

2021 DESIGN IMPACT REPORT



Our Mission

To improve the livability and viability of communities through the practice of thoughtful design and making. We enrich the lives of citizens by bringing design thinking to areas of our cities where resources are most scarce. To do so, we recognize that we must first understand the social, economic, and environmental issues facing a community before beginning work.



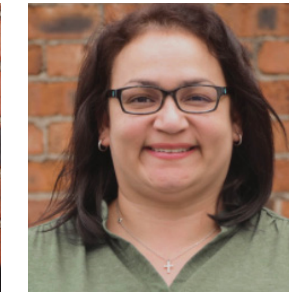
Kelsey Menzel



Corey Browder



Lizzie MacWillie



Kristy Ramirez



Benje Feehan



Lisa Neergaard



Donald Hickman



Emily Gaylor



Gerardo Guterrez



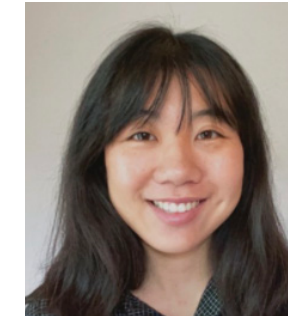
Luis Murillo



Adan Chavez



Anthony Rash



Pei-en Yang



Alison Katz



Oscar Olvera

[bc] board of directors:

Brent Brown, AIA
John Greenan, J.D.
Stephanie Hunt
Betsy del Monte, FAIA LEED BD+C
Michael Sorrell, J.D.
James Armstrong III

cover image: co-creation event for Fair Park Community Park

Letter from staff

We are only 3 months into the new year and for us, like others, 2021 seems like a blur. The virtual world of zoom calls, online community meetings and Miro board design sessions felt more alien in 2021 than 2020 as we continued to manage the pandemic and navigate “re-entry”.

In this year's Design Impact report we have compiled a selection of Past, Present, and Future efforts across all three of our offices. You may be familiar with a handful of these projects, for some it may be the first time you have seen them. Our intention is to not only share the breadth of our impact over the years, but to also celebrate the incredible partners, communities, and staff that have given so much to see an equitable distribution of resources, critical thinking, and action.

Of great significance to us all was our participation in the 2021 Dallas Truth, Racial Healing & Transformation's Racial equity cohort and the grounding this brought to our organization, we will share more about this in the report.

We are excited to show you where we are today as we look towards relationships that build collective momentum, towards an imaginative future.

There is a lot of work to do!

[bc] staff



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image: Samano café rendering

COLLABORATIONS

<i>Dolphin Heights, Dallas TX</i>	<i>OST/South Union, Houston TX</i>	<i>Cheyenne River, SD</i>
<i>Jefferies Meyers, Dallas TX</i>	<i>Near Northside, Houston TX</i>	<i>Sisseton, SD</i>
<i>Bertrand, Dallas TX</i>	<i>Downtown Brownsville, TX</i>	<i>Baton Rouge, LA</i>
<i>Frazier, Dallas TX</i>	<i>Inwood, Brownsville TX</i>	<i>Lake Charles, LA</i>
<i>Mill City, Dallas TX</i>	<i>Valle Escondido, Brownsville TX</i>	<i>Ponchatoula, LA</i>
<i>Tenth Street, Dallas TX</i>	<i>Santa Rosa, Brownsville TX</i>	<i>Greenwood, MS</i>
<i>Acres Homes, Houston TX</i>	<i>Pine Ridge, Brownsville SD</i>	<i>Tunica, MS</i>
<i>Greater Fifth Ward, Houston TX</i>	<i>Rose Bud, SD</i>	<i>Greenwood, MS</i>

685 voices heard

21 co-creation & engagement events

TOPICS

<i>Responsible Land Use</i>	<i>Resiliency</i>
<i>Equity and Public Parks</i>	<i>Access to Green Space</i>
<i>Medium Density Housing</i>	<i>Prefabricated Construction</i>
<i>Equitable Development</i>	<i>Accessible Design</i>
<i>Cultural Production</i>	<i>Rural Development</i>
<i>The Unhoused</i>	<i>Data Collaboration</i>
<i>Sustainable Development</i>	<i>Choice & affordable Housing</i>

27 active projects

63

of homes we designed that were completed for:
low & moderate income families
seniors
those impacted by natural disasters

215+

of homes we designed and are in progress for:
low & moderate income families
seniors
those impacted by natural disasters
formerly unhoused
single parents

9

Speaking Events

3

Classes & Studios taught at Universities

52

Future architects exposed to public interest design



racial equity now

In 2021 [bc] was invited to participate in the Racial Equity Now cohort. Benje and Corey represented staff, with Betsy del Monte, FAIA representing the board. The Dallas Truth, Racial Healing & Transformation Racial Equity NOW Cohort for Non-Profits is a deep learning experience for organizations ready to grow in their racial equity journey. Racial Equity NOW is designed to provide organizations with racial equity training, coaching, case study presentations, policy review and development, outcomes development and a community-based history tour.

Through the process we developed our Racial Equity Theory of change, along with our policy statement, via the identification of our foundational values and building blocks. It was a privilege to share that space with so many people and would once again like to extend our thanks to the team at Dallas Truth, Racial Healing & Transformation and our personal coach Amber Sims.

Amber, Corey, Benje, and Betsy at our first in person cohort meeting

In partnership with community, [bc] will work to dismantle racist policies & practices, such as redlining and environmental racism, and the long term impacts that have affected the built environment. So that all people, no matter their race, ethnicity, socioeconomic status, or geography have equal access to quality housing, education, public space and economic opportunities. We define partnership as relationships that embrace learning, listening and seeing. That seek truth and accountability. A relationship that builds collective momentum towards an imaginative future.

[bc] Racial Equity Theory of Change statement

designing for responsible land use



dallas

As an organization working in Dallas, we acknowledge our work takes place on the stolen lands of the Caddo, Kilkaapoi (Kickapoo), Jumanos, Tawakoni, and Wichita.

Gurley Place

Senior Living



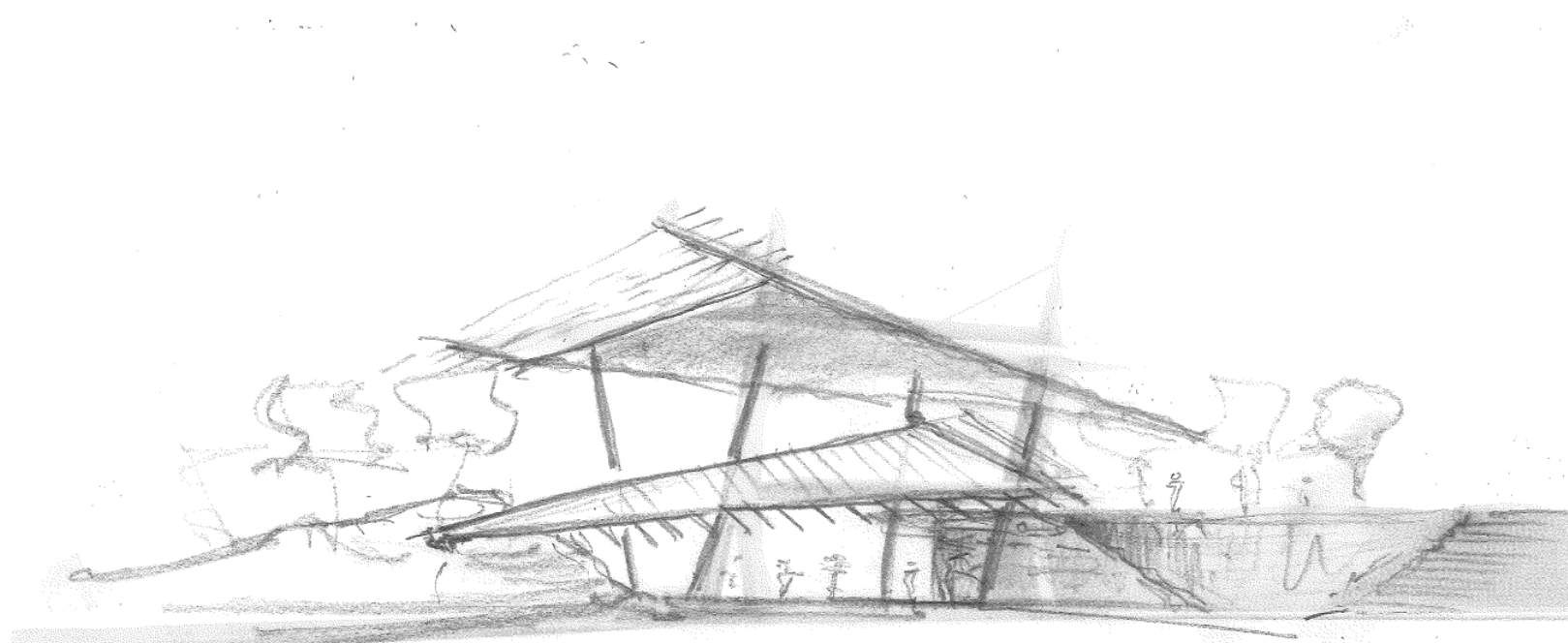
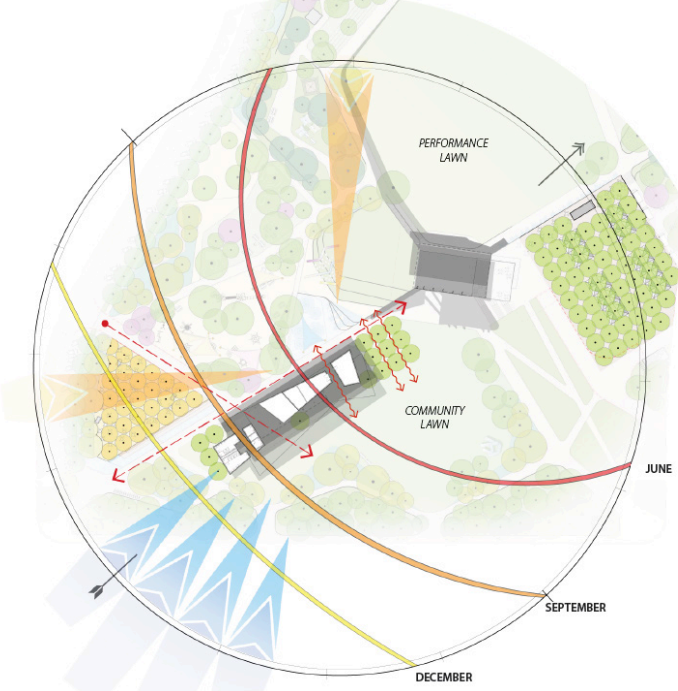
“Everyone was invited to the meetings we had. Nothing was hidden. The community had a voice.” - Jubilee Resident

Completed in 2013, Gurley Place is a 24-unit housing project for tenants over 55 that consists of 12 two-story buildings on a 0.9 acre site adjacent to the Jubilee Park and Community Center. The design was developed through 6 public meetings with local residents and community stakeholders. The community set design parameters for the project and voiced concerns and local issues through activities such as design charrettes and in-depth discussions. These meetings ensured community goals were incorporated in the final design. The project created affordable-housing opportunities by requiring that renters’ income does not exceed 80% of the median income of the neighborhood. The project utilizes LEED Gold standards as a baseline and emphasizes low water use, highly durable materials, and superior indoor air quality to ensure the longevity of the building stock.

Project team:
Jim Oppelt
Jennifer MayField

Project partners:
Jubilee Residents
Jubilkee Park -
Community Center
EDCO
City of Dallas

Dallas Morning News critic Mark Lamster cited Gurley Place as *“a model of equitable and sustainable design practice”* in 2020.



Fair Park

Community Park

[bc]Workshop was invited to join the award winning, WBE, MBE landscape firm Studio-MLA and prestigious Loeb Fellow Allison Grace Williams FAIA, and Dallas based Studio OutSide to design a community park in Dallas' historic Fair Park. Situated just east of the downtown district, the Community Park at Fair Park is the first effort out of Fair Parks master planning effort.

Replacing over one thousand parking spaces, the project will feature an 11-acre park with free programming for children, adults, and seniors. As part of the core design team, [bc] will rely on an interdisciplinary process of co-creation to provide architectural services related to the overall park vision, pavilion, and supporting facilities of the new Community Park. We are excited to help envision a transformative and just public space for Dallas.

"I go to the park to get my head straight."
-Community meeting participant

Project team:
Lizzie MacWillie
Corey Browder
Pei-en Yang
Anthony Rash

Project partners:
MLA
AGWms
Studio Outside

3015 Al Lipscomb

Supportive Housing & Early Childhood Development Center



"The Malcolm's Point Scholar's House is an outstanding example of multiple partners and stakeholders working together to bring to life the kind of transit-oriented, mixed-income housing development the City of Dallas hopes to see more of in the future..."

Daniel Church, City of Dallas Planning + Urban Design

In 2021 [bc] approached Brinshore development & SouthFair CDC to partner in the City of Dallas 1000 Unit Housing Challenge, an effort by the City to add mixed income housing developments on City-owned property that's close to DART. The team submitted and was selected to move forward on the development of 80 units of affordable rental units.

Located in the Jeffries Meyers neighborhood and central to some of Dallas's greatest cultural assets, The Malcolm's Point Scholars House offers an opportunity to complement recent, and catalyze future investments in the area. The development will provide a place for families to call home while a parent pursues a degree. To support student parents who want to earn a post-secondary degree, in addition to housing, the development will have educational programming and child care.

Project team:
Lizzie MacWillie
Corey Browder
Pei-en Yang
Anthony Rash
Don Hickman
Alison Katz

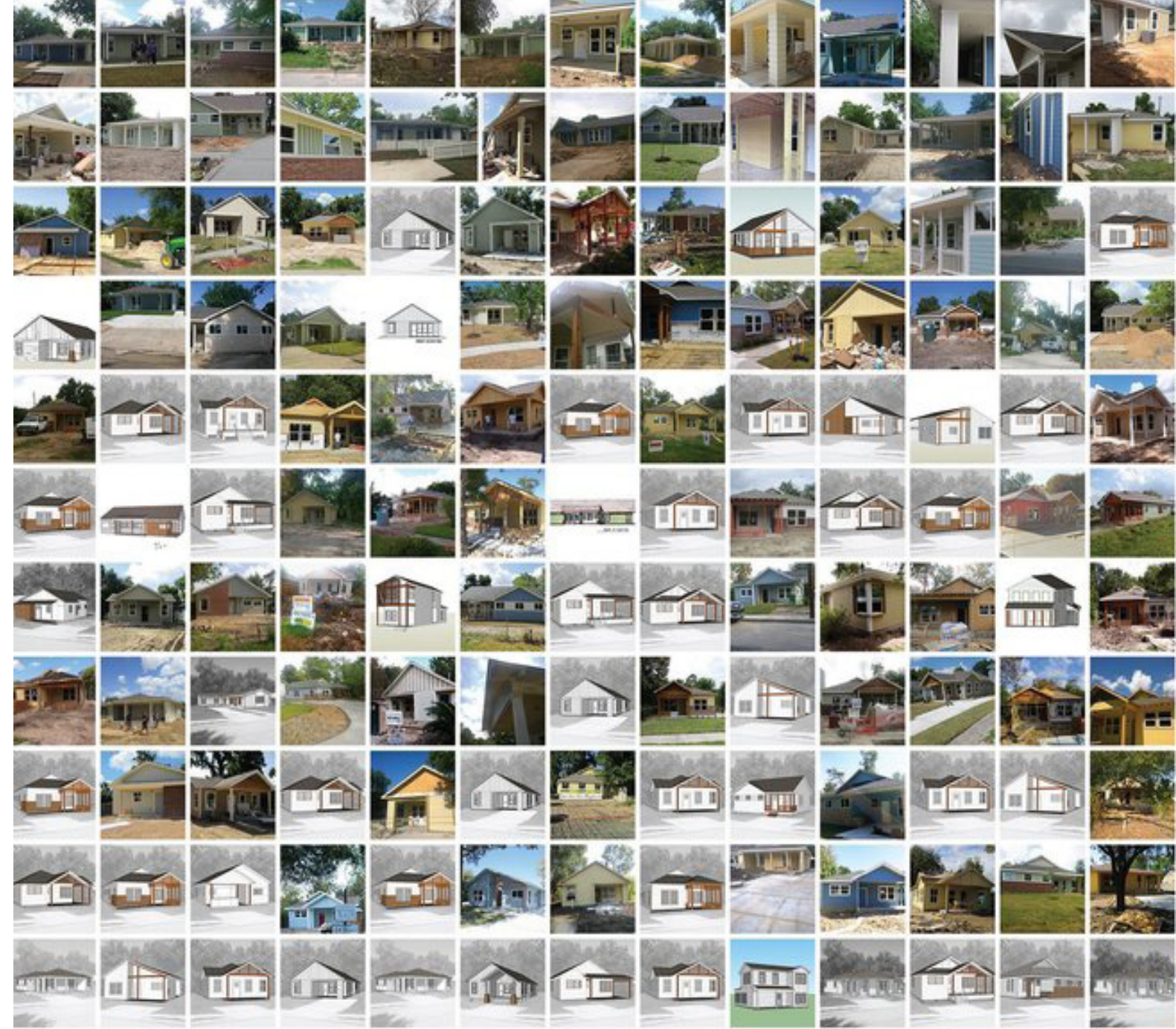
Project partners:
Brinshore
SouthFair CDC



building capacity
through design & education

houston

As an organization working in Houston we acknowledge our work takes place on the stolen lands of the Karankawa, Coahuiltecan, Atakapa-Ishka, and Sana.



DR2

Disaster Recovery Round 2

Disaster Recovery Round 2 wrapped up in 2017 with over 288 homes built across 6 neighborhoods throughout the city of Houston. As a part of Round 2 of the City of Houston's Disaster Recovery Program (DR2), the design team, led by [bc] and supported by Gulf Coast Community Design Studio, Unabridged Architecture, and the University of Houston Community Design Resource Center, developed a catalog of infill home designs. These designs were used in constructing homes across Acre Homes, Independence Heights, Near Northside, Fifth Ward, OST/South Union, and Sunnyside. The team committed to delivering high-quality, cost-effective, sustainable designs that respected the communities interests and character while offering individual homeowner choice. In order to achieve this, the design team developed an engagement process involving neighborhood residents, community leaders, and local design architects.

Project team:

Corey Browder
Ann Panopio
Jonathan Mann
Elaine Morales
Ryan Campbell
Omar Hakeem

Project partners:

HCDD
Gulf Coast Community -
Design Center



Non-profit Partnerships

Resilient affordable Housing

We continue our partnership with The Houston Area Urban CDC (HAUCDC) through design support. [bc] provided preliminary design feasibility for HAUCDC's current project, the Bland Street Development, that will provide 23 affordable homes in Houston's Acres Home Neighborhood. In 2020, The non-profit organization St. Bernard Project (SBP) applied to the Houston Land Bank for 6 lots to develop into for-sale single family homes. Being a disaster-relief-focused organization based in New Orleans and Louisiana, [bc] was asked to partner and serve as the local architect-of-record and construction administrators. Today, all 6 homes have been permitted and 4 of the single family homes are currently under construction. In parallel with these efforts [bc] is working alongside Asakura Robinson and the City of Houston's Land Bank program on large scale site feasibility studies on how larger tracts of undeveloped land can provide transit orientated, walkable, and affordable communities.

Project team:
Don Hickman
Alison Katz

Project partners:
HAUCDC
SBP
Asakura Robinson



Key

Zones

- Floodway
- 100 Year Flood Zone
- 500 Year Flood Zone
- Tax Increment Reinvestment Zone (TIRZ)
- Actual Flooding Due to Hurricane Harvey

Amenities

- Park
- + Medical Centre
- ⊕ Hospital
- ⊙ Community Cr
- Ⓧ After School Program
- School
- Grocery Store
- ≡ Bus Line

OST

Old Spansih Trail - Place based design

Moving into 2022 [bc] has made a commitment to focus on working in and around the neighborhood of OST. Over the last couple of years we have worked alongside a number of organizations in this area and have found synergy with these nonprofits. As part of the DR2 effort [bc] saw 60 of homes constructed in OST and look to build on this impact by partnering with nonprofits working in the area. Looking ahead we will undertake a post occupancy survey off the 60 DR2 homes in the neighborhood, master permit the [bc] accessory dwelling unit to expedite its use in disaster recovery, and provide community engaged design to inform planning, housing, and public space efforts.

Project team:
Don Hickman
Alison Katz

Partners:
Agape Development
HAUCDC
NRDC

lower rio grande valley

As an organization working in the Lower Rio Grande Valley, we acknowledge our work takes place on the stolen lands of the Karankawa, Rayados (Borrados), Ndé Kónitsaaí Gokíyaa (Lipan Apache), Coahuiltecan, and Esto'k Gna (Carrizo/Comecrudo).

LUCHA
Land Use Colonia
Housing Action



“The impact that we are seeing is the interest, and other members wanting to gain that knowledge. When there are meetings, the LUCHA leaders stand out, because they know what they are talking about and they own it.”
Esther Herrera, LUPE

Land Use Colonia Housing Action, or LUCHA, was a multi-year effort by a coalition of organizations seeking to support colonia residents in creating transformational change in their communities. LUCHA was designed to educate local colonia residents [representantes] on the technical and policy aspect of their everyday concerns, and support them in developing community driven campaigns and policy changes.

Limited efforts have been made to address long-range planning and infrastructure needs. LUCHA was designed to educate and prepare residents to engage in those critical conversations, and serve as topic and local experts. LUCHA topic areas included Governance, Drainage, Housing, Public Services, and Planning. LUCHA continues to live with our organizing partners LUPE and ARISE through the LUCHA Library

Project team:
Lisa Neergaard, Esther Herrera, Josue Ramirez, Elaine Morales, Hugo Colón, John Henneberger, Karen Paup, Martha Sanchez, Lourdes Flores
Project partners:
LUPE
ARISE
cdcb
Texas Housers



MiCASiTA
Modular Growhome

MiCASiTA Factory

Samano

Historic Adaptive Reuse

In late 2020, we began work with our partner cdcB (Come Dream Come Build) on an exciting historic adaptive reuse of the Samano Building in downtown Brownsville. Located at 1158 E. Elizabeth Street. The building is five stories, each approximately 5,775 square feet, with a basement. Originally built as a bank in 1925, the Samano building most recently was a Payless Shoe Store. Followed by a period of vacancy until cdcB acquired the building. When complete, the Samano Building will include a small grocery store and coffee shop on the ground floor, support services on the middle floor, and 34 units of permanent supportive housing on the top floors with set-asides for folks in transition. [bc] staff met with service providers and their clients to discuss the design approach and qualities that had to exist in this unique mixed use initiative. Coupled with our continuous work around homelessness in Brownsville this project will fill critical voids in housing a service provision for DownTown.

Project team:
Don Hickman
Gerardo Gutierrez
Luis Murillo
Lisa Neergaard
Corey Browder

Project partners:
cdcB
Post Oak Preservation
ETHOS Eng.
CLH Eng.
NOBLE Construction

“[bc] and cdcB have spent years perfecting the MiCASiTA housing model and raising the needed capital to prove our idea can work... we now have the money to prove our concept. We are taking risk and achieving excellence together.”

Nick Mitchell-Bennett, Executive Director of cdcB

MiCASiTA is designed to engage residents and community members to make decisions about housing at each stage of development – cultivating agency and control that yields power. MiCASiTA offers a unique off-the-shelf, environmentally sustainable, disaster-resilient modular homeownership innovation. It is designed for rural families across the Rio Grande Valley as well as rural communities nationwide struggling with persistent poverty. MiCASiTA marks a departure from a one-size-fits-all model to a system that empowers communities of color with modest incomes to choose and design their own homes.

MiCASiTA was one of six 6 winning ideas for the Housing Affordability Breakthrough Challenge from Enterprise and Wells Fargo. With this award, cdcB and [bc] have \$2.5 million to expand our innovative solution for rural homeownership.

Project team:
Don Hickman
Gerardo Gutierrez
Luis Murillo
Lisa Neergaard
Oscar Olvera

Project partners:
cdcB
Enterprise
PreFab Logic
Wells Fargo
CTAP Teams

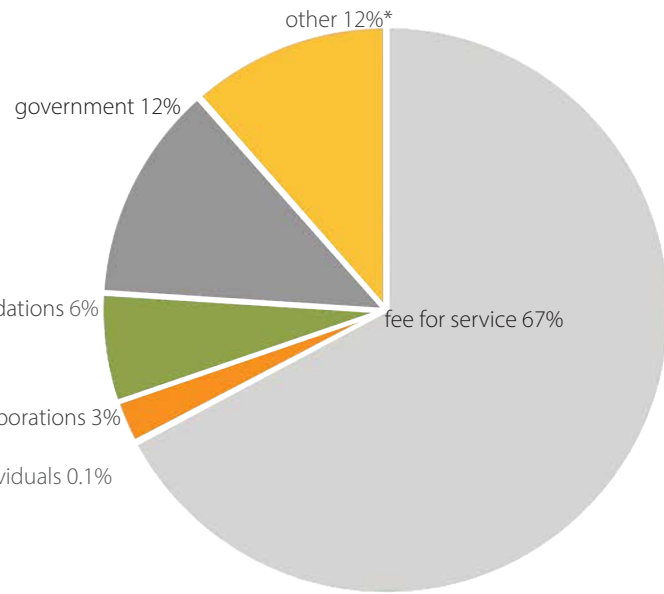


action
through
making
and
craft

3318 Beall St. [bc] design build in partnership with UTA CAPPA
photo credit: Chad M. Davis, AIA

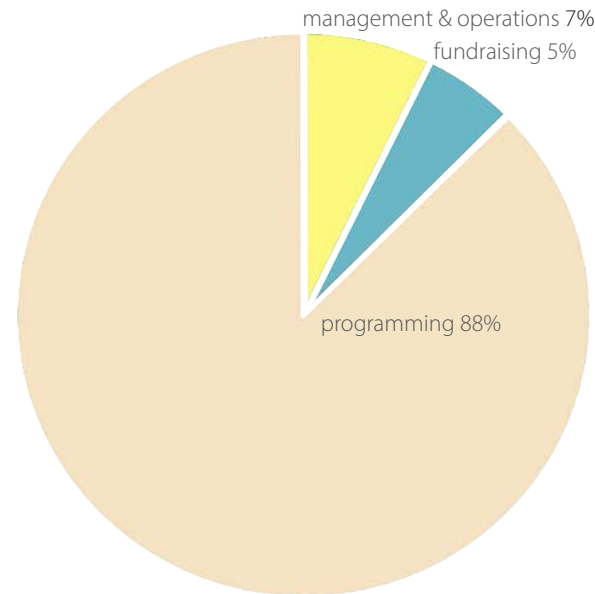
Financial Snapshot

REVENUE



* Includes PPP loan forgiveness and the sale of design / build home

EXPENSES



[bc] operates with a unique 60/40 revenue model, matching fee-for-service earned income with contributed dollars, allowing us to leverage contributions in areas where they are not often available.

Financial Supporters

- Addy Foundation
- BBVA Compass
- Communities Foundation of Texas
- Kyle Talkington
- Humanities Texas
- Laura Messier
- Moody Foundation
- MUFG Union Bank Foundation
- National Endowment for the Arts
- National Endowment for the Humanities
- National Park Service
- State Fair Foundation
- Texas Bank
- Texas Historical Foundation
- Texas Mutual Insurance
- The Addy Foundation
- The Summerlee Foundation
- Truist Foundation
- George And Faye Young Foundation
- Wells Fargo



Project Partners

- | | |
|---|--|
| ACT | Good Neighbor Settlement House |
| Allison Williams FAIA AGWs | Harris County Long Term Recovery Group |
| Aransas County Long Term Recovery Group | Houston Area Urban CDC |
| Architecture League of New York | Houston Housing and Community Development Department |
| Asakura Robinson | Jesse Miller |
| Brownsville Community Improvement Corporation | Joppa Momma's Farm |
| Brinshore Development | Josué Ramirez |
| Builders of Hope | Mill City Community Association |
| CitySquare | Oak Cliff Community Investment Fund |
| Community Design Resource Center | Owenwood Farm and Neighbor Space |
| Come Dream Come Build - cdc | Paul Quinn College |
| Dallas AIA | Rebuild Texas Fund |
| Dallas Truth, Racial Healing & Transformation | SBP |
| Dolphin Heights Neighborhood Association | SPCA of Texas |
| Downtown Dallas, Inc. | Southfair CDC |
| East Dallas Community Church | Studio MLA |
| EnterpriseCommunity Partners | StudioOutside |
| Fair Park First | Sunset Art Studio |
| Frazier Revitalization | UT Arlington CAPP |
| | UTRGV |
| | LISC |