

City Moves Forward with Plans to Redevelop Texas Stadium Site

As the Dallas Cowboys' Dec. 20 farewell event approaches, the City of Irving continues to work on the transition plan to redevelop the 77-acre property.

The Dallas Cowboys will be relocating to a new facility in Arlington, and is selling Texas Stadium memorabilia following the end of the football season. The city will receive a percentage of the gross proceeds from the sale of items such as stadium seats, turf, signage and lockers. More than 3,000 items will be available for purchase.

Stadium Transition Agreement

A transition agreement, approved in 2007, terminates the Cowboys' lease and provide for the transfer of a 5.37-acre tract of land valued at \$1.64 million to the city. This will serve as the key location for the DART Light Rail station and will connect the stadium site with the DART Orange Rail Line.

Transition Timeframe

Jan. 31 – Texas Stadium lease terminates.

Feb. 1-March 30 – Cowboys remain in control of the stadium to remove items that can be sold.

March 31 – Irving takes over stadium.

Stadium Demolition

Once the city assumes control of the stadium, asbestos testing and development of demolition specifications will begin. Filming opportunities of the demolition are being explored. It is expected that a demolition contractor will be hired by April, with demolition set to be completed by early 2010.

In May 2006, Irving voters authorized collection of parking and ticket taxes on events held at Texas Stadium. To date, more than \$11 million has been collected. These funds will be used to pay for infrastructure improvements to the stadium site, including utility relocations and frontage road reconstruction.

Redevelopment

The first phase of redevelopment will include the State Highway 114 and Loop 12 interchange, which the Texas Department of Transportation broke ground on in October. This project will facilitate the construction of the DART Orange Rail Line scheduled for completion to the Urban Center in December 2011.

Although new development will not be seen for several years, the city is working with Forest City Enterprises on a mixed-use development plan for the area.