



Union Station

DALLAS, TEXAS

Site size: 2.15 acres; 103,714 square feet
Function space: 33,500 square feet (interior)
Initial opening: 1916
City reopening: 1978
Repositioning/renovation: 2008

Project type: Adaptive re-use, Mixed-use investment, historic renovation/repositioning

Union Station opened October 14, 1916, as the city's most important and impressive rail transit center. By the early 1940s, millions of people traveled to and from the city by train, but that traffic declined dramatically in the 1960s, and the building closed in 1969. In 1972 the City purchased the building from Union Terminal Company, the consortium of railroads that owned it, and under a 1975 public-private agreement Woodbine leased the building and began a renovation that would restore Union Station as a multitenant, mixed-use building.



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PROJECT DESCRIPTION / HISTORY

After a \$23-million renovation and repositioning completed in 2008, Union Station remains a transportation center with office, banquet and meeting space plus a walkway linking the station to Hyatt Regency Dallas and Reunion Tower. Woodbine partnered with Wolfgang Puck Catering to operate the function space within Union Station, making it one of the most desired event destinations in the city. Union Station is listed on the National Register of Historic Places and is designated an historic landmark by the City of Dallas and the State of Texas.

The terminal was created because of Dallas' rapid growth, and throughout the railroad age, Union Terminal was many visitors' first impression of the city. The gleaming, enameled-brick structure was designed by Jarvis Hunt, a Chicago architect who had designed Kansas City's majestic terminal and was a major proponent of the "City Beautiful" movement. At its peak of usage, as many as 80 trains stopped at Dallas Union Terminal each day.

In 1975 Woodbine stepped in to help save the landmark, working with the City of Dallas, after voters authorized the city to purchase the station in a 1973 bond election. Amtrak restored service to the station soon thereafter. In 1974 the Dallas City Council approved the Reunion Master Plan, and the city and Woodbine began working together on restoration plans.

Renamed Union Station, those plans called for the terminal to be restored and transformed into a transportation center once more, with banquet and meeting space, restaurants, and a unique office environment. The initial renovation was completed in 1978.

The 2008 renovation of Union Station was honored with a TEXO 2009 Local Summit Award as an Outstanding Project. It was also among the 2008 Best Real Estate Deals of the Year, an award presented by the *Dallas Business Journal*.

The City of Dallas owns the building, and Hunt-Woodbine Realty holds a long-term master lease on it, with options for multiple renewals. Woodbine serves as asset manager and development/construction manager for the project.

ACCESSIBILITY

In the southwest sector of downtown Dallas, Union Station is bounded on the east by Houston Street and on the north and south by Reunion Boulevard/Young Street, providing a direct link to Stemmons Freeway (I-35E) to the west. Its front door faces east toward the central business district. Transit access is on the building's west side. Tunnel connection to Reunion Tower and Hyatt Regency Dallas. Close to Old Red Museum, West End Historic District, Sixth Floor Museum, Ferris Plaza, Dallas City Hall, Dallas County Courthouse, Dallas Convention Center. Train and light rail service provided by Dallas Area Rapid Transit, AMTRAK and Trinity Railway Express.

FACILITIES (after renovation in 2008)

<i>Site size</i>	2.15 acres	
<i>Building area</i>	103,714 gross square feet	
<i>Building façade</i>	Enameled brick	
<i>Height</i>	3 stories (plus mezzanine)	
<i>Ground floor</i>	Office/retail rentable space	6,893 square feet
	Transportation center, City of Dallas-related space	
<i>Second floor</i>	Event/function space and kitchen	32,703 square feet
<i>Mezzanine</i>	Event/function space	1,696 square feet
	Kitchen	2,114 square feet
<i>Third floor</i>	Event/function space	500 square feet
	Office space	11,597 square feet
<i>Total function space</i>	Approximately 33,500 square feet	
	The Grand Hall	8,594 square feet
	Texas & Pacific Room	1,658 square feet
	Frisco Room	4,236 square feet
	Katy Room	1,485 square feet
	Hickory Room	504 square feet
	Santa Fe Room	367 square feet
	Cotton Belt Room	544 square feet
	Rock Island Room	504 square feet
	The Loggia	4,335 square feet
	Prefunction space	16,000 square feet (approx.)
	Central Depot	576 square feet
	Valley Road Lounge	996 square feet
	Stationmaster's Lounge	2,268 square feet
	Conductor's Lounge	1,476 square feet
<i>Elevators</i>	3 (2 passenger, 1 service)	
<i>Parking</i>	185 spaces (145 visitor/40 reserved); 390 spaces (adjacent Lot H and Viaduct tract)	

PROJECT OWNERSHIP (CURRENT)

City of Dallas. The facility is leased under a 50-year lease with five 10-year renewal options to Hunt-Woodbine Realty Corporation.

PROJECT TEAMS

1978: Interior renovation/Adaptive re-use project

ARCHITECT	JPJ Architects, Inc.	Dallas
CONTRACTOR	Luther Hill & Associates (now Hill & Wilkinson)	Dallas
DEVELOPER/ASSET MANAGER	Woodbine Development Corporation	Dallas
OPERATOR	Hyatt Hotels Corporation	Chicago
PROPERTY MANAGERS	Woodbine Development Corporation	Dallas
	Hyatt Hotels Corporation	Chicago

2008: Repositioning and function space and office space renovation

ARCHITECT/INTERIOR DESIGNER	Engstrom Design	San Rafael, California
	McCall Design Group	San Francisco
CONTRACTOR	The Beck Group	Dallas
HISTORIC RENOVATION CONSULTANT	ArchiTexas	Dallas
OPERATOR	Wolfgang Puck Catering	Los Angeles

