

2005 CLIDE Award Winners

Celebrating Leadership in Development Excellence (CLIDE)
This biennial awards program acknowledges regional excellence by recognizing projects and practices that exemplify Development Excellence...quality growth in North Central Texas that meet the Ten Principles of Development Excellence. Public and private entities throughout North Central Texas were invited to submit entries for CLIDE Awards. Of those, the CLIDE jury unanimously selected eight projects to receive awards within four categories. Awards were presented at NCTCOG's General Assembly on June 2, 2005.

Read on to learn about the 2005 CLIDE winners!

Redevelopment

Richardson: The Block

The Block is a redevelopment in a first-tier, suburban environment on a parcel consisting of a Greyfield site (derelict strip shopping center) and vacant land that was single-use zoned for medium density multifamily use. The 25-acre corner site in Richardson is bordered by a middle class single-family neighborhood as well as an arterial commercial intersection with approximately 60,000 cars daily. The Awards Jury praised The Block, saying, "This project represents an innovative solution to a suburban greyfield that should be a model for older communities throughout the country." Award winners are: James, Harwick & Partners, Inc., North American Properties, and the City of Richardson.



Redevelopment

Dallas: The State Thomas District



This District Master Plan and the Design and Development Guidelines were commissioned by a coalition of property owners to guide the rezoning of a planned development district of 200+ acres adjacent to the Dallas Central Business District. Responding to the concerns of the residents and property owners, the design team (RTKL) and the City of Dallas Planning Department established a framework for development, which greatly extended the range of housing types available in downtown Dallas. According to the Awards Jury, "This project demonstrates the importance and potential of urban revitalization in so many ways. From an urban design perspective, the State Thomas District has a tremendous diversity of housing opportunities and designs, while taking important steps to making a walkable city." Award winners are RTKL Associates, Inc and the City of Dallas.

Special Development

Fort Worth: The Tower

The Tower in Ft. Worth, formerly known as the Bank One building, was one of the first atrium buildings designed by John Portman. On March 28, 2000 the Tower was hit by a tornado destroying many of the windows in the 487,000 SF building. The Tower was an eyesore along the Ft. Worth skyline and quickly earned the dubious honor of the "largest birdcage in the world." An implosion was scheduled in 2001, but a plan to city officials convinced them to renovate the asbestos filled building into a multi-use high-rise that would surely boost an already appealing downtown Ft. Worth. As noted by the Awards Jury, "It is not often that a city is faced with repairing damage to one of its tallest structures. The Tower represents creativity, commitment, and success. It represents reuse and ultimately shows how reusing sites and buildings in the region's core can save open space in North Central Texas." Award winners are TLC Realty Advisors, Turner Construction Company, and Corgan Associates.



Raising Public Awareness

Farmers Branch: Public Outreach & Education Program

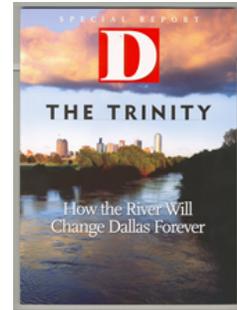


The public is often not very active in planning due to lack of information, interest, and opportunity. In Farmers Branch, the exchange of information and ideas with the public and the provision of continuous opportunities for the public to influence and affect planning recommendations have built mutual trust and credibility, allowing staff to develop politically acceptable solutions. In making their selection, the Awards Jury noted, "The Farmers Branch Public Outreach and Education Program represents a multi-layered effort to engage residents in discussing the opportunities and challenges of city-building. Through a variety of methods—lecture series, youth contests, specialized demographic profiles and visual preference surveys—citizens are encouraged to learn and get involved." Award winner is the City of Farmers Branch.

Raising Public Awareness

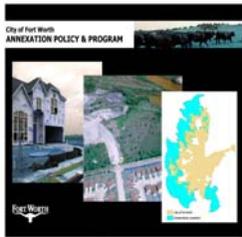
D Magazine: "The Trinity: How the River Will Change Dallas Forever"

In December 2004, D Magazine published a special 13th issue of the magazine. The 88-page publication was dedicated solely to coverage of the Trinity River Project and was titled "The Trinity: How the River will Change Dallas Forever." Through beautiful photography, fold-out maps, and insightful writing, we sought to tell people where we stand with the river, how it will change in the next decade, and how those changes will give Dallas a new identity. They especially tried to communicate the interdependent nature of the three main aspects of the Trinity Project: flood control, transportation, and recreation. The Awards Jury recognized D Magazine for dedicating an entire addition to a very critical public initiative. "The coverage was comprehensive, insightful and easily understandable, which made the publication an extraordinarily powerful tool for public awareness." Award winner is D Magazine.



Public Planning and Policy

Fort Worth: Annexation Policy and Program



In the fall of 2003, the Fort Worth City Council directed staff to assess and update an annexation policy adopted in 1999. That policy was broad and subjective, and provided only general guidance for making annexation decisions. For the update, City staff from multiple departments prepared a draft annexation policy and conducted eight community briefings. The initial public participation was extensive – over 400 citizens attended these briefings. As noted by the Awards Jury, "The City of Fort Worth has demonstrated that public policies can be developed through broad public participation. It should serve as a model for the NCTCOG region and for Texas. The Jury was impressed with the process leading to initial adoption as well as the annual updates tied to the City's Comprehensive Plan." Award winner is the City of Fort Worth.

Public Planning and Policy

Lancaster: Mills Branch Initiative

The Mills Branch District is a mixed-use, master plan and form-based code inspired by the "Ten Principles of Development Excellence" and by an earlier redevelopment vision drafted by the American Institute of Architects (AIA) Regional/Urban Design Assistance Team following a devastating tornado. The Mills Branch District is intended to elevate the level of investment, promote sustainable new development and enhance the quality of development within a unique central corridor between I-35E and Lancaster's Historic Town Square. The Awards Jury complimented the initiative, saying, "With the Mills Branch Initiative, new private investment is directed to a series of neighborhoods and mixed-use districts, while respecting the character and pattern of the existing community in Lancaster... This effort shows that even an old dog can learn new tricks." Award winner is the City of Lancaster.



Public Planning and Policy



Frisco: Downtown Architectural Design Standards Green Building Program

The history of this project stems from the April 1998 City of Frisco Historic Downtown plan, which made recommendations to "preserve the remaining historic fabric of downtown Frisco" and "establish design guidelines." The Planning & Zoning Commission and City Council approved the ordinance changes, and the Downtown Architectural Design Standards and façade plan requirement became official. The City's initiative on this project was welcomed and warranted by the residents and business owners in the downtown area as well as other interested constituents. "The Jury was particularly impressed with the efforts to reflect the authenticity of Frisco's historic architecture in its standards for future design work. The City of Frisco's Downtown Architectural Design Standards and Green Building Program were among the best in Public Planning and Policy." Award winner is the City of Frisco.

CLIDE Awards Jury 2005

David Lee, FAIA, Chair
Paul Farmer, AICP
Marilee A. Utter, CRE
Shelley Poticha



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