

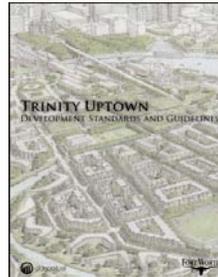
Spring Valley Station District/Centennial Park, Richardson

Recipients: City of Richardson • Winston Property Development
With limited vacant land and set city boundaries, the City of Richardson recognizes a need to focus future development in areas that can support higher density. Richardson's Spring Valley Station District embodies the City's vision for transit-oriented development: to create a pedestrian-friendly neighborhood that will be a live, work, shop, and play environment, as well as a source of pride for the entire community.



Trinity Uptown, Fort Worth

Recipient: Trinity River Vision Authority, a partnership of the City of Fort Worth, Tarrant County, Tarrant Regional Water District, and Streams and Valleys, Inc. Trinity Uptown is a planned development for the 800-acre area along the Trinity River between downtown Fort Worth and the Stockyards. Once the flood protection and public infrastructure outlined in Fort Worth's Central City plan are in place, private developers will have the opportunity to turn this area into a high-density residential neighborhood, laced with canals and amenities to support 10,000 new households.



Special Development

Texas Instruments Richardson Fabrication Facility (RFAB)

Recipients: City of Richardson • Texas Instruments Incorporated
Located on 92 acres, Texas Instruments' 1.1 million square foot RFAB manufacturing facility is slated to be the largest building in North Texas with LEED (Leadership in Environmental Engineering Design) certification, as well as the first LEED certified semiconductor manufacturing facility in the world.



The Old Stone Dam at Allen Station, Allen

Recipients: City of Allen • Half Associates, Inc. • Allen Community Development Corporation
Built in 1874 to create a water supply reservoir for the steam engines of the Houston & Texas Central Railway, this stone dam is one of the oldest structures in the Dallas/Fort Worth area. Restoration of the dam and the surrounding stream areas provides an excellent example of integrating aspects of flood mitigation into a preservation project.



2007 CLIDE Awards

Development Excellence: Illustrated

As great art reflects inspired ways of seeing, Development Excellence inspires great living, great working, and great places where quality of life matters. CLIDE Award recipients, selected by a distinguished panel of national jurors, illustrate the Ten Principles of Development Excellence in North Central Texas. They draw upon a palette of techniques from planning, to design, to preservation, to construction, painting a picture of a sustainable future filled with inspiring places. We congratulate the following 2007 CLIDE Award recipients and invite you to join us in

Celebrating Leadership In Development Excellence.

Learn more at www.developmentexcellence.com

New Development

Montgomery Farm, Allen

Recipients: Montgomery Farm Company • Sustainable Structures of Texas
More than 250 acres of permanent private green space have been integrated into the pedestrian-friendly neighborhoods of the 500-acre Montgomery Farm development, creating an oasis of meadows and natural preserves surrounded by neighborhoods, retail, and workplaces. The result is an example of how developers and communities can work together to create a legacy for generations to come and conserve a community's precious resources.



Nevada Court, Denton

Recipients: Denton Affordable Housing Corporation • Dan Fette Builders, Inc.
Nevada Court is a 3.5-acre subdivision of high-performance, green, affordable homes, each of which is built to exceed federal Energy Star criteria. This subdivision will be the first to have each of its homes certified through "Green Built North Texas", the new Green Building program of the Home Builders Association of Greater Dallas.

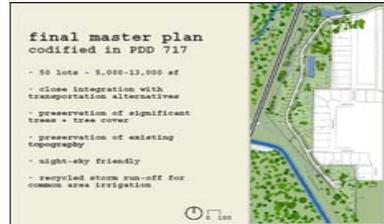


New Development, continued

Urban Reserve, Dallas

Recipients: DSGN Associates • Urban Edge Developers, Ltd.

An infill development providing 50 single-family lots with access to public transportation and trails, Urban Reserve establishes a new vision for the development of single-family neighborhoods – one of sustainably designed, modern homes, gently sited in a rolling, wooded landscape with close access to urban amenities.



Redevelopment

Cityville Greenville, Dallas

Recipients: James, Harwick + Partners, Inc. • FirstWorthing Company

Located less than three miles from downtown Dallas, this 3.65-acre urban infill, mixed-use community comprised of residential units, retail space, and town homes sensitively integrates density and development into a diverse and vibrant established neighborhood. The compact, pedestrian-friendly development reinforces the activities and uses which already make Lower Greenville such a unique place.



Gables Republic Tower, Dallas

Recipient: RTKL

Originally constructed in 1954 as the headquarters of the Republic National Bank, the 36-story Republic Tower, with its ornamental facade and "rocket ship" beacon, is one of Dallas' most recognizable landmarks. After sitting vacant for over 10 years, a two-year renovation transformed an office dinosaur into a luxury high-rise apartment building, preserved the building's historical value, and created a prime example of intelligent growth and development.



Montgomery Plaza, Fort Worth

Recipient: Weber and Company

An example of preservation in the context of urban redevelopment, Montgomery Plaza is the result of efforts by preservationists, citizens, government agencies, a development team and retail users, to find common ground on which to develop a 46.19-acre site housing the historic Montgomery Wards building on West 7th Street. The result is a beautiful presentation of recaptured history with a modern flare.



Redevelopment, continued

Sundance Square, Fort Worth

Recipients: Downtown Fort Worth, Inc. • Sundance Square

A vibrant, multi-use development, Sundance Square pioneered the revitalization of downtown Fort Worth and is one of the most exciting downtown developments in Texas and the nation. In total, Sundance Square contains 2 million sq. ft. of office space in new and historic buildings, 515 hotel rooms, 376,000 sq. ft. of retail and dining space, 116 residential units, 25 restaurants, and entertainment options including movies and Bass Hall.

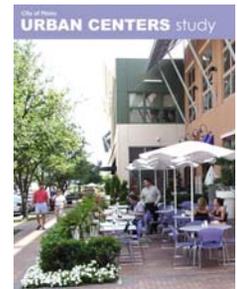


Public Policy and Planning

City of Plano Urban Centers Study

Recipient: City of Plano

Adopted in June 2006, Plano's Urban Centers Study establishes a set of criteria to evaluate and guide urban center development in the city. The report serves as a guide for elected officials, staff, and developers to utilize in locating and designing urban centers to become major community focal points and activity centers.



Dallas' Trinity Plans

Recipients: City of Dallas • The Trinity Trust Foundation

The two plans for Dallas' Trinity River Corridor – the *Balanced Vision Plan* and the *Comprehensive Land Use Plan* – are reshaping Central Dallas for generations to come by setting the policy direction to ensure that private and public investments achieve Dallas' goals for flood protection, transportation, recreation, environmental management and community development, attracting people to the center of Dallas.



Lancaster Campus District Plan

Recipient: City of Lancaster

Recognizing a significant opportunity in the development of the new University of North Texas at Dallas Campus just beyond the city's northern boundary, the City of Lancaster initiated a master planning process for a Campus District centered on the I-20 corridor and Houston School Road. The plan envisions a vibrant mixed-use district with active pedestrian circulation between the Dallas Area Rapid Transit station, the university campus and associated development, and the District.

