AIA PUBLIC ARCHITECTS WORKSHOP
Architects, Public Architects and P3 Development:
Innovation, Challenges, Lessons Learned
BRIDGING THE GAP: KLYDE WARREN PARK AND THE REVITALIZATION OF CENTRAL DALLAS
DOWNTOWN PARKS MASTER PLAN
2004
THE DALLAS ARTS DISTRICT
1. 15,000 sf Children's Park
2. 4,000 sf Reading Room
3. Restaurant
4. Grab&Go Kiosk
5. 40,000 sf Great Lawn
6. 2,400 sf Performance Pavilion
7. Water Feature Plazas
8. Lawn
9. 3,000 sf Dog Park
10. Botanical Gardens
11. Games
12. Pedestrian Streetscape
REGIONALLY-APPROPRIATE PLANTS
NATIVES AND ADAPTED SPECIES REDUCE WATER NEEDS, CREATE HABITAT

AMENITY FEATURES
MINIMIZED STRUCTURAL CONNECTIONS

ENGINEERED SOIL
BALANCES WEIGHT RESTRICTIONS WITH SOIL BIOTA

PEDESTRIAN PAVING SYSTEM
CONCEALS STRUCTURAL APPURTENANCES

LIGHT RAIL TRACK
CONSTRUCTED ON EXISTING DECK

ENGINEERED STRUCTURAL FILL

TOPPING SLAB
INCLUDES WATERPROOFING SYSTEM

HDPE STRUCTURAL FILL

DROP SLAB INSERTS
ACCOMMODATES TREES AND UTILITIES, PROVIDES ROUTE FOR STORMWATER

PRESTRESSED BOX BEAM SYSTEM

EXISTING BRIDGE STRUCTURE
HOW CAN YOU PAY FOR THIS?

PARK FUNDING MODELS
PARK FUNDING MODELS
PUBLIC/PRIVATE PARTNERSHIP

Klyde Warren Park is funded through a public-private partnership with the City of Dallas and the State.

- Foundation is responsible for the operation of Klyde Warren Park.
- 50-year term with four 10-year renewal options = 90 years.
- Park is self-sufficient, raising the revenue for operations, maintenance, capital improvements and repair endowment.
- Woodall Rodgers Park Foundation has the right to sell or convey naming rights for the Park and to utilize the amount generated for the design and construction of the park.

The City of Dallas | TxDOT | ARRA (stimulus) | Private
--- | --- | --- | ---
$20 M | $20 M | $17 M | $55 M

**Total: $112 M**
NAMING RIGHTS
KEEP THEM COMING BACK: PROGRAMMING THE PARK
Today's Events

- Imagination Playground
- Stroller Boot Camp
- Tuesday Food Trucks
- Music and Stories with KidsWorks
- Pilates in the Park
- Otsukimi with The Crow Collection of Asian Art
ECONOMIC IMPACT
ECONOMIC IMPACT

Rental Rate Increase Since Park Opened

<table>
<thead>
<tr>
<th>Location</th>
<th>Pre-Park Opening (Dec. 2012)</th>
<th>Current Status (Sept. 2014)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2100 McKinney</td>
<td>$22</td>
<td>$36</td>
</tr>
<tr>
<td>Uptown</td>
<td></td>
<td>64% INCREASE</td>
</tr>
<tr>
<td>Trammell Crow Center</td>
<td>$19</td>
<td>$25</td>
</tr>
<tr>
<td>Downtown Arts District</td>
<td></td>
<td>32% INCREASE</td>
</tr>
<tr>
<td>2100 Ross</td>
<td>$13</td>
<td>$19</td>
</tr>
<tr>
<td>Downtown</td>
<td></td>
<td>46% INCREASE</td>
</tr>
<tr>
<td>2000 McKinney</td>
<td>$25</td>
<td>$37</td>
</tr>
<tr>
<td>Uptown</td>
<td></td>
<td>56% INCREASE</td>
</tr>
</tbody>
</table>

NNN Start Rates
ECONOMIC IMPACT

Building Sale Value Per Square Foot Increase Since Park Opened

- Pre-Park Opening (Dec. 2012)
- Current Status (Sept. 2014)

<table>
<thead>
<tr>
<th>Location</th>
<th>Pre-Park</th>
<th>Current Status</th>
<th>Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>2100 McKinney</td>
<td>$220</td>
<td>$400</td>
<td>60%</td>
</tr>
<tr>
<td>2000 McKinney</td>
<td>$300</td>
<td>$425</td>
<td>42%</td>
</tr>
</tbody>
</table>

60% INCREASE or $52M Increase (6% Cap Rate)

42% INCREASE or $55M Increase (6% Cap Rate)
ECONOMIC IMPACT
ECONOMIC IMPACT
BRIDGING THE GAP: KLYDE WARREN PARK AND THE REVITALIZATION OF CENTRAL DALLAS