

# ARLINGTON T.C.

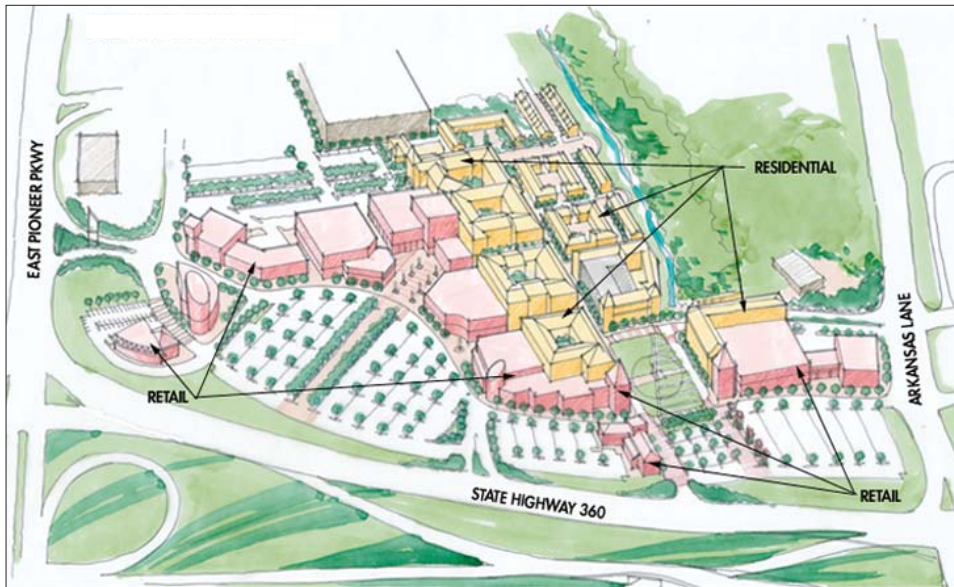
## Arlington, Texas

CLIENT: ALLIANCE PROPERTIES

SIZE: 95 ACRES

SERVICES: MASTER PLANNING  
ENTITLEMENTS  
ARCHITECTURE  
LANDSCAPE

STATUS: PLANNING - COMPLETE



Arlington Town Center is at the intersection of Highway 360 and Pioneer Parkway in Arlington, Texas. Currently, a struggling mall reduced in essence to an indoor swap meet with limited hours of operation, the project includes two anchor spaces—a Dillard's outlet and an empty Montgomery Wards. The vision is to re-position the site as a mixed-use Main Street.

The plan is for a higher density mixed-use development that blends big box, neighborhood services, office, and a variety of multifamily residential in an active, attractive, and convenient environment where one can live, work, play, and shop. Based around a series of 'districts' the plan provides for a 'Main Street' and neighborhood ambiance.

The northern area is planned as a power center with great visibility and access from the highways. The adaptive reuse of portions of the existing mall includes the Dillard's, Wards, and Service Merchandise spaces. The southern area is positioned to be a neighborhood service center for the surrounding residential developments. The residential area is planned as a mix of lofts, townhomes, and apartments with connections to the retail districts, activity centers, and open spaces.

The work described on this page was completed by David Robbins while working with RTKL Associates Inc.

