



DALLAS LOVE FIELD AIRPORT

HISTORIC AVIATION RESTORATION AND REUSE

PROJECT TYPE:

HISTORIC RENOVATION, ADAPTIVE DESIGN, NEW DESIGN, MASTERPLANNING

PROJECT LOCATION:

7701-7777 LEMMON AVENUE, DALLAS, TEXAS

PROJECT BUDGET:

Final Construction Budget Under Review –

Phase 1: Restoration of Historic Braniff Building - \$32,000,000

Phase 2: New Aviation Hangars and Fuel Farm - \$3,000,000

Phase 3: Adaptive Reuse of Parking Garage - \$8,000,000

Phase 4: Mixed Use Tower, New Construction - \$25,000,000

PROJECT DESCRIPTION:

To usher in the coming Jet Age, Braniff International Airways engaged the services of Master Architects William Pereira and Charles Luckman to design the greatest example of Mid-Century Modern industrial design. The result was the historically recognized structure, the iconic Braniff Operations and Maintenance Base, which served the airline from 1958 until its demise in 1982. A maintenance and repair operation continued to operate independently until 2003 when it was closed and it remained abandoned and neglected since its closure.

The goal is to conduct a restoration and reuse of the main building to its former glory as a center of aviation activity and employment. Its artistic integrity and pedigree will be maintained and integrated to the highest standards through the influential use of luminary artists involved in Braniff history including Girard, Calder, Pucci, Halston, and Sardi's. Innovative design will also result in the highest level of green building certification. Within the vast interior spaces encompassing nearly 500,000 square feet, a blend of aviation and various public activities will occur with each of the three floors individually dedicated to the three cornerstones of the property vision: philanthropy, community, aviation.

An existing parking structure constructed in 2000 will be updated and its lower level converted to restaurant/retail spaces. A five story Class A mixed use commercial building will be built on the southern side of the property to accommodate additional office and restaurant/retail demand.

The project will be the premier example of renovation and reuse of Mid-Century Modern architecture. Clients seeking refuge in this development identify themselves as part of an exciting aviation renaissance project.

COMPLETION DATE:

October, 2018





Project Data

- Building Area 38,100 S.F.
- Proposed Retail 100,000 S.F.
- Proposed Office 440,000 S.F.
- Existing Aviation Buildings 440,000 S.F.
- Proposed Aviation Bldgs (K1) 42,000 S.F.

Parking Provided

- Hangar Parking 110
- Lower Level 123
- Office Surface 160
- Surface Retail 274
- Level 1 Garage 449
- Subtotal 727

Existing Garage

- Levels 2-5 449
- Levels 6 & 7 236
- Subtotal 685

Grand Total 1,412



GFF Proj. # 13168.00 2013.08.05

