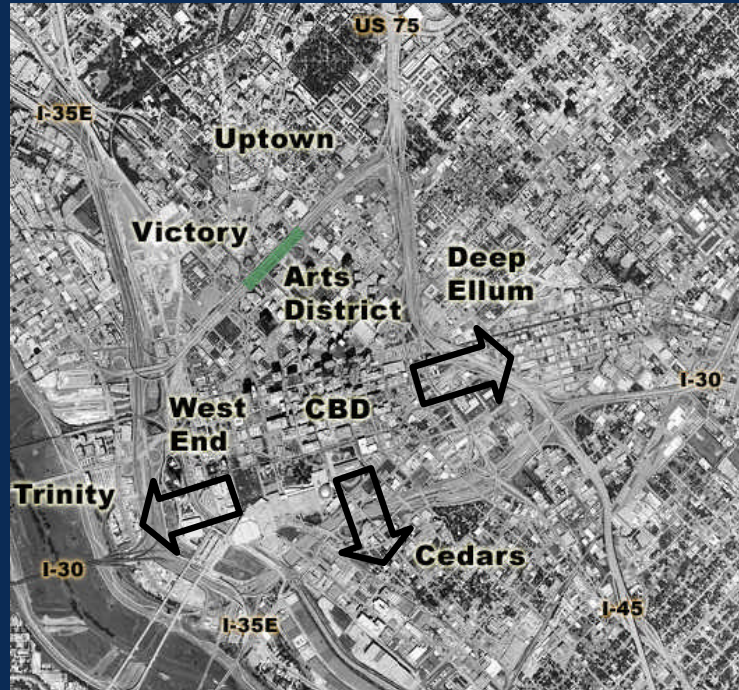


Woodall Rodgers Park Dallas, Texas

June 7, 2005



Context



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Perspective



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Project Objectives



- Mitigate Freeway's Impact on Adjacent Districts
- Link CBD/Arts District and Uptown
- Stimulate Economic Revitalization
- Promote Mixed-Use Development
- Encourage Public/Private Participation



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Location

- North Side of CBD between Arts District and Uptown
- Generally from Akard Street to Pearl Street



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The Project



- 4 to 6 Blocks of Deck Park (6.8 Acres)
- Approximately 1,600' in Length x 225' Width
- 4.5 Acres of Bridge Deck (196, 000 Sq. Ft.)



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Conditions

- Inconsistent, Scattered Development
- Concrete Canyon, Vehicular Orientation



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Background

- Woodall Rodgers Freeway Completion Divides Downtown From Uptown
- Various Enhancement Studies Over 20 Years
- Arts District Emerges in Mid 1980s
- Uptown Redevelopment Emerges Through 1990s
- Downtown Parks Master Plan 2004
- Privately Funded Preliminary Design 2004
- DART/McKinney Ave. Trolley Involvement
- Woodall Rodgers Master Plan Study - Underway



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Preliminary Concept

- Downtown Parks Master Plan 2004
- Privately Funded Preliminary Design 2004



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Project Precedents

- I-5 Freeway Park - Seattle
- I-10 Papago Park - Phoenix
- I-35 Duluth Park - Minnesota
- I-91 Riverfront Plaza - Hartford
- I-93 Central Artery - Boston
- I-15 Teralta Park - San Diego
- Various Other Prototypes
 - Millennium Park - Chicago
 - Post Office Square - Boston
 - International Center - Dallas

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Carter=Burgess



A Collaborative Effort

- TREC
- TxDOT
- City of Dallas
- Woodall Rodgers Park Foundation
- Carter & Burgess Consultant Team
- NCTCOG
- DART/McKinney Avenue Trolley
- Dallas County
- Private Utilities
- Property Owners
- Arts District Friends
- Uptown Improvement District
- Downtown Improvement District

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Involved Stakeholders

- Arts District Friends
- Arts Magnet High School
- Austin Industries
- Baylor Medical
- Brooks Partners
- Carter & Burgess
- Catholic Diocese
- Champion Partners
- Corrigan
- Crescent Real Estate
- Crow Holdings
- Dallas Bar Association
- Dallas Black Dance Theatre
- Dallas Performing Arts Center
- Dallas Symphony Orchestra
- DMA
- Ernst & Young
- Federal Reserve
- Freese & Nichols
- Goldman & Sachs
- Granite Properties
- Harwood International
- Hunt Petroleum
- Lincoln Properties
- Museum of National History
- Nasher Sculpture Center
- Patton Boggs
- Perot Systems
- Texas Capital Bank
- The Beck Group
- The Staubach Company
- Trammell Crow
- Trinity Industries
- TXU
- UT Southwestern
- Vinson & Elkins



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Master Plan Study

- Site Survey
- Traffic Analysis
- Structural Studies
- Ventilation/Utility Study
- Programming
- Park Planning
- Cost Estimating
- Agency & Stakeholder Involvement
- Grant Applications
- Illustrations



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Master Plan Timeframe

January	Scope Development, Team Mobilization
February	Site Survey, Background Research, Organized Foundation
March	Initiate Agency Contacts, Compile Base Data, Geotech Review
April	Conduct Site Analysis, Discipline Feasibility Evaluation, Initial Grant Application
May	Programming Initiation, Precedent Evaluations & Discipline Alternatives
June thru July	Concept Alternatives Development, Cost Estimates, Operational Assessment, Cost Refinements & Agency Reviews
August	Master Plan Refinement, Illustrations, Grant Preparation, Designer RFQ
September	Grant Submittal, Final Master Plan



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Milestones

- Master Plan Study Completion - Fall 2005
- Construction Drawings Completed – 2006
- Phase I Construction Begins - 2007
- City's Bond Program - 2007
- Phase II Construction Begins- 2008
- Final Completion - 2010



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Project Funding

- \$60 Million Construction
- \$20 M Private, \$20 M City, \$20 M Grants
- Privately Funded Preliminary Design
- TREC Funded Master Plan Phase
- Various Donated Professional Services
- Operating Endowments



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Discussion



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