

# DISTRICT

## 121

02.14.22 - DESIGN



ÓBRIEN

Kimley»Horn



# Tabulations

## PHASE 1

### Building R-1A

9,280 sf (Gross)

9,067 sf (Leasable)

### Building R-1B

6,799 sf (Gross)

6,601 sf (Leasable)

### Building R-2

14,044 sf (Gross)

13,796 sf (Leasable)

### Total

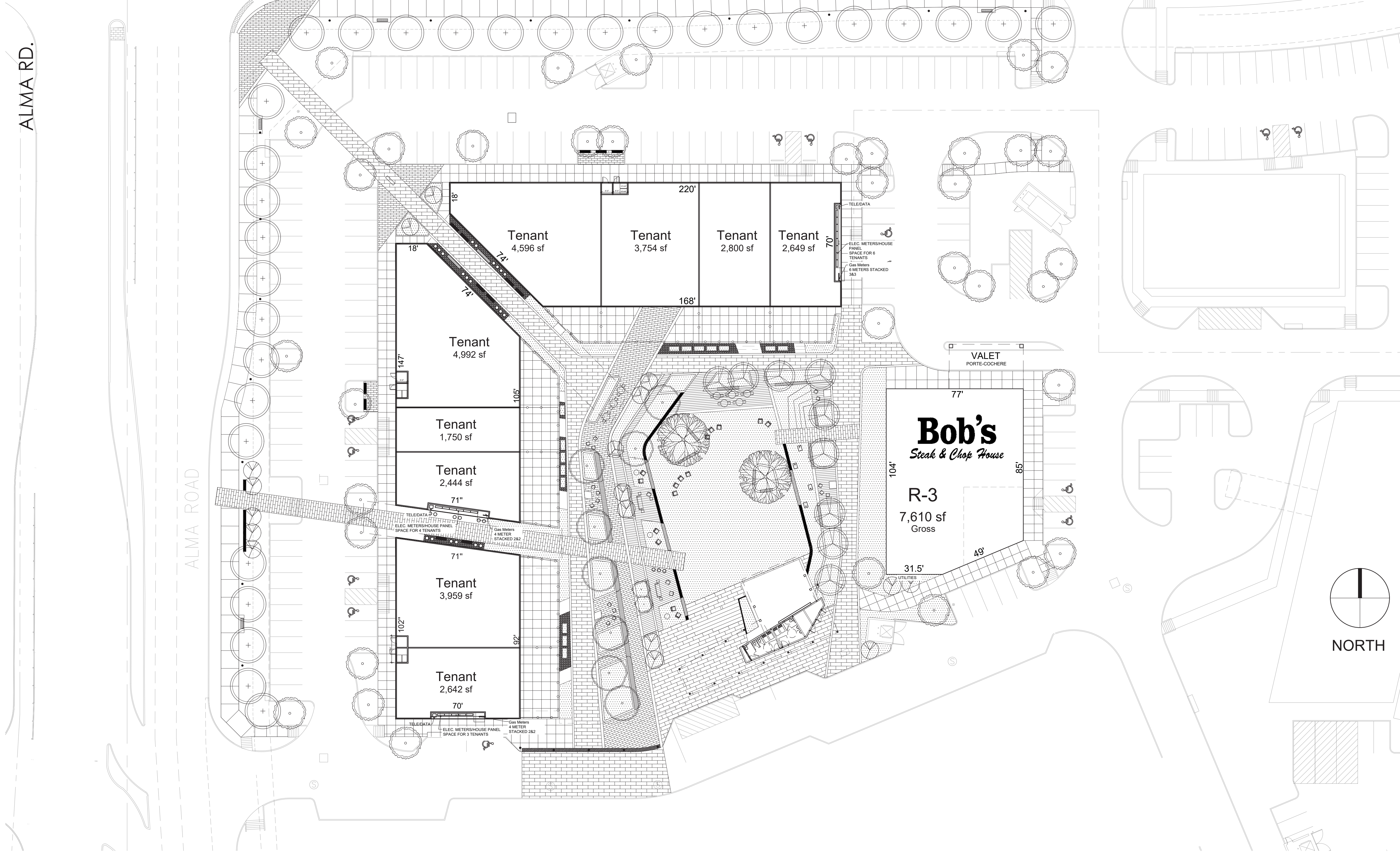
30,123 sf (Gross)

29,464 sf (Leasable)

## PHASE 2 - BOB'S

### Building R-3

7,610 sf (Gross)















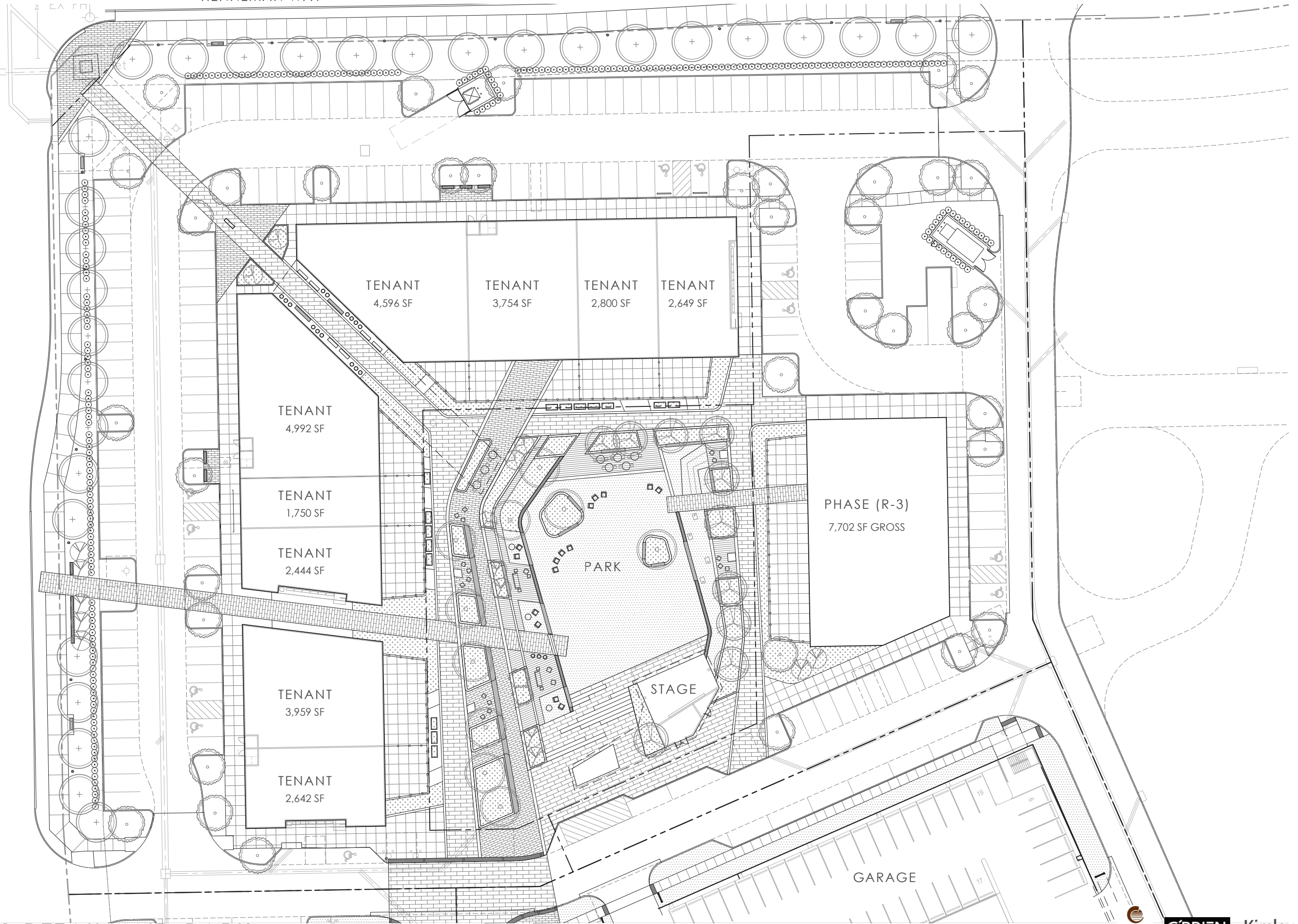






HENNEMAN WAY

ALMA RD.



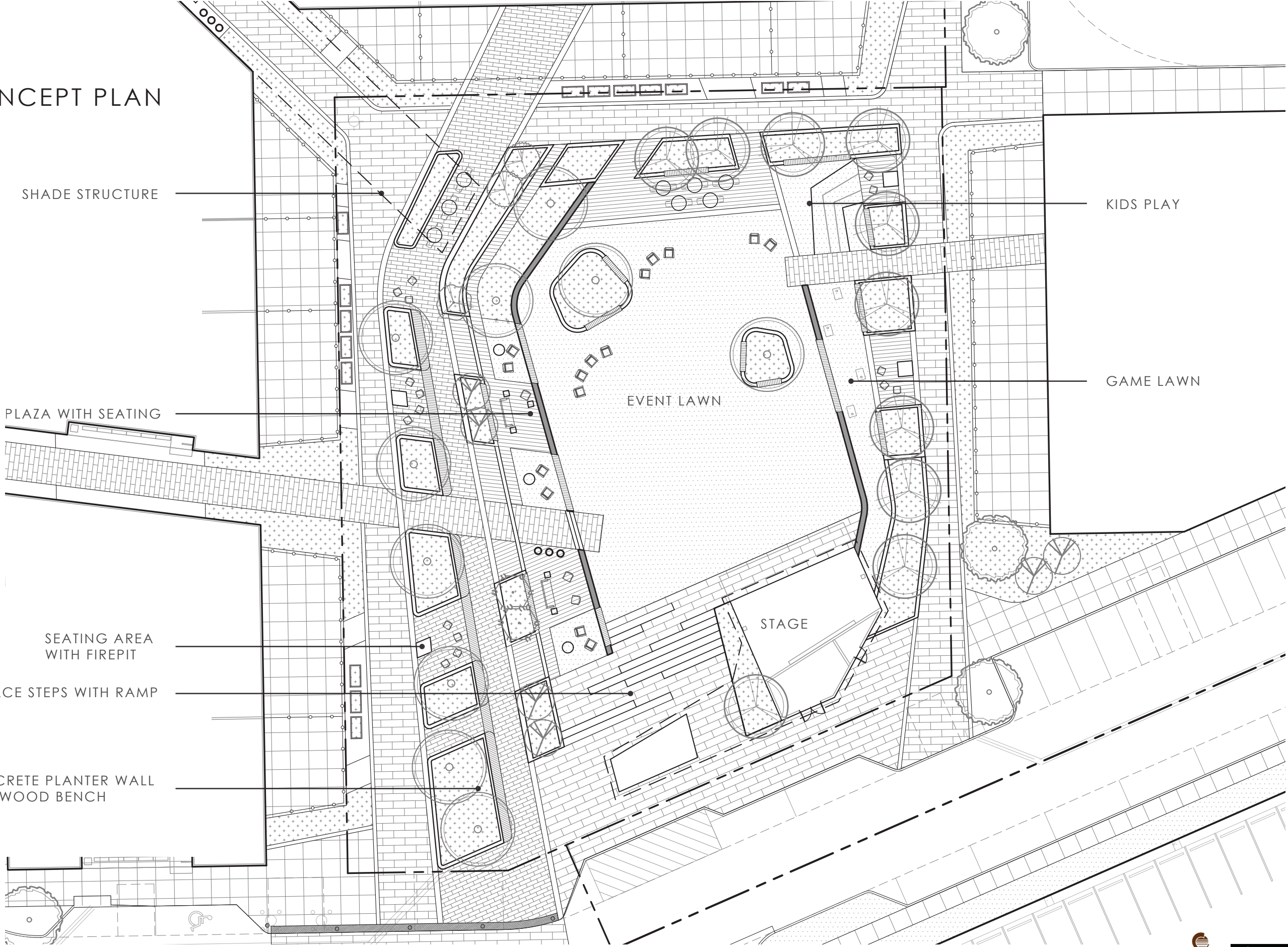
DISTRICT 121 RETAIL AND PARK



**O'BRIEN** Kimley»Horn



# PARK CONCEPT PLAN





PARK RENDERING



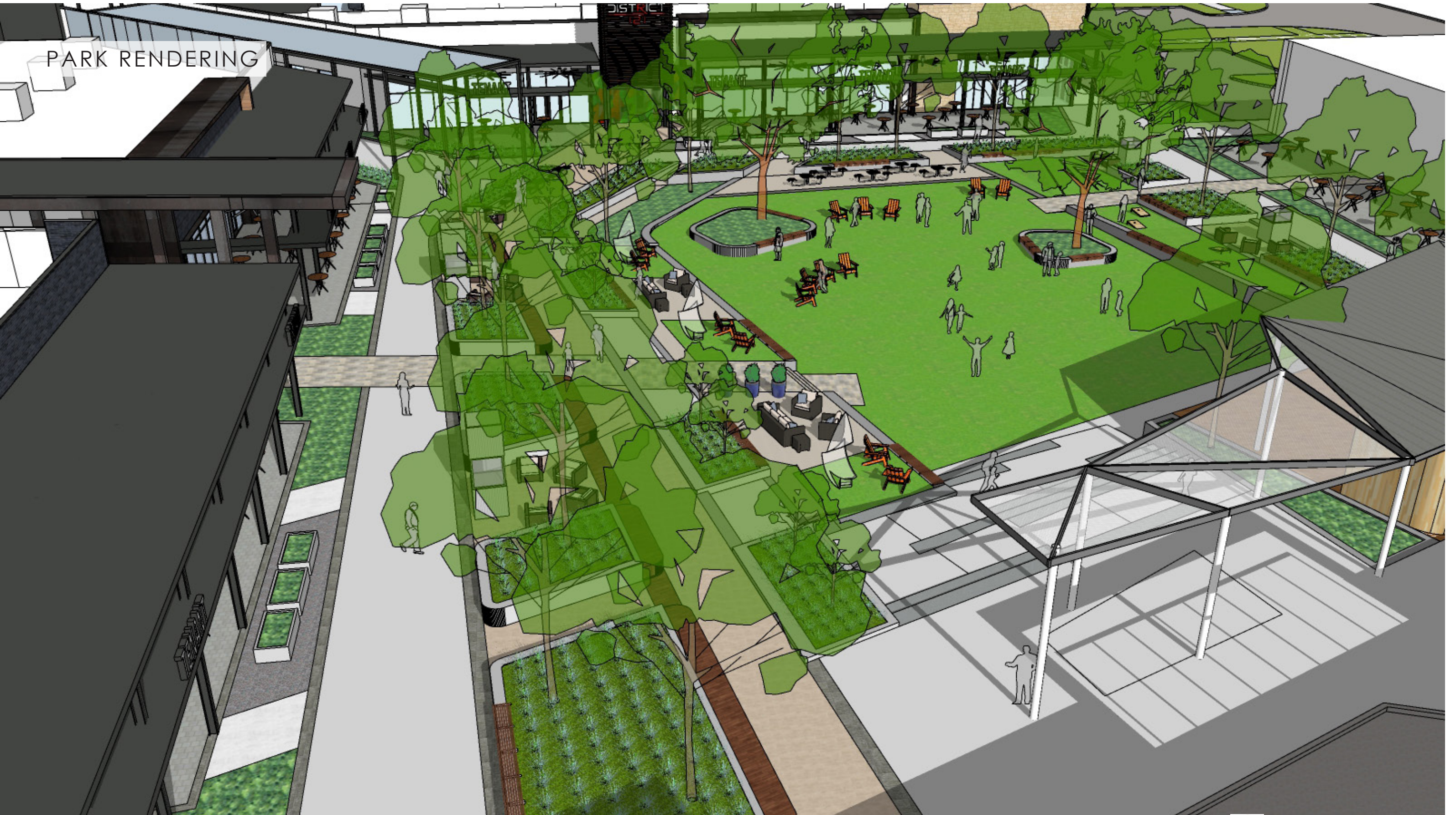


PARK RENDERING





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DISTRICT 121 RETAIL AND PARK



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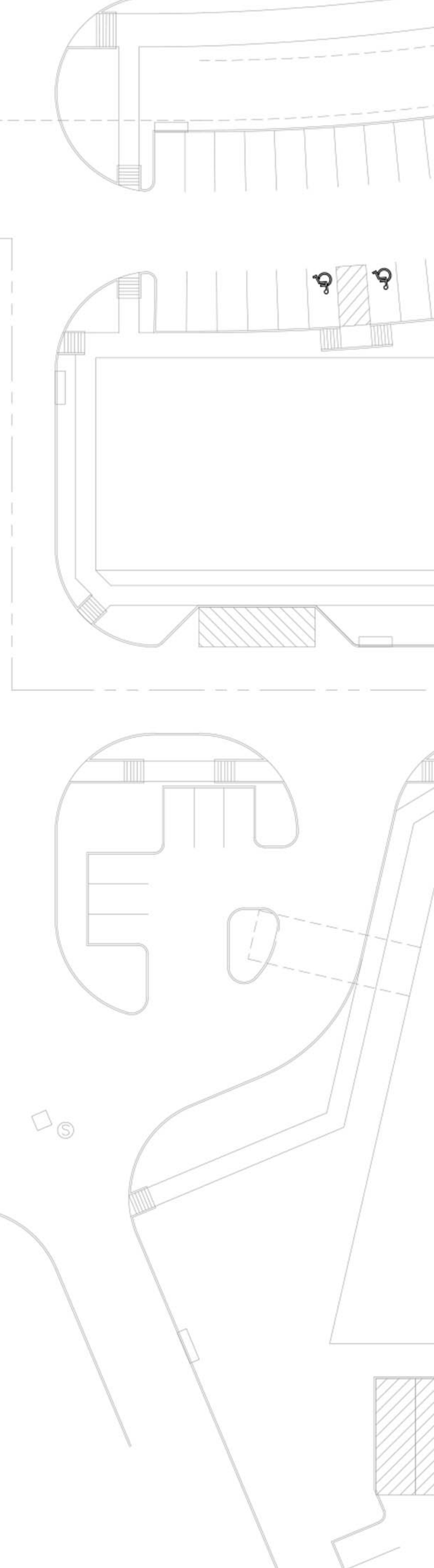
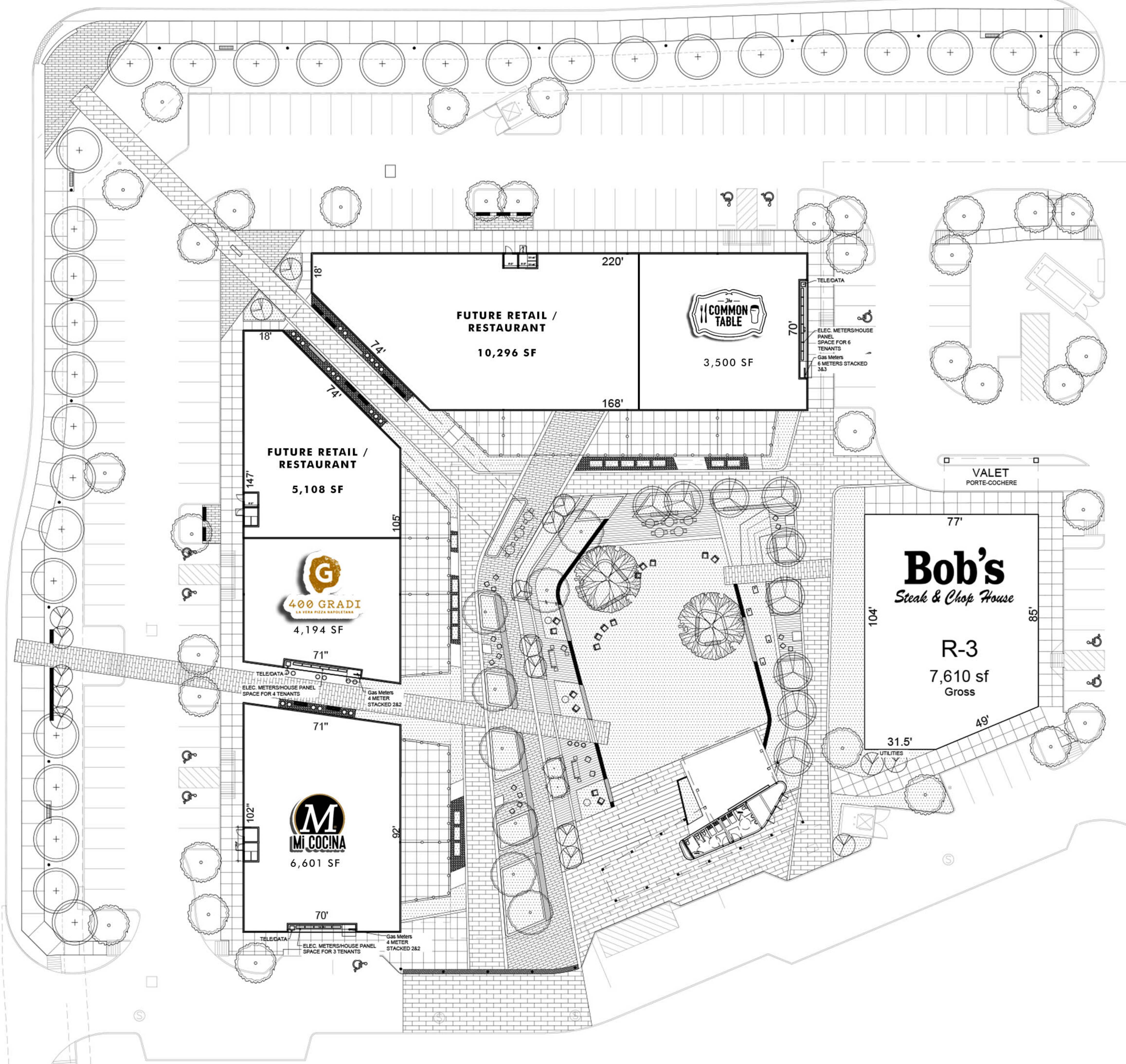






ENTRY ELEVATION - LOOKING SOUTHEAST











DISTRICT 121 PARK PRICE COMPARISON			
New Price of Park with all bids in			\$2,897,893
		\$2,897,893	
		\$2,040,250	
	Cost above original	\$857,643	
<b>Additional items not in original Park numbers</b>			
	Restrooms		-\$100,000
	Turf instead of grass		-\$80,000
	* Park increased in size by 10.77%		-\$109,859.62
	<b>Price to compare against original pricing</b>		\$2,608,033
<b>Original Pricing of Park</b>			\$2,040,250
	<b>Cost increase from original Price</b>		\$567,783
			66% of the increase in costs
	<b>% increase over original pricing caused by inflation</b>		27.83%
	<b>Increase in cost by scope and size of Park</b>		14.21%
	<b>Total % Increase</b>		42.04%
		ACRES	SQ. FT.
	* Original Size of Park	0.65	28314.00
	New Size of Park	0.72	31363.20
	<b>Increase by 10.77%</b>		3049.20
	\$2,040,250 / 28314 =	\$72.06	per Sq.Ft.
	\$72.06 x 3,049.2 Sq. Ft. =	\$219,719.23	
	Adjustment	50.00%	
		\$109,859.62	



## Commercial Real Estate

# 21 developments that could reshape North Texas



By [Anna Butler](#) – Real Estate Editor, Dallas Business Journal  
February 2, 2022

Here are a handful of developments to keep an eye on in Dallas and Collin counties this year.

Please note that this list is nowhere near comprehensive, but the **items selected for this roundup were tapped because they stand to have a massive impact on their surrounding areas, setting the tone for development and inertia for years to come.**

Presented in no particular order, the selections were limited to office and mixed-use projects and those that are in varying degrees of early stages and phases or set to break ground this year:

### **Trammell Crow's 2401 McKinney Tower**



Located about 100 feet from my desk, the Trammell Crow Co. tower along McKinney Avenue between Fairmount Street and Maple Avenue is set to break ground this year. The 29-story mixed-use tower is expected to include more than 600,000 square feet of office, a new home for Truluck's, a 12,000-square-foot health club and 5,000 additional square feet for a bank, restaurant or retail user. Underground parking is also part of the plans.

A variety of sources stated over the past several years that the tower could hold the newly relocated headquarters of CBRE. Late last year, Dallas City Council awarded the massive commercial real estate services firm, also the parent company of Trammell Crow, a grant to develop a new tower in Uptown that would serve as a new headquarters building. It has yet to be confirmed that this is the *official* building for that push, though company representatives told the *Dallas Morning News* they were [considering it](#).



## **Lincoln and Saint Michael's Mixed-use Near Preston Center**



Dallas developer Lincoln Property Co. and Saint Michael and All Angels Episcopal Church are finally underway on their mixed-use development consisting of a 14-story luxury residential high-rise and a 12-story office building on a nearly 4-acre parking lot near Preston Center along Douglas Avenue. Tenants within the 225,000 square feet of office space include Lincoln's commercial division and Sewell Automotive Cos.

## **Four Seasons-anchored Mixed-use Along Turtle Creek**



A \$750 million mixed-use development at Turtle Creek Boulevard and Cedar Springs Road is set to bring Dallas proper its first Four Seasons property. Boston-based Carpenter & Co. has plans for 250 hotel rooms about 100 luxury condos, 100,000 square feet of office space and numerous amenities like restaurants, bars, a spa, health club and a small ballroom.

## **Maple Terrace**



Houston developer Hines has taken on the redevelopment of Uptown Dallas' 3001 Maple Avenue. The conversion of the 1920s-era apartment building will include the conversion of 157,000 square feet into office space, along with the addition of a 22-story, 345-unit apartment high-rise and 12,000 square feet of restaurant space. The restaurant is expected to be Texas' first Maple & Ash steakhouse.



## Field St. District



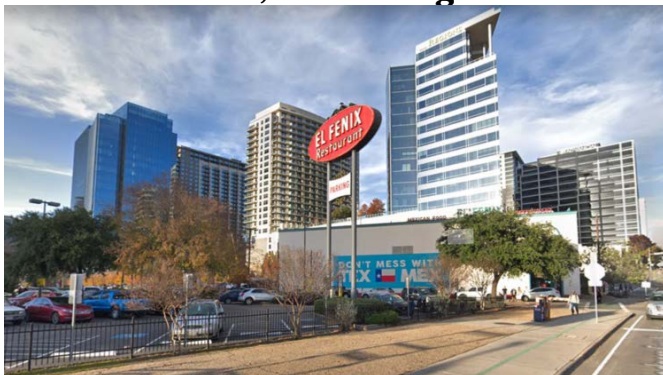
Over close to six acres, Kaizen Development Partners, Woods Capital and Dundon Capital Partners have teamed up for a more than \$1 billion project set to include up to 2 million square feet of Class AA office space, in addition to retail and apartment units. First announced in 2019, the urban infill site, called the Field St. District, would take up two blocks along Woodall Rodgers Freeway.

## Another Development Along Field Street



Termed as a “dynamic mix of retail, shops, restaurants, hotels, office buildings and of course the open space,” Hunt Realty Investments is looking to an 11-acre parcel between N. Houston and N. Field Streets to transform what is now at and around the North End Apartments. Multiple sources have indicated this is a site that Goldman Sachs could potentially be looking at to consolidate its North Texas presence, though that has not been confirmed by the New York investment bank and financial services company.

## El Fenix to Rise, Also Along Field Street





Stonelake Capital Partners has partnered with Mike Karns, CEO of Firebird Restaurant Group, to develop the key two blocks adjacent to the landmark El Fenix location at Woodall Rodgers Freeway and Field Street. Class AA office and residential towers have been plotted for the vacant tracts, while El Fenix and the nearby Meso Maya restaurants are expected to remain.

### **Field Street Tower**



Hillwood Urban is set to bring a 38-story tower to the southeast corner of Field Street and Woodall Rodgers Freeway. The building, coming in at about 600 feet, is set to bring 520,000 square feet of office to downtown Dallas. Field Street Tower is expected to boast a sky lobby level with amenities such as a tenant lounge, coffee bar, conference center, a half-acre deck park, and stairs to a 9,000-square-foot fitness center. Fifteen levels of parking and two street-level restaurant spaces are also included in the plans.

### **The Link Frisco**



Over the summer, Frisco City Council approved zoning for up to 2.5 million square feet of office space; 400,000 square feet of retail, restaurant and entertainment space; more than 2,000 residential units; and a boutique hotel as a “mixed-use addition” to the new PGA Headquarters. Stillwater Capital says that The Link will be a “resort-styled destination” on its website in relation to the development.

### **The Farm in Allen**





The Farm in Allen, a 135-acre mixed-use project from JaRyCo, has continued to progress with additions as of late such as Ashton Woods' townhome community Watters Edge at the Farm. All-in, the Farm is expected to include more than 1.6 million square feet of office space, a 150-key hotel, 142,000 square feet of retail space, restaurants, townhomes and residential units.

### **42 Stories From 42 Real Estate?**



Scott Rohrman's 42 Real Estate is planning two towers on one acre at Elm and S. Pearl Streets. The taller of the two buildings could be as high as 42 stories with the full plans possibly including 200,000 square feet of office space, 250 hotel rooms, 224 apartments and retail between the towers.

### **Harwood No. 14**



Harwood No. 14, a 27-story tower from Harwood International along Harry Hines Boulevard, broke ground last year. It's already set to house the headquarters of Haynes & Boone over 125,000 square feet of the 360,000 total square feet. Harwood Hospitality Group is set to bring another of its signature portfolio concepts to the 16,000 square feet of ground-floor retail.

### **District 121**



CRAIG INTERNATIONAL



Dallas' Craig International broke ground on its District 121 development in McKinney last year. The \$250 million, 18-acre project, located at the northeast corner of State Highway 121 and Alma Road is set to include 520,000 square feet of office space, 40,000 square feet of restaurant and retail space, a hotel and public green space – but no residential. The first phase of District 121 consists of an eight-story, 200,000-square-foot speculative office building developed in partnership between Kaizen Development Partners and the McKinney Economic Development Corp. WorkSuites is taking 30,000 square feet of the new space.

### **Tate + Toll**



A two-building office campus from Cawley Partners is slated for the southeast corner of Warren Parkway and the Dallas North Tollway. Each office building is expected to rise 12 stories, nestled just across the way from The Star and Hall Park.

### **Midtown GP**



Kalterra Capital Partners snagged one of the last pieces of developable land along S.H. 161 in Grand Prairie. The Dallas-based firm is planning a multi-phased, horizontal community spanning 56 acres, dubbed Midtown GP. Kalterra kicked off the project with The Foundry, a 366-unit multifamily product.

### **The Other Midtown: Dallas International District**





The redevelopment of the 450-acre Valley View Mall area site has been a long time coming. Last year, Dallas City Council unveiled a [presentation](#) to go with the rebranding of what was formerly entitled “Dallas Midtown.” While the pandemic stunted progress, the development is now slated in this latest iteration to include more than 10,000 mixed-income residential units, a city council district office, office space, a 20-acre park, quality DART access and more.’

### **Gateway at Grand Prairie**



In a bid to foster public-private partnerships, last year the City of Grand Prairie teamed up with architect Omniplan to unveil a preliminary masterplan of a 124.5-acre mixed-use development near I-30 and Belt Line Road. Plans for Gateway at Grand Prairie include retail space, a hotel, apartments and up to 2.5 million square feet of office space.

### **The Central**



Plans for The Central, an ambitious and sizable mixed-use project from De La Vega Development along U.S. Highway 75 near Cityplace, ring in at about \$2.5 billion. The 27 acres include a first phase of 350,000 square feet of office space along with 29,000 square feet of retail and restaurants and a 350-unit residential community from StreetLights Residential, which was announced last year. JPI was already a player within the 5 million-square-foot neighborhood-making development with a multifamily offering of 430 units.

### **Central Market Uptown + Residential Tower**

The former Minyard Sun Fresh Harvest site along McKinney Avenue has been sitting pretty in Uptown, and it seems like the neighborhood will be one step closer to seeing the mixed-use tower from developer KDC go vertical after Dallas City Council approved fresh plans last summer. A residential tower featuring 800 units is set to be paired with a 100,000-square-foot Central Market on its ground floor. The project has seen a handful of iterations since it was first announced in 2018.



## **Monarch City**

Located in Allen at the southwest corner of North Central Expressway and State Highway 121, Billingsley Co. acquired the 238 acres from Howard Hughes Co. last year. The latter already had the parcel rezoned to accommodate 4 million square feet of office space, 4,000 apartments, retail and hospitality. While the Billingsley mixed-use project won't be the same as Howard Hughes' plans, Billingsley's development still has the potential to formatively shape a key intersection in fast-growing Allen.

## **So, You're Saying There's a Chance**

Wade Park has been replaced by Project X in Frisco. The more than \$250 million first phase of development is expected to include potentially a Whole Foods – like the original Wade Park plans – and a five-story, 25,000-square-foot medical office building.