UTA CENTER FOR METROPOLITAN DENSITY
CMFD ADVANCED DESIGN STUDIO
Hosted at HKS Inc.

Director’s Viewpoint

UTA CMFD explores Urban Designs which maximize the benefits of Density. For a Vacant site, bisected by Woodall Rogers elevated highway and fronting the Trinity Levee, these Scenarios seek to maximize new Taxes, securing TIF to offset site improvements.

Both Scenarios include the proposed 6-Lane Tollway inside the Levee and Flyovers to Woodall Rogers. The new Trinity Lake, and pedestrian-only Continental Bridge are adjacent, hence this site should become the CBD’s Gateway to the Trinity River.

Trinity Gardens/Dallas Live: Slurry Wall Reclaims Land

Slurry Wall at Levee top reinforced with 3-level garage, supports development with direct views on Trinity Lake and open space. Slurry Wall reinforces earth Levee, stiffened by garages which enable high density development generating highest Tax Increment allocated to Infrastructure.

Aerial views show Trinity Gardens south side MXD Residential with pierced Luxury Tower facing the Trinity, and north side with Entertainment District including Hotel/Performance Venue fronting the Trinity and an X-Sports Center and twin MicroFlats.

Trinity Tech: As-Of Right with Levee Setback

Trinity Tech aerial shows As-of-Right 150 foot setback from Levee top, creating landside open spaces for landscape trail and play areas. Family-oriented Residential MXD with extensive Street Retail to the south of Woodall Rogers also features GeoTech Tower and Hotel fronting I-35E.

A new Learning District on the north site has STEM High School, College-Level Media Academy, and a prototype Digital Museum and Interactive Science Plaza with access into the pedestrian landscaped Continental Bridge over the Trinity.

TIF GENERATED—30% new Taxes produced Capitalized at 5.5% yields $68.5 Million to fund Infrastructure; 60% New Taxes to City.

Critical Success Factors

- Enable Public/Private DevCorp to implement multi-year program
- Create I-35E visibility and River access to Brand new District as Live/Work/Play
- Maximize TIF to fund Infrastructure from City Taxes that would otherwise never occur

Trinity Gateway

Vacant sites at Woodall Rogers and I-35E adjacent Dallas CBD could host a new Live/Work mixed use District with unique access to the Trinity River.

TIF GENERATED—30% of new Taxes produced Capitalized at 5.5% yields $40.1 to fund Infrastructure; 60% New Taxes to City.

Slurry Wall Section
Shows reinforcing Garage with Residential Tower Hotel/Performance Venue + X-Sports overlooks Trinity Lake.

Site Area
4,663,952 SF

As-Of Right Section
150 ft Setback creates Trail serving GeoTech Tower + Hotel + Residential + Science Institutions

Site Area
3,716,485 SF

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Trinity Tech Live/Work/Learn District

Trinity Tech is a Live/Work/Learning environment oriented to the skills and technology of tomorrow’s Workforce. The southern portion accommodates: Geo Tech Office, Hotel, Family Residential, K-6 Magnet and Daycare with Playspace in the Levee setback, Retail and Cafe seating at intersections. North side has special Learning Institutions: STEM high school, College level Media Academy, and unique Digital Arts Museum. Shared Parking garage supports the three institutions and weekend public attendees at Science Plaza hosting STEM Robotic games; kiosks beta-testing Media Academy student work and Digital art.}

Academy projects; and Digital Museum Media Board—branding Dallas CBD as oriented to Tomorrow’s Workforce.

Trinity Tech Project Summary

Chart shows $327 Million Trinity Tech new District for 1,000 office workers; 2,000 Residents; 117,000 sf of advanced Learning/Cultural institutions; and $40.1 million TIF Financing.

Trinity Gardens/Dallas Live Summary

4.4 Million sf worth $716 Million has 1,600 Office workers; 2,140 units with over 3,200 Residents; 285 Hotel rooms and over 300K sf of Retail; generated $68.5 million of TIF.

**TRINITY TECH**

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<th>Projects</th>
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**GEOTECH INSTITUTE**

Energy industry think-tank hosts scholars and symposia. Oil & Gas firms and Startup Incubator occupy Office Tower.

**BOUTIQUE HOTEL**

Highly visible from I-35, hosts GeoTech events and visitors. Swim deck and rooftop SkyBar offer Skyline views.

**RESIDENTIAL**

MXD and Stacked Townhomes face landscaped Boulevard lined Specialty Retail and Cafes at Intersection Plazas.

**LUXURY RESIDENTIAL**


**THEME HOTEL**

Theme Hotel + Dallas Live Performance Venue are sited atop shared Garage and enjoy superb Trinity River overlook.

**X-SPORTS CENTER**

Unique Regional Destination X-Sports offers Two Shopping/Event Floors + Rooftop Attractions.

**DALLAS LIVE**

Dallas Live Venue hosts frequent performances, concerts and can serve as additional Convention venue.
### Trinity Gateway Scenario Comparisons

Comparisons show use of Slurry Wall re-captures valuable land and building area, creating the highest Tax Increment. Additional sites facing Dallas' Union Station, could also deploy the Slurry Wall concept, paid for by TIF created by high density.

- **Total TIF** $67.7

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<th>USES for TIF + DevCorp</th>
<th>TIF Alloc</th>
<th>DevCorp Contrib</th>
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- corps of Engineers approval may favor As-of Right Scenario with Trail amenities in the Setback. Levee height requires 4 Floors to clear Trinity views, and 5-6 Floors to view Trinity Lake. Both Scenarios maximize TIF to fund Shared Garages/Plazas.

### Trinity Gardens/Dallas Live

Recaptured land and Levee top Residential + Hotel enjoy Skyline and Trinity views; Slurry Wall and shared Garage costs from TIF due to higher densities. See chart for TIF + Parcel Sales by Public/Private Dev Corp.

### Trinity Tech

Brands site as new Live/Work/Learn District. Residential and Retail provide TIF funding for K-6 + Shared Garages + Interactive Science Plaza to showcase Learning. See below TIF & Parcel sale funding of Institutions + Interactive Science Plaza.