

DOWNTOWN DALLAS PRIORITY PARKS

Park & Recreation Board Briefing
January 28, 2021



PARKS FOR DOWNTOWN DALLAS
For The Greener Good

Public-Private Partnership

- Parks for Downtown Dallas (PfDD) is a 501(c)(3) private operating foundation leading the planning, funding and construction of four “priority” public parks in Downtown Dallas
- Together with Dallas Park & Recreation, we are implementing the 2004 Downtown Parks Master Plan and 2013 Master Plan Update
- Funding:
 - o PfDD & private funder commitments \$56,000,000
 - o 2017 City of Dallas Bond Program \$35,000,000
 - o 2006 City of Dallas Bond Program \$ 4,400,000
- Public input meetings were conducted for each of the Priority Parks
- City of Dallas MWBE targets have been achieved or exceeded
- PfDD is actively raising an additional \$25 million from the private sector for general maintenance endowments for Downtown parks

Downtown Parks History

2002-2005 - Inside the Loop Committee

2004 - The first Downtown Parks Master Plan is adopted

2006 - The Belo Foundation, Belo Corp. and Robert and Maureen Decherd pledge \$7.5M to build Belo Garden

2009 - Main Street Garden opens

2011 - First planning meeting for Carpenter Park takes place

2012 - Belo Garden (May) and Klyde Warren Park (October) open

2013 - Downtown Parks Master Plan Update is approved

Downtown Parks History

2014-2018 - The Belo Foundation/PfDD purchases land that comprises the Harwood Park site

2015 - The Belo Foundation converts to Parks for Downtown Dallas

2015 - Carpenter Park Project Agreement is approved by City Council

2017 - Pacific Plaza Development and Endowment Agreements are approved by City Council

2018 - Downtown Dallas Priority Parks Development and Funding Agreement is approved by City Council



WEST END SQUARE

PACIFIC PLAZA

CARPENTER PARK

BELO GARDEN

MAIN STREET GARDEN

HARWOOD PARK



Downtown Dallas Priority Parks

PACIFIC PLAZA



- Groundbreaking - April 2018
- Opening - October 2019

CARPENTER PARK



- Groundbreaking - September 2020
- Estimated Opening - Spring 2022

WEST END SQUARE



- Groundbreaking - January 2020
- Opening - March 2021

HARWOOD PARK



- Estimated construction start in late 2021

PACIFIC PLAZA

location

401 N. Harwood Street

Bounded by Harwood Street, Bryan Street, North St. Paul Street and Pacific Avenue.

additional context

Trust for Public Land (TPL) assisted the City in acquiring this property. In 2008 the City purchased the land from TPL with \$9M in 2006 bond funds.

PfDD funded design and construction in its entirety.

PfDD established a \$1 million maintenance endowment for Pacific Plaza in May 2017.

metrics

size

3.74 acres

development cost

\$15 million

opening date

October 14, 2019

design

landscape architect

SWA

associate architect

HKS

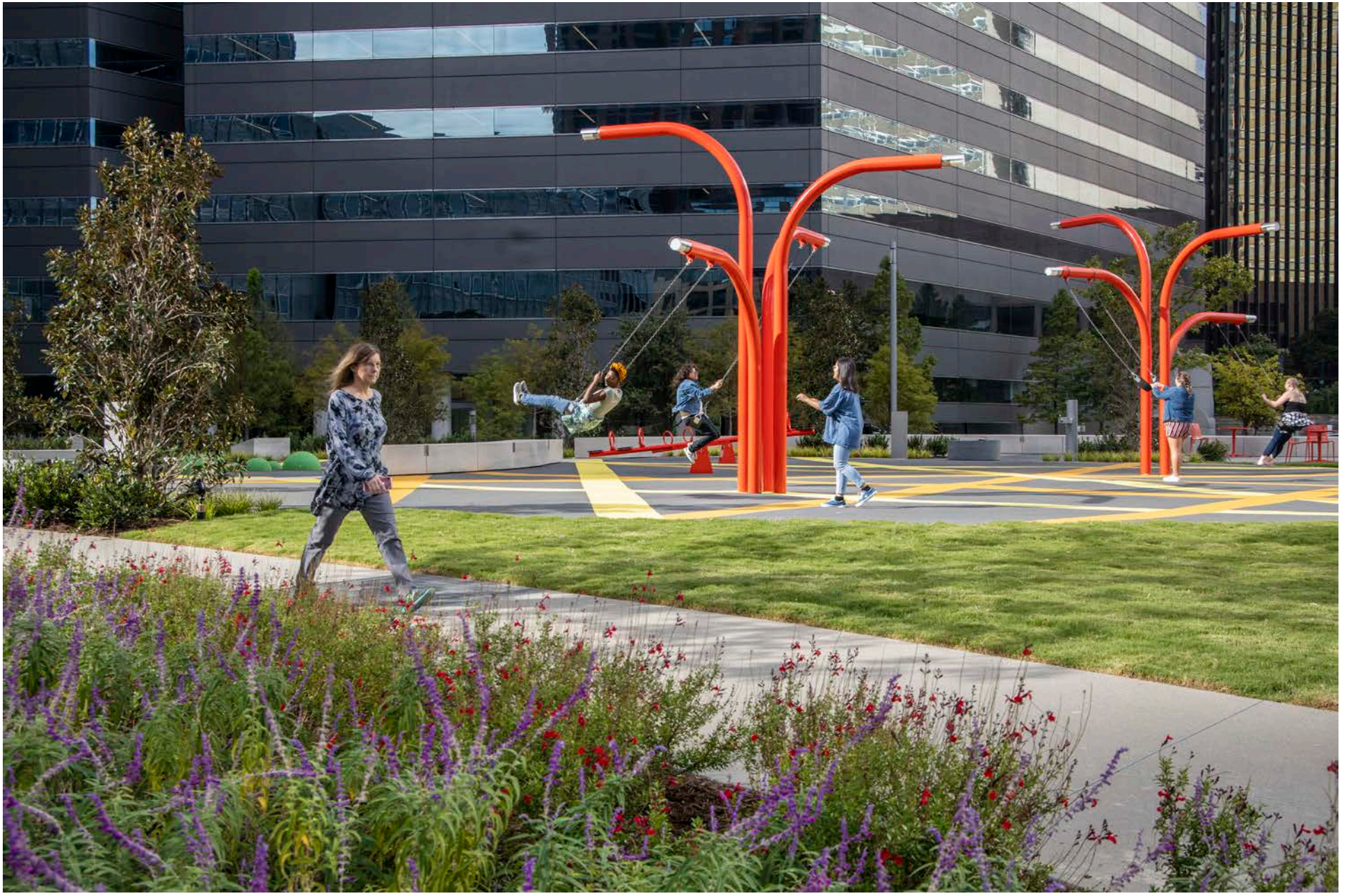




Image: Mike Brooks



Pacific Plaza, SWA / Bill Tatham



Pacific Plaza, SWA / Bill Tatham



Pacific Plaza, SWA / Bill Tatham

WEST END SQUARE

location

607 Corbin Street

Bounded by the old Spaghetti Warehouse building, North Market Street, Corbin Street and North Record Street

additional context

The site is the only centrally-located open space in the West End Historic District.

PfDD purchased the land in September 2017 for \$8.6M. The City purchased the land in July 2018, utilizing \$4.4M in 2006 bond funds, and \$4.2M in 2017 bond funds.

PfDD used the land sale proceeds to fund design and construction of the park.

metrics

estimated size

.78 acres

development cost

\$7.6 million

opening date

March 26, 2021

design

landscape architect

James Corner Field Operations



West End Square site, January 2020
Photo by David Woo



West End Square, December 2020
Photo by David Woo



West End Square, James Corner Field Operations



West End Square, James Corner Field Operations



West End Square, James Corner Field Operations

CARPENTER PARK

location

2201 Pacific Avenue

Bounded by Live Oak Street, Cesar Chavez Blvd, Pacific Avenue and North Pearl Street

additional context

The original Carpenter Plaza was dedicated in 1981 and included "Portal Park Slice" by American sculptor Robert Irwin.

The Carpenter family pledged \$3M to the Carpenter Park renovation.

The Park Department led the procurement process for construction utilizing bond dollars.

PfDD is funding the park design and the reinstallation of the Irwin sculpture.

metrics

estimated size

5.6 acres+

estimated development cost

\$20 million

estimated construction time

21 months

design

landscape architect

Hargreaves Jones

associate architect

shipleYARCHITECTS



Carpenter Park construction site
November 2020



Carpenter Park, Hargreaves Jones



Carpenter Park, Hargreaves Jones



Carpenter Park, Hargreaves Jones



Carpenter Park, Hargreaves Jones

HARWOOD PARK

location

Dallas Farmers Market and East Quarter District

Bounded by Harwood Street, Jackson Street, Pearl Street and Young Street

additional context

The western edge of the park is located in the Harwood Historic District. Two buildings will be incorporated in the park design.

Between 2014-2018, PfDD purchased 14 parcels for \$11.78M. The city has appraised the land at \$15.7M.

The city will purchase the land utilizing the remaining 2017 bond dollars allocated to Downtown parks, which is approximately \$14.78M.

PfDD will utilize land sale proceeds to fund the remainder of design and construction.

metrics

estimated size

3.8 acres

estimated development cost

\$16 million

estimated construction time

24 months

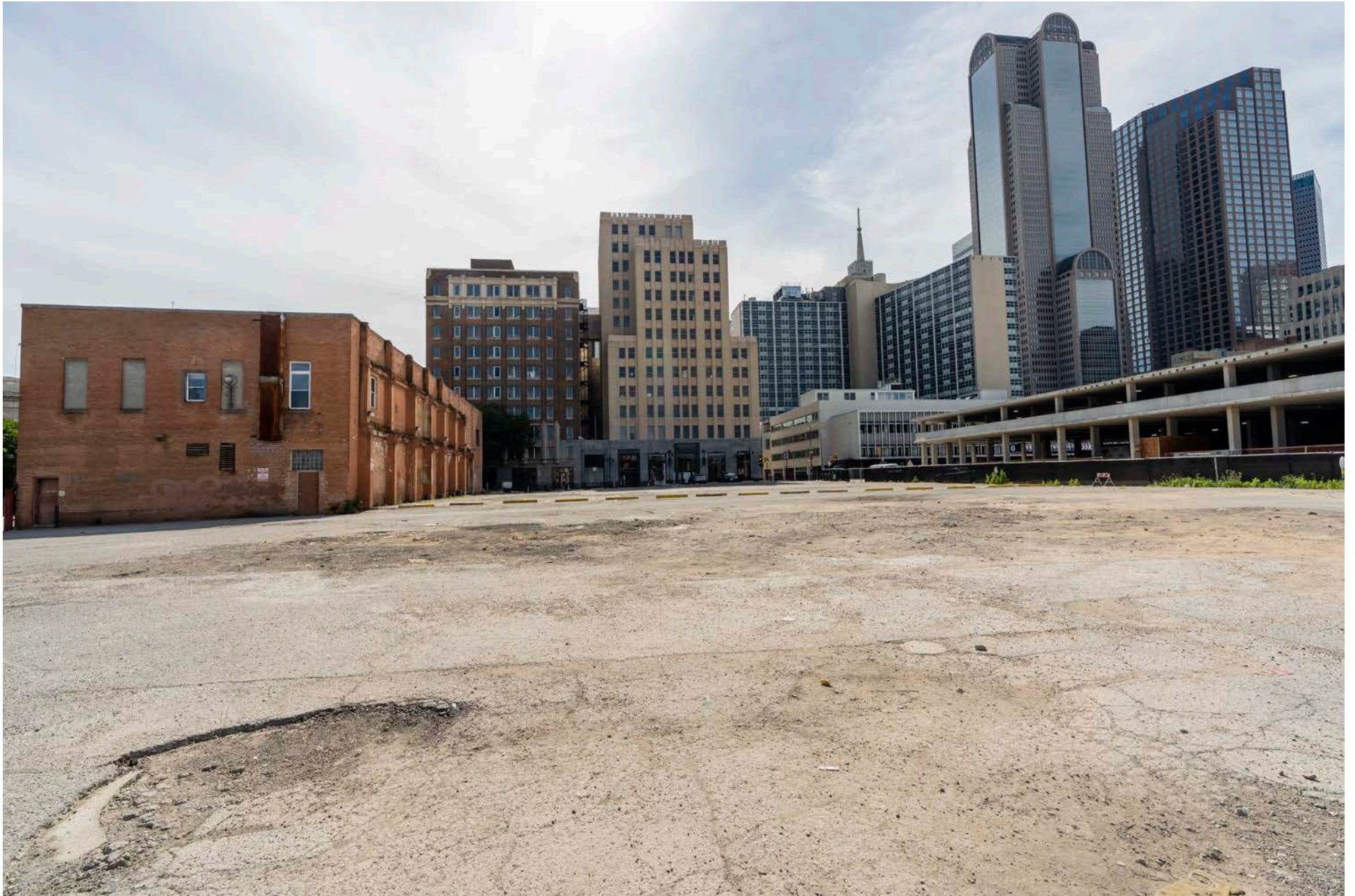
design

landscape architect

Ten Eyck Landscape Architects

associate architect

McCoy Collaborative



Harwood Park site
April 2020



Harwood Park, Ten Eyck Landscape Architects



Harwood Park, Ten Eyck Landscape Architects



Harwood Park, Ten Eyck Landscape Architects



Harwood Park, Ten Eyck Landscape Architects

HARWOOD PARK MAMMOTHS

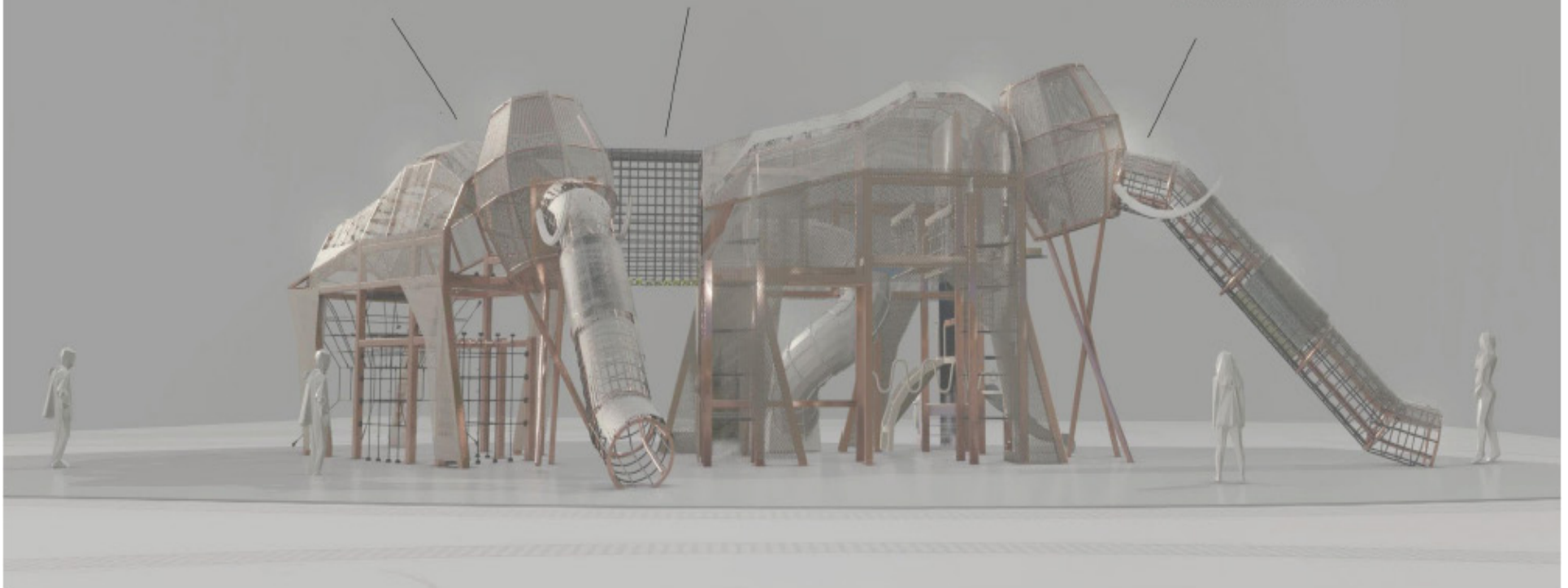
Main elements

■ **MOMMY MAMMOTH**

Smaller Mommy Mammoth activity element.

CONNECTING ROPE BRIDGE

■ **DADDY MAMMOTH**



Playground Concept Design
Harwood Park, Ten Eyck Landscape Architects

parksfordowntowndallas.org



PARKS FOR DOWNTOWN DALLAS
For The Greener Good