



COMMUNITY PARK UPDATE & DEVELOPMENT AGREEMENT

Jason Brown, Board Chair, Community Park Chair
Alyssa Arnold, CEO, Fair Park First
Heather Stevens, Rise360 Consulting

PROJECT BACKGROUND

A Community-Driven Commitment, Years in the Making

- Result of more than six years of planning and engagement
- 1,800+ community conversations
- 22 surrounding neighborhoods engaged
- 84% of participants from South Dallas ZIP codes
- Park location, size, and amenities selected through community input and voting (62.2% voted in favor of Lot 10)
- 2020 Fair Park Master Plan, adopted by City Council

Purpose:

Deliver the long-promised Community Park and reconnect Fair Park to its surrounding neighborhoods.

LOCATION & SIZE

Where the Park Is

Location

- Fair Park campus at Fitzhugh Avenue & Lagow Street
- Former surface parking lots (Lots 10A & 10B)
- Adjacent to Mill City and Dolphin Heights

Community Park Location
Highlighted in Yellow

Size

- 10.5-acre Community Park
- Converts impervious surface into publicly accessible green space
- Represents the largest new green space investment in South Dallas in decades



COMMUNITY INPUT

What the Community Asked For

Top Community Priorities Incorporated into the Design

- Inclusive and accessible playgrounds
- Splash pad and interactive water features
- Shaded lawns and canopy trees
- Walking paths and fitness loop
- Market and community gathering spaces
- Dog park
- Wi-Fi, restrooms, and flexible programming areas

Outcome

100% of community-requested amenities included in the final park design

PARK DESIGN & AMENITIES

Site Plan Overview

Design Status

- Design Development phase 100% complete
- Project rescoping completed and fully aligned with community priorities
- Advancing directly into Construction Documents following Development Agreement execution

Key Amenities

- Great Lawn and Sunny South Lawn
- Market Grove and Community Pavilion
- Adventure, Children's, and Tot-Lot playgrounds (1-acre of play)
- Fitness hub and loop
- Emergent fountain / splash pad
- Dog park
- Native landscapes, Blackland Prairie, and stormwater features
- Multiple park entry points and accessible circulation

Smart & Sustainable Design

- Low-maintenance landscaping with native, drought-tolerant plantings
- Shaded areas and stormwater features that reduce water use and heat impact
- Durable, sustainable materials for long-term beauty and reduced upkeep costs

Site Plan



- LEGEND**
- 1 Great Lawn
 - 2 Market Grove (44 Tents)
 - 3 Community Stage
 - 4 Sunny South Lawn
 - 5 Restrooms/Storage
 - 6 Community Pavilion
 - 7 Tot Lot Playground
 - 8 Inclusive (Adventure) Playground
 - 9 Children's Playground
 - 10 Emergent Fountain
 - 11 Picnic Area (Large)
 - 12 Picnic Area (Small)
 - 13 Fitness Hub
 - 14 Nature Playground (Cross Timber)
 - 15 Food Truck
 - 16 Stormwater Drainage Zones (Flood Plain Forrest)
 - 17 Post Oak Orchard
 - 18 Blackland Prairie
 - 19 Gil Gai Garden
 - 20 Dog Park
 - 21 Firelane
 - 22 Ex. Parking (319 Spaces)

PROJECT SCHEDULE & TEAM

Ready to Proceed

Current Status

- Design Development: Complete
- Environmental, historic, and technical reviews: Complete
- No regulatory conflicts identified

Schedule (dependent on development agreement)

- Construction Documents: Complete by April 2026
- Permitting & approvals: Spring–Summer 2026
- Construction start: August 2026 (post-FIFA World Cup) or after 2026 State Fair.
- Construction duration: ~15 months
- Target opening: November 2027

Delivery Method

- CMAR model provides early cost control, constructability review, and GMP development

Project Team

Fair Park First Staff Lead: Alyssa Arnold | **Community Park Project Subcommittee Chair:** Jason Brown | **Subcommittee Members:** Zaida Basora and Rev. Dr. Todd Atkins | **Finance Leads:** Jon Wolkenstein, Sally Pietsch | **Private Funding Manager:** The Dallas Foundation | **Campaign Funding & Strategy:** Rise360 | **Project Management:** Norman Alston Architects | **Design Team:** Studio Outside | **Construction Manager at Risk (CMAR):** Turner Construction Company, CARCON Industries, Source

COST, FUNDING, & DELIVERY

Fair Park First Is Ready to Deliver

Project Cost

Total Project Cost: **\$40.6M**

Funding Status

Funds raised to date: **\$33.1M**

82% of total funding secured

Remaining funds actively identified and aligned with Development Agreement execution

Financial Oversight & Governance

Philanthropic funds managed by **The Dallas Foundation**

Public funds administered by **City of Dallas / Park & Recreation**

Independent audits and strengthened financial controls in place

Experienced board, finance, and project leadership overseeing delivery

The project is fully designed through 100% of the design development phase, funded in substantial part, and construction ready upon the completion of the design process phase

Execution of the Development Agreement enables final design, GMP, and construction

SOURCES & USES

The Community Park is no longer conceptual. It is ready for implementation.

SOURCES OF FUNDS	AMOUNT
Philanthropic	\$ 19,357,952.44
State Grant – Texas Parks & Wildlife Department (TPWD)	\$ 1,299,410.00
ORLP Federal Sub-Award – Land & Water Conservation Fund (LWCF)	\$ 8,662,181.00
State Appropriation - Managed by Texas Parks & Wildlife Department (TPWD)	\$ 3,000,000.00
HUD Appropriation	\$ 850,000.00
Total Source of Funds	\$ 33,169,543.44
USES OF FUNDS	AMOUNT
Park Construction, CMAR Fees and General Condition	\$ 19,998,105.77
Escalation and Contingency on Hard Costs (8%)	\$ 1,599,848.46
Architect Design Services + Sub-Consultants	\$ 4,602,961.62
Staff, Accounting, and Development	\$ 1,252,000.00
Permits and Fees	\$ 547,398.00
Technology for CP	\$ 300,000.00
Owner's Representative (pre and current)**	\$ 3,934,332.32
GeoTech	\$ 30,430.00
Utility Survey	\$ 4,870.00
Topographic Survey	\$ 20,707.50
Environmental Analysis	\$ 28,890.00
Archeological + Antiquities Permit	\$ 2,150.00
Parking and Traffic Study	\$ 210,197.00
FF&E Allowance	\$ 250,000.00
Groundbreaking and Ribbon Cutting	\$ 50,000.00
Marketing and Misc. Campaign Expenses	\$ 100,000.00
Bridging Costs Estimate	\$ 420,000.00
Pre-Construction Costs	\$ 431,687.00
Pre-Development Costs*	\$ 6,677,971.30
Escalation and Contingency on Soft Costs (2%)	\$ 235,078.73
Total Use of Funds	\$ 40,696,627.70
BUDGET BREAKDOWN	
Total Project Costs	\$ 40,696,627.70
<i>Total Spent</i>	<i>\$ 13,300,263.74</i>
Project Costs for Completion	\$ 27,396,363.96
Total Funding Available***	\$ 19,869,279.70
PROJECTED FUNDING GAP	\$ 7,527,084.26
***SOURCES OF FUNDS CURRENTLY AVAILABLE	
Philanthropic	\$ 6,699,410.00
State Grant – Texas Parks & Wildlife Department (TPWD)	\$ 1,299,410.00
ORLP Federal Sub-Award – Land & Water Conservation Fund (LWCF)	\$ 8,662,181.00
State Appropriation - Managed by Texas Parks & Wildlife Department (TPWD)	\$ 3,000,000.00
Federal HUD Appropriation	\$ 208,278.70
Total	\$ 19,869,279.70

Development Agreement Deal Points

Timeline & Project Delivery

- Fundraising completed within 6 months to fully fund construction and contingency
- Design completed within 6 months of agreement execution
- Construction to begin within 90 days of permit issuance (target: August 31, 2026)
- 24 months to complete Community Park construction

Roles & Responsibilities

- Fair Park First manages design, development, and construction
- Fair Park First responsible for all fundraising and permits
- City (through Park & Recreation Director) reviews and approves design documents
- City retains audit rights during the agreement term
- City retains ownership of all improvements at Fair Park
- Fair Park First granted naming rights for park elements and amenities

Development Agreement Deal Points

Additional Development Agreement Clarification and Terms

- TIF funding can be utilized as a funding source within the agreement
- Establish a formal escalation pathway following review by the Park & Recreation Director, allowing matters to be elevated to the City Manager when necessary
- Any remaining contingency project funds to transfer to an endowment fund benefiting the community park subject to donor approval
- **Reporting procedures:** Regular communication by FPF representative to the City representative will be monthly. It will be quarterly with Park Board and PTE Committee, also by memorandum with City Council quarterly.
- **Designate Liaisons for both the City and FPF**
 - **Liaisons:** Section 1.3 (a) and (b) – both address designating representatives from the City and FPF.
 - (b): FPF representative must communicate as promptly as reasonable on the following – but not limited to the following: Progress on timelines; information on costs; report delays and cost overruns.
- Of the two city ex officio members on the Fair Park First Board, one will be appointed by the Park Board, and one will be appointed by the PTE committee, and both will report monthly to the Park and Recreation Director to provide updates