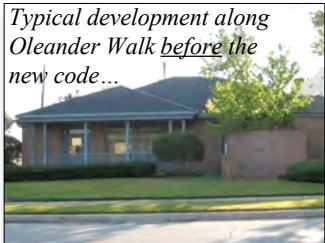


Fort Worth South, Inc.

Report to Members & Partners

www.fortworthsouth.org

JANUARY 2009



Typical development along Oleander Walk before the new code...

Near Southside Urban Design District's First Year – It's been a year since the new Near Southside Standards and Guidelines took effect, and the largest rezoning in the city's history is having a significant impact. The form-based code is promoting projects that complement the district's historic urban character. Eight new construction or expansion projects and over a dozen smaller projects were approved either administratively by City staff or by the Urban Design Commission (UDC). The UDC, chaired by S. Main-based architect Robert Kelly, is doing such a good job that Trinity Uptown and urban forestry cases were added to their workload. Word of the new code is spreading fast, and in 2008 FWSI gave presentations to the Texas Society of Architects, the Congress for the New Urbanism, San Antonio's Community Development Summit, a transit-oriented development workshop in El Paso, and city officials from Denton and Irving.



...and after.

SAVE THE DATE! Fort South Worth, Inc.'s 8th Annual Banquet, Tuesday, February 24, 2009 – Masonic Temple, 1100 Henderson St. Sponsor tables and individual tickets now available. Reserve a seat by contacting Michel at 817-923-1343 or michel@fortworthsouth.org. Reception 6pm, Dinner & Program 7:15pm. Theme: Making a Difference!



Additional officers on the street, thanks to FWSI members!

FWSI Membership Makes a Difference! Expanded Security Coming Soon – Dues from our 314 members support numerous initiatives to improve and maintain the quality of life on the Near Southside. This year, for the first time ever, the generous support from our members allows us to hire Fort Worth police officers for additional neighborhood patrols throughout the district. These supplemental patrols – on bike, foot, and in squad cars – will increase security presence and further deter criminal activity. FWSI thanks our neighborhood officers for their effective work in improving security. After more than a decade of dedication from those officers and Near Southside leaders, the district's crime statistics are now similar to Downtown's. Our work isn't done yet though, as perceptions still lag behind the reality of those promising statistics. Fortunately, the generosity of our members will allow us to enhance those security efforts, so thanks again! And please help us spread the word about Fort Worth South to potential members!

AirRite A/C Helps Women's Center – AirRite A/C (315 W. Magnolia Ave.) recently participated in a team-building event to support a fellow Near Southside organization and FWSI member. AirRite donated approximately \$2,500 in gifts to the Women's Center (1723 Hemphill St.) for Christmas. The Women's Center was selected to help the children that applied after the deadline and wouldn't have otherwise received Christmas presents.

*(Back, left to right) Janie Hammel, Shawna Massingill, Stephanie Soule, Melanie Waldron & Merryn Krause
(Kneeling) Debbie Wright & Sha Conway*



Proposed Magnolia lights, photo by Kevin Buchanan

Magnolia Facelift, Phase 2 – The proposed re-striping of Magnolia between Hemphill and 8th Ave. was strongly supported at the second community meeting held December 8. FWSI will request funding from Tax Increment Finance (TIF) District #4 on January 29. As part of that second phase of the Magnolia facelift project, FWSI is exploring the feasibility of lighting the trees. Thanks to FWSI members Larry Hencke from Crawford Electric & Rob King from the Lighting Alliance, we have installed an example of the tree lights in Fort Worth South's front yard, 1606 Mistletoe Blvd. They are on a timer so stop by after 6pm to see them!

Brace Building's Future Covered by Channel 8 – The future of the historic Brace Building at Magnolia and 8th Ave. has generated a lot of discussion, and WFAA covered the story ([link](#)) on their evening newscast. Comerica is still evaluating plans to construct a new branch on the site.

ANNOUNCEMENTS...

New Business: Snelling Staffing Services, 1253 W. Magnolia Ave. – The vacant space in the historic storefront building at Magnolia and 5th Ave. will soon be filled by Snelling Staffing Services. Snelling will join fellow tenants and FWSI members JJ Robb Real Estate, PHPR, Inc., and Ames Fender Architects.



Chadra Mezza & Grill Adds Monday and Tuesday Dinner Hours – Chadra has received rave reviews since joining the Park Place Ave. restaurant row last year. Owners Nehme and Christina Elbitar are now expanding their hours to add dinner on Mondays and Tuesdays. Stop by to enjoy great Lebanese and Italian specialties, Mon-Sat 11a-10p, www.chadramezza.com.

Modern Streetcar Proposal Well Received by City Council – The City Council reacted enthusiastically to recommendations from the Modern Streetcar Study Committee at their briefing on December 16. Next steps include the hiring of a consultant team to refine the plans and begin preliminary engineering. The study committee also recommended forming a private, non-profit oversight group. The recommended starter system includes a north-south loop in Downtown, a line to the Cultural District, and a Near Southside line, running primarily along S. Main St. and W. Magnolia Ave.



Follow Renovation of 311 Bryan Ave. at FortWorthology.com – Curious about what it takes to convert a manufacturing building originally constructed in the 1910s into modern luxury apartments? Blogger/photographer Kevin Buchanan is tracking VKR Construction's renovation of the historic Miller Manufacturing Building at www.fortworthology.com.

311 Bryan in South Main Village

Thursday, January 29 Reception for Executive Health Program at Texas Health Harris Methodist – Enjoy wine tasting, hors d'oeuvres, chocolate, and music at Harris Methodist's Fort Worth Professional Center, 1325 Pennsylvania, Thurs, Jan. 29, 5:30-7:30pm. Complimentary valet parking. Inquiries: 817-250-3933 or clintsanders@texashealth.org.

FWSI EVENTS...

Members Breakfast: 1317 College Avenue, Wednesday, January 7, 8 am – Don't miss this chance to tour one of Joe Frank's new Fairmount bungalows. Visit the JPF Homes website www.fortworthbungalow.com to learn more. Contact michel@fortworthsouth.org if you're interested in hosting a breakfast – 2009 dates available!



Happy Hour: We are looking for a host for Thursday, January 22. Please contact Michel at 817-923-1343 or michel@fortworthsouth.org if you're interested.

Breakfast: 1317 College Avenue

Thank you to Historic Fort Worth, Inc. and Thistle Hill for hosting our December Breakfast, and to **The Fairmount** for hosting our December Happy Hour!

HAVE/WANT...

Job Opportunity – Courage & Renewal North Texas has an Administrative Assistant position available. 30-32 hours a week, experience working in an office setting, handling multiple tasks in a fast-paced environment, excellent organizational and coordinating skills, mastery of Microsoft Office suite, strong verbal and written communication skills, and detail-oriented. Submit resume to info@couragenorthtx.org.

MEMBERSHIP...

There are now **314 funding members** of Fort Worth South, Inc. Applications at fortworthsouth.org. New members:

Century Photography	3135 Meadowbrook Drive	Naomi Vaughan & Michael Winfrey
Kilpatrick Insurance	2410 Montgomery	Kim Terrell
Sable Development	102 S. Main Street	Kim Gill

Distributed monthly to 1,807 Fort Worth South, Inc. members and partners. Past newsletters available at www.fortworthsouth.org. Fort Worth South, Inc. is a private, member-funded, non-profit company dedicated to the revitalization of the Near Southside. Paul Paine, Mike Brennan, and Michel Stebbins, 1606 Mistletoe Blvd, Fort Worth, TX 76104