

HOME TOWN



N O R T H • R I C H L A N D • H I L L S

Arcadia is pleased to announce the plans for the three remaining undeveloped tracts of HomeTown. These are all on the east side of the lakes near the library. The largest area is Tract 2 which is immediately south of Bridge Street along the lake. This will be a continuation of the area north of Bridge Street featuring Townhomes, Cottages, and Garden Homes. Tract 6 (A & B) is a 4-acre tract between the Library and Parker Road just south of Walker Creek Elementary. The northern end of this site will be Courtyard Townhomes and the southern end will be a stacked flats building similar to those on the other side of Stormy Plaza. This building will not exceed 60-units and is a transfer of existing development rights from Tract 7 at the eastern end of Stormy Plaza. Tract 7 will be the site for a new 120-room TownePlace Hotel by Marriott. Our new hotel will be a great addition to HomeTown and to North Richland Hills. As we finish HomeTown, Arcadia will continue to pursue the excellent walkability our neighborhood is known for. Each new section will feature new open spaces for the entire community to enjoy. We hope to start development of these last sections in the second quarter of 2019.

On a personal note, I have been working on the HomeTown neighborhood for over twenty-one years. It has been a challenge and a great joy. HomeTown has been recognized as an outstanding example of New Urbanism. It should also be recognized as an outstanding example of what is possible when a developer, city, residents, and builders collaborate to create a Great Place. It is bittersweet to realize that we are nearing the completion of the neighborhood. However, I am sure these last three sections will be great additions and worthy capstones.

Thank You,
Bill Gietema
Arcadia Realty





- Legend**
- Product Type**
- Civic
 - Retail
 - Mixed Use
 - Multi-Family
 - Townhome - 25' x 90'
 - Cottage - 35' x 90'
 - Garden Home - 40' x 110'
 - Garden Home - 45' x 110'
 - Patio Home - 50' x 110'
 - Township Home - 55' x 110'
 - Manor Home - 70' x 110'

ARCADIA

TBG

HOME TOWN
NORTH-RICHLAND-HILLS

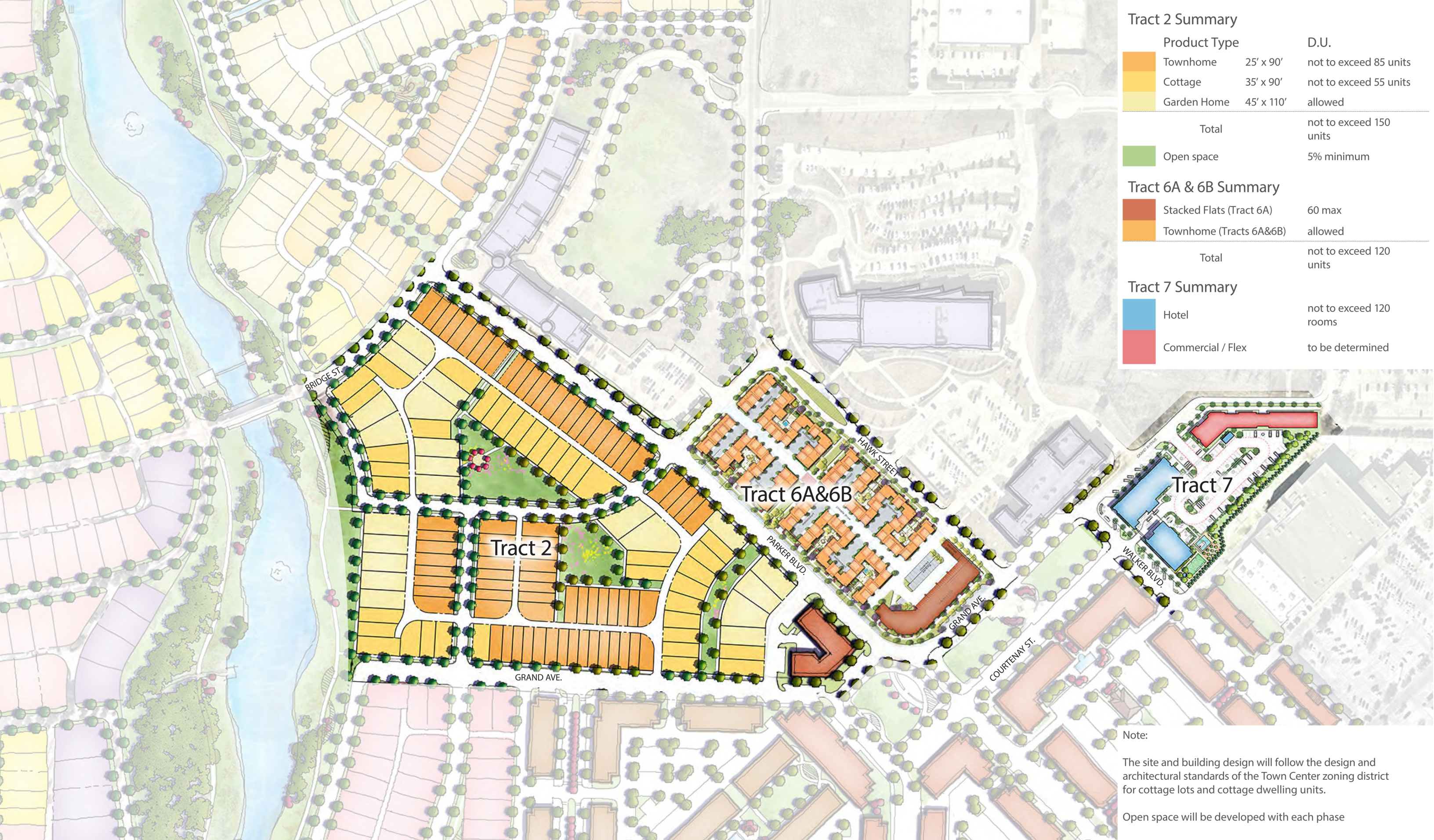
master plan before
final phases

North Richland Hills, Texas
11/21/18
Arcadia Realty

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The information shown is based on the best information available and is subject to change without notice. This is a conceptual plan, open spaces, buildings and lots may change within zoning caps.





Tract 2 Summary

Product Type			D.U.
	Townhome	25' x 90'	not to exceed 85 units
	Cottage	35' x 90'	not to exceed 55 units
	Garden Home	45' x 110'	allowed
Total			not to exceed 150 units
	Open space		5% minimum

Tract 6A & 6B Summary

	Stacked Flats (Tract 6A)	60 max
	Townhome (Tracts 6A&6B)	allowed
Total		not to exceed 120 units

Tract 7 Summary

	Hotel	not to exceed 120 rooms
	Commercial / Flex	to be determined

Note:
The site and building design will follow the design and architectural standards of the Town Center zoning district for cottage lots and cottage dwelling units.
Open space will be developed with each phase

HOMETOWN BUILD OUT INFORMATION:

TRACT 2:

- Phase 6 of HomeTown consists of approximately 16 acres and will have the same home types as Phases 4 and 5. With detached Garden and Cottage homes fronting on the lake.
- The home mix will consist of:
 - ❖ Garden Homes
 - ❖ Cottage Homes
 - ❖ Townhomes
- Open spaces will be distributed throughout the plan
- Not to exceed 150 units.

GARDEN HOMES



COTTAGE HOMES



TOWNHOMES



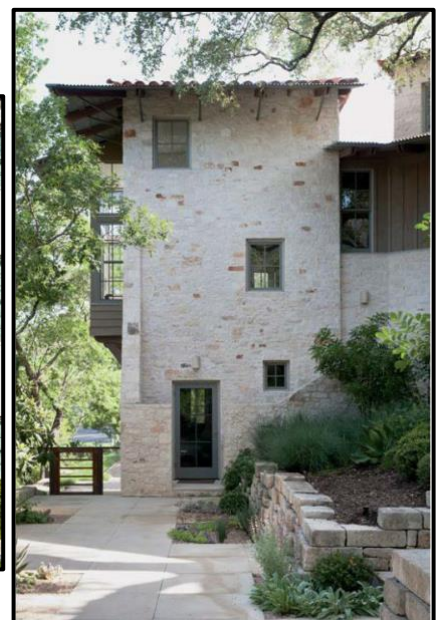
TRACT 6A & 6B:

- Is approximately 4-acres
- There will be a mix of stacked flats and courtyard townhomes
- Not to exceed 120 total units.

STACKED FLATS



COURTYARD TOWNHOMES



TRACT 7:

- A TownePlace Suites Hotel by Marriott
- Not to exceed 120 rooms
- Located at the east end of Stormy Plaza just north of the Kroger market.
- The parking lot will be behind the building.

Towneplace by Marriott Rendering



