

# AIA PUBLIC ARCHITECTS WORKSHOP

## Architects, Public Architects and P3 Development: Innovation, Challenges, Lessons Learned



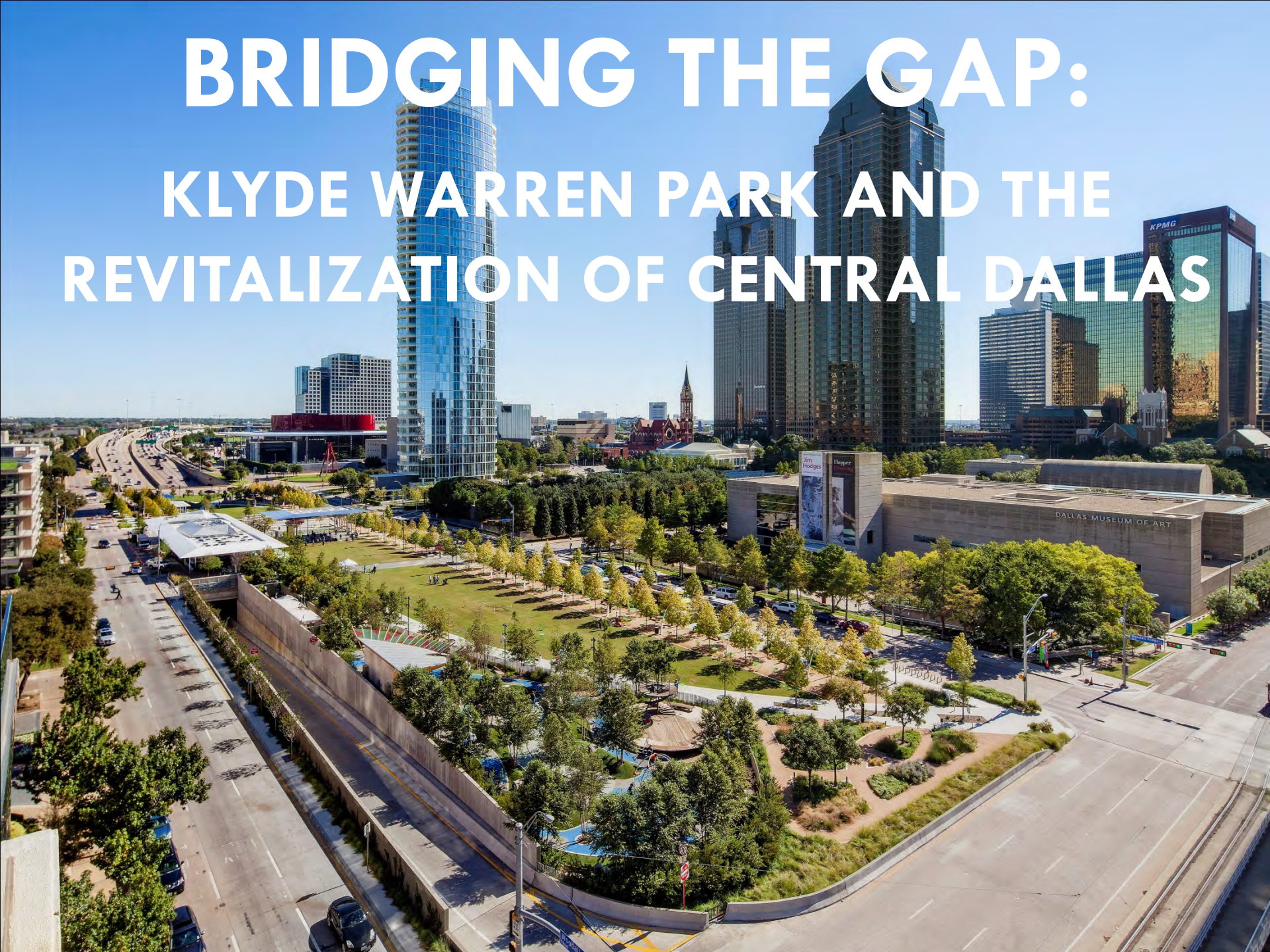
**PHILADELPHIA!**

AIA Convention 2016  
May 19 – 21, Philadelphia

WE203  
Wednesday, May 18, 2016



# BRIDGING THE GAP: KLYDE WARREN PARK AND THE REVITALIZATION OF CENTRAL DALLAS





# Presenter



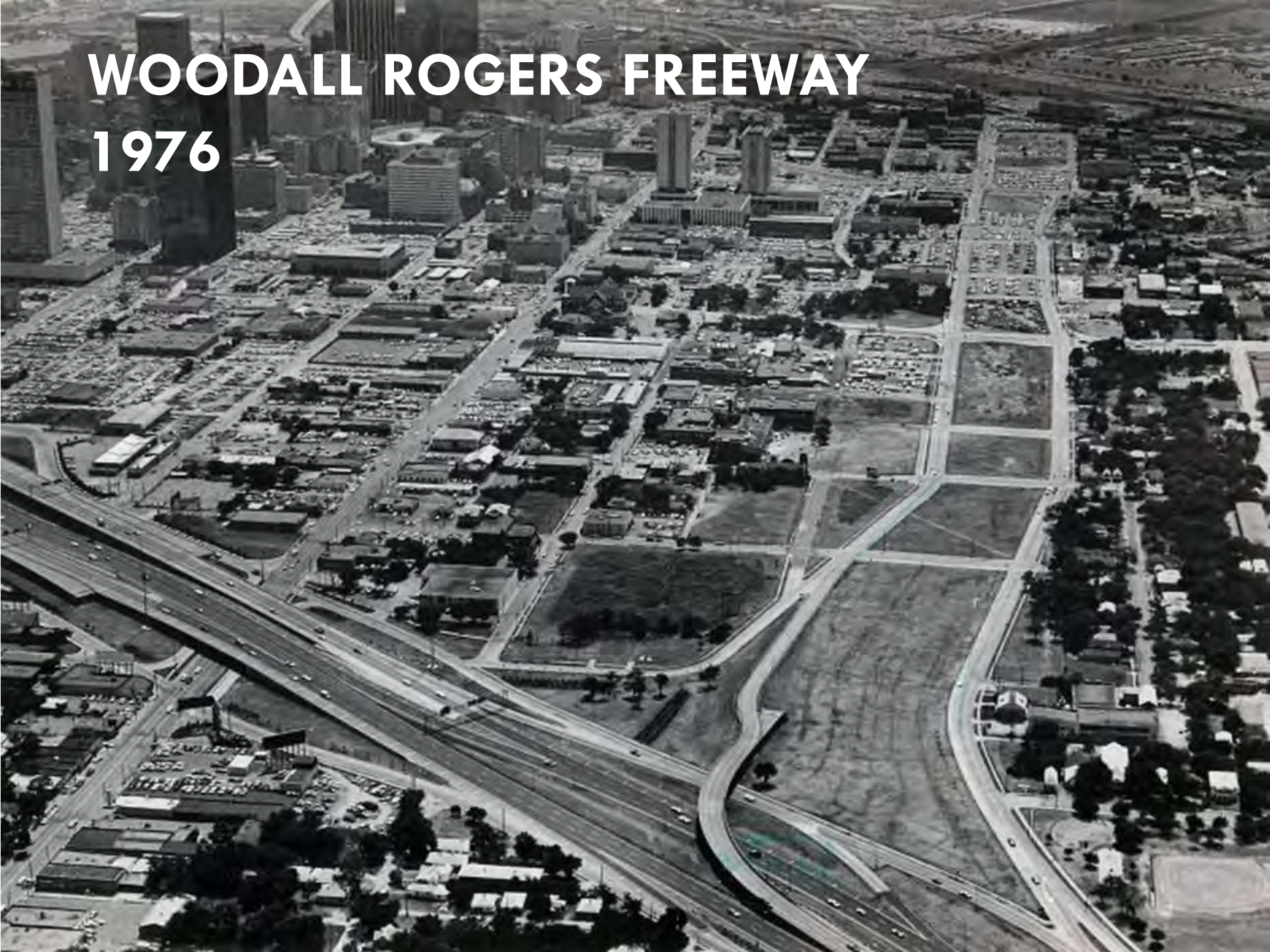
**Willis Winters, FAIA, FAAPRA**

**Director,  
Park and Recreation Department  
City of Dallas**



# WOODALL ROGERS FREEWAY

## 1976





# WOODALL RODGERS FREEWAY 2006





# WOODALL RODGERS FREEWAY 2007



# WOODALL RODGERS FREEWAY 2007





# UPTOWN DALLAS 1984



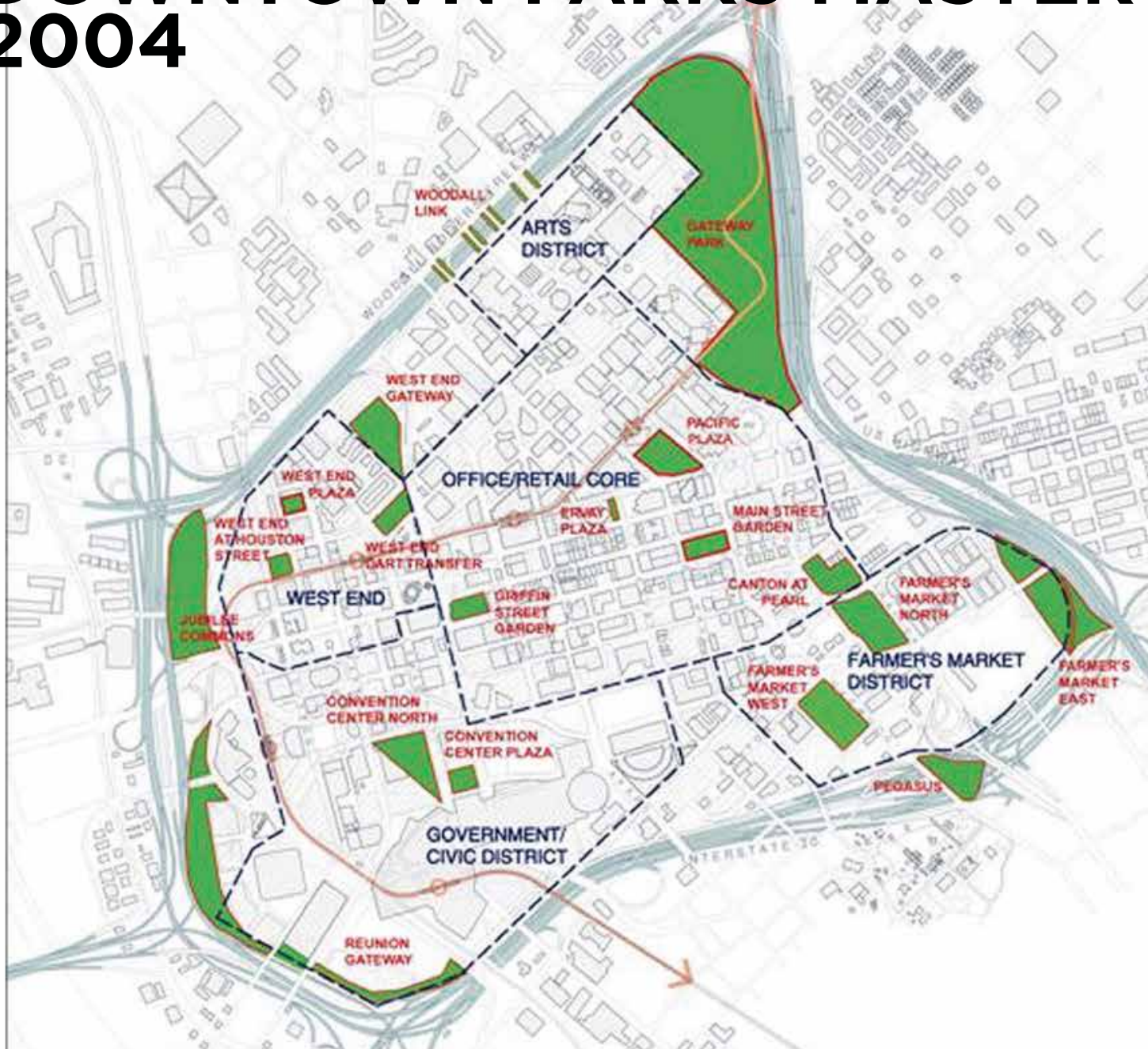


# UPTOWN DALLAS 2010





# DOWNTOWN PARKS MASTER PLAN 2004



Downtown Parks Network



# THE DALLAS ARTS DISTRICT





# HOW IT ALL BEGAN



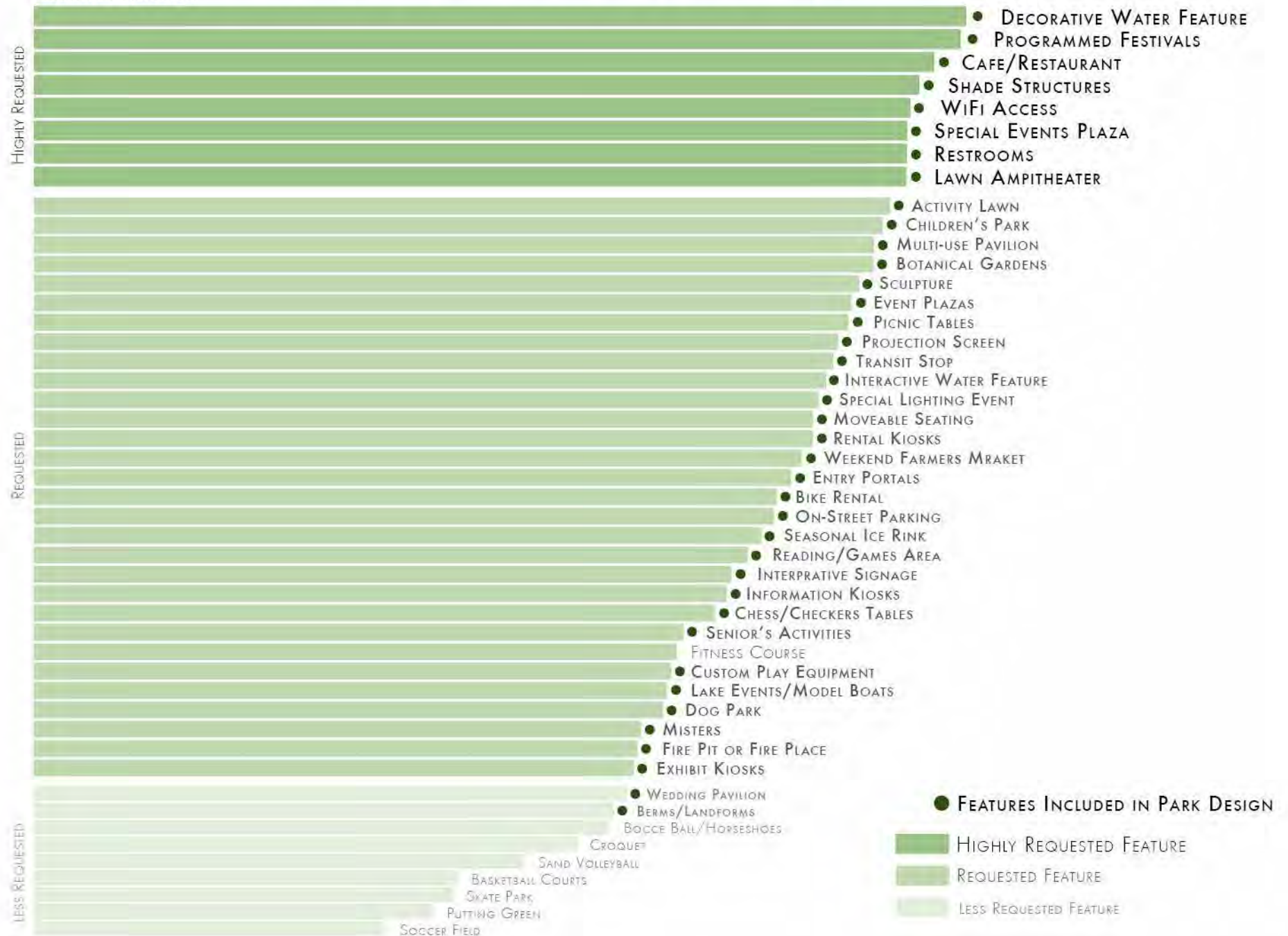






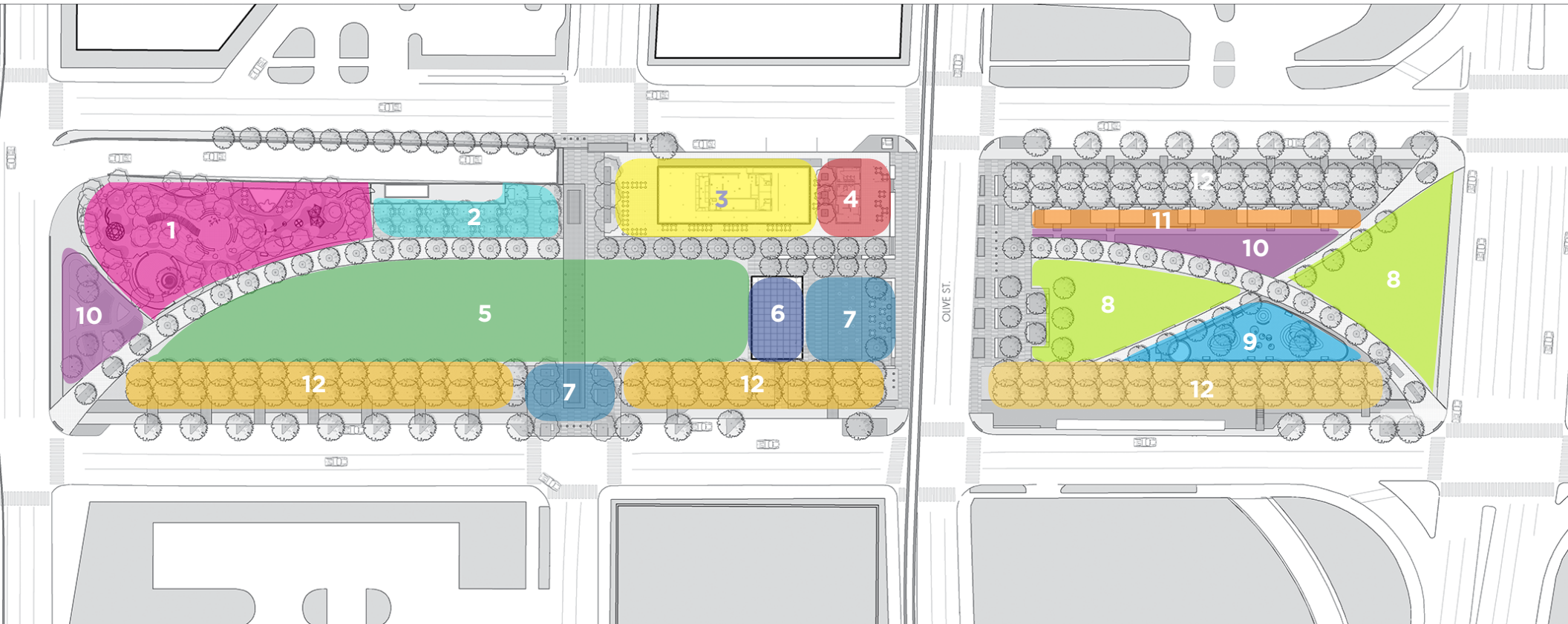
# PROJECT WORKSHOP AND STAKEHOLDERS SURVEY RESULTS

## PROGRAMS AND FEATURES

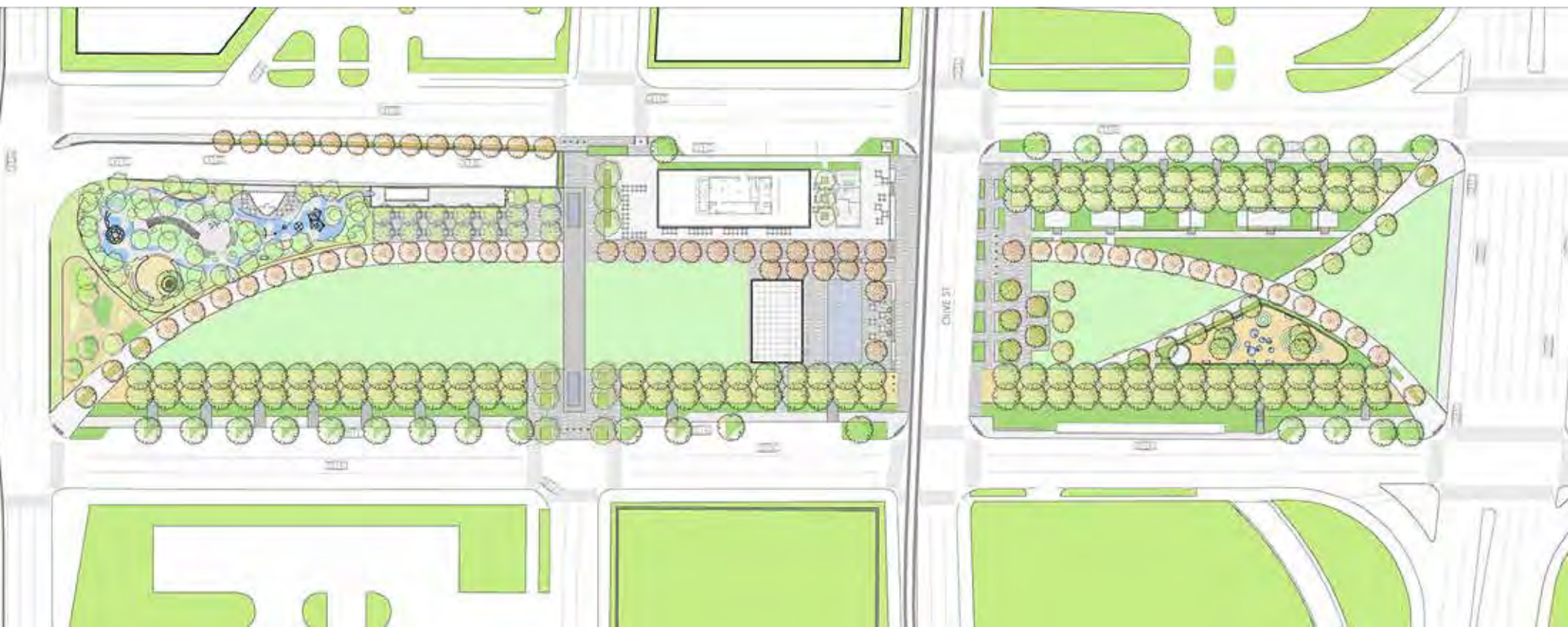




- |          |                           |          |                               |           |                        |
|----------|---------------------------|----------|-------------------------------|-----------|------------------------|
| <b>1</b> | 15,000 sf Children's Park | <b>5</b> | 40,000 sf Great Lawn          | <b>9</b>  | 3,000 sf Dog Park      |
| <b>2</b> | 4,000 sf Reading Room     | <b>6</b> | 2,400 sf Performance Pavilion | <b>10</b> | Botanical Gardens      |
| <b>3</b> | Restaurant                | <b>7</b> | Water Feature Plazas          | <b>11</b> | Games                  |
| <b>4</b> | Grab&Go Kiosk             | <b>8</b> | Lawn                          | <b>12</b> | Pedestrian Streetscape |









75 NORTH 1/2 MILE

TO 45 SOUTH 1/2 MILE

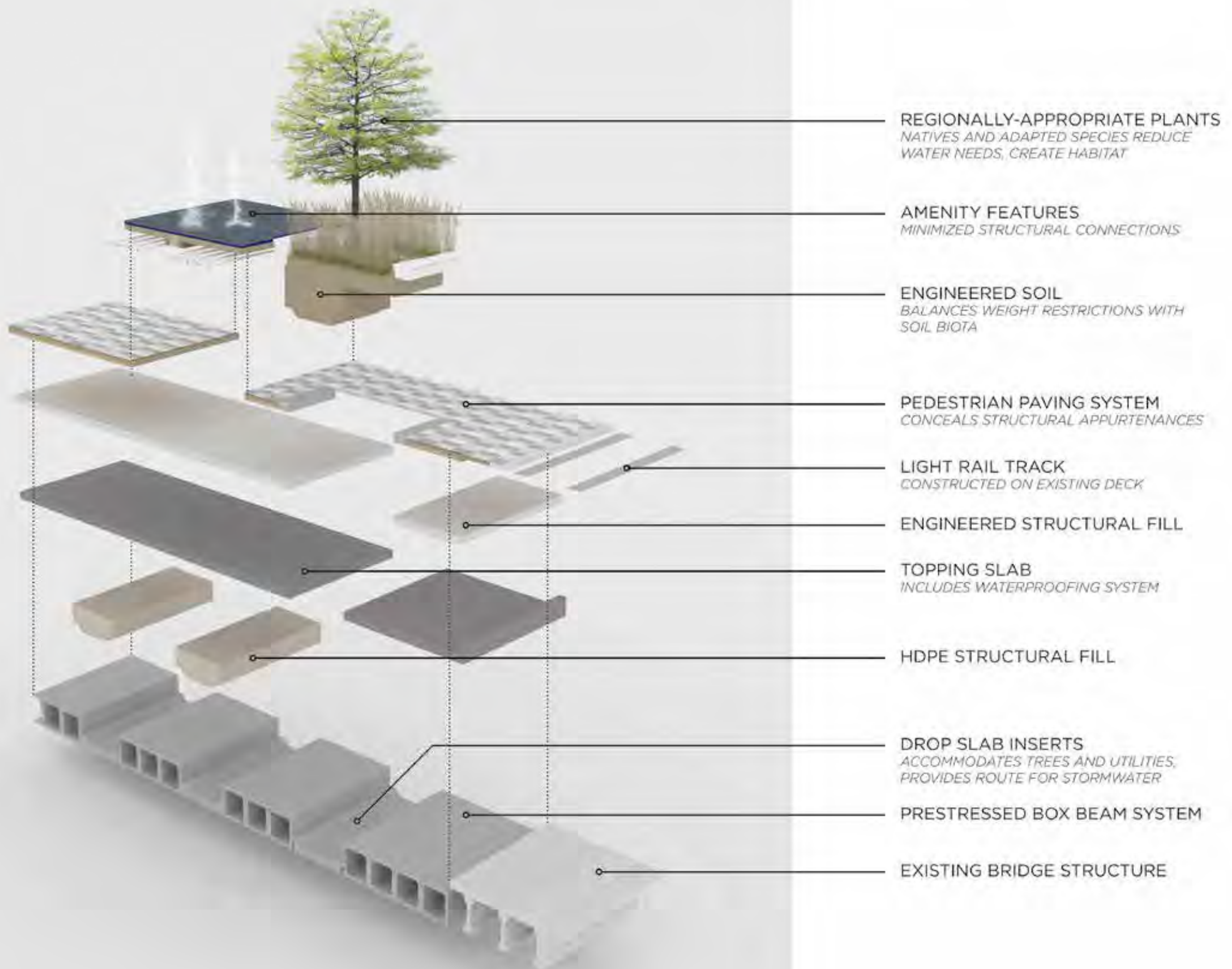
Pearl St NEXT RIGHT

EXIT 20

Pearl St

EXIT 20







FALL 2009





FALL 2011





**SPRING 2012**





FALL 2012



















...e to my next location!

NEW YORK  
ANDOLFO'S  
DELICATESSEN

Famous Pastrami  
Breakfast Sandwich  
Deli Sandwiches  
Famous Hot

BC7-8468

































































Botanical  
Garden



# HOW CAN YOU PAY FOR THIS? PARK FUNDING MODELS





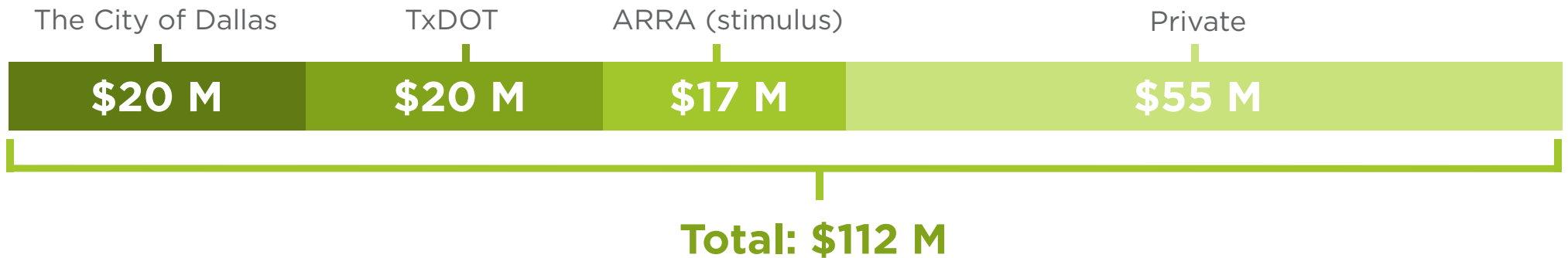
# PARK FUNDING MODELS





# 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.





# NAMING RIGHTS





# KEEP THEM COMING BACK: PROGRAMMING THE PARK





# Today's Events

Filter Events by... ▼



Imagination  
Playground



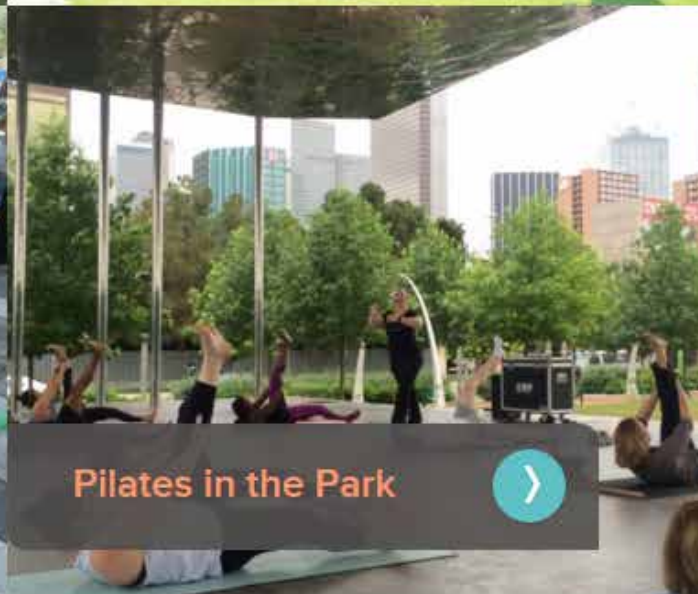
Stroller Boot Camp



Tuesday Food Trucks



Music and Stories  
with KidsWorks



Pilates in the Park



Otsukimi with The  
Crow Collection of  
Asian Art





October

# November 2015

December

Oct 26 Mon

## Monday Food Trucks

11:00 a.m. – 3:00 p.m.

## Skyline 360 Tours with DCFA

12:30 p.m. – 1:00 p.m.



Oct 27 Tue

## Imagination Playground

9:00 a.m. – 12:00 p.m.

## Stroller Boot Camp

10:00 a.m. – 10:45 a.m.



Oct 28 Wed

## Wednesday Food Trucks

11:00 a.m. – 3:00 p.m.

## Lunchtime Music

12:00 p.m. – 1:00 p.m.



Oct 29 Thu

## Thursday Food Trucks

11:00 a.m. – 3:00 p.m.

## Yoga

5:30 p.m. – 6:30 p.m.



Oct 30 Fri WEEKEND

## Friday Food Trucks

11:00 a.m. – 3:00 p.m.

Oct 31 Sat WEEKEND

## Tai Chi with El Centro College

8:00 a.m. – 9:00 a.m.

## Heartfulness Meditation

8:00 a.m. – 10:00 a.m.



Nov 01 Sun WEEKEND

## Yoga

10:00 a.m. – 11:00 a.m.

## Sunday Food Trucks

11:00 a.m. – 3:00 p.m.



Nov 02 Mon

## Monday Food Trucks

11:00 a.m. – 3:00 p.m.

## Skyline 360 Tours with DCFA

12:30 p.m. – 1:00 p.m.



Nov 03 Tue

## Imagination Playground

9:00 a.m. – 12:00 p.m.

## Stroller Boot Camp

10:00 a.m. – 10:45 a.m.



Nov 04 Wed

## Wednesday Food Trucks

11:00 a.m. – 3:00 p.m.

## Lunchtime Music

12:00 p.m. – 1:00 p.m.



Nov 05 Thu

## Thursday Food Trucks

11:00 a.m. – 3:00 p.m.

## Yoga

5:30 p.m. – 6:30 p.m.

Nov 06 Fri WEEKEND

## Friday Food Trucks

11:00 a.m. – 3:00 p.m.

## Tosca Simulcast with The Dallas Opera

6:30 p.m. – 11:00 p.m.

Nov 07 Sat WEEKEND

## Heartfulness Meditation

8:00 a.m. – 10:00 a.m.

## Tai Chi with El Centro College

8:00 a.m. – 9:00 a.m.

Nov 08 Sun WEEKEND

## Yoga

10:00 a.m. – 11:00 a.m.

## Sunday Food Trucks

11:00 a.m. – 3:00 p.m.















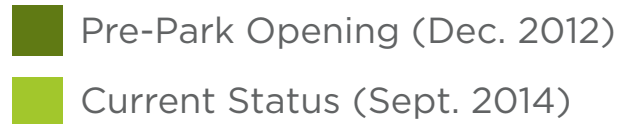
# ECONOMIC IMPACT





# ECONOMIC IMPACT

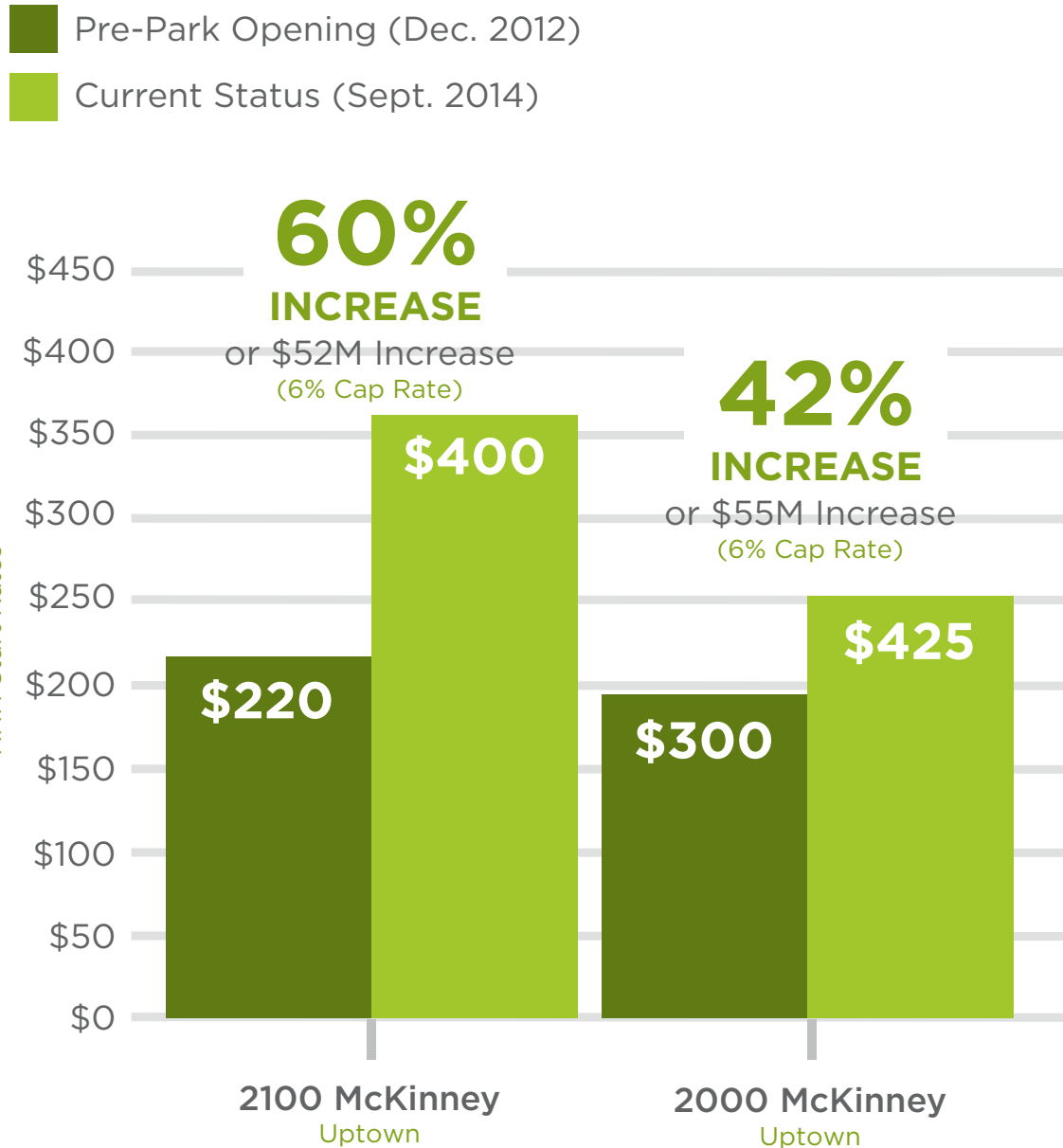
## Rental Rate Increase Since Park Opened





# ECONOMIC IMPACT

## Building Sale Value Per Square Foot Increase Since Park Opened





# ECONOMIC IMPACT





# ECONOMIC IMPACT





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