

annual report 2017





Special thanks to our 36th Annual Meeting  
Platinum Sponsors



FINE LINE DIVERSIFIED DEVELOPMENT





2017 marks our Downtown 10-year planning and implementation program halfway point. Plan 2023 details ambitious goals for residential, urban design, economic development and other facets of Downtown growth.

This annual report summarizes the accomplishments made last year toward Plan 2023 goals, recaps advancements in Downtown development and looks into the future. The Downtown described in these pages is one of remarkable transformation and vitality. From new hotel development and changes in the office market to a surge in residential development and strategic changes to on-street management, Downtown is growing and changing to meet the needs of our community and visitors.

The announcement of a new apartment high-rise and a new condominium high-rise, new hotel and apartment construction, Frost Tower, the Amazon RFP process, the sale of XTO's Downtown buildings, the City and Chamber's new economic development strategies and Visit Fort Worth's (formerly Fort Worth Convention & Visitors Bureau) new Tourism Strategic Plan are further indicators of Downtown's upward trajectory and future.

New ideas, new projects, new people and new strategies are entering the market to capitalize on opportunities that come with increased growth and demand across all economic sectors. This new energy feeds the dynamic of Downtown, creating a fertile environment for business, an enjoyable place to live and an entertaining place to visit, dine and shop.

I hope you enjoy what you read and learn while reviewing our annual report. If you are not already a member, I hope you will join Downtown Fort Worth, Inc.

Best wishes to you for an outstanding 2018,

A stylized, handwritten signature in black ink, consisting of several loops and a long horizontal stroke.

Rick Baumeister, Chairman  
Downtown Fort Worth, Inc.

## ABOUT US

### DFWI's Mission

The mission of Downtown Fort Worth, Inc. (DFWI), is to be the catalyst for transforming Downtown into a vibrant place to live, visit, enjoy and conduct business through aggressive leadership of programs, projects and partnerships.

### Who We Are

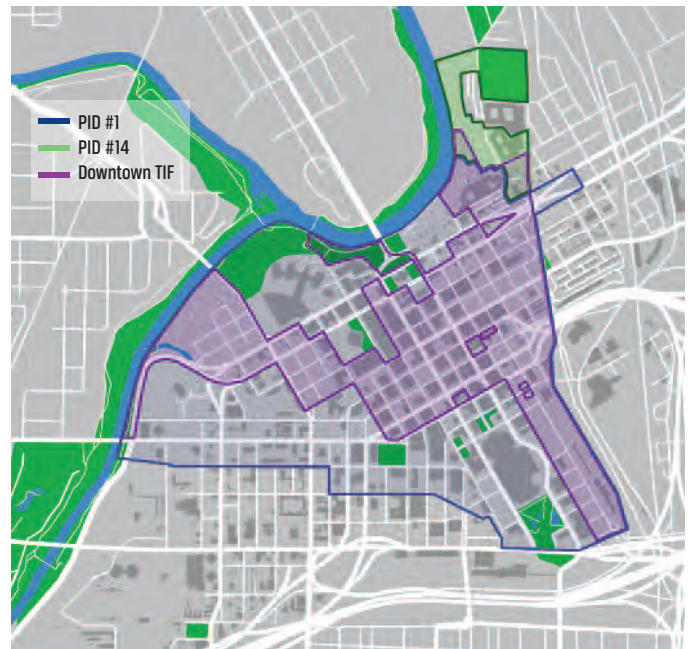
Formed in 1981, DFWI is Downtown Fort Worth's planning, advocacy, public space and project management organization. DFWI also builds Downtown Fort Worth's vitality by serving as a liaison, advocate, ombudsman and information source for property owners, residents, business owners, lenders, community organizations and policy makers.

### What We Do

DFWI is a 501(c)(6) nonprofit membership organization. In addition to coordinating the Downtown planning process, advocacy, member services, communications and Downtown leadership, in 1986 DFWI members founded and continue to manage the first **Public Improvement District** in the state of Texas – PID #1. DFWI also manages Fort Worth PID #14. The PIDs provide enhanced services to property owners including maintenance and landscaping, public space management, promotions and marketing, hospitality services, research, transportation, planning and security enhancements to 564 acres of Downtown.

DFWI also administers Fort Worth's first **Tax Increment Finance District (TIF)** by contract with the City of Fort Worth. Eligible TIF projects include parking, infrastructure assistance to new developments, historic preservation, affordable housing, transportation and education.

**Downtown Fort Worth Initiatives, Inc. (DFWII)**, is a 501(c)(3) nonprofit corporation that provides a pathway for foundation grants, philanthropic donations and other contributions to help fund charitable, educational and public-purpose Downtown projects. DFWII is a partner with Fort Worth Housing Solutions in **Hillside**, a 172-unit, 12-acre mixed-income residential development on the east side of Downtown. Each year DFWII helps bring more than 500,000 people to Downtown by producing the **MAIN ST. Fort Worth Arts Festival** and the **XTO Energy Parade of Lights**. DFWII also developed and maintains the **JFK Tribute in Fort Worth**. DFWII redeveloped **Burnett Park**, renovated **General Worth Square** and is currently administering the **Heritage Park Plaza** renovation and restoration design.



### Strategic Action Plan - Plan 2023

Every 10 years, DFWI collaborates with the City of Fort Worth and Trinity Metro (formerly The T) to update the Downtown Strategic Action Plan. The plan's purpose is to build consensus around and establish a common vision for Downtown Fort Worth as a livable, healthy and economically vibrant center for the community. The current Strategic Action Plan, Plan 2023, is used as a tool to help develop and align the budgets of DFWI, DFWII, PID #1 and #14, and TIF #3.

Downtown's progress in fulfilling the objectives of Plan 2023 during the past year is reported in the pages of this report.

#### DFWI and DFWII Operations Areas

- Public Improvement District #1
- Public Improvement District #14
- Tax Increment Finance District #3
- Downtown Strategic Action Plan
- Transportation and Planning
- Downtown Advocacy and Promotion
- Downtown Design Review
- MAIN ST. Fort Worth Arts Festival
- XTO Energy Parade of Lights
- New 172 Hillside Apartments
- City Park Management and Improvements
- JFK Tribute in Fort Worth

## STRATEGIC ACTION PLAN

### 6 Major Focus Areas

- Business Development
- Education
- Housing
- Retail, Arts and Entertainment
- Transportation
- Urban Design, Open Space and Public Art



## BUSINESS DEVELOPMENT

Downtown Fort Worth will grow as a premier business location by providing a robust economic, intellectual and cultural environment via the supporting infrastructure necessary to retain current and recruit future employers.

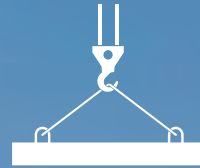
**\$29.40**

Average rent per  
square foot of Class  
A office space



**96,439**

Square feet of office  
space absorbed



Square feet of owner-  
occupied and multi-  
tenant office buildings  
under construction

**259,000**

**90.6%**

Office Occupancy



## BUSINESS DEVELOPMENT



### Frost Tower

Anthracite Realty Partners' Frost Tower Fort Worth is nearing completion at time of publication. Designed by Bennett Benner Partners and built by Balfour Beatty Construction, this will be the first multitenant commercial skyscraper built in the core of Downtown in more than 20 years. The building is scheduled for completion in 2018 with two of the largest tenants, Frost Bank and Jetta Operating Company, Inc., moving in early spring.

### Objective:

Establish Downtown Fort Worth as a desirable location for emerging businesses by creating incentives and providing access to resources and opportunities for promotion.

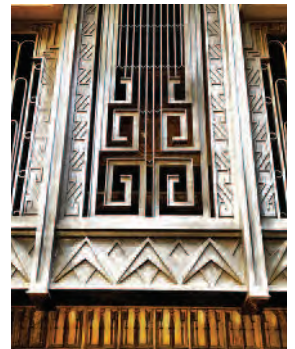
### HQ2

Fort Worth community leaders cooperated with the Dallas Regional Chamber of Commerce's effort to entice Amazon to locate their second headquarters, HQ2, to the DFW metroplex. Innovative partnerships were created as representatives from multiple Fort Worth districts worked together to provide the Fort Worth Chamber of Commerce with potential site locations, incentives and marketing material to help tell the Fort Worth story. At publication, Dallas-Fort Worth was still in the running after Amazon narrowed the playing field from over 200 to 50 potential cities.

**Strategy:** Preserve historic/cultural buildings as landmarks for Downtown and potential investment and infill development opportunities.

### Sinclair Building

The Sinclair Building is currently undergoing significant renovation from a Class B office tower to a four-star, 160-room Marriott Auto-graph Hotel. The Downtown TIF has entered into a \$5.3 million Chapter 380 Agreement to help address extraordinary historic preservation and rehabilitation work. In addition to the hotel, the project will include meeting facilities, office space and a data center.



### XTO

In June, XTO announced it would move most of its workers to the new ExxonMobil campus near Houston. This move makes five rare and well-located properties available in Downtown. XTO has conducted property tours with Downtown stakeholders, potential purchasers, city staff and brokers. Response to the availabilities has been swift and encouraging. At the time of printing, three of the five downtown buildings have sold, two parking lots have sold, and the two remaining buildings are being hotly pursued by potential purchasers.



The City of Fort Worth's Historic and Cultural Landmarks Commission (HCLC) has determined that the Texas and Pacific Warehouse can be reasonably rehabilitated and the City will continue to seek enforcement of minimum building standards in an effort to save this important historic structure.



## Objective:

Use market demand analysis of Fort Worth to determine the needs of citizens, visitors, the hospitality industry, and meeting and event management professionals. Focus on ways to improve and market Downtown's appeal as the core of Fort Worth's successful convention and event destination.

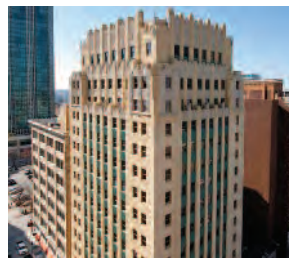
Following the release of the Visit Fort Worth's Hunden Report, hotel operators and developers targeted Downtown Fort Worth aggressively in 2017. While multifamily developers purchased properties on the edges of Downtown, hoteliers focused on areas close to the convention center and Sundance Square. These six new hotel projects will increase the inventory by 27.9%.

**27.9%** ↑  
**Room Growth**



### Fairfield Inn

The Park Central Hotel, long in need of renovation, underwent significant work in 2017 and was transformed into a Fairfield Inn & Suites by Marriott. The 114-room hotel, just steps away from the Convention Center, opened in November 2017.



### Marriott Autograph

A Marriott Autograph hotel is under development in the historic Sinclair building at 5th and Main streets. The hotel will preserve the Art Deco façade and will feature 160 rooms in the 16-story building. (See previous page for more detail.)



### Hampton Inn & Suites

The new nine-story, 245-room hotel opened at the corner of Commerce and 9th streets in late 2017. The hotel features a spacious ground-floor amenity center, conference room, structured parking and an indoor pool.



### Hilton Garden Inn and Suites

A Hilton Garden Inn and Suites is being designed to front Jones Street, between 5th and 6th streets. Plans for this 10-story, 162-room project have been approved.



### Aloft

Aloft is currently under construction on floors 8-13 of the 19-story One City Place. The hotel will include 180 rooms, a ground-floor lobby, a pool and dedicated elevators fronting 3rd Street. The retail frontage along 3rd will also feature a contemporary casual dining room and live music bar. The hotel is expected to open in early 2018.



### AC Hotel

The Downtown Design Review Board approved plans for a 19-story AC Marriott hotel on the surface parking lot adjacent to the historic Kress Building on Main Street. Groundbreaking is expected in Q4, 2018.



Photo: Brian Luenser

## Objective:

Improve Fort Worth's position as a tourism destination.

### Fort Worth Destination Master Plan

In 2017, the Fort Worth City Council approved a new Tourism Public Improvement District (TPID). This two percent assessment on stays in Fort Worth hotels with more than 100 rooms will generate an additional \$3-4 million per year to promote overnight stays and conventions in Fort Worth. To administer the funds, the TPID Board of Directors retained Visit Fort Worth (formerly the Fort Worth Convention & Visitors Bureau).

While the TPID was being organized, Visit Fort Worth also spearheaded the creation of a comprehensive Destination Master Plan, a 10-year roadmap to increase tourism impact. This plan details improvements needed in visitor experiences and facilities, messaging, connectivity and collaboration.

The TPID and the Destination Master Plan work in concert with other economic development strategies developed by the City, Chambers of Commerce and DFWI.

## Objective:

Support and encourage the installation of aesthetically appropriate infrastructure needed to improve wireless services throughout Downtown.

### Small Cell Antenna Legislation

DFWI staff worked closely with the City of Fort Worth and Downtown property owners to draft the City's Small Cell Antenna Design Manual. In 2017, state legislation was passed allowing network providers to install wireless infrastructure in the public right of way. Fort Worth was the first major Texas city to adopt a design manual, which provides oversight in a design or historic district. Member participation on this issue was crucial to the inclusion of protections for design and historic districts.





## EDUCATION

### Vision

Targeted educational programs and new learning institutions in Downtown will focus on current and future industry clusters to attract and hold knowledge-based companies and workers. This effort will maintain Fort Worth's primacy as host to a vibrant and innovative regional workforce, and provide critical lifelong learning experiences for its residents.

**\$41.6<sup>M</sup>**

STEM/VPA school under construction at the I.M. Terrell site.

**Top 100**

Texas A&M School of Law - *U.S. News & World Report*

**\$6.2<sup>M</sup>**

Scholarships YWLA graduates recieved



**100%**

Acceptance rate into four-year institutions by Young Women's Leadership Academy (YWLA) .

YWLA students receive Blue Zones Project certification



## EDUCATION

### Objective:

Explore enrichment and hands-on learning opportunities for families and children.



### STEM and VPA School

In March 2016, the Fort Worth ISD broke ground on the \$41.6 million campus at the I.M. Terrell site. This new facility will include the FWISD's flagship Science Technology Engineering and Math (STEM) and Visual Performing Arts (VPA) high school.

The I.M. Terrell Academy for STEM and VPA is a Gold Seal High School of Choice opening for the 2018–2019 school year with a 9th grade class only. An additional grade will be added each year and the school will have 800 students at full capacity. The addition of this school will increase the availability of education options for families with children who live Downtown.

### Objective:

Support existing higher education institutions as plans for future growth develop. Encourage expansion plans to be consistent with the Downtown Urban Design Standards and Guidelines

### Texas A&M School of Law

Texas A&M School of Law made the *U.S. News & World Report* "Top 100" list in 2017. The school has hired over 25 professors over the past two years, increasing faculty size by 30% and increasing their Downtown footprint by leasing space in off-campus locations. Texas A&M School of Law has begun working on their Downtown Fort Worth Campus plan. At the time of this printing, the university was still evaluating curricula, overall land use and building programming.

### Objective:

Support and promote Nash Elementary and the Young Women's Leadership Academy.

### Fort Worth Downtown Neighborhood Alliance Supports Nash Elementary

The Fort Worth Downtown Neighborhood Alliance (FWDNA) collaborated with the Charles Nash Elementary School PTA to support the PTA's initiatives to enhance the school's outdoor play area. FWDNA members donated \$1,500, the final push needed to fully fund the school playground shade structure.



*FWDNA Board Members Debbie Huhn and Alana Long present a check to the PTA during a school-wide fundraiser assembly in February 2018*

### Young Women's Leadership Academy

Fort Worth ISD's Young Women's Leadership Academy (YWLA) had a very busy year in 2017. The school received Blue Zones Project certification, was inducted into the National Consortium of Secondary STEM Schools and the students went to the Regional Championship in Robotics. New pathways of education introduced in 2017 were Art, Graphic Design, Architecture and Civil Engineering. **In 2016–2017, 100% of YWLA students were accepted into four-year institutions and students received \$6.2 million in scholarships.**



## HOUSING

Building on past successes, the development of multifamily housing in Downtown Fort Worth and the surrounding areas should be intentionally accelerated through targeted incentives and policies supporting this land use. We will set the stage for producing market-warranted housing by removing barriers to development. With a bias toward density and high-quality design, and a variety of price points including workforce-affordable housing, quality owner-occupied and rental housing, we will add to the diverse mix of residents in Downtown and increase the tax base.



**\$1,804**

Average apartment  
rent in Downtown 8.3%  
increase over 2016

**96.6%**

Average apartment  
occupancy rate in 2017

**\$243,000**

Average sales price  
for townhomes and  
condos in Downtown



**818**

New units under  
construction in  
2017



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# HOUSING

## Objective:

Encourage development of residential and mixed-use projects in the Core, Expansion and Opportunity Areas.

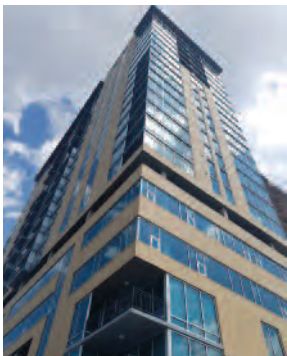
## Shared Access Code

DFWI retained Huitt-Zollars to examine developments that allowed for shared access of utilities on private property for multifamily, owner-occupied developments. This kind of development is not currently allowed by city building codes. A shared access code would address access connection points, number of lots served, maintenance and parking to allow for denser infill development. The proposed code was delivered in 2017, presented to the DFWI Urban Design Committee and has been submitted to the City for review. It is currently working its way through the City process.

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## Objective:

Increase the overall number of residential units in Downtown and adjacent districts. Attract an additional 7,500 units of housing to the greater Downtown area.



### Trinity Terrace River Tower

Trinity Terrace's third phase, River Tower, was completed in 2017. The 79-unit retirement and continuing care community rises 23 floors and features a 14th-floor restaurant, aquatic therapy and townhomes with stoops at the ground floor. The project was 95% sold out before construction completion.

### Pinnacle Bank Place

The 130-unit Pinnacle Bank Place opened in 2017. This is the first ground-up development on the north side of Lancaster since Interstate 30 was moved. Pinnacle Bank, Sons of Liberty Coffee, Novak Hair Studio, and Dentistry of Fort Worth fill the building's 25,000 square feet of ground-floor retail space.



### Broadstone 5th and Summit

Construction began in 2016 on the 345-unit Broadstone 5th and Summit project, developed by Alliance Residential. The project, which is adjacent to the Pier 1 building, is expected to be complete by the summer of 2018.

### Rocklyn Apartments

Carlton Residential began construction on a 274-unit apartment community on Samuels Avenue in early 2018.



### Burnett Lofts

Catalyst Urban Development's first phase of the Lancaster District was in full planning mode in 2017, with significant environmental hurdles cleared, design approved and final parcels purchased. The mixed-use development will include 254 residential units, green space, restaurant and retail space. The project is now in the permitting process.

### Alexan Summit

Located at the former All Church Home site on Summit Avenue, Trammell Crow Residential has begun construction on the 373-unit Alexan Summit apartment building. The project, expected to open in 2018, overlooks the Trinity River and adjacent Harrold Park.





## The Kelley

Embry Partners, Ltd., began construction of the 343-unit apartment community on Samuels Avenue. The 11-acre site includes the historic Garvey-Viehl-Kelley House, which will be used as amenity space for the apartments. The project is expected to open in 2018.



## Talbot-Wall House

As part of The Kelley development, Embry Partners, Ltd., worked with Historic Fort Worth, Inc., and the City of Fort Worth to preserve two historic structures. The developers have included the historic Garvey-Viehl-Kelley House, an 1884 Queen Anne home, as part of their new development. The developer donated the Talbot-Wall house, previously located at 915 Samuels Avenue, to Historic Fort Worth, Inc., and helped with the relocation costs to its new location at 1102 Samuels Avenue.



## Hampton Avenue Apartments

StoneHawk Capital is in the planning phase for a four-story, 350-unit apartment community on Hampton Avenue. Construction is scheduled to begin in 2018.

Two new planned additions to the skyline were announced in 2017. These projects are in the planning and presale phases.



## 901 Commerce

Southern Land Company has announced a +/- 290-unit, apartment tower at the corner of 9th and Commerce streets. The project, which is in the planning phase at time of publication, will be 35 stories tall and include destination retail and restaurant space on the ground floor. Southern Land Company purchased the site in 2017.

## The Worth

Zamco Properties LLC has announced development plans for a 30-story luxury residential condominium building at Henderson and Bluff streets. Amenities in the 115-unit project will include valet parking, concierge services, owners' lounges, fitness center and outdoor amenity deck with saltwater pool.



## Objective:

Encourage the development of affordable workforce housing units in Downtown.

## The Henderson

Fort Worth Housing Solutions (FWHS) and its partner Ojala Holdings have completed the acquisition of The Henderson Apartments. Fifty-one percent of the 194 units will be reserved for residents earning 80% of Area Median Income (AMI) and the remaining 49% of the units are market-rate rental units.

## Butler Housing:

FWHS is working with the North Texas Council of Governments to identify access improvements to the 41-acre redevelopment site. Tenant move-out has begun and is expected to be complete by year-end 2020.

## Hillside

New 172 Hillside Partners LLC is an FWHS / DFWII joint venture created to acquire and operate Hillside Apartments. New 172 Hillside Partners LLC owns the apartments throughout the remaining 22 years of Hillside's affordability period. After that, DFWII has an option to purchase the project from the partnership.



## RETAIL, ARTS AND ENTERTAINMENT

### Vision

Downtown Fort Worth should be the most vibrant area of the city, built for our local residents and highly appealing to our out-of-town visitors. Entertainment venues, restaurants, performing and visual arts, live theaters, public art and retail will combine to bring activity throughout the day and night, attracting a great diversity of people with broad interests. These activities enliven our streets, sidewalks and buildings with fun, creativity and inspiration.

**\$59+M**

Mixed beverage sales, an increase of 9.6%



**\$29.30**

Average retail rent per square foot, an increase of 7.5%



**225,000**

Times viewed of promotional video, "Discover Downtown Fort Worth"



**97.4%**

Retail occupancy in Downtown



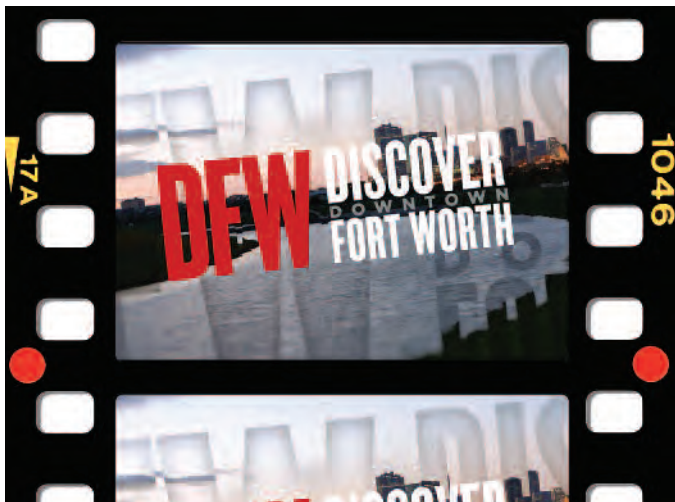
## RETAIL, ARTS AND ENTERTAINMENT

### Objective:

Coordinate with stakeholders to maximize potential for marketing plans that make Downtown the destination in Fort Worth to attract people at all times. Support and strengthen the "TT" factor that brings people into Downtown.

### Discover Downtown Fort Worth

DFWI's promotional video, "Discover Downtown Fort Worth," has been viewed more than 225,000 times. The video can be viewed at [dfwi.org](http://dfwi.org).



**626K**  
page views  
DFWI.org

DFWI.org offers map-enabled interactive content that allows users to explore Downtown and see nearby attractions, parking, events and related news stories. The interconnectivity of the site allows users to easily navigate Downtown's offerings.

As DFWI continues to find new ways to share the Downtown story, we hope you will assist us by liking and sharing photos and stories.

Use #DowntownFortWorth to show us how you DO Downtown.



### DO Downtown

DFWI introduced the "DO Downtown" campaign in 2017 to highlight the many offerings of Downtown. Online content including a DO Downtown blog, animated video schedules and online itineraries direct users to [dfwi.org](http://dfwi.org) events, dining, shopping and entertainment options.



### Downtown Banner Program

The Downtown Banner Program administered by DFWI's Marketing Department provides display space on Main, Houston and Throckmorton streets. The program offers nonprofit organizations an opportunity to reach the thousands of people who live, work and visit in Downtown daily. In 2017, 42 organizations participated in the program.

Connect  
with Downtown  
Fort Worth



**57,115**  
Average social  
media weekly reach

 **101,700**  
21% increase

 **31,700**  
27% increase

 **38,000**  
18% increase



## New Additions to Downtown

3rd Street Bar and Grill, Black Rooster, Chophouse Burger, Earthbound Trading Company, Francesca's, Hooters, In the Sack, Istanbul Grill, Meso Maya, Parts Unknown, Verizon Wireless, Waters, Yours Truly

## Fifth Annual Main Table

DFWI hosted the 5th Annual Main Table dinner presented by Autobahn Fort Worth on Sunday, Sept. 24, 2017. The dinner for nearly 500 featured Downtown's premier steakhouses – Grace, Reata Restaurant, Del Frisco's Double Eagle Steak House, Ruth's Chris Steak House and The Capital Grille. DFWI board member and Capital Grille Managing Partner Gloria Starling chaired the event.



## Burnett Park

Through a grant from The Burnett Foundation, DFWI provides the administration, management, maintenance and landscaping for Burnett Park.

In 2017, Burnett Park, with support from Burnett Plaza, held several events and initiatives that encouraged Downtown residents, building tenants and Downtown workers to enjoy the outdoor space. Events included:



*Burnett Park Little Free Library – take a book and leave a book.*

Coffee and lattes by Lattes on Location, Holiday celebration including holiday

carolers, Pastries by Black Rooster, Popsicles by Steel City Pops, Summer series of musicians, Bootcamp by Downtown YMCA, and Breakfast tacos by Salsa Limón.







## MAIN ST. Fort Worth Arts Festival

Crowds celebrated the city's love of fine art in all its forms at the 32nd MAIN ST. Fort Worth Arts Festival presented by Blue Moon and Andrews Distributing Company of Fort Worth. Held April 20-23, more than 200 juried artists displayed a wide-ranging collection of handmade art to appreciative audiences along Main Street and in beautiful Sundance Square Plaza. Over 123 national, regional and local bands brought an eclectic and multicultural blend of rock, blues and pop to Downtown on the UT Arlington MAIN Stage, the Sundance Square Stage, and

### FESTIVALS & EVENTS ADVISORY COMMITTEE

**Becky Renfro Borbolla**, Chair - Renfro Foods  
**Marilyn Ackmann** - Atmos Energy  
**Larry Anfin** - K & L Enterprises, Inc.  
**Jared Fuller** - Ranch Radio  
**Marilyn Gilbert** - Fort Worth Chamber of Commerce  
**Tracy Gilmour** - Sundance Square  
**Tyler Grant** - Trinity Metro  
**Glen Hahn** - Innovative Developers, Inc.  
**Bruce Mangual** - Hilton Fort Worth Hotel  
**Rachel Marker** - Arcturis  
**Kaye Miller** - Pier 1 Imports  
**Carolann Morris** - Inwood Bank  
**Martin Noto** - First Financial Bank  
**Gustavo Pena** - BBVA Compass Bank  
**Nina Petty** - Tarrant County College District  
**Gloria Starling** - The Capital Grille  
**Mitch Whitten** - Visit Fort Worth

### CHAIRMAN'S COUNCIL

**Gary Cumbie** - The Cumbie Consultancy  
**Lynda Tiedtke** - Community Volunteer  
**Carlos De La Torre** - De La Torre Companies  
**Marie Holliday, DMD** - Flowers to Go in Sundance Square  
**Dick Ruddell** - Community Volunteer

the Frost "Locals Only" Stage. The Star-Telegram performing arts showcase stage hosted a wide variety of entertainers including the Acrobats of Cirque-tacular, Bettye Lavette, the Fort Worth Symphony Orchestra, Elephant Revival and Doyle Bramhall II.

Numerous educational opportunities were provided for young people, including the Young People's Art Fair presented by Tarrant County College and MAIN ST. Creates! presented by Wells Fargo.

## XTO Energy Parade of Lights

A beautiful evening was perfect for the 35th Annual XTO Energy Parade of Lights, held on Nov. 19, 2017. One hundred and twenty-seven entries from schools, non-profit and commercial organizations,

churches and community groups made Downtown Fort Worth's holiday parade a treat for the whole family.

The theme of the 2017 parade was *A Postcard Christmas*. More than 10,000 Street Seats were sold to parade goers and thousands more viewed for free along the 1.5-mile parade route. A new staging area improved traffic flow throughout the Downtown area. Professionally produced floats decorated with LED lights dazzled the crowd, and the arrival of Santa and Mrs. Claus brought the parade to a spirited close. This year's Grand Marshal was Fort Worth Fire Chief Rudy Jackson.

*The MAIN ST. Fort Worth Arts Festival and Parade of Lights are made possible each year by scores of volunteers and sponsors. A special thank you to our 2017 Festivals and Events Advisory Committee chair, Becky Renfro Borbolla, as well as the entire Festivals and Events Advisory Committee and the Event Management Team.*



## ICSC RECon

DFWI partners with Sundance Square, Fort Worth Chamber of Commerce and the City of Fort Worth to promote Downtown Fort Worth as a retail destination at ICSC RECon, the world's largest real estate convention. Over 35,000 retail professionals attend the three-day convention in Las Vegas. DFWI's *State of Downtown* and other research materials are distributed.





# TRANSPORTATION

## Vision

Downtown should be a vibrant and sustainable environment, where people of all ages and mobility choices can be accommodated efficiently and safely. Downtown Fort Worth should:

- Be the regional multimodal transportation hub for Fort Worth and Tarrant County.
- Serve as the gateway for those arriving in Fort Worth.
- Fully integrate pedestrian, transit, automobile and bicycle infrastructure and networks within the Downtown core.
- Have substantial linkages connecting to both the region and surrounding neighborhoods.



**Free**  
Molly service returned  
March 2018

**3,811**

Free evening/weekend  
parking spaces available to the public

**27 Mile**

Commuter rail connect  
Downtown Fort Worth  
& DFW Airport in 2018



**265,000**

Miles ridden by 16,000  
Fort Worth Bike Share  
users in 2017



## Objective:

Adopt a regional rail plan and develop a comprehensive regional transit plan.



Photo Trinity Metro

## TEXRail

By the end of 2018, all construction will be completed and all trains will be running for TEXRail, the 27-mile commuter rail line connecting Downtown Fort Worth with DFW Airport's Terminal B. TEXRail will have nine stations, including the existing Texas & Pacific (T&P) Station and the Intermodal Transportation Center (ITC). The European-style trains feature a comfortable and roomy design with a designated quiet car and level boarding for easy access. For more information, please visit [www.fwta.org/TEXRail](http://www.fwta.org/TEXRail).

## Objective:

Develop a comprehensive central city transit strategy and system that connects regional rail at the ITC and the T&P Station through Downtown to the surrounding communities in conjunction with a regional transit plan.



## Molly the Trolley

In 2017, Visit Fort Worth worked to recruit new partners into the Molly effort. The goal of this program was to return Molly to a free service. In December, Visit Fort Worth announced that the required funding had been secured. Free Molly service returned March 2018.

## Hemphill/Lamar Connector

The Hemphill/Lamar connector project began construction in the summer of 2017. The schedule is approximately 26 months and will include a new vehicular, pedestrian and bike connection between Downtown and the Near Southside. The project will also include green walls and public art entitled "Flight" by nationally renowned artist Dan Corson.

## Active Transportation Plan

The City of Fort Worth is collaborating with the North Central Texas Council of Governments to create an Active Transportation Plan. The Active Transportation Plan organizes and prioritizes improvements for people who walk, bike and use transit. This plan will update the Bike Fort Worth Plan and Walk Fort Worth Plan, create a trail master plan and integrate the Trinity Metro Master Plan. Public meetings will begin in spring of 2018 with estimated completion in early 2019.

## Bike Plan and Bike Share

DFW continues to support Fort Worth Bike Sharing (FWBS) through an annual PID sponsorship of \$10,000 and representation on the FWBS Board of Directors. FWBS has grown to **46 stations** and 350 bikes throughout the city since its 2013 launch. Nineteen of those stations are in Downtown. The system helps residents and visitors in Downtown Fort Worth make the last-mile connection to other districts including the Near Southside, the Cultural District, the Historic Stockyards, the TCU campus area and the Trinity River.

In 2017, **over 16,000 users** of the FWBS system took **58,000 trips** totaling over **265,000 miles**. Downtown stations continue to be among the most popular in the system with Sundance Square South, Sundance Square North, Omni Hotel Fort Worth, Trinity Uptown, City Hall, T&P North, Convention Center, Belknap & Taylor and 777 Main all ranking in the **top 20 stations** for bike checkouts. Just over **19,000 bikes** were checked out of Downtown stations in 2017.

## I-35

Construction of the TEXpress managed lanes and expanded Interstate 35 is closer to an end in 2018 with the project reaching **92% completion** at the end of January. The roadway geometry will change significantly with the addition of new TEXpress managed lanes, overpasses and reconfigured exits leading into and out of Downtown. Work is continuing on the direct connector ramps to the TEXpress managed lanes from Weatherford and Belknap streets. The south-bound exit to Spur 280 is anticipated to re-open in spring 2018. The construction of I-35 in the Downtown vicinity is expected to be complete in 2018.





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## TRANSPORTATION

### Objective:

In conjunction with the Urban Design objectives, work to advocate and ensure all streets and trails in Downtown are pedestrian-friendly. Use walkability improvements as a tool to create connections between the Downtown core and other developed areas. This will require a commitment that extends beyond the term of this 10-year plan.

### ✓ 10th Street Pedestrian and Bike Improvements

The City of Fort Worth recently completed a pedestrian and bicycle connection to the Trinity Trails along 10th Street. The improvements include a sidewalk between Forest Park Blvd. and Fournier Street, an on-street trail between Penn Street and Forest Park Blvd., and an enhanced pedestrian crossing across Forest Park Blvd. A crosswalk, pedestrian crossing lights and a median refuge assist pedestrians and bicycles across Forest Park Blvd. The City worked closely with DFWI and stakeholders to create a beneficial project for all roadway users.

### ✓ 1st Street Improvements

BNSF funded \$750,000 from the Tower 55 At-Grade Improvements project to help mitigate the closure of 1st Street. DFWI worked with design-build team The Fain Group, Inc., and Kimley-Horn. Improvements include a new sidewalk, lighting and landscaping between 1st and 2nd streets, pedestrian safety improvements at the intersection of Crump and 3rd streets, and an expanded sidewalk with lighting under the 3rd Street BNSF bridge. Construction was completed in the spring of 2018.

### Downtown Area Circulation Study (DACS)

The DACS investigates specific intersection or roadway improvements that should be considered during the Plan 2023 implementation period. Many recommendations from the report have been completed and DFWI is now advocating for circulation improvements at North Main and Belknap streets to improve access to Heritage Park Plaza and the Trinity River. In addition, DFWI is encouraging the city to explore whether directional changes on Taylor and Lamar streets are appropriate now that the Hemphill/Lamar underpass is under construction.



*Phyllis Tilley Bridge*

### Mistletoe Heights Pedestrian Bridge and East Bank Extension

The City of Fort Worth has completed the Mistletoe Heights Pedestrian Bridge that connects the Mistletoe Heights, Berkeley and Near Southside neighborhoods to the west side of the river. A 2.5-mile loop is being developed by the City and Tarrant Regional Water District to continue the trail along the east bank of the river under the various overpasses and roadway/train bridges to Rotary Park and the Phyllis Tilley Bridge. These improvements will provide a safe river crossing and a new trail connection into Downtown.

### Objective:

Encourage a more efficient and customer-oriented approach to on-street parking and use of parking garages.

### Free Public Parking

In 2017, the Downtown TIF leased space in five private garages to provide free public parking to support Downtown's retail, dining and entertainment venues. The TIF has 3,811 free evening/weekend parking spaces open to the public in those garages. The TIF has obligated funds to ensure ample free night/weekend parking through 2025.

- Sixty-four 2½-hour free spaces are available in the Sundance Square 3rd Street garage for patrons of the Fort Worth Library with library validation.
- One hundred 2½-hour free daytime parking spaces with validation and 500 free evening/weekend spaces are available in the City Place north garage.

Free and pay public parking options can be found at [www.fortworthparking.com](http://www.fortworthparking.com), a newly designed, responsive website launched in 2017.

# URBAN DESIGN, OPEN SPACE AND PUBLIC ART

Downtown's urban design, open spaces and public art should promote community pride and engagement, attract national and international acclaim, add vitality and foster intellectual stimulation. It should reinforce activity both day and night by providing a high-quality environment defined by intriguing design and arts - permanent and temporary, contemporary and historic.

- Be clean and feel safe.
- Be walkable with engaging pedestrian rhythm.
- Be everybody's neighborhood.
- Be highly appealing to all ages.
- Be connected.
- Be fun and creative.
- Provide an environment that encourages relationships and partnerships.
- Be timeless.

---

## 230

Downtown Design Renew  
Board cases were reviewed  
by Design Review Committee

## \$1,000,000

Allocated by TIF along with \$1.5  
million city bond for Heritage Park  
Plaza construction



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## URBAN DESIGN, OPEN SPACE AND PUBLIC ART



### IDA Award of Excellence

During its 63rd Annual Conference and Tradeshow in Winnipeg, Manitoba, Canada, the International Downtown Association recognized DFWI and the City of Fort Worth with the Downtown Achievement Award of Excellence in the category of Leadership and Management. The organizations were recognized for the work and initiatives related to the update, expansion and process for the Downtown Urban Design Standards and Guidelines.

DFWI thanks its partners at the City of Fort Worth and the DFWI members who have participated in this committee and dedicated their time to the process. Their support in reviewing and helping staff to formulate a recommendation to the Downtown Design Review Board is reflected in the high quality of design that we see in new Downtown projects.

### Objective:

Encourage high-quality overall design of Downtown.

### Downtown Design Standards

DFWI staff works closely with city staff and the DFWI Downtown Design Review Committee to review Downtown Design Review Board (DDRB) cases. In 2017, 230 DDRB cases came before the committee; 177 of the cases were approved administratively.

### Heritage Park Plaza

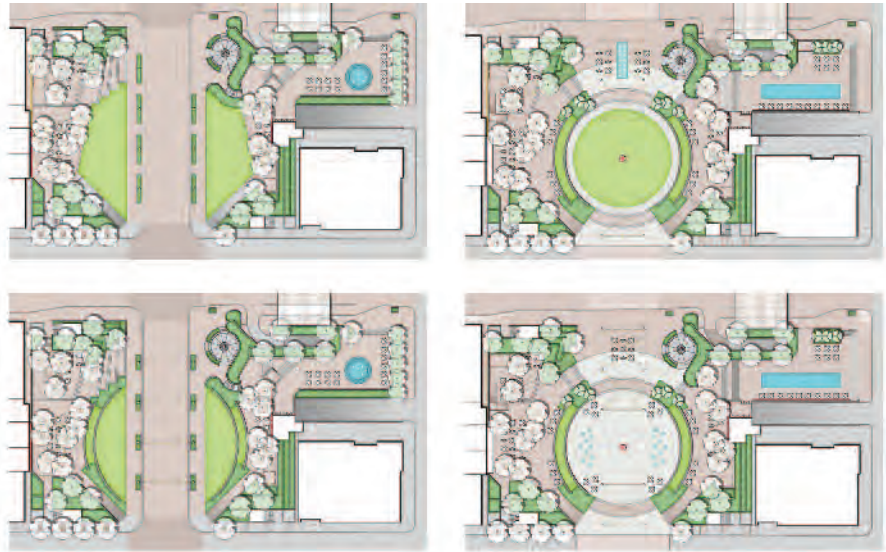
In 2017, DFWI continued to work with funding partners and the City of Fort Worth to advance progress on reopening Heritage Park Plaza. After the design team of Studio Outside and Bennett Benner Partners (BBP) finalized construction documents for Heritage Park Plaza, DFWI engaged Freese and Nichols, Inc., and Kimley Horn to investigate for better connectivity to the Plaza and Trinity River from the Downtown core. In addition, DFWI hired BBP and Michael Vergason Landscape Architects to further advance and refine the conceptual master plan for the Plaza. The Amon G. Carter Foundation, Streams and Valleys and the Sid Richardson Foundation provided funds for the construction documents, the preliminary engineering and the conceptual plan for the area. The city's 2014 bond package provides \$1.5 million for construction of the Plaza and the Downtown Tax Increment Financing District (TIF) has allocated \$1 million. A private fundraising effort will be joined by public participation in this project.



## General Worth Square

DFWI member Arcturis, an architectural and design firm, provided DFWII with short- and long-term park improvement options for General Worth Square. The pro bono study includes design suggestions that will elevate a user's experience at General Worth Square, increase perceptions of safety and position the square for a new, enhanced role in conjunction with the convention center expansion.

Recommendations range from tree lighting enhancements, seating approaches, branding opportunities and selective editing of walls to street closure and hardscape additions.



## Objective:

Encourage the installation of public art throughout Downtown.

## Fort Worth Public Art Master Plan Update

On Oct. 17, 2017, the City Council adopted the Fort Worth Public Art Master Plan Update. Consultants Barbara Goldstein and Associates with Cusick Consulting engaged nearly 2,500 residents in assessing the existing public art program and envisioning the future.

The plan recommends that an iconic artwork be commissioned for Downtown by a nationally or internationally recognized artist for installation at the intersection of Main and 9th streets, in conjunction with the future Convention Center project. To view the Draft Fort Worth Public Art Master Plan Update, visit [www.fwpublicart.org/about](http://www.fwpublicart.org/about).

## Municipal Court Building Public Art Project

Local artist Riley Holloway was selected last fall, based on his preliminary design for the three large lobby windows located above the three bands of doors leading into the lobby. He was inspired by *Star-Telegram* photographs of a peaceful Civil Rights protest that took place in 1965 on the steps of the historic A.D. Marshall Public Safety Building. Holloway seeks to depict unity amid diversity by focusing on two themes: protest as a patriotic instrument of change and singing as a means to evoke hope.

After making a few adjustments to his inspiring design, Holloway will work with skilled artisans to have it translated into glass. This project, funded through the 2014 bond program, is anticipated to be complete in late 2018.



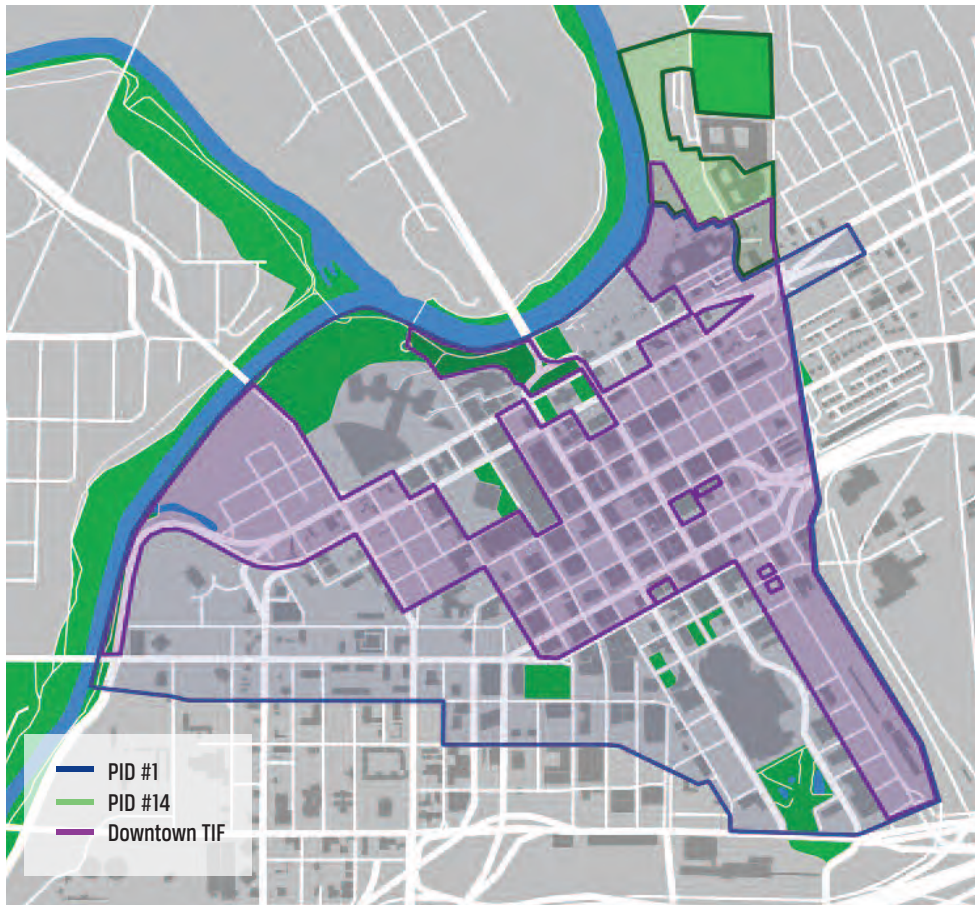
## URBAN DESIGN COMMITTEE

**Raul Pena** – TranSystems, Chair  
**Jerry Bolz** – Worth Commercial Real Estate  
**Henry Borbolla** – Ciera Bank  
**Johnny Campbell** – Sundance Square  
**Nathan Carruth** – Jacobs  
**Jack Clark** – Red Oak Realty  
**Mark Dabney** – BOKA Powell  
**Les Edmunds** – Komatsu Architecture  
**Randy Gideon** – Gideon Holdings  
**Melissa Graham** – 777 Main  
**Gannon Gries** – Bennett Benner Partners  
**Ryan Johnson** – Good Hope Development, LLC  
**Rachel Marker** – Arcturis  
**Nina Petty** – Tarrant County College District  
**Joy Webster** – MorningStar Oil & Gas  
**Jeff Whitacre** – Kimley Horn  
**James Yu** – Pape-Dawson



## PUBLIC IMPROVEMENT DISTRICTS #1 & #14

The Fort Worth Public Improvement District (PID #1), founded and administered by DFWI, offers a comprehensive program of services including maintenance and landscaping, security enhancements, market research, public space management, communications and marketing, transportation solutions and planning.



### PID#1 ADVISORY BOARD

**Melissa Graham, Chair** – 777 Main  
**Larry Auth** – Omni Fort Worth Hotel  
**Rita Aves** – Oil & Gas Building  
**Johnny Campbell** – Sundance Square  
**Gary Cumbie** – The Cumbie Consultancy  
**Ryan Delaney** – Hines Interests, L.P.  
**Jim Finley** – Finley Resources Inc.  
**Dave Fulton** – Hilton Fort Worth  
**Taylor Gandy** – Ron Investments, Ltd.  
**Suzan Greene** – ONCOR Electric Delivery  
**Marie Holliday, DMD** – Flowers to Go in Sundance Square  
**Chris Jeans** – XTO Energy  
**Walter Littlejohn** – The Fort Worth Club  
**Michelle Lynn** – Building Owners & Managers Association  
**Renee Massey** – Red Oak Realty  
**Robbie Tawil** – The Worthington Renaissance Fort Worth Hotel  
**Karen Vaughan** – Starpoint Commercial Properties, LLC  
**Jed Wagenknecht** – Downtown Fort Worth Blackstone Courtyard  
**Joy Webster** – MorningStar Capital  
**John Yeung** – Sheraton Fort Worth Hotel

### PID #14 ADVISORY BOARD

**Tom Struhs, Chair** – Struhs Construction  
**Kent Bogle** – Villa De Leon Resident  
**Amy Byrd** – TownPlace Suites  
**Tim Hayes** – Villa De Leon HOA President

## Maintenance and Landscaping

PID #1 contractors provide approximately 150 man-hours of streetscape maintenance each day. Sidewalks are tended on a daily basis with high-pressure washers and hand sweeping. Light poles and benches are painted, graffiti and stickers are removed, trees are trimmed, tree lights installed, grackles and other migratory birds are relocated, grass is mowed, garbage is removed, recyclables are collected and sent for reuse, and other jobs are performed to keep Downtown's cleanliness and appeal at the highest level.



**PID  
#1**



**1,500,000**

Six-man team power washes 1,500,000 square feet per week

**81 Cubic Feet**

Recyclable material PID crews collect each week

**73 Miles**

Of Downtown streets swept weekly

  
**Grackle**

Abatement program is now used in numerous U.S. cities





## Spring Landscape Planting

PID #1 crews are responsible for the care and maintenance of **13,500 square feet of planters**. **Seventy-five thousand flowering plants** are replaced annually.

## Security Enhancement

PID #1 funds and provides support for a number of security enhancement programs, including the Downtown Fort Worth Police Mounted Patrol Unit, Downtown Security Group and the Citizens Support Group for the Bicycle Patrol. This year the Support Group has funded thousands of dollars in bicycles and gear for the Downtown bicycle unit, including new bike-friendly uniforms for the officers.

DFWI staff member Matt Beard served as the 2017 Chairman of the Fort Worth Police Bike Support Group and participates in the Downtown Security Group.



## Downtown Ambassadors

In response to growing issues of sidewalk behavior and a growing visitor population, DFWI added Downtown Ambassadors to the list of services provided by the Downtown PIDs. The Ambassadors circulate throughout downtown in their vibrant green pickup, on foot, bicycles and on Segways. They assist visitors and

create a friendly and welcoming environment in addition to serving as extra sets of eyes and ears on the street.

The ambassadors also interact with the homeless and panhandling populations. Property owners are consulted when campers are found and outreach is made to the Police and Sheriff's departments when official action is warranted. PID #1 has a contract with DRC Solutions for proactive homeless outreach services and the Ambassadors have been incorporated into that effort.

On Sept. 12, 2017, the Fort Worth City Council unanimously approved a PID #1 assessment rate increase from 10 cents per \$100 of value on taxable downtown properties to 12.5 cents to fund the program. DFWI staff worked with Downtown property owners for nearly a year to develop this new program.

The Downtown Ambassadors are on duty from 7 a.m. to midnight, seven days a week.

## PID #1 Work Plan Committee

A subcommittee of the PID Advisory Board was created to identify Downtown enhancement opportunities for public spaces. The PID Work Plan committee has identified marketing opportunities, landscaping, public art, sidewalk enhancements, lighting and sidewalk opportunities as potential projects to consider.

## General Worth Square and the JFK Tribute

PID #1 provides maintenance and landscaping services for General Worth Square and the JFK Tribute in Fort Worth. Maintenance and repairs to the JFK Tribute are funded through a private endowment established for the tribute at the time of construction.

## FWDNA

Facilitated by DFWI and PID #1, the Fort Worth Downtown Neighborhood Alliance continues to be instrumental in keeping Downtown residents informed and involved with events and initiatives. In 2017, the FWDNA held many events to continually involve Downtown businesses and expose residents to everything the Downtown community has to offer. Event locations included a holiday celebration at Meso Maya, Mayor Betsy Price at the City Club, JD Granger with a Panther Island update at the Petroleum Club, a pool party at the Omni Hotel, and more.

## PID #14

Fort Worth Improvement District #14 was established in June 2009. District contractors provide sidewalk maintenance and supplemental weekly trash pickup and power washing across the 33 acres of PID #14. The PID also provides brackets and banners on the light poles that identify the neighborhood as "Uptown Fort Worth."

**PID  
#14**



**140**  
Hotel Rooms

**279**  
Residential units

**600**  
Linear Feet of new tree  
lights installed - 30 Trees

**274**  
Residential units  
under construction



## MEMBERSHIP

DFWI is a member-driven, nonprofit organization. Member leadership is the core of DFWI's effectiveness and the organization relies on member participation. Membership is an opportunity for Downtown stakeholders, businesses, property owners, retailers, nonprofit organizations and individuals to support and participate in the vitality of Downtown Fort Worth.

If you are not already a member, we invite you to join today. Contact Becky Fetty for more information: [beckyf@dfwi.org](mailto:beckyf@dfwi.org).

**Annual Meeting** – On March 23, 2017, over 450 leading business, government and industry professionals attended DFWI's 35th Annual Meeting featuring Joe Minicozzi of Urban 3. The meeting included a performance by the Van Cliburn International Piano Competition Finalist Fei Fei Dong of China. "DFW: Discover Downtown Fort Worth," a new Downtown promotional video, was premiered, and Rick Baumeister took his new post as Chair of the Board.



*Joe Minicozzi of Urban 3*

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Michael Appleman \*  
Cantey Hanger LLP

Matthew Avila \*  
Thos. S. Byrne, Ltd.

David Ayres \*  
TIER REIT

Tyler Baker \*  
Hines

Paul Ballard \*  
Trinity Metro

Edward P. Bass \*  
Fine Line Diversified Development

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Keystone Group, L.P.

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CliftonLarsonAllen

Michael Bennett \*  
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Jetta Operating Company, Inc.

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Fort Worth Star-Telegram

Johnny Campbell \*  
Sundance Square

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Red Oak Realty

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SP Plus Corporation

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Republic Title of Fort Worth

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Chase

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Finley Resources Inc.

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Hilton Fort Worth

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BBVA Compass

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Omni Fort Worth Hotel

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XTO Energy Inc.

Sherry Key \*  
Wells Fargo

Mark Linenberger \*  
LINBECK

Walter Littlejohn \*  
The Fort Worth Club

Patrick McFarlin, P.E. \*  
JACOBS

Pati Meadows \*  
Kelly Hart & Hallman LLP

Charles Milliken \*  
Decker Jones, P.C.

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Hub International Rigg

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Bank of America

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Tarrant County College District

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Capital One Bank

Robert W. Semple \*  
Bank of Texas

Gloria Starling \*  
The Capital Grille Fort Worth

Robbie Tawil \*  
The Worthington Renaissance  
Fort Worth Hotel

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StarPoint Commercial Properties, LLC

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Regent Services

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Sheraton Fort Worth Hotel

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Atmos Energy

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The Burnett Companies

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Frost Bank

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Hillwood Properties

\* DFWI and DFWII Board of Directors



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Briggs Freeman

Claire Brunner  
Enilon

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First United Methodist Church

Tim Carter  
Southside Bank

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Harris, Finley & Bogle, P.C.

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KPMG LLP

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Ron Investments, Ltd

Noelle Garsek  
Winstead PC

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Albon Head  
Jackson Walker LLP

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*DFWI wishes its longtime Executive Assistant, Carole Robinson, a happy retirement. Carole joined DFWI in 2004 and retired in 2017.*



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Del Frisco's Double  
Eagle Steakhouse

Carol Klocek  
The Center for Transforming Lives

Seth Koschak  
Stream Realty Partners

Bill Lawrence  
Lawrence & Associates

Mary-Margaret Lemons  
Fort Worth Housing Solutions

Paul Lindenberger  
Platinum Parking

Don Marable  
Edward Jones Investments

Elizabeth McCoy  
Williams Trew

Charles McGrath  
Nolan Catholic High School

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Moncrief Investments

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City Club of Fort Worth

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The Scenic at River East

Leslie Oliver  
The Fort Worth Public  
Library Foundation

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Dunaway Associates, L.P.

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UTA Fort Worth

Bryan Wagner  
Wagner Oil Company

Rebecca Walden  
First American Payment Systems

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Kimley-Horn and Associates, Inc.

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Fort Worth Westview  
Condominiums C/O BPMI

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Fort Worth Texas Real Estate

James Yu  
Pape-Dawson Engineers, Inc.

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The Cumbie Consultancy

Allan Howeth \*  
Cantey Hanger, LLP

John V. Roach \*  
Roach Enterprises

Terrence J. Ryan \*  
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Greg Upp \*  
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Fort Worth Sister Cities International

Marie Holliday, DMD \*  
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Michelle Lynn \*  
Building Owners &  
Managers Association

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Southeast Fort Worth, Inc.

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Bill Thornton \*  
Fort Worth Chamber of Commerce

Monica Vasquez \*  
Fort Worth Hispanic  
Chamber of Commerce

Donna Young \*  
Fort Worth Downtown  
Neighborhood Alliance

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President

Matt Beard  
Director of Public  
Improvements

Nicole Browne  
Marketing & Special Projects  
Manager

Cleshia Butler  
Administrative Assistant

Jay Downie  
Event Producer

Brandi Ervin  
Controller

Becky Fetty  
Director of Marketing  
& Membership

Melissa Konur  
Director of Planning

Arrie Mitchell  
Director of Research

Barbara Sprabary  
Executive Assistant/  
Office Manager

PLUS 22 Downtown  
Ambassadors  
and Clean Team

## FINANCIALS 2017

### Downtown Fort Worth, Inc. - 501(c)(6)

#### Revenues:

DFWI Administration	\$ 801,557
TIF Administration	127,231
TIF Board	2,042,833
PID #1	2,223,995
PID #14	53,143
Total	\$ 5,248,759

#### Expenses:

DFWI Administration	\$ 756,163
TIF Administration	127,231
TIF Board Obligations	2,042,833
PID#1	2,223,995
PID#14	53,143
Total	\$ 5,203,365

Net Income **\$ 45,394**

### Downtown Fort Worth Initiatives, Inc. - 501(c)(3)

#### Revenues:

Festivals & Events	\$ 2,213,900
Downtown Parks/Public Art	227,746
Sante Fe Freight House	287,735
Housing	4,857
Net Investments	142,407
Total	\$ 2,876,645

#### Expenses:

Festivals & Events	\$ 2,353,784
Downtown Parks	541,341
Sante Fe Freight House	277,897
Housing	9,223
Total	\$ 3,182,245

Net Loss **\$ (305,600)\***

## REVENUES



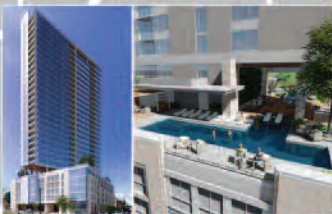
DFWI Administration	15.3%
TIF Administration	2.4%
TIF Board Obligations	38.9%
PID #1	42.4%
PID #4	1%



Festivals & Events	77%
Downtown Parks	8%
Santa Fe Freight House	10%
Investments	5%
Housing	10%

\*Offsetting revenues for net loss recognized in previous years. When these are taken into account, DFWI programs ended the year with a positive \$187,989.

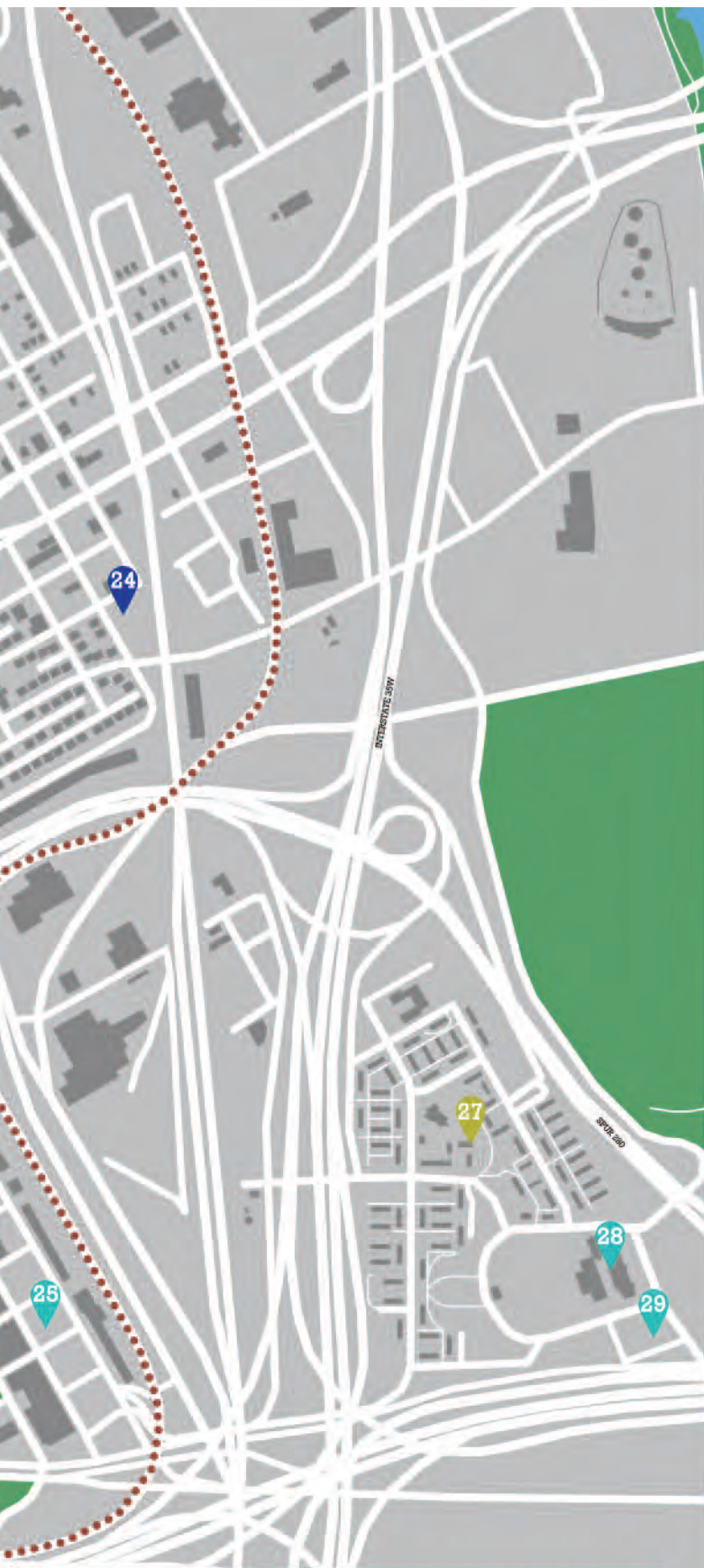








## DOWNTOWN FORT WORTH CURRENT & PLANNED PROJECTS



- |                         |                                 |
|-------------------------|---------------------------------|
| RESIDENTIAL             | TRANSPORTATION/<br>PUBLIC REALM |
| MASTER<br>REDEVELOPMENT | HOTEL                           |
| PARK RESTORATION        | ACADEMIC<br>INSTITUTIONS        |
| COMMERCIAL              | MEDICAL                         |

Map date © 2018 DFWI

- |  |                                       |
|--|---------------------------------------|
| 1. THE KELLEY<br>353 Units                     | 16. HILTON GARDEN INN<br>162 Rooms    |
| 2. ROCKLYN APARTMENTS<br>274 Units             | 17. AC HOTEL by MARRIOTT<br>246 Rooms |
| 3. HAMPTON APARTMENTS<br>350 Units             |                                       |
| 4. PANTHER ISLAND<br>Urban Waterfront District |                                       |



- |   |  |
|---|--|
| 5. HERITAGE PARK PLAZA<br>Restoration/Master Plan | 20. BANK OF AMERICA<br>New Ground Floor Retail |
| 6. THE WORTH<br>30 Story Condo Tower              |  |
| 7. BROADSTONE 5th & SUMMIT<br>345 Units           |  |
| 8. 7th & SUMMIT<br>200 Units                      |  |
| 9. TRINITY TERRACE<br>79 Units - Senior Housing   |  |
| 10. FROST TOWER FW<br>278,000 sf Office           |  |



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| 11. BURNETT LOFTS<br>254 Units           | 21. METROPLEX MEDICAL<br>Medical Facility        |
| 12. HEMPHILL/LAMAR<br>Vehicle/Ped Tunnel | 22. TARRANT COUNTY GARAGE<br>TBD                 |
| 13. TEXRail<br>27 Mile Commuter Rail     | 23. 1st to 3rd STREET<br>Pedestrian Improvements |
| 14. 901 COMMERCE<br>~290 Units           | 24. 311 NICHOLS<br>56 Units                      |
|  | 25. TEXAS A&M LAW<br>Future Expansion            |
|  | 26. ALEXAN SUMMIT<br>380 Units                   |
|  | 27. BUTLER PLACE<br>Master Redevelopment         |
|  | 28. I.M. TERRELL ACADEMY<br>STEM School          |
|  | 29. I.M. TERRELL ACADEMY<br>VPA School           |



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| 15. HILTON ANNEX<br>140 Units | 30. QUIKTRIP<br>7,000 sf Convenience Store                                   |
|                               | 31. CONVENTION CENTER<br>Arena Demo/CC Expansion<br>Commerce St. Realignment |



The mission of Downtown Fort Worth, Inc., is to be the catalyst for transforming Downtown into a vibrant place to live, visit, enjoy and conduct business through aggressive leadership of programs, projects and partnerships.



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