

2020

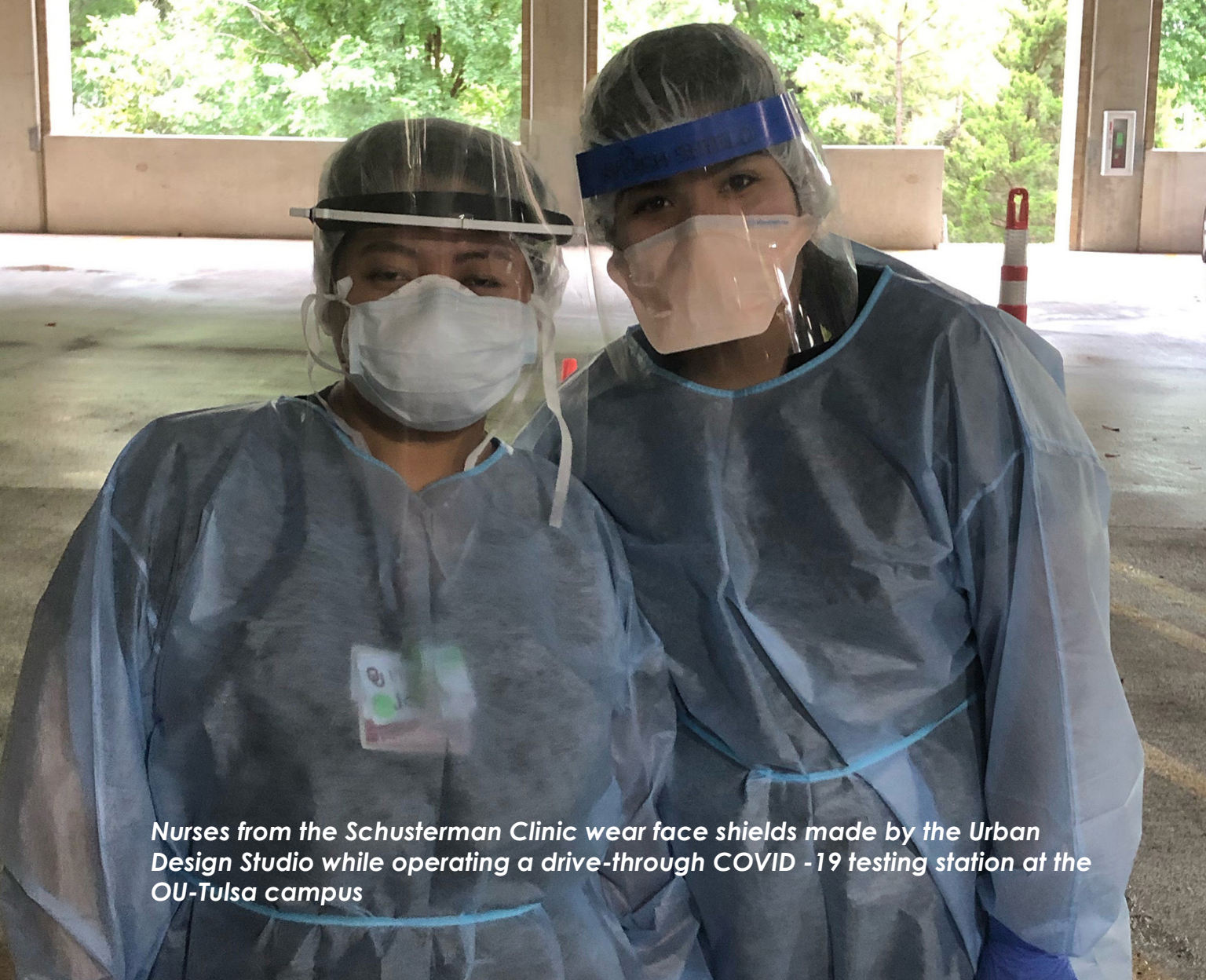
OUTDOORS  
Urban Design Studio

Greenwood

Chapman  
Green

Maple  
Ridge

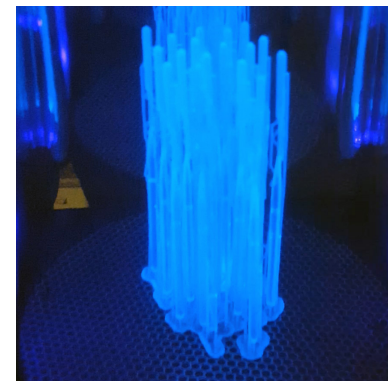
Annual Report



*Nurses from the Schusterman Clinic wear face shields made by the Urban Design Studio while operating a drive-through COVID -19 testing station at the OU-Tulsa campus*

## Impact

In an ordinary year this introduction would highlight the impact that our faculty, students, and alumni make on our community's built environment through their creative designs, applied research, and community engagement. **But this was no ordinary year!** While many of those achievements will be enumerated in the pages to follow, none fills us with more pride than our efforts to assist our health professional colleagues to cope with the ongoing public health crisis. When the COVID-19 pandemic began last spring, there was a shortage of personal protective equipment and testing supplies. The Urban Design Studio responded by teaming up with the OU-Tulsa Schusterman Library. We used our rapid-prototyping design and production capability to **help fill the gap and provide protective equipment to our colleagues** at the OU-Physicians Schusterman Clinic and the College of Nursing. We also developed and made movable partitions for the Studio and the library when in-person classes resumed in the fall. The result was a lesson in resilience and collaboration. *Boomer, Sooner!*



Swabs cure in ultraviolet oven



Over 120 face shields were produced using the Studio's rapid-prototyping capability





Classical Revival Home

The Founders' Place Pattern Book uses a simple to understand generative design sequence to guide and encourage homeowners and developers to create appropriate buildings in the historic district.

## How To Use This Pattern Book

This pattern book will guide the development of the neighborhood and houses to fulfill the original vision of creating an integrated district. This pattern book has three principal sections: Overview, which discusses the context and precedents; Community Patterns, which illustrates neighborhood characteristics; and Architectural Patterns, which establish the architectural vocabulary and elements that may be used. The steps below describe the process for building development in Founders' Place Neighborhood.



Step 1: **Select a building type and a district** (See page 29 and 30 for District Designation and Permitted Building Types within each district)



Step 2: **Select a lot in the previously selected district** (See page 6 for vacant lots. Note that the map may not be updated, so further study is recommended)



Step 3: **Determine basic shape and size of the building, and place the building on the lot** (See page 50-51 for massing shape and page 31 - 42 for guidelines on placing a building on a lot)



Step 4: **Add doors and windows** (See page 52 - 53 for guidelines)



Step 5: **Design porches and additions** (See page 53 - 54 for guidelines)



Step 6: **Select materials and colors** (See page 55 - 56 for guidelines)



Step 7: **Add landscape** (See page 43 for guidelines)

03 OVERVIEW

A Pattern Book for Founders' Place Neighborhood

# Studio Projects

## Founders' Place

Last spring, students from the Studio created **a Pattern Book for the Founders' Place Historic District in Muskogee**. This project grew from the Muskogee Comprehensive Housing Analysis completed by the Studio last year in collaboration with the Institute for Quality Communities. The students helped the neighborhood association document the eclectic revival styles found in the neighborhood and provide guidelines for the new development that the neighborhood desires. In addition to the Pattern Book, the class created a Do-It-Yourself Neighborhood Condition Survey and Infrastructure Cost Estimator. **These tools helped the neighborhood obtain a planning grant from the Muskogee Community Foundation to create a Neighborhood Improvement District.** The envisioned district will assess homeowners to fund upgrades to public improvements in the district, such as new sidewalks, curbs, street trees, and lighting.



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

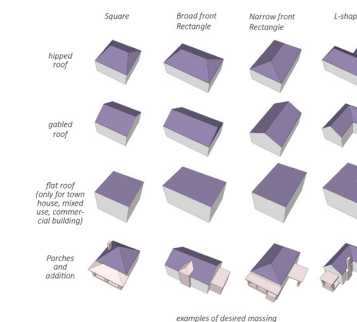
Melony Carey, Chairperson  
Founders' Place President

Tish Callahan  
Muskogee Planning Director

Julie Watson-Ledbetter  
Neighbors Building Neighborhoods

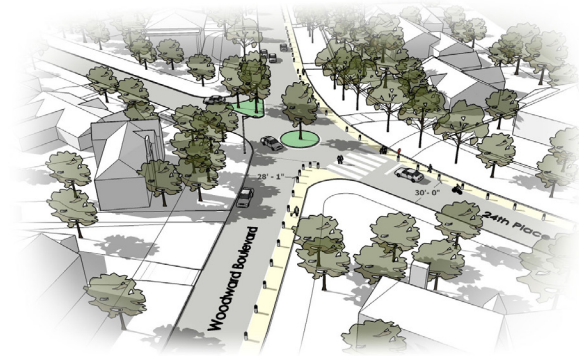
Russell Sain  
Real Estate Developer

Doug Walton  
Muskogee County Health Dept.



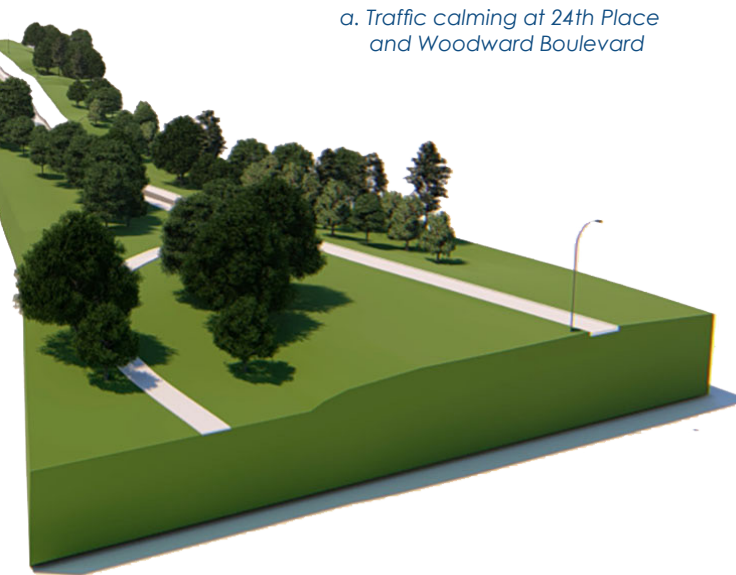
Proposals developed with the resident design teams included,

- a. traffic calming measures,
- b. neighborhood walkability,
- and c. connections to parks, trails, and attractions.



a. Traffic calming at 24th Place and Woodward Boulevard

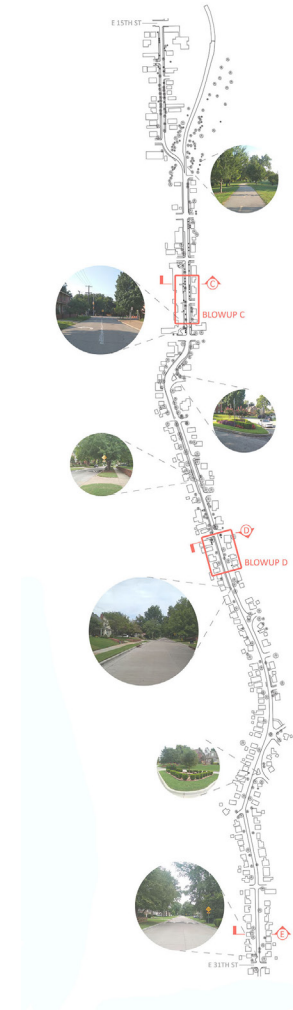
c. Neighborhood garden link to the Gathering Place and the Midland Valley Trail



b. Pedestrian linkage from downtown to Maple Park

## Maple Ridge Great Streets

Also in the spring semester, students hosted a series of collaborative design workshops in an attempt to engage the community in the design process for the Maple Ridge Great Streets project. Students organized three such sessions at the Urban Design Studio. Between twenty to thirty residents attended each meeting. At the first session, the residents used a voting procedure to decide which issues the design phase should focus on, namely: **traffic calming, neighborhood walkability, and connectivity to the parks, trails, and attractions.** At the second meeting, the neighbors prioritized which locations were the most important to them. By the third meeting, **the neighbors were fully integrated into the design team** and worked in small groups directly on design alternatives by brainstorming creative solutions with the students. Each group also presented their solutions to the other groups. Students took these collective solutions and developed detailed design proposals that were shared with residents on a wiki to elicit feedback and comments from the entire neighborhood.







Urban design graduate student Sherry Smith shows neighbors design options based on their discussions. The goal was to turn the students and the neighbors into a unified design team working as equal partners.

**Many thanks to Maple Ridge Neighborhood Association** for supporting the students in their efforts, particularly Board Chair Cullen Koger, Board Members Matt Bayne and Kevin Rice, and all the residents that attended the design workshops. The COVID-19 pandemic cut the collaboration short, but the Studio still intends to produce a final work product for the neighborhood next spring. 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 the Gibbs College of Architecture while in residence at the OU-Tulsa Schusterman Center.





## Chown Place

### Chown Place

For its fall project the Studio chose a project that engages a community remotely in order to avoid putting students, community partners, and residents at risk of exposure to coronavirus at in-person events. Thanks to affiliate faculty Kristina Leach, **we took the opportunity to expand the Studio's horizons and extend its reach internationally.** Dr. Leach introduced us to an exciting project near her home base in Oak Bay, British Columbia, Canada. Chown Place is an enclave of affordable senior housing nested in Victoria's Burnside-Gorge Neighborhood. Owned by the not-for-profit Gorge View Society, Chown Place is poised for a twenty year transformation and expansion to triple its number of dwelling units and introduce intergenerational housing. The students have created an engagement pyramid to empathize with the varying perspectives of project stakeholders, outside experts, neighborhood residents, and the public at large. The class discovered that it must create a series of urban design prototypes next spring to **envision housing as a community, not as a commodity.**

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

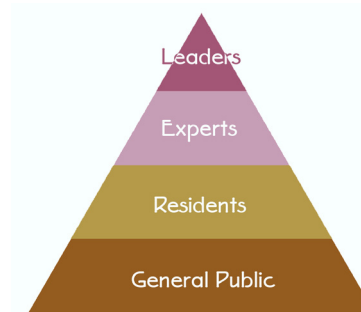
David King  
Chairperson, Gorge View Society

Kristina Leach  
Gorge View Society  
Board of Trustees

Minh Ngo  
Visual Strategist

Adrian Shewchuk  
Atelier Design Build

Avery Stetski  
President, Burnside-Gorge  
Community Association



Engagement Pyramid





Pergola design created for Chapman Green by Studio Graduate Assistants Virginia Paiva and Samiul Haque.

# Placemaking

## Chapman Green

Events at the Chapman Green hosted by Tulsa International Mayfest confirmed prior community feedback that the park needed more shade for visitors. **The Urban Design Studio helped acquire a \$47,000 grant** to meet this need. Funded by Claritin and administered by the highly respected Project for Public Spaces, the effort became **a multi-faceted placemaking collaboration.** Tulsa Parks Director Anna America advocated for low-maintenance designs. Michael Patton expressed Land Legacy's desire to keep an open lawn in the center of the park. Up with Trees planted 20 new trees in the perimeter planters based on recommendations from arborist Steve Grantham. Studio students designing a pergola for the green received guidance from PPS Design Director Alessandra Galletti, Landscape Architect Jiayi Cheng, and Projects Director Elena Madison. Tom Wallace provided structural engineering advice. Steel Shade Pergolas is scheduled to erect the pergola early next year.



### Community Partners:

*aHhA: Tulsa Int'l Mayfest*

*City of Tulsa Parks*

*Claritin: Clarity Parks Program*

*Downtown Tulsa  
Coordinating Council*

*H.A. Chapman Foundation*

*Land Legacy*

*Meridia Development*

*Project for Public Spaces*

*Steel Shade Pergolas*

*Up with Trees*

*Urban Core Art Project*

*Wallace Engineering*





Laying Out the Foundation



Framing and Sheathing



Staining and Finishing

## Osage Forest of Peace

After the adoption of the campus plan created by the Studio last year, the Osage Forest of Peace started to implement the plan with a capital campaign. Donor Susan Singh pledged enough to purchase the materials needed for a climate-controlled storage building. Construction Science Director Ben Bigelow provided additional funds. **Bryan Bloom and his students from the Construction Fundamentals Lab stepped in to provide the labor.** Dean Hans Butzer and Architecture Professor Andrés Cavieres provided design assistance to create a simple but distinctive building that meshed with the Forest's vernacular architecture and its natural surroundings. Even **this utilitarian building features innovative details**, such as a rain screen wall and attic loft, which provides additional storage space. The building was pre-fabricated in Norman and erected over Spring Break, right before the COVID-19 shutdown. The Forest is using the building to store furniture, mattresses, and other items sensitive to the weather. We hope the team will build more at the Forest in coming years.



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



*Climate Control Storage Building Built by Construction Science Students*





Jamie Pierson instructs volunteers at aHHa how to start production of the Pop Up Playscape.

## 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. The following projects were completed this year:

- ➔ Using a *Make Tulsa Awesome Grant* from TYPros Foundation, Jamie Pierson teamed up with aHHa Tulsa to prototype her **Pop Up Playscape**. Designed to invite users of urban spaces to interact and modify their environments, the modular playscape was tested with focus groups in March and rolled out at an exhibit at aHHa in July.
- ➔ Clay Harris teamed up with Amenome Development and Method Architects to **rehabilitate the Laura Dester Center** in the heart of Tulsa's Pearl District. The mixed-use block is organized around a courtyard set aside for stormwater collection. The courtyard is activated with a dog yard, community garden, performance stage, and sports courts.

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

Shawn Schaefer, Chair

Dave Boeck  
Associate Professor of Architecture

Francesco Cianfarani PhD  
Assistant Professor of Architecture

Shideh Shadravan PhD  
Associate Professor of Architecture

Charlie Warnken PhD  
Director of the Regional and City Planning Division



Laura Dester Center





Focused Learning Space



Jessi Stringer interviews Hannibal Johnson



Collinsville Depot Market

→ Tristan Fox partnered with Jenks East Elementary on a community school project to redesign two underutilized internal courtyards for **Focused Learning**. The outdoor classrooms he created are timely proposals as schools struggle to physically distance students during the pandemic.

→ Jessi Stringer produced a poignant video documentary **honoring the historic African American settlement of Rentie's Grove**.

→ Chris Paulsen transformed a little used gravel parking lot on Downtown Collinsville's Main Street into the **Depot Marketplace**. The proposed public space recalls the town's railroad era and creates a space for a farmers' market, community concerts, and outdoor events.

Five students started their projects this fall:

→ Sherry Smith started a project to develop a community park for the City of Coweta. **Cottonwood Acres** will use resilient planning concepts to merge recreational uses with strategies for floodplain management.

→ Alex O'Connell's project envisions a **gateway for the Greenwood District**. Her aim is to make a recognizable landmark for the branding of the historic African American during its resurgence as a cultural and economic destination.

→ Samiul Haque began his project to **examine Post-COVID streets** by analyzing Tulsa's traffic volumes during the crisis. He has discovered that arterial streets are significantly overdesigned, leaving opportunities for capturing lanes for pedestrians, cycling, and transit.

→ Lahari Peluri has embarked on a **placemaking project for the Plaza of Americas**. She hopes to use tactical urbanism to improve the small plaza for downtown residents.

→ Researcher Virginia Paiva is looking to **discover if exposure to images of biophilic urban spaces can affect stress and anxiety levels** in subjects. She will compare responses between biophilic treatment and non-biophilic control groups.



Greenwood Gateway Concept



Photomontage made using Biophilic Design Principles



Director Schaefer tests the EEG / Eyetracker VR Headset for Virginia Paiva's research





*Urban Design Studio students join stakeholders at the Greenwood Centre for an outdoor critique of their work!*



## *SUDS Design Concept Rendering for the Greenwood Center Courtyard*



## Student Action

With the upcoming Centennial Commemoration of the 1921 Race Massacre, **the Greenwood District has become the focal point and symbol for the conscience of Tulsa.** The attention comes amid a boom of adjacent real estate development that is driving a cultural and economic rebirth in the district. An important anchor is the Greenwood Centre. This last remaining block of historic commercial buildings is undergoing renovation under the direction of architect David Contreras from Pistil Consortium. He reached out to **the Society of Urban Design Students to brainstorm ideas for the courtyard** that faces Oneok Field. The students worked with Pistil Consortium designers, Greenwood Centre leaders, and Tulsa Drillers management to develop urban design concepts and programming for the space that includes ways to incorporate the courtyard into the ballpark, open it up to adjacent commercial spaces, and connect it to Greenwood Avenue. The students received positive community feedback and their ideas are being incorporated into the remodel.

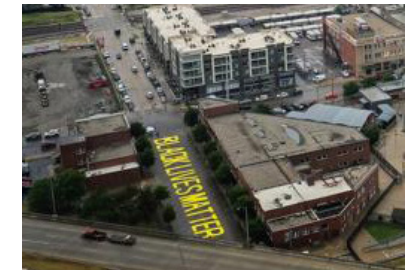


*The Society of Urban Design  
Students Officers for 2020:*

*Alex O'Connell  
President*

*Virginia Paiva  
Vice-President*

*Jeremy Banes  
Secretary / Treasurer*



*Birdseye View of Greenwood*



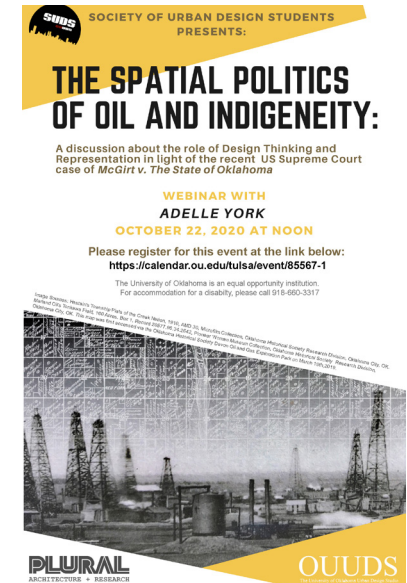


Camila Coronado and Virginia Paiva relax after a game of cornhole at the parklet designed by the Society of Urban Design Students during Parking Day 2020 festivities in Downtown Tulsa

- ➔ In September, the **Society of Urban Design Students** created a parklet using two parking spaces in Downtown Tulsa during **Parking Day 2020**. Their design provided a place for pedestrians to play a relaxing game of cornhole, while maintaining social distancing requirements during the pandemic.
- ➔ Also during Parking Day, Urban Design Graduate Student **Lahari Peluri** won **first prize for her design entry** in StreetCRED: Project Parklet sponsored by TYPros. Her health-themed design featured stationary bikes and a bike share from This Machine for exercise, and vertical climbing vines in a biophilic setting. **The \$10,000 in prize money will be used to construct the parklet.**
- ➔ In October, the Society hosted an online webinar by Adelle York from Plural Design Office entitled ***The Spatial Politics of Oil and Indigeneity***. Ms. York's talk discussed the role of design thinking in understanding Native American property rights in light of the recent **U.S. Supreme Court case of *McGirt v. The State of Oklahoma***.



Award winning parklet designed by Lahari Peluri during her internship at LandPlan Consultants



Webinar flyer for guest lecture that attracted over 50 viewers





Panelists, L to R: Carrie Ciro PhD, Allied Health; Kim Cassie PhD; Social Work; Carol Stewart RN, Nursing; and Mary Isaacson PhD, Occupational Therapy; not pictured: Kendra Orcutt, OPT



Over 100 social service professionals attended the symposium

## Research and Creativity

### Community Health and Environmental Design Initiative

In its ninth 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 largely focused on the topic of housing for aging in place in the last year.

- ➔ The Community Health and Environmental Design Initiative kicked off 2020 with another in its series of CHED Talks at the OU-Tulsa Schusterman Learning Center with a symposium of **Interdisciplinary Perspectives on Aging in Place**. The panel of speakers from four OU Colleges included experts on universal design, functional support for people with dementia, intergenerational housing, cultural considerations for minorities, and service animals.



Architect and Urban Design Fellow Dave Boeck discusses how to design spaces for persons aging in place





L to R: Professor Mary Isaacson, Danny Bolton, Samiul Haque, and Virginia Paiva show off the new equipment for the OT Simulation Lab

- ➔ After the successful CHED Talk, discussions began on ways to promote cross-disciplinary collaboration. Professor Mary Isaacson was in the middle of remodeling the Occupational Therapy Simulation Lab and invited the CHED to assist her with the design of bathroom fixtures for her students. The goal was to **create movable fixtures that could simulate many configurations** of bathrooms found in homes of aging in place clients. Graduate Assistants Samiul Haque and Virginia Paiva, working under the direction of Professor Birkes, created drawings and specifications for OU-Tulsa Master Carpenter Danny Bolton to build the fixtures. Professor Isaacson hopes to test the new fixtures with her students in 2021.

- ➔ Professor Schaefer delivered his lecture on environmental determinants of health to the **School of Community Medicine Summer Institute** again, this time teaming up with Dr. Syeachia Dennis to take a deep dive into the inequities contributing to disparate health outcomes. The pair were later interviewed for the *Everybody Loves Tulsa* YouTube channel.



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

Michael Birkes AIA  
CHED Coordinator

Dave Boeck AIA  
Architecture

Syeachia Dennis MD  
Community Medicine

Mary Isaacson PhD  
Occupational Therapy

Julie Miller-Cribbs PhD  
Social Work

Ken Randall PhD  
Physical Therapy





Urban Design Director Shawn Schaefer also had a productive year with his research and creative agenda:

- In March, he delivered a paper about **Community Engagement and Service-Learning Reciprocity** at the Schools of Thought Architectural Pedagogy Conference.
- Over the summer he submitted an entry to the **Urban Confluence Design Competition** in San Jose, California.
- In the fall, he joined a team from the Early Childhood Education Institute, led by Professor Diane Horm PhD, on a successful Rapid Response Seed Grant. **The Inequities Start Early Study** uses geospatial analysis and multi-level regression to investigate family and neighborhood factors in the development of executive function among 1,300 Tulsa children in pre-K programs.
- Last, but not least, he served as a resource team member for the **Institute for Quality Communities Retreat** in November, assisting four Oklahoma towns.





## Noteworthy



Richard Florida (left,) regales students in the Studio



Paul Dentiste enjoys his birthday with style!

→ **Richard Florida**, noted urbanist and author of *The Rise of the Creative Class*, visited the Studio in February. He led a lively discussion with the urban design students that went on for hours, alternating between him challenging the students with ideas and the students peppering him with questions.

→ The Studio's **Community and Professional Advisory Board** welcomed two real estate professionals to the Community and Professional Advisory Board. **Owen 'Chip' Ard** is Executive Vice-President for JLL Valuation and Advisory Services. **Tony Lombardi** is Principal Broker of Frisbie Lombardi Commercial Real Estate.

→ The board also celebrated long-serving member **Paul Dentiste's 90th Birthday!**

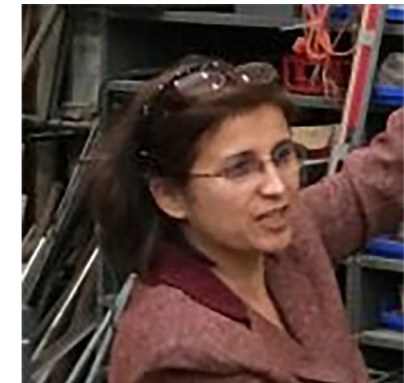
→ We said goodbye to Professor **Kevin Anderson** who retired after thirty years of teaching Real Estate Development. We thank him for his service and wish him the best for the future.

→ The Urban Design Studio welcomed two **new faculty** in 2020. **Nick Lombardi** shared his knowledge of urban economics and real estate teaching Real Estate Fundamentals. Professor Lombardi is a graduate of Georgetown University's real estate program and Managing Broker of Frisbie Lombardi Commercial Real Estate. **Nimish Dharmadhikari PhD** offered Geographic Information Systems for Land Use Planning this fall. Dr. Dharmadhikari has a doctorate in geospatial analysis from North Dakota State University and is a Senior Transportation Planner for INCOG, Tulsa's Metropolitan Planning Organization.

→ Two inaugural **Urban Design Fellows** joined us this year from the Gibbs College of Architecture Faculty. **Dave Boeck AIA** is pursuing research and practice in his specialty of aging in place. **Shideh Shadravan PhD** is leading a study of the Sand Springs Power Plant as an example of adaptive reuse of industrial brownfields.



Urban Design Fellow  
Dave Boeck AIA



Urban Design Fellow  
Shideh Shadravan PhD



## Alumni News



Shane Fernandez

→ **Shane Fernandez, 1998**, has landed his dream job combining his passion for bicycle racing, his obsession with design, and his skill for organization. His new challenge is to oversee the construction of **USA BMX Headquarters** in Tulsa. His mission also includes growing freestyle programming and serving as Chairperson of the USA BMX Foundation.



AIA Eastern Oklahoma  
President Darshan Patel

→ **Darshan Patel, 2005**, Principal and Founder of fresharkitektur, served as **President of the AIA Eastern Oklahoma Chapter** for 2020. Mr. Patel's leadership included advocating for design decisions to be controlled by local communities and designers in opposition to the President's Executive Order requiring federal buildings to be designed in a classical style.

→ W Design has moved! **Weldon Bowman, 2003**, announced his growing architecture practice has moved to larger quarters at 608 East Third Street, Tulsa, Oklahoma.

→ Studio alums are serving in exciting leadership roles in Tulsa's growing suburbs. **Marcaé Hilton, 2011**, joined the City of Jenks in March as Director of Planning. She is leading the city's update of its Comprehensive Plan: Horizon Jenks. Current Studio student, Alex O'Connell, was mentored by Ms. Hilton and succeeded her as Interim Planner for the City of Bixby. Congratulations to **Kyle Clifton, 2018**, on his promotion to Director of Urban Design and Long-Range Planning for the City of Claremore. **Chris Paulsen, 2020**, is also part of Claremore's team. He recently added Assistant Planner to his GIS Analyst title.

→ Also of note, Mr. Clifton and Mr. Paulsen played leading roles in creating the 2040 Claremore Comprehensive Plan and Special Planning District. The plan was awarded the **2020 Outstanding Plan Award** from the Oklahoma Chapter of the American Planning Association.



Kyle Clifton (right,) joins Claremore Mayor Hon. Bill Flanagan and City Manager Chad Denson to accept the Outstanding Plan Award





**Members of the Class of 2020 share some good cheer before masks and social distancing forced us onto Zoom. Even their convocation was via video!**

## 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

Tony Lombardi  
Principal Broker, Frisbie Lombardi Commercial Real Estate

Tom Wallace PE  
President, Wallace Engineering

Dawn Warrick AICP, Chair  
Urban Planner, Freese and Nichols

### Faculty

Shawn Schaefer  
Paulina Baeza  
Michael Birkes  
Nimish Dharmadhikari PhD  
Jennifer Griffinw  
Nick Lombardi

### Graduate Students

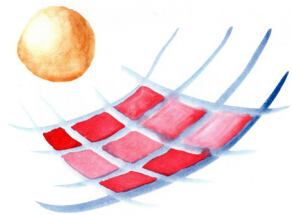
Jeremy Banes  
Camila Coronado  
Nick DeAngelis  
Tristan Fox  
Clay Harris  
Samiul Haque  
Alex O'Connell  
Virginia Paiva  
Chris Paulsen  
Lahari Peluri  
Jamie Pierson  
Sherry Smith  
Jessi Stringer  
Roshita Taylor  
Autumn Tiller



## In Memoriam



Katie Wing



The Urban Design Studio community was saddened in November to learn of the death of Katie Wing. A 2019 graduate, Katie's optimism, determination, and joy were an inspiration to all who knew her. While at the Studio she fed her passions for community placemaking, environmental sustainability, and social justice. These interests and her gift for working with people often put her in a leadership role. After graduating, Katie worked for the Indian Nations Council of Governments as a planner and urban designer before stepping down due to illness. She is survived by her husband Robbie Wing, also an Urban Design Studio alumnus. Our deepest sympathies go out to Robbie and the rest of Katie's family and friends. A tree in her beloved Chapman Green is being planted in her honor. She was a brilliant light in the world, and we will miss her illumination.

## 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:

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Urban Design Studio  
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Tulsa, Oklahoma 74135  
918.261.5935  
sschaefer@ou.edu

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



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  
Gibbs College of Architecture  
The University of Oklahoma  
4502 East 41st Street  
Tulsa, Oklahoma 74135

