

STADIUM STUDY RESULTS IN INFRASTRUCTURE MASTER PLAN

A four-month study to begin identifying development options for Irving's Texas Stadium has led to the development of a comprehensive infrastructure master plan for the roads, bridges and light rail line that will serve the district in its next evolution.

Working in cooperation with surrounding landowners, the University of Dallas and Southwest Premier Properties, the City of Irving engaged urban planning specialist RTKL, a Dallas-based architectural firm, to sketch out the opportunities the vast land mass might accommodate. Three design scenarios have evolved – Urban Resort, Suburban Village and Eco-Savannah – to encompass the 400-acre site. Transportation engineering specialists Kimley-Horn worked in partnership with to develop the preliminary considerations from a transportation standpoint. Each of the options features extensive use of the site's natural water features, direct connections to the Trinity River park system and integration of transit-oriented design principles that will capitalize on the DART light rail line that will pass through the revitalized district.

More than \$700 million in transportation investment is already committed for the area for the expansions of Highways 183 and 114, as well as Loop 12, to include light rail, bridge reconstruction, roads, ramps and more. Engineering firm Kimley-Horn describes the project as the “equivalent of three ‘high fives’,” such as those in place at Central Expressway and LBJ.

The stadium land-planning exercise has opened the door for transportation refinements that will significantly improve access to the site that is already one of the most trafficked in Dallas/Fort Worth. More than 500,000 cars pass the site on a daily basis, making it the 3rd busiest roadway in the Metroplex. The new master plan creates frontage roads to be constructed in the next five to 10 years, opening up key development parcels. A single multi-lane bridge spanning Highway 114 could be included in the plan to improve the linkage between the Texas Stadium and Central Freight sites. A final alignment of the DART light rail line has also been determined, subject to further detail refinements.

“We wanted to understand the full potential that exists with this site, and develop scenarios and strategic plans that clearly represent the ‘upside,’ as well as identify the infrastructure opportunities that will maximize the benefits,” says Irving's Chief Financial Officer David Leininger, who is coordinating the city's study efforts in partnership with surrounding landowners Southwest Premiere Properties and the University of Dallas.

The stadium facility analysis coincides with the completion of the first phase of a land-planning study for re-development of the stadium site and the hundreds of developable acres surrounding it. That study identifies three distinct land use scenarios – Urban Resort, Suburban Village and Eco-Savannah – as potential considerations. Each scenario could accommodate a re-engineered stadium in some format.

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