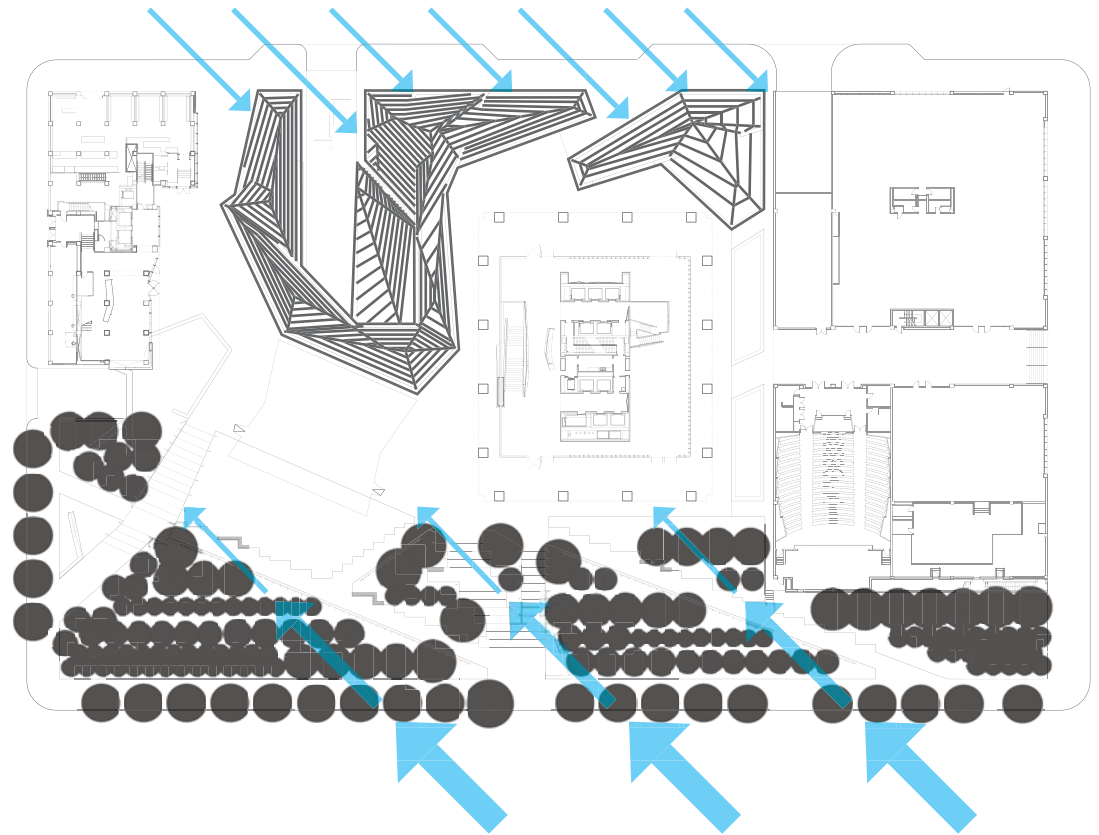
#beautifulmorning #downtownokc #kitchen324

11:51am 9/15/2013

SHAPE THE MICROCLIMATE, WIND AND SHELTER

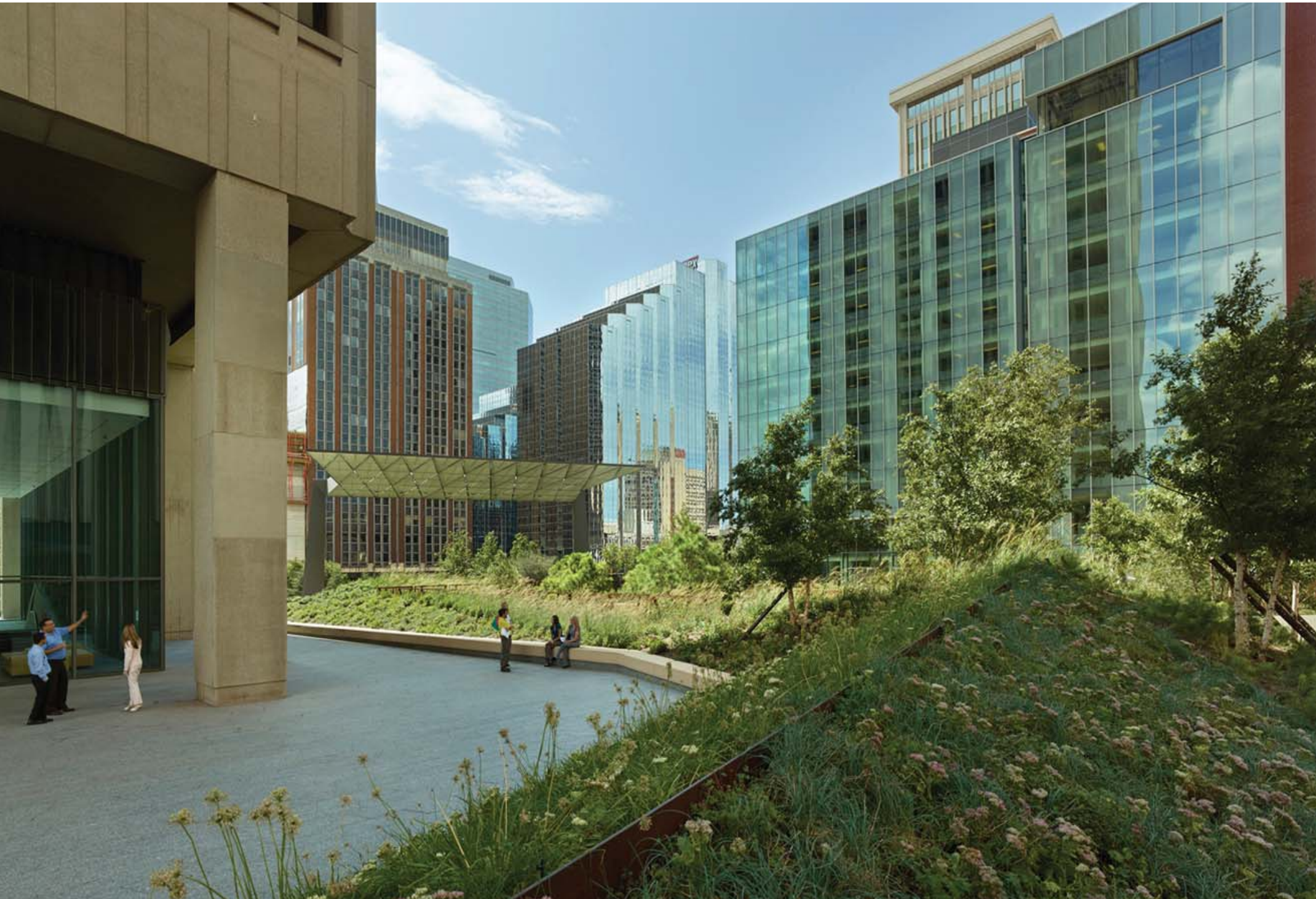


Rural windbreak strategies common to the Great Plains Shelterbelt were studied to glean the lessons learned from decades of use in the protection of agricultural land. Wind tunnel tests provided highly localized measurements that were used to refine agricultural strategies for application in urban areas.

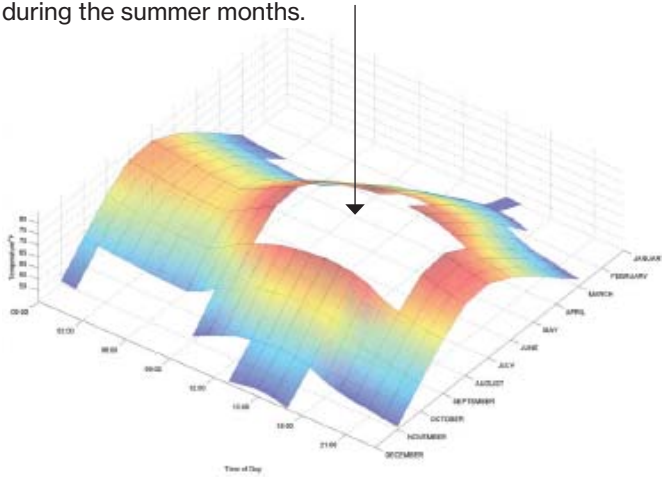


To protect from northwesterly storms, landforms were designed along the northern side of the site to cradle intimate spaces and frame views within the Commons. Tree windbreaks were sited to the southeast according to seasonal wind directions and to protect the largest and most active public spaces.



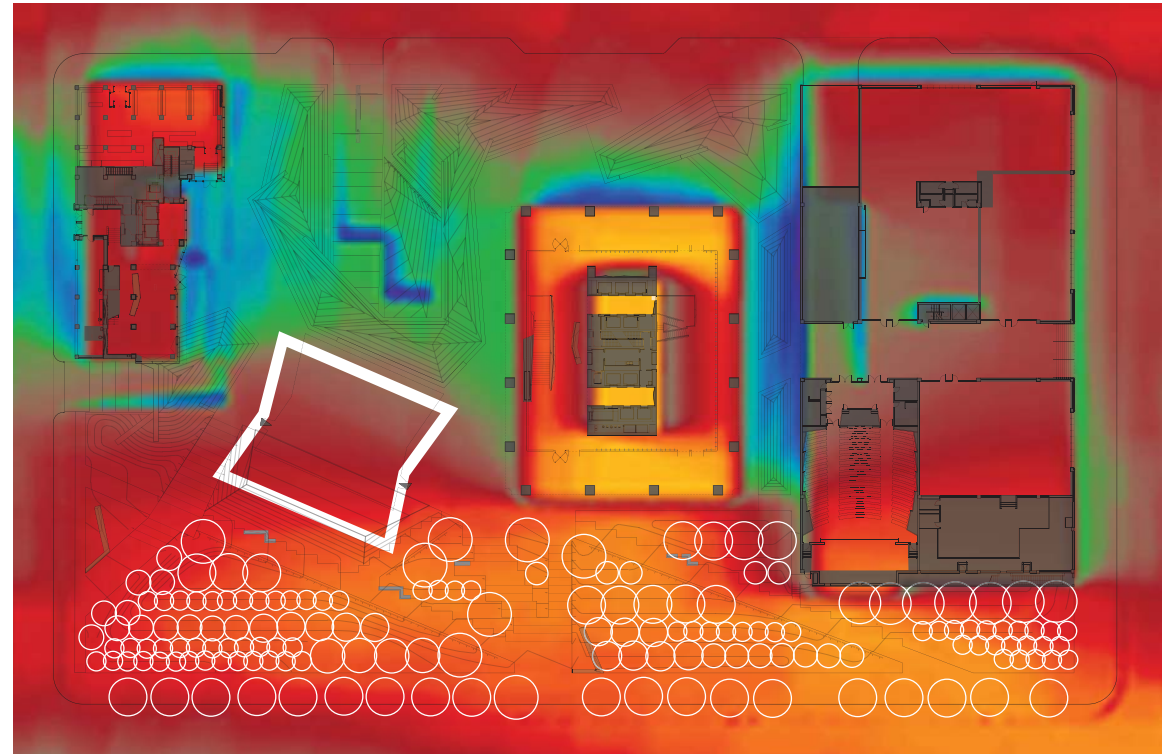


Organize shade to reduce heat during the summer months.

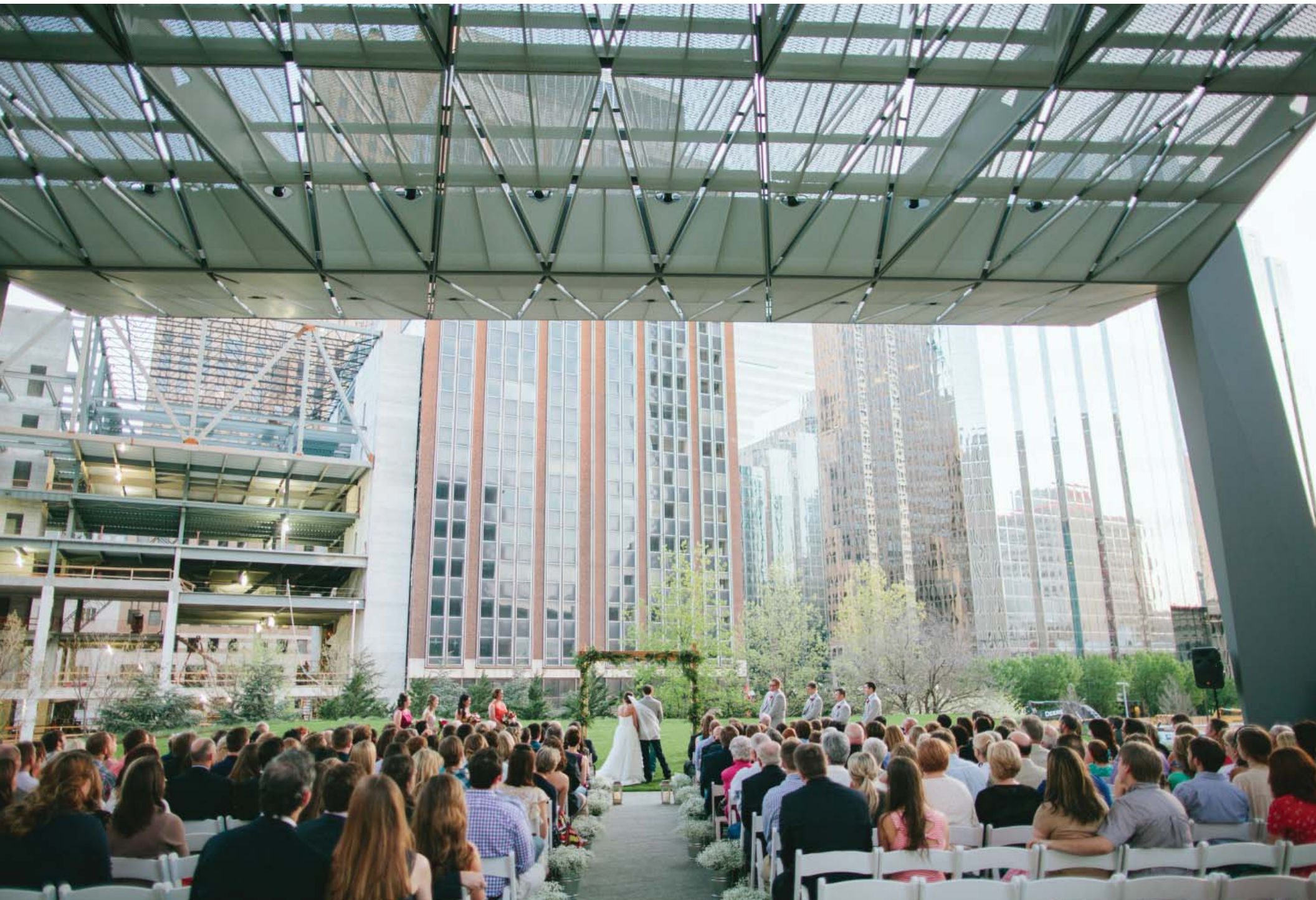


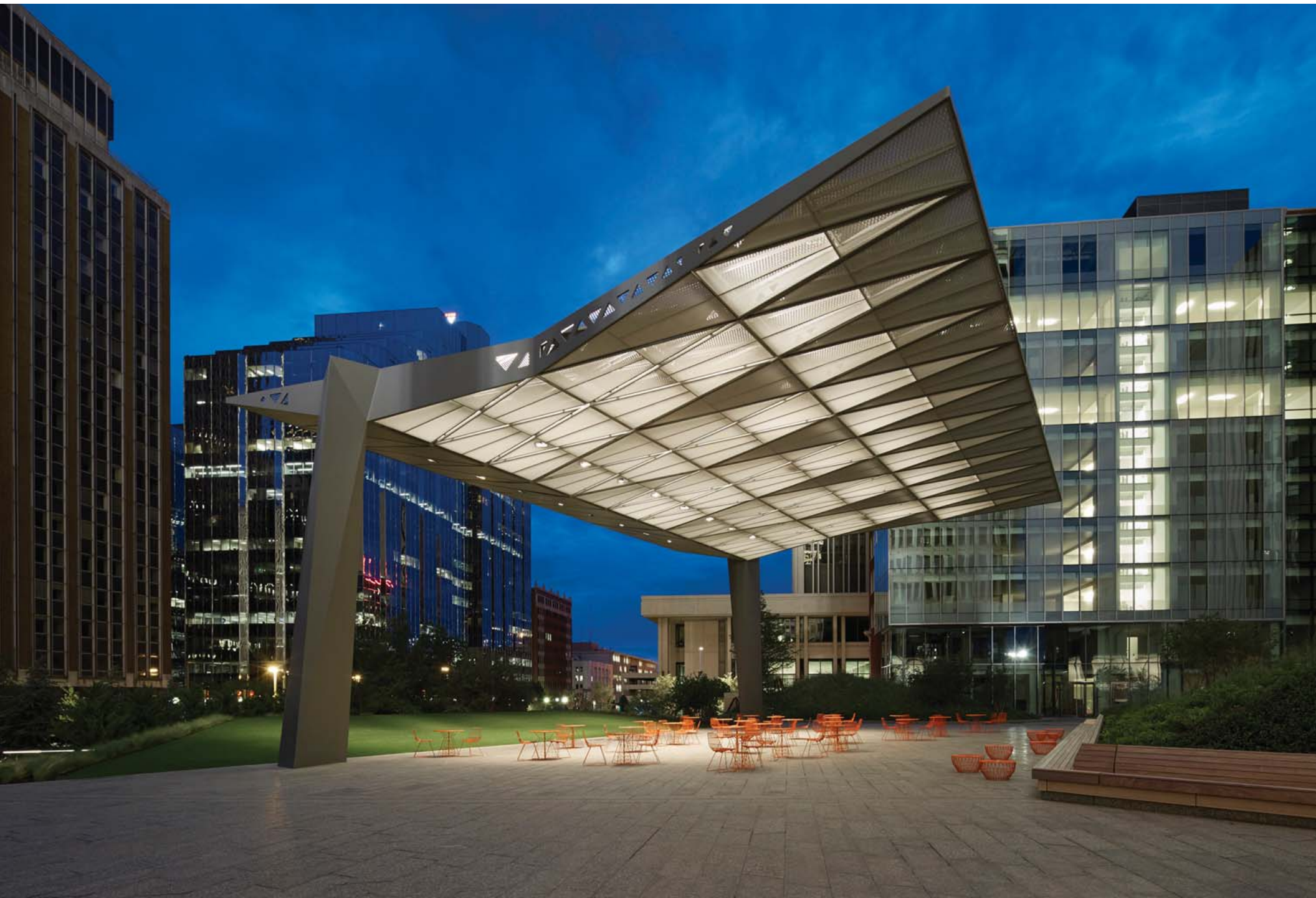
Relative exposure to direct sunlight is measured by mapping the amount of hours the sun lands on a particular area throughout the year. By strategically locating shade, heat gain is reduced and thermal comfort is increased during peak seasons for outdoor activity.

Trees shade primary circulation routes and intimate spaces while a shade structure was designed to provide a canopy for the central gathering space on the Commons.









The Commons is lit all night, every night, to create a true 24 hour urban space in the heart of downtown.





Tree stakes double as light fixtures to create moments of wonder every evening.