

THE SHIRE





REPUBLIC

TEMPORAL & Oral Surge

MODERN DENTAL

SASSANO BENTLEY ATTORNEYS

Coca-Cola



Handicapped Parking

CONTE...
Facial & C...

1330







Shire BLVD
3600

3600 ft

STOP





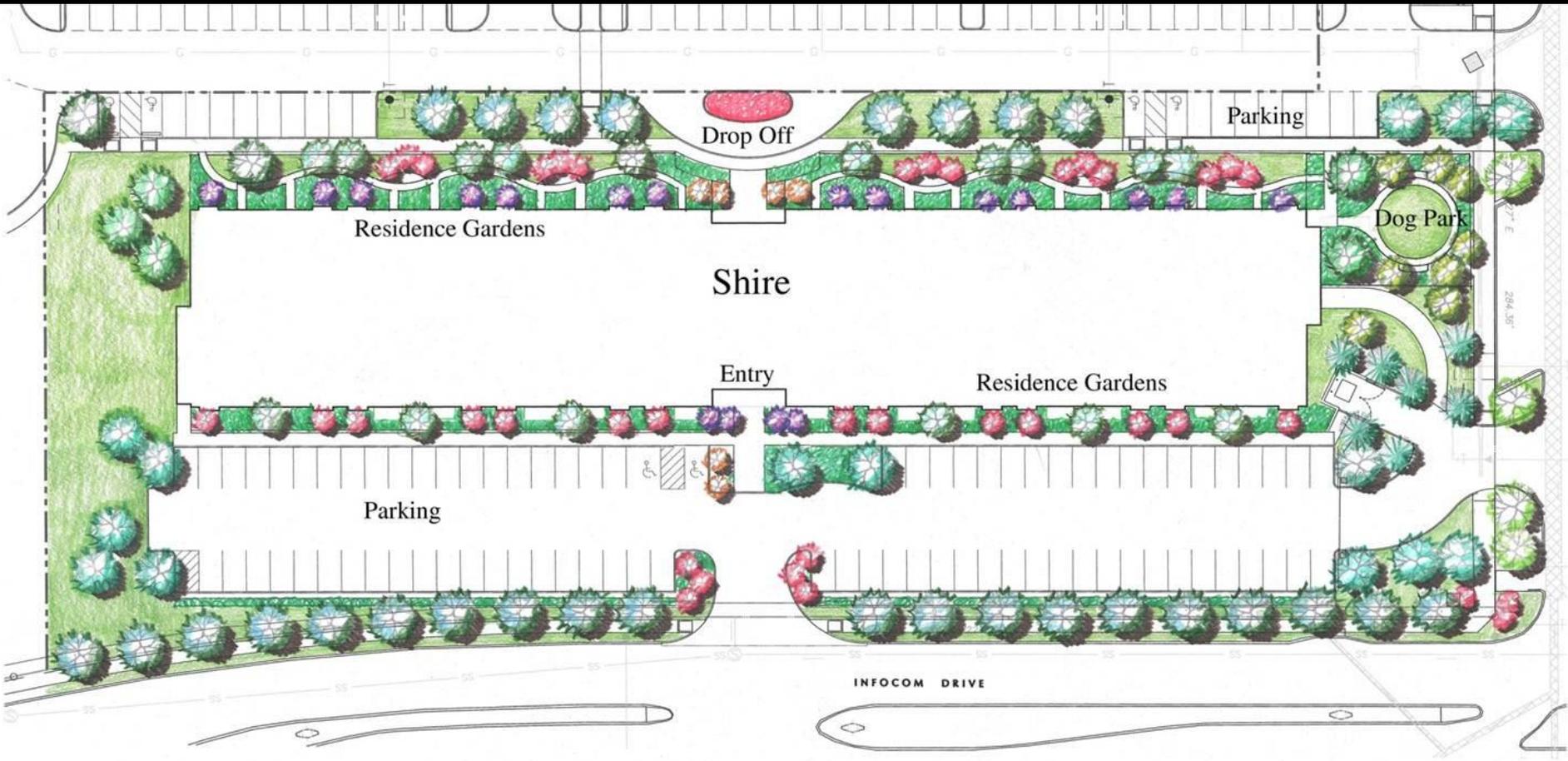
Infocom DR 1800











Drop Off

Parking

Residence Gardens

Shire

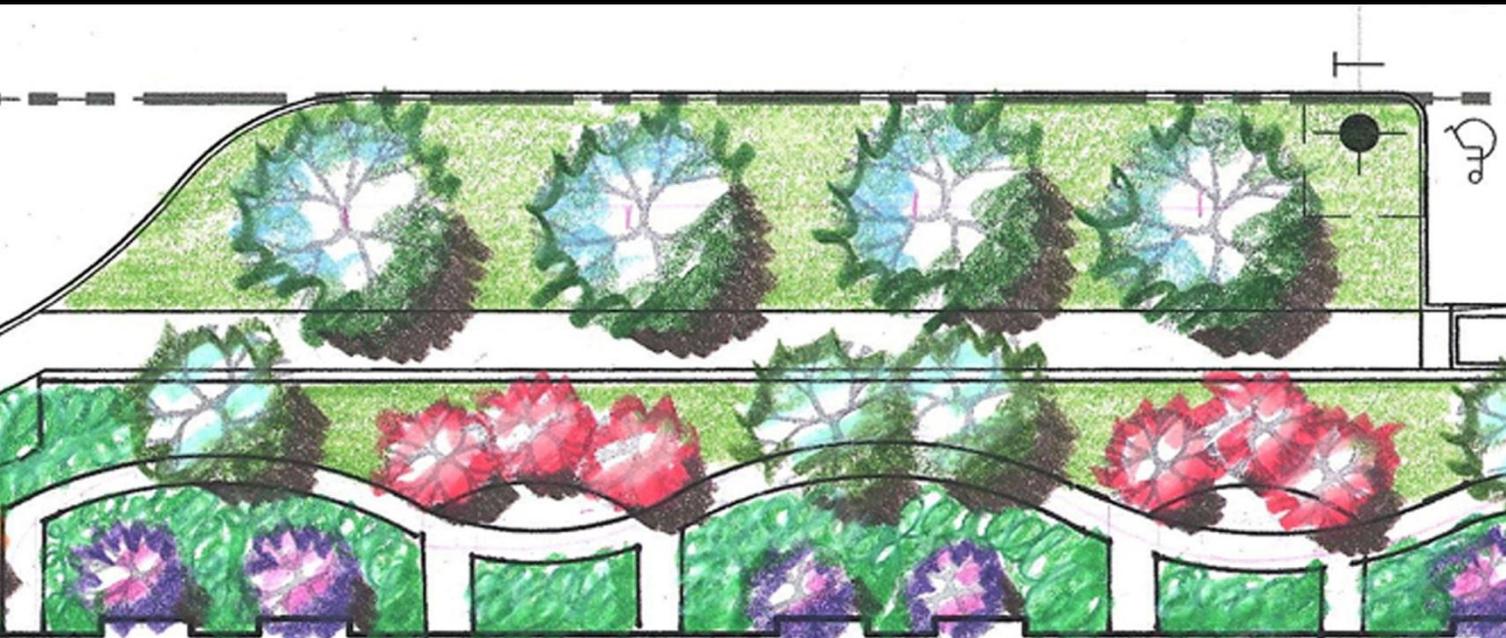
Dog Park

Entry

Residence Gardens

Parking

INFOCOM DRIVE





SHIRE RESIDENCE







SHIRE RESIDENCE



















MAIN STREET BISTRO



DINNER

BISTRO

BAKERY





TEXAS



Casa Cha Cha
Rough TEX-MEX



Scalini's Pizza & Pasta

Dine in • Pick up • Delivery

Lunch • Dinner • Cocktails



Children's Choice Learning Centers

THAI¹⁵ UmZ
Thai Urban Kitchen

at works!

112

BYOB

SILVER FOX
PRIME STEAKS SEAFOOD LOBSTER



NORTH TEXAS DERMATOLOGY

YE SHIRE TAVERN *Prime Rib*

A GREAT PUB & EATERY

PRIME RIB YE SHIRE TAVERN FISH FROM THE SEA





CONTEMPORARY
Facial & Oral Surgery

MoDe



ARY
rgery

MoDe MODERN
DENTAL

SANFORD BETHUNE
ATTORNEYS

Home Loans

Scalini's

OFFICES



TRIBUTE NAILS & SPA

RESERVED
PARKING

VAN
ACCESSIBLE

OPEN

OPEN

On Sunday, Please Call
813-422-7600
Tribute Nails And Spa
Thank You

DISAPPEAR YOURSELF
EVERY MONDAY
FREE EYEBROW WAX
WITH ANY COMBO

04

STRO

THE HAIR BOUTIQUE

Main Street
Baking Company

THE HAIR BOUTIQUE

PEN

Happy





Ebby Halliday - REALTORS



Ebby Halliday - REALTORS

TEXAS PREMIER

RESERVED FOR CLIENTS

REPUBLIC TITLE



100

Please Use Other Door →



100



Bank of America  Home Loans



102

RESERVED
PARKING




102

RESERVED
PARKING


OFFICES

RESERVED
PARKING




WARREN & MIGLIACCIO
WM ATTORNEYS







PROPOSED 7-ELEVEN

CENTENNIAL AT SPRING VALLEY (BRICK ROW)

City of Richardson

City Council Hearing

September 10, 2012

Existing Site



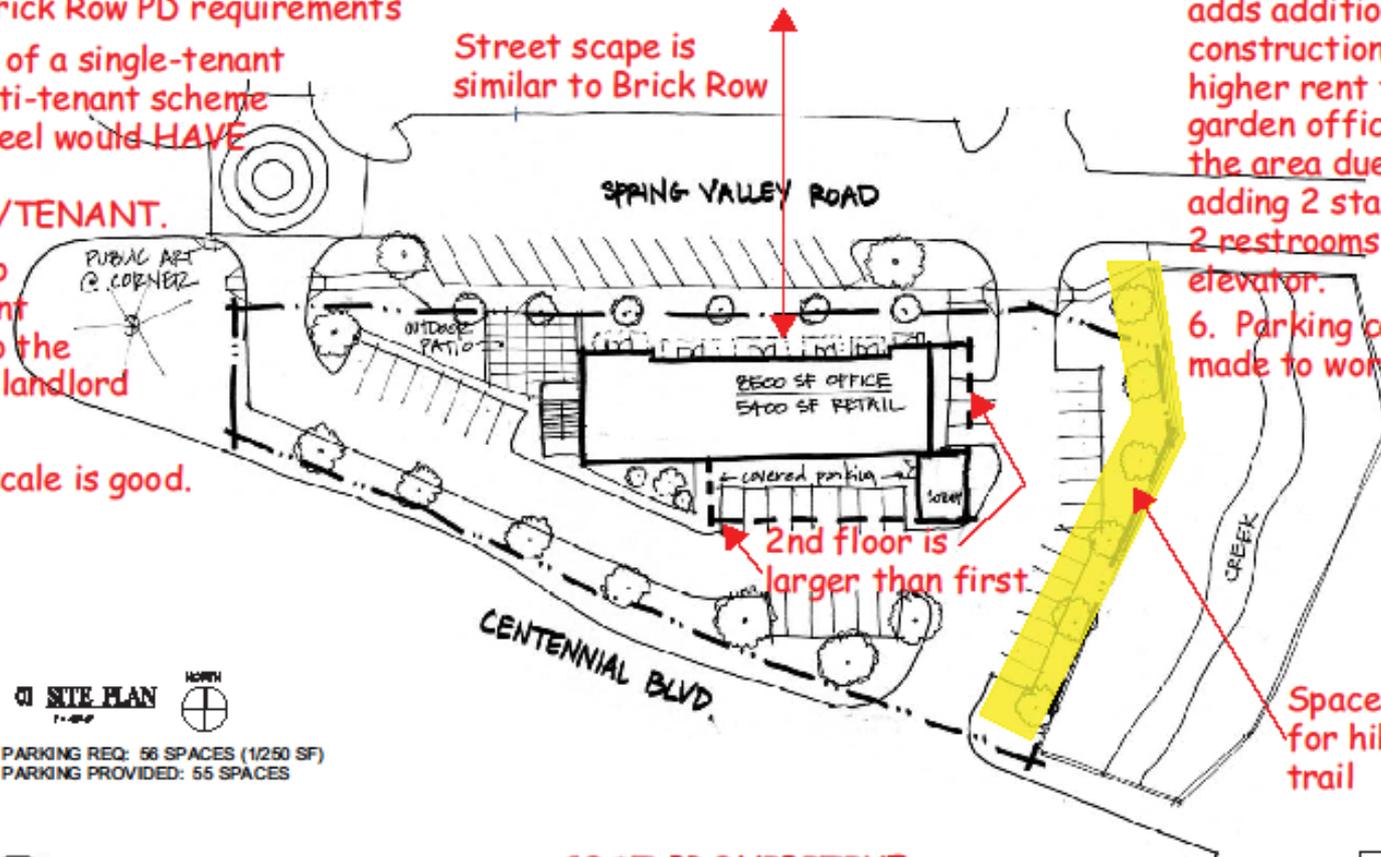


SITE





1. This scheme probably satisfies most of the Brick Row PD requirements
2. More of a single-tenant than multi-tenant scheme and we feel would HAVE to be an OWNER/TENANT.
3. Has no significant appeal to the investor landlord market.
4. The scale is good.



5. 2-story height adds additional construction cost = higher rent than garden offices in the area due to adding 2 stairs, 2 restrooms & 1 elevator.
6. Parking can be made to work.



 SITE PLAN

 1" = 40'

PARKING REQ: 56 SPACES (1/250 SF)
 PARKING PROVIDED: 55 SPACES



2020 Entwistle BLDG. 1A, Suite 146
 Dallas, Texas 75220
 972-382-9621
 Fax 972-382-4462

COST PROHIBITIVE

CENTENNIAL BLVD. AND SPRING VALLEY RD.
 DUNCANVILLE, TEXAS
Crestview REAL ESTATE

SP12

ALL RIGHTS RESERVED
 2024 - 2025
 APPROVED BY:
 DATE:
 AND ALL RIGHTS RESERVED

1. This scheme **MIGHT** satisfy the Brick Row PD regs in part.

2. OK but...

3. If this is a restaurant where is the service yard/trash/deliveries etc??

4. 4,500 sf is too large

5. South face needs to be restudied--too plain.

6. Parking spaces are poorly distributed.

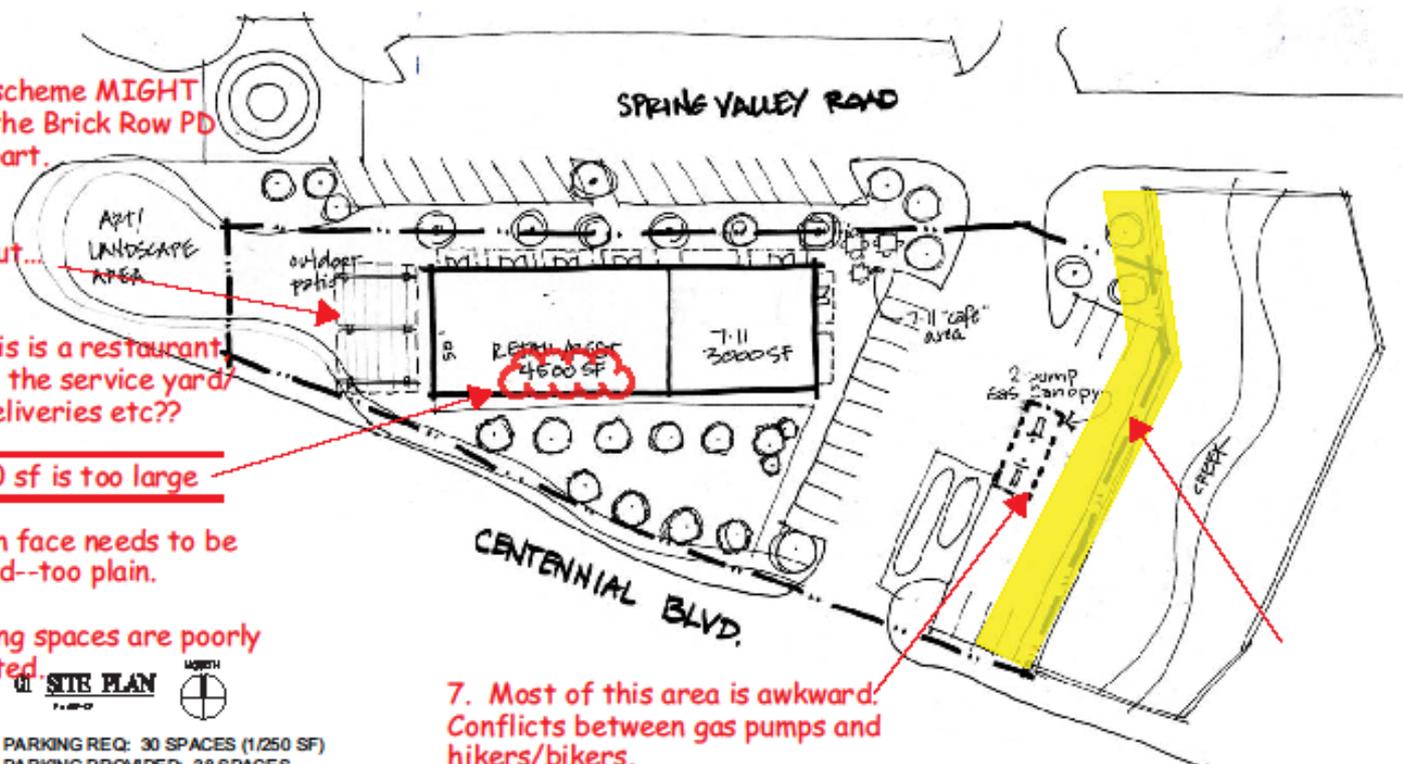
SITE PLAN
1.10.07



PARKING REQ: 30 SPACES (1/250 SF)
PARKING PROVIDED: 38 SPACES

7. Most of this area is awkward: Conflicts between gas pumps and hikers/bikers.

8. "goods"/ deliveries is non-existent.

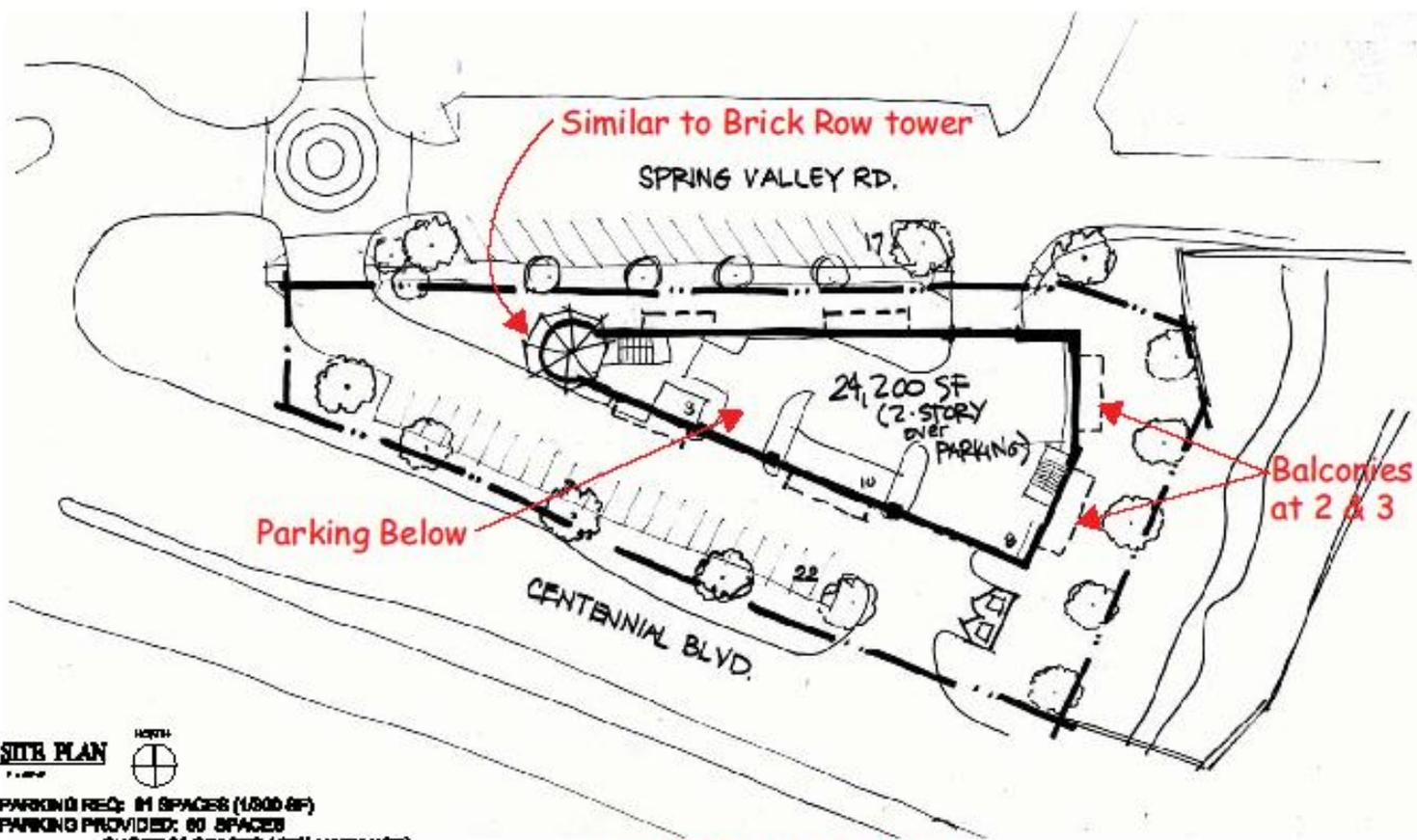


230 Harvard Blvd. Suite 246
Dallas, Texas 75220
972.382.9631
Fax: 972.382.9462

CENTENNIAL BLVD. AND SPRING VALLEY RD.
RICHMOND, TEXAS
Crestview REAL ESTATE

SP11

2007-04-08
SP11-01-08
ARCHITECT - GSO
APPROVED BY
DATE
GSO ARCHITECTS



IN SITE PLAN
7.10.07



PARKING REQ: 81 SPACES (1,500 SF)
 PARKING PROVIDED: 60 SPACES
 SHORT 21 SPACES (26% VARIANCE)



5200 Harvard Elm Rd. Suite 100
 Dallas, Texas 75201
 972-382-8600
 Fax: 972-382-7902

FLATIRON SCHEME

CENTENNIAL BLVD. AND SPRING VALLEY RD.
 RICHARDSON, TEXAS
Crestview PHIL MULLER

SP14
 SHEET NO. 14 OF 14
 DATE: 7.10.07
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]



CAD PROJECTED IMAGE

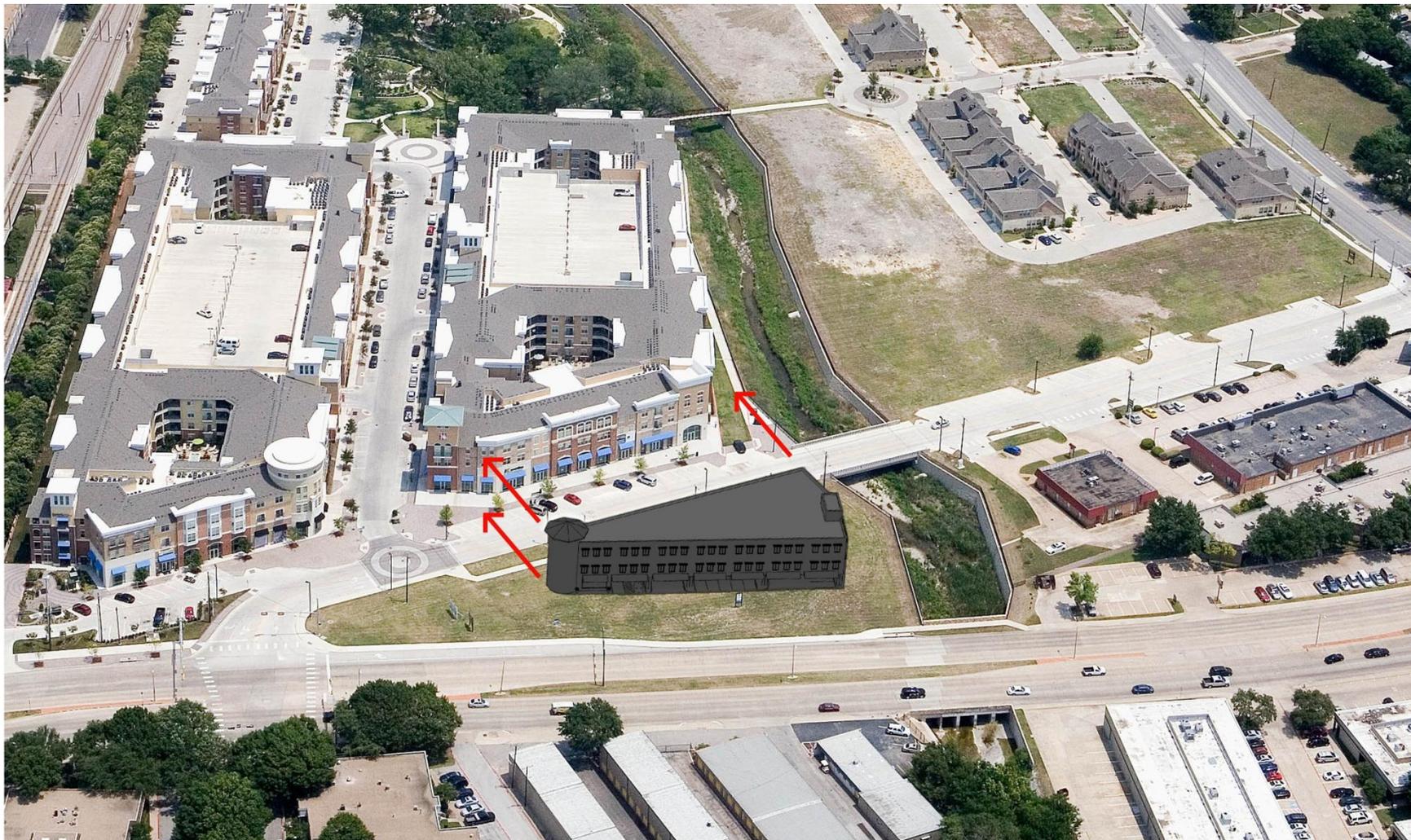


5310 Harvest Hill Rd. Suite 146
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 972-385-9651
 fax 972-385-3462

CENTENNIAL BLVD. AND SPRING VALLEY RD.
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Crestview REAL ESTATE

JOB# 11-029
 ISSUE DATE: 07/18/12
 SCALE: 1" = 40'-0"
 APPROVED BY: _____

DATE: _____
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RICHARDSON, TX



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