



City of Dallas

URBAN DESIGN PEER REVIEW

January 2020

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For more information regarding
Urban Design Peer Review
please contact:

Daniel Church, Service Area Planning Manager
City of Dallas Planning and Urban Design
1500 Marilla, 1FN
Dallas, Texas 75201
214.671.5149
daniel.church@dallascityhall.com



2020 Members

| | |
|------------------------|---------------------|
| Norman Alston, AIA | Architect |
| Eurico Francisco, AIA | Architect |
| Rachel R. Hayden, PE | Engineer |
| Sheila Kleinpeter, AIA | Architect |
| Mark Meyer, PLA | Landscape Architect |
| Marcel Quimby, FAIA | Architect |
| Paris Rutherford, AICP | Planner |
| Kevin Sloan, ASLA | Landscape Architect |
| Faisal Syed, PE PTOE | Engineer |

2020 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 24 | August 28 |
| February 28 | September 25 |
| March 27 | October 23 |
| April 24 | November 20 |
| May 29 | December 11 |
| June 26 | |

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

Applicants are encouraged to meet with the Planning and Urban Design 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] Broaden 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 CityDesign Studio staff early in the schematic design process of a project. This helps to identify critical aspects of urban design early in a projects 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:

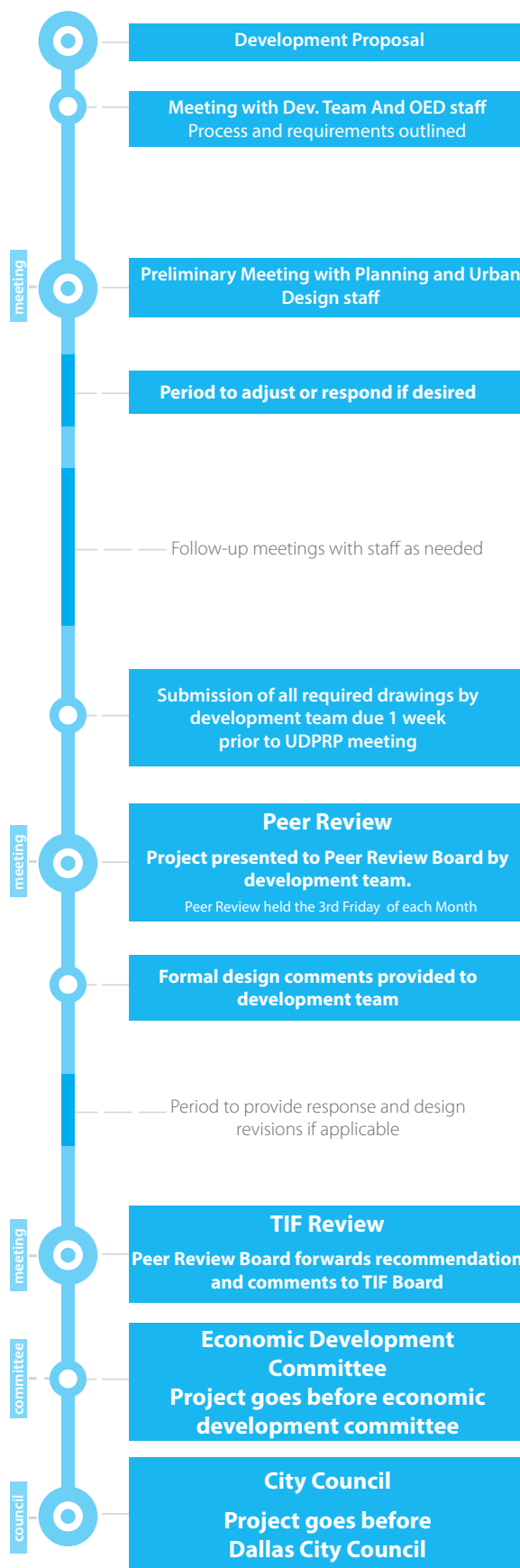
- [1] context plan
- [2] current plat and topographic survey
- [3] photographs of the surrounding streetscape and adjacent area
- [4] rendered site plan including landscape and surrounding buildings
- [5] colored renderings, digital perspectives or a physical massing model showing the proposed development and its relationship to the adjacent area
- [6] floor plans for all ground related floors and as required to explain the scheme
- [7] building elevations and materials
- [8] a sun/shadow study (if required by staff)
- [9] a brief project description
- [10] 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



*Applicant should also ensure coordination of additional city approvals as needed



UDPRP Panel Members



NORMAN ALSTON, AIA
ARCHITECT

Norman Alston, AIA, has more than 37 years of professional experience in architecture, planning, historic preservation and cultural resource management. After 10 years of doing what he refers to as “normal” architecture, he founded Norman Alston Architects and has devoted the rest of his career to the protection, preservation and restoration of Texas’ rich architectural heritage. His award-winning projects span across his beloved Texas. He is particularly proud to have been recently selected to assist with current renovations and restoration at the Alamo. Norman Alston is also a frequent speaker and sometimes writer/blogger on architecture and historic preservation issues.

When he is not at work saving historic architecture, he is spending his free time saving historic architecture. He has been twice appointed by City Council to the Dallas Landmark Commission and over the past 20 years has chaired multiple committees and task forces for the Commission. This includes serving on the Commission’s Preservation Incentives Task Force for which he received a Spirit of Preservation Award from Preservation Dallas. An active member of the American Institute of Architects, he was asked to chair the Historic Preservation Task Force and is now the chair of the newly-revived Historic Resources Committee. He also serves on the Historic Resources Committee of the Texas Society of Architects. Norman Alston is on the board of directors for the Dallas Homeowners League, a neighborhood advocacy non-profit, and also holds a board seat for Texas Neighborhoods Together, a state-wide neighborhood advocacy non-profit. Recently, he was asked to serve on the Antiquities Advisory Board of the Texas Historical Commission.

Principal
Norman Alston Architects
400 N. Ervay St., Suite 212, Dallas, Texas 75201



EURICO R. FRANCISCO, AIA, LEED AP
ARCHITECT AND URBAN DESIGNER

Eurico R. Francisco, AIA is an architect whose passion for buildings and cities drives him to create memorable spaces, to inspire his clients, and to encourage his colleagues and students to achieve excellence in all that they do. Eurico’s built work includes government, healthcare, academic, research, hospitality, multi-family and mixed-use facilities.

A graduate of Harvard University and the University of Sao Paulo, Eurico has received over 20 local, regional and national design awards for his work in the US and abroad, and has taught design studios at the University of Sao Paulo, Boston Architecture College, Rhode Island School of Design, and Texas Tech University. He is a contributor to Texas Architect magazine and is active in civic and professional organizations that aim to elevate the quality of the urban environment, such as the Dallas Architecture Forum, the Dallas Chapter of the American Institute of Architects, the Texas Society of Architects, the Urban Design Peer Review Panel of the City of Dallas, and the Board of Adjustments of the City of University Park.

TBD



RACHEL R. HAYDEN, PE
ENGINEER

Rachel Hayden has 20+ 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, CEO
Hayden Consultants, Inc.
5646 Milton Street, Ste 500, Dallas, TX 75206



SHEILA KLEINPETER, AIA
ARCHITECT

Sheila Kleinpeter is a licensed architect with over 20 years of experience in many Housing and Mixed-use building typologies throughout the DFW metroplex and across the country.

Sheila joined JHP Architecture / Urban Design in 1999 after graduating with a Master Degree in Architecture from the University of Texas Arlington. She recently became a Principal at JHP in 2019. Sheila started as an architectural intern and has excelled to become one of the most qualified and prolific project managers at the firm. Known for her commitment to detail and her can-do-attitude, Sheila manages some of the firm's largest accounts including developments at Trinity Groves in Dallas, Legacy West in Plano, and The Domain in Austin. Her work on The Gallery at Turtle Creek in Dallas was awarded a Texas Society of Architects Design Award in 2015. Sheila's experience includes Transit Orientated Developments ranging from Carrollton, Downtown Garland, and Austin. Her work has impacted multiple cities by providing exceptional places to live and work that include Market Rate and Affordable Housing.

In addition to her project responsibilities, Sheila provides oversight to JHP's staff on issues related to Accessibility and Fair Housing requirements. Sheila's specialized training and target experience assists Owners, Developers, State and Local Officials and Contractors to make informed decisions regarding regulatory compliance. Sheila has also served the Dallas community through Hearts and Hammers as a volunteer and team captain. She led volunteer teams for JHP multiple years as the firm received recognition for a decade of service. She graduated from the AIA Dallas Emerging Leadership Program in 2009 and continued to serve the AIA Dallas Chapter as an ELP Committee Chair for 3 years while serving on the AIA Dallas Board.

Principal
JHP Architecture / Urban Design
8340 Meadow Rd. Ste 150, Dallas, TX 75231



MARK MEYER, PLA
LANDSCAPE ARCHITECT

A Principal based in the Dallas office of TBG Partners, Mark Meyer is a Professional Landscape Architect who works on a diverse array of projects in addition to playing a key leadership role for a firm with 130 professionals. He serves as TBG's Practice Lead, helping to guide and refine a thoughtful project approach that considers not only aesthetics but also pertinent environmental, economic and social performance factors. Mark received his Bachelor of Landscape Architecture from Texas A&M University in 1997.

Mark maintains active involvement with many professional organizations and local entities, including serving on the UT Southwestern Medical Center's Cystic Fibrosis Patients Advisory Panel, serving as past President and board member for the Grand Prairie Public Improvement District, and served as the Technical Assistance Panel Chair and Chair of Mission Advancement for the Urban Land Institute's North Texas chapter.

Mark has 20 years of professional experience that encompasses a wide array of landscape architecture and planning endeavors. He is also highly experienced at leading multidisciplinary charrettes in which large stakeholder groups work collaboratively toward a shared vision to initiate the design process. In addition, he has helped create many award-winning and distinguished projects throughout North Texas like HomeTown, a Traditional Neighborhood Development in North Richland Hills, the North Grove community in Waxahachie, and Harvest, a community rooted in farm-to-table agricultural practices in Argyle.

Practice Lead Principal
TBG Partners
2001 Bryan St #1450, Dallas, TX 75201



MARCEL QUIMBY, FAIA
ARCHITECT

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 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.

Historic Preservation Specialist
Gensler
5005 Greenville Ave. Dallas, TX 75206



PARIS RUTHERFORD, AICP
PLANNER
 PANEL VICE CHAIR

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.

Principal
 Catalyst Urban Development
 25 Highland Park Village, Suite 100-280
 Dallas, Texas. 75205



KEVIN SLOAN, ASLA
LANDSCAPE ARCHITECT
 PANEL 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



FAISAL SYED, PE PTOE
ENGINEER

Faisal Syed has more than nineteen years of experience in diversified aspects of civil engineering analysis, planning, studies, design and management.

Mr. Syed's background includes a broad array of civil engineering experience, including traffic and transportation services, planning and design, pavement design, utility design and relocation, grading and drainage of land development and municipal projects.

He also served as Project Manager for planning and development operations programs involving feasibility studies for infrastructure extensions, major investment studies, pavement construction and management, utility main relocations, mix-use land development, light rail expansion and numerous roadway schematics design and reconstruction projects.

Principal
Urban Engineers Group Inc.
167 Turtle Creek Blvd. Suite A, Dallas Texas, 75207

Planning and Urban Design
City of Dallas
1500 Marilla St 1FN
Dallas, TX 75201
dallascityhall.com

