

Applicable Urban Design Priorities Project Should Achieve

- [1] The proposed park and ground level commercial uses should be designed as a seamless user experience, supporting an active integration of commercial uses with the proposed open space -

The interface between commercial uses and park space should provide a zone where uses and activities can support each other seamlessly.

- [2] Strategically framing the park area with both buildings and uses helps to create a sense of enclosure for the park while providing an active zone along the perimeter -

Surrounding the park with uses helps to activate the edges of the open space and frame the park with visual interest and activity.

- [3] Minimize the presence of surface parking along and near the park and pedestrian linkages -

Effort should be made to strategically screen or soften the presence of surface parking from the park and pedestrian paths by locating parking behind buildings where possible, and through the treatment, materiality and landscaping of the parking areas.



Policy References

Forward Dallas!
Section 5 [urban design element]

TIF Urban Design Guidelines
Part III

Context Description

Hillcrest Village Shopping Center, located at the northwest corner of Hillcrest and Arapaho, is an existing 150,000 sqft shopping center characterized by a collection of one and two story commercial buildings containing an array of retail and office tenants.

The redevelopment effort for the shopping center consists of a unique partnership with City of Dallas Park and Recreation to provide a city park on the shopping center site among the existing commercial buildings. The proposal includes upgrades to existing buildings along with the design and construction of the proposed park.

Important design considerations include integration of commercial uses with the proposed park, strong pedestrian connections within the site and out toward surrounding neighborhoods, strategically framing the park area with both buildings and uses that create a sense of enclosure, and minimizing the presence of surface parking along and near the park and pedestrian linkages.

Hillcrest Village

Neighborhood:
Far North Dallas

Program:
Commercial
Open Space

SHOP COS.
DEV.

HILLCREST VILLAGE

DALLAS, TX

OMNIPLAN
ARCHITECTS

T|B|G

EXECUTIVE SUMMARY

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In partnership with the City of Dallas, SHOP Development is under contract to purchase Hillcrest Village in an off-market transaction. Hillcrest Village is a suburban infill shopping center located at the NWQ of Hillcrest Road and Arapaho Road in north Dallas, anchored by excellent schools. The property is located on 11.2 acres and features a 147,466 SF shopping center, which currently consists of seven buildings. The center is currently 34% occupied and is an under-realized asset, both in terms of activating the community and tax generation. By demolishing an existing ±35,000 SF two-story retail building, a unique opportunity is created to develop a true city park surrounded by restaurant and service-oriented retail users. This transformative project has synergistic characteristics that will cater to the surrounding neighborhoods and provide a 1.5 acre highly-trafficked park in a district with scarce public greenspace.

PROPERTY HISTORY

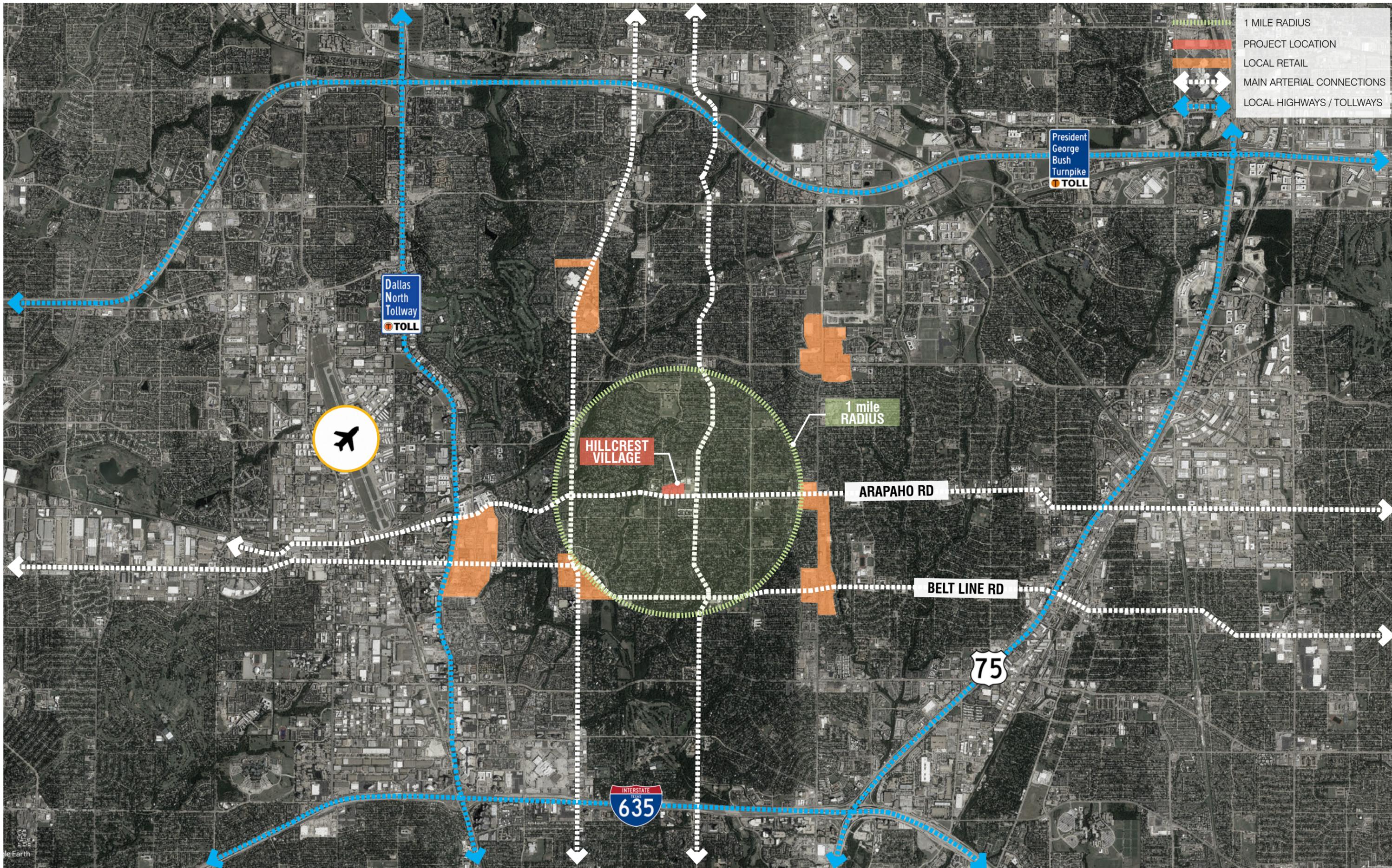
- Current owner has been intentionally letting leases expire to create higher vacancy in an attempt to rezone the property to allow for multi-family development. Rezoning this site to allow for multi-family was not welcomed warmly by hundreds, if not thousands, of neighborhood residents.
- Approximately 34% occupied currently.
- Approximately 147,466 SF with two two-story buildings

CITY OF DALLAS PARK

- The acquisition and development of a true City park at Hillcrest Village has been approved by the Park and Recreation Board and Dallas City Council (Resolution 180763).
- Size: 1.509 Acres
- City of Dallas will own and develop the park with funds from the 2017 Bond Funds
- The schematic design of the park will be completed by SHOP and TBG Landscape Architects subject to the public input process and the City Manager's acceptance of designs.

ECONOMIC DEVELOPMENT INCENTIVES

- The Office of Economic Development and Dallas City Council have approved up to \$3 MM of incentive funds to renovate the shopping center (Resolution 18-0988). The scope of the improvements includes, but are not limited to:
 - Asbestos remediation, building façade enhancement, repair/replacement of roofs, modernize/repair elevator, repair/replace existing iron railing, add wayfinding signage throughout the center and update existing monument sign, create pedestrian pathways, including accessible routes, throughout the project, enhanced hardscape and landscaping/irrigation, repair parking lot





ALL SAINTS
CATHOLIC CHURCH

HILLCREST VILLAGE

DALLAS BIBLE CHURCH

FUTURE RETAIL
REDEVELOPMENT

THE SHELTON
SCHOOL

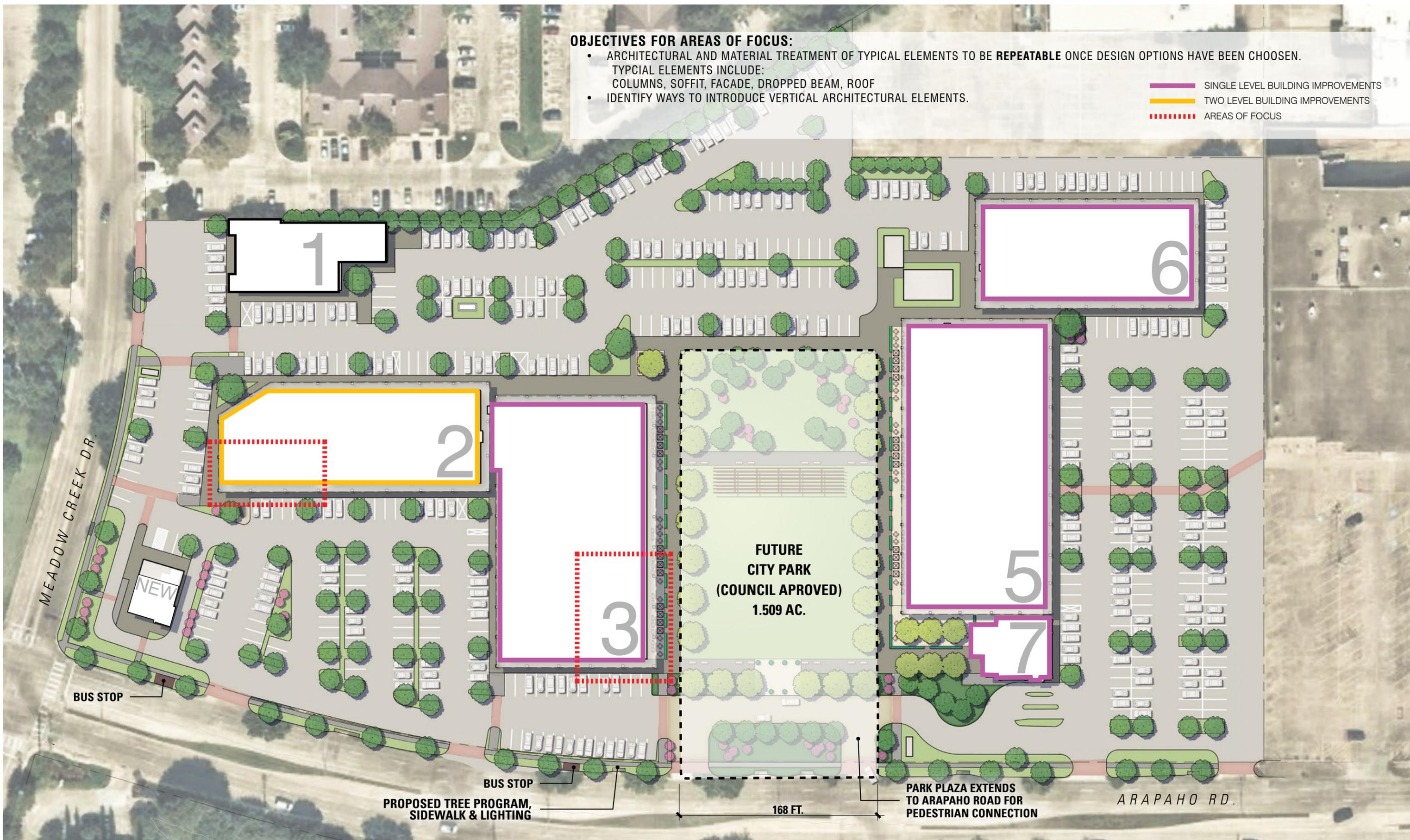
ARAPAHO RD

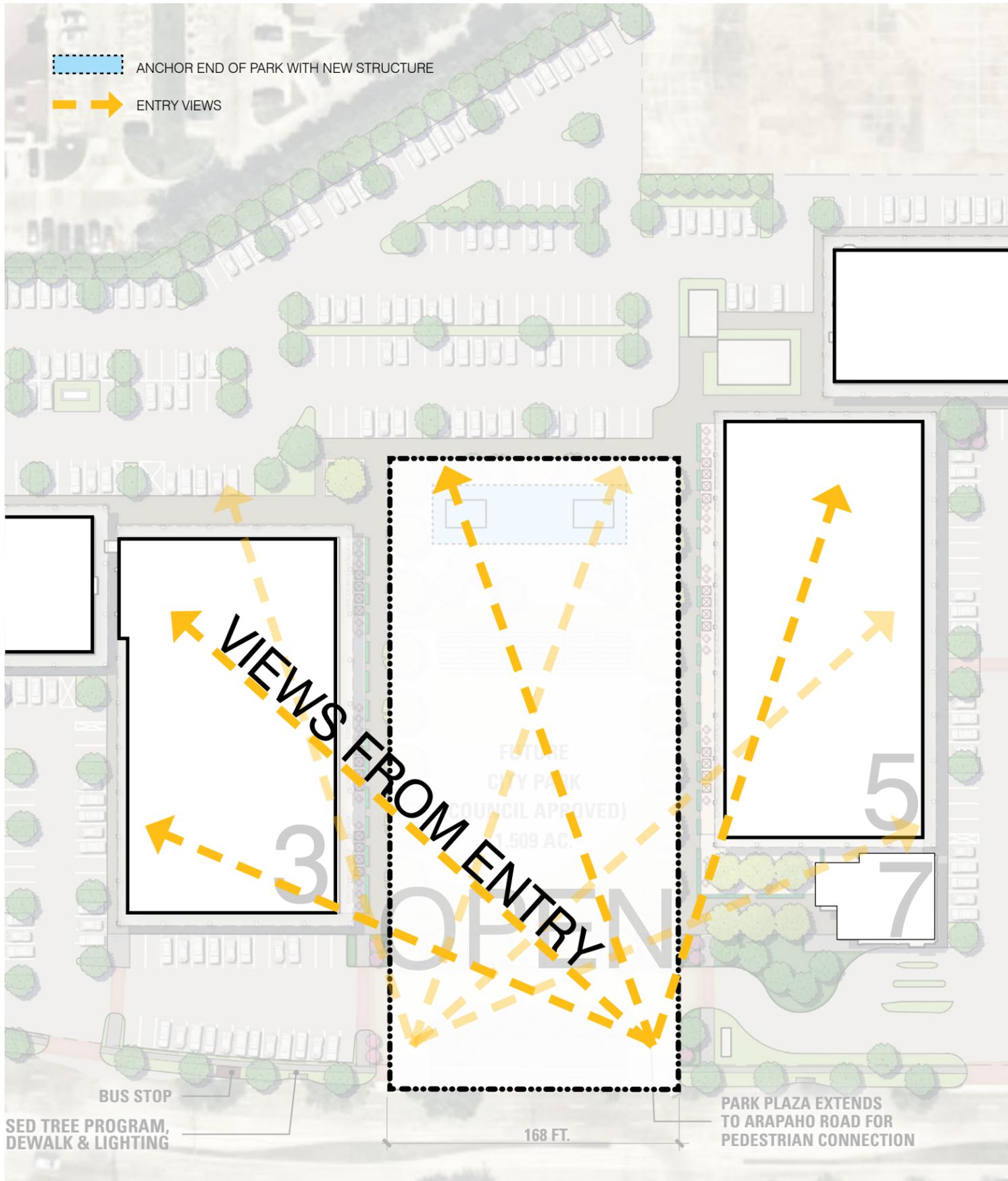
HILLCREST RD

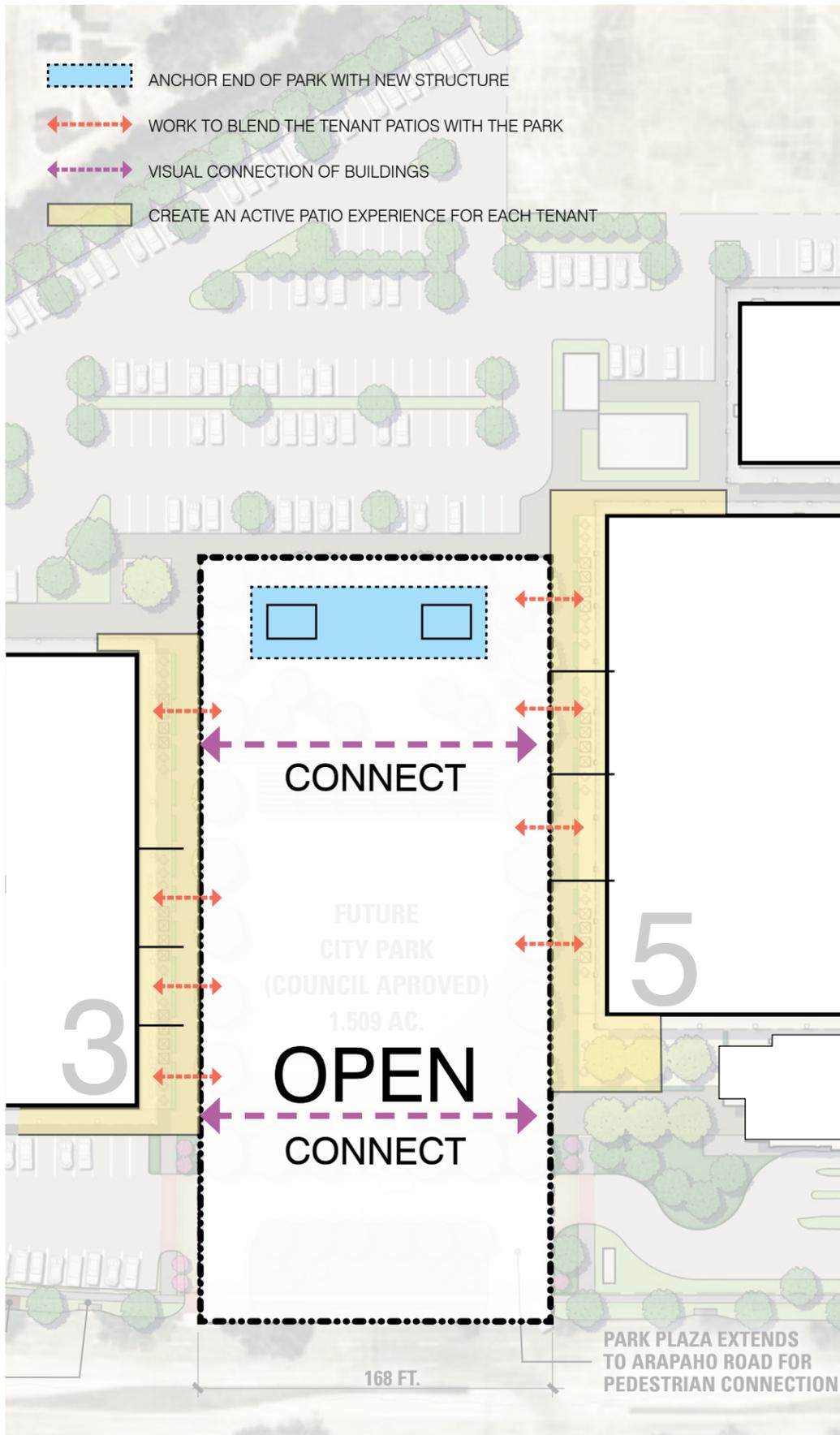
OBJECTIVES FOR AREAS OF FOCUS:

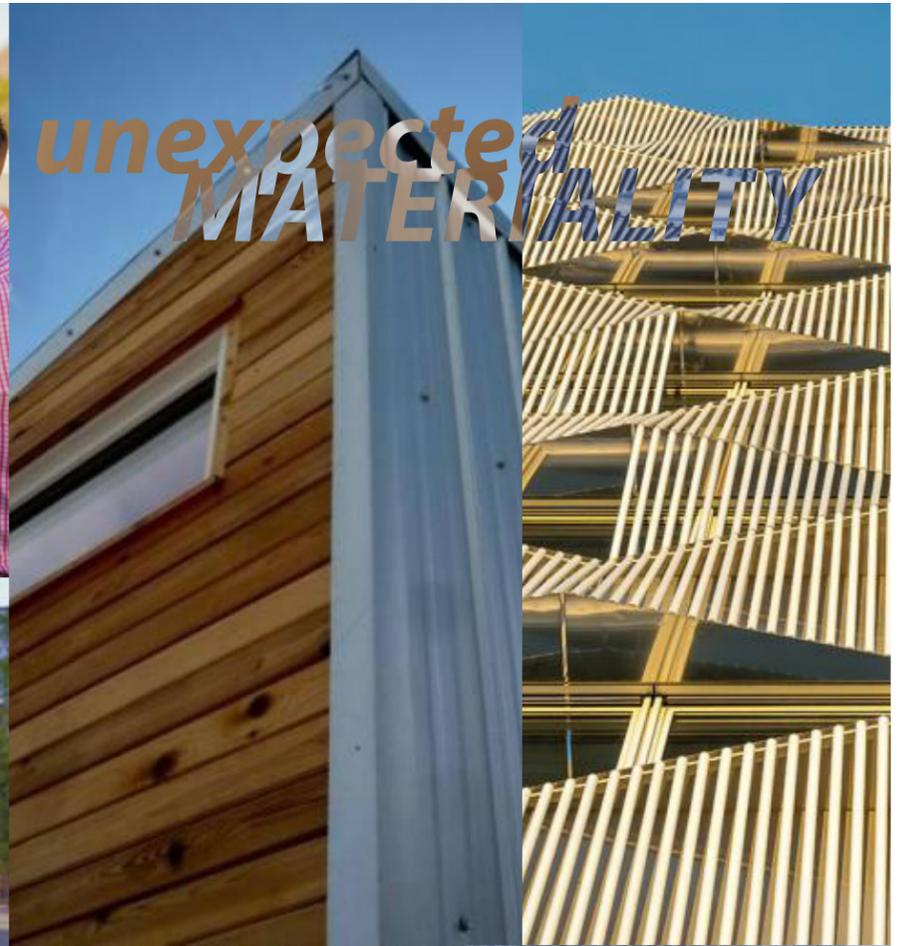
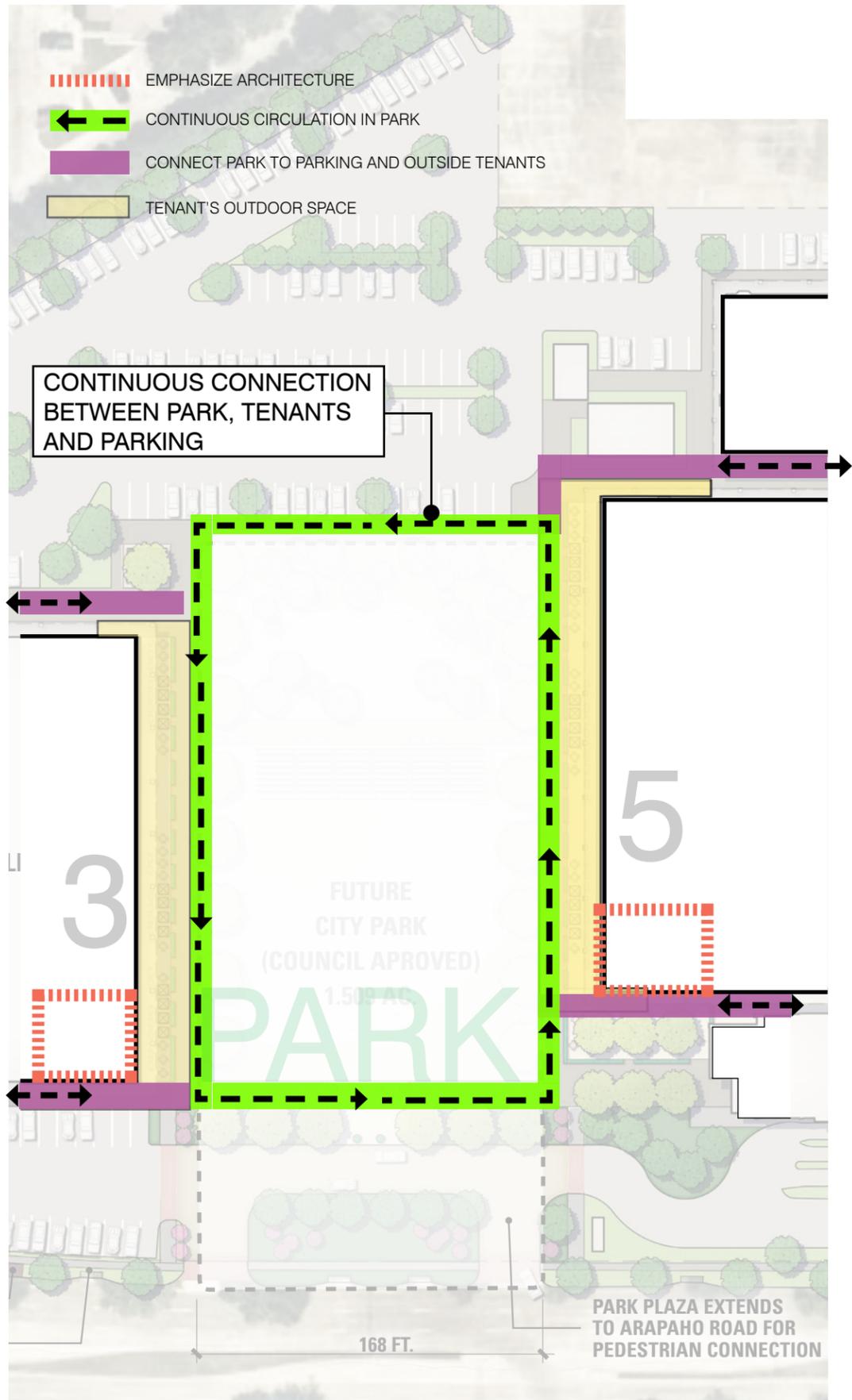
- ARCHITECTURAL AND MATERIAL TREATMENT OF TYPICAL ELEMENTS TO BE **REPEATABLE** ONCE DESIGN OPTIONS HAVE BEEN CHOSEN.
TYPICAL ELEMENTS INCLUDE:
COLUMNS, SOFFIT, FACADE, DROPPED BEAM, ROOF
- IDENTIFY WAYS TO INTRODUCE VERTICAL ARCHITECTURAL ELEMENTS.

- SINGLE LEVEL BUILDING IMPROVEMENTS
- TWO LEVEL BUILDING IMPROVEMENTS
- AREAS OF FOCUS











- LIGHTING IS IRREGULARLY SPACED AND OUT OF DATE
- SUGGEST REPLACEMENT THROUGHOUT
- COLUMN BASES HAVE MULTIPLE COLUMNS NEEDING REPLACEMENT / SEVERE CLEANING
- SUGGEST REPLACEMENT BASED ON CHOSEN DESIGN OPTION

STUCCO FINISH IS VERY ROUGH
- CONSIDER REFINISH WHERE KEEPING STUCCO





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STAIRWAY BEYOND LACKS IDENTIFICATION

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CORNER CLAD IN LIMESTONE VENEER
 CAST STONE LINTELS
 DROPPED BEAM REMOVED STRATEGICALLY AT CORNERS

STRATEGICALLY HAVE COLUMNS RISE ABOVE CURRENT ROOF LINE AND CLAD WITH THE SAME LIMESTONE VENEER AS CORNER ELEMENTS
 DROPPED BEAM CLAD IN WOOD WITH DECORATIVE PAINTING ALONG TOP EDGE
 DECORATIVE FRIEZE ADDED TO BOTTOM OR TERRA COTTA ROOF

RAISE CORNERS AND STRATEGIC AREAS ARCHITECTURALLY





SIGNAGE OPPORTUNITY

PLANTER COLUMN BASE WITH VINES
CRAWLING UP DECORATIVE SCREEN
ATTACHED TO COLUMN

STAIRWAY IDENTIFICATION AND
BRANDING OPPORTUNITY

WOOD SCREEN TO HAVE LIGHTING BEHIND
- WHEN LIT, LIGHT WILL EMIT FROM GAPS BETWEEN
WOOD AND CREATE A LANTERN EFFECT

DROPPED BEAM CLAD IN WOOD WITH
DECORATIVE PAINTING ALONG TOP EDGE

LIMESTONE VENEER WITH
HORIZONTAL ARTICULATION













EXISTING



REIMAGINED

