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A swank addition to the skyline

Developers planning Arts District condos with luxury amenities

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Developers hope their new condo skyscraper will be a standout in Dallas' downtown Arts District.

To buy into the ultramodern

high-rise, residents will need to come up with \$1 million for the smallest unit.

The 42-story condominium building is planned to overlook the new Woodall Rodgers park and will be constructed on Olive Street next to the Nasher Sculpture Center.

At 560 feet tall, Museum Tower is planned as the tallest totally residential building in town.

"It will transform the city's skyline," said Dan Boeckman, one of

the partners in the project. "This will be another great piece of architecture in the Arts District."

The \$200 million cylindrical tower was designed by Los Angeles architect Johnson Fain. The exterior of the high-rise is composed of three kinds of glass panels that will overlap like the scales on a fish.

The condo building is to contain between 100 and 125 residences, with some units taking entire floors. The smallest is around

1,500 square feet.

It's a radical departure from a much smaller building that the developers had previously intended to build there.

"We thought we had a truly irreplaceable site — the gateway to downtown and the Arts District," said developer John Sughruue with Brook Partners. "This is the opportunity to deliver an international quality development.

"It's a building that is befitting its Arts District neighborhood."

The developers have already vetted their project to groups who are building nearby performing arts venues.

"We had a great interest in what this is going to look like," said Bill Lively, president and chief executive of the Dallas Center for the Performing Arts. "We think it's very complementary."

The new residential project will include a spa, landscaped grounds

See **ARTS** Page 5D



Museum Tower

Developers hope their 42-story condo skyscraper, shown in an artist's rendering, will stand out in Dallas' skyline. The development is in a prime location, the heart of the Arts District.

Arts District condos to offer the high life in a high-rise

Continued from Page 1D

and a private art gallery for residents.

Dallas chef and restaurateur Stephan Pyles has signed on to provide catering and other services.

Mr. Pyles will even plan kitchens in the units. "The buyers will have the option to go with a couple of different prototypes I design," he said. "There will be the opportunity for residents to have Stephan Pyles dinners, receptions,

buffets, etc."

With its Arts District location, the builders are hoping the project will have wide appeal.

"The good news for them is the economy is doing pretty well," said Dallas residential consultant Mike Puls. "Also good for them, the best part of the condo market is the top quality project."

But Mr. Puls said that the minimum price for the units will limit the buyer pool. "A million bucks is a real big investment," he said.

The Museum Tower is compet-

itively priced with the nearby Residences at the Ritz-Carlton building in Uptown, Mr. Puls said.

But the projects are vastly different in style.

The Museum Tower developers plan to open a marketing center in the Arts District next month. They intend to break ground for the building early next year.

"We have arts patrons who we think will be very interested in this project," said project partner Greg Greene. "We have already had a good reception from them."