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Skyline to get lighted, floating cube

One Arts Plaza is testing LED panels on upper floors

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Work is finishing up on the new One Arts Plaza tower downtown, and one of the last things left to do is to turn on the lights.

Oh, the lights inside the Arts District building are already shining for the first tenants. It's the exterior light display that's pending.

Contractors have been testing a band of LED panels that surround the six-story cube that punctuates the building's upper floors.

The outside lighting on the newest addition to Dallas' skyline continues a tradition started almost a century ago when the first downtown buildings got exterior light treatments.

But unlike earlier light shows with incandescent or gas-vapor bulbs, the high-tech system they are experimenting with at One Arts Plaza can display a wide spectrum of colors.

"Since they are LED, if you want them to be blue or pink, they can be," said One Arts Plaza architect Lionel Morrison. "Our intention is for them to be white."

One Arts Plaza developer Lucy Billingsley said she's still waiting to see how her Dallas building looks with the new illumination.

"We are working on lighting the cube so that it floats high over downtown both from the Arts District and the central business district, but also for those who are coming all the way down Central Expressway," Ms. Billingsley said.

"I hope it will be a wonderful addition to the skyline."

New industrial park

Dallas-based developer Champion Partners said Thursday that it will build an industrial park in Grand Prairie.

The 79-acre Logistics Crossing project will be developed in partnership with real estate investor Walter Floyd.

The site is just east of Great Southwest Parkway and north of Interstate 20.

Champion Partners said it plans to develop two rail-served warehouses with a total of 1.3 million square feet.

The developers have also purchased an existing 330,000-square-foot warehouse at 2401 West Marshall Drive next door to the new business park.

That building is being renovated.

Magnolia Lodging plans

A Dallas hotel developer has tied up sites for three more projects.

Magnolia Lodging LLC is building a Homewood Suites in Frisco and a Hilton Garden in Richardson.

The company has purchased an almost 4-acre site adjacent to Vista Ridge Mall in Lewisville, where it will build a TownPlace Suites by Marriott Hotel.

In Allen, the developer has bought about 3 acres near Presbyterian Hospital for a Homewood Suites.

And the hotel company has purchased 4.4 acres at Jupiter Road and State Highway 190 for a Hampton Inn & Suites project.

Arlie Taylor of Beaird Commercial Realty negotiated all of the land purchases.

Las Colinas changes

Irving's big Las Colinas project will soon be getting more residential and retail development.

That's because the Las Colinas Association has approved a plan to ease development restrictions on more than 200 acres.

Old deed restrictions had limited construction on some properties to office and commercial buildings.

With the changes approved by property owners in the project, more residential, retail and entertainment projects will be allowed.

Rockwall leasing

Weitzman Group has been hired to lease a new mixed-use project in Rockwall.

Rockwall Commons is being built by T.F. Stone Cos. on the east side of Ridge Road and north of Interstate 30. The development includes 30,000 square feet of office space, 14,000 square feet of retail and 202 residential units. It will open this summer.

The development has views of Lake Ray Hubbard and extras including an amphitheater, a jogging track and water features. Humphreys & Partners Architects designed the complex.

Farmers Branch center

Developers have broken ground on an industrial project in Farmers Branch.

Focus Service Group and Dallas real estate investor and developer T. Weldon Davis are building Valwood Service Center II, an 83,700-square-foot, speculative office and industrial building at 13859 Diplomat Drive.

Financing for the project – which will open in September – was provided by American Bank of Texas.