



Southern Gateway Park

A Park with a Purpose

Project Timeline



2017

- + TxDOT announces a \$666 million reconstruction of I-35E
- + Communities devastated by the original freeway construction request that TxDOT reunite their community
- + The Foundation organizes as a component fund of The Dallas Foundation
- + Foundation secures \$40 million in public funds from the NCTCOG and \$7 million in matching funds in City of Dallas bond program

2018

- + Foundation galvanizes early financial support from group of “Oak Cliff Ignitors”
- + Foundation receives 501©(3) tax status

2019

- + Challenge grant issued by Eugene McDermott Foundation for major gift contributions
- + W.W. Caruth Jr. Fund underwrites the Equitable Development Plan (EDP) to ensure responsible growth around the Park
- + Foundation hires Keith Bjerke who manage the Kyle Warren Project as Project Manager

2020

- + Foundation hires April Allen as its inaugural President
- + Foundation kicks off Equitable Development Plan, an exhaustive community engagement process lead by Dr. Lorin Carter
- + Foundation enters agreement with HKS architects and begins conceptual design process

Project Timeline



2021

- + Foundation completes Equitable Development Plan and is awarded 2021 Urban Design Award for Community Engagement by the Greater Dallas Planning Council
- + Foundation publicly unveils design and master plan
- + Dallas City Council adopts development agreement with Foundation
- + In partnership with City of Dallas and Dallas Zoo, Foundation awarded RAISE planning grant for mobility and connectivity plan

2022

- + Foundation announces milestone: over 75% of funds raised for Phase I
- + *Foundation negotiating Use Agreement with City of Dallas*
- + *City of Dallas negotiating Air Rights Agreement with TxDOT*
- + *TxDOT completes construction of Phase I deck infrastructure over I-35*
- + *Identify funding streams for Phase 2 deck infrastructure*

2023

- + Foundation begins construction of Phase I park amenities in Q1

2024



- + **Phase 1 of Park opens!**

DOWNTOWN DALLAS

A Phased Approach



TRINITY RIVER

YVONNE A. EWELL
TOWNVIEW MAGNET CENTER

TENTH ST
HISTORIC DISTRICT

HECTOR P. GARCIA
MIDDLE SCHOOL

LANCASTER AVENUE

E 10TH ST
E JEFFERSON BLVD

FELIX BOTELLO
ELEMENTARY SCHOOL

E 12TH ST

PHASE 1

PHASE 2

EWING AVENUE

E 12TH ST

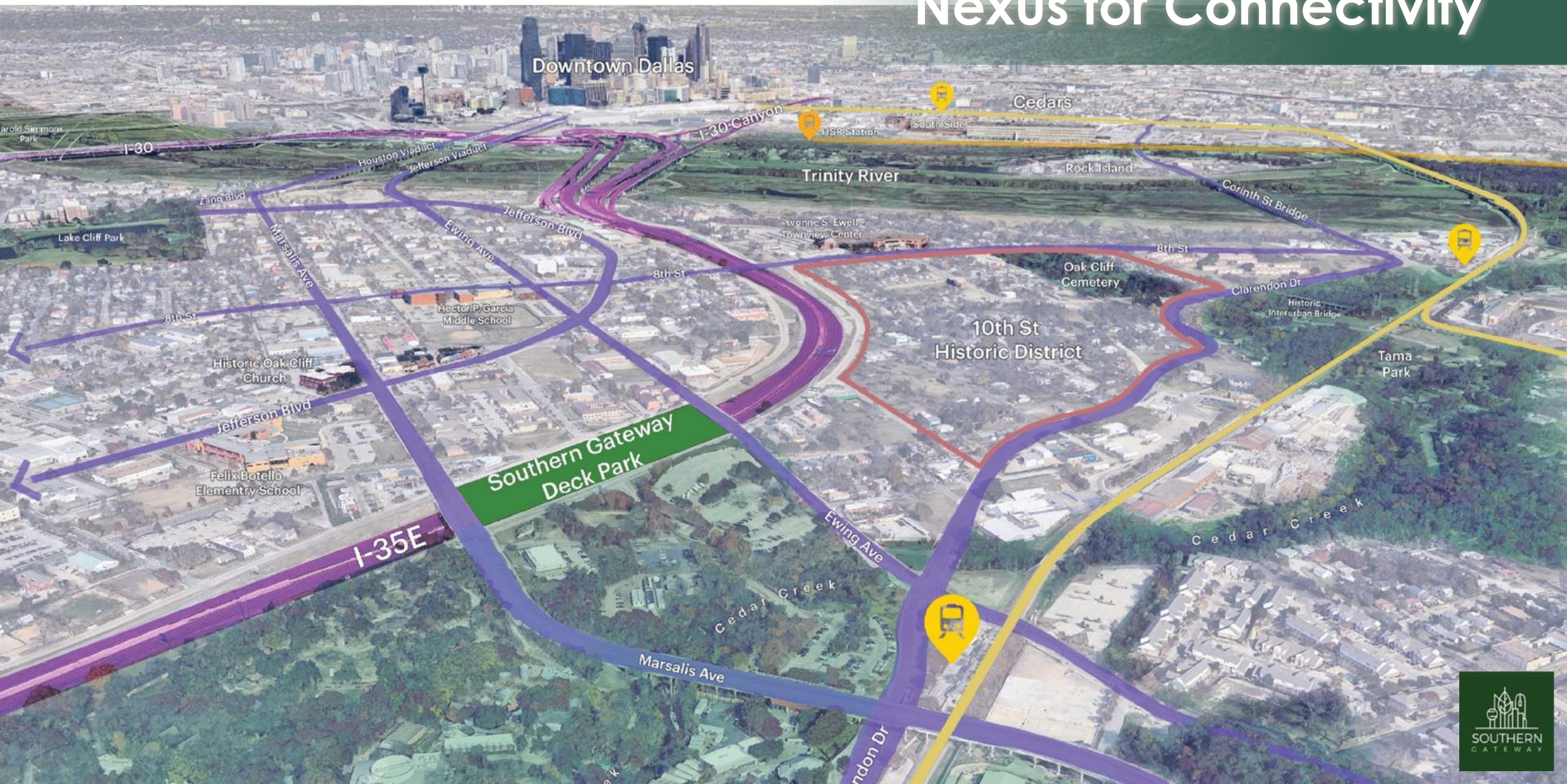
MARSALIS AVENUE

ZOO
OFFICES

INTERSTATE 35E



Nexus for Connectivity

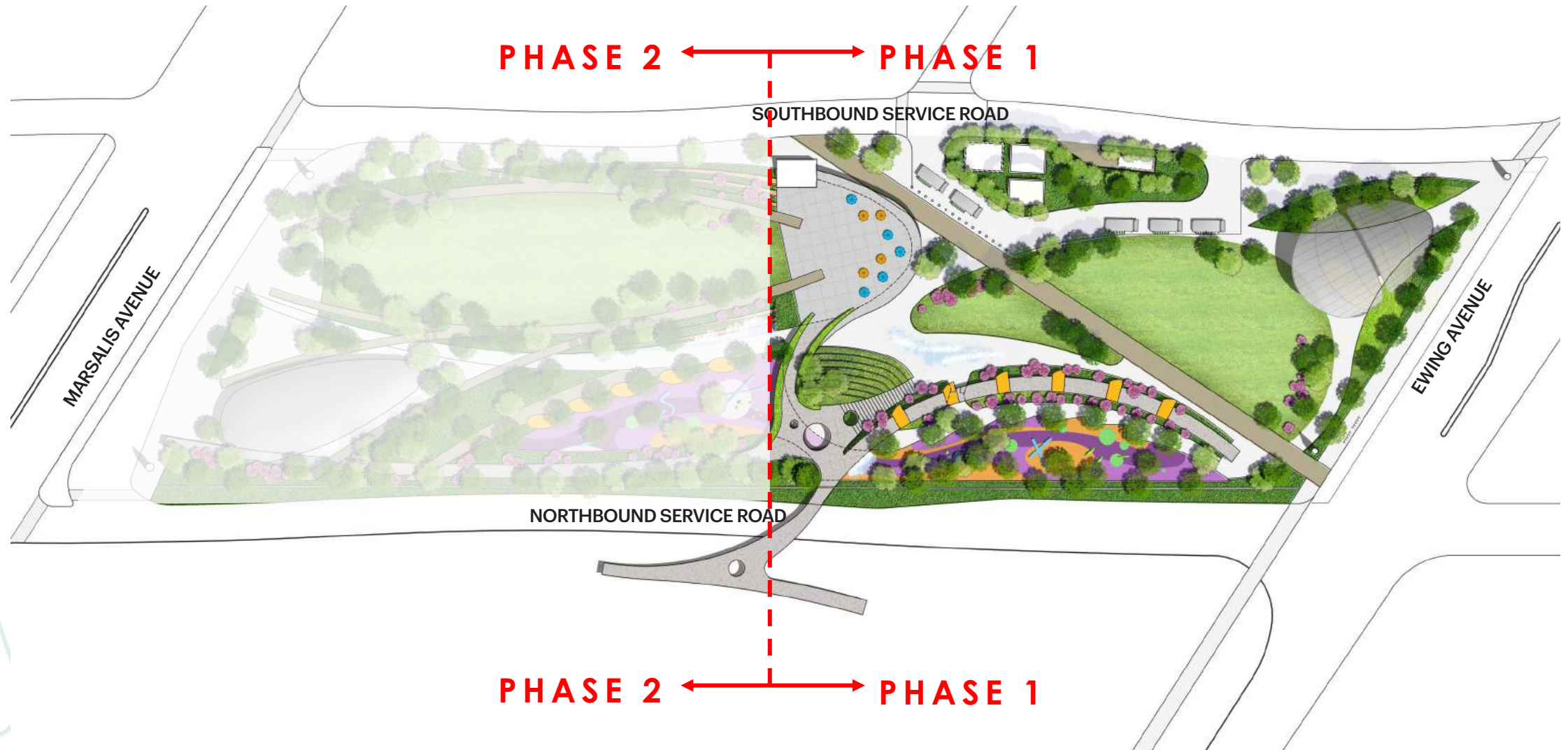


Park Concept: Master Plan



- | | | | |
|-----------------------------|-----------------------|--------------------|-------------------|
| 01 ICONIC ELEMENT | 06 ESCARPMENT FEATURE | 11 RESTROOMS | 16 PARK DRIVE |
| 02 STAGE PAVILION | 07 PLAYGROUND | 12 FLEX BUILDING | 17 PRAIRIE GARDEN |
| 03 LAWN | 08 ZOO BRIDGE | 13 LAWN | |
| 04 PARK DRIVE (FOOD TRUCKS) | 09 HISTORY STAIRS | 14 OAK CLIFF PORCH | |
| 05 12TH STREET PROMENADE | 10 WATER FEATURE | 15 PAVILION | |

Park Concept: Phase I

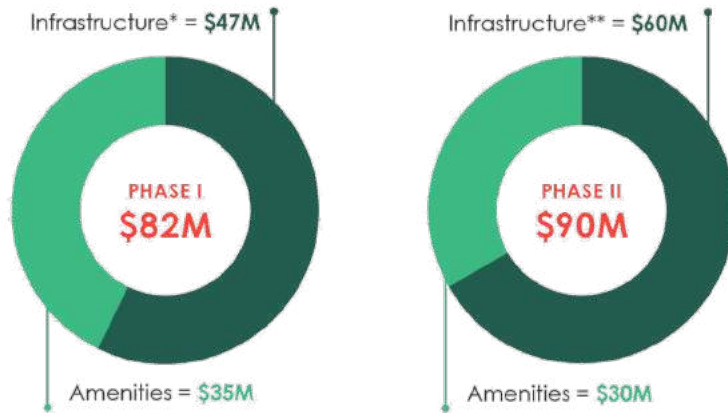




Total Project Cost & Phase I Progress



Total Project Cost Summary



*Phase I Infrastructure is fully funded. The Foundation is currently raising funds for Phase I Amenities through its capital campaign. Phase II is unfunded.

**Phase II Infrastructure includes the center benches, second deck cap, and substantial fire/life safety system.

Project Cost	Public	Private (SGPGF)	Total Raised	Gap
Phase 1				
\$82M	\$47M	\$35M		
Funds Raised	\$40M – COG \$7M – City of Dallas	\$15M	\$62M (76%)	\$20M (24%)
Phase 2				
\$90M (estimate)	\$60M	\$30M	\$0	\$90M (100%)
TOTAL				
\$172M	\$107M	\$65M		

Phase I Economic Impact Analysis



UNT | DALLAS



2+ million
park visitors
per year



Up to \$600 million
in new property
valuations



~\$7.5million
in new property
tax and sales tax
revenue for City*



~\$330 million
in new
retail/restaurant
sales*

Estimated ~ \$1 billion of economic impact in the first 5 years

*Based on a Level 1 LOCI™ analysis for a 5-year period beginning in 2023 when the bridge park opens.

Estimated Job Creation



50 to 60+ design and engineering jobs

created for the
pre-construction period
of 18 months



350 to 400+ construction jobs

created for the
construction period of
14 to 16 months



**40 to 50+ full-time
employment
permanent positions**

for the programming and
management of the Park



Equitable Development Plan: 6 Focus Areas



HISTORY &
CULTURE



HEALTH &
WELLNESS



EDUCATIONAL
OPPORTUNITIES



ECONOMIC
DEVELOPMENT



DIVERSE
HOUSING
OPTIONS



SAFE & STABLE
NEIGHBORHOODS

Current Initiatives

History
Walk

Health
Partnerships

Financial
Literacy

Small
Business
Forum

Convening park
coalition for
equitable policy
options to
stabilize
neighborhoods

Design elements
including
lighting, cross
walks

WiFi

Diverse
Contracting

IPSS
collaboration



Next Steps

How can Council help?

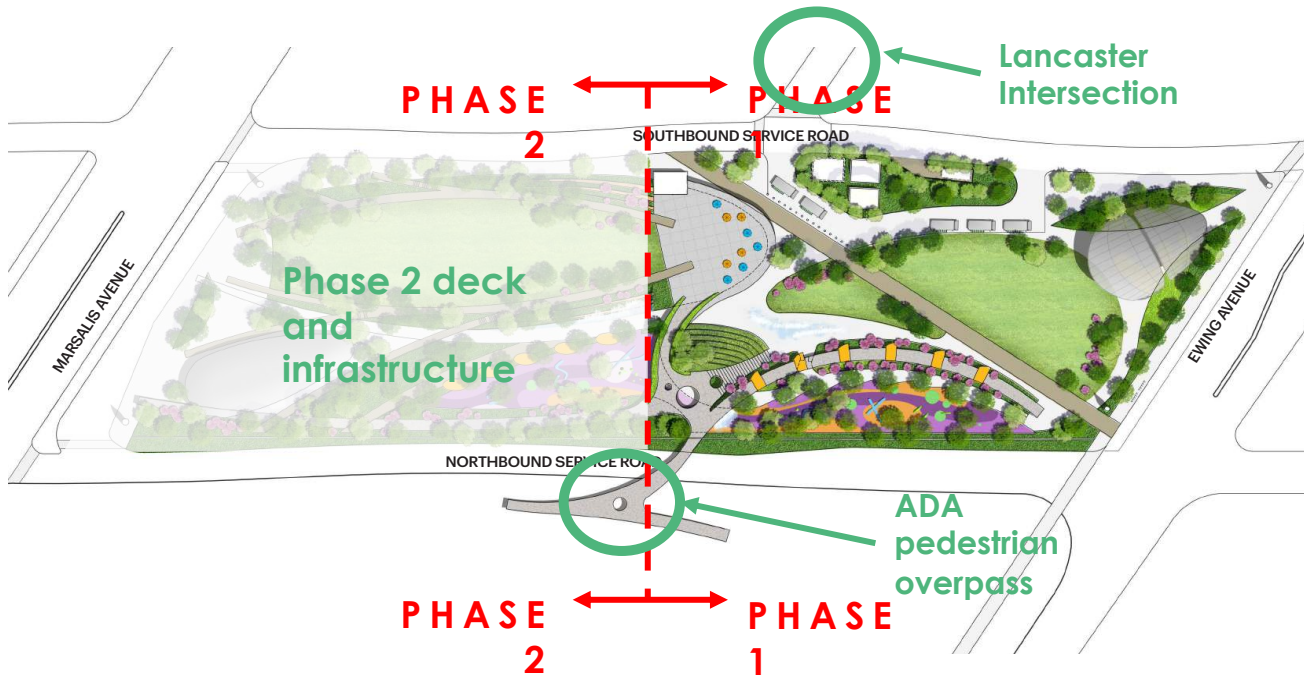
Council Action Needed



- **Critical to Complete Before Construction Can Begin**
 - Approval of *Air Rights Agreement* following city negotiations with TxDOT
 - Approval of *Use Agreement* following city negotiations with SGPGF
 - Note: SGPGF plans to meet with Zoo to discuss maintenance and operations



SGP Infrastructure Funding Needs



PHASE I

- **\$5 million** — **ADA pedestrian overpass** from zoo to SGP
- **\$500,000** — construction of **Lancaster intersection/crosswalk**

PHASE 2

- **\$60 million** — **Phase 2 deck & infrastructure**, including the center bent, the second highway cap, and the tunnel's fire/life safety systems, including utilities

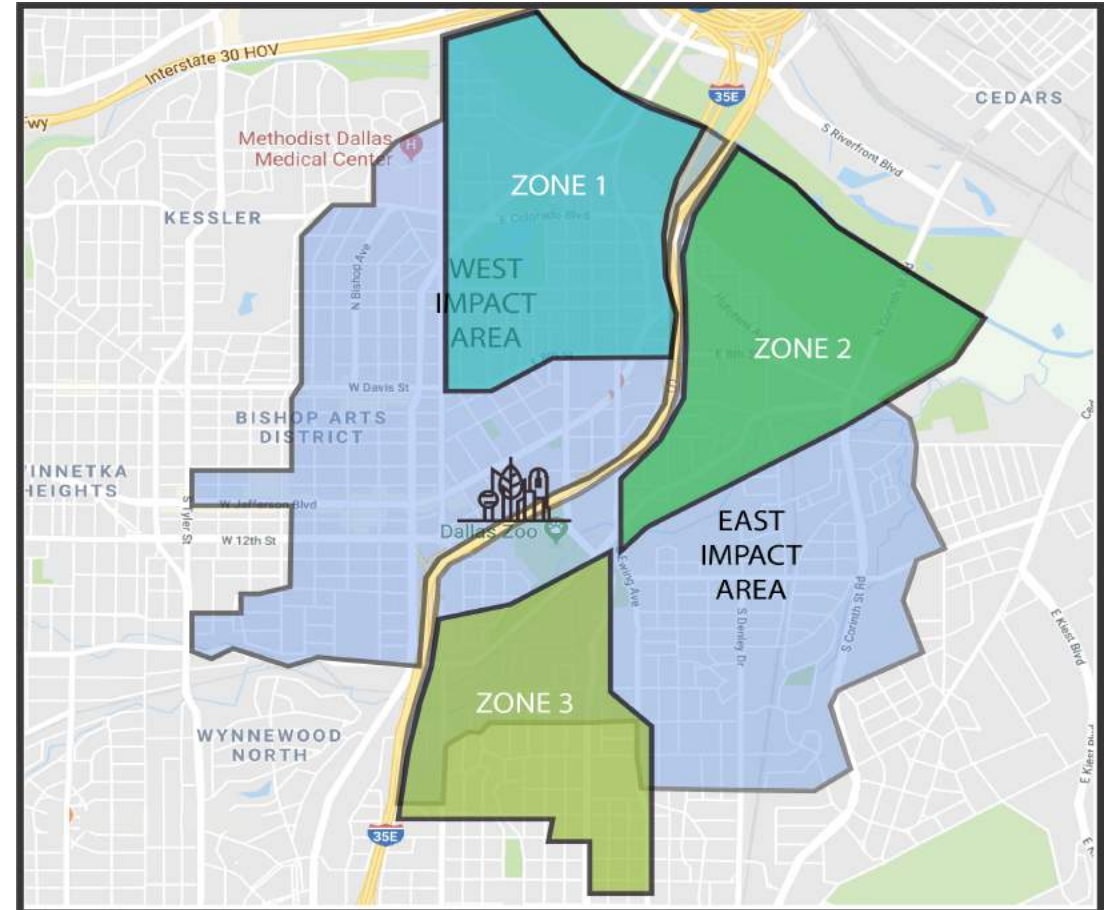
POTENTIAL PUBLIC SOURCES

- **Local**
 - City of Dallas
 - RTC
- **State**
 - Appropriations process
 - Other funding streams?
- **Federal**
 - Community Project Funding: \$7M included by 3 area members
 - RAISE
 - Reconnecting Communities
 - INFRA

Planning for Impact Beyond the Park

- **Economic Development**

- Together with the Dallas Zoo's Master Plan, the collective **capital investment will exceed \$250 million, the largest investment in Southern Dallas' history** with an estimated economic impact of over \$1 billion from the Phase I park in the first 5 years
- SGP is bookended by **three federally-designated Opportunity Zones**
- Potential for a **Southern Gateway TIF and/or PID**



Planning for Impact Beyond the Park



- **Transportation & Neighborhood Connectivity**

- Possible **connections to Dallas Streetcar** and expanded network of **hike/bike trails**
- **Neighborhood connectivity study/plan** for crossings from DART to Zoo and Zoo to Park – awarded **RAISE planning grant** in 2021 in partnership with City of Dallas and Dallas Zoo
- Possible opportunity for **street, sidewalk, and multi-modal improvements along Marsalis in the next bond program** and within implementation of the **Sidewalk Master Plan** and **CONNECT Dallas**.



Planning for Impact Beyond the Park



• Housing

- Explore **policy options to stabilize neighborhoods**
- Council expanded the **Neighborhood Empowerment Zones** in 2020 to **include The Bottom and 10th Street Historic District** northeast of the park.
- Southern Gateway corridor is categorized as an “**Emerging Market Area**” in the **Comprehensive Housing Plan** and market value analysis and a potential location for public incentives to support, maintain, or create workforce housing.



Current Progress – 05.21.22



Current Progress – 05.21.22



Thank you!



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Appendix









