



Commercial Real Estate

What We Know About Kaizen's \$650 Million Chalk Hill Development in Uptown

Plans call for a Class AA office tower, luxury hotel, condos, and retail—anchoring what developers say will become "the gateway to Uptown."

By Audrey Henvey | March 5, 2026 | 4:36 pm



Chalk Hill rendering courtesy of Kaizen Development Partners

Kaizen Development Partners is pulling back the curtain on its new \$650 million mixed-use development, a project they dub the “gateway to Uptown.”

Since purchasing 2.5 acres from KERA and announcing its plans for the Chalk Hill development, the firm has been working to bring the mixed-use project to life. The effort has unfolded alongside KERA’s own plans for a new nearby headquarters, which broke ground this week.

The latest plans for Kaizen’s tract at 3031 N. Harwood St. include a 400,000-square-foot, class AA office tower, a 214-key luxury hotel, 60 condos, as well as restaurant and retail space. It will all be joined together in two towers connected by a 1,400-spot parking garage.

“I think our success at Kaizen is really due to our simplicity,” said Derrick Evers, Kaizen’s managing partner and CEO. “We know what we do well, we communicate effectively, and we execute with excellence. It’s those three things—and I think that resonates with a lot of people. It doesn’t have to be this big, drawn-out, ‘Hey, we’re this large organization, and we know more than you’ approach. At the end of the day, this is a people business, and I think we do a better job than most on connecting with people authentically.”

BOKA Powell is the project’s architect of record, and Bonetti/Kozerski Architecture is handling interiors. SWA and SCDA are the landscape architects. JLL oversees office leasing, and Douglas Elliman Development Marketing is leading condo sales.

The hotel and residences will include a full-service spa. There are also plans for an outdoor component to the on-site fitness center and a sixth-floor amenity deck. “The majority of the traffic that comes into Uptown and downtown will pass right by our site,” Evers said. “So, we look at it as a unique responsibility to help frame the vernacular of our city.”

An operator for the hotel has been identified, but Evers is waiting to disclose who. “Suffice it to say, we are truly honored to have them as our partner,” Evers told *D CEO*. “It is a true five-star hospitality brand. I like to refer to it as ‘approachable sophistication,’ and we like the fact that they’re differentiated from anything else here in the market—while also delivering the luxury experience that the market is looking for.”

Chalk Hill’s momentum comes in the midst of a rocky capital markets cycle. Evers summed it up: a dearth of land—especially in Uptown—limits the opportunity for project starts. Rising rental rates help with pulling the trigger on building, but construction costs continue to rise. Meanwhile, leverage is down, interest rates are up, and investor expectations remain high.

“That being said,” Evers said, “when you have those perfect locations and the perfect offering where you’re giving the consumer what they’re looking for, you have this confluence of being able to launch—and that’s where we are now with Chalk Hill.”