



Legislation Text

File #: 21-1570, Version: 1

STRATEGIC PRIORITY: Quality of Life
AGENDA DATE: November 10, 2021
COUNCIL DISTRICT(S): 1, 4
DEPARTMENT: Park & Recreation Department
EXECUTIVE: John D. Jenkins

SUBJECT

Authorize a development agreement with Southern Gateway Public Green Foundation for the purpose of design and construction of the Plaza Area of the Southern Gateway Deck Plaza project located at Interstate Highway 35E between Marsalis Avenue and Ewing Avenue - Financing: No cost consideration to the City

BACKGROUND

This item will authorize a development agreement with Southern Gateway Public Green Foundation (SGPGF) which was formed to facilitate the development of a proposed public plaza above Interstate Highway 35E south of downtown Dallas. SGPGF has undertaken to raise more than \$35,000,000.00 from private sources for the design, development, and construction of the Plaza Area to be constructed upon a deck structure, such structure to be constructed by the Texas Department of Transportation (TxDOT). Additionally, the City Council authorized \$7,000,000.00 of voter-approved 2017 Proposition No. B Funds for the Southern Gateway Deck Project.

The Plaza Area of the Southern Gateway Deck Plaza Project consists of approximately five acres of space spanning Interstate 35 East from Marsalis Avenue to Ewing Avenue. In order to construct the deck superstructure, the City will enter into an Advanced Funding Agreement with TxDOT for design, construction, and maintenance of the Deck Plaza superstructure and appurtenances. Design of the Plaza Area atop the superstructure will take place in two phases with Phase 1 encompassing Ewing Avenue to Lancaster Avenue and Phase 2 completing the project from Lancaster Avenue to Marsalis Avenue to the south. The estimated cost of Phase 1-deck superstructure and Plaza Area is \$82,000,000.00 and Phase 2 is \$90,000,000.00. The estimated construction cost of the Phase 1 Deck Area is ~~\$28,000,000.00~~ \$35,000,000.00, to be funded by SGPGF.

Some of the key terms of the agreement are set forth in Exhibit A attached hereto and made a part hereof for all purposes.

A use agreement providing SGPGF to be responsible for the plaza area operation and maintenance shall be negotiated and presented for approval at a later date to the Park and Recreation Board and City Council.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 17, 2021, the Park and Recreation Board authorized a development agreement with Southern Gateway Public Green Foundation for the purpose of design and construction of the Southern Gateway Deck Plan.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached