

NEIGHBORHOOD SERVICES

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Revitalization awards recognize eight properties



Waterford Villas Townhomes



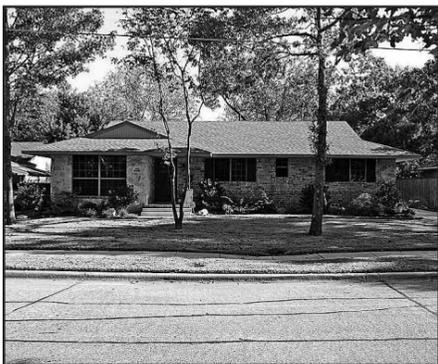
Threadgill Office Building



The Warren Center



II Creeks Plaza



Gadoci Residence

One infill residential subdivision, three nonresidential properties and four residences were recognized in February as part of the 13th annual Community Revitalization Awards program. The program allows the City to say "thank you" to property owners who have completed revitalization projects having a significant, positive impact on their property and the surrounding area.

The Judging Committee included Council Members Pris Hayes and Dennis Stewart, City Plan Commissioners John DeMattia and Richard Ferrara and Bryon McCoy representing the Chamber of Commerce.

The infill residential subdivision and the nonresidential properties that received the award included:

Waterford Villas Townhomes—This recently completed development of 60 townhomes is located on approximately six acres of previously undeveloped property at the intersection of Main Street and Grove Road. The homes feature a combination of brick and stone veneers and cementitious hardboard siding, with carriage-style garage doors in a variety of configurations. Common open space is located at the rear of most units, and a retention pond with a "dry river bed" design is located in the southeast corner of the development.

Threadgill Office Building—This 3,000 square foot multi-tenant office building located at 210 S. Greenville Avenue was completed earlier this year on property formerly occupied by a vacant house which was torn down in 2003. A long-time tenant in the Chase Bank building, the owner and developer now offices in one of three tenant spaces. This attractive building is residential in scale, respecting its residential neighbors, and features brick veneer with extensive cast stone accents around windows and doors, and attic dormers. Landscaping has been provided adjacent to both streets in accordance with City policies.

The Warren Center (formerly Richardson Development Center for Children)—This 10,000 square foot facility located at 320 Custer Road is the first permanent home the nonprofit organization has had in its nearly 40-year history. The Center

serves Richardson and Richardson Independent School District communities with programs that enable special needs children to maximize their potential. The property had remained vacant while the surrounding properties developed from the 1950s through the early 1990s. The building features a brick and stone facade, with a rustic timber entry feature as its focal point. Significant landscaping is provided adjacent to Custer Road.

II Creeks Plaza—In conjunction with the adjacent II Creeks residential redevelopment, this village-style center located at 2701 Custer Parkway has been renovated and is being selectively re-tenanted to reposition the center as the hub of Canyon Creek. All buildings have been facelifted in an old-world European village style, echoed in the adjacent residences, featuring stone, stucco, and extensive stained cedar accents. The asphalt parking lot has been repaired and restriped, and a large landscaped area at the center of the parking lot has been retained. Tenant storefronts are being redone as spaces are re-tenanted, giving each tenant the ability to create a unique identity that works with the overall unified architectural design. Outdoor dining areas have been provided at two restaurants, enhancing the vibrancy of the center.

Residential awards were given to the following properties:

Gadoci Residence—Builder Joe Scolaro of Fairveiw Homes purchased this Richardson Heights home at 702 St. Lukes, originally built in the late 1950s, from its previous owner and completely renovated it for resale. The Gadocis purchased and occupied the renovated home earlier this year. Exterior improvements include the introduction of stone veneer, installation of new windows and doors, a new roof, cedar privacy fence, and an extensively renovated detached two-car garage in the rear. In addition, the driveway and sidewalk were replaced, new sod and landscape beds were installed and the existing trees were retained and pruned.

Weinbrenner Residence—The original home on this golf-course lot at 2420 Fairway Drive was constructed in 1963, and was purchased by the Weinbrenners in 1979.



Weinbrenner Residence



Pizarro Residence

After living in it for 25 years, they had just completed an extensive renovation to create their ideal home when a fire destroyed the house in December 2005. They opted to stay and rebuild in their long-time Canyon Creek neighborhood, and recently moved into this new Mediterranean-style home featuring stone veneer, extensive cast-stone elements and a tile roof. The wide front walk is constructed of cut stone and is accented with potted flowers, and landscape beds have been provided adjacent to the facade.

Pizarro Residence—In 1997, the Pizarros purchased their home at 2423 Fairway Drive that had been built in the late 1960s. After eight years in the home, they evaluated the options of extensively renovating the original home or tearing it down and constructing a new home. They opted to tear down and start over, and this recently finished Tudor-style home is the result. The facade features a combination of brick and stone veneer, steeply pitched rooflines, a "turret" element and a prominent fireplace. In addition to landscape beds adjacent to the house, a second-level balcony features trailing plants, and the aggregate-finish circular drive is accented with brick bands matching the house brick.

Bissell Residence—This home, located at 2417 Custer Cove and overlooking the Canyon Creek Country Club golf course, was built in the mid-1960s and purchased by the Bissells in 2006. They recently completed additions and renovations including a new family room and three-level garage with lower-level golf cart parking, mid-level vehicle parking and an artist studio above. A large covered front porch was added, with heavy cedar timber supports. Stone was incorporated on the exterior, all the exposed brick was painted and most of the exterior woodwork was replaced. New front and rear doors, windows and a standing-seam metal roof were also installed. The landscaping beds have been replanted and existing large live oak trees were retained.

Nominations are already being accepted for the 2008 awards. For more information, contact Susan M. Smith, Assistant Director of Development Services, at 972-744-4255 or susan.smith@cor.gov.



Bissell Residence

Heights Park first neighborhood to install sign toppers

As part of the Neighborhood Integrity and Vitality Strategy, the Richardson City Council created the Sign Topper Program to provide neighborhoods an opportunity to be recognized for their unique character. "Sign toppers" are installed above street signs at entry points and major intersections in participating neighborhoods. "The program was designed to establish yet another means by which neighborhoods can increase awareness and visibility to non-residents, and to encourage a sense of belonging and neighborhood pride," said Director of Neighborhood Services Don Magner.

Last fall, Heights Park became the first neighborhood to take part in the program, installing signs with the Heights Park name and logo at nine major intersections. "We

wanted a way to distinguish our neighborhood...we want others to know that we take pride in our neighborhood and that we feel we have created a very special community here," said Heights Park Neighborhood Association President Janet DePuy.

Only recognized neighborhood associations can participate in the Sign Topper Program. "The City wants to make certain sign toppers are installed by groups whose name and boundaries are unlikely to change, whose name is formally established and widely accepted by residents, and whose boundaries do not infringe on other neighborhood boundaries," Magner said. Neighborhoods can apply by submitting an application to Neighborhood Services with a sketch of the topper design and a map indi-

cating the desired locations for installation.

Feedback from the signs has been overwhelmingly positive. DePuy said Heights Park neighbors are considering starting a "sign-sponsorship program" so they can erect signs at more locations throughout the neighborhood. "The Sign Topper Program has helped us define our neighborhood. We know who we are and what we have here in Heights Park; but we also want others to see what can be accomplished when neighbors join together for a common goal," said DePuy.

Applications and Design and Manufacturing Guidelines can be accessed at: <http://www.cor.net/NS/signtoppers.html>. Call Neighborhood Services at 972-744-4166 for more information.



Signs toppers have been installed in the Heights Park Neighborhood at nine locations.