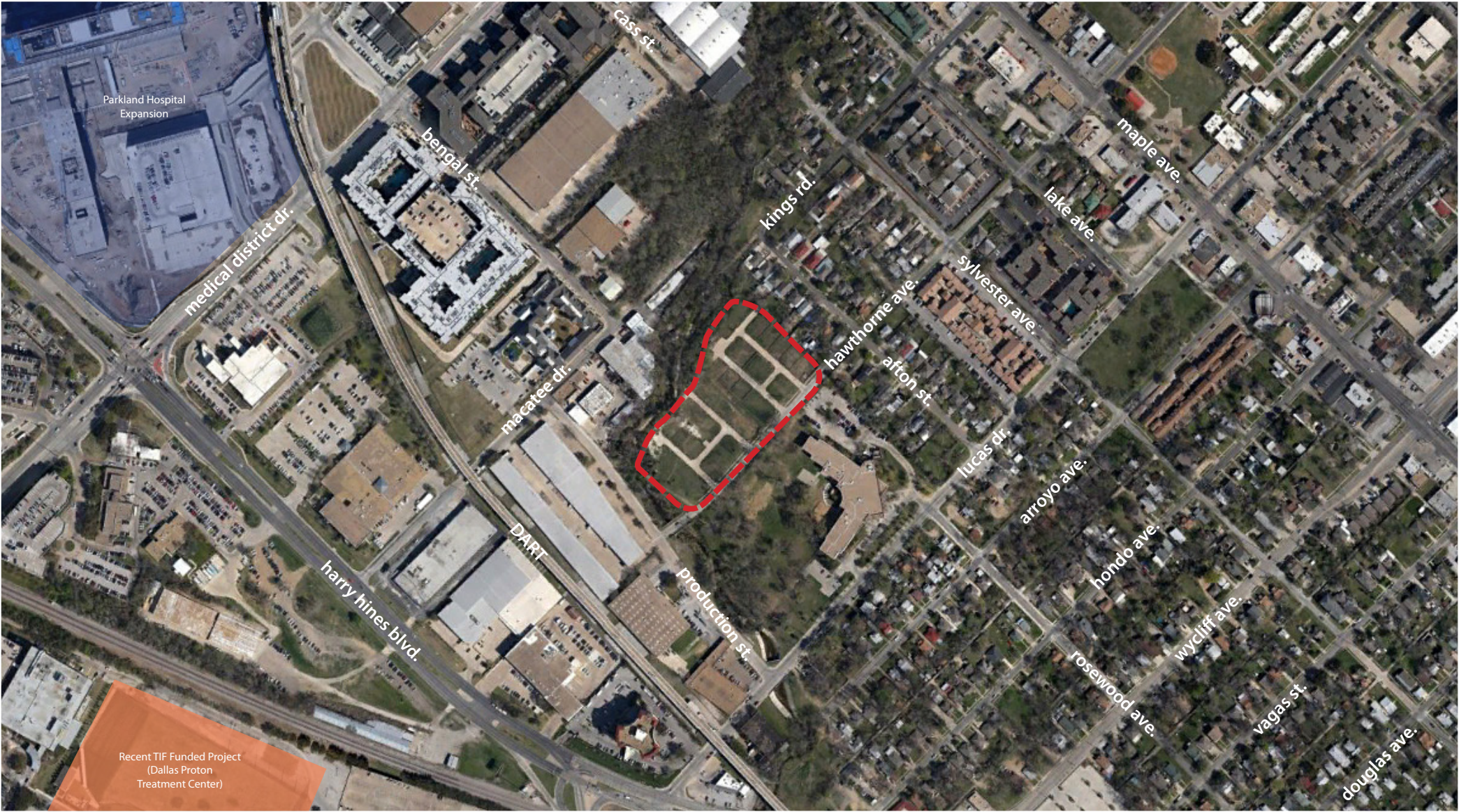


Applicable Urban Design Priorities Project Should Achieve

- [1] **Introduce contiguous streetscape along Hawthorne** - Hawthorne sidewalk and streetscape should be designed to the TIF design guidelines standard addressing both the building and the street. Existing curb cuts should be omitted from new design.
- [2] **Minimize internal drive entrances along Bengal extension** - Internal drives can be minimized by designing with a minimum allowable curb radius and continuing the look and materiality of the sidewalk through the drive.
- [2] **Unit elevations visible from Hawthorne and Bengal should incorporate consistent materiality and articulation with the primary facades** - Any building facade visible from the street should be articulated through materiality and fenestration.



Policy References

- Forward Dallas!
Section 5 [urban design element]
- TIF Urban Design Guidelines
Part III, Part IV [Southwestern Medical]

Context Description

The site is located in the Oak Lawn Neighborhood in the Southwestern Medical TIF District. The proposed development consists of the construction of 111 townhome units on a currently vacant parcel on Hawthorne Avenue. The project intends to create greater connectivity to the multifamily developments to the north and the Parkland DART station.

A major consideration for the project is addressing the creek along the northern edge of the site as an amenity for residents. Another key consideration is the proposed extension of Bengal Street to the north to cross the creek and extend to Hawthorne. This would allow for more robust connectivity for the neighborhood and project to the parkland DART station to the north.

Hawthorne Townhomes

- Neighborhood:
Oak Lawn
- Program:
Residential
[111 Townhome Units]

CEDAR BRANCH COMMUNITY

Respectfully submitted by Texas InTownHomes, LLC

DESCRIPTION OF PROJECT

Texas InTownHomes, LLC Southwest Medical TIF District

The proposed project is a single-family residential development. The proposed development plan includes approximately 230,000 square feet of single-family, fee-simple townhomes with a maximum of 111 for-sale units, and a total value of approx. of \$33.5 million. Pedestrian friendly streets will be located within the project and enhanced perimeter sidewalks and landscaping to improve connections to the nearby retail activity will be integrated into the project.

The private investment will be approximately \$25.1 million including the initial investment of approximately \$4 million. The project will include a public infrastructure investment of approximately \$3.3 million. The requested TIF incentives, up to approximately \$ 5.9 million, are based on the costs of:

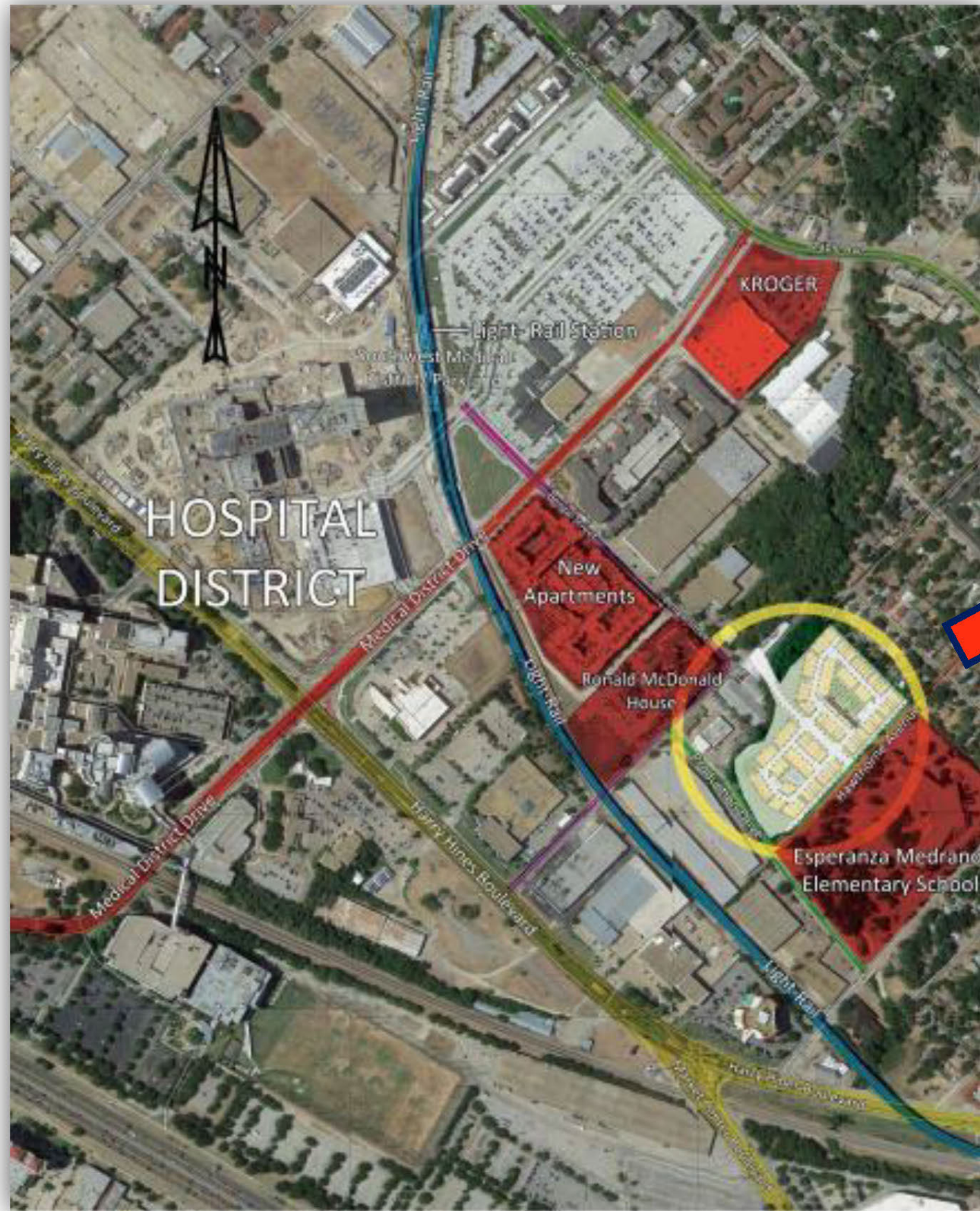
- Demolition and relocation of existing utilities
- Open space improvements
- Infrastructure improvements - sidewalks, lighting, streets, landscaping and utilities
- Design and engineering
- Floodplain management designation
- Provision of 23 affordable for-sale housing units

Infrastructure improvements are anticipated to begin in summer 2014 with the construction of the townhomes beginning by fall 2014. The first 25 homes are expected to be completed by summer of 2015 with completion of 111 homes by December 31, 2018. The project is an endeavor of Texas InTownHomes, LLC.

As part of this project, the City has requested we construct vehicular/pedestrian connectivity across the creek. Estimated cost for the infrastructure will be approximately \$850,000 and will be considered separate from the townhome portion of the project.



PROJECT LOCATION



EXISTING CONDITIONS



Macatee Bengal north

Medrano elementary



Ronald McDonald House

Northwest Intersection
Macatee Bengal



Cityville apts

Dart Rail Bengal

Bengal-Macatee



Bengal looking south to property

Bengal Warehouse

Bengal - Bridge area north



SITE PLAN



SITE PLAN

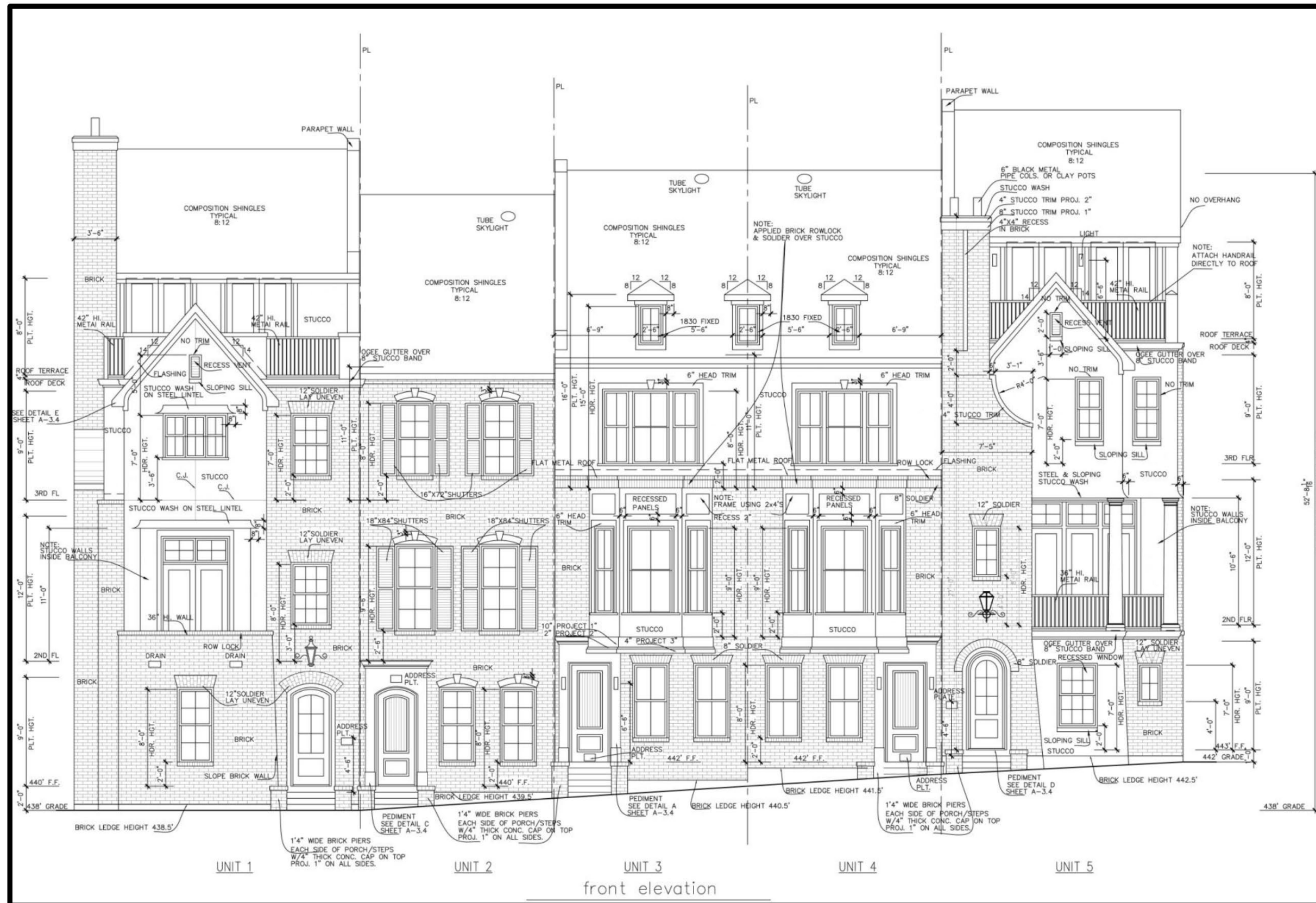


STREET SCENE

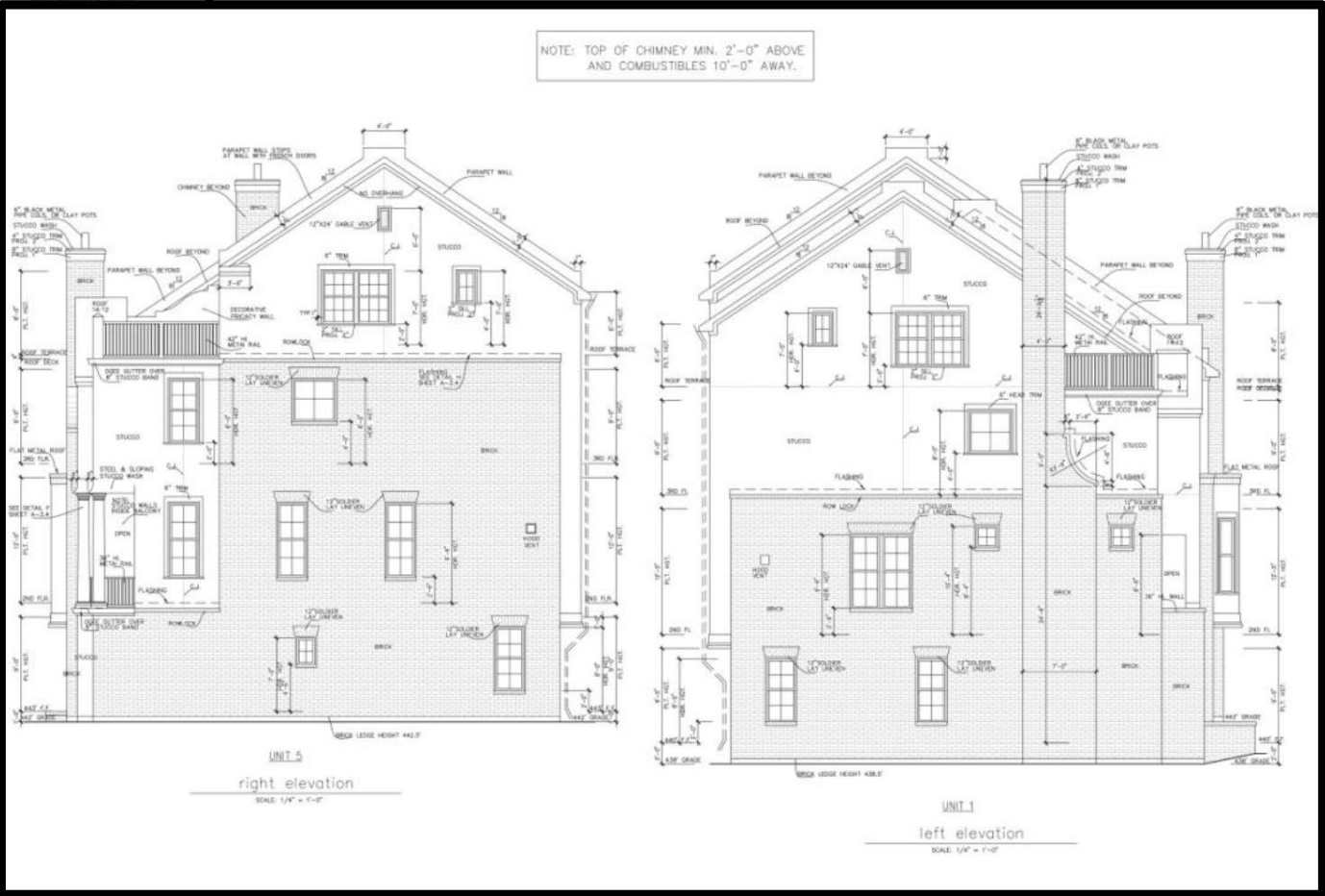


STREET SCENE

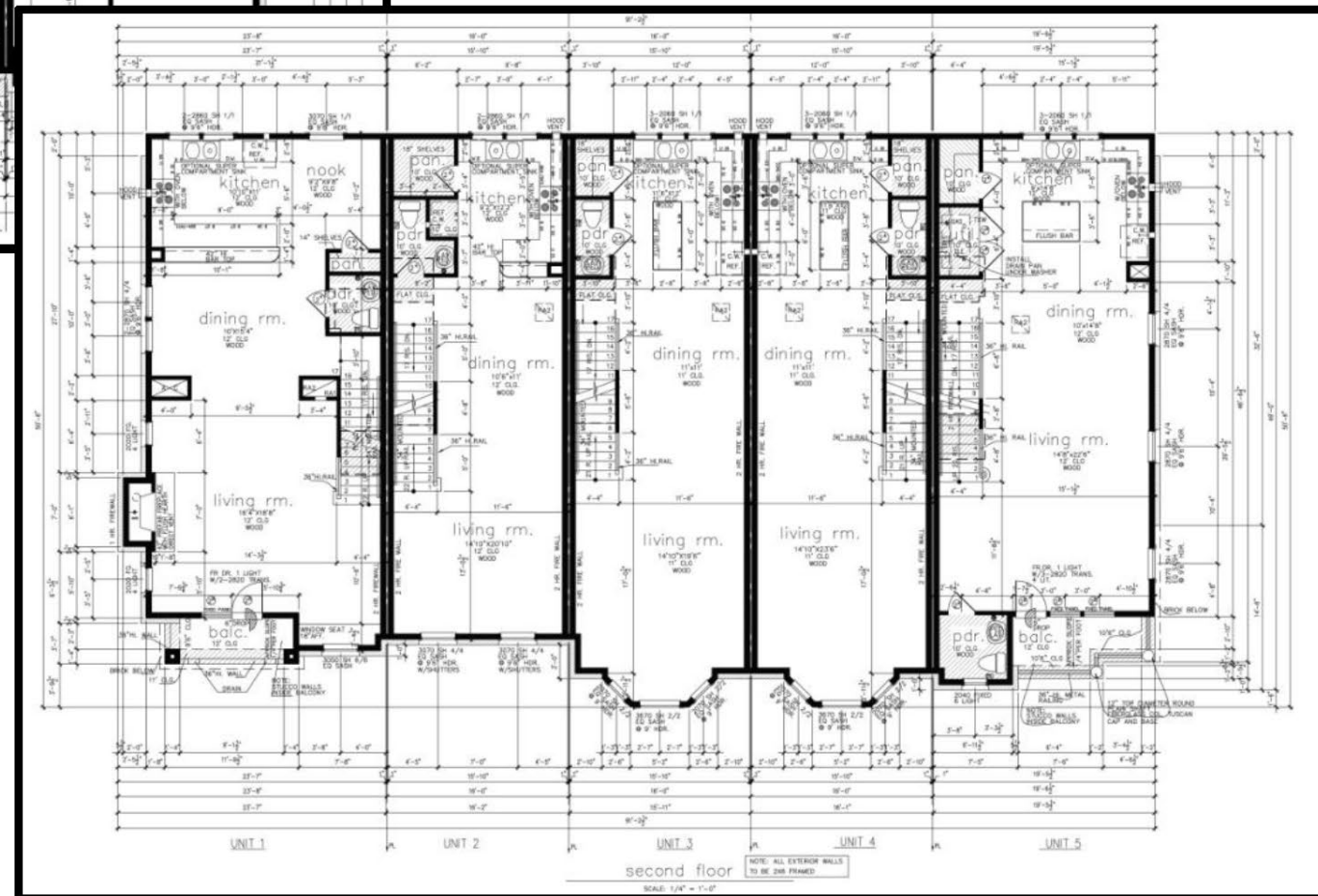
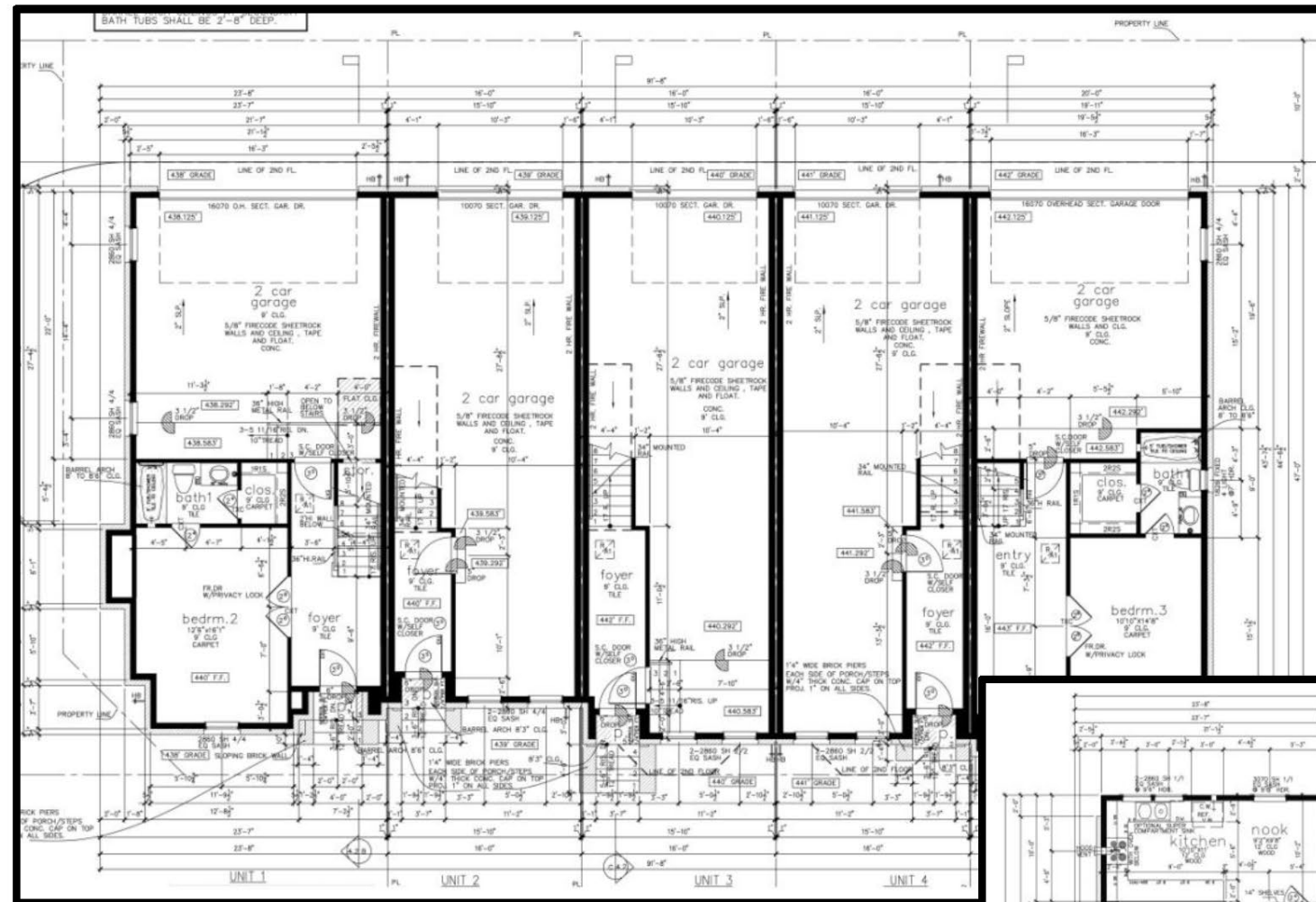




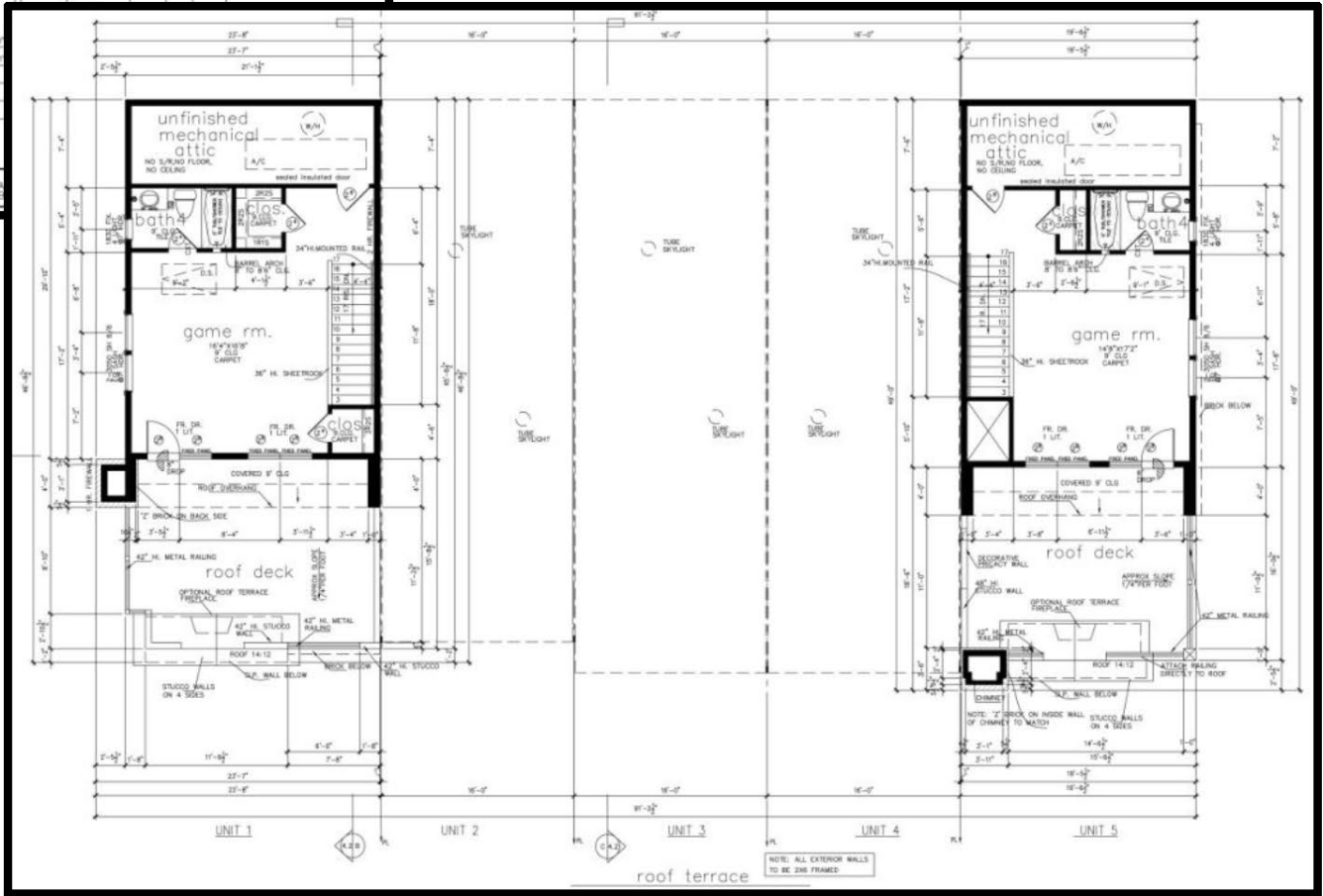
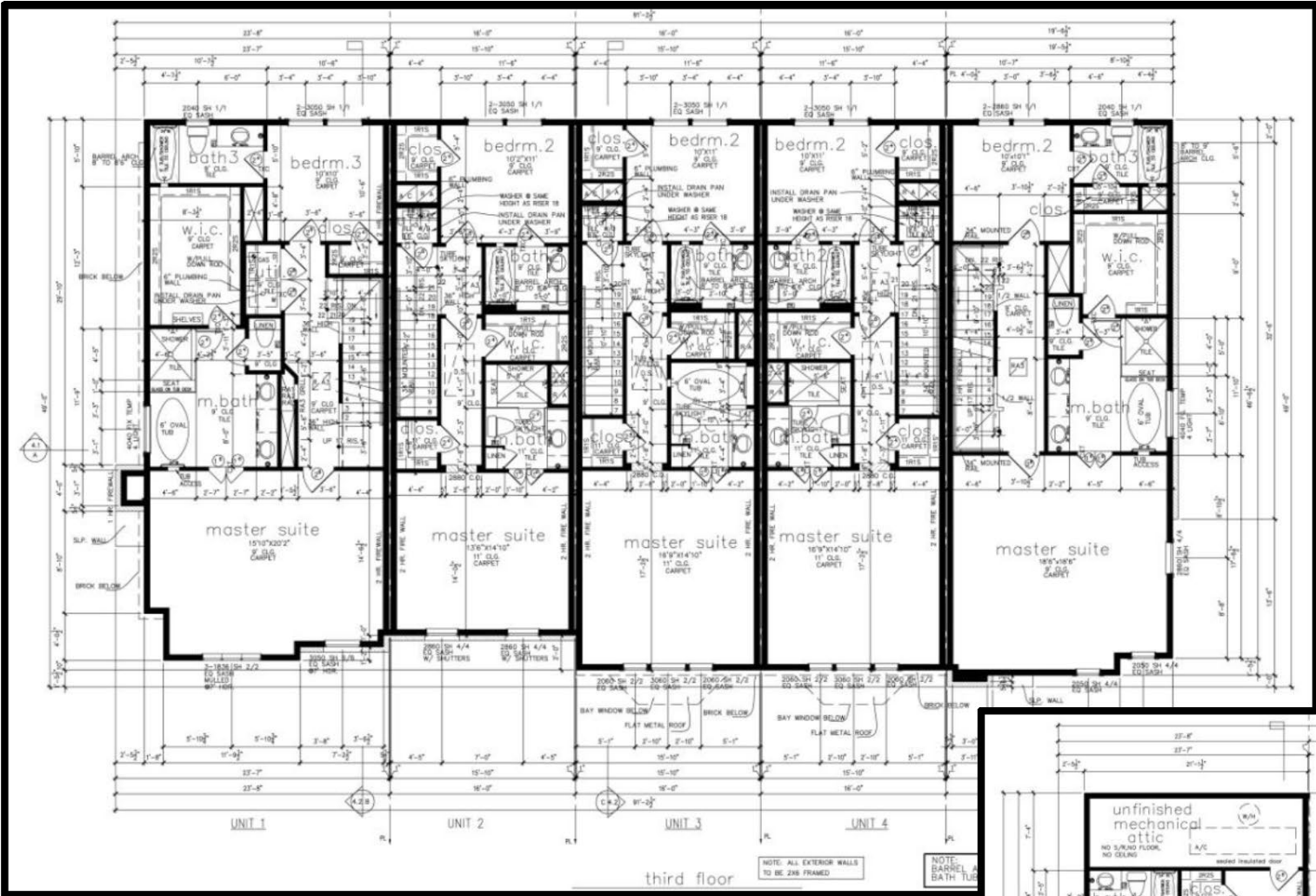
ELEVATIONS



BUILDING PLANS



BUILDING PLANS



OUR PROJECTS WITH SIMILAR STYLE



OUR PROJECTS WITH SIMILAR STYLE

