

Brief Overview

The Houston Dynamo, Houston's Major League Soccer (MLS) team, who in its first professional season in 2006 won the MLS Championship Cup, is interested in building a new facility in Houston, TX.

Background information about the Dynamo and MLS can be found at the following website:

<http://houston.mlssnet.com>

The team currently has a lease agreement in place with the University of Houston for use of Robertson Stadium, which expires at the conclusion of the 2008 MLS season.

The Dynamo is currently soliciting interest from public and private community partners for the construction and operation of an approximate 25,000 seat soccer stadium/amphitheater to be in use by the 2009 MLS season. In addition to the stadium, the Dynamo wishes to develop a practice facility and community youth soccer park to host various tournaments, soccer camps, professional/community interface, and other events.

Stadium: East Downtown

Many members of the Houston community are interested in having the Dynamo stadium facility in proximity to downtown. Extensive site research has concluded that an excellent area to locate the stadium is in East Downtown, east of Highway 59 near Minute Maid Park. This decision was made for the following reasons:

- The central location is accessible by the Dynamo's fan base throughout the region: the city center population as well as suburban population.
- Excellent ingress/egress exists on the site due to the existing street grid and proximity to major expressways.
- Site will be served by public transportation. METRO Bus Rapid Transit (BRT) is currently in development for the both the East End and Southeast Corridors, which will pass through East Downtown.
- The stadium will be highly visible from a major city expressway; highway 59.
- An opportunity exists to capitalize on Downtown's extensive stock of existing office parking garages and surface lots during non-office hours, thereby minimizing land acquisition required for parking.

Soccer Park: Gus Wortham Park (East End)

The land cost in proximity to downtown prohibits the acquisition of the extensive amount of land required for practice fields and a community youth soccer facility. Because of this, a bid to locate the Dynamo in the city center made it was necessary to locate these facilities on another site.

A site considered during the initial stadium site search was Gus Wortham Park Golf Course in Houston's East End. Research concluded that this site was not desirable for a stadium, but could be an ideal site for the Dynamo's practice and community facilities.

The site is Houston city park land. Its current golf course is underutilized, and is relatively inaccessible to the surrounding communities of the East End. The need for practice and community facilities can be seen as an opportunity for a public/private partnership to transform Gus Wortham Park into a community amenity in addition to meeting the needs of the Dynamo, as a central park for the East End.

- The METRO Magnolia Transit Center, which will be the terminus of the East End BRT corridor, is immediately to the north of Gus Wortham Park, serving to connect the two facilities with public transportation.
- There is the possibility of making a portion of the park land available for private development, by Sale or as a "Land Swap" for land in East Downtown, thereby increasing financial feasibility of the overall project.

Urban Design Program Requirements:

Stadium, East Downtown:

- The 25,000 seat stadium footprint will require the acquisition of 6 contiguous downtown blocks (2x3).
- As the size of the footprint will require the closure of streets, traffic flows must be carefully considered.
- The optimal orientation of the playing field is to have the long dimension of the field on a N-NW / S-SE axis.
- 7000 Parking Spaces are required.

Community Park/ Practice Fields, Gus Wortham Park:

- 12-15 Soccer Fields
- Dynamo facilities building
- Park facilities building(s)
- Parking: approx. 75 spaces per Soccer playing field.
- 4-6 Baseball Diamonds
- Leisure Park Areas: walking paths, picnic areas, etc.
- Programmable Park Areas: outdoor theater, pavilion, dog run/park, etc.
- Approx. 900,000 sq ft. of land designated for additional development.

Additional Considerations: *More than Soccer!*

The Stadium, while primarily used for Soccer, will be a multi-purpose facility designed to accommodate a variety of events and configurations including:

- Major League Soccer
- Women's Professional Soccer
- NCAA soccer and football
- UIL and TAPPS soccer and football
- Lacrosse
- Family shows
- Community and ethnic festivals
- Concerts
- Conventions
- Civic meetings
- Community recreational activities

Club and meeting space will be available for community groups, events, corporate functions, weddings, and civic gatherings.

MLS Venues

Since its inception in 1996, Major League Soccer franchises have been successful in partnering with municipalities to develop soccer specific venues. Following is a list of 8 soccer specific venues that will be in use by the beginning of the 2008 season.

Year	Team	Venue	Public Partner
1999	Columbus Crew	Crew Stadium	Ohio State Expo Authority
2002	LA Galaxy	Home Depot Center	California State University
2005	FC Dallas	Pizza Hut Park	Frisco ISD, City of Frisco
2006	Chicago Fire	Toyota Park	Village of Bridgeview
2007	Colorado Rapids	Rapids Stadium	City of Commerce City
2007	Toronto FC	Bank of Montreal Stadium	City of Toronto
2008	Red Bull New York	Red Bull Stadium	City of Harrison, NJ
2009	Real Salt Lake	Real Stadium	Salt Lake County Council