

## Applicable Urban Design Priorities Project Should Achieve

- [1] Consider the design of the public realm on all public faces of the park, paying particular attention to the design of the public realm on the park-side of the frontage roads adjacent to the proposed parking structure.

The streetscape on all four sides of the park should provide safe, inviting, and engaging pedestrian conditions to further enhance the experience inside the park.

- [2] Consider pedestrian movements into the park from all sides, paying particular attention to the movement of pedestrians to and through the park from the Perot Museum.

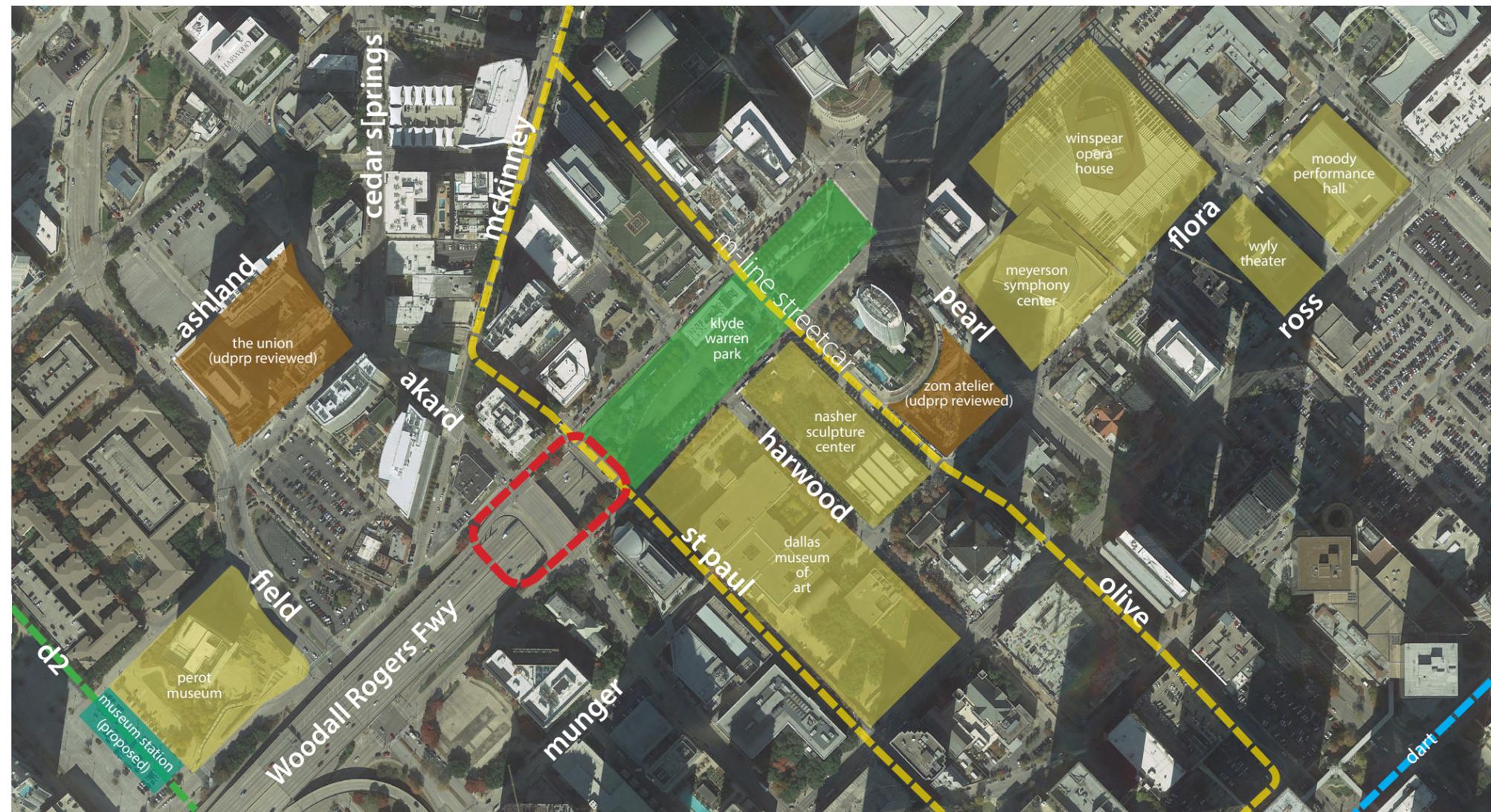
The streetscape around the park and pedestrian connectivity through the park should consider existing and future pedestrian movements when designing interior and exterior pedestrian facilities. The public realm to and through the park on the north and west side should be designed to facilitate a strong connection to the nearby Perot Museum and future DART station.

- [3] Explore opportunities to better interface with the existing M-Line trolley on St. Paul.

The design team should work with MATA to incorporate the streetcar as a part of the streetscape design along St. Paul, engaging with it as an opportunity to further increase access into the park.

- [4] The West Lawn should be better integrated into the design of the entire park to create the feeling of one continuous park experience from Akard to Pearl Street.

While the proposed West Lawn will provide additional needed green space in this area, it is currently isolated from the rest of Klyde Warren Park. Landscape and design moves should work to better integrate the proposed programming of this lawn with the rest of the park to improve its functionality and use.



## Policy References

The 360 Plan  
Chapters III, IV, V, VI, VII

Downtown 360 Plan  
Chapters III, IV, V, VI

Forward Dallas!  
Section 5 [urban design element]

## Context Description

Phase I of Klyde Warren Park is located above Woodall Rogers Freeway, bounded by St. Paul on the south, Pearl to the north, and the Woodall Rogers Frontage Roads to the east and west. The park has been wildly successful since its opening in 2012, serving as one of the most heavily used open spaces in Dallas. The park has helped serve as a catalyst for numerous developments in the surrounding area.

Phase II of Klyde Warren Park hopes to build off the success of the first phase by providing additional open space, event space, retail, and parking on two separate deck structures over Woodall Rogers Freeway. The first deck will be constructed between St. Paul and Akard Streets, and a second deck is planned south of Akard. Considerations for the overall project include the design of the public realm on all sides of the park, the design of pedestrian movements in, to, and through the site, including movements to the nearby Perot Museum, and the treatment of the interface with the existing M-Line Trolley on St. Paul.

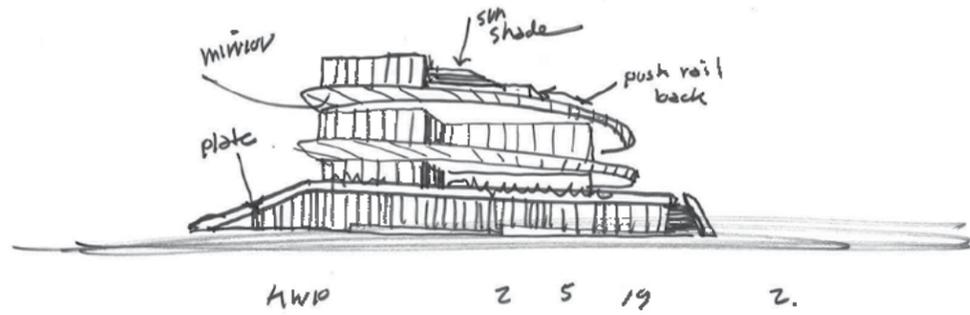
## Klyde Warren Park: Phase II

Program:  
Open Space  
Parking  
Event Space  
Retail



# KLYDE WARREN PARK PHASE II PAVILION & WEST LAWN

URBAN DESIGN PEER REVIEW PANEL 03.29.2019



**PROJECT DESCRIPTION**

Klyde Warren Park opened in 2012 and, since then, this 5.2 acre park has become Dallas' most popular public open space for residents and visitors alike, as well as a catalyst for unprecedented economic development. With this great success there has become a need to add more public open space, and a year around interior event pavilion.

This phase two expansion of Klyde Warren Park, adds 1.2 overall acres to the park just west of St. Paul Street. The 31,000 square foot parcel between St. Paul and Akard Streets will feature a pavilion that will house a state-of-the-art VisitDallas Experience Center, a café, special event ballroom, and rooftop "Halo" garden. The pavilion builds on the curvilinear geometry of the park's promenades, adjacent office buildings, and the architectural vocabulary and materials of the existing Performance Pavilion, and Savor Gastropub. The 26,000 square foot parcel further to the west will be green space for open-air markets and festivals.

These two areas will enable the Park to host private events, an important ingredient in the Foundation's ability to provide free programming for many years to come.



MASTER PLAN



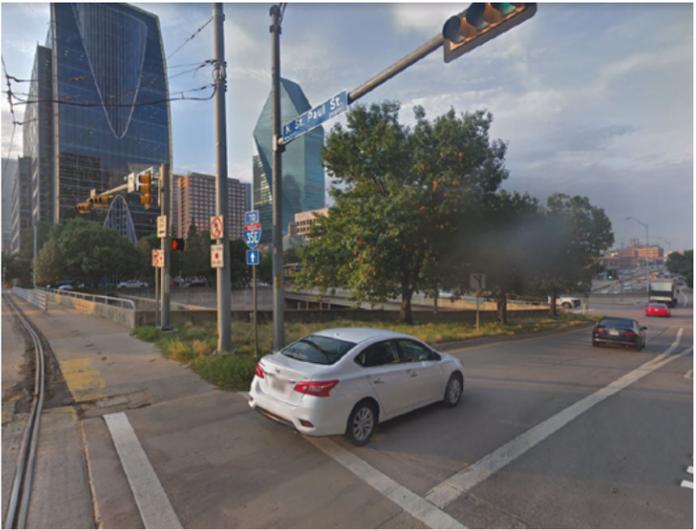
**EXISTING CONDITIONS**



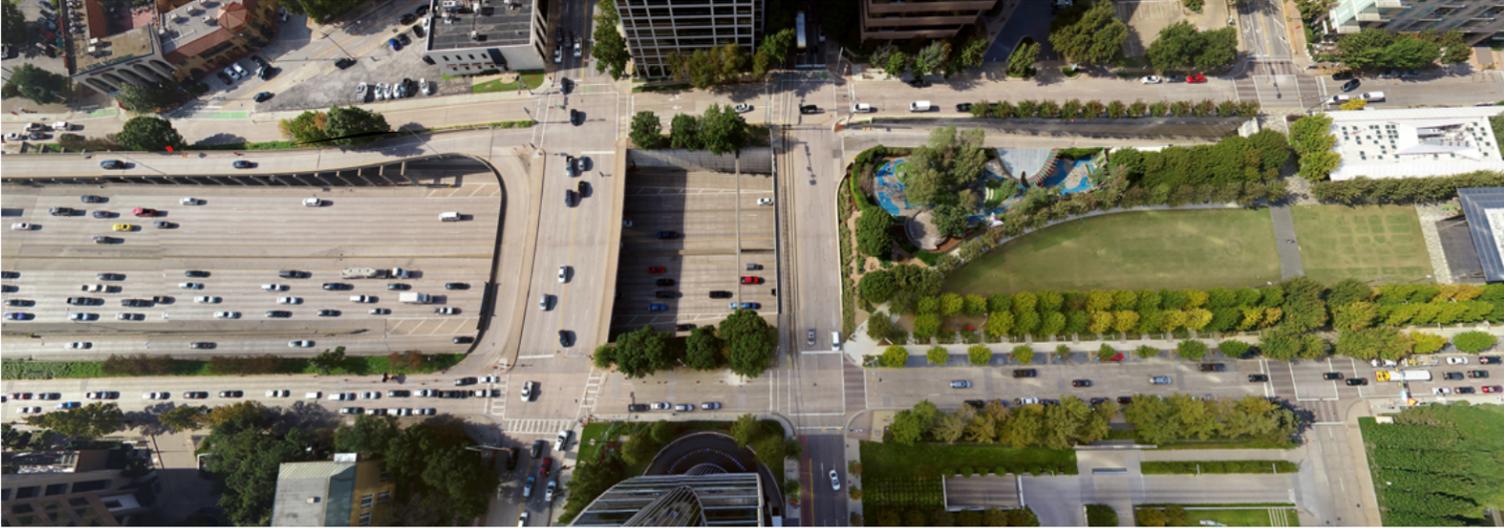
**01** Looking SW along Woodall Rodgers Fwy



**02** Looking NW along N. St Paul St



**03** Looking SW along Woodal Rodgers Fwy



**04** Aerial View

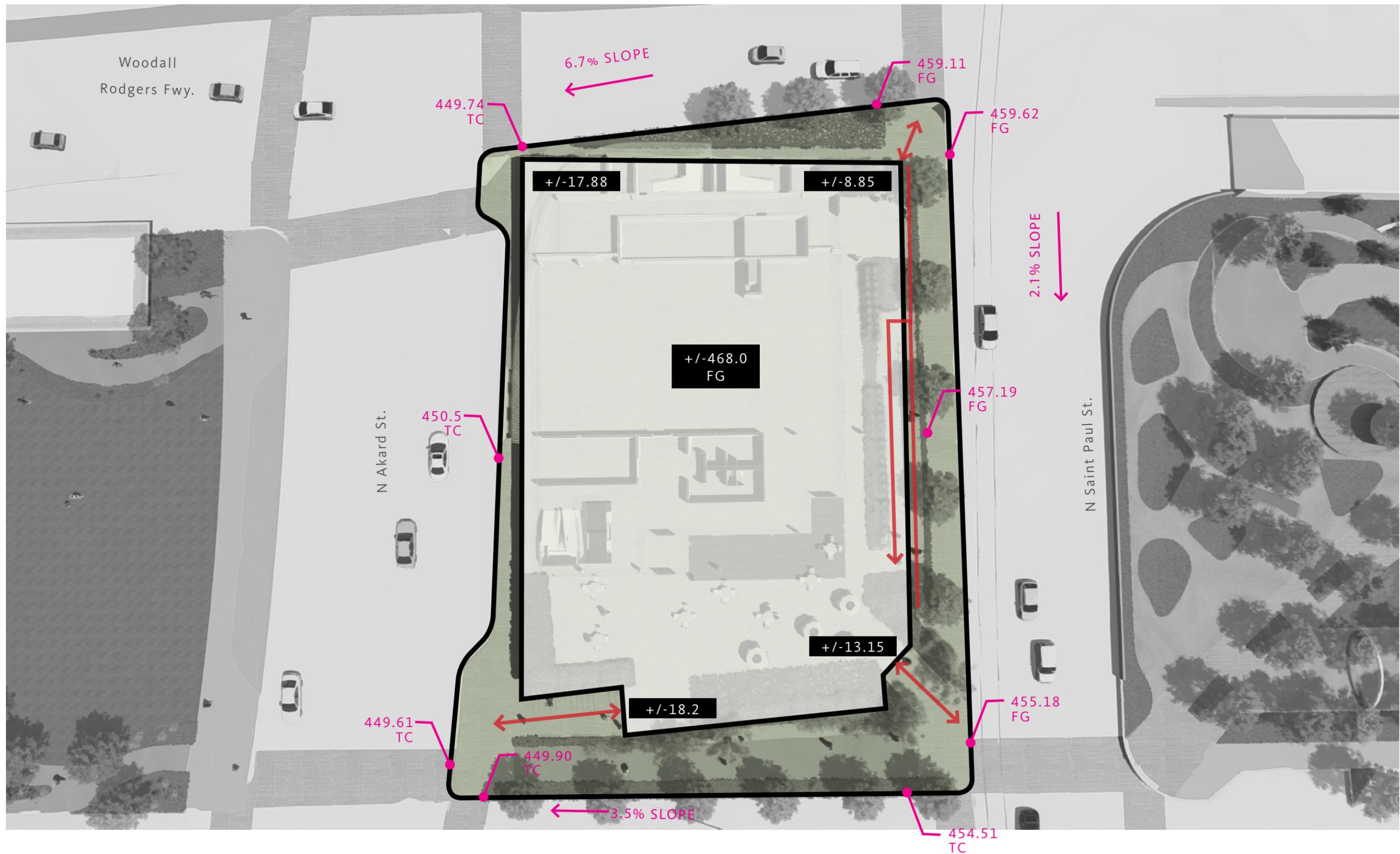


**05** Looking SE along N Akard St



**06** Looking NE Along Woodal Rodgers Fwy

# SITE CONDITIONS



**MATERIALITY**



**Architecture**



**01** Glossy White Metal Panel



**02** Clear Glass With Glass Fins



**03** Charcoal Silver Metal Panel



**04** Polished Concrete Floor



**05** White Oak Interior Wall Panel

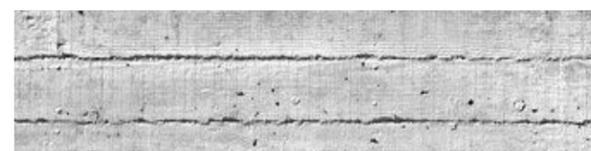
**Landscape**



**06** Vertical Green Wall



**07** Concrete Pavers



**08** Board Formed Concrete

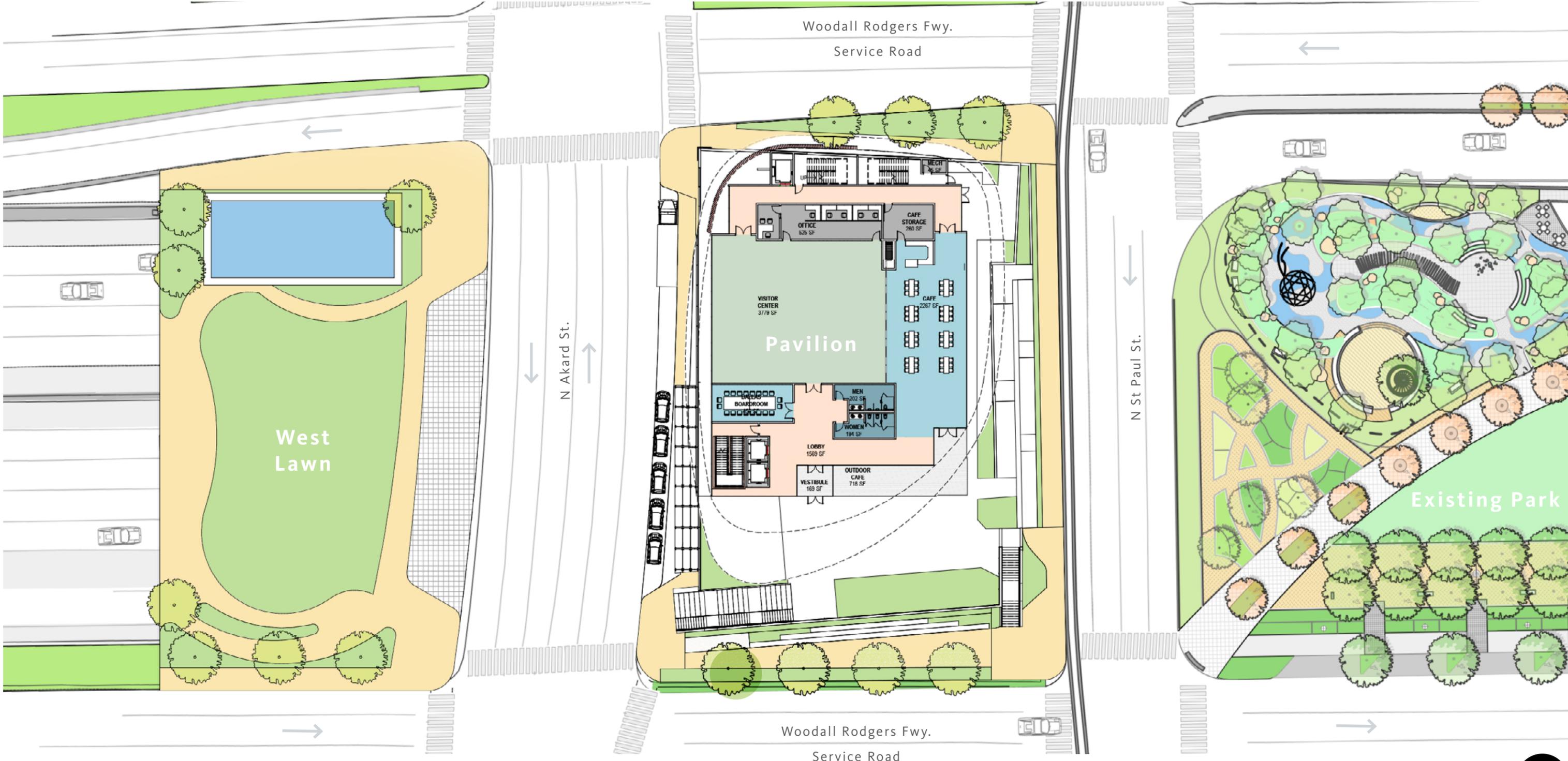


**09** Varied Groundcover



**10** Permeable Paving

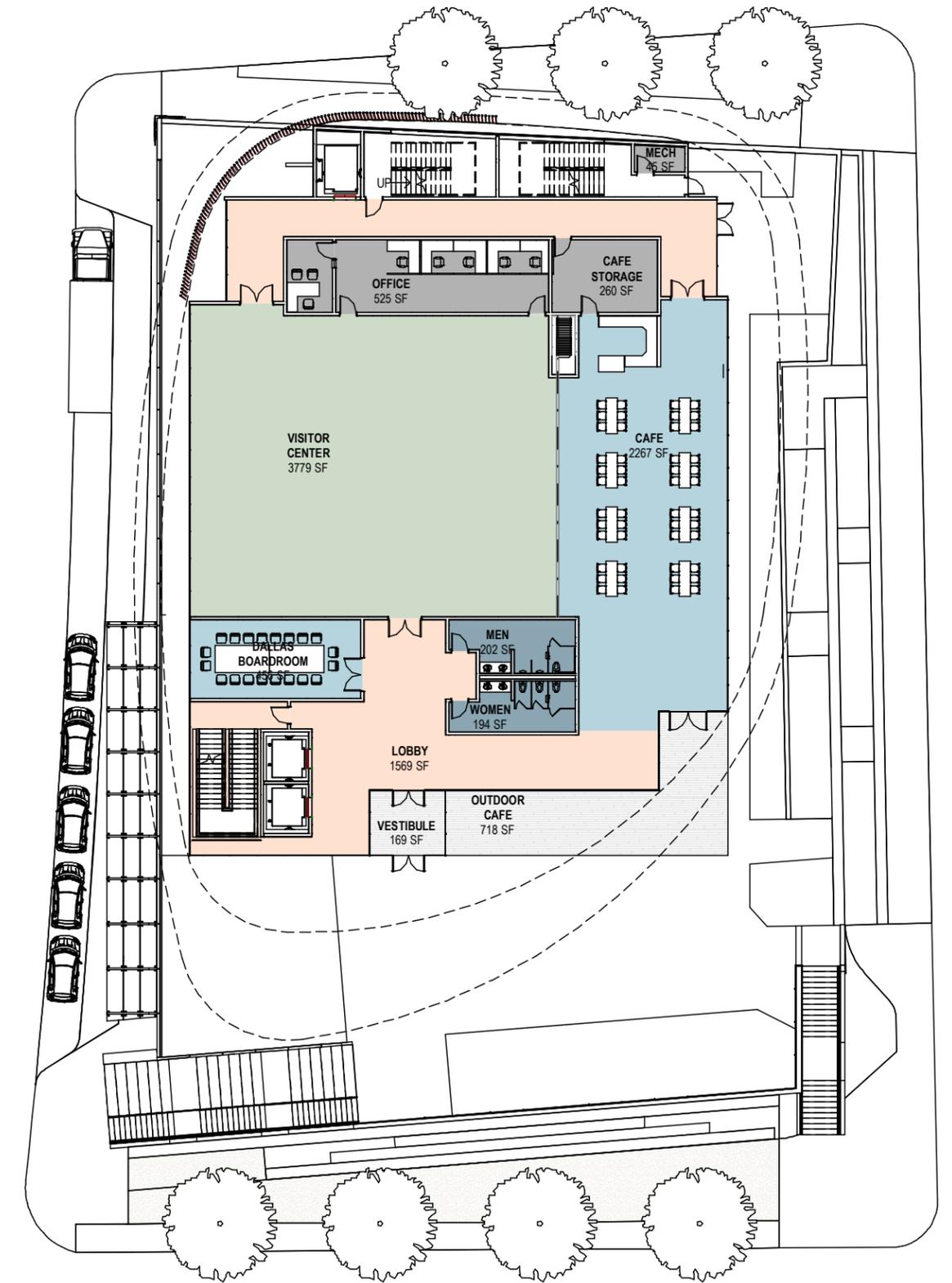
SITE PLAN



**LEVELS 01 - 02**

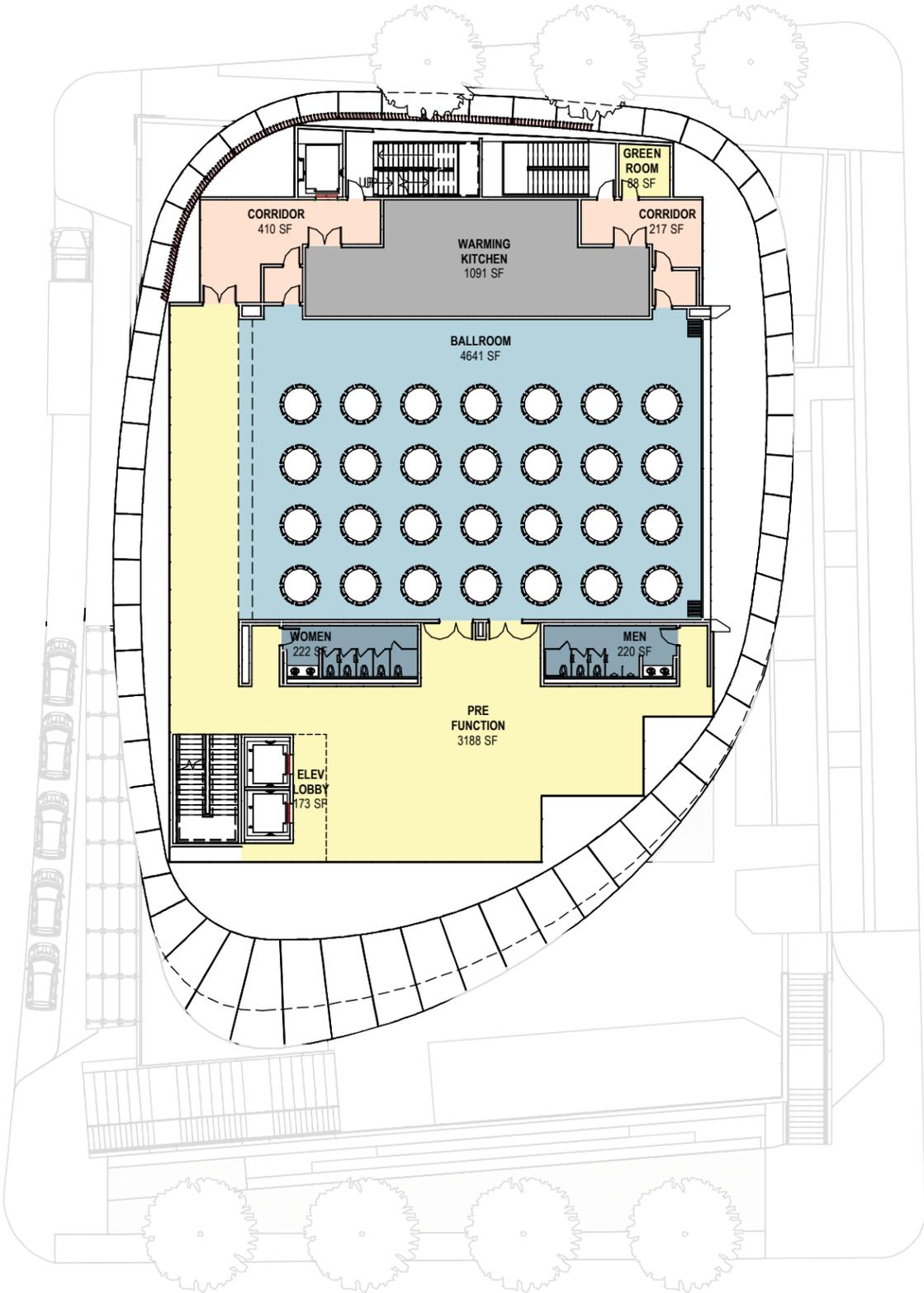


**Level 01 - Service**

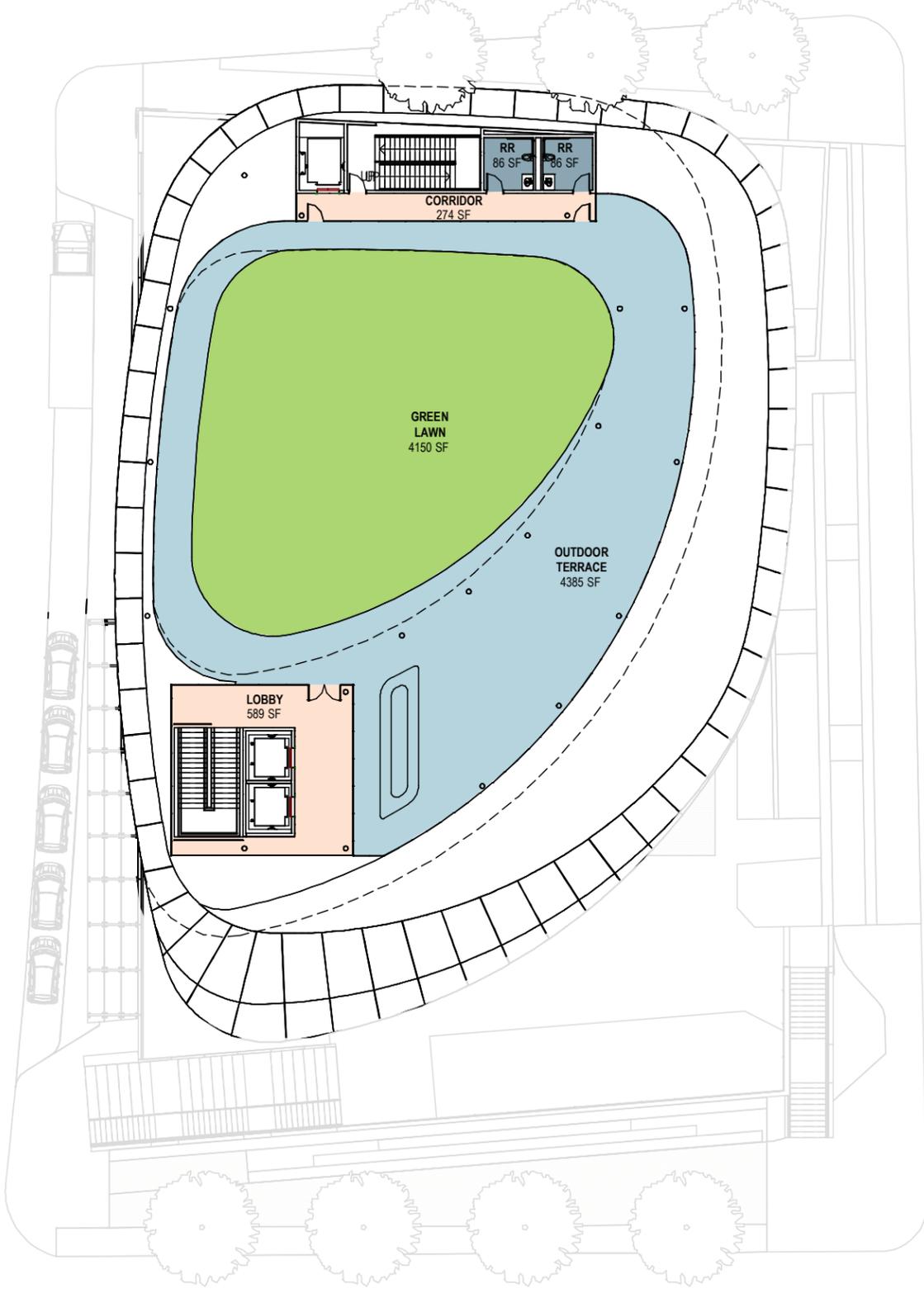


**Level 02 - Visitor's Center**

LEVELS 03 - 04



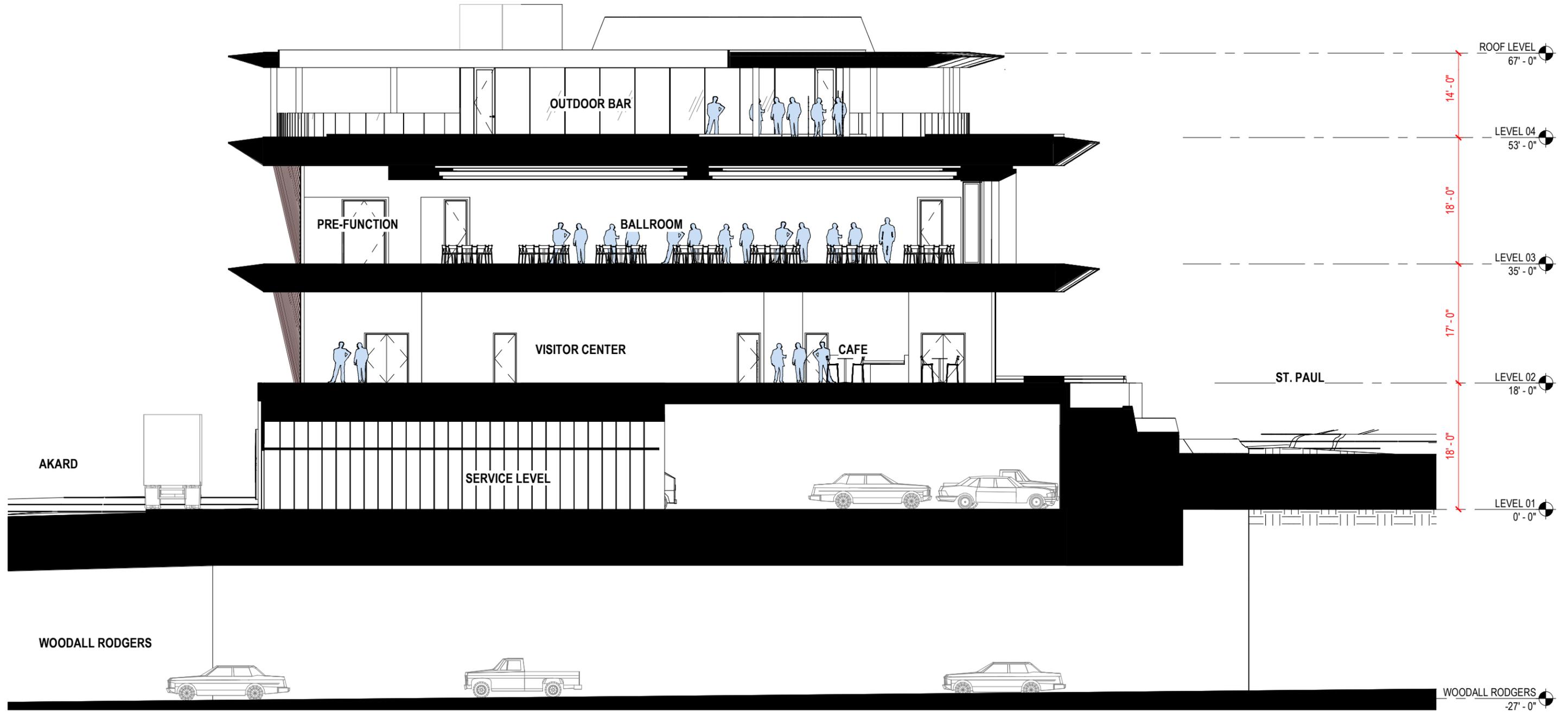
Level 03 - Ballroom



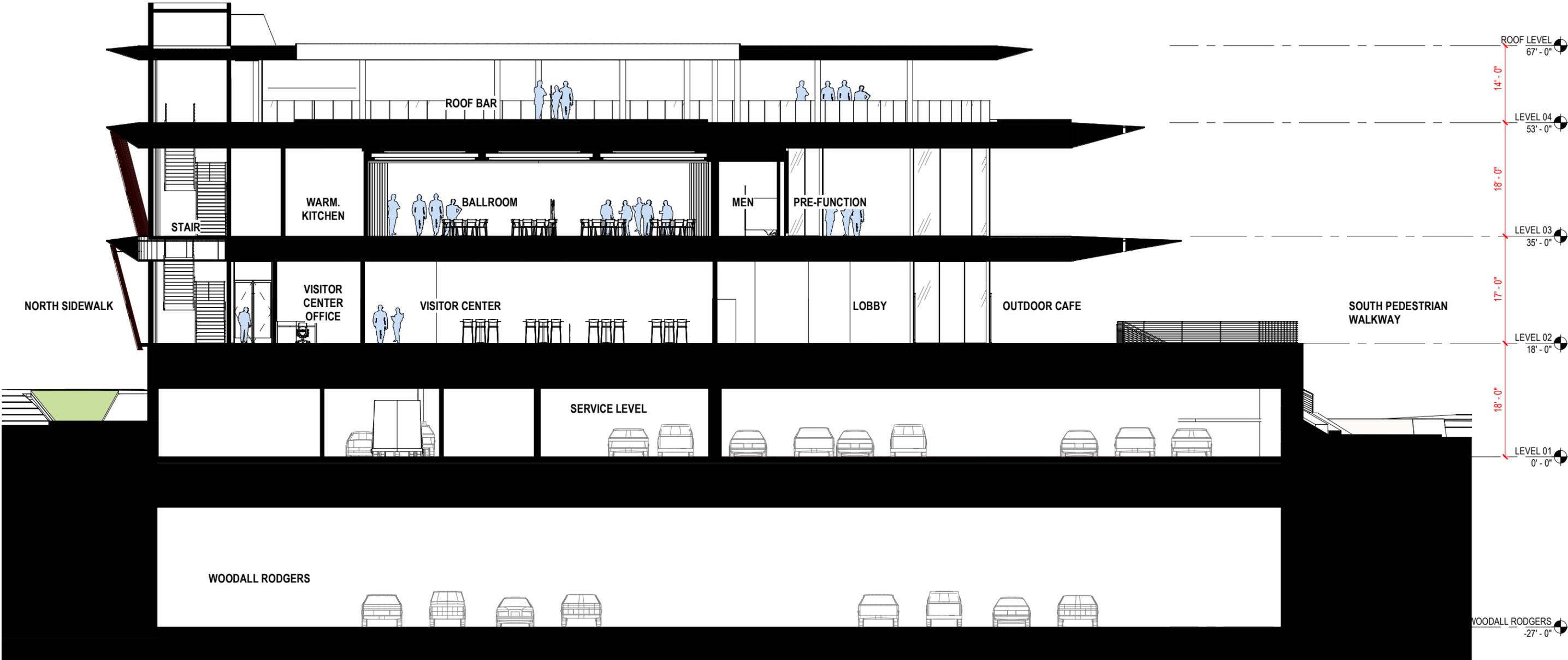
Level 04 - Roof



EAST - WEST SECTION



**NORTH - SOUTH SECTION**





VIEW from North St. Paul St. looking South West



VIEW from North Akard St. looking North East



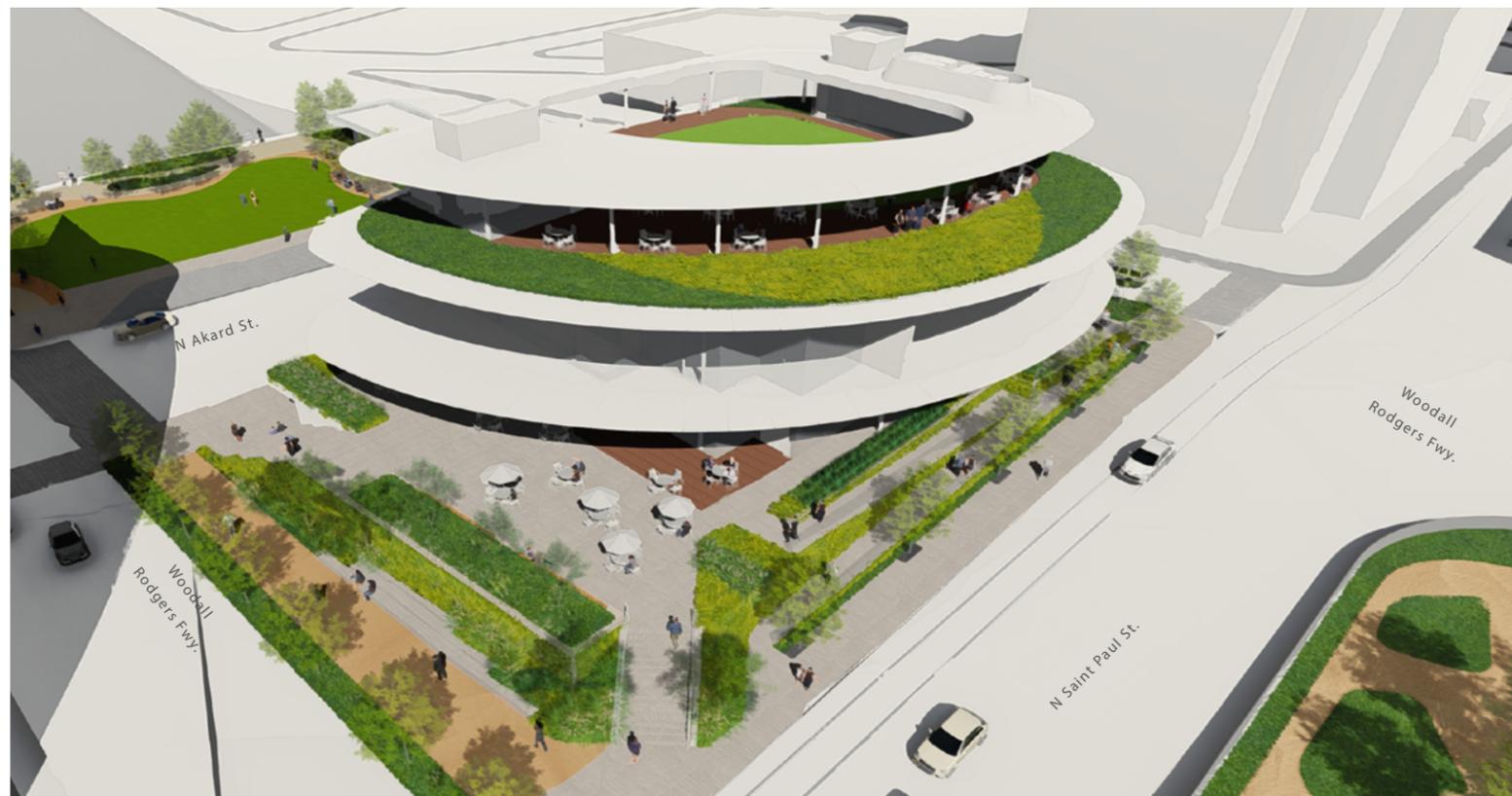
VIEW South Pedestrian Path looking South West



VIEW from Plaza Level looking North East



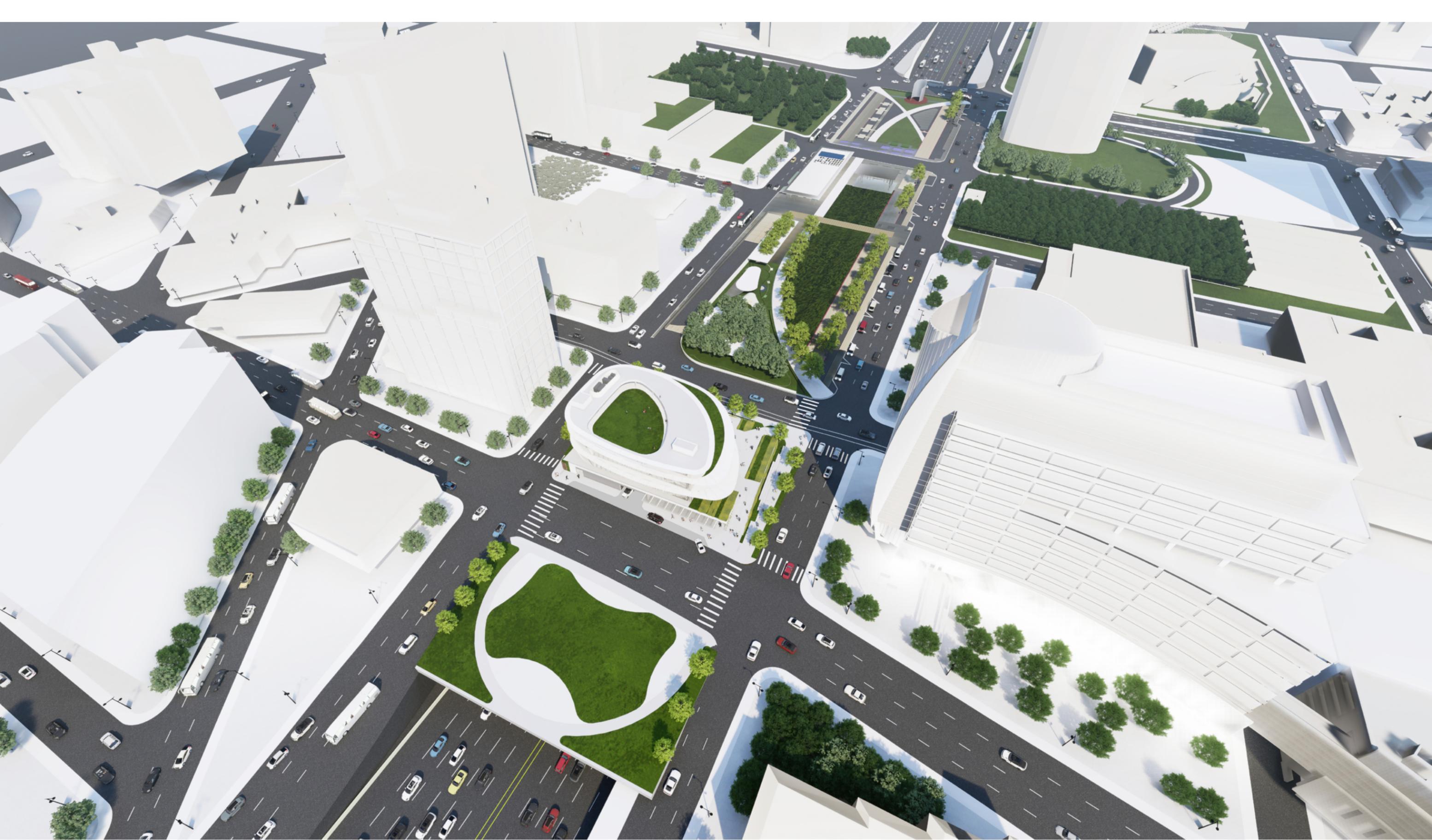
VIEW from Rooftop Terrace looking South East



**VIEW** from South-East Corner looking North West



**VIEW** from Rooftop Terrace looking North East



AERIAL VIEW looking North East towards Klyde Warren Park