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Proposal for a Professional Study

In partial completion of the requirements for the Master of
Architecture degree at Texas A&M University

(Re)**Vitalizing Urban Form: Market Station**

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Project Abstract

This final study proposal is two-fold. Firstly, the project proposes reusing an existing historical landmark in the center of Dallas, Texas as a new food market which draws inspiration from the traditional markets of Europe and blends them with a modern food grocer to provide a much needed grocery store to the Downtown Dallas neighborhood as well as a centralized market place for the city as a whole. Secondly, the project proposes creating a system of large and small urban farms from left over sites bordering the highways that ring Downtown which will feed agricultural produce into the newly created food market. This proposal attempts to address urban revitalization at multiple scales from the street to the city and posits that social revitalization and urban agriculture are critically important to the resuscitation of an existing urban form

Project Description

The location chosen for this project is an abandoned building on a five acre site directly in front of Pearl Station (metro light rail) that was originally constructed in 1909. The building served as a high school for Dallas, eventually becoming a magnet school, but has since been abandoned for several years now. The site is at a very important location for the city of Dallas due to the historic nature of the building and the prominent central location of Pearl Station within the light rail network. Pearl Station is the nearest light rail station to the recently enhanced Arts District, and is within walking distance of several high-rise office buildings used by thousands of workers daily.

This final study proposes reappropriating this building as a new market place for the city of Dallas. The program will blend the idea and experience of a European indoor food market with a contemporary grocery store to create a unique, relevant, and much needed program for the Downtown Dallas neighborhood and the city as a whole. The program will also include a mixture of retail and restaurant space addressing the street in order to enhance the street life created by the light rail station.

The historic building sits on a large open site that borders Interstate Highway 45. With the building and parking addressing the street and light rail station on the southwest half of the site, the rest of the site (roughly 2.5 acres) remains open and unused. This provides an opportunity for a relatively large scale urban agricultural site which can produce organic material for use in the market.

The highways that currently ring Downtown Dallas cut through the existing street patterns leaving behind small oddly shaped sites that are either undeveloped sites left over from the now broken street grid or are undevelopable sites due to rights of way for the raised highway. This final study proposes using these sites as small agricultural plots, thus creating an urban agricultural system that links these plots with the larger site at the new market place. This proposal takes otherwise “useless” voids in the urban form and reconstitutes them within a larger system to provide agricultural product which is then sold within the community that inhabits this urban form.

In the same way that the Mercato Centrale of Florence and Pike Place Market of Seattle help to define the urban experience of their cities, this new market at a vitally important location in the center of the city will redefine the urban experience and identity of Dallas. Every passenger aboard a train running north or east of Downtown will have a view of the new market and the urban farm that feeds it, creating a billboard for urban agriculture and advertising a new vitality found in the center of Dallas. This proposal attempts to reshape the urban landscape at the scale of the street with a mixture of uses, at the scale of the neighborhood by providing a place to buy food, and by injecting vitality to into a landmark and creating a new market place and identity at the scale of the city. Pearl Station becomes Market Station.

Theoretical Position

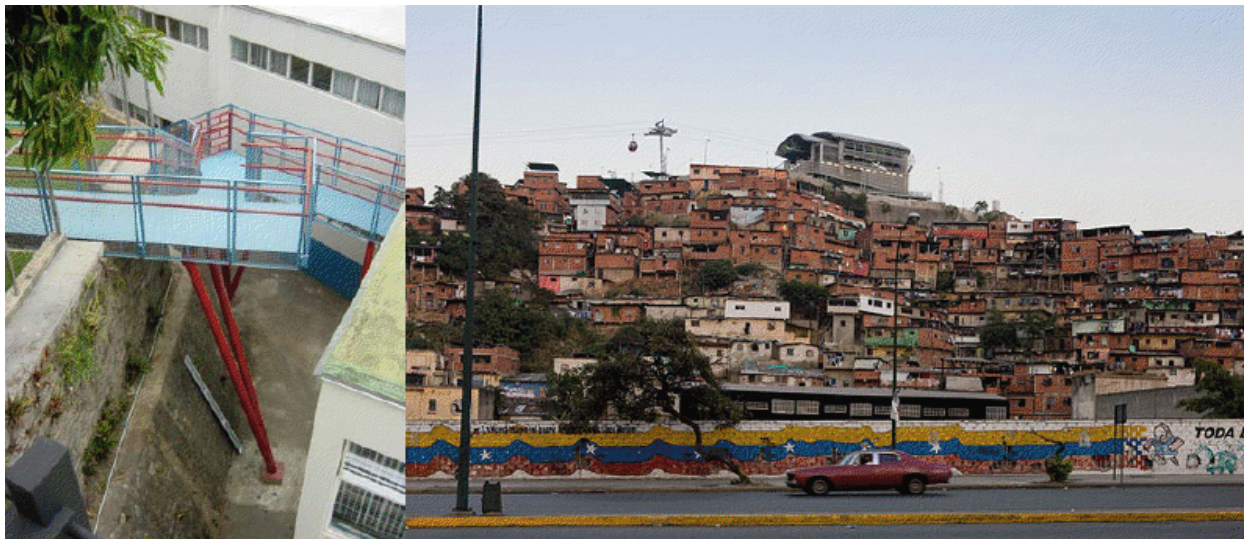
After decades of absence from the main spheres of architectural discourse, the phenomenon of the metropolis as a site for research and experimentation is beginning to recapture the imagination of architects. This renewed attention our profession is giving to the socio-cultural, political, and economic forces at stake in the city could redefine the operational processes of architecture itself, as well as the role of architects in the context of city development. . . We're proposing that fragments, voids, and leftover urban spaces be transformed to support hybrid and layered programs for flexible, affordable housing, civic and commercial uses, and public spaces.¹

Urban Acupuncture
-Teddy Cruz

The renewed interest in the city has sparked a new term in the language of architectural discourse, urban acupuncture. Architecture that seeks to engage socially, and to connect locally within an increasingly global society. Urban acupuncture, like the idea behind Chinese acupuncture, introduces itself at a specific point in order to relieve stress and tension throughout the city as a whole, an attempt to provide large scale change through small scale endeavors. This is an architecture that is born out of a post-modern, post-industrialized world where the informal nature of the city is as important as the formal.

Much of the discussion about urban acupuncture revolves around the contrast and interaction between the formal and the informal. Modernism as a philosophy implies grand narratives and formalism, which is seen in architecture and urbanism as the master plan, distinct separation of uses, and strict hierarchical linear systems. Gilles Deleuze and Félix Guattari formed views that opposed these modernist notions and encouraged multiplicity.² In “A Thousand Plateaus” Deleuze and Guattari discuss the concept of the “rhizome” which contrasts totalizing “arboreal” systems of thinking, acting, and being.³ A rhizome is a non-linear, non-hierarchical, anarchic network that is

constantly in flux. Rhizome networks develop according to certain principles, the first two being connection and heterogeneity, which are seen in urban acupuncture projects as connections that previously did not exist and the mixing of uses and cross-programming.⁴ Past models of urbanism put forward by modernist groups like the Congrès Internationaux d'Architecture Moderne (CIAM) are in essence inflexible hierarchical systems, and unlike the later attempt to construct a new model of urbanism by the Congress for the New Urbanism (CNU) which typically operates as separate enclave entirely unto itself, urban acupuncture projects try to work within the disconnected urban landscape to create new modes of operation, connection, and flexibility.



Urban-Think Tank: modular stairs (left), Metro Cable (right), Caracas, Venezuela

Dallas, until recent years, has been greatly influenced by modernism's model of urbanism: establishing master plans, distinctly separating functions, automobile oriented development, and expanded highway construction. As early as the 1950's and 1960's modernism's approach to urbanism, and impact on the urban form throughout the world, was already drawing heavy criticism. Jane Jacobs looked at growth and change that happens within a city, and the vitality and urban life that cultivates. Critically important to the life and success of a city is the city street and daily street activity. A mixture of uses along a street coupled with pedestrians, loitering residents, and other activity help to create safe streets, because eyes are always on the street.⁵ The famous image of

towers in a park (a tenant of modern planning is the distinct separation between the pedestrian and the automobile) does little to create an active and safe street.

Projects from George Candilis and Shadrach Woods looked at questions of local culture and lifestyle and its role in modern architecture. Collective housing projects in Morocco attempted to merge modern building techniques and aesthetics with traditional Muslim architectural typologies. Other projects from members of Team 10 were inspired by a biological analogy rather than a mechanical analogy like many Modernist projects and architects (“The house is a machine for living in”⁶). These projects were concerned with connection and disconnection, such as the “mat building” concept, exemplified by Candilis, Josic, and Wood’s Free University of Berlin campus plan. The concept of the mat building creates a network of routes, as opposed to a single corridor or a hierarchical system, in response to the perceived disconnection of the modern city and “top-down” planning.



When considering early examples of urban acupuncture, Aldo van Eyck, also a member of Team 10, designed over 700 playgrounds distributed throughout the city of Amsterdam, Netherlands between 1947 and 1978. Acting together, these playgrounds form a network that injected new vitality into the existing urban form.⁷

Aldo van Eyck: Locations of the 736 Amsterdam playgrounds
(Mapped by Francis Strauven in 1980)

The idea of top-down vs. bottom-up urban planning is expressed through the study of natural cities and artificial cities. A natural city is allowed to grow over the years and develop based on millions of decisions made by the individuals that inhabit it and regenerate it, these cities are incredibly complex and constantly in flux. An artificial city can be defined as the “new cities” we create based

on a master plan, cities such as Brasilia, Chandigarh, or Seaside. Modern human history is wrought with our man-made, top-down, “master planned” communities and cities. The vast majority of these artificial cities create collections of sets or units within the cities themselves that form a tree-structure when considered diagrammatically. Meaning, that each lower subset of units is directly related to the above subset or superset in only one way.⁸ CIAM as well as many, many other architects and urban designers have implemented a very structured view on how to organize a city in order to rationalize or simplify a complex system. This rational city’s design involves a tree-like system of units of the city that start with a city wide form and eventually break down to the smallest unit which are individual dwellings (or in planning terms, a tree-like system of roads that work as collectors, arterials, and distributors that connect the various residential zones to the commercial, industrial, recreational, and “cultural” zones).

Unlike a tree-structure, a semilattice system is organized so that super sets and subsets have more than one direct way of connecting to each other. A semilattice system is a much more complex and dense system, parallels to this can be seen in everything from the way ecosystems interconnect to the way users on Facebook are part of a complex network of friendship. The same diagrammatic complexity is seen in natural and vitally active cities.

Modernism had a great impact on American cities, especially in the western and central parts of the United States in cities where much of the growth took place after the Second World War. Cities where the urban core is abandoned at night, where the inner city falls into disrepair, where suburbanism has sprawled out across the countryside, where the city is built for the car instead of the human. A major question of this final study is how do we rectify this situation? How do we inject vitality into a dying or dead existing urban form?

Adaptation

As Alex Krieger notes in his essay “An Urban Revival for a Suburban Culture,” aside from a new economic growth, and growth of cultural and community services within American cities, there has been a shift over the past decade in the public opinion of the city.⁹ He goes on further to stress the importance of preservation of traditional urban forms, “As economists point out, scarce commodities usually become more valuable. The suburban landscape is no longer scarce, while traditional pockets of urbanism are becoming more so. In many parts of the world the importance of preservation is yet to be established, but in America the period of federally sponsored urban renewal challenged cavalier attitudes towards history. Demolition is no longer seen as a precursor to improvement.”¹⁰ This final study proposes to adaptively reuse the existing school building.

The idea of recycling and reusing abandoned buildings is an environmental strategy as well as an urban one. By giving this building a new typology and a new relevance to contemporary society, it is saved from obsolescence. The Old Dallas High School is also a beautiful landmark within the city center, which helped to educate the community. As part of a continuation of the history of education on this site, the farm connected to the market will also serve as an educational/demonstration farm for the community and city.

Experience

Since this final study project sits in an incredibly important position within the city center and the wider metropolitan transit system, it is important that formal considerations are addressed in this proposal. This final study attempts to revitalize an existing urban form by injecting energy, multiplicity, and vitality into the city, and the formal aesthetics and sensibility of this project should reflect this.

The city of Dallas is one of contrasts. The Dallas skyline is full of glass and steel, however, brick is the predominant material on the historic buildings. In this context an addition to and adaptive reuse of the Old Dallas High School building can and should reflect the historic nature of the landmark while still expressing the contemporary relevancy of the addition. As Case Study 1 on Faneuil Hall will note, it is important for the aesthetics of the addition to express the age in which it is designed.

The formal and experiential component of this new market and urban farm should help provide a new forward-looking identity for the city. The contemporary addition to the historic landmark will signify the paradigm shift from suburban Dallas to Urban Dallas. The network of farms will act as a billboard for environmental and ecological concerns.

Contemporary Practice

*The Architect is going to be the fashion designer of the future.*¹¹

The New Concept of the Architect
-UN Studio

With the article titled “The new concept of the architect” in their office manifesto “Move”, UN Studio expound upon what they see as the emergence of a new kind of architect, working within a new kind of practice, forming new kinds of architecture, with new kinds of tools.¹² “Move”, originally published in three volumes, puts words to the ideals of Ben van Berkel and Caroline Bos. Architectural practice in the Age of Information is one of nearly limitless boundaries, where new communication systems and computing technologies allow us to approach design in an entirely new way: Work with the client in entirely new ways. Collaborate with consultants in entirely new ways.¹³ This new level of interaction coincides with the new-found interest in urbanism and experimentation. The new architecture studio then becomes released from the control of a single location and a specific style. Office becomes collective. Studio becomes laboratory. The mention of a new role for architects, one that takes on a larger social and humanitarian role, is also found in the writings of architects like

Teddy Cruz, Alfredo Brillembourg and Hubert Klumpner of Urban-Think Tank, and Cameron Sinclair of Architecture for Humanity.

Catalyst

Architecture is a device: Based on this cocktail of backgrounds and findings, it is hypothesized that because of the potential of the virtual domain to grasp complexity, because of the potential to work everywhere, and because of the speed of the reproduction of ideas, architecture is now able to move into the development of “devices” that can combine top-down, large-scale issues with bottom-up, individualized input: a combination of analyses with proposals. ¹⁴

Architecture is a Device
-Winy Maas, MVRDV

MVRDV like to consider architect as a device. Architecture is an instrument of urban transactions, of development and growth, and a communicator of processes and agendas.¹⁵ Viewing architecture as a device, beyond merely a shelter or provision, gives architecture the capacity to be a catalyst.

This final study is interested in architecture’s capability to create an overlap of uses within the city, in the influence that an individual architectural piece has on the life of the street, and in the future urban lifestyles in our immediate context of Texas. Dallas, in many ways, can be perceived as a tree-structure, a disconnected modern city. Based on research of current conditions this final study proposes what it believes to be an appropriate urban catalyst in the interest of altering an existing city into a vibrant, flexible urban landscape that also takes into consideration the problems of the future. This catalyst, or architectural infill, infuses with an existing infrastructure, changing it from a disjointed network to an interconnected urban fabric.

Goals & Criteria

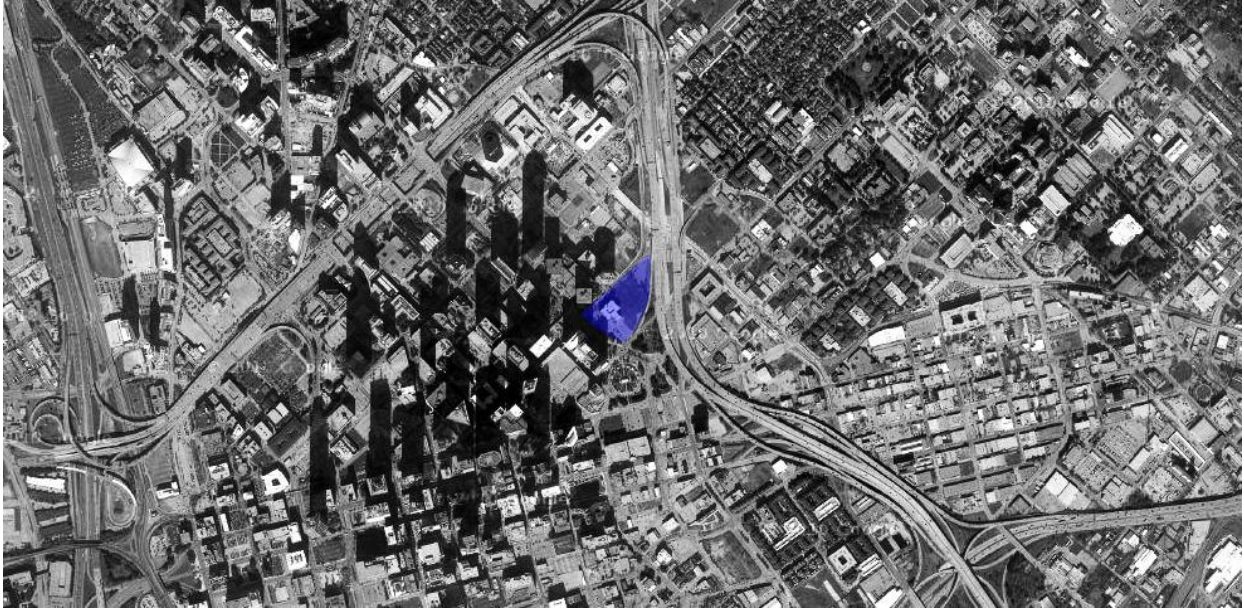
- Design a mixed use market place that speaks to the identity of the city.
- To study how an existing landmark can be reused to serve a new purpose.
- Create a prototype to convert unused toxic sites into an urban farm, and establish a network of urban farms within Downtown Dallas.
- To study the relationship between and the impact of a single architectural project and the urban landscape of a city.
- Design an environment that engages and excites users from a formal perspective.

Project Background

Dallas was chosen as a research and project location for academic and geographic reasons. The city is easily reachable from College Station. It has a very large and diverse population and economy. Unlike Houston, there is a zoning ordinance in place which defines zones by use and density, working within this kind of restrictive environment is an interest of this final study. Dallas also has much in common with other mid-western and western cities in the United States which are dealing with suburban sprawl and deteriorating urban forms.

Dallas is the ninth largest city in the United States (according to the 2009 estimate). Population estimates show the state has potential to grow dramatically over the next 30 years.¹⁶ In the case of Dallas, a major center of population, much of that growth is expected to be in the remaining undeveloped parts of Dallas proper and the suburban areas that surround the city. The city has suffered from intense suburbanization since the 1940's, which saw a drastic drop in the density of the city¹⁷, a number of new highways built and planned, and an ever-increasing reliance on the automobile.

This proposal looks at the site at 2214 Bryan St, Dallas. The building is typically known as The Old Dallas High School, but the school and five acre property have been abandoned since 1995.¹⁸ Due to several issues, including the building requiring the removal of asbestos, Dallas ISD sold the property to a private party.



Satellite image of the area (site highlighted in blue)

Current residents of downtown must leave the neighborhood in order to buy groceries. By mixing the traditional market with a grocery store, retail, and public space, this currently empty historic building once again becomes a landmark to the city as a whole. In order to make use of the five acre site, an urban farm has been proposed which will connect a network of small farms that integrate previously unusable spaces that border the tangle of highways.

These smaller unused spaces bordering the highway will most likely contain toxic soil due to the amount of motorists that drive these highways annually. In order to solve this problem, this final study proposes a multi-step process. Trees naturally resuscitate soil. By planting native species trees on these sites we create an intermediate step between vacant site and urban farm. The trees will revive the soil, and add to the overall walkability of the city, as well as help to reduce the carbon output of the nearby highways. When the soil is healthy enough for planting, the trees can be moved to different sites in the city, and the urban farming can begin.

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Images of the site. The site in the 1980's (bottom)

Case Study 1

Case: Faneuil Hall
Built: 1742 (Last Renovated: 1976)
Typology: Meeting Hall/Market Place

Faneuil Hall and the Faneuil Hall Marketplace are located within the urban downtown core of Boston. The market place is a six and half acre site with a complex of buildings, comprised of: Faneuil Hall (housing “The Great Hall”), Quincy Market, North Market, and South Market buildings. Faneuil Hall is used as a market, meeting hall, and is home to the Boston Classical Orchestra. East of Faneuil Hall are the three linear market buildings which house food stalls, restaurants, shops, and cafes.

Originally built in 1742 during Boston’s time as an English colonial city, the hall served as a market for merchants, fishermen, and farmers to bring and sell their products. Throughout the hall’s early history it was used as a meeting place for the community and served as the stage for famous speeches, which has continued through its history. Today the building is a nationally recognized symbol and a stop on the “Freedom Trail” that runs through Boston highlighting places that played important and visible roles in the American Revolution. Faneuil Hall Marketplace is considered one of the greatest “urban renewal” projects and is used as the basis for urban reuse projects throughout the United States and the world.

Despite the building’s early success and historic significance, the complex suffered and fell into disuse and disrepair, nearly being demolished in the process. In 1976 the complex was renovated and revitalized, led by the architectural office Benjamin Thompson and Associates. The project was developed through both private development and public funds such as a grant from the Department of Housing and Urban Development.¹⁹

Being inspired by the social life of European markets, the redevelopment was intended to revive the site and immediate urban context not only economically, but socially and aesthetically as well.²⁰ The

key components that make Faneuil Hall Marketplace successful: Reusing the existing buildings which contributes to the culture of reuse. Restoration of the original buildings with modern additions, fixtures, and graphics that provide a sense of contemporary relevance. Commitment to keeping the markets a pedestrian only environment. Allowing for a mixture of uses through both programming and changeable open market stalls. Commitment to providing locally raised, produced, and harvested foods which contribute to the local economy and culture. ²¹

Faneuil Hall and Marketplace are relevant to this final study through similarities in site, scale, and context. Both Faneuil Hall Marketplace and this final study are projects that utilize existing historically relevant structures which have fallen into disuse. Both projects are interested in stimulating and revitalizing community and the urban landscape, and both projects look to establish a forward-looking and optimistic identity of a city.



* Park, Sharon C. "Project Profile: Twenty-five Year Award: Faneuil Hall Marketplace." The Newsletter of The Historic Resources Committee (2 Dec. 2009). Print.

Case Study 2

Case: Santa Caterina Market
Built: 1848 (Last Renovated: 2005)
Typology: Market Place

The Santa Caterina Market, whose rehabilitation starting in 1997, was led by Barcelona practice Enric Miralles and Benedetta Tagliabue of EMBT Associated Architects attempts to modernize and re-assess the condition of the traditional market. The project is located in the gothic quarter of Barcelona, Spain near many of the city's most popular tourist attractions, yet in a neighborhood which has suffered from lower income levels, crime, and a lack of services. Previous attempts of "urban renewal" have seen large (automobile oriented) avenues cut through the medieval streets, and more recently projects that have demolished existing buildings in order to make way for large plazas and modern buildings that do not respect or respond to the idiosyncrasies of the existing, somewhat chaotic, urban condition.

EMBT proposed a new solution to working within and revitalizing this gothic neighborhood countering the previous attempts which promoted a tabula rasa perspective, effectively demolishing and destroying many of the urban conditions that made this neighborhood vital and unique. The solution put forward for the Santa Caterina Market rehabilitation was one that "selectively edited" * the existing built environment and urban space. The architects used three of the four existing walls from the 1845 market, as well as the existing openings into the market. In addition to retaining the main public space along the main road at the front of the market, the new market does not interrupt or widen the existing narrow streets surrounding the site; instead a new more intimate plaza is cut into the rear of the site, bringing in additional light and open space.

The interior of the market is as much a critique of the previous attempts at renewal as the exterior is, which is an attempt to provide a space that adapts to complexity and change. The market interior

uses the same granite paving as the city streets in order to denote the space as public realm. In an attempt to remain relevant and economically viable, the traditional market set-up becomes a contemporary hybrid typology by integrating a grocery store. Cafes, restaurants, community services, housing for elderly people displaced by “local urban renewal work”, and a museum are also infused into the market. The colorful mosaic tiles of the irregularly undulating roof is an attempt to catch the eye of the visitor and advertise to the passer-by, provide a provoking new identity for the market and neighborhood, as well as reflect the colorful variety of fruits, vegetables, and meats found within.²²

Central to this projects success is the integration of the existing building, embracing the established complexity and uniqueness of the existing urban condition, and the mixing of uses through cross-programming and hybrid-programming. Santa Caterina Market relates significantly to this final study via its hybrid market-grocer typology, reuse of an existing historical site, and urban context. The EMBT critique on previous planning and architectural interventions within the gothic quarter of Barcelona are also relevant to the current situation in Downtown Dallas due to damaging planning projects that have had a negative effect on the walkability of this final study site as well as rampant architectural development that disregarded the existing urban condition and complexity.



* Cohn, David. "Rehabilitation of Santa Caterina Market." Architectural Record Feb. 2006. Web.

Case Study 3

Case: reVision Dallas: XERO Project
Built: 2009 (Unbuilt Competition Entry)
Typology: Housing/Retail/Urban Agriculture

The reVision Dallas competition asks architects to replace a single city block in Downtown Dallas that is currently a surface parking and turn it into a net zero city block. One of three winning competition entries, XERO Project, is a project that looks to provide two zero energy buildings (one tower) by using a ground level courtyard for agriculture, and by positioning the residential tower to have individual units on the north side, planted screens and PV panels on the side for optimal sun exposure, and by reducing energy loads via cross-ventilation. The project also makes use of rainwater collection, graywater reuse systems, skip-stop elevators, and ground-source heat pump and hybrid desiccant climate control systems.

However, XERO Project goes beyond the city block to propose a series of greenways that intersect Downtown based off of both new and existing open spaces. These greenways incorporate public orchards, and community gardens. This proposal infuses urban agriculture into the existing urban landscape in order to engage a new social spirit and character, provide a new means of economic growth through growing and selling produce, and to encourage development along these newly created greenways.²³

Though looking at a much larger scale of urban transformation and development, this case study is relevant to this proposal in that it creates a series of greenways or networks and uses urban farming as a social as well as economic catalyst. In the same way that XERO Project attempts to inspire a low-energy consuming city by designing a low-energy city block, this final study attempts to inspire city-wide urban revitalization through revitalizing one city block.

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Case Study 4

Case: Blueprint Farm
Built: 1990 (Closed before completion)
Typology: Demonstration Farm

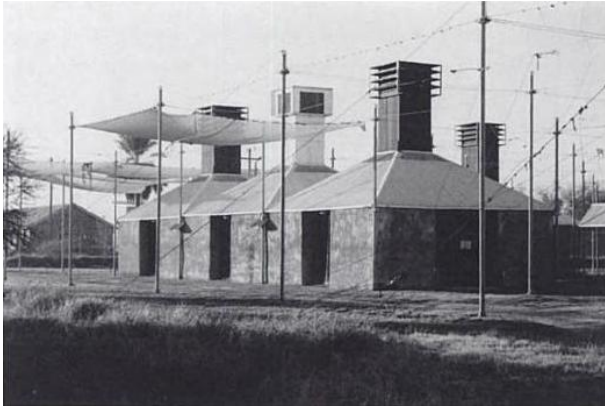
The Blueprint Farm began in 1987 as a joint project developed by the Texas Department of Agriculture, the Pliny Fisk and Gail Vittori run Center for Maximum Potential Building Systems (CMPBS), Laredo Junior College, and the Texas-Israel Exchange. The project was to be a demonstration farm and building complex experimenting with sustainable agricultural and architectural technology for semiarid ecosystems. The project garnered global attention as a worthwhile experiment, but a tumultuous design and construction phase, where all parties involved were working toward separate goals, led to the state withdrawing funding in 1990 as the project neared completion. The Texas-Israel Exchange backed out and Laredo Junior College closed the farm and eventually leased the property out to a non-profit organization in 1995.²⁴

The two-acre Blueprint Farm attempted to provide a flexible building system designed to respond the changing needs of the farmer due to climate and market demand. The buildings were efficiently cooled using evaporative cooling towers, built with plastered straw bale walls, sourced local materials, and made use of salvaged oil rig drilling stems. The growing area made use of a shade system that allowed for vertical and horizontal vegetative growth that became part of an integrated pest management system.²⁵

Steven Moore's account and commentary on this experiment in South Texas is written in "Technology and Place: Sustainable Architecture and the Blueprint Farm." Moore holds that, among other problems, a key reason this project failed was that a distinct separation was made between building and farming for accounting purposes between the multiple agencies overseeing the progress, which ended in both CMPBS as the "builder" and the Benni Gamliel as the "farmer" not being able to fully realize the potential of the farm. Another major reason for failure was a lack of

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local support, interest, or investment. The project was innovative technologically, connected globally, but because the local community was hardly involved in the process, the project lacked the social engagement needed to see a project like this through troubled early stages.²⁶



Notes

- 1 Teddy Cruz, "Urban Acupuncture," *Residential Architect*, January 12, 2005.
- 2 Greg Dimitriadis and George Kamberelis, *Theory for Education* (New York: Routledge, 2006), 88.
- 3 Ibid., 89.
- 4 Ibid., 89.
- 5 Jane Jacobs, *The Death and Life of Great American Cities*, (New York: Random House, 1961).
- 6 Le Corbusier, *Towards a New Architecture*, (New York: Dover Publications, 1986), 4.
- 7 Vincent Ligtelijn and Francis Strauven, ed., *Aldo van Eyck, Collected Articles and Other Writings* (Amsterdam: SUN, 2008), 101.
- 8 Christopher Alexander, "A City Is Not a Tree, Part One," Resource for Urban Design Information, <http://www.rudi.net/pages/8755>.
- 9 Alex Krieger, "An Urban Revival for a Suburban Culture," Chan Krieger Sieniewicz Architecture & Urban Design, 1, <http://www.chankrieger.com/profile/essays.html>.
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- 12 Ibid., 22.
- 13 Ibid., 22.
- 14 MVRDV, *KM3: Excursions on Capacities*, (Barcelona: Actar, 2005), 45.
- 15 Ibid., 45.
- 16 Steve H. Murdock and others, *A Summary of The Texas Challenge in the Twenty- First Century: Implications of Population Change for the Future of Texas*, (College Station: Department of Rural Sociology Texas A&M University System, 2002), 8.
- 17 *ForwardDallas! Comprehensive Plan: Current Conditions Analysis*, (City of Dallas, Long Range Planning Division, 2007), 68-70.

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21 Ibid.

22 David Cohn, "Rehabilitation of Santa Caterina Market," *Architectural Record* (February 2006), <http://archrecord.construction.com/projects/portfolio/archives/0602santaCatarina.asp>.

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24 Steven A. Moore, *Technology and Place: Sustainable Architecture and the Blueprint Farm*, (Austin: University of Texas, 2001).

25 CMPBS, The Center for Maximum Potential Building Systems, <http://www.cmpbs.org/t.projects.html>.

26 Steven A. Moore, *Technology and Place: Sustainable Architecture and the Blueprint Farm*, (Austin: University of Texas, 2001).