



2003-2004 CLIDE Award

New Development Landmark Award

Addison Circle
Addison, Texas

Addison Circle has brought density and a sense of community to Addison, Texas. Located in a northern suburb of Dallas, the 80-acre mixed-use project is the result of a public/private partnership between the developer, landowner, and the town of Addison. Designed by a team of planners, architects, and landscape architects, Addison Circle ultimately will tally some 3,000 plus dwelling units intermixed with neighborhood retail, parks, and civic space, as well as up to four million square feet of offices and commercial uses. At about 60 dwelling units per acre (net), the mostly rental project is more than twice as dense as the typical north Dallas garden apartment project. Yet, Addison Circle has a sense of place and community not often seen in the typical new development. This project provides a range of housing opportunities and choices for residents of multiple age groups and economic levels.



Through the collaboration of the City of Addison and private investors, a true urban place has been created within what was once a placeless "edge city" environment. A consistent scale, sensitive use of coordinated materials, well-planned open spaces, carefully hidden parking, and ground level retail -- all contribute to the overall success of this development. It is a demonstration that apartment living in a lively, walkable neighborhood can succeed in a suburban marketplace.

CLIDE Award Jury



The idea for a higher-density, mixed use, residential neighborhood was first suggested in the Town's 1991 comprehensive plan. The outcome of this project has been a sustainable, integrated, mixed-use residential development that serves as a vibrant center for the community and a blueprint for other future projects.

Participants: RTKL Associates, Inc. ■ City of Addison

For more information

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Celebrating Leadership in Development Excellence (CLIDE) Awards Program, 2003-2004

acknowledges regional excellence by recognizing projects and practices that exemplify one or more of the 10 Principles of Development Excellence.

Public and private entities throughout North Central Texas were invited to submit an entry for a CLIDE Award. Entries were separated into four categories, including:

- **Raising Public Awareness**, projects that educate the public or raising awareness of development related issues
- **Public Planning and Policy**, programs or policies that facilitate and promote principles of Development Excellence
- **Redevelopment**, development within older, established communities that successfully re-use existing structures and/or rebuild
- **New Development**, projects constructed on a previously unbuilt site

Close to 50 applications were received for CLIDE Awards. Of those, the CLIDE jury unanimously selected nine projects to receive Leadership Awards. Leadership Awards are given to projects that exemplify one or more of the "10 Principles of Development Excellence" and serve as examples of quality development practices in North Central Texas. From these nine winners, the jury again reviewed the entries to select winners of the Landmark Awards, the "best of" category, announced at the North Central Texas Council of Governments' General Assembly on June 6, 2003. The Landmark Award is given to projects that have gone above and beyond the theme of development excellence.

The "**10 Principles of Development Excellence**" have been designed to address the many issues that will impact the region as its population grows including, but not limited to, transportation, air quality, water supply, and the environment. The Principles include:

- **Development Options**, provide a variety and balance of development options and land use types in communities throughout the region
- **Efficient Growth**, foster redevelopment and infill of areas with existing infrastructure and promote the orderly and efficient provision of new infrastructure
- **Pedestrian Design**, create more neighborhoods with pedestrian-oriented features, streetscapes, and public spaces
- **Housing Choice**, sustain and facilitate a range of housing opportunities and choices for residents of multiple age groups and economic levels
- **Activity Centers**, create mixed use and transit-oriented developments that serve as centers of neighborhood and community activity
- **Environmental Stewardship**, protect sensitive environmental areas, preserve natural stream corridors, and create developments that minimize impact on natural features
- **Quality Places**, strengthen community identity through use of compatible, quality architectural and landscape designs and preservation of significant historic structures
- **Transportation Efficiency**, develop land uses, building sites, and transportation infrastructure that enhance the efficient movement of people, goods, and services
- **Resource Efficiency**, provide functional, adaptable, and sustainable building and site designs that use water, energy, and material resources effectively and efficiently
- **Implementation**, adopt comprehensive plans and ordinances that support Development Excellence and involve citizens and stakeholders in all aspects of the planning process

The 2003
CLIDE
Awards Jury

JONATHAN BARNETT, Jury Chair
University of Pennsylvania and WRT, Philadelphia

BARBARA FAGA, EDAW, Inc.

BILL HANSELL,
International City/County Management Association

PRES KABACOFF,
Historic Restoration, Inc.

J. KEVIN LAWLER,
N-K Ventures LC

THOMAS L. WEYANDT, JR.,
Atlanta Regional Commission