



KLYDE WARREN PARK

COMPLETING THE VISION - CONNECTING AND UNIFYING

Park and Recreation Board
August 18, 2016

KLYDE WARREN PARK CONNECTING UPTOWN AND DOWNTOWN



2009



2016

KLYDE WARREN PARK: EPICENTER OF DALLAS

"With recent business moves to Uptown, Dallas' new main street has become Woodall Rodgers Freeway.....Now downtown's epicenter has shifted again, with Klyde Warren Park the centerpiece."

The Dallas Morning News, January 7, 2016



A PLACE FOR EVERYONE

“Go to Dallas’s Klyde Warren Park on a weekend afternoon and you’re all but guaranteed to spot groups of women in hijabs chatting over coffee or a few smiling young men from an outreach organization called Islam in Spanish passing out flyers about the teachings of El Corán.”

Texas Monthly, August 2016



Image courtesy of The Dallas Morning News

A PLACE FOR EVERYONE

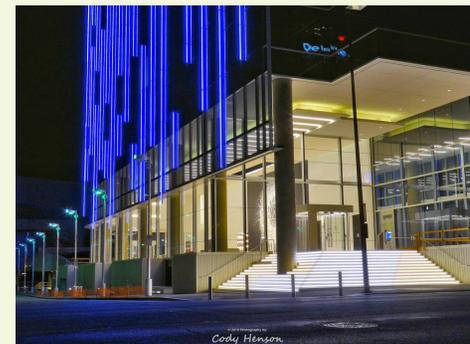


ECONOMIC VALUE ADDED

“The park is an enormous economic development opportunity...” says John Crawford, president and CEO of Downtown Dallas Inc. “Within a quarter-mile to a half-mile radius... we’ve seen well over \$1 billion in new projects....”

D Magazine, March, 2013

Current estimate:
\$1.5 billion - \$2 billion



THE FUTURE



PEARL STREET FOUNTAIN



ARTS DISTRICT BRIDGE



OLIVE STREET PLAZA EXPANSION



OLIVE STREET PLAZA EXPANSION



OLIVE STREET PLAZA EXPANSION



CHILDREN'S PARK EXPANSION



SKY DECK



SKY PARK



SKY BRIDGE



QUALITY OF LIFE

- A. Improves and completes the original bridging of Woodall Rodgers Freeway
- B. Provides the all-important connectivity between Dallas Arts District, Klyde Warren Park, and Perot Museum
- C. Provides countless additional programming opportunities



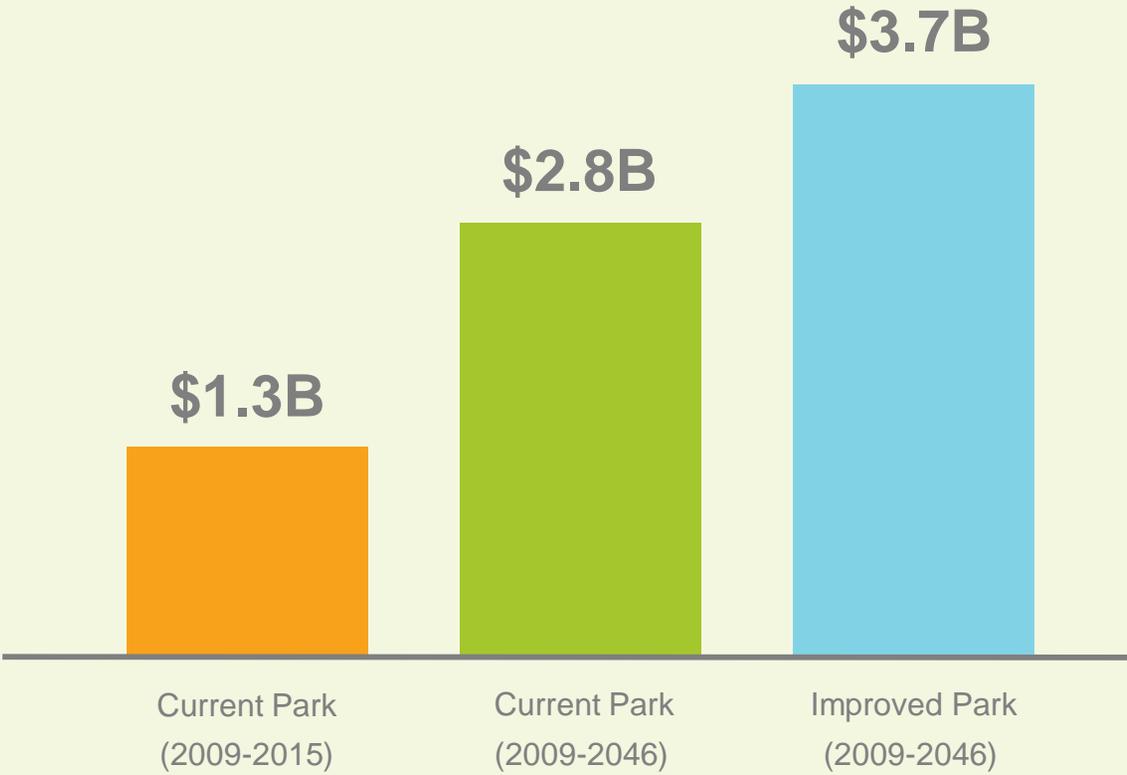
ECONOMIC IMPACT

Commissioned HR&A to conduct study on the economic rationale for improvements

Other HR&A clients include the City of Dallas for Trinity Assessment, Times Square Alliance, Rockefeller Foundation, Brooklyn Botanical Garden, Urban Green Council, Friends of the High Line



CREATING UNPRECEDENTED ECONOMIC DEVELOPMENT AND GROWTH*



*net present value

CREATING UNPRECEDENTED ECONOMIC DEVELOPMENT AND GROWTH



TOTAL = \$900 Million
in value from improvements

EXPANSION BENEFITS

- A. 1.1M new park visitors per year
- B. \$900M PV of value added
- C. \$540M in new tax revenues over 30 years
- D. \$18M in average annual new tax revenues



ORIGINAL PARK FUNDING



Payback period on City's investment: 2.75 Years

EXPANSION REQUEST



(Park Dept./TIF/Etc.)

CITY OF DALLAS NEW TAX REVENUES

\$157M in new property tax revenues

\$5.2M in average annual new tax revenues

Payback period: 11 years



DESIGN PARTNERS



Gensler



PUBLIC SECTOR PROSPECTIVE PARTNERS





KLYDE WARREN PARK

“This is something that is going to happen at some point,” said Dallas Mayor Mike Rawlings. “It’s a natural progression for the park.”

The Dallas Morning News, December 23, 2015



KLYDE WARREN
PARK