

# FORT WORTH SOUTH, INC.

Report to Members & Partners

www.fortworthsouth.org

## September 2006



**Arts Goggle Fall '06** – We had another very successful Arts Goggle thanks to the hard work of our Events Team on the FWS Marketing Committee, all the Business Owners who hosted the numerous venues, and all the Artists who provided a wide variety of artwork and music. The events team is surveying venues and artists on how to make Arts Goggle Spring '07 even better. Arts Goggle was the readers' choice for Best Gallery Art Show in FW Weekly's Best of 2006 Issue! (See other winners below.)



**Fort Worth Weekly's Best of 2006 Honorees** – Fort Worth South scored big in Fort Worth Weekly's Best of 2006 awards. In addition to Arts Goggle, honorees include Hot Damn Tamales, Café Chadra, Nonna Tata, Junsuree Thai House, Spiral Diner, Esperanza's, Arts Fifth Avenue, Lemon Tree Antiques, Panther City Bicycles, Coffee House Gallery, and the Fairmount Neighborhood Association. Congratulations to all winners! These honors show the broad appeal of Fort Worth South's eclectic attractions. And perhaps the greatest compliment to our district's progress was the readers' selection of **Fort Worth South as the best example of Urban Redevelopment/Smart Growth**. Thanks to all who have worked for over twenty years to revitalize Fort Worth South!

**Crime Prevention Initiatives** – One of the challenges we have in making Fort Worth South a better place to live, work and play, is crime prevention. Since 1995 there has been a 75% reduction in the Part I, serious crimes, reported in the Medical District. However, we need to continue to reduce the number of crimes that still occur in our area. With this in mind, I will provide updates of ongoing crime prevention initiatives throughout Fort Worth South and the near-by residential neighborhoods as a regular part of the newsletter. **September's crime prevention initiatives in FWS:** Fort Worth Police's bait cars resulted in two auto-theft arrests in FWS. Police "Transient Details" resulted in 30 felony and over 50 misdemeanor arrests. A meeting at City Hall, initiated by the Hemphill Corridor Task Force, was held to discuss possible code violations at the Victorian Inn located on Hemphill south of Allen. This is a well-known hub of crime in our area. Fairmount Neighborhood Association had 20 people sign up for the Civilians On Patrol (COP) training program. Our NPO believes this program can be one of the most effective ways of preventing crime in our neighborhoods. Berkley Neighborhood Association voted to hire a security company to patrol their neighborhood. I believe these are all very positive initiatives that collectively will reduce crime and make our beloved area better.

**Zucker Report Recommendations on City's Building Permit Process being Implemented** – The City has initiated the Zucker Report's recommended sweeping changes to improve the City's development review process. Newly implemented changes have already reaped some positive improvements in reduced building permit approval times, improved customer relations, and improved City inter-department coordination. A new Permit Center, a one-stop shop where applicants can meet with representatives from all City departments involved in the permitting process, is currently being established at City Hall. The City also hired an information-technology planner to address technology deficiencies.

**Come Tour Thistle Hill** – Historic Fort Worth, Inc.'s 2006 Designers Showhouse will be held October 14-29 at the historic Thistle Hill on Pennsylvania Avenue. This fall, a group of prestigious designers will combine their talents to make this 1903 Cattle Baron Mansion even more historically correct and elegant. The event needs volunteers to help with the event. Please contact Chris Fershtand ([fershtand@aol.com](mailto:fershtand@aol.com)) (817) 923-8422 by October 4.

**West Rosedale Streetscape** – FWSI will work with the City this month to study funding and phasing options for the streetscape enhancements between Forest Park and I-35W. Preliminary cost estimates are higher than anticipated.

**MacHenry's Comes to Magnolia** – MacHenry's, Fort Worth's Live Acoustic Music Pub, opens at 1408 W. Magnolia Ave. on Tuesday, October 3. This longstanding westside attraction is relocating to Fort Worth South, bringing great music and a loyal clientele to the former Magnolia Pub. MacHenry's regularly books renowned artists and has live music seven days a week. Please check their calendar at [www.machenrys.com](http://www.machenrys.com) and stop in to say welcome.



**Public Meeting on Commuter Rail Study, Thursday, October 26** – The Fort Worth Transportation Authority (The T) is studying transit alternatives for a corridor that spans from southwest Fort Worth to D/FW Airport. The T will solicit input on recommendations Thursday, October 26 at 6 p.m. in the Center for Cancer and Blood Disorders community room, 800 W. Magnolia. Among alternatives is a new commuter rail line with a station along the existing Fort Worth & Western tracks at the western edge of FWS, which could bring a second station to the district and connect to the existing Trinity Railway Express station at Vickery and S. Main. Information is available at [www.the-t.com/tcs.html](http://www.the-t.com/tcs.html).

**Meetings on Proposed Update of Development Standards, Oct. 24 and Nov. 16** – FWSI is leading an effort to update zoning and other development standards so that these regulations support the district's continued revitalization. Community meetings in October and November will provide an opportunity to get more information and provide input. Both meetings will be held at 5 p.m. in the Center for Cancer and Blood Disorders community room, 800 W. Magnolia. The first meeting on Tuesday, Oct. 24 will focus on the proposed process, sub-districts, and development standards and guidelines for sites and buildings. The second meeting on Thursday, Nov. 16 will cover standards and guidelines for streets, streetscapes, and other public spaces, and permitted land uses.

**Monday, Oct. 16 Meeting on Magnolia Village (Hemphill) Streetscape Project** – At 6 p.m. in the Center for Cancer and Blood Disorders community room, 800 W. Magnolia, urban designers from Freese & Nichols will lead a community meeting to generate ideas for improvements along Hemphill between Allen and Terrell. All property and business owners and others interested in how we might transform Hemphill within the Magnolia Village area are encouraged to attend.

**Residential Development Continues** – Texana Townhomes Phase Two along Oleander Walk is now available for purchase. Four units will be complete by the end of '06 with four more units available early '07. Other quality residential opportunities in FWS include Tom Malone and Pat Callahan Apartments, Fairmount Lofts, LaSalle Apartments, Markeen Apartments, Homes of Parker Commons. Coming soon are the townhomes at Magnolia Green by Village Homes.

**Rental Registration Ordinance** – A public hearing to review proposed changes to the Rental Registration Ordinance will be held Tuesday, Oct. 3 at the City Council meeting at City Hall. The proposed changes will require registration of all multi-family rental units and contact information for all rental property owners. To view the proposed ordinance, please visit [www.fortworthgov.org/rentalregistration/pdf/FinalDraft.pdf](http://www.fortworthgov.org/rentalregistration/pdf/FinalDraft.pdf). The Council vote is set for October 10.

**Magnolia Green Parking Garage Ribbon Cutting Ceremony** – There will be a ribbon cutting ceremony for the newly constructed 320 parking space garage at Magnolia Green at 4 pm on Thursday October 5<sup>th</sup>. Council members Wendy Davis and Kathleen Hicks along with Jim Eagle will be the keynote speakers for the ceremony.

**Member's Breakfast – Wednesday October 4, 2006**, meet 8 – 9 am for an hour of networking to meet others interested in the redevelopment of the district. Hosted by The Villages at Samaritan House located at 929 Hemphill Street – bring someone who has never attended. The guest may be a member who has never attended or someone new to FWSI.

**No-Host Happy Hour Social** – Meet at Finn McCool's **Thursday October 26<sup>th</sup> 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.

**Welcome New Members** – There are now **313** funding members of Fort Worth South, Inc. Applications are available at [www.fortworthsouth.org](http://www.fortworthsouth.org) "Join Us". Membership dues support the redevelopment of the district.

Old World Homes	Pace and Penny Morehead	Real Estate	P.O. Box 100243, FW 76185
Jason Needham State Farm Agency	Jason Needham	Insurance	1708 8 <sup>th</sup> Avenue, FW 76110

*Distributed monthly to 1,638 Fort Worth South, Inc. members and partners. Past newsletters available at [www.fortworthsouth.org](http://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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