



Park Helps Stimulate Economic Development

For nearly 30 years, the Harold Patterson Sports Center has been the largest and most popular public venue for athletic leagues and tournaments in the North Texas region. The City of Arlington acquired this 142-acre property in 1978 for the purpose of developing a premier sports complex. The sports center's large size and central location in the heart of the DFW Metroplex has made it one of the most popular regional athletic complexes in the southern United States. With 26 soccer fields, six football fields, 12 youth baseball fields, and six softball fields, the sports center accommodates more than 700,000 visitors annually.

Strategically located on South Cooper Street along Arlington's busiest commercial corridor, the sports center sees up to 60,000 vehicles pass by this location each day. The sports center's proximity to Interstate 20 provides excellent access to the site from all areas of the North Texas region.

In order to take advantage of this unique development location, and in an effort to provide sports center users with high quality complementary services, the City of Arlington solicited proposals to develop, design, construct, market, manage, and finance a commercial retail center on sports center property adjacent to Cooper Street. The City's objectives for the development of complementary facilities include:

- Enhancing the sports center with complementary retail venues;
- Providing outdoor seating plazas adjacent to the sports center;
- Generating revenues to fund capital improvements at the sports center; and
- Providing economic development for the City

The Oakhollow Group was selected as the finalist to purchase and develop the 7-acre site. This \$22M development will be known as the Village at Sports Center and includes 100,000 sq. ft. of retail and office space that will support sporting events with interconnectivity between the park and businesses. The building will be designed so that the Cooper Street and Sports Center facades will highlight the partnership between the City and the Oakhollow Group with large pedestrian plazas.

The \$2.1M proceeds from the sale of park property are being used in phase one of the re-development of the Harold Patterson Sports Center in conjunction with a newly approved park master plan. For more information about the Harold Patterson Sports Center, contact Matt Young at (817) 459-5486 or matt.young@arlingtontx.gov.

The ground breaking ceremony for the Village at Sports Center is scheduled for Saturday, November 8, 2008, at 10:00am.

Panattoni and City of Arlington Announce Office and Warehouse Development



Forum 303 Crossing, the project entity for Panattoni, has announced plans to construct 504,000 sq. ft. of office and warehouse space at Forum Drive and Arkansas Lane. The \$22.5 million project was secured with a 7-year tax abatement as well as a Chapter 380 Grant facilitated by the Office of Economic Development. Construction on the project is anticipated to begin the 4th quarter of 2008.

Hatala Development Breaks Ground in Downtown

The City of Arlington and its Office of Economic Development recently participated in the groundbreaking of Hatala Systems' new office development in downtown Arlington. Mayor Robert Cluck, Economic Development Manager Robert Sturns, and Downtown Arlington Management Corporation President/CEO Maggie Campbell celebrated the new \$5.2 million investment that will include 21,550 sq. ft. of new office space in three buildings on Border Street.

Congratulations to the Retail Connection – developers of the Arlington Highlands – for being named the Southwest Area Entrepreneur of the Year by Ernst & Young.

Arlington Implements New Entertainment District Standards

The City of Arlington recently adopted new design standards for the area surrounding Six Flags, Hurricane Harbor, the Ranger's Ballpark and Cowboy's Stadium, known as the Entertainment District. The District is comprised of seven sub-districts, totaling 2,800 acres. While the Standards apply to the Entertainment District in its entirety, each sub-district contains district/neighborhood-specific standards intended to compliment the look and feel of that particular area.

The Arlington Entertainment Standards provide an innovative approach to both new development and redevelopment within Arlington's Entertainment District, which will create continuity and a sense of place for visitors and residents of the City. The goals and objectives of these Standards were thoughtfully aligned with City Council's goals to grow this District to a higher standard. And while an assertive approach, addressing "changes of use" and modifications to existing structures, the applicability of these Standards incorporate flexibility and creative solutions for real-world situations. This comprehensive set of standards will maximize the City's opportunity for quality investment in this District well into the future.

While the Standards apply to new development, redevelopment, building expansions, and changes of use, they do not apply to existing structures or businesses, and do not impact the underlying zoning of the property. The Standards differ from the remainder of the City in that mixed use projects are permitted without rezoning, commercial surface parking lots and limited service hotels are not permitted, and public and private building and site standards have been incorporated.

For further details, please visit www.arlingtontx.gov/planning to view the recently adopted Section 9-1600-Entertainment District "ED" Overlay Standards portion of the Zoning Ordinance. You may contact One-Start Staff at 817-459-6502 or the Office of Economic Development at 817-459-6115 for assistance in the area of applying the standards.

Join the Downtown Arlington Management Corporation and over 30 businesses in the first Downtown Open House on Friday, November 14th from 10:00 a.m. – 5:00 p.m.

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Harold Patterson Sports Complex

The scorecard for the Harold Patterson Sports Complex:

Location	South Cooper and Bardin Road
Opened	1987
Size	135 acres
Fields	43
Annual visitors	729,000
Annual tournaments	15
Estimated annual economic impact	\$12 million

