



Uptown Building Boom at the Crescent Complex

VCP 1976

Rosewood Court

Cedar Springs and Pearl Street

Dallas, Texas

History: The Crescent complex at Cedar Springs and Pearl Street is a redevelopment project over 25 years in the making. The site is ideally located between downtown and high-end residential areas to the north. Development of this site helped kick off the Uptown building boom in Dallas and set the tone for the entire district.



Residences and industrial buildings occupied the site from 1905 till 2003. The residences were removed prior to 1970, while various industrial businesses, such as historical auto repair & service operations, were present until the 1980s. Most recently, an office building occupied the site from 1980 until 2003, when it was removed from the site in preparation for remediation and redevelopment.

Investigation: Areas of soil contaminated with high concentrations of petroleum hydrocarbons, lead, and volatile organic compounds were discovered due to historical operations. One of the biggest hurdles for the investigation and cleanup was coordination with the general contractor of the Rosewood Court project. The construction schedule was compressed for the project, and remediation had to be closely monitored for completion within projected timeframes.

Remediation: Contaminated soils were excavated and properly disposed of. Confirmation sampling of remaining soils and groundwater monitoring were worked into the construction schedule to comply with TCEQ standards. Where soil removal was not feasible, an institutional control was used to achieve cleanup.

Redevelopment: The Uptown Committee and the Rosewood Property Company were involved in planning and development approvals. The Rosewood Court office building was completed in July 2008. The newly developed site consists of a 405,000 square foot office building, 12,000 square foot of upscale retail space, and a parking garage.



With the completion of Rosewood Court, twenty companies occupy the premises, creating an estimated 900 jobs. Pedestrian friendly retail amenities and property values within the Uptown neighborhood have been significantly increased due to redevelopment.

Photos courtesy of Steve Meloncon with Meloncon Consulting, LLC