



FIELD STREET AND CEDAR SPRINGS ROAD, DALLAS

DESIGN VISION

Where today stands only a wide expanse of asphalt, the new, 800,000-square foot The Union promises to be an engaging mixed-use connection point adjacent to the dynamic Uptown Dallas neighborhood. Combining a striking office tower and an inviting residential high-rise with the respite of shared open space, The Union also will feature enticing retail and both sit-down and fast-casual restaurants – all designed to bring 24/7 energy and excitement to this emerging part of the city.

Uniquely situated at the confluence of five city streets, The Union will be a welcome addition to the landscape that already includes nearby Klyde Warren Park, American Airlines Center, the Perot Museum of Nature and Science, The Ritz-Carlton and a growing set of residences, restaurants, retail attractions and more.

DESIGN INTENT

More than just “live-work-play,” the ideas of culture and community are central to the design intent for The Union, which will be a showpiece of urban living and contemporary, modern design. The architecture is open and transparent, focused outward to the neighborhood. A pleasing mix of four distinct elements – office, residential, retail and open space – works together in elegant harmony. With every aspect turned toward the captivating open plaza, which in turn is wide open to the city beyond, The Union will invite people in.

OFFICE

The 22-story office tower takes advantage of a prominent location on Field Street to claim its place in the skyline. Assertive, crisp and bold – with sweeping views of the city – the blue-hued tower embodies a fresh, contemporary design and is being created with a sophisticated, international sensibility to resonate with clients. A transparent curtain wall design allows people to view the energy inside. The 417,000 square feet of Class-AA office space offers highly efficient floor plates and sit atop a secured parking structure designed to hold approximately 1,700 cars. Adding to this top-of-the-line office experience will be a concierge to help busy executives manage life’s many details.

RESIDENTIAL

At the center of the project is an inspired, 23-floor residential building with a comfortable, just-right scale for living. Residences will offer terraces, balconies and expansive windows, as well as valet parking and convenient self-parking – a major plus for residents, office tenants, shoppers and diners. Overlooking the central plaza or taking in the sights of the Arts District and other cityscape vistas, the 309 modern apartments at The Union will capture the imaginations of urban dwellers.



THE UNION
DALLAS

AMENITY DECK

Luxurious extras for residents and office tenants are everywhere, starting with a compelling Amenity Deck. This large, outdoor space located halfway up the building on the 8th floor will feature ample gathering and entertaining spaces, shaded seating, and access to a fitness center exclusively for residents and office tenants. At The Union, the very best of Dallas will be at your doorstep.

SHOPPING & DINING

The ground-level retail and restaurant elements at The Union, approximately 87,000 square feet in all, will clearly connect with the look-and-feel of the surrounding neighborhood. Unquestioningly urban, warehouse-familiar materials including brick and stone become the framework for these uses that will set The Union apart. Relaxed patio dining will deliver enticing day-to-night energy that will make The Union a major social destination, where people also will find a great set of specialty stores and a city grocer.

CENTRAL PLAZA

The signature element that will make The Union a vital urban destination is not any particular structure, but rather the open central plaza, which is set strategically at Akard Street and Cedar Springs Road to invite people in. Interwoven with the ground-level retail, restaurants and entrances to the office and residential towers, the plaza is designed to reach right to the sidewalk to touch the city beyond and encourage engagement. With a “wow” water feature, performance green and places to simply sit and relax, the central plaza at The Union is truly the project’s signature feature.