

Memorandum



CITY OF DALLAS

DATE March 28, 2014

TO Honorable Mayor and Members of the City Council

SUBJECT **Southgate Plaza Development**

Next Wednesday, April 2, 2014, the Council will be updated by John Terrell, D/FW Airport Vice President of Commercial Development on the Southgate Plaza Development.

The briefing materials are attached for your review. If you have any questions, please contact my office.

A handwritten signature in blue ink, appearing to be 'A. Gonzalez', written over a circular stamp or mark.

A. Gonzalez
City Manager

Attachments

c: Warren M.S. Ernst, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Ryan S. Evans, (I) First Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Forest E. Turner, Assistant City Manager

Joey Zapata, Assistant City Manager
Charles M. Cato, (I) Assistant City Manager
Theresa O'Donnell, (I) Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Shawn Williams, (I) Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor & Council



DALLAS/FORT WORTH INTERNATIONAL AIRPORT
The World Connected



Southgate Plaza Development
John Terrell
Vice President, Commercial Development
April 2, 2014



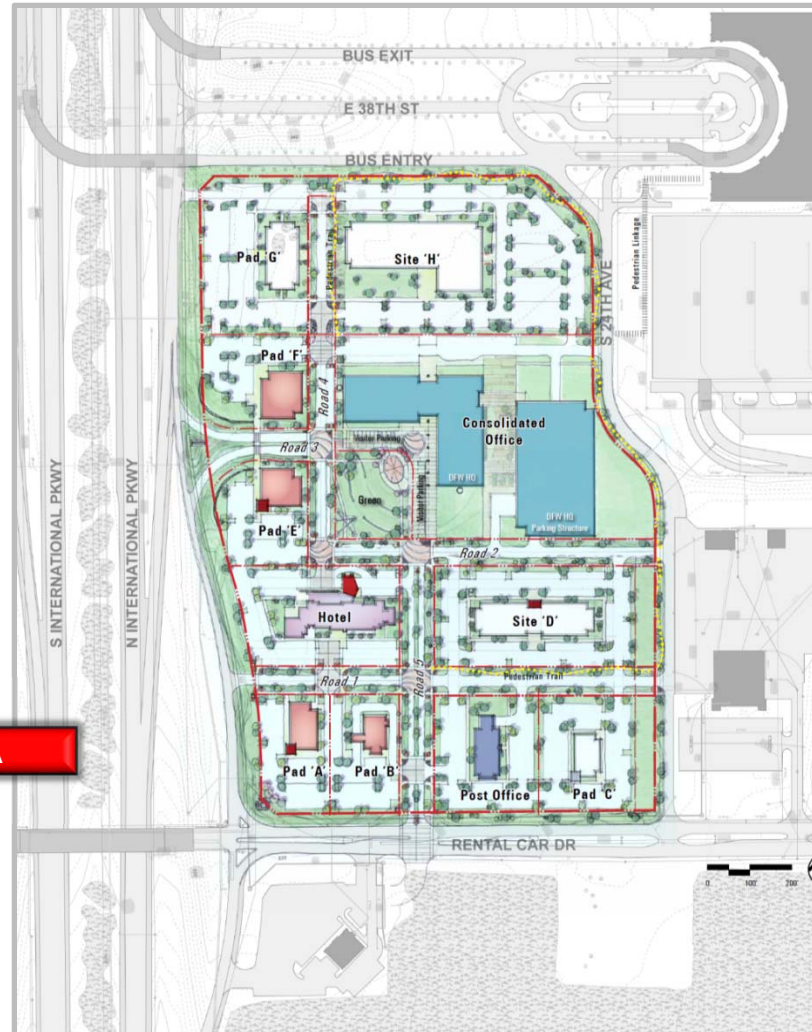
Southgate Plaza

Authorization

- Authorization to amend the DFW International Airport Board's Code of Rules and Regulations to include the proposed new streets at Southgate Plaza Development is requested.

- The proposed street names are:
 - Connection Avenue (North and South)
 - Southgate Avenue (North and South)
 - Aviation Drive (East and West)
 - Global Drive (East and West)
 - Innovation Drive (East and West)

Southgate Plaza Aerial Location Map



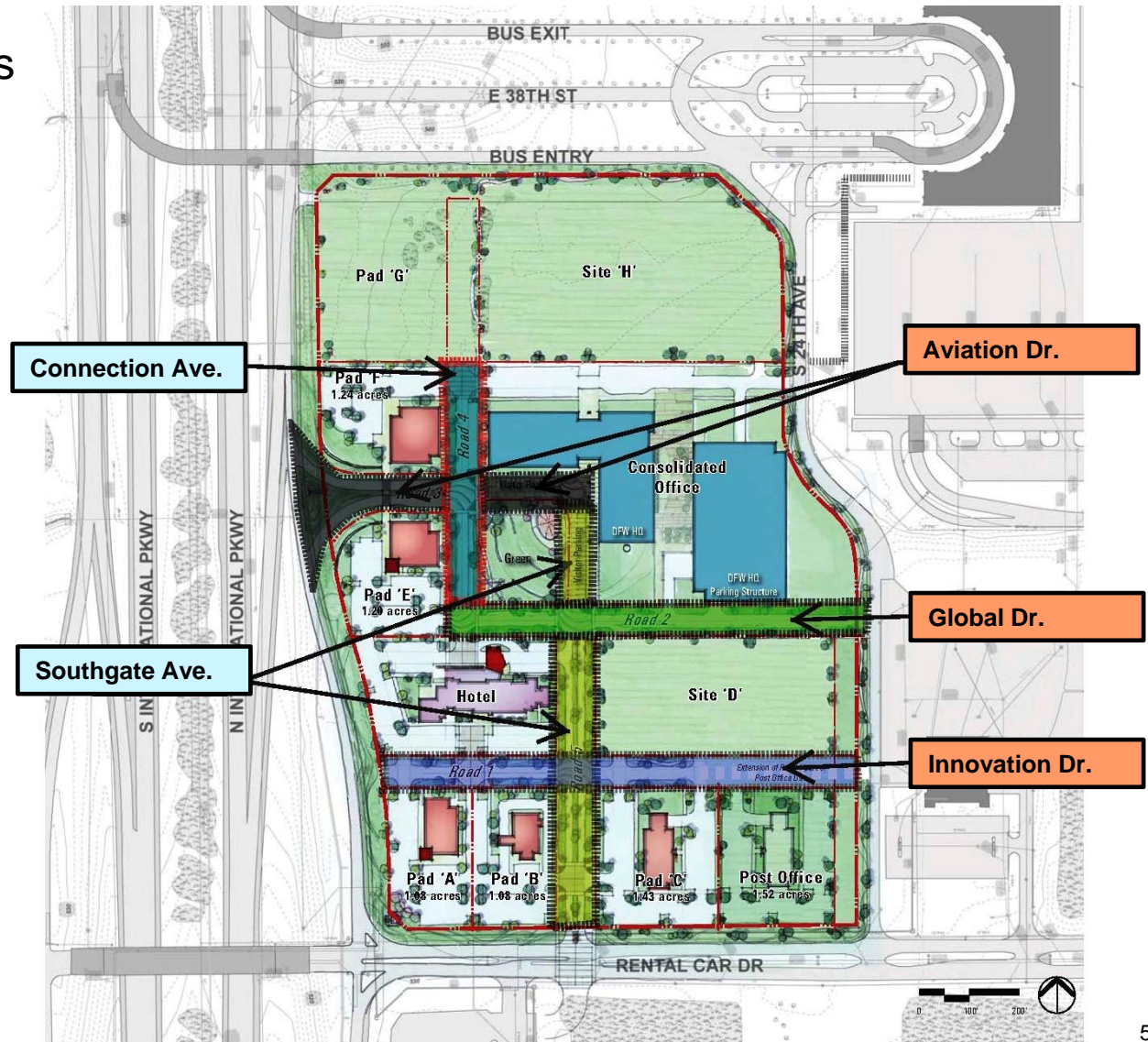
Southgate Plaza Development Components

- 32 acre development comprised of office, retail/restaurant and hospitality uses
 - Hyatt Place limited service hotel
 - USPS facility
 - DFW Airport consolidated headquarters complex and parking garage
 - Restaurant/Retail pad sites
 - Future development for office, retail, and hospitality uses (extended-stay)



Southgate Plaza

Proposed Street Names



Southgate Plaza

Animation



Southgate Plaza

Retail/Restaurant Pad Sites for Lease Update

- Collateral material with property highlights for the 6.03 acres of retail/restaurant pad development
- Marketing material targeting nationally branded restaurants
 - Two full-service restaurants
 - American cuisine
 - Including, but not limited to Tex-Mex, Italian, or Asian
 - Two fast casual/quick serve dining
 - Coffee and/or deli
- Retail/restaurant pad site marketing strategy is currently underway



Southgate Plaza Hyatt Place Hotel

- Modified prototype design
- Approximately 2.1 acres
- Six-story facility with 137 rooms
- Meeting space of approximately 1,913 SF



Southgate Plaza

Post Office Facility Relocation

- Enhances Southgate with a customer amenity that increases traffic to retail/restaurant tenants
- Preserve the "DFW Airport, TX 75261" address and identity
 - Prime location with greater public visibility and accessibility
 - Allows Board use of existing facility
- New location addresses the primary needs of customers with retail counters and P.O. boxes
- Approximately 5,830 SF facility





Southgate Plaza

Schedule Milestones Update

- Groundbreaking - Summer 2013
- Retail/Restaurant Pad Sites Marketing - Currently Underway
- Infrastructure Completion - Summer 2014
- Hyatt Place Hotel Completion - 3rd Quarter Calendar Year 2015



DALLAS/FORT WORTH INTERNATIONAL AIRPORT
The World Connected



Southgate Plaza Development
John Terrell
Vice President, Commercial Development
April 2, 2014