

Olde Towne Developer to Revitalize Irving

Delbert McDougal revealed details of his Olde Towne plan to City Council members during a meeting in early February. McDougal Companies has an agreement with the city to undertake a major redevelopment project in downtown Irving in an effort to revitalize the area to make it more economically vibrant.

Plans under consideration include a mixed-use urban village complete with retail, residential, restaurants, offices and parks, centered on the Trinity Railway Express. The development area will be bounded by the north of Rock Island Road, east to Britain Road, south to Sixth Street and west to MacArthur Boulevard.

The plans will promote a pedestrian-friendly neighborhood with buildings placed closer together, and roads constructed for slower speeds.

Construction will be planned in five phases in various areas between O'Connor Boulevard, Rock Island Road and West Fourth Street. Phases 1 and 5, which are close to the transit area, will include four- and five-story condos/apartments along with retail and corporate space. Phase 2 will include upscale housing; Phase 3 will consist of apartments or a possible hotel; and Phase 4 will offer townhomes and retail space.

Design guideline parameters will ensure the master plan is compatible with existing neighborhood design, and that appropriate architectural design strategies for restoration and new construction are implemented.

“Our goal is to entice people and new businesses to relocate to South Irving,” McDougal said. “The only way to get new businesses to come to an older area is to rebuild and revitalize the area so that it is more economically vibrant. We want to make Olde Towne a strategic investment that will attract people to downtown Irving.”

Owners have the option to sell their property to McDougal or to retain ownership themselves. In addition, the city will not use eminent domain for the Olde Towne development. Under the terms of an agreement, property outside of the target area will not be purchased without City Council approval, unless it is funded entirely by McDougal Companies.

The first phase of construction is scheduled to begin in 2009. The City of Irving plans to make available \$15 million from the 2006 bond election to use on the approved public improvements, such as infrastructure and landscaping.

McDougal presented his plan at an informational meeting in February to update the public on the redevelopment. A video of that meeting and the presentation given by McDougal to the City Council are available at www.cityofirving.org

For more information, call Don Williams, Greater Irving-Las Colinas Chamber of Commerce, at (214) 507-5091, or Brenda McDonald, City of Irving, at (972) 721-2541.