

Construction set to start on 41-story high-rise in Dallas' Arts District

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After years of waiting, developers are set to break ground today on Atelier, which in its most recent incarnation is a 41-story luxury high-rise in the Dallas Arts District.

The mixed-use development, which is marketing itself as the tallest rental tower in the Dallas area, will be comprised of 364 residential tower units with sweeping views of 12 and downtown Dallas.

The project between the Nasher Sculpture Center and the Morton H. Meyerson Symphony Center will have over 26,000 square feet of amenity space and 15,000 square feet of onsite retail.

Atelier is also planned to be home to Flora Lofts, 52 affordable artist lofts developed by DFW architect Graham Greene.

In addition, there will be 157 hourly-fee public parking spaces in the underground structure and 553 resident spaces in a 10-story parking garage.

Orlando-based multifamily developer ZOM Living is developing Atelier in partnership with affiliates of Daiwa House Texas Inc. and Itochu Corp.

Atelier will sit on one of the largest remaining parcels of undeveloped land in the Arts District.

"We are proud to be part of the transformation of this evolving neighborhood," Greg West, ZOM Living CEO, said in a prepared statement. "The Arts District, downtown and Uptown are merging into a vibrant, highly desirable, 24-hour urban area, and Atelier sits at the heart of this very important intersection."

Greene said construction of the luxury residential part of Atelier development will start now, while financing is finalized for Flora Lofts, the project's mixed-income housing component for working artists.

"Flora Lofts vision remains strong and its supporters remain committed to realizing a project that helps fulfill our commitment to a vibrant, inclusive arts community in Dallas," Greene said in a prepared statement. "We encourage our supporters to stay strong with their desire to see the fulfillment of this Arts District affordable artists' housing dream. We remain committed to its fulfillment."

In February 2015, luxury apartment developer ZOM partnered with Greene and La Reunion Texas, a non-profit residency program for artists, to bring what was at the time envisioned as a \$100 million, 29-story tower and artists community to the Arts District.

Construction was slated to begin on the tower by the end of 2015. Since then, however, the project's design, cost, scope



and some of its players have changed.

Plans for the project in 2015 included 370 luxury apartment units, 39 artist lofts, 12,000 square feet of street-level retail and restaurant space and 100 public parking spaces.

In the past, ZOM Living has developed The Mondrian, a 20-story, 218-unit luxury high-rise near the West Village; and The Monarch, a 29-story, 305-unit tower in Austin. ZOM Living has directly developed or joint-ventured on nearly 20,000 apartment units nationwide with an aggregate value of over \$4 billion throughout its 40-year history.

In current plans, Atelier will have one-, two- and three-bedroom units ranging from 702 to 2,266 square feet. An 11th floor amenity deck will have a lushly landscaped deck surrounding a resort-style pool, spacious open lounge areas with wi-fi, a fitness center, yoga/spin room, e-lounge, conference room, co-working spaces, fire pits, dog salon, private wine lockers, barbecue grills and an entertainment kitchen with indoor and outdoor dining areas.

Construction financing was provided by Fifth Third Bank and SunTrust Bank. Architecture and interior design of Atelier is by global design firm Stantec, and the general contractor is Balfour Beatty. ZRS Management LLC is providing leasing and property management services.

Atelier, which means "artist workshop," is designed to support local artists and residents with appreciation for the arts and urban living, said Andrew Burnett, principal at Stantec's Miami office.

"Atelier is being built on the idea of patronage," Burnett said. "The building's modern design will integrate with its neighboring performing and visual arts venues, while also supporting local artists, residents and community members who share a common need to create beauty."

Atelier has a slender tower angled to take advantage of downtown views while minimizing solar reflection on the Nasher Sculpture Garden, Burnett said. The materials chosen for Atelier are compatible with the contemporary stone and steel materials found in the district, he added.