

The **Mission of the Center of Development Excellence** is to promote quality growth in North Central Texas that

- ❖ enhances the built environment,
- ❖ reduces vehicle miles of travel,
- ❖ uses water & energy resources effectively and efficiently, and
- ❖ helps advance environmental stewardship

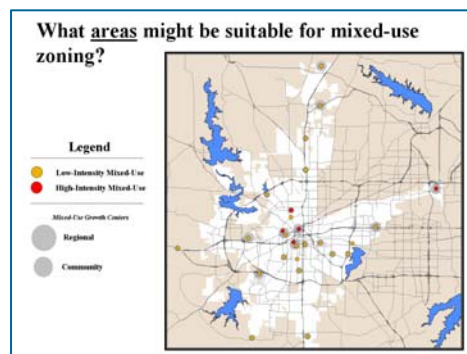
in order to ensure continued economic vitality and provide the highest attainable quality of life for all residents.

NCTCOG adopted this mission statement and an accompanying set of **10 Principles of Development Excellence** as a guide to cities, counties, school districts, other public agencies, and the private sector as they plan and create future development and redevelopment in the region.

1 Development Options – *Provide a variety and balance of development options and land use types in communities throughout the region*

Providing a variety and balance of development options would expand options and facilitate appropriate land uses in appropriate locations. This variety would accommodate mixed-use developments, various intensities of development, a range of housing types, and pedestrian-oriented environments in addition to well designed single land use and automobile-oriented developments where appropriate.

CLIDE Award Examples: Plano Urban Centers, Ft. Worth Urban Village Program



2 Efficient Growth – *Foster redevelopment and infill of areas with existing infrastructure and promote the orderly and efficient provision of new infrastructure*

Investing in and redeveloping areas with existing services including roads, water and sewer lines, emergency services, and schools ensure efficient use of public resources. Similarly, well-planned expansion of services reduces the financial strain on communities to provide and maintain infrastructure and services.

CLIDE Award Examples: Sundance Square, Cityville Greenville, Gables Republic Tower, Montgomery Plaza, Plano Transit Village, The Block, State Thomas District, Trinity River Vision, Ft. Worth Urban Village Program, Addison Circle, The Tower

3 Pedestrian Design – *Create more neighborhoods with pedestrian-oriented features, streetscapes, and public spaces*

Sidewalks, trails, benches, street trees, parks, and a connective network of streets enhance the environment for pedestrians and encourage walking and bicycling. In addition, front porches on houses in neighborhoods and detailed architectural designs, the presence of windows and doors, and a buffer of parked cars between the sidewalk and street in retail areas create a safe and comfortable atmosphere for walking. Providing features and amenities to promote walking and bicycling creates an alternative to automobile transportation, reducing traffic congestion and air pollution.

CLIDE Award Examples: Montgomery Farm, Sundance Square, Lancaster Campus District Plan, Cityville Greenville, Southlake Town Square, Addison Circle, Trinity River Vision, Fort Worth Urban Village Program, Legacy Town Center, Mills Branch Initiative



4 Housing Choice – *Sustain and facilitate a range of housing opportunities and choices for residents of multiple age groups and economic levels*

Quality housing and well-designed neighborhoods should be available to all residents. Neighborhoods that offer a range of housing options including multifamily units of various types for rental and purchase, accessory units, and single-family detached homes allow residents to maintain social and civic connections as their housing needs change over time. Investment in existing neighborhoods should be encouraged in addition to planning for and developing new ones.

CLIDE Award Examples: Nevada Court, The Block, Addison Circle, Mills Branch Initiative

5 Activity Centers – *Create mixed use and transit-oriented developments that serve as centers of neighborhood and community activity*

Creating complete and integrated communities containing housing, shops, work places, schools, parks, and civic facilities promotes walking and biking instead of car transportation. Locating mixed use neighborhood and community centers close to transit can further reduce automobile usage and also provides independence of movement for the young and elderly. In addition to the transportation benefits, well-planned mixed use activity centers are successful, vibrant places for people to live, work, play, shop, and interact.



CLIDE Award Examples: Sundance Square, Plano Urban Centers, Spring Valley Station District/Centennial Park, Addison Circle, Plano Transit Village, Southlake Town Square

6 Environmental Stewardship – *Protect sensitive environmental areas, preserve natural stream corridors, and create developments that minimize impact on natural features*

Protecting wetlands, floodplains, some mature woodlands, and other sensitive natural areas provides benefits such as maintaining water quality and preserving wildlife habitat. These protected areas can be integrated into the fabric of development as natural open areas and green infrastructure, which are increasingly valued by residents. Incorporating innovative storm water management techniques into developments can reduce downstream flooding, water pollution, and streambank erosion.

CLIDE Award Examples: Dallas' Trinity Plan, Montgomery Farm, Trinity Uptown, Urban Reserve, Trinity River Vision, DFW Airport

7 Quality Places – *Strengthen community identity through use of compatible, quality architectural and landscape designs and preservation of significant historic structures*

Detailed architectural, site, and landscape designs and quality materials can help to achieve a "sense of place" and a distinct identity for developments and communities. Developments that go beyond meeting basic requirements and create a unique community or neighborhood identity are likely to remain commercially successful over time. The preservation, rehabilitation, and reuse of significant historic buildings provides a link to the community's past and contributes to civic pride.

CLIDE Award Examples: Sundance Square, Old Stone Dam, Southlake Town Square, Addison Circle, Plano Transit Village

8 Transportation Efficiency – *Develop land uses, building sites, and transportation infrastructure that enhance the efficient movement of people, goods, and services*

Land use patterns and the transportation system are interdependent. Scattered low-density, single land use development relies almost entirely on automobile transportation, which contributes to the growing problems of congestion and air pollution. Mixed use and higher intensity development supports a wider range of transportation options, including transit, bicycle, and pedestrian facilities, in addition to roads and highways. Insuring capacity on arterials and service roads through good planning and design of adjacent land uses is also important.

CLIDE Award Examples: Spring Valley Station District/Centennial Park, Plano Transit Village, Addison Circle



9 Resource Efficiency – *Provide functional, adaptable, and sustainable building and site designs that use water, energy, and material resources effectively and efficiently*

Efficient building designs help to conserve water resources, reduce energy use, and decrease air pollution (from generation of electricity). Using recycled materials in building construction and recycling waste building materials can extend the life of landfills. Using native and adapted plants reduces the amount of water used for landscaping.

CLIDE Award Examples: Nevada Court, TI Richardson Fabrication Facility, Frisco Green

Building Program, DFW Airport

10 Implementation – *Adopt comprehensive plans and ordinances that support Development Excellence and involve citizens and stakeholders in all aspects of the planning process*

Local policies, ordinances, and codes are often obstacles to creating neighborhoods and communities in accordance with the Principles of Development Excellence. Comprehensive plans, zoning ordinances, subdivision requirements, development codes, street standards, drainage requirements, floodplain regulations, and parking requirements should be reviewed and revised if necessary to permit Development Excellence opportunities. Citizens and stakeholders should be involved in the process of evaluating and revising plans and ordinances to achieve their support and to inform them of the benefits of Development Excellence.

CLIDE Award Examples: Trinity Uptown, Urban Village Program, Mills Branch Initiative, Frisco Downtown Architectural Design