



City of Dallas

URBAN DESIGN PEER REVIEW

January 2021

v. 1.10



Contents

- 01 Members and Review Schedule
- 02 What is Urban Design Peer Review
- 03 The Role of Participants
- 04 The Urban Design
Peer Review Process
- 05 Panel Members

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



2021 Members

Diane Jones Allen, PLA	Landscape Architect
Norman Alston, FAIA	Architect
Betsy Del Monte, FAIA	Architect
Eurico Francisco, AIA	Architect
James Frye, ASLA	Planner
Sheila Kleinpeter, AIA	Architect
Mark Meyer, PLA	Landscape Architect
Faisal Syed, PE PTOE	Engineer
Mikel Wilkins, PE ENV-SP	Engineer

2021 Schedule of Reviews

UDPRP meets monthly on the dates listed below unless there are no projects to be discussed. Meetings, typically held at Dallas City Hall, 1500 Marilla Street, Room 5E South, will be held virtually on WebEx indefinitely due to COVID-19.

January 29	August 27
February 26	September 24
March 26	October 22
April 23	November 19
May 21	December 10
June 25	

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



DIANE JONES ALLEN, PLA
LANDSCAPE ARCHITECT

Diane Jones Allen is currently the Program Director for Landscape Architecture, College of Architecture, Planning, and Public Affairs, at the University of Texas at Arlington. She is also Principal Landscape Architect with DesignJones LLC in New Orleans, Louisiana which received the 2016 American Society of Landscape Architects (ASLA) Community Service Award. In 2017, she served on the ASLA Blue Ribbon Panel on Climate Change and Resiliency. Diane also serves on the Board of the Landscape Architecture Foundation (LAF), contributing to the diversity and climate change sub-committees. Diane received the 2017 Distinguished Alumni Award from the College of Environmental Design, University of California at Berkeley.

Diane was elected to the American Society of Landscape Architects Council of Fellows in 2019. Her research and practice is guided by the intersection of environmental justice, identity and sustainability in cultural landscapes, including "Nomadic" responses to "Transit Deserts," places of increasing transportation demand and limited access, as discuss in her book "Lost in the Transit Desert: Race, Transit Access, and Suburban Form" published by Routledge Press in 2017. Diane, recently co-edited "Design for Democracy: Techniques for Collective Creativity", published by Island Press in 2017. Diane is a Council of Landscape Architectural Registration Board (CLARB) certified landscape architect, licensed in Texas, Louisiana, Missouri and Maryland.

Program Director of Landscape Architecture
University of Texas-Arlington
College of Architecture, Planning, and Public Affairs
601 S Nedderman Dr. #414, Arlington, TX 76013



NORMAN ALSTON, FAIA
ARCHITECT
Panel Vice-Chair

Norman Alston, FAIA, 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



BETSY DEL MONTE, FAIA
ARCHITECT

Betsy del Monte, FAIA, LEED BD+C, is a consultant with the Cameron MacAllister Group, working with firms and project teams to enable sustainable and resilient design. She also created and teaches a Masters program in Sustainability and Development at SMU's Lyle School of Engineering. Practicing as an architect, she has 30 years of experience in high-performance architecture and environmentally responsive planning. She has been a visiting lecturer at University of Texas at Austin, University of Texas at Arlington, Rice University, University of Virginia, Texas A&M, and Boston Architectural College.

Betsy served on the national AIA Strategic Council 2018-2020 and is the 2021 Chair of AIA's Committee on the Environment. She has been President of AIA Dallas and chair of the North Texas USGBC. She is a national instructor for the Urban Land Institute's UrbanPlan, and facilitates UrbanPlan workshops. She has also served on a ULI Advisory Services Panel and as a juror for the Hines Competition.

Betsy has been named a Fellow by the AIA, and a Senior Fellow by the Design Futures Council. She received her BS in architecture from the University of Virginia, and a Master of Architecture from Rice University. Her experience includes work at architecture firms in Dallas, Atlanta and Houston, as well as nine years with Philip Johnson and John Burgee in New York.

Architect & Consultant, CameronMacallister
Adjunct Professor, SMU Lyle School of Engineering
Embrey Engineering Building
3101 Dyer St, Dallas, TX 75205



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

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.

Vice-President
CallisonRTKL
1717 Pacific Avenue, Dallas, TX 75201



JAMES FRYE, ASLA
PLANNER

James is a Vice President at HKS and registered Landscape Architect with a Master of Landscape Architecture from Louisiana State University. For 25 years, James' career has focused largely on public sector projects serving as planner, urban designer, landscape architect and visionary at the national, state and municipal levels. He enjoys balancing stakeholder desires with complex design and infrastructure challenges to create memorable places to improve quality of life. James also understands the tremendous range of urban design and economic opportunities associated with urban infrastructure and mobility projects and the enduring benefits they can have on neighborhoods, cities and regions.

In 2019, James assembled a team that will listen to the community and work collaboratively to design the Southern Gateway Public Green project – a deck park over I-35E. Prior to joining HKS in October 2019, James led a multidisciplinary team to design and coordinate with multiple agencies, property owners and stakeholders on the DART D2 Subway project through downtown Dallas. From 2014 to 2016 James led the Dallas CityMAP process for TXDOT to identify neighborhood redevelopment, preservation and transportation scenarios for a comprehensive mobility, livability and economic development vision for Dallas' urban core. Additional local experience includes the Northaven pedestrian bridge over US-75, concepts for the deck parks spanning I-30 near Fair Park, the Katy Trail Bridge over Mockingbird Lane, Sylvan Avenue Bridge over the Trinity River and the Northwest Highway at White Rock Lake Park Bridges and Trail.

His robust portfolio also includes Context Sensitive Solutions efforts for the I-94 corridor in Detroit, I-405 in Seattle, and I-465 in Indianapolis. Both I-405 and I-465 projects now serve as successful national case studies for the Federal Highway Administration's Context Sensitive Solutions process.

Senior Planner, Vice-President
HKS Inc.
350 N Saint Paul St Dallas, TX 75201



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 75 231



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



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



MIKEL WILKINS, PE ENV-SP
ENGINEER

An Environmental Engineer with over 25 years of experience, Mikel leads TBG's sustainability efforts and collaborates with teams across the firm to evaluate the sustainable performance of projects under design to identify opportunities to enhance the triple bottom line.

Mikel specializes in planning, design, and policy related to the integration of green infrastructure systems into the built environment. He enjoys multi-disciplinary design approach projects that rely on creativity, innovation, education, and compassion to guide the planning and design process and ultimately provide the most community benefits.

Mikel also has a passion for education and currently teaches a class on sustainable infrastructure as an adjunct professor at Southern Methodist University.



City of Dallas