



2003-2004 CLIDE Award

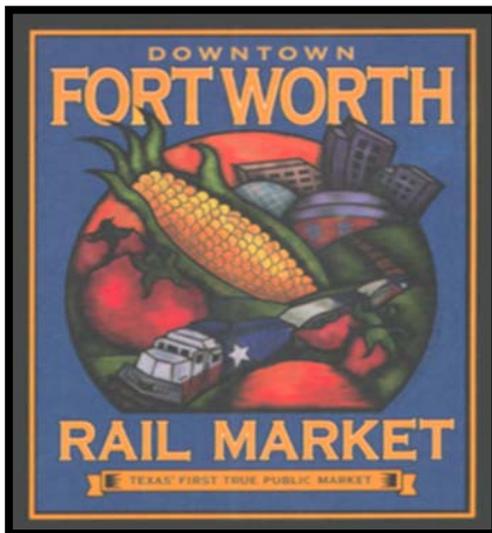
Redevelopment Leadership Award

Fort Worth Rail Market
Fort Worth, Texas

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.

The Rail Market was one of the first projects to kick off the redevelopment of Downtown's southeastern section. It consists of a varied tenant mix that includes local businesses, meeting rooms and an open air Farmer's Market, held May 30 through August 31.

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.



The Fort Worth Rail Market is an "exceptional reuse of a building, tying market, downtown, transit and entertainment in one venue with easy access."

CLIDE Award Jury

Participants: Downtown Fort Worth, Inc. ■ Cantey & Hanger, L.L.P. ■ Gideon Toal ■ City of Fort Worth ■ Fort Worth Transportation Authority ■ O'Connor Architecture & Design L.L.P. ■ Komatsu Architecture, Inc.

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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

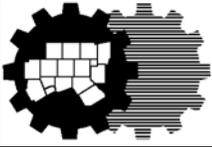
BARBARA FAGA, EDAW, Inc.

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



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