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## Huffines details plans for 2,000-acre project Arlington acreage to include public lake access, island of million-dollar homes

BY HOLLI L. ESTRIDGE | STAFF WRITER

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Once dirt flies at Viridian Arlington's massive 2,000-acre infill project a veritable city will emerge.

Huffines Communities, which has spent \$3 million just on planning the site, says the \$1.8 billion Viridian will eclipse the \$1 billion Cowboys Stadium in project value.

The site is just south of a commuter rail line between F.M. 157 and State Highway 360.

It will offer more than 15 different housing product types and price ranges, an exclusive island of million-dollar homes and a community-accessible resort-style lake that Huffines says will be similar to Dallas popular White Rock Lake.

The mixed-use project will offer 900 apartment or condo units, 4,100 single-family homes, 1,100 acres of protected wetlands and open spaces, 400,000 square feet of retail and 500,000 square feet of office space.

Huffines took about a year to develop plans, after purchasing the property from developer Sam Ware. The property, much of which is in the flood plain, has baffled previous developers and left several broke.

I think of it as a cancer patient, said Bob Kembel, Huffines president. It's sick.

Huffines will spend \$500,000 to clean up a construction debris area located on the site and between \$45 million and \$50

million restoring natural wetlands destroyed by previous developers. It will take Huffines at least one year to fix the site's problems.

The developer has worked with the U.S. Army Corps of Engineers, the cities of Fort Worth and Arlington, neighborhood groups and a team of consultants, including renowned town planner Peter Calthorpe of California and Wisconsin-based Applied Ecological Services Inc. to form plans for the site.

Construction will begin in 2009, with homes becoming occupied in 2010. Huffines projects a 30-year build-out for the project.