

FORT WORTH SOUTH, INC.

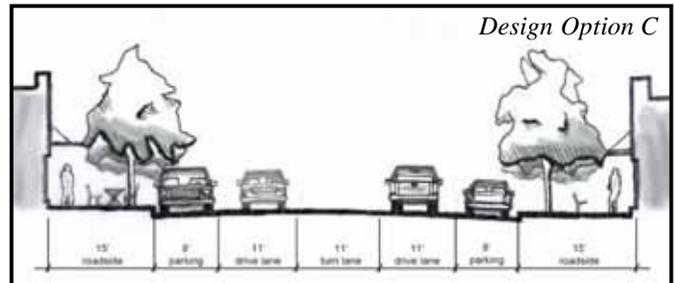
Report to Members & Partners

www.fortworthsouth.org

October 2006

Community Meeting Leads to Preferred Design Concept for Hemphill Street through Magnolia Village –

On Monday, October 16, the Freese and Nichols, Inc. consultant team led a group of Magnolia Village property owners and interested residents through an analysis of three design options for Hemphill Street as it passes through Magnolia Village between Allen and Terrell. The clear winner was “Option C,” which would add on-street parallel parking and additional roadside landscaping. The roadway cross-section would be modified from the current 5-lane, high-speed configuration to a 3-lane, pedestrian-oriented design that retains dedicated turn lanes at the intersections to reduce congestion. The next step is a traffic impact study to analyze the proposed design’s effect on the district’s overall circulation network.



Information on Development Standards Update is Available Online – On Tuesday, October 24, FWSI conducted the first community meeting on the effort to update zoning and other development standards so that these regulations support the district’s continued revitalization. Thank you to all that attended. The presentation from that meeting can be downloaded at www.fortworthsouth.org. The second meeting on Thursday, Nov. 16 will cover proposed standards and guidelines for sites and buildings, streetscapes and other public spaces, and permitted land uses. The Nov. 16 meeting will be held at 5 p.m. in the Center for Cancer and Blood Disorders community room, 800 W. Magnolia. We will continue to post information on the website as the effort moves forward.



Trinity Railway Express (TRE) Parking Expansion – Increasing ridership on the TRE commuter rail line connecting Fort Worth and Dallas has led the Fort Worth Transportation Authority (The T) to plan for additional parking at the Texas & Pacific Terminal station, located at the intersection of Vickery Blvd. and South Main. The existing parking facility, located on Vickery across from the historic Fort Worth Recreation Building, will be expanded to add around 100 new spaces. The City, the T, and FWSI will continue to explore options for future transit-oriented redevelopment adjacent to the T&P station, which remains a long-term goal. A future commuter rail line that connects Fort Worth South to D/FW Airport (see next item) should also help attract investment interest to the Vickery/South Main area.

Proposed Rail Line to D/FW Airport Includes Fort Worth South Station – The preliminary recommendation from a study of transit alternatives is a new regional rail line running from southwest Fort Worth to D/FW Airport. The line would have a station along the existing Fort Worth & Western tracks in the vicinity of the Midtown redevelopment project, and would connect to the existing TRE line that currently terminates at the T&P Terminal. The T’s Board of Directors will vote on the recommendation at their November 16 meeting. Many steps are involved, but the new line could be operating in five years if plans proceed on schedule.



ArtsGoggle: Venues, Artists, and Musicians Can Now Sign Up Online – Sign up online to participate in the Spring 2007 event, to be held March 30, 2007. Just visit the Fort Worth South web site, www.fortworthsouth.org, and click on the ArtsGoggle link on the home page.

Annual Banquet: Save This Date – Fort Worth South, Inc.’s Annual Banquet will be held, **February 6, 2007**, 6 – 9 pm. The location is the Masonic Temple, 1100 Henderson.

Security Update – Thanks to City Code Enforcement and The Hemphill Corridor Task Force for getting Code violations issued against the Victorian Inn. The South Main Street Task Force has made the following progress with City Code Enforcement; 604 Crawford Street has been cited for storage on a vacant lot; 210 Annie (the burned out house) has been notified that the City is in the process of demolition; 819 Bryan has been sent a letter demanding the owner make repairs to bring it to code; 802 Main Street (The Bunkhouse) does not have a certificate of occupancy on record. The City is pursuing corrective action. The NPO is continuing their Transient Details with great success. Together we are making a difference. Thank you!



BJ Keefers Reopens – Lifetime Fort Worth residents Jacob and Justin Daniels are the new owners of BJ Keefers. They have totally remodeled the restaurant, including a copper ceiling. The chef, Walter Bortz, is a graduate of the Dallas Art Institute–Culinary Arts and has upgraded the menu. They are open from 7 am till 9 pm Monday thru Saturday. Please stop by and welcome them to the neighborhood and as new members of Fort Worth South, Inc.

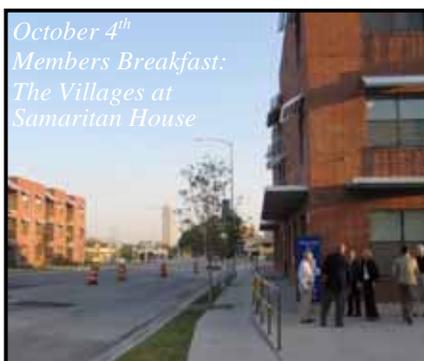
Starr Tincup – New to Fort Worth South, Starr Tincup is a premium-marketing agency for business-to-business software and services companies. Bret Starr and J. William Tincup are the principles; the new location is 1412 W. Magnolia Avenue, Suite 200. Before you stop by and welcome them to Fort Worth South, visit their web site www.starrtincup.com and click on “Meet Starr Tincup;” you can read about each of them then go meet them in person.



On the Cutting Edge: Magnolia Green Parking Garage – (Photo, left to right) Past FWSI President Don Scott, Red Oak Realty Vice President Oleta Thompson, District 8 City Council member Kathleen Hicks, District 9 Council member Wendy Davis, Red Oak Realty President Jim Eagle, and FWSI President Paul Paine celebrated the opening of the Magnolia Green Parking Garage with a ribbon cutting ceremony on Thursday, October 5th.



No-Host Happy Hour Social – Meet at Finn McCool’s **Thursday November 30th, 5:30 – 7 pm** for a Fort Worth South, Inc. networking Happy Hour Social. This is a great way for those who cannot attend the breakfast meetings to meet with others interested in the redevelopment of Fort Worth South.



*October 4th
Members Breakfast:
The Villages at
Samaritan House*

Members Breakfast – We would like to thank The Villages at Samaritan House for hosting our October breakfast and giving us a tour of their new facility. We would also like to thank Innovative Developers, Inc. and Pat Callahan for hosting the November 1 breakfast. Next month’s breakfast information:

December 6th – Host, Attorney Art Bender, 608 8th Ave., 8:00 AM.



*November 1st Members Breakfast:
Hosted by Innovative Developers,
Inc. at Pat Callahan’s.*

With the New Year almost upon us, any member interested in hosting the Members Breakfast the first Wednesday of the month please contact Michel Stebbins.

Welcome New Members – There are now **314** funding members of Fort Worth South, Inc. Applications are available at www.fortworthsouth.org “Join Us”. Membership dues support the redevelopment of the district.

BJ Keefers American Bistro	Jacob Daniels, Justin Daniels, and Walter Bortz	Restaurant	909 W Magnolia Ave.
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*Distributed monthly to 1,638 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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