

An aerial architectural rendering of a park and parking area. The scene features a large green lawn on the left with people sitting on it. A wide, light-colored paved walkway with a blue canopy structure runs along the lawn. To the right, there are several trees and a paved area with people walking. In the background, there are modern buildings, including a large one with a white facade and another with a dark, grid-like facade. The overall atmosphere is bright and sunny.

**DALLAS 4P PARKS FOUNDATION INC.**

Proposal for

# Pacific Plaza Park and Parking

**Park and Recreation Board Briefing  
October 20, 2016**



# Pacific Plaza Park and Parking *Team*

- **Dallas 4P Parks Foundation Inc.: Owner & Operator, a 501(c)3 non-profit organization governed by independent citizens (like Klyde Warren Park)**  
([www.4pfoundation.org](http://www.4pfoundation.org))
- **5G Studio Collaborative: Architects**  
([www.5gstudio.com](http://www.5gstudio.com))  
Omni Convention Center Hotel
- **Kevin Sloan Studio: Landscape Architect & Urban Design** ([www.kevinsloanstudio.com](http://www.kevinsloanstudio.com))  
clients include:
  - George Bush Presidential Center
  - AT&T Performing Arts Center
  - Vitruvian Park North Dallas
  - Dallas Urban Reserve
  - Botanical Research Institute of Texas

An aerial architectural rendering of a modern urban park and parking area. The scene features a large green lawn on the left with several people sitting on the grass. To the right, there is a paved plaza with many people walking and sitting. A central water feature with a blue, curved design flows through the park. The background shows modern buildings, including a prominent glass skyscraper on the left and a large, curved building on the right. The overall atmosphere is bright and vibrant, suggesting a high-quality urban development project.

# Pacific Plaza Park and Parking *Team*

- **Hill & Wilkinson: General Contractors**  
([www.hill-wilkinson.com](http://www.hill-wilkinson.com))
- **JP Morgan Chase: Banker**  
([www.jpmorganchase.com](http://www.jpmorganchase.com))
- **Norton Rose Fulbright: Legal Counsel**  
([www.nortonrosefulbright.com](http://www.nortonrosefulbright.com))

An aerial architectural rendering of a park proposal. The park features a large green lawn, a central water feature with a blue pool, and various trees including a prominent cluster of reddish-brown trees. There are walkways, benches, and people depicted for scale. The park is situated between modern buildings, including a tall glass skyscraper on the left and a large building with a rooftop terrace on the right.

# Pacific Plaza Park and Parking *Proposal*

## Economic

- Provide fully funded Park at *NO* cost to the City
- Provided fully funded annual maintenance valued at \$342 million over the term of lease
- Provide financial foundation, annual contribution to proposed Community Needy Parks Fund
- Catalyzes downtown tax base growth – A timely game changer
- Estimated to add over \$10 billion of economic impact to area over term of the lease.

An aerial architectural rendering of a park and parking proposal. The scene features a large green lawn on the left with several people sitting on the grass. To the right is a paved plaza area with many people walking and sitting. A central water feature with a curved, blue-tinted canopy is visible. The background shows modern buildings, including a tall glass skyscraper on the left and a large building with a rooftop terrace on the right. The title 'Pacific Plaza Park and Parking Proposal' is overlaid at the top in a white, outlined font.

# Pacific Plaza Park and Parking Proposal

## Aligned Interest

- Preserve *Pacific Plaza, Aston* and *Challenger Park* as public open space
- The garage honors the Park Board and Council approved Park's Masterplan for a parking garage.
- No above ground parking structure
- Replace eye sore asphalt surface parking lot

An aerial architectural rendering of a proposed urban park and parking structure. The scene shows a large green lawn with people sitting on the grass, a paved walkway with trees, and a modern building with a glass facade. In the foreground, there are several blue, oval-shaped structures that appear to be part of the parking or seating area. The overall atmosphere is bright and modern.

# Pacific Plaza Park and Parking *Proposal*

## Additional Benefits

- Assists with the parking needs of neighboring businesses, office & residential, and public/visitors
- A learning resource for DISD STEM -- (Science, Technology, Engineering, Mathematics)
- Commitment of 30% project expenditures to minority owned businesses
- High end restaurant, Garden Terrace with green space, pedestrian seating at ground level, retail space, rooftop patio & off street food truck parking
- Urban public park built at ground level above subterranean 1,526 space parking structure

An aerial architectural rendering of the Pacific Plaza Park and Parking Project. The scene shows a large, modern glass skyscraper on the left, a central green lawn with people sitting on the grass, a paved walkway with trees, and a parking area on the right. The title "Pacific Plaza Park and Parking Project Overview" is overlaid in white text at the top.

# Pacific Plaza Park and Parking *Project Overview*

## Sustainability

- Support green sustainability initiatives utilizing LEED standards
- Innovation through use of water capture & harvesting system, LED lighting & state of the art security

## Timeline

- We will have twenty months to finalize the Park design.
- We are significantly further ahead of schedule than any other proposal currently being considered

An aerial rendering of the Pacific Plaza Park and Parking Project. The image shows a modern urban park with a large green lawn, a central water feature, and various trees. The park is surrounded by modern buildings, including a prominent glass skyscraper on the left. The title "Pacific Plaza Park and Parking Project Summary" is overlaid in white text at the top center.

# Pacific Plaza Park and Parking *Project Summary*

- Fully funded urban park at *NO* cost to taxpayers
- Estimated \$342 million value of maintenance over the term of the lease
- No sale of land
- Owned and operated by a 501(c)3 Foundation and governed by an independent, diverse non-profit board of directors
- 30% project cost commitment to minority owned businesses
- Catalyst for the downtown core revitalization
- Contributes to a solution for significant downtown parking challenges
- Creation, annual contribution to Needy Parks Fund





# Pacific Plaza Park and Parking

## *Next Steps*

- Recommendation by Park Board, send to City Council for approval
- Ground breaking December 2016
- Estimated Grand Opening - mid 2019

# Pacific Plaza Park and Parking *SUPPORTERS*



September 22, 2016

Council Member Philip T. Kingston *Via email-Philip.Kingston@dallascityhall.com*  
City Council District 14  
Dallas City Hall  
1500 Marilla Street, Room 5FN  
Dallas, TX 75201

Dear Council Member Kingston:

On behalf Olymbec USA, I am writing to let you know that Olymbec strongly supports the Dallas 4P Parks Foundation Inc. plans for Pacific Plaza Park and Parking. Olymbec USA is the owner of 1700 Pacific, a 1.3 million rentable square foot, Class-A office tower across the street from Pacific Plaza Park.

Dallas 4P Foundation Inc. has the right plan and the best team in place for the long term benefit of the citizens of Dallas and stakeholders in our CBD neighborhood.

Please don't hesitate to call me with any questions at 514.566.0956.

Very truly yours,

Philip Lassman  
Asset Manager, U.S. Properties  
Olymbec USA

Cc:

**Park and Recreation Board and City Council Members:**

**District 1**

Scott Griggs [scott.griggs@dallascityhall.com](mailto:scott.griggs@dallascityhall.com)

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# Pacific Plaza Park and Parking



OPENING 2019!!