



Wilson Historic District
DALLAS, TEXAS

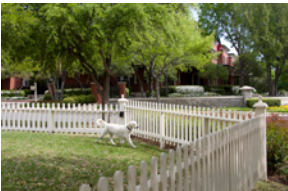
Site size: 22-acre historic district
9 buildings

Client: The Meadows Foundation
Project period: 1992 to 2004

PROJECT TYPE: RENOVATIONS, CONSTRUCTION, ASSET MANAGEMENT, MASTER PLANNING, ADAPTIVE REUSE, REAL ESTATE ADVISORY SERVICES
The Meadows Foundation called on Woodbine's project management services and full range of skills for multiple adaptive-reuse and development projects within the Wilson Historic District, a 22-acre community that's become one of the largest historic preservation projects in Dallas. The district is a campus for nonprofit organizations, offering office space to 39 agencies. In 1994, Woodbine was honored with the Construction Building Award for its role in renovating an office building within the district for The Meadows Foundation. That recognition, despite its name, was about building a team and relationships, not creating a building.



3003 Swiss Avenue
 Dallas, Texas 75204
 www.mfl.org



PROJECT DESCRIPTION

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Woodbine transformed three 1900s homes, a former factory and an historic 1917 church into office space for nonprofit organizations. Three buildings were demolished, and two new buildings were added to the district. Subsequent work has included recommendations on asset management, real estate advisory services and project/construction management.

Asset analysis services provided include analysis of the Hi View Ranch in 1993; asset analysis of the Wilson Historic District and the immediate surrounding areas in 1993; and Master Plan development for the Wilson District in 1999.

Project/construction management assignments included renovations for Dallas LIFT and the Housing Crisis Center/Shared Housing in 1992 and 1993; demolition of three buildings in 1996 and 1997; renovation of the historic Saint James AME Church at 624 N. Good Latimer for the Mental Health Association of Greater Dallas and the Greater Dallas Community of Churches in 1998; new construction of more than 50,000 square feet for three arts-related organizations in 1999 and the Volunteer Center of North Texas in 2000; and conceptual design and programming exercises related to the 2004 planned construction of conference center facilities for the Center for Community Cooperation and Center for Nonprofit Management.

ACCESSIBILITY

East of downtown Dallas, the master-plan area is roughly bounded by Live Oak Street on the north, Gaston Avenue on the south, Hall Street on the east, and Good-Latimer Expressway on the west.

PROJECT HIGHLIGHTS

- 1992 Woodbine renovates 15,000 square feet at 2902/2904 Floyd building for Dallas LIFT, a literacy organization.
- 1993 Woodbine renovates 4,800 square feet at 3108 Live Oak for The Housing Crisis Center/Shared Housing and 23,000 square feet at 2917 Swiss for the Dallas Visual Arts Center.
- 1994 Woodbine receives a Construction Building Award from the Dallas Chapter of the Associated General Contractors of America for its role as development manager while renovating an office building for The Meadows Foundation.
- 1998 The historic Saint James AME Church is renovated for the Mental Health Association of Greater Dallas and the Greater Dallas Community of Churches.
- 1999 Woodbine is project manager for construction of a 15,000-square-foot building to house three arts organizations.
- 1999 Woodbine develops a master plan for the Wilson District.
- 2000 Woodbine is project manager for construction of a 38,200-square-foot building for the Volunteer Center of North Texas.
- 2004 Woodbine does conceptual design and programming for the planned construction of a conference center for the Center for Community Cooperation and Center for Nonprofit Management.

FACILITIES

<i>Site size</i>	22 acres
<i>New construction</i>	
2801 Swiss Avenue	15,000 square feet
2800 Live Oak	38,200 square feet
<i>Renovations</i>	
2902/2904 Floyd	15,000 square feet
2917 Swiss	23,000 square feet
3108 Live Oak	4,800 square feet
624 N. Good Latimer	13,158 square feet
<i>Demolition</i>	3 buildings (2813/2815 Florence Street, 2800 Live Oak)

PROJECT TEAM

ARCHITECT	Good Fulton & Farrell	Dallas
GENERAL CONTRACTOR	Abstract Construction Company	Dallas
INTERIOR DESIGN	Wilson & Associates	Dallas
LANDSCAPING	Kendall Landscape Architecture	Dallas
REAL ESTATE CONSULTANT/ PROJECT MANAGEMENT	Woodbine Development Corporation	Dallas
STRUCTURAL ENGINEER	Brockette Davis Drake	Dallas
	Raymond Goodson, Jr., Inc.	Dallas
	(for 624 N. Good Latimer, former St. James AME Church)	

MUNICIPALITY / TAXING JURISDICTIONS

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

PROJECT SPONSORSHIP

The Meadows Foundation, Dallas