

COLUMNS

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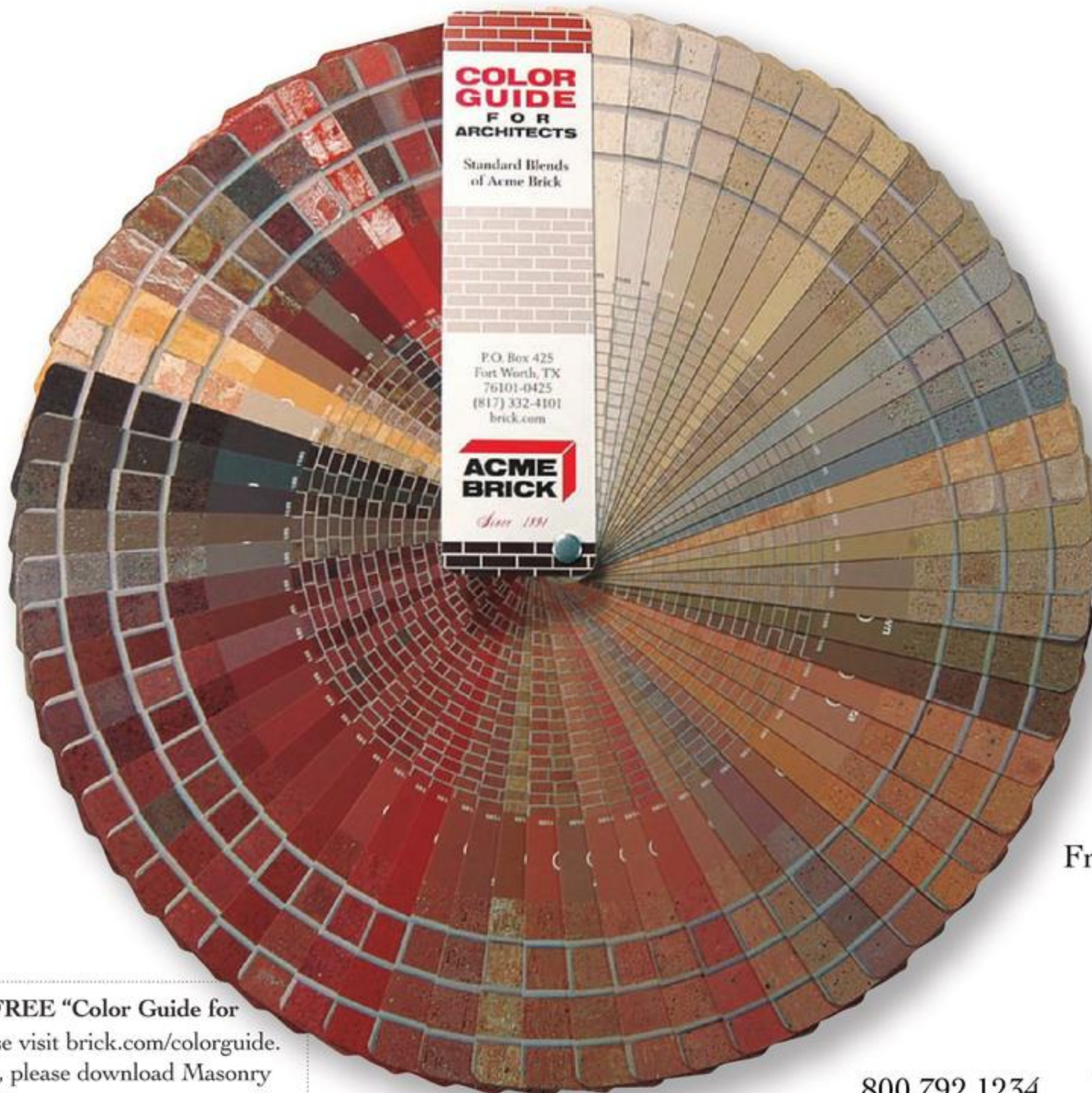




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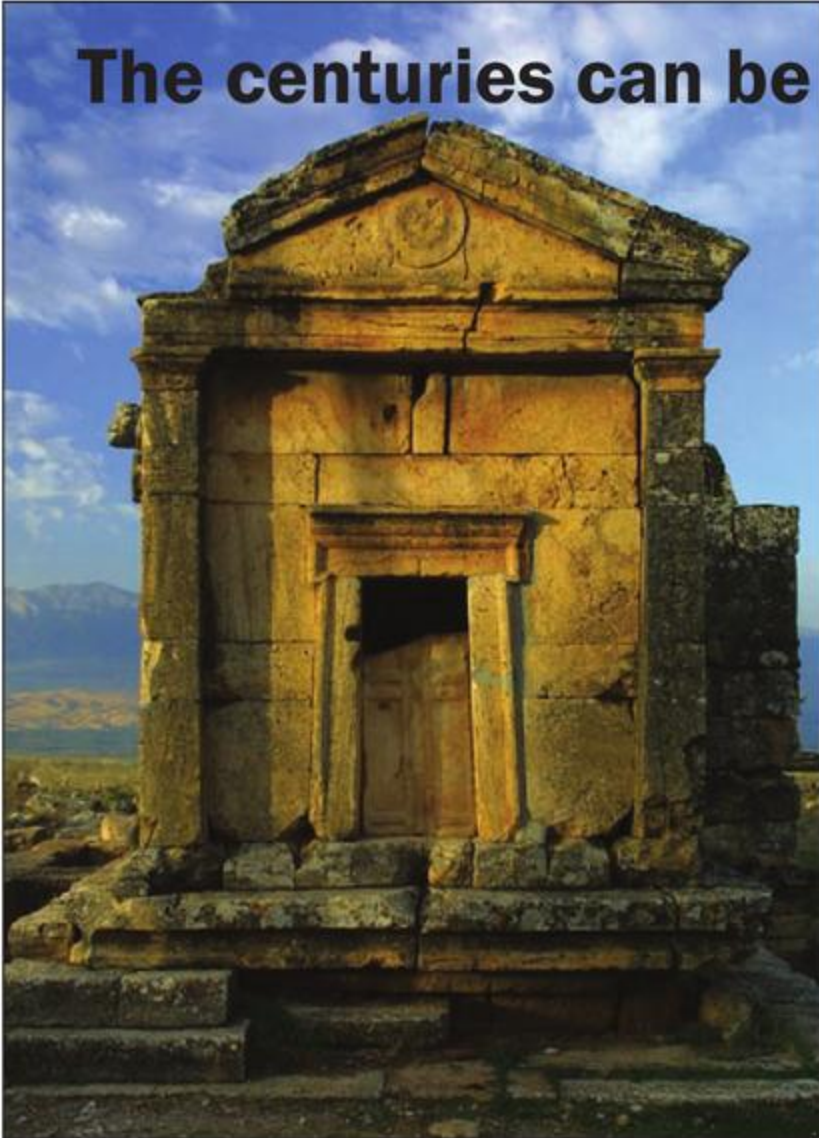
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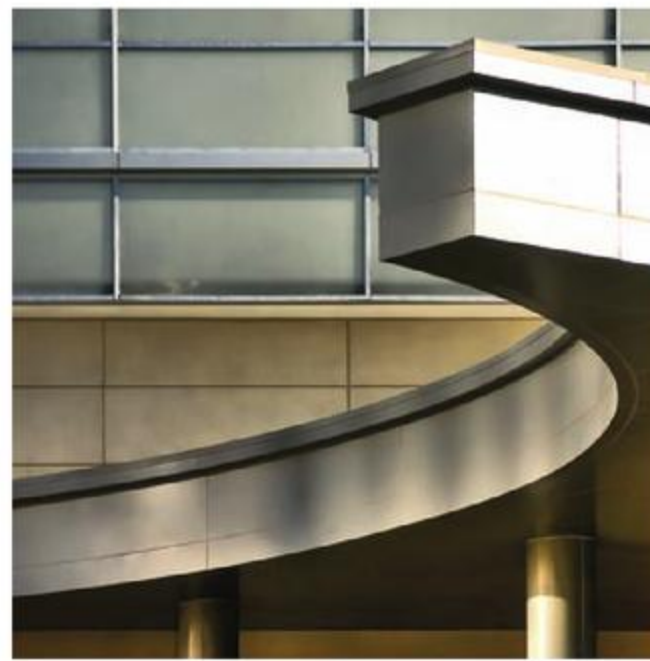
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About *Columns*

Columns is a quarterly publication produced by the Dallas Chapter of the American Institute of Architects and the Dallas Center for Architecture. It is distributed to members, other AIA chapters, architects, business leaders, public officials, and friends of the Dallas Center for Architecture. The journal offers educated and thought-provoking opinions to stimulate new ideas and elevate the profession of architecture. It also provides commentary on the art and architecture within the communities in the greater North Texas region.

The Mission

The mission of *Columns* is to provide contemporary, critical thought leadership on topics of significance to the architectural community and to professionals in related industries.

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President's Letter |



Photography by Bud Force, budforce.com

As a private pilot, I am never instructed to establish a "new direction." Occasionally, an air traffic controller will provide a "course correction." Generally, this is due to external considerations and influences such as a shift in the winds. But a new direction conveys the notion that the original direction was erroneous, that it was the wrong way. How often is this encountered? How often are we as individuals, as a profession, as a community, as a society, or as a people going the wrong way? I would argue that establishing a new direction is more difficult than the implementation itself.

Curiously though, it seems that we venture in new directions at both a micro and macro level, in both the local and the global realms. Perspectives have shifted as they relate to the fabric of our neighborhoods, particularly in the areas of preservation and sustainability. A refreshing point of view has emerged in regards to the development of our urban core. Our attention to global development, in general, seems to be more focused. A course correction would not have been enough to address the challenges facing our planet; besides, many voices called for a new direction.

I frequently question how many voices it takes to create a rally cry in comparison to an annoying complaint. At what point does the course correction become a new direction? In politics, it is well known that one voice represents the voice of a thousand. However, when real change is required, it seems that the one voice is still just that—one voice—and it takes many voices to effect change. This theory has many applications. As a neighborhood requires transformation, what is the critical mass at which the transformation takes shape?

On a more global scale, as the demands for natural resources outweigh the available supplies, a new direction to provide the essentials will emerge out of necessity; but will not materialize until a tipping point is reached. Continuing to follow this evolution, once the new direction is established and the goals become clear, the implementation seems easier than the establishment of the new direction. There is a point of critical mass, a point at which the support of a notion becomes routine and when the sponsorship of that new direction prevails—as though it was always there, just waiting to emerge.

Todd C. Howard, AIA, LEED AP



City of Dallas

A RENAISSANCE PLAN FOR DALLAS PARKS

Today, park and recreation systems are being viewed in a new light. In addition to the tremendous impact they have on a city's economic vibrancy and quality of life, park systems represent a significant investment and community asset for cities across America. City leaders realize that a great park system leads not only to enjoyable public spaces for local citizens, but also stimulates tourism and special events, helps retain and attract residents, and enhances property values.

Given these benefits, more and more cities are becoming increasingly aware that their park systems can become "showcase places." Creating great public parks and open spaces, however, brings many varying challenges. The size and maturity of a park system directly affects the specific issues a city must deal with. Older, established cities often face the challenge of recovering a system that has suffered from financial or operational constraints. New and growing cities deal with managing fast-paced development.

For example, park system initiatives being undertaken in older American cities, such as Philadelphia, present challenges that differ from work being done in newer cities, like Dallas. The variables include age of park infrastructure, levels of maintenance required, and recreational trends that influence citizen demand.

Traditionally, park systems prepare a master plan that guides physical park and open-space development for a community. This master planning process works well for guiding the capital improvements program that doesn't encompass other major issues such as operations and maintenance, finance, recreation programming, revenue generation, organizational needs, marketing, or customer service.

Competing for Resources

Because of the many competing interests for resources, park and recreation agencies have to be more strategic in the way they plan. A strategic plan sets the overall direction, vision, and



mission for an entire park system. These plans address the community's needs and the strategies for achieving those needs.

Strategic planning involves a process that undertakes a comprehensive analysis of the current state of a park system, where it is going, and how to get there. Evaluating the current situation should encompass the physical, operational, and financial situation. The planning process also needs to document the community's vision and values for park and recreation. Finally, the plan must outline the strategies to achieve the desired vision of the community.

Following a national search, the Dallas Park and Recreation Department commissioned a team led by Jacob (formerly Carter & Burgess) to conduct a comprehensive study to identify the future needs of the park system and to develop a long range development plan. The team initiated the study in December of 2000. The study took 18 months to complete and represents one of the most comprehensive, urban park-system studies ever commissioned in the United States. The team was a collaboration of local and nationally-recognized experts in park planning, strategic planning, management consulting, market research, public involvement, historic preservation, operations and maintenance, and recreational programming.

In the 1980s, the City of Dallas had a park system ranked among the nation's best. Years of budget cutbacks took their toll, however, resulting in far more demands on the system than resources to fund them. Lacking a strategic plan for the park system, the Dallas Park and Recreation Department struggled

to keep up with the ever-growing list of maintenance needs. As more facilities fell into disrepair, public opinion of the parks deteriorated as well.

Thanks to the long range plan, the Dallas Park and Recreation Department hopes to restore the city-wide park system to its former glory. The plan provides a blueprint for prioritizing and managing improvements at the department's 424 parks and facilities, as well as generating support for the system among citizens and the Dallas business community. Perhaps more importantly, the plan provides the guidance necessary to help the park system sustain its maintenance well into the future.

Assessing User Needs

Before future goals could be set, the project team conducted a thorough analysis of the system's existing needs. Jacobs teamed with one of the nation's leading park strategists, to gather information on what residents wanted from their parks. The team met with city officials, conducted extensive citizen surveys, and held 40 public focus groups, 10 department staff focus groups, 46 stakeholder meetings, and nine public forums.

"We wanted to evaluate demographic trends by age, gender and ethnicity, and by census tract within the city," says B.G. Clark, who led Jacobs' Dallas-based management consulting group. "By utilizing the community input and comparing it to the demographics, we learned what the citizens look for in their parks and compared it with how much they use them. From there, we made more accurate and relevant recommendations for improvements."

A team was then assembled to assess current facilities by traveling throughout the city, noting every detail about each park—from a broken swing set to overgrown foliage that obstructed walking paths. The team also examined traffic patterns in and around park facilities.

Following 11 weeks of intensive physical assessment, the project team used a benchmarking analysis to compare the Dallas park facilities with those in other comparable, low-density cities. They then worked with city staff to develop a method to



City of Dallas

rank and prioritize projects. Next, the team developed a customized database system to record the condition assessment and help run inventory operations in the future. Known as the Dallas Park Inventory Database System (PIDS), the application incorporates an extensive database that is the first of its kind in the nation. PIDS utilized the information gathered as the basis of the long-range plan, entitled "A Renaissance Plan for Dallas Parks and Recreation in the 21st Century." One of the most comprehensive, urban-park studies ever commissioned, the plan lays out the city's 10- to 20-year commitment to restore the park system to the premier status it once held. It addresses



City of Dallas

not only the physical facilities of the Park and Recreation Department, but also the recreational programs it operates.

The PIDS, with its ability to analyze census data and condition assessment information, computes capital improvement costs, giving the Park and Recreation Department specific data to plan much more efficiently and to confirm to leaders that the city needs specific and appropriate funding to reach its park goals. Eddie Hueston was assistant director for the Dallas Park Department and the city's co-project director for the Renaissance Plan. He says that developing a capital improvement plan can now be accomplished in a fraction of the time. "What once took us five to six weeks can now be completed in two to three days," Hueston says.

"Before the management tool was developed, each park was just trying to hang on and survive," explains Jacobs' project manager, Philip Neeley. "To get back to the global scale and be able to see how it all relates together has been revolutionary."

The inventory database system not only tells the city what it currently owns, but also helps coordinate the planning and programming of parks according to demographics, trends, and available space; streamlines maintenance; allows parks to mobilize staff; and allows the department to proactively maintain its facilities instead of waiting for something to break.

The plan uses a community values model to define the citizen and stakeholder priorities discovered in the extensive public input process. Those priorities became the framework for a vision strategy matrix, a living document and strategy implementation tool that provides guidance for all aspects of the department's operations.

The long range plan includes three levels of improvements to parks and recreational facilities that the city needs to meet its mission and goals. The first level focuses on the current infrastructure and what must be done to bring it up to needed standards. The second level focuses on expansion and enhancement of facilities, improvements in operations and maintenance, and new facilities. The third level responds to trends and new visions of what the community wants in the future, such as new sports complexes, regional recreation centers, and a regional trail network.

"We wanted to envision a physical legacy that would be flexible enough that every generation can use and experience the parks," Neeley says. "We understand what the plan means to the client, but we are particularly excited what it means for the citizens of Dallas and, ultimately, the city's image and quality of life."

Beyond a Visionary Blueprint

While the Renaissance Plan produces a visionary blueprint for the future of the Dallas park system, the project also illustrates how the benefits of comprehensive long-range planning efforts can go far beyond achieving the intended result.

"We had not had a comprehensive, long-range plan that covered virtually every aspect of our department in 20 years," explains Hueston. "We had master plans for specific parks, but not one that looked at the entire system. The Park and Recreation Department now had a document and a system that could justify to city officials how badly funds were needed."

Although the initial facility assessment revealed a staggering \$1.8 billion worth of needs, the resulting Renaissance Plan brought the city council together with the park board and the department to plan for the future and prioritize needs. Since the adoption of the plan by the Dallas City Council in 2002, the Park Department has successfully passed the two largest capital bond programs in the agency's history—\$101 million in 2003 and a whopping \$342 million in 2006.

Paul Dyer, director of the Dallas Park and Recreation Department, notes that the plan also aligned the city's various citizen constituencies. "There are 30 to 40 different groups that represent anything from the perpetuation of open space to soccer and rollerblading," he says. "The challenge was to get them all together, speaking as one voice." Now that the plan exists, "I think you're going to see a big change," Dyer says. "I think people are starting to wake up and realize that we, as a city, have ignored the park system in order to try and cover other financial commitments within the city."

The plan has helped the city strategize “a whole new possibility of funding that had not existed before,” Dyer says. “It repositioned our department to pursue alternative funding sources to enhance our bond funding. For example, the \$342 million in the 2006 bond program leveraged an additional \$200 million from other sources, including private partnerships and grants.” The resulting \$542 million in funding represents one of the largest capital investments in a park system of any city in America.

Perhaps more importantly, the Renaissance Plan has united the Park and Recreation Department itself. “It has given us a new vision and direction that hasn’t existed in quite a few years,” Dyer says. “We are now in the seventh year of implementation and I have seen a new spirit in the eyes of our staff—a new hope and a new dedication to excellence.”

The Renaissance Begins

The tangible results of the Renaissance Plan are beginning to physically appear throughout Dallas. The Park and Recreation Department has reinvested in its signature parks, including Fair Park, the Dallas Zoo, White Rock Lake, the Dallas Arboretum, and the Turtle Creek Corridor. Major new parks are underway in downtown and the Trinity River Audubon Center has recently opened to widespread acclaim. New trails and athletic complexes are being planned and built. The city’s neighborhood and community parks have received significant improvement as well, highlighted by a program to replace an aging infrastructure of picnic shelters with new pavilions designed by



some of the most recognized architects in America.

A renaissance requires a new way of thinking and applying creative ideas to generate renewed interest and excitement. Becoming a premier park system in the United States will not happen quickly or easily, however. It requires personal and political determination on the part of city leaders. Dallas has a tremendous range of assets in its park system. Equally important are the abilities of its citizens and the financial resources of its corporate community. Today marks an opportunity for Dallas to recover the quality and prestige of its park system, regain the confidence and enthusiasm of its citizens, and reposition the Park and Recreation Department as a recognized state and national leader—truly, a modern day renaissance. ■

Willis Winters is assistant director for planning, design and construction at the Dallas Park Department and the city’s co-project director for the Renaissance Plan.

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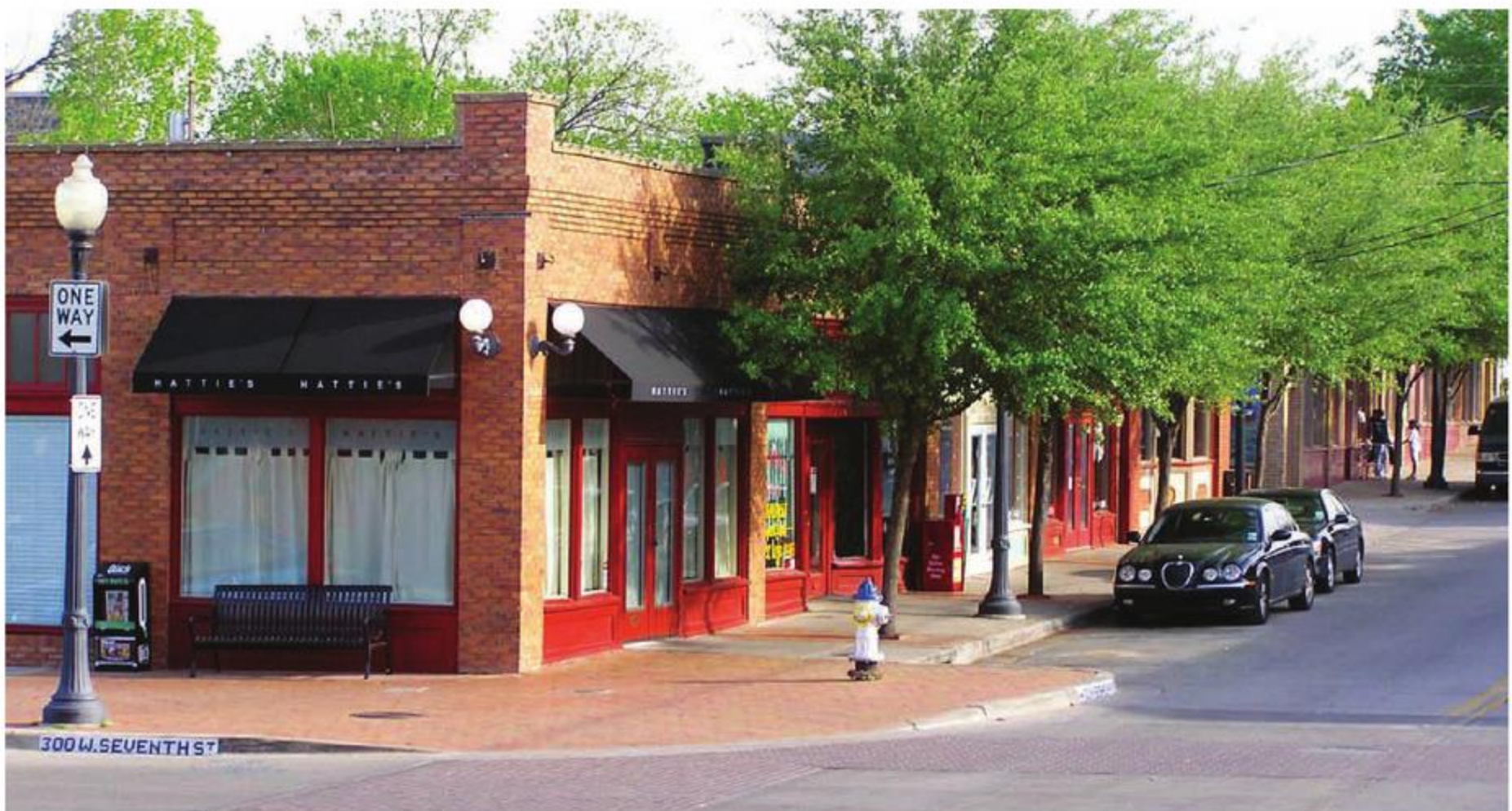
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Art | Lectures, Exhibitions, and Events of Note

From Blight to Bright: The Bishop Arts District Withstands Changing Times



From a streetcar stop at the dawn of the 20th Century to an inevitable decline after World War II, the Bishop Arts District has stood for more than 100 years as an eclectic and history-rich microcosm of the greater Dallas that looms around it. The quaint neighborhood, located minutes from downtown, is testament to a community's history preserved through architecture, yet revived as a walkable urban environment. It is rich with a ro-

bust mixture of arts, restaurants, and businesses interwoven just as the original neighborhoods once were. Don't miss the Bishop Arts District 1st Thursday events with live music, special activities, and shops open until 10:00 p.m. For more information: www.BishopArts-District.com. ■

Jill Magnuson is vice president of public affairs with the Dallas Center for the Performing Arts.



Courtesy of The Beck Group, Steven Widoff, photographer

Upcoming Community Events

July 16 Sustainable Showcase '09

September 23 AIA Dallas Design Awards Announcement Party at Victory Park

November 7-8 AIA Dallas Tour of Homes

Watch for updates and additional events at aiadallas.org

People, Places & Things |

Firm and Member News

The Texas operation of PB2 has re-branded as **BASIC architecture + interiors** with offices in Dallas and Kennedale, TX.

HKS Dallas welcomes **Jack Ford AIA, ISDA** as vice president and healthcare design director and names **Kirk Teske** as chief sustainability officer.

The **Beck Group** was chosen to serve the City of Irving as its owner's representative for the new convention center and entertainment district projects. The firm also welcomes **Tim Kuykendall** as corporate safety director.

Brinkley Sargent Architects announces the groundbreaking on a 78-acre public safety headquarters and active adult center in Grand Prairie. The project will be one the largest green building developments undertaken in North Texas to date.



5Gstudio_collaborative was selected as design architect for the new Dallas Convention Center Hotel in collaboration with **BOKA Powell** as architect of record. The Dallas office also welcomes **Luis Spinola, Josh Allen, Amy Fashimpar, Rebecca Handline, Kelly Heyer, and Samantha Sumurdy** to their team.

WHR Architects welcomes **Anita Piccozzi Moran** to their Dallas office.

Milwaukee-based specialty millwork contractor **Glenn Rieder, Inc.** announces the opening of their new Dallas office.

Marcela Abadi Rhoads of **Abadi Accessibility** was selected as a jury member of the Sustainable Building Industry Council's national competition, Beyond Green: High Performance Building Awards.

Gensler Dallas announces the promotion of **David Botello** to principal and **Cherrie Wysong** to senior associate. ■

Awards and Recognition



HKS Dallas congratulates **Dr. Debajyoti Pati** on his election to the College of Fellows of the Indian Institute of Architects and **Joseph G. Sprague, FAIA, FACHA,**

FHFI for receiving The Center for Health Design 2008 Changemaker Award.



Clyde Porter, FAIA, has been awarded the 2009 Whitney M. Young Jr. Award. The Dallas-based architect and facilities administrator was recognized for his work in extending educational and design opportunities to under-served and minority communities.



The offices of **parmadesign (Pd)** have moved to 3102 Swiss Avenue in Dallas. **RTKL** announces a \$34 million Phase II expansion to their original design of the Methodist Mansfield Medical Center.

F&S Partners celebrated the 10th anniversary of Stonebriar Community Church in Frisco with the dedication of a new worship center and children's education building.

Datum Engineers is pleased to announce the new leadership roles of **Michael Brack, P.E.** as president, **Stephen Price, P.E.** as executive vice president, **Robert Fry, P.E.** as chairman of the board of directors, and **Thomas Taylor, P.E.** as principal design engineer.

Corgan Associates was ranked as the third "Best Firm to Work For" in 2008 in the large architecture firm category by Zweig White's annual rankings of top industry firms. Corgan was also selected as one of the 2008 winners of the 18th annual Dallas 100™ identifying and honoring the 100 fastest-growing privately-held companies in the Dallas area.



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Congratulations to **James Hartwick + Partners** on being honored for superior design in the 2008 Magnolia Awards competition for the Columbia MLK Senior Residences in Atlanta, GA.

Congratulations to the **Beck Group** for receiving two awards of Excellence in construction for The House of Blues Dallas and CrossRoads Fellowship in Odessa and two Best of 2008 Awards in Design for the Hunt Oil Corporate Headquarters and St. Michael the Archangel Catholic Church by **Texas Construction** magazine.



Photo Courtesy of Peter A. Calvin

Omniplan was honored with a 2008 Solomon Award "Best Church Design – New Construction Project" for Phase II of Watermark Community Church in Dallas.

The **IA Interior Architects** Dallas office announces the promotion of **Jeff Smith** to senior associate.

Congratulations to **Jastor-Quintanilla** and **REES Associates** for being named to the 2008 Hot Firm List of the 200 fastest growing firms in architecture, engineering, and environmental consulting by **Zweig White**.

REES Associates announced the following promotions: **Kristin Dover** to director of marketing and corporate communications, **Phillip Morgan, Lydia Arguello, Karmen Haley, Ralph Linares, Jane Parker, Leona Peterson, Mandy Schneider, and Israel Solis, Jr.** to associate, and **Curtis Moore** to senior associate. Newly welcomed team members include **Keith Coker, William Howell, and Marc Leediker.** ■

In Memoriam

James A. McKinney passed away on November 16, 2008. A member of both AIA and TSA, he loved all aspects of architecture and was dedicated to achieving the best possible results for his clients. Some of the more notable projects in the Dallas area where he played a strong role are the Lew Sterrett Justice Center, Cityplace, and NorthPark's P.F. Chang's, Maggiano's, and Corner Bakery. ■

Gallery Announcements

At the DMA through August 16
Wille Doherty: Requisite Distance

At the MAC through June 20
Armando Romero: Sculptures and Painting; Ivan Stoytchev: New works; Tigerspung: Thera Hillenaar, James Gilbert, Libby Black, Sunny Sliger, Kate Nelson, Amy Revier ■

Upcoming Events

July 16th: Sustainable Showcase '09

September:

11th: AIA Dallas Design Awards Submittal deadline

23rd: AIA Dallas Design Awards Announcement Party at Victory Park

26th: 2009 Celebrate Architecture! Gala at Union Station

October 3rd: CANstruction at Galleria Dallas

November:

7-8: AIA Dallas Tour of Homes
Ken Robert's Memorial Delineation Competition-date tbd ■

Laurel Stone, AIA is a project leader at **5Gstudio_collaborative, llc.**

Send your **People, Places&Things** submissions to her at **Laurel@5gstudio.com**. Be sure to put "Columns PPT" in the email subject line.



ARE CEOs VIOLATING THE CODE OF ETHICS AND PROFESSIONAL BEHAVIOR?

As a member of the AIA National Ethics Council (NEC), I wonder about many of the day-to-day practices within firms across the country. I worry that honorable and well-intentioned members of the AIA may violate, inadvertently, one or more of the rules of the Code of Ethics and Professional Practice [Code] in their daily routines.

I notice a pattern of complaints and areas where we architects seem to get into trouble. Of the 15 to 20 cases formally presented to the NEC each year, many fall into a couple of categories:

- Failure to give appropriate credit
- Failure to give access to examples of work

I suspect there are firm leaders who may be failing, unintentionally, to ensure that code requirements are met. In this article, I look at the question of failure to give appropriate credit.

Consider especially the practice of mid-sized to large firms. Many have a staffed marketing department consisting of talented writers and graphic artists charged with getting the firm's credentials on the desks of those responsible for recommending or selecting architects. On occasion, these staffs consist of architects who are members of the AIA. In many other cases, they are neither trained as architects nor are they members of the AIA.

Often projects are complex and a great number of archi-

texts and specialty consultants are involved. The marketing staff juggles a large volume of information provided by the various team members and they may fail to attribute proper credit.

What does a CEO do when notified that someone has raised the question of a failure to give appropriate credit or to credit those responsible for a referenced project and has filed a complaint? Where do a firm's leaders stand in a situation like this and what is their responsibility?

They might contend they had no direct responsibility for the submitted materials; the work was, after all, produced by the marketing staff. That answer is insufficient when we look at Canon IV, Obligations to the Profession, specifically Rule 4.202. It states, "Members shall make reasonable efforts to ensure that those over whom they have supervisory authority conform their conduct to this Code."

The Commentary for this rule elaborates: "What constitutes 'reasonable efforts' under this rule is a common sense matter. As it makes sense to ensure that those over whom the architect exercises supervision be made generally aware of the Code, it can also make sense to bring a particular provision to the employee when a situation is present which might give rise to violation."

The guidelines for appropriate crediting are published on the Ethics page of the AIA Website at www.aia.org.

Reviewing decisions of the Ethics Council, I note two cases (Case 1990-2 and Case 2001-20) where a violation of Rule 4.202 is a portion of the complaint. The NEC determined that there was a violation of rule 4.202 in Case 1990-2 and assessed the penalty of Admonition. The NEC determined, in Case 2001-20, that proof is not sufficient to support the alleged violation of Rule 4.202 and dismissed the claim.

Staying Out of Trouble

In the daily hum of running an active practice, what can a CEO do to minimize the chance of being found in violation of Rule 4.202? First, and foremost, a chief executive officer must assure the code is ingrained in the firm's culture.

As a practical matter, multiple activities will reinforce the CEO's commitment and offer some defense if a claim alleging a violation of Rule 4.202 is filed.

As a starter, the CEO must read the code and refresh the ideals it upholds. The CEO should review the Ethics page at www.aia.org to become conversant in current revisions, guidelines, and decisions of the NEC.

Monthly, the chief executive should read a sampling of the cases and decisions posted on the AIA Website and conduct in-house discussion and training sessions involving the entire staff. These can take any one of several forms. They can be an early morning "bagels and brainstorms," a noon hour "lunch and learn," or an after hours "gab and guzzle." Each session should take one aspect of the code as its central topic and engage the attendees in thoughtful and animated discussions.

A CEO could write a review of one of the canons in the firm's monthly newsletter or its normal form of staff-wide communication.

Knowledgeable speakers should be invited to address the firm during the year. The office of the General Counsel of the American Institute of Architects is a resource and can provide the names of current or recent members of the NEC from the local area as well as other experts with knowledge of the code.

Finally, as a part of new staff orientation, the CEO should present a copy of the code to each new employee and reinforce the firm's commitment to practicing ethically.

A history of on-going efforts to ensure a firm-wide adherence is the beginning of a defense against a claim. ■

Bill Smith, FAIA is serving his second term as a member of the American Institute of Architects' National Ethics Council and is its 2009 chair.

This article originally appeared in *AIArchitect* and is reprinted with permission and modified content.

The 2007 Code of Ethics & Professional Conduct applies to the professional activities of all classes of member.

It addresses the following responsibilities:

- To the public, which the profession serves and enriches;
- To the clients and users of architecture and in the building industries, who help to shape the built environment; and
- To the art and science of architecture, that continuum of knowledge and creation which is the heritage and legacy of the profession.

The code is organized to address:

- General Obligations
- Obligations to the Public
- Obligations to the Client
- Obligations to the Profession
- Obligations to Colleagues
- Obligations to the Environment

The AIA posts a convenient four-page version of the 2007 Code of Ethics & Professional Conduct in addition to a 34-page interactive version. You can access these at www.aia.org.

INSPIRED TO CHANGE

HOW DALLAS' ZONING STRATEGY MAY INFLUENCE A SMARTER, MORE LIVABLE CITY.

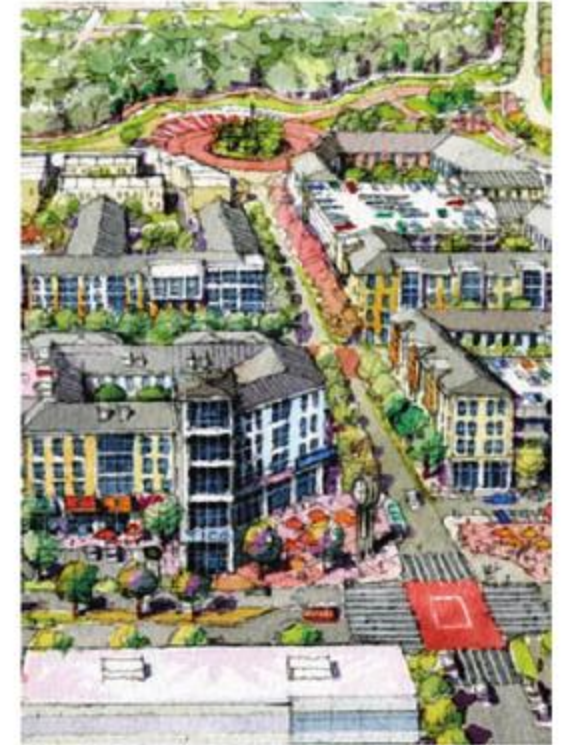
I recently served on the Development Code Amendments Advisory Committee in support of forwardDallas! (www.forwarddallas.org). In this role, I was involved in exploring how the City of Dallas could (re)define its future urban neighborhoods and light rail transit corridors.

The grounding element of the proposed code amendment is the concept of form-based development code. Relative to urban re-development, form-based codes (FBCs) can help instigate a development pattern that promotes compactness, density, and walk-able environments (providing there is a valid, underlying framework plan). Conceptually, FBC addresses building location, volumes, and nuances of the street facades in relation to the public realm; it considers streetscape, massing, and scale as three foundational priorities. The underlying uses remain relevant, but tend not to be as single-use driven as conventional zoning which typically focuses more explicitly on segregation of land-uses. Instead, a form-based approach can offer a pathway for citizens to define a more comprehensive vision for their neighborhood and the public realm becomes more respected, more relevant. Ideally, pedestrians trump vehicles and VMT (vehicle miles traveled) are lowered; uses can be mixed in a way that responds to specific, local market demand.

Generally, compact walk-able neighborhoods have respectful if not great streetscapes, with buildings located very specifically, based on the prescribed streetscape sections. The buildings will exhibit porosity (entrances) and transparency (windows, storefronts) especially for ground-level commercial uses. On-street parking supports all uses and any structured parking is ideally located internally and not on the block face (and lined with other uses). Upper floors may have alternative uses (from the ground floor) such as residential, office, or hospitality. Islands of development that have affected a FBC approach are represented in the Dallas area by Addison Circle, Legacy Town Center, and Victory (though not yet fully realized).

A form-based code offers an urban design tool that typically is regulatory, not advisory. However at this time, the proposed Chapter 51A, Article VIII, Form Districts is wholly voluntary. The concept will only be implemented if the benefits (such as increased density and parking reductions) appeal to the developer applicant. Secondly, the Dallas version has been described as more "form-influenced" than truly form-based in that the application of the code is generic – specific locations or districts

Through form-based codes, genuine place-making is possible—unique, livable, memorable environments for residents, businesses, customers, and visitors.



are not identified. More typically, an FBC is created relative to a specific land area, and in response to existing, edge, and sub-market conditions.

On a positive note, if Chapter 51A is utilized, a variety of areas are candidates for this approach – e.g., DART station areas, DART corridors in general, underperforming malls, the Fair Park area, and the UNT southeast campus area. A better-designed urban neighborhood is pivotal to the city's goals for higher sustainability—reinvestment is nurtured, energy is conserved through lowered VMT, regional infrastructure costs are reduced, and more live/work typologies are possible. Moreover, genuine place-making is possible—unique, livable, memorable environments for residents, businesses, customers, and visitors. ■

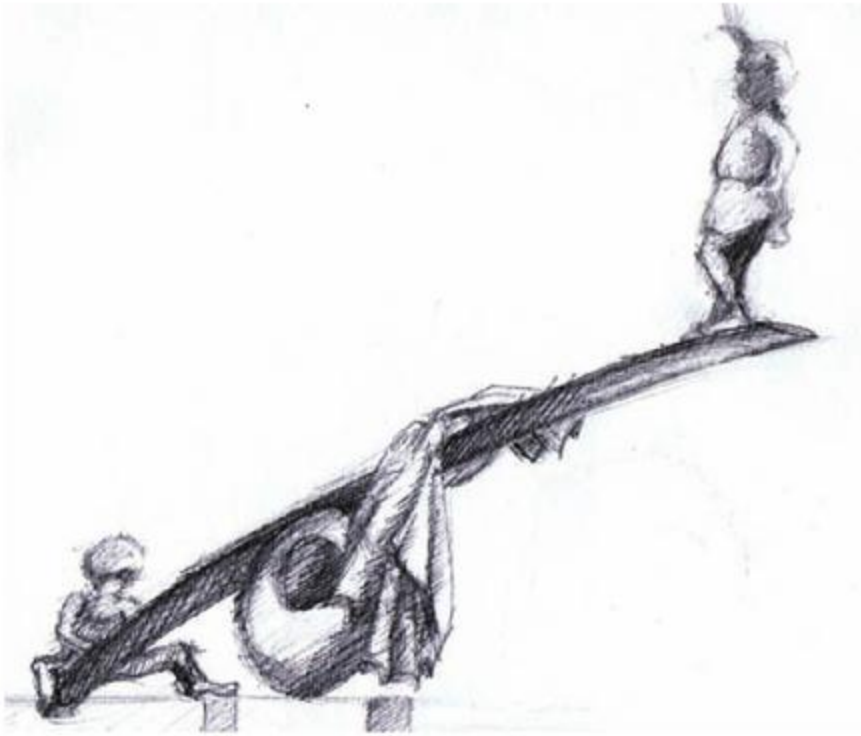
J. Mark Wolf, AIA is vice president and principal with JHP, and immediate past president of AIA Dallas.

Sample Cities Incorporating Form-Based Codes

- Azusa, California: *Development Code*
- Farmers Branch, Texas
- Fort Myers Beach, Florida
- Hercules, California: *Regulating Code for the Central Hercules Plan*
- Petaluma, California: *Central Petaluma SmartCode*
- Woodford County, Kentucky: *The New Urban Code*
- Sonoma, California: *Sonoma Development Code*
- St. Lucie County, Florida: *Towns-Villages-Countryside Code*
- Peoria, Illinois: *Heart of Peoria Land Development Code*

Source: http://planningwiki.cyburbia.org/Form_based_code

Creative On the Side | Things People Create on Their Own Time



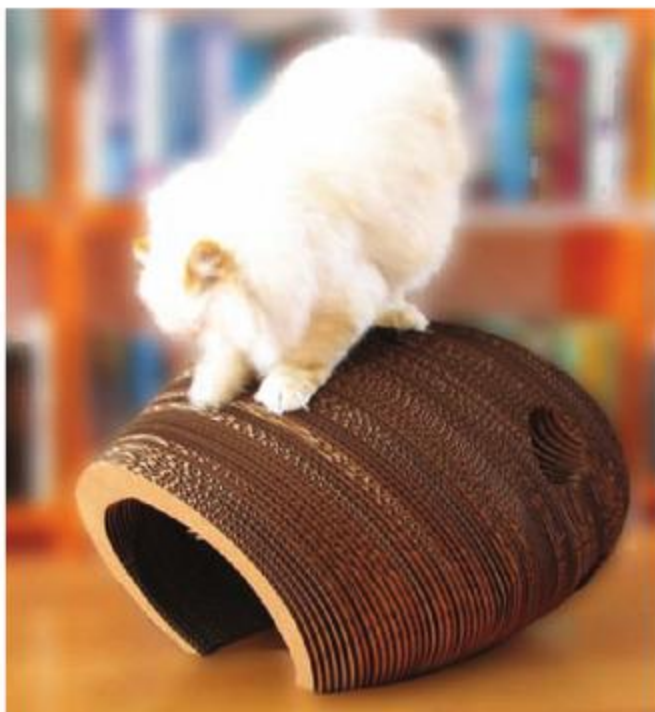
sketch
graphite on paper
Todd Curry, Assoc. AIA, mqnDESIGN, LLC.



Wooden Lounge Chair
Michael Hemme, Corgan Associates, Inc.



Fused Glassware
Shoby Modjarrad, Assoc. AIA, Domiteaux Architects, PLLC



Cat Cocoon
cardboard sculpture
Warren Lieu, one form design



Love & Fear
Acrylic on Canvas, 46x69
Pablo Madrigal, 5Gstudio_collaborative, llc.

THE NEW ECONOMICS OF PLACE



America's 60-year development pattern has broken down, like an exhausted 1950 Chevy rusting at roadside. But finally, the building and real estate industry may be awakening to the new reality.

We all knew the pattern, popularized after World War II and mostly triumphant since. A smart builder discovers and buys a cornfield or pasture. Up go single-family houses or, more recently, a mix of homes and townhouses. Proximity to stores, offices, and other conveniences (except perhaps schools) is irrelevant: everyone will be driving anyway. The successful sales, at least for a while, prove it.

No longer. Almost overnight, the ground rules for development have been eviscerated. Sure, real estate calculations of cash flow and value are still being made. And local planning and zoning commissions continue to hold meetings until midnight to decide whether to approve zoning for the proverbial townhouse project down the street from a single-family enclave.

Have you recently heard of a developer securing a construction loan for virtually any kind of standard real estate residential development? His or her banker likely said, "We aren't originating construction loans at this time."

Why? The fundamentals of the bedroom community economy have collapsed. Banks still have not figured out at what

point they will hit the bottom of their financing crisis. The need for radically improved, sustainability-focused strategies has never been more compelling than in this time of looming home foreclosures, a sure return at some point to \$4-a-gallon gas, an economy in steep decline, and broad agreement that the earth's fragility is no longer just the cry of the fringe.

The new development secret is simple but critical: not just to reject our old way of building housing units any place, but to focus early and hard on creating and strengthening whole communities.

Not so long ago, local economic development strategies revolved almost exclusively around recruiting businesses. Quality of life was just a buzzword used as the calling card of the local neighborhood activists.

But not today! Economic development worth its salt has become firmly connected to place and to the environment. The quality of life of our neighborhoods, our cities, and our regions has now become a bottom-line factor for many businesses.

Business strategy has always been and will always be driven by competition. Today's competition is more and more about recruiting skilled, creative people. Cities and regions are increasingly intent on attracting the best and the brightest because they know companies want to operate where they can recruit

and hold high quality human talent. For many of the same reasons, the office/retail building market will become even more competitive in terms of design, architecture, and sustainability.

This new focus dovetails with the necessity of rethinking the capacity of developers and public servants to create attractive, sustainable neighborhoods. The days of the production builder slapping together a few slightly varied elevations for the same tract home are over. The bottom line is that the economy will move towards quality in neighborhood design and in sustainable architecture.

munities including the 1920's Country Club District in Kansas City, anchored by the famous Country Club Plaza, a model of a walkable, mixed-use urban center in a suburban location.

Through the seminal *Community Builders Handbook* produced under his leadership, Nichols promoted the idea that predictability in land markets and protection of value over time requires neighborhood planning, reliance on design, not abandoning contextual architecture, and integrating such standouts of the civic realm as grand boulevards, parks, and public buildings.

Economic development worth its salt has become firmly connected to place and to the environment. The quality of life of our neighborhoods, our cities, and our regions has now become a bottom-line factor for many businesses.

Because growth will continue, bankers and equity sources will be obliged to make their capital decisions under this new paradigm. The New Urbanism, introduced in the 1990s, brings together these opportunities.

But the "new" in the New Urbanism is really just expanded appreciation for the more sustainable approaches to planning and development recognized by leaders of earlier generations. Developer J.C. Nichols, a founding member of the Urban Land Institute, embodied those ideals. He developed numerous com-

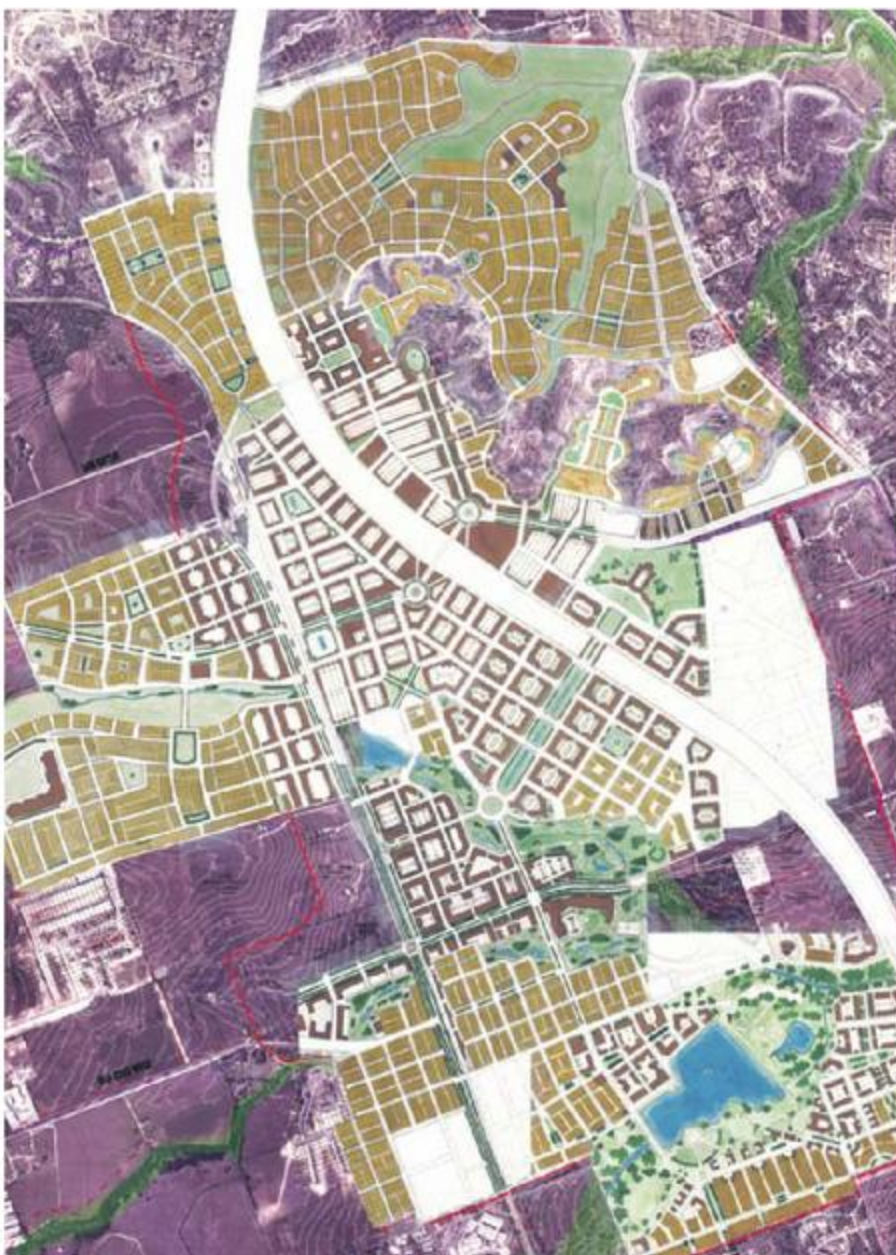
I'm engaged myself in putting this approach into practice. Our firm planned a 2,000-acre transit-oriented development (TOD) in Leander, Texas, the termination of the new Capital Metro commuter rail line connecting to downtown Austin. A key goal: to enhance the value and potential of the growth corridor that's expanding northward from Austin along a new rail transit line. The master plan will be carried out through an urban design-based zoning and subdivision ordinance, requiring a mix of housing types and architecture in every neighborhood.

My economist colleague, Jon Hockenyos of TXP Inc., determined that the tax base of the area would be roughly \$900 million at build-out if it were built as a typical suburb. But the new plan and code, Hockenyos calculated, would double the build-out value to almost \$2 billion. Now his projection seems modest as the market has recognized the value of our TOD-approach and the value of the raw land in the plan area increasing almost 600 percent.

And why? It's because Leander, instead of being just another exploding bedroom community, will have its own cosmopolitan center supported by convenient regional rail connections to Austin. We're convinced the Leander TOD, by providing a mix of housing options, pocket parks, and neighborhood businesses, will attract talented young professionals as well as empty-nesters with disposable income. We fully expect to sustain the region's economy, reduce its ever-expanding carbon footprint, and achieve sustainability on a site otherwise destined for classic sprawl.

We have undertaken similar projects in the Metroplex at Craig Ranch and we have initiated a new one in San Antonio at Verano, a university community that will be the home of Texas A&M San Antonio. Opportunities like this exist throughout Texas, where urban neighborhoods and good architecture join to influence growth in a sustainable way. Our economy depends on responsible design. ■

Scott Polikov is a principal at Gateway Planning Group.



Building a Framework for Environmental Planning

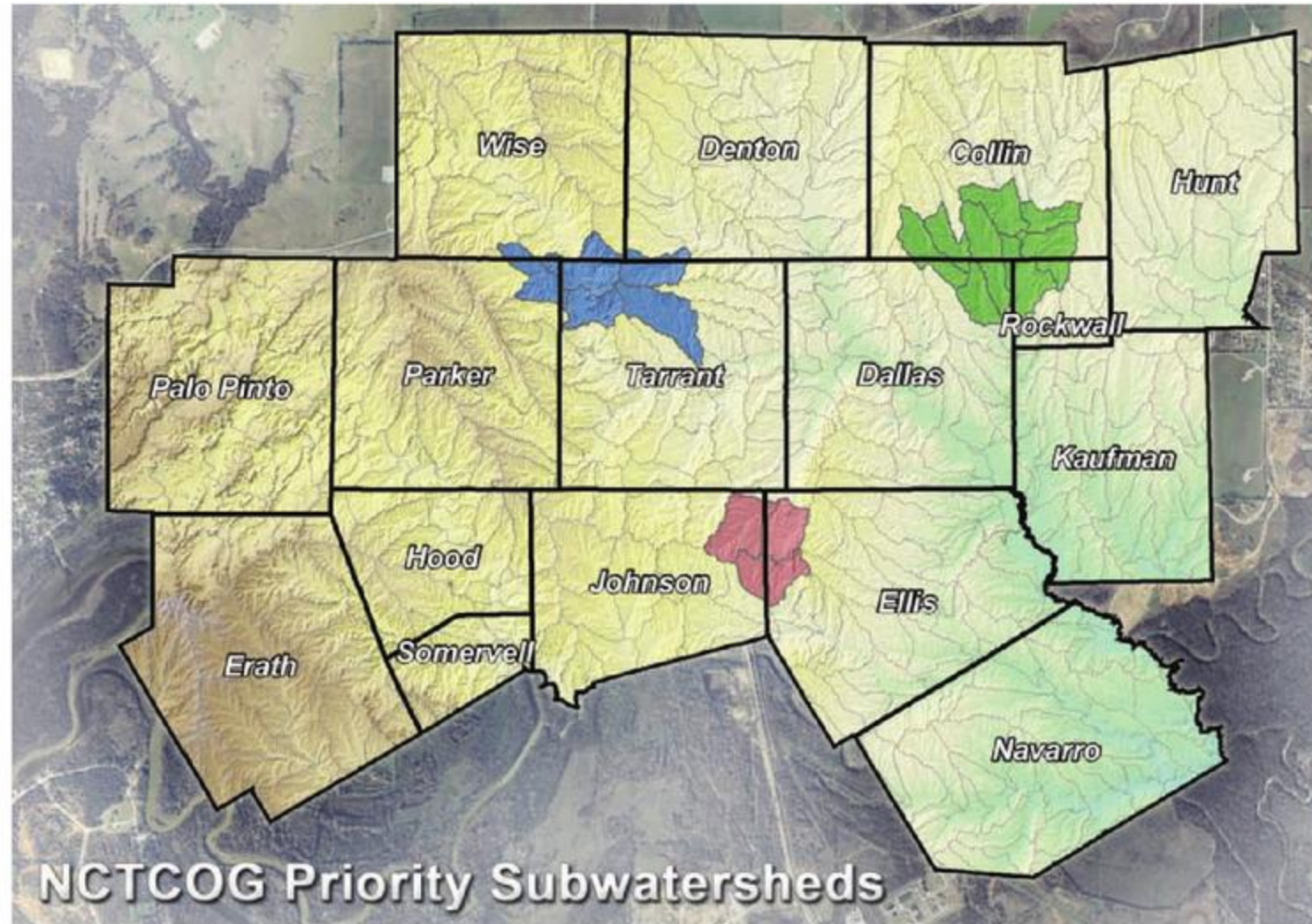
Work is underway to develop a new model for development and conservation planning in North Texas. This Regional Ecosystem Framework will provide planners, architects, developers, and conservationists with the resources to balance growth, the environment, quality of life, and other essential elements for a successful future.

Developed by the North Central Texas Council of Governments (NCTCOG), the framework will offer a compilation of data, including:

- existing land uses and planned future uses;
- "gray infrastructure" such as roads, rail, water and electric lines; and
- "green infrastructure" such as open space, parks, habitats, waterways, and watershed delineations.

Using GIS technology, these mapped datasets will create a rich portrait of North Texas and its many natural and manmade assets.

The framework will support many other initiatives. One project that is already underway is open space planning for Rockwall County in the southeastern portion of the region. In



2007, a regional ecosystem taskforce began drafting conservation goals involving trail connectivity, recreation, protection and restoration of ecosystems, and protection of community character, water resources, and public health. Final goals will be published later this year. The NCTCOG hopes to take the priorities outlined in this report and work with the Trust for Public Land to conduct a pilot greenprint for the area. Greenprinting is a process by which stakeholder conservation priorities are combined with GIS technologies to create maps that show which parcels of land in a given area are most essential to protect.

The Regional Ecosystem Framework will also guide implementation of an ecosystem-based approach for mitigating the effects of infrastructure projects. Beginning with a pilot set of selected subwatersheds, transportation planners will work with environmental planners to create a series of GIS-generated map overlays. These will help planners make more informed mitigation decisions and serve as an integral part of the region's mobility plan. For more information on the Regional Ecosystem Framework contact Autumn Atta-Fynn at aattafynn@nctcog.org or 817-695-9228. ■

What is Greenprinting?

Greenprinting combines layers of spatial information to help communities make informed decisions about land conservation and area growth-management. It provides assistance with:

- Conservation Priorities
- Parks Gap Analysis
- Watershed Protection
- Fragmentation Modeling
- Trail Linkages
- Development Forecasting

Details at www.tpl.org

John Promise, PE is with the North Central Texas Council of Governments' Center of Development Excellence

Sense of Place

Art with an architectural sensibility from an artist's perspective.

Safety first, as window washers clean the 25-story towers of Dallas' Plaza of The Americas.



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Edit | Evolution



By now, you've noticed a change in *Columns*. The newsletter that you've been reading for years has been evolving – growing into a full-fledged magazine. As technology and our readers' needs change, *Columns* has been changing too. While the *Columns* of three or four years ago was used to tell about events and activities within the chapter, this evolutionary *Columns* is a meaty magazine, provocative in its treatment of architecture and of things related to planning, design, and the arts.

Late last year, I became editor and chair of the *Columns* Committee. Throughout last year, an amazing group of committee volunteers and AIA staff laid the foundation for the revised *Columns*. A dozen volunteer committee members work very hard brainstorming ideas for each issue, then tracking down the resources to translate those ideas into potent and relevant content. The lead-time for articles, pictures, and everything you're reading right now is about six months or more. So you can see the challenge to keep things timely when dealing with a quarterly print publication. For example, I'm writing this editor's letter in February while you're reading it in June. That delay makes *Columns* an inappropriate source to tell you about cur-

rent events and timely news related to our AIA chapter. For that, I encourage you to subscribe to the listserv and read your e-mails from the chapter. The "Upcoming DCFA Events" section of each issue attempts to highlight larger programs and events happening at the DCFA; but the calendar on the Dallas AIA webpage will always be the best way to find event details, times, and locations for things going on in the chapter.

This evolution of *Columns* lets us devote the bulk of the magazine to discussing architecture and highlighting the activities and passions of our members. We can now focus on bringing you multiple feature stories about things architectural related to Dallas and Dallas AIA members and to DCFA affiliate members. Our "People Places & Things" section highlights achievements of our local members. We are looking for members to show off their non-architecture-related interests and hobbies through submissions to our page "Creative on the Side." In addition, our "Sense of Place" offers a unique view of our built world captured each issue in a special photograph. We also provide a collection of book critiques, notes from DCFA allied organizations, a special feature on social responsibility, and an article written about

the practice of architecture and its unique business challenges. We are sensitive to making every article informative, relevant, and graphically appealing.

Each issue also offers a Gallery section with architectural eye-candy for those readers who don't really like to read. At its core though, *Columns* and all of these features are about Dallas, Dallas architecture, and you the members and friends of Dallas AIA. Please give me your feedback and, when you can, contribute your own submissions so that we can continue to make this a magazine about the people, places, and things that you care about.

I'm very excited about the new *Columns*. These first couple of issues have been a learning experience and I hope that you find each issue gets better and better and continues to grow in quality and value for you. ■

Brian McLaren, AIA, is a principal with Ware Architecture and editor of *Columns*.



GALLERY



CIRQUE
Gromatzky Dupree & Associates
(GDA is the Design Architect for Cirque.)
www.gda.com
Photographer: Ed LaCasse,
LaCasse Photography

“Cirque’s contemporary sculptural form is achieved through the implementation of a striking curved façade. Extensive use of glass compliments the best views of downtown Dallas.”

CHARLES E. GROMATZKY, AIA, PRINCIPAL

GALLERY



“JHP embraces the tenets of Whole Community Design™, which seeks to create memorable environments that are rich in diversity, unique to their place, and sustainable over time.”

RONALD E. HARWICK, AIA, CSI

UNIVERSE TOD,
UNIVERSITY OF UTAH
JHP
www.jhparch.com

GALLERY



THE MONARCH
RTKL Associates Inc.
www.rtkl.com
Photographer: David Whitcomb

“The Monarch is a progressive, eclectic design – appropriate for Austin’s premier luxury residential tower.”

THOMAS C. BRINK, AIA

GALLERY



“When Frisco ISD conceived a rigorous curriculum that offers upperclassman a combination of academics with hands-on learning, we worked intimately with them to program, plan and design what became the Frisco ISD Career and Technical Education Center.”

TREY LAIRD, AIA PRINCIPAL-IN-CHARGE

FRISCO ISD CAREER AND TECHNICAL
EDUCATION CENTER
SHW Group, LLP
www.shwgroup.com
Photographer: Terry Weir

GALLERY



BAYLOR REGIONAL MEDICAL
CENTER AT PLANO
Page Southerland Page, LLP
www.pspaec.com
Photographer: Craig Blackmon, FAIA
Blackink Photography

"The new Baylor Regional Medical Center at Plano embraces patient-focused care and evidence-based design concepts."

MATTIA FLABIANO III, AIA, ACHA, PRINCIPAL

GALLERY



“WinStarWorld Casino is designed to create a sense of being a world apart – an escape to places that are entertaining, fun, and carefree.”

PEDRO AGUIRRE, FAIA

WINSTAR WORLD CASINO

Aguirre Roden

(Design-build by AGUIRRE RODEN in association with Larry Seitz of L.E. Seitz Associates, Inc.)

www.aguirreroden.com

Photographer: Staff Photographer

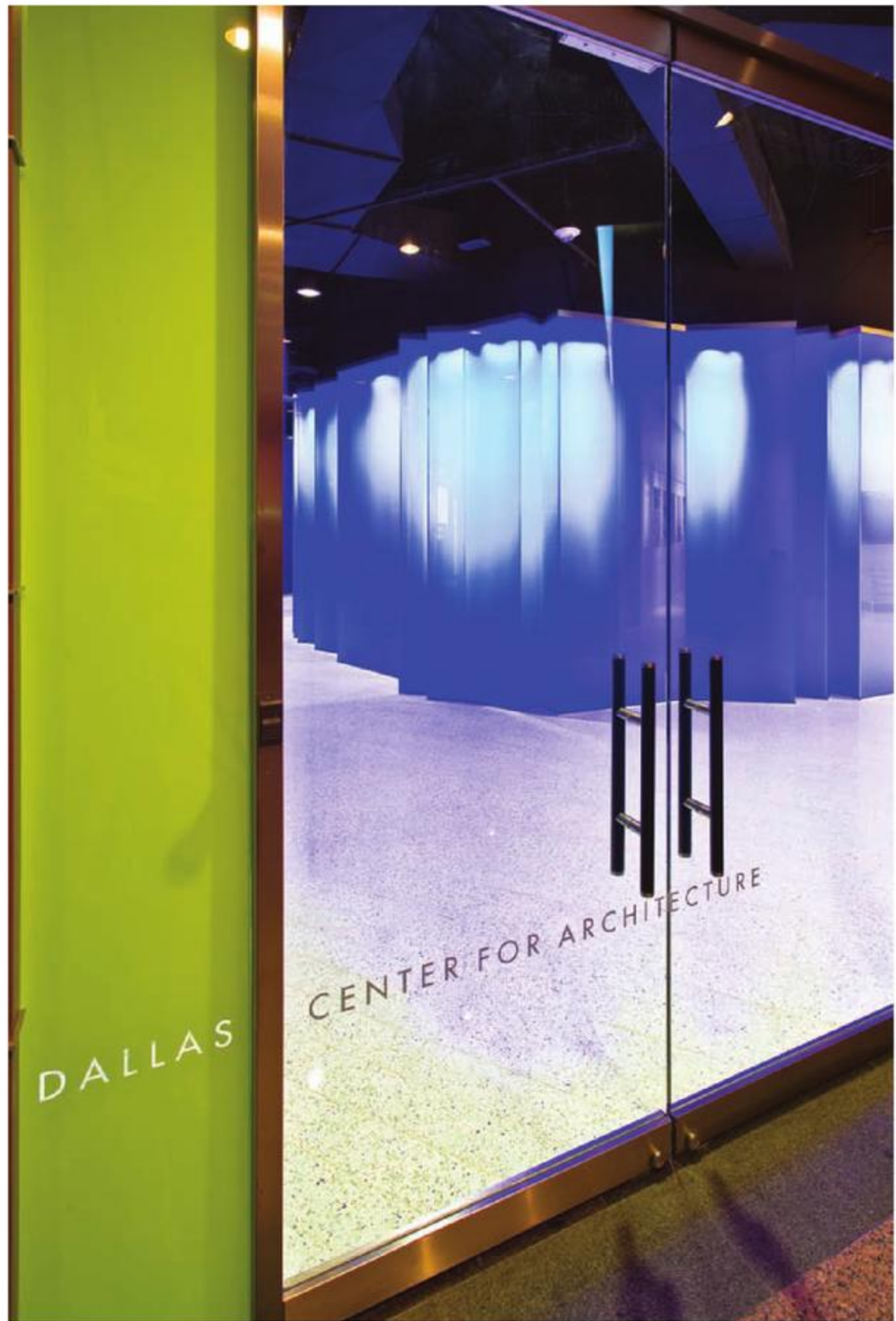
Centered on the Center | Dog Days of Summer

Dog days of summer—at least it should be for most students...school's out with a break from studies and new grads now have the opportunity to get acquainted with the profession they have committed college studies to. BTW, if you are a new grad with a professional degree in architecture, you can receive a free year's membership in the American Institute of Architects. Contact adeptuch@aiadallas.org for details.

Looking for awesome programs? Check out two photography exhibits on the Center's summer schedule. Be sure to catch an architectural photography exhibit by Craig Kuhner, on staff at UTA School of Architecture. Craig has worked for more than 25 years with architects, designers, and art directors to capture the dynamic qualities of three-dimensional works of design in the format of the printed page. LeRoy Grannis follows in June and July for a summer exhibit of photography capturing the beginning of the surf culture in the U.S. in the early '60s through the late '70s.

How does all of this happen? Our thanks to a fantastic group of volunteers at AIA Dallas and to the newly formed Board of Directors for the Dallas Center for Architecture for getting our summer programs and events started. From AIA Dallas, I am joined by Mark Wolf, AIA, chairman; Joe Buskuhl, FAIA; Raymond Harris, AIA; Willis Winters, FAIA, and Richard Myers, AIA. Tip Housewright, AIA represents the Dallas Architectural Foundation. Nate Eudaly, DAF executive director represents the Dallas Architecture Forum and Jill Magnuson; vice president of public affairs for the Dallas Center for the Performing Arts serves as a public member.

We are also excited to announce that Greg Brown has joined the DCFA staff as program director. Greg comes to the



Craig Blackmon, FAIA Blackink Photography

Center with great experience as managing director of the AFI Dallas International Film Festival, the Meadows School of the Arts, and the Meadows Museum.

Stay tuned....our fall fanfare will include joint activities with the Dallas Architecture Forum, Downtown Dallas, Preservation Dallas, and the Dallas Center for Performing Arts as we continue to support the official opening of the Dallas

Arts District with exhibits, programs, and walking tours.

For dates, times, and details regarding these activities go to www.dal-lascfa.com. It's now live....with a community calendar listing events related to art and architecture. ■

Paula Clements is executive director of the Dallas Center for Architecture.

Profile | Sarah Jane Semrad

Sarah Jane Semrad is the co-founder and executive director of La Reunion TX, an arts residency program in Dallas that hosts artists in both new and traditional media. In exchange for live/work space, artists give back to the community through programs, exhibits, performances, and installations. Tree Carving is an evolving program at their 35-acre site in Oak Cliff.

How did you arrive at art from a chemistry degree?

By accident. I am severely left-brained to a fault and I am half of an artist. My artist friends noted that I was able to make things happen and they wanted my advice on how to make things happen for them. They started asking me for help and I realized that I was much better at that.

Why bring back La Reunion?

The original plan was to rent a fourplex and have housing for artists. La Reunion, the original colony, was from the 1850's and long-since disbanded, although some of the descendants are still around. It said Dallas without using the word Dallas. We don't have a building here; we don't have studios or housing. We are currently trying to make the site inspiring for potential donors by having the tree-carving program on location. Our site is very overgrown. This program started by the need to create access to the site and to thin the dead trees. Since we aren't breaking ground yet, we thought "Why not create access to the land now and let the trees be decomposing art?" Part of our challenge is we don't want to bring stuff into the site. We want it to be as natural as it is and could be. For now, we want to keep it as raw as possible. All of these artists are being encouraged to use materials found on the site.

What is next for La Reunion?

We are going to raise money. We have not launched our capital campaign yet and we are still determining what that number will be. We estimate that it will be around \$5 million with endowment; of that \$2.5 million is needed to build. We have just hired our capital campaign consultant and we are doing all the behind-the-scenes planning and strategy. We aim to go public with the capital campaign in September. ■



Daniel Driensky Photography

You Can Help Build

COLUMNS

Columns is the primary arts and architecture magazine in North Texas. As such, we offer many opportunities for our readers to express their creativity and share themselves with their peers in new and interesting ways. Below are features that run in every issue where we would like to have your involvement.



People, Places & Things

We'd like to hear about happenings in the design disciplines... send us news of your company / organization, your achievements, your accomplishments, your personal awards (community, professional, etc), accolades, promotions...or if you've completed an art or architecture project of which you are really proud, we'd like to know about it! Never fear...Le Corbusier was one of the most shameless self-promoters in the history of architects, so follow his example and share. If you're too humble, have a friend send it for you. Send entries to Laurel Stone, AIA at Laurel@5gstudio.com. Be sure to put "Columns PPT" in the email subject line.

Creative on the Side

We'd also like to provide YOU, the readers, with additional opportunities for personal, creative expression. If you write poems, paint pictures, take photographs, draw cartoons, write non-fiction, or are inspired by any other means of artistic, written or graphic expression, we'd like to see it ... and possibly include it ... in an upcoming issue. Again, your contact is Laurel Stone, AIA at Laurel@5gstudio.com.

Sense of Place

This feature showcases one piece of art per issue. It should be expressive of architectural sensibility from an artists' perspective. It might be a photo of an intricate grid of icicles, a simple piece of glass, or a new perspective of an old building. Watch each issue for the unique items we feature and then send your best example to Kerrie Sparks, ksparks@aiadallas.org.

The Gallery

A favorite feature of each *Columns* is the multi-page gallery of fine architecture. To you're your project considered for inclusion, send a photo and a one-sentence statement from one of your principals describing the attributes of the structure. Entries should again go to Kerrie Sparks, ksparks@aiadallas.org.

Have an Attitude?

Do you have high praise for *Columns*? Would you like to see any changes to it? Do you wish we'd offer an article on a specific topic? Do you have a nomination for a person to feature in the Profiles segment? Send your ideas and attitudes to our editor, Brian McLaren, AIA at brian@warearchitecture.com.

Profile | Clyde Porter, FAIA

Clyde Porter, FAIA is the associate vice chancellor of facilities management and planning/district architect for the Dallas Community College District. His rich history, includes serving several tours of duty for the U.S. Army, which ultimately led him to become the facilities architect for the worldwide headquarters of the Army and Air Force Exchange Service and then the chief architect for Dallas Area Rapid Transit.

Do you feel like your upbringing led to your desire to help other minorities?

I come from a multicultural background. My grandfather is White-Dutch and my mother's family is French-Creole. We have a multiplicity of skin colors and attitudes. I never saw color as a barrier but as an opportunity. I try to look at people for what they are, not judge by their faces.

What has your biggest accomplishment been?

There are so many. I think my biggest one to date is the acknowledgement of my efforts through the Whitney Young Award. And second to that was becoming a Fellow to the American Institute of Architects. I never dreamed that would happen to me. When you are trying to help people and you are trying to do your job well, it's not with the expectation that you are getting a reward for it. The reward is the satisfaction that comes from doing a good job and helping other people. It's helping realize their accomplishments and their dreams.

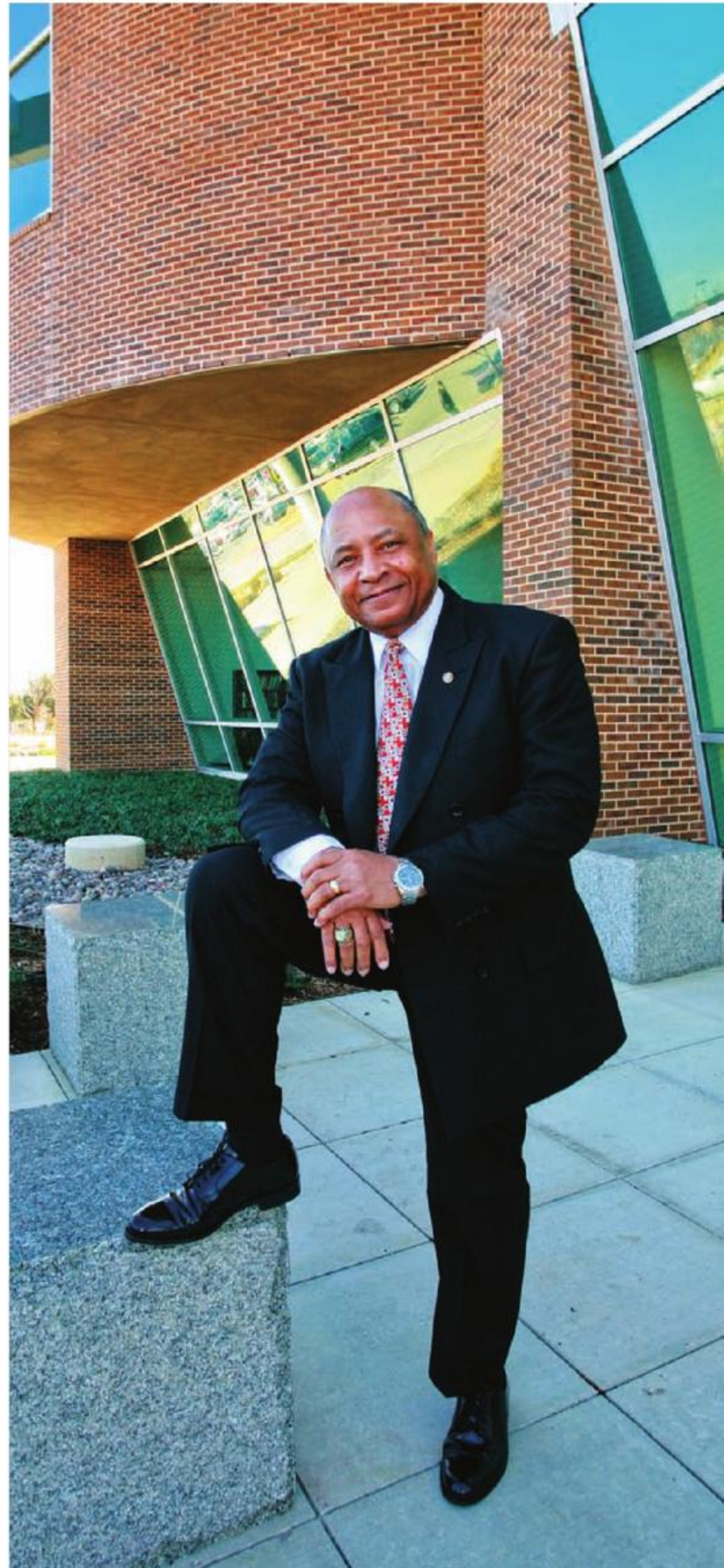
When architects think of great cities they think of New York or Chicago. What do you think Dallas needs to make it a great city?

Dallas has a lot of great architects. It's just unfortunate that people in Dallas don't recognize the talent that they have. Cities are drawn to wanting to have statements so they hire a signature architect. Dallas should invest more confidence in the firms that they have right at their own back door.

Who has been your biggest influence?

From the facilities standpoint, I think I am a pioneer in that it is an untraditional role for architects. So I didn't have a role model there. I think the person who has had the strongest influence on my motivation has been my mom and my dad, and secondly the instructors at Prairie View. I've always been motivated to do a good job, especially growing up in such a large family. I've always been a leader, as the oldest of seven, and I think the military helped me a whole lot as well. ■

Interviews by Jennifer Workman, AIA



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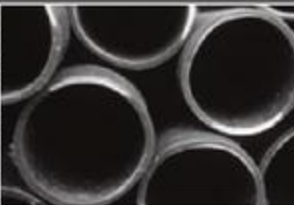
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By Chris Grossnicklaus, Assoc. AIA

Webwise | Online spaces that intrigue, engage, and educate

The Shape of America

<http://www.shapeofamerica.org/>

Presented by the AIA, this site profiles iconic American architecture through a series of videos in which architects share their personal stories, opinions, and insights. Users can continue the dialogue by posting comments about their favorite buildings.

A Daily Dose of Architecture

<http://www.archidose.blogspot.com/>

This blog offers a place to upload architectural images and comment on architecture from around the world. More importantly, this site contains a valuable list of links to many other blogs, journals, critiques, and publications associated with architecture and design.

Archetype Review

<http://www.architypereview.com/>

Featuring selected projects, this site identifies architectural works that exemplify and redefine the norms associated with building types. The juried projects explore the influence of typology in architecture.

Picnik

<http://www.picnik.com/>

This free, photo-editing site allows users to crop, resize, and rotate their images all within their browsers. Aimed at novice users, this sleek and easy to use site allows users to add effects and type to pictures from Flickr, Picasa or their computers.

Stair Porn

<http://www.stairporn.org/>

stair porn™ is a weblog that feature images of stairs in many forms and materials from a variety of projects. Archived stair images are organized according to form and material in categories like plywood, center stringer, and freestanding.

Chris Grossnicklaus, Assoc. AIA is with RTKL Associates, Inc. To offer your ideas for websites that others might like to visit, send him suggestions at cgrossnicklaus@rtkl.com.

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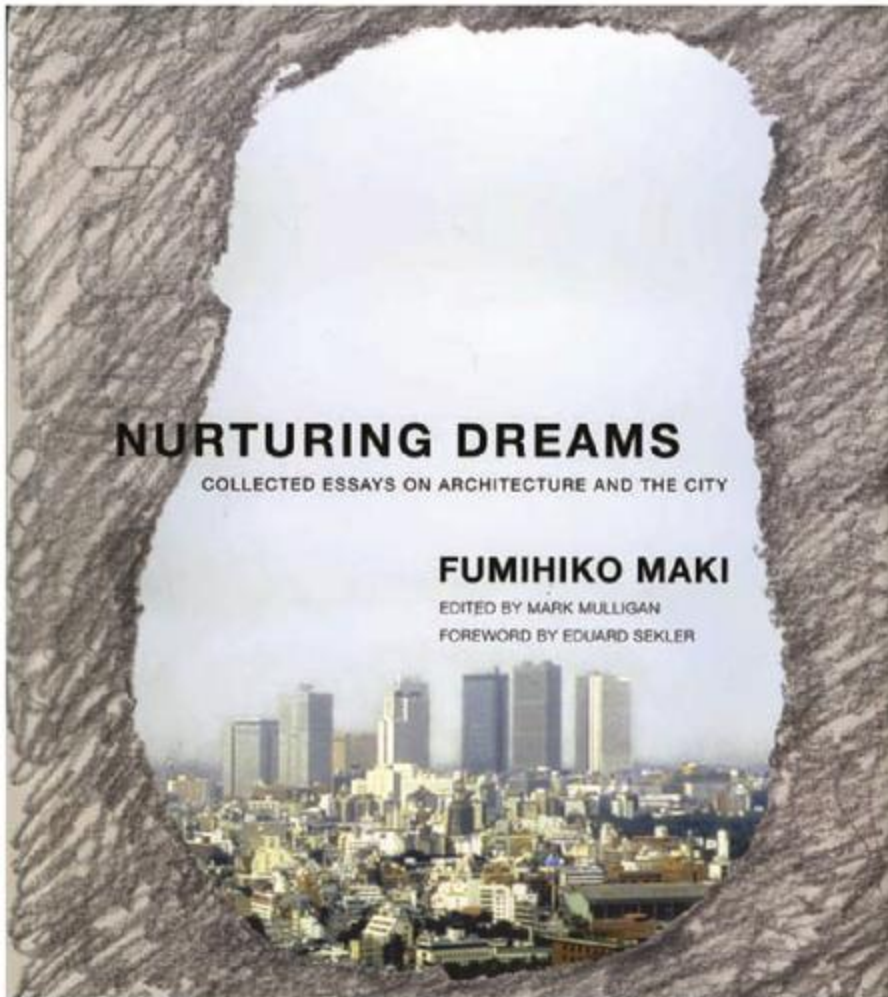


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Nurturing Dreams by Fumihiko Maki

Although the name Fumihiko Maki rolls easily off the tongue, it is a name that does not come easily to the minds of the current generation of young architects and design graduates. He accumulated an impressive resume by graduating from the University of Tokyo and Harvard's Graduate School of Design, then apprenticed with the offices of SOM (NY) and Josep Lluís Sert, who later became the recipient of the Pritzker Prize in 1993. How is it possible that, here in the west, little is known of one of Japan's most prolific architects?

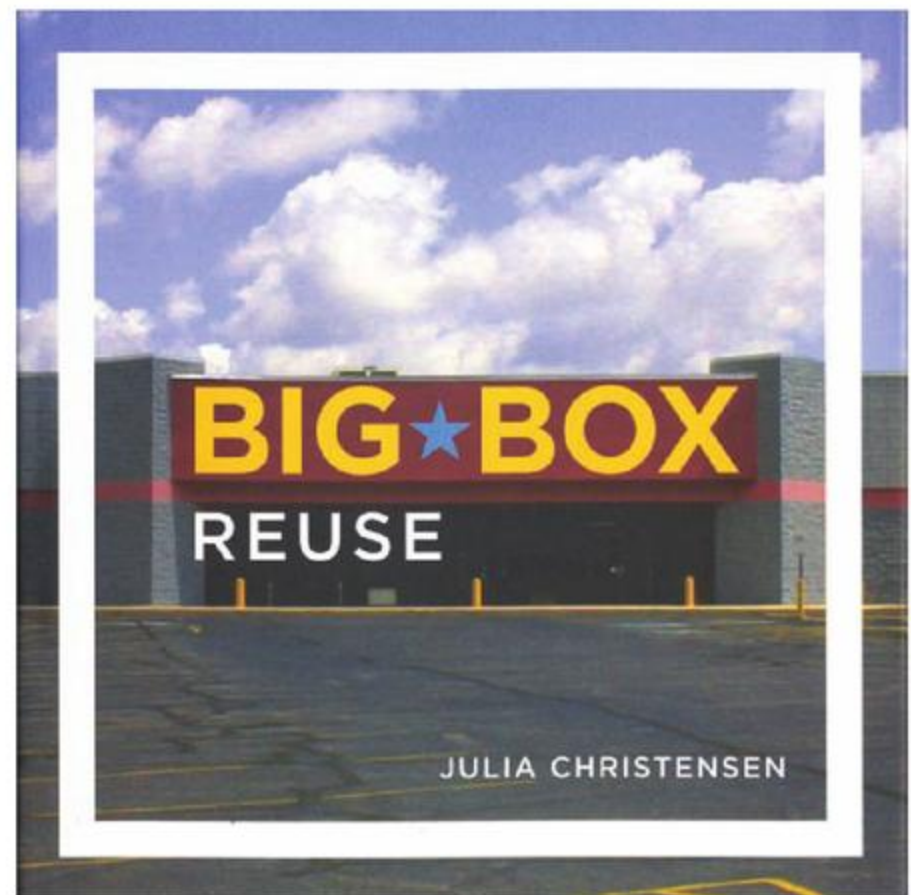
From the opening lines of its Introduction, Maki acknowledges that while designing and writing are quite different, they begin with the same starting point: thinking about architecture. The first chapter is a rich biography of his education and early training, complete with the delineation of ideas and concepts which were to influence his later work. Following the biography is a series of essays that expound on the inextricable link between the landscape and built form, commentaries on designs of other Japanese contemporaries, and one of my favorites entitled, "The Le Corbusier Syndrome: On the Development of Modern Architecture in Japan." In a self-referential essay, Maki has a beautifully poetic response to one of architecture's most intriguing questions—reconciling the juxtaposition of the traditional with the modern in one's own work. ■

Reviewed by Michel Edward Borg, AIA NCARB, senior designer and vice president at HKS.

Big Box Reuse by Julia Christensen

Adaptive reuse has always been part of our culture. A business dies or moves and another one is born or relocated. This is nothing exceptional when you're talking about small buildings, but how about when the buildings are 100,000 SF or more? The supply chain and purchasing power of these behemoths can put Uncle Bob's Hardware and others like it out of business pretty quickly. Shame on us for allowing this to happen! What will archeologists think of our civilization 1,000 years from now?

Ms. Christensen drove 75,000 miles over a four-year period, researching some of the worst looking buildings you can imagine, with the ironic exception of the Spam Museum. The pictures are described by her editor as "hilariously deadpan photos." When I reached the fifth photo, the hilarious part fell by the wayside. These are truly awful photos, which emphasize the author's disdain for the buildings they represent. Therein lies the dichotomy of this book. The author hates the buildings and what they do to our environment, but the representative examples of the adaptive reuse are all deemed successful. Go figure! ■



Reviewed by Jack O'Brien, president and CEO, O'Brien & Associates.

Field Notes | Dallas Architecture Forum

DALLAS ARCHITECTURE FORUM

The Dallas Architecture Forum (DAF) brings some of the leading authorities and emerging voices in contemporary architecture and urban design to Dallas to present lectures, panels, and symposia. Founded in 1996 by local architects and community leaders, the Forum has grown to be one of the foremost presenters in the country of lectures focused on the built environment.

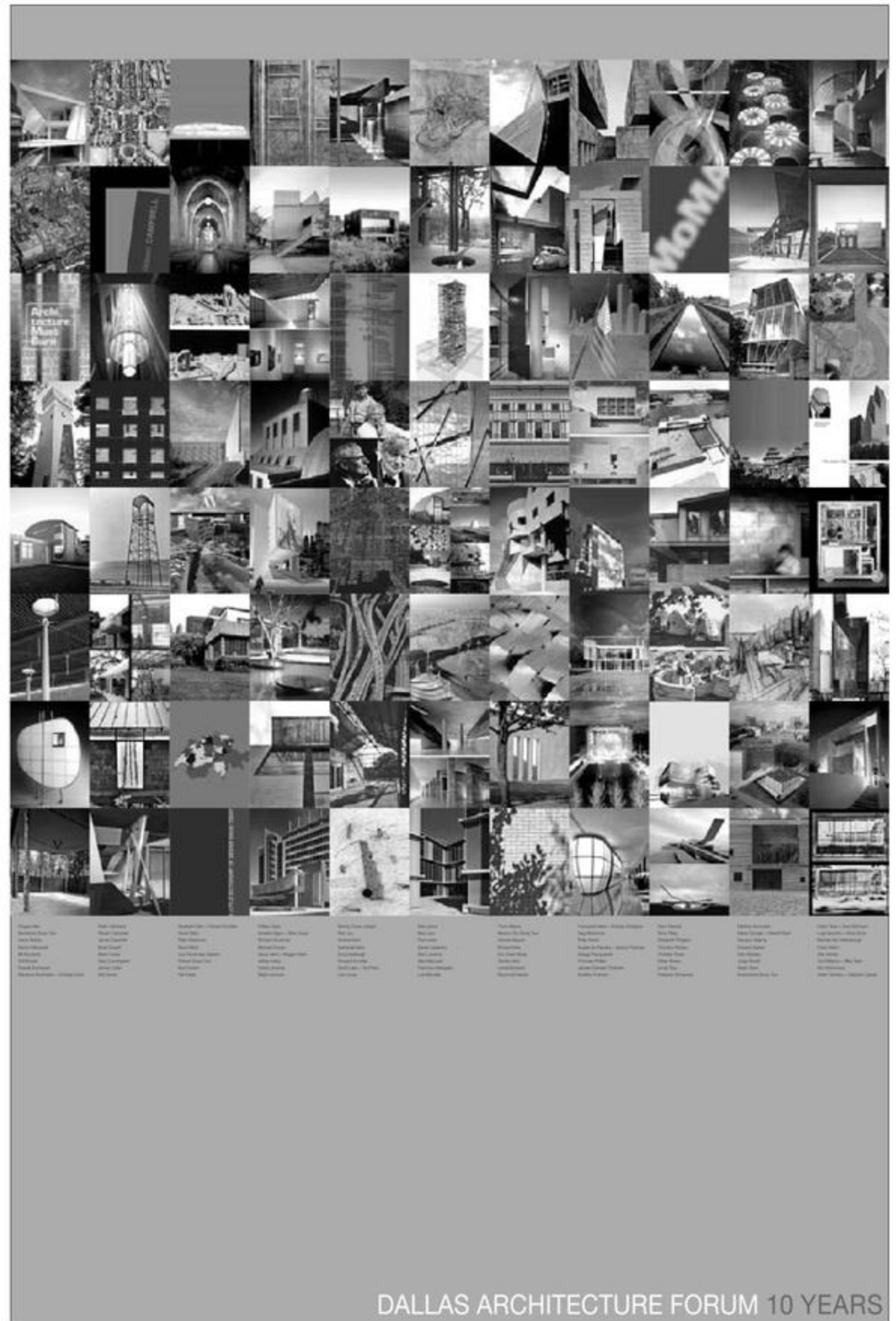
With a mission to "provide a continuing and challenging public discourse on architecture and urban design," the Forum has presented over 110 lectures including such luminaries as Shigeru Ban, Brad Cloepfil, Michael Graves, Daniel Libeskind, Thom Mayne, Andree Putnam, Kazuyo Sejima, James Timberlake, Aaron Betsky, Calvin Tsao, Luis Fernandez-Galiano, Karim Rashid, Peter Bohlin, and Spencer de Grey. The Forum has also presented lecture series featuring architects from Switzerland and Spain.

To enable our members to see some of the world's great contemporary architecture first-hand, the Forum has sponsored international study tours and also hosted receptions at some of the most architecturally-significant residences in Dallas.

The Forum Panel series is designed to foster open conversation on issues involving architecture, urban design, and planning and how those issues impact our local community. It has succeeded in raising awareness and encouraging dialogue about the built environment. The Panel series is now held at the Dallas Center for Architecture.

In addition, the Forum presents symposia on timely topics including affordable housing, architectural technology, and the psychology of architecture. This year, the Forum presented its second annual Design Symposium and, in conjunction with the School of Architecture at UT Arlington, a symposium on Texas Regionalism.

The Forum works collaboratively with other organizations to foster appreciation of the built environment. It presented programs in cooperation with AIA Dallas, the Dallas Architectural Foundation, and bcWorkshop, as well as with local museums including the Dallas Museum of Art, the Meadows, the



Kimbell, the MAC, and the Nasher. Other partners include the National Building Museum, the University of Texas at Austin and Preservation Dallas.

The Dallas Architecture Forum's members include professional and civic leaders throughout the greater Dallas area. Its membership is a mix of architects, developers, designers, community leaders, and others involved with the built environment.

For more information, or to join the Forum, visit www.dallasarchitectureforum.org. ■

Nate Eudaly is executive director of the Dallas Architecture Forum.

Social Responsibility | Rising from the Rubble: Design & Construction Volunteers Build New Local Church



In April 2006, a tornado ripped through the Garden of Eden neighborhood, one of the last freed slave communities in North Texas. It is located on the border of Fort Worth and Haltom City. The Valley Missionary Baptist Church building was completely destroyed. The congregation can trace its roots back 100 years; losing their place of worship devastated them. Beck is providing integrated architecture and construction services to replace their church building.

Fellowship Church, Beck's long-time client, reached out to the congregation and offered help. They made us aware of the congregation's financial predicament; namely, the insurance money for the building wouldn't sufficiently replace what they had lost. Even if it had been enough, the destroyed facility was so small that the church held three Sunday services in order to accommodate all its members. The sanctuary only seated 50 of the church's 100+ members at a time.

Beck's architecture group met with the congregation, city officials, and key stakeholders to devise a plan for not only replacing what had been lost, but to identify what size of facility the group truly needed. Collaboration was mandatory from the earliest days and involved not only the members identified above, but many industry partners; donations of materials, services, and advice have proved invaluable throughout the process.

Beck produced a design for the new church that is in keeping with the look of the neighborhood and of the destroyed

building. Bricks from the old structure will be used to make a walkway to the new building. The design laid waiting for construction to begin; but those efforts were put on hold during a lengthy process of coordination with the city, including establishing city water and sewer services.

On September 19, 2008, a groundbreaking ceremony took place at the site. The story attracted the attention of many local media outlets and the day provided a much needed venue for celebration. The mayor of Fort Worth, Mike Moncrief, as well as Councilman Danny Scarth spoke at the ceremony

and voiced their excitement at the project's progress. The design of the new structure provides 3,000 SF of church space (more than double the previous building), including a 150-seat sanctuary, a choir loft, offices, a gathering place for fellowship, and classrooms.



Much help is still needed in the form of skilled carpentry, funding, supplies, and general industry expertise. To get involved in the effort, check out our project web site at www.rebuildingvalley.com ■

Mindy Frink is the director of continuing education and director of communications for The Beck Group.

Practice Matters | Dangers and Rewards of Filing a Lien



With proper planning and consideration, a lien can be an effective option to use in collecting overdue fees. A hastily filed lien, lacking careful evaluation, can result in an adverse claim that far exceeds the fees sought to be recovered. The statute granting design professionals a right to a mechanic's lien states that plans must be prepared under a "written contract." This means that the first requirement for filing a lien, a signed contract, should be completed at the beginning of a project. Contemplating whether to file a lien should not begin at the opposite end of the project timeline.

A lien affidavit must be filed no later than the 15th day of the fourth calendar month after the day which the indebtedness accrues. Indebtedness accrues on the last day of the month in which the contract was terminated, completed, finally settled, or abandoned. If you intend to file a lien, attention should be given to potential deadlines as soon as an invoice becomes overdue or there is other indi-

cation that future payments will not be forthcoming.

The leverage of a lien can be most effective when a piece of property will be sold in the near future. A lien however does not prevent property from being transferred; the property can still be sold if a buyer is willing to purchase with the

the design professional related to the professional services provided. A fraudulently filed lien can result in damages of the greater of \$10,000 or actual damages, court costs, attorneys' fees, and even exemplary damages. A services-related counterclaim would likely require involvement of the professional liability

The leverage of a lien can be most effective when a piece of property will be sold in the near future.

lien attached or the seller bonds around the lien. In the absence of the owner paying the debt to have the lien released, true enforcement of a lien requires filing an action to foreclose the lien. It should be noted that limitations, as well as other deadlines are shortened for residential construction projects.

The two most obvious dangers related to filing a lien are a claim for filing a fraudulent lien and/or a claim filed against

carrier, and thousands of dollars in legal fees defending the claim. Careful evaluation should be done to ensure that all lien statute requirements have been met, and that the specific project in question is not ripe for a claim against the design professional. Contact legal counsel should you have questions about filing a lien. ■

George Williford, P.E., is an attorney with Fisk & Fielder, P.C.

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