

DOWNTOWN DALLAS

NEW + NOTEWORTHY

CIVIC-MINDED VISIONARY URBAN DEVELOPMENT

The Galbraith, developed by the Matthews Southwest team, recently opened its doors for occupancy. The project is another innovative mixed-income development providing much needed affordable rental product within the city center.

The Galbraith is named after Scott Galbraith, a life-long friend of Jack Matthews and key member of the Matthews Southwest team. Galbraith passed away in 2018 while working on plans for the project.

The complex that bears his name has 217 units, including one, two, and three bedrooms. Fifty-one percent are considered affordable units and 49% are market rate units.

Matthews Southwest has been

instrumental in providing other workforce housing and mixed income housing within the city center, starting with the Belleview in the Cedars. The company has also partnered with non-profit Family Gateway to create the affordable apartments (Hutchins Gateway) near the Inland Port in the City of Hutchins.

“While these projects can be incredibly complex, time consuming and not for the faint of heart, given the necessity for tax credits or some other innovative financing tool, like we worked out with the City of Dallas on The Galbraith, the need for this type of housing product is so important to us all in the community that it’s well worth the effort to get these projects to completion,” said Kristian Teleki of

Matthews Southwest. “As an industry (public and private sector) we need to figure out how to do more projects like this and deliver more housing stock that is affordable, while still being financial prudent.”

The building, situated next to the Old Dallas High School and adjacent to the Pearl/Arts District and the recently opened Carpenter Park, was designed by Perkins + Will and constructed by Suffolk Construction. The Galbraith stands out against the skyline with eye catching fire engine red panels against a black brick façade. Residents are treated to generous floorplans, a large amenity deck and pool with downtown views and numerous other amenities.



THE EAST QUARTER GROWTH CONTINUES

The intersection of history, industry, modernity & lifestyle

When Downtown-based Todd Interests purchased 30 properties on eight city blocks just a few years ago, the pioneering developers had a vision for a new Downtown neighborhood, with commercial, residential, mixed-use, restaurants, and first-class amenities. That vision, which includes a nod to the deep history of the area, has come alive in the past year.

WHAT’S NEW IN THE EAST QUARTER?

300 PEARL OFFICE AND RESIDENTIAL



- East Quarter Residences have delivered 12 Penthouse units.
- 300 Pearl offices nearing completion and the first tenant, Tangram Interiors, will move in soon.

A DINING DESTINATION



New restaurants coming soon: Brass Ram, Pop Top, Muchacho, Etta

SHEPARD FAIREY MURAL



American contemporary artist Shepard Fairey was commissioned by East Quarter to create a mural, titled While Supplies Last, at 2200 Commerce Street. The mural was unveiled on September 22 in concert with his solo exhibition at Dallas Contemporary museum.

HARWOOD PARK (COMING IN 2023)



Downtown’s fourth and final signature park developed as part of the Downtown Parks Master Plan is under construction and is set to open spring of 2023. It will include a unique mammoth-themed kids playscape, interactive splash pad, a multi-function sport court, and dog park.

THE NEXT PHASE OF DOWNTOWN TRANSFORMATION

Reinventing Skyscrapers into Much Needed Housing

The planned conversion of roughly 80 acres of empty Downtown offices into luxury apartments will be a much-needed boost to the housing market in our urban core, as *The Dallas Morning News* reported earlier this year.

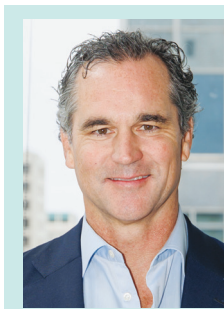
Woods Capital is set to renovate the 50-story, 1.4 million-square-foot Santander Tower, adding 228 apartments and repurposing roughly a dozen office floors of the building. Woods capital is also doing an office-to-residential conversion to the 40-story Bryan Tower.

Todd Interests is reinventing yet another

iconic Downtown tower, The I.M. Pei-designed 49-story structure at 1601 Bryan (formerly Energy Plaza) in the heart of Downtown. The \$300 million re-do of the tower will include almost 300 luxury apartments, 475,000 square feet of Class A office space.

Grey Street Partners recently purchased the 56-story Renaissance Tower with plans to redevelop the property with residential.

Transformations of these landmark buildings will bring thousands of new residents and greatly reduce the supply of vacant office space in the heart of Downtown.



“We are excited to see this project come to life and bring more housing options to the urban core,” said Jonas Woods, founder, president and CEO of Woods Capital. “By converting vacant office space into luxury, multifamily housing, we can create a more vibrant, mixed-use neighborhood and meet the growing demand caused by migration to the area.”



BRYAN TOWER



RENAISSANCE TOWER



1601 BRYAN (FORMERLY ENERGY PLAZA)



SANTANDER TOWER

DOWNTOWN DALLAS

Major project could change Dallas’ skyline



The estimated costs for the 38-story mixed-use tower included in the first phase, One Newpark, are close to \$400 million. The building would have approximately 225,000 square feet of Class A office space, 268 mixed-income multifamily units, and 245 hotel rooms. There would be retail space on lower floors. MERRIMAN ANDERSON ARCHITECTS AND PICKARD CHILTON

By Bill Hethcock – Senior Reporter, Dallas Business Journal

Newpark

The Dallas City Council voted in June to provide up to \$96.1 million in economic development grants and funds from the expansion of a tax increment finance district for the proposed Newpark project planned on Canton Street just south of Dallas City Hall.

Dallas-based Hoque Global and its development partner Omaha-based Lanoha Real Estate Co. are teaming up on the roughly \$380 million first phase of the estimated \$3.5 billion multi-phase project.

The entire development site sits on 20 acres adjacent to the Downtown Connection TIF District. The site currently consists mainly of surface parking lots.

The project’s centerpiece, called One Newpark, is a 38-floor mixed-use tower that will include 268 mixed-income residential units, 225,000 square feet of office space, a 245-room hotel and street-level retail.

“Newpark Dallas in Southern Downtown will be a catalyst to help take our city to new levels of economic growth by opening doors to new opportunities as our city grows south,” Mike Hoque, CEO of Hoque Global, said in a statement.

The project will “re-energize” the southern portion of Downtown Dallas, District 2 City Council member Jesse Moreno said in a prepared statement.

“This project includes a strategic plan with a vision that will transform the area into a walkable mixed-use neighborhood, bridging the Convention Center, Dallas Farmers Market, and the Cedars,” according to Moreno’s statement.

Hoque Global began assembling the land for the property by buying up vacant lots along Canton and Cadiz Streets over the past decade.

The property was one of the sites that Dallas business and government leaders pitched to Amazon in 2017 when the company was scouring the nation for a location for its second headquarters, known as HQ2.

Excerpt from article which originally appeared online at dallasbusinessjournal.com June 25, 2022.

NEW + NOTEWORTHY DEVELOPMENTS

ANNOUNCED

2222 Main	East Quarter
508 Young	Civic Center
Bryan Tower Residential	Main Street District
Dallas Gateway	Dallas Arts District
Field Street District	West End
Field Street Tower	West End
Jackson Street Apartments	Main Street District
Kay Bailey Hutchison Convention Center expansion	Civic Center
One NewPark	Civic Center
Pearl Street Lofts	Farmers Market
Radiance Plaza	Main Street District
501 Elm	West End
Goldman Sachs Campus	Victory Park
Renaissance Tower	Main Street District
SoGood	Cedars
Dallas Water Commons	The Cedars
Modera St Paul	Farmers Market

RECENTLY COMPLETED

300 Pearl	East Quarter
East Quarter Residences	East Quarter
Carpenter Park	Main Street District
Cortland Farmers Market	Farmers Market
Dallas County Records Building	West End
The Galbraith	Main Street District

UNDER CONSTRUCTION

1601 Bryan Street	Main Street District
714 Jackson Garage and Retail	Civic Center
Harwood Park	East Quarter
JW Marriott	Dallas Arts District
Santander Tower Residential	Main Street District