2003 CLIDE Awards
Celebrating Leadership in Development Excellence
What is the Center of Development Excellence?

The number of people living in North Central Texas has grown by more than 30 percent in the last 10 years and experts predict that this trend will continue. This means that today’s population of about 5.6 million people in the Dallas/Fort Worth region is expected to grow to more than 9 million by 2030. This is an exciting time as growth brings new economic and cultural opportunities, but it is also a time in which we must plan for new and unique challenges.

To prepare for the road ahead, the North Central Texas Council of Governments (NCTCOG) created the Center of Development Excellence. In 2001, NCTCOG appointed local government and private sector stakeholders to the Development Excellence Steering Committee to advise NCTCOG regarding development issues.

As its first task, the Steering Committee drafted a mission statement and “10 Principles of Development Excellence” to guide the initiative. The mission states reads:

The mission of the Center of Development Excellence is to promote quality growth in North Central Texas that enhances the built environment, reduces vehicle miles of travel, uses water & energy resources effectively and efficiently, and helps advance environmental stewardship in order to ensure continued economic vitality and provide the highest attainable quality of life for all residents.

To support the mission, the “10 Principles” 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.

10 Principles of Development Excellence

- **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
Celebrating Leadership in Development Excellence (CUDE) Awards Program 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 CUDE Award. Entries were separated into four categories, including:

- **Raising Public Awareness**, projects that educate the public or raise 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 CUDE Awards. Of those, the CUDE 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.

Read on to learn more about the winning projects and programs.

The 2003 CUDE Awards Jury: A prestigious jury of experts in planning, development, architecture, and landscape architecture was convened to judge the nearly 50 entries. By unanimous vote they selected nine CUDE Leadership Award winners and three CUDE Landmark Award winners. The jury was composed of:

- **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

The CUDE Awards Jury, from left to right: J. Kevin Lawler; Thomas L. Weyandt, Jr.; Jonathan Barnett; Barbara Faga; Bill Hansell; and Pres Kabacoff
Raising Public Awareness

Richardson Transit-Oriented Development
Frequently Asked Questions Series

The City of Richardson published a “Frequently Asked Questions” column in its Richardson Today newspaper explaining the concept of transit-oriented development and the impending opening of Richardson’s four DART light rail stations. Richardson Today is the city’s informational newspaper, distributed to every household in the City each month. In addition, the paper is available at municipal facilities throughout the City, including City Hall, recreation centers, and the public library. Current circulation is 37,000 per month.

The series of articles began in December of 2001 and ran through July of 2002. A total of eight articles were written, each included three to four questions and answers about light rail and transit-oriented development.

The goal of the series was to raise public awareness of DART, Richardson’s light rail stations, and the benefits of transit-oriented development.

Participant: City of Richardson

Public Planning & Policy

Dallas/Fort Worth International Airport

The Dallas/Fort Worth International Airport Board’s commitment to achieving development excellence as the standard throughout DFW Airport has resulted in a cadre of projects that exemplify the principles of development excellence that include environmental stewardship, quality places, and resource efficiency. Examples of leading edge initiatives include:

- the DFW International Airport Commissioning Policy that focuses on efficient and effective use of building systems and energy efficient environments;
- the construction of projects designed to maintain the water quality standard in the receiving waters surrounding DFW Airport;
- the construction of energy improvements, specifically in relation to the new International Terminal D construction and redevelopment of the DFW Airport Central Utilities Plant; and
- the quality place and pedestrian friendly plan of the International Terminal D Public Arts program.

Participants: Dallas/Fort Worth International Airport, Austin Commercial

Ongoing Outreach Activities...

Library of Technical Tools

The Center of Development Excellence has assembled ordinances, codes, design guidelines, incentives, and other innovative local government practices from the North Central Texas region that might serve as practical examples of tools to advance its mission. Each tool is accompanied by a statement from the submitting jurisdiction highlighting the relevance of the ordinance or policy as a Development Excellence technical tool. We encourage readers to review the materials and submit comments on the practicality and effectiveness of posted materials at www.developmentexcellence.com.

Education Program

An extensive outreach program is underway to promote the concepts of sustainable development and the “10 Principles of Development Excellence.” Targeted groups include city councils, planning commissions, local government staff, school districts, the development community, and the general public. Contact NCTCOG at 817.495.9222 if you would like to schedule a presentation.
New Development

Southlake Town Square

Southlake Town Square creates a new “downtown” that serves the City of Southlake and northeast Tarrant County. Southlake Town Square is designed to be more than an outdoor shopping mall and stands in contrast to “standard” and all too common suburban shopping centers. Pedestrian design, public spaces, quality design and construction, and a mix of uses including restaurants, offices, and retail stores has made Southlake Town Square a destination location and community gathering place for events and entertainment. Civic uses including Southlake Town Hall, a library, and a post office along with planned residential Brownstones and a hotel round out the mix.

In making their selection, the Awards Jury noted “Southlake Town [Square] creates a strong sense of place and good pedestrian connections, making it far superior to an ordinary retail development. The addition of the town hall makes this development a town center in fact as well as in name.”

Participants: Cooper & Stebbins L.P. ■ Community of Southlake

A Yearlong Celebration of Development Excellence!

NCTCOG’s 2003 General Assembly kicks off a yearlong celebration of Development Excellence. Through workshops, conferences, articles, press releases, and other outreach tools, the CLIDE winners will be highlighted as models of Development Excellence. They will be used to illustrate effective ways to apply the “10 Principles of Development Excellence” in North Central Texas.

Watch the Center of Development Excellence Web site, at www.developmentexcellence.com, for details.
Public Planning & Policy

City of Fort Worth Urban Village Development Program

The Urban Village Development Program is a partnership among the City of Fort Worth, private developers, business groups, and neighborhood associations to transform many of the central city's older commercial districts into vibrant urban villages. These active, diverse, mixed-use areas are already attracting investment to the central city, promoting pedestrian and transit-oriented development.

This program is the centerpiece of the City's central city revitalization effort. The city's vision for each of the villages is unique, yet they all share certain characteristics: a concentration of jobs, housing, commercial uses, public spaces, public transportation and pedestrian activity. Three strategies—capital improvements, mixed-use zoning and economic incentives—are central to the urban village program and are currently being utilized by the city to encourage investors. Nearly $63.3 million in public funds has been secured for development; to date, five of the thirteen planned urban villages have been rezoned to mixed-use. This mix of uses in the village, including a variety of owner- and renter-occupied multifamily residential, is envisioned to be located in taller buildings with minimal setbacks from the street and reduced parking requirements, achieving the densities necessary to support transit and pedestrian activity, attract private investment and create a sense of place.

According to the CLIDE Awards Jury, "The Fort Worth Urban Village Development Plan represents a rigorous process resulting in a sound plan of wide range of development options. It recognizes the individual characteristics of each community to create quality place to live and work."

Participant: City of Fort Worth

Public Planning & Policy

Trinity River Vision

A Master Plan for the Trinity River and Major Tributaries in Greater Fort Worth

Started in February of 2001, the Trinity River Vision was completed in March 2003 after numerous public meetings and a tremendous amount of involvement and feedback from neighborhoods throughout all of Tarrant County, interest groups, segment groups, stakeholders and public citizens. The CLIDE jury complimented the plan, saying: "It's a plan that offers a realistic opportunity to enhance and protect a precious natural resource while thoughtfully setting the stage for superior future development."

The Trinity River Vision is a plan to preserve and enhance the Trinity River and its corridors so they remain essential greenways for open space, trails, neighborhood focal points, wildlife, and special recreation areas. This vision entails preserving and enhancing approximately 88 miles of river and major tributary corridors in Tarrant County. These riparian corridors are critical elements in preserving environmental quality and a high quality of life that attracts people to Fort Worth.

This plan promotes a wide variety of development options within the central city area of Fort Worth with a goal to prevent urban sprawl by promoting a healthy, vibrant downtown. The Trinity River Vision encourages higher densities and redevelopment, but lays the groundwork to accommodate Downtown Fort Worth to double in size over the next 40 years.

Participants: Tarrant Regional Water District ■ Stream & Valleys, Inc. ■ Vintage Capital Partners ■ Gideon Toal ■ U.S. Army Corps of Engineers
**New Development**

**Addison Circle**

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 among 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.

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

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**Legacy Town Center**

Legacy Town Center is a mixed-use sustainable high-density town center located within a 3,000 plus acre suburban business park. This project aims to introduce urbanism as a new commodity in a landscape of quintessential suburban character. Legacy Town Center is an infill development amidst existing corporate campuses and can be considered a new suburban typology that could become the model for similar projects nationwide. The challenge was to create a new realm that responded to, embraced, and transformed an existing suburban business park, which had been nationally recognized as a model of commercial master planning, flexibility, and diversity.

The 150-acre project, located in Plano, Texas, will be a combination of live/work urban fabric that will tie in with its single use neighbors, providing a pedestrian-scaled, dynamic and rich set of experiences. At the heart of the development is a network of interconnected streets and open space that were designed to encourage walking by residents, daily workers, and visitors to the area. This development will serve as both the center of activity for the neighborhood, but also extend beyond its boundaries to the community as a whole.

**Participants:** City of Plano ■ EDS Real Estate ■ RTKL Associates, Inc.
Redevelopment

**Downtown Plano Transit Village**

Downtown Plano, for many years the forgotten commercial center of a farming community transformed by suburbanization, has re-emerged as a vital, active mixed-use urban center. The vision of downtown Plano as a transit village began in 1997 through the City's update of the Downtown Development Plan. Spurred by the arrival of the Dallas Area Rapid Transit (DART) light rail system in 2002, Amicus Partners has redeveloped a strip shopping center and a single-story office building into a transit-oriented, pedestrian-friendly urban village of three and four-story buildings housing apartments, shops, offices, and restaurants. Historic commercial and civic buildings are also being restored by various parties, including the adaptive reuse of the city's first school gymnasium as a 325-seat performing arts theater. The Awards Jury recognized Downtown Plano Transit Village for "redevelop[ing] the heart of the city into a clean, attractive and historic urban center that will attract shoppers, pedestrians and neighbors to Plano."

**Participants:**
- City of Plano
- David C. Baldwin, Inc.
- Womack + Hampton Architects
- Hardy Holman Pfeiffer Associates
- Townscape, Inc.
- Amicus Partners
- Plano City Center Association
- Huitt-Zollars
- Dallas Area Rapid Transit
- RTKL Associates

Redevelopment

**Fort Worth Rail Market**

The Fort Worth Rail Market, located adjacent to the Intermodal Transportation Center in Downtown Fort Worth, is an excellent example of the adaptive reuse of a historic building to add vitality to a somewhat neglected area. Through a public private partnership between Downtown Fort Worth, Inc., the Fort Worth Transportation Authority (The T), and the City of Fort Worth, the long-vacant Santa Fe Northern Warehouse was redeveloped into a public market offering a variety of products to Trinity Railway Express commuters and others.

As the Awards Jury noted, the Fort Worth Rail Market is an "exceptional reuse of a building, tying market, downtown, transit and entertainment in one venue with easy access." The Rail Market will likely serve as a driver for additional investment in the area and lead to redevelopment of other historic buildings and underutilized properties into residential, entertainment, retail and office uses.

**Participants:**
- Downtown Fort Worth, Inc.
- Cantey & Hanger, LLP.
- Gideon Toal
- City of Fort Worth
- Fort Worth Transportation Authority
- O'Connor Architecture & Design LLP.
- Komatsu Architecture, Inc.