

GROWTH BOND

\$15M bond fuels OKC's Alley North, adding hotel to growing campus

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The Oklahoman USA TODAY NETWORK



Construction is ongoing at Alley North, which will be anchored by a new corporate headquarters for Guernsey. Site work is starting on a garage with construction set to start in 2027 on a full-service hotel, daycare and shared workspace. DOUG HOKE/THE OKLAHOMAN

A full-service hotel set to anchor the Alley North development will be built with assistance from a \$15 million Oklahoma Industries Authority bond approved by Oklahoma County Commissioners.

Alley North, being built on the northeast corner of NW 13 and Broadway, is being developed by Pivot Project. Construction is already underway on a new headquarters for Guernsey, an engineering, architecture and consulting firm, while site work has started for a 349-space garage.

Jonathan Dodson, CEO of Pivot Project, said the garage is also being done in collaboration with Oklahoma County, which will own the structure via a tax increment and revenue bond agreement.

The \$15 million bond funding for the hotel will be paid back with state sales tax credits from the Oklahoma Tourism Development Act that provides incentives of up to 25% of approved development costs. Dodson said details about the hotel will be announced once the hotel developer buys the land.

“We’re close,” Dodson said. “We’re five months from closing on the dirt.”

In addition to the garage, the Guernsey headquarters and hotel, plans also are advancing for a five-story building that will be home to a St. Luke’s daycare and a second location for the co-working operation Day Club.



Conceptual plans for the next phases of construction at Alley North are shown in this rendering where the future home of Guernsey is already under construction and set to open in 2027. A full-service hotel is shown with a pool in front, and to the south of the hotel is a conceptual rendering of where the five-story Day Club and St. Luke's child care will be built. The parking garage for the development can be seen in the foreground of Day Club. Smaller retail buildings are shown fronting Broadway. RENDERING BY PERKINS & WILL

Bryan Clifton, who runs Day Club with partner Joe Carr, said the original location at the Main Street Arcade, 629 W Main, is running at or near full occupancy with tenants who enjoy using shared amenities including conference and break rooms, snacks, coffee and various programming. The new five-story building at Alley North will be located west of the garage, north of Guernsey, and south of the hotel.

The first two floors of the building

will be home to a daycare to be operated by St. Luke's Children's Center, which already has locations at St. Luke's United Methodist Church, 222 NW 15th St., First Church, 131 NW 4th St., and 900 N Sooner Rd. in Edmond.

The top three floors, Clifton said, will be expanded space for Day Club.

"We started this plan by looking at what are the needs of working parents, which is a lot of the demographic that uses Day Club," Clifton said.

"One of the things we kept seeing was that a lack of consistent childcare was a burden and restriction for them. We took some time to see if we wanted to try to operate a childcare ourselves, and we quickly realized that was not the smart path."

Going after the best operator in the market was the best choice, Clifton said, and he believes St. Luke's is that operator.

Clifton said he hopes to start construction in the next few months with an opening in 2028. He said market demographics led to choosing Alley North for the next Day Club location.

"Guernsey being there, along with others, makes it a good spot," Clifton said. "We like to stay in populated areas. With the Day Club model, we like to own our real estate. And with Alley North, we are provided with that opportunity."

