



Reunion

DALLAS, TEXAS

SITE SIZE: 50 acres

- PROJECT TYPE: Multiuse development
- LAND USES: Commercial, hotel, office, parking, transportation, open space
- PARTNERS/CLIENTS: Hunt-Woodbine Realty Corporation and the City of Dallas
- PROJECT LAUNCHED: 1975



PROJECT DESCRIPTION

This “model of cooperation” between the City of Dallas and Hunt/Woodbine interests was launched with Woodbine’s exchange of property with the city, followed by development of the Hyatt Regency Dallas hotel and Reunion Tower and renovation of the historic Union Station transportation center. The city then developed Reunion Arena and Reunion Parking Garage, just west of the Dallas Convention Center, in the 1980s. The Reunion project revived a forgotten part of downtown Dallas and transformed the Dallas skyline with a 50-story tower that has become the unofficial symbol of the city. The area was revitalized in 2008 with the \$46-million renovation of the tower and Union Station. Wolfgang Puck joined the team to manage a fine-dining restaurant within Reunion Tower and catering/event space in the tower and Union Station. Woodbine continues to serve as asset manager of the remaining developable acreage in Reunion.

Union Station offers Amtrak passenger service, Dallas Area Rapid Transit light rail service and serves as the eastern terminus of the Trinity Railway Express, which connects downtown Fort Worth with Dallas/Fort Worth International Airport, downtown Dallas and points in between. A tunnel beneath the tracks at Union Station connects that facility to Hyatt Regency Dallas and Reunion Tower.

LOCATION / ACCESSIBILITY

Reunion is on the southwestern edge of Dallas’ central business district and has immediate access to the adjacent Interstate 35E (Stemmons Freeway) and Interstate 30.

- 3 minutes from the Dallas Convention Center and Government District
- 5 minutes from the West End Historic District
- 6 minutes from the Arts District

PROJECT HIGHLIGHTS

- 1978 Initial \$71-million hotel and tower development opens in April; refurbished Union Station opens in October.
- 1979 City of Dallas constructs Reunion Arena on municipally owned land.
- 1987 Parking capacity expands with completion of the city-owned, 2,168-car Reunion Parking Garage.
- 2000 Woodbine expands Hyatt Regency Dallas, adding 183 guest rooms and doubling the hotel’s meeting space. Today it offers 1,120 guest rooms and 160,000 square feet of function space.
- 2008 Union Station and Reunion Tower undergo a \$46-million renovation
- 2009 The City of Dallas begins demolition of Reunion Arena; plans for the land on which it sits are being determined.

LAND USES

<i>Hyatt Regency Dallas and Reunion Tower</i>	7.83 acres
<i>General Services Administration</i>	2.30 acres
<i>City of Dallas: Reunion Arena, parking center, Union Station, other</i>	18.50 acres
<i>Parking lease with City of Dallas</i>	19.71 acres
<i>Hunt-Woodbine-owned parking lot</i>	<u>1.75 acres</u>
<i>Total</i>	50.09 acres

PLANNING TEAM

CIVIL ENGINEER	Raymond L. Goodson, Inc.	<i>Dallas</i>
DEVELOPER/ASSET MANAGER	Woodbine Development Corporation	<i>Dallas</i>
LAND PLANNER	Vincent Ponte	<i>Montreal, Canada</i>
LANDSCAPE ARCHITECT	Myrick-Newman-Dahlberg, Inc.	<i>Dallas</i>
TRAFFIC ENGINEER (<i>original</i>)	Warren Travers	<i>Clifton, New Jersey</i>
TRAFFIC ENGINEER	DeShazo, Tang & Associates, Inc.	<i>Dallas</i>

MUNICIPALITY / TAXING JURISDICTIONS

City of Dallas, Dallas County, Dallas Independent School District, Dallas County Community College District, Parkland Hospital District

ZONING

Mixed-use

UTILITIES

WATER, SEWER	City of Dallas
ELECTRICITY	TXU Energy
NATURAL GAS	TXU Gas Company
TELEPHONE	AT&T

PROJECT OWNERSHIP / SPONSORSHIP

Land, air rights and improvements within Reunion are owned by the following entities: City of Dallas, Hunt-Woodbine Realty Corporation, Belo Corporation and the General Services Administration (Post Office Terminal Annex). The project is not a joint venture or partnership between public and private interests but rather what has been termed a “model of cooperation” between the City of Dallas and Hunt/Woodbine interests.