

Applicable Urban Design Priorities Project Should Achieve

[1] Sidewalk improvements should set up curb location and dimensions that can be replicated on both north and south sides of Hickory - Because Hickory currently does not have defined curb edges or sidewalks, the planned curb location and sidewalk dimension should be located so that the same condition can be replicated on the south side in the future.

[2] Planted parkway should be located as a buffer between sidewalk and drive lane - As the existing right of way allows for a parkway on both sides of street, a planted buffer should be incorporated between the pedestrian thoroughway and drive lanes to serve as separation between the pedestrian thoroughway and vehicular movement.



Policy References

Forward Dallas!
Section 5 [urban design element]

TIF Urban Design Guidelines
Part III, Part IV [The Cedars]

Context Description

The site is located Between Browder and Ervay in the Cedars neighborhood. Development patterns in the Cedars include a small lot and block structure, a mix of unimproved land and residential and business developments mixed among transitioning properties.

Important considerations for the site include setting up and informing a future street improvements in the area, setting up an urban infill development pattern, and responding to the scale and urban quality of the surrounding context.

Galleries on Hickory

Neighborhood:
Cedars

Program:
Residential



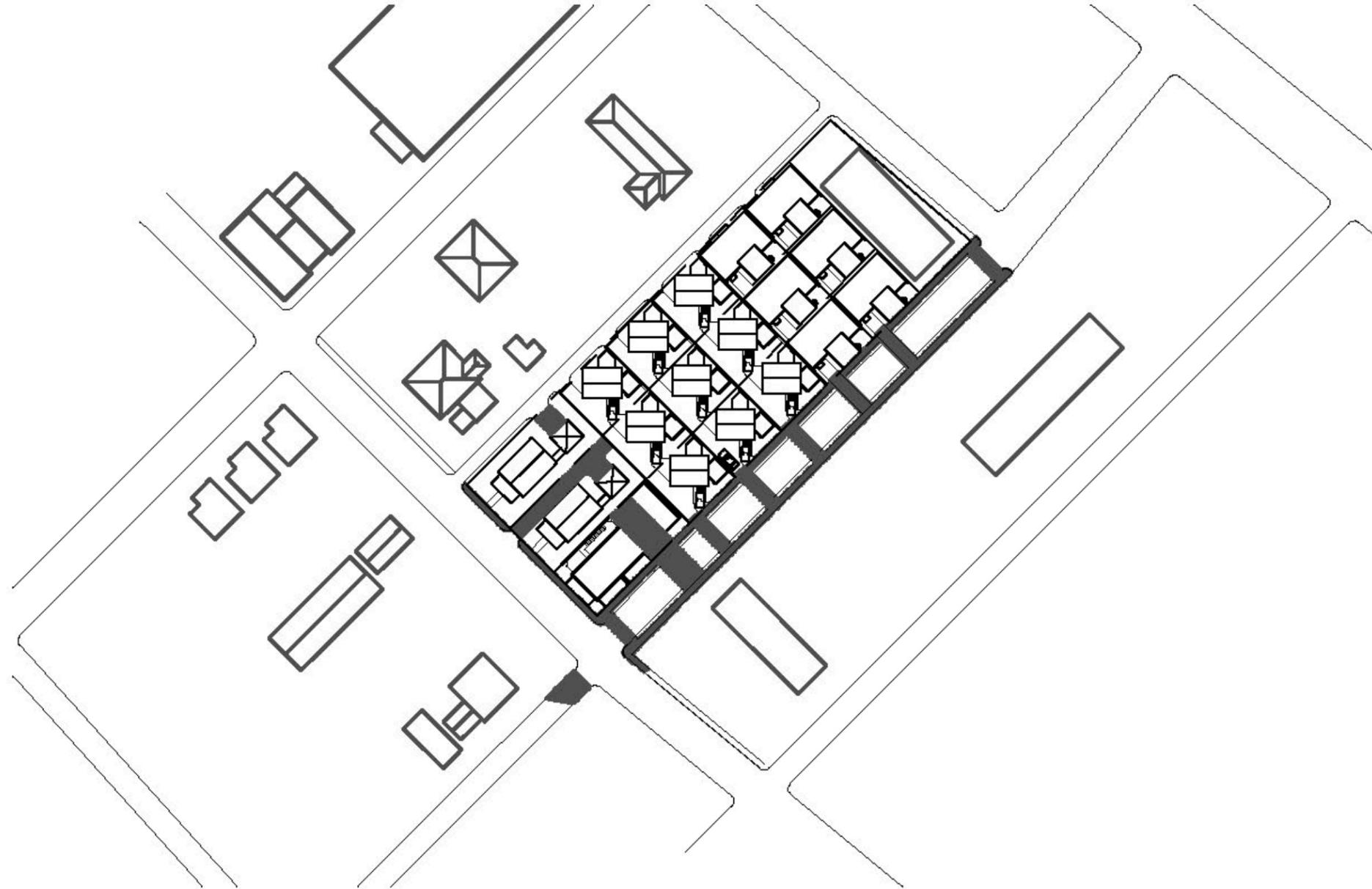
BUILDINGS LOCATED NORTH
OF SITE ON BEAUMONT



BUILDINGS LOCATED NORTH
OF SITE ON BEAUMONT



VIEW FROM HICKORY
LOOKING NORTH ON BROWDER





BEAUMONT

street trees

BROWDER

PAVED ALLEY (FOR ACCESS AND DRAINAGE)

security gates at alley

decomposed granite drives

PAVED ALLEY

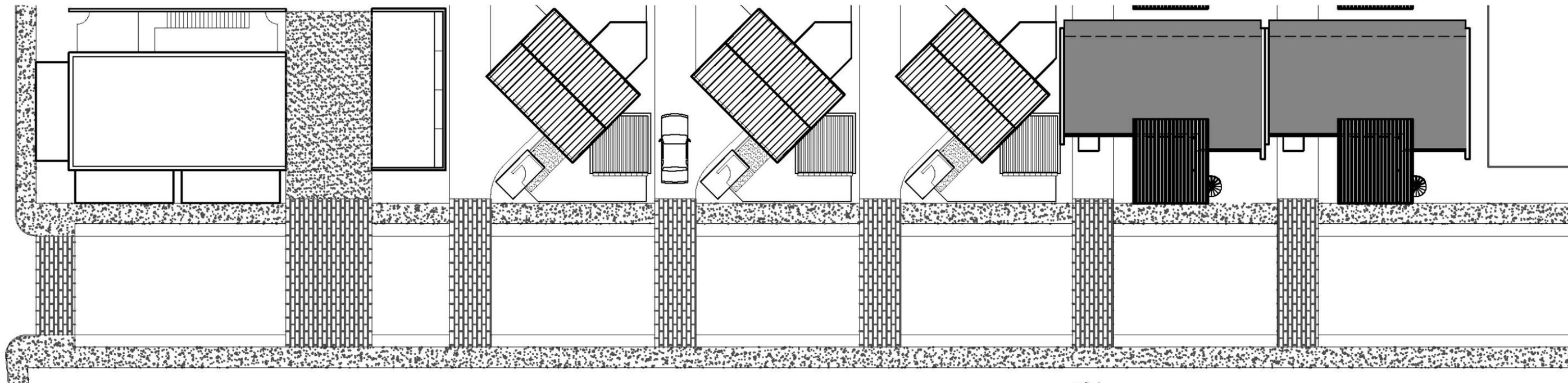
EXIST APTS.

HICKORY

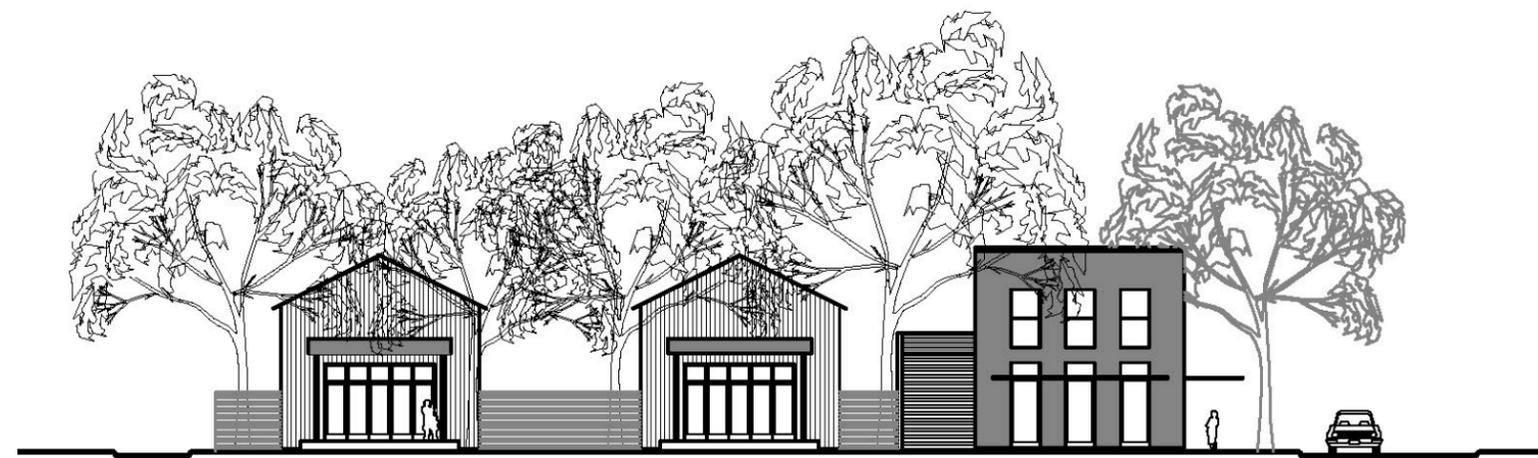
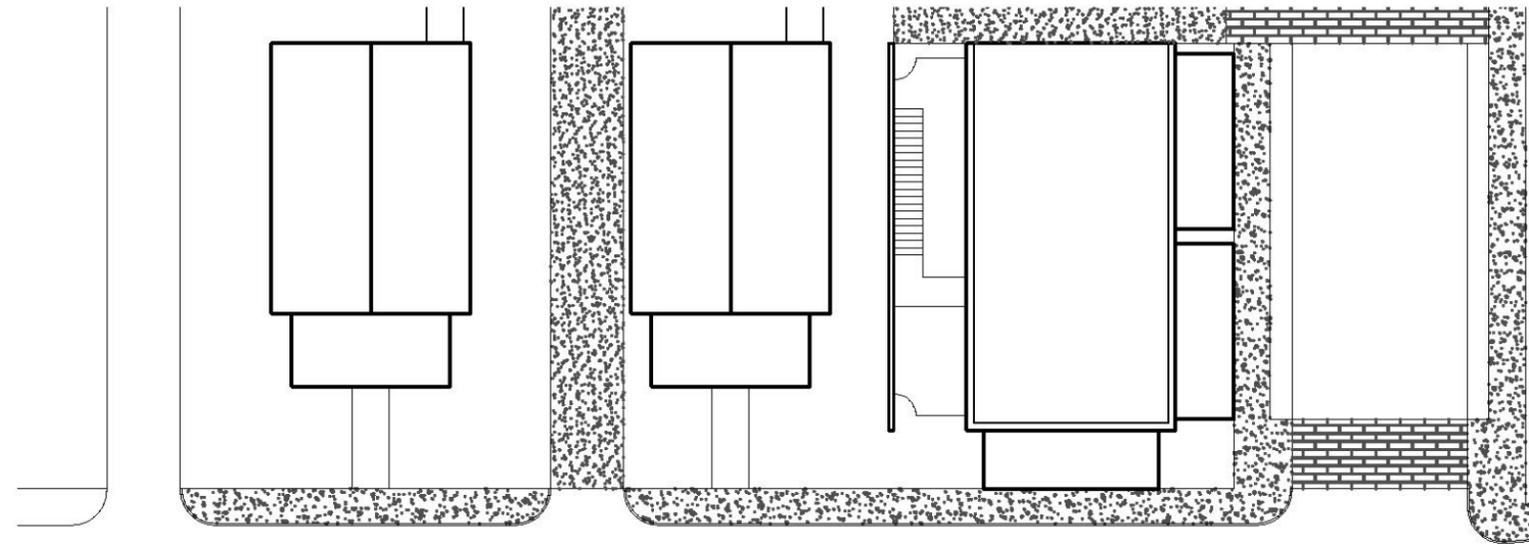
rolled curb

street trees
brick paving at drives

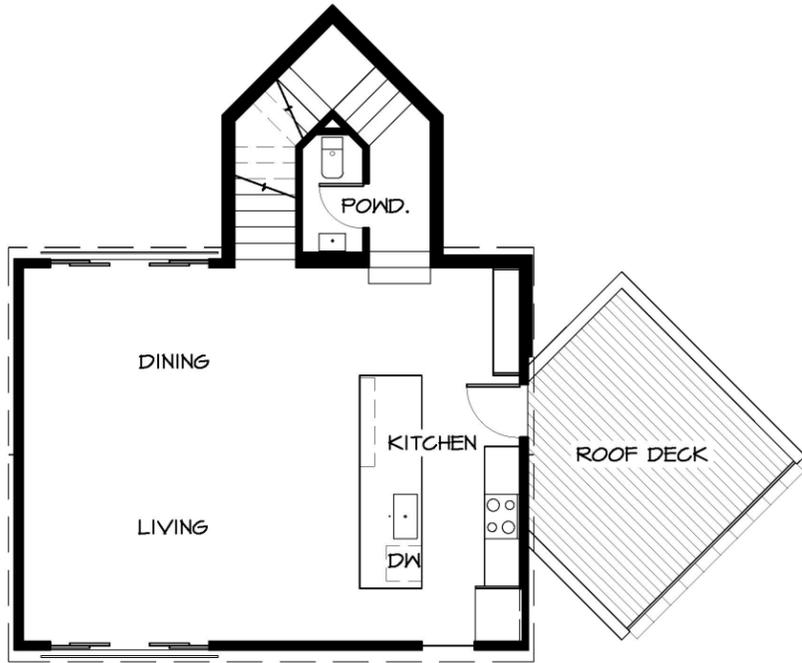
5'-0" acid etched concrete sidewalk
3'-0" planting zone



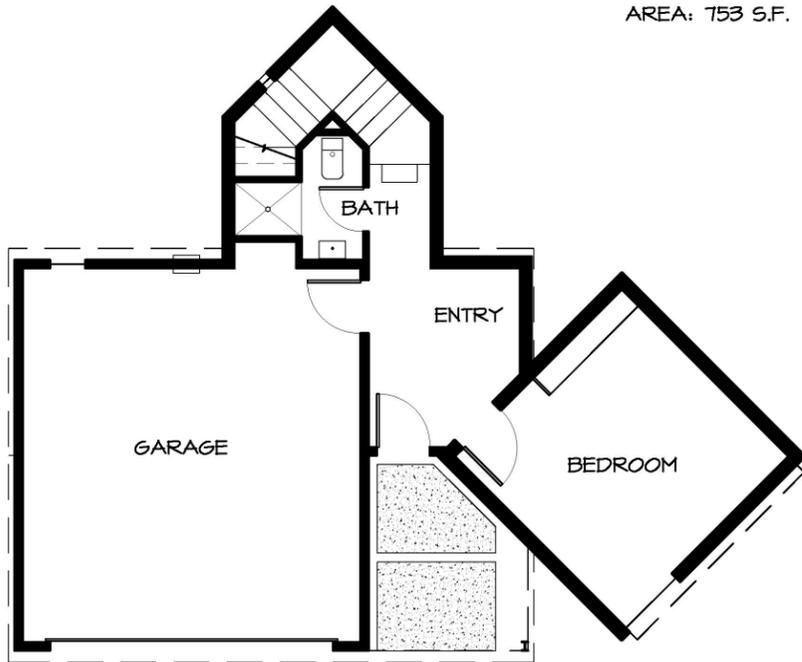
01 HICKORY STREET ELEV.
SCALE: 1" = 40'-0"



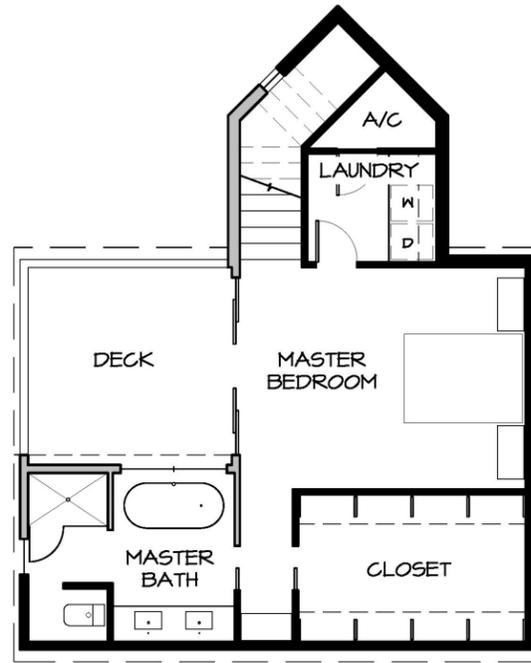
02 BROWDER STREET ELEV.
SCALE: 1" = 40'-0"



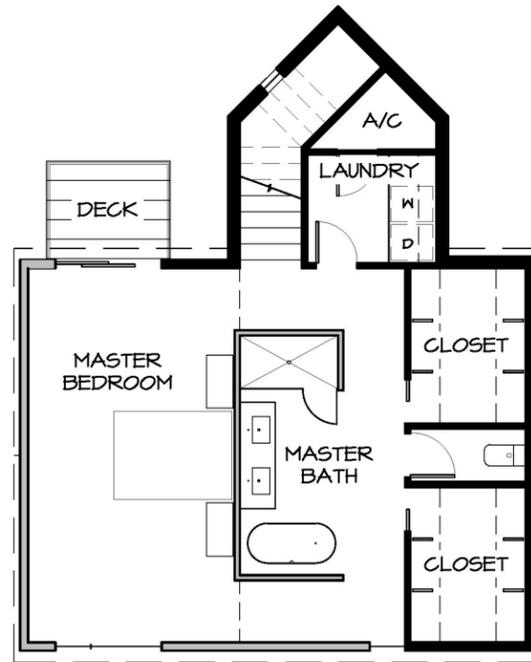
02 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
AREA: 753 S.F.



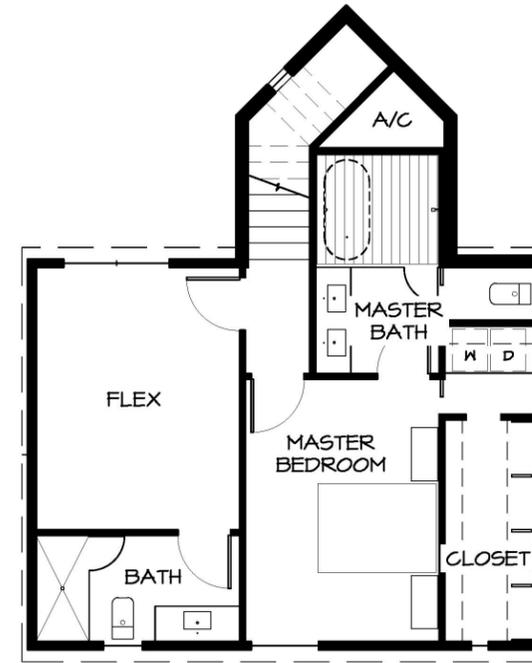
01 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
AREA: 446 S.F.



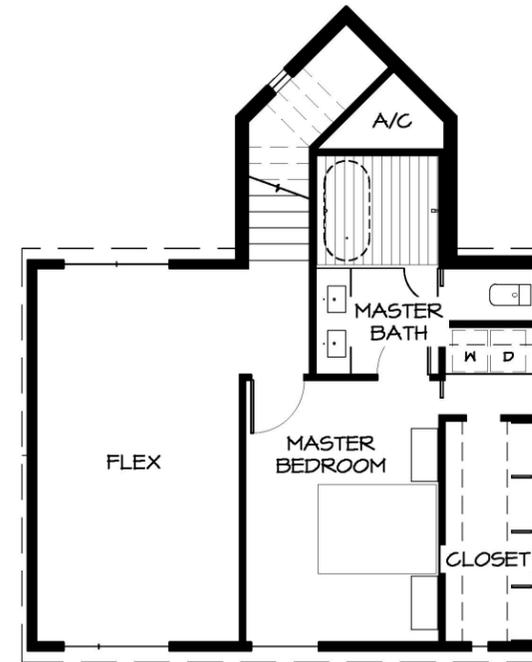
02 THIRD FLOOR PLAN B
SCALE: 1/8" = 1'-0"
AREA: 624 S.F.



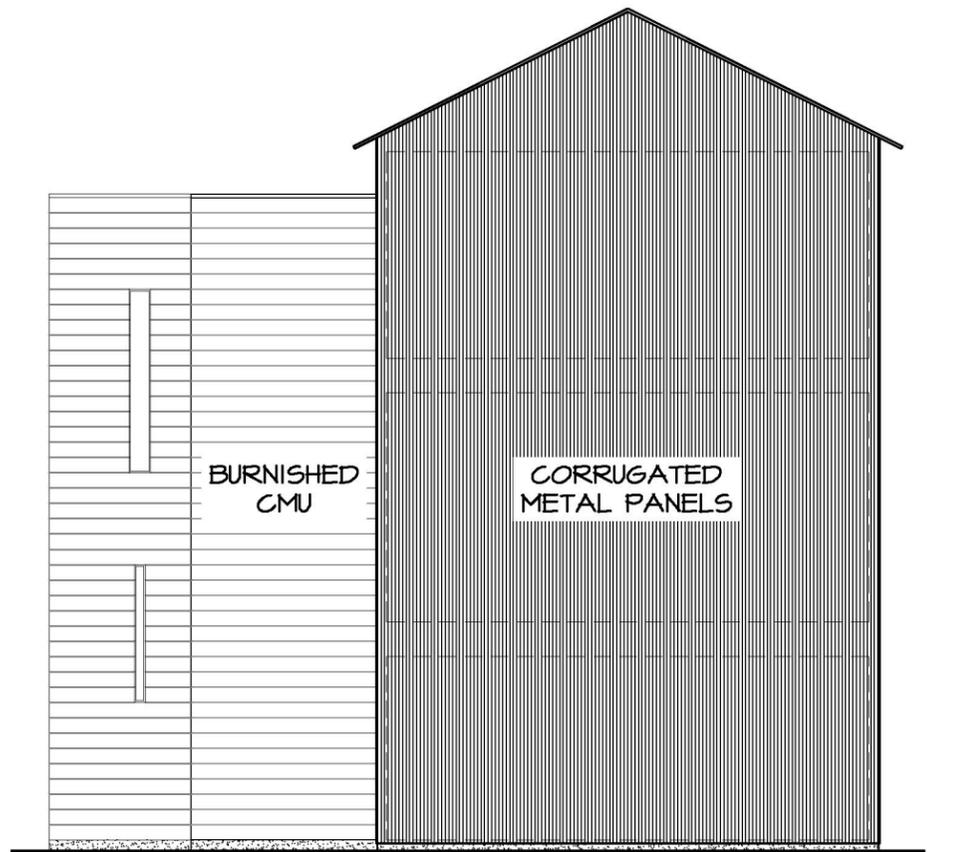
01 THIRD FLOOR PLAN A
SCALE: 1/8" = 1'-0"
AREA: 762 S.F.



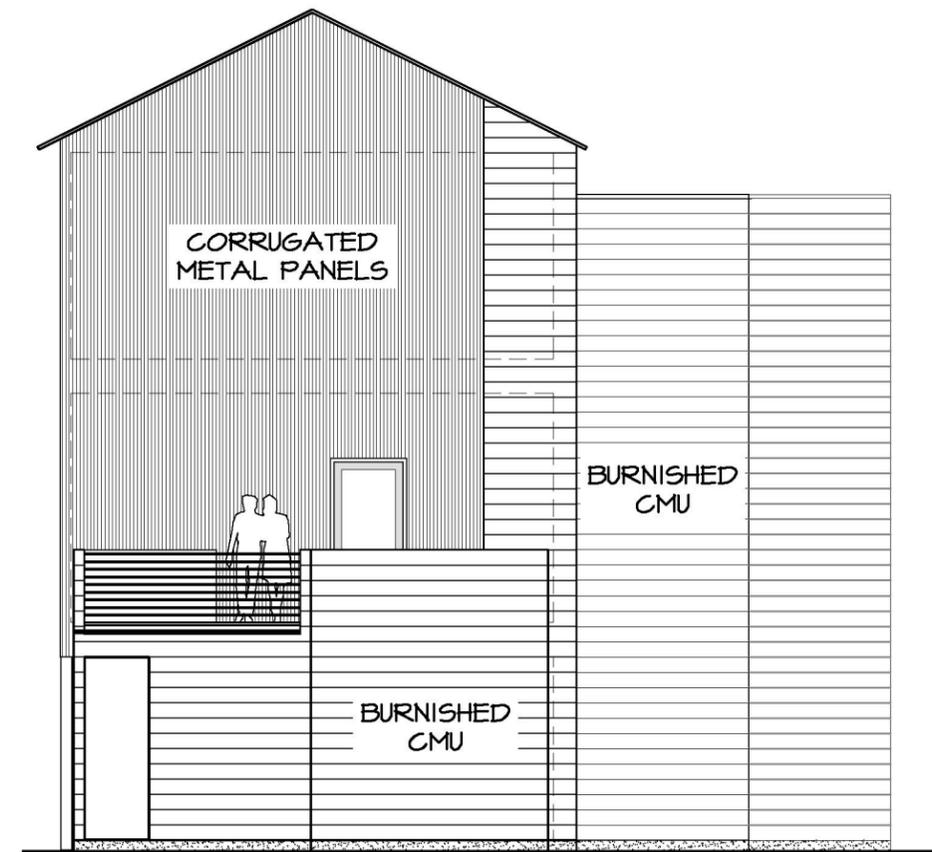
02 THIRD FLOOR PLAN D
SCALE: 1/8" = 1'-0"
AREA: 762 S.F.



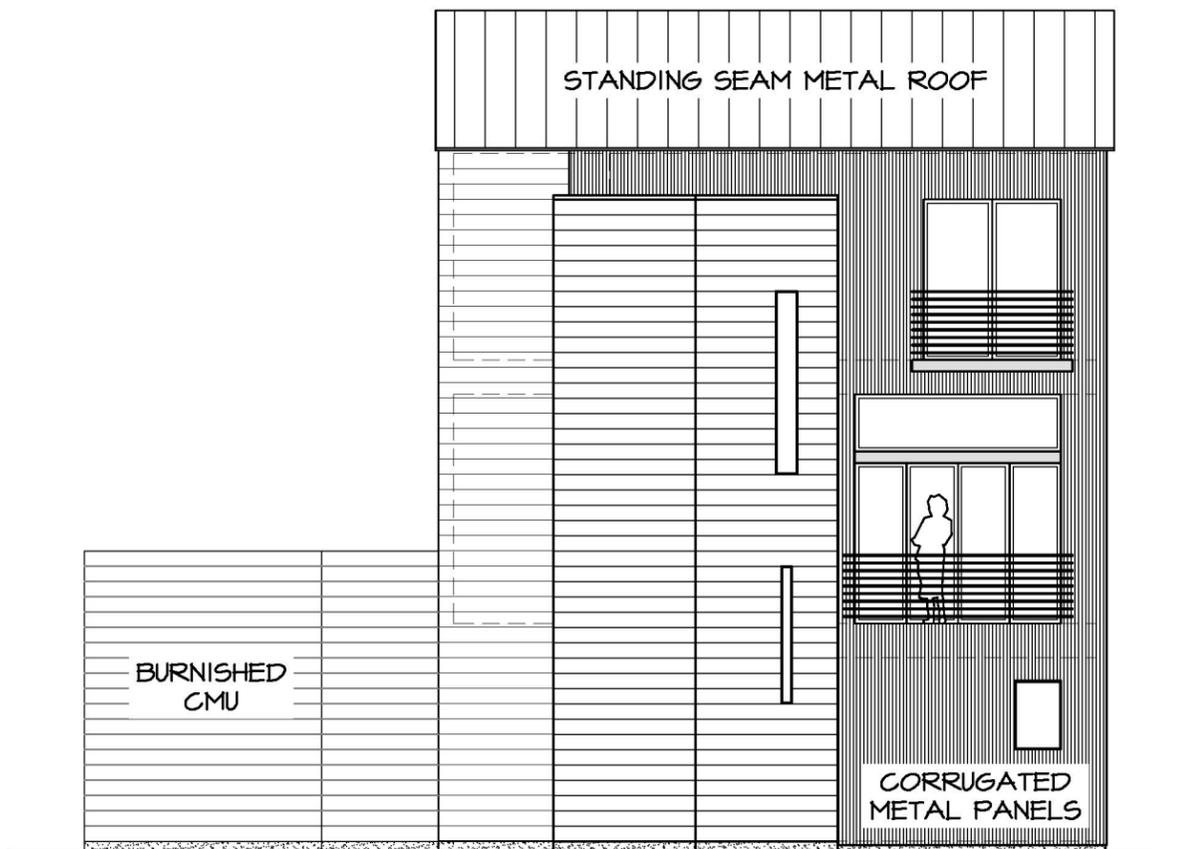
01 THIRD FLOOR PLAN C
SCALE: 1/8" = 1'-0"
AREA: 762 S.F.



02 WEST ELEVATION
SCALE: 1/8" = 1'-0"



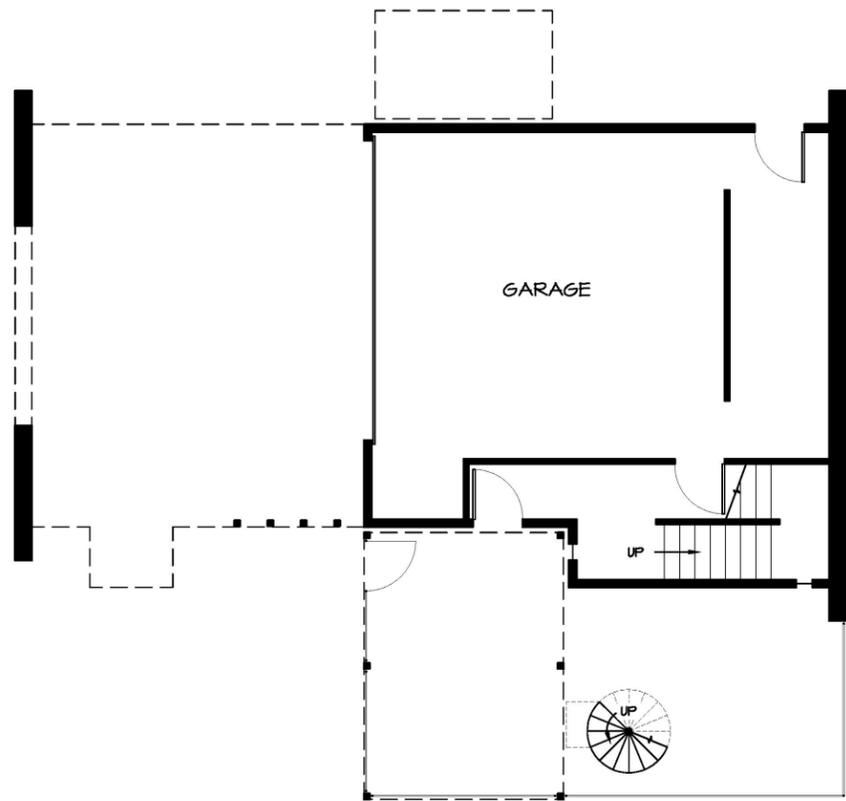
02 EAST ELEVATION
SCALE: 1/8" = 1'-0"



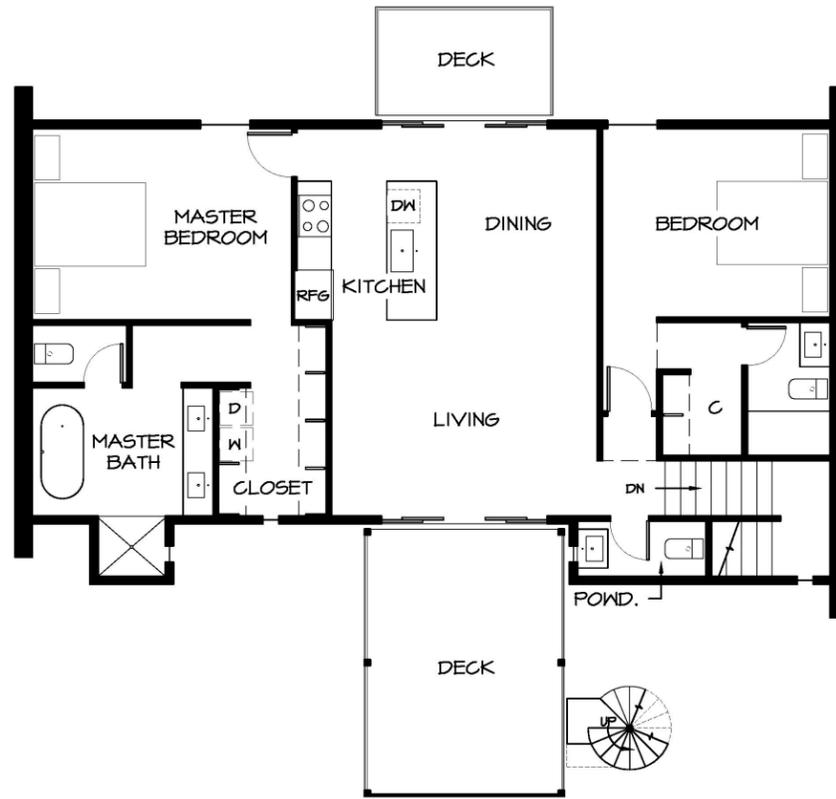
01 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



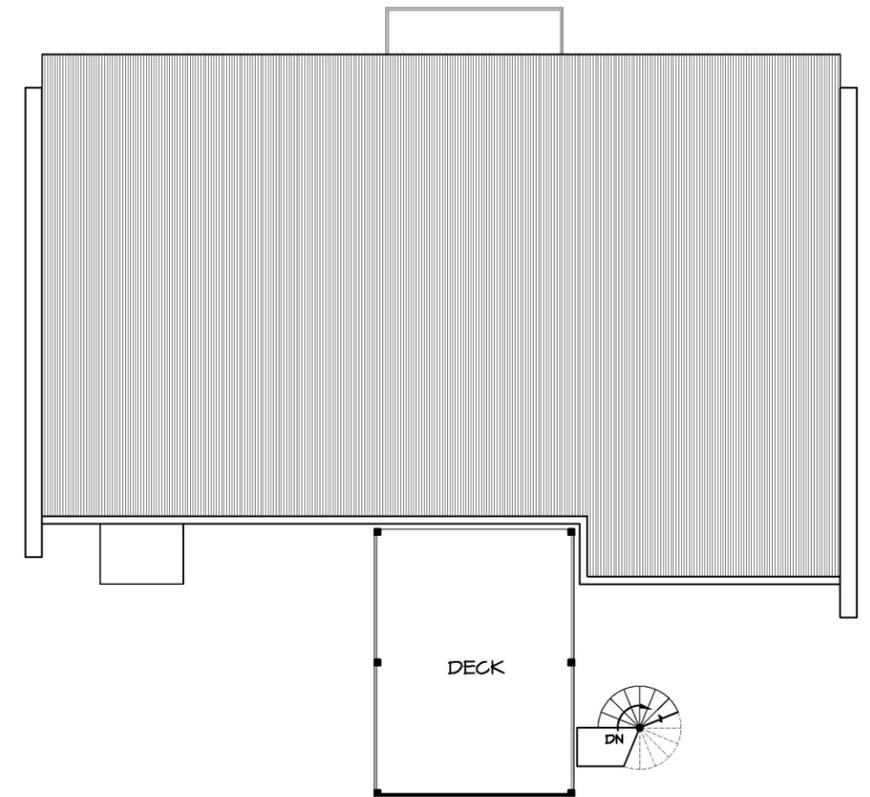
01 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



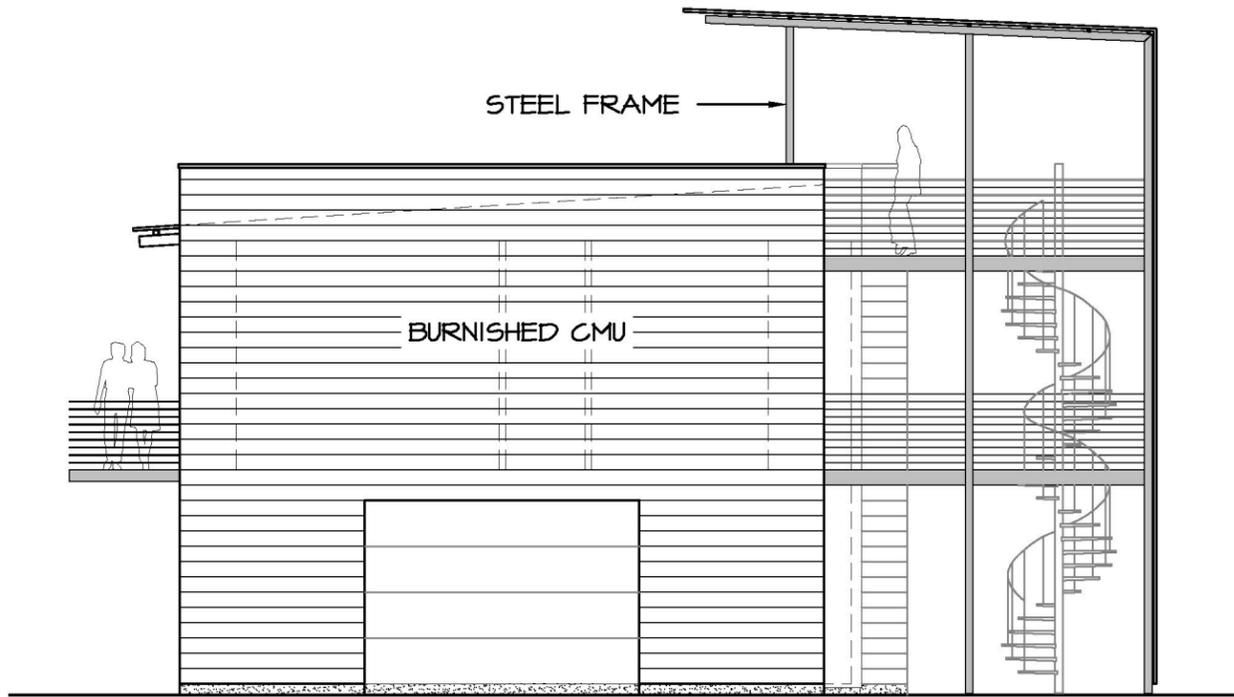
01 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 AREA: 113 S.F.



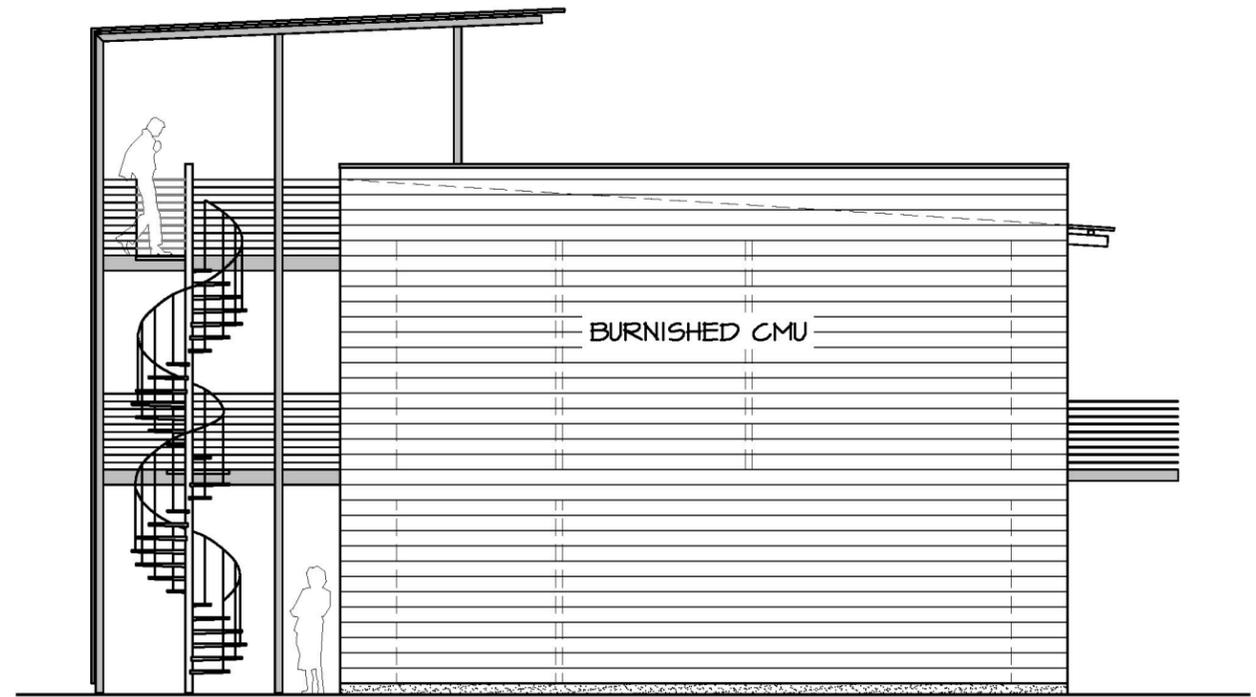
02 SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 AREA: 1,287 S.F. (NOT INCLUDING DECK)



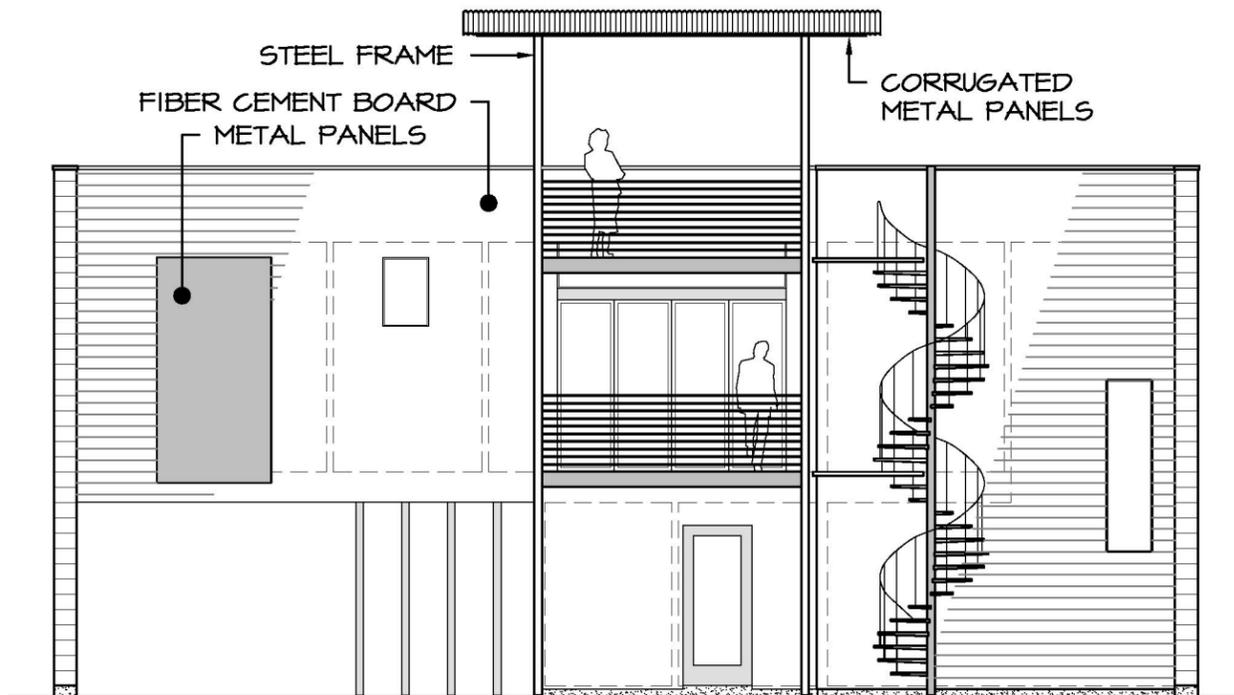
03 ROOF PLAN
 SCALE: 1/8" = 1'-0"



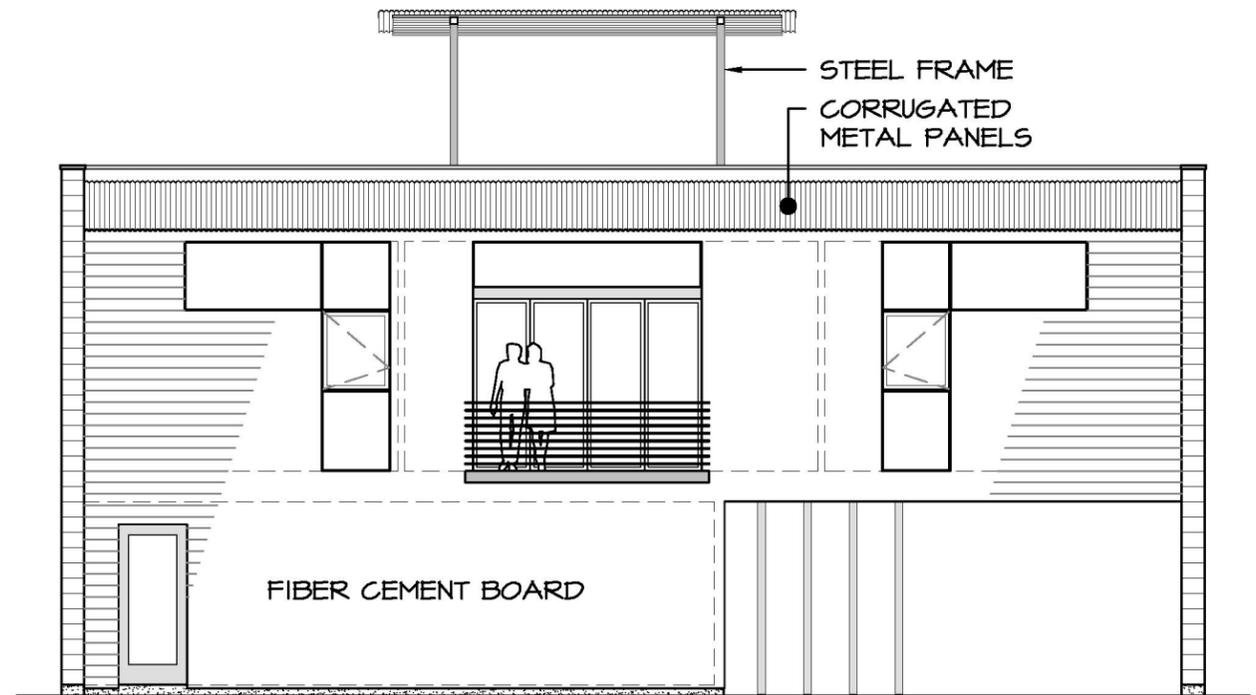
02 WEST ELEVATION
SCALE: 1/8" = 1'-0"



02 EAST ELEVATION
SCALE: 1/8" = 1'-0"



01 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



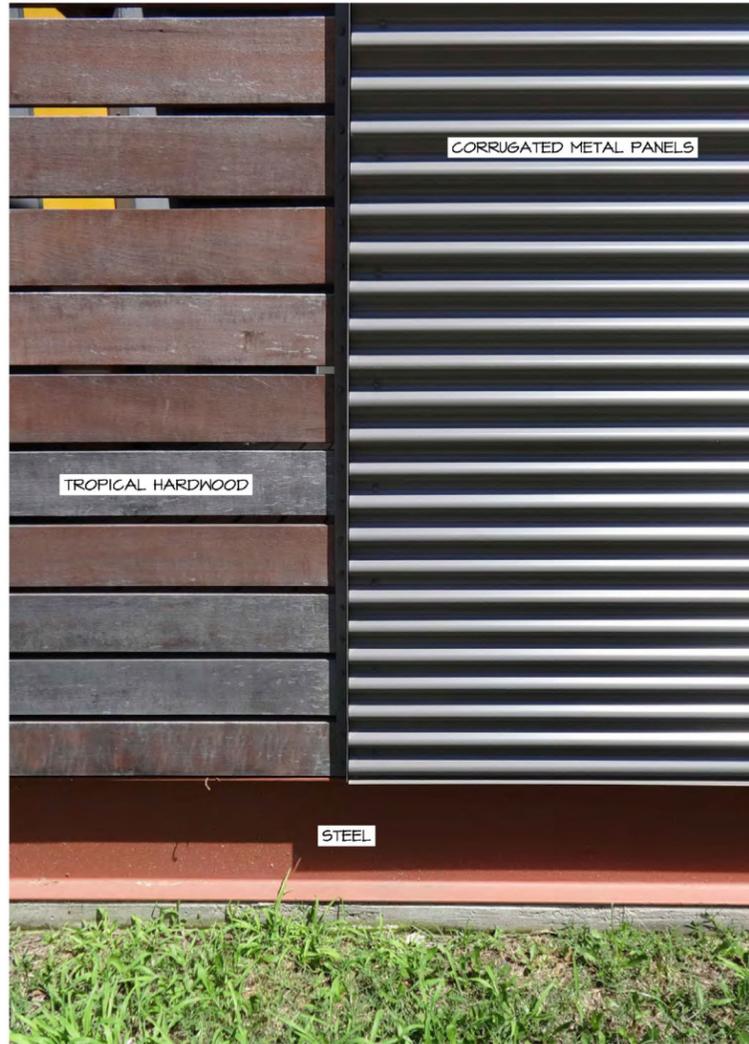
01 NORTH ELEVATION
SCALE: 1/8" = 1'-0"





HICKORY STREET DEVELOPMENT
Dallas, Texas

UP AND OVER HOME
shipleigh ARCHITECTS
1709 Gould Street Dallas, Texas 75215 214.428.2080



CORRUGATED METAL PANELS

TROPICAL HARDWOOD

STEEL

MATERIAL SAMPLES



EXPANDED METAL

MATERIAL SAMPLES



HORSE PANEL

MATERIAL SAMPLES



BURNISHED CMU

MATERIAL SAMPLES



DECOMPOSED GRANITE

MATERIAL SAMPLES



FIBER CEMENT BOARD

MATERIAL SAMPLES



STAINED AND TREATED WOOD

MATERIAL SAMPLES