

David M. Beyer, RLA, CPSI

Associate



EDUCATION

Bachelor of Landscape Architecture, Texas A&M University, 1998

PROFESSIONAL REGISTRATIONS

- Registered Landscape Architect, State of Texas, Number 2189
- Registered Certified Playground Safety Inspector, State of Texas, Number 11528-0411

AWARDS

- Excellence in Planning Award, Texas Recreation and Parks Society (TRAPS), San Antonio River Basin Plan for Nature-Based Park Resources, 2008
- Merit Award - Planning & Analysis, ASLA Texas Chapter, San Antonio River Basin Plan for Nature-Based Park Resources, 2006
- Honor Award - Design, ASLA Texas Chapter, Dallas/Fort Worth International Airport Urban Design Guidelines, 2002

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Mr. Beyer is a Project Manager for Land Design Partners' San Antonio practice. In his 9 years of professional experience, he has led and participated in projects including sports parks, trail systems, park master plans, transportation enhancement, residential development and design guidelines.

Mr. Beyer has worked with municipalities, counties, river authorities, departments of transportation, developers, and corporate businesses to develop successful solutions to their current and future needs. The key to the success of these projects, big or small, is to include stakeholder groups from project inception to understand the desires of the client as well as the functional needs of the project.

PARKS AND RECREATION

Brownsville Sports Park

Brownsville, Texas

- Mr. Beyer was the Project Manager for the design development and construction documentation of a 150-acre sports park. The park included 11 soccer fields, 8 baseball fields, 5 softball fields, outdoor basketball courts, skate boarding area, administration and concession buildings, pedestrian trails, playgrounds and other passive and active recreational opportunities.

Laureles Outdoor Recreation Community Park

Laureles, Cameron County, Texas

- Mr. Beyer was the Project Manager for the master planning and design development of a 25-acre park that includes 2 soccer fields, 3 softball fields, outdoor basketball, pedestrian paths and other passive and active recreational opportunities.

San Antonio River Basin Plan for Nature-Based Park Resources

San Antonio, Texas

- Mr. Beyer served as the Project Manager for Phase 2 of a regional park master plan that included Southern Bexar County, Wilson County, Karnes County, and Goliad County. The study was developed as a regional plan for the included counties and the San Antonio River Authority, as well as a tool for small communities to apply for grant assistance for recreational projects. The plan is intended to allow communities in the region to coordinate projects and communicate throughout the river basin. This project won a Texas Recreation and Parks Society Excellence in Planning Award

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City of San Antonio Leon Creek Trailhead Kit and Sign Guidelines

San Antonio, Texas

- Mr. Beyer was the Project Manager for the development of standard design details for the Leon Creek hike and bike trail for the City of San Antonio. The guidelines included prototypical site plans, as well as details for entry monuments, kiosks, sign standards, benches and shade structures.

City of San Antonio District 4 Park Improvements

San Antonio, Texas

- Mr. Beyer was the Project Manager for park improvements to three parks within the San Antonio park system – Al Forge Park, Golden Community Park and Medina Base Road Park. Improvements to the three parks included new playgrounds, ADA accessibility upgrades and a skate plaza.

Environmental Stewardship & Park Development Study for Braunig and Calaveras Lakes

San Antonio, Texas

- The San Antonio River Authority and City Public Service undertook a study for the evaluation of two existing parks located adjacent to Braunig and Calaveras lakes in southern Bexar County. The study, as managed by Mr. Beyer, identified improvements to operations, management, and maintenance, financing, and marketing of each park site. Schematic master plans were developed for each park and will be implemented as funding becomes available.

Brownsville Parks and Recreation Master Plan

Brownsville, Texas

- Mr. Beyer served as project manager for the inventory, needs assessment and level-of-service portions of the project. During his work on the project, Mr. Beyer facilitated client meetings, site visits, and meetings with the park board and community.

Bexar County Parks and Recreation Master Plan

San Antonio, Texas

- Mr. Beyer assisted with the development of the inventory, needs assessment, level-of-service and implementation of the plan. As task leader, he also helped develop conceptual site plans for five of the existing County parks. Mr. Beyer helped facilitate community meetings in the County precincts to gather necessary public feedback.

City of Deer Park Youth Sports Park

Deer Park, Texas

- Mr. Beyer is currently assisting the City of Deer Park in the development of a youth sports park. The facility will include four 300' depth softball fields, eight 225' depth little league baseball fields, 400 parking spaces, restroom and concession buildings, nature walk, picnic facilities, soccer fields and playgrounds. All of the sports fields will be developed to tournament grade competition level and will include sports lighting for each field. The project will be designed to be ecologically sensitive and will utilize a series of bio-swales and detention strategies to break down the oils from the parking lot drainage and the chemicals from the sports fields prior to releasing the water into an adjacent wetland nature center.

Loop 1604 River Access Site

Bexar County, Texas

- Mr. Beyer developed a canoe launch facility master plan on +/- 5 acres of land purchased by the San Antonio River Authority. The property is located in southeast



Bexar County and is accessible by Loop 1604. The site will include a canoe launch ramp, parking, gathering spaces, trails, a restroom, outdoor classroom area and viewing platforms of the San Antonio River. Land Design Partners conducted a series of meetings with SARA staff and conducted site visits to verify the location of significant trees and other features to create a master plan that will be implemented in phases.

Jackson Nature Park Master Plan

Wilson County, Texas

- Mr. Beyer assisted the San Antonio River Authority in creating a graphic master plan for Jackson Nature Park located in northern Wilson County. The park is situated along the Cibolo Creek and is approximately 50 acres. Jackson Nature Park offers approximately 2.5 miles of natural trails, parking and gathering areas for groups of visitors. Ultimately, the San Antonio River Authority would like to develop an amphitheater/classroom and viewing platforms over the Cibolo Creek for educational and interpretive opportunities.

Mission Concepcion Athletic & Recreational Complex

Bexar County, Texas

- Mr. Beyer is currently assisting Marmon Mok and the Archdiocese of San Antonio in the development of the Mission Concepcion Athletic & Recreational Complex. The new recreational complex will include a large indoor recreational facility, synthetic track / football stadium complex, new softball and baseball fields, cross country track, trails, wetland area, and parking. The project will connect the historic Mission Concepcion to the San Antonio River with a series of trails. The project will also be done in an environmentally sensitive way, through a partnership with the San Antonio River Authority and the National Parks Service.

Rock Creek Erosion Control

Bexar County, Texas

- Mr. Beyer is currently assisting Bexar County in developing a preliminary engineering report regarding environmentally sensitive erosion control improvements for a mile long stretch of Rock Creek. The study includes a variety of sustainable solutions to reduce and control creek bank erosion. The second phase of the project includes the development of construction drawings to implement the improvements.

URBAN STREETScape

Bellaire/Fondren Intersection Improvements

Houston, Texas

- Mr. Beyer provided technical and design support for street and intersection improvements for the major intersection of Bellaire and Fondren streets. The design includes context sensitive solutions to a uniquely cultural area.

COMMERCIAL DEVELOPMENTS

Nortel Campus – Phase 2

Richardson, Texas

- Mr. Beyer provided construction document assistance for the development of landscape planting plans for the Nortel Campus Phase 2.

Experian Data Center

McKinney, Texas

- Mr. Beyer provided construction document assistance and construction administration for the development of landscape planting plans for the Experian building.



D. Beyer, RLA, CPSI
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The Webb @ LBJ

Dallas, Texas

- Mr. Beyer was the landscape designer for the renovation and redevelopment of an existing mall in North Dallas. Mr. Beyer provided technical and design assistance for the development's landscape and hardscape amenities.

SINGLE-FAMILY

The Trails

Frisco, Texas

- Mr. Beyer was involved in the development of landscape architectural construction documents for this large residential subdivision north of Dallas. The project scope called for design of the community trails, entry feature, perimeter wall, and community center with swimming pool.

Williamsburg Estates

Dallas, Texas

- Mr. Beyer assisted with developing an entry feature, screen wall, and landscape planting for a 10 lot, high-end, residential subdivision. The features included a gated entry and signage, fountain, eight-foot screen wall, and lighting.

Lakewood Country Club Perimeter Improvements

Dallas, Texas

- Mr. Beyer provided construction documents and design assistance for a perimeter wall and entry features for a private country club in Dallas. The plan called for identifying hardscape and landscape opportunities, and rehabilitation of an existing perimeter wall.

MULTIFAMILY

Ridgeview Ranch Apartments

Plano, Texas

- The site for this project consisted of several stands of existing significant trees. Mr. Beyer assisted with the development of a landscape planting plan and tree protection plan for conservation and mitigation of the site.

The Mirabella

San Antonio, Texas

- The Mirabella is a 170-unit senior living development located in northwest San Antonio. The Mirabella is a gated community and includes a community center, pool, horseshoe pit, barbeque grills and picnic tables. The development utilizes funding from the Texas Department of Housing and Community Affairs. Land Design Partners contributed the site grading, amenities design, sidewalks and landscape planting.

Woodmont @ Oak Grove

Ft. Worth, Texas

- Woodmont is a 252-unit multifamily development located in Fort Worth. Woodmont is a gated community and includes a community center, pool, two playgrounds, horseshoe pit, barbeque grills and picnic tables. The development utilizes funding from the Texas Department of Housing and Community Affairs. Land Design Partners contributed the site grading, amenities design, sidewalks and landscape planting.

Encino Pointe

San Marcos, Texas

- Encino Pointe is a 252-unit multifamily development located in San Marcos. Encino Pointe is a gated community and includes a community center, pool, two



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playgrounds, barbeque grills and picnic tables. The site is heavily wooded and contains extreme changes in elevation. A walking path is planned for the project which weaves through the existing tree stands in the middle of the complex. The development utilizes funding from the Texas Department of Housing and Community Affairs. Land Design Partners contributed the site grading, amenities design, sidewalks and landscape planting.

Four Seasons at Clear Creek

Ft. Worth, Texas

- Four Seasons at Clear Creek is a 150-unit multifamily development located in Fort Worth. Clear Creek is a gated community and includes a community center, pool, two playgrounds, barbeque grills and picnic tables. The development utilizes funding from the Texas Department of Housing and Community Affairs. Land Design Partners contributed the site grading, amenities design, sidewalks and landscape planting.

Costa Miraposa

Texas City, Texas

- Costa Miraposa is a 252-unit multifamily development located in Texas City. Miraposa is a gated community and includes a community center, pool, two playgrounds, barbeque grills and picnic tables. The development utilizes funding from the Texas Department of Housing and Community Affairs. Land Design Partners contributed the site grading, amenities design, sidewalks and landscape planting.

Costa Esmeralda

Waco, Texas

- Costa Esmeralda is a 150-unit senior living development located in Waco. Esmeralda is a gated community and includes a community center, pool, two playgrounds, barbeque grills and picnic tables. The development utilizes funding from the Texas Department of Housing and Community Affairs. Land Design Partners contributed the site grading, amenities design, sidewalks and landscape planting.

TRANSPORTATION ENHANCEMENT

Camino Verde Project – Mission Theme Guidelines

San Antonio, Texas

- Designed guideline manual for project engineers designing roadways in the TxDOT San Antonio district. The manual establishes a “Mission” design aesthetic for a portion of the San Antonio metropolitan area. The standard details and guidelines were developed for retaining walls, bridge columns, sign structures, bridge monuments and landscape.

Central Texas Regional Mobility Authority Aesthetic Design Guidelines

Cedar Park, Texas

- Mr. Beyer was a task leader for the development of a guideline document that set the design theme and concept for a 12-mile toll facility in Central Texas. The Aesthetic Guideline document will be used by design-build firms as a basis for their overall roadway design. The document emphasizes context sensitive solutions to all hardscape and landscape elements, and identifies connections to the adjacent community through pedestrian opportunities.

North Texas Tollway Authority System Wide Design Guidelines

Dallas, Texas

- Mr. Beyer was a task leader for the development and production of a design guideline manual that would provide a cohesive approach to more than 60 miles of toll facilities. The guidelines addressed all hardscape and landscape components including sound walls, retaining walls, signs, lights, toll plazas, and planting.



Green Ribbon Project

Houston, Texas

- Mr. Beyer was part of a design team that developed a design guideline and technical manual for project engineers designing roadways in the Houston area. The manual distinguishes unique areas of the city and categorizes them into three themes that correspond to the predominant natural feature: Horizontal, Vertical, and Wave. All new design and construction in the Houston TxDOT district will utilize this guideline manual.

S.H. 45 Design Guidelines Study

Austin, Texas

- The scope of this project included evaluation of the proposed toll facility and recommendations related to landscape amenities. Also included were designs for unique treatment of detention basins and adjacent communities. Mr. Beyer served as a landscape designer as part of the project team.

AVIATION

Dallas/Fort Worth International Airport/International Terminal D Team

Dallas, Texas

- Provided assistance with design concepts and studies for architecture, landscape architecture and urban design related to the new international terminal at D/FW Airport. Mr. Beyer was part of a diverse team of architects, engineers, and landscape architects from multiple firms.

Dallas/Fort Worth International Airport Urban Design Guidelines

Dallas, Texas

- Mr. Beyer was a landscape designer as part of a team that established design guidelines that set out to unify multiple new construction projects and renovations to existing facilities. The guidelines addressed architectural features and landscape features while adhering to strict FAA guidelines. The document included proposed colors, textures, plant material, and building styles.

SPEAKING ENGAGEMENTS

Texas Public Works Association (TPWA), June 2004

Abilene, Texas

- "The Emerging Role of Trails in American Lifestyles" - Pedestrian mobility in urban environments

Texas Recreation and Parks Society (TRAPS), March 2006

Ft. Worth, Texas

- "Linking People, Places and History in the San Antonio River Basin" – Effective methods of gathering community input and building consensus through partnerships

American Planning Association (APA), April 2006

San Antonio, Texas

- "Planning and Action for Urban Ecosystems" – Long range planning for parks and recreation facilities

National Recreation and Parks Association (NRPA), October 2006

Seattle, Washington

- "Powerful Multi-Jurisdictional Parks and Trail System Planning" – Planning initiatives across jurisdictions and how that relates to parks and/or economic development; innovative methods of involving/informing the public and linking communities