

CASE STUDY – URBAN INFILL

Uptown Neighborhood Redevelopment Dallas - Texas

The Challenge

The historic neighborhoods of Uptown Dallas were classic victims of the “Flight to the suburbs.” The City of Dallas began an initiative to revitalize the downtown area into a lively neighborhood with a mix of uses including work, homes, entertainment, retail and public spaces.

Strategy

Reintroduce housing at a scale significant enough to re-energize and complement the surrounding neighborhood that had many historic elements. Build a variety of product types incrementally over time incorporating public/private funding assistance, zoning flexibility, infrastructure improvements and code variances with the City of Dallas.

Results

As development officer of Post Properties, Art Lomenick directed the development of over 2,000 units of housing, 50,000 square feet of ground floor retail and live work space. It is located in the State Thomas district, a 130 acre area adjacent to the Dallas central business district. Coordination of public/private partnerships and extensive neighborhood interaction was required for Uptown to begin a renaissance into the premier urban area of Dallas that has seen a population increase in excess of 10,000 residents, thousands of feet of retail space, an emerging art district and the construction of several upscale condominium buildings.



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