The Klyde Warren Park and Dallas Arts District Public Improvement District (PID) was created in 2014 to invest in the beloved 5.2 acre green space and the largest contiguous urban arts district in the nation.

Approximately 660 properties are inside the PID.

2021 net assessment is $1.5 million.

Assessments are paid via City of Dallas property taxes.
With your support, the Park and flourishing Arts District have CONNECTED UPTOWN AND DOWNTOWN in ways that urban planners only dream of, creating a VIBRANT TOWN SQUARE for everyone to enjoy. It has also driven unprecedented development, as well as PROPERTY VALUE AND RENTAL RATE APPRECIATION.

• Value of the properties in the PID has more than doubled.
• Commercial rental rates and occupancy levels have increased dramatically.
• Employers and cosmopolitan residents alike are drawn to the nearby amenities.
• Recognized by notable organizations such as Urban Land Institute, American Institute of Architects, American Society of Landscape Architects, Texas Society of Architects, and the Michelin Green Guide.
Assessed values in the District have more than doubled in the past seven years:

- 2013: $2.5 billion
- 2020: $6.2 billion
Further, commercial rental rates and occupancy levels in the District have increased dramatically over the same time period:
And, new development and re-development has been prolific since the District was established.
We have been able to accomplish all of this for 2.5 cents per every $100 of value, which is the lowest rate among all City of Dallas PIDs:

<table>
<thead>
<tr>
<th>Location</th>
<th>Rate (inches)</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Dallas-Fair Park</td>
<td>.1500</td>
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<tr>
<td>South Side Premium</td>
<td>.1500</td>
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<tr>
<td>Knox Street</td>
<td>.1500</td>
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<tr>
<td>Oak Lawn-Hi Line</td>
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<td>Downtown</td>
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<td>North Lake Highlands</td>
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<td>South Side</td>
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<td>University Crossing</td>
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<td>Uptown</td>
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<td>Klyde Warren Park/Dallas Arts District</td>
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</table>
The funding that the PID provides each year helps us keep our District beautiful, safe, clean and active.

Klyde Warren Park and the Dallas Arts District rely on the PID for approximately 23% and 20% of our annual operating budgets, respectively.

Both entities are managed by 501(c)(3) charitable foundations, and rely on the generosity of donors, sponsors, and grants for the remainder of our funding.
Security

Klyde Warren Park has security personnel 24 hours a day and 7 days a week to help keep our guests, and the grounds, safe. They are also great ambassadors and can always be found walking the Park, often greeting our guests and neighbors.

The Park and Arts District utilize Dallas Police Department officers for special events and other times when having law enforcement close by is beneficial.
Custodial Services

The neighborhood of Klyde Warren Park and the Dallas Arts District draws 4.3 million visitors annually, including more than 500,000 students.

With the help of the PID, the Park is able to provide daily trash removal, weekly deep cleaning, and other sanitizing measures to keep the Park in tip-top condition. Additionally, the water features are serviced multiple times each week and the water is tested daily to ensure pristine conditions.

The Arts District was awarded a maximum 3-star rating by the coveted Le Guide Vert-Michelin Green Guide.
Cultural Enhancements and Programming

One of the Arts District programmatic highlights is the Signature Block Party Series comprised of two free public events currently offered each spring and summer, in conjunction with events at the cultural venues, featuring local, state, and national artists drawing more than 60,000 visitors from over 144 different zip codes annually.

Additionally, special art installations and placemaking events bring the District to life. These events welcome visitors and residents to the neighborhood making art free and accessible to the public.

Furthermore, research has proven that active public spaces are safer for residents and visitors.
Wayfinding & Signage
The Dallas Arts District has four signage kiosks on Ross Avenue that highlights the neighborhood, restaurants, and cultural venues. Additionally, they provide the walking distance to each of those venues.

The neighborhood is also filled with banners that market the events in the District.
Holiday Lighting and Decorations

The District becomes even more beautiful for the holidays thanks in part to PID funding that helps to pay for Klyde Warren Park’s stunning tree, and the lights that outline each of our famous arches, which were so popular that we now leave them up year-round.

The lighting of the tree at Klyde Warren Park is followed by the AT&T Performing Arts Center’s Reliant Lights Your Holidays — a free family event.
Klyde Warren Park has announced plans to make three significant enhancements to the existing Park including:

- an iconic walk-in fountain at the east end of the Park,
- an expanded and enhanced children’s park, and
- a larger and shadier dog park just across the street on the southwest corner of Pearl Street and Woodall Rodgers Freeway.

The Park will also be expanded 1.7 acres to the west, covering the last recessed part of Woodall Rodgers Freeway.

*PID funds will not be used to build these new amenities, but may be used to help maintain them in the future.*
In the last decade, the Arts District has seen dramatic investment, growth and change and has become a diverse magnet for businesses, development, residents and tourists.

The Dallas Arts District CONNECT Plan will help address the needs of these new community members while thoughtfully positioning the Dallas Arts District in the larger context of Downtown planning efforts, ensuring that the District remains a valuable resource for all of Dallas.
Specifically, the plan has five key strategies:

1. Transform Pearl Street into the “Avenue to the Arts.”

2. Reinvigorate Flora Street/Ann Williams Way as the cultural core of the Arts District.

3. Embrace Ross Avenue as a mixed-use commercial corridor.

4. Expand and update wayfinding, signage, public art, and gateway experiences.

5. Enhance pedestrian connections in all directions, with a focus to the west.
RENEWAL NEXT STEPS

• The PID must be renewed by petition of property owners representing at least 60% of the value and 60% of all record property owners or 60% of land area.
  • Rate will remain at 2.5 cents per every $100 assessed value; lowest of all City of Dallas PIDs
  • 10-year vs. 7-year term
  • Boundary will now include Northend Apartments on Field Street as they have agreed to invest (red dash marks)

• Petitions will be mailed to property owners in early December.

• Please sign and return by January 1, 2021.

• Thank you for ensuring our live-work-play neighborhood remains exceptional!
FURTHER INFORMATION
www.klydewarrenpark.org/pid

QUESTIONS
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PUBLIC IMPROVEMENT DISTRICT RENEWAL