



# 2003-2004 CLIDE Award

## Redevelopment Landmark Award

### Downtown Plano Transit Village

Plano, Texas

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, a strip shopping center and a single-story office building were redeveloped 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 city has worked to refocus the community on its roots, creating a sense of place in the downtown area. The transformation of downtown Plano into a transit oriented development and the psychological heart of the city demonstrates how mass transit, the principles of development excellence, and public/private partnerships can be used to create an urban activity center and illustrates a sustainable development strategy for a maturing suburban city.

**“ A great redevelopment of the heart of the city into a clean, attractive and historic urban center that will attract shoppers, pedestrians and neighbors to Plano...a good example of the type of redevelopment many cities should aspire to.”**

**Barbara Faga, CLIDE Juror**



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

#### 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**, EDAA, 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