

Commercial Real Estate

New timeline, specs revealed for high-rises on KERA site in Uptown Dallas

State filings indicate construction could start this summer



Image: Kaizen Development Partners

A rendering of Kaizen Development's proposed office tower and hotel/condo tower on the KERA site.
KAIZEN DEVELOPMENT PARTNERS



By [Noor Adatia](#) – Staff Writer, Dallas Business Journal
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New state filings suggest construction could begin this summer on two Uptown Dallas high-rises slated to have office space, condos and a hotel.

The proposed Chalk Hill Towers represent a partnership between public radio station KERA, Kaizen Development Partners LLC and HN Capital Partners. [The project was first announced in fall 2023](#), when Kaizen bought about 2.4 acres of the KERA campus between North Harwood Street and Harry Hines Boulevard. Dallas-based HN Capital joined the project last year, [the Dallas Morning News reported](#).

A Jan. 7 filing with the Texas Department of Licensing and Regulation provided new details of the project as well as an updated timeline. Information found in TDLR filings is often preliminary and subject to change, but it can provide an early look into construction plans.

The [TDLR document](#) indicates a construction start date in June 2025, with delivery expected in early 2028. The price tag for both towers was given as \$370 million.

Kaizen and HN Capital did not immediately respond to questions about the development. But construction plans advancing on a project of this magnitude would be big news.

The design firm listed for the project in the TDLR filing is Dallas-based BOKA Powell, which is the architect behind Granite Park VII in Plano and the Perot family offices in the Turtle Creek neighborhood, among other high-profile projects.

The TDLR filing indicates Chalk Hill Towers is expected to have an eight-level podium garage, with three levels below ground and five above. On top of that would be a 16-story office tower spanning 420,000 square feet and a 22-story condo and hotel tower spanning 470,000 square feet. In total, the project is expected to be around 1.4 million square feet.

Kaizen originally proposed an office tower and a purely residential tower on the KERA site. But the latter was [reimagined as a hotel and condo building](#), Dallas Business Journal first reported in April. At the time, Kaizen CEO Derrick Evers said the firm aimed to begin construction in the first quarter of 2025.

The hotel is slated to have about 200 rooms, according to public documents submitted to the Oak Lawn Committee in March 2024. A hotel flag has not been announced.

These new towers would be another clear indication of developer bullishness in Uptown, which has become a desirable market because of its high concentration of blue-chip companies and walkable amenities. Kaizen was also responsible for the 25-story [Link at Uptown](#) office tower on Olive Street.

Plus, the towers would border the buzzing Harwood District, which has another office building in the works. Harwood International Inc. said [it plans to break ground on the 23-story Harwood No. 15 in early 2025](#).

HN Capital Partners is also [working with New York-based McCourt Partners on Hi Line Square](#), a mixed-use development planned to include a 30-story residential tower and a 17-story office tower in the the Dallas Design District.