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Ben Carpenter Dies March 3

Ben Carpenter Leaves Irving a Better Place

Visionary, Renaissance man molded the development of Las Colinas and Irving

“The story of Las Colinas is the stuff of legend: Fate, vision and a family fortune came together to create one of the world’s premier corporate communities in a place where, only three decades ago, cattlemen held sway. Planned and executed with impeccable quality and consistency, the dream belonged to one man.” – from “Las Colinas History, 1973 – 2003,” provided by

The Las Colinas Association.

Irving would not be the city it is today if not for Ben Carpenter. In partnership with his father, John W. Carpenter, they shared a farsighted vision of Irving and Las Colinas in the mid-1950’s that, even today progresses toward completion. They secured the land, defined the concept and established standards and guidelines that would assure a high quality community well into the future.

Ben Carpenter died on Friday, March 3, 2006, one week short of his 82nd birthday. His wife of nearly 58 years, Elizabeth Ann “Betty” Dupree Carpenter, died two days later, on Sunday March 5. A memorial service was held on Tuesday, March 7 at Highland Park Presbyterian Church. The couple was buried near Corsicana, Texas.

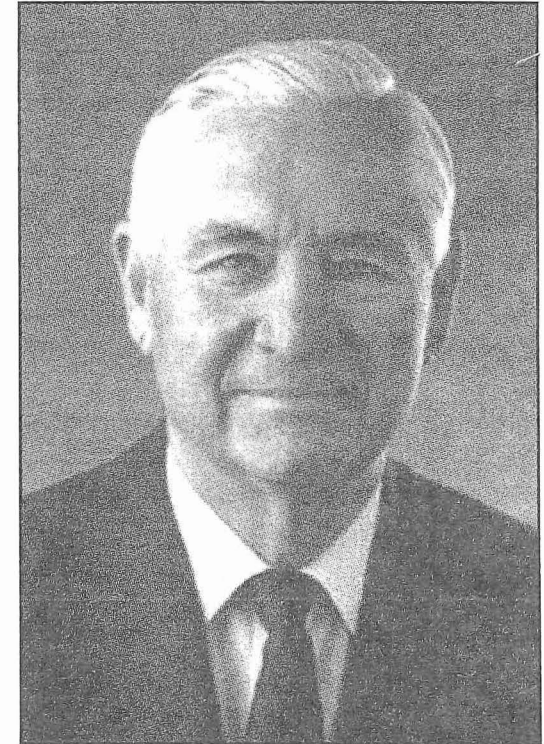
At the memorial service, one of their children spoke of how close their relationship was to the very end. Both had been ill and in and out of the hospital so often in the past several months that there had been very few times when they were both were home and well enough to be with each other. For the last two weeks of their lives, however, they were. On the last day they were both conscious, they sat together holding hands in their wheelchairs, looking out over the garden and just being with each other.

Attorney David Brune was a longtime business colleague and close friend of the Carpenters. He noted that they will both be remembered for their many contributions to Irving but

commented that those who knew them will remember them for their character. “I valued my friendship with both of them,” Brune stated. “Betty was an absolute lady. She was so warm—she always made everyone feel at ease. And Ben was a man of unbelievable integrity. He had a commitment to quality that was unsurpassed. I cherished every minute I worked with him.”

Ben Carpenter’s decades of contributions to Irving include not only the master-planned community of Las Colinas, but donations of money and land for the benefit of the entire city of Irving.

- In 1954, father and son facilitated the purchase of 150 acres of land by the Catholic Diocese of Dallas for the construction of the University of Dallas.
- In 1960, he donated 10 acres of land to the Irving Hospital Authority on which was built the Irving Community Hospital, now Baylor Medical Center at Irving.
- In 1981, Carpenter donated 10 acres of land to the City of Irving for construction of the Irving Arts Center. The two main performance halls, Carpenter Hall and Dupree Theatre, are named in honor of Ben and Betty Dupree Carpenter.



BEN CARPENTER
1924-2006

Ben Carpenter was the youngest of John W. and Flossie Carpenter’s three children: John William, Jr, who died while in college; a sister Carolyn; and Benjamin Howard. In addition to Mr. Carpenter’s sister, Carolyn Carpenter Williams, the Ben and

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Ben Carpenter

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Betty Carpenter are survived by their son, John W. Carpenter III; four daughters, Laura Carpenter, Elizabeth Carpenter Frater, Barbara Carpenter Kendrick; and Ellen Carpenter Pace; and nine grandchildren.

In honor of Ben Carpenter, the City of Irving and Las Colinas flags flew at half-mast until the evening of March 14.

The land which is now known as Las Colinas began as a 200-acre parcel of land, Hackberry Creek Ranch, purchased in 1928 by John Carpenter. Mrs. John Carpenter changed the ranch's name to El Ranchito de las Colinas—the Little Ranch of the Hills. The family lived in Highland Park, but on weekends they traveled over many miles of undeveloped land to the ranch. At that time, the nearby city of Irving had only a few hundred residents. Although the land was primitive and remote, it had a natural beauty that Ben Carpenter appreciated from the time he was young.

Ben was raised in Highland Park, Texas. After graduation from Highland Park High School, he attended the University of Texas at Austin (UTA). He left college to join the Army during World War II, and received a Silver Star for his service. He returned to UTA and received a degree in business in 1948. That same year he married Betty Dupree. The couple moved to the Hackberry Creek Ranch where they lived for almost 50 years and raised their five children. By that time, through the acquisition of additional land parcels, the ranch had grown to 1,500 acres.

Ben went to work for the Crockett Company, a real estate subsidiary of Southland Life Insurance Company, which was founded by his father. Ben's gift as a visionary was evident even as a young man. He planned the company's headquarters, the Southland Center, which, at the time, was the tallest building in downtown Dallas. It is now the Adam's Mark Hotel.

It was the post-war boom of the 1950s and Dallas area was growing. The father and son looked to the area of their ranch and began to dream of developing the area around the ranch and featuring its natural beauty. The vision was all-encompassing and included usage of the waterways, open space, roads, homes, skyscrapers, retail, golf courses.

"Under the aegis of the Crockett Company, the Carpenters began buying out individual landowners in 1952. In 1959, the year John Carpenter died, the ranch had grown to 6,000 acres. A portion of the O'Connor land was combined with the substandard housing tracts to develop Northgate, a neat,

The Mustangs of Las Colinas, the world's largest equestrian structure, stands as a monument to Ben Carpenter's unwavering vision.



middle-income subdivision of about 1,500 homes, the first of its kind in Irving.

"The Crocket Company began developing University Hills, a larger and more upscale subdivision than Northgate, in 1963. The Las Colinas Country Club opened in 1964 in the middle of a pasture on the ranch. Even though the country club was so remote that the only other building in sight was the Carpenters' house, the list of founding members reads like a who's who of Metroplex power brokers: Amon Carter, Jr.; Trammell Crow; Robert Cullum; J. Erik Johnson; Clint Murchison, Jr.; John Stemmons; R.L. Thornton. The country club, targeted to successful businessmen and anchored in the beauty of the ranch's rolling hills, set the tone for future development." *Las Colinas History, 1973 – 2003.*

Ben Carpenter foresaw the need for a regional airport serving Dallas and Fort Worth very early on. The Carpenters' land value skyrocketed after it was announced in 1968 that the regional airport would be built on the land immediately west of the ranch. By this time the population of Irving was almost 46,000.

The Master Plan

Ben's vision finally took form and, on September 14, 1973, the master-planned project for Las Colinas was announced. Included in the comprehensive plan which featured both residential and commercial development, was the Urban Center. Woven throughout the community would be a network of canals which would not only showcase the natural beauty of the area, but would serve as infrastructure for flood water diversion. The jewel in this crown is Lake Carolyn, named after his sister.

Another of the lasting gifts Ben Carpenter leaves is

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Ben Carpenter

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Williams Square in the heart of the Urban Center and the awe-inspiring equestrian sculpture as its centerpiece. The Mustangs of Las Colinas, crafted by Robert Glen, a sculptor whose work Carpenter had seen in Africa, is a larger-than-life sculpture depicting nine horses running through a stream. It is the largest equestrian sculpture in the world and

Completion of the Dream

While Irving and Las Colinas have weathered the same real estate highs and lows as other cities throughout the state, Carpenter never lost the desire to see his vision realized. Instead of giving up on the area, he stuck it out and

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OF BEN’S VISION, DRIVE AND ABILITY TO CREATE THE BEST.”

took more than seven years to complete. No visit to Irving is complete without a visit to this amazing work of art.

If You Build It, They Will Come

As Ben Carpenter expected, the opening of the Dallas Fort Worth Regional Airport in 1974 was a boon to the growth of the business base in the area: “Companies chose Las Colinas then for the same reasons they choose it now: proximity to the airport and downtown Dallas; accessibility; prestige; and quality that is ensured by controls, restrictions and declarations. Prospects saw a solidly crafted master plan and a company with the will and financial strength to carry it out. Far from seeing empty plains, they saw Ben’s dream as their own opportunity, believed it and invested in it.” Las Colinas History, 1973 – 2003.

Today, Irving and Las Colinas are the global headquarters to four Fortune 500 companies (ExxonMobil, Commercial Metals, Kimberly-Clark and Fluor) and nearly 40 other Fortune 500 companies have a presence in the City including Citigroup, Abbott Laboratories, Allstate Insurance, Brinks Home Security, Comcast, General Motors, Lennar Homes, Medco Health Solutions, Washington Mutual, Wells Fargo and Xerox. Irving-Las Colinas is, without a doubt, the Business Center of the Metroplex. (Source: Greater Irving-Las Colinas Chamber of Commerce.)

lived to see the resumption of the area’s development.

Brune observed that Ben Carpenter “always supported progress” and was gratified that Las Colinas continues to grow. The DART Light Rail is scheduled to begin passenger service through Irving and the Urban Center in 2011, connecting Irving to the Metroplex and DFW Airport. Last month plans were announced for a mixed-use development combining retail and residential on the east side of Lake Carolyn. And, in December, 2005, the Hines company purchased the last 600 acres of undeveloped land in Las Colinas.

Although there still more projects to be designed and built and maintenance projects to be undertaken, all will be guided by the vision set forth and secured by Ben Carpenter decades ago.

The Carpenter Legacy

Thanks to the imagination, drive and perseverance of Ben Carpenter, the beauty of rolling hills and open spaces that first drew the Carpenter family to this area has been preserved. His urban planning that utilizes open spaces, controls growth in a positive way and incorporates aesthetic components will mean that Ben Carpenter’s distinctive imprint can be seen and enjoyed by us now. It will also be

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Ben Carpenter

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a legacy that will improve the lives of generations to come.

Sources:

"Las Colinas History 1973 – 2003" written by Laurie Erskine Williams for The Las Colinas Association.

The Greater Irving-Las Colinas Chamber of Commerce, www.irvingchamber.com.

The Las Colinas Association, www.lascalinasassn.com
Irving Convention and Visitors Bureau, www.irving-texas.com.

The Irving Journal thanks the following individuals for assistance with this article: Susan High, The Las Colinas Association; Connie Griffin, Baylor Medical Center at Irving; Kass Prince, the Irving Arts Center; Chris Wallace, GILCCC; Maura Gast, ICVB; David Brune; and Robert Martinez.

From the Tap...

In 1928, John W. Carpenter and Amon Carter, Sr. founded the Trinity Improvement Association. Together the men raised funds and developed the master plan for development of the Trinity River basin. Working with Texas Congressman Sam Rayburn, they were able to implement their plan which included the creation of Grapevine Lake, Lake Lewisville, Lake Lavon, Lake Ray Roberts and Joe Pool Lake.

After the men died, the effort was continued by their sons, Ben Carpenter and Amon Carter, Jr.

Why is this important? That master plan is responsible for getting drinking water to your tap. One more thing we can thank the Carpenters for.

Ben H. Carpenter
March 10, 1924 - March 3, 2006

Ben H. Carpenter, pioneering Dallas real estate developer, died peacefully at his home on Friday morning, March 3. He was 82. When Ben Carpenter went to war in 1942, he put dirt from his father's ranch in between the soles of his boots so that he would always be walking on Texas soil no matter where he was in the world. That dogged loyalty to his state, his family and his own convictions would continue to define his life and career.

Benjamin Howard Gardner Carpenter was born to native Texans, John William Carpenter and Flossie Belle Gardner in a still standing house on Lexington Avenue in the Town of Highland Park, Texas on March 10, 1924. Like his father, Ben Carpenter was a visionary and a civic leader. During his life-time he was influential in the relocation of numerous companies to the Dallas area, including the world headquarters of Exxon Corporation, GTE, Kimberly-Clark, Associates Investment Corporation, and Caltex Petroleum.

He is best known as the creator, principal planner and developer of the 12,000 acre Las Colinas multiple use real estate development in northwestern Dallas County. In 1985, Carpenter received the Urban Land Institute's top Award of Excellence for the planning and development of Las Colinas, recognized as "the best large scale real estate development in the country" and which stated that "the project epitomizes excellence in development through superior management, an innovative approach, and adherence to continuing high standards."

He graduated with honors from Highland Park High School in 1941 which recognized him in 1993 with a Distinguished Alumnus Award. Carpenter interrupted his education at age 18 for several years volunteering for services in the United States Army. After the war, Carpenter returned to the University of Texas graduating in 1948. The School of Business Administration named Carpenter an Outstanding Alumnus in 1967. In 1948, he married Elizabeth Ann (Betty) Dupree who remained the love of his life for fifty-eight years. During his lifetime Ben Carpenter was involved in a variety of business activities, primarily in the ranching, real estate, and insurance industries. He was also involved in a wide range of civic and public service endeavors. Carpenter had always been an innovative builder.

In 1959, long before the Las Colinas development commenced, he oversaw the construction of the Southland Center building in downtown Dallas which at the time was the tallest building west of the Mississippi.

He conceived of and commissioned Rob Glen to create the Mustangs of Las Colinas, a monumental equestrian sculpture at Williams Square in Las Colinas. In 1988, the National Sculpture Society presented Carpenter with a special medal for the project, citing the close collaboration of developer, architect, and sculptor.

The Trinity River was another lifelong concern for Ben Carpenter. When the Trinity River Authority was created by the Texas Legislature in 1955, Carpenter was named its first president. He served on its Board of Directors for eighteen years. Under his leadership the Authority constructed numerous water reservoirs, water supply projects, flood control projects, and pollution control projects.

Carpenter loved Texas and loved ranching, operating horse and cattle ranches over a period of fifty years in numerous Texas counties. He served as President of the Texas and Southwestern Cattle Raisers Association, as Vice President of the American National Cattleman's Association, and as President of the American Brahman Breeders Association. He was a longtime member of the Board of Directors of the State Fair of Texas and served for several years as Chairman of its Livestock and Agriculture Committee. Carpenter also served as Chairman of the Livestock Sanitary Commission, a state government regulatory agency that preceded the Texas Animal Health Commission. He organized and led several Livestock Marketing Teams to Central and South American countries for the Foreign Agricultural Service of the U.S. Department of Agriculture.

Carpenter's love for horses led him to join the cavalry, entering as a private but later commissioned at age nineteen as the youngest officer by The Cavalry School at Fort Riley, Kansas in its history. His officer class was the last to be graduated as Horse Officers; he served in the 29th Cavalry at Camp Funston, Kansas as well as the Army's last active horse mounted cavalry regiment, the 124th, stationed for border patrol duty at Fort Brown, Texas.

Carpenter went overseas during World War II with the 124th Cavalry, which was reorganized and retrained as a long-range penetration mountain infantry unit in India, later becoming part of the Mars Task Force operating behind Japanese lines in northern Burma. He served in two campaigns in Burma as a combat platoon leader and was decorated with the Silver Star medal for bravery and leadership. Following the Burma campaigns Carpenter was transferred to the Chinese Combat Command, an American unit attached to the Third Army Group of the Chinese Nationalist Army.

He served as Aide de Camp to the commanding general of this unit during two campaigns in western China. When the atomic bombs were dropped on Japan, Carpenter was part of an advance American Chinese group sent to Shanghai to negotiate the details of the surrender of the Japanese forces on the mainland of China and received a special citation for his service to the Chinese Combat Command.

Carpenter was active in the life insurance industry from 1948 until 1984, during which time he served as Chairman of the Board and CEO of Southland Life Insurance Company and Nathan Hale Life Insurance Company. In 1955, Carpenter was named one of the Five Outstanding Young Men in Texas by the Texas Junior Chamber of Commerce and in 1958 he received the Distinguished Service Award for outstanding community service by the Dallas Junior Chamber of Commerce.

In 1980, he received a Citation of Honor from the American Institute of Architects in recognition of his services in the promotion of better design of the community. In 1981, he was given the Construction Industry Leadership Award by the Association of General Contractors and received in 1983 the National Brotherhood and Humanitarian Award by the National Conference of Christians and Jews, and the Community Beautification Award by Texas Woman's University. He was given the Distinguished Salesperson of Dallas Award by the Sales and Marketing Executives of Dallas and in 1984 the Dallas Civic Garden Center presented him with its prestigious Flora Award.

In addition, Carpenter served on the board of directors of numerous corporations including the Kroger Company, Texas Power and Light, National Finance Credit Corporation, GTE Southwest, and Republic National Bank. He also served on the board of directors of many community organizations including the Greater Dallas Chamber of Commerce, the Dallas Citizens Council, Children's Medical Center of Dallas, Presbyterian Hospital of Dallas, YMCA of Metropolitan Dallas, Trinity Improvement Association, Southwestern Legal Foundation, Texas Research Foundation, and Texas Water Conservation Association.

Over the years he served as a Deacon, an Elder, and a Trustee in the Highland Park Presbyterian Church and was an Elder Emeritus in the Park Cities Presbyterian Church.

Carpenter was preceded in death by his beloved brother, John. He is survived by his loving wife of 58 years, Betty Dupree Carpenter; his sister, Carolyn Carpenter Williams of Dallas; five children: a son, John W. Carpenter III of Dallas; four daughters, Laura Carpenter of Austin; Elizabeth Carpenter Frater of Dallas; Barbara Carpenter Kendrick of Dallas; Ellen Carpenter Pace of Austin; and nine grandchildren: Benjamin Carpenter II, Austin

Carpenter, Bonner Carpenter, Ryan Frater, Spencer Kendrick, Will Kendrick, Katie Pace, Annie Pace, and Virginia Pace.

In lieu of flowers, donations may be made to The Ben and Betty Carpenter Fund for Presbyterian Hospital of Dallas, TX. A Family Graveside Service will on Tuesday morning in Corisicana, Texas. Memorial Services are 3:00 p.m. Tuesday, March 7, 2006, at Highland Park Presbyterian Church with Rev. Joseph F. Ryan and Rev. Sherwood M. Strodel officiating.

Dignity Memorial Sparkman Hillcrest 7405 W. Northwest Hwy. Dallas (214) 363-5401

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THE LAS COLINAS ASSOCIATION

REMEMBERING BEN CARPENTER

REMEMBERING BEN H. CARPENTER



Ben H. Carpenter Founder, Las Colinas 1924 – 2006

We commemorate the life of Ben H. Carpenter, who passed away on March 3, 2006. His legacy, Las Colinas, is a tribute to the rare combination of traits that he possessed. A true pioneer, he had a keen business judgment and an abiding love of the land. This fueled his commitment to building a development of unprecedented caliber. To this day, the name “Las Colinas” evokes distinct images: a place families are proud to call home; a hub where commerce flourishes. Mr. Carpenter cultivated a unique kinship between skyscrapers and neighborhoods, land and architecture, aesthetics and function to create what is, in every sense of the word, a community.

In 1973, Mr. Carpenter unveiled the master plan for transforming his family’s ranch into a development. It was fondly named El Ranchito de Las Colinas, meaning the Little Ranch of the Hills. He envisioned a world-class development emerging from the black bottom land set in a floodplain of the Trinity River. The skeptics were many, and indeed obstacles did arise; yet, Carpenter remained undeterred, forging ahead with ingenuity and innovation. We are forever grateful to him because he breathed life into the land, and more than 45 years later, Las Colinas serves as a testament to this visionary’s foresight. His tenacious spirit propelled a long-held dream into a reality that touches our lives daily. All too often, we take our community for granted, and we forget that this labor of love not only provides an enviable quality of life but also imparts the character of an extraordinary man.

Perhaps you never met Ben Carpenter, but if you have ever glimpsed Las Colinas, you have experienced him. His imprints are everywhere. Carpenter was a man whose standards were uncompromising, and he had a deep appreciation for beauty,

quality, and cohesion. Once you enter Las Colinas, it is as if you've crossed an invisible line that delineates new territory. The surroundings speak for themselves. Buildings and homes are unique in character, yet harmonious with the environment and each other. The same level of quality is pursued in all common areas, medians, and parks. Carpenter was also inspired by art and culture that spanned the globe, and he was a master at infusing exotic elements into the native landscape of Texas. The influence of his travels is reflected throughout the community. The idea behind the Mustangs of Las Colinas originated from Johannesburg, South Africa. The Flower Clock and canals are replications of what he encountered in Italy. Even the most enduring, distinguishing element of Las Colinas, the protection offered by deed restrictions, is an adaptation from a city he visited in the heart of Brazil's rainforest.

Las Colinas, with its humble beginnings as a cattle ranch, has grown exponentially in size with an ever-increasing base of commercial and residential development. It is internationally recognized as a model for master-planned communities. Dignitaries from around the world still visit, hoping to capture the essence of what is Ben Carpenter's greatest legacy.

We live, we work, and we play in a place like no other, and our lives are enriched because of it. Ben H. Carpenter, the man, will be missed, but his life will always be celebrated in these hills called Las Colinas.

He made his mark

HEINZ K. SIMON: Las Colinas owes its greatness to Ben Carpenter

12:00 AM CST on Sunday, March 12, 2006

Last week, the metroplex lost another of the dwindling group whom I like to call "The Tall Texans." They were the movers and shakers of our community from the mid-'50s to the mid-'80s— men like R. L. Thornton, J. Erik Jonsson, John Stemmons, Trammell Crow, Bob Cullum, Stanley Marcus, and the bankers and the developers.

One of these "Tall Texans" was Ben Carpenter.

He, too, was a developer, but in a sense different from the rest. Mr. Carpenter's ambitions did not extend to developing across the country. He wanted to develop just one community, but what a development it was to be! Starting with the 6,000-acre Carpenter family ranch and buying up surrounding land, Mr. Carpenter assembled 12,000 acres northwest of Dallas and gave us Las Colinas, one of the largest master-planned developments in the United States.

Mr. Carpenter had a passionate commitment to beauty, quality and lasting value. Las Colinas was to become a development of extraordinary standards. His mandate was that Las Colinas should be, as he put it, of "superior class."

Under Mr. Carpenter's leadership, Las Colinas did become a meticulously planned, strictly controlled, highly functional development with outstanding features. It currently encompasses 14 residential villages, a large industrial/office park, numerous hotels, five shopping centers, three country clubs, hospitals, clinics and an Urban Center with 6 million square feet of office space. What makes Las Colinas special are the wide, tree-lined streets, the flowerbeds, the extensive parks and green belts, the lakes and waterways throughout, and Lake Carolyn in the Urban Center. Signage is tightly regulated, utilities are buried underground, and extensive landscaping is demanded from all property owners.

The Mustangs sculpture Mr. Carpenter commissioned and placed in Williams Square, and the flower clock at O'Connor Boulevard and John W. Carpenter Freeway have become symbols widely recognized by all.

With the development of Las Colinas "the community," he also developed Las Colinas "the brand." The Las Colinas logo and name have themselves become symbols denoting quality and concern for the environment.

Finally, Ben Carpenter knew that there must be a mechanism for long-term quality control. His extensive use of deed restrictions and the formation of a property owners' association charged with the responsibility of enforcing those restrictions became the way to assure such quality and maintenance standards. Thus, the Las Colinas Association has served as the ongoing guardian of the development.

So what impact has Ben Carpenter's vision had on this area? Today, Las Colinas represents a \$5 billion property tax base for the city of Irving and the school districts of Irving and Carrollton-Farmers Branch. Approximately 60 percent of Irving city taxes are generated in Las Colinas. This tax contribution allows Irving's city taxes to be among the lowest in the metroplex. The city of Irving has, in fact, been entirely transformed by Las Colinas.

Las Colinas has become a mecca for corporate headquarters, including some of the most prominent names in the Fortune 500. Our location in the central time zone, 10 minutes from D/FW International Airport, along with the special environment Las Colinas provides, have proved to be great attractions for business. To quantify its economic impact on the entire area is difficult – suffice it to say that Las Colinas has added a new dimension to the metroplex.

Ben Carpenter's generosity in giving land for the Irving Arts Center, Baylor Medical Center-Irving, the University of Dallas and several schools and churches, as well as grants of right-of-way to the Texas Department of Transportation for State Highways 114 and 161, have provided the impetus for additional development beyond the borders of Las Colinas.

Ben Carpenter was a man of passion, commitment and determination. He has left behind a development of lasting value and a contribution to the metroplex that will never be fully measured. It is up to us to carry on and perpetuate that which he has created for us.

*Heinz K. Simon is the volunteer chairman and CEO of the Las Colinas Association. He can be contacted through the association's Web site, **www.lascolinas.assn.com**.*