

State Farm Hub at Cityline

Richardson, TX

The State Farm campus is situated along the Dallas Area Rapid Transit's (DART) rail line in the CityLine mixed-use, transit-oriented development.

The new campus houses more than 10,000 employees and has influenced the redevelopment, which provides a vibrant mix of uses, including office space, shops and restaurants, entertainment venues, fitness, hospitality, medical and multi-family housing.

OJB created a campus master plan and followed with full design services, which integrated different land uses and activities while minimizing the conflicts between vehicles and pedestrians. Oriented and scaled to encourage pedestrian activity and walkability, the 215,000 SF of landscape facilitates a range of dynamic uses and users from day to night.

The central urban plaza, known as CityLine Plaza, is activated with a performance stage and an interactive water feature. An event lawn serves as the heart and social center of the development, giving the site an increased sense of community for public activities. Neighboring the plaza, a decomposed granite dining court features fixed benches, and moveable cafe tables and chairs beneath canopy trees, arranged to provide shade and visual interest.

Client

KDC Real Estate

Size

35 acres

Dates

2014 - 2016

LEED

Gold

Team

Corgan
Kimley-Horn and Associates
L.A. Fuess Partners
Telios Corporation
RSM Design

















GOOD UNION



OPEN
50





Sustainability

The design protects floodplain function by maintaining open space and natural parks along existing water ways within the development.



LAND

Aquatic ecosystems are conserved through maintaining open space and natural parks along existing water ways within the development.

Erosion control strategies are implemented, by civil engineer installing silt fences during excavation / construction and seeding exposed soil areas.

Soils were amended per a soil analysis report.



WATER

65% of the exterior space has permeable surfaces.

Storm water features are designed into amenities.

Trees have the potential for intercepting 150,500 gallons of water which is the equivalent to the water usage for 1,500 residents for one day *

The design reduces outdoor water usage by 55% by utilizing lower water use planting and efficient drip irrigation.



SOCIAL

The project supports alternative modes of transportation with a regional rail station called DART adjacent to the development. There are also connections to regional trails, making the project pedestrian oriented.

The project has 216,000 SF of open space targeted towards pedestrian activities.

The project provides optimum site accessibility, safety, and wayfinding.

The project was a catalyst for development, attracting residences and hotels surrounding the center. This keeps people on site, activating the restaurants, retail and park space on a day to day. A whole foods was recently built within walking distance from the development as well, creating a convenient grocer for all the people living there.

On Facebook, City Line has a 4.7 star review.



PLANTING

301 trees were planted.

Native and adaptive plants were selected for the project.

The prairie, post-oak savannah, crosstمبر plant communities were referenced when choosing plants.

The project fosters habitat creation with flowering plants that support pollinators such as sage, butterfly bush and black-eyed Susan.

The project avoids annual planting.

Low water usage planting were used on site, such as sage, black eyed susan, and native/adaptive grasses.



CARBON, ENERGY & AIR

Paving materials are regionally sourced. The combined SRI for the project's hardscape is greater than 29, supporting a reduction of the heat island effect.

The project reduces light pollution by minimizing the amount of up-light and utilizing cutoffs.

The planting strategy reduces temperatures in urban areas. The plazas have a dense tree planting which will reduce heat island effect considerably.

The trees sequester 36,120 pounds of carbon annually, which offsets 4.3 cars per year. **

During construction, pollutants were controlled and retained, as part of a contractor pollution prevention and waste reduction plan.



ECONOMICS

The project is a tremendous catalyst for growth, drawing a large amount of people to a place, which stimulates purchases and investment. According to the Plano Star Courier, "Even though the project is located in Richardson, the city of Plano is expecting to see some growth and economic impact due to the development's close proximity to the DART line and downtown Plano."

*The tree average for water interception is 500 gallons. American's use an average of 100 gallons of water per day (EPA's water trivia facts).

**120 pounds of CO2 per tree annually (This number is based on an average from the National Tree Benefits Calculator) One car produces an average of 8,320 pounds of CO2 per year (The Code of Federal Regulations - 40 CFR 600.113).