

2019

OUUDS  
Urban Design Studio

Growing Greenwood

Annual Report

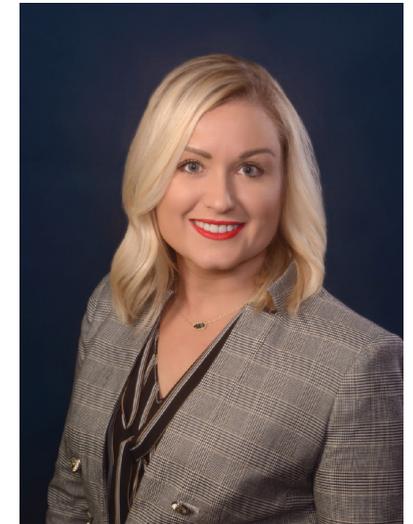
Graduate students Samiul Haque, Dylan Rumsey, Sherry Smith, Alex O'Connell and Virginia Paiva display their work at the Maple Ridge Great Streets community engagement event



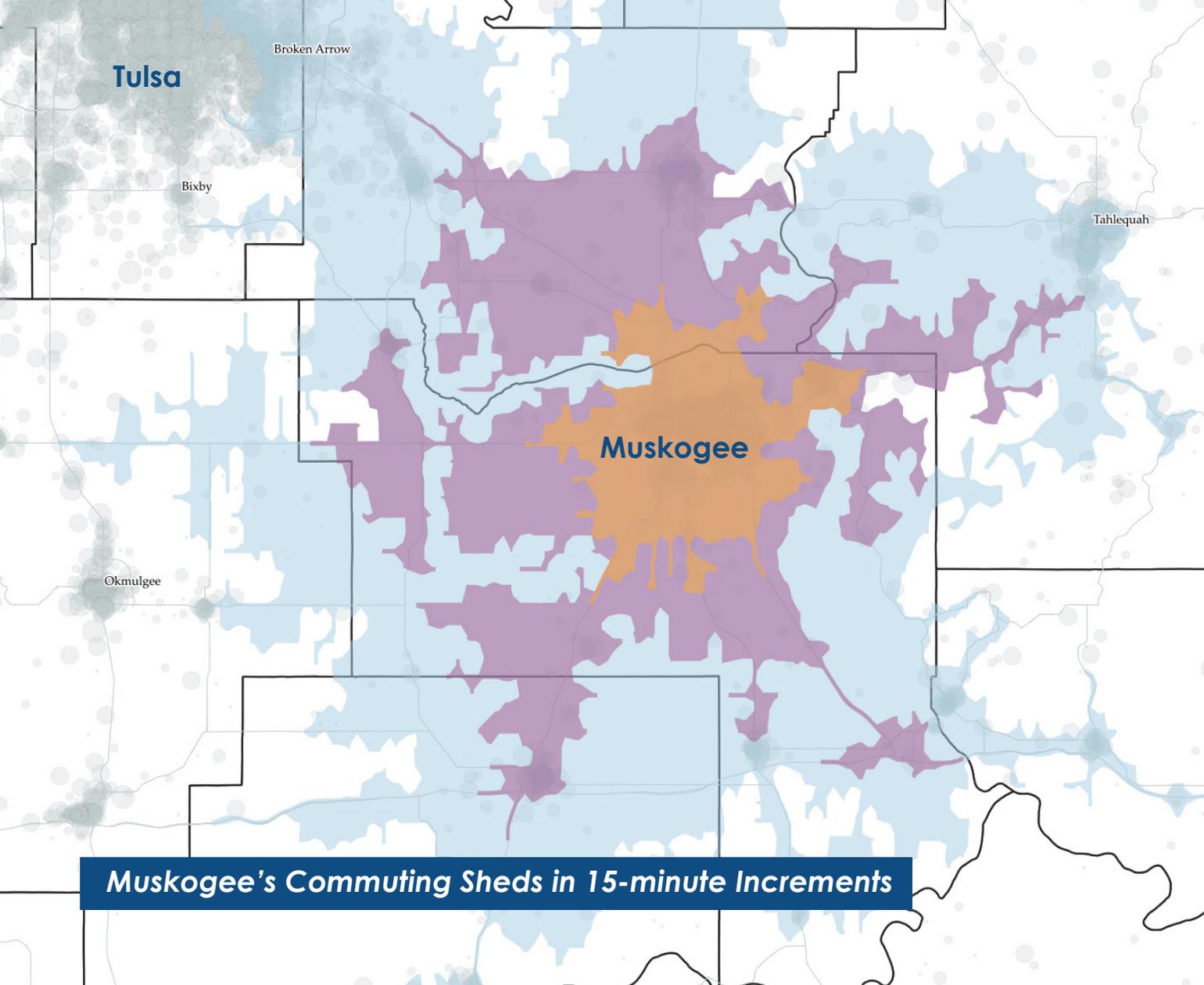
## Impact

The Urban Design Studio is the only program in the State of Oklahoma solely dedicated to the study of cities and the practice of urban design. We are a small program quietly making a significant impact. **Our graduates are a community of urban designers transforming the built environment every day.** Many are working locally in public service at the Tulsa Planning Office or as planning directors for Broken Arrow, Bixby, and Claremore. Others are Principals in thriving design and real estate firms including W Design, GH2 Architects, Studio Red, KKT Architects, and Fox + Allen. Still others have travelled far and wide to practice in cities from Houston to Hyderabad. They apply knowledge, skills, and values learned at the Urban Design Studio. As part of the Christopher C. Gibbs College of Architecture, we are committed to a curriculum based on **developing the unique abilities of each student.** We use a service learning approach that gives students the opportunity to work with communities on design projects, research studies, and community placemaking.

*"The Urban Design Studio taught me to be a visionary: to create, see a public space, building or district for what it could be, and to be able to effectively communicate that vision to a community and stakeholders."*



2014 Alumna, Rebecca Blaine AICP, Planning Director, City of Shawnee



**Muskogee's Commuting Sheds in 15-minute Increments**

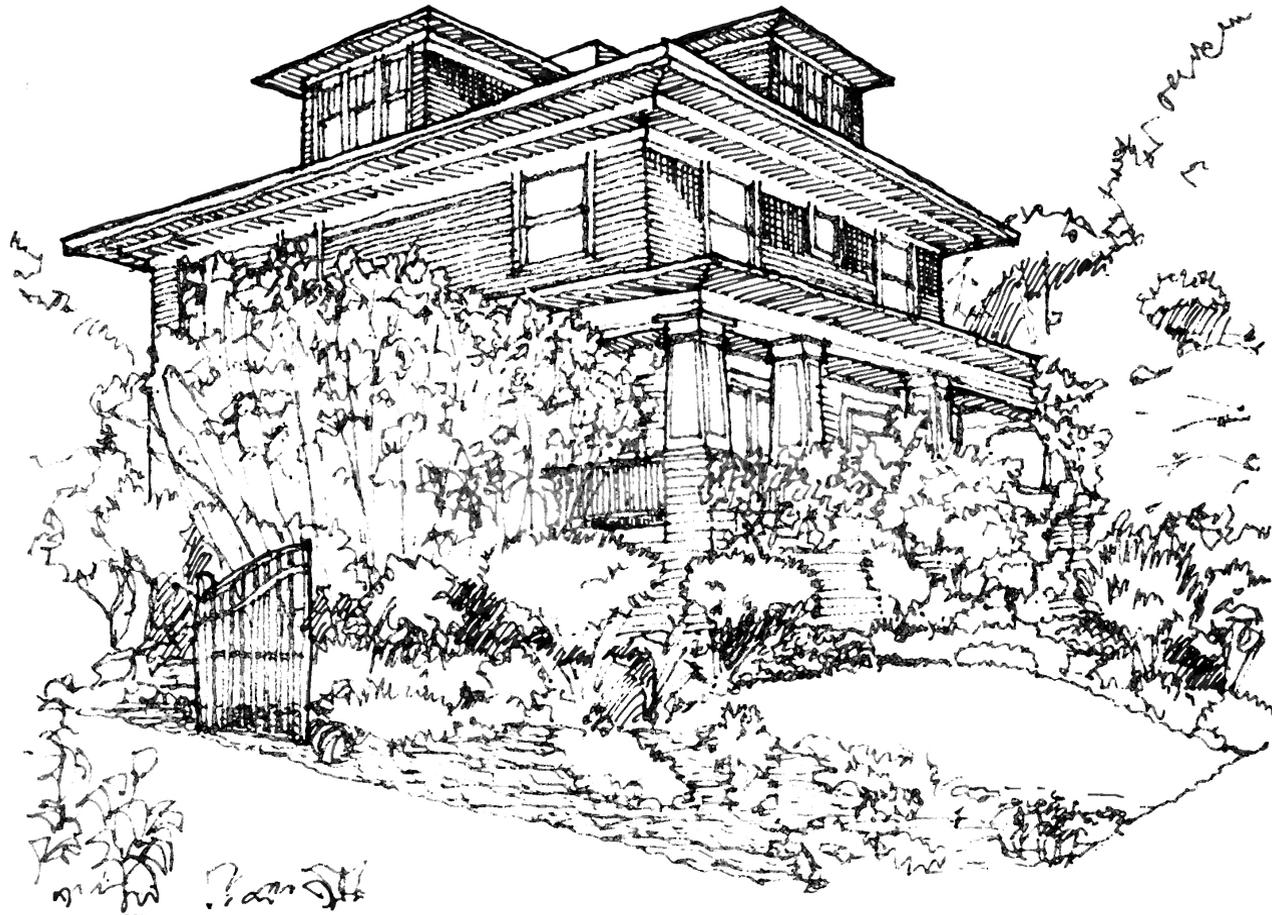
## Studio Projects

Despite housing prices well below national norms, **many cities in Oklahoma are facing a housing crisis.** Existing housing stock is aging, while new housing is increasingly unaffordable to many. Developers prefer homogenous products in suburban locations over renovation and infill. Choices for different housing types and lifestyles is limited. In June, the studio took a deep dive into this complex issue with the City of Muskogee to **conduct a Comprehensive Housing Analysis to be used to guide housing policy and attract redevelopment.** The studio's team was led by Director Shawn Schaefer with IQC Director Shane Hampton serving as lead data analyst and Professor Michael Birkes serving as community engagement specialist. Graduate students, Sherry Smith, Joel Hensley, and Tristan Fox also played critical roles. The engagement effort included citizen focus groups and over twenty in-depth stakeholder interviews with real estate professionals, employers, and government officials. **The final analysis and recommendations were presented to the Muskogee City Council in October.**



**The studio wishes to recognize the members of the stakeholder committee:**

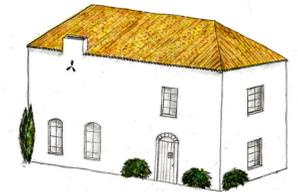
- City of Muskogee:
  - Gary Garvin, Chair*
  - Mike Miller, City Manager*
  - Blake Farris, MHA Exec. Dir.*
  - Tish Callahan, Planning Dir.*
  - Dan Hurd, Asst. Planning Dir.*
  
- Dr. Jarrod Mendenhall, Muskogee Public Schools*
  
- Eric Puckett, Hillsdale Public Schools*
  
- Mac Keeling, ERA C.S. Raper & Son Realty*
  
- Lindsey Holloway, Cimmaron Contractors*
  
- Mark Luttrull, Pioneer Abstract Company*
  
- Michele Keeling, St. Francis Hospital*
  
- Brian Kirk, Coldwell Banker Select*
  
- Doug Walton, Muskogee County Health Dept.*



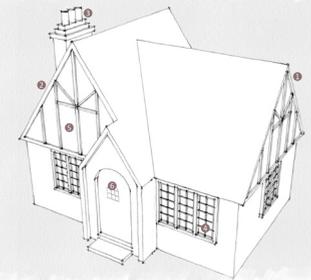
Prairie Style Four Square

## Founders' Place

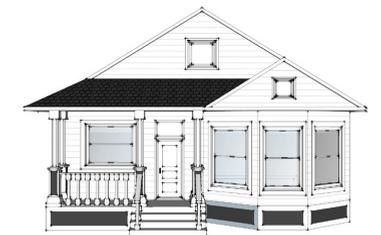
The Muskogee Comprehensive Housing Analysis explicitly identified six neighborhoods for targeted redevelopment because a nexus existed near them that would increase housing demand. The Founders' Place Historic District was one of the selected sites because of its nexus with downtown and the significance of its historic architecture. As part of the study's prototyping process, first-year students from the studio are collaborating with the Founder's Place Neighborhood Association and the City of Muskogee to create **a Community Pattern Book to guide rehabilitation and infill development**. The students have documented the many architectural styles from the Eclectic Period present in the neighborhood. The precedent studies will be used to develop standards for community and architectural patterns to be developed next spring. The students also intend to design prototype one- and two-family dwellings to test the guidelines and provide examples that can be emulated. Improvements to public space including streets and parks will also be explored.



Spanish Revival Home



Tudor Cottage



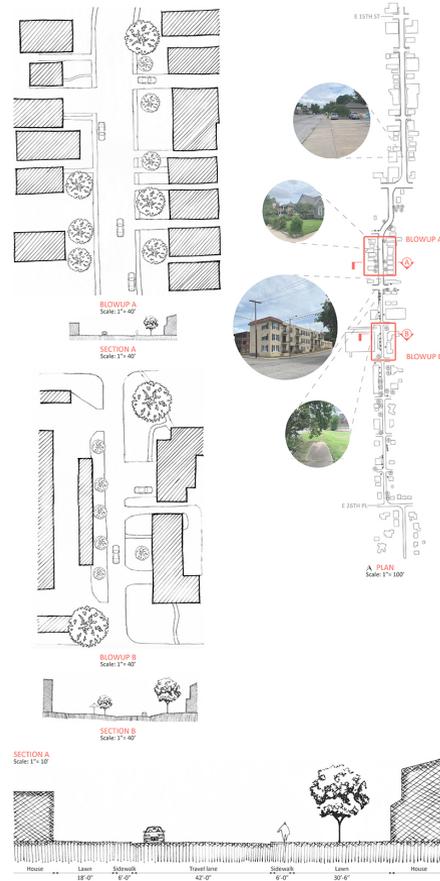
Queen Anne Bungalow

## S BOSTON AVE

### STREET OVERVIEW

- Residential and commercial street
- High vehicular traffic
- Sidewalks present until 21st street
- Lack of crosswalks, stoplights, and crossing signals
- Near the Midland Valley and River East Trail
- No street furniture

### PLAN, BLOWUP PLANS & SECTIONS

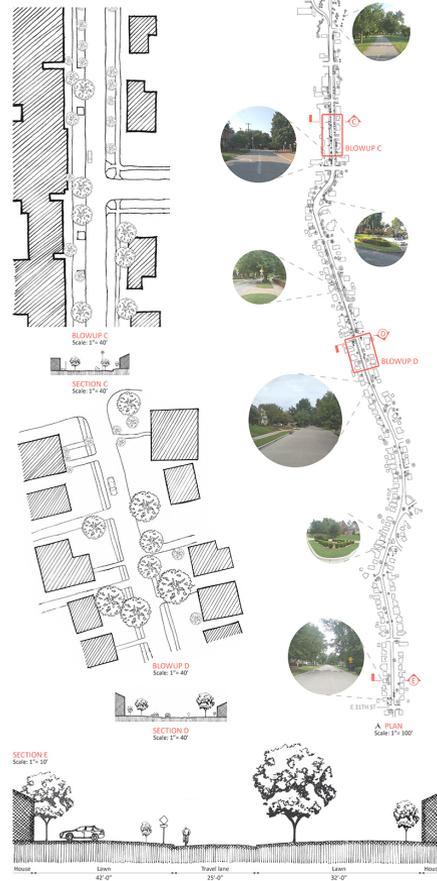


## S CINCINNATI

### STREET OVERVIEW

- Residential and commercial street
- Heavy vehicular traffic
- Lots of speed humps
- Limited sidewalk accessibility
- No signage for crosswalks
- No stoplights at intersections
- Poor sidewalk/curb infrastructure

### PLAN, BLOWUP PLANS & SECTIONS

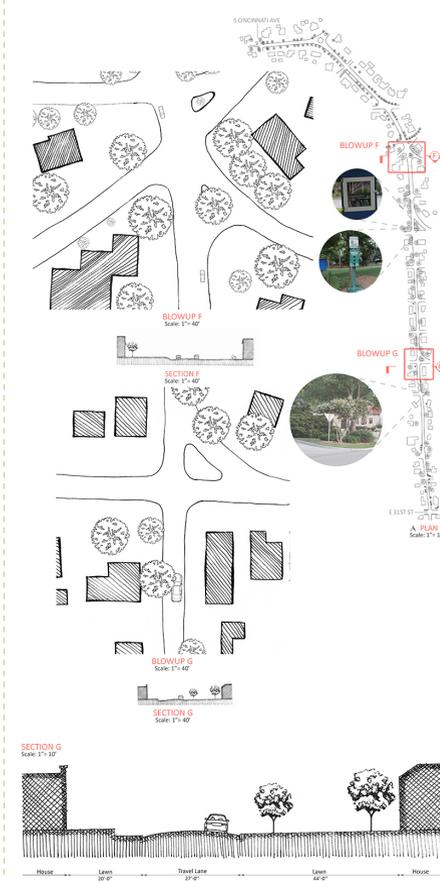


## WOODWARD BLVD

### STREET OVERVIEW

- Residential Street
- Low vehicular traffic mixed with pedestrian and cyclists
- Little curbside parking
- No sidewalks
- Very little street lighting
- Some tree coverage

### PLAN, BLOWUP PLANS & SECTIONS

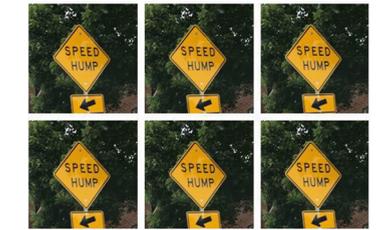


## Maple Ridge Great Streets

In a parallel project, students are partnering with Tulsa's Maple Ridge Neighborhood on **an effort to document and improve its great streets**. Developed during the same period as Founders' Place, Maple Ridge shares a common architectural heritage and nexus with its city center, but is at a more prosperous point of its development cycle. It is a perfect foil to show the students how Oklahoma's urban neighborhoods face different kinds of challenges. Maple Ridge is blessed with a surfeit of beautiful public spaces in its streets and adjacent parks. Despite these gifts, the neighborhood has struggled with excessive traffic speeds, an influx of on-street parking during events, and issues with access and connectivity. The students have spent the fall exploring and measuring the streets, drawing sections and plans, and making urban x-rays of land use, mobility, open space, and spatial legibility. **They also engaged neighbors with a Photovoice participatory research project.** Over thirty neighbors submitted photographs of what they want to preserve, add, remove, and keep out of the neighborhood.

### Photovoice Research:

Speed Hump Signs : *surplus of signs is an eye sore*



Owasso Island : *activate island*



Sidewalks : *add sidewalks*

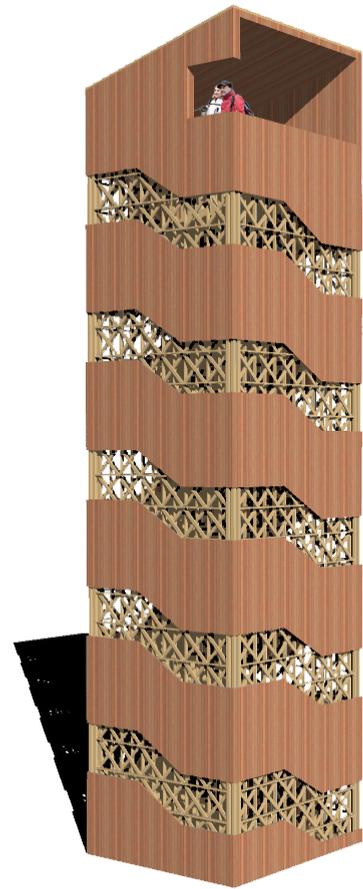


*Photographs and captions submitted by Maple Ridge neighbors*



Students shared their research and collected feedback from over 100 citizens at the Maple Ridge Neighborhood Holiday Party on December 8th

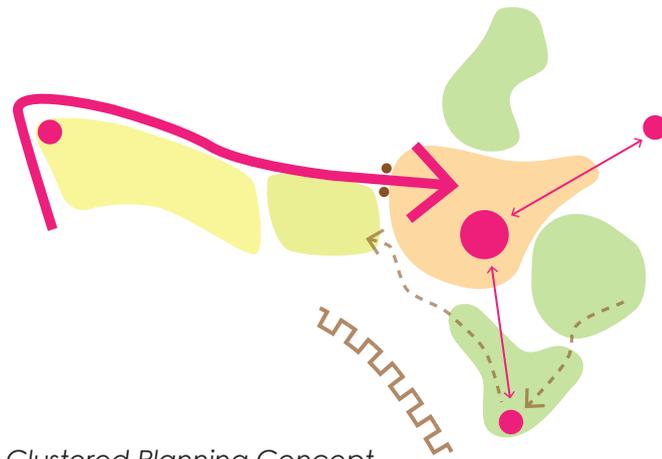
Many thanks to Maple Ridge Neighborhood for supporting the students in their efforts, particularly incoming Board Chair Kevin Rice. **Mr. Rice provided \$3,000 for a practicum stipend** that supported graduate student Dylan Rumsey. Dylan served as neighborhood liaison. He handled communications with the neighbors and organized community events and activities. The studio relies on gracious community partners to provide service learning opportunities, program support, and funding for students pursuing the Master of Urban Design degree at OU-Tulsa.



Bell Tower



View of Proposed Campus Center



Clustered Planning Concept

## Osage Forest of Peace Campus Plan

After almost eighteen months of mindful planning and design that included student retreats, a liberation cottage design competition, and collaborations with Architecture and Landscape Architecture studios from the college at OU-Norman, the Osage Forest of Peace Campus Plan was presented to the Board of Trustees in spring. **The board adopted the plan at its April meeting** and kicked-off a capital campaign at its annual Open House in October. At the event the forest announced that they were in the process of negotiating with the college's Construction Fundamentals Lab to **build some of the smaller buildings and projects identified in the plan.** The lab is led by Professor Bryan Bloom. He explained to the gathering how the process would work, with students prefabricating elements of the buildings at the lab in Norman and then erecting them during an intensive on-site phase. The plan is to start with a small, climate controlled service building in Spring 2020, followed by Liberation Cottages and the forest's columbarium in later years.



*The Osage Forest of Peace is a non-denominational meditation and retreat center in Sand Springs, OK*



*Tiny Home built by Construction Science students at the Construction Fundamentals Lab in 2019*

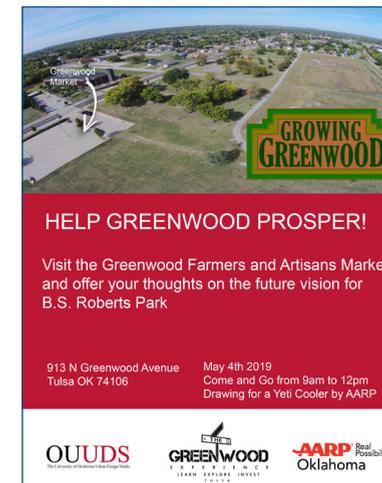


Images from Growing Greenwood design flipbook

# Placemaking

## B.S. Roberts Park

After an in-depth stakeholder discovery process with the Greenwood community in the fall of 2018, urban design students Tristan Fox, Jamie Pierson, Chris Paulsen, Jessi Stringer, and Clay Harris focused on the Greenwood Experience's placemaking effort at B.S. Roberts Park. According to Greenwood Experience leader Bill White, **the vision for the park is to transform it into a place to shop, play, and relax.** The first priority is to start-up the Greenwood Farmers and Artisans Market to **encourage economic development in the once thriving district known as Black Wall Street.** Eventually, a permanent market hall and a series of pop-up shops surrounding a plaza will be built. An existing basketball court to be revamped by local artists will provide recreation and space for events during market days. New playgrounds will serve both children and adults. The adjacent stormwater detention basin will become a relaxing landscape. Langston University and AARP Oklahoma are important project partners.



Flyer for visioning session at the Greenwood Market on May 4th



Urban Design students with Greenwood Experience Founder Bill White

## Day and Night Activity!



People turn out for TYPro's StreetCred at the Chapman Green



Art lovers enjoy Loving Vincent at a Movie Night in the Park

## Chapman Green

Begun in 2017, the Chapman Green placemaking experiment built considerable momentum during the last year. Some of the highlights include:

- ➔ Responding to a grant co-authored by studio students, **the H.A. Chapman Foundation provided \$150,000 of funding for park programming.** Tulsa International Mayfest administers the grant and organizes the events, which have included movie nights, art activities, and festivals. The grant has also funded the purchase of movable park furniture and much needed park maintenance.
- ➔ Urban Design students Samiul Haque and Virginia Paiva are **working with Mayfest on design studies for a bandshell in the park,** along with trees, trellises, and canopies for shade. The designs will be used to apply for grant funding from the Chapman Foundation and the Project for Public Spaces next year.



Design renderings created by OUUDS students show proposed improvements for the next phase of placemaking at the Chapman Green in 2020





Installation of  
*Be the One* at the  
Chapman Green

→ Urban Design Studio alumna Kelly Cook and local restaurateur Libby Billings used their \$25,000 grant from the TYPros Foundation to transform the alley across the street from the park into Art Alley. TYPros was so impressed with the result that they followed up in the spring by **hosting their annual tactical urbanism event, StreetCred, at the park and the alley.**

→ **The Urban Core Art Project continues to play an important role at the Chapman Green providing public art installations.** Sadly, but as expected, the *Prairie Schooners Stickwork Sculpture* was removed in November after an 18 month run. However, a new UCAP funded work has taken its place. *Be the One* is an interactive piece conceived during the stakeholder meetings last year and made by Chris Morphis at Garden Deva. It has quickly become a popular selfie spot.

→ Director Schaefer presented the studio's work at the Chapman Green this fall at **the APA Quad-States and the Oklahoma Campus Compact conferences.**



Urban design students Daniel Jeffries and Saudamini Inamdar enjoy lunch at a cafe table purchased with funds from the grant they wrote during the project



A cellist plays in front of a mural in Art Alley during TYPros StreetCred 2019.

*Hundreds of pixies, sprites, and magical creatures turned out for the Fairy Festival hosted by Tulsa Mayfest at the popular Chapman Green on June 28, 2019*



**Chapman Green Placemaking**



*Daniel Jeffries' vision  
for a Lively and Livable  
Second Street*

## Professional Projects

The professional project is the capstone experience for the Master of Urban Design degree. Students are encouraged to select projects combining research and creative activity to benefit the community. The following projects were completed this year:

→ Daniel Jeffries shined the spotlight on **Tulsa's Second Street**. Often neglected in the city's downtown plans, it connects the Performing Arts Center, City Hall, the BOK Center, the Blue Dome District, and the largest job center in downtown: the Williams Center. The Performing Arts Center Trust is exploring how to implement some of Daniel's recommendations as part of their ongoing renovations.

→ Joel Hensley's project testing the feasibility of **Cottage Homes** turned into an exploration on how to use the **macro morphology** of cities as a compositional strategy for designing **micro spaces** in urban contexts.

**The studio wishes to recognize the faculty serving on our Professional Project Committees:**

*Shawn Schaefer, Chair*

*Dave Boeck  
Associate Professor of Architecture*

*Ron Frantz  
Associate Professor of Architecture,  
Coordinator of the Environmental  
Design Program*

*Shane Hampton  
Director of the Institute  
for Quality Communities*

*Chan Hellman PhD  
Professor of Social Work  
Director of the Hope  
Research Center*

*Mia Kile  
Associate Professor of Interior Design*

*Brigitte Steinheider PhD  
Associate Professor  
of Organizational Dynamics*

*Charlie Warnken PhD  
Director of the Regional and  
City Planning Division*



Professional Project students Katie Wing (top), Robbie Wing (middle), and Saudamini Inamdar (bottom), engage the community in their research and design efforts

- Katie Wing's survey of **crime and the perception of safety at Tulsa Transit's Denver Avenue Station** led to a series of recommendations for expanding its role as a public space by providing services and amenities for transit riders and downtown citizens.
- Robbie Wing concluded his study to **understand the wholeness of urban soundscapes** by conducting an experiment to expose subjects to an intervention intended to moderate urban noise.
- Saudamini Inamdar presented the City of Broken Arrow with **a vision for creating a gateway corridor** connecting the Rose District to Elm Avenue and its adjacent highway interchange.
- Ray Powell's redesign of Explorer Park includes a dog park, a walking trail, and a variety of new uses for its obsolete tennis courts. The project also aims to **provide Tulsa Parks with a framework for engaging neighbors in placemaking projects.**

Six students started their projects this fall:

- Chris Paulsen is working with the City of Collinsville on **a placemaking project for the Depot Marketplace.**
- Tristan Fox's **community school project** is to make two underutilized courtyards at Jenks East Elementary School into outdoor classrooms for hands-on learning.
- Clay Harris is partnering with local developer Amenome on **the rehabilitation of the Laura Dester Center.**
- Jessi Stringer is writing, directing, and producing **a film documentary about the historic African-American settlement of Rentie's Grove.**
- Nour Beshir is **exploring transit-oriented development** by extending Oklahoma City's streetcar system.
- Jamie Pierson's **Pop Up Playscape** is sponsored by aHHa Tulsa and the Tulsa School for Arts and Sciences.



Site plan for Explorer Park from Ray Powell's project to improve Tulsa's neighborhood parks



Concept sketch from Jamie Pierson's Professional Project Proposal to create and test the components for a Pop Up Playscape



Public service announcement created by CHED with Tulsa Health Department

## Research

### Community Health and Environmental Design Initiative

In its eighth year of operation, the CHED is a community resource promoting health and wellness through better environmental design of buildings, neighborhoods and cities. Our motto is **Better Health by Design**. The CHED has pursued an active research and service agenda in the last year.

- In an ongoing partnership with the Tulsa Health Department, CHED has been producing **a series of public service announcements** for residents to assess and improve their dwellings. The announcements are shared through Facebook posts from THD every other week. Recent topics have included tips and precautions for heating systems. Examples include how to detect carbon monoxide, avoid fire from space heaters, and improve efficiency using simple do-it-yourself means like weatherstripping.





→ The CHED teamed up with students from Professor Ken Randall's Physical Therapy program this fall for **an accessibility audit of the Tandy YMCA**. CHED graduate assistants Virginia Paiva and Samiul Haque helped with the design of a new entrance on the north side of the building and generated ideas for thrilling experiences for disabled swimmers at the YMCA's waterpark. They also identified hazards in the design of the building's stairs.

→ Researchers are busy disseminating the results of Project REVIVE. The CHED is a partner with the School of Community Medicine in this **study to address neighborhood and housing issues related to the health of OU Clinic patients**. In February, Alizay Paracha presented a poster on *Failure to Thrive as a Health Indicator of Unsafe Neighborhoods* at the Southern Regional Meeting of the American Pediatrics Association. The team also had an abstract accepted by the *Health Services Research Journal*. The paper is currently under peer review.

→ Professor Schaefer delivered his lecture on environmental determinants of health to the **School of Community Medicine Summer Institute** for the eleventh year.

→ Professor Michael Birkes and Director of the Zarrow School of Social Work Julie Miller-Cribbs are planning **a CHED talk** scheduled for February 20, 2020 in OU-Tulsa's Founders' Hall. The discussion will focus on the topic of **Aging in Place and Intergenerational Housing**.

**CHED is grateful to faculty and community partners from many disciplines contributing to its efforts:**

Michael Birkes AIA  
CHED Coordinator

Dave Boeck AIA  
Architecture

Alizay Paracha MD  
Community Medicine

April Merrill JD  
Legal Aid of Oklahoma

Julie Miller-Cribbs PhD  
Social Work

Ric Munoz MSW JD  
Social Work

Ken Randall PhD  
Physical Therapy

Mary Williams PhD  
Public Health

Kendra Wise  
Tulsa Health Department

*The Society of Urban Design  
Students created an interactive  
playscape for Parking Day 2019*



## Service

- The Society of Urban Design Students joined with Professor Rodger Randle and the Center for Democracy and Culture in September to co-host a speech by former Oklahoma City Mayor Mick Cornett, entitled **The Next American City**.
- Also in September, SUDS braved rainy weather to occupy a parking space in downtown Tulsa during **Parking Day**.
- Director Schaefer and urban design students joined with a group from the Urban Land Institute for **a tour of Oklahoma City real estate developments** including the Wheeler District and the West Village. They also rode the OKC Streetcar and visited Gardner Architects.
- Ted Reeds and Professor Warren Ross made presentations about Bruce Goff and the American School of Architecture at the opening of **the Renegades Exhibit** at the Schusterman Library at OU-Tulsa. Thanks to Emrys Moreau for arranging the event.



**The Society of Urban Design  
Students Officers for 2019:**

Jamie Pierson  
President

Sherry Smith  
Vice-President

Clay Harris  
Secretary / Treasurer

Joel Hensley  
OUTSGA Representative

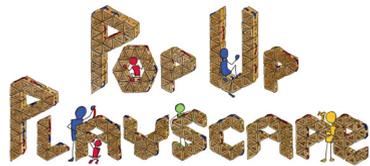


*Ted Reeds and Warren Ross  
at the Renegades Exhibit*

## Noteworthy



Design entrepreneurship and leadership students tour the historic Tulsa Club Building during its rehabilitation by the Ross Group



- The Urban Design Studio welcomed two **new faculty** in 2019. **Warren Ross** shared his design, construction, and business acumen with students in the spring teaching Design Entrepreneurship and Leadership. Urban design scholar **Jennifer Griffin** offered Urban Design Theory in the summer.
- We also said goodbye to some colleagues. Professor **Jay Chandler** retired after thirty years service teaching Legal Framework for Design. **Hope Mander**, Assistant Director of the Institute for Quality Communities and frequent studio collaborator, also stepped down. She and her husband Clive are moving to Istanbul. We thank Jay and Hope for their service and wish them all the best on their new adventures.
- **Congratulations to Jamie Pierson!** Jamie was awarded a **Make Tulsa Awesome** grant from the TYPros Foundation. Jamie joins Paulina Baeza and Kelly Cook as recipients of this award. Jamie will use the \$5,000 for her Pop Up Playscape project.

- Jamie Pierson also received the inaugural **Urban Core Art Project Public Art Scholarship**. The \$1,000 scholarship is awarded annually to an urban design student interested in public art and the built environment.
- Tulsa hosted the **American Planning Association Quad-States Conference** in October. The Urban Design Studio was a sponsor of the event. Students from the studio and the Regional and City Planning division in Norman volunteered during the four-day meetings. Professor **Paulina Baeza presented a talk on Planning for International Immigration**.
- Director Schaefer visited Vancouver and Victoria, British Columbia in May. He met officials from the City of Oak Bay to discuss **a possible placemaking and urban design project for Turkey Head Promontory and the Oak Bay Marina**. Many thanks to affiliate faculty member Kristina Leach for arranging the visit.



Professor Jay Chandler, third from left, poses with students at the end of his last class



Urban design and planning students with alumni at a mixer during APA Quad-States



View of Turkey Head Promontory and Oak Bay, BC

## Alumni News



The Cyntergy Team is shown above with their Homes for the Troops model, L to R: Nick White, Marcus Smith, Chelsea Oliphant, David Phelps, Craig Longacre, and Luis Garcete



Libby Billings and Kelly Cook, 2016 (left), pictured in the Art Alley they organized with a grant from the TYPros grant for StreetCred 2019

→ The Urban Design Studio recently hosted a team from Cyntergy, led by **Craig Longacre, 2008**, to help build a **3D model of a home for severely injured veterans**. The team used the studio's rapid prototyping tools to make the model for **Homes for Our Troops**, a non-profit organization that builds custom homes for veterans. The model will be used to show veterans the layout of their new houses.

→ **Studio alums are serving in exciting leadership roles in the new Tulsa Planning Office.** **Paulina Baeza, 2017**, is Senior Planner for Strategic Planning; **Daniel Jeffries, 2019**, is Senior Planner for Implementation and Communications, and **Nathan Foster, 2016**, is Senior Planner for Subdivisions.

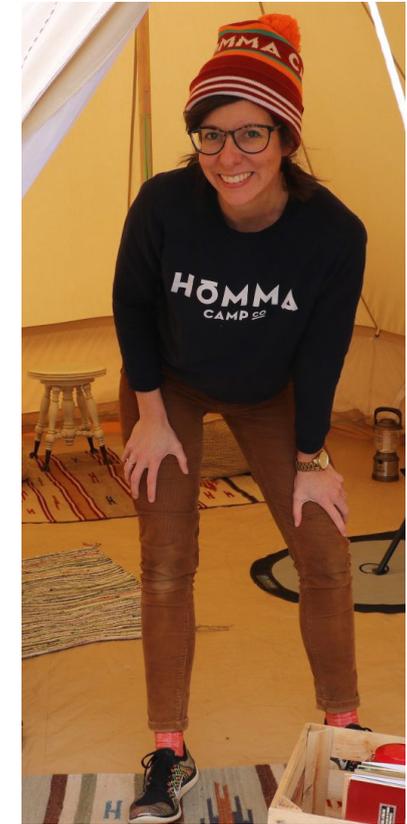
→ Congratulations to **Larry Curtis, 2012**, on his promotion to **Community Development Director for the City of Broken Arrow**, the fourth largest city in Oklahoma.

→ Best wishes also to **Rebecca Blaine, 2014**, on her appointment as **Planning Director for the City of Shawnee**. Rebecca previously served as Planning Director for the Cities of Guthrie and Newcastle.

→ **Jessica Brent, 2011**, was recently featured in an article in the Tulsa World. Jessica is the co-owner of **Homma Camp Company**, a luxury camping service for those who may not have the time, expertise, or equipment. She has translated her creativity, placemaking ability, and entrepreneurship skills into a successful business.

→ Graduating in May, **Ray Powell, 2019**, became the first student to complete the studio's new **Graduate Certificate in Real Estate and Design Entrepreneurship**.

→ **Darshan Patel, 2005**, Principal and founder of fresharkitektur, was elevated to **President of the AIA Eastern Oklahoma Chapter** for 2020.



Homma Camp Company Founder Jessica Brent, 2011, in her element

# People

## Professional and Community Advisory Board

Owen 'Chip' Ard MAI  
Executive VP, JLL Valuation and Advisory Services

Michael Birkes AIA  
Principal, Michael Birkes Architecture

Tom Costner MD  
Director of Palliative Care, St. Francis Health System

Farhad Daroga AICP  
Director of Special Projects, City of Broken Arrow

Paul Dentiste AICP, FIBA  
Consultant

John Griffin CNU  
Urban Designer, Selser Schaefer Architects

Tom Wallace PE  
President, Wallace Engineering

Dawn Warrick AICP, Chair  
Urban Planner, Freese and Nichols

Rachel Zebrowski AIA  
President, Miles Associates



Look what happens in public places! Virginia Paiva meets a hedgehog friend at Hunt's Green in Muskogee

## Faculty

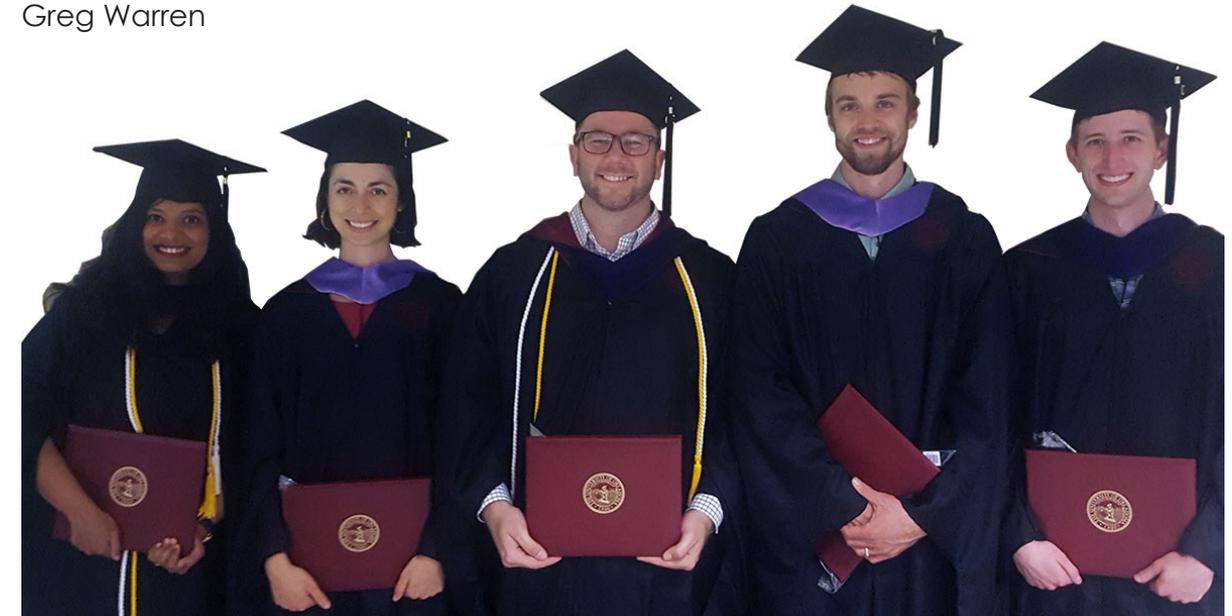
Shawn Schaefer  
Kevin Anderson  
Paulina Baeza  
Michael Birkes  
Jay Chandler  
Jennifer Griffin  
Warren Ross  
Greg Warren

## Graduate Students

Nour Beshir  
Tristan Fox  
Clay Harris  
Samiul Haque  
Joel Hensley  
Saudamini Inamdar

Daniel Jeffries  
Alex O'Connell  
Virginia Paiva  
Chris Paulsen  
Lahari Peluri  
Jamie Pierson

Ray Powell  
Dylan Rumsey  
Sherry Smith  
Jessi Stringer  
Katie Wing  
Robbie Wing



May Graduates: Saudamini Inamdar, Katie Wing, Daniel Jeffries, Robbie Wing, and Ray Powell

*The best way to study the urban design of Vancouver? From the front seat of a floatplane!*



## Contact Us

The Urban Design Studio is always looking for promising students and interested community partners for its programs and projects. Please contact us for more information:

The University of Oklahoma  
Urban Design Studio  
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4502 East 41st Street  
Tulsa, Oklahoma 74135  
918.660.3493  
sschaefer@ou.edu

<https://architecture.ou.edu/urban-design/>  
or visit the CHED and OUUDS on facebook

The University of Oklahoma is an Equal Opportunity Institution.

The University of Oklahoma Urban Design Studio is founded on its three-part mission: to **train urban design professionals** through graduate programs in urban design and real estate, to **advance understanding of the city** through research and creative activity, and to **engage in community design** projects benefiting Tulsa and Northeast Oklahoma.

Urban Design Studio  
College of Architecture  
The University of Oklahoma  
4502 East 41st Street  
Tulsa, Oklahoma 74135

