

THE ART OF THE HIGH LIFE

With a name like **Museum Tower**, we expect plenty of Picassos, Renoirs and Hirsts to be hanging around. **Rob Brinkley** checks out the first delicious details of arguably one of the haute-est high-rises yet.

THE SCOOP:

Forty-two stories of seemingly nothing but glass, with 125 residences tucked inside. The curving walls are considered glass sails, wrapping a footprint that is envisioned as the intersections of ellipses. The "skybound estates," as the residences are called, range from 1,450 square feet to 8,700 — that, of course, is the single penthouse at the top. (We welcome the return of the one-penthouse high-rise.) Prices? Estimated from \$1 million to \$10 million. There are nine floor plans in all, with two or three bedrooms each, and each home has direct elevator access — no hallways to hog up all that glorious space. All the requisite goodies will be built in, of course, and each aerie gets an outdoor "Skyroom," an open-air terrace for drinking in all that light and air. Down below, a ground-level Founders Gallery can host art shows, little soirées or your own friends — for cocktails, we say, before you dash out for theater or opera. The most artistic of all the communal areas? The Creative Studio, a space for dabbling in dance, photography, sculpture or painting. Even group and private instruction is planned, for those tapping into their inner Toulouse-Lautrecs and Martha Grahams.

DESIGN DOSSIER:

Museum Tower's architect of record is Scott Johnson, FAIA, of Los Angeles-based Johnson Fain, whose projects include the dramatic Opus One Winery in Oakville, California, and the shimmering MGM Tower in Los

Angeles. Johnson's background is notable: He was schooled at Stanford, U.C. Berkeley and Harvard, and worked in his mid 20s with Philip Johnson on numerous projects, including Houston's Republic Bank Center. The executive architects will be Dallas-based Gromatzky Dupree & Associates. Inside Museum Tower, things are as intriguing. The interiors will be a collaboration between two Dallas modernist firms: Bodron + Fruit, who execute some of the toniest, most curatorial interiors we know (and who are currently renovating the Philip Johnson house on Strait Lane), and Booziotis & Company Architects, whose projects include the Margaret and Trammell Crow Collection of Asian Art, the Hamon Building at the Dallas Museum of Art and the private art gallery of Dallas collectors Marguerite Hoffman and the late Robert Hoffman.

LOCATION, LOCATION:

Consider the Museum Tower the tasty filling of a Meyerson-Nasher sandwich. The Morton H. Meyerson Symphony Center sits northeast of the tower; the Nasher Sculpture Center is situated southwest. The tower's property also fronts the proposed Woodall Rogers Park and is one block east of the future Performance Park, the 10-acre patch of green that will tie the new buildings of the Dallas Center for the Performing Arts together. By the way, those buildings are by Sir Norman Foster and Rem Koolhaas. Perhaps you've heard a little something about them.

EASY BEING GREEN:

Not only will Museum Tower boast modern gardens and an outdoor pool with steel-and-teak cabanas, it is also being built with LEED certification in mind, meaning materials will be quarried locally and recycled products will be used where possible.

DINING IN:

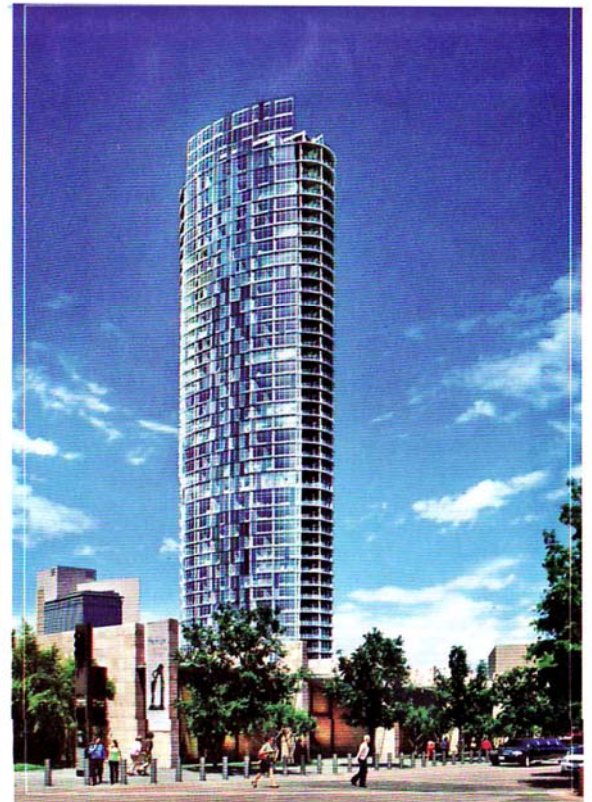
Guess who's coming to dinner: Stephan Pyles, the "Culinary Ambassador" to the project, which translates to help with your kitchen design (if anybody knows where the stove goes, it's him), cooking classes and, our favorite perk, prepackaged Stephan Pyles goodies from a stocked pantry on the first floor.

BEAUTIFUL BODS:

A spa and fitness center is part of the specification, natch — think free weights, all the latest equipment, an outdoor lap pool, an in-house Wellness Director and an area for tai chi, Pilates and yoga. Even better, you can order the spa's treatments performed right inside your home — no putting on your public face, or hiding behind your paparazzi shades as you duck through the lobby.

IT TAKES A VILLAGE:

Museum Tower comes complete with its own specialized staff, with a few of them having some rather unique job descriptions. The Creative Director is to be a "well-connected aficionado of the arts," who can whip up lectures, personal appearances, book signings, perhaps even backstage



meet-and-greets with visiting Arts District glitterati. This is different than the Residential Concierge, who will be busy arranging your Town Cars, having your groceries put away and scoring second-row tickets to Diana Krall. Combine all this with your Wellness Director and your Culinary Ambassador (Mr. Pyles), and you are in very good hands.

SHOP, NO DROP:

Every owner will have "direct access" (we wouldn't stand for any other kind) to a personal concierge from the downtown Neiman Marcus. Hallelujah and pass the Hermès.

THE PLAYERS:

The developers: Brook Partners, Inc. (Southwest Plaza, Fashion Industry Gallery, the Stephan Pyles restaurant) and Turtle Creek Holdings

The architect: Scott Johnson of Johnson Fain in Los Angeles

The executive architects: Gromatzky Dupree & Associates in Dallas

The interior designers: Bodron + Fruit and Booziotis & Company Architects, both in Dallas

The landscapers: Mesa Design Group, Dallas (One Arts Plaza, the Pump House, the new NorthPark Center garden)

The official Realtors: Briggs Freeman Real Estate Brokerage; briggs-freeman.com

The official site: museumtowerdallas.com