

Exposition Park

Amazon HQ2 Proposal

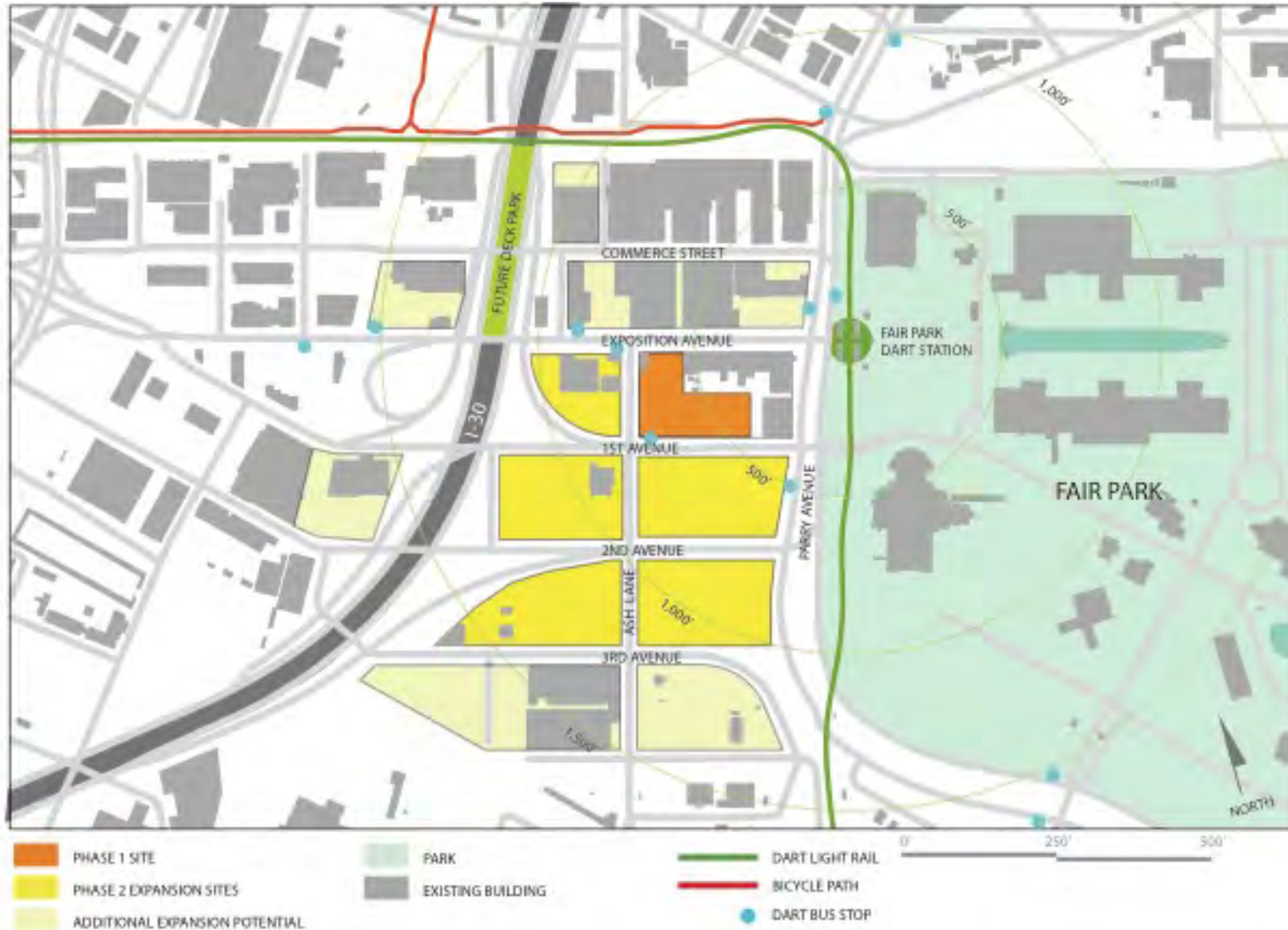


Site Plan



- 1.5 Miles South/East Downtown Dallas
- Next to I-30, the Fair Park light rail station, and the Santa Fe bike trail
- 0.5 miles from Deep Ellum
- Adjacent to Fair Park
- Less than 30 minutes to DFW airport and Love Field
- Close proximity to high-income, affordable, and 20-something residential neighborhoods

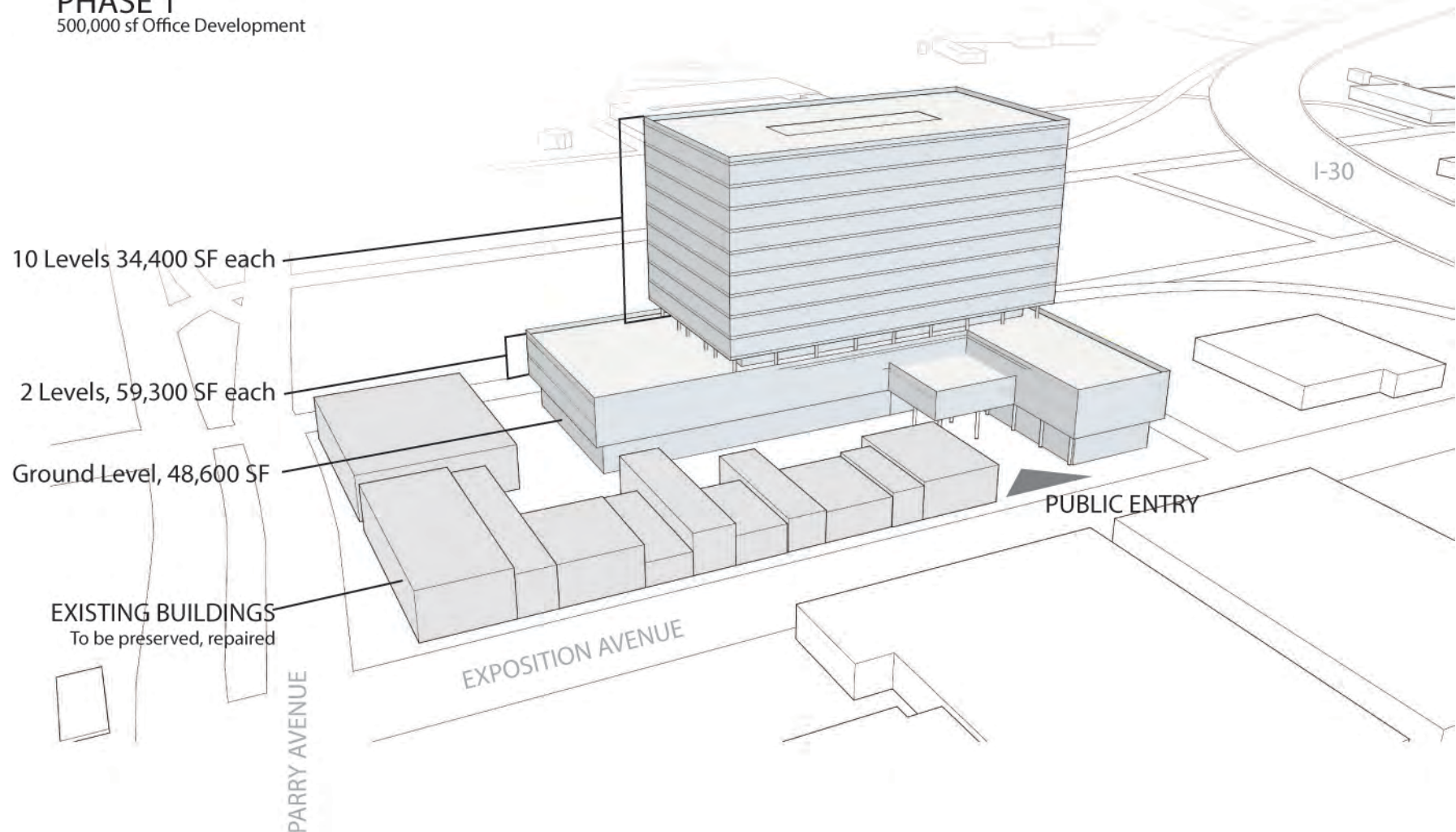
Site Plan & Multimodal Transportation



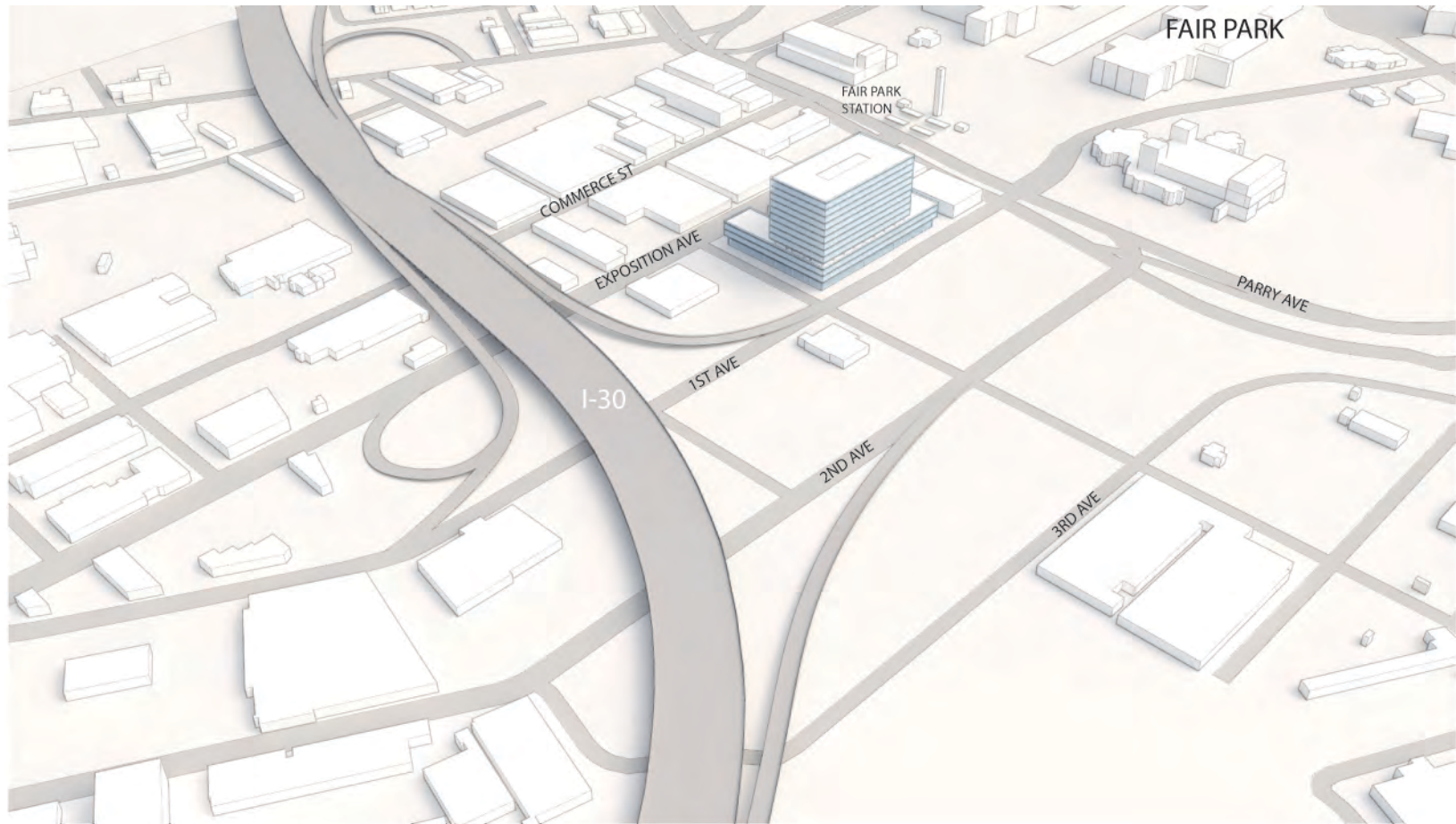
Initial Site Requirements

PHASE 1

500,000 sf Office Development



Initial Site Requirements

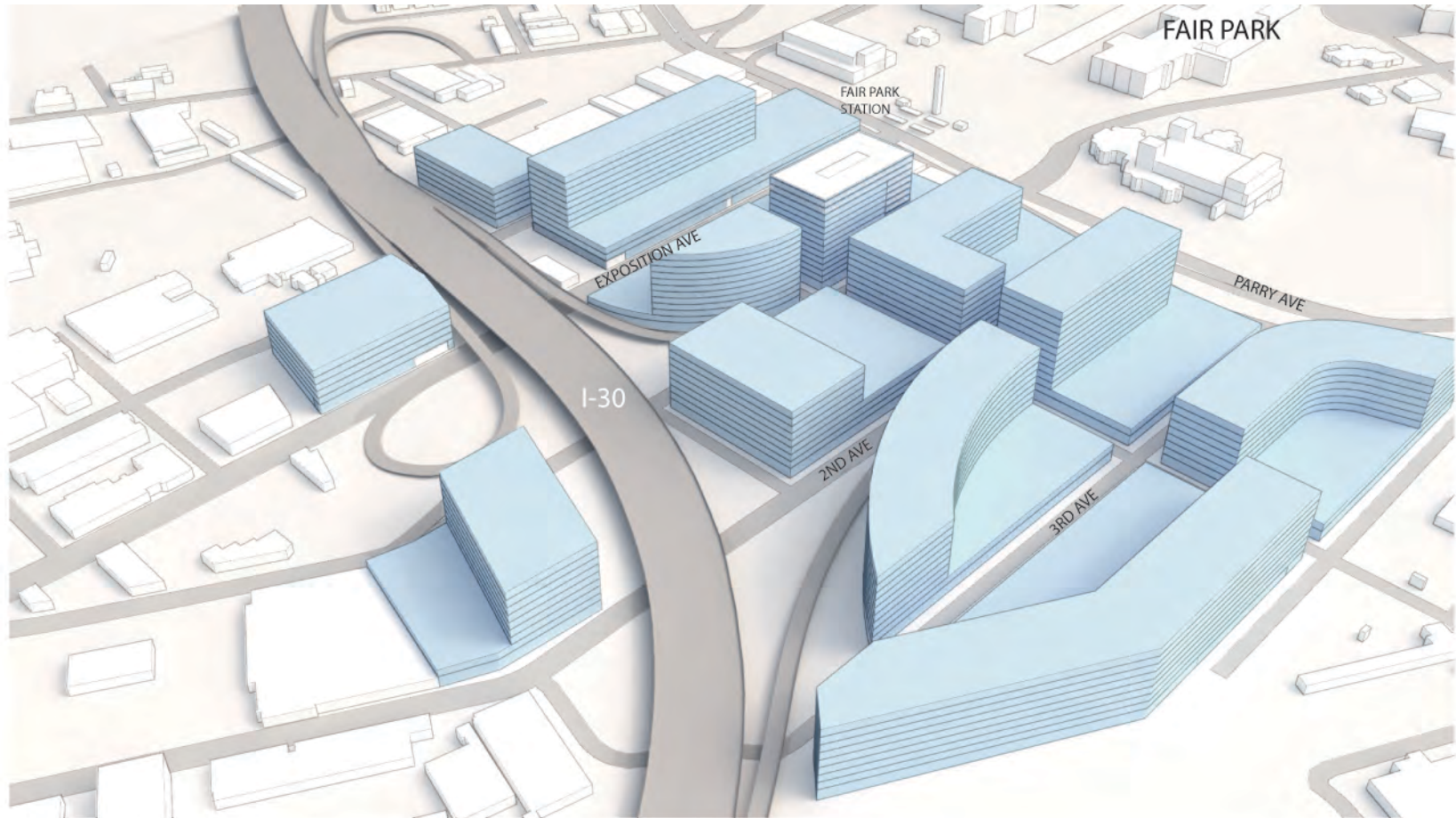


PHASE 1 | 500,000 SF OFFICE

Initial Site Requirements Satisfied Without Demolishing Historic Buildings



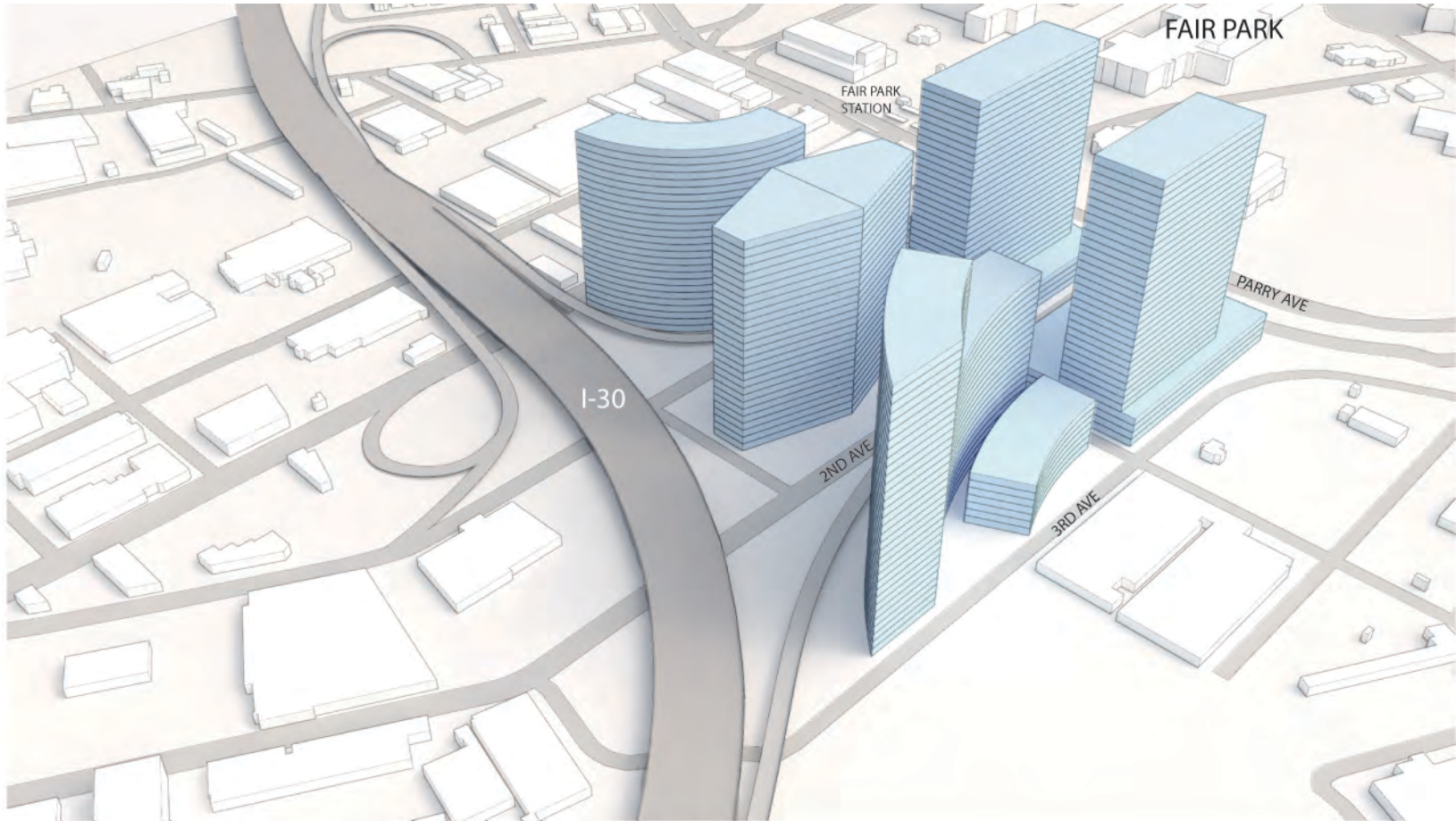
Expansion Opportunities – Existing Zoning



PHASE 2 | 8,000,000 SF OFFICE | SCENARIO WITH EXISTING ZONING

Maximum FAR: 6
200' height limit

Expansion Opportunities – Improved Zoning



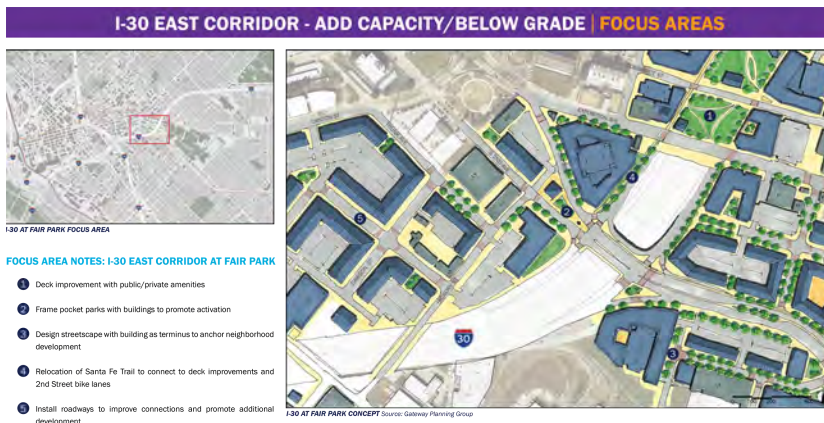
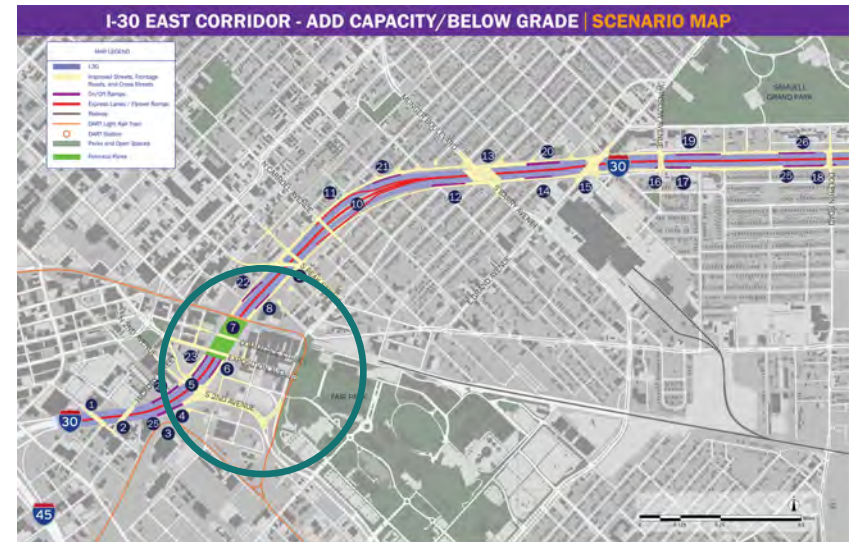
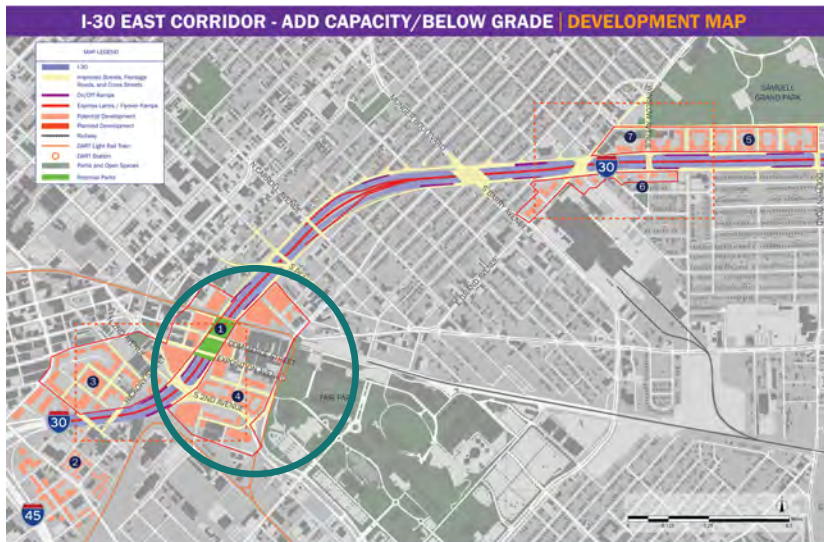
PHASE 2 | 8,000,000 SF OFFICE | SCENARIO WITH MODIFIED ZONING

Maximum FAR: 15
500' height limit

Fiber Connectivity



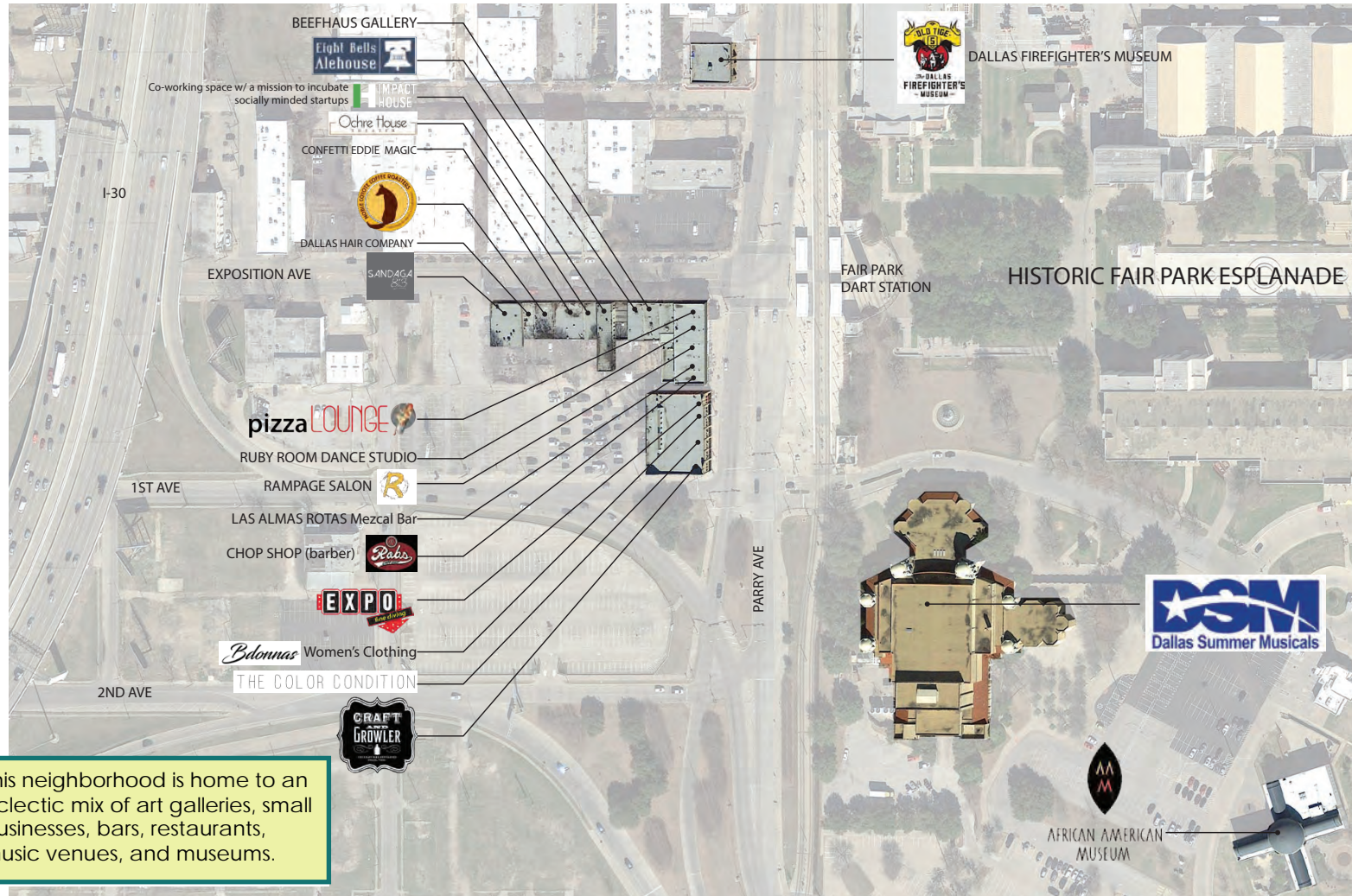
CityMAP I-30 Proposed Improvements



"CityMAP is the result of an unprecedented effort by TxDOT to gather public input about the the future of downtown Dallas corridors and to lay out the 'art of the possible' even before any formal studies are started. An effort of this scale and scope has never been attempted before. In particular, I hope that it provides the impetus to reconnect southern Dallas neighborhoods that have been divided by poor transportation decisions in years past. It is time to rectify those divisions."

– Dallas Mayor Mike Rawlings

Cultural Community



Proposal Partners



For more information please contact

Jon Hetzel

214.217.4306

jhetzel@madisonpartnersllc.com