

# COLUMNS

A Publication of the Dallas Chapter of the American Institute of Architects | Fall 2014 Vol. 31 No. 3

- + Keep or Crush I-345?
- + Urban Farming
- + Zoning Decisions Improve Life
- + Buildings Promote Wellness



# Designed Just for You.

We do it all....

For over thirteen years Audio Video Innovations has worked with Architects, Designers, Builders and Homeowners to seamlessly integrate state-of-the-art technology into homes and businesses while protecting the aesthetic beauty of the design.

## AUDIO VIDEO INNOVATIONS

Different by Design

972-529-4470

[www.AVInnovations.net](http://www.AVInnovations.net)



Home Automation



Home Theater



Lighting Control



Climate Control



IP Surveillance



## We're Dedicated to Your Success

McLAUGHLIN BRUNSON INSURANCE AGENCY HAS BEEN DEDICATED TO SERVING DESIGN PROFESSIONALS FOR MORE THAN 25 YEARS. AND BECAUSE WE KNOW YOUR INDUSTRY INSIDE AND OUT, WE ARE UNIQUELY QUALIFIED TO BE YOUR TRUSTED BUSINESS PARTNER. WE'LL HELP YOU BUILD A SOLID FOUNDATION OF WORKABLE RISK MANAGEMENT PRACTICES THAT BALANCE RISK AND REWARD, AND STRUCTURE A COMPREHENSIVE PACKAGE OF INSURANCE COVERAGES FROM THE TOP CARRIERS, AT THE RIGHT PRICE. WHAT'S MORE, WE DELIVER CONTRACT REVIEW SERVICES AND AIA/CES EDUCATION PROGRAMS THAT EARN YOU THE CONTINUING EDUCATION CREDITS YOU NEED.

Discover what nearly 1,000 design firms throughout the great state of Texas already know - **McLaughlin Brunson** knows your business like no other. Now that's dedication.

[WWW.MCLAUGHLINBRUNSON.COM](http://WWW.MCLAUGHLINBRUNSON.COM)



12801 NORTH CENTRAL EXPY, SUITE 1710, DALLAS, TEXAS 75240 PH 214-503-1212 FAX 214-503-8899



## MILBY Top lawyers.

**AIA Dallas**  
Professional Affiliate

Building your business with **strength.**

- Architect and engineer defense
- Contract drafting and review
- Corporate law and planning
- Intellectual property—copyrights and trademarks
- Business litigation
- Real estate litigation
- Environmental law



Mitchell Milby



Diren Singhe



Ryan Starnes



Bo Wilson



Brian Erikson



John Phillips



Jeremy Brown

MILBY, PLLC

1909 Woodall Rodgers, Suite 500 Dallas, Texas 75201  
Tel 214.220.1210 Fax 214.220.1218 [www.milbyfirm.com](http://www.milbyfirm.com)



Installed by Allstate Homecraft

## THOMPSON-MATHIS METAL MANUFACTURING CO. INC.

Fabricating metal for modern homes.  
Interior and exterior applications.  
Commercial and Residential Properties

214-826-1630  
www.thompsonmetal.com

**Congratulations bcWORKSHOP!**



Texas Health Harris Methodist Hospital Alliance

INNOVATION | EXPERIENCE | SERVICE



L.A. FUESS PARTNERS  
Structural Engineers

3333 Lee Parkway  
Suite 300  
Dallas, Texas 75219  
214.871.7010  
www.lafp.com  
Mark Peterman PE, Principal  
mpeterman@LAFP.com

# AIA Dallas

A publication of AIA Dallas with the  
Dallas Center for Architecture  
1909 Woodall Rodgers Frwy.  
Suite 100  
Dallas, TX 75201  
214.742.3242

www.aiadallas.org

www.dallasdfa.com

AIA Dallas *Columns*  
Fall 2014, Vol. 31, No. 3

Editorial Team

Chris Grossnicklaus, Assoc. AIA | Editor

Linda Mastaglio | Managing Editor

Nicholas McWhirter, AIA | Assoc.

Editor-Design

James Adams, AIA | Assoc. Editor-Content

Printer

Nieman Printing

Design Director

James Colgan

Communications Committee

James Adams, AIA

Jan Blackmon, FAIA

Lindsay Brisko, Assoc. AIA

Greg Brown

Michael Cagle, Assoc. AIA

Nate Eudaly, Hon. AIA Dallas

Ryan Flener, Assoc. AIA

Chris Grossnicklaus, Assoc. AIA

Lisa Lamkin, AIA

Ezra Loh, Assoc. AIA

Linda Mastaglio

Nicholas McWhirter, AIA

David Preziosi

Anna Procter

Kirk Teske, AIA

Ray Don Tilley

*Columns* Advisory Board

Jan Blackmon, FAIA

Yesenia Blandon, Assoc. AIA

Bob Borson, AIA

Greg Brown

Myriam Camargo, AIA

Mark Doty

Benje Feehan

Jeff Forbes

Chris Grossnicklaus, Assoc. AIA

Jim Henry, AIA

Katie Hitt, Assoc. AIA

Kate Holliday

Lisa Lamkin, AIA

Steve Lucy

Linda Mastaglio

Linda McMahon

Mitch Milby

Keith Owens

Anna Procter

Marcel Quimby, FAIA

Kevin Sloan, ASLA

David Zatopek, AIA

AIA Dallas Staff

Jan Blackmon, FAIA | Executive Director

Robert Holland | Business Manager

Lorie Hahn | Membership Services +

CE Manager

Katie Hitt, Assoc. AIA | Communications

Manager

Anna Procter | Industry Affairs + Event

Manager

Rebecca Guillen | Program

Administrative Assistant

Peaches Walker | Receptionist +

Concierge

### *Columns'* Mission

The mission of *Columns* is to  
explore community, culture,  
and lives through the impact  
of architecture.

### About *Columns*

*Columns* is a quarterly publication  
produced by the Dallas Chapter of the  
American Institute of Architects with  
the Dallas Center for Architecture.  
The publication offers educated and  
thought-provoking opinions to stimulate  
new ideas and advance architecture.  
It also provides commentary on architecture  
and design within the communities in the  
greater North Texas region.

*Columns* has received awards for  
excellence from the



International  
Association of  
Business  
Communicators,  
Marcom, and the  
Society for Marketing  
Professional Services.

One-year subscription (4 issues):  
\$22 (U.S.), \$44 (foreign).

To advertise in *Columns*. Contact Jody  
Cranford, 800-818-0289, ext. 101, or  
jcranford@aiadallas.org.

The opinions expressed herein  
or the representations made by  
advertisers, including copyrights and  
warranties, are not those of the  
Board of Directors, officers or staff of  
the AIA Dallas Chapter, or the editor of  
*Columns* unless expressly stated otherwise.

© 2014 The American Institute of  
Architects Dallas Chapter. All rights  
reserved. Reproduction in whole or  
in part without written permission is  
strictly prohibited.



Dallas Center For Architecture Staff  
Jan Blackmon, FAIA | Executive Director  
Greg Brown | DCFA Program Director

### 2014 AIA Dallas Officers

Lisa Lamkin, AIA | President  
Bob Bullis, AIA | President-Elect  
Wayne Barger, AIA | VP Treasurer  
Sean Garman, AIA | VP Programs

# Vaulted Artistry

For over a century, Acme Brick has received architects' ringing endorsement on academic buildings across a wide variety of scales and purposes. Through changing attitudes about design, increased demands for flexibility, and calls for LEED accountability, architects return to locally sourced, thermally effective, minimally wasteful hard-fired clay brick. Contact your friendly local Acme Brick representative for knowledgeable help selecting a time-tested natural.

*"In designing Hance Chapel, we honored the Spanish Renaissance brick architecture of the campus, yet infused it with new elements from the full realm of the style, as brick uniquely allows. We tweaked percentages in Acme Brick's venerable University Blend, then turned dark units on end and recessed them in a distinctive ermine pattern. For the campanario, brick worked especially well to convey mass through four-foot-long barrel vaults."*  
— Al York, AIA, principal,  
McKinney/York Architects,  
Austin

Kent R. Hance Chapel  
Texas Tech University, Lubbock  
McKinney/York Architects, Austin  
Western Builders, Amarillo  
Llano Masonry, Lubbock

**From the earth, for the earth.®**  
LEED-accredited engineers and full-service support



**ACME  
BRICK**  
brick.com



Seamless integration. With our environment.

www.me-engineers.com

- HVAC
- POWER
- PLUMBING
- EVENT OVERLAY
- COMMISSIONING
- SPORTS LIGHTING
- TELECOMMUNICATIONS
- TECHNOLOGY SYSTEMS
- ARCHITECTURAL LIGHTING
- COMMISSIONING SERVICES
- LEED DESIGN & CERTIFICATION

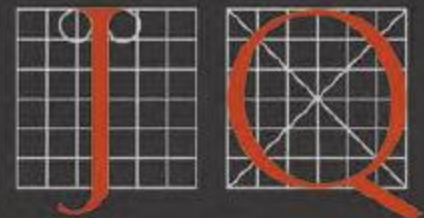


ABU DHABI COLORADO SPRINGS **DALLAS** DENVER DOHA **HOUSTON** KANSAS CITY LOS ANGELES LONDON NEW YORK SAN DIEGO SAN FRANCISCO TUCSON

1825 market center blvd, suite 415, dallas, TX 75207 phone: (214) 741-1589



structural | civil | geospatial | building  
performance | infrastructure | industrial



shaping the built environment



www.jqeng.com

## TAKE A CLOSER LOOK.

That's confidence you're seeing. And you can see it in every Andersen® 100 Series window and patio door. Built here in Texas\*, they're made of our exclusive Fibrex® material. It's twice as strong as vinyl and time-tested for reliability. It blocks thermal heat transfer nearly 700 times better than aluminum. Plus every 100 Series product is backed and supported\*\* as only Andersen can. **TAKE A CLOSER LOOK.** Visit [andersenwindows.com/closerlook](http://andersenwindows.com/closerlook).



**FIBREX<sup>®</sup>**  
MATERIAL IS  
**2X**  
STRONGER  
THAN VINYL

---

**100 SERIES**

---

Andersen. WINDOWS • DOORS 

\*Andersen® and all other marks where denoted are trademarks of Andersen Corporation. ©2014 Andersen Corporation. All rights reserved. \*\*Andersen 100 Series products are assembled in Texas with parts manufactured in the USA and other countries. \*\*See the limited warranty for details.

## Contributors



Cynthia Smith, Assoc. AIA  
*Farm Meets Park: A Healthy Approach to Site Design*

Cindy is a refugee from the newspaper industry, and is now into her second career of architecture. She worked as a reporter, editor, and page designer at newspapers in Tampa, Fort Worth, and Dallas before deciding to go back to school. She has a bachelor's degree in economics from the University of South Florida and a master's of architecture from the University of Texas at Arlington. Cindy works as an intern at DSGN Associates and is active on AIA Dallas' Communications Committee and Women in Architecture. She and her husband have two children and advocate for autism awareness and research.



Ezra Loh, Assoc. AIA  
*Profile: Denton Wilson*

After completing his master of architecture degree at the University of Texas in Arlington, Ezra moved to Dallas where he now works as an intern architect at Michael Malone Architects. Growing up in different countries, he was exposed to many new cultures and surroundings that helped shape his observations of the built environment. His interests and background include graphic design, interiors, and film media. Ezra resides in East Dallas, where he enjoys the local culture of music, food, and good company. He has been involved with the AIA Dallas Communications Committee since the summer of 2013.



Joanna Hampton, AIA and Diane Collier, AIA  
*In the Zone: How Planning Impacts Lifestyles and Choices*

Joanna (right) is the current chair of the AIA Dallas Communities by Design Committee, a 20-year resident of old East Dallas and has been active in community planning and zoning for over 15 years. She's an avid traveler in the U.S. and abroad, but when she's in Dallas, you'll likely find her on a city bike trail.

Diane (left) has practiced architecture with a special interest in historic preservation and is an activist/enthusiast for urban planning. She explained in a 1972 article in her school newspaper (entitled *A Lady Architect—Why Not?*): "No, I am not Benson High's activist for women's liberation. I just happen to be the only girl in an all-boy technical drawing class."



Erich Dohrer  
*Keep or Crush I-345: A Formula for Developing Your Own Opinion*

Erich moved to Dallas for a one year stop-over in 1999 after studying architecture at the University of Southern California. One year is going on 15, and in that time he has focused his career upon mixed-use infill development, transit-oriented development, and walkable urbanism while working as an urban designer at RTKL Associates Inc. Erich resides in Oak Cliff and can be found in his kitchen, subjecting his wife (or sometimes the dogs) to various culinary experiments.

# CONTENTS

## WELL-BEING

**Cover:** The I-345 dilemma in Dallas could be symbolic of deeper design "health" problems in a city that deserves wellness instead. Photo by Christopher Mann used for illustration.



CHAD DAMS, AIA

### Features

#### Keep or Crush I-345: A Formula for Developing Your Own Opinion 12

By Erich Dohrer: This issue is too important to be left to those who bark the loudest.

#### Farm Meets Park: A Healthy Approach to Site Design 20

By Cynthia Smith, Assoc. AIA: UTA team cultivates plans for an urban youth farm in West Dallas.

#### In the Zone: How Planning Impacts Lifestyles and Choices 30

By Joanna Hampton, AIA and Diane Collier, AIA: Architectural sensibility allows balance among potentially competing interests.

#### Gallery 37

Compiled by Katie Hitt, Assoc. AIA: Buildings that promote well-being

### Departments

#### In Context 9, 48

What is it? Where is it? Do you know for sure?

#### Public Arts | Dreamers 10

Whimsical mural ties Oak Cliff to downtown Dallas.

#### Detail Matters 26

The first permanent public hospital in the City of Dallas

#### Profile | Anita Moran, FAIA 34

Her work and influence go far beyond expertise in recreational architecture.

#### Profile | Denton Wilson 35

Methodist Health System's assistant VP of design and construction speaks out on his special brand of team collaboration.

#### Lost Dallas 42

Bas relief panels are all that remains of an iconic sports facility.

#### Index to Advertisers 45

Support the firms that support *Columns*.

#### Critique 46

- *Understanding Architecture*
- *Happy City*
- *Thanks for the View, Mr. Mies*
- *Luis Vidal + Associates: From Process to Results*

#### Web Exclusives 48

Learn more about the topics and trends highlighted in this issue.



MICHAEL CAGLE, ASSOC. AIA

READ *COLUMNS* ONLINE ... VIEW THE WEB VERSION AT [WWW.AIADALLAS.ORG/COLUMNS/FALL2014](http://WWW.AIADALLAS.ORG/COLUMNS/FALL2014), SUBSCRIBE AT [WWW.ISSUU.COM/AIADALLAS](http://WWW.ISSUU.COM/AIADALLAS), OR OPT FOR A DROID APPLICATION TO READ *COLUMNS* ON YOUR PHONE.



MAKE GREAT GLASS EVEN GREATER WITH DIGITALDISTINCTIONS™

It's more than a building. It's a blank canvas. DigitalDistinctions™ combines the durability of ceramic inks with the versatility of digital printing into one stunning new glass-printing technology that's as beautiful as it is functional. Start your next landmark project at [viracon.com](http://viracon.com).



**VIRACON®**

GLASS IS EVERYTHING™

## In Context | What is it? Where is it?

Can you identify this North Texas building?

*See page 48 for the answer.*

## Public Arts | Dreamers



MICHAEL CAGLE, ASSOC. AIA

**Heading east** towards Dallas' central business district from Oak Cliff, an energetic splash of color catches the eye at the entrance of the Jefferson Boulevard viaduct. A recently completed mural, titled *Dreamers*, expressively counterbalances the adjacent Oak Cliff Founders Park. Significant renovations to this area are underway, including a completed designated bike lane and an extension to the trolley line, slated to run in early 2015. These improvements are part of Dallas' initiative to promote fluid circulation and increased public interest across the Trinity River.

The mural is a collection of six unique surfaces, seamlessly painted to cover each of the viaduct's two footings. Completed by artists Carlos Donjuan and the Sour Grapes Art Collective, the mural follows themes of earth, sky, and water, imagined worlds inhabited by amusing fantastical characters. Earthy hues of beige and gold playfully converse with another segment of mural cloaked in a palette of blue and green pastels. At its heart, the work elicits a fresh approach to the methodology of transforming the ordinary into the extraordinary. In this instance a monotonous urban surface is renewed as

an energizing and visually engaging space.

Looking toward the city, the skyline appears nestled between the two supports of the viaduct, a painting on either side. There, the city stands as a visual and theoretical link connecting the murals and the vibrant lifestyles of two sides of Dallas. ■

**Lindsay Brisko, Assoc. AIA** is a project coordinator at **Good Fulton & Farrell Architects**.



## Free Design and Engineering Support for Wood Buildings

**TECHNICAL SUPPORT** – Free one-on-one project support from experts in wood design—email [help@woodworks.org](mailto:help@woodworks.org)

**ONLINE TRAINING** – Webinars, design examples, case studies

**WEB-BASED TOOLS** – CAD/REVIT details, calculators, span tables, product and design guides

**EDUCATIONAL EVENTS** – Wood Solutions Fairs, workshops, in-house presentations



**WoodWorks**  
WOOD PRODUCTS COUNCIL



Photos: Mercer Court, University of Washington, Ankrom Moisan Architects, courtesy WG Clark Construction  
Arena Stage at the Mead Center for American Theater, Nic Lehoux, courtesy of Bing Thom Architects



# KEEP OR CRUSH I-345

A FORMULA FOR DEVELOPING  
YOUR OWN OPINION

**Two years ago, a group calling itself A New Dallas** presented a vision for the removal of I-345, a 1.2-mile stretch of elevated urban freeway on the northeast side of downtown Dallas. The roadway has created a barrier between downtown and the Deep Ellum neighborhood for 40 years and is reaching the end of its lifespan. As a response to the Texas Department of Transportation's (TxDOT) nine alternatives, A New Dallas has proposed removing the roadway in favor of a new walkable neighborhood that reconnects two districts, creating an economic benefit that the group's members believe outweighs any negative impacts of freeway removal.

Their argument centers on the fact that demolishing the freeway will cost TxDOT \$100 million less than rebuilding it and



CHRISTOPHER MANN

will provide \$3.5 billion in new development: a new neighborhood of 25,000 urban residents, presumably along with the usual array of retail and offices. Think Portland, Vancouver, San Francisco ... basically any great urban city that we as residents of a sun belt city must visit. They remind us that walkable neighborhoods in Dallas are few and far between.

As a designer focusing on urban, mixed-use infill development, I admit that, upon first hearing this vision, my gut-level reaction was along the lines of "When can we fire up the bulldozers?" This idea could be a game-changer to truly transform our core and make our city more livable. But then, once I thought it through, the reality of the situation set in: What about the 160,000 cars a day that use that stretch of road? How

**We will be stuck with whatever we as a community make, for good or ill. We had better get it right because most of us won't be alive long enough to have another shot at "doing the right thing."**

are we going to absorb these huge traffic counts? How is this going to impact the I-30/I-35 improvements under construction on the other side of downtown? In short, I am conflicted. As a reader, if you are looking for an informed opinion, another voice added to the increasing drumbeat on both sides of this issue, you will not find it here. What I will offer is this: We will be stuck with whatever we as a community make, for good or ill. We had better get it right because most of us won't be alive long enough to have another shot at "doing the right thing."

### **The Public Drama of I-345**

The discussion of the fate of I-345 is an extreme example of how the decision-making process plays out in the public sphere and one that has parity for us as designers. Interestingly, both sides of this discussion are essentially promoting the same thing – connectivity that will provide the greatest benefit to the community. While each side's goals are the same, it is their values that are the area of dispute. A New Dallas focuses upon connecting people and districts by utilizing urban redevelopment, while TxDOT's view of connectivity centers around connecting people through a regional transportation system. In many instances of controversy or disagreement, whether it be community-wide decisions or site specific ones, the differing sides of the argument usually have the same or similar goals; but the difference lies in the means of executing those goals. Without concrete data to support an argument, the discussion is really based upon ideologies.

On ideological grounds, the side that wins the argument is the one that can be most persuasive, have the best political connections, or convince the most people to subscribe to their beliefs. This "trust me I'm an expert" approach to decision-making is dangerous because, in many ways, it places the emphasis upon the charisma of the person making the argument rather than the salient points of a position. Rodger Jones, in *The Dallas Morning News'* transportation blog, touched succinctly upon this issue: "Many people who have staked out positions on the removal of I-345 have done so without benefit of what's badly needed in this debate—hard data."

In the absence of data, designers are, at best, making arbitrary decisions, or in extreme cases creating a detriment to the community. The example of the Shard's "deathray,"—the angle of its concave facade concentrating and reflecting sunlight on the street—comes to mind. Without a framework based upon data, seemingly arbitrary decisions only help to reduce the relevance and credibility of our profession.

Opportunities and constraints diagramming, and other analytical approaches, are quick methods to determine strengths and weakness of a particular site; but for the most part, these tools only determine the physical attributes of a design problem. Emphasis is usually placed upon solving the problems of functionality (i.e. how our designs impact the physical realm), but rarely do they delve into deeper questions about what our

Continued on page 16

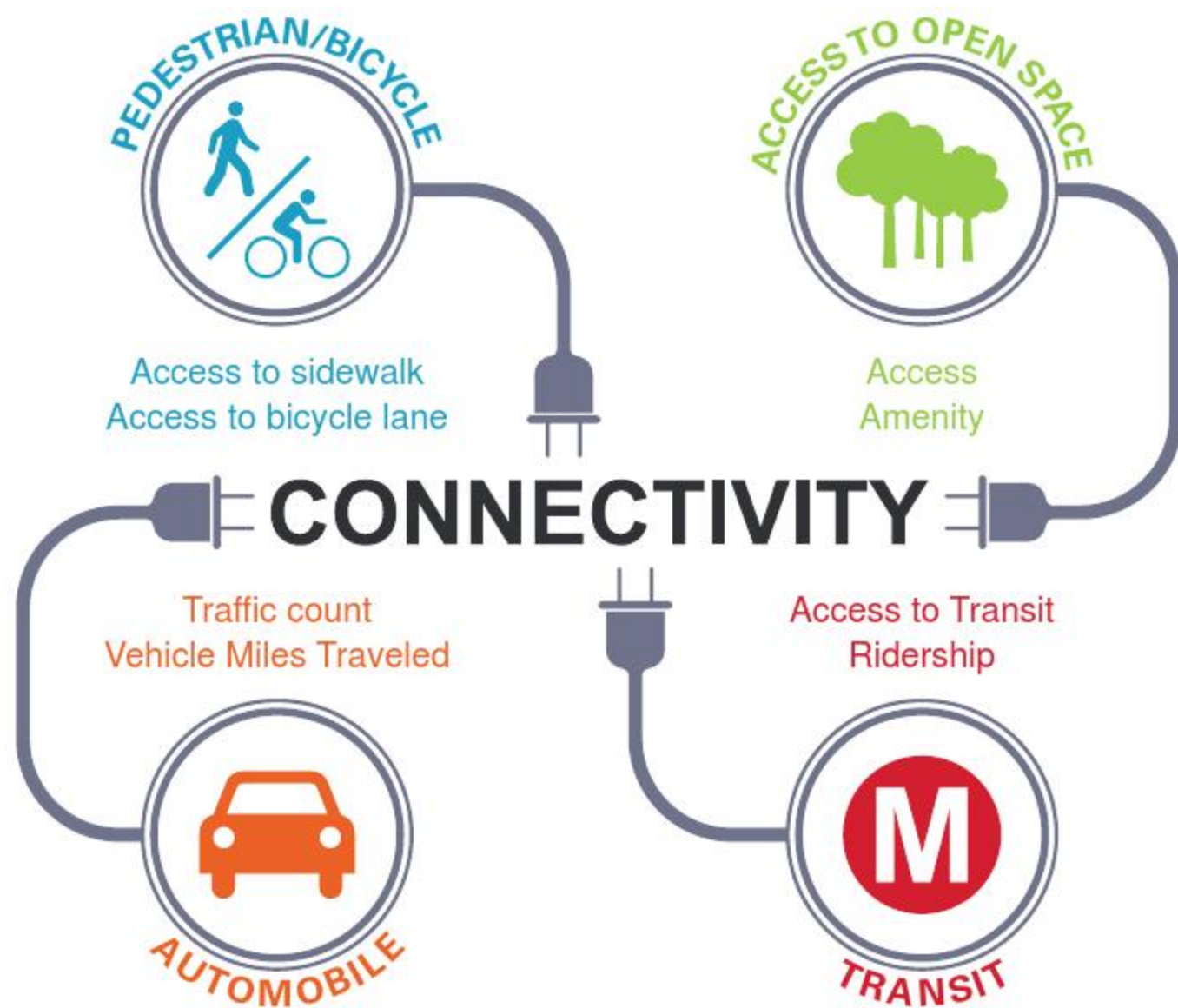


FIGURE 1

SCORE CARD	CONNECTIVITY METRICS		PROJECT OPTIONS
<b>ENVIRO</b> 	Traffic Count Vehicle Minutes Traveled Access to sidewalk Walkscore Access to bicycle lane	Access to Transit Distance to Transit Ridership Access to Open Space Distance to Open Space	
<b>SOCIAL</b> 	Traffic Count Vehicle Minutes Traveled Access to sidewalk Walkscore Access to bicycle lane	Access to Transit Distance to Transit Ridership Access to Open Space Distance to Open Space	
<b>ECONOMIC</b> 	Traffic Count Vehicle Minutes Traveled Access to sidewalk Walkscore Access to bicycle lane	Access to Transit Distance to Transit Ridership Access to Open Space Distance to Open Space	

ENVIRONME



GRAPHIC SCORECARD

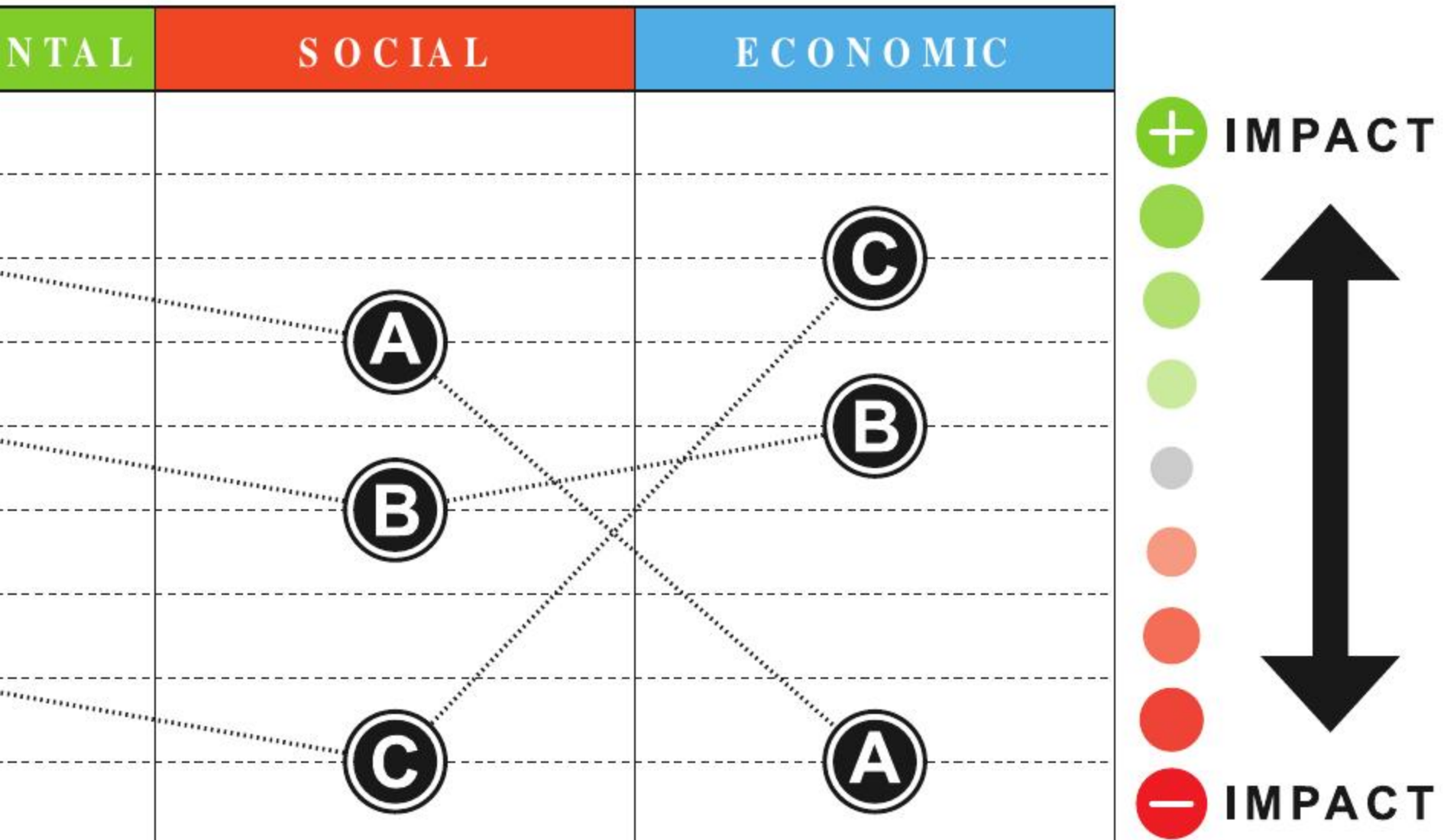


FIGURE 2

ILLUSTRATIONS BY ALBERTO GALINDO

decisions mean for a city or society. Using a simple methodology, we as a design community can change how we make decisions from the "trust me, I'm an expert" approach to one based upon measurable data.

### Identify, Analyze, Prioritize

The obvious first step in any decision-making process is to identify goals. Before any meaningful analysis of a problem can be made, the community, stakeholders, or end-users must provide input. Jointly determining goals and finding common ground helps to build bridges between opposing viewpoints early in the process. Using the previous example, both A New Dallas and TxDOT have similar goals of creating connections within the community. The next step is determining strategies for achieving a workable goal that both parties can accept.

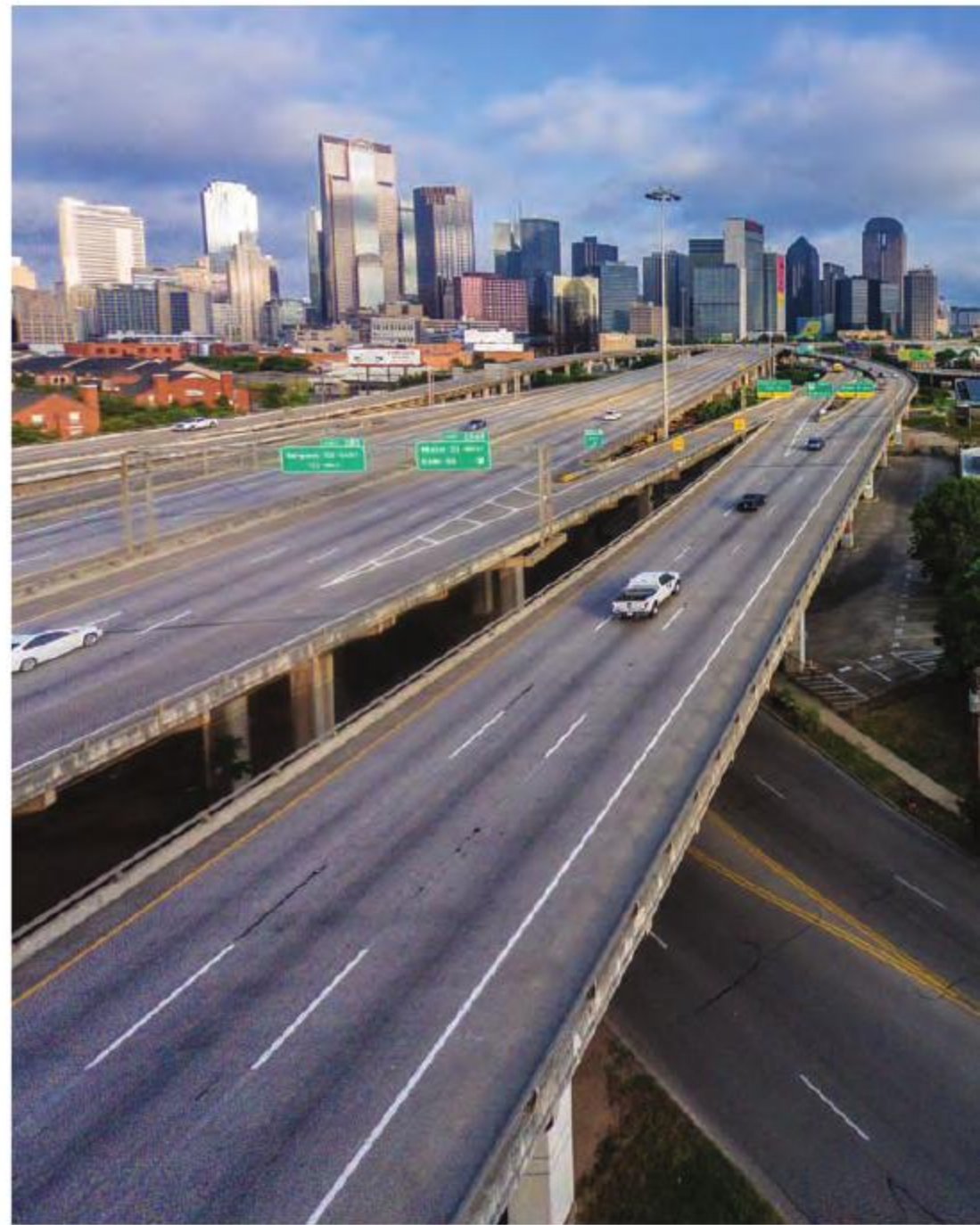
The means to achieve the goal of connectivity as it relates to I-345 (tearing it down versus rebuilding) - have greater implications. The simple issue of connecting people becomes a much larger issue of how we see our city and how we determine future growth and direction for our community; in short this subject begins to present a new vision for downtown Dallas. Because it sparks a much larger set of determinations, the analysis of the strategies must present a holistic view of the implications. The future of I-345 quickly becomes more important than traffic counts.

### Analysis: The Triple Bottom Line

To broaden the scope of analysis, and (most importantly) provide a meaningful structure to the relevant determining factors, we must look to the business community. In his 1997 book, *Cannibals with Forks: The Triple Bottom Line of 21st Century Business*, John Elkington presents the concept of a Triple Bottom Line (TBL) approach to measuring financial performance in the context of three dimensions—profit, people, and planet—with the goal of shifting a company's responsibility from only shareholders to stakeholders. In an era where an immense amount of data is readily available, the TBL approach offers a tool to distill that data and to present it in a framework that addresses the multi-faceted nature of the decision we make and the broad-ranging impacts of those decisions. It ultimately provides a means of comparing and contrasting those impacts.

This concept is built on the premise of a 19th century English physicist who stated: "If you cannot measure it, you cannot improve it." It is generally true that, if you can measure something, there is a greater chance that you will pay attention to it. A company cannot justify social responsibility if it can't measure its progress. Some examples of how this approach has changed financial decisions can be seen in how some companies have chosen to deal with resource extraction, outsourced labor, and energy consumption. The free trade movement can be seen as a logical extension of this concept in practice. Additionally, as the social awareness of the consumer has grown, so too has emphasis upon where goods come from, who made them, and how they have been transported. As consumer awareness has grown, so has the awareness of the business community.

As a society, our financial decisions (what we buy, where we live/shop/work) are increasingly taking into account social responsibility. As designers, it is incumbent upon us to understand these issues and incorporate the same awareness into our design processes. By adjusting the TBL diagram from a



business model to a design model, the nature of how and why we make decisions will change and will be a quantifiable tool to justify our design process. Very simply, the more each design decision (or aspect of that decision) falls in the center of the diagram, the more balanced the approach.

### Measuring TBL

A TBL approach provides infinite flexibility in determining what and how something is measured, tracked, and weighted. This scalability is key in developing a model that is appropriate for the question at hand. The difficulty is that there is no common unit of measure. Financial aspects are easy to measure in dollars, but social and environmental issues are difficult to quantify and therefore only tangentially discussed in the design process. There are two common methodologies for creating units of measure in a TBL approach. One is to measure in dollars. The business community leans toward this approach because all decisions will ultimately impact profitability. Governments and non-profits approach TBL using a weighted index, removing incompatibility of units in favor of a predetermined benchmark.

Both approaches can be subjective. A weighted indexing complicates simple analysis. Adding a monetary value creates its own set of challenges. For example, what is the monetary value of a bike lane? Rather than becoming mired in a cumbersome and detailed system, a two-tiered approach to TBL can quickly outline the impact of decisions and provide a prioritization



CHRISTOPHER MANN

framework. First, measure common variables—financial impact, traffic counts, vehicle miles traveled (VMT), access to goods and services, or other variables determined by the stakeholder's goals. Then, present the relative strengths and weakness of a decision and set the framework for creating a design that best addresses those goals. Secondly, implement a simple “yes or no” or “positive/negative” approach when an issue is too cumbersome for metrics. For example, if one solution has access to transit and another does not, it is easy to ascertain that the scheme with transit connections provides positive benefit to the financial, environmental, and social scales. To unravel the myriad issues any decision or goal might present, start with a simple matrix. It can be beneficial to create a framework and organize issues by similar metrics and attributes or benefits and drawbacks.

Using the example of connectivity, elements in a TBL approach might be organized as shown in Figure 1.

Some of these issues (traffic count, VMT, transit ridership) are metrics that are quantifiable, while the issues of access are simple yes/no answers for the purposes of this study. There is a case to be made that distances associated with access could be quantified if the variable is important to a particular study.

Within the context of TBL, many of these issues hit multiple touch points. In fact, every issue presented above impacts both the environment and social categories. [We'll get to the financial category later.] For example, traffic counts are an environmental issue because higher traffic means more CO<sub>2</sub> released into the

air; likewise, it is a social issue because more traffic equals more time in a car, longer commutes, less personal time, etc.

Organizing these issues into a matrix creates a quick guide to compare and contrast each item and gives a snapshot of which alternative performs better in a given category.

### Financial: It's Not All About Money

There are two reasons to leave the financial leg of the TBL approach as the last step. For one, it is the area that most gravitate toward. Using the mantra that if you measure something you will pay attention to it, placing issues relating to environment and social categories at the top of the list ensures that they will be measured. Secondly, as issues are contemplated in the context of environment and social categories, some might impact the financial side and therefore be worth measuring. For some decisions, the environmental or social costs/benefits are important. In the case of I-345, the potential costs are very important to measure. For example, the cost of lost productivity due to (potentially) increased traffic does impact a community and should be quantified to make an objective decision. One day, carbon will have a value in this country; so, the amount of CO<sub>2</sub> we are emitting will have monetary value.

When evaluating the financial or economic impact of a decision, quantify traditional financial benchmarks like hard and soft construction costs and potential return on investment, but also consider environmental and social costs/benefits. Speaking frankly, in the private development world, most developers only marginally care about these issues, but quantifying environmental and social benefits can directly correlate to increased return on investment. All decisions based only on financial considerations will run the risk of negatively impacting the community. (See Figure 2.)

It is a natural tendency to try to assign value or importance to one issue over another, but this model is intentionally neutral. As designers, it is our role to understand the information from the stakeholders' view. The goal should be to use the data as a means to facilitate a conversation, one that moves from goals into values, or as the means of implementing the stated goals.

### Final Note

The controversy of I-345 has played out in the public realm in much the same way as many other contentious issues that have impacted Dallas through the years. As our values clash, lively debate ensues. We are Americans after all; this is what we do. While the debate makes for good political theater, it does not really get to the heart of what the right decision for our community is.

For designers, who are used to talking with our pens, this can all seem pretty droll. There hasn't been a single picture in this article that we can collectively ogle, and on the surface the charts and graphs seem to remove all of the beauty and whimsy from the design process. I submit to you that a TBL approach can enhance the visions we create.

For I-345, I would urge comprehensive and detailed study of the implications of removing the highway versus keeping it. This issue is too important to be left to those who bark the loudest or have the best connections at Dallas City Hall or in Austin. ■

**Erich Dohrer is an urban planner and a principal at RTKL.**

View a “360” of 345—a panoramic photo of I-345—at [www.Texasarchitecturalphotographer.com/345](http://www.Texasarchitecturalphotographer.com/345).



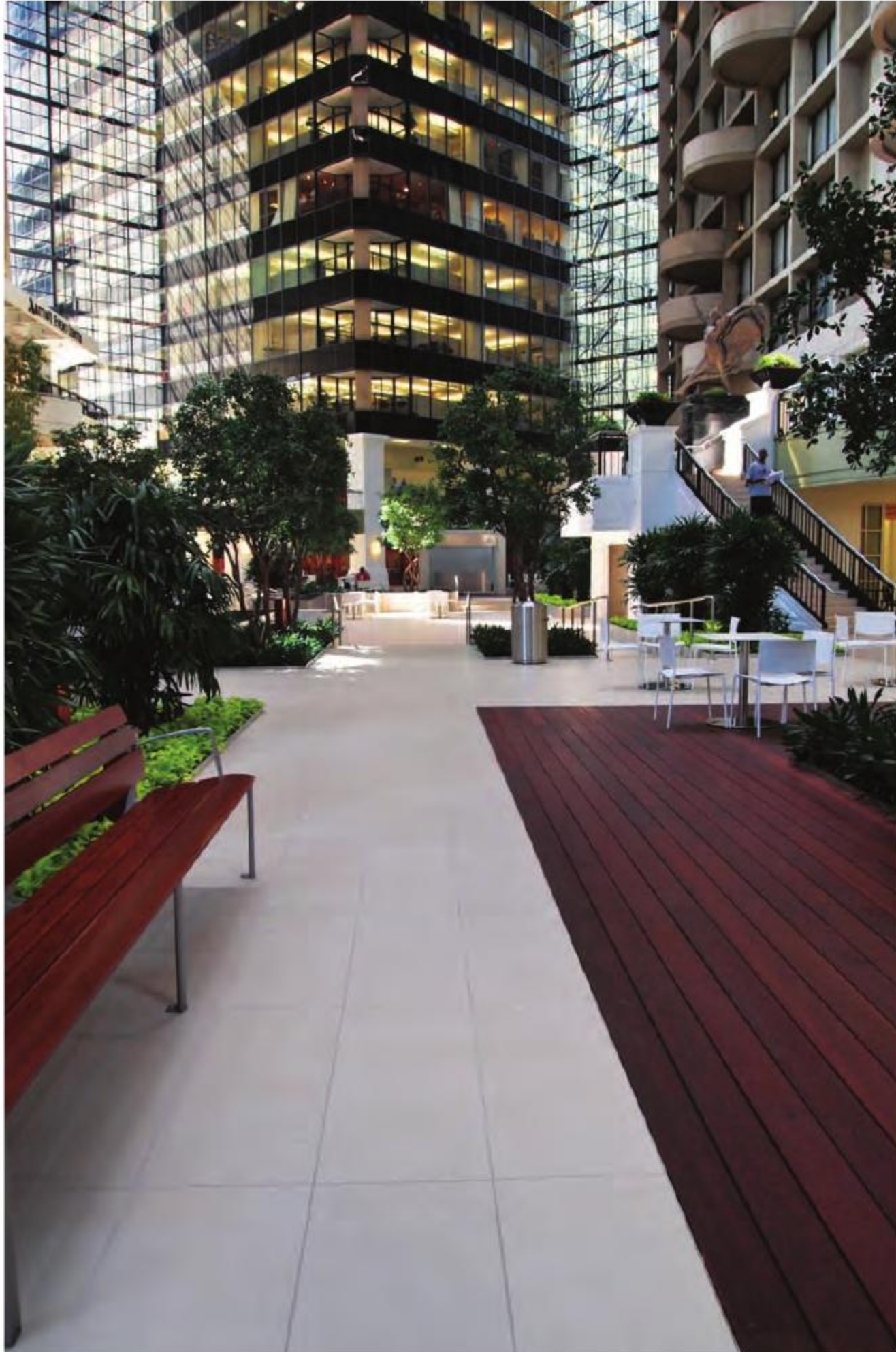
# AS HANGING DISPLAY SYSTEMS



**WE'RE OBSESSED BY DETAILS  
NO ONE WILL EVER NOTICE.  
YOU UNDERSTAND.**

Discrete. Stylish. We've created a multitude of state-of-the-art ways to showcase your interior displays. Visit us online or call us to get samples, CSI specs and more. It'll be the start of something beautiful.

# HORIZON Italian **TILE**



Plaza of the Americas | Dallas, Texas



**Horizon Italian Tile**  
Your source for Kerlite thin porcelain slabs and tile  
Interior and Exterior Wall Cladding | Tile Over Tile Flooring  
[www.horizontile.com](http://www.horizontile.com)

# FARM MEETS PARK

A HEALTHY APPROACH TO SITE DESIGN

Why can't a park be green with lush garden beds, and a farm be a place bustling with activity?

RENDERINGS BY UNIVERSITY OF TEXAS AT ARLINGTON STUDENTS

**As architects have sought to design** ever more sustainable and socially conscious buildings, it's not surprising they have embraced urban agriculture. Americans' food travels an average of 1,500 miles from farm to fork in a food system that accounts for nearly 15% of the nation's energy use. The world's steady shift toward urbanization is only going to make the problem worse. While less than half the world lived in cities in 2008, a United Nations report estimates that figure will be 70% by 2050, with an even more staggering 90% of North Americans living in urban areas. The shrinking number of traditional rural farms will simply not be able to continue to feed all the city-dwellers. The only sustainable option is for cities to grow more of their own food.

### UTA Plants Seeds of Change

While visionary architects take the idea to new heights, imagining high-rise farms in every downtown, the movement has been quietly taking root in backyards and vacant plots around the world. Dallas, with all of its open spaces, seems ripe for the picking.

One project gaining momentum is La Bajada Urban Youth Farm, a joint venture between the University of Texas at Arlington's School of Architecture and West Dallas Community Centers. The idea takes an overgrown field just a block from Trinity Groves and the Margaret Hunt Hill Bridge and turns it into a 2-acre organic farm, park, and community center to provide not only fresh food, but also jobs and educational opportunities in the low-income neighborhood.

A group of UTA graduate students—led by School of Architecture Dean Don Gatzke, AIA and teacher and landscape architect Kevin Sloan—finished the design for La Bajada in April. The group kept the design efficient and economical. They enclosed secure spaces in a series of recycled shipping

containers, shaded by a large, steel-framed roof that also protects the events pavilion. The design includes offices, storage, a work area, bathrooms, greenhouses, and a commercial kitchen, in addition to the events space. The site is open and inviting to the community with places to sit and a children's play area nestled among the raised garden beds. It will function as both a working farm and a green space for the community.

### A New Kind of Park

With La Bajada, Gatzke set out to challenge the traditional notions of what a park and a farm look like. When people think of a park, they usually think of grass and trees. When people think of a farm, they usually think of endless rows of crops, far away from civilization. But why, he asks, can't a park be green with lush garden beds, and a farm be a place bustling with activity? From the start, La Bajada was intended to be both. "This is an alternative for a neighborhood park," Gatzke says. "I think it presents a richer way of thinking about landscape and site design."

Many agree. In fact, food crops are fast becoming a staple of sustainable site design. LEED added local food production as a pilot credit, and the Living Building Challenge mandates it for all but the highest density projects. "Urban agriculture will be one of the keys to success in sustainability," says Monica Miller of ThyssenKrupp. She is one of two Living Building Challenge ambassadors in Dallas. "As our population continues to grow and our cities continue to develop upon prime farm land, it's important for our cities to grow their own food so we can continue to feed the world."

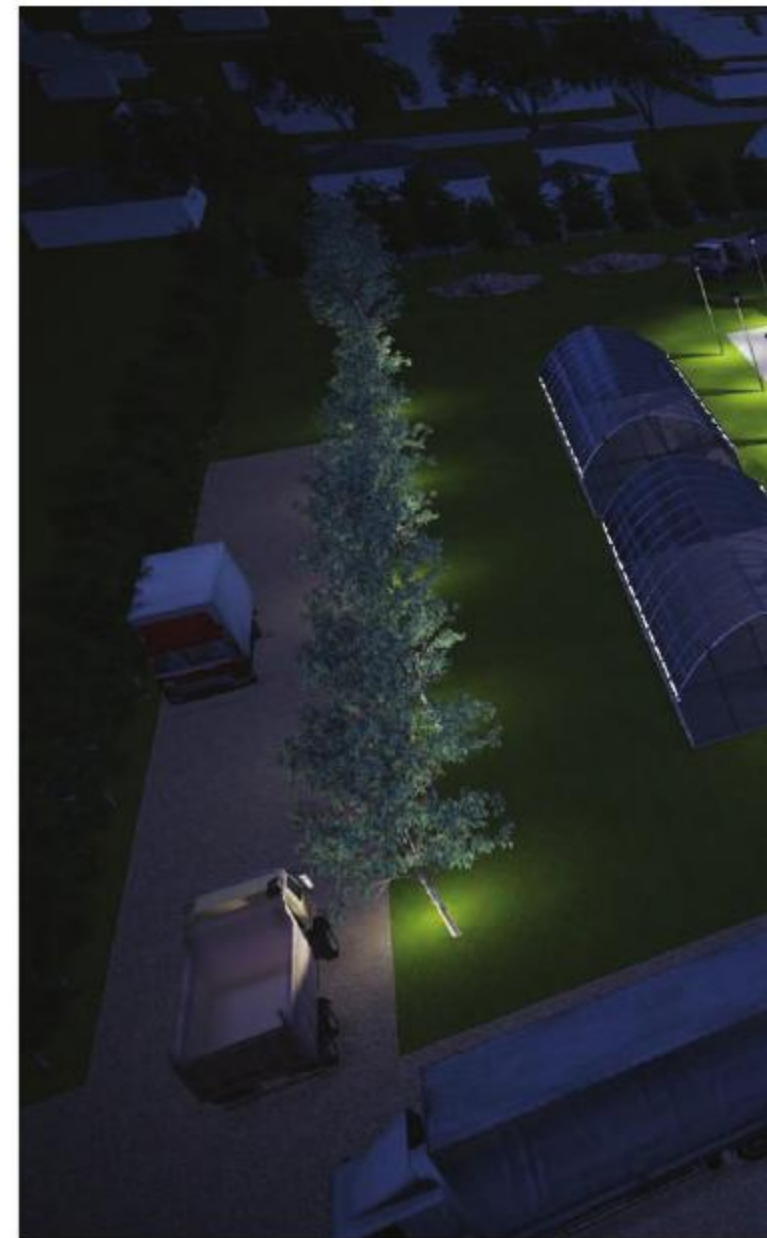
Urban farming was also identified by The Connected City Design Challenge jury as one of six key ideas crucial for developing downtown Dallas and the Trinity River. In its final brief, the jury called for "activating public lands as entrepreneurial



DON GATZKE, AIA



ROBERT MECKFESSEL, FAIA



urban forests and farms,” and praised the strength of the submissions in accomplishing this goal. Architects and landscape architects increasingly are striving to make landscapes that are not just pretty, but functional. One Connected City juror, Robert Meckfessel, FAIA of DSGN Associates, put it this way: “Given that we have a culture in Dallas of surrounding our buildings with open space, why can’t it be put to productive use?”

### Economic Sustainability

In a video summary of the Connected City Challenge, Jury Chair Larry Beasley emphasized the economic advantages of embracing urban agriculture. Not only could bold landscaping transform the Trinity River corridor into a memorable space, but “an amazing related idea is that this landscape might actually pay for itself, and even become profitable, if it is seen as a cash crop initiative—not just a public embellishment,” he says. “Just imagine all those acres that could be in productive use with beautiful, green results.”

The economics of agriculture is also a driving idea behind La Bajada. Gatzke and Sloan note that the farm would employ at-risk teenagers as paid interns, providing jobs and leadership training as well as giving them access to healthy foods they could take home to their families. Schools would be able to use the farm as an educational resource for agriculture and science. Produce sales could also support the farm into the future. “It has the potential to be self-sustaining financially, and not just a drag on the bottom line,” Sloan says.

The students have already started cultivating buyers for future harvests—surveying chefs from Trinity Groves (a new mixed-use restaurant designation at the base of the bridge in West Dallas) about what crops they would want to purchase from La Bajada. The studio tailored some of its crop choices to those tastes, adding more herbs, peppers, and mushrooms.

They also researched similar urban farms here and in New Orleans, which they were able to use as agricultural resources.

### An Idea Takes Root

The seed of the idea for La Bajada came to Gatzke two years ago while on vacation in New Orleans. “I was trying to find some kind of community-based project the students could get involved with in Dallas.” While visiting friends and former colleagues from Tulane, he had the chance to see the Grow Dat Urban Youth Farm—an organic farm designed by Tulane architecture students in New Orleans’ City Park. That’s when it “clicked,” Gatzke says. If it could work in New Orleans, he could make it work in Dallas.

He soon found the right place: a large vacant field adjacent to a small community center near Trinity Groves. The owner, West Dallas Community Centers, offered to provide the land for a community farm. Gatzke brought on Sloan and the students to do the design work. Gatzke also took on the fundraising and began politicking, gaining support from West Dallas Chamber of Commerce and from West Dallas Investments, which owns a stake in several Trinity Groves restaurants. The farm also received an endorsement from *The Dallas Morning News*.

The studio visited New Orleans and Grow Dat became the model for what they would strive to achieve. The programs are nearly identical, the primary difference being that Grow Dat is located on an abandoned golf course in a large city park, whereas La Bajada is in the middle of a residential neighborhood. Because of that, Gatzke and Sloan worked diligently with the students to gather community input and support. They held monthly meetings with residents to gain feedback and explain their ideas and intentions. In response, the final design is mindful of the scale of the neighborhood, limiting the height of the



buildings so as not to overpower neighboring homes. They also added a baseball field, as requested by the community, and worked around an existing playground and basketball courts.

### Wary of Growth

When the final design was presented in April, residents were generally positive about the design. Some, however, were still wary about growth. They were particularly concerned about parking and the fact that their neighborhood is already overrun by Trinity Groves. Street parking has clogged the narrow streets so much that residents say emergency vehicles can't always get through. West Dallas Community Centers is in discussions with the City of Dallas about using city improvement funds for additional parking in the neighborhood, but that would likely come well after the farm begins operation. Gatzke noted that, although the design is now final in terms of the academic studio, "this is one step in a larger process," and "things can change."

La Bajada residents have seen plans change before, which caused some to take the attitude of "I'll believe it when I see it." They said other developers have come through presenting big ideas that never happened. La Bajada Urban Youth Farm, however, is off to a promising start.

### 'Commitment Doesn't Stop'

The La Bajada team set a preliminary goal of \$1.5 million to cover construction and two full years of operation, including student salaries. They hope farm revenues can sustain the program in subsequent years. Gatzke says he has firm commitments for three-quarters of their fundraising goal as of May 1. He also says he has received several offers of help from construction professionals which could help ease building costs. He anticipates a first planting by the summer of 2015.

"Our commitment doesn't stop," Gatzke recently told La Bajada residents. In fact, he plans to devote the next year to getting the youth farm off the ground after he steps down as dean of the UTA School of Architecture on August 31. He is taking a sabbatical year to work on La Bajada and a few other projects before returning to the UTA faculty in fall 2015. Some of the students also plan to see the idea through to fruition.

### Other Dallas Farms Grow Community Through Food

La Bajada will not be the first urban youth farm in the Dallas area. The students also visited the WE Over Me Farm at Paul Quinn College, which provided agriculture consulting to the studio. Paul Quinn converted its old football field into a 2-acre organic farm in 2010. The college sits in the middle of a federally recognized "food desert," defined as a low-income area lacking grocery stores and healthy food options. WE Over Me sprouted in response. It now produces high-paying work-study jobs to students and healthy produce, which is served on campus and sold within the community or commercially. One of the farm's biggest customers is Legends Hospitality, which handles food service at the Dallas Cowboys' AT&T Stadium. The farm also donates no less than 10% of its produce to churches and food pantries.

The Stewpot of First Presbyterian Church is also developing a downtown community garden as part of its new ministry campus at 508 Park Ave. Volunteers began growing radishes, spinach, onions, carrots, and potatoes on a temporary donated plot on the site this year. Stewpot clients began receiving fresh, organic produce from the garden in February. The developing Encore Park Community Garden hopes to become an inclusive pace, where rich and poor come together to garden and share in good health. ■

Cynthia Smith, Assoc. AIA is with DSGN Associates.

# MOVING YOUR FACILITY TOWARD PEAK PERFORMANCE!



## High-Speed Industrial Doors

Fast, impactable industrial doors to improve safety and reduce damage



## Horizontal Fire Shutters

Zone-isolating fire shutters to prevent migration of heat/smoke/fire/toxins

Family-Owned and Operated Since 1959  
16 Offices in the USA and Mexico



Innovative products to:

- Transform warehouse workflow
- Improve workplace safety
- Reduce energy consumption
- Increase productivity

**Johnson Equipment Co., Inc.**

**877-376-7706**

[www.Jequip.com](http://www.Jequip.com)

***We're Geared For You!***



## Coiling Curtain Protectives

Flexible fabric fire-rated opening protectives to span unlimited widths



## HVLS Fans

Air movement to reduce energy costs and improve comfort and productivity



# BROWN JORDAN

## OUTDOOR KITCHENS

[brownjordanoutdoorkitchens.com](http://brownjordanoutdoorkitchens.com) | 855.839.5063

Brown Jordan is a registered trademark of Brown Jordan International, Inc. and is used under license to CT Acquisitions, LLC

# DAFW 2024 CANDIDATE CITY

*Why wasn't the DAFW Metroplex selected as an Olympics finalist?  
Why should it be a contender?*



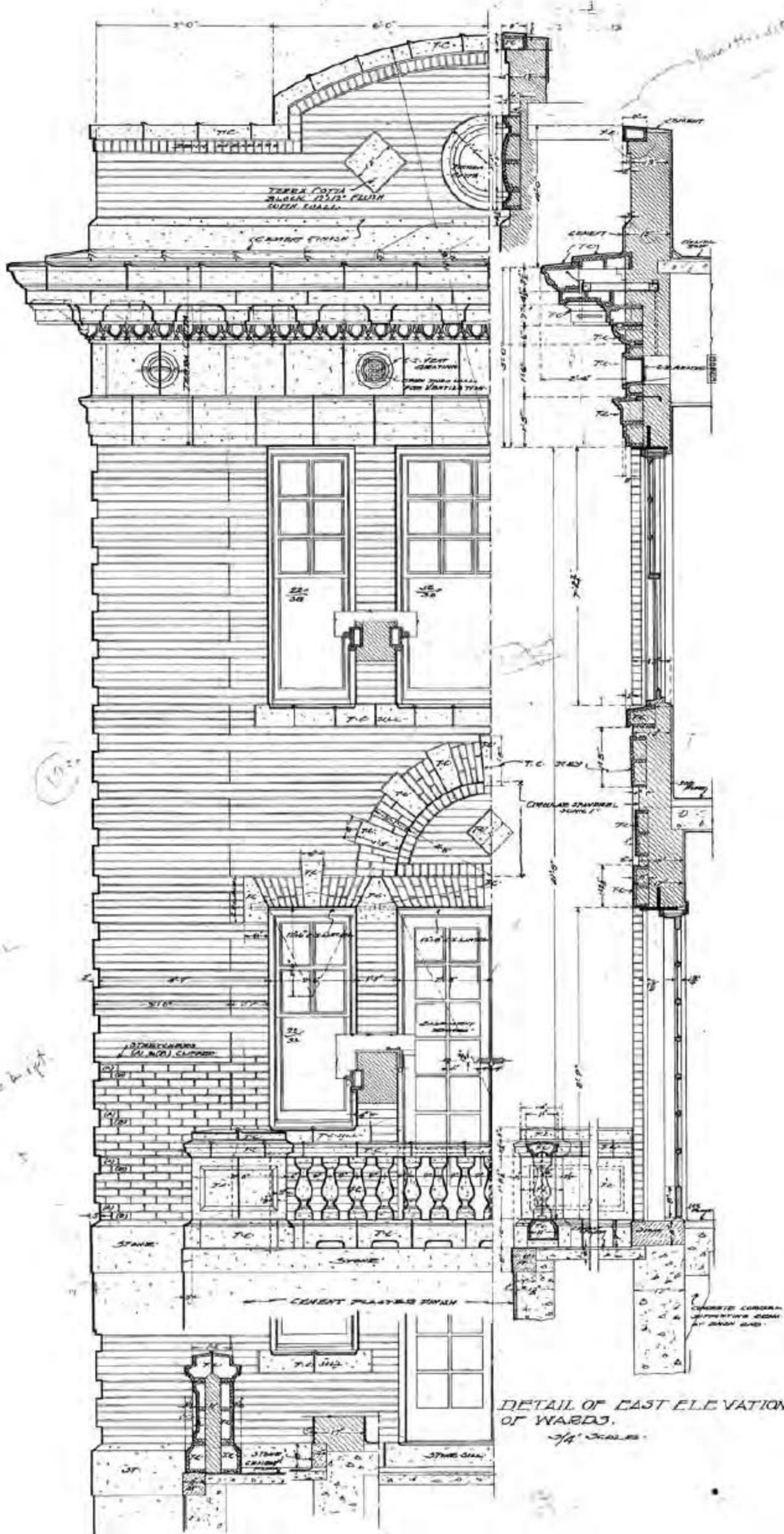
FORT WORTH ..... ARLINGTON ..... DALLAS

Illustrations by Lindsay Bristo, project coordinator at Good Fulton and Farrell  
& Elyse Bristo, Senior Art Director at Moosylvania

join the conversation at [www.aiadallas.org/ThinkBIG](http://www.aiadallas.org/ThinkBIG)



# Detail Matters | Old Parkland Hospital



Originally constructed in 1913 and designed by Dallas architects Herbert Greene and James Hubbell, Parkland was the first permanent public hospital in the City of Dallas. Despite falling into disrepair when vacated in 1974, a combination of restoration, rehabilitation, and reconstruction was initiated by Crow Holdings in 2005.

The plan, developed by Good Fulton & Farrell Architects, maintained all of the historic façade on Maple Avenue, as well as the 1921 portions of the Oak Lawn Avenue and Reagan Street facades.

Work included foundation stabilization and re-pointing of 100% of the brick. Mortar on the parapets of the 1913 construction was so soft that it could be removed with a fingernail, and multiple repairs had left the exterior walls a patchwork of mortar colors. Initial repairs determined that the original mortar had been nearly black. Damaged bricks and terracotta units were replaced with original units salvaged from other parts of the building. The flat portion of the roof was replaced in its entirety and the clay tile roof over the central pavilion was reinstalled.

While serious consideration was given to the repair of the 256 cypress windows, the eventual decision was to remove and replace them with energy-efficient units. It was imperative that the new windows match the appearance of the originals. Three complete mock-up units were fabricated and each was installed next to a repaired original window for comparison.

The solid limestone columns and Ionic capitals were cleaned and repaired. The terracotta cornice and upper balustrade, however, were deteriorated beyond repair. It was decided to replace the damaged units with glass fiber reinforced concrete rather than new terracotta. Molds were made from adjacent intact units to ensure that the profiles would match exactly. Fourteen different color samples were made until an acceptable match was achieved. Then, a faux finish was applied to some of the units after installation to re-create the individual differences visible on the original units. ■

Compiled by James Adams, AIA, RIBA, an architect with Corgan Associates Inc. Additional information contributed by Jon Rollins, AIA, a principal at Good Fulton & Farrell Architects.



A



The Springboard | Roadshow - JUMP IN!



Architecture360: %# \$s a Wrap



And the winner is....



The Students Spoke, We Listened

AIA Dallas SPRINGBOARD

r-o.com



The Centre  
for Building Performance

www.tcfbp.com  
972.388.5558

### Optimizing the Built Environment

- HVAC Testing / Adjusting / Balancing



www.airengineeringandtesting.com  
Telephone: 972.386.0144

- Dallas Green Code
- Energy Modeling
- Building Sustainability Programs
- Pressurization & Infrared Testing
- Building Commissioning



www.facilityperformanceassociates.com  
Telephone: 972.388.5559



### Innovative Products for Inspired design

Joseph J Polak CSI  
President  
joepolak@myproductrep.com



MyProductRep.Com

13512 Northwest Court  
Haslet, Texas 76052  
Off: 817-439-8868  
Cell: 817-600-2074



# BakerTriangle Prefab

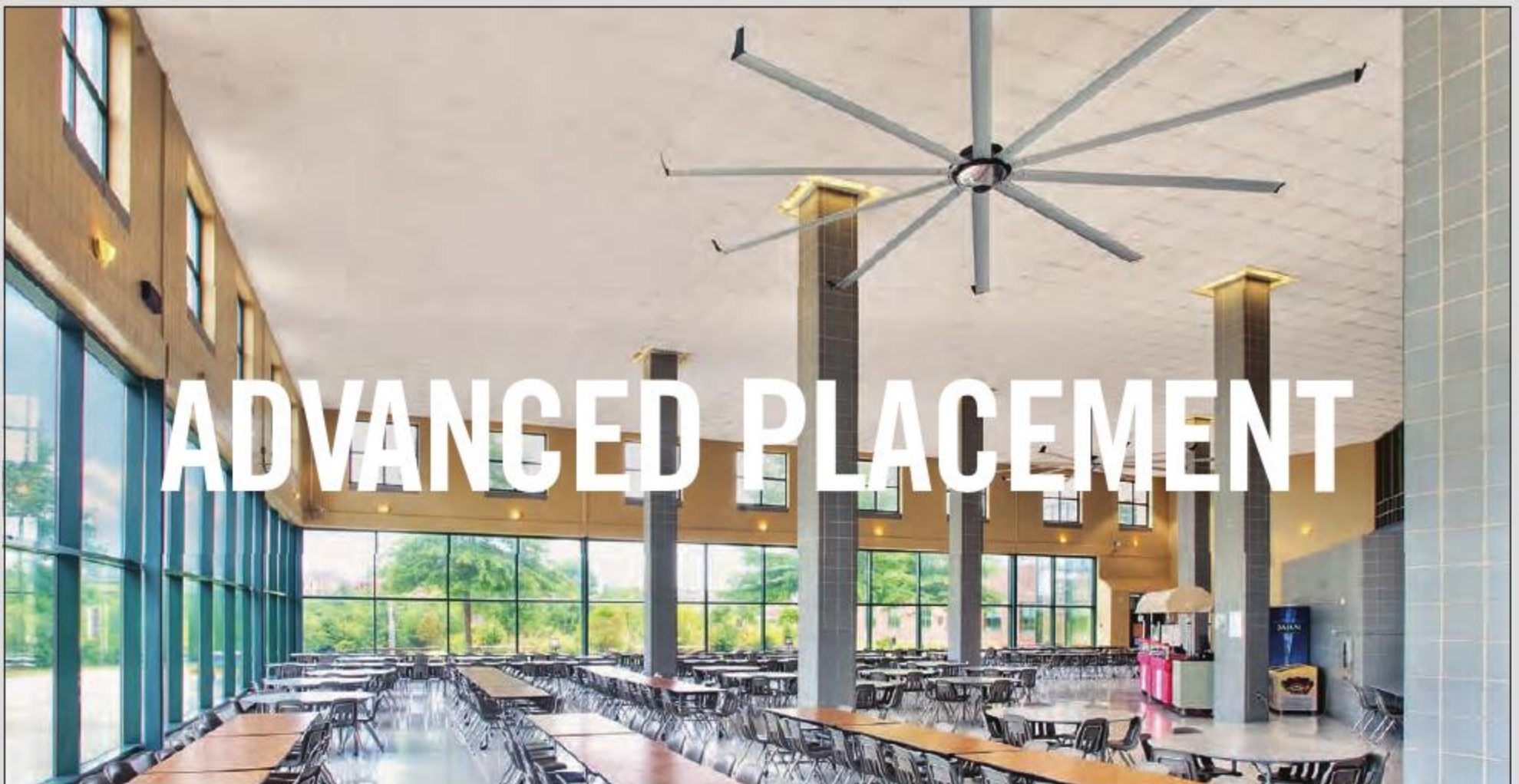
Keith Giddens, President  
215 W. Park  
Sherman, TX 75009  
903.771.0587  
kgiddens@bakertriangle.com

affiliated with:

Sto Panel Technology



Prefabricated Panel Wall Systems | stopanels.com



Visit [bigassfans.com/offer](https://bigassfans.com/offer) and use promo code **CLM14**  
or call **888-958-2973** to receive a FREE Big Ass mug.



**BIGASS**  
FANS

No Equal



# IN THE ZONE

HOW PLANNING IMPACTS LIFESTYLES AND CHOICES

**Zoning has a greater impact on people** and their choices than we typically imagine. Thankfully, architects play a role—a very important role—in the determination of quality of life and the smart growth of a city. Architectural sensibility allows balance among potentially competing interests, whether by an architect working with a developer to achieve a project's goals or by the architect assisting community groups in understanding the implications that zoning has on area development.

Dallas' well-known Uptown district is a good example of a successful planned development district (PDD). After years of spot zoning requests, a community-led zoning effort was established to identify areas for higher density and transition zones while stabilizing and protecting established neighborhoods and allowing for new, higher density development. Today, this

area is one of the most successful walkable high-density development areas in the city. The Oaklawn PDD, which includes mid- and low-density residential uses, also allows for commercial and more dense office and residential products. As we see today, it is a diverse mixed-use environment with a walkable urban character which will continue to grow and enrich the lives of those who live, work, and visit.

Uptown also benefits greatly from the 1983 re-introduction of the streetcar by local businessman Gene Street. It has become a wildly popular form of public transportation that helps maintain pedestrian scale and the historic ambiance of the community.

One of Uptown's most successful built examples is West Village. Pedestrian-scaled building and amenities, street-facing



STUDIO OUTSIDE

retail, integrated housing with a mix of retail, dining and entertainment options combine to make this a vibrant environment. Part of what makes this increased density viable is the availability of nearby green space and transportation options. With the investment, preservation, and introduction of the Katy Trail, the area becomes a rich example of green space supporting a high density environment. It allows a live-work-play environment to flourish in this quickly expanding neighborhood.

National trends in zoning are placing more emphasis on sustainable, multi-modal, mixed-use developments. This focus encourages pedestrian-friendly live-work communities, creating lively desirable public spaces. Density is essential for the healthy future of our cities, yet requires a huge education effort with the public in understanding the potential benefits of well-designed,



STUDIO OUTSIDE

## How Zoning Came to Be in Dallas

Prior to the adoption of a comprehensive ordinance, conditional zoning was handled in Dallas (as well as most of the country) via deed restrictions, special permits, and specialty districts. In Dallas, these early districts were converted to planned development districts in 1965 when an ordinance allowing for the creation of planned development (PD) districts was passed. Traditional zoning was set forth to regulate and define adjacencies of uses and establish density guidelines and building mass. Comprehensive zoning regulations were beginning to be adopted by municipalities around the nation in the late 1920s in reaction to large-scaled projects expanding over full lots, which negatively impacting adjacent properties. The first standard established was the Standard State Zoning Enabling Act (SZEA), which is the basic foundation for planning and zoning in the United States.

## The Short Story on Codes

**Form-based codes** address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulations and standards in form-based codes are presented in both words and clearly drawn diagrams and other visuals. They are keyed to a regulating plan that designates the appropriate form and scale (and therefore, character) of development, rather than only distinctions in land-use types. This approach contrasts with conventional zoning's focus on the micromanagement and segregation of land uses, and the control of development intensity through abstract and uncoordinated parameters (e.g., FAR, dwellings per acre, setbacks, parking ratios, traffic LOS), to the neglect of an integrated built form. Ultimately, a form-based code is a tool; the quality of development outcomes depends on the quality and objectives of the community plan that a code implements.

Reproduced from the Form-Based Codes Institute website [www.formbasedcodes.org](http://www.formbasedcodes.org).



high-density communities. New development—with an emphasis on creating public spaces that integrate symbiotically with surrounding neighborhoods—can become a catalyst for re-investment. The most successful projects engage with existing stakeholders to address city planning goals, developer interests, and opportunities to benefit and grow the surrounding communities. Denver's Riverfront Commons is an urban infill project utilizing form-based code in downtown Denver.

There are two primary types of zoning that fall within this framework: form-based code and SmartCode. Both promote sustainable zoning practices with a focus on block size and high-quality streetscape scale and design. This includes the relationship between streetscapes and building facades. These codes allow for the inclusion of architectural and landscape standards that are essential in effective placemaking.

The only large scale example of implementation of form-based code in Dallas is Dallas Midtown District. (This name may have changed after going to press.) The plan was adopted by the city council in the fall of 2013, followed by a subsequent zoning ordinance. The plan was a group effort of the City of Dallas Planning Department, a coalition of stakeholders (North Dallas Chamber of Commerce, neighbors, business owners and land owners), and realized by Omniplan Architects and Studio Outside Landscape Architects and Planners. This 400-plus acre plan focuses on urban design, land use and transportation as the basis for the city's area-wide rezoning. It encourages economic development consistent with the plan's vision statement, which includes the creation of a central open space and framework of smaller scale neighborhood parks.

This Midtown District is located in the heart of North Dallas,

bounded by LBJ/635 Freeway and the North Dallas Tollway, Preston Road on the east, and Montfort to the north. According to the Midtown Area Plan document, the intent is to inspire high quality new development and re-development, ensure long-term economic vibrancy, and assure environmental sustainability. One key goal is to encourage development patterns that sustain an intense mix of activities: living, working, shopping, entertainment, and recreation. An important aspect of the plan is the attention to streetscape design and a mix of open spaces to support area growth. The plan also builds upon existing assets in the district while encouraging redevelopment of the elements within the study area which are in decline.

Ultimately, zoning can help improve quality of life, whether through stabilizing established neighborhoods, establishing infill developments in the urban core, or allowing for higher density development in proximity to existing communities. The certainty provided by zoning can help attract new investment dollars. As the DFW metroplex continues to grow, and development pressure continues within the urban core, zoning will have a pivotal role to play in balancing the interests of investors, existing stakeholders, and the city. As architects, we must use zoning as a valuable tool in creating vibrant sustainable environments. ■

Joanna Hampton, AIA is a planner and designer with Morrison Dilworth + Walls, and previously with Omniplan, where she was instrumental in development of the Dallas Midtown Vision Plan. Diane Collier, AIA is an architect, urban activist, and consultant currently with dcc consulting in Dallas.

**MONTFORT DRIVE (PROPOSED)**



**MONTFORT DRIVE (EXISTING)**



STUDIO OUTSIDE



Web Exclusive: See a copy of the Midtown Area Plan at [www.tiny.cc/midtownplan](http://www.tiny.cc/midtownplan).



available through **TKO Associates**

230 Decorative Center | Dallas, TX 75207 | 214.741.6060 | [www.tkoassoc.com](http://www.tkoassoc.com)

## Profile | Anita Moran, FAIA



NICHOLAS MCWHIRTER, AIA

**“When you ask most people** about their college experience, they rarely remember specific professors or classes—rather their strongest memories of a university community are of events outside of the classroom. These ‘in between’ experiences and the memories that they create are what binds someone to a university community and compels their growth academically and personally.”

Those resonating words are from Anita Moran, FAIA, principal and director of collegiate recreation architecture at Dewberry. With over 30 years’ experience in the Dallas area, Anita has amassed a very particular skill set in the field of recreational architecture. Two of her more notable projects are the Gibbs Wellness and Recreation Center at Rice University in Houston and The Women’s Museum: An Institute for the Future, formerly in Fair Park.

Recently, we sat down over breakfast before a busy day to discuss mentorship, wellness, and the impact of recreational facilities in our communities.

### **Where did you get your start towards this profession?**

I come from an Italian-American family from upstate New York. My parents’ passion for education led to my lifelong involvement in higher education. Attending Cornell University, I received my

bachelor of science in environmental analysis. My father believed that architecture was a man’s profession but was willing to compromise with interior design, and this degree was comparable to that at the time.

After attending the University of Virginia (UVA) for my master of architecture degree, I worked in Washington, DC, for John Carl Warnecke. The firm was very politically connected to the Kennedys. After coming to Texas, I worked for Fisher and Spillman (which then became F&S Partners, now SmithGroup.)

### **How exactly did you end up in Texas?**

My husband had finished up his master’s degree at UVA in 1980. He is a mechanical engineer who designs heavy equipment for oil and gas drilling. At the time there were few manufacturing jobs in Washington, DC, and the economy was poor. There were a tremendous number of people who had moved to Texas in the early 1980s. We were going to live in Texas for five years, and we have been here for 34. It has been a great place to live.

### **How do you find ways to mentor young women in the profession or women who are interested in going into design?**

It’s not about mentoring young women. It’s about mentoring young architects in general. Pat Spillman, FAIA was an amazing mentor and he led by example. Through working for Pat, I learned to become a good architect. Architecture is a wonderful career and one that, as practitioners, we should value.

I think some of my design interests rubbed off on our daughter. She just moved to Portland, OR, where she works for NIKE as a skateboard shoe designer. Design does matter: I have found throughout my entire career that people value good design. Now that belief has been handed down to our daughter.

### **You are also on the University of North Texas College of Visual Arts & Design (CVAD) Advisory Board. What is that experience like for you?**

My involvement on the advisory board is a blessing. I have the opportunity to support one of the few design programs in the metroplex. We meet every quarter to discuss what is going on in the college. We are ambassadors for great design and a great college. Personally, I can get behind promoting our growing design community, one that is not only in Denton but also spreads across the entire Dallas area. The dean of the college, Robert Milnes, is just remarkable. He retires in September and he will be missed. He is a great personal friend and a tremendous leader. That said, CVAD and UNT are dynamic institutions and will find a new vibrant leader. ■

**Interview by James Adams, AIA, RIBA, a senior associate with Corgan.**

For the complete interview with Anita Moran, visit *Columns* online at [www.tiny.cc/moran-profile](http://www.tiny.cc/moran-profile). Find out the balance required for good design and programming on a college campus, how she became involved with The Women’s Museum, and what she does in her free time.





**As assistant vice president of design** and construction for Methodist Health System (MHS), Denton Wilson is currently overseeing three consecutive healthcare projects here in the DFW area with a combined budget exceeding \$360 million. A firm proponent of open communication, his collaboration-based approach gathers all individuals early in the project: architects, engineers, contractors, and owners. By carefully assembling these mega-teams, Denton's strategy embraces a philosophy based on the open-source sharing of knowledge and expertise, and on camaraderie and trust built among teams and trades.

Recently nominated for the 2014 Changemaker of the Year award, bestowed by the Center for Health Design, Denton sat down with us to grab a coffee at Oddfellows in Bishop Arts District to discuss his passion for building collaborative teams and projects.

**Many people in the industry use the term “collaboration” and “team.” How would you define these terms in your projects?**

In today's market, the definition of team has been elevated to a level of understanding focused on common ground. We see this common ground centered on a group of people committed to one another, to the project team, and to the project's goals. But what truly unifies the team is a common vision. A team that is synchronized on this notion possesses a very strong level of

accountability and understands that success is determined by the whole process and not just individual achievement. If you truly desire the best outcomes, then you need to establish a common vision within the team. True collaboration aligns multi-disciplinary knowledge with the great technologies at hand.

**What are the benefits of a collaborative approach versus the more traditional project delivery methods?**

The collaborative process gives the designers more time, options, and flexibility, and a greater understanding of what *best value* means to a project. Traditionally, the reduction of design potential is encountered much further into the project timeline when decisions are made to value-engineer or redesign. By realigning the knowledge of architects, engineers, and other project individuals upfront, we encounter fewer schedule impacts, better constructability, and much more efficient models.

**What are some challenges you face in transitioning individuals to these collaborative team models?**

Part of the challenge is the amount of time spent upfront—the front-loading of knowledge can be intimidating to many owners. However, the proper aligning of knowledge-based teams is crucial in the beginning. Great design does not just happen. It has to evolve

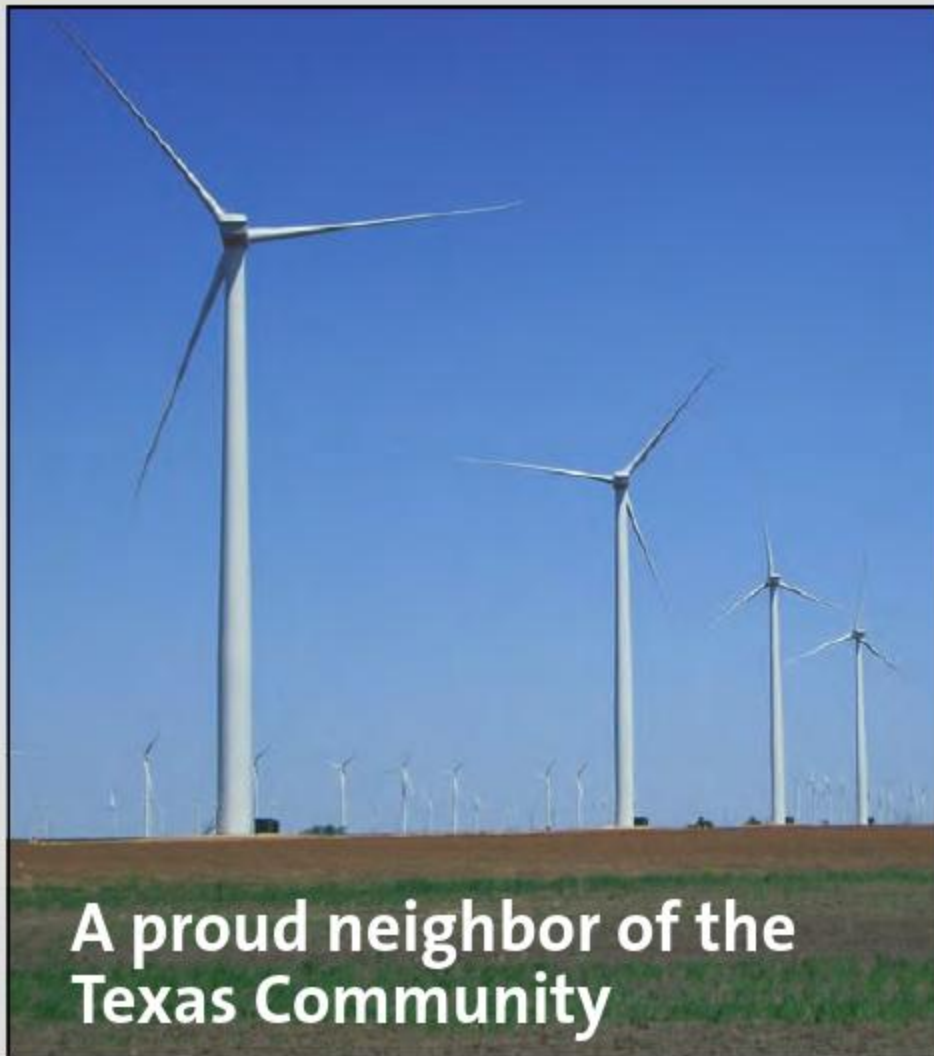
Four Winds Casino Resort



PONCE-FUESS ENGINEERING, LLC  
Structural Engineers



3333 Lee Parkway, Suite 475  
Dallas, Texas 75219  
469.310.2850  
www.ponce-fuess.com  
Lucas G. Ponce, PE / President  
lponce@ponce-fuess.com  
Certified DBE & HUB



A proud neighbor of the  
Texas Community

800-326-1821  
www.holcim.us



and grow as a collaborative process. The ability to implement BIM technologies, combined with efficient team-building strategies, speeds up the delivery process. Even on the most well-managed projects the misalignment of processes and information will cost time, money, and measurable value. Therefore, we implement a strategy called "slowing down, to speed up." Everyone still has his or her individual responsibilities and tasks, but we take the time to establish and define our milestone targets during our pull-planning sessions. This allows us to define the roadblocks ahead and move forward accordingly.

**How would you summarize the power of team collaboration and the benefits to the individuals involved in your projects?**

I have been blessed to work with some very talented individuals who are proud of what they do. We work in environments built on-site to allow collaboration by working alongside one another. This exposes all disciplines to one another and gives everybody access to communal information. By working in this manner, we are able to re-align knowledge and information quicker and more efficiently by making it accessible to the entire project team.

**You are a firm believer in a proper work/life balance. What does the term "quality of life" mean to you?**

For me, it is the ability to turn your mind off. It can be difficult to disconnect yourself from the distractions of the workplace at the end of the day. I want to find that balance and betterment for my family and myself. I will tell you very proudly that the strength and support of my bride and best friend for 28 years has been the behind-the-scenes foundation of my workplace successes. For me, it is about finding ways to spend time with my family and really connect with them. I have made it my priority since my son was six years old to write him notes: thoughts I wanted to tell him or share with him. That helped me slow down and find that balance of family. He will tell you today that he still has all those notes.

**What do you want people to know about your how you work and operate with your teams?**

Personally, my motivations for the MHS projects I oversee are not necessarily rooted in winning design awards or recognition. I want to take all these projects *combined* and make the industry better. The healthcare industry is getting stronger and smarter because of these collaborative measures. People across all segments and disciplines are getting tremendous betterment for themselves individually as they come off these projects knowing more about the *whole* process. My teams know that I strive to create opportunities that can help make their subsequent projects better. If you create these opportunities and experiences now, then the process will have sustained its purpose for future projects and endeavors. ■

Interview by Ezra Loh, Assoc. AIA, a designer with Corgan.

Read an extended interview with Denton and find out what a VP of design and construction does, how he motivates his mega-teams, and what a typical day is like for him.  
[www.tiny.cc/wilson-profile](http://www.tiny.cc/wilson-profile).



Denton is also a prolific and talented photographer. See his art at [www.tiny.cc/wilson-photos](http://www.tiny.cc/wilson-photos).



# BUILDINGS THAT PROMOTE WELL-BEING



**How does the sensory experience of buildings** contribute to well-being and productivity? This was a topic explored in the 7th Windsor Conference in the UK, where the participants considered the changing context of comfort in an unpredictable world. Their discussions affirmed that an improved understanding of the interaction between humans and their environments offers a chance to add increased depth to building design and make better buildings. They contend that well-being, productivity, and the sensory experience are fundamental and universal concepts concerning the relationship between buildings and occupants. Some of the highlights outlined in the proceedings offer keen insight. For example:

1. Design improves when the building engineer or architect becomes more of a psychologist and less of a technologist. This allows the thought process to move from an understanding how the building affects our physiology to an appreciation of human psychology. This human-centered perspective may be complemented by a fuller understanding of the sensory experience.

2. Well-being is not wholly a technical issue it will always have deeply personal and moral perspectives and these should not be overlooked.
3. Any buildings and its systems can be designed with well-being in mind even when that is not its primary purpose.
4. The science of well-being provides a perspective for designing different sensory interventions.
5. Understanding the relationship between a building and its inhabitants can result in a wider spectrum of design possibilities and outcomes.
6. From an improved understanding of well-being and productivity new design opportunities emerge.

The following Gallery pages provide some insightful designs from Dallas architects that exemplify how well-being has been thoughtfully integrated into buildings whose actual purpose is to enhance and invigorate personal quality of life. Enjoy!



CRAIG BLACKMON, FAIA

CLIENT: City of Dallas Park and Recreation  
Department  
PROJECT TEAM: Robert Meckfessel, FAIA; Emily  
Harrold, Assoc. AIA; and Pat Meckfessel

Civil and Structural Engineer: JQ  
LANDSCAPE ARCHITECT: Mesa Design Group  
MEP CONSULTANT: Meza Engineering

CONSTRUCTION COST ESTIMATING: McCaslin  
Associates  
SPECS: IntroSpec  
GENERAL CONTRACTOR: Speed Fab-Crete

## CHURCHILL RECREATION CENTER Dallas, TX

DSGN Associates

The original Churchill Recreation Center was a well-used and well-liked workout and meeting facility in north Dallas. The program for the 4,480-square-foot expansion called for additional multipurpose rooms, a larger workout center, and new locker facilities. In addition to the required spaces, DSGN expanded an outdoor courtyard and improved views to the wooded surroundings. The expansion is oriented for generous natural light and views, and shaded by steel

sunscreens and trellises. Selected materials and patterns of the existing building were reinterpreted and carried into the addition so as to respect the character of the original, award-winning 1998 building while establishing a unique identity for the expansion. The project was completed 14% below budget, and the center remained open throughout construction.



NICHOLAS MCWHIRTER, AIA

CLIENT: Eclipse Development  
PROJECT TEAM: Jeffrey L. Good, AIA;  
Liz Johnson; and J. Scott Slagle  
DESIGN CONSULTANT: Studio Arthur Casas

CIVIL ENGINEER: Dunaway and Associates  
LANDSCAPE ARCHITECT: SMR Landscape  
Architects Inc.  
STRUCTURAL ENGINEER: Hunt & Joiner

MEP ENGINEER: Jordan & Skala Engineers Inc.  
GENERAL CONTRACTOR: Hill & Wilkinson  
General Contractors

## EQUINOX Dallas, TX

Good Fulton & Farrell

The first Equinox Club location in Dallas transformed a former automobile dealership into a showcase for a branded lifestyle focused on fitness and health. The existing buildings were transformed into two basic blocks. The first block, now sheathed in a black composite panel skin, houses the reception area, yoga room, spa, and sublease retail spaces. The second block, featuring white translucent panels on a plinth of glass and natural cedar, houses the cardio floor, pool, locker rooms, and two levels of structured

parking. The blocks are linked by a two-and-a-half story atrium, animated with suspended freeform color plexi panels, one of several significant art installations by local Dallas artists. The 45,000-square-foot club interior combines the use of modern European tiles and veneers with the contrasting simplicity of exposed structure ceilings. The overall impression reflects the upscale, modern, urban clientele which Equinox attracts.



CHAD DAMS, AIA

CLIENT: City of Dallas  
PROJECT TEAM: Phil Callison, AIA; Courtney Johnston; and Tori Wickard  
CIVIL AND STRUCTURAL ENGINEER: RL Goodson

MEP ENGINEER: Meinhardt  
LANDSCAPE ARCHITECTURE: Newman Jackson Bieberstein  
SIGNAGE: Babendure Design Group

OWNER'S REP: CBRE  
CONSTRUCTION MANAGER: Medco  
GENERAL CONTRACTOR: Core Construction

## DIABETES HEALTH WELLNESS INSTITUTE AT JUANITA J. CRAFT RECREATION CENTER Dallas, TX

Perkins + Will

The Diabetes Health and Wellness Institute at Juanita J. Craft Recreation Center is the result of a collaboration between the City of Dallas Park and Recreation Department and the Baylor Healthcare Southern Sector Healthcare Initiative. It represents a first-of-its kind facility designed to treat and prevent diabetes holistically through diagnosis, treatment, education, and physical activity. The existing 21,000-square-foot Juanita Jewel Craft Recreation Center was

completely transformed from the interior. The project also includes a new two-story entry, lobby, and main corridor, as well as a 4,500-square-foot administrative addition to the south end of the facility. Designed for seamless interaction, the wellness program and recreation center now coexist and support each other, maintaining and expanding the existing facility's role within the surrounding community.



DON WONG

CLIENT: Mayo Clinic  
ARCHITECT OF RECORD: BWBR Architects  
PROGRAMMING/PLANNING ARCHITECT:  
Dewberry

CIVIL ENGINEER: McGhie & Betts Inc.  
STRUCTURAL ENGINEER: MBJ Consulting  
Engineers  
MEP ENGINEER: LKPB Engineers

LANDSCAPE ARCHITECTURE: Damon Farber &  
Associates

## MAYO CLINIC'S DAN ABRAHAM HEALTHY LIVING CENTER Rochester, MN

Dewberry

This new wellness center located on Mayo Clinic's Rochester campus is a three-story, 110,000-square-foot facility to serve clinic employees. The center provides expansive space for aerobic conditioning, strength training, swimming and aquatic therapy, and programs in nutrition, weight management, and stress management. Educational spaces include classrooms, a library, resource areas, and a demonstration kitchen. The facility also houses research areas,

including physical assessment spaces, labs, and exam rooms that enable researchers to capture and analyze data related to the effectiveness of fitness programs. Features include space for yoga and massage therapy, special workout rooms for women and beginners, a running track, lap and therapy pools, and a large room for spinning (stationary bike) courses with a projection screen for "virtual" rides.



DANA HOFF

CLIENT: University of North Florida  
ARCHITECT OF RECORD: Borrelli + Partners  
ASSOCIATE ARCHITECT: Dewberry

CIVIL ENGINEER: Bowen Civil Engineering Inc.  
STRUCTURAL ENGINEERING: Bliss &  
Nyttray Inc.

LANDSCAPE ARCHITECT: Steven Davis, ASLA  
MEP ENGINEERING: TLC Engineering for  
Architecture Inc.

## UNIVERSITY OF NORTH FLORIDA'S STUDENT WELLNESS CENTER Jacksonville, FL Dewberry

The LEED Gold Student Wellness Center at the University of North Florida, was funded entirely by student fees. The 76,500-square-foot facility provides a new home for the Recreation, Health Promotions, and Physical Education Departments, as well as providing student recreation facilities. Program elements are simply zoned with

administration, academics, group studios, and locker facilities on the first floor. The second floor primarily consists of exercise options, with some small administration and support areas. A running track is on the third floor. The building received certification.

# POLYTRONIX, INC.



**Polytronix, Inc.** is the only U.S. manufacturer of Polyvision™ Switchable Privacy Glass. Their unique design elements can be used for hospitals, offices, conference rooms and other interior designs. Privacy glass is energy efficient, cost effective and reduces waste from the fabric and cleaning that hospital curtains and blinds produce. The glass provides a virtually germ free environment providing protection for both the patient and the hospital. This is one of the special features offered for Privacy Glass by Polytronix.

[www.polytronixglass.com](http://www.polytronixglass.com)

# SKETCH...

[WWW.DOODLESKETCHBOOK.COM](http://WWW.DOODLESKETCHBOOK.COM)



THE DOODLE: A SKETCHBOOK WITH QUOTES

"I believe in the imagination. What I cannot see is infinitely more important than what I can see"  
Duane Michals



[www.LastTangent.com](http://www.LastTangent.com) ©2014

## Millwork Fabrication & Installation Services

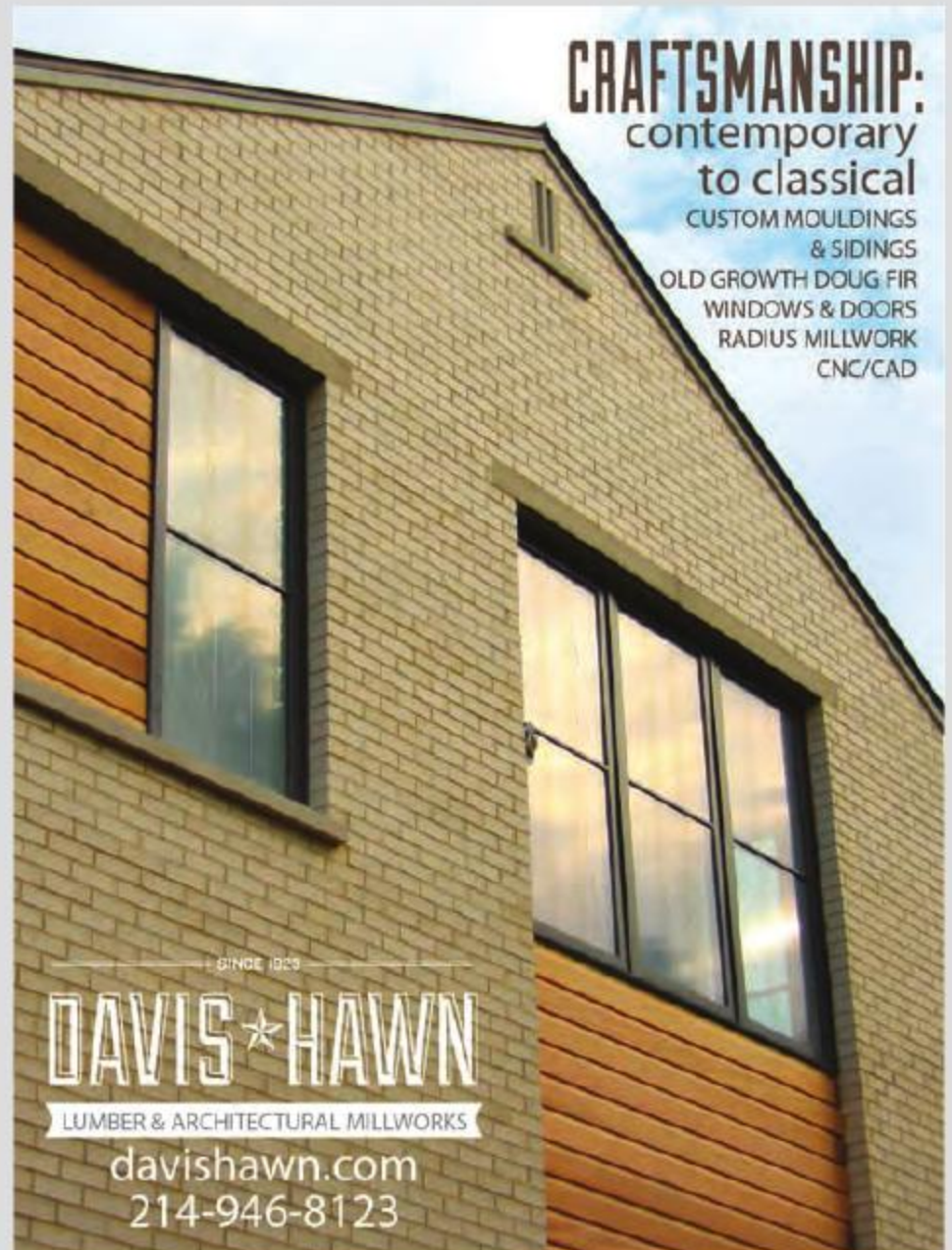
*"We'll never be the biggest, but we'll always be the best"*

Last Tangent is proud to announce our accreditation by the Architectural Woodwork Institute as a manufacturer of premium grade wood and laminate casework, laminated tops, standing and running trim, and factory finishing.

Last Tangent, LLC  
P.O. BOX 2160  
Athens, TX 75751

Tel (903) 292-1743  
Cell (214) 882-7833  
Fax (903) 292-1745

[support@lasttangent.com](mailto:support@lasttangent.com)



## Lost Dallas | P.C. Cobb Stadium

**The massive P.C. Cobb Stadium** was erected in 1939 to serve as modern-day concrete temple to sports. The stadium, like many of the athletes that competed on its field, served valiantly as a landmark for the city.

P.C. Cobb, the director of athletics for the Dallas high schools, launched a campaign in 1937 to build this new athletic stadium. The city donated an abandoned water department settling basin at the corner of Oak Lawn Avenue and what would eventually become Stemmons Freeway for the effort, but only if Cobb could produce a stadium in five years. With the help of WPA funding and the sale of \$150,000 in bonds, the stadium was completed in just two!

A simple streamlined Moderne stadium was designed by Hoke Smith, a local architect. The design called for a massive horseshoe structure for the stadium and an accompanying field house. The full design for the stadium was never built and only two sides of the stands were completed. Even with the reduced design, the stadium still held 22,000 people. Constructed of reinforced concrete with steel every 16 inches, it was a solid structure which included such design details as bas relief panels with figures of athletes engaging in the sports of football, baseball, and track and field. When the new stadium opened, it was named Dal-Hi Stadium, but in 1957 was renamed P.C. Cobb Stadium and Field House in honor of Cobb for his efforts to construct the stadium and to recognize his longtime service as athletic director.

Trammel Crow purchased the site in 1982 and demolished the stadium and field house to make way for the construction of the InfoMart. Even though Crow was responsible for the stadium's demise, he was also responsible for saving pieces of the bas relief panels which were donated to the City of Dallas for possible reuse in parks. One day, pieces of the venerable Cobb Stadium may grace some of Dallas' parks for the enjoyment of the public, reminding us of a great icon of sporting architecture in Dallas. ■

**David Preziosi is the executive director of Preservation Dallas.**



THE DALLAS MORNING NEWS



MICHAEL CAGLE, ASSOC. AIA



MICHAEL CAGLE, ASSOC. AIA



MICHAEL CAGLE, ASSOC. AIA



**HUNT & JOINER, INC.**  
STRUCTURAL ENGINEERS



Specializing in innovative structural engineering solutions, professional project execution, and exceptional service.

Professional registration in the 48 continental United States, Hawaii and the District of Columbia.

Dallas Office: 214-760-7000  
Austin Office: 512-358-8788  
[www.h-jinc.com](http://www.h-jinc.com)

PARKLAND HALL  
DALLAS, TX

## Index to Advertisers

Acme Brick **3**  
[www.brick.com](http://www.brick.com)

Andersen Window **5**  
[www.andersenwindows.com/doserlook](http://www.andersenwindows.com/doserlook)

Architectural Engineered Products **28**  
[www.myproductrep.com](http://www.myproductrep.com)

AS Hanging Display Systems **18**  
[www.ashanging.com](http://www.ashanging.com)

Audio Video Innovations **IFC**  
[www.AVInnovations.net](http://www.AVInnovations.net)

Baker Triangle **29**  
[www.bakertriangle.com](http://www.bakertriangle.com)

Big Ass Fans **29**  
[www.bigassfans.com](http://www.bigassfans.com)

Blackson Brick **OBC**  
[www.blacksonbrick.com](http://www.blacksonbrick.com)

Brown Jordan Outdoor Kitchens **24**  
[www.brownjordanoutdoorkitchens.com](http://www.brownjordanoutdoorkitchens.com)

Davis-Hawn Lumber and Architectural Millworks **43**  
[www.davishawn.com](http://www.davishawn.com)

Doodle Sketchbook **43**  
[www.doodlesketchbook.com](http://www.doodlesketchbook.com)

Holcim **36**  
[www.holcim.us](http://www.holcim.us)

Horizon Italian Tile **19**  
[www.horizontile.com](http://www.horizontile.com)

Hunt & Joiner **45**  
[www.h-jinc.com](http://www.h-jinc.com)

JQ **4**  
[www.jqeng.com](http://www.jqeng.com)

Johnson Equipment Company **24**  
[www.jequip.com](http://www.jequip.com)

L.A. Fuess Partners **2**  
[www.lafp.com](http://www.lafp.com)

Last Tangent **43**  
[www.lasttangent.com](http://www.lasttangent.com)

McLaughlin-Brunson Insurance **1**  
[www.mclaughlinbrunson.com](http://www.mclaughlinbrunson.com)

ME Engineers **4**  
[www.me-engineers.com](http://www.me-engineers.com)

Milby Attorneys & Counselors **1**  
[www.milbyfirm.com](http://www.milbyfirm.com)

Polytronix **43**  
[www.polytronixglass.com](http://www.polytronixglass.com)

Ponce Fuess **36**  
[www.ponce-fuess.com](http://www.ponce-fuess.com)

Porcelanosa **IBC**  
[www.porcelanosa-usa.com](http://www.porcelanosa-usa.com)

Purdy-McGuire **48**  
[www.purdy-mcguire.com](http://www.purdy-mcguire.com)

Rogers O'Brien Construction **28**  
[www.r-o.com](http://www.r-o.com)

The Centre for Building Performance **28**  
[www.tdbp.com](http://www.tdbp.com)

Thompson-Mathis Metal Manufacturing **2**  
[www.thompsonmetal.com](http://www.thompsonmetal.com)

TKO Associates **33**  
[www.tkoassoc.com](http://www.tkoassoc.com)

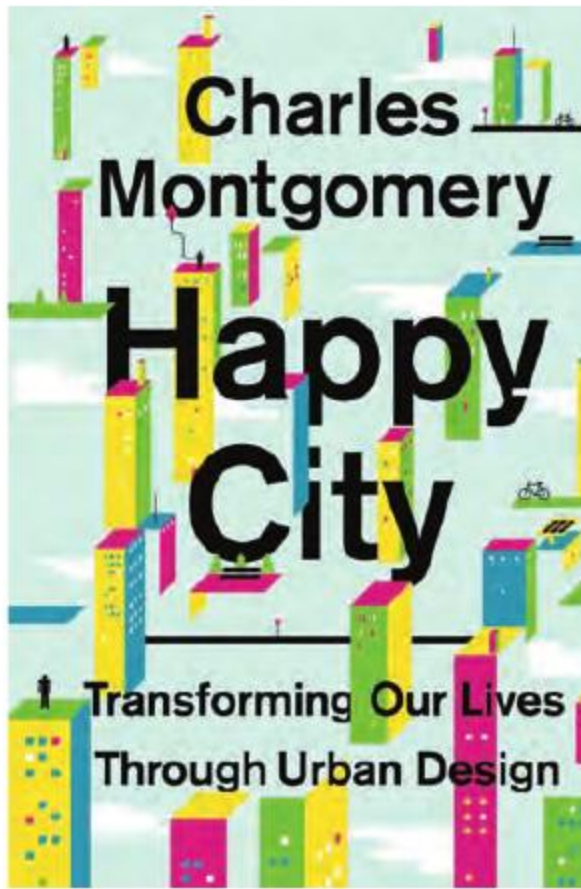
Viracon **8**  
[www.viracon.com](http://www.viracon.com)

Wood Products Council **11**  
[www.woodworks.org](http://www.woodworks.org)

## Why Advertise?

Advertising in *Columns* means your firm will be well positioned to get in front of an array of subscribers, readers and leaders who have come to rely on the premier publication in North Texas devoted to art and architecture.

Contact Jody at  
800.818.0289 ext 101 or  
[jcranford@aiadallas.org](mailto:jcranford@aiadallas.org)



### Happy City

**What is a happy city?** How might you measure such a complex feeling? Through interviews and discussions with various urban, suburban, and exurban residents, Charles Montgomery, journalist and author of *Happy City*, takes his wonderful storytelling to the streets to find what makes people happy and how city planning and design might be a factor.

Through research, Montgomery investigates the relationship between what we say makes us happy and what

truly does, enumerating past mistakes in planning our cities (long commutes, suburban isolation, etc.) and dissecting unexpected "happy cities" that exist today. To no surprise, those cities making social beings the top priority tend to fair better, and while this hasn't historically been the case in America, it is never too late to turn it all around.

*Happy City* is published by Macmillan. ■

Reviewed by Ryan Flener, Assoc. AIA, an intern with Good Fulton & Farrell.

### Luis Vidal + Architects: From Process to Results

**Playful in its order** without excessive prose or posturing, this book by Laurence King Publishing peels back the curtain and provides an honest opportunity to see beyond the brand and really understand the trajectory of Luis Vidal + Associates, a 10-year-old practice.

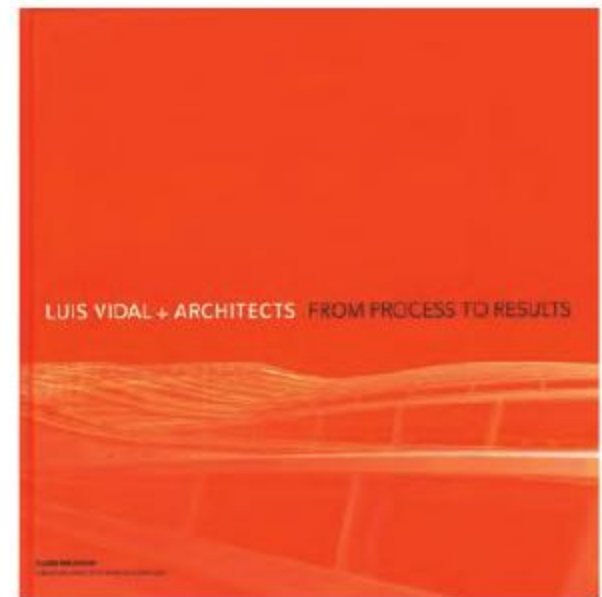
The studio's method is described as "...a common insistence on the centrality of individual human experience in relation to everyday objects and spaces embedded in social processes." The author, Clare Melhuish, outlines this process in an organized fashion from

design through results. Yet the infographic approach layout is littered with bold imagery, architectural photography, and humanizing images of the people involved.

Most fascinating is the degree to which Vidal's expertise in massive public buildings is grounded in an effort of understanding the human scale, and the examples provided to showcase this focus. ■

Reviewed by James Adams, AIA, RIBA, senior associate with Corgan.

Luis Vidal's work will be presented in the exhibition "ENCOUNTERS" at the Dallas Center for Architecture from September 10 to October 31. The show will open with a talk and book signing with Vidal on September 10. Visit [www.DallasCFA.com](http://www.DallasCFA.com) for details.





## Thanks for the View, Mr. Mies

Today, outsiders see Detroit as being as apocryphal as it once was productive. As a city undergoing the worst of urban crises and having a notorious reputation for crime and corruption, Detroit can seem a dark or forbidden place. Within all of this sits a vision of Ludwig Mies van der Rohe—and that is Lafayette Park, an affordable, middle-class residential neighborhood that has outlasted modernism to become one of the most socially and racially integrated places in Detroit.

*Thanks for the View, Mr. Mies* is a beautifully crafted historical survey and

living account of the Mies- designed complex. With interviews and essays by residents, archived and new photographs, and various property surveys, the book (Metropolis) examines the way in which its residents interact with each other and the modernist landscape surrounding them. The final product is a surprising and uplifting account for a city that is often not so.

The book published by Metropolis Books is edited by Danielle Aubert, Lana Cavar, and Natasha Chandani. ■

Reviewed by Ryan Flener, Assoc. AIA, an intern with Good Fulton & Farrell.

## Understanding Architecture

It is never too late to read *Understanding Architecture*. The compilation of essays and images of seminal buildings by Robert McCarter and Juhani Pallasmaa makes for a rare book that stimulates the intellect and delights the eyes—and, in doing so, calls for an understanding and appreciation of architecture that is layered, holistic, and comprehensive.

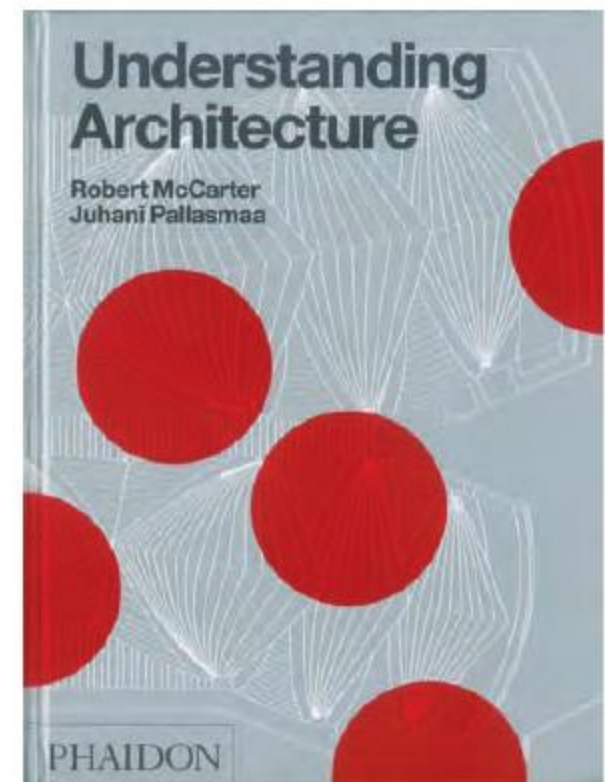
Professor McCarter teaches at Washington University in St. Louis and is an accomplished author. Finnish architect Pallasmaa is a superstar who happens to have the goods to back up that stardom. Over the last few decades, Pallasmaa has practiced and written extensively about architecture. His book *The Eyes of the Skin: Architecture and the Senses* has become required reading in architecture schools and has, in the process, become sort of a manifest that comes to mind when we are bombarded daily with image after image of buildings from all corners of

the globe. Quite sensibly, Pallasmaa argues that architecture is more than "image" and must instead be conceived and appreciated as something involving all senses. A quick snapshot won't do it, and one-liners won't do it either.

Through this lens, *Understanding Architecture* reintroduces us to several gems and asks us to reconsider these places via an original prism. Ronchamp, Unity Temple, the Pantheon, the Barcelona Pavilion, and our very own Menil Collection and Kimbell Museum, among many others, will never be the same again after being filtered by McCarter and Pallasmaa.

For those who read the book (published by Phaidon Press) as an introduction to architecture, the experience will be unexpected. For those of us who think we know architecture, it will lead us to rethink and see (and feel, and listen to...) architecture in a new and refreshed way, reminding us at every page why we fell in love with it in the first place. ■

Reviewed by Dallas architect Eurico Francisco, AIA.



## In Context

Continued from page 9



TRACY ALLYN

**Harry Stone Recreation Center** has been a neighborhood attraction in old East Dallas since opening its doors in 1957. The original architect was George Christensen. Over the decades though, the cramped and overused building was ill-equipped to serve a diverse, multi-generational population. In early 2012, the recreation center closed its doors. Then, the center was expanded and updated under the direction of the Dallas Park and Recreation Department through its Renaissance Plan and with strong advocacy from the Ferguson Road Initiative. It reopened in 2013.

The center's expansion carefully designed by GSR Andrade Architects transformed the center to accommodate modern standards of community recreation. A wing of light with colorful curtainwall facades now addresses the neighborhood in a welcoming, exciting way. In the new state-of-the-art fitness center, the random pattern of blue glass panes frame views to nature and highlight the connection to the outdoors. Inside, the material palette is a rugged mixture of stained concrete, brick, glazed CMU, and steel. A wide light-filled interior thoroughfare connects the front office to the multi-purpose rooms, a laptop bar, the refurbished dance studio, and two renovated indoor gyms.

As the main gateway and junction for sports in the adjacent park, the front plaza becomes the public living room for crossing paths and even includes sculptural bike racks. Integrating lush, native vegetation into the design, the building is also sited to preserve and exhibit the beautiful existing live oak trees, which provide shade and filtered light.

As a symbol of the community's unwavering support and spirit, this rejuvenated recreation center will enable future generations to experience health and wellness together. ■

**Robert Croysdale, AIA is vice president for academic/institutional environments at GSR Andrade Architects.**

## Web Exclusives



### Profile | Denton Wilson

Read an extended interview with Denton, assistant vice president of design and construction for Methodist Health System, at [www.tiny.cc/wilson-profile](http://www.tiny.cc/wilson-profile).



Denton Wilson is also a prolific and talented photographer. See his art at [www.tiny.cc/wilson-photos](http://www.tiny.cc/wilson-photos).



### Profile | Anita Moran, FAIA

She's considered a pioneer in the design of campus recreation centers. Read an extended interview with her at [www.tiny.cc/moran-profile](http://www.tiny.cc/moran-profile).



### In the Zone

As discussed in the article, the Midtown Area Plan has impacted the entire city's area-wide rezoning efforts. See a copy of the plan at [www.tiny.cc/midtownplan](http://www.tiny.cc/midtownplan).



Nebraska Furniture Mart  
The Colony, Texas  
1.8 million sf

*Proud to have designed the largest single-occupant retail store in the United States*



**Purdy-McGuire**

*DBE \* WBE \* HUB Certified*

American Subcontractors Association of North Texas  
*Outstanding Engineering Firm*  
2012, 2011, 2010, 2009

17300 Dallas Parkway, Suite 3000  
Dallas, Texas 75248  
972.239.5357

[www.purdy-mcguire.com](http://www.purdy-mcguire.com)



500 Main Street, Suite 640  
Fort Worth, Texas 76102  
817.989.6588

# PORCELANOSA®



Shown: wall - Suede Taupe, floor - Rhin Taupe



TILE



MOSAICS



KITCHEN



BATH



HARDWOOD

**PORCELANOSA®**  
TILE / KITCHEN / BATH / HARDWOOD

- PORCELANOSA - VENIS - CAMADECOR - SYSTEM POOL -  
- L'ANTIC COLONIAL - BUTECH - NOKEN - URBATEK -

info@porcelanosa-usa.com | www.porcelanosa-usa.com



Decorative Design Center

1617 Hi Line Drive Suite 415, Dallas, TX 75207 | 214.377.2327

Showroom & Distribution Center

11639 Emerald Street Suite 100, Dallas TX 75229 | 469.310.2870

# Taylor Upscale



The Taylor, Dallas  
StreetLights Residential  
WDG · Metro Masonry

Cloud Ceramics: Cameo/Coral Velour King Size Blend  
Arriscraft ARRIS-tile: Smooth, Custom Color  
Hanson Brick: V224 Velour King Size

The scale of downtown high-rise housing demands distinctive king-size brick blends and sophisticated ARRIS-tile thin stone. Architects contrasted the warm appeal of residential brick texture and color with gridded metal and glass that reflect a rising cityscape. Hanson Brick, Cloud Ceramics, and Arriscraft are three among many Blackson Brick manufacturers and thousands of masonry options. For winning selection, quality, and service across the Southwest, architects **Build Better with Blackson Brick.**

Largest  
Independent Distributor  
in the Southwest



DALLAS SAN ANTONIO  
214.855.5051 210.549.1036  
info@blacksonbrick.com



Build Green,  
Build Better:  
Blackson Brick.