



KLYDE WARREN
PARK

Press Kit

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Klyde Warren Park Overview



Klyde Warren Park serves as a central gathering space for Dallas and its visitors to enjoy in the heart of the city. The 5.2-acre Park creates an urban green space over the recessed Woodall Rodgers Freeway between Pearl and St. Paul Streets in downtown Dallas. The Park includes a performance pavilion, restaurant, shaded walking paths, a dog Park, a children's Park, great lawn, water features, a reading room, an area for games and much more.

Connectivity is central to the Park's purpose. Klyde Warren Park promotes increased pedestrian, trolley and bicycle use between Uptown, Downtown and the Arts District, contributing to a more walkable city center.

The Park is a hub of free and open to the public activity in the center of the city. Visitors enjoy concerts, yoga, children's activities, games and much more. The Park creates a front lawn to showcase the surrounding cultural offerings including the AT&T Performing Arts Center, Dallas Museum of Art, Morton Meyerson Symphony Hall, Nasher Sculpture Center, Trammell & Margaret Crow Collection of Asian Art, Booker T. Washington High School for the Visual & Performing Arts and the Perot Museum of Nature and Science.

Great urban Parks contribute to the quality of life for city residents and visitors. The Park has a significant economic impact, spurring new development and higher value for surrounding properties. For more information, visit klydewarrenpark.org.



Klyde Warren Park Fact Sheet

PARK FEATURES:

- Ginsburg Family Great Lawn
- Nancy Collins Fisher Pavilion – Home to Savor and Relish Restaurant and Kiosk
- Chase Promenade
- Children’s Park
- The Botanical Garden
- Grand Plaza
- *The Dallas Morning News* Reading and Games Room
- My Best Friend’s Park (Dog Park)
- Muse Family Performance Pavilion
- Fountains (Five Total)
- The Commons (Recreation Areas)
- Jane’s Lane (Groves)
- Restrooms

PROGRAMMING:

Klyde Warren Park is a highly active space, providing daily free programming for the public ranging from yoga to book signings to outdoor concerts and films. Partners thus far include Booker T. Washington High School for the Performing and Visual Arts, Dallas Museum of Art, AT&T Performing Arts Center, The Dallas Opera, Dallas Children’s Theater, Perot Museum of Nature and Science, Dallas Public Library, University of North Texas, University of Texas – Dallas, Bikram Yoga Dallas, YMCA, Studio 22, Dallas Yoga Center and many others. A small sample of activities includes:

- Music festivals
- Free concerts
- Chess and checkers
- Yoga, Zumba, boot camps
- Foosball and ping pong
- Ballroom dancing
- Putting green
- Storytelling
- Children’s theatre
- Juggling, magic and puppet shows

THE DECK:

Klyde Warren Park creates a bridge over the recessed freeway, consisting of concrete pre-stressed box beams set on columns constructed outside the former walls of the freeway and supported by a new center wall. There are approximately 1,200 linear feet of freeway enclosed by the deck forming a short tunnel. The concrete beams are arranged in groups with spacing in between the groups. Concrete slabs span the spaces connecting to the bottoms of the beams and forming trenches. The trenches act like planter boxes, allowing the trees to grow to the desired size. A combination of Geofam and lightweight soil fill the trenches and cover the beams to provide the planting material for the landscaping. The majority of the Park has a 12 inch layer of topsoil, with the trenches providing the depth of soil needed for trees.

QUICK FACTS:

- Klyde Warren Park is over 200,000 square feet – 1,045 feet long and 210 feet wide. The deck is 6.5 feet deep.
- The Park adds 322 trees, 904 shrubs and 3,292 assorted plants to the landscape of the city.
- Trees are mostly Texas-native or adaptive species: Shumard Red Oak, Bur Oak, Pond Cypress, River Birch, Chinese Pistache and Lacebark Elm.
- Plants include 32 native Texas species.
- There is 40,000 square feet of lawn.
- The bridge structure includes 300 concrete box beams and 6,900 cubic yards of concrete to form the columns that support the beams. There is over 4,700 linear feet of beam and trench panel supporting the structure.
- The Park uses 25,000 cubic yards of a mixture of soil and Geofoam.
- There is 65,000 square feet of paved plazas, walkways and seating areas. There is also 28,000 square feet of crushed granite.
- 60% of the Park is shaded.
- The Park features 13 outdoor “rooms,” each with its own set of programmed activities.
- Around 30 medium-sized dogs can enjoy My Best Friend’s Park comfortably.
- There are some metered parking spaces around the Park, and 9,000 parking spaces in parking garages within a few blocks of the Park. High peak Park use naturally coincides with off peak business hours.
- The capacity of the children’s Park is approximately 100 children.
- Klyde Warren Park does not have a weight maximum capacity, but will likely limit large events to around 10,000 people to ensure an enjoyable event experience.
- The Muse Family Performance Pavilion is regulation size at 60’ x 40’ and can accommodate 120 performers and is open on all sides.
- Savor and Relish restaurant and café will be run by Chef John Coleman, formerly with the Ritz Carlton:
 - The restaurant is approximately 6,000 square feet and will seat a total of 300 guests. This includes 3,500 square feet of patio space from which guests can watch performances on the stage or observe other activities in the Park.
 - Savor, the Park’s main restaurant, will have a gastropub concept with an emphasis on fresh food and shared experiences.
 - Relish, which is debuting as a food truck until the full restaurant and permanent kiosk open in mid-2013, offers visitors a quick bite to enjoy in the Park. Think burgers, cookies, etc. The food truck is open for breakfast and lunch.
- The total walk around perimeter is 2,800 feet, which is approximately 1/2 mile.

322 trees

1045 feet long

\$110 million project

6,000 square foot Savor and Relish

SUSTAINABILITY:

Klyde Warren Park incorporates numerous features intended to improve the environment of the area and be sustainable through the future. A few examples:

- The Park incorporates the use of native tree and plant species. The Park's trees will sequester an estimated 7 tons of carbon per year at maturity. The trees act as a natural bio-filter and reduce storm water run-off and mitigate urban heat.
- The water features use a water reclamation system and a double purification system, substantially reducing the use of potable water and the disposal of "dirty" water. This is about 18 bathtubs of water saved every day.
- The restaurant is registered for LEED Silver certification level, and includes the use of geothermal energy for cooling and heating, high efficiency light fixtures, recycled materials and more.
- Klyde Warren Park has solar panels on the light poles and a high-efficiency lighting management system.
- The cover over the freeway will reduce traffic noise for the surface level pedestrian traffic, as well as the adjacent buildings.

FUNDING:

Construction is funded through a public, private partnership including \$20 million in bond funds from the city of Dallas, \$20 million in highway funds from the state and federal government through TxDOT and more than \$51 million from private donations. In March 2009, the Park was selected to receive \$16.7 million in stimulus funds that are specifically for transportation enhancement construction. The Foundation has raised \$108.5 million of its \$110 million goal to date.

The Park is designed to be a self-sustaining non-profit business. Ongoing revenue will come from food and beverage sales, restaurant rent, sponsored events, in-kind contributions, advertising, venue rentals, corporate and individual gifts, and an operating and capital reserve.

TIMELINE:

The initial feasibility study was conducted in 2004. The Woodall Rodgers Park Foundation was formed as a 501c3 in 2005. Construction on the deck began in October 2009. Beam installation was completed in November 2011 and the first trees were planted in December 2011. The Park celebrated grand opening weekend on October 27-28, 2012. For more timeline and project milestone information, visit klydewarrenpark.org.

LEADERSHIP:

Mark Banta is the President of Klyde Warren Park. Jody Grant serves as Chairman of the Board of the Woodall Rodgers Park Foundation and is joined by board members Elaine Agather, Nancy Best, Garrett Boone, Leo Corrigan III, Ossa Fisher, Ed Fjordbak, Scott Ginsburg, Sheila Grant, Linda W. Hart, Mitch Hart, Jeff Jackson, Tom Leppert, John Muse, Rob Walters, Kelcy Warren and John Zogg.

DESIGN & CONSTRUCTION TEAM:

- Landscape Architect: The Office of James Burnett
- Restaurant and Pavilion Architect: Thomas Phifer and Partners
- Program Manager: Bjerke Management Solutions
- Engineering and Design Consultant: Jacobs Engineering Group
- Programming: Dan Biederman and ETM Associates
- General Contractors: Archer Western and McCarthy and Associates
- Amenity Structural Engineer: Enres Studios
- LEED Consultants: Ware Architecture
- Fountains: Fluidity Design Consultants
- Lighting: Focus Lighting

CONTACT US:

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