



SkyPark Public Fountain

Forest City Presents Plans for a Vibrant New Transit-Oriented Development on Former Texas Stadium Site

Forest City Residential Group Inc. today presented to the City of Irving, the University of Dallas and Moyes Enterprises, Inc. a master plan for a vibrant new transit-oriented development on the Texas Stadium site and the land adjacent to this Texas landmark.

Forest City Residential Group proposed a bold mixed-use, transit-oriented community for the Texas Stadium redevelopment site located in Dallas County. The 373-acre site is bounded by State Highway 183 to the south, Tom Braniff Drive to the west, Spur 348 to the east and the Trinity River to the north. Forest City's innovative and sustainable master-planned community was designed by the internationally recognized urban planner, Peter Calthorpe of Calthorpe Associates. Calthorpe was this year's recipient of the prestigious Urban Land Institute J. C. Nichols Prize for Visionaries in Urban Development.

Forest City's vision for Irving's new city center converges around SkyPark, a new iconic gateway that spans Highway 114 and contains a dense mix of transit-friendly uses on either side of the open park. The disparate development areas of the Crossroads site are connected together into a cohesive and meaningful whole by SkyPark. Within SkyPark is a new light-rail

- **373 acres - Texas Stadium site and adjacent area**
- **4,900 new homes with a mixture of densities**
- **Over 1 million square feet of retail / entertainment**
- **2 million square feet of office space**
- **2 new light rail DART stations**
- **A new civic center, 500 hotel rooms and cinema**
- **A new spectacular open air amphitheater and lake**
- **43 acres of open space and recreation areas**
- **A new grand entryway to the University of Dallas**
- **Potential for a new Presidential library**
- **\$2 billion in development**

Forest City's vision for Irving converges around a new iconic gateway, spanning the freeway and containing a dense mix of uses called SkyPark.



DART station linking Irving to Las Colinas and the Dallas/Fort Worth International Airport to the west and Love Field and the City of Dallas to the east. The area around SkyPark features a sustainable design plan including a civic center, 500 hotel rooms, cinema complex, mixture of residential towers and retail center intent on supporting the region's growth strategy.

The proposed master plan's design principles are based on connecting the isolated development parcels into a seamless, pedestrian friendly community. The urban design plan establishes a new retail destination for the City of Irving along with a mixture of high-density residential housing, office space and hotels linked by two new DART Stations. Safe, pedestrian-friendly streets, plazas and parks create a sense of place, scale and environmental balance.

A prominent grand entryway to the University of Dallas forms a new "front door" comprising of wide landscaped greens, open vistas of the campus, and new residential homes. The plan also considers the possibility of a prestigious new George W. Bush Presidential Library facility on the Crossroads site.

Forest City's master plan includes a vibrant downtown area that combines over 1.3 million square feet of retail, entertainment and community gathering places. There are also over 1,000 high-density homes surrounding the pedestrian-friendly "Main Street" development. The balance of the plan features an additional 3,000 homes along with office, hotel and civic spaces. Nearly half of the proposed new homes are within a 5-minute walk of the DART stations. A dynamic combination of large stores, small

ground-floor shops, restaurants, cafes, theaters, hotels and other uses will serve the needs of the residential community as well as draw consumers from a wider region.

The center of the "Main Street" retail environment features a canal as well as "pocket parks" located in the neighborhoods on either side of the canal. These public parks include fountains, gazebos or pieces of public art, creating an intimate urban oasis for residents. At the northern end of the site, overlooking Trinity River, the proposed master plan calls for a spectacular new amphitheater along with 20 acres of rolling natural open spaces, walkways, nature paths and a recreation area containing a community center, soccer fields, and a swimming pool.

Forest City Enterprises, Inc.

Forest City Enterprises, Inc. is an \$8 billion NYSE-listed national real estate company. Forest City is principally engaged in the ownership, development, management and acquisition of commercial and residential real estate and land throughout the United States.

Forest City was awarded two 2006 Awards for Excellence by Urban Land Institute. The first award recognized the company's redevelopment efforts at the former Denver, Colorado Stapleton International Airport. Encompassing 4,700 acres, Stapleton is the nation's largest mixed-use master planned community. The second award honored Forest City for creating a new downtown district on the 1.3 million square foot, open-air regional lifestyle center at Victoria Gardens in Rancho Cucamonga, California.



Main Street • residential, retail and entertainment boulevard