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## Klyde Warren Park Overview



Klyde Warren Park will serve 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 will include 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 will promote increased pedestrian, trolley and bicycle use between Uptown, Downtown and the Arts District, contributing to a more walkable city center.

The park will be a hub of free and open to the public activity in the center of the city. Visitors will 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 will also have a significant economic impact, spurring new development and higher value for surrounding properties. For more information, visit [www.klydewarrenpark.com](http://www.klydewarrenpark.com).



## Klyde Warren Park Fact Sheet

### PARK FEATURES:

- Great Lawn
- Restaurant and Cafe
- Promenade
- Children's Park
- Botanical Gardens
- Reading and Games Courtyard
- Dog Park
- Performance Pavilion
- Fountains
- Groves
- Restrooms
- Street and valet parking

### PROGRAMMING:

Klyde Warren Park will be 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 few sample activities include:

- Music festivals
- Free concerts
- Chess and checkers
- Yoga, Zumba, bootcamp
- 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 Geofom and lightweight earth fill the trenches and cover the beams to provide the planting material for the landscaping of the Park. The majority of the Park will have 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 - 1045 feet long and about 210 feet wide.
- The park will add 322 trees, 904 shrubs, 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 will include 32 native Texas species.
- There will be 40,000 square feet of lawn.
- Lawn capacity is estimated at 5,000 people.
- The bridge structure includes 300 concrete box beams and 6,900 cubic yards of concrete to form the columns that support the beams. There will be over 4,700 linear feet of beam and trench panel supporting the structure.
- The Park will use 25,000 cubic yards of a mixture of soil and Geofoam.
- There will be 65,000 square feet of paved plazas, walkways and seating areas. There will also be 28,000 square feet of crushed granite.
- 60% of the park will be shaded.
- Around 28 medium-sized dogs can fit in My Best Friend's Park.
- There will be 23 parking spots for parking around the park and approximately 40 metered off-peak spaces to be added by the City on the frontage roads beside the park. We are also in the process of negotiating access to an additional 1,400 spots in the garage at 2000 McKinney Avenue (Texas Capital Bank building).
- The capacity of the children's park is approximately 100 children.
- Maximum capacity of Klyde Warren Park is estimated to be 10,000.
- The Muse Family Performance Pavilion can accommodate 120 performers and is open on all sides.
- The restaurant is approximately 6,000 square feet, including 3,500 square feet of patio space.
- The total walk around perimeter would be 2,800 feet, which is approx 1/2 mile.

**322 trees**

**1045 feet long**

**\$110 million project**

**6,000 square foot restaurant**

## 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 will act as a natural bio-filter and reduce storm water run-off and mitigate urban heat.
- The water features will 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 will have 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 TX DOT and more than \$50 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 \$107 million of its \$110 million goal to date. The base deck park is fully funded. Ongoing fundraising will cover the first three years of operations and amenity construction.

The park will be self-sustaining. 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. 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 is expected to be complete in fall 2012. For more timeline information, visit [klydewarrenpark.com](http://klydewarrenpark.com) or our Facebook page timeline.

## LEADERSHIP:

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

Web: [www.klydewarrenpark.com](http://www.klydewarrenpark.com)

Facebook: [www.facebook.com/theparkdallas](http://www.facebook.com/theparkdallas)

Twitter: @KlydeWarrenPark

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## **Mark Banta**

### **President of Klyde Warren Park**

Mark Banta is the president of Klyde Warren Park, an affiliate of the Woodall Rodgers Park Foundation. He is a well-respected green industry and parks expert with 30 years of experience in the areas of leadership, programming, budget development and operations.

Mark most recently served as the General Manager of Centennial Olympic Park in Atlanta, a position he held since 1996. He developed the operations and staff from inception. Under his leadership, Centennial Olympic Park became the epicenter of downtown Atlanta, welcoming over 3.2 million visitors each year, and spurring over \$2.8 billion worth of development in a two-block radius around the park. Prior to working for Centennial Olympic Park, Mark was employed with the University of Georgia for fourteen years.

Mark has served in numerous leadership roles of Georgia's green industry and urban agriculture associations. He is a frequently requested public speaker and instructor. He is also the recipient of the national Reader's Digest DeWitt Wallace Award for production of a professional grounds management video training series.

Mark holds a Bachelor's degree in agriculture from Berry College and a Certificate of Public Management from The University of Georgia. He is married with two children.



## **Jody Grant, Chairman of the Woodall Rodgers Park Foundation Board**

Joseph M. “Jody” Grant, Chairman Emeritus of Texas Capital Bancshares, Inc., serves as chairman for the Woodall Rodgers Park Foundation Board spearheading the private donor capital campaign.

Jody founded Texas Capital Bank, the largest start-up in banking history, in 1998. He launched his banking career in 1961 at Citibank in New York City. Grant’s next role as senior vice president and economist at Houston’s Texas Commerce Bank, afforded him the opportunity to formulate and implement the expansion strategy that formed Texas Commerce Bancshares that led the company’s efforts in 35 subsequent acquisitions.

In 1975, Grant joined Texas American Bancshares as president of its flagship bank, Texas American Bank/Fort Worth. In 1982, he became chairman and CEO of the bank and four years later became chairman and CEO of Texas American Bancshares, then the sixth largest banking organization in Texas. With the demise of Texas banking, Grant left his position with Texas American. The struggle of his attempts to save the bank is documented in his book, *The Great Texas Banking Crash – An Insider’s Account*, published in 1996.

In 1990, Grant joined EDS as chief financial officer with responsibility for finance and administration. Grant was one of two persons who led the split-off of EDS from its parent General Motors, which at the time was the fourth largest transaction in the history of Wall Street. In 1998, he retired from EDS to start Texas Capital Bancshares, which opened in December 1998.

In 2010, Grant was honored with the distinguished Horatio Alger award recognizing his success in the face of adversity. In December 2001, American Banker named Grant “Community Banker of the Year,” a category including all banks in the U.S. of less than \$10 billion. In 2002, Ernst & Young named him Entrepreneur of the Year for the financial services sector, and SMU recognized him in 2003 with its Silver Anniversary Mustang Award. He serves on the boards of KERA, MD Anderson Cancer Center, Communities Foundation of Texas and Vignette.

Grant has served as international president of Young Presidents’ Organization and has served on the boards of trustees of SMU and TCU. In 1999 he was inducted into the University of Texas College of Business Administration “Hall of Fame.” He has an undergraduate degree from SMU, where he was an All-American swimmer. He received a Ph.D. in finance and economics from The University of Texas. A San Antonio native, he and his wife Sheila reside in Dallas.