Famous Overbuilds

OPEN SPACE: Millennium Park, Chicago
Famous Overbuilds

ENTERTAINMENT: Madison Square Garden, NYC
Famous Overbuilds

COMMERCIAL: Cira Centre, Philadelphia
Famous Overbuilds

**ALL OF THE ABOVE:** Federation Square, Melbourne
Overbuilding: What I’ve Been Up To

- 4th & King Railyards, San Francisco
- Lake Merritt Station, Oakland
- Hollywood Central Park, Los Angeles
- 4th & King Railyards, San Francisco
Why? Knit Communities Back Together

- Span Psychological Chasms
- Walkability and Open Space Access ($$$)

Freeway Cap Study, Ventura CA
Why? Improve Transportation Issues

**Noise and Vibrations**
- Property values decrease by ~0.65% per extra dB

| 100 dB -- | Railyard |
| 80 dB -- | Freeway |
| 60 dB -- | Quiet Urban Residential |

**Pollution**
- Property values and health outcomes affected by air quality
- Overbuilding design can reduce idling, filter/direct emissions
Why? Improve Transportation Issues

Travel Times and Safety

- Overbuild design may reduce conflicts
- Faster travel times improves property values and productivity
- Safety improvements reduce costs of losses and injuries
Why? “They’re Not Making Any More Land”

Well, Actually . . .
What Does It Take?

Vision

+ 

Coordination

+ 

So Much Money
## About That Money . . .

### Secure and Coordinate Numerous Sources

<table>
<thead>
<tr>
<th>Government</th>
<th>District</th>
<th>Project</th>
<th>Philanthropy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local</td>
<td>Tax Increment</td>
<td>Land Disposition</td>
<td>Foundations</td>
</tr>
<tr>
<td>Transit Agency</td>
<td>Benefit Assessment</td>
<td>Concessions</td>
<td>Naming Rights</td>
</tr>
<tr>
<td>Regional</td>
<td>TDR</td>
<td></td>
<td></td>
</tr>
<tr>
<td>State</td>
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<td>Federal</td>
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<td></td>
</tr>
</tbody>
</table>
Seriously, Though

**Naming Rights:** Klyde Warren Park, Dallas TX
THANK YOU!!

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