

david williamson **architect**



david williamson architect

As an architect and designer, David is focused on creative endeavors that promote a truly sustainable future by considering work through a lens of systemic regeneration. Shifting from a focus on parts, to wholes and attempting to show the way toward a future that fully integrates human endeavors within our constantly evolving ecosystem. Engaging systemic change in a way that focuses on developing a deeper understanding of the larger whole and the potential to increase the vitality and viability of all.

The following is a collection of some of David's recent large scale architectural work. For each project presented, David served as the primary design principal and studio leader.



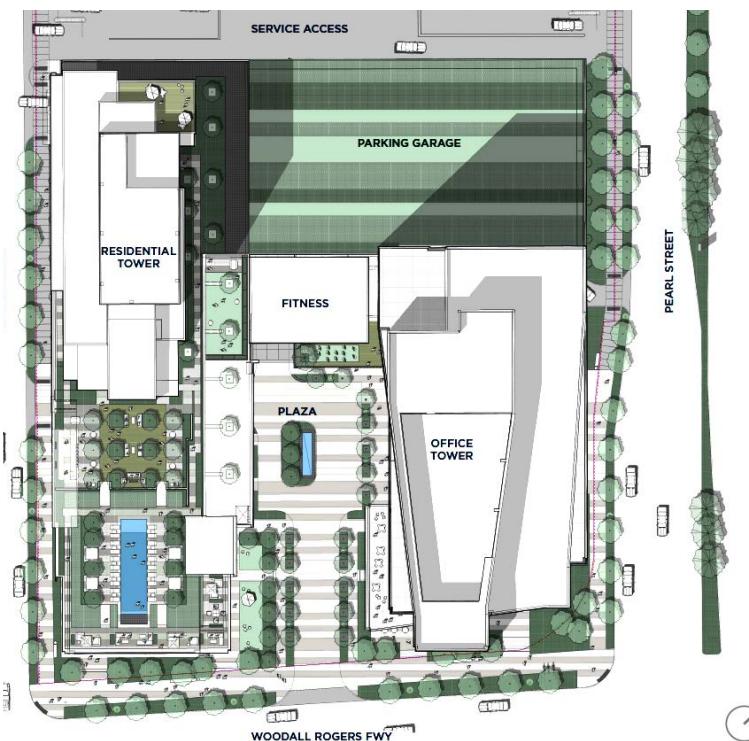
park district

trammell crow company
dallas, texas

In the early stages of the project, the design team challenged the client to consider pursuing zoning changes that would enable a higher density mixed use project rather than the client's initial vision of a single-use office building and adjacent nine-level garage. Robust community engagement allowed for rezoning to achieve higher density and mixed-uses. Economically, the added density enabled relocating most parking below grade. The office building then could be rotated perpendicular to the park, making room for a residential tower, retail space and a central plaza engaging the park.

The project incorporates a 19-story Class A office tower, a separate luxury residential tower, ground-floor retail, extensive below-grade parking and a plaza. Office and residential tenants share a state-of-the-art fitness facility. The Residences tower accommodates 255 high-end residential units and 13,000 square feet of retail space fronting popular Klyde Warren Park. Low reflectivity glass facing the park reduces reflected glare, avoiding potentially undesirable contributions to a warmer microclimate within the park.

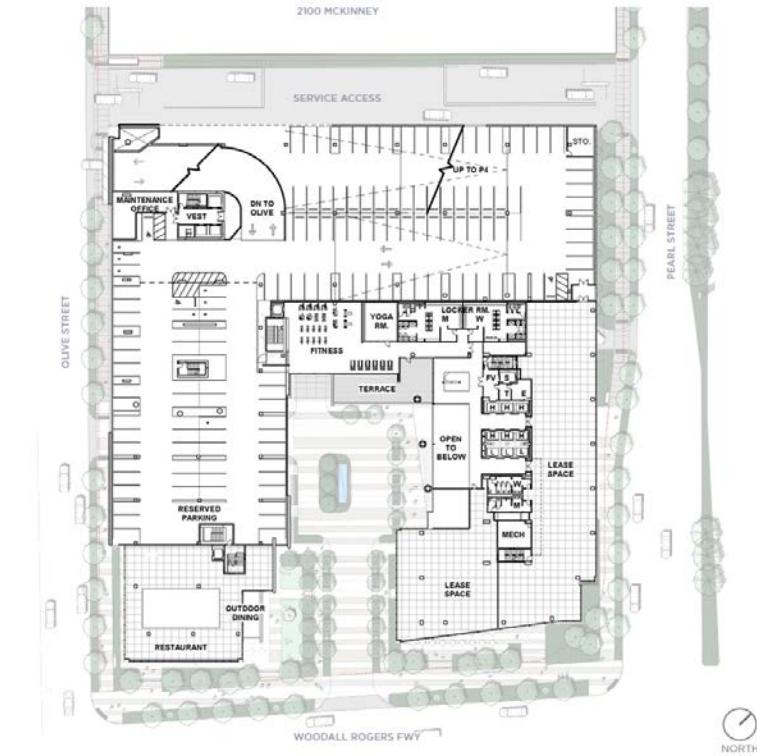
The economic impact of the increased density achieved through the engagement with the community and city of Dallas, exceeds \$100 million. In recent economic cycles, pre-leased lead tenant of PwC and residential have had the highest lease rates in Dallas. Park District also reached 100% building occupancy in its first year of operation. The office building and the residential tower achieved LEED Gold and LEED Silver certification, respectively.



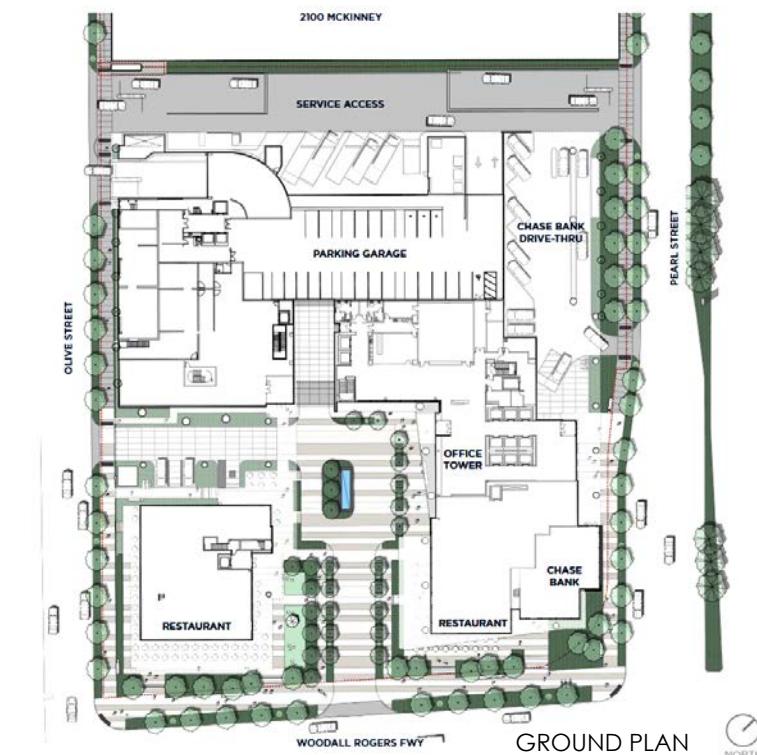


park district

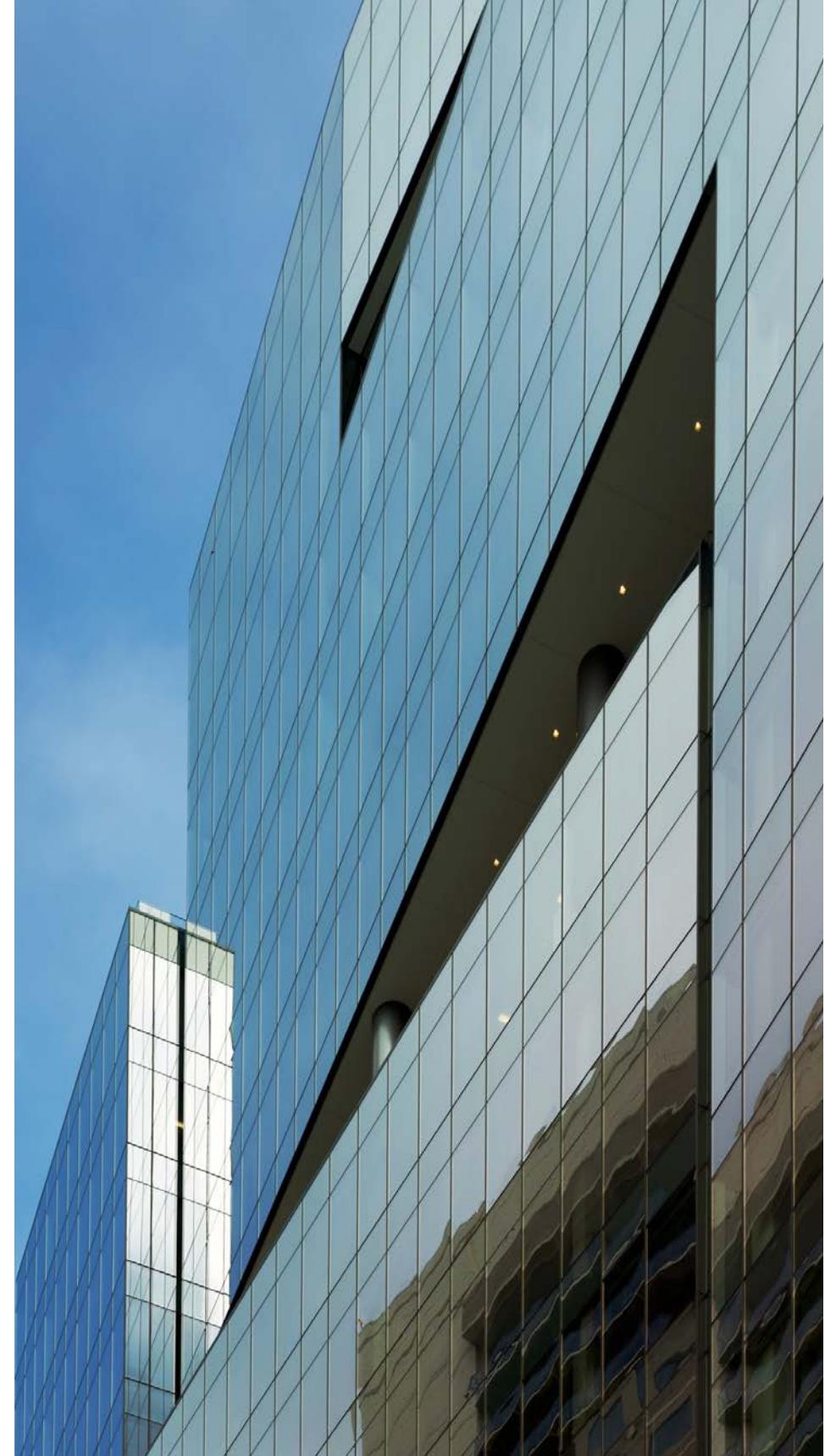
rammell crow company
dallas, texas

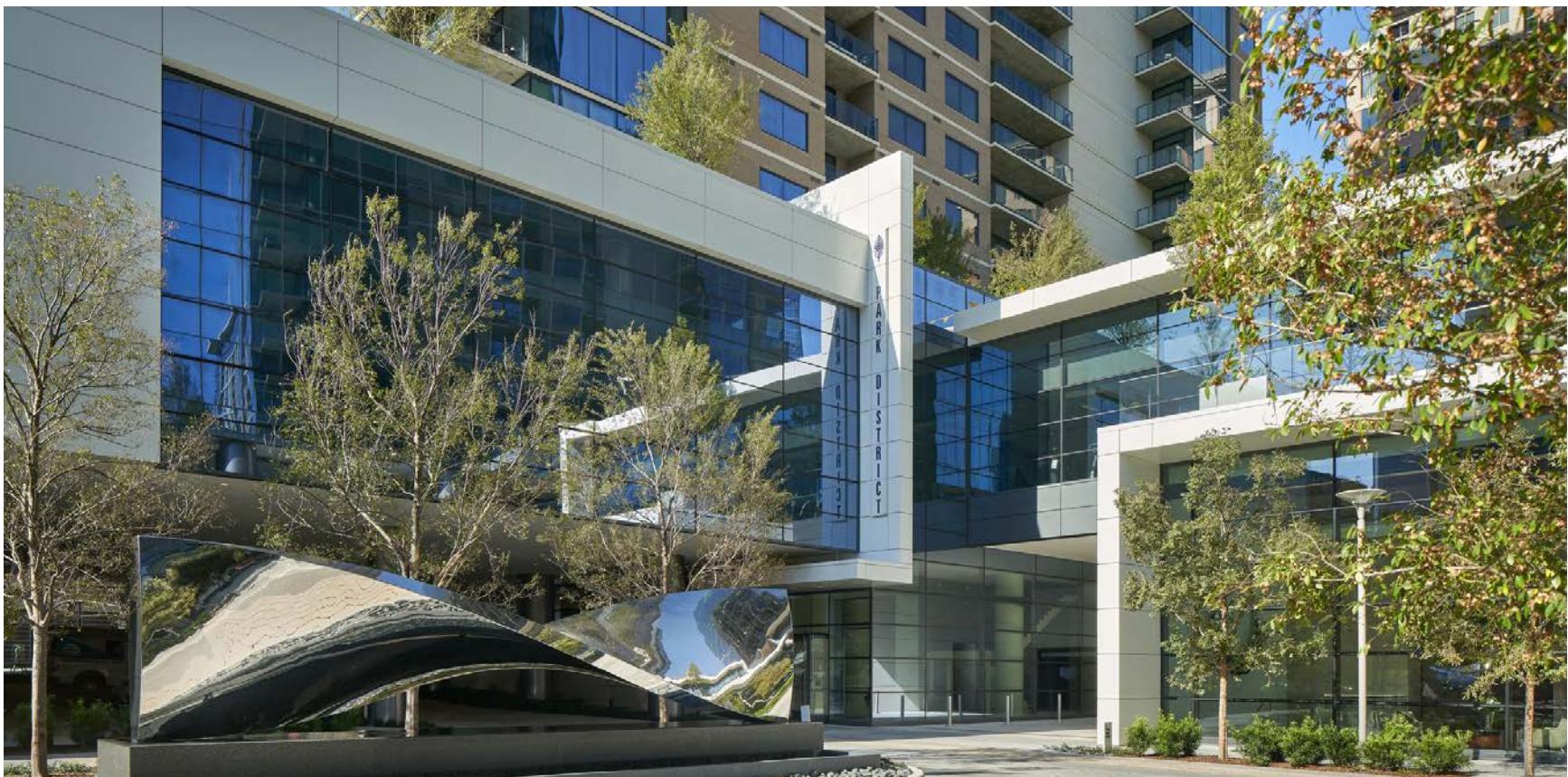
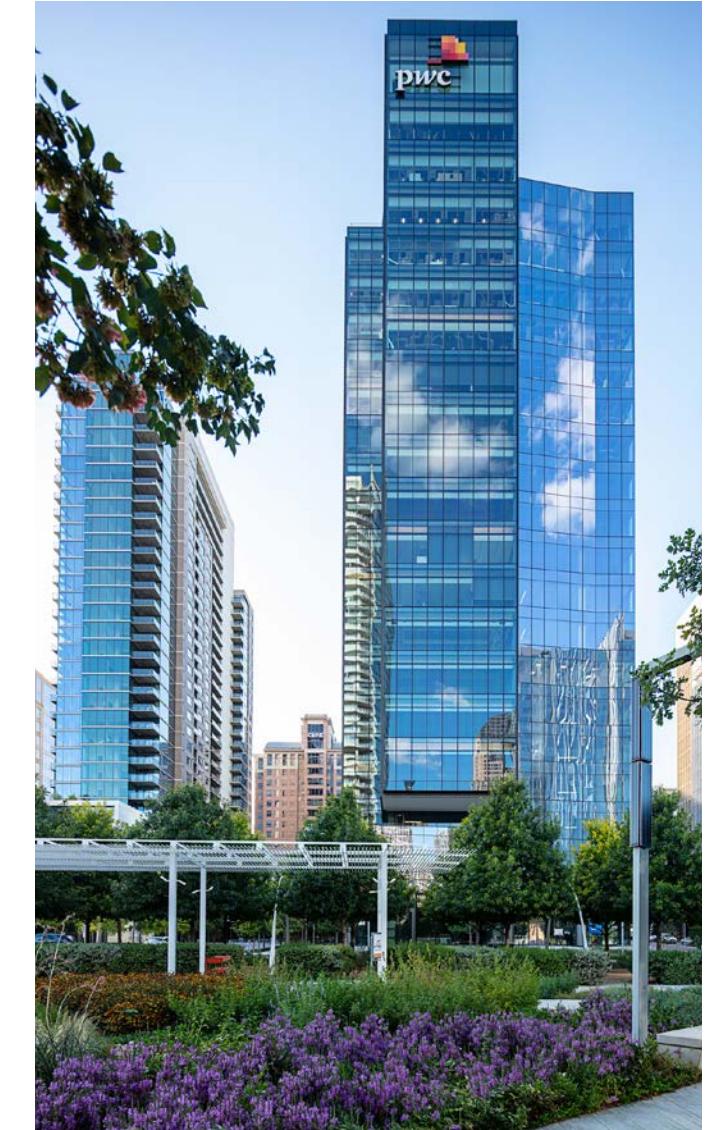


LEVEL 2 PLAN



GROUND PLAN

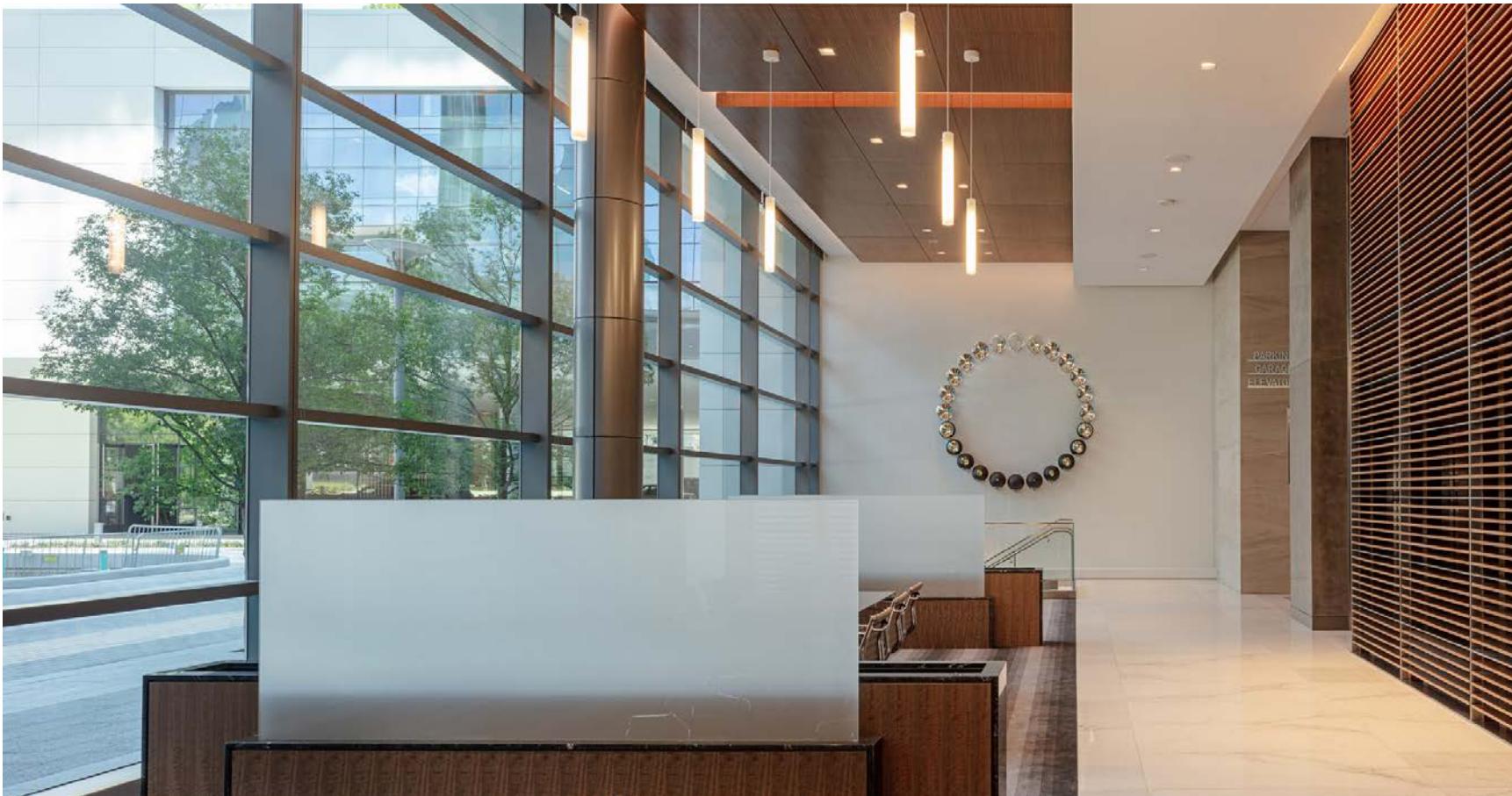


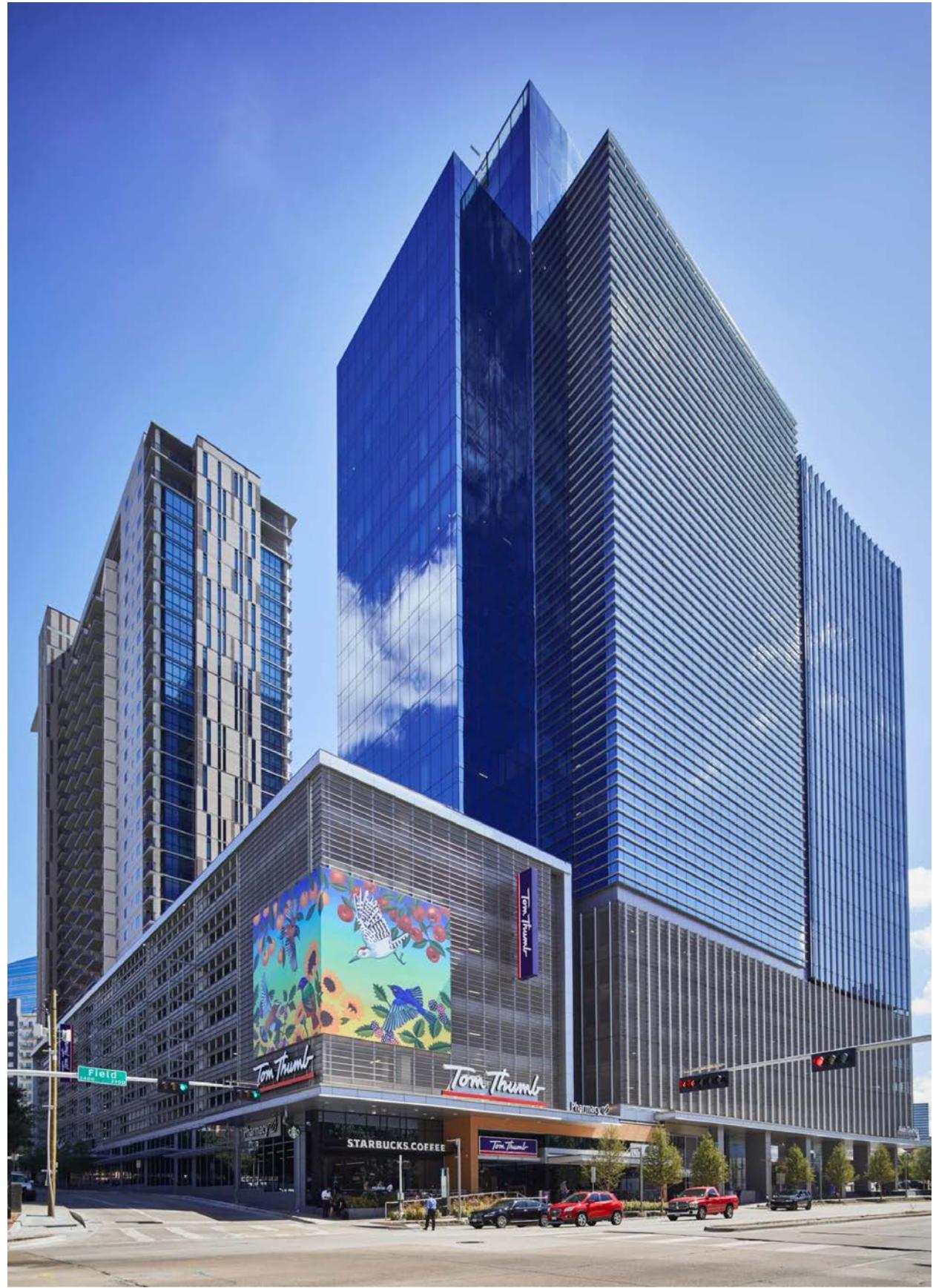


park district



park district

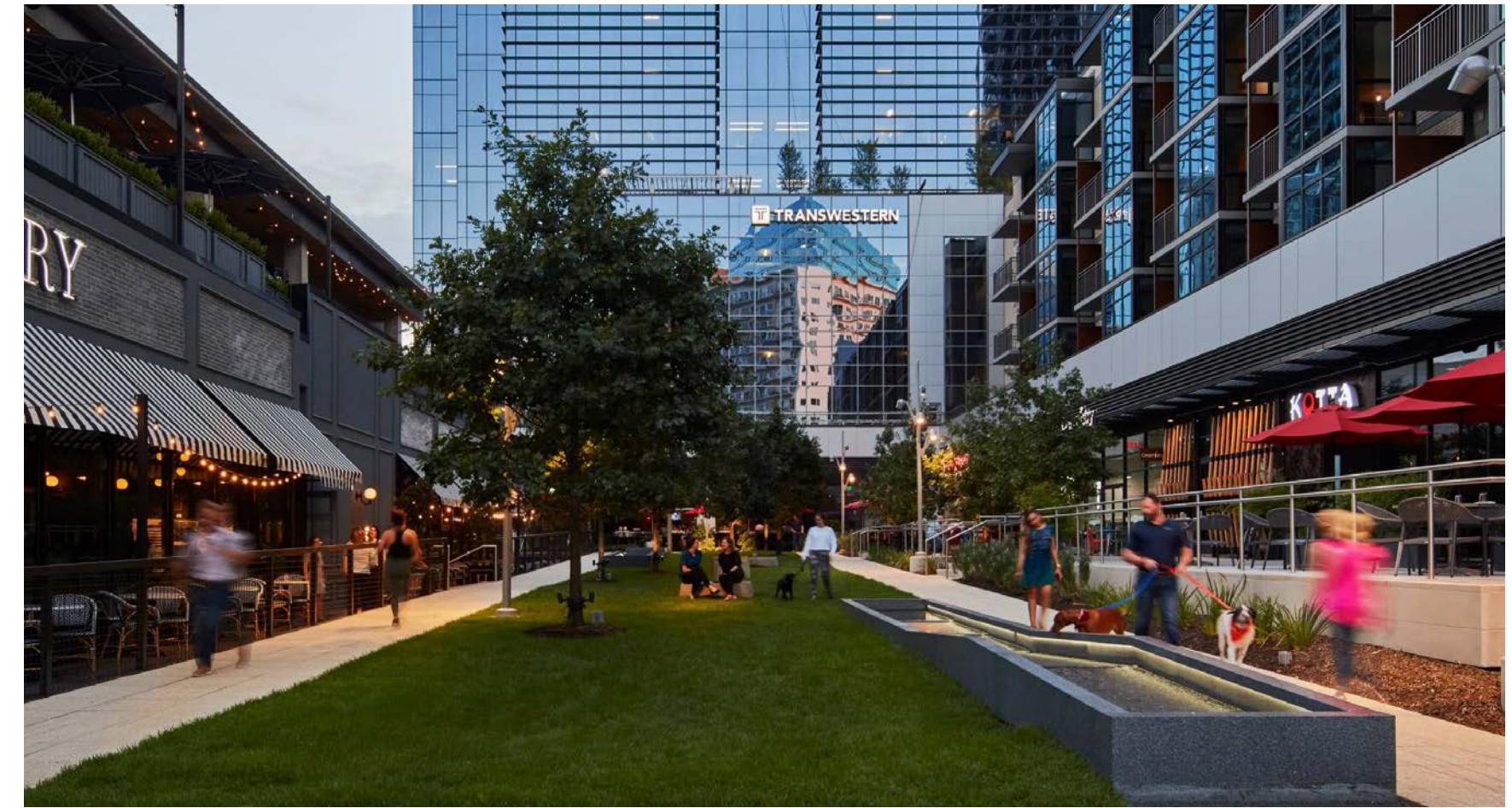
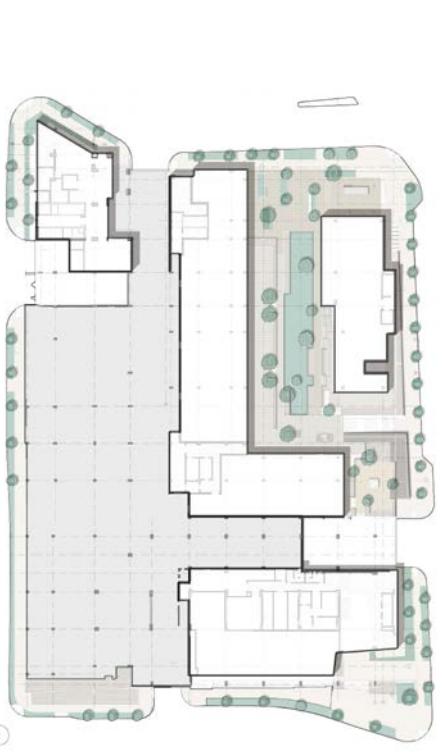




the union

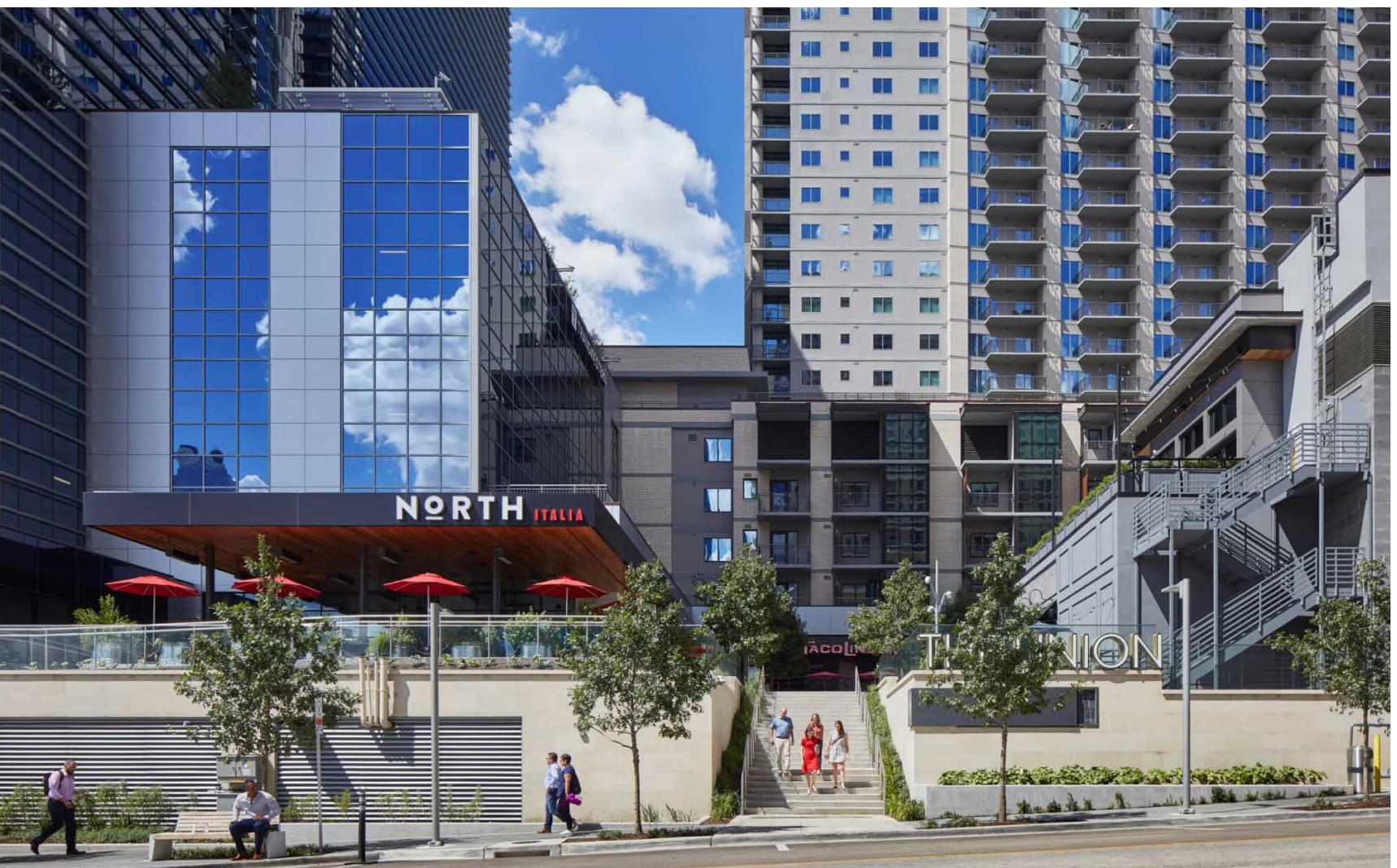
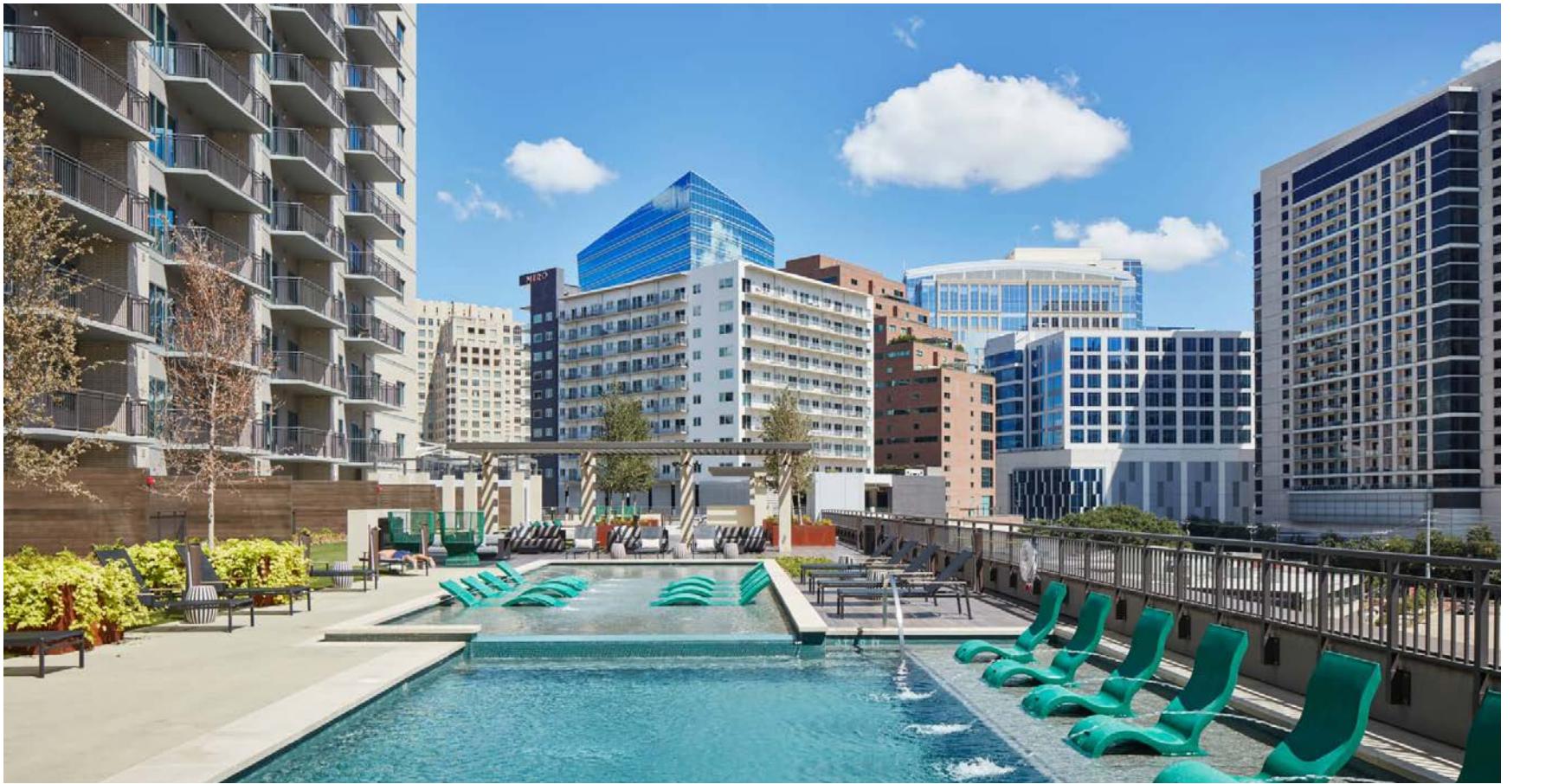
red development
dallas, texas

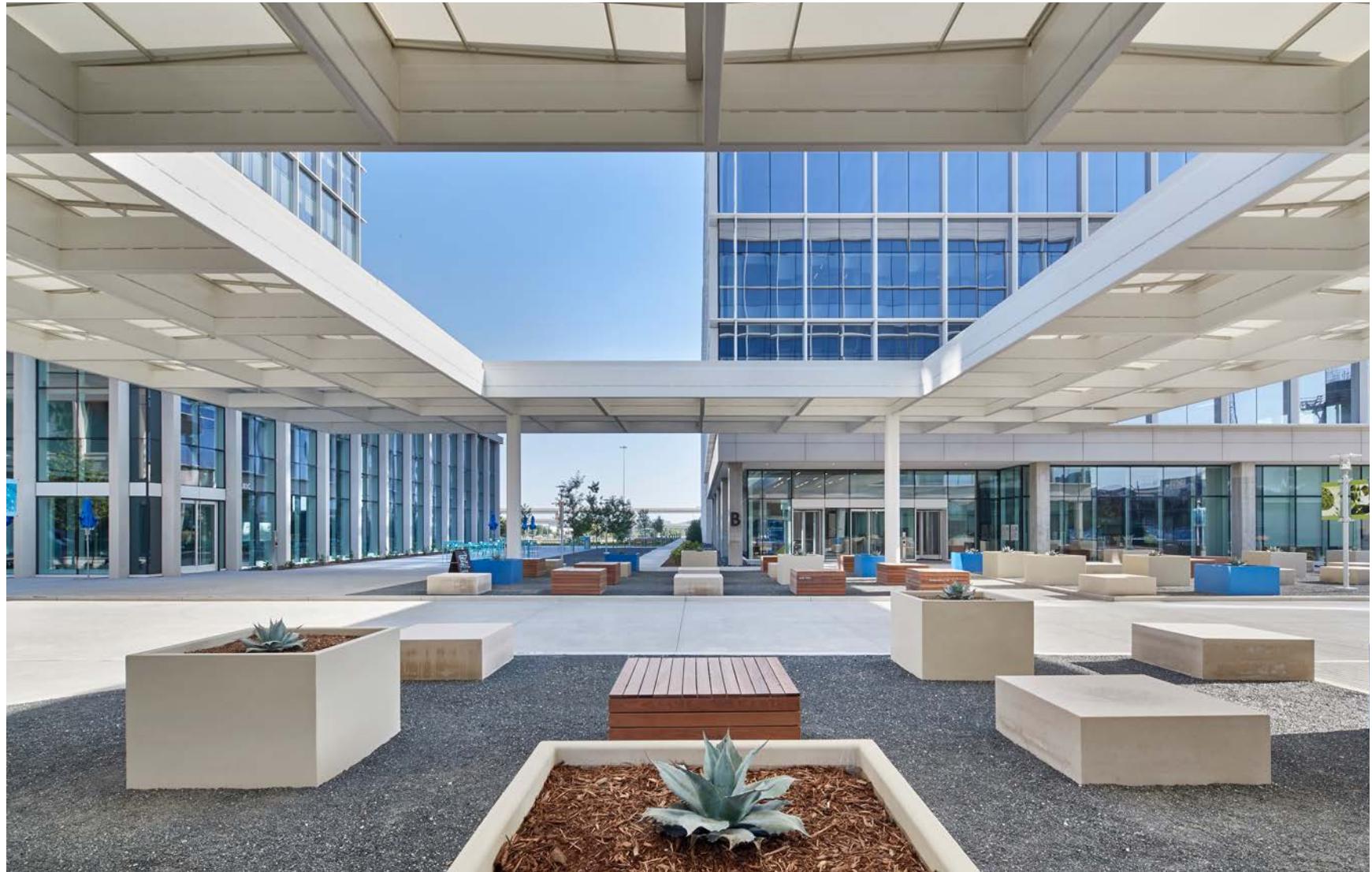
A dense mixed-use development in downtown Dallas incorporating street level retail, office, residential and office building as well as a full-size grocery store and a central public plaza. The design of the office and residential towers create a variety of choices for tenants. Both buildings have taller "liner" units on the bottom levels that overlook the plaza and line up with parking decks on the other side. Apartment residents in these units can drive up the garage and park by their front doors. A conference center in the glass office tower connects to an expansive green deck in the apartment building that features a resort-style swimming pool, cabanas and sweeping views of the city. The first level of the development is all retail, providing popular amenities and additional revenue-generating opportunities for the client. The Union is a neighborhood all on its own, where apartment residents and corporate professionals can walk a few steps to buy groceries, host a large meeting or sit down for a meal with friends or clients in a patio with electric views of Uptown. Tenants can pick up prescriptions at the pharmacy, grab ice cream at the plaza or unwind in the pool on the amenity deck. The office and retail components are certified LEED silver. LEED certification of the residential component is pending.





the union
red development
dallas, texas

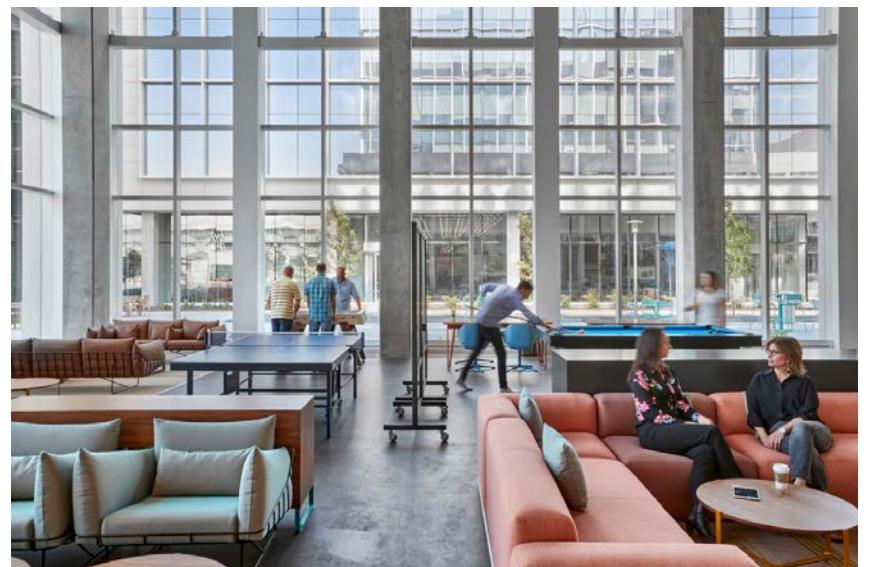
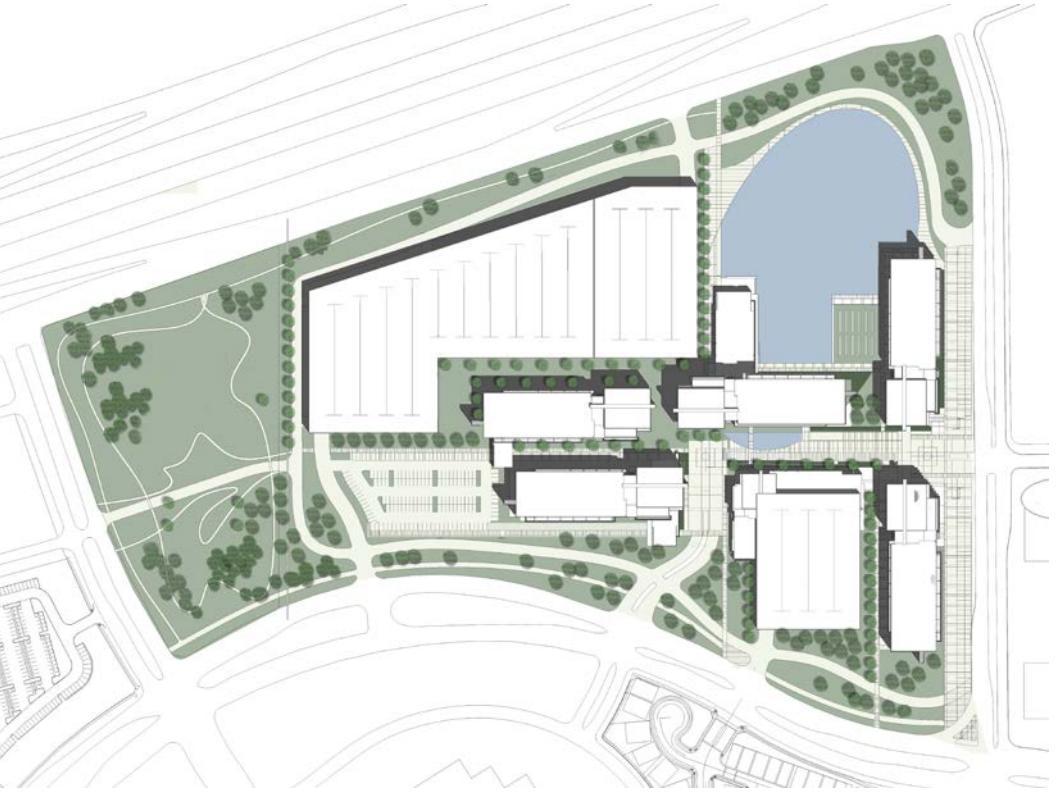




regional headquarters

jpmorgan chase
plano, texas

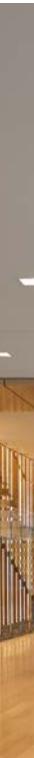
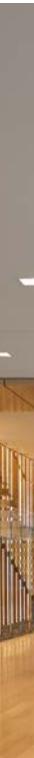
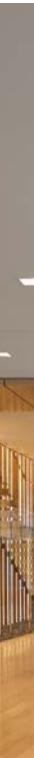
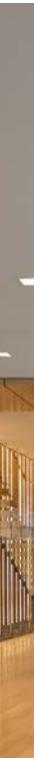
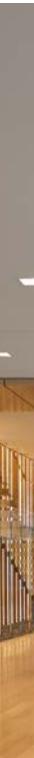
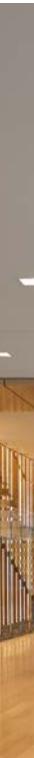
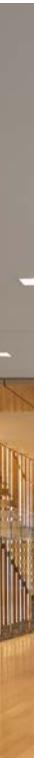
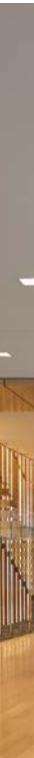
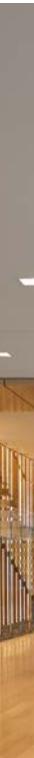
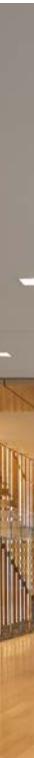
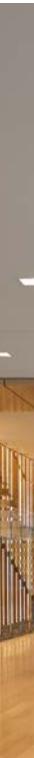
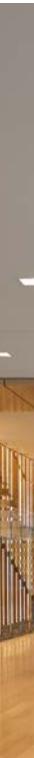
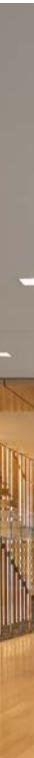
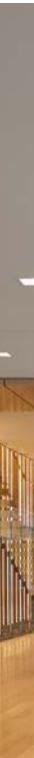
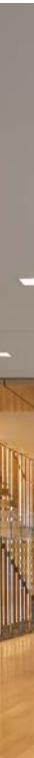
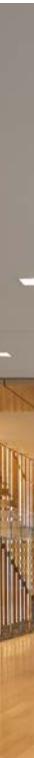
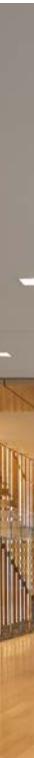
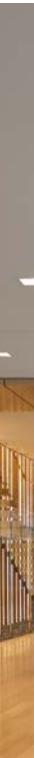
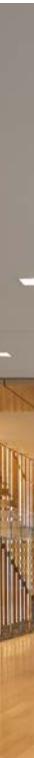
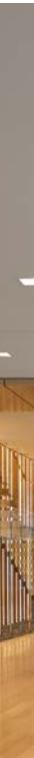
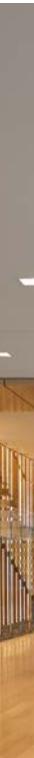
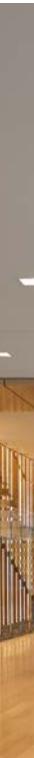
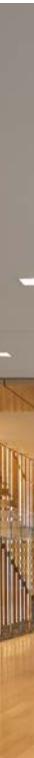
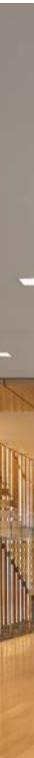
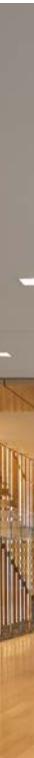
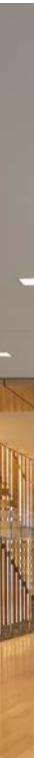
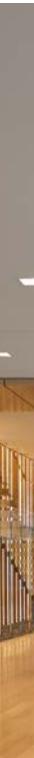
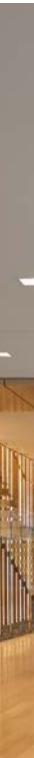
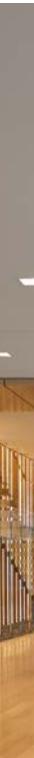
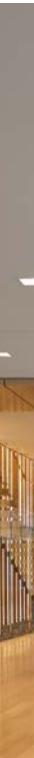
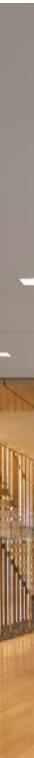
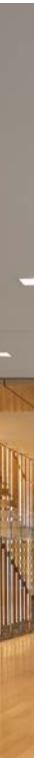
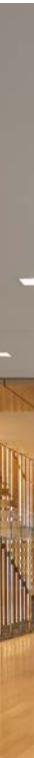
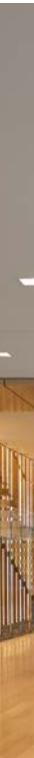
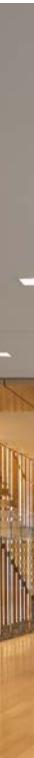
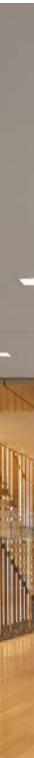
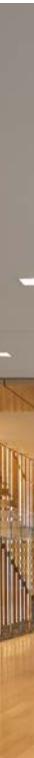
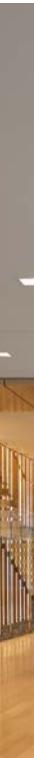
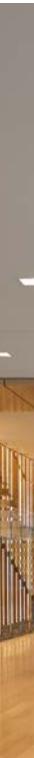
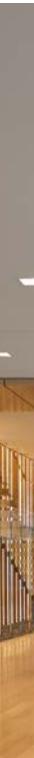
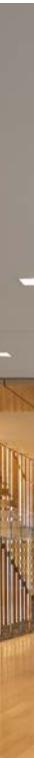
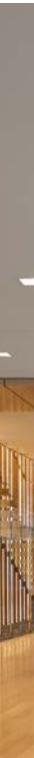
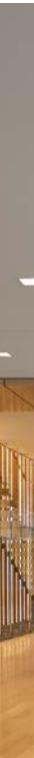
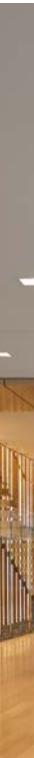
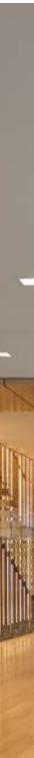
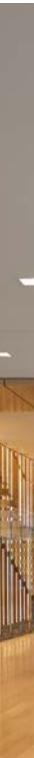
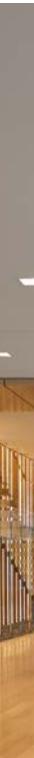
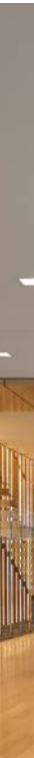
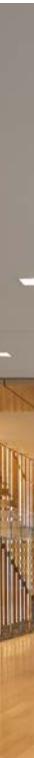
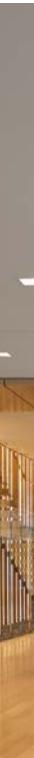
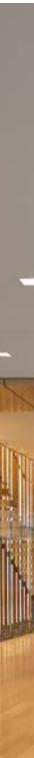
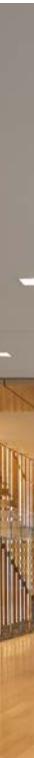
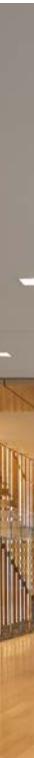
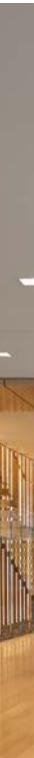
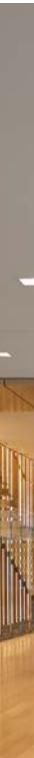
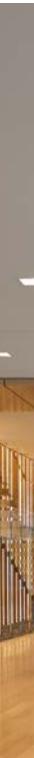
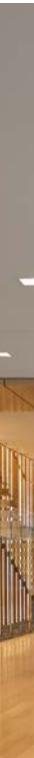
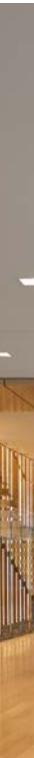
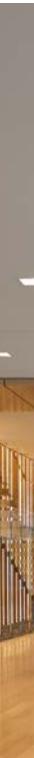
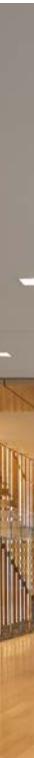
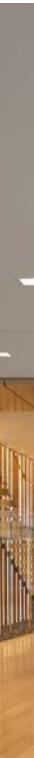
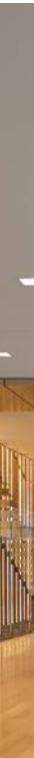
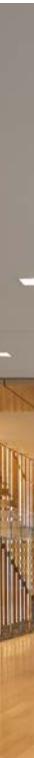
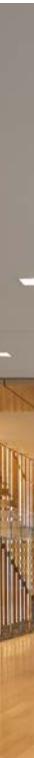
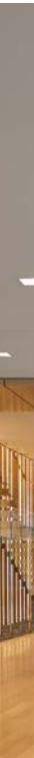
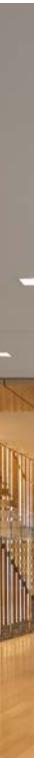
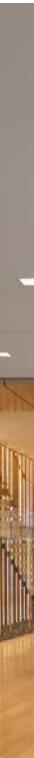
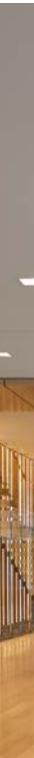
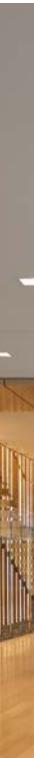
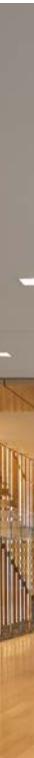
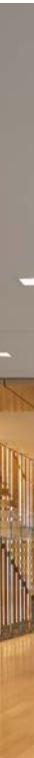
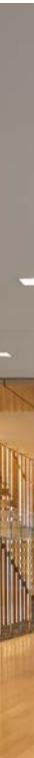
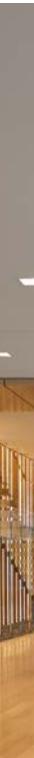
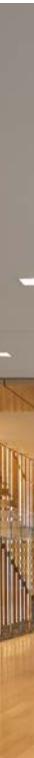
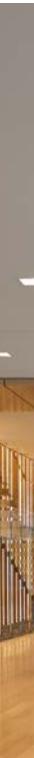
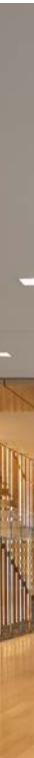
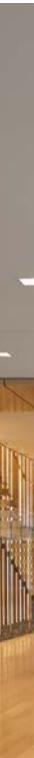
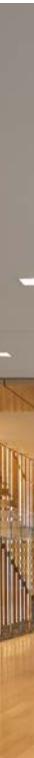
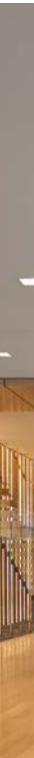
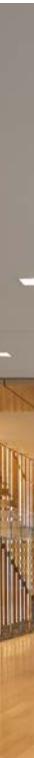
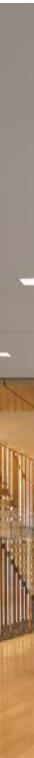
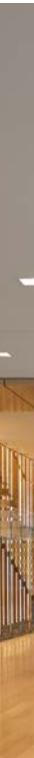
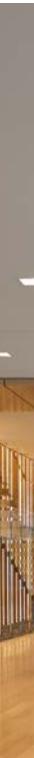
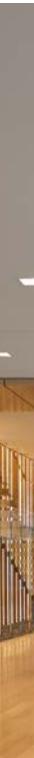
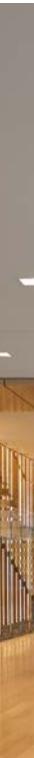
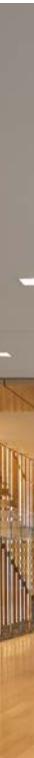
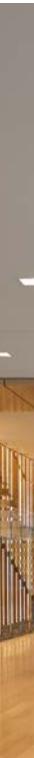
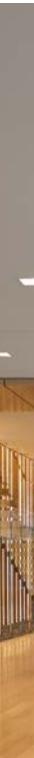
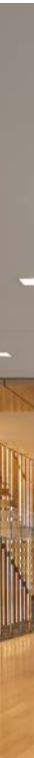
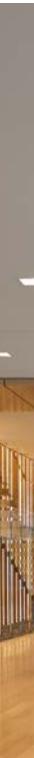
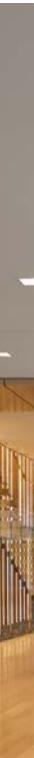
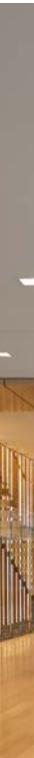
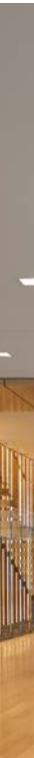
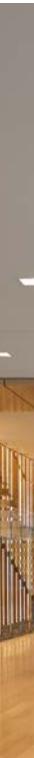
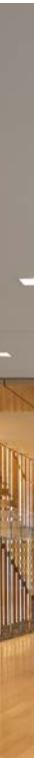
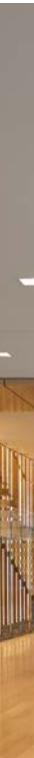
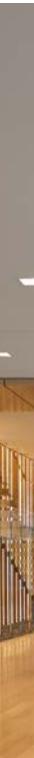
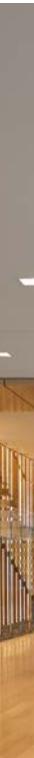
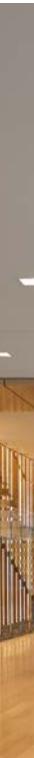
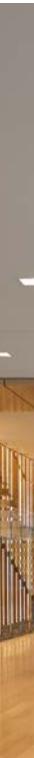
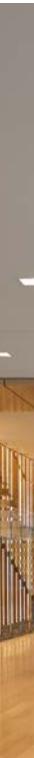
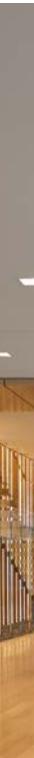
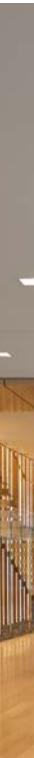
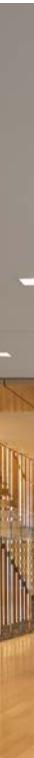
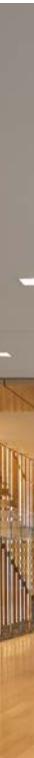
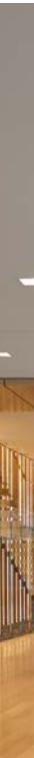
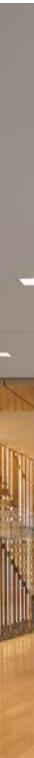
The regional headquarters is planned a multi-phase, 50-acre campus. This initial phase incorporates three very large footprint (a JPMC standard) office buildings built to accommodate 6,000 employees. The campus features contemporary amenities including a wellness center, a child care center, multiple art installations, a cafeteria, a Starbucks, and public plazas between buildings. The campus is certified LEED Gold.



3201 North Dallas Parkway

hall group
frisco, texas

This Class A 12-story office tower occupied shares a site with an 8-story office building of identical (mirrored) footprint. The design challenge involved maintaining visual continuity with the existing and symmetrically opposed building while incorporating an additional 4 levels in overall building height. The building is certified LEED Gold.

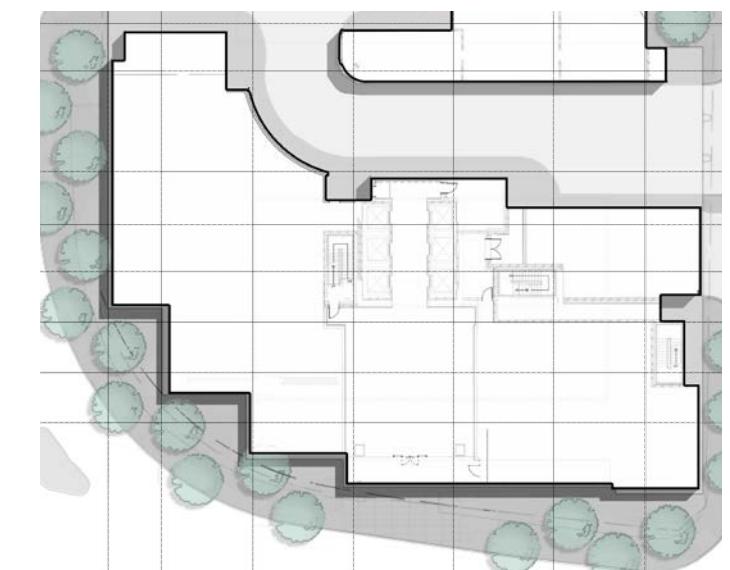
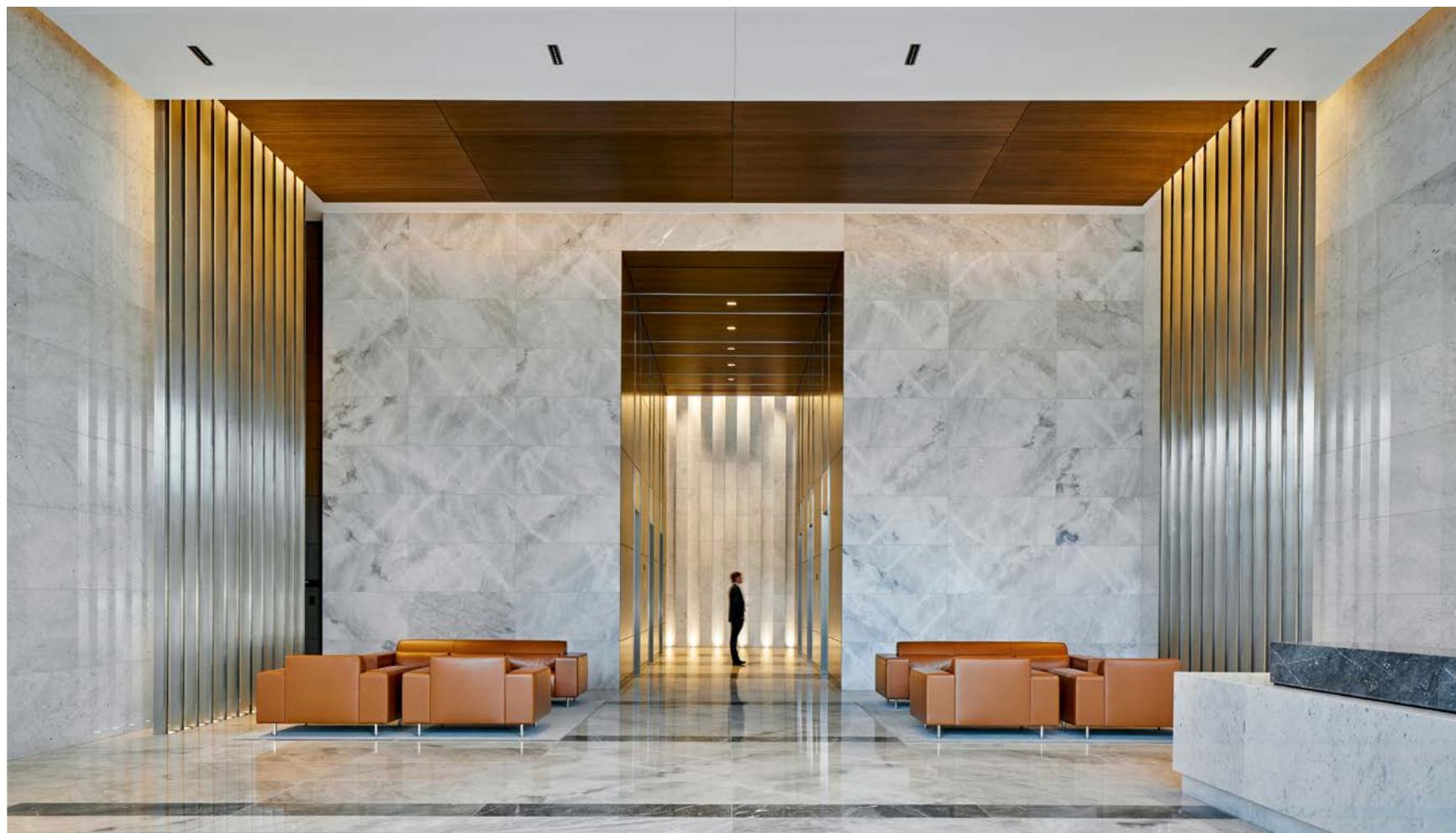




1900 pearl

lincoln property company
dallas, texas

The primary design challenge involved incorporating 260,000 square foot of Class A office space, with a typical floor plate of approximately 22,500 square feet and on-site parking at a 3/1,000 ratio, all on a site that is less than 25,000 square feet total. The solution incorporates multiple levels of parking between the ground level and the first office floor. The program amenity requirements of fitness, tenant lounge and conference facilities, occupy the first office level above parking so that retail space could be incorporated at street level. Within a year of completion, the building sold for a record \$700 per square foot, believed to be the most ever paid per square foot for an office building in the state of Texas. The building is Energy Star Certified.

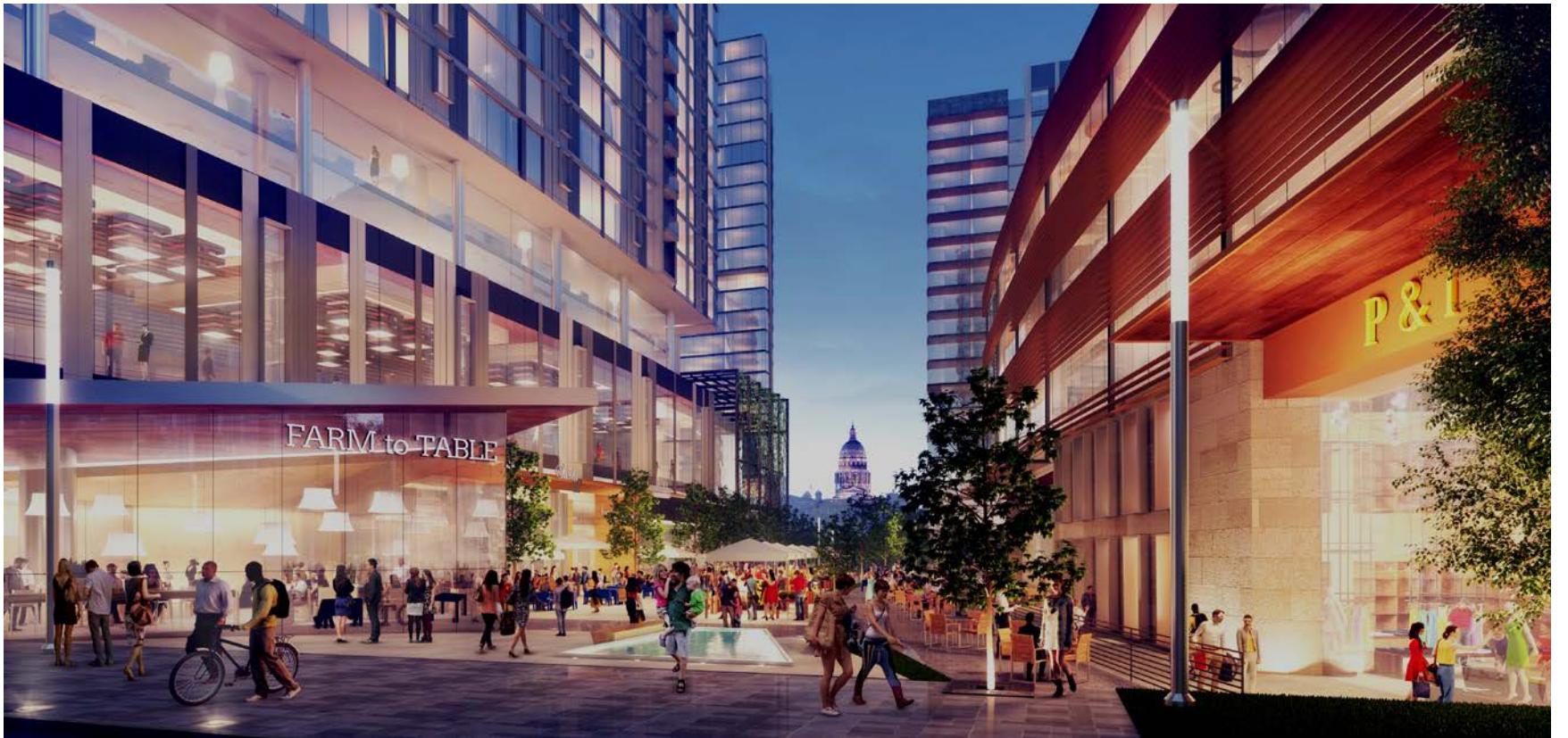


brackenridge mixed use redevelopment masterplan

wexfor science + technology
austin, texas

This project is winning entry in a competition for a masterplan to redevelop a 14.5-acre district in downtown Austin Texas. Our multi-phase proposal incorporated 2.5 million square feet of total building area with a mix of uses. The range of uses in the proposal include office, medical office, research labs, residential, retail and hotel. The entire development is organized around a central pedestrian plaza that widens toward the west establishing a strong connection between the public realm of development and the adjacent Waterloo park.





brackenridge mixed use redevelopment

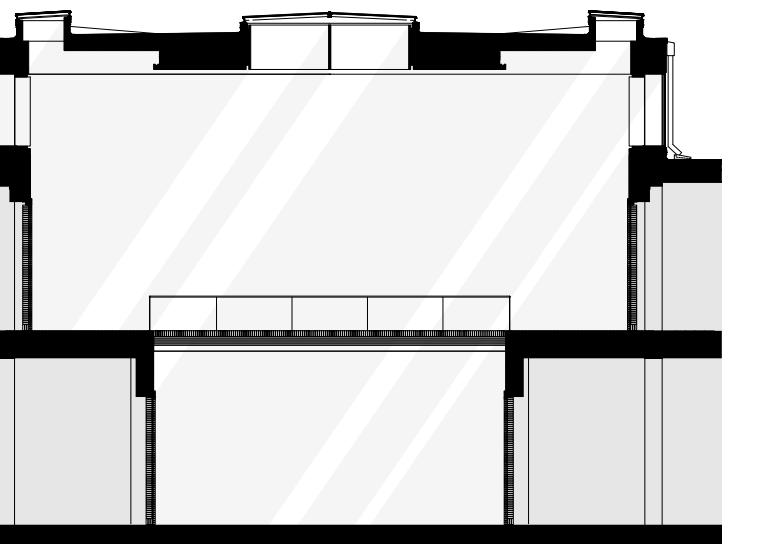




northpark center

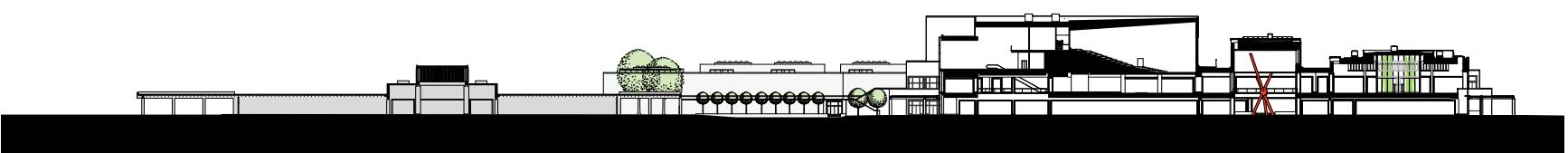
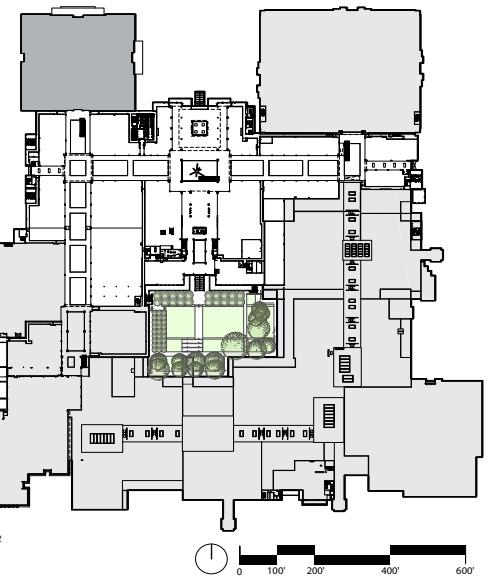
This project is a one million square foot expansion of Dallas' first regional shopping center. The renowned center was conceived over fifty years ago as a sequence of spaces for commerce and art. The expansion seeks to extend the existing language to a new, larger scale. The original palette - white brick walls, dark concrete floors, concrete ceilings, and natural light - is continued and refined.

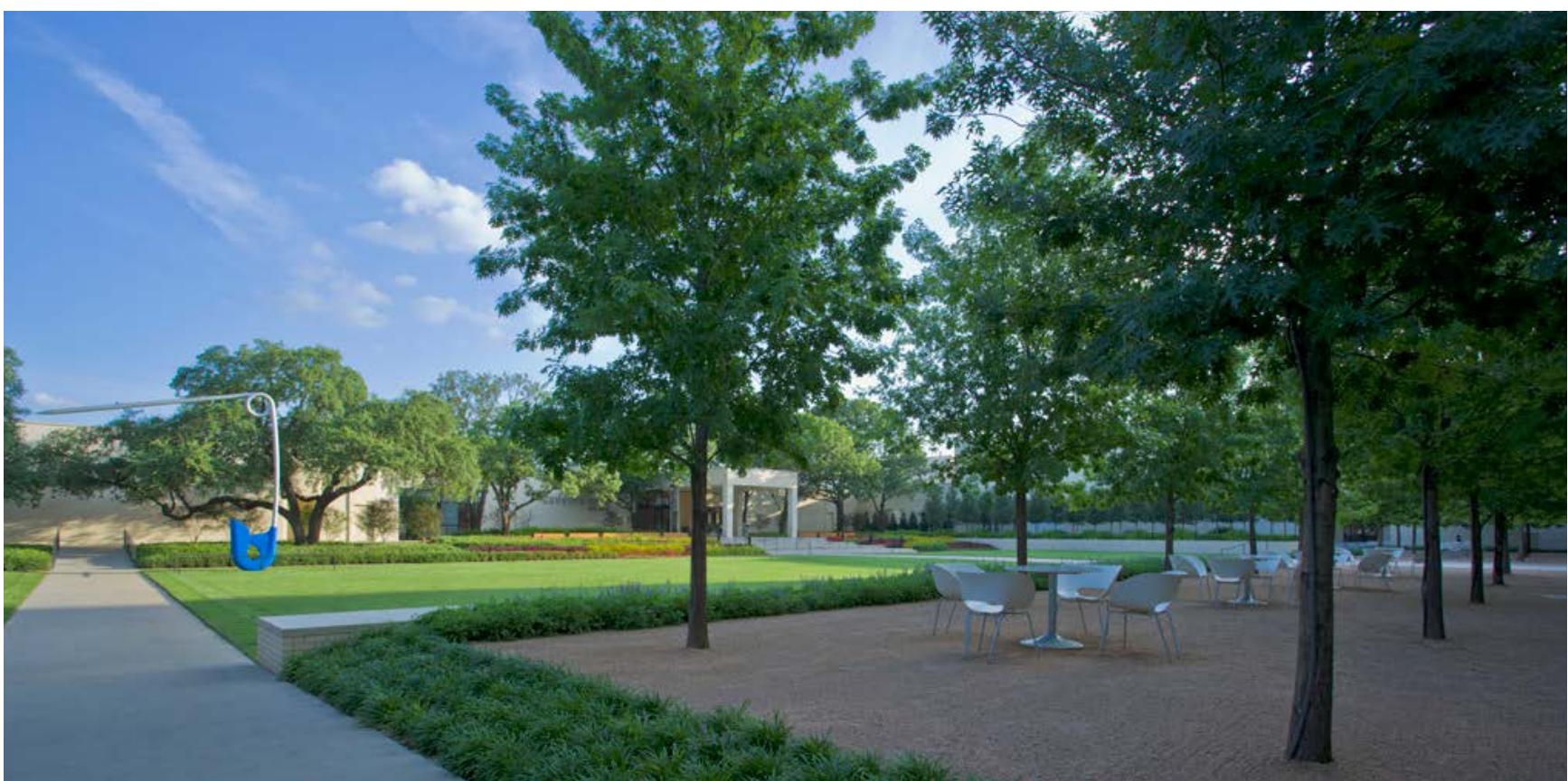
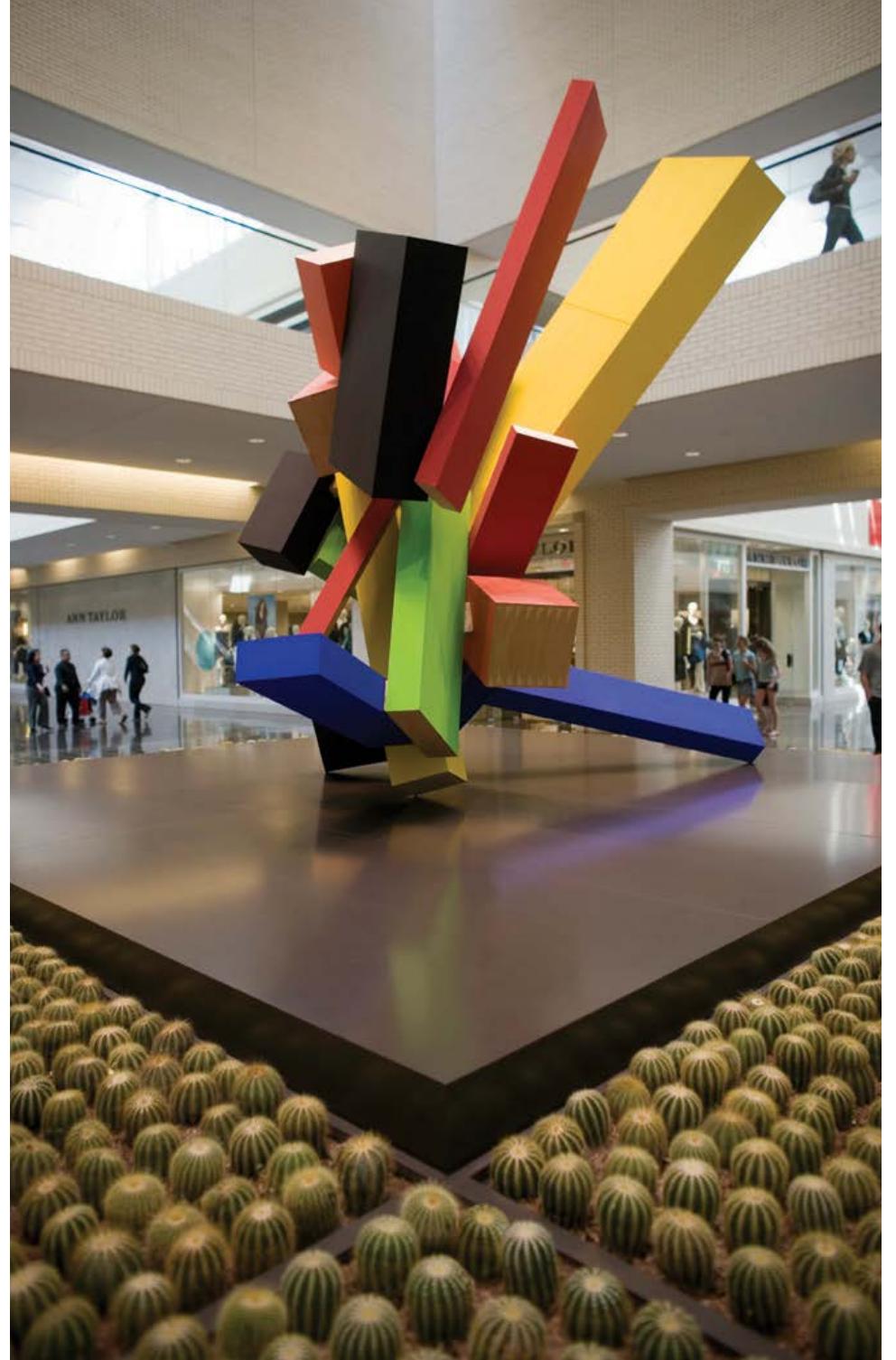
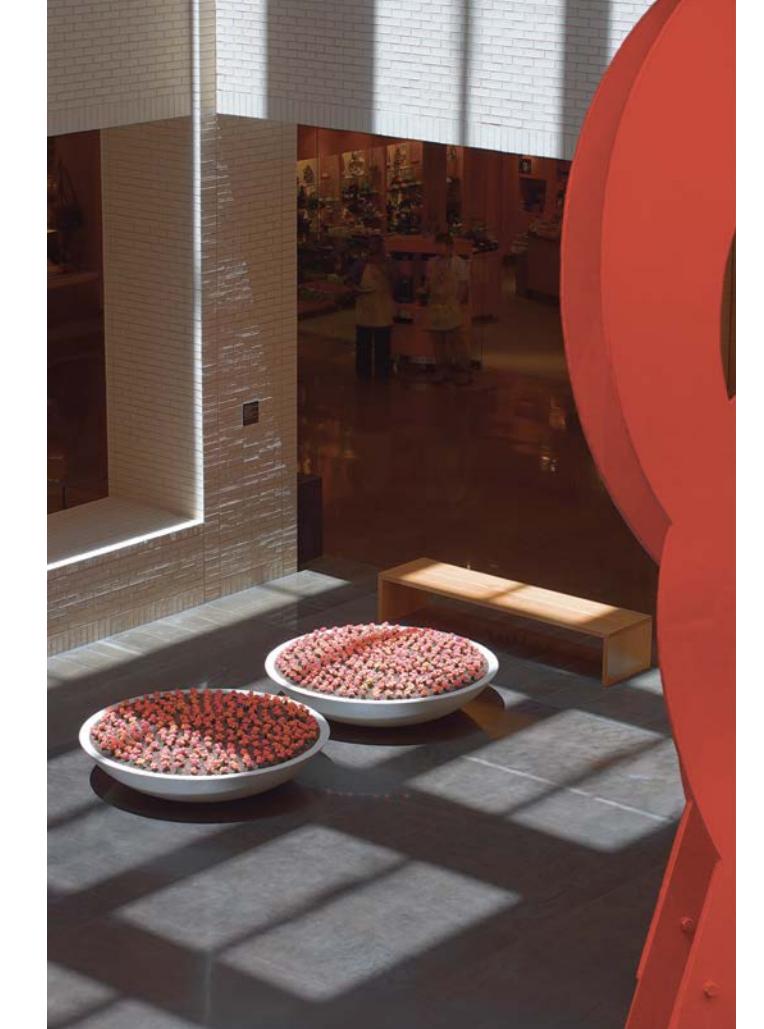
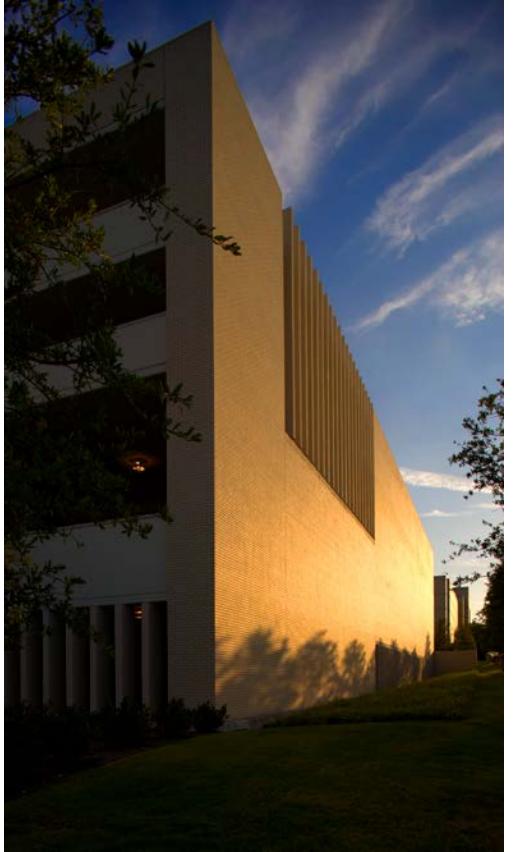
Natural light is admitted to interior space through baffled clerestories and skylights in a ceiling plane defined by expressed concrete structure. The original 'L' plan has become a square, creating new 'art courts' and encircling a one-acre garden at its center. The expansion of NorthPark creates a light-filled public realm for community, commerce, and art.



northpark center

northpark management company
dallas, texas





northpark center