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Plans revealed for 38-story mixed-use tower in downtown Dallas (renderings)



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Revised plans and new renderings have been revealed for the first phase of NewPark, an 18-acre mixed-use project in downtown Dallas, just south of City Hall.

Plans for phase one call for a single 38-story mixed-use tower with 240,000 square feet of office space, 245 hotel rooms, 268 apartments and ground floor retail. Multiple rooftop decks, a hotel pool and nearly 20,000 square feet of additional amenity space is also planned for the tower, being called One NewPark. The project is being led by Dallas-based Hoque Global and Omaha-based Lanoha Real Estate Company. The design team includes Merriman Anderson Architects, Pickard Chilton and Studio Outside Landscape Architects.





Hoque owns the parking lots where NewPark is being planned, and previously had other grand ideas for the area. Back when Amazon was considering Dallas for its HQ2, Hoque teamed up with KDC to release renderings of a massive mixed-use project in the area, also called NewPark. The master plan at the time included three to five million square feet of office space centered around a new city park.

The most recent plans submitted to Dallas's Urban Design Peer Review Panel show 10 new buildings proposed for the surrounding area, though specs were only released for the phase one tower.

The NewPark project was recently featured in the *Business Journal's* inaugural [Relocation Station article on downtown Dallas](#). Relocation Station is a new series which highlights where large corporate relocations could happen in each city, neighborhood or submarket within the Metroplex.

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