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2019 AIA Fellowship

Nominee Darren LaMarr James

Organization KAI Texas

Location Dallas, Texas

Chapter AIA Texas Society of Architects; AIA Dallas

Category of Nomination

Object 5 - Service to Society

Summary Statement

Community advocate and civic leader, Darren L. James strategically uses his influence and community-centered architecture practice to unite diverse groups and design environments that create transformational outcomes in underserved neighborhoods.

Education

University of Kansas, Lawrence, Kansas 1985-1992 (7 yrs) Bachelor of Architecture

Licensed in: Missouri: A-7515; Texas:18748

Employment

KAI Texas: May 2005-Present (13.5 years)

Texas Woman's University: March 2002 - May 2005 (3 years)

Kennedy Associates, Inc. (KAI): December 1993 - March 2002 (9 years)

By Design/Kansas City: July 1992 - December 1993 (1.5 years)

Mary P. Cox, FAIA
Chair, Jury of Fellows
The American Institute of Architects
1735 New York Avenue NW
Washington, DC 20006-5292

Subject:

Darren L. James, AIA
Sponsor Letter for Election to
College of Fellows

Sponsor:

Zaida Basora, FAIA
Vice President
1717 McKinney Avenue
Suite 1400
Dallas, Texas 75202
214.871.3311 *p*
214.871.0757 *f*

Dear Ms. Cox:

It is a great pleasure and honor to sponsor Darren L. James, AIA and to recommend him to you for elevation to the College of Fellows of the American Institute of Architects. Darren has been a friend and a colleague for over 10 years during which I have watched him lead a transformative practice and become a prominent community leader. Darren believes firmly that it is **his responsibility to empower and transform communities through his practice. He puts his heart and soul into his work, listening, engaging and unifying diverging viewpoints into a single vision on every project and every endeavor, every time.**

Darren is a leader in our community. His impact extends beyond his practice, while remaining inextricably connected to his daily work. **He represents our profession with honor, passion and distinction.** He chairs both the Dallas Black Chamber of Commerce and the Chamber's Business Development Corporation Boards. He is President of Fair Park First, managing and operating historic Fair Park in Dallas. Darren has been elected to the board of the Dallas Citizen's Council, the Dallas Regional Chamber, Visit Dallas, and the Dallas Black Contractor's Association.

Darren's community-centered practice influences those involved to transform communities. Whether it is neighborhoods or individual clients, government agencies or his own staff, young or old, Darren is an inspiration and a change agent who has become the "go-to" trusted advisor for many. As the former assistant director of Public Works for the City of Dallas, I too sought Darren to lead the Highland Hills Library replacement, a critical project for the disenfranchised, lower socio-economic community in South Dallas. Darren worked with the City and the community to create a place that engages the youth and strengthens pride in the neighborhood.

Darren strategically uses his influence and practice to focus on improving environments and providing hope to underserved communities across the nation. The DART Green Line, Dallas ISD's Billy Earl Dade Middle School and South Oak Cliff High School, several individual projects within the San Antonio Promise Zone including East Meadows Apartments, SAISD Sam Houston High School, and UHS Dr. Robert L.M. Hilliard Eastside Clinic are all representative of his hallmark approach and the profound effect he has on individuals, communities, and teams.

Our profession, the industry and numerous communities across Texas and the U.S. have benefited from Darren's community advocacy and his proven civic leadership. It is without any reservation that I recommend to you and the distinguished members of the Jury of Fellows, that Darren L. James, AIA be elevated to the College of Fellows, a recognition he truly deserves.

Respectfully submitted by,

Zaida Basora, FAIA
Vice President

Community advocate and civic leader, Darren L. James strategically uses his influence and community-centered architecture practice to unite diverse groups and design environments that create transformational outcomes in underserved neighborhoods.

LEADERSHIP

Darren's natural leadership ability propels him into roles where he is responsible for shaping communities. He was re-elected to a fourth term as Chair of the Dallas Black Chamber of Commerce and recently named the President of Fair Park First, the non-profit managing the city-owned Fair Park — just two engagements of many illustrating how Darren's leadership blends architecture and civic responsibility for the benefit of the community.

He is leading the effort to enhance and transform 277 acres of green space in Fair Park along with the new 200-acre Harold Simmons Park — projects that will shift Dallas' perception of natural recreation and public spaces for decades to come. Fair Park, a designated National Historic Landmark housing the largest collection of 1930s-era Art Deco buildings in the country, is an underutilized civic amenity southeast of downtown Dallas. As founding Chair of the Trinity Park Conservancy's Harold Simmons Park Community Inclusion and Economic Development Committee, Darren authored the Guiding Principles that define and encourage inclusive development in and around the park while he crafted a new economic development policy which was adopted by the City of Dallas.

Darren's vision for these projects opens new opportunities for area residents with impactful economic, educational and business development possibilities over the next 20-30 years.

INFLUENCE

Darren is a sought-after civic leader and business mentor to emerging and established entrepreneurs in the design and construction industry. **He encourages and trains his staff to participate in civic engagement, teaching them to design with community focus, while investing his own time, talents and treasure back into community and civic organizations.**

While serving as Chair of the Dallas Black Chamber of Commerce, Darren received an invitation from Dallas Mayor Mike Rawlings to participate on a panel discussion of Public Spaces, sharing the stage with the Park Board and the Trinity Park Conservancy Board representatives. Darren's point-of-view on the panel sparked an invitation from Mayor Rawlings to join the Trinity Park Conservancy. Mayor Rawlings additionally asked Darren to testify on behalf of business owners before the Texas State House Pensions Committee in rescuing the failing Dallas Police & Fire Pension Fund.

Darren is a recognized thought leader, author and presenter on the impact of school design in creating opportunities for students. Over 7 years ago, Darren authored "Schools as Community Spaces" published in *School Planning & Management*. That article led the After8toEducate Executive Director, Hillary Evans, to invite Darren to serve on the Advisory Board in the fall of 2017. After8toEducate is the first all-encompassing program to support unsheltered high school youth in Dallas.

PRACTICE

Darren explains his community-based design philosophy during each initial community engagement meeting stating, "Your dollar is just as valuable as any other in this city regardless of ZIP code." From that introduction, residents understand Darren is different. He consistently delivers high quality design in the toughest, most-impooverished neighborhoods through his architecture practice, insuring the same design sensitivity is demonstrated regardless of neighborhood economics. After students walked-out in protest of the deplorable conditions of their high school, Darren led the design efforts to re-imagine Dallas ISD's South Oak Cliff High School. He stepped into the highly charged volatile environment, deftly leading the boisterous community through a series of charrettes and community meetings while students and parents attracted heavy local and national media coverage, ultimately designing a school that rekindled community pride.

There is a universal truth Darren acknowledges in all of his projects — if you respect the neighborhood and residents, they will trust and participate in the process, even after years of distrust. That truth has been demonstrated time and time again, shattering status quo and leading to better environments with well-designed buildings in neighborhoods where beauty is hard to come by. Darren's ability to calm the loud voices in contentious projects is noteworthy, leading him to choose the most complex, inflamed community projects and then resolve the conflict through thoughtful design solutions.

Darren's natural leadership skills are easily recognized, and he is frequently recruited to lead local organizations to facilitate planning and collaboration in groups with disparate goals and agendas. Through active listening and problem solving, he designs solutions that meet a community's need, moving impacted individuals closer to transformational opportunities.

NON-PROFIT BOARD SERVICE



FAIR PARK FIRST | President: 2018 – Present

Fair Park is Texas' largest National Historic Landmark, 220 acres just two miles east of downtown Dallas. In late 2016, the City of Dallas started a search for proposals on the Management and Operation of Fair Park. Darren leads the non-profit board, Fair Park First, in managing and operating the park to enhance the signature public space and park's historic legacy, encourage economic vitality, and increase educational opportunities for students within the historically underserved community.



AFTER8toEDUCATE | Board Member: 2017 – Present Steering Committee, Community Garden Committee Chair

After8toEducate ("After8") is the first all-encompassing program to support unsheltered high school youth in Dallas. After8 brings together community resources to reduce the number of unsheltered young adults and foster self-sufficiency. After8 offers an umbrella solution to allow unsheltered high school students to develop academically, emotionally, and socially to ultimately live healthy and productive lives. In collaboration with the Dallas Independent School District (DISD) and local organizations, After8 provides a three-pillar program that addresses the unsheltered youth that are currently enrolled in DISD high schools and support immediate needs of other homeless young adults age 14-21.



DALLAS CITIZENS COUNCIL | Board Member: 2017 – Present

Members provide leadership on the policy issues that will move Dallas forward, serving in the moments that matter most for the people of Dallas. He was elected to the Board in 2018, serving as one of two architects on a board of 25 prominent area professionals.



TRINITY PARK CONSERVANCY | Board Member: 2017 – Present

Harold Simmons Park Community Engagement & Inclusion Committee Chair

Darren was asked to join the board after speaking at the Public Space Symposium held at the Dallas City Performance Hall. During his presentation, he noted the importance of public space for a healthy city and the regenerative qualities of being able to get away for a few minutes during the work day to recharge. Darren provides architectural perspective to the board and assists with the rebrand and new mission of the organization.



DALLAS BLACK CHAMBER OF COMMERCE | Chairman of the Board: 2016 – Present; Member since 2007

The oldest, continuously operating Black Chamber of Commerce in the United States was founded November 1926. Darren has served on the board since 2007 and was re-elected for a third-term as the organization's Chairman. He led the DBCC and other local organizations in a collaborative effort to revise language during the transformation of the M/WBE Program to a race-neutral SBE program in Dallas County. During his years of service to the DBCC, Darren created the following initiatives:

- Access to Capital Symposium
- Former Chairs Summit
- Joint Regional Think Tank
- Collaborative Technology Incubator Joint USC with Community College

NON-PROFIT BOARD SERVICE


DALLAS BLACK CHAMBER OF COMMERCE - CENTER FOR EXCELLENCE | Chairman: 2016 – Present

The elected Chairman of the Dallas Black Chamber also serves as Chairman of the Dallas Black Chamber of Commerce Business Development Corporation (BDC), the Chamber's C3 charitable organization. During the 2017 Awards Reception held at the venerable Belo Mansion, Darren recognized and acknowledged the contributions of Dr. Michael Sorrell, President of Paul Quinn College, Jennifer Stimson, a scientist and educator at the Hockaday School and Nakia Douglas, Dallas ISD's Area Director.

- Created Adult Educator Shining Stars Awards
- Increased scholarship award to \$2,000 per recipient
- Created Annual Benefit Concert
- Created 'A Conversation With...' Series
- Initiated Capital Campaign for new \$6M Chamber & Center for Excellence Headquarters & Training Facility

DALLAS REGIONAL CHAMBER
DALLAS REGIONAL CHAMBER OF COMMERCE | Board Member: 2016 – Present

Darren currently serves on the Board of the Dallas Regional Chamber, meeting with other leaders on initiative-driven planning group on the behalf of the City of Dallas and region. He also served as a member of the Talent Attraction Committee to recruit new professionals into the business community.

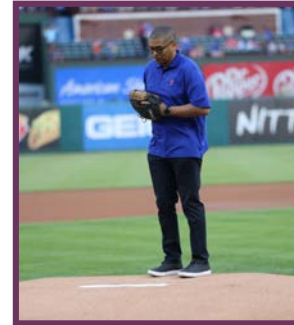

PAUL LAURENCE DUNBAR YOUNG MEN'S LEADERSHIP ACADEMY | Board Member: 2016 – Present

As architect for the school's renovations and addition, Darren serves on the board to provide an example as a role model for what these young men can achieve — one of only two black architects in Fort Worth. He donates his time and his experience to mentor the young men and provide guidance they navigate the middle school years.

- Provides business expertise and partnership to the school
- Delivered real-world examples to the drafting classes

“Darren assumed the Chairman role at Dallas Black Chamber of Commerce at a critical and pivotal time. He is the right leader to take our 90 year old organization to next level, strengthening the Chamber's foundation by shepherding continuous growth.”

Joe Walker, President, JwE Group
Former DBCC Chair (2000 and 2001)



As a member of the Dallas Black Chamber of Commerce, Darren throws out the first pitch at the Texas Rangers game on April 21, 2017


VISIT DALLAS | Board Member: 2012 – Present
MegaFest Host Committee

As the Chair of the Dallas Black Chamber, Darren received an appointment to the Board for Visit Dallas, formerly known as the Dallas Convention and Visitor's Bureau.

- Served on the Host Committee for MegaFest; Bishop T.D. Jakes Biannual Gospel Convention
- Outlined potential economic impact of the Bathroom Bill to the Texas State Legislature as part of Ad Hoc Committee
- Served on the NFL Draft Host Committee, Experience Committee and Diversity Committee


REGIONAL BLACK CONTRACTORS ASSOCIATION | Board Member: 2012 – Present

Darren has been instrumental assisting Board Chair and President John Proctor in advocacy of opportunities for members in the robust construction climate in Dallas/Fort Worth, meeting with cities of Dallas and Fort Worth on board initiatives.

- Inaugural Herman J. Russell Award Winner in 2015
- Architects/Engineers Communication Symposium Facilitator

NON-PROFIT BOARD SERVICE


OAK CLIFF CHAMBER OF COMMERCE | Board Member: 2011 – 2017

Darren began service on the Oak Cliff Chamber of Commerce because of its commitment to the organic redevelopment of the urban fabric and the pride exhibited by the business community and residents. During his time on the Chamber, Darren moved his growing architecture firm to the Oak Cliff area. He has served on the gala committee for two years and supported the transportation committees' annual breakfast.

- Named one of three finalists for the New Business/Development of the Year Award for Oak Cliff Chamber of Commerce's 2017 Annual Awards.

INDUSTRY ORGANIZATIONS


ADEX (FORMERLY KNOWN AS DALLAS CENTER FOR ARCHITECTURE) | Board Member: 2007 – 2017

Minority Resource Committee Chair: 2007 – 2014;
Scholarship Committee: 2014 – 2017

Darren served as Minority Resource Committee Chair and helped to raise scholarship funds, reviewed and awarded scholarships to minority architectural students from DISD high schools to further their study of architecture.


MINORITY DESIGN BUSINESS PROFESSIONALS COUNCIL | Member: 2010 – 2014; President of Board: 2011

Originally established in the late 70s, the Council was re-established in 2010 with the two original founding members and some of the younger up-and-coming professionals in the Dallas area. The mission of the group is to foster conversation across disciplines.

- President of Board 2012
- Opened Membership meetings to client agencies
- Mentored start-up business


UNIVERSITY OF KANSAS SCHOOL OF ARCHITECTURE DESIGN AND PLANNING | Advisory Board Member: 2000 – 2014

Darren joined the Advisory Board of the University of Kansas School of Architecture and Urban Planning in 2001 to share business-world context to the former Dean, John Gaunt, and KU professors. During his time on the Advisory Board, Darren offered insight and perspective as a practicing architect and alumni of the University.

- Provided guidance on merger of Fine Arts and renaming school
- Contributed on discussion to change from 5-year to a 4+2 program
- Led the alignment of focused curriculum to the professional needs of the industry
- Support of Studio 804 (Design Build focus)
- Expansion of International studies Annual Awards

COMMUNITY PROGRAMS


SAN ANTONIO MAYOR'S HOUSING TASK FORCE WORK GROUP | Member: 2017 – 2018

Mayor Ron Nirenberg formed the task force to plan for a more equitable housing system in San Antonio. Darren and the other members were charged to develop a comprehensive and compassionate system that includes sustainable, affordable and quality housing opportunities.


MAYOR'S SOUTHERN DALLAS TASK FORCE | Member: 2009 (Area #10 Committee)

Darren was asked by Dallas' Mayor Tom Leppert to serve on the Area 10 Committee. Darren worked with other committee members on new thoughts for Southwest Center Mall and worked with TXDOT on right-of-way improvements for Area 10 roadways.

Darren believes that the community must be engaged in project discussions and participate in the decisions impacting the neighborhood. As a result, he is committed to listening and shaping the discussions with the residents who will use the space, holding frequent meetings with constituents and representatives.

FAIR PARK FIRST

Dallas, Texas

Coffee & Politics Fair Park Community
September 22, 2018

Briefing City of Dallas Park Board
August 16, 2018

Community Meeting – African American
Museum
August 15, 2018

Education Leaders & Area Principals
August 13, 2018

Community Meeting – Fair Park Hall of State
August 9, 2018

Board Briefing City of Dallas Park Board
August 2, 2018

DALLAS INDEPENDENT SCHOOL DISTRICT

Dallas, Texas

H. S. Thompson High School
July 19, 2018
June 14, 2018
May 2, 2018

David W. Carter High School
March 26, 2017

South Oak Cliff High School
May 28, 2017
April 12, 2017
October 11, 2016
September 6, 2016
June 26, 2016
May 30, 2016
May 22, 2016
April 3, 2016

Wilmer Hutchins Elementary School

October 15, 2015
April 7, 2013
February 5, 2012

Billy Earl Dade Middle School
September 10, 2013
August 9, 2012
June 18, 2012

SAN ANTONIO HOUSING AUTHORITY

San Antonio, Texas

East Meadows Apartments Choice
Implementation
May 24, 2015

HOUSING AUTHORITY OF THE CITY OF AUSTIN

Austin, Texas

Rosewood Courts Choice Neighborhood
Planning
April 28, 2015

SAN ANTONIO INDEPENDENT SCHOOL DISTRICT

San Antonio, Texas

Sam Houston High School
March 28, 2015
March 21, 2015
October 13, 2014
February 6, 2013
December 17, 2012
December 13, 2012
August 17, 2012
March 22, 2012
March 10, 2012

OMAHA PUBLIC SCHOOLS

Omaha, Nebraska

Northwest High School
January 21, 2016

AFRICAN AMERICAN LEADERSHIP INSTITUTE CONFERENCE

Dallas, Texas

Economic Development
September 10, 2016

MISSOURI DEPARTMENT OF TRANSPORTATION

St. Louis, Missouri

Mississippi River Bridge Landing
September 23, 2016

SAINT JAMES UNITED METHODIST CHURCH

Alpharetta, Georgia

Congregational Conference
October 23, 2012

TEXAS WOMAN'S UNIVERSITY

Denton, Texas

Lowery Woods Apartments
October 15, 2004

ST. LOUIS HOUSING AUTHORITY

St. Louis, Missouri

Blumeyer Housing
October 20, 2002

Darren James participates in numerous civic leadership opportunities, giving him a platform to advocate for the role of architecture in the community. He confidently speaks to varied audiences frequently on a broad range of topics; from vision and planning to mentorship and market trends.

MUNICIPAL/CIVIC LEADERSHIP

TESTIMONIAL FOR POLICE & FIRE PENSION LEGISLATIVE EFFORTS

Texas State House of Representatives
Pensions Committee
April 3, 2017

HIGHLAND HILLS BRANCH LIBRARY

City of Dallas - Full City Council
October 13, 2010

FIRM PROFILE & FAIR CONTRACTORS COALITION PRESENTATION

City of San Antonio - Full City Council
October 1, 2007

2017 SCHOLARSHIP AWARD ANNOUNCEMENT & INTRODUCTION OF ADULT EDUCATOR RECIPIENTS

Dallas Black Chamber of Commerce

EXCELLENCE IN EDUCATION RECEPTION

Dallas Black Chamber of Commerce

90th CELEBRATION: 2016 STATE OF CHAMBER AND 2017 CHAMBER VISION

Dallas Black Chamber of Commerce

89TH CELEBRATION: INCOMING CHAIR'S VISION AND PLAN

Dallas Black Chamber of Commerce

THE VISION FOR UPCOMING 2015 TERM

Dallas Black Chamber of Commerce

PARKLAND CENTRAL UTILITY PLANT SUCCESS STORY

Mayor Mike Rawlings Business to Business Opportunity Luncheon

STATE OF THE CITY

Interdenominational Ministerial Alliance

CLAUDE & ZERNONA BLACK FOUNDATION STRATEGIC VISION

Frost Bank Business Breakfast

PANELIST: LEADERSHIP - BEING A STRONG PUBLIC CLIENT

8th Annual Leadership in Capital Projects (LinCP) Forum

PANELIST: TRINITY FOREST NEW VISION AND GREEN SPACE IN MAJOR CITIES

What Makes A City Great Conference

PANELIST: AN ESSENTIAL ASSET: STRATEGIES FOR ENGAGING MBE/WBE/DBES IN ALL TYPES OF PROJECT DELIVERY

Airports Council International (ACI) / Airport Construction Strategy Summit

PANELIST: CREATIVE CONVERSATION: ART, ARCHITECTURE & PLACEMAKING

AIA Dallas

MENTORING

SUCCESS

Wyandotte County Coalition for Kids

CAREER DAY

Larry G. Smith Elem. School

STARTING THE DAY MOTIVATIONAL SPEAKER

Barack Obama Male Leadership Academy

ADULT MEMBER RECRUITMENT

Big Brothers Big Sisters and Dallas County District Attorney's Office

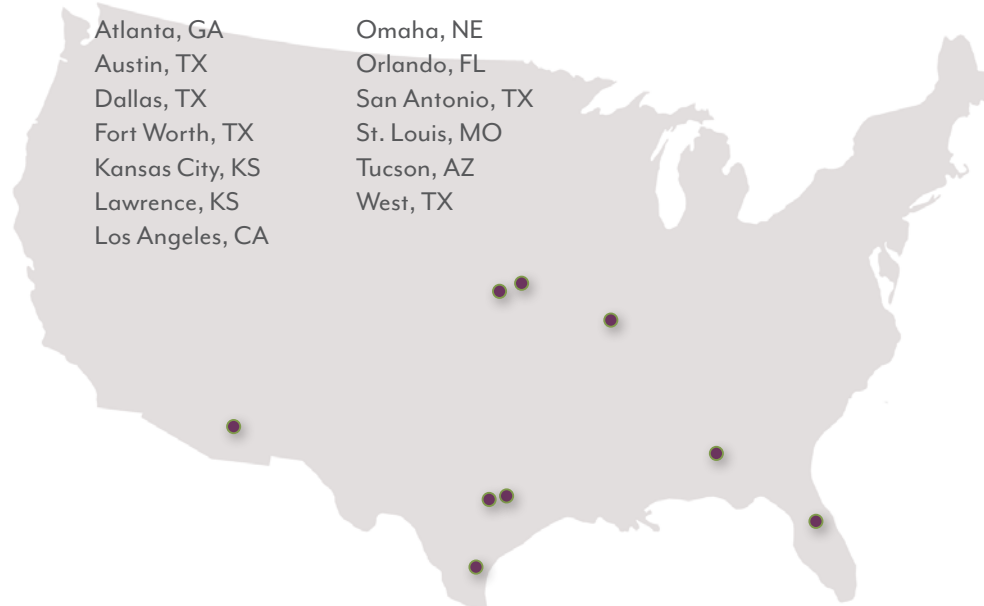
EDUCATION

SAM HOUSTON HIGH SCHOOL ADDITION & RENOVATION

Friends of Sam Houston High School Annual Breakfast

LOCATIONS

- Atlanta, GA
- Austin, TX
- Dallas, TX
- Fort Worth, TX
- Kansas City, KS
- Lawrence, KS
- Los Angeles, CA
- Omaha, NE
- Orlando, FL
- San Antonio, TX
- St. Louis, MO
- Tucson, AZ
- West, TX



A STUDENT'S DASHBOARD IS UNIQUELY THEIR OWN

CEFPI Southern Region Conference

CULTURAL SHIFT: DESIGNING COLLABORATIVE SPACES TO FOSTER LEARNING POTENTIAL

CEFPI Webinar

SERENDIPITY SPACES: DEFINING SMART SPACES TO MEET NEW AND CHANGING PARADIGMS

6th International Conference on Design Principles & Practices

TRANSIT**HNTB'S THINK: INFRASTRUCTURE FORUM**

2018 Infrastructure Forum
Darren was the only invited design professional not employed by HNTB

PROVIDING PROFESSIONAL SERVICES TO TRANSIT AGENCIES

APTA Rail Conference

QUALITY IN A CHALLENGING ENVIRONMENT

ASQ 19th Annual Audit Division Conference

DOING BUSINESS WITH A TRANSIT AGENCY

COMTO - 38th National Meeting & Training Council

PANELIST | CONQUERING WASTE & INEFFICIENCIES IN CAPITAL PROJECTS

5th Annual Leadership in Capital Projects

PANELIST: CAREER DAY: QUALITY FOR PUBLIC TRANSIT AGENCIES

ASQ Joint Audit Division & Quality Management Division Conference

FIRM BUSINESS**FIRM STRATEGIC DIRECTION & PERSONAL OVERVIEW**

Vistage CEO, Executive & Owners

FIRM PROFILE

Fair Contractors Coalition

AIA FIRM TALK

AIA Dallas

FIRM PROFILE & BUSINESS DEVELOPMENT POSITIONING

DFW Minority Supplier Diversity Council

KAI TEXAS BUSINESS & FINANCIAL GOAL

SBA Emerging Leaders E200

A SUCCESS STORY IN THE MAKING: SATELLITE CAMPUS RELOCATION

THECB 2005 Facilities Conference

PANELIST: BUSINESS PROFILE & ADVICE FOR GOLDMAN SACHS 2018 CLASS

2018 Goldman Sachs 10,000 Small Business

PANELIST: BUSINESS PROFILE & ADVICE FOR DALLAS' INAUGURAL CLASS

2014 Goldman Sachs 10,000 Small Business

PANELIST: MARKETING FOR MBE FIRM/A PERSONAL STORY

Tarrant County ABC Seminar

FIRM PROFILE & FAIR CONTRACTORS COALITION PRESENTATION

San Antonio Hispanic Contractors Association Benefits Breakfast

"[N]eighborhood pride can be exhibited in gathering spaces serving as the auditorium, classroom wings and media center. The central atrium becomes the heart of the school...and neighborhood."

- Darren James "Upcoming New South Dallas Middle School - A New Beacon Of Education", *The Dallas Weekly*, October 2012

Darren shares his thought leadership within market segments, industry trends and business growth throughout a library of printed publications. Whether writing articles, or cited as a resource within a story, Darren advocates the role of architecture in building community.



AUTHORED ARTICLES – EDUCATION

"THE WELL BUILDING STANDARD™ AND THE LIVING BUILDING CHALLENGE® THEIR IMPORTANCE IN EDUCATIONAL DESIGN AND CONSTRUCTION"

THE NETWORK, September, 2018

"SMART SPACES AREN'T JUST FOR CLASSROOMS ANYMORE"

Education Facility Planner, Vol 44: Issue 4

"ENERGIZING EDUCATION THROUGH DESIGN"

THE NETWORK, June 2014

"UNLOCKING CULTURAL REFLECTIONS"

NSIDE San Antonio Business, March/April 2013

"SMART SPACES DESIGNING TO HELP STUDENTS LEARN"

THE NETWORK, December 2012

"SMART BUILDING SPACES REDEFINE TRADITIONAL SCHOOL ENVIRONMENTS"

School Construction News, November 2011

"A BETTER PLACE TO LEARN"

School Planning & Management, December 2011

"DEFINING SMART SPACES"

American School & Hospital Facility, January 2010

"SCHOOLS AS COMMUNITY SPACES"

School Planning & Management, June 2010



AUTHORED ARTICLES – INDUSTRY / TECHNOLOGY

"PRACTICE MATTERS | BIM STREAMLINES BUSINESS"

COLUMNS, July 2010

"INFORMATION AGE: BIM IN THE FIELD"

School Construction News, April 2010

"SAVING TAXPAYERS MONEY THROUGH INNOVATION"

Texas Town and City, April 2010

"BUILDING VALUE THAT REDUCES LONG-TERM COSTS"

Commercial Real Estate Network, March 2010

"BIM: A NEW RENAISSANCE IN CONSTRUCTION MANAGEMENT"

Texas Construction, December 2009



INTERVIEWS - PRINT MEDIA

"UPCOMING NEW SOUTH DALLAS MIDDLE SCHOOL - A NEW BEACON OF EDUCATION"

The Dallas Weekly, October 2012

"TRANSIT SYSTEM EXPANDS ITS ART DIRECTION"

ENR Construction, March 2011

"TWO MINUTES WITH DARREN JAMES OF KAI TEXAS"

Dallas Business Journal, February 2010





"THE GANG'S ALL HERE"
College Planning & Management, February 2010

"BUILD BEFORE YOU BUILD"
Multi-Housing News Online, September 2009

INTERVIEWS - BROADCAST MEDIA

DISCUSSION ABOUT TRINITY RIVER
Coffee & Politics 101, November 12, 2016

"A REASON TO DANCE: BALLET AFRIQUE"
PBS Austin, February 25, 2015

"SCHOOL LOCKERS BECOMING EXTINCT?"
KSDK Channel 5 News, 2011

ABOUT DARREN JAMES' WORK AND PROJECTS

"SOUTH DALLAS RESIDENTS CAUTIOUSLY BACK FAIR PARK PRIVATIZATION PLAN"
Dallas Morning News, August 2018

"METRO TRANSIT-ST. LOUIS OPENS NEW CORTEX LIGHT-RAIL STATION"
ProgressiveRailroading.com, August 2018

"DALLAS REVEALS PLAN TO PUT FAIR PARK INTO PRIVATE HANDS FOR 20 YEARS"
Dallas Morning News, July 2018

"DALLAS FAIR PARK MANAGEMENT RECOMMENDATION GOES TO THIRD BIDDER"
KSDK Channel 5 News, July 2018

"WHY THIS HISTORIC SAN ANTONIO CREDIT UNION GOT A MAKEOVER"
NextCity.com, April 2018

"REBUILT PUBLIC HOUSING PROJECT OPENS AFTER 2008 HURRICANE"
Builder.com, October 2017



"FLIGHT PLAN FOR SUCCESS CONNECTIONS"
Airport Minority Advocacy Council (AMAC), January 2016

"ART ON THE LINE: DALLAS INCORPORATES PUBLIC ART INTO LIGHT RAIL EXTENSION"
American City and Country: Across America, March 2011

"TWO FORT WORTH SCHOOLS TO RECEIVE \$3.9 M IN RENOVATIONS"
Fort Worth Business Press, July 2010

"PARKLAND CUP"
Real Estate BISNOW, July 2010

going green

DARREN JAMES
Darren L. James, AIA is President & COO of KIM Link, a multi-disciplinary firm in building, architecture, interior design, MEP engineering, program/consulting management & construction.

The WELL Building Standard™ and the Living Building Challenge®
Their Importance in Educational Design and Construction

A Holistic Approach
In our educational design efforts, we work hand-in-glove with students and community participants in the form of a design charrette that encourages and empowers them. As a result, an overall, sustainable building is the end product.

What if We Lead Building Change with People First?

Environmental Concerns Are Critical
The paradigm shift in these projects' goals was that these were not simply buildings to be built, but rather, they were to be built in a way that would be a model for the future. The WELL Building Standard™ and the Living Building Challenge® are the two most ambitious and rigorous building standards in the world. They are designed to ensure that buildings are not only healthy and sustainable, but also that they are designed to be a model for the future.

Der WOW Faktor

Museum and HQ

BMW Welt
Munich, Germany

SEPTEMBER 2018 | THE NETWORK

Darren's work frequently demonstrates how architecture influences and leads neighborhood transformations, particularly in underserved areas with responsive and aesthetically pleasing structures. His body of work includes projects that transform communities, provide opportunities for education and learning, house economically vulnerable residents, and deliver transportation options to local communities.

K-12 EDUCATION



SOUTH OAK CLIFF HIGH SCHOOL

CLIENT: Dallas Independent School District
LOCATION: Dallas, Texas
OPENING: May 2019
ROLE: Principal-In-Charge

Students, parents, alumni and the community demanded resolution to poorly managed renovations and substandard education and athletic facilities. Darren worked with the school district to find the budget for the needed updates and helped the community trust again.



NORTHWEST HIGH SCHOOL

CLIENT: Omaha Public Schools
LOCATION: Omaha, Nebraska
OPENED: August 2017
ROLE: Principal-In-Charge

Darren partnered with the Omaha Public Schools to facilitate a series of workshops for administrators, educators, parents, students, alumni, elected officials and community leaders to gain a deeper understanding of the issues in order to deliver a design solution that addressed the needs of all the interested parties.



SAM HOUSTON HIGH SCHOOL

CLIENT: San Antonio Independent School District
LOCATION: San Antonio, Texas
OPENED: August 2014
ROLE: Principal-In-Charge / Project Manager

Rescued from closure, Darren's design helped to expand career training, support the JROTC and lift this school's poor academic performance to become an environment where students excel.



BILLY EARL DADE MIDDLE SCHOOL

CLIENT: Dallas Independent School District
LOCATION: Dallas, Texas
OPENED: July 2013
ROLE: Joint-Venture, Local Principal-In-Charge

Combining two rival schools into one facility that reflected the heritage of the community was not the only the challenge this DISD middle school overcame — the first school built in South Dallas in over 25 years.

AWARDS: Engineering News Record — 2014 National K-12 Best of the Best; Engineering News Record — 2014 Texas & Louisiana K-12 Best of the Best; TEXO 2014 Distinguished Building Award – Merit Award; American School & University, November 2015 — Outstanding Design

LIBRARIES



FORT WORTH EASTSIDE FAMILY LIBRARY

CLIENT: City of Fort Worth
LOCATION: Fort Worth, Texas
OPENING: Fall 2020
ROLE: Principal-In-Charge

The library is solely dedicated to youth and family, the first of its kind in North Central Texas. Darren's team was selected for the project because of his leadership on melding the community pride and history on previous projects.

LIBRARIES

**LEWIS & CLARK BRANCH LIBRARY**

CLIENT: St. Louis County Libraries
LOCATION: St. Louis, Missouri
OPENED: Summer 2016
ROLE: Principal-In-Charge

The community was divided and very vocal in their desire to preserve three historic stained-glass windows illustrating the Lewis & Clark Expedition. Darren worked with preservationists to reuse the windows in a prominent location in the replacement branch, quieting the conflict and resolving the issue to everyone's satisfaction.

**EAST ROSWELL BRANCH LIBRARY**

CLIENT: Fulton County
LOCATION: Roswell, Georgia
OPENED: February 2015
ROLE: Principal-In-Charge

The building design for the East Roswell Library connects the campus with the wooded surroundings, expanding the library into outdoor spaces underneath the canopy of trees. The community enjoys using the new library, including the study rooms and separate spaces for children and teens.

**HIGHLAND HILLS BRANCH LIBRARY**

CLIENT: City of Dallas
LOCATION: Dallas, Texas
OPENED: Fall 2014
ROLE: Principal-In-Charge/Project Manager

Challenged to complete the project despite constantly-changing library leadership and budget constraints, Darren designed a beautiful library for area patrons. It serves as a model for other area libraries.

**WALNUT PARK BRANCH LIBRARY**

CLIENT: St. Louis Public Library
LOCATION: St. Louis, Missouri
OPENED: 1998
ROLE: Project Architect

As a newly registered architect, Darren served as project architect on the incredibly personal project in 1988 to expand and renovate this branch library. Darren attended elementary school around the corner and checked out his first library book from this branch.

HOUSING

**EAST MEADOWS APARTMENTS**

CLIENT: San Antonio Housing Authority
LOCATION: San Antonio, Texas
OPENED: July 2017
ROLE: Principal-In-Charge

A beneficiary of the Promise Zone designation, this Eastside San Antonio community housed the city's most economically vulnerable. Darren worked delicately with residents to realize the potential of a new mixed-income housing community to transform the neighborhood.

**THE CEDARS AT CARVER PARK & VILLAS ON THE STRAND**

CLIENT: Galveston Housing Authority
LOCATION: Galveston, Texas
OPENED: Spring 2017
ROLE: Principal-In-Charge

These replacement housing communities were built on stilts above Hurricane Ike storm-surge level on Galveston Island. The communities subsequently withstood the torrential rains and historic flooding of Hurricane Harvey.

HOUSING**ROSEWOOD COURTS**

CLIENT: Housing Authority City of Austin
LOCATION: Austin, Texas
OPENED: Winter 2014
ROLE: Principal-in-Charge/Project Manager

Rosewood Courts was designed and built in 1937 as one of the first public housing projects in the country. Darren led a series of community engagement meetings and programming efforts with residents and local neighborhood stakeholders to renovate the community.

TRANSIT**CORTEX STATION**

CLIENT: St. Louis METRO
LOCATION: St. Louis, Missouri
OPENED: July 2018
ROLE: Principal-In-Charge

The first MetroLink station to be built in more than two decades, this transit project was constructed via public and private funding.

**D2 SUBWAY**

CLIENT: Dallas Area Rapid Transit (DART)
LOCATION: Dallas, Texas
OPENING: 2022
ROLE: Principal-In-Charge

Darren is instrumental in the planning and preliminary design efforts for the subway below the central business district in downtown Dallas, alleviating surface light-rail and roadway congestion. Efforts include station design and surface elements related to below-grade system.

**COTTON BELT COMMUTER RAIL PLANNING**

CLIENT: Dallas Area Rapid Transit (DART)
LOCATION: Dallas, Texas
OPENING: 2021
ROLE: Principal-In-Charge

Darren leads the conceptual design effort of 12 new commuter rail stations along a 28-mile section of the historic Cotton Belt Rail Line. The new light-rail transit route will connect northeastern suburban communities to the DFW International Airport.

**DFW TERMINAL A**

CLIENT: DFW International Airport (DART)
LOCATION: DFW International Airport, Texas
OPENED: August 2015
ROLE: Principal-In-Charge

The long-awaited DART Orange Line connects three other transit routes to the DFW International Airport. Darren's design team coordinated the work of various local and federal agencies to bring light-rail service onto the airport property.

**NORTH COUNTY TRANSIT CENTER**

CLIENT: St. Louis METRO
LOCATION: Ferguson, Missouri
OPENED: Spring 2015
ROLE: Principal-In-Charge

Darren navigated the various community factions working closely with the transit authority and Ferguson City Council to create the new transit center.

TRANSIT

**GREEN LINE EXPANSION**

CLIENT: Dallas Area Rapid Transit (DART)
LOCATION: Dallas, Texas
OPENED: December 2010
ROLE: Joint-Venture, Principal-In-Charge

The DART Green Line ambitiously connected eastern suburban neighborhoods to downtown Dallas through 19 stations, each uniquely reflecting the geography, community diversity and history through artistic expression, capturing each unique community voice and connecting it to other transit stations on the route.

AWARDS: 2010 Urban Design Award “Built Award”; 2010 Outstanding Civil Engineering Achievement (OCEA)

MUNICIPAL

**FORWARD WEST ECONOMIC STRATEGIC PLAN**

CLIENT: Society of St. Vincent de Paul
LOCATION: West, Texas
Publication Date: July 21, 2014
ROLE: Principal-In-Charge/Project Manager

When the West Fertilizer Company plant exploded on April 17, 2013, it severely impacted the economic future of this town of 8,000 residents. Darren helped the city council develop an achievable master plan that met the needs of the community and earned unanimous approval from the Mayor and City Council.

**TARRANT COUNTY PRECINCT 1 ADMINISTRATION BUILDING**

CLIENT: Tarrant County
LOCATION: Fort Worth, Texas
OPENED: November 2016
ROLE: Principal-In-Charge

Darren created a Texas Hill Country aesthetic for the new administration building designed for daily administrative needs, community meetings, elections and voting, political parties district meetings and the county employee events.

AWARDS: ENR Best Government/Public Building Texas/Louisiana

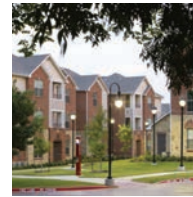
**TOM VANDERGRIFF CIVIL COURTS BUILDING**

CLIENT: Tarrant County
LOCATION: Fort Worth, Texas
OPENED: July 2014
ROLE: Program Manager

As program manager, Darren’s team was responsible for design oversight and construction on this project designed by HKS/HOK and constructed by W.G. Yates & Sons Construction Co.

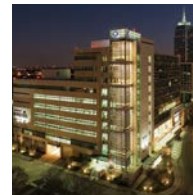
AWARDS: ENR Best Government/Public Building Texas/Louisiana

HIGHER EDUCATION

**LOWRY WOODS STUDENT HOUSING**

CLIENT: Texas Woman’s University
LOCATION: Denton, Texas
COMPLETION: August 2007
ROLE: University Architect/Assistant Director, Construction

New student housing planned for Lowry prompted community activist the project would be disruptive to green space and ‘their’ park. The designers created a student housing community addressing the concerns of neighbors while protecting as many trees as possible.

**INSTITUTE OF HEALTH SCIENCES HOUSTON CENTER**

CLIENT: Texas Woman’s University
LOCATION: Houston, Texas
OPENED: August 2006
ROLE: University Architect/Assistant Director, Construction

As Assistant Director Construction and University Architect, Darren acted as the owner’s representative communicating the vision through various site studies, architect selection, programming, fundraising, building design and construction.

HIGHER EDUCATION**GERTRUDE GIBSON HOUSE**

CLIENT: Texas Woman's University

LOCATION: Denton, Texas

OPENED: 2004

ROLE: Assistant Director of Construction/University Architect

Darren led renovation efforts to convert the first house designed by noted Texas architect O'Neil Ford from a private residence to Artist-in-Residence/Visiting professor cottage near the TWU campus.

HEALTHCARE**DR. ROBERT L.M. HILLIARD HEALTH CENTER**

CLIENT: University Health System

LOCATION: San Antonio, Texas

OPENED: November 2017

ROLE: Programming Project Manager and Principal-In-Charge

Named after a prominent African-American obstetrician, this state-of-the-art community health clinic in San Antonio's Promise Zone delivers primary care and pediatric services to historically underserved residents.

COMMERCIAL**SELECT FEDERAL CREDIT UNION**

CLIENT: Select Federal Credit Union

LOCATION: San Antonio, Texas

OPENED: October 2017

ROLE: Principal-In-Charge

A project with San Antonio's Promise Zone, Darren led the design effort for the new credit union facility to support the expansion of services and clientele growth while remaining a thoughtful steward of the members' savings.

RELIGIOUS**ST. JAMES UNITED METHODIST CHURCH**

CLIENT: St. James United Methodist Church

LOCATION: Alpharetta, Georgia

Project Paused for Funding

ROLE: Principal-In-Charge

Darren facilitated several workshops with the church leadership team to outline design objectives on the planned facility and acted as a liaison to the City of Alpharetta on the congregation's behalf.

"One of the reasons I got into architecture is to be able to walk in redeveloped communities where I grew up," said James, whose design work has also been involved in other projects such as the new Wilmer Hutchins and Larry G. Smith Elementary Schools, the new upcoming Highland Hills Library and a strong percentage of the DART Green Rail Line."

- Darren James "Upcoming New South Dallas Middle School - A New Beacon Of Education", *The Dallas Weekly*, October 2012

PROJECT AWARDS**OUTSTANDING DESIGN | 2015***American School & University*

Project: Billy Earl Dade Middle School

Awardee: Munoz/KAI Texas

TEXO DISTINGUISHED BUILDING AWARD, MERIT AWARD | 2014*TEXO*

Project: Billy Earl Dade Middle School

Awardee: Munoz/KAI Texas

TEXAS & LOUISIANA K-12 BEST OF THE BEST | 2014*Engineering News Record*

Project: Billy Earl Dade Middle School

Awardee: Munoz/KAI Texas

NATIONAL BEST OF THE BEST K-12 SCHOOL | 2014*Engineering News Record*

Project: Billy Earl Dade Middle School

Awardee: Munoz/KAI Texas

GOLDEN TROWEL AWARD FOR BLOCK/CMU DESIGN | 2013

Texas Masonry Council (Statewide)

Project: Parkland Hospital New Central Utility Plant

Awardee: KAI Texas

GOLDEN TROWEL AWARD FOR BLOCK/CMU DESIGN | 2013

United Masonry Contractors Association (Dallas)

Project: Parkland Hospital New Central Utility Plant

Awardee: KAI Texas

URBAN DESIGN AWARD "BUILT AWARD" | 2011

Greater Dallas Planning Council

Project: Main Street Garden Park

URBAN DESIGN AWARD "BUILT AWARD" | 2010

Greater Dallas Planning Council

Project: DART Green Line Awardee: ACT 21

OUTSTANDING CIVIL ENGINEERING ACHIEVEMENT (OCEA) TEXAS SECTION | 2010

American Society of Civil Engineering (ASCE) Texas Section

Project: DART Green Line

Awardee: ACT 21

EDUCATIONAL INTERIOR DESIGN EXCELLENCE: LIBRARIES/MEDIA CENTERS | 2008*American School & University*

Project: Larry G. Smith Elementary School

Awardee: KAI Texas

OUTSTANDING CIVIL ENGINEERING ACHIEVEMENT (OCEA) TEXAS SECTION | 2007

American Society of Civil Engineering (ASCE) Texas Section

Project: DFW International Airport Capital Development Program

Awardee: ACT 21

AIA CITATION AWARD | 2000

Dallas Chapter of the American Institute of Architects

Project: Maintenance & Storage Facility for the Automated People Movers
DFW International Airport

Awardee: KAI/Alliance

PROFESSIONAL RECOGNITION**WILLIAM SIDNEY PITTMAN AWARD | 2018**

Texas Association of African American Chamber of Commerce (TAAACC)

"Darren's work across the state of Texas exemplifies the heart of Mr. Pittman who was the first Black architect in Texas. Mr. James embodies the spirit and passion of this legend."

- Charles O'Neal, President
TAAACC

**BUSINESS AWARD | 2018**

Interdenominational Ministerial Alliance

PROFESSIONAL SERVICE FIRM OF THE YEAR | 2017 FINALIST

National Association of Minority Contractors (NAMC)

INAUGURAL "THE HERMAN JEROME RUSSELL AWARD" | 2015

Regional Black Contractors Association

STAR AWARD | 2015

Asian American Contractors Association

DALLAS BUSINESS JOURNAL MINORITY BUSINESS LEADER | 2014

Dallas Business Journal

6TH ANNUAL LUNA AWARDS | 2012 FINALIST

Regional Hispanic Contractors Association

DALLAS QUILL AWARDS AWARD OF EXCELLENCE | 2011

International Association of Business Communicators (IABC)

AIA CITATION - MINORITY RESOURCES COMMITTEE CHAIR | 2007

Dallas Chapter of the American Institute of Architects

PERSONAL RECOGNITION**CERTIFICATE OF COMMENDATION**

2017 United States Senate - Senator Ted Cruz

CERTIFICATE OF CONGRATULATIONS

2016 Senate of The State of Texas - State Senator Don Huffines

SBA EMERGING 200

Class Years: 2010

Completion: Class of 2010

LEADERSHIP DALLAS ADVISOR

Class Years: 2009-2010

Completion: Class of 2010

LEADERSHIP DALLAS CLASS

Years: 2008-2009

Completion: Class of 2009

OUTSTANDING MENTOR AWARD

Xi Tau Lambda Chapter, Alpha Phi Alpha Fraternity, Inc.

Awarded: 2008

EAGLE SCOUT

Boy Scouts of America

Awarded: 1985

"Darren is a visionary thought leader who embraces the importance of community by sharing his knowledge, resources and expertise. I experienced Darren's exceptional leadership skills and his unique approach to serving our community in his role as Board Chairman for the Dallas Black Chamber of Commerce. Darren empowers everyone he encounters to be empowered and to use their own voice to make positive change for all. He exhibits the confidence of a servant leader and executes dynamic results."

- Marnese Barksdale Elder, Senior Vice President for Talent & Diversity, Parkland Health & Hospital System; former President Dallas Black Chamber and current Dallas Black Chamber Center for Excellence Board Member

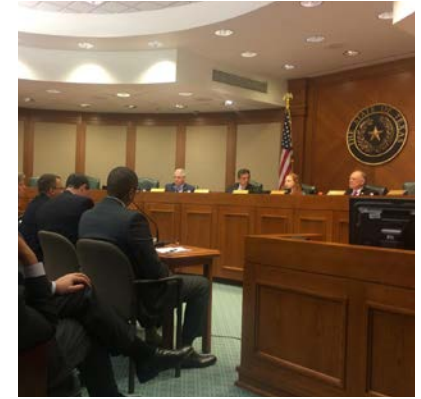
EXHIBIT LIST**EXHIBIT 1:** CIVIC LEADERSHIP | DALLAS, TEXAS**EXHIBIT 2:** DALLAS BLACK CHAMBER OF COMMERCE | DALLAS, TEXAS**EXHIBIT 3:** EAST MEADOWS APARTMENTS | SAN ANTONIO, TEXAS**EXHIBIT 4:** BILLY EARL DADE MIDDLE SCHOOL | DALLAS, TEXAS**EXHIBIT 5:** SAM HOUSTON HIGH SCHOOL | SAN ANTONIO, TEXAS**EXHIBIT 6:** SOUTH OAK CLIFF HIGH SCHOOL | DALLAS, TEXAS**EXHIBIT 7:** HIGHLAND HILLS BRANCH LIBRARY | DALLAS, TEXAS**EXHIBIT 8:** CORTEX STATION | SAINT LOUIS, MISSOURI**EXHIBIT 9:** SAN ANTONIO EASTSIDE PROMISE ZONE | SAN ANTONIO, TEXAS

Darren L. James, AIA, responded to a call for mentors to teach young men how to tie and wear a necktie at DISD South Oak Cliff High School, a project benefiting from his leadership and practice in improving school conditions for students.

“Darren James has supported our school through his ten years as a member of our advisory board. He has brought professional knowledge and personal insight to our students and faculty. He is deeply respected and appreciated as a successful architect in practice who generously provides the indispensable support that our future architects need from the profession.”

- John C. Gaunt, FAIA Professor (Former Dean), School of Architecture, Design & Planning, University of Kansas

EXHIBIT 1: CIVIC LEADERSHIP | DALLAS, TEXAS

**BACKGROUND**

Darren became an architect because he saw a need to make his community better. But he realized early in his career that transforming communities involves more than the design and development of new buildings and public spaces. **Civic leadership is the true catalyst that makes a difference in the community.** Darren is honored to serve on multiple boards — typically as the only architect — to share his professional experience, talents and skills to make a lasting impact on communities, working with local elected officials and the people they serve.

The culmination of Darren's professional architectural career, civic leadership, and community advocacy is serving as Chairman of the Board for non-profit Fair Park First. He was the unanimous choice of internal and external stakeholders because of his demonstrated expertise and leadership on other area efforts. He will lead the board in the daily management of the park, internship opportunities for neighborhood residents and impactful development for this underutilized amenity southeast of downtown Dallas. Fair Park, created for the 1936 World's Fair and subsequently holding the largest

annual State Fair in the country, covers 277-acres 5 minutes from downtown Dallas. The grounds include the largest collection of Art Deco architecture in one location in the United States. Fair Park First is responsible for the stewardship of the historic facilities. This project size and scope is unique, and Darren's role has already engaged thought leaders from New York and Philadelphia that will positively impact the surrounding neighborhoods and the DFW region over the next 20-30 years preparing for Fair Park Bi-Centennial in 2036.

While serving as Chair of the Dallas Black Chamber of Commerce, Darren received an invitation from the Mayor of Dallas, Mike Rawlings, to participate on a panel discussion of Public Spaces, sharing the stage with the Park Board and the Trinity Park Conservancy Board representatives. His point of view sparked an invitation to join the Trinity Park Conservancy and serve as the Chair of the Community Engagement and Economic Inclusion Committee. The Trinity Park Conservancy is tasked with the realization of a new 200+ acre Harold Simmons Park, the catalyst for a new gathering space bridging decades of economic and racial separation in Dallas.

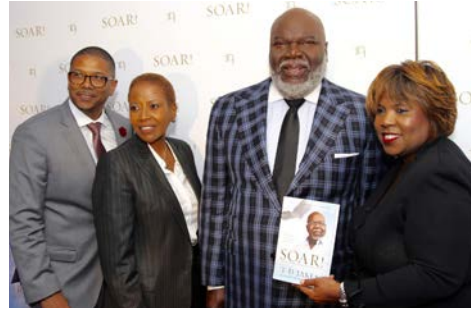
ROLE OF THE NOMINEE:

Principal-in-Charge

"Darren's leadership, service and passion for building communities has made a lasting impact on the future of Dallas."

- Katrina Keyes, CEO, K Strategies; Vice Chair, Dallas Black Chamber of Commerce

EXHIBIT 1: CIVIC LEADERSHIP | DALLAS, TEXAS



Chair Elect of the Dallas Citizen’s Council, Fred Perpall, FAIA, noticed Darren’s previous 2-year leadership to the Dallas Black Chamber of Commerce and to the local business community. As a result, Darren was elected to a 3-year term on the Dallas Citizen’s Council Board of Directors. Board membership is reserved for CEO’s of important local businesses with revenues above a significant threshold, or civic leaders that truly impact positive change the Dallas-Fort Worth region. While the two organizations have worked in concert for over 50 years, the Chair of the Dallas Black Chamber has never been elected to the Board of Directors for the Dallas Citizen’s Council.

Darren’s civic leadership extends to social and economic concerns as well. During the Choice Neighborhood project for the San Antonio Housing Authority, Darren and SAHA CEO Lourdes M. Castro Ramirez developed a mutual respect for each other’s approach to community redevelopment. Upon her return to San Antonio Lourdes was named to a newly created position as President of the University Health System Foundation. In this capacity, she and Darren reconnected as he was completing the Dr. Robert L.M. Hilliard Clinic for UHS. Lourdes asked Darren to serve on the San Antonio Mayor’s Housing Task Force Working Group for Affordability.

RESULTS

Darren gives everything he has to be a leader in these communities, often elevating the contributions of others to the betterment of the organizations he serves. During his more than 15-years of civil leadership, **Darren has continually demonstrated his belief that decisions made today must consider the future impact to the community and be prepared to take advantage of new opportunities.** The organizations he has served have benefited from his leadership and are better equipped to respond to challenges and opportunities set before them.



DECLARATION OF RESPONSIBILITY:

I have personal knowledge of the nominee’s responsibility for the exhibit above. That responsibility included:

- largely responsible for design
- project under direction of nominee
- nominee’s firm executed project
- other: Board Service, civic leader and presenter

Katrina Keys, CEO, K Strategies
Vice Chair, Dallas Black Chamber of Commerce

EXHIBIT 2: DALLAS BLACK CHAMBER OF COMMERCE | DALLAS, TEXAS

BACKGROUND

The Dallas Black Chamber of Commerce, founded November 21, 1926, is the oldest continuously operating black chamber in the United States. Darren, a Board Member since 2007, agreed to participate on the 2016 Nominating Committee to compile a slate of new board members and officers for the coming year. Individuals participating in the nominating committee could not currently hold an executive office or expect to hold an office in the upcoming year.

Due to prior commitments, Darren was unable to attend the first committee meeting. Shortly thereafter, another member asked Darren to resign from the committee so that the members could nominate him as Chairman of the Board. The members knew his calm leadership skills could help right the oldest and largest Black Chamber in the country again. Darren was unanimously elected Chairman of the Board on September 12, 2015.

CHALLENGE

His term began January 1, 2016, and it became immediately clear the 91-year-old Chamber was at a nadir, the lowest of low. Membership was falling, fund balances were low, and the relevance and impact of the Chamber was non-existent. Other organization were filling the gaps, recruiting chamber members and monopolizing the market share. Chamber members were isolated from one another and disenfranchised from the business community. The Chamber's historic reputation for being at the forefront of every major economic and social change in the history of Dallas was in danger of being relegated to stories of the past.

ROLE OF THE NOMINEE:

Chairman of the Board

“The Dallas Black Chamber of Commerce is back! Hallelujah!! Back with a new spirit. A new rhythm and a new sound. At the concert on Friday Night, September 7, 2018, Toyota Music Factory, there was dancing in the street, in the aisles and in the seats.”

- Dr. J. Ester Davis



EXHIBIT 2: DALLAS BLACK CHAMBER OF COMMERCE | DALLAS, TEXAS

STRATEGY

Darren immediately began to renew the relevance of the chamber by realigning the organization to become a peer resource and networking organization. Under Darren's direction, the board split operations into two separate organizations with fully autonomous Board of Directors, making him the Chair of two boards.

He recruited strong financial and development professionals for the 501c3 board of directors and renamed the charitable organization the Dallas Black Chamber Center for Excellence to more accurately reflect its mission and purpose. These strategic decisions unlock the potential to shape the future for the Chamber, its members and the business community it serves.

Darren's vision for the Chamber is to facilitate business conversations, investments and economic growth in the heart of this historic African-American community. As an architect, Darren is led to create a new physical manifestation of the Dallas Black Chamber of Commerce on the corner of Dr. Martin Luther King, Jr. Boulevard and Malcolm X Boulevard – the intersection that honors the history of the community, poised for the future.

The plans for the new Chamber office four blocks from Fair Park include retail and commercial space on the first floor, educational and training rooms on the second floor. The Chamber offices and a research institute will be located on the third floor with a rooftop patio for chamber events. It is a visible investment of the Chamber into the community, magnifying the new investments planned with the privatization of Fair Park, collaborative investment from City Square/The Real Estate Council, and St. Phillips School.

In addition to building the new Center, Darren plans to retire the outstanding debt on the current dated facility, then return the parcel to green space and create legacy Pocket Park, honoring those that have come before and the difference they made in the economic climate of Dallas.

RESULTS

Darren has created new excitement in directing process improvements gleaned from his many years as an entrepreneur and civic leader. The Annual meetings are the place to be every October. Darren has introduced previous keynote speakers U.S. Representative Emmanuel Cleaver and political analyst

Donnan Brazile. The 2018 dinner will feature U.S. Urban League President Marc Morial. Under Darren's direction, the Chamber's keynote speaker selections have influenced other area organizations to bring the same level of prestige to the Dallas-Fort Worth business community.

He created a new quarterly event for Dallas/Fort Worth education thought leaders to share ideas and knowledge. Byron Sanders, CEO of Big Thought and three-time HBCU Male President of the Year and Dr. Michael Sorrel of Paul Quinn College have already been recognized. Dr. Terry Flowers is slated for the third luncheon.

Annual scholarship awards were increased from \$1,000 a student to \$2,000 per student, regularly awarded to 25-30 students each year.

The Annual Quest Awards Luncheon honored 12-15 entrepreneurs who exhibited tremendous business acumen and civic engagement and will be celebrating its 35th year in 2019. The Dallas Morning News and local ABC affiliate WFAA Channel 8 interviewed and recognized award winners.

Darren believes he has something to contribute to each business owner and operator regardless of firm maturity. That inclusive belief, and his leadership to the Chamber has led Darren be re-elected to a fourth term in September of 2018 for calendar year 2019.

DECLARATION OF RESPONSIBILITY:

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- nominee's firm executed project
- other: _____

Marnese Barksdale Elder, Senior Vice President for Talent & Diversity, Parkland Health & Hospital System; former President Dallas Black Chamber and current Dallas Black Chamber Center for Excellence Board Member

EXHIBIT 3: EAST MEADOWS APARTMENTS | SAN ANTONIO, TEXAS



COMPLETION: July 2017

ROLE OF THE NOMINEE:
Principal-In-Charge

ARCHITECT: KAI Texas

“Mr. Darren James has played an important role working with the community to deliver transformative projects that will positively influence the residents of San Antonio. . . he led his team to work closely with the Housing Authority and engage with residents and community leaders . . .”

- Lourdes Castro Ramírez,
Former CEO & President, San
Antonio Housing Authority

CHALLENGE

Few neighborhoods in San Antonio are as distressed as the one surrounding the former Wheatley Courts. Residents and investment abandoned the area while the neighborhood suffered from failing schools, high crime and unemployment rates. The area accounts for just 1% of the city’s population, but 9% of all the crimes reported in San Antonio. According to a study commissioned by the San Antonio Housing Authority (SAHA), the 250 families living in Wheatley Courts had an annual median household income of \$5,000.

As the project replaced an existing housing community, current residents were given first right of refusal to return upon completion. Darren worked patiently with frustrated residents who were relocated in temporary housing, and then relocated again upon completion.

STRATEGY

San Antonio’s Eastside community is the only area in the country to have received all four White House Neighborhood Revitalization Initiative grants; Choice Neighborhood, Promise Neighborhood, Byrne Criminal Justice Innovation and Promise Zone.

EXHIBIT 3: EAST MEADOWS APARTMENTS | SAN ANTONIO, TEXAS



The new vision for Wheatley Courts, now renamed East Meadows, made the neighborhood a walkable, sustainable, mixed-income and intergenerational community with multi-family residences reflecting the unique history of the Eastside using architectural elements of San Antonio's diverse cultural heritage; a mix of Spanish Colonial, Craftsman Bungalows and Federalist styles. Darren led the effort on Phase 1, a 215-unit multi-family complex with 1- to 4-bedroom configurations to meet the desired needs of expected future residents.

Darren's community engagement skills were displayed as he led public and private meetings with residents and stakeholders who shared their visions and dreams for quality housing and opportunities for the area's residents.

OUTCOME

The East Meadows housing community meets LEED design criteria, complies with Build San Antonio Green sustainability initiatives, and achieves the coveted Enterprise Green Communities designation. **As intended, the development houses a diverse mixed-income levels from all walks of life** including former Wheatley Court residents, U.S. Service Personnel from Fort Sam Houston and working families from downtown San Antonio's central business district.

Under Darren's leadership, the design of East Meadows reflects the diversity in residential architecture in San Antonio. The new apartment community easily blends architecturally within Eastside's historical context, complimenting infill housing by other developers and investment from the remaining neighbors.



DECLARATION OF RESPONSIBILITY:

I have personal knowledge of the nominee's responsibility for the exhibit above. That responsibility included:

- largely responsible for design
- project under direction of nominee
- nominee's firm executed project
- other: _____

Louis Bernardy, SVP, McCormack Baron Salazar

EXHIBIT 4: BILLY EARL DADE MIDDLE SCHOOL | DALLAS, TEXAS

CHALLENGE

Billy Earl Dade Middle School was housed in a 1920's era Art Deco elementary school near historic Fair Park in South Dallas. The building did not have the required laboratory or performing arts spaces, and classrooms did not meet the Texas Education Association Guidelines. Students attended classes across the street from a strip retail center that sheltered prostitution and drug use.

In response, DISD requested a new school that would celebrate the African-American heritage of the community as well as the legacy of the school's namesake Billy Earl Dade. As design progressed, the district decided to add students from the nearby Pearl C. Anderson Learning Academy to the school, doubling the enrollment and creating community tension for residents, students, educators and administrators.

Changing school district leadership brought even more complexity to the project. The new Dallas ISD Superintendent quickly lost the confidence of the board and the Dallas community, resigning shortly before the school opened. The principal at Billy Earl Dade spent most of his time resolving conflict and hurt feelings only to be reassigned to another school before Dade opened, leading to a carousel of principals at the school from the time it opened in 2013 until the fall of 2017.



COMPLETION: July 2013

ROLE OF THE NOMINEE:
Joint-Venture Local Principal-In- Charge

ARCHITECT: Kell-Muñoz / KAI
Texas Joint Venture

AWARDS:
Engineering News Record — 2014 National
K-12 Best of the Best

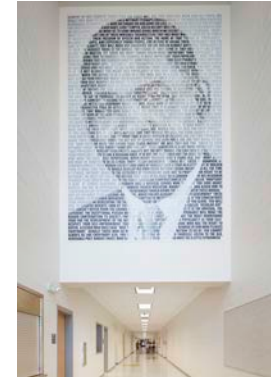
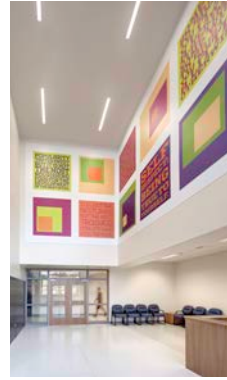
Engineering News Record — 2014 Texas &
Louisiana K-12 Best of the Best

TEXO 2014 Distinguished Building
Award – Merit Award

*“There’s always been this belief
that buildings aren’t just buildings.
. . . but that they can actually
inspire human beings to achieve
great things.”*

- Eric Johnson, District 100 Texas
State Representative

EXHIBIT 4: BILLY EARL DADE MIDDLE SCHOOL | DALLAS, TEXAS

**STRATEGY**

Combining two schools' frustrated parents and educators into one community meeting could have created insurmountable conflict in the planning process. Instead, Darren met with each school community separately to build trust that their voices would be heard. As the design process moved forward, **Darren was able to bring these two disparate groups together around their common desires in this new educational facility.**

The design team worked with an archivist from the Smithsonian Institute and discovered a Gee's Bend Quilt as the model to tell this story. In the African-American culture, quilting has been used for centuries to pass down stories of triumph. The façade of the school, angled and articulated, provides the textural context of a story-telling quilt. Black culture is even showcased in the masonry articulation on the gym punctuated by lights in the wall.

OUTCOME

Despite the initial concerns of the community, **Dade Middle School has stabilized the neighborhood, spurred residential development in the area and created a cohesive educational community supporting students to reach improved academic performance and outcomes.** In the spring of 2018, over 600 Dallas-area men responded to a call for volunteers to mentor male students. Education Secretary Betsy DeVos visited Dade as an example of a successful urban school and Dade Middle School was named an ACE academy for improving academic performance and test scores.

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Bernadette Nutall, Dallas ISD Former District 9 Board Trustee

EXHIBIT 5: SAM HOUSTON HIGH SCHOOL | SAN ANTONIO, TEXAS

**CHALLENGE**

Sam Houston High School is an institution in San Antonio's predominately African-American Eastside. It was the only high school for black students prior to desegregation, and many pillars of the community walked through the halls. But the school suffered from declining enrollment, poor academic performance, apathetic students and disengaged parents. Through the efforts of community leaders, elected officials and a vocal alumni group, Sam Houston was rescued from the brink of closure in the spring of 2009 to remain a place of refuge for students from a chaotic home life and economic instability in the community.

Darren's team was tasked with managing the expansion for the-school-within-a-school New Tech Curriculum, renovate the existing general education areas, and design a 25,000 sq ft addition to house a growing JROTC and Career & Technology Program — all while maintaining an operational school. None of the classes are programs were postponed or delayed during the less than 14-month construction period.

STRATEGY

Darren was invited to lead the design efforts for this community particularly because of his demonstrated abilities in community engagement and educational design expertise. Cultivating community feedback and processing the information during the design process to meet the schedule and budget.

COMPLETION: August 2014

ROLE OF THE NOMINEE:
Principal-In-Charge

ARCHITECT: KAI Texas

“Darren was very attentive, listened and acted upon the thoughts and concerns he heard as he met with staff and even students. Meeting and engaging the students was exciting to them and me as the PTA president because they were not asked to participate previously. The students really felt like they were part of the process and important to the success of the project.”

- Lester Bryant, Former Sam Houston High School PTA President, Current San Antonio VIA Board of Trustees, Secretary

EXHIBIT 5: SAM HOUSTON HIGH SCHOOL | SAN ANTONIO, TEXAS



Darren learned the students in the general education areas felt disconnected from the decision-making. But his community engagement meetings gave them a voice in the successful design solution.

Darren's team met, listened to and heard from students and parents, eventually showing them how their ideas were incorporated in the design, changing their attitude toward improvements.

OUTCOME

The students and community have reacted positively to the new spaces, enrollment has increased by 10% and test scores have increased. The school is no longer on the District's closure list and is now meeting Texas State Academic Standards. The CTE Addition reflects the parents' commitment and new outlook providing excitement and celebration for the students' futures.

Darren made such a great impression on the school district executive leadership, campus leaders and the community that upon approval of a subsequent bond election in 2017, he was asked to continue his efforts on an even larger program that began in the spring of 2018.



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Kamal El. Habr, Asst. Superintendent SAISD

EXHIBIT 5: SOUTH OAK CLIFF HIGH SCHOOL | DALLAS, TEXAS

CHALLENGE

Because of his proven leadership and influence, Darren was offered his choice of Dallas Independent School District assignments. He chose the most controversial project in the 2015 Bond Package mired in the most conflict — South Oak Cliff High School, originally built in 1952.

Previous renovation programs insufficiently addressed all of the deferred maintenance needs. The situation reached a boiling point December 2015 when students walked-out in protest of the deplorable conditions. The educational spaces were inadequate and below the technology standards of other schools in the district.

The passion of the students motivated parents and the alumni association into action demanding a better school facility, soon attracting local and national media. The community's frustration and distrust, fueled by years of failed renovations and broken promises, led to vocal disruptions at DISD board meetings, prompting the school board to act. A 2015 Bond allocated \$9 Million to the renovations at South Oak Cliff High School, but the budget was woefully insufficient to fix previous renovations while addressing the lack of educational equity.

Community meetings were not civil. There were screaming matches and name calling that tried the patience of both sides. Darren led these meetings, standing in the middle of conflict answering countless questions from students, parents and community leaders. **His empathic listening and supportive suggestions calmed the community. They were distrustful of the district, but they were convinced Darren would fight and advocate for the school.**



COMPLETION: May 2018

ROLE OF THE NOMINEE:
Principal-In-Charge

ARCHITECT: KAI Texas

"Darren is one of those architects that goes the extra step by engaging the community in the design process. To him, it is more than a project; it is an event which starts with participation within the community."

- Scott Layne, Deputy Superintendent for Operations & Chief Operating Officer, Dallas ISD Operations

"Thank you, Mr. James, for sharing our vision to finally have a better functioning, safer, cleaner SOC High school environment, we all consider you an honorary SOC Alumni Bear Cave family member for life. THANK YOU!!"

- Derrick Battie, SOC Alumni Bear Cave Board & SOC High School Safety Officer

EXHIBIT 6: SOUTH OAK CLIFF HIGH SCHOOL | DALLAS, TEXAS

**STRATEGY**

Without a contract, Darren and two KAI Texas staff members participated in 3-day charrette to ensure continuity in planning once an agreement was in place. It was immediately clear that needs called for a full school replacement.

Darren worked diligently to increase the budget from the revised earmark of \$13 Million, past the promised \$25 Million, to a final total project budget of \$52 Million. The revised budget allows for the creation of new learning environments for career and technical training, a collegiate academy, fine and performing arts as well as a new athletic facility with 2,000-seat gym. A grand, three-story, light-filled concourse nicknamed the Legacy Concourse celebrates the school's student athletes terminating at the Bear Den, a new student entry a gathering spot for academic and social activities.

OUTCOME

The community and alumni are excited about the investment in their children's future and the promise to future South Oak Cliff families. **The recommended renovations Darren proposed ensures this legacy high school can restore the rich academic and athletic tradition to the Oak Cliff community.**

As a result of Darren's proven approach to community engagement, DISD hired him to simultaneously navigate another politically-sensitive project for the district, David W. Carter High School.

"Darren L. James has been instrumental in providing support to the South Oak Cliff High School community. Whenever called upon, Darren and his team have unselfishly donated their time and resources. We now consider him a part of the SOC Nation!"

- Elvis Williams, Principal, South Oak Cliff High School

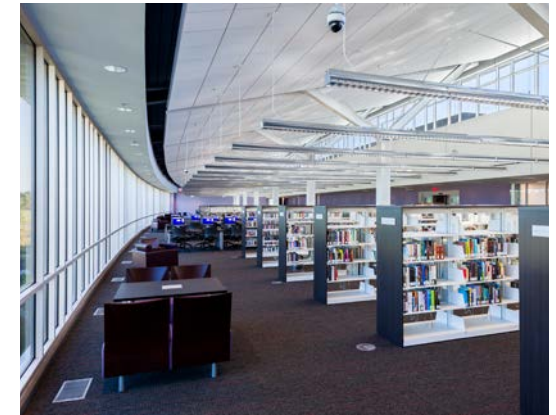
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Lew Blackburn, Dallas ISD District 5 Board Trustee

EXHIBIT 7: HIGHLAND HILLS BRANCH LIBRARY | DALLAS, TEXAS

**CHALLENGE**

The previous Highland Library Branch was a prized community asset for the economically distressed neighborhood in South Dallas where the digital divide is prevalent. Area residents do not typically have computers in the home, meaning library computers are in heavy demand for school studies and research, job searches and general web-surfing.

The site of Highland Hills is immediately across the street from one of the most crime-ridden apartment complexes in that part of South Dallas. The community had been neglected for so long, the residents no longer believed they deserved or could protect such a facility. They were reluctant to even engage in conversations about their desire for a library.

Darren delivered the Highland Hills Branch project while the City of Dallas was in a budget crisis, and the Dallas Public Library experienced three different leadership appointments, complicating the project with shifting priorities and timelines.

STRATEGY

Darren's focused dedication navigated the twists and turns, meeting with multiple library leadership and city staff throughout the project to gain insight on their hopes, dreams and desires.

In meeting with residents and users, Darren and his team visited the existing branch to get a feel for how the users utilized the existing facility, visiting at different times of the day to gauge usage patterns and demographic data.

Darren led the conceptual process meeting with key stakeholders, the local elected official and residents. The initial design included a curved floor-to-ceiling glass wall running the length of the library circulation area looking out onto a well-landscaped natural area. **During the course of design Darren repeatedly heard that the building would be vandalized, or bullets would shatter this expanse of glass. But Darren's philosophy of equitable design regardless of the economic composition of the surrounding community was persuasive, and the glass wall remained.**

COMPLETION: Fall 2014

ROLE OF THE NOMINEE:
Principal-In-Charge

ARCHITECT: KAI Texas

"I worked closely with Darren James to ensure the library reflected my vision and those of my constituents. Darren and I met on numerous occasions and he met with community groups and leaders at various times throughout the design process. I am extremely pleased with the library . . ."

- Councilman Tennell Atkins,
District 8, Dallas City Council

EXHIBIT 7: HIGHLAND HILLS BRANCH LIBRARY | DALLAS, TEXAS



OUTCOME

The 16,500 sq ft library was sited to take advantage of sun angles and sits on the highest point of the site. The project is LEED Silver, utilizing a geothermal system with forced air fed under a raised floor in the circulation space for ultimate flexibility.

Despite initial concerns, the library hasn't experienced any vandalism or broken windows. The Highland Hills Branch Library has been deeply embraced by the community, and other library systems have looked to the facility for inspiration and best practices. **It is the crown jewel in the Dallas Library system, recognized regionally as one of the best branches in the city.**

Highland Hills has hosted political debates, lectures, community organizations, dramatic performances and even musical events, creating transformational neighborhood pride with patrons and the community.



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Councilman Tennell Atkins - City of Dallas District 8

EXHIBIT 8: CORTEX STATION | ST. LOUIS, MISSOURI

CHALLENGE

The 200-acre CORTEX Innovation Community campus is the Midwest's premier innovation hub of bioscience and technology research, development and commercialization, serving as the anchor of St. Louis' growing ecosystem for innovative startup programs and established companies.

In 2015, founding members of Cortex met with St. Louis Metro to create a new transit station in the midst of the campus with the plans to provide a portion of funding through a Public Private Partnership. Citizens for Modern Transit and the Great Rivers Greenway joined the partnership with Cortex and St. Louis Metro.

STRATEGY

With all of these competing interests, Darren led the station design team to incorporate each of the funding partner voices, as well as the client and the community liaisons wishes for a new light-rail station and trail to serve the growing science and tech hub.

In addition to creating a new stop on an existing, operational line, Darren's design team was also asked to create a new canopy design celebrating the Cortex location. Bi-State Development, the parent organization for St. Louis Metro, is very familiar with Darren's design expertise and sensitivity, hiring his team specifically for this assignment. They knew Darren would create an iconic design that embodied the vision and future cultivated in this incubator hub.

COMPLETION: Summer 2018

ROLE OF THE NOMINEE:

Principal-In-Charge

ARCHITECT: KAI Texas

"It's the first time in the history of the [Metro] system in St. Louis that we have private money being invested into the public-transit system. So, to us, it's not just a station. It's about access, it's about opportunity, it's about economic development and it's about the power of great partnerships."

- John Nations, President & CEO,
Bi-State Development
St. Louis Public Radio Interview



EXHIBIT 8: CORTEX STATION | ST. LOUIS, MISSOURI

Darren's ability to negotiate with strong-willed stakeholders was required when various founding organizations attempted to sway decisions to their benefit. **Darren adeptly led the various private organization leaders and the St. Louis Metro technical team through a process that culminated in a station that delivers a true mobility solution.**

OUTCOME

Stretched fabric canopies simulate the airiness and excitement of the research conducted on the Cortex campus and is the first use of this material in Metro's system. It also pays homage to an outdoor gathering place near the new infill station. During the course of design, Darren received a call from a designer at HOK working on an adjacent building seeking collaborative input on how the station would work with the building he was designing for his client. The building's façade is one of the first in the region with multi-chromatic skin that changes according to sun and viewing angle. It is a direct play from the innovative district and the forward-thinking infill station.

The opening of the Cortex station marks the first section completion of the Chouteau Greenway — a hike, bike and walking trail that will connect the Gateway Arch to Forest Park. The dedication and ribbon-cutting of the Cortex Station occurred on the 25th anniversary of MetroLink's light-rail system in 1993.

All of the partners — local, state and federal as well as the private organizations — spoke to the importance of creating a mobility solution allowing workers and residents easy access to the metropolitan area.



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Stephen Knobbe, PE, Vice President, HNTB North Texas Office
Leader

EXHIBIT 9: SAN ANTONIO EASTSIDE PROMISE ZONE | SAN ANTONIO, TEXAS

CHALLENGE

Once a thriving community, the Eastside of San Antonio has experienced hard times. The neighborhood includes 22-square-miles immediately east of downtown San Antonio. According to a 2015 U.S. Census, the predominately African-American community of Eastside includes over 81,000 residents; 10% are unemployed, 31% live at the poverty level, and 29% of the residents over age 25 do not have a high school diploma.

In 2014, President Barack Obama selected Eastside as one of five Promise Zones, a national place-based initiative designed to revitalize distressed neighborhoods through job creation, increased economic activity, improved educational opportunities and reduced violent crime. Promise Zones are a 10-year federal designation that do not come with federal funding, but provides federal staff support to connect local leaders with resources, five AmeriCorps VISTA volunteers, technical assistance and preferred access or extra points on various federal funding streams, as well as business hiring tax credits and incentives. The Eastside Promise Zone currently has about \$90 Million in federal grants managed by various San Antonio-based organizations, such as the United Way of San Antonio, Bexar County and the San Antonio Housing Authority.

STRATEGY

Darren felt it was imperative that he be part of the transformation in this previously declining community. A single project was insufficient to truly move the needle. **For the community to be healthier than when he arrived, Darren looked at the entire Eastside area holistically where each subsequent project builds upon the success of the preceding.** The Promise Zone's initiative provides housing, education, health care and commercial services to current and future residents with an overlay of social services.

**OUTCOME**

Through his direct efforts working in concert with local civic leaders and organizations, the underserved neighborhood is making a comeback. **Darren is the only architect to have successfully completed 4 projects in the East Side Promise Zone.**

Darren's work and effort have made such a tremendous impact in the neighborhood that the former CEO of the San Antonio's Housing Authority asked Darren to serve on Mayor Ron Nirenberg's Task Force on Affordable Housing. Darren's leadership is admired and appreciated in the community and the residents of San Antonio have adopted him as one of their own. He has led projects that transformed this community to a neighborhood of choice for new transplants and longtime residents. **The four projects — a high school, apartments, a credit union headquarters and community-based clinic — leverage each other, providing services long vacant from this area of town.**

Darren embraces the opportunities in this community, working with local neighbors and community residents, as well as local organizations and municipal departments, to deliver projects that are truly reflective of the needs of the assignment and the needs for the area. He is proud of his team's participation in the four transformative Promise Zone projects, delivering new spaces and facilities that will serve the Eastside and make the community more vibrant in the future.

COMPLETION: Ongoing**ROLE OF THE NOMINEE:**

Principal-In-Charge

ARCHITECT: KAI Texas

"I have had the pleasure of knowing and working with Darren James since the beginning of San Antonio's Eastside Promise Zone in 2014. He is a visionary, community oriented, and committed to improving quality of life in disadvantaged communities. His architectural work have greatly contributed to the renaissance of the Eastside Promise Zone."

- Mike Etienne,
City of San Antonio

EXHIBIT 9: SAN ANTONIO EASTSIDE PROMISE ZONE | SAN ANTONIO, TEXAS

PROJECTS COMPLETED WITHIN THE EASTSIDE PROMISE ZONE

SELECT FEDERAL CREDIT UNION

CLIENT: Select Federal Credit Union
 OPENED: October 2017
 ROLE: Principal-In-Charge

A 2,200 sq ft addition and renovation to existing 5,000 sq ft facility reflects the long-standing history of the institution, the financial security and significance of its member services and the character of the local community.



Before



After

SAM HOUSTON HIGH SCHOOL

CLIENT: San Antonio Independent School District
 OPENED: TBD
 ROLE: Principal-In-Charge / Project Manager

Darren completed the design for an \$11.5 Million addition and renovation to the historic school and has subsequently been selected for an additional \$24 Million renovation to accommodate growing enrollment with flexible and technologically-advanced learning spaces.



Bond 2010



Bond 2016

DR. ROBERT L.M. HILLIARD HEALTH CTR.

CLIENT: University Health System
 OPENED: November 2017
 ROLE: Programming PM and Principal-In-Charge



This health center features exam rooms, multi-purpose community-focused training rooms and the associated support spaces designed specifically for the health needs of this Promise Zone community.

EAST MEADOWS APARTMENTS

CLIENT: San Antonio Housing Authority
 OPENED: July 2017
 ROLE: Principal-In-Charge



A mixed-income apartment complex houses an existing community and attracts new families who work in Fort Sam Houston and downtown San Antonio. The buildings are designed to blend seamlessly into the character of San Antonio and create a community, as opposed to a defined housing project.

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Mike Etienne, PhD, City of San Antonio

BRENT BROWN, AIA*

Chief Executive Officer
Trinity Park Conservancy

Brent served as executive director within the City of Dallas' Planning Department, responsible for long-range neighborhood stabilization planning and programming, when he first worked with Darren.

MARNESE ELDER*

Senior Vice President (former Dallas Black Chamber of Commerce President)
Parkland Health & Hospital System

Darren and Marnese both serve as leaders on the Dallas Black Chamber and share a vision for the Chamber regain its position as a community advocacy organization.

SCOTT LAYNE*

Deputy Superintendent for Operations / Chief Operating Officer
Dallas Independent School District

Scott hired Darren as one of only 4 architects to serve his former district's bond program. Now at Dallas ISD, Scott relies on Darren's previous project experience and trusts his advice and recommendations.

NESTOR BOTTINO, FAIA

Partner
Holzman Moss Bottino Architecture

Darren was the University Architect at Texas Woman's University when he first met Nestor. Since then, they have partnered on several library opportunities across the Dallas-Fort Worth Metroplex.

DERWIN BROUGHTON, AIA

Deputy Director of Architecture
KAI

Under Darren's mentorship and guidance, Derwin has become a firm leader, currently managing Darren's community-based practice.

DUNCAN FULTON, FAIA

Partner
GFF

Duncan and Darren served on the University of Kansas School of Architecture Advisory Committee during the school's transition from a 5-year program to a 4+2 market focused curriculum.

JOHN C. GAUNT, FAIA

Professor (Former Dean)
University of Kansas School of Architecture and Design

Darren served on the Advisory Committee under John's leadership as the Dean of the School of Architecture and Design, during the school's curriculum transition.

FRED PERPALL, FAIA

Chief Executive Officer
The Beck Group

Fred nominated and campaigned for Darren's election to the Board of Directors. Together, they are working on the Community Engagement Initiative with nine other Dallas area advocacy organizations.

MICHAEL S. RAWLINGS

Mayor
City of Dallas

Mayor Mike Rawlings first recognized Darren's leadership skills during the Billy Earl Dade Middle School project. The Mayor continues to seek Darren's input and counsel on area civic and project initiatives.

GARY C. THOMAS, PE

President/Executive Director
Dallas Area Rapid Transit

Gary has been the Executive Director DART since Darren served as the Project Executive on the Green Line. Gary continues to mentor Darren in their shared commitment to community and board advocacy.

*indicates a new 2018 reference