

# Klyde Warren Park

Dallas, TX

*Created over one of the busiest freeways in Texas, the park has transformed the city by reconnecting Dallas's two largest cultural districts and creating a new heart for downtown.*

The Woodall Rodgers Freeway had severed the city's two largest cultural districts for many years. Restoring the connection has transformed the city by bridging the gap and creating a new heart of Downtown. Acting as a common ground for the surrounding museums and businesses, Klyde Warren Park is a vibrant and well-programmed urban park.

Bisected by the existing Olive Street bridge, the park is organized by a sweeping pedestrian promenade that features a continuous canopy of trident maples. The promenade draws visitors through the park past a botanical garden, a children's garden with an interactive water feature, a reading room, and an event lawn. A large public plaza adjacent to Olive Street connects the restaurant terrace, the performance pavilion, and the casual take-out pavilion to the street and features an interactive fountain.

The park has measurably decreased noise and air pollution in the area and increased activity for businesses and cultural institutions. Real estate and property values surrounding the park have seen a steady increase since the start of construction.

Klyde Warren Park has gracefully reconnected the city, and has become an integral and endeared open space in downtown Dallas.

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## Client

Woodall Rodgers Park Foundation

## Size

5.2 acres

## Dates

2010 - 2012

## LEED

Gold

## Team

Thomas Phifer Partners, Endrestudio  
Jacobs Engineering Group  
Jacobs Engineering Group,  
Thornton Thomasetti  
focus lighting  
Sweeney & Associates

## Awards

Urban Land Institute (ULI) Urban Open Space Award

ASLA Award of Excellence

ASLA Southern California Design Award

Texas Society of Architects Honor Award

Federal Highway Administration Environmental  
Excellence Award

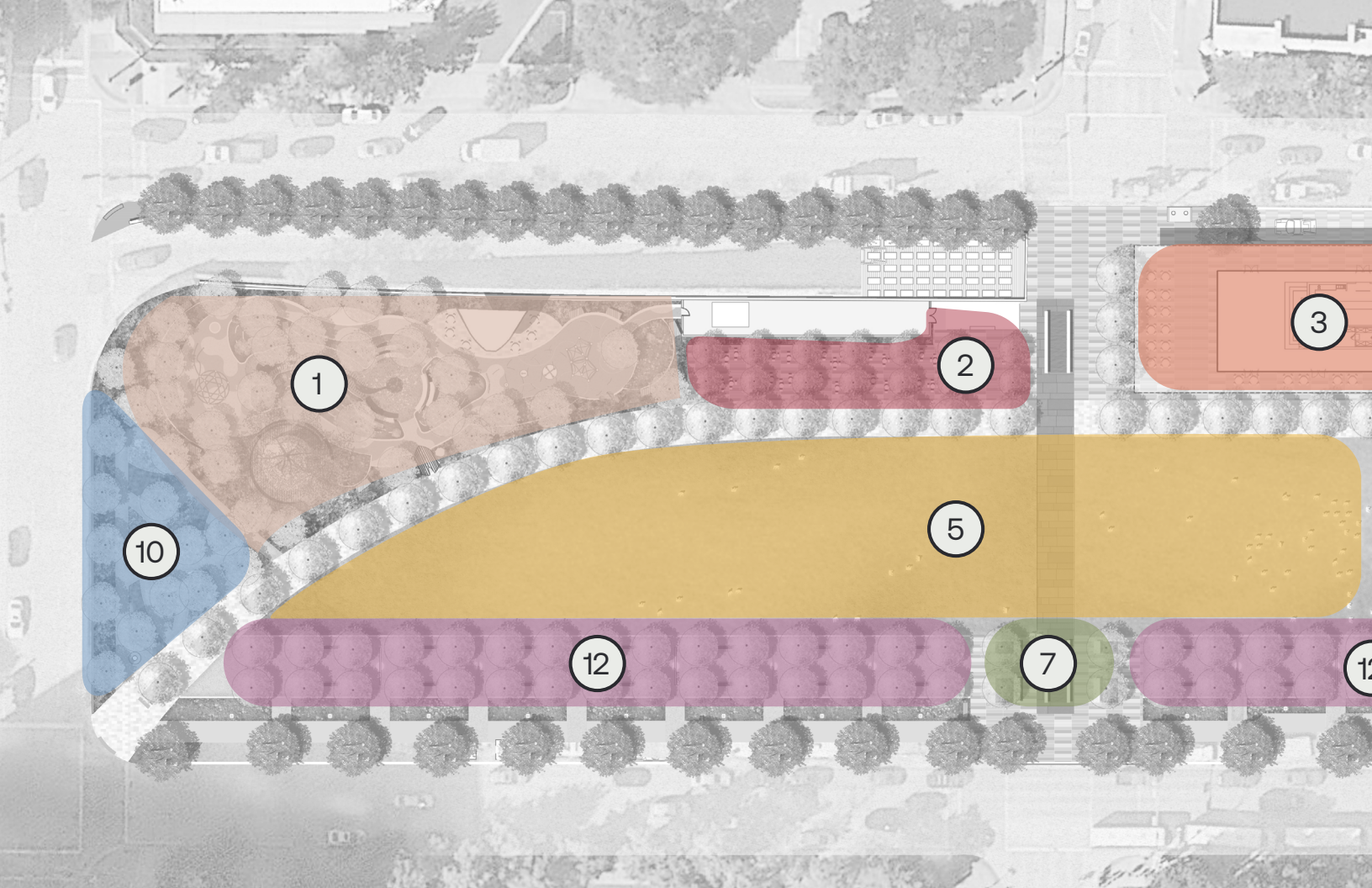
D-Magazine Best Community Impact

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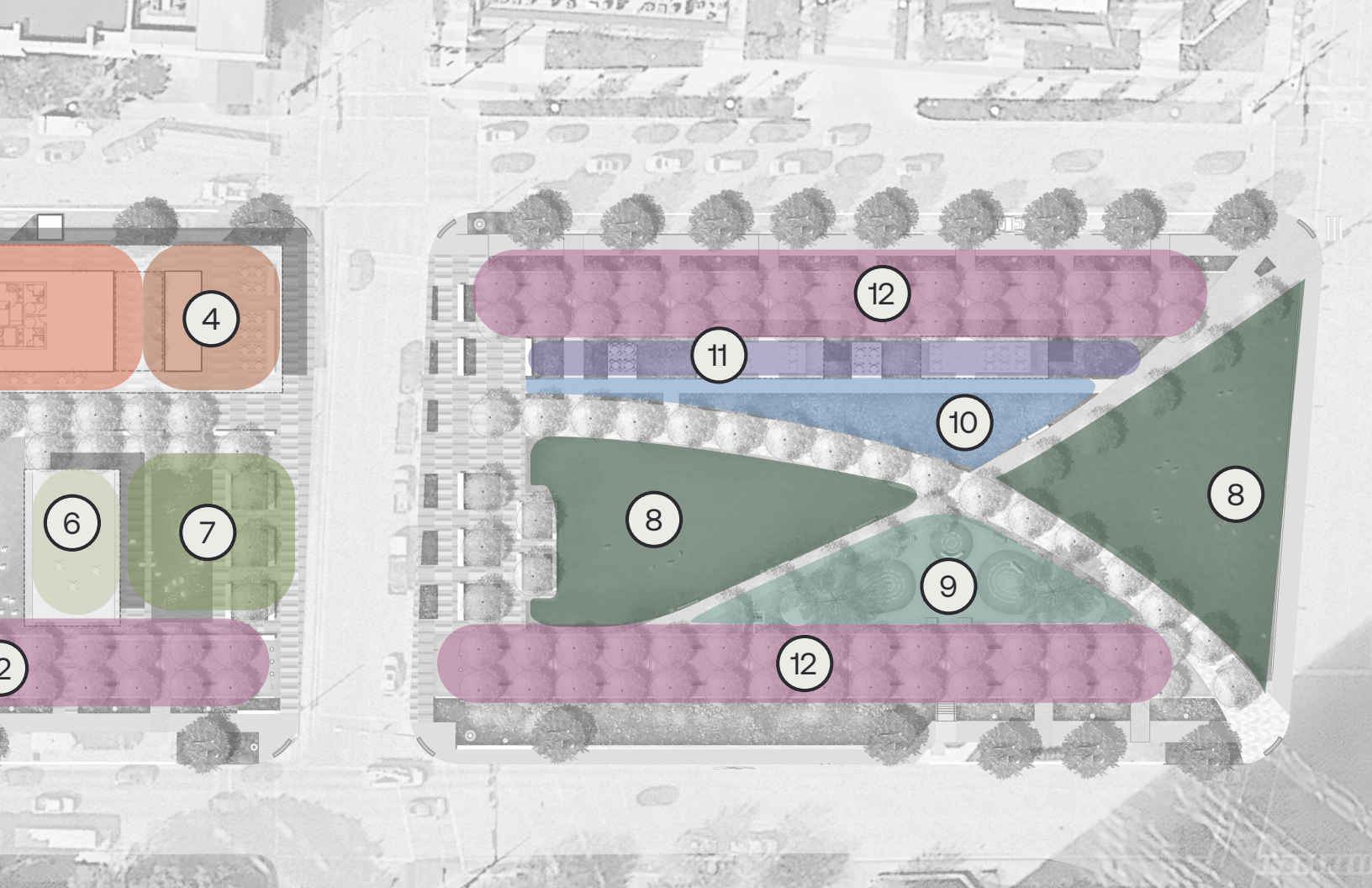






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|-------------------------|------------------------|---------------------------|
| 1 CHILDREN'S PARK       | 5 GREAT LAWN           | 9 DOG PARK                |
| 2 READING ROOM          | 6 PERFORMANCE PAVILION | 10 BOTANICAL GARDEN       |
| 3 RESTAURANT            | 7 WATER FEATURE PLAZA  | 11 GAME PAVILIONS         |
| 4 FOOD + BEVERAGE KIOSK | 8 LAWNS                | 12 PEDESTRIAN STREETSCAPE |

























*The performance pavilion anchors the great lawn on the west side and shades the adjacent children's water plaza on the east.*











*The park contributes to a sense of place that is otherwise lacking in the city's core.*





*In the children's park, programmed jets bring water and cooling mist into the play environment.*





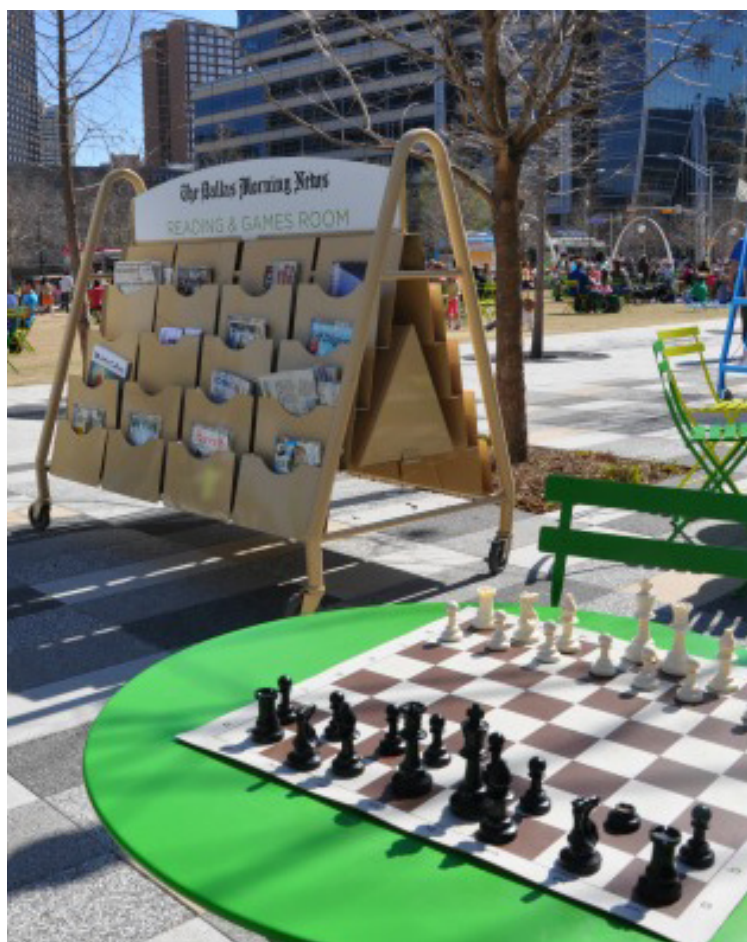
















*Food trucks provided a temporary food option during restaurant construction but were so popular they become a permanent feature.*











*Klyde Warren Park brings people together in new ways, with dozens of free activities and amenities on offer, from concerts and lectures to games and fitness classes, all within a five-acre composition.*











*Klyde Warren Park was created over one of the busiest freeways in Texas.*



# Sustainability

*Klyde Warren Park features a palette of regionally appropriate trees, shrubs, and ornamental plantings—of which over 50 percent are native to the North Texas area.*

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## LAND

300 pre-stressed box beams were installed.

5 feet of fill and 18 inches of soil were used.

The park crosses a 200 foot stretch of freeway.



## PLANTING

Planting features 322 trees, 904 shrubs, and 3,292 groundwater/perennials.

52% of planting is native to North Texas.



## WATER

50% permeability increase.

Reservoir can collect 12,000 gallons of grey water for irrigation.

Drainage mat between soil and deck infrastructure stores excess water.



## CARBON, ENERGY & AIR

The restaurant relies on geothermal energy for heating and cooling.

The park sequesters 18,500 lbs of CO<sub>2</sub> annually through newly planted trees, equivalent to the CO<sub>2</sub> emitted from driving approximately 22,636 miles in a single passenger vehicle. These trees also intercept 64,214 gallons of stormwater runoff annually through their canopies.\*



## SOCIAL

The project features 15 programmed spaces.

48 large round tables, 88 LUXembourg chairs, and 286 bistro chairs are available to visitors.

This 5.2-acre park adds 1/2 mile of walkable streetscapes and nine crosswalks.

The park hosted more than 2 million visitors during its first 2 years of opening.

The park contributed to a 61% increase in ridership on the trolley. After completion of the park, the trolley line was re-routed, with 3 new trolley stops adjacent to the park.\*



## ECONOMICS

Lease rates at Trammell Crow Center climbed from \$19 per sq ft to \$25 (32% increase).\*

Lease rates at 2100 Ross climbed from \$13 to \$19 (46% increase).

Lease rates at 2000 McKinney rose from \$25 to \$37 per sq ft (56% increase).\*

LED lighting saves \$11,200 per year.\*

Projected to generate \$312.7 million in economic development and \$12.7 million in tax revenue.

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\*The tree average for water interception is 500 gallons. American's use an average of 100 gallons of water per day (EPA's water trivia facts).

\*\*120 pounds of CO<sub>2</sub> per tree annually (This number is based on an average from the National Tree Benefits Calculator) One car produces an average of 8,320 pounds of CO<sub>2</sub> per year (The Code of Federal Regulations - 40 CFR 600.113).