The Dallas City Design Studio was formed in October of 2009 through a grant to the City from the Trinity Trust Foundation, funded by a generous gift from Deedie and Rusty Rose, to focus on neighborhoods and development along the Trinity. The grant represents a partnership between the City and the Trust to share in the City Design Studio’s operational cost.

Housed within City Hall, the City Design Studio blends together the broader design community and the City of Dallas. The purpose of the Dallas City Design Studio is to elevate the design consciousness and culture of Dallas, while working to balance social, economic, environmental, and design sustainability towards enhancing livability for all Dallas residents.

For more information regarding Urban Design Peer Review please contact:

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2014 Members

Eddie Abeyta, AIA Architect
Rachel R. Hayden, P.E. Engineer
Lenny Hughes, RLA Landscape Architect
Robert L Meckfessel, FAIA, LEED AP Architect
Marcel Quimby, FAIA Architect
Paris Rutherford, AICP Planner
Luis Salcedo, P.E. Engineer
Kevin Sloan, ASLA Landscape Architect
Larry Speck, FAIA Architect
2015 Schedule of Reviews

UDPRP meets monthly on the dates listed below unless there are no projects to be discussed. Meetings are held at Dallas City Hall, 1500 Marilla Street, Room 5E South.

| January 23  | July 24    |
| February 20 | August 28  |
| March 20    | September 25 |
| April 24    | October 23 |
| May 22      | November 20 |
| June 26     | December 18 |

Final UDPRP submittal package required one week prior to project review date.

Applicants are encouraged to meet with the CityDesign Studio staff as early as possible in the planning process. Accordingly, the applicant’s appearance before the UDPRP will not present the first discussion regarding urban design that applicant has been engaged in through the process.
What is Urban Design Peer Review

The Purpose of Peer Review

The purpose of the Urban Design Peer Review Panel (UDPRP) is to provide timely, consistent and effective urban design advice for applicable and/or identified projects.

The UDPRP is charged to review projects to:

[1] Ensure the goals of forwardDallas!, TIF Design Guidelines and other policies are met within in the context of urban design

[2] Ensure that new buildings and public spaces demonstrate a high level of design, fit well within their context, contribute to Dallas’ economic success, and contribute to Dallas’ competitive advantage and the quality of life for its citizens

[3] Support creative design responses in new development

[4] Foster an effective working relationship with the development community

[5] Broader public discussion about design in Dallas

The Urban Design Peer Review Panel provides advice to staff, the City’s Tax Increment Fund Boards, Plan Commission and City Council as applicable.
What Projects Will Require Peer Review?

The UDPRP shall provide urban design advice for projects applying for a variety of projects throughout the City of Dallas.

The following includes a complete list of projects which will require submittal to the peer review process:

[1] Projects that are applying for TIF funds

[2] Municipal Projects within existing or previous TIF Districts or designated area plans

[3] Projects at the applicant's request

[4] Other projects as designated by the City Manager or by the Director of Sustainable Development, Director of Housing, or Director of Economic Development with the approval of the City Manager
The Role of Participants

Role of the Panel

UDPRP meeting format shall be that of a technical collaborative review occurring in ‘crit’ style atmosphere.

The UDPRP will commence its review of a project with a brief presentation by staff to provide the UDPRP with an understanding of the planning and technical analysis and community context, including comments from any public information meetings held in relation to the project. The presentation by staff will then be followed by a brief presentation by the design representative for the applicant who shall explain the project’s objectives and how it responds to the city’s urban design policies.

Following staff and design representative presentations, the UDPRP will have the opportunity to ask questions for clarification before beginning their deliberations and developing its advice with respect to the project.

The UDPRP’s comments will be based on Council adopted policy, the adopted comprehensive plan forwardDallas!, TIF Design Guidelines and other associated policies as applicable of the city. UDPRP comments shall be focused on relevant urban design issues and not on matters of architectural style. UDPRP comments will range from an acknowledgement of the positive design qualities of a proposal, to suggestions that encourage a design which better complies with urban design policy and relevant guidelines.

Role of the Public

UDPRP meetings shall be open to the public, but written or verbal submissions are limited to staff and the design representative who shall have an opportunity to make a brief presentation explaining the project’s objectives and how it responds to the city’s comprehensive plan forwardDallas! and other adopted urban design policies, as applicable.
Role of Staff

Staff will work with applicant to prepare them for the expectation of the UDPRP, assemble and analyze submittal for panel review, and coordinate, where needed, with other city departments (i.e. zoning, landmark commission, etc.).

Role of the Applicant

Applicants should strive to meet with City Design Studio staff early in the schematic design process of a project. This helps to identify critical aspects of urban design early in a project’s conception in order to identify the expectations of the UDPRP.

Studio staff will then work as a collaborative resource to applicants to ensure that a project is adequately prepared for the UDPRP.

In preparation for UDPRP, applicants are required to provide the following materials.

Required Submission Materials

Submission materials shall be electronic and should provide adequate detail to be understood by the UDPRP members and should include the following:

[1] context plan
[2] photographs of the surrounding streetscape and adjacent area
[3] rendered site plan including landscape
[4] colored renderings, digital perspectives or a physical massing model showing the proposed development and its relationship to the adjacent area
[5] floor plans for all ground related floors and as required to explain the scheme
[6] building elevations and materials
[7] a sun/shadow study (if required by staff)
[8] a brief project description
[9] additional materials determined by scoping meeting with staff prior to the submittal
The Urban Design Peer Review Process

The UDPRP process is designed to integrate into the existing approvals process of securing city investment or approvals.

To ensure a timely passage through the approvals process applicants should review the following typical project timeline and allow for ample time to prepare for review by the desired UDPRP meeting date.
Private Development Projects Requiring TIF funds

1. Development Proposal
   Meeting with Dev. Team And OED Staff
   Process and requirements outlined

2. Preliminary Meeting with CDS and OED
   Discuss concept and expectations

3. CDS provides preliminary comments to development team

4. Submission of all required drawings by development team due 1 week prior to UDPRP meeting

5. Review meeting with Development team, OED, CDS, and applicable city staff
   staff recommendation established

6. Follow-up meetings with CDS as needed

7. Formal design comments provided to development team

8. Period to adjust or respond if desired

9. Peer Review
   Project presented to Peer Review Board by development team.
   Peer Review held the 3rd Friday of each Month

10. Period to adjust or respond if desired

11. TIF Review
    Peer Review Board forwards recommendation and comments to TIF Board

12. Economic Development Committee
    Project goes before economic development committee

13. City Council
    Project goes before Dallas City Council

*Applicant should also ensure coordination of additional city approvals as needed
UDPRP
Panel Members
Eddie Abeyta has experience in a wide range of architectural disciplines, including conceptual design, master planning, schematic design and the interface of design development with construction documents. He specializes in the design of commercial and corporate office, hospitality, residential, retail and mixed-use urban and entertainment projects.

Eddie has contributed to HKS’s international design portfolio by participating in a number of design competitions and projects including: Abu Dhabi Financial Center Hotel & Residences in the UAE, Abu Dhabi Viceroy Resort in the UAE, Fontainebleau Resort in Hainan, China, Straits Forum Convention Center in Xiamen, China and Kunming Hotel & Residences in Kunming, China.

“Architecture touches the everyday lives of people who surround it. It evokes, inspires and connects with people in ways that are tangible and intangible. It is both functional and poetic. The true essence of architecture not only serves to meet the needs of the individual, it must strive to elevate one’s experience through the design and execution of meaningful built form. Architecture through design is a creative challenge and conceptual process of seeing the world in ways that others cannot image. Having such opportunity inspires and motivates the person that I am today.”

Principal and Senior Vice President
HKS
1919 McKinney Avenue, Dallas, TX 75201
RACHEL R. HAYDEN, P.E.
ENGINEER

Rachel Hayden has 23 years of experience as a civil engineer in the Dallas area. She is President and Owner of Hayden Consultants, Inc., a civil engineering consulting firm in Dallas. Rachel earned her Bachelor of Science degree in Civil Engineering from Texas A&M University in 1989 and launched Hayden Consultants in March of 2000. The firm has grown to 15 employees and offers transportation engineering services, hydrology and hydraulic design, water and wastewater design, surveying and construction management services. In 2006, 2007, and 2010 Hayden Consultants was honored as an “Aggie 100” recipient, one of the 100 fastest growing Aggie-owned companies in the world. Hayden Consultants also received the 2012 Engineering Excellence Gold Medal Award from American Council of Engineering Companies (ACEC) of Texas for their Riverfront Boulevard Bioswale Study.

She currently serves as the co-chair of the Sustainable Public Rights-of-Way Committee through the North Central Texas Council of Governments and is past president of the Dallas Branch of the American Society of Civil Engineers and past president of the American Council of Engineering Companies of Dallas. In 2000 she was honored as the TSPE Dallas Chapter Young Engineer of the Year.

Rachel is a 5th generation Texan and has lived in the Lakewood area of Dallas for 23 years. She is married and has two children.

President
Hayden Consultants, Inc.
5646 Milton Street, Dallas, TX 75206
Mr. Hughes, Vice President and Director of Landscape Architecture, joined Halff Associates in 1995. He is a graduate of Oklahoma State University with a Bachelors of Landscape Architecture degree and has more than 18 years of experience in landscape architectural design, urban design, park planning and design, trail planning and design, management, bidding/negotiations, and an extensive background in horticulture. Mr. Hughes has developed a high level of experience in urban planning, and landscape design arena. He is committed to all issues of land planning and land design, understanding the need for creative, yet sustainable development. Mr. Hughes has also served on the Board of Directors for the Dallas Arboretum, Treasure for the Texas Trails Network Associates, participated on discussion and review panels for the City of Dallas Artist Committee of Professional Consultants and also for the City of Frisco’s Artist Panel Jurors. Mr. Hughes strives to work in a partnership with his clients through excellent communication, ensuring that the design and spaces are customized to meet their needs as each site provides a unique opportunity for a creative but sustainable solution.
Robert Meckfessel brings over 30 years of experience in the planning and design of institutional, residential, and commercial projects throughout North America, Europe, and Asia. Many of these projects have been recognized for innovation and excellence in urban design, architecture, and preservation from professional and industry organizations, including AIA Dallas, Texas Society of Architects, Preservation Dallas, and Preservation Texas.

He has served in a leadership role of many leading organizations involved with the quality and public awareness of the built environment, including AIA Dallas, Preservation Dallas, and the Dallas Architecture Forum. He currently serves as President of LaReunion TX, Vice President of DOCOMOMO US, and on the Boards of the Trinity Trust and the Trinity Commons Foundation. He lectures often at professional events, political forums, and educational venues. In 2007, Mr. Meckfessel was elevated to Fellowship in the AIA for his service to society, primarily as an advocate for urban design, and in 2008, Mr. Meckfessel was awarded the prestigious James D. Pfluger Award by the Texas Society of Architects in recognition of his record of community service.
Marcel Quimby, FAIA, is an award-winning preservation architect with over thirty years of experience in the profession and fifteen years in the areas of preservation architecture, planning and architectural history. She has led the restoration of both large and small projects that include the Hall of State in Fair Park, a National Landmark in Dallas and smaller projects such as Nash Farmstead, a late nineteenth century farmstead in Grapevine and the 1847 Sharrock Farmstead in Dallas. Committed to the rehabilitation and adaptive re-use of historic structures and the role they can play in today’s communities, she has conducted condition assessments of historic structures, determined appropriate uses and consulted on applicable local and federal incentives for historic properties. As a preservation planner, Marcel has prepared preservation plans or design guidelines for cities throughout Texas and for Oklahoma City, and frequently advises communities in improving their historic preservation programs. As a historian, she has prepared National Register Nominations, including the 22-block Downtown Dallas Commercial Historic District and a subsequent expansion.

Ms. Quimby provides historically sensitive solutions that preserve historic fabric but also allow buildings to function and remain relevant for the long-term. She has received many awards for her work, and is committed to pursuing excellence in the practice of preservation architecture. Her leadership in the local preservation community and service on the National Trust’s Board of Advisors has been recognized by Preservation Dallas’ highest honor – the Dorothy Savage Award for Excellence in Preservation.

Principal
Quimby McCoy Preservation Architecture, LLP
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Paris Rutherford is Principal of Catalyst Urban Development, a Dallas-based real estate development and investment company that capitalizes on unrealized market potential through transit-oriented and mixed-use development. He is also Principal of The Catalyst Group, a real estate consulting company that specializes in planning and finance strategies for urban redevelopment and suburban reinvention for both public and private clients. These combined efforts have culminated in over $1B of public and private financing being closed since 2009, and Catalyst having over $100M of new construction under development.

Paris utilizes his diverse experience gained over 20 years as market strategist, planner and developer, including his former positions as President of Woodmont Investment Company, Director of RTKL Associates, and Practice Group Leader for RTKL's global planning and urban design practice.

The recipient of over 70 national, regional and local awards, Paris has been featured in numerous publications including The New York Times, The Wall Street Journal, Urban Land, and Retail Traffic; has spoken at such venues as the National Press Club, Urban Land Institute, International Downtown Association, and the Property Council of Australia; and has been featured on CNBC's Closing Bell and PBS's News Hour. Paris is a graduate of Harvard University and the University of Southern California.
Luis Salcedo’s thirty-nine years of experience in civil engineering and surveying includes: civil design, utility design, infrastructure design, drainage design, street improvements, hydraulics and hydrology analysis and design, GIS, design surveys, boundary surveys, and plats. Mr. Salcedo has been responsible for the management of numerous relevant complex projects including the preparation of design and ROW surveys for Main Street, State-Thomas drainage, Beckley-Commerce intersection and others. Mr. Salcedo provides surveying services in support of the design and property acquisition. His municipal experience includes the surveying and the design of paving and drainage projects for Dallas, Fort Worth and El Paso.

Luis received a Bachelor of Science in Civil Engineering from the University of Texas at El Paso and a Master of Science in Geographic Information Sciences from University of Texas at Dallas. In 2004, he received a Master of Science in Civil Engineering from the University of Texas at Arlington. He is an active member of the American Society of Civil Engineers, the Oak Cliff Transit Authority and the Oak Cliff Chamber. Past service includes his efforts on behalf of the City of Dallas as member of the ForwardDallas! Advisory Committee, the Urban Forest Advisory Committee, Dallas City Plan Task Force, and as a former board member of the Dallas Area Rapid Transit Authority.

Chairman, CEO
Salcedo Group
400 South Zang Boulevard Dallas, TX 75208
KEVIN SLOAN, ASLA
LANDSCAPE ARCHITECT
PANEL VICE CHAIR

Kevin Sloan, ASLA, RLA, M. Arch is a landscape architect, writer and educator. The work of his professional practice, Kevin Sloan Studio in Dallas, Texas, has been nationally and internationally recognized, published and exhibited. In devising a prototypical street section as a biofilter, the planning and landscape architecture for the Urban Reserve in north Dallas earned international design recognition from Eco-Structure magazine as “One of Seven Innovative Projects in 2009.” The studio earned the highest distinction from the ASLA, a 2011 Award of Excellence for the Urban Reserve and a 2012 Award of Excellence for billion dollar Sprint World Headquarters in Kansas City.

Mr. Sloan holds a Master of Architecture degree from Syracuse University. A 2000 Harvard Loeb Fellow finalist, he has taught architecture, landscape architecture and urban design at Syracuse University in Florence, Italy, The University of Texas at Austin and is currently a visiting assistant professor at the University of Texas at Arlington School of Architecture.

Mr. Sloan has written for a broad range of professional publications in the US and internationally, including Landscape Architecture Magazine, Texas Architect, Arquine and TCHAD Quarterly. With collaborators John Mullen and Susan Smith, Sloan recently formed the blog urban-eyes.org, an online platform for contemporary urbanism.

Principal
Kevin Sloan Studio
2400 Empire Central, Dallas, TX 75235
Larry Speck is a Principal with Page Southerland Page Architects. His professional work includes such Texas landmarks as Austin Bergstrom International Airport, Austin Convention Center (both phases) and the architecture for Discovery Green, a twelve-acre park in downtown Houston. Over the last 25 years his design work has won 40 national design awards, 23 state or regional design awards and 51 local design awards.

As well as being a prolific designer and builder, Larry has also contributed significantly to the development of ideas and direction in his field. He has authored three books and has edited or co-edited four publications. He has contributed chapters in eleven books by others, and has written over 50 articles in professional journals including Architecture, Urban Land, L'Architecture d'Aujourd'hui, and Architecture Australia.

Larry's work has been profiled in popular publications such as The Atlantic, The New York Times, and Business Week; in American architectural publications such as Architectural Record, Architecture, Architectural Digest, Architect, Interior Design, Contract, and Progressive Architecture; and in international architectural journals such as The Architectural Review (England), OFX (Italy), Design Community (China), Baumeister (Germany), Projeto (Brazil), Tasarim (Turkey), Ottagano (Italy), Nikkei Construction (Japan) and Architectural Design (England).

From 1992 to 2001, Larry was Dean of the School of Architecture at University of Texas at Austin where he continues to serve on the faculty.

Principal
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