

Applicable Urban Design Priorities Project Should Achieve

- [1] The northeast corner of the site, nearest the DART station, should be considered as an opportunity to introduce a denser product type to take full advantage of the adjacent DART station and leverage the opportunity to establish the site as a true transit oriented development in this phase, or in future phases.

The balance of land currently existing as surface parking should be considered for opportunities for denser, residential mixed use product types. Emphasis should be given to the corner of the site nearest the DART station as a phase 1 or near phase project.

- [2] Given the project focus on linking and enhancing area trail connections and bringing them to the site, discussion around strongly linking development to the proposed trail and northern alley ROW improvements is encouraged -

The proposed trails extensions are planned to link to the alley ROW along the northern portion of the site. Critical considerations for this are to leverage the alley way design to feel like a significant and comfortable entrance to the site from both the businesses to the north and users of the trail system.



Policy References

TIF Urban Design Guidelines
Part III, Part IV

TOD TIF

Forward Dallas!
Section 5 [urban design element]

Context Description

The project site is generally located at the northeast corner of N Central Expy. and Walnut Hill Ln. West of the site is the first phase of the Preston Hollow Village village development, with Prebyterian Hospital located to the east. Also notable within the adjacent context are a series of multifamily developments currently underway between Walnut Hill and Royal Ln.

The current proposal, referred to as The Hill, has been proposed as a first phase of development for the overall project site. Phase I will focus on retrofitting an existing, auto oriented shopping center in an effort to transform the existing and proposed buildings into a more walkable series of shops and restaurants arranged around a landscaped and amenitized central common space.

TIF reimbursement is currently being considered to augment costs related specifically to public realm improvements around and throughout the site, improvements to the alley ROW located along the northern edge of the project, and potential trail connection opportunities to link up various existing trail systems located in proximity to the development site. A specific reimbursement amount has not been requested at this time.

The Hill

Neighborhood:
Vickery Meadow

Program:
Retail / Commercial

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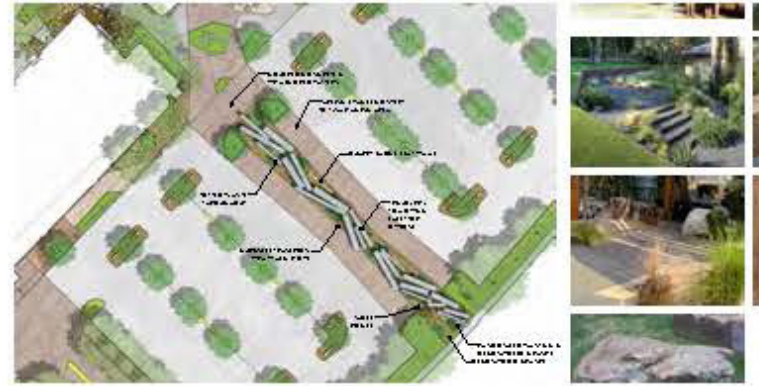
the hill.



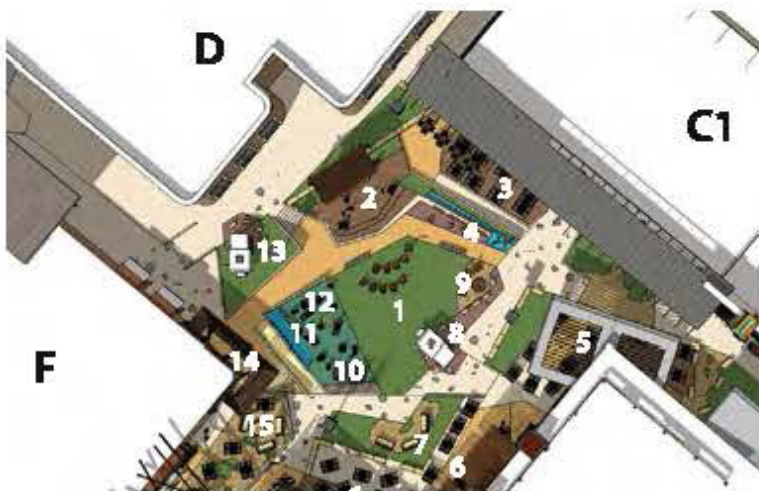
CYPRESS



Walnut Hill Designs



Community Market



Courtyard



North Central Designs



Site Orientation



the hill.₂



Site Orientation



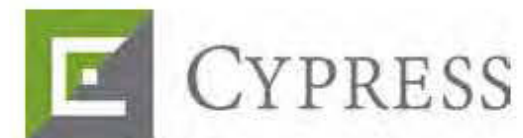
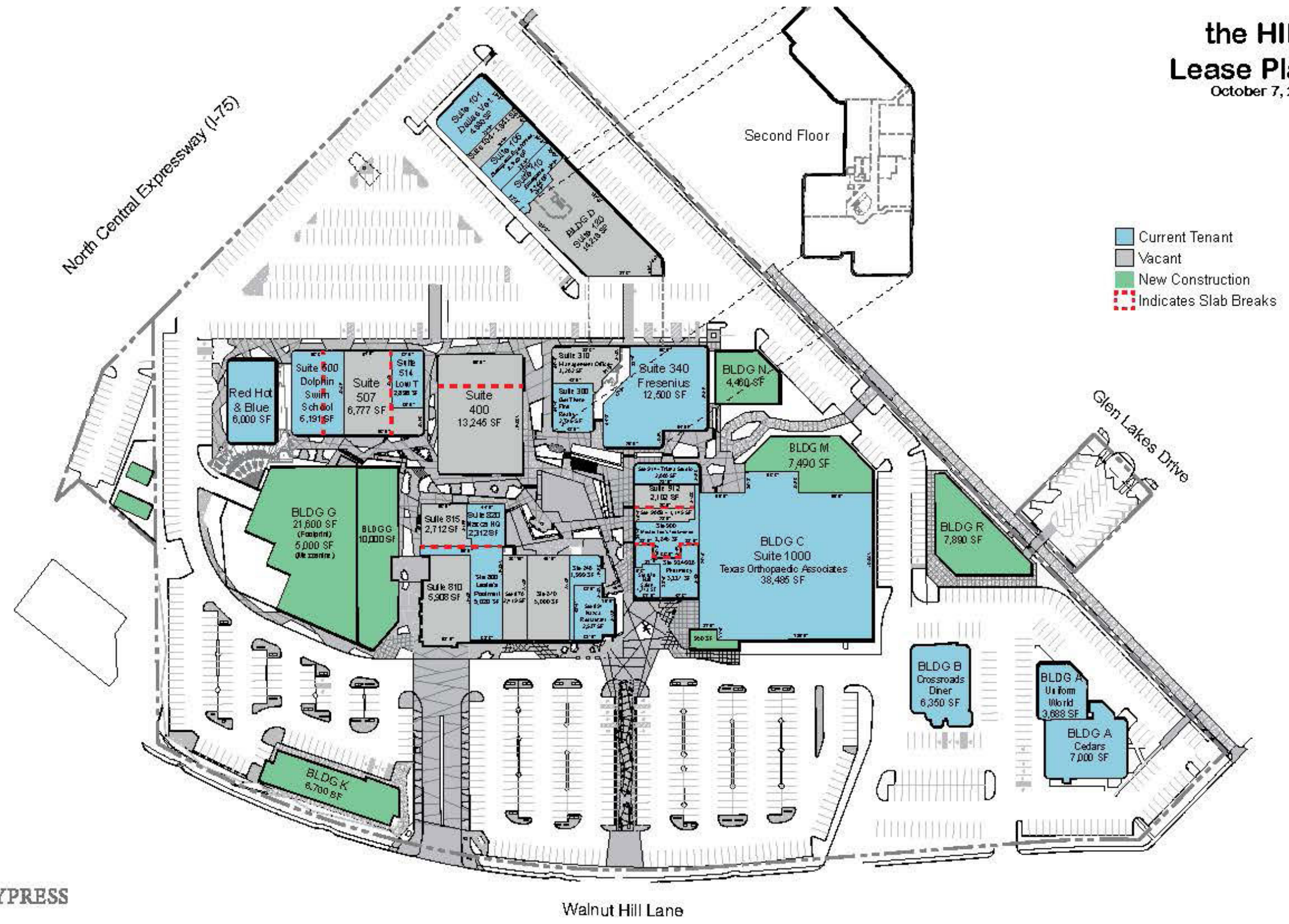
the hill.₃



Site Orientation



the hill.₄





Main Entry from Walnut Hill



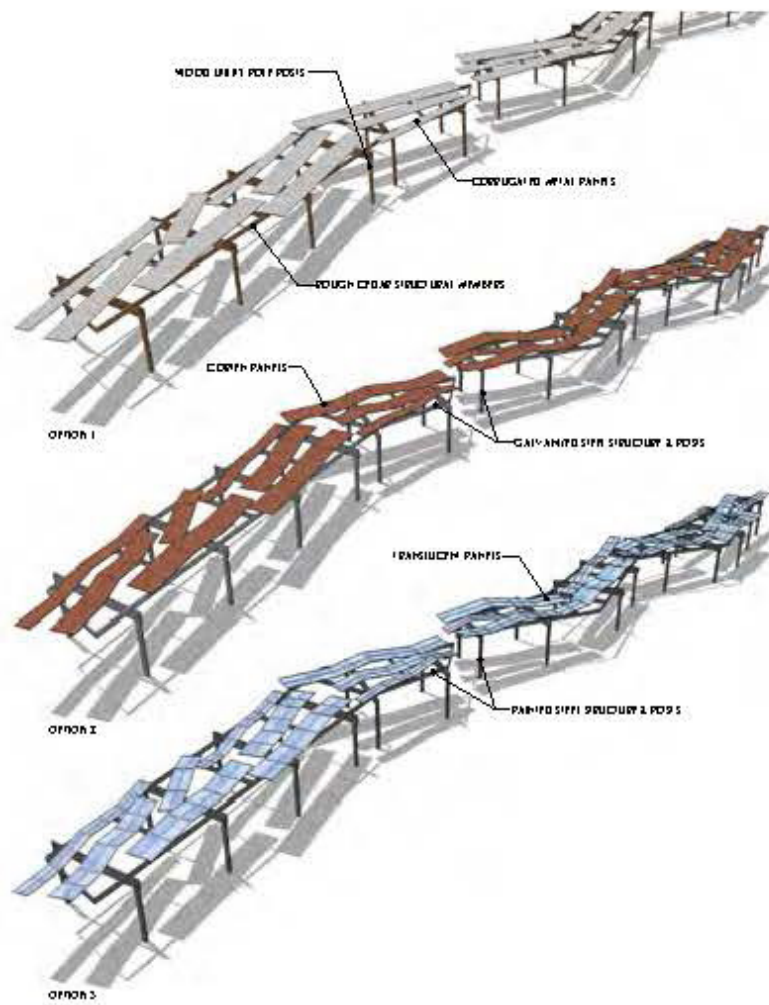
Building E



Courtyard Entrance from Walnut Hill

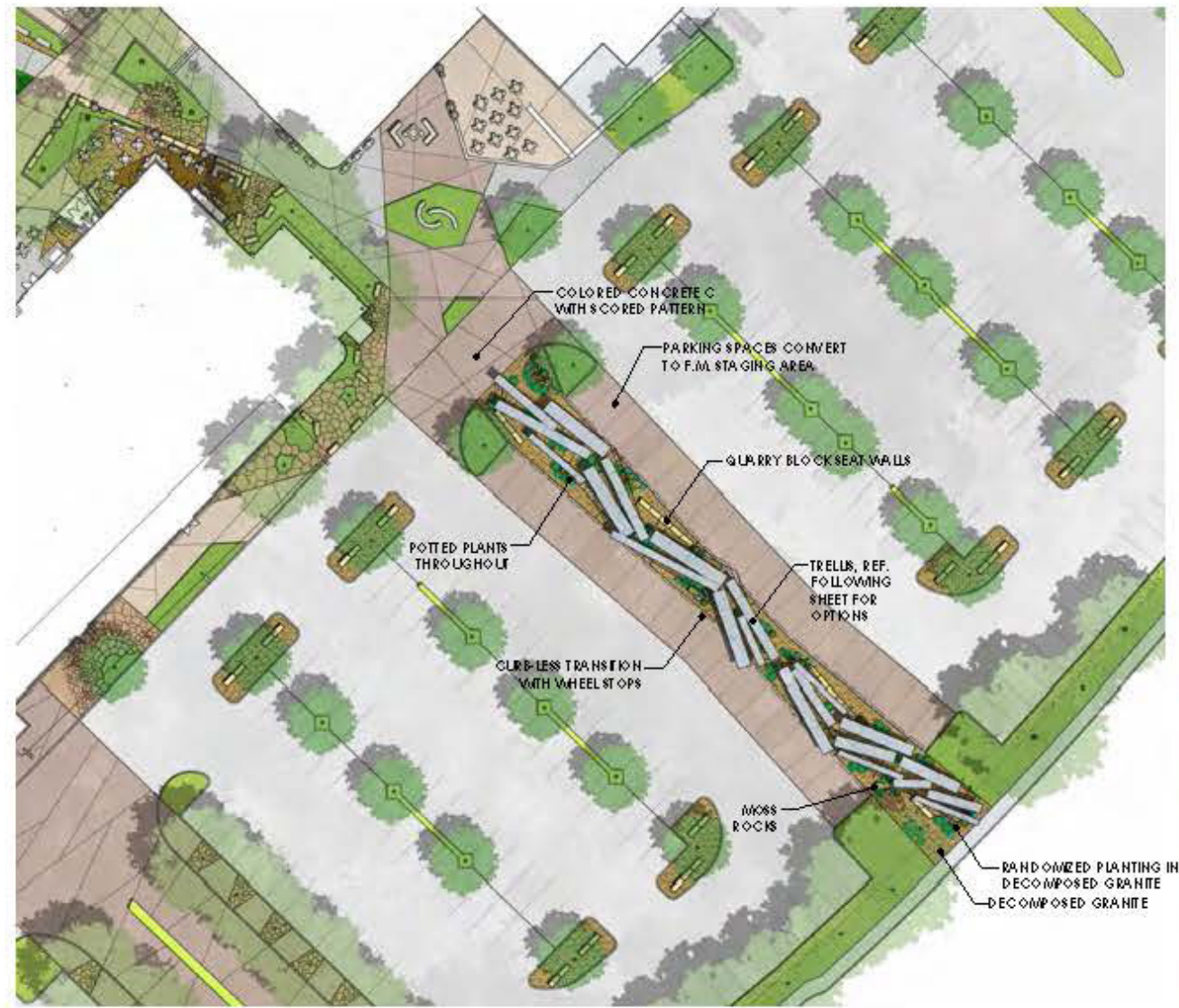


Building C

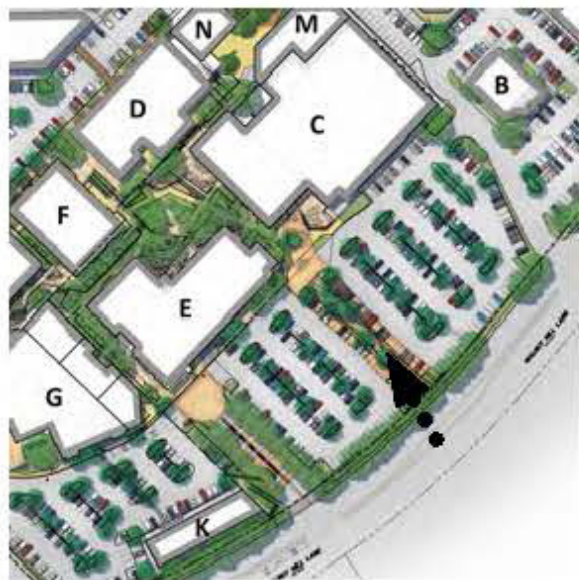


The Hill: Landscape Concepts August 18, 2015

FARMER'S MARKET



The Hill: Landscape Concepts August 18, 2015



Community Market



the hill.
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View 1



View 2

1. GREAT LAWN
Field games
Concert Seating
2. Stage and Movie Projection
3. Versatile Seating
4. Waterwall, Lily Pool and Bench Seating
5. MIZCA Patio
6. Restaurant Patio
7. Lounge Seating
8. Lower Woodramp Kiosk
9. Fire Pit
10. Childrens Group Table at the Trench
11. Screen Wall and Pool
12. Zinc Back Garden Seating
13. Upper Year Drop Kiosk
14. Corner Bar
15. Outdoor lounge and Fire Pit
16. Stick Cells

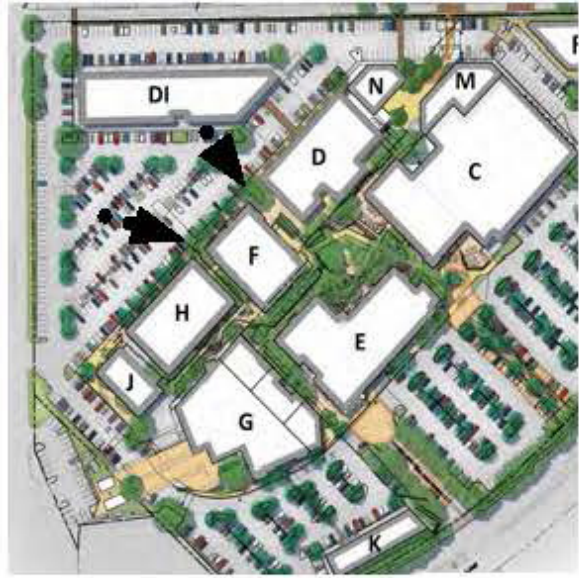
MAIN COURTYARD



Courtyard



the hill.



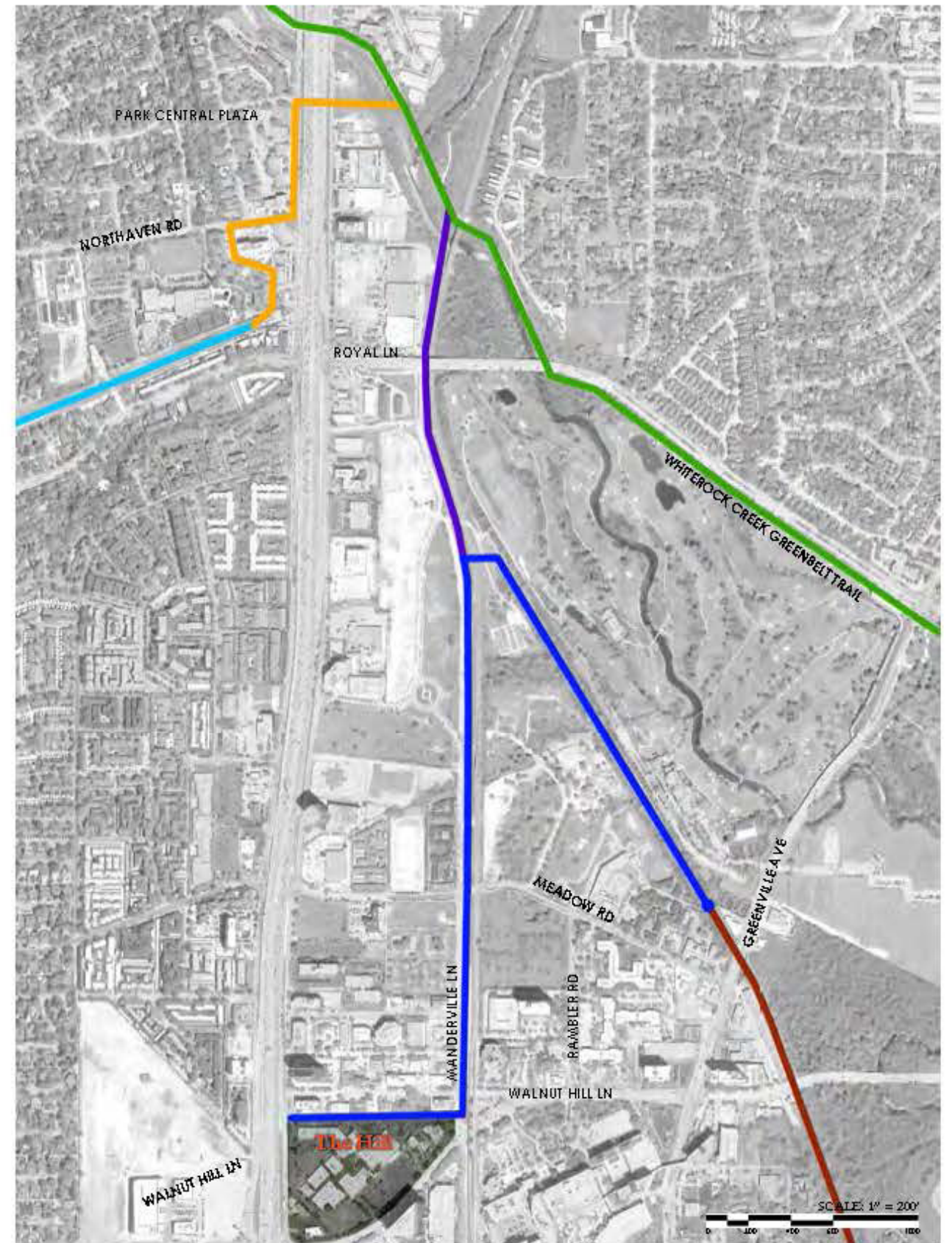
Corner Tenants at Building F



Building H

Red Hot&Blue

-  VELOWAY/SOPAC PHASE 4A
-  THE HILL CONNECTOR
-  FUTURE VELOWAY EXTENSION TO WHITEROCK GREENBELT TRAIL
-  NORTHAVEN TRAIL
-  NORTHAVEN/WHITEROCK CONNECTION (SIDEWALK)
-  WHITEROCK CREEK GREENBELT TRAIL



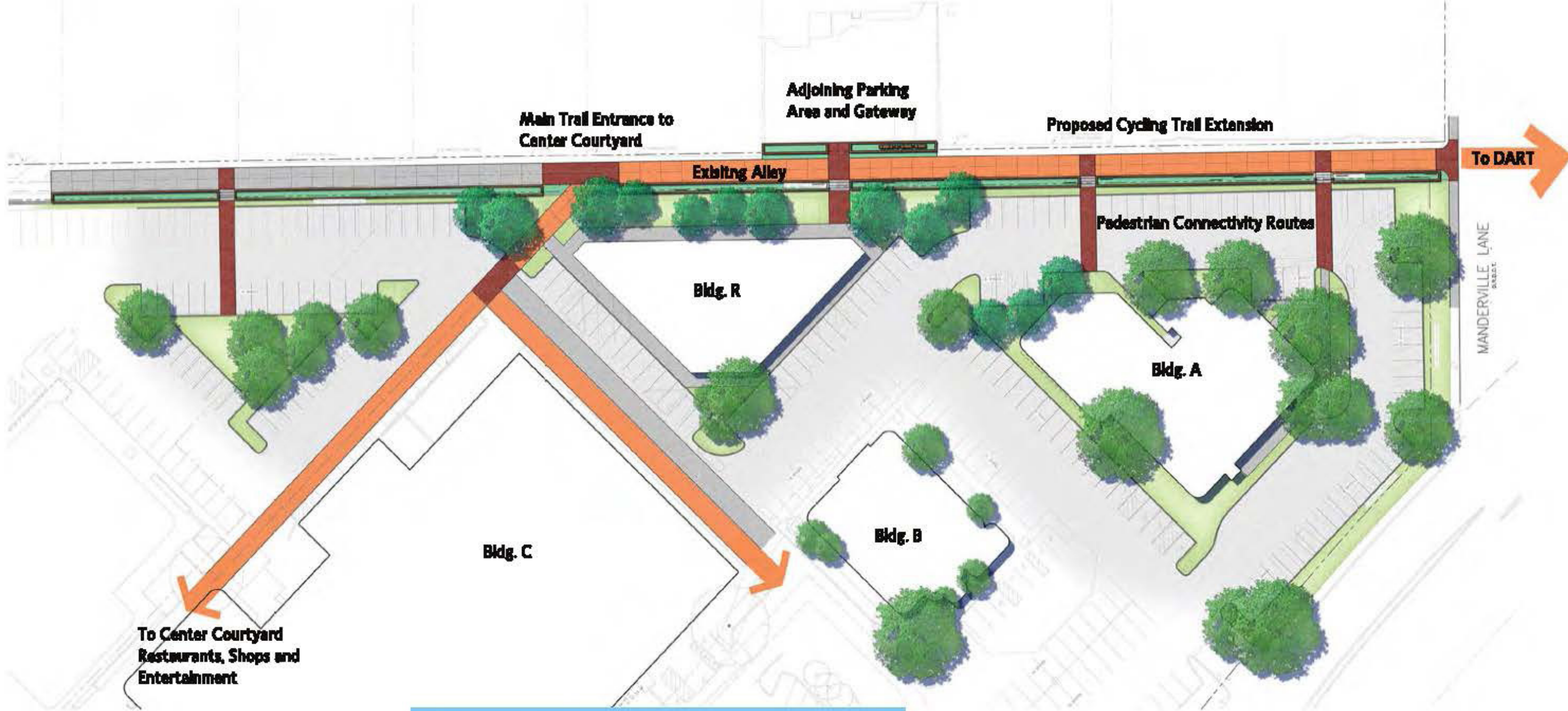
The Hill: Trail Concepts September 22, 2015



Trail Head Connection



the hill.



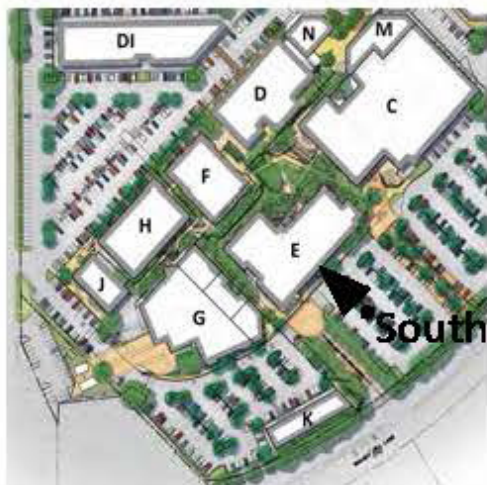
Trail Head Connection



the hill.



South Elevation



Building E

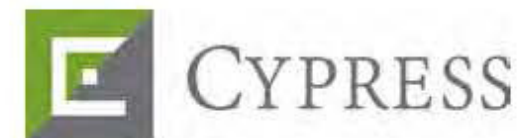




North



GE Calle
Building E





North Elevation



West Elevation



Building E



the hill.
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South Elevation



Wall Materials

1. Existing Brick Vener on Metal Studs
2. Cement Plaster on New Metal Stud Wall
3. Painted Wood Board Siding on new metal stud wall
4. Weathering Steel Panels Over Existing Brick - Cut new arched openings out to make square
5. TS 3x3 Steel Frame in 36"x94" Grid. Attach with std. clips 36"x94" ceramic tiles. Steel frame and tiles are set in front of existing brinv veneer -painted.
6. Existing Brick Painted
7. 1 1/2" dia steel pile guardrail - 48" tall
8. Synthetic Grass glued to existing brick wall

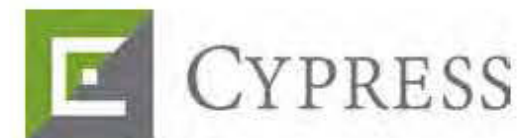
Storefront

1. 10'Tall Aluminum Storefront - Kynar metallic coat finish - Clear Glass
2. 12+Tall Aluminum Storefront Kynar metallic coat finish - Clear Glass
3. Provide 1-3'x8' narrow style tenant door per bay
4. Metal Panel in storefront system above 12'h
5. Opening size 10'w x 12'h w/ 10'X10 Vertical Lift Glass and Aluminum Over Head Door - Provide 2'x10' glass transom above OHD. .

Canopies

1. Pre-weathering steel columns and framing- W16 Columns with W30 Beams - Provide metal slat canopies above windows
2. Composite Panel metal fascia- wood siding soffit
3. Metal and Wood Canopy cantilevered above storefront
4. Heavy timber posts secured with steel plates, W12 steel beams and metal deck- single ply roof

Building C



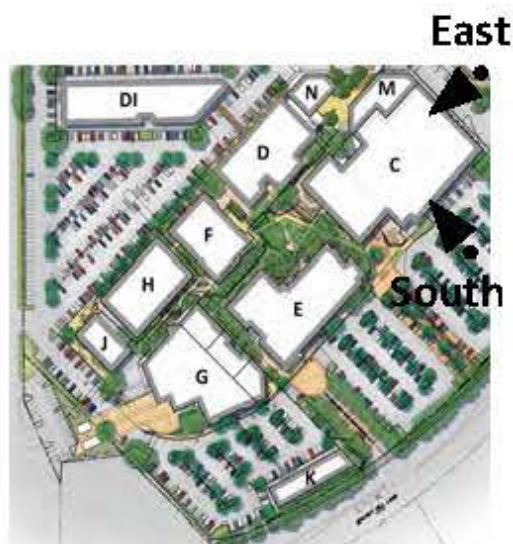
the hill.



North Elevation



East Elevation



Wall Materials

1. Existing Brick Vener on Metal Studs
2. Cement Plaster on New Metal Stud Wall
3. Painted Wood Board Siding on new metal stud wall
4. Weathering Steel Panels Over Existing Brick - Cut new arched openings out to make square
5. TS 3x3 Steel Frame in 36"x94" Grid. Attach with stl. clips 36"x94" ceramic tiles. Steel frame and tiles are set in front of existing brick veneer -painted.
6. Existing Brick Painted
7. 1 1/2" dia steel pile guardrail - 48" tall
8. Synthetic Grass glued to existing brick wall
9. Wood System over existing brick veneer
10. Painted wood siding over existing brick veneer
11. Ribbed metal siding over existing brick veneer

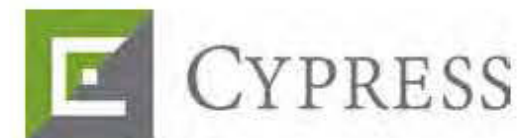
Storefront

1. 10'Tall Aluminum Storefront - Kynar metallic coat finish - Clear Glass
2. 12+Tall Aluminum Storefront Kynar metallic coat finish - Clear Glass
3. Provide 1-3'x8' narrow style tenant door per bay
4. Metal Panel in storefront system above 12'h
5. Opening size 10'w x 12'h w/ 10'X10 Vertical Lift Glass and Aluminum Over Head Door - Provide 2'x10' glass transom above OHD. .

Canopies

1. Pre-weathering steel columns and framing- W16 Columns with W30 Beams - Provide metal slat canopies above windows
2. Composite Panel metal fascia- wood siding soffit
3. Metal and Wood Canopy cantilevered above storefront
4. Heavy timber posts secured with steel plates, W12 steel beams and metal deck- single ply roof

Building C



the hill.



North Elevation



Wall Materials

1. Existing Brick Vanner on Metal Studs
2. Cement Plaster Boards Painted on New Metal Stud Wall
3. Wood System over existing brick vanner
4. Weathering Steel on Furring over Edst Brick

Storefront

1. 10' Tall Aluminum Storefront - Kynar metallic coat finish - Clear Glass
2. 12+ Tall Aluminum Storefront Kynar metallic coat finish - Clear Glass
3. Provide 1-3'x8' narrow style tenant door per bay
4. Metal Panel in storefront system above S1 system

Canopies

1. Pre-weathering steel columns and framing- W16 Columns with W30 Beams - Provide metal slat canopies above windows
2. Composite Panel metal fascia- wood siding soffit
3. Metal Canopy and side returns shown around storefront openings

Building H



the hill.



East Elevation



Bamboo or tall grass

South Elevation



Wall Materials

1. Existing Brick Veneer on Metal Studs
2. Wood plank rain screen on on new metal studs
3. Laser Cut digitally fabricated metal panel
4. New EIFS window surround applied to brick veneer
5. Painted Graphic on brick.

Storefront

1. 12' Tall Aluminum Storefront - Kynar metallic coat finish - Clear Glass
2. Bar opening- 4'x20'- Provide Stucco surround similar to W4- Provide 2-3'x8' narrow style doors hinged horizontally above bar.
3. Provide 1-3'x8' narrow style tenant door per bay

Canopies

1. Steel beams spanning between bldg. H and neighboring bldg. Provide self spanning metal deck randomly spaced between beams.
2. Stucco storefront surround extends 3'. Stucco soffit.
3. Standing seam metal roof on 2"x2" steel frame.
4. Vertical slats -2"x4" @ 4"oc with 2"x2" std fram back up attached to exsting brick.

Building H



the hill.



North Elevation



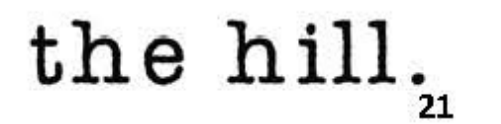
West Elevation



East Elevation



Building K





NEC - North East Corner



SEC - South East Corner



West Elevation

Building F



the hill.

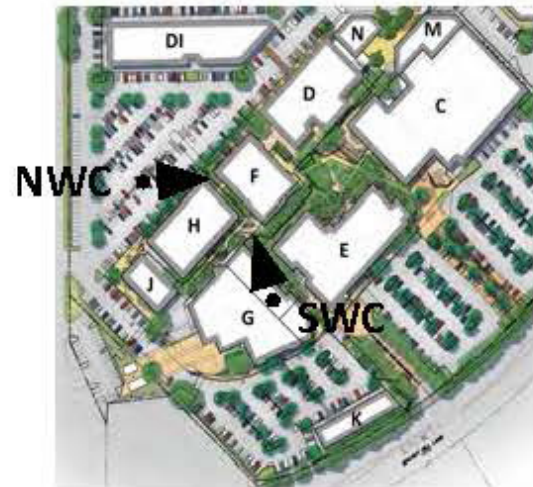


North Elevation

NEC - North East Corner

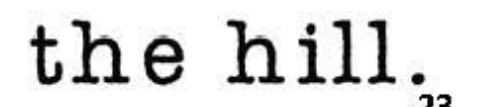


SEC - South East Corner



North Elevation

Building F





SEC -South East Corner



NEC -North East Corner



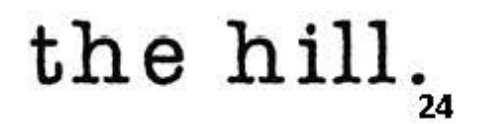
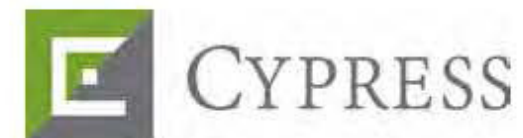
Calle View 1



Calle View 2



Building G





Elevation 1



Elevation 2



Elevation 3



Building G





Anchor Tenant



Building G





SWC -South West Corner



WC -North West Corner

Building D



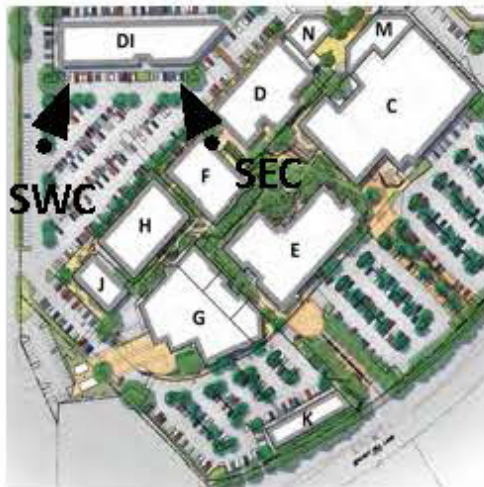


SWC -South West Corner



SEC -South East Corner

Building D1





Elevation 1



Elevation 2



Elevation 3



SEC

Building D1



the hill.
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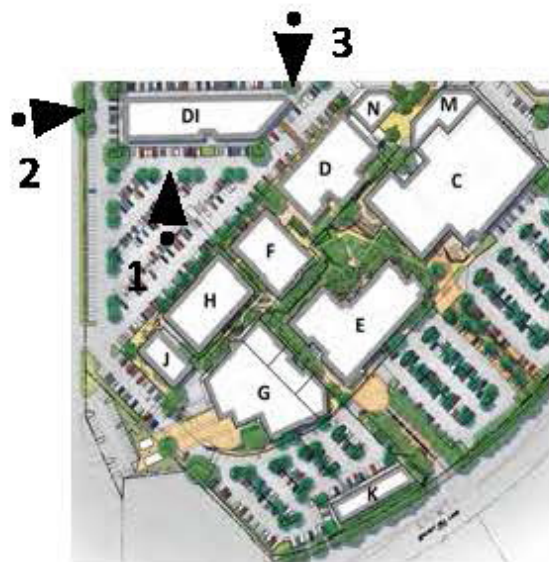
Elevation 1



Elevation 2



Elevation 3



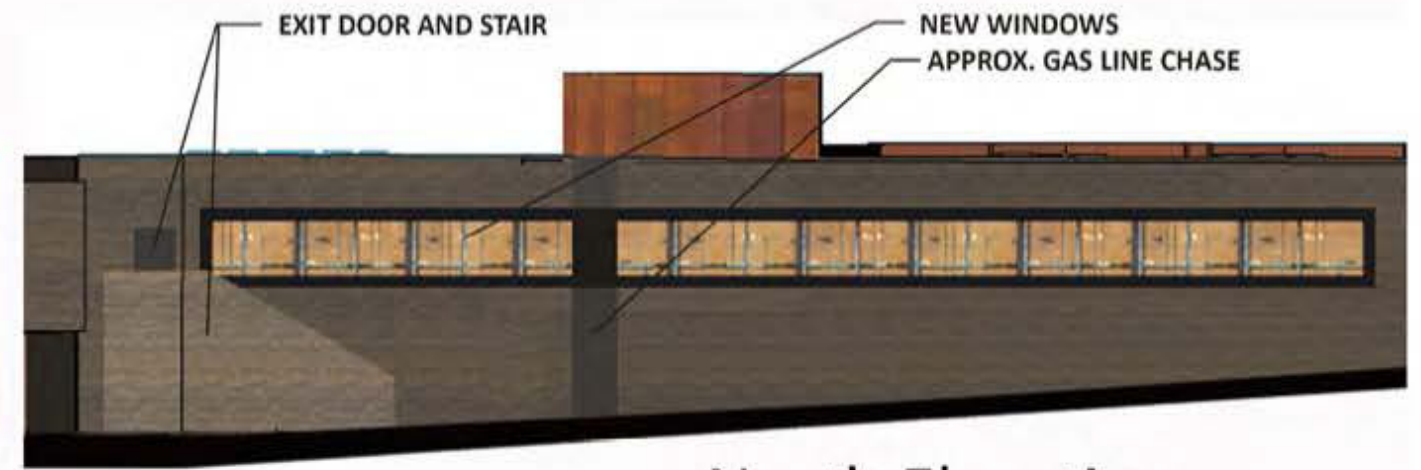
Building D1



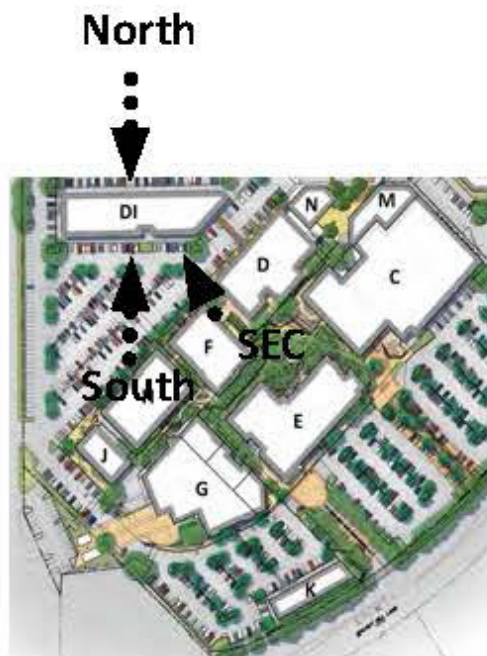
the hill.



South Elevation

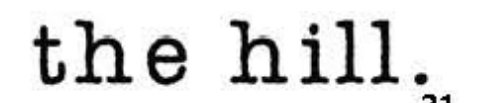


North Elevation



SEC -South East Corner

Building D1 Mattison





Stations

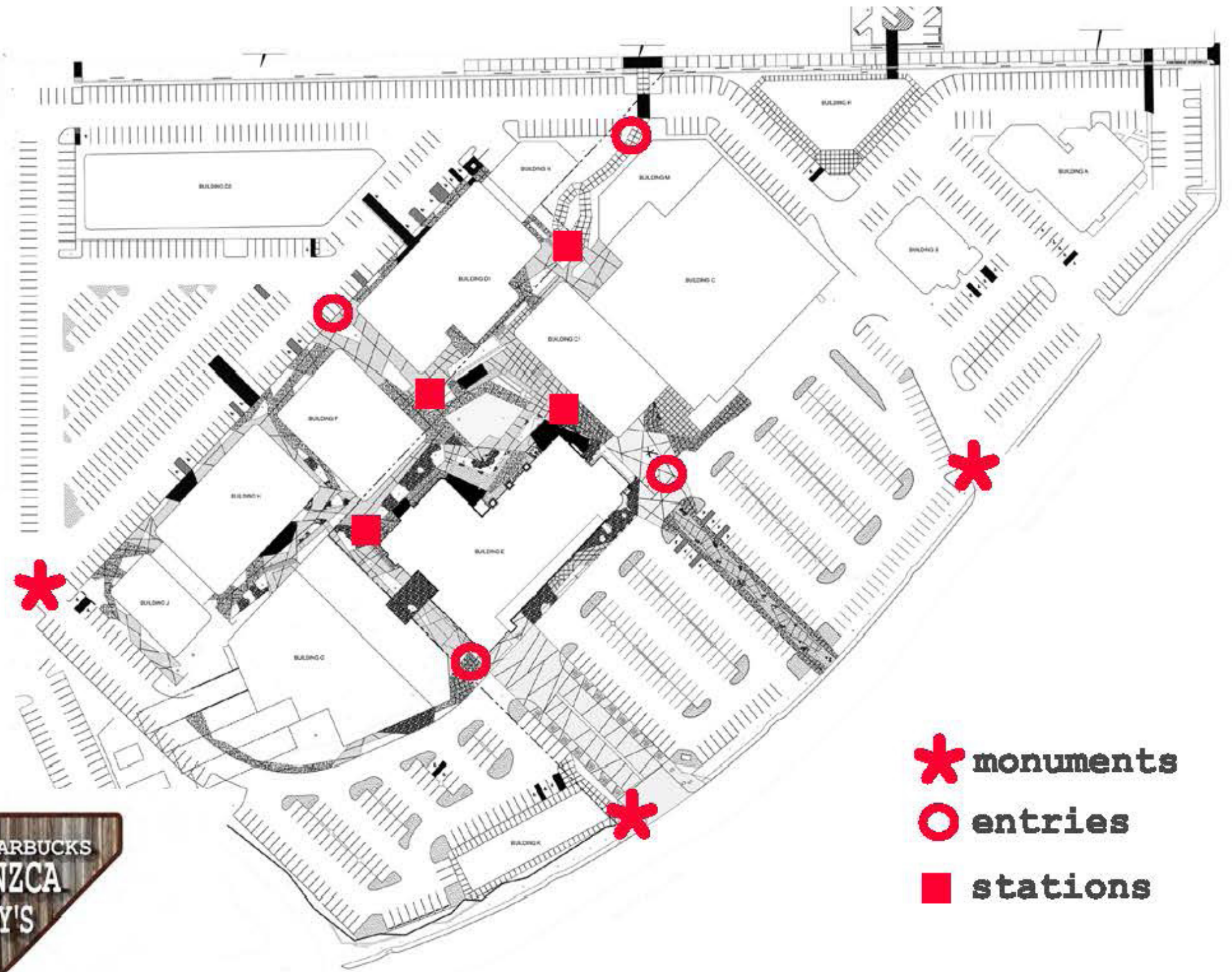


Entries



Monuments

Wayfinding



- monuments
- entries
- stations



the hill.