



City of Dallas

Advanced Schematic Drawings: Dallas Wings Secondary Facility

1200 N. Cockrell Hill Road

Joey Georgusis Park

**Ad Hoc Committee on Professional
Sports Retention and Recruitment**

September 23, 2025

Rosa Fleming, Director

Convention and Event Services – City of Dallas

Desmond Denman – Vice President - McKissack & McKissack

Pheba Thomas – Senior Associate – Project Director - Gensler

Background

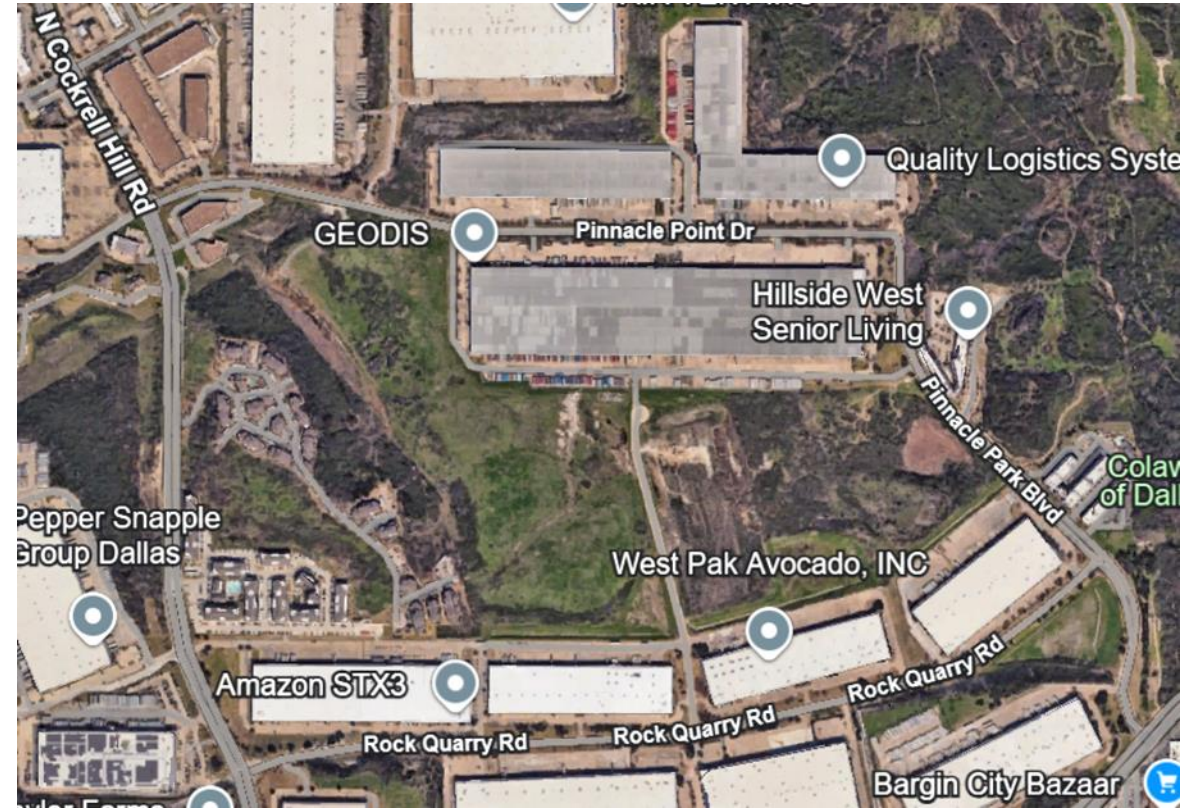
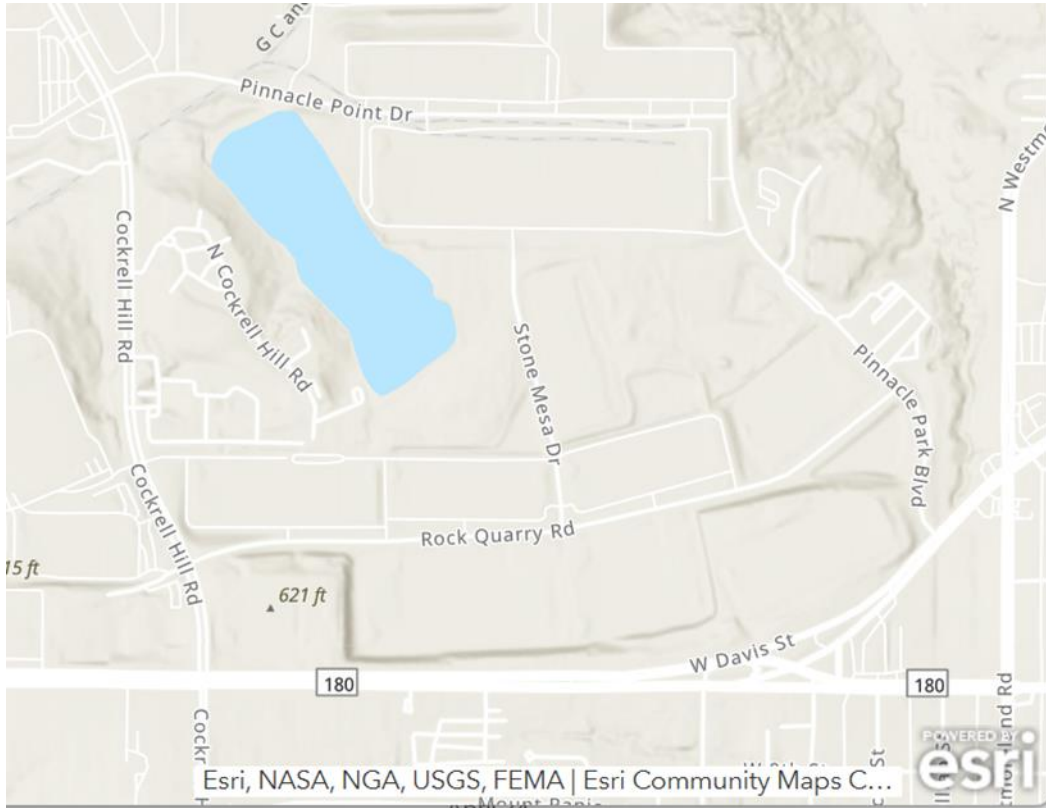


The City of Dallas:

- Initiated negotiations with a professional sports team in 2022 for the Dallas Memorial Auditorium component of the Kay Bailey Hutchison Convention Center Dallas (“KBHCCD”) Master Plan.
- Briefed the Economic Development Committee and Ad Hoc Committee on Professional Sports Recruitment and Retention on March 26, 2024, in a Special Called Meeting.
- Approved through the Dallas City Council on April 24, 2024, by Resolution No. 24-0616, the agreement for the Dallas Memorial Auditorium which called for a 15-year Resident Use and Incentive Agreement, with three five-year renewal options with Full Court Partners LLC, dba Dallas Wings, to relocate to the primary facility and secondary facility.
- Briefed the Ad Hoc Committee on Professional Sports Recruitment and Retention on May 12, 2025, in a Special Called Meeting in executive session regarding the move forward options for the secondary facility.
- Approved through the Dallas Park and Recreation Board on June 5, 2025, the use of a portion of Joey Georgusis Park located at 1200 North Cockrell Hill Road, for the development of a sports and recreational facilities project jointly with the Convention and Event Services per the Special Called Park Board Meeting in Executive Session considered May 27, 2025.
- Authorized through City Manager approval, Supplemental Agreement No. 1 to extend the completion date for the Dallas Memorial Arena from 2026 to 2027.
- Authorized through the Dallas City Council on June 11, 2025, Supplemental Agreement No. 2 to the Dallas Memorial Auditorium Resident Use and Incentive Agreement (CCT-2024-00024819 No. 24-0616) with Full Court Partners LLC, dba Dallas Wings, to include an addition of the address for the secondary facility at 1200 North Cockrell Hill Road and additional negotiation terms by Resolution No. 25-0969.



Siting – 1200 N. Cockrell Hill Road

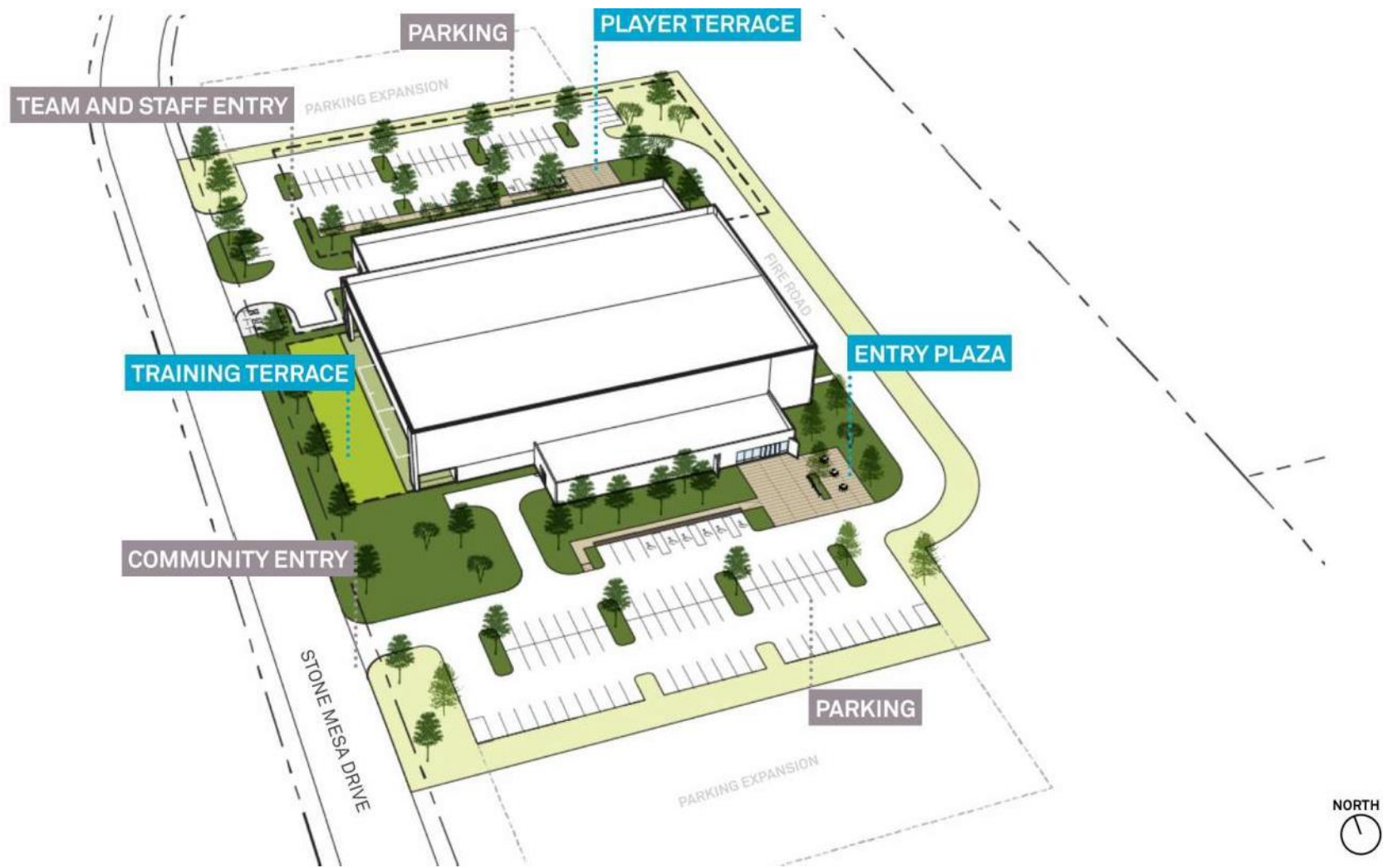


Site Design

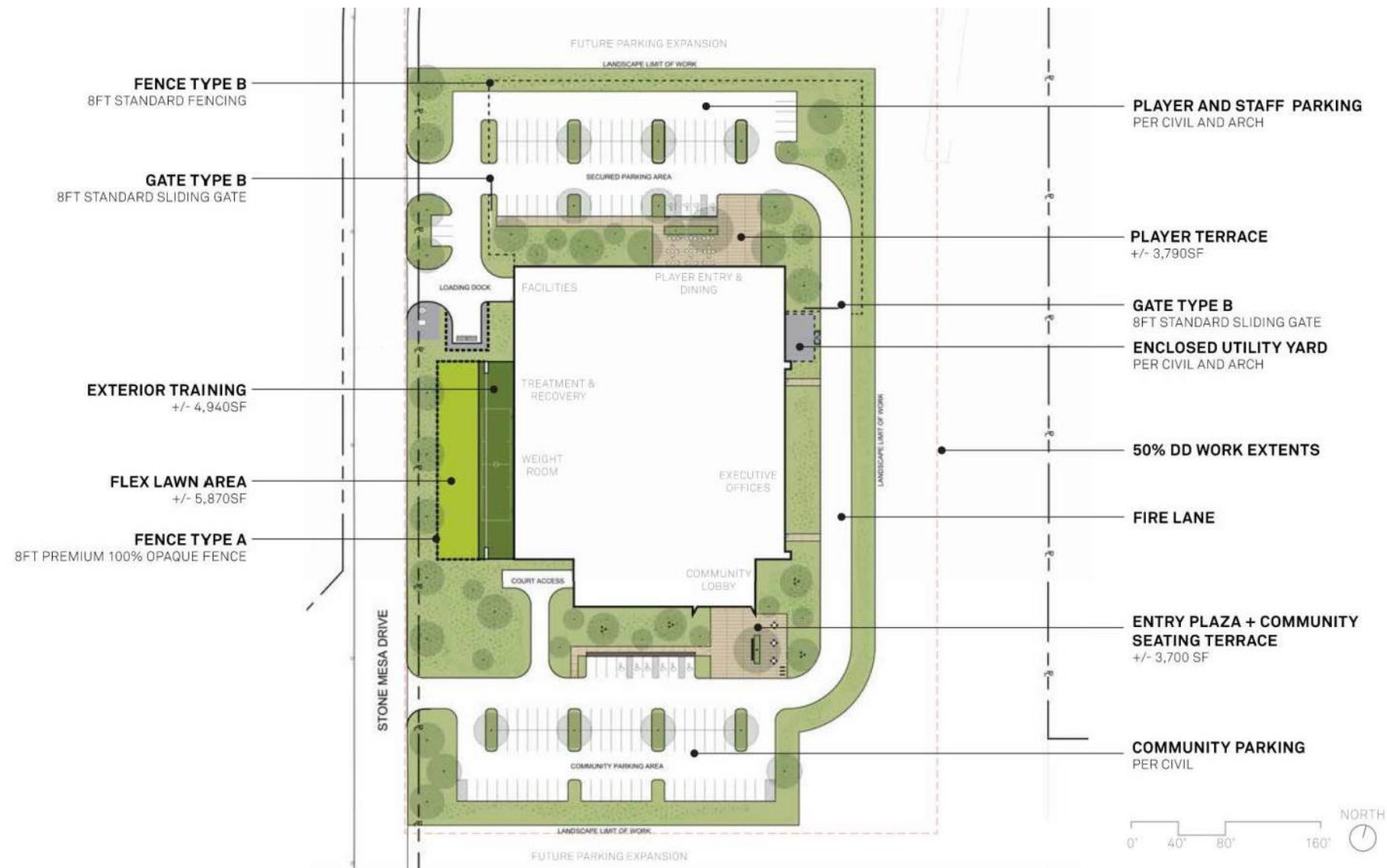
Program Organization



Site Organization



Site Plan



Exterior Images

Exterior View | Main Entry



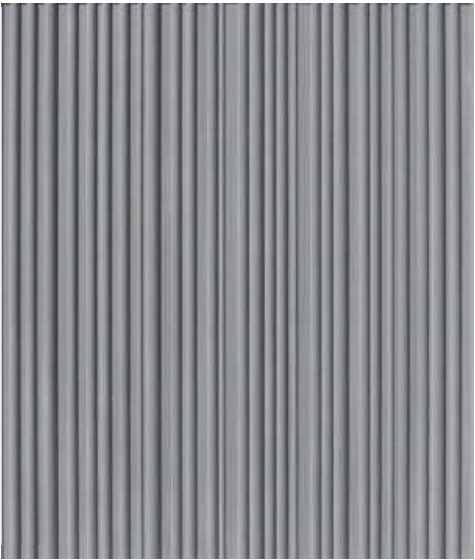
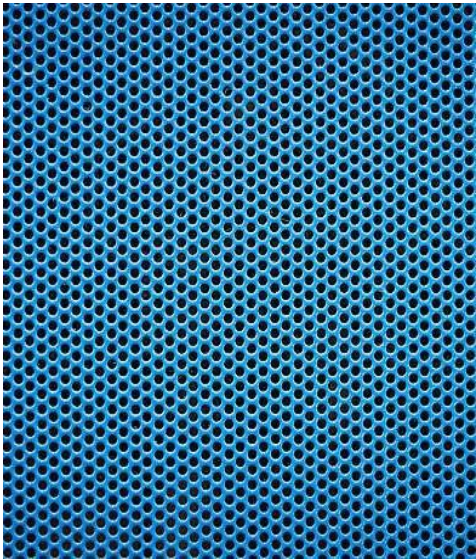
Exterior View | Player Entry



Exterior View | From Stone Mesa Drive



Exterior Materials

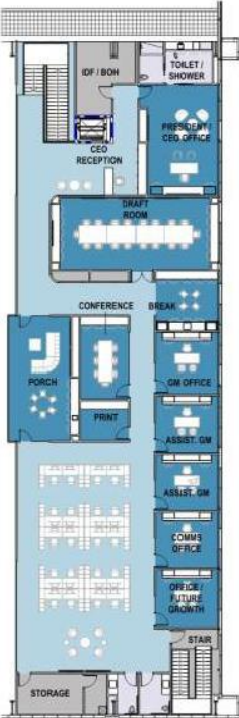


Building Floor Plan

Floor Plan



Level 01



Level 02

Interior Images

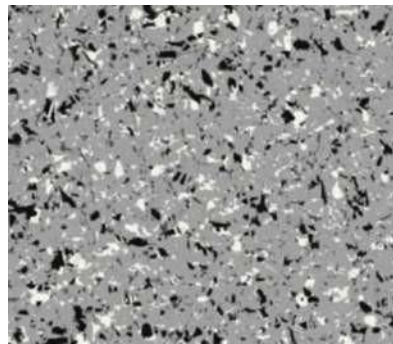
Interior Views | Wings Locker Room



Interior Views | Dining Lounge



Interior Materials



Estimated Construction Budget and Funding Sources



The project construction budget is estimated at \$48.6M.

Funding Sources include:

- Convention Center Capital Construction Fund
- Economic Development Funding
- State Funding
- Private Funds
- Contribution from the Dallas Wings



Next Steps



- Groundbreaking for the secondary facility is scheduled for September 26 at 10 AM
- Continuation and finalization of environmental work
- Fencing erection and Geotechnical work
- Recommendation for engagement of the Construction Manager at Risk in October
- Funding approvals – October





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