

# ARE DALLAS CITY HALL & PLAZA IMPEDING DEVELOPMENT IN DOWNTOWN DALLAS?



PREPARED BY THE TEN PRESIDENTS  
21 December 2025

# **SOME HAVE CLAIMED THAT DALLAS CITY HALL IS IMPEDING DEVELOPMENT IN AND AROUND DOWNTOWN DALLAS.**

## **IS IT, REALLY?**

A casual study of an aerial photo, or a quick drive in and around the CBD, will reveal that there are a number of contiguous parcels, collectively 15 acres or more, that are currently empty or under-utilized for urban development.



In addition, the imminent onset of construction of the new Kay Bailey Hutchinson Convention Center will free up another 30+ acres of land, immediately to the west of Dallas City Hall.



While it is unclear what kind of development is contemplated, one possibility that has been discussed is a new arena for the Dallas Mavericks, with ample room for supporting development amenities.



This study will identify such potential development sites, look at other sports-focused developments around the country, and drill down in more detail on how one of those might be developed into a vibrant, urban district, inclusive of a sports arena.



All while allowing a revitalized Dallas City Hall to continue as a civic icon and center for community and municipal activities.

# **THERE ARE AT LEAST THREE SITES OF 15+ ACRES, SUITABLE FOR POTENTIAL DEVELOPMENT ON THE SOUTH SIDE OF DOWNTOWN DALLAS.**

For comparison, the current site of Dallas City Hall is only 9.5 acres, excluding City Hall Plaza to the north, but including the parking area to the south.



City Hall Plaza is designated as a public park, and would require approval of the voters for the city to divest it.



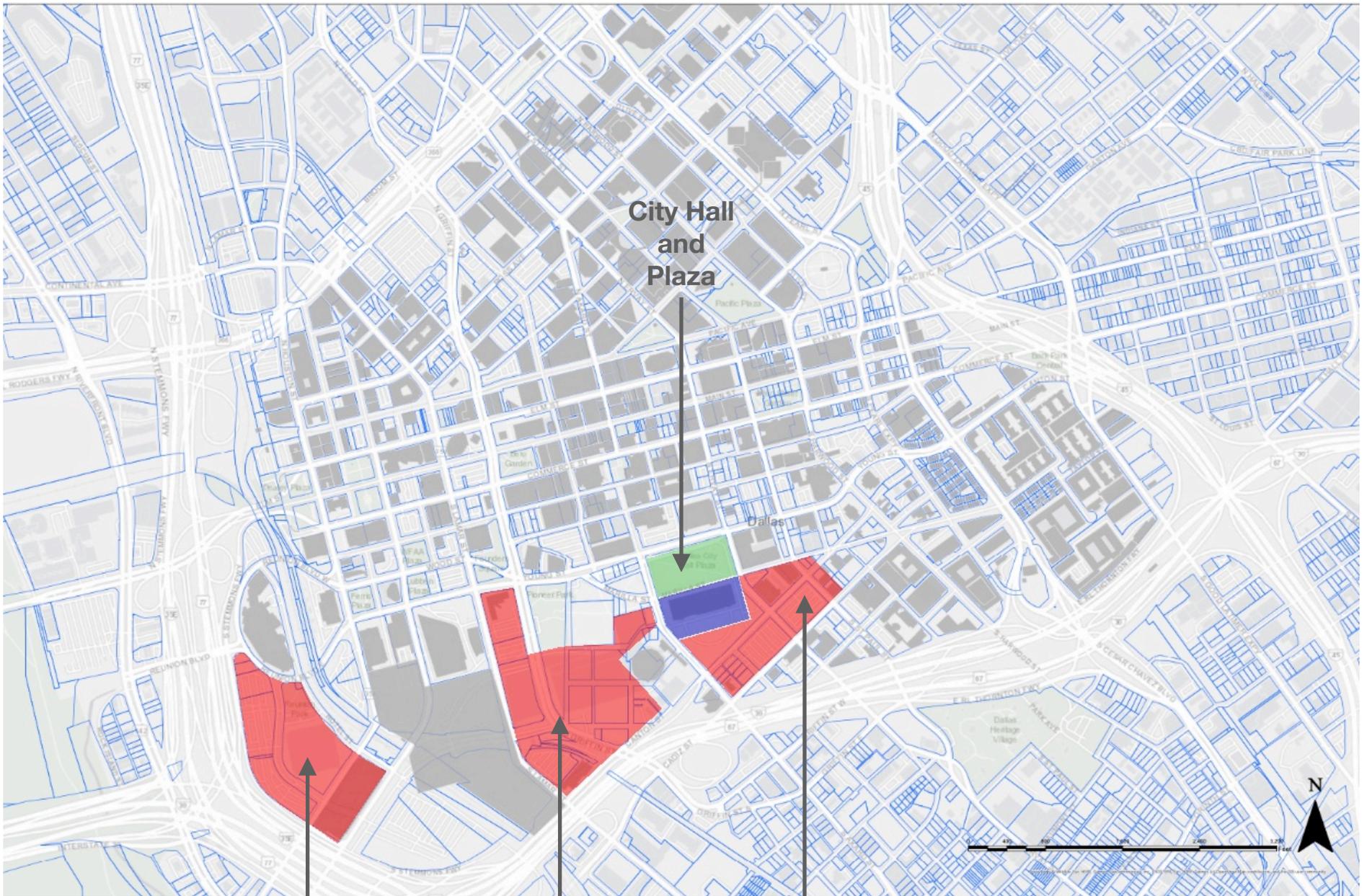
Each of the potential development sites on the following map consist of parcels that are either empty or under-utilized.



The areas indicated for each parcel are approximate, sourced from and/or scaled from readily available public records and information.



There are other sites that merit consideration across Riverfront Boulevard and outside the downtown freeway loop. For purposes of this study, however, we have opted to remain in the southern sector of the CBD.



**site A - Reunion**  
23 acres +/-

**site B - KBHCC**  
32 acres +/-

**site C**  
16 acres +/-

# HOW MUCH LAND IS NEEDED FOR A MODERN, SPORTS-FOCUSED MIXED-USE DEVELOPMENT?

There are a number of sports-focused developments around the US, that incorporate a mix of sports arenas, food & beverage venues, hotels, offices, entertainment, and more.

Several of these are illustrated on the following pages.



The size and character of sports-focused developments vary widely. But successful developments in St. Louis, Kansas City, and Los Angeles tell us that a site of around 15-25 acres can not only accommodate a sports facility, but extensive mixed-use development as well.



For another, local comparison, the current non-stadium development north of Globe Life Field in Arlington is approximately 24 acres.



**LA LIVE**  
LOS ANGELES, CALIFORNIA



**total area = 21.86 acres, inclusive of Staples Center arena**

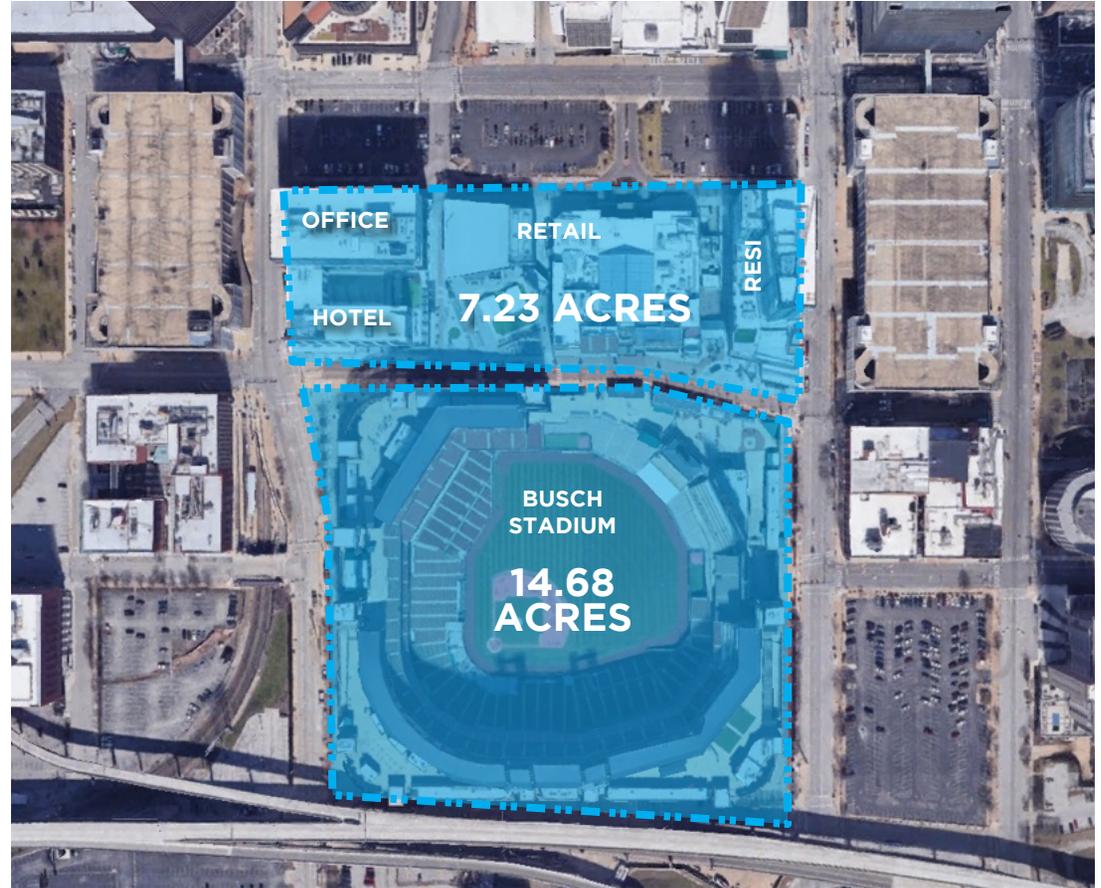
KANSAS CITY  
**POWER  
& LIGHT**  
DISTRICT

**POWER & LIGHT DISTRICT**  
KANSAS CITY, MISSOURI



total area = 20.99 acres, inclusive of T-Mobile Center arena

**BALLPARK**  
SAINT  LOUIS  
**VILLAGE**  
**BALLPARK VILLAGE**  
ST. LOUIS, MISSOURI



**total area = 21.91 acres, inclusive of Busch Stadium ballpark  
(much larger than a basketball arena)**

# COULD SUCH A SPORTS-FOCUSED MIXED-USE DISTRICT BE CREATED IN DOWNTOWN DALLAS ON AVAILABLE LAND?

**YES, EASILY.**

The following illustrates one conceptual development scenario developed by the Ten Presidents, for one of the potential development sites identified above.

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This study utilizes city-owned land that is soon to become available as part of the reconstruction of the Kay Bailey Hutchison Convention Center.

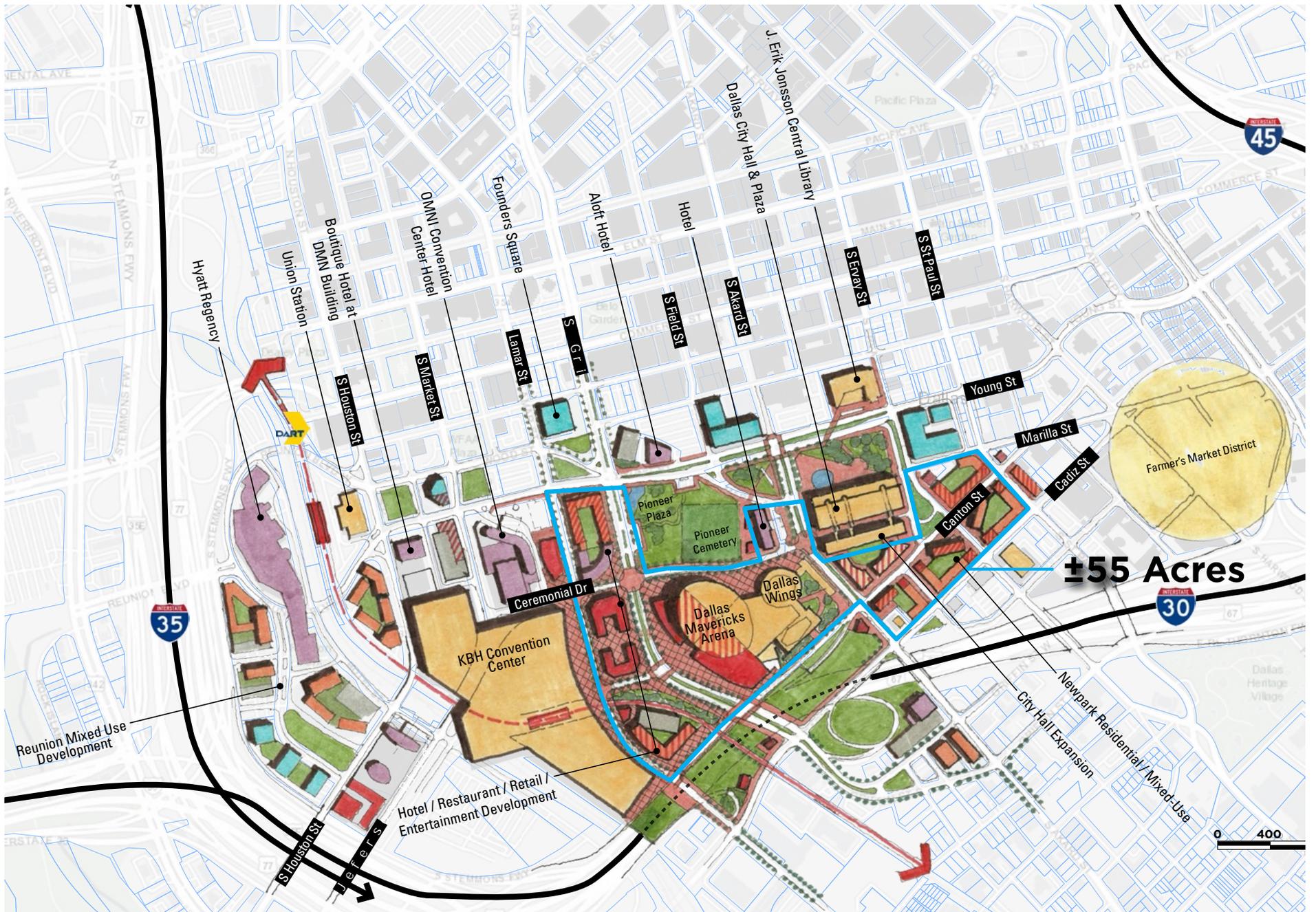
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This site, some 30+ acres, offers a number of advantages, including proximity to the KBHCC and the DART Blue and Red lines, as well as potential connections to future high-speed rail station and development, and south into the Cedars.

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That said, other sites may offer comparable or other advantages and careful examination of all options is strongly recommended.





## **CONCLUSION**

**THERE ARE SEVERAL SITES IN THE SOUTHERN CBD THAT CAN READILY ACCOMMODATE SIGNIFICANT MIXED-USE DEVELOPMENT, INCLUDING AN ARENA.**

**CITY HALL AND PLAZA SHOULD REMAIN AS AN ICONIC CIVIC AND EMPLOYMENT ANCHOR IN THE SOUTHERN CBD, WORKING IN CONJUNCTION WITH NEW DEVELOPMENT.**

This analysis was prepared by the Ten Presidents, an informal collaboration of Dallas architects, each a Fellow of the AIA and a former President of an AIA component at a national, state or local level.

For reasons of financial, heritage, cultural and environmental responsibility, all are opposed to abandonment of Dallas City Hall.

The Ten Presidents (yes, there are now more than ten of us) are:

Larry Good, FAIA	1986 AIA Dallas President
Duncan Fulton, FAIA	1992 AIA Dallas President
Marcel Quimby, FAIA	1995 AIA Dallas President
Dennis Stacy, FAIA	1996 AIA Dallas President
Robert Meckfessel, FAIA	2000 AIA Dallas President
Myriam Camargo, FAIA	2001 AIA Dallas President
Ted Kollaja, FAIA	2003 AIA Dallas President
Craig Reynolds, FAIA	2004 AIA Dallas President and 2012 TxA President
Jeff Potter, FAIA	2004 TxA President and 2012 AIA National President
Tip Housewright, FAIA	2005 AIA Dallas President
Betsy del Monte, FAIA	2007 AIA Dallas President
Lisa Lamkin, FAIA	2014 AIA Dallas President