
2011 RUDY BRUNER AWARD PROJECT DATA



PROJECT DATA

Please answer questions in space provided. Answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

NOTE: This sheet and a selected image will be sent to the Committee in advance.

Project Name _____ Location _____

Owner _____

Project Use(s) _____

Project Size _____ Total Development Cost _____

Annual Operating Budget (if appropriate) _____

Date Initiated _____ Percent Completed by December 1, 2010 _____

Project Completion Date (if appropriate) _____

Attach, if you wish, a list of relevant project dates _____

Application submitted by:

Name _____ Title _____

Organization _____

Address _____ City/State/Zip _____

Telephone () _____ Fax () _____

E-mail _____ Weekend Contact Number (for notification): _____

Perspective Sheets:

Organization _____ Name _____ Telephone/e-mail _____

Public Agencies _____

Architect/Designer _____

Developer _____

Professional Consultant _____

Community Group _____

Other _____

Please indicate how you learned of the *Rudy Bruner Award for Urban Excellence*. (Check all that apply).

- Direct Mailing Magazine Announcement Previous Selection Committee member Other (please specify)
- Professional Organization Previous RBA entrant Online Notice
- Bruner/Loeb Forum

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Signature _____ Date _____

2011
RUDY BRUNER AWARD
PROJECT
AT-A-GLANCE



PROJECT AT-A-GLANCE

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NOTE: This sheet and a selected image will be sent to the Committee in advance.

Project Name _____

Address _____

City/State/ZIP _____

1. Give a brief overview of the project.

2. Why does the project merit the *Rudy Bruner Award for Urban Excellence*? (You may wish to consider such factors as: effect on the urban environment; innovative or unique approaches to any aspect of project development; new and creative approaches to urban issues; design quality.)

2011 RUDY BRUNER AWARD PROJECT DESCRIPTION



PROJECT DESCRIPTION

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1. Describe the underlying values and goals of the project. What, if any, significant trade-offs were required to implement the project?

2. Briefly describe the project's urban context. How has the project impacted the local community? Who does the project serve? How many people are served by the project?

2011 RUDY BRUNER AWARD AWARD USE



AWARD USE

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Please separate this page from the rest of the application. Award Use should be submitted in a sealed envelope along with the application materials. It will not be used in judging entries or be seen by members of the Selection Committee.

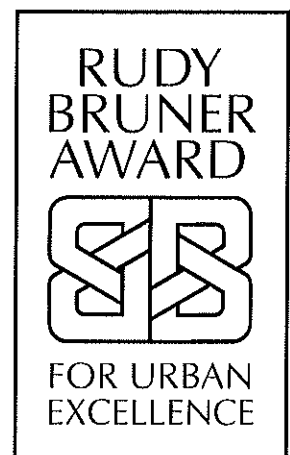
Please describe how *Award* monies will be used to benefit the project. (The *Award* check will be made out to the Applicant unless otherwise specified.)

** This statement should be signed by the applicant. Photocopies or facsimile copies of the statement with original signature is acceptable. Award Use statement should be submitted in a sealed envelope along with the application materials.

Name and Title

Date

2011
RUDY BRUNER AWARD
COMMUNITY
REPRESENTATIVE
PERSPECTIVE



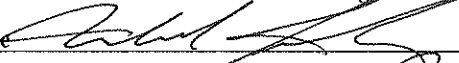
COMMUNITY REPRESENTATIVE PERSPECTIVE

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This sheet is to be filled out by someone who was involved, or who represents an organization that was involved, in helping the project respond to neighborhood issues.

Name Mike Rawlings Title Chairman of the Board
Organization Metro Dallas Homeless Alliance Telephone (214) 871-6864
Address 500 Crescent Court, Suite 250 City/State/ZIP Dallas, TX 75201
Fax () E-mail mrawlings@cicpartners.com

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Signature  Date 12-10-10

1. How did you, or the organization you represent, become involved in this project? What role did you play?

I was asked by the Mayor of Dallas to assume the role as "Homeless Czar"/Chairman of the Board for the nonprofit, Metro Dallas Homeless Alliance, and to oversee the 10 Year Plan to End Chronic Homelessness in Dallas. As Chairman, I participated on the Mayor's Task Force to plan The Bridge which was intended to be the entry point for services to the homeless in Dallas and eventual placement in housing. I also oversaw the many other activities of MDHA, a membership organization which was appointed by the Dallas City Council to be the authority organization for homeless services in metropolitan Dallas. The contract to manage the services at The Bridge would come under the purview of MDHA.

2. From the community's point of view, what were the major issues concerning this project?

Some of the stakeholders in the community were skeptical that The Bridge would be successful in helping to get the homeless off the streets due to the failure of previous city homeless programs. However, The Bridge was designed to be a city owned building (built with resources from a 2005 Bond issue) with services managed by a private organization. Business owners in the area were concerned that building the Bridge would attract large numbers of homeless individuals to the area and negatively impact their business. In fact, a third generation, family owned printing company across the street from the Bridge spent hundreds of thousands of dollars fighting the plans to have The Bridge built where it is today. The project plan was finally approved because the homeless problem in downtown Dallas had become increasingly severe and was impeding growth and development in the area.

COMMUNITY REPRESENTATIVE PERSPECTIVE (CONT'D)

3. Has this project made the community a better place to live or work? If so, how?

The Bridge has made the downtown Dallas community a better place to work and live. Crime in the immediate area around the Bridge is reduced by 6%. Crime in the central business district of downtown is reduced by 20%. The owner of the printing company across the street from The Bridge who led the fight against the plans has now said that The Bridge is the best thing that has happened to the neighborhood. He no longer has to hire round the clock private security services. He no longer has to hire private cleaning services to power-wash his sidewalks every morning. Yes, there are more than 1000 homeless individuals at The Bridge everyday, but they are not hungry, feel safe to rest and have the services available to them to return to health, jobs, and housing. There is a "Guests Giving Back" program that allows Bridge guests to provide 5 hours of community service to the neighborhood every week. These services have kept the neighborhood "cleaner than it's ever been".

There is a feeling of community among the guests at The Bridge that encourages individuals to help one another, whether that is opening a door, giving directions to one of the 14 co-located agencies, or encouraging a new hopeless guest to engage in the services available to them at The Bridge. Homeless guests at The Bridge are happy to feel safe and to regain the hope that their lives can have some normalcy restored through the services at The Bridge.

The neighborhood is also filled with the busy activities of professionals and volunteers at The Bridge who would never have come to this neighborhood before The Bridge was built. The neighbor, mentioned earlier, has built a parking lot to accommodate periodic overflow of staff and volunteers at The Bridge. He takes every opportunity to tell the media, elected officials, skeptics, or anyone who is listening that The Bridge is making Dallas a much better place.

And the services at The Bridge has changed the lives of thousands of individuals. Since opening in May 2008, almost 900 individuals have been placed in appropriate housing with a 90% success rate at 6 months, a year, and 18 months. There have been more than 1600 people who have found employment through services at The Bridge. In addition, there have been thousands who have had hot meals, a safe place to sleep, showers, mail, kennel, storage, and barber services.

In Dallas, chronic homelessness has been reduced by 56% over the last 5 years.

4. Would you change anything about this project or the development process you went through?

The development process was effective because it engaged stakeholders from a variety of areas. However, if there is one thing I might change, it would be to enlarge the overnight emergency shelter facilities, which were reduced at the time of opening by the fire marshal.

PROFESSIONAL CONSULTANT PERSPECTIVE

Please answer questions in space provided. Answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

This sheet is to be filled out by a professional who worked as a consultant on the project providing services other than physical design or planning (e.g., legal services).

Name	Susan Heinlen Spalding	Title	Medical Director
Organization	Parkland Health & Hospital System	Telephone	(214) 590-0153
Address	4811 Harry Hines Boulevard	City/State/ZIP	Dallas, TX 75235
Fax	(214) 590-3056	E-mail	susan.spalding@phhs.org

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Signature  Date 11/22/10

1. What role did you or your organization play in the development of this project?

I was on the committee to select the architect and subsequently worked with the architects to understand the needs of the Dallas community and service providers. I traveled with the architects to Houston, Los Angeles and Atlanta to learn how other communities approached the consolidated care of homeless individuals. Of course I worked on the design of the medical clinic but I also voiced my opinion on almost every aspect of the design, with the possible exception of the kitchen.

2. Describe the project's impact on its community. Please be as specific as possible.

From the time The Bridge opened in May 2008 to the present the facility has been operating at capacity. The campus serves many more people than its predecessor, the Day Resource Center, ever did. Even planning for much greater numbers no one foresaw the incredible effect this facility would have on homeless services. Agencies that wanted no part of The Bridge now want to offer services there as it is "the place" for homeless individuals to get assistance.

The outcomes for The Bridge have been very impressive. The large numbers of people placed in permanent housing, who have found jobs or eaten meals on the campus are undoubtedly listed elsewhere. Crime in the downtown business district has decreased. The Parkland medical clinic saw 2,326 patients in 7,236 visits during 2009; far more than in the previous facility. The clinic is more spacious, code compliant and pleasant to work in than any homeless clinic in Dallas.

2011
RUDY BRUNER AWARD
ARCHITECT
OR DESIGNER
PERSPECTIVE



ARCHITECT OR DESIGNER PERSPECTIVE

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This sheet is to be filled out by a design professional who worked as a consultant on the project, providing design, planning, or other services.

Name	James Andrews, RIBA, AIA Int'l, LEED AP	Title	Principal
Organization	Overland Partners	Telephone (210)	829.7003
Address	5101 Broadway	City/State/ZIP	San Antonio, TX 78209
Fax (210)	829.0844	E-mail	cjja@overlandpartners.com

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Signature  Date 12.10.10


1. Describe the design concept of this project, including urban design considerations, choice of materials, scale, etc.

Because there were a lot of urban design issues that were of serious concern—the proximity to City Hall; a school, the Farmers Market—much of the design was driven by the interaction with the community: homeless, neighbors, police and City Council.

Placing the project in proximity to major downtown activities conveyed the message that this was an important civic project. In the heart of downtown Dallas, the Bridge is central to all major bus routes and traffic and pedestrian routes, making it easily accessible to the homeless from all over the city. It is also connected to the “emerald bracelet,” a ring of parks being developed that will circumnavigate downtown Dallas. Theoretically, a bridge guest could easily access all of the park systems.

For neighbors, a safety concern was that the entrance be placed on the North of the property so the homeless would gather in an area away from the school and other areas of concern. As designers we wanted to make sure that there was opportunity to enter the project from several different directions. It was important to provide discreet areas of entrance for the different communities that are utilizing the facility. The entrance locations are as follows:

- North: first time visitors
- West: residents of facility
- South: volunteers and staff

We also wanted to create a facility that at some point in time, when the homeless problem is less contentious, would be able to be restored back to the city without disturbing the whole city pattern. North and South are along a street that we left intact so that it would be usable by service and EMS. at some point it could be restored. 

2. Describe the most important social and programmatic functions of the design.

For the homeless, the most important social programmatic function was to build community. So often we forget that someone who is homeless has the same needs for community as we all do. In fact, because they are interdependent on one another in some cases they model community even better than those of us who live dependently. By creating a courtyard at the heart of the whole place, surrounded by a series of dormitories, a dining center, a medical center, a welcome center they are able to live in and feel a sense of community.

Programmatically, the most important piece is to give the Dallas homeless a place to live. The Bridge is a housing first model—meaning if someone is homeless, the first thing we need to do is give house them. Whether that is a courtyard for those that don't want to go inside or an outdoor sleeping pavilion (a reused warehouse with windows, big fans for cooling and heated in the winter), to dorms for men and women and special needs housing. It offers a variety of housing types that allow the city to meet the housing need first so that they can stabilize the homeless and eventually get them back on their feet.

For the city, the objective was to get the homeless off the street because they represented a major source of crime and were destructive to property. Creating something that enticed them off the street has had tremendous benefits to the city and quality of life in downtown Dallas.

ARCHITECT OR DESIGNER PERSPECTIVE (CONT'D)

3. Describe the major challenges of designing this project and any design trade-offs or compromises required to complete the project.

The biggest design challenge was that there was no program. The city knew they had a homeless problem, knew they wanted to solve the problem, but did not know how they were going to do that. We were charged with having to help them develop not just a physical program but a management program as well. This required for the design team and committee members to travel across the country, benchmarking against best practices in order to actually assist the city in determining what was actually go into the building.

The second challenge was that the neighbors did not want the facility in the proposed location. By working very closely with neighborhood groups through a series of design workshops and discussions we were able to get them onboard to where they not only accepted the project but were excited about it and what it would mean for their community.

Overall, the biggest design challenge was a fixed budget and the fact that we had needs that far exceeded it. At the end, the biggest trade off was that we would like to have built more—single room occupancy, supportive housing, etc. Because these were not feasible, we instead made the project denser, leaving a piece of land for a future expansion.

4. Describe the ways in which the design relates to its urban context.

The site was a vacant, underutilized 3.41 Acre downtown site, “a stones throw” from City Hall. The city wanted to change the paradigm for the homeless and provide a shelter that supports guests, provides a safe and attractive work environment, and improves the surrounding community. Furthermore, by coming up to the edge the buildings create a clear urban edge similar to other city buildings and reinforces the urban fabric of the city.

The result is a campus with buildings arranged around a series of landscaped courtyards that are designed to promote a sense of safety, a place where personal connections can be made and relationships developed. At the heart of the main courtyard, the green-roofed dining room is a ‘food magnet’, providing social workers with opportunity to connect with the homeless. Daylight classrooms, Intake room and Pavilion provide strong visual connection with the street.

The Bridge elevates the quality of public spaces and provides a strong presence within the city. It engages the community in transforming the lives of its most disenfranchised members. It proves that shelters should not be isolated, but an integrated part of our community; they are valuable civic buildings representing the compassion of our society.


DEVELOPER PERSPECTIVE

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This sheet is to be filled out by the person who took primary responsibility for project financing or is a representative of the group which did.

Name	Terry Williams	Title	Senior Architect / Project Manager
Organization	City of Dallas - Facility Architecture and Engineering	Telephone (214)	948-4539
Address	320 East Jefferson Blvd	City/State/ZIP	Dallas, Texas 75203
Fax (214)	948-4524	E-mail	terance.williams@dallascityhall.com

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Signature		Date	11/15/2010
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1. What role did you or your company play in the development of this project? Describe the scope of involvement.

This Division of the City of Dallas Department of Public Works and Transportation, as a contracting department, was responsible for solicitation and selection of the Architect, recommending a design contract, and managing the Architect's contract compliance. We also acted as a design team partner working cooperatively with other agencies and groups toward an agreeable solution for the unique project type.

We guided the Architect through the programming phase, and subsequently, through the entire design process. We interfaced with our own client, the City of Dallas Department of Environmental Health, and the Mayoral Task Force on Homelessness, the Metro Dallas Homeless Alliance, and various other stakeholders.

We assisted in land acquisition and zoning issue resolution.

We solicited and selected the General Contractor to build the facility and managed the Construction as an Owner's representative holding both the design and construction contracts.

At the end of the process, we facilitated the handing over of the facility to the vendor hired to operate and maintain the facility.

2. What trade-offs or compromises were required during the development of the project?

Homeless persons in the City were very visible on our Urban Streets. The project was controversial from its early stages. The facility was deemed necessary to help end chronic homelessness, however, the stigma of an entire city block in the Central Business District devoted to helping homeless persons was not universally agreed upon as ideal.

Several land parcels were studied for size, accessibility, overall suitability and cost. In the end for the bulk of the new facility development a vacant site owned by TXU Energy was purchased by the City of Dallas for the Center. If the earth tilted a little, this parcel of land would nearly be in the shadow of City Hall.

The trade-off would appear to be that services are needed where the homeless actually are, in our Central business District, therefore we have a large homeless center on very valuable real estate in the city.

3. How was the project financed? What, if any, innovative means of financing were used?

In 2003 the voters of the City of Dallas approved \$3,000,000 in GO Bond Funds to start-up the work on the homeless center. This money was used for up front soft costs, such as design, and part of the land purchase.

The original land purchase was an adjacent site with an existing building, which we converted into a semi-pavilion space. This space is about 10,000 SF in size and sleeps as many as 300 people per night.

In 2005 a special bond referendum authorized another \$23,800,000 in bond sales to fund the construction effort and set aside a portion of those funds for future construction of single room occupancy facilities.

As construction went along, interest earnings were used from the original bond sales to finance some late Change Orders.

4. What do you consider to be the most and least successful aspects of the project?

As a detail observer, it is my opinion that the least successful aspect of the facility is the grey water recovery system. Unfortunately, homeless people do not generate very much grey water. The waste water that is collected is not well suited for recovery as it contains too many solids and the system is difficult to maintain. In addition, the cost of the system has expanded to include a 47 year life-cycle payback.

The most successful aspect of the project is that it appears to work exactly as intended. The objective has been to help homeless people; the facility is never empty.

2011
RUDY BRUNER AWARD
OTHER
PERSPECTIVE




OTHER PERSPECTIVE

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Name	Jay Dunn	Title	Managing Director, the Bridge
Organization	Metro Dallas Homeless Alliance	Telephone (214-)	670-1114
Address	1818 Corsicana	City/State/ZIP	Dallas, Texas
Fax (214)	243-2025	E-mail	jdunn@mdhadallas.org

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Signature  Date 6 Dec. 10

1. What role did you play in the development of this project?

I was involved in the program design with the Mayor's task force that planned the Bridge Campus as a representative of the First Presbyterian Church of Dallas' ministry and services to people experiencing homelessness in Downtown Dallas. Subsequent to the design of the facility and purchase of land I was hired by the Metro Dallas Homeless Alliance as the Managing Director of the Bridge to further develop the implementation plan for the Bridge and manage the campus after it opened in May of 2008.

2. Describe the impact that this project has had on the your community. Please be as specific as possible.

The Bridge has been a great success as a central entry point for homeless adults in the southern part of Downtown Dallas. Although the Bridge was designed to serve up to 650 individuals each day it now provides some level of service to approximately 1400 individuals. The campus provides emergency shelter and transitional housing to 325 people each night but is open seven days each week providing healthcare, mental health and substance abuse services, job searches, veterans services, laundry, library, computer access and three meals each day.

The amazing element of the actual physical structures and campus is that the large numbers served are able to be responded to in in a facility that is safe, relatively open and comfortable give the size of the population. We refer to people experiencing homelessness as guests-and the campus environment lends itself to an experience of community and welcoming.

Crime in the areas surrounding the Bridge has decreased 6% since the Bridge opened and crime in downtown Dallas has decreased by almost 20% since the opening of the Bridge.

The Bridge has placed over 850 individuals in permanent supportive housing with a 90% success rate.

The Bridge has found employment for over 1600 individuals.

The Bridge has served almost 1.6 Million meals to homeless individuals.

3. What trade-offs and compromises were required during the development of the project? Did you participate in making them?

The campus shelter space was eventually reduced by 100 beds to 225 spaces ensure safety.
Fire marshall suggestions precipitated this decision.

4. What do you consider to be the the most and least successful aspects of this project? +

The most successful aspect of the project is its ability to serve large numbers of the most disabled homeless and provide services that have allowed over 850 to end their homelessness through rehabilitation and placement in housing.

The least successful aspect has been the ability to increase services because of space limits on offices. However this is soon to be overcome; a large printing company across the street has become a great supporter of the Bridge and is offering low cost office space for the Metro Dallas Homeless Alliance's Headquarters that are now housed on the Campus. This will allow 15 additional offices available for MDHA case managers. The company, Millet Printing, originally opposed the location of the Bridge and the City of Dallas bond program that funded construction. Because the neighborhood is now cleaner and safer and the contact with homeless individuals who are seeking help to recover they have been moved to help with the success of the Bridge operation.

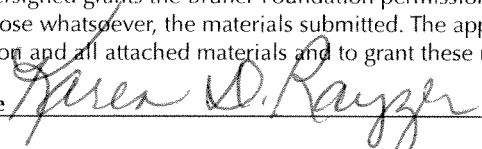
PUBLIC AGENCY PERSPECTIVE

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This sheet is to be filled out by a staff representative of a public agency directly involved in the financing, design review, or public approvals that affected this project.

Name	Karen D. Rayzer	Title	Assistant Director
Organization	City of Dallas	Telephone (214) 670-5711	
Address	1500 Marilla, 7AN	City/State/ZIP	Dallas, TX, 75104
Fax (214) 659-7041		E-mail	karen.bradford@dallascityhall.com

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Signature		Date	12/7/10
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1. What role did your agency play in the development of this project? Describe any requirements made of this project by your agency (e.g., zoning, public participation, public benefits, impact statements).

The City of Dallas owns the facility. We issued the Requests for the design, development and construction of the facility. The city was responsible for identifying what was needed to address the problem and address the concerns of the community. The City purchased the land, obtained the zoning, held meetings for community input on the design and the concept. We were responsible for obtaining community buy-in and insuring the project met the environmental and building standards.

2. How was this project intended to benefit your city? What trade-offs and compromises were required to implement the project? How did your agency participate in making them?

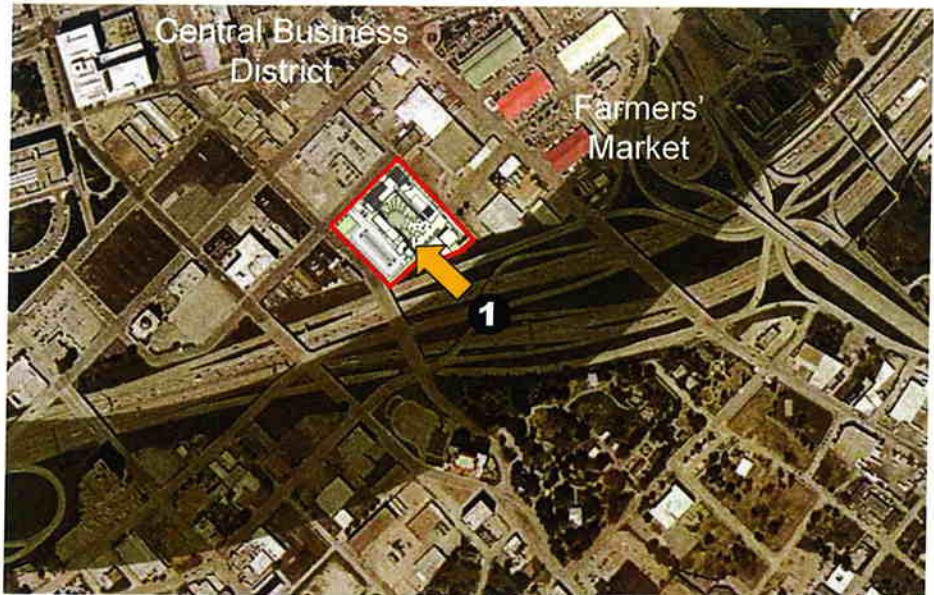
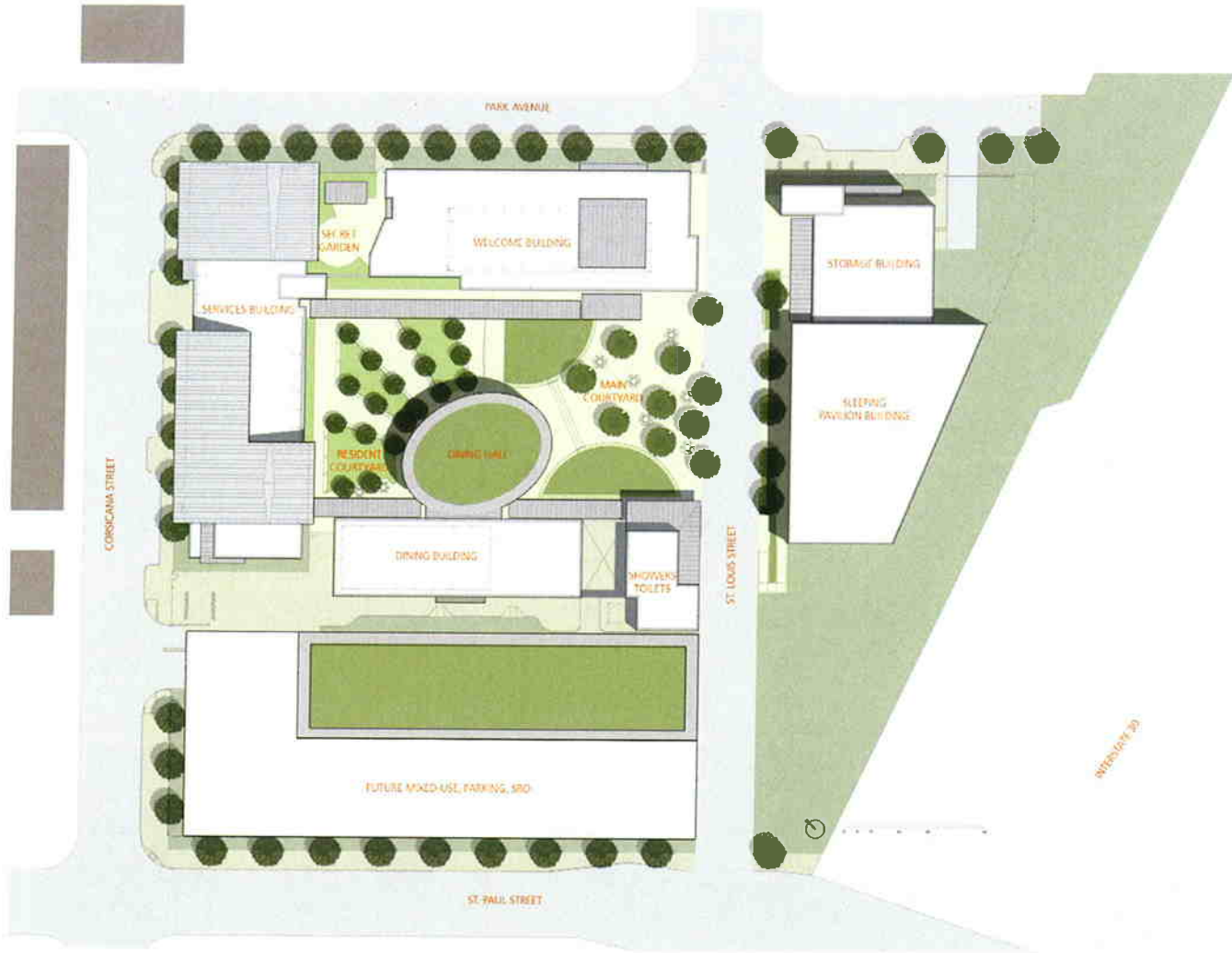
The project was to alleviate the growing issue of Homeless persons. The City of Dallas was identified as having upwards of 6,000 homeless persons which included over 1,000 chronically homeless. These persons lived on the streets, in vacant buildings, in the parks and under the bridges. This project was to provide a one-stop shop to address the myriad of issues faced by the homeless: healthcare, food, showers, laundry, mail facility and basic shelter.

Some trade-offs were minimizing the amount of recreational activities that would be offered. While there was green space that was offered, areas providing physical activity were not included. This was to promote incorporation of the population being served with the general community. Also, the ability to provide all the services needed were not included. This would have required a much larger facility and had a much larger impact on the existing community.

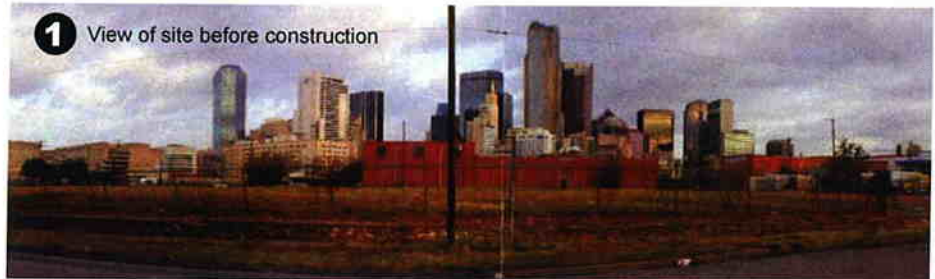
For each step in the design and conceptualization of the projects, compromises were made to gain the cooperation of the community. many more community meetings were held than in the normal course of construction. The community was given the opportunity to provide input not only on the design but the actual operations for the facility.





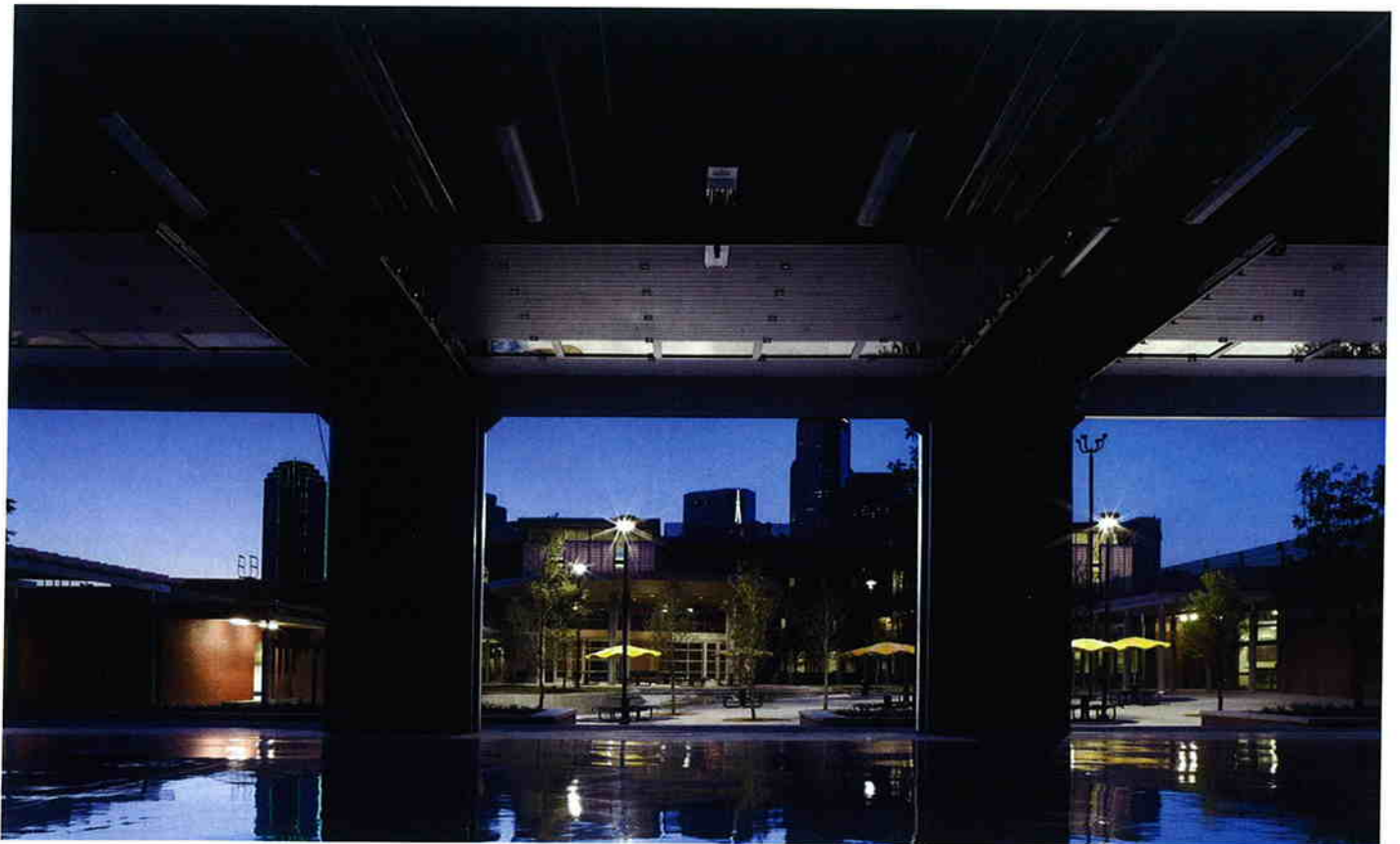


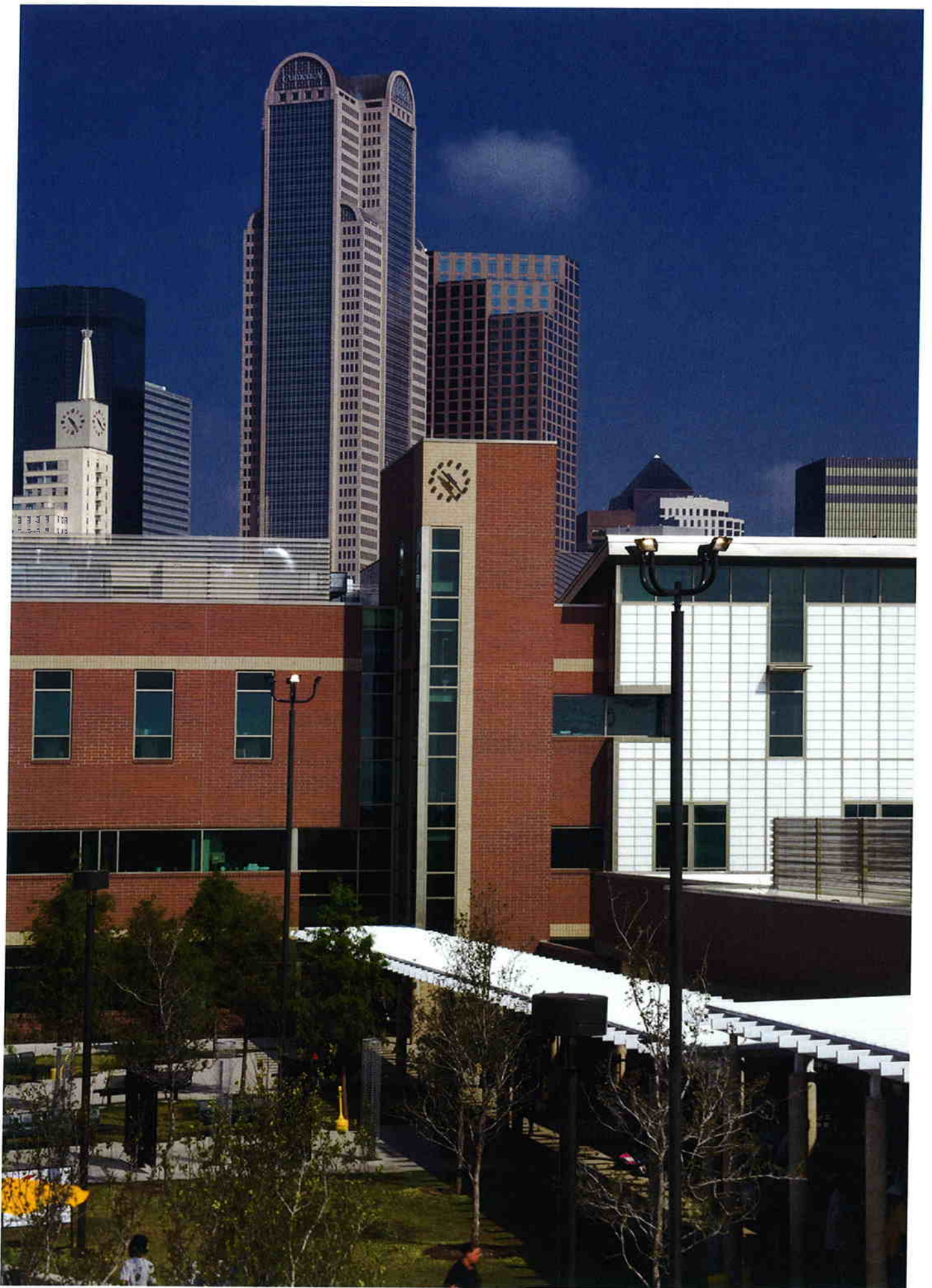
1 View of site before construction



The Bridge sits on the edge of the City's Emerald Bracelet, a plan for a contiguous series of parks, trails, and landscaping that will circle the Central Business District, Arts District, and Farmers Market.

This allows the homeless to access the site from downtown and surrounding areas. The project's courtyard becomes a destination on the Emerald Bracelet.





FOR THE FIRST TIME IN ABOUT A
YEAR I FELT THE NEED TO
LOOK AT MYSELF IN THE MIRROR
AND SAY "I AM A PERSON" - I
WANT TO BE A PERSON WITH
A PERSONALITY AND A PERSONAL
LIFE. I WANT TO BE A PERSON
WHO IS NOT AFRAID TO STAND
UP FOR MYSELF AND MY BELIEFS.
I WANT TO BE A PERSON WHO
IS NOT AFRAID TO TAKE
RISKS AND TO FAIL. I WANT
TO BE A PERSON WHO IS NOT
AFRAID TO BE DIFFERENT.
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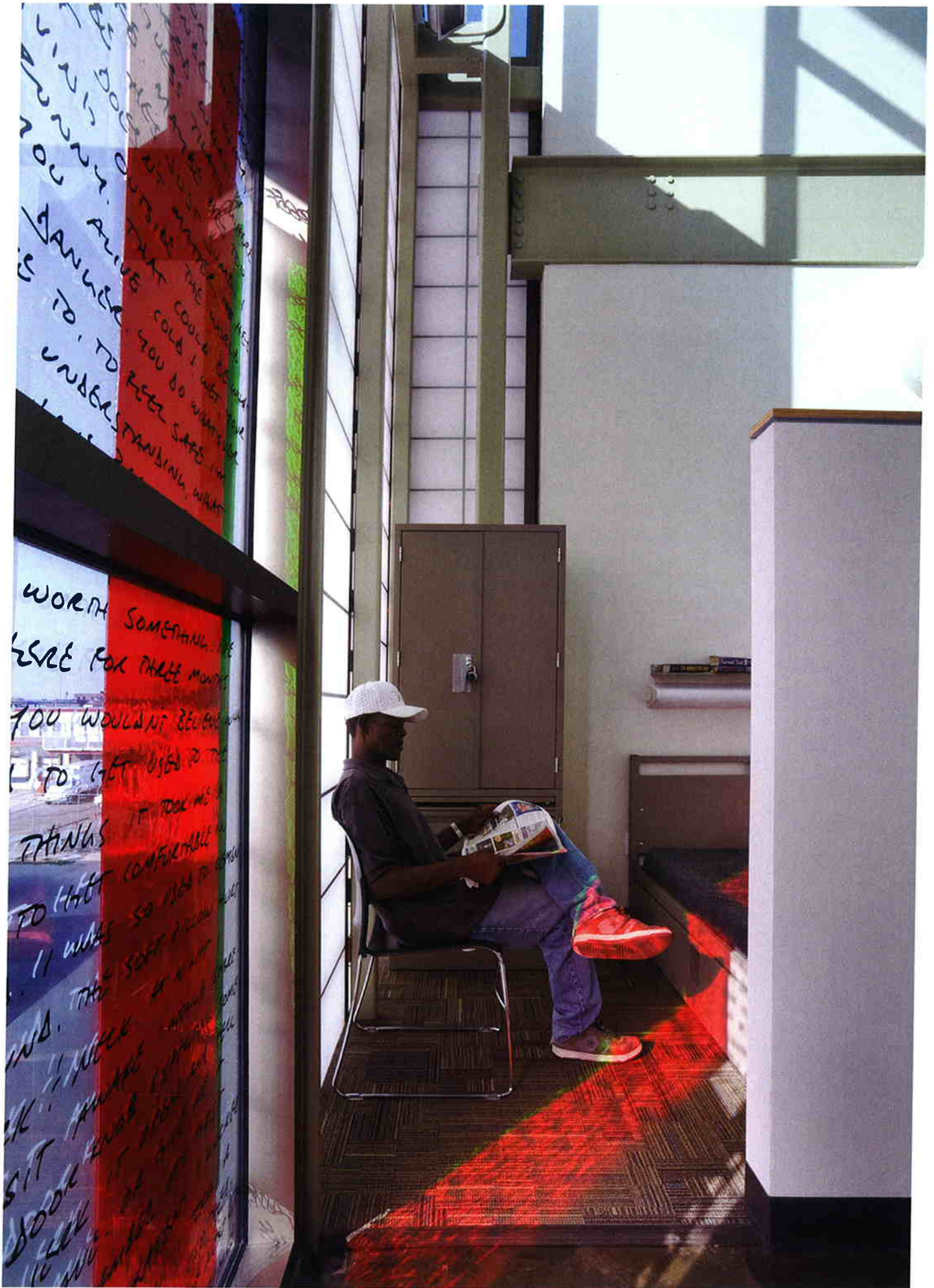
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AFRAID TO BE DIFFERENT.
I WANT TO BE A PERSON
WHO IS NOT AFRAID TO
BE UNPOPULAR.





FOR SO LONG, I'VE BEEN BLESSED
WITH A SAFE HAVEN. IT HASN'T
SOLVED ALL OF MY PROBLEMS, ONLY
I CAN DO THAT. I'M SITTING IN
MY ROOM, THINKING ABOUT LOOKING
AT A BIRD, SITTING ON THE ROOF
IN THE RAIN. I WONDER WHY,
THEN I REMEMBERED WHAT
USED TO DO. I GUESS THAT'S WHY
HE FEELS SAFE. MAYBE HE'S
PROUD, MAYBE HE'S JUST HAPPY.
SUPPOSE IT DOESN'T MATTER, HE'S
ALIVE. LIVING OUTSIDE THE BOX
FEELS FUNNY. THAT COULD BE WHAT
KEEPS YOU ALIVE. COLD, WET, AND
LIFE IN JAWA. YOU DO WHAT YOU
YOU HAVE TO. TO FEEL SAFE -
FINALLY UNDERSTANDING WHAT
PEOPLE LIVE









OVERLAND
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MAY/JUNE 2010

TEXAS ARCHITECT
MAY/JUNE 2010

IN THE NEWS

Healing with Architecture

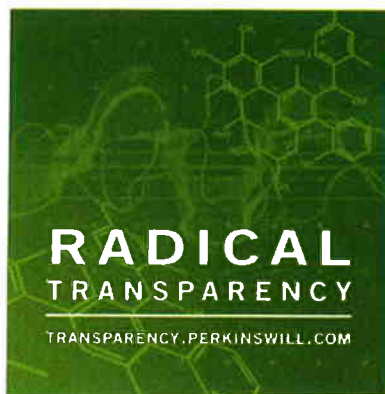
A blacklist of harmful chemicals further extends the profession's influence on society

BY BROADENING THE THEME for this edition to encompass wellness, *TA's* staff expanded the range of feature projects beyond medical facilities. That allowed us to include *The Bridge*, a new homeless assistance center on the southern edge of downtown Dallas that addresses the well-being of that community's neediest residents. *The Bridge*, recognized for design excellence by the AIA and other national organizations, is a collaborative effort between Camargo Copeland Architects in Dallas and Overland Partners Architects in San Antonio.

The Bridge provides more than meals, shelter, and healthcare to hundreds of people every day. In his profile of the project that begins on p. 42, Eurico Francisco, AIA, describes the architects' sensitive approach to designing a place of refuge from the street. *The Bridge* illustrates the powerful influence architects have on the full spectrum of humankind.

The breadth of an architect's influence cannot be overstated. More than designing work that is durable, useful, and beautiful, architects can help create a more healthful society. That message gives some hope to a world in which manmade contaminants are a real – and often hidden – threat regardless of one's social status.

In an extraordinary effort to protect people from harmful pollutants in the built environment, Perkins-Will is asking architects worldwide to avoid using products that contain any of 25 common chemicals considered to be dangerous to human health. The international design firm posted its precautionary list online last November, and since then has drawn the attention of environmentalists, news



media, and many like-minded architects. The information is available at <http://transparency.perkinswill.com/> as a database searchable by categories (such as chemical compounds, indoor air quality, ozone depleting gases, etc.), health effects (carcinogen, immunotoxicant, etc.), and specification divisions. The list's 25 chemicals range from arsenic (commonly used in wood additives and treatments) to volatile organic compounds (VOCs: commonly used in paints, sealants, and adhesives).

"Rather than use harmful products, we will seek out alternatives that protect our health and the health of future generations," states the introduction to the Web portal. In announcing the online resource at last year's Greenbuild conference in Phoenix, Perkins-Will used the logo shown above.

The precautionary list represents five years of research by Peter Syrett, AIA, an associate principal, and Chris Youssef, an interior designer. Both work in the firm's New York office. As Syrett has said, "Our goal is a simple one: that we should not specify products that are harmful to humans, animals, and the environment."

"When designers, architects, and interior designers look at materials, typically we look at criteria like aesthetics, durability, construction assembly issues, cost, things like that," Syrett told me in a telephone interview. "We're saying

that there should be one other layer to that, and that is the environmental health impact, and so in order to do that you need to be armed with certain information."

Youssef conceived the idea of a precautionary list while working on a cancer center and realizing that its future occupants needed the utmost protection from hazardous chemicals. For that project, he cross-referenced entries in various government databases to weed out materials containing known carcinogens.

The two colleagues are continuing their research and plan to update the list by the end of this year, possibly including chemicals that are known to be asthma triggers.

"It's an ongoing, living document and we hope it will evolve and grow," says Syrett, adding that rigorous research is needed to ensure accuracy. "Even incrementally adding to the list requires an inordinate effort. We want to make sure that what we put out there is correct."

And how has the precautionary list been received? "On the whole, we've had a pretty positive reaction from our peers in the architectural community, as well as people in the construction industry," Syrett says. "I think there's a thirst for this kind of knowledge and this kind of insight into building materials."

"For the industry to transform, we would like a chorus of voices to join us," he says, "so we've made a conscious decision to share this information that we hope ultimately will be a catalyst for change. We hope that more and more people will look at it, and that it has more and more of an impact on how people think about their buildings and the materials that go into them."

STEPHEN SHARPE

TexasArchitect



BEACON OF HOPE
FKP Architects
KURT NEUBEK, FAIA



RESOLUTE LANDMARK
CamargoCopeland w/ Overland Partners
EURICO R. FRANCISCO, AIA



REFIT FOR FITNESS
Good Fulton & Farrell Architects
BRIAN MCLAREN, AIA



IMPROVED MODEL
5G Studio Collaborative
NESTOR INFANZÓN, AIA



ARCHITECTURAL WORKOUT
Fitzpatrick Butler Architects
STEVE MCELHANY



POWERFUL HOMAGE
SmithGroup/F&S
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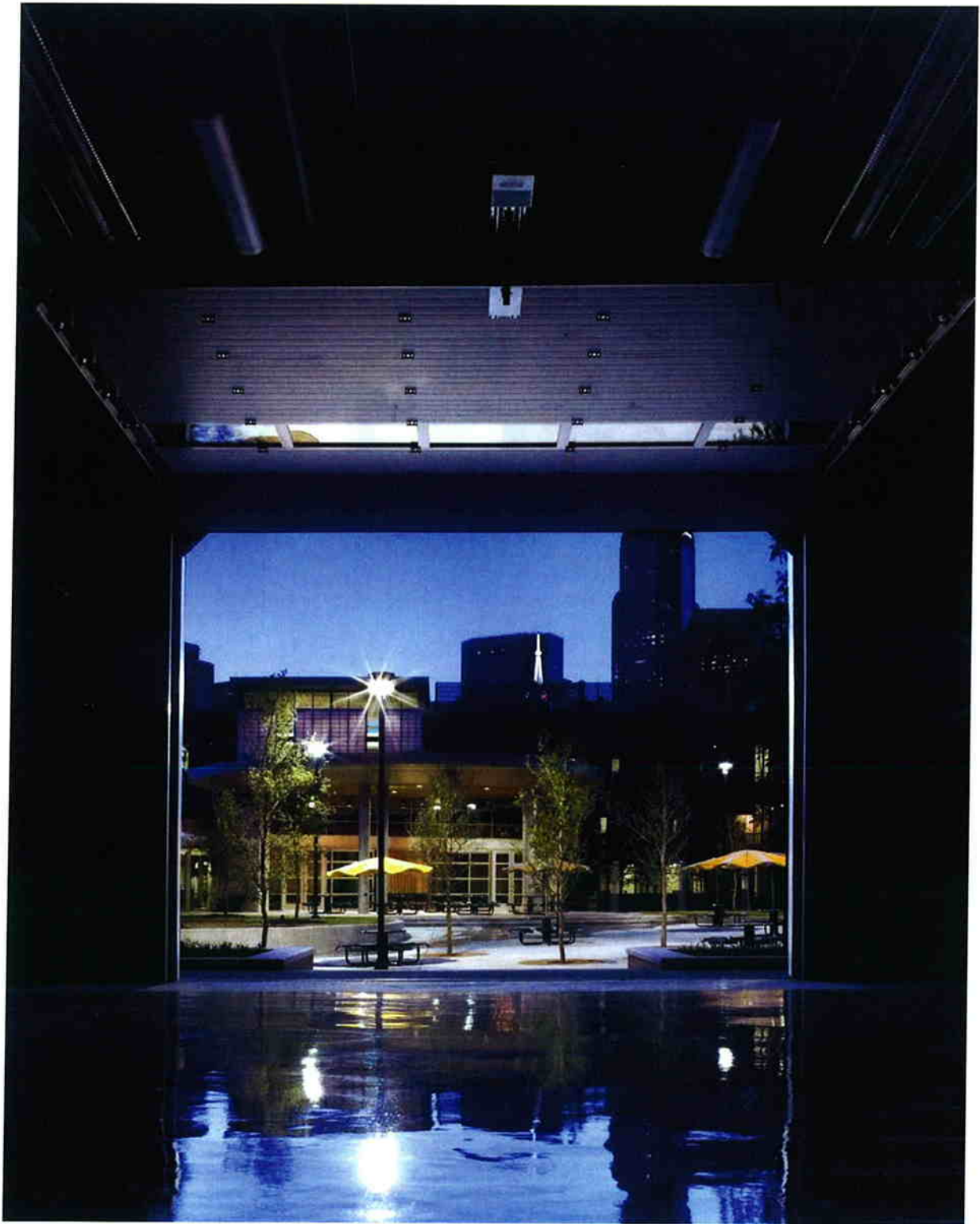
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The Bridge



Resolute

by EURICO R. FRANCISCO, AIA

Landmark

PROJECT The Bridge, Dallas
CLIENT City of Dallas
ARCHITECT CamargoCopeland Architects and Overland Partners
DESIGN TEAM Myriam Camargo, AIA; Rick Arcner, FAIA; E.M. Copeland, AIA; Roberto Diaz, AIA; James Andrews, AIA Int'l Assoc.; Melissa Hanson, IIDA; Hozefa Haideri, Indian Institute of Architects
CONTRACTOR Satterfield & Pontikes
CONSULTANTS Charles Gojer & Associates (structural, civil); Blum Consulting Engineers (MEP); Air Engineering & Testing (commissioning); Kendall + Landscape Architecture (landscape); Cedrick Frank Associates (AV, security); HILL International (cost); Master Code (code); Worrell Design Group (food service)
PHOTOGRAPHER Charles Davis Smith, AIA



The area just south of downtown Dallas, once vibrant with businesses, workshops, and civic buildings, is now a loose collection of parking lots, vacant buildings, and a few stubborn merchants and residents who refuse to leave.

Also dotting the landscape are landmarks from a grander but almost forgotten earlier era— including the Masonic Temple (1941; Flint & Broad), the Weisfeld Center (1912; Hubbell & Greene; originally the First Church of Christ, Scientist), and the Scottish Rite Cathedral (1913; Hubbell & Greene). Dallas City Hall, designed in 1977 by I.M. Pei with the mission of awakening Dallas from its post-JFK assassination slump, mediates between this neglected corner of downtown and the inner city's robust commercial district. There is hope, however, for this neighborhood's renewal since the opening in 2008 of The Bridge, a homeless assistance center funded by the City of Dallas.

When "homeless" and "neighborhood" are mentioned in the same sentence, it is usually under the precept that neighborhoods are negatively impacted by the homeless, and it is difficult to argue against this notion. In this case, the situation may be somewhat different. The Bridge makes a convincing argument that it can simultaneously support the homeless and assist in the re-creation of a stable urban fabric. How is that possible?

Occupying a full city block— bounded by Park Avenue, Corsicana Street, St. Paul Street, and Interstate 30— The Bridge's campus design resulted in a compressed building footprint to minimize the impact to the site. As such, The Bridge's program is organized around three courtyards of different shapes and sizes, and it relies as much on the strength of what is built as what is left open. The



strategy of making The Bridge a self-contained and self-referencing campus environment is driven by its own program needs (shelter, protection, safety, etc.) as well as by the lack of any strong physical reference in the immediate context. In a way, The Bridge stands alone, surrounded by open lots, warehouses, and truck depots. And this is exactly what allows it to be so resolute in its making, and to become the physical – and social – landmark that the area needs.

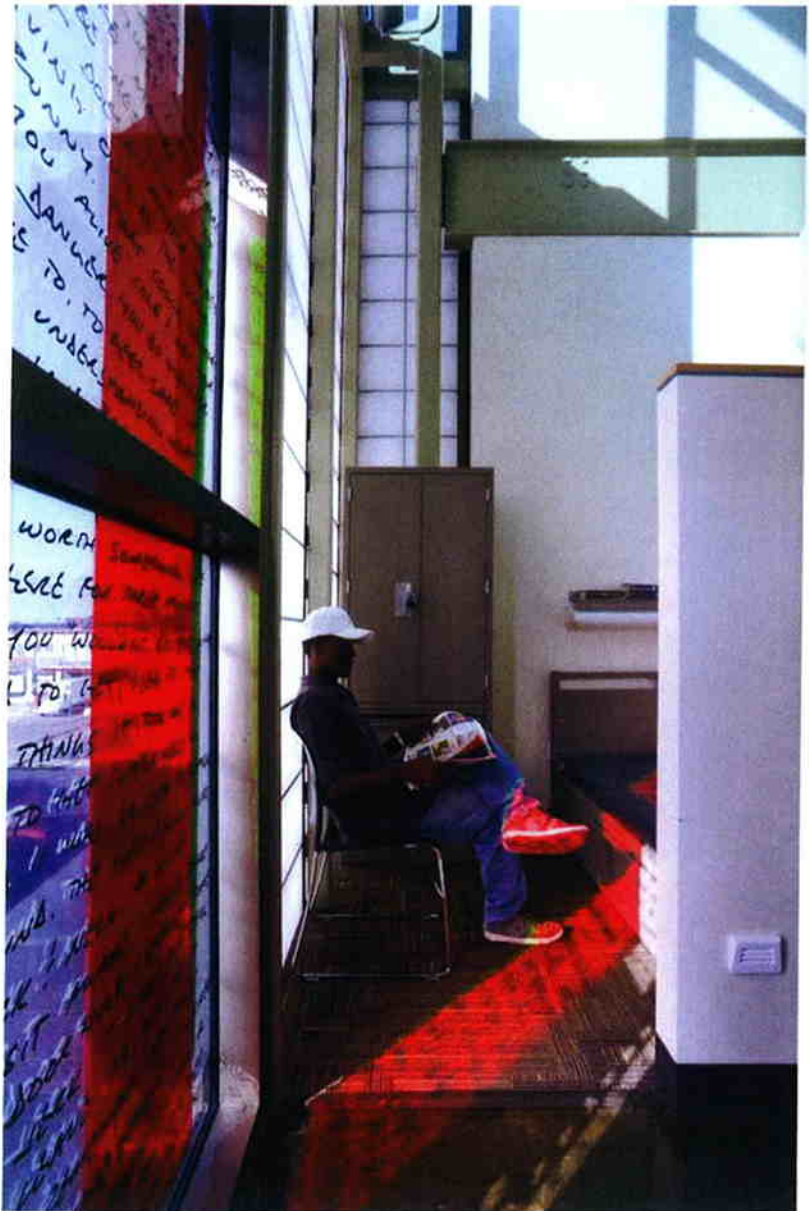
The Bridge's program is based on similar facilities in Atlanta and Los Angeles, which the architects and clients visited during the programming phase. Being the result of a complex arrangement involving the public sector, charitable organizations, and service providers, the building needed to be flexible in its organization. Accordingly, The Bridge is designed to house 325 people every night (or up to 400 under critical circumstances) and to offer up to 500 meals a day, every day. The residents' wing, so called because people are welcome to stay in the facility for up to one year, has 100 beds organized in individual modules that afford both privacy and expansive views of city. The sleeping pavilion, an existing one-story building at the eastern end of the site that was integrated into the overall master plan and rehabilitated as a multi-functional space, now sleeps around 225 "non-residents" every night.

The Bridge also serves as a clearinghouse for other organizations and hospitals in town: some of its clients need healthcare, some need behavioral care, some need job training, and others may simply need a safe shelter following an episode of domestic violence. The Bridge, therefore, handles clients' transfers to the county hospital and to other facilities, but it also is equipped with its own basic healthcare clinic and a job counseling center. Dining hall, kitchen, administrative offices, library, barbershop, security center, and laundry complete the unusual building program. With so much going on, one might say that The Bridge is the ultimate mixed-use complex—part hotel, part office building, part assistance center.

Assembling such a multifaceted program in a logical way is no easy task. Deploying it with elegance on a difficult site is even more challenging. The Bridge's designers started by setting the massing right: the lowest volumes are one story tall and the highest is an extra tall three-story. The three-story volume faces west to Corsicana Street and beyond, toward the high-rises of downtown. Moving east, the building massing steps down to the lower volumes, again reflecting and reaffirming the general profile of the urban landscape. As with every great campus, the buildings relate to and acknowledge each other, every one of them fulfilling its own individual and collective role. A clear hierarchy is evident in the assemblage: residents atop, multi-functional and support spaces on the periphery, and finally the beautiful and flowing dining building at the center of the block.



RESOURCES: CONCRETE PAVEMENT AND STRUCTURAL CONCRETE: Southern Slab Concrete; FENCES, GATES AND HARDWARE: King Architectural Metals; SITE, STREET AND WALL FURNISHINGS: Landscape Forms, KI; PLAYGROUND EQUIPMENT: GameTime by SW Parks (Walk in the Park Construction); IRON GRATE AND STEEL FRAME: Neenah Foundry Company; REBAR: Rebar Services & Supply; CLAY MASONRY UNITS: Atlas Structural Clay Masonry Units by Blackson Brick Co.; LIGHT WEIGHT CMU: Featherlite; CAST STONE: Letic Enterprises; METAL STAIRS: King Architectural Metals (Aaron Ornamental Iron); RAILINGS AND HANDRAILS: Aaron Ornamental Iron; STRUCTURAL STEEL: Ironhorse Ironworks; COUNTERTOPS: Formica, Wilsonart; METAL ROOFING: Berridge Manufacturing Co.; METAL DOORS AND FRAMES: Assa Abloy (Arc One); ENTRANCES AND STOREFRONTS: VistaWall; GLASS: AFG (Grizzly Glass); ACCESS DOORS AND PANELS: Overhead Door Co.; TRANSLUCENT WALL AND ROOF ASSEMBLIES: Skywall; TILE: Daltile (C2 Flooring); VINYL COMPOSITE TILE: Mannington, Armstrong (C2 Flooring); ACOUSTICAL CEILING: Armstrong; SHEET LAMINATE FLOORING: Mannington, Johnsonite (C2 Flooring); CUSTOM GRAPHIC WALLCOVERING: MDC Wallcoverings; PAINTS: Sherwin Williams; CARPET: Milliken Contract, Palcraft, Lees (C2 Flooring); INTERIOR WINDOW SILLS: DuPont Corian (Designer Building Solutions); SIGNAGE: Environmental Signage Solutions Inc. dba ASI Signage; CUSTOM SIGNAGE: Chandler Signs; AWNINGS: InPro Fabrication dba Bucks Awnings; MEDICAL/HOSPITAL EQUIPMENT, MANUFACTURED/LAB CASEWORK: Midmark (Business Interiors); FLOOR MAIN: Pawling Corp. (ADW Corp.); RESIDENTIAL CUBICLES: Modulform/PS, Gerry (Business Interiors); BOOTHS AND TABLES: KI/Bart, Turner & Assoc.; BUNKER PLUG & PLAY: Vecta; CHECKERS: FurnitureLab; DESK SYSTEM: KI (Bart, Turner & Assoc.); CHAIRS: KI (Bart, Turner & Assoc.); Ceolasse/Brayton (Steelcase), Modulform (P.S. Gerry), Midmark; LATERAL FILES: Lacasse (33parallel); SUPPLY CABINET: United Metal; MEDICAL FILE CABINET: Mayline (Buddy Brown & Assoc.); BODDCASE: KI (Bart, Turner & Assoc.); SECURITY ACCESS AND SURVEILLANCE: C&N Fire Systems



(preceding spread) Dallas' new homeless assistance center comprises a complex of buildings for administrative offices, healthcare services, and facilities to provide food and temporary shelter for 325 people each day.

(opposite page) Gordon Huether created artwork in the residential wing by superimposing the writings of homeless people over brightly colored glass.

(this page, top left) Opened in 2008, The Bridge also serves as a clearinghouse for other organizations to assist the city's homeless.

(above) Sleeping compartments and small private rooms can accommodate 100 individuals each night.



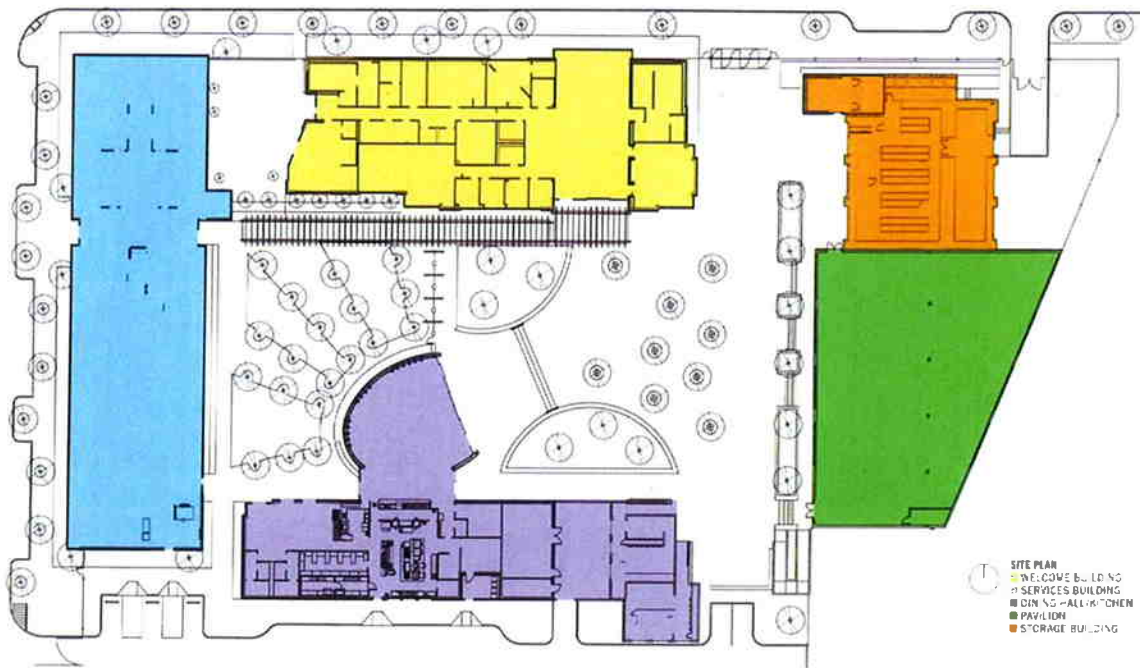
(top) The dining pavilion opens to the central courtyard with an entry protected by a high canopy.



(middle) The Bridge has received national recognition for its design, including an AIA/HUD Secretary Award, an AIA National Housing Award, and the Chicago Athenaeum's 2009 American Architecture Award.

(bottom) To avoid an institutional look, the design team devised a collection of buildings to surround outdoor spaces at the core. Shade structures in the courtyard offer comfortable places to relax within a secure and controlled environment.





By virtue of its location, geometry, and function, the dining building becomes the very core and symbol of the place. As designed, the oval building opens to the courtyard via a tall storefront, while a generous overhang provides a shaded sitting area out of the Texas sun. The dining facility not only physically articulates the courtyards but also creates a central place where people gather to eat, to interact with each other, and to – why not? – enjoy a lively session of blues or folk music with one’s meal. During my recent visit, one of the residents performed a lively and impromptu lunchtime piano solo. It was unpredictable and, needless to say, unforgettable.

The importance of The Bridge’s courtyards cannot be overstated. The outdoor areas in this compressed campus (like the quadrangles and commons of great college campuses) are powerful negative spaces. They are interdependent with the buildings that surround and define them. From a design standpoint, one could not function without the other. From a programmatic standpoint, the architects soon learned that courtyards are a necessity: many of The Bridge’s users actually come from the streets and, at times, feel more comfortable outdoors than indoors. A safe and controlled open space – i.e., a courtyard – thus becomes a familiar and reassuring place for that population. The notion of refuge via enclosure requires a fine sensibility to be done right. If there is too much enclosure, the space will feel dramatic or worse, overpowering. If there is too little of it, the space will lack order and structure and will fail as a refuge. Here, the proportions feel right with just the right ratio of vertical enclosure to open space.

Brick is generally used as the base exterior building material, consistent with the warehouses and the other few buildings close by. Brick also tends to convey a sense of stability and permanence, which is particularly appropriate under the circumstances. Low maintenance and durability also win points in this case where resources are scarce. Glazing and translucent wall panels used in smart ways bring into the building a serene quality of light, particularly on the residents’ upper floor. Bright artwork that is integral to the glazing on this same floor is a true delight; bursts of color shine through from each window and contrast with the otherwise neutral canvas of the interior space. A stair-with-clocktower, strategically placed on a corner of the courtyard, is both an anchoring element of the overall composition as well as a reference to the office towers that rise only a few blocks away. As these neighbors look toward each other and carry on their inaudible dialogue, we can hope for a future where The Bridge becomes less of a necessity within a more just society.

Eurico R. Francisco, AIA, is a lead designer and vice president of RTKL Associates in Dallas.



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GREEN MATTERS
MAY 3, 2010

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Homeless Assistance Center Gains #LEED Silver Certification

May 3, 2010 · [Leave a Comment](#)

Home is where the green is at The Bridge Homeless Assistance Center. The downtown Dallas-located facility announced yesterday (March 3) its newly acquired LEED Silver certification from the U.S. Green Building Council (USGBC), marking it as the largest homeless shelter to gain LEED ranking.

[-By Stacy Straczynski](#)

Designed by San Antonio-based Overland Partners Architects and Dallas-based CamargoCopeland Architects, The Bridge (May 2008) features five buildings that successfully incorporate multiple sustainable amenities, including: natural daylighting, with 90 percent of regularly occupied spaces containing outdoor views; a greywater recycling system that conserves 1.5 million gallons annually; a temporary shelter built within a reclaimed warehouse; a green-roofed dining room; and the inclusion of native, low-irrigation plants in the landscape.

Additionally, all building materials were chosen based on their environmental impact— 100 percent low VOC, 20 percent local materials, and 40 percent contained recycled components. A waste management program allowed for 70 percent of construction waste to be recycled.

The Bridge sits on a 3.41-acre site and boasts a 600-person occupancy capacity. The multi-purpose facility includes a one-story welcome building, three-story services building, dining hall, storage facility, and open-air pavilion.

“With our design, we aimed to not only create a facility that provides the most basic human need, shelter, but to also create a space that encourages and welcomes outside organizations, volunteers and donors to provide the helping hands that our homeless population needs,” says Rick Archer, FAIA, LEED-AP, founding principal of Overland Partner Architects. “Since the doors to The Bridge opened, the center has been more successful than anyone anticipated. It has been widely accepted by homeless people, and the facility, which was designed for 400, now handles up to 1,000 people a day.”

The design was recently awarded the American Institute of Architects’ (AIA) 2009 National Housing Award, the AIA/Housing and Urban Development (HUD) Secretary Award, a 2009 National Excellence in Design Award from Environmental Design + Construction magazine and the 2009 Chicago Athenaeum’s American Architecture Award.

“Being awarded LEED Silver from the USGBC, as well as the other national honors, The Bridge has received, demonstrates what we’ve said all along – homeless shelters and good design don’t have to be mutually exclusive. With good design, homeless shelters can more effectively serve the needs of the less fortunate, while improving their communities,” says Andrews.



OVERLAND
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TEXAS CONSTRUCTION
JUNE 2010

IN THE NEWS



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- CHAMBERLIN
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TOPPING OUT 2010



HONORING **VISIONS** THAT BECOME **REALITIES**

SPECIAL ADVERTISING SUPPLEMENT TO TEXAS CONSTRUCTION

Overall Winner

THE BRIDGE

SUBMITTED BY CAMARGOCOPELAND ARCHITECTS | DALLAS

OWNER/DEVELOPER

City of Dallas

ARCHITECT/

ARCHITECT OF RECORD/

INTERIOR DESIGN

CamargoCopeland Architects

In collaboration with:

ARCHITECT/

INTERIOR DESIGN

Overland Partners Architects

GENERAL CONTRACTOR

Satterfield & Pontikes

Construction, Inc.

STRUCTURAL ENGINEER/

CIVIL ENGINEER

Charles Gojer &

Associates, Inc.

M/E/P ENGINEER

Blum Consulting

Engineers, Inc.

PHOTOGRAPHER

Charles Davis Smith

ARCHITECTURAL

PHOTOGRAPHY

COMMISSIONING

Air Engineering & Testing, Inc.

LANDSCAPE ARCHITECT

Kendall Landscape

Architecture

AUDIO VISUAL

& SECURITY

Cedrick Frank Associates, Inc.

COST ESTIMATOR

HILL International (formerly

KJM & Associates)

CODE

MasterCode Consultants, Inc.

FOOD SERVICE

Worrell Design Group



THE BRIDGE is Dallas' homeless assistance center, serving as a safe haven and focusing on services for the city's newly and chronic homeless population of more than 6,000. Guided by "housing first" as the solution to homelessness, The Bridge is the first step in the city's ten-year plan to eliminate homelessness; it is a place that empowers homeless individuals and families to come in off the streets and obtain permanent housing in order to live productively.

The mission was to provide a safe, caring, respectful, and dignified refuge for individuals and families; create facilities needed in offering services that sustain and maintain clients in achieving self-sufficiency in permanent housing; and actively engage

homeless individuals making them aware of available resources. The campus, situated in the heart of Dallas near the city's





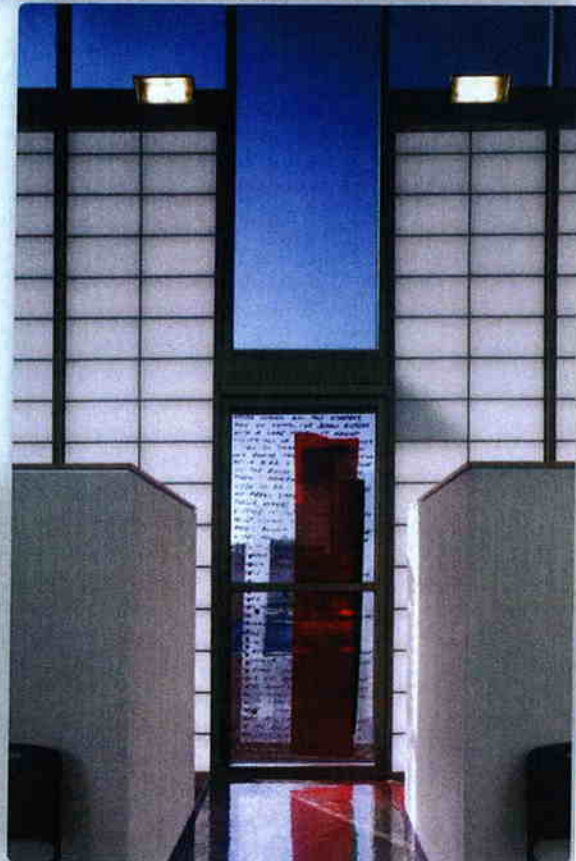
developing Emerald Bracelet (Downtown Parks Master Plan), encompasses 3.41 acres.

The design engages the public both day and night by providing strong visual connections to the surrounding community.

Translucent exterior panels fill the interim housing with abundant natural light by day; illuminated at night, it serves as a beacon of hope to the city's homeless. The importance of the psychological connection to daylight, large number of plumb-

ing fixtures required, and desire to make something special out of an abandoned warehouse, resulted in Light, Water, and Reuse as major themes that directed the architectural and engineering solutions. Through close collaboration of the entire team, the project has achieved LEED Silver certification by the U.S. Green Building Council.

The development has enhanced properties and added value to the surrounding neighborhood. ★



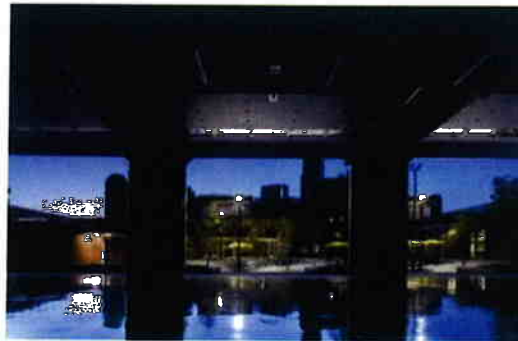
Thugs Mansion

2009 OCTOBER 13

by J

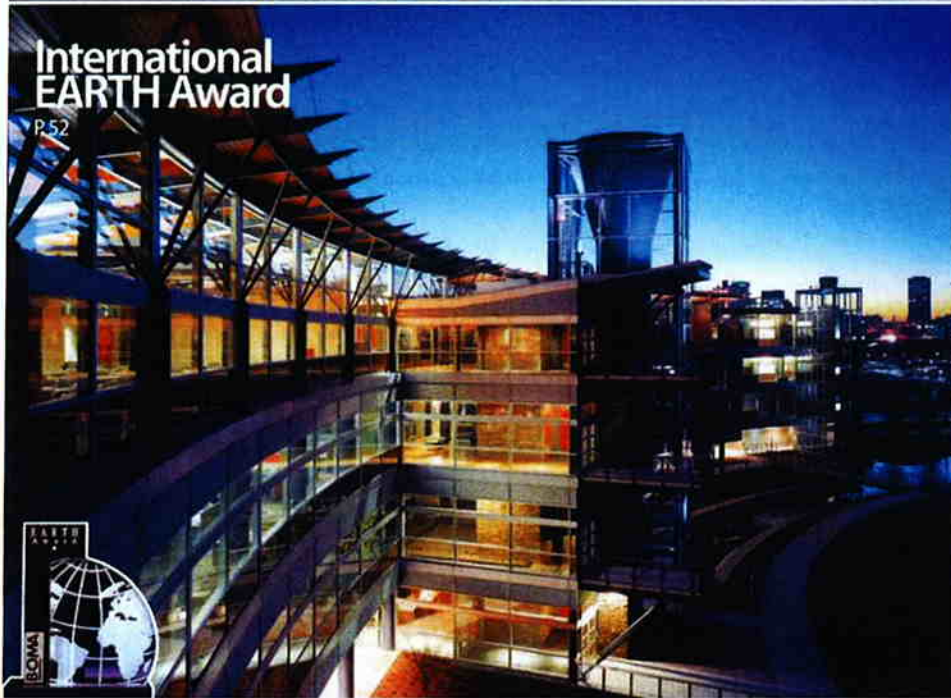


"This magnificent building is called The Bridge, the sleek shelter was designed by Overland Partners Architects in collaboration with CamargoCopeland Architects, and provides not only a visually striking addition to the neighborhood, but a safe haven for people to turn to when they have nowhere else to go. According to the press release, the shelter's surrounding area has seen a crime reduction of 18%, which in itself is a testament to the power that design can wield when it is executed with a vision of bettering lives" (Inhabit). This beautiful building wasn't just built, but carefully constructed to reduce energy consumption, and give those inside a sense they were still connected with the outside.



THIS is a community project that *wants* to make a difference in the lives of these people. Creating a sanctuary, a haven for these people to feel safe in, to feel welcomed into, to feel cared for, and to feel they too are taking steps to better to the environment, is what will deter crime on the street.

DALLAS/FORT WORTH EDITION



**International
EARTH Award**

P.52



**AMAZING
BUILDINGS**
DANAT AL EMARAT



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What to Do...

**US SETS
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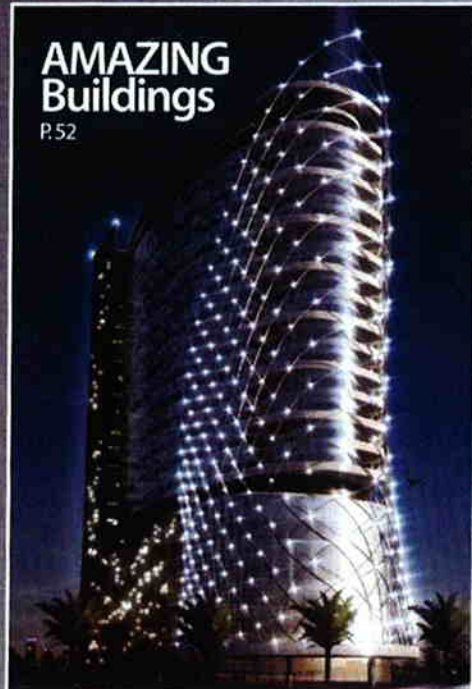


focus:
**HEALTHCARE
FACILITIES**



**The CLIDE
Awards**

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**AMAZING
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THE NETWORK
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blueprint

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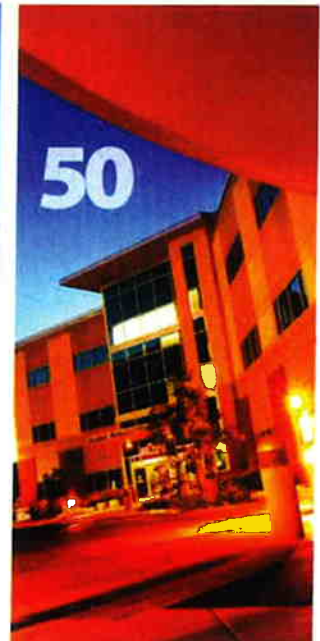
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Q Y I S H S S X V O E N X I D
K A K M U A U N Q
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C X O K A Y A K U
J O O B U C I L O T A B E S I
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GFUA
NSCW

The Wait is Over Announcing the 2009 CLIDE Award Recipients



John Promise
jpromise@nctcog.org



Nine projects from across North Texas have been selected as recipients of the 2009 Celebrating Leadership in Development Excellence (CLIDE) Awards. They were honored at the North Central Texas Council of Governments' (NCTCOG) annual general assembly held June 12, a meeting of top-level elected officials and staff from more than 300 cities and counties across the region.

The prestigious biennial CLIDE Awards program was created in 2003 to encourage innovative development projects and practices to accommodate unprecedented population and employment growth and ensure a sustainable North Texas for future generations. CLIDE recognizes private and public development programs and projects that exemplify the region's Ten Principles of Development Excellence.

These principles outline a vision for sustainable, livable communities in North Texas. They center on providing choices for how and where people choose to live and work, promoting walkable environments, transportation and resource-efficient growth, and mixed-use and environmentally-responsible development—all in quality places that people will be proud to inhabit.

Thirty-five applications were received for consideration of the 2009 CLIDE Awards in five categories. Award recipients were selected by a distinguished panel of nationally recognized experts in the fields of architecture, sustainable development, and planning. For a project to receive a CLIDE Award, the panel's vote must be unanimous. As a result, the panel chose not to award any of



"A pioneering effort to change the landscape of Garland Station, building on the transit infrastructure. A model for all."

— Rollin Stanley,
2009 CLIDE Jury Member

5th Street Crossing at Garland Station

the projects submitted under the Raising Public Awareness category and, in some instances, the panel awarded more than one project falling in the same category.

Join NCTCOG in October as it offers tours and programs featuring these and earlier CLIDE winners. More information is available at www.developmentexcellence.com.

NEW DEVELOPMENT

5TH STREET CROSSING AT GARLAND STATION

An environmentally-sensitive new mixed-use, transit-oriented development on a former brownfield site, this project will reinvigorate the core of downtown Garland, generating an active live-work-play environment around a nearby DART station and increasing the city's



One Arts Plaza, Dallas

downtown residential population. This project was designed and developed by High Street Residential, a subsidiary of Trammel Crow Company. The City of Garland was also instrumental in the viability of this project by its participation in land assemblage, financial contribution, and entitlement assistance.

ONE ARTS PLAZA, DALLAS

One Arts Plaza, the first high rise constructed downtown in more than 18 years, prominently anchors the eastern end of the Arts District in downtown Dallas. The 24 story, 1.1 million square foot mixed-use complex had a development cost of \$160 million and includes 500,000 square feet of office space, 1,160 parking spaces, 61 luxury condominiums, 5 restaurants, and

retail. Billingsley Company worked with design architects from Morrison Seifert Murphy, technical architects from Corgan Associates, and landscape architects from Mesa Design Group to create this structure.

John Promise, a registered professional engineer, is the Director of Environment and Development for the North Central Texas Council of Governments. He serves on the board of AIA Dallas and the River Legacy Foundation.



925 Main, Grapevine



Museum Place, Fort Worth

REDEVELOPMENT

925 MAIN, GRAPEVINE

Located in the heart of downtown Grapevine within two blocks of future planned commuter rail, this development provides a mix of residential and commercial uses and services and includes a public open space area. Designed in consultation with the city's Historic Preservation Office, the project incorporates architecture and materials that complement the look of the historic downtown and extends the walkable area of Main Street. This project was designed and developed by Fairfield Residential and Welch Engineering. The City of Grapevine provided funds received through a grant to help construct pedestrian and streetscape improvements near and around the development site.

MUSEUM PLACE, FORT WORTH

TownSite Company, Carter Burgess (Jacobs), Talley Associates.

An 11-acre mixed-use development in the Cultural District of Fort Worth, this \$200 million project comprises retail, hospitality, office, entertainment, civic-public space, and medium-density housing. Designed as a pedestrian-friendly, moderately intense mixed-use development, it features public plazas, open spaces, and wide tree-lined sidewalks and is designed to accommodate future streetcar public transportation. JHP Architecture/Urban Design, RJA/Gee Holdings LLP, TLC Urban, TownSite Company, Carter Burgess (Jacobs), and Talley Associates played a part in making this project possible.

THE DEPOT, FORT WORTH

The Freight Depot of the Cotton Belt Railroad was constructed in 1911 as a small, two-story office building and a long, narrow, one-story warehouse and platform for the off-loading of cotton bales harvested

from farms in the Fort Worth area. In this project, the warehouse portion of the building was demolished to make way for 210 loft apartments while the two-story Depot building was retained and restored to serve as the new leasing office and clubhouse facilities for the community. It is within walking distance of the Bass Performance Hall and Sundance Square, the epicenter of downtown Fort Worth's urban core and was designed and developed by JHP Architecture/Urban Design and Carleton Construction.

ged a LEED Silver Rating with numerous sustainable strategies, including a comprehensive water management system. Camargo-Copeland Architects LLP, City of Dallas, Metro Dallas Homeless Alliance, and Overland Partners Architects all came together to make this project possible.



The Depot, Fort Worth



The Bridge, Dallas

SPECIAL DEVELOPMENT

THE BRIDGE, DALLAS

A place that empowers homeless individuals and families to come in off the streets and obtain permanent housing in order to live productively, this project is situated in the heart of downtown Dallas, near the city's developing Emerald Bracelet of downtown green space and parks; the center is open 24 hours a day, 365 days a year, and provides comprehensive services. Built for under \$200 a square foot, the project has tar-

PUBLIC PLANNING AND POLICY

CITY OF DALLAS GREEN BUILDING ORDINANCE

Recipients: U.S. Green Buildings Council North Texas Chapter, City of Dallas



CITY OF RICHARDSON 2009 COMPREHENSIVE PLAN

Recipient: City of Richardson



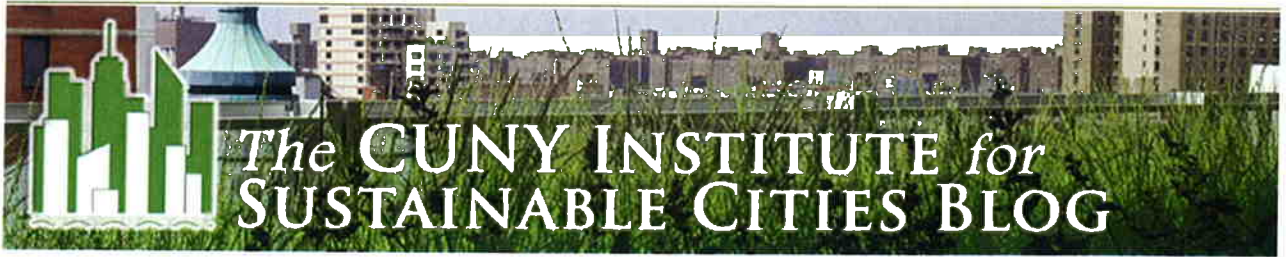
MCKINNEY TOWN CENTER STUDY INITIATIVE

Recipients: City of McKinney, Gateway Planning Group, Mesa Design Group, Civic Design Associates, HNTB.



"A sensitive yet contemporary answer for homeless and transitional housing. It is both beautiful and environmentally conscious."

— Brenda Scheer,
2009 CLIDE Jury Chair



Architecture

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Mon 27
Jul 2009

Homeless Shelters for Urban Sustainability

Posted by Thor Ritz under [Architecture](#)

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In last week's post on retro-fitted dumpster-pools, Mike Brady rightly pointed out that equal accessibility and social justice are essential components of meaningful sustainability initiatives. This weekend, *Inhabitat* reported on a new homeless shelter in Dallas which seems to have put these principles to work successfully. The building looks amazing, targets a LEED silver rating and, on top of all that, serves some of the most vulnerable urban populations.

“

So much of the green design that we see here at *Inhabitat* is efficient and looks cool in renderings, but the human aspect of sustainability, and the real value of our built environment is too often a rarity. Not so in the case of this modern homeless shelter in Dallas, which recently won the AIA's National 2009 Housing Award. Called The Bridge, the sleek shelter was designed by Overland Partners Architects in collaboration with CamargoCopeland Architects, and provides not only a visually striking addition to the neighborhood, but a safe haven for people to turn to when they have nowhere else to go. According to the press release, the shelter's surrounding area has seen a crime reduction of 18%, which in itself is a testament to the power that design can wield when it is executed with a vision of bettering lives.



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July 2009

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