

# FORT WORTH SOUTH, INC.

## Report to Members & Partners

### May 2002

**Water** - The surface elevation of the development district ranges from 575 feet to 683 feet above sea level. Minimum water pressure at your tap is supposed to be 35 pounds per square inch. The operating pressure limit is 125 psi. There are nine pressure planes in the City of Fort Worth each with elevated water tanks or pumps that provide the appropriate pressure to a particular plane. Most of Fort Worth South lies within the Holly pressure plane, which provides water to elevations below 640 feet from three elevated tanks and pumps at the Holly Treatment plant on the Trinity. The area south of W. Magnolia is in the South Side II pressure plane which lies between 640 and 720 feet above sea level. Water and the pressure is provided from pumps at the Rolling Hills Treatment Plant. The average consumption in Fort Worth is 167 million gallons per day. The highest was 319 million gallons on a day in September 2000.

**More Water** - Water usage in the development district has grown beyond the capacity of the old distribution system. At times, water pressure is inadequate on the upper floors of the taller buildings - a symptom of problems. The Water Department recently awarded a \$474,000 contract to engineering firm Kimley-Horn & Associates to analyze 25 miles of underground water lines in FWS to identify weaknesses and recommend improvements to the system. Possible solutions are likely to include a combination of: adding elevated storage, changing the boundaries between pressure planes, increasing the diameter of the pipes, or simply replacing old pipes that have developed rough inner surfaces from mineral deposits. **A public meeting to describe this initiative will be held at 4 p.m., Thursday, June 6 in the conference room at UT Southwestern Moncrief Cancer Center, 1450 Eighth Avenue.** Everyone is welcome, but the large water users should attend. Direct questions to Liam Conlan, Fort Worth Water Department at 817-871-8438.

**TIF** - On May 28, the Board of Directors of Tax Increment Finance District #4 selected Fort Worth South, Inc. to officially administer the TIF District. The boundaries of TIF #4 are similar to the boundaries of the development district. In early 1997 the Board of FWS authorized the expenditure of member funds to create the TIF which was viewed as an important element of the revitalization initiative. FWS's TIF related expenditures during the period 1997 to 2001 amounted to \$125,000. These costs went unreimbursed until the TIF Board accepted FWS as the administrator, and, more importantly, the TIF District began to enjoy a positive increment in collected property taxes. The reimbursement permitted the repayment of a \$25,000 loan from Fort Worth National Bank. TIF #4 is projected to earn \$60 million over the next 15 years that can be reinvested in public infrastructure in the district to support new development.

**Lancaster Boulevard** - The City Council approved the conceptual design of a new 4-lane divided boulevard last fall. The detailed engineering work has begun, along with the task of figuring out how the Water Gardens, convention center hotel, etc. should interface with the street. Expectations are that the new streetscape and improved connections to the medical district will be in place in 2005.

**WBAP** - AM radio 820 continues to celebrate their 80<sup>th</sup> birthday. The 5 to 9 am morning show with Hal Jay, Dan Potter, and Steve Lamb broadcasted from the showroom area of ABC Flag at 212 South Main on the Friday before Memorial Day. About 500 folks stopped by for a donut, some give-aways, to greet the hosts, and a close-up view of live radio.

**UTA** - Mike Brennan (Harvard Masters of Urban Planning degree) of Fort Worth's Planning Department will teach a graduate-level summer course in UTA's School of Public Affairs, and will use the development district as a source of ideas for student's study projects. FWS has done this before successfully. We identify problems or projects and the students create an implementable solution.

**JPS Health Center for Women** - Following a review by JPS's Board of Managers the earlier announced new two-story 69,000 sf Health Center for Women at S. Main and Oleander will be redesigned to become a 40,000 sf single story structure. Construction on the large two-story Tarrant County Public Health Department facility at Rosedale and Main is moving forward at a rapid pace.

**Evans Avenue** - The \$2 million reconstruction of Evans Avenue between Rosedale and Terrell will begin in a few weeks. The final product will be a wonderfully enhanced streetscape and a large public plaza at the intersection of Pulaski and Evans. The city has acquired most of the land, about 10 acres, between Evans and Interstate 35 and is interested in attracting developers to the area.

**Volunteers of America** - The two-story 20,300 sf office building at 1424 Hemphill has been sold by Family Service to the Volunteers of America for use as their Texas headquarters. VOA is a national non-profit organization offering an array of services to people and families in need. Their Texas operations cover 41 counties. Forty-five employees have relocated to the new building from their previous office location in Arlington. This number is expected to increase over time. Welcome to the neighborhood.

**Emissions** - Not one, but two Fort Worth South members have installed the new \$50,000 emission testing equipment. In addition to Magnolia Car Care, 1013 W. Magnolia Avenue, Reeves Truck & Equipment at 114 South Calhoun, also has the new equipment.

**NEZ incentives** - As a neighborhood we are in the early stages of rezoning much of the development district to the new "mixed-use." category. The first area includes the properties surrounding the intersections of Hemphill, Rosedale and Magnolia and extends along Magnolia from May to Eighth Avenue. This new zoning category gives property owners "by right" the ability to use their land for different types of uses - residential, retail, commercial without special approvals. For example, an owner could have a first floor retail business and live upstairs without having to obtain special variances from the current zoning code. Rezoning to MU is accomplished through the use of a petition process. 51% of the owners have to support the change. When the area is rezoned it becomes eligible for a set of incentives that are designed to encourage redevelopment in designated Neighborhood Empowerment Zones. Much of FWS is eligible. The incentives include the waiving of all city fees and the release of city liens.

**Partner's Breakfast - Wednesday June 5** - This month's gathering of FWS members to "just talk business" will be held between 8 & 9 am, at Samaritan House, 929 Hemphill. It's free, short, and often productive.

**Babies on the Boulevard** - To celebrate the 3<sup>rd</sup> anniversary of the Babies on the Boulevard on Camp Bowie, Martha White opened a "mini" version of the retail outlet in her Gordon Boswell Flowers store on Pennsylvania Avenue across from Harris Methodist Hospital. Nancy says: "beautiful baby gifts, lovely christening gowns, keepsake books, baby gifts, etc to honor a new arrival."

**Rosedale update - I-35 to Main** - roadway surface complete 8/02, **Main to Forest Park** - Southwestern Bell underground complete 9/02, ONCOR (TXU Electric) complete 6/02, ONCOR (TXU Gas) complete 12/02, Fire Station #8 complete 10/03, City water and storm drain complete 1/03, roadway surface contract let 1/03, **US 287 to I-35** - ROW acquisition 15% complete, let date 6/04.

**Operation Partnership Emergency Network** - Deputy Fire Chief Jim Tidwell is leading the community effort to enhance emergency response systems and procedures. This public/private initiative networks businesses and emergency response entities via cell phones, pagers, PDA or other mobile devices to quickly inform participants in the event of a crisis. For more information visit [www.operationpartnership.org](http://www.operationpartnership.org) or call Jim at 871-871-6489.

**Donate property to HSS** - A number of land owners in the district have donated their vacant land to Historic Southside, Inc, a 501(c)(3) non-profit organization very closely affiliated with Fort Worth South, Inc. They are usually vacant parcels of former residential land that has become a financial and emotional hassle (taxes, mowing and clean up). The donor enjoys the tax deduction and the non-profit uses the land in a number of ways to support the revitalization initiative. Contact Don Scott, President, Historic Southside, Inc. at 923-1649.

**Mark your calendars** - Fort Worth South, Inc.'s annual meeting and banquet will be held on Tuesday evening, January 28, 2003.

**New Members** - Fort Worth South, Inc. now has 232 dues paying members. Thanks to the most recent new members.

The Palladium Group	Robert McKenzie-Smith	Real estate investments	1320 S. University, FW 76107
Williams Trew Real Estate Services	Linda Beranek	Real estate and relocation services	4809 Camp Bowie, FW 76107
Buckner Children & Family Services	Scott Waller	Family services	305 W. Broadway, FW 76104
Partners in Faith Ministry, Inc.	John Escobar	Ministry	P.O. Box 443, FW 76101
Republic F.W. Medical Towers, LP	Abe Charski	Commercial Real Estate investments	880 Eighth Ave, FW 76104

*This information is being sent to 1,214 Fort Worth South, Inc. members and partners (684 by email). Past newsletters are available on our website at [www.fortworthsouth.org](http://www.fortworthsouth.org). Fort Worth Southside Development District, Inc. is a private, member funded, non-profit development company dedicated to the revitalization of the near Southside. Don Scott-President, 1606 Mistletoe Boulevard, Fort Worth, TX 76104, Phone (817) 923-1649.*