

FORT WORTH SOUTH, INC.

Report to Members & Partners

www.fortworthsouth.org

November 2006

Annual Banquet – Save the date, February 6th, for our 6th Annual Banquet. Please note that we have changed locations to the Masonic Temple on the corner of Henderson and Lancaster. Table sponsorships and individual ticket information is available at www.fortworthsouth.org or contact Michel at (817) 923-1343.

FW Business Press Highlights Residential Projects – Residential development in the district continues to garner attention in the local press. A November 20 *Fort Worth Business*



Lofts of St. Mary's – Existing



Proposed

Rendering by Ames Fender for Square One

Press article by Jenny Eure focused on two projects: the conversion of the historic Markeen Apartments (St. Louis and Daggett) to condominiums, and the proposed Lofts of St. Mary's project (Lipscomb and Morphy). We are proud to say that all involved in these projects are Fort Worth South members. Ed Vanston and the Carillon Group renovated the historic 1910 14-unit Markeen complex in 2000, and Dave Stovall's Old Town Real Estate Services is facilitating the condo sales (visit www.oldtownfortworth.com for information). Square One Development is the developer for the Lofts of St. Mary's, which will convert the former St. Mary's gym to 14 luxury lofts. Ames Fender is the architect.



Historic Markeen Condos

TCU Center for Civic Literacy Awards Grant for Spring 2007 "Design for Density" Conference – FWSI teamed up in October with Scenic Fort Worth, Inc. and the City's Planning Department to prepare a proposal on behalf of a broad coalition for grant funding to help sponsor a one-day conference on urban development. We just received news from TCU's new Center for Civic Literacy that the proposal has been selected for funding! In 2003 FWSI worked with this coalition of community organizations to coordinate two successful conferences on urban villages and sustainable development. The coalition – made up of other non-profits, business groups, and neighborhood leaders – has added new members, including TCU Economics Professor Dr. Dawn Elliott, Fannie Mae, and the Greater Fort Worth Real Estate Council. The spring conference, titled "Design for Density," will feature national and regional experts and discussion sessions covering a wide variety of development issues. We'll provide updates as dates and speakers are confirmed.



Advantage Fairmount – Many of us have friends that shop for a new house and decide to purchase a custom home in "Phase One" of a new subdivision on the edge of town. They choose the modern conveniences and custom furnishings offered in a brand new home. What many don't take into account are the obstacles they might face in selling their home if they're forced to relocate in the short term. They'll have to convince a buyer to choose their house over the brand new, customized "Phase Two" house being built a few lots away. Unless the owners lower the price significantly, they might be stuck with the house until the subdivision is built out, which could be years away. Meanwhile in central city neighborhoods like Fairmount, Mistletoe Heights, Berkeley Place, and Ryan Place, the resale environment is often better because there are fewer houses in the neighborhood to compete with, and buyers are often investing as much in the historic neighborhood's character as the house's amenities. And as Fairmount continues its revitalization, the neighborhood's resale market will only improve. We'll continue to highlight the near south side's competitive advantages in these reports.

Development Standards Update Moves Forward – FWSI conducted two community meetings in October and November 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 have participated, including City staff members from the Planning, Transportation & Public Works, and Parks departments. We will continue to solicit input from all that are interested. The presentations from those meetings can be downloaded at www.fortworthsouth.org. We are currently working to finalize the draft document that includes all proposed standards and guidelines, and will post that for review upon its completion in December. In related news, the City Council has recently approved numerous zoning changes to help implement the City's Comprehensive Plan, including the rezoning of the Trinity Uptown area in November. Our effort is similar to Trinity Uptown in that it would create a new zoning district for the near south side.

Saint Joseph’s Garden – The former Saint Joseph Hospital on South Main will begin renovations for a mixed-use development next year. The renovated building will offer affordable office space that features good amenities, co-located retail, and residential apartments all within minutes of the central business district. Kyle Poulson, a broker with NAI Huff Partners, is handling the leasing of the building space. To date the project has attracted three potential tenants that could occupy slightly more than half of the space. The first phase of the redevelopment will include about 100,000 square feet of renovated office space. The first floor will become shops and restaurants, and the sixth through 12th floors will become apartments. Bruce Stern, Vice President for Diversified Capital who owns the building, stated that formal plans for the entire project could be released in January.



Crime Watch Update – I want to welcome Officer Gabe Medrano who recently was added to our Fort Worth South NPO force. Officer Medrano is assigned to beat I-12 north of Rosedale and east of Hemphill. He has already visited several businesses in the area and will continue to stop by to introduce himself. Please thank him and our other officers for their service to our community. We continue to see success with the evening and midnight patrols. This last month a motor vehicle thief was apprehended is now off the streets. Motor vehicle thefts in our area have significantly dropped since. Our NPO is recommending not to give money to transient/homeless people. Some of the people soliciting money are suspected of crimes in the area. The police are encouraging you to contact the non-emergency number at (817) 335-4222 if you are solicited for a handout.



Fort Worth South, Inc. Receives Award – The Greater Fort Worth Real Estate Council (GFWREC), an organization created in 2005, to be a unified voice for the commercial real estate industry influencing action and supporting change to accomplish long-term job growth and enhance the quality of life in the Greater Fort Worth area, held their first annual Roast & Toast last month. The event honored six projects, (Fort Worth South, Inc., Montgomery Plaza, TCU/Berry St/ Grand Marc, Texas & Pacific Lofts, Trinity Bluff, and Westworth Redevelopment Authority) along with the City of Fort Worth for their contributions to developments that have benefited our community in a variety of ways. FWSI was recognized for its use of innovative public safety initiatives, creation of a Tax Increment Finance (TIF) District and the creation and application of a new mixed-use zoning category. Since FWSI’s inception 10 years ago, the area has seen more than \$700 million in private sector new facility investments completed at 106 different project locations.

Oleander Walk Phase-2 Project Update – The funding to complete the renovation of Oleander Walk from Hurley to College Avenues was recently approved by the TIF Board. Several legal issues with the City remain to be resolved before construction on the final phase can begin. The project is projected to be completed by November 2007.



Member’s Breakfast – Wednesday December 6, 2006, meet 8 – 9 am for an hour of networking to meet others interested in the redevelopment of the district. **Hosted by The Law Office of Art Brender** located at 608 Eighth Avenue – bring someone who has never attended. The guest may be a member who has never attended or someone new to FWSI. We would like to thank Innovative Developers, Inc. and Pat Callahan for hosting the November breakfast and giving us a tour of their office and second floor apartments. **Next month’s breakfast information: January 3rd** – Host, Fort Worth South, Inc., 8:00 AM. located at 1606 Mistletoe Blvd. 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.

No-Host Happy Hour Social – Meet at Finn McCool’s **Thursday December 21st 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 **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.

Square One Development, LLC Upgraded to “Sustaining Partner”	Chris Brassard	Developer	1320 College Ave, FW 76104
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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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