

**To the Mayor and Members of the City Council****February 15, 2022**

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SUBJECT: FARRINGTON FIELD REDEVELOPMENT STUDY

The City of Fort Worth and the Fort Worth Independent School District (FWISD), in cooperation with the Urban Land Institute's Dallas - Fort Worth District Council (ULI DFW), are sponsoring a panel of eleven real estate experts who will visit Fort Worth on February 15-17 to assess opportunities for redevelopment of the Farrington Field site at 1501 University Drive. This 36-acre tract, located in the heart of Fort Worth's renowned Cultural District, has the potential to attract entrepreneurial businesses that would align with the City's economic development strategic plan while complementing existing businesses and institutions in the area. The possibility of redevelopment is challenging, however, because the iconic art deco stadium is architecturally and historically significant, because the site contains important drainage easements and setbacks for nearby gas wells, and because the Fort Worth Stock Show and other public events rely heavily upon the parking lot to meet their operational requirements.

FWISD owns the Farrington Field site, which includes the Jack A. Billingsley Field House and a large parking lot as well as the stadium at the southeast corner of University Drive and Lancaster Avenue. The City of Fort Worth, which historically donated 17 acres of this property to FWISD, is contractually entitled to receive half the proceeds from any sale of that donated property. Both entities stand to benefit from the thoughtful work that the ULI technical assistance panel will perform.



During the first day of their three-day workshop, the ULI panel will receive a thorough briefing on this assignment, tour the site and its surroundings, and interview approximately sixty local stakeholders to gather their insights. The panel will then analyze all pertinent data and produce a set of creative yet practical ideas that will maximize the site's potential to promote economic development and neighborhood vitality.

The panel will present their findings and recommendations at a public meeting to be held on Thursday, February 17, at 2:30 p.m. at the Fort Worth Botanic Garden Center, 3220 Botanic Garden Boulevard. ULI will provide the City and FWISD with a draft report on the workshop results within 90 days thereafter and will be available to provide implementation advice for twelve months after the workshop.

City staff from multiple departments are participating in this study. The Planning and Data Analytics Department has taken the lead in preparing a briefing book with extensive information for the panel's use before, during, and after the workshop. As the study's sponsors, the City and FWISD are each contributing \$25,000 to cover the panel's costs.

For more information about the Farrington Field redevelopment study, please contact Assistant City Manager Fernando Costa at 817-392-6122 or fernando.costa@fortworthtexas.gov.

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City Manager