

# Fort Worth South, Inc.

Report to Members & Partners  
www.fortworthsouth.org

## SEPTEMBER 2010

**First Friday on the Green** – Our luck *must* get better this month....right? Last month, lightning and rain cancelled the show just after the first band ended, putting our rain-out streak at two months. This Friday we plan to get back on track. Josh Weathers & the True Endeavors are set to put on a great show as always, and we'll again start at 7pm to get some more shade in the park. Our charity will be [the Warm Place](#): they need kitchen & office supplies, paper towels, napkins, coffee, hand soap, postage stamps, copy paper, or a cash donation. Thank you to our sponsors and partners FW Weekly, Coors Light, Sloan Clark State Farm, Chadra Mezza & Grill, Edible DFW magazine, and KXT 91.7. Bring your family, friends, blankets & chairs, but please no outside food or beverages. See you Friday!



**Congratulations to Ellerbe Fine Foods!** – Molly McCook and Richard King walked into our FWSI office two years ago and described their vision for an eclectic gourmet restaurant to be located in a former gas station building at Magnolia and 7<sup>th</sup> Avenue. What Ellerbe Fine Foods has accomplished since then is truly amazing! This month Bon Appetit magazine selected Ellerbe as one of the [10 Best New Restaurants in America!](#) Congratulations to Richard, Molly, and the entire Ellerbe team for creating a remarkable restaurant worthy of such prestigious recognition. Read [more about their award](#).



**Special Offer on Rahr Oktoberfest 5K** – If you need a fitness goal this month, Rahr & Sons is happy to help. Rahr's first Oktoberfest 5k run & walk is set for Saturday, September 25<sup>th</sup>, and they're offering discounted registration for Fort Worth South members! [Register online](#) and save \$3 by entering the special discount code fwsouth. The route will take runners through the Near Southside and the after party will feature great food, music and Rahr's award-winning beers. All for a good cause – Habitat for Humanity. [Register today!](#)



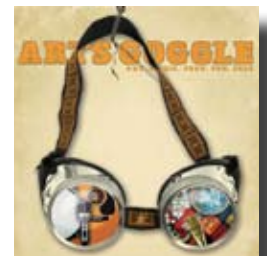
**Vote Today for Near Southside Favorites in FW Weekly's Best Of 2010** – Every year the FW Weekly's Best Of issue highlights how popular the district is with visitors from throughout the region. Last year we saw 50 Near Southside winners! Get your votes in by Friday, Sept. 10<sup>th</sup>, either through their [simple online ballot](#) or by mail. Issue's out September 29<sup>th</sup>.

**Coming Soon: 6th & O Townhomes** – This exciting project will bring 15 townhouses to Oleander Walk at 6<sup>th</sup> Avenue, just a stone's throw from popular Magnolia Avenue attractions such as Spiral Diner, Nona Tatta, Lili's, The Usual and more (see AVOCA announcement on next page). Designed by architect and FWSI member Tom Malone, the 3-story units feature great views, flexible floor plans, and attached first-floor garages. Those interested in making 6th & O home should contact Dan Fugua at 972-989-1311.



**Coming Soon: Comerica Bank** – Losing a historic building for a new bank branch is not often good news in a historic neighborhood, but we're very pleased with how all parties came together for the Comerica project on the former site of the Brace Building at Magnolia and 8th Ave. Comerica will soon begin work on a building that deviates from their branch prototype and goes beyond the requirements of the Near Southside development standards. Thanks to Comerica, architect Bill Blankenship from Quorum, and neighborhood residents for finding the right approach for such an important location.

**ArtsGoggle Saturday, October 2<sup>nd</sup> 4-10 PM** – Fall ArtsGoggle is almost here! If you'd like to participate as a venue, artist, or musician, please [go to our website and sign up](#). We'll mix in some new venues this time and will also have Molly the Trolley, pedicabs, and a bike route to make getting around easy and safe. Please help us spread the word!



**Open House this Thursday for new Cowtown Marathon Office** – They're ready to show off their new place at 1612 Park Place, with an open house this Thursday, September 2<sup>nd</sup>, 5:30-8pm. Beer, wine, and refreshments served. For more information call 817-207-0224.



**SiNaCa Studios School of Glass Grand Opening** – The former service station at Magnolia & Washington returns to life this month as SiNaCa Studios hosts their grand opening on Saturday, September 11<sup>th</sup>, 2-9pm at 1013 W. Magnolia. The opening will coincide with the annual Fall Gallery Night. Demonstrations of various forms of glass art will be held throughout the day in the new space, and the gallery will also have glass art for sale to the public. Stop by and welcome SiNaCa to the neighborhood!

**Coming Soon: AVOCA Coffee** – The cries for a locally-owned coffee house have been heard! We're happy to announce that one of Magnolia's missing pieces will soon be in place when the garage building at 6<sup>th</sup> Ave. formerly occupied by Sundance Scooters becomes AVOCA Coffee. Owners Jimmy Story and Garold LaRue will soon begin converting the space into a coffee shop and roasting facility specializing in coffees of the highest quality. Although they won't be open for business by October 2<sup>nd</sup>, AVOCA hopes to be an ArtsGoggle venue that day and is shooting for a November opening.

**Welcome ArtAffects Gallery!** – The historic building at 1208 W. Magnolia continues to come to life as ArtAffects Gallery has opened an eye-catching space alongside Bella Bee Photography and Cat City Grill. ArtAffects represents emerging regional artists working in contemporary and abstract styles, including those who practice both traditional and unconventional methodologies. Visit [artaffectsgallery.com](http://artaffectsgallery.com) or read a [recent post](#) at Fort Worthology, then stop by to welcome owner Katie Dillow and ArtAffects to the Near Southside.



**Support Citizen Theater** -- We know there are plenty of you hoping to someday watch independent films without driving to Dallas. Here's how to help make it happen. Amy McNutt has identified a promising Near Southside location for the **Citizen Theater**, a twin screen art-house cinema. Amy is looking for investors and has an enticing offer for those interested in supporting this important community effort. Contact Amy at [amy@thecitizentheater.com](mailto:amy@thecitizentheater.com) if you are interested.



**Stage West Theater** – Alfred Hitchcock's *The 39 Steps* runs **Aug. 26<sup>th</sup>-Sept. 26<sup>th</sup>**. This inventive stage adaptation takes off from the film version, adding even more humor and a host of witty references to other Hitchcock films, utilizing just two actors!



**FWSI EVENTS...**

**Member Breakfast, Wednesday, September 1<sup>st</sup>, 8am** – The Warm Place, 809 Lipscomb. Founded in 1989, they continue their mission of providing grief support services and have changed hundred of lives for the better.

**Happy Hour, Thursday, September 23<sup>rd</sup>, 5:30pm** – Southside Bank, 701 W. Magnolia Ave. Please contact Michel at [michel@fortworthsouth.org](mailto:michel@fortworthsouth.org) if you are interested in hosting a Happy Hour for 2011.

**HAVE/WANT...**

**Lipscomb loft apartments** – Call 817-734-6475 (928 Lipscomb) and 817-733-8763 (929 Lipscomb).

**1000 St. Louis** – Medical building for sale or lease, 47,944 square feet, call Jim Sager 817-877-4433.

**126 S. Main Street, Suite 100** – Renovated historic building, \$10.50/sf, call Gina 817-332-5014.

**306 W. Broadway** – Newly renovated office space, contact Rosie 817-332-8505.

**320 Hemphill** - Contemporary office space available on a turnkey basis, 817-810-0400.

**FOR SALE** – **1120 W. Magnolia Avenue**, 15,025 sf land.; **1617 Park Place Avenue**, 12,880 sf. For more information contact Gary Vasseur 817-335-7575. **801 W. Cannon** medical office building 9,600 sf, 35,000 sf land, call Chris 817-335-7575.



**MEMBERSHIP...** There are now 298 members of FWSI. Dues support the district's revitalization! New members:

Cenikor Foundation, Inc.	2209 S. Main Street	Sandra Houston
Cowtown Marathon, Inc.	1612 Park Place	Heidi Swartz
Stir Crazy Baked Goods	9720 Boat Club Road	Bryan Stockton