

Fort Worth South, Inc.

Report to Members & Partners
www.fortworthsouth.org

APRIL 2009

1st Friday and ArtsGoggle photos
by Kevin Buchanan



1st Friday on the Green! – April 3rd is the next in our series at Magnolia Green, with another great lineup: 7-piece swing band Big Daddy Alright, and opening act ODIS, a group that the Star-Telegram says “swings, slashes and smokes.” Bring blankets, chairs, family, friends, and a donation for the Tarrant Area Food Bank. Sponsored by the Center for the Healing Arts, FW Weekly, Chadra Mezza & Grill, and Coors. Food & beverages available; no outside coolers please.



W. Magnolia Facelift – Most of the elements of the FWSI-led Magnolia facelift are now in place. 19 new benches were assembled and installed by Bob Frank in locations without benches, and 26 new Lace Bark Elm trees were planted by SPSPD, Inc. to fill empty tree wells and replace several dying Red Oaks. In addition, Fort Worth's first complete street project is almost finished, as Magnolia between Hemphill and 8th Ave. has been converted from a four-lane roadway to three lanes plus bike lanes. FWSI worked on the plan with business owners, residents, and staff from the City and The T. The re-striping should calm traffic speeds without causing congestion to create a more comfortable and safer street for pedestrians and cyclists.



ArtsGoggle – Last Friday's ArtsGoggle proved strong enough to withstand 20 mph winds and 40 degrees! Hundreds of Southside residents and visitors from throughout the region layered up and ventured out to enjoy the most impressive collection of art to date. And while not all of the featured bands were able to set up outside as planned, several did and others adjusted by moving the party indoors. Thanks to all of our 55 venues, to the great group of talented artists and musicians, to the FWSI ArtsGoggle committee for coordinating another great event, and to all those that enjoyed a brisk evening of art, music, and fun on the Near Southside. Mark your calendars: Fall ArtsGoggle will be Friday, September 11.



Proposed bill would help Near Southside historic properties – Current state law prohibits the City from granting property tax exemptions to promote historic renovation within the boundaries of Tax Increment Finance (TIF) District #4, which covers the Near Southside, excluding Fairmount. While properties within Fairmount enjoy this incentive, historic buildings such as those in S. Main Village do not. That could change soon. Passed by the State Senate last month, SB 576 by Senator (and former Councilmember) Wendy Davis, would allow the City to grant tax exemptions on historic properties located in the TIF with the consent of the other participating taxing jurisdictions. We're hoping SB 576 soon becomes law.

Online April Fools prank draws attention to Near Southside redevelopment site
 Fort Worthology pulled many legs on April 1st with a post announcing a development project for the vacant parcel on the south side of Magnolia between Fairmount and 6th Ave. According to the post, the Carillon Group (responsible for the Markeen, Leuda-May, LaSalle, and Sawyer Grocery renovations) acquired the site for a six-story mixed-use project. It ended up being too good (or not, depending on your tastes) to be true, but only after we'd received numerous calls from residents and inquiries from several not-to-be-named reporters asking for more information. You'll have to check out the original [post](#) to fully understand the unique amenities the project would have included. Thanks to Kevin and Eddie for a great gag!



Help us spread the word about FWSI – We are always working to increase awareness of Fort Worth South, Inc. and the role the organization and our members play in revitalizing the Near Southside. As newsletter recipients, you're aware of our initiatives, but there are still business owners, developers, and other district stakeholders that we haven't reached. We could use help in letting these folks know how members' dues and involvement allow FWSI to achieve tangible results. We're attracting thousands of new visitors to the district with the FWSI-sponsored ArtsGoggle and 1st Friday events; we're transforming our streets into beautiful public spaces in partnership with the City; we're spreading the word about the area through a coordinated Near Southside branding campaign; we're prioritizing neighborhood security and contracting with FYPD for additional patrols; we're serving as a tireless advocate for renovation and construction projects of all sizes at City Hall; and we're offering members numerous ways to showcase their businesses through networking events and discounted group advertising deals. If you know anyone that should be a FWSI member but hasn't joined yet, please share our story or direct them to our office or www.fortworthsouth.org for information. Thanks!



June 13 Fort Worth Theater Event at Rahr – Fort Worth Theatre is hosting their annual fundraiser to help keep non-profit community arts alive in the Fort Worth area. The event will be at Rahr Brewery, selected as the “Best Down South Craft Brewery by thefullpint.com. (Congratulations to Fritz, Tony, and the Rahr crew!) It will be a fun night with dinner, live entertainment, a silent auction, door prizes, and unlimited specialty Rahr beer. The funds raised will contribute to producing the musical Oklahoma this July. Any contribution is greatly appreciated. For additional information visit www.fortworththeatre.org.

FWSI EVENTS...

Happy Hour: Sports Rehabilitation Specialists, 1901 Cooper St., Thursday, April 23rd, 5:30 pm – They offer wellness and exercise programs supervised by healthcare professionals. Visit www.sportsrehabspecialists.net.

Members Breakfast: Quorum Architects, Inc., Wednesday, May 6, 8 am – The Quorum motto: “It’s not about the building, it’s about the people.” We couldn’t have said it better. Meet other members and see one of the district’s coolest workspaces.



Thank you to Gordon Boswell Flowers for hosting our April Breakfast in their beautiful shop at 1220 Pennsylvania Ave. Visit www.gordonboswell.com or call 817-332-2265 for same day delivery of fresh flowers, plants, gifts and more.

HAVE/WANT...

Office Space and Loft Apartment – 919 Travis, 5,300 sf of medical space with up to 3 tenants. 1,100 sf loft apartment on 2nd floor. Plenty of parking, interior designed to suit. Contact Bill Jordan, 817-845-3000 or bill@mossjordan.com.

Mixed-Use Development Site – NE corner W. Magnolia and Henderson, 15,025 sf, utilities available, zoned NS-T4, located in NEZ and TIF. \$450,750 (\$30/sf). Contact Gary Vasseur, gvasseur@cbcworldwide.com or 817-335-7575.

MEMBERSHIP... There are now **318 members** of FWSI. Membership dues support the Near Southside’s revitalization! Applications at www.fortworthsouth.org.

*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.
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