



# Klyde Warren Park

Dallas, Texas

Texas Department of Transportation and Klyde Warren Park



Counterclockwise from top: View of completed park (©OJB Landscape Architecture, Thomas McConnell); arched walkway (©OJB Landscape Architecture, Mei Chun Jau), before construction picture (@Klyde Warren Park)

Through a public private partnership, a freeway overpass was transformed into an urban oasis that functions as both a connection and a destination.

## CONTEXT

- Constructed in 2012.
- Southern.
- Urban.
- \$110 million.
- 0.2 miles of covered freeway as part of a 5.2-acre park.



## HIGHWAY TRANSFORMATION

- 5-acre deck park over recessed eight-lane freeway, linking uptown and downtown Dallas.
- Flexible outdoor space supporting year-round use.
- Generated over \$1B in economic benefit for the neighborhood.

## WHAT WAS THE PROJECT DRIVER?

The Uptown and Downtown Arts District neighborhoods in Dallas, TX were separated by the eight-lane Woodall Rodgers freeway. The key mission was to connect these neighborhoods and increase foot traffic downtown in hopes of also increasing adjacent real estate demand and property values.

## HOW DID THIS CONNECT THE COMMUNITY?

Ideas about creating a covered deck design over the highway had been considered since the freeway was built in the 1960s. Although the freeway was constructed without a deck, developers in the early 2000s wanted a way to better connect the amenities the area had to offer. The concept of the deck was revived, and local developers began working on a feasibility study and preliminary design concept for a park. A Real Estate Council grant of \$1 million was awarded to determine the feasibility of constructing a park of this scale. Once deemed



Overlay of park (Source: OJB Landscape Architecture).

feasible, construction began in 2009 and completed in 2012. It was funded through a public private partnership that included \$20 million in bonds from the City of Dallas, \$20 million from state highway funds, \$16.7 in American Recovery and Reinvestment Act funding, and the remainder through individual donors to the Park Foundation

The park has ample bike racks, bike paths, walking paths, and crosswalks that facilitate **expanded access to transit**. There is also direct access to various modes of local transportation such as the McKinney Avenue Trolley park stop, two Dallas Area Rapid Transit stops within walking distance, and special service bus line through downtown Dallas.

The park's entrances are built accessibly at-grade, with no need for stairs. Through the park, there are 18-foot-wide crosswalks with signage to direct park visitors to and from the adjacent parking garages, bus stops, and neighborhoods. The park includes numerous gardens, a restaurant and cafe, water features, and public restrooms. The park is also frequently used for events, with a permanent, structured band shell that overlooks the main event lawn. The event programming list includes free concerts, shows, and regular fitness classes.

In employing **context sensitive solutions**, Klyde Warren Park was constructed with civic, economic, and environmental needs in mind, resulting in a well-received project.

The project also involved robust **virtual public engagement** through a social media campaign that garnered interaction that led to over 14,000 Facebook 'likes,' 5,000 'tagged' photos and almost 10,000 Twitter and 959 Instagram followers within the first 6 months.

## WHAT WERE THE BENEFITS?



RESTORE

Since opening in 2012, nearby lease rates have increased dramatically; some as high as \$52 per square foot.

The Landscape Architecture Foundation projected that this project will generate \$312.7 million in economic development and \$12.7 million in tax revenue. This new development will contribute to a projected 8.8 percent population increase nearby and to a 61 percent increase in ridership on the M-Line trolley, which connects downtown and uptown.

Klyde Warren Park is a nationally-recognized highway transformation, resulting in a park where, for example, employees in the area can meet for a lunch at one of the many food trucks and sit under a shaded bench, or take a walk from their office uptown, through the park and to the Dallas Museum of Art located downtown. The awards this park has received are also a testament to its success:

- 2015 Citation of Honor Texas Society of Architects.
- 2014 Urban Land Institute Urban Open Space Award Space Award, 2014.
- 2015 FHWA Environmental Excellence Award - Excellence in Context Sensitive Solutions.
- 2018 Collaborative Achievement Award American Institute of Architects.

### For more information:

<https://www.klydewarrenpark.org/About-the-Park/index.html>.

[https://www.fhwa.dot.gov/environment/environmental\\_excellence\\_awards/eea\\_2015/page04.cfm](https://www.fhwa.dot.gov/environment/environmental_excellence_awards/eea_2015/page04.cfm)

<https://www.dmagazine.com/commercial-real-estate/2015/08/how-klyde-warren-park-has-changed-dallas-real-estate/>

<http://landscapeperformance.org/case-study-briefs/klyde-warren-park>