



# Invest In Our ECONOMY

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## I-30/N. Collins future site of Class A space

The City of Arlington has partnered with one of the nation's largest commercial real estate developers and investors to recruit regional, national or international corporate headquarters to the Entertainment District.

Trammell Crow Company has entered into an agreement with the City of Arlington to serve as the developer of an 18+ acre site located at I-30 and N. Collins Street. The site has the ability to accommodate up to one million square feet of premier, Class A office space.



## America's Builder returns to the 'The American Dream City'

D.R. Horton, Inc., America's Builder, plans to relocate its corporate headquarters to a new, company-owned facility to be constructed in North Arlington, bringing with it an expected 500 jobs. On August 4, 2015, the Arlington City Council approved a development agreement for D.R. Horton that will assist the nation's largest builder with its corporate relocation to the city.

The company plans to invest more than \$20 million to build an approximately 150,000-square-foot campus and parking facility on six acres along the I-30 Frontage Road just east of N. Collins Street. The relocation will provide a company-owned headquarters for D.R. Horton that is conveniently located in the heart of North Texas with great access to DFW International Airport. (story continued on page 6)

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## Blue Apron – Now Serving

New-York based startup Blue Apron, a fresh ingredient and recipe delivery service, has opened a new fulfillment center in Arlington to reach more customers. They have leased 103,475 square feet of space at 2301 Centennial Dr. in the Great Southwest Industrial District.

Blue Apron plans to hire around 250 full-time employees with the launch of the new Arlington facility, which started shipping products to customers as of June 1. Blue Apron packages weekly meals and sends perfect portions of each ingredient to users for their own preparation. By delivering original recipes and fresh ingredients to home chefs nationwide, they are reinventing the grocery store supply chain from farm to table.

Blue Apron also has fulfillment centers in Jersey City, NJ, and Richmond, CA, and currently delivers more than two million meals per month nationwide. The Arlington facility allows them to expand their footprint into this part of the country as well as their reach to other major U.S. markets from this location.

# Highlights

## Relocation and expansion

In July 2015, publicly traded NorthStar Energy Services, Inc. (NorthStar) relocated to Arlington and now occupies Class A office space in the Copeland Tower at 1250 E. Copeland Rd. in the Entertainment District. NorthStar relocated from Grand Prairie and is the largest of three new tenants to recently lease space in the Copeland Tower. The building offers great views of AT&T Stadium, Globe Life Park, and Six Flags. The 126,602-square-foot office tower is now 90 percent leased in what has become one of the premier competitive office markets in the U.S.

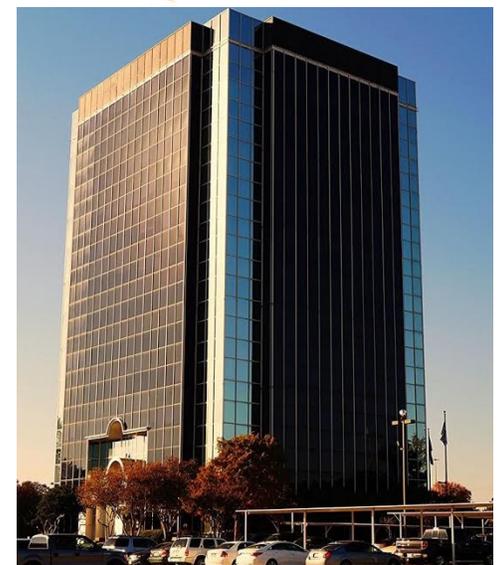
NorthStar occupies a full floor, totaling approximately 10,858 square feet of space, gaining enough room to boost its local team to 40 professionals. NorthStar’s presence in Arlington will be prominently marked by top-of-the-building signage visible from Interstate 30 and the 361,000 vehicles that pass the property each day.

NorthStar’s corporate officers finalized their long-term lease within four weeks of seeing first-hand the views from the only available full floor in the high-profile building. “It was a quick turnaround because the company is rapidly expanding and needed to be up and running quickly,” says Richmond Collinsworth, Bradford Companies’ point man for the talks. “It was a good deal for the tenant, the landlord and the city.”

NorthStar provides infrastructure construction and support services to owners and builders of energy,

pipeline, chemical, petrochemical, power, renewable energy, storage, and communications facilities throughout North America. From the well head to the refined product, NorthStar constructs the networks and facilities to transport and process the nation’s energy resources.

These end-to-end network services include planning, design, engineering, construction, operations, and maintenance. Other services include the expertise to install civil, structural, mechanical, piping, electrical, and instrumentation systems throughout a broad array of industrial applications. From pipelines and pump stations to process plants and storage terminals, they pride themselves on their ability to construct and maintain the country’s energy infrastructure.



*Richmond Collinsworth, Erik Blais, and Clint Manning of Bradford Companies handled the direct transaction at Copeland Tower.*

# By The Numbers

**#15** Economic Strength

Top 30 Big Cities **#11**

Top 100 Leading Locations **#16**

Year over Year Growth **#9**

Recession Busting **#6**

Area Development's "Leading Locations" study analyzes the economic and workforce data of 373 MSAs to determine which U.S. cities are creating jobs and nurturing sustainable economic development. The Fort Worth-Arlington MSA topped the charts in several key categories in the 100 Leading Locations for 2015.

**\$537M**

*Value of 2014 Deals*

**\$42M**

*Value of 2013 Deals*

**#2**

*Dallas Business Journal ranked Arlington's Office of Economic Development as a top agency in DFW based on value of deals.*

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## 14th Annual Asian Business EXPO

On August 12, the City of Arlington welcomed the US Pan Asian American Chamber of Commerce-Southwest (USPAAC-SW) as it hosted the 14th Annual Asian Business EXPO at the Arlington Convention Center. The Asian Business EXPO continues to be the largest event of its kind in the southwest region.

Grace McDermott, president of the USPAAC-SW, expressed that Arlington's strategic location between Dallas and Fort Worth makes it the perfect city for this event. The expo is a one-day event where many Fortune 500 companies and government agencies can connect with Asian business owners to strengthen business ties and improve economic opportunities.

This year's theme was "The Power of Creative Collaboration" with the goal of pursuing supplier diversity in

the region and compelling business growth. Attendees had the opportunity to network with area businesses and attend one-on-one business matchmaking sessions to establish connections and help build successful business relationships. "Every year, we have the privilege of honoring the best and brightest Asian business entrepreneurs, and this year was no exception," McDermott proclaimed.



Suppliers and vendors visited the exhibit booths to build business relationships.

# GM Arlington Assembly Timeline

Celebrating over six decades of automobile manufacturing, General Motors continues to invest in the Arlington Assembly Plant. GM began assembling full size cars at the plant in 1954, and is now the only facility in the world to produce and export GM's award-winning, full size SUVs.

The workforce of UAW Local 276, committed to developing "A World Class Ride Built With Texas Pride," and GM's partnership with the City of Arlington have contributed to the success of the plant.

This timeline highlights some key milestones in GM's history in Arlington.



Arlington Assembly reached many milestones during the production of its full size and intermediate cars. Its 6 millionth vehicle, the Buick Roadmaster, came off the line in 1993. In 1997, plant production converted to trucks.

1997



GM added a new stamping facility to Arlington Assembly. The \$200M investment brought a new operation to Arlington that was previously conducted at other locations. 180 additional employees were hired.

2012

In 2013, GM's third shift addition was completed for all facilities, adding over 800 jobs to Arlington Assembly.

The 10 millionth vehicle, a 2015 Chevrolet Suburban, rolled off the Arlington Assembly line.

1954

Production began at Arlington Assembly on January 6, 1954, with full size cars. The first car to roll off the assembly line was a 4-door Pontiac Chiefton. Starting wage rate for a line operator was \$1.78.



1989: Construction began on new paint shop  
1999: Construction began on new body shop

As GM grew from 1,800 employees to more than 4,000, Arlington grew, too, from 7,500 residents to more than 365,000.

2011

GM announced a \$331M investment for the next generation of truck and SUV platforms. The project included a physical expansion to the existing body shop, as well as the addition of new machinery, equipment, and special tooling. 110 jobs were added at the plant.



2015

GM announced \$1.4 billion in Arlington Assembly Plant investments, its largest investment in North America. The plant will gain a new body shop, new paint shop, general assembly upgrades, retooling, and new equipment.



**\$5.5M**

*Development grant from the City to assist with improvements to drainage, roadways, structured parking, and other infrastructure.*

## D.R. Horton, continued

"D.R. Horton's decision to move to Arlington continues our momentum in building investment in our economy," said Arlington Mayor Jeff Williams. "Having 'America's Builder' return to the American Dream City is a tangible example of our great business environment and commitment to provide quality job opportunities for Arlington residents."

D.R. Horton, Inc. currently employs approximately 6,300 employees nationwide. The company is #354 on the 2015 Fortune 500 list, operates in 79 markets in 27 states across the United States, and closed 34,684 homes in the 12-month period that ended June 30, 2015. Since its founding, D.R. Horton has built more than 500,000 homes, positioning the company as America's largest builder by volume for 13 consecutive years. The company was created more than three decades ago with a vision of building "livable and affordable new homes with unmatched efficiencies and uncompromising quality."

"D.R. Horton's return to Arlington is exactly the type of transformative development that we envision for our Entertainment District," said Economic Development Committee Chair Jimmy Bennett. "The addition of quality, class A office product by a Fortune 500 company puts us well on our way to creating a central business district surrounded by Arlington's world-class amenities, right in the heart of the Metroplex."

**D·R·HORTON**  
*America's Builder*



Conceptual image of D.R. Horton Corporate Building by Strand Systems Engineering, Inc.

## GM Invests \$1.4 Billion in Arlington Assembly Plant

On July 14, 2015, General Motors announced a \$1.4 billion investment for a range of improvements to its Arlington Assembly Plant, the largest single plant investment in the U.S. this year. The investment includes a new body shop, paint shop, and upgrades to the general assembly area and allows the plant to continue to competitively produce high-quality, full size SUVs while undergoing these changes. To support GM's expansion, Arlington created a reinvestment zone and authorized a tax abatement of 80 percent over ten years.

"When the General Motors plant opened its doors in Arlington 61 years ago, it was a dream come true for Mayor Tom Vandergriff and this community," said Arlington Mayor Jeff Williams. And the dream continues. Since 2011, GM has invested nearly \$2 billion in manufacturing improvements at the Arlington Assembly Plant. This includes the \$1.4 billion investment, the launch of the current full-size SUVs, and a newly built stamping plant. The facility produces 1,245 vehicles each day, and is the only plant in the U.S. that builds GM's award-winning, full size SUVs.

"We're proud of Arlington's 61-year partnership with General Motors and the opportunities the Arlington Assembly Plant continues to create for our residents," said Arlington City Manager Trey Yelverton. "This \$1.4 billion dollar expansion is yet another significant investment by GM in the City's economy, and it will preserve and grow hundreds of jobs here in Arlington."

General Motors is one of the biggest employers in Arlington and North Texas, and is a key part of the City's economic foundation.



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*TV, radio, web, and print stories have been published and/or aired about the GM expansion.*

Jay Warren, City of Arlington  
Marketing Communications  
Manager

# Updates: Downtown

## WNBA coming to Downtown Arlington

It's no "shock" that Arlington is becoming the home for another professional sports team. Starting in 2016, the NFL's Dallas Cowboys and MLB's Texas Rangers will be joined by the WNBA when the Tulsa Shock moves to town.

"We are thrilled to join one of the most prolific sports regions in the country, with a fan base that has a genuine love for their professional sports teams," said Shock majority owner Bill Cameron. Cameron also noted that the relocation to the heart of North Texas presents significant opportunities for the league to reach a larger and more diverse customer marketplace and potential sponsors, as well as access to the

nation's fifth-largest media market.

The new home of the Shock will be the UT Arlington College Park Center in the heart of downtown Arlington. "Having a WNBA team playing at UT Arlington's College Park Center will add tremendously to the rich sports environment at, and around, the University," said University President Vistasp Karbhari.

Tony Rutigliano, president and CEO of the Downtown Arlington Management Corporation, sees the move of the Tulsa Shock to College Park Center as an ideal fit. "It's not surprising that a professional sports team recognized the many advantages downtown Arlington offers as a destination. The venue itself is top notch, parking is ample, and the large and growing number of outstanding dining options

in downtown gives fans plenty of places to celebrate before and after the games."

"Plus," continued Rutigliano, "the investment by the City of Arlington in downtown, including the Abram Street rebuild project and new Central Library development, will continue to enhance the fan experience for years to come."



## Renewal of the Downtown Business Improvement District

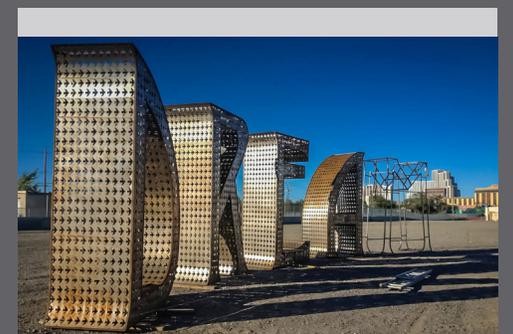
The Downtown Arlington Management Corporation (DAMC) is in the process of renewing the Downtown Arlington Business Improvement District (BID). Funding for the BID, which has significantly contributed to downtown's revitalization, is sourced through a property tax within the district.

The BID was created in 2010 for a five-year term ending in September 2015. For the past five years, the BID has provided funds for programs related to economic development, marketing, security, and beautification.

With the support of downtown property owners, the DAMC

proposed to renew the BID for 10 years at a rate of \$0.16 per \$100 of property valuation.

In June 2015, the City Council approved a resolution renewing the BID and an ordinance adopting the BID Service and Assessment Plan. Further Council action, including the levying of the assessment and the execution of a contract with DAMC, will take place in September 2015.



The Downtown Arlington Management Corporation is working with Bob Pruitt to install a new public art sculpture in Downtown Arlington. The sculpture was displayed at the Burning Man Festival in late August. Following the festival, the piece will be transported to Arlington. Expect a community unveiling in late September 2015.