



Downtown  
Fort Worth, Inc.

*annual report*

2018





Cover Image: Loop in Burnett Park, by Joseph Haubert

Special thanks to Rachel Delira, Joseph Haubert, Brian Luenser, Trinity Metro and DFWI partners for their photography.



2018 was another outstanding year in Downtown Fort Worth. New residential apartments opened on the west and north sides, and construction crews began new developments on Samuels Avenue and to the east of Downtown. In total, 1,078 apartment units were added to Downtown and 2,018 are currently planned or under construction. Adding to the appeal of Downtown as a residential option, Fort Worth ISD's new flagship STEM and VPA academies opened at I.M. Terrell. This school opening is a major accomplishment of our Plan 2023 efforts.

Frost Tower, Downtown's newest office high-rise, opened to great fanfare and solid first-year occupancies. WeWork announced two new locations in Sundance Square and Freese and Nichols, Inc., announced their 2020 return to Downtown in Burnett Plaza. DFWI launched its digital office marketing campaign, which, as of December 31, had been seen more than 1 million times by select recipients. This public-private campaign is spreading the word out that Downtown Fort Worth is open for business and is competitive with other North Texas office headquarters options.

As expected, eager local and national buyers quickly acquired XTO's trophy properties. It was not a surprise to see the hospitality industry's interest in these buildings, and announcements that the two largest would be converted to hotels were welcome news. Aloft opened this year and construction of the Marriot Autograph neared completion within the Sinclair building. Equipment rolled onto the AC Marriot site and construction began in early 2019.

While all of this happened, the City of Fort Worth launched its comprehensive economic development plan and immediately began implementing recommendations, including an incentive policy that helps make Fort Worth more competitive. Streams and Valleys completed their ambitious plan for the river, a visionary blueprint for improving public access and use of Fort Worth's most exciting, but underutilized, natural asset. These two planning efforts follow the recent completion of the Chamber of Commerce and Visit Fort Worth plans. These plans are coordinated and benefit from significant cross-organizational participation.

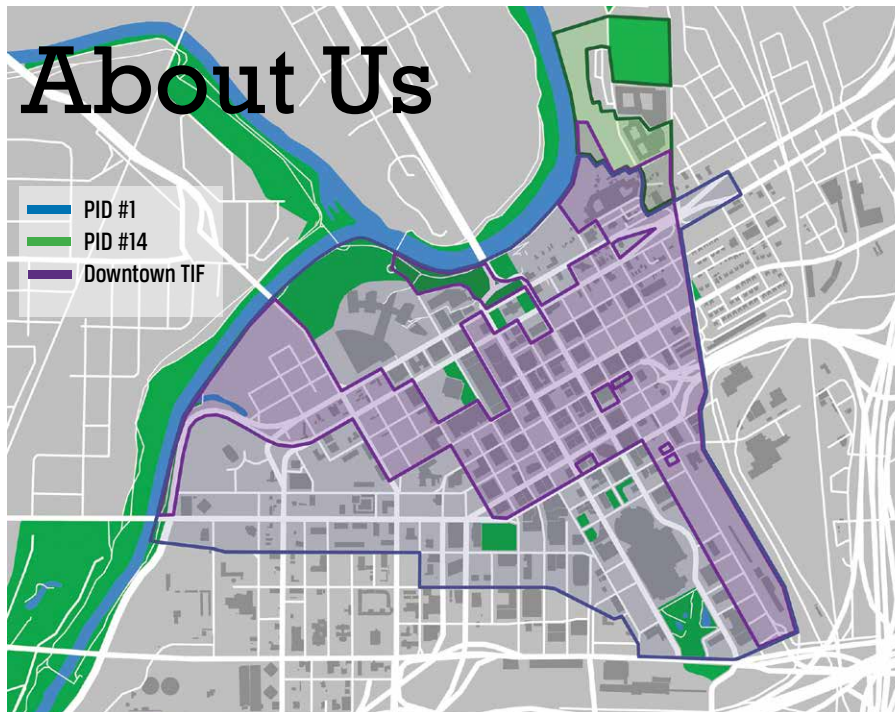
All of this progress required commitment, participation, investment and persistence. The fruits of those labors resulted in skyline changes and a shared community vision of our future. Downtown Fort Worth, Inc., is committed to the future...and you are invited to help us achieve it by becoming a member.

We hope this annual report helps you understand Downtown Fort Worth better. If there is anything we can do to help you, please let us know.

Sincerely,

A stylized, handwritten signature in black ink, likely belonging to Rick Baumeister.

Rick Baumeister, Chairman  
Downtown Fort Worth, Inc.



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 **GM Financial 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.

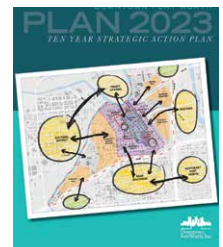


### DFWI and DFWII Operations Areas

- Public Improvement District #1 (PID #1)
- Public Improvement District #14 (PID #14)
- Tax Increment Finance District #3 (TIF #3)
- Downtown Strategic Action Plan
- Transportation and Planning
- Downtown Advocacy and Promotion
- Downtown Design Review
- MAIN ST. Fort Worth Arts Festival
- GM Financial Parade of Lights
- New 172 Hillside Apartments
- Downtown Neighborhood Alliance
- Downtown Park Management/Improvements
- JFK Tribute in Fort Worth

### 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, PIDs #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.

### SIX MAJOR FOCUS AREAS:

**1** Business Development

**2** Education

**3** Housing

**4** Retail, Arts and Entertainment

**5** Transportation

**6** Urban Design, Open Space and Public Art



# Business Development

**Plan 2023 Vision**  
Downtown Fort Worth will grow as a premier business location by providing a robust economic, intellectual and cultural environment through the supporting infrastructure necessary to retain current and recruit future employers.

## 2018 OFFICE MARKET HIGHLIGHTS



**\$30.22**

Class A office space average rent per square foot in 2018



**\$22.38**

Class B office space average rent per square foot in 2018



**88.7%**

The office market occupancy rate in 2018



**259,000**

square feet of owner-occupied and multi-tenant office buildings completed construction in 2018

## 2018 Relocation Announcements:

AG Resources  
Amegy Bank  
Black Mountain Sand  
CIG  
Common Grounds  
D&M Leasing  
Freese and Nichols  
Frost Bank  
Guaranty Bank & Trust  
Pinnacle Bank  
Texas Specialty Sands  
UMB Bank  
WeWork



### Frost Tower

Anthracite Realty Partners' Frost Tower Fort Worth completed construction in April 2018. This multitenant commercial skyscraper designed by Bennett Benner Partners and built by Balfour Beatty Construction was the first skyscraper built in the core of Downtown in more than 20 years.

## OBJECTIVE:

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

The City of Fort Worth and Chamber of Commerce developed new economic development plans, policies and incentives to drive the advancement of business and emerging business growth. Some of these incentives specifically focus on Downtown. Incentives are directed toward new-to-market companies and targeted industry clusters. Incentive information can be found by visiting [dfwi.org/business/incentives](http://dfwi.org/business/incentives).

### Downtown Commercial Marketing Campaign

The Downtown Public Improvement District and Downtown high-rise office-building owners launched a digital marketing campaign designed to increase national awareness of Downtown Fort Worth as a corporate headquarters location. The campaign is directed to out-of-market business leaders in cities that have recently exported companies to North Texas. The campaign features Fort Worth's business-friendly environment and highlights reasons for relocating here. Top attributes include Downtown's workforce, access to DFW airport, office options and vibrant, walkable Downtown.

*The ad campaign is funded by Sundance Square, Red Oak Realty, TIER REIT, 777 Main and Anthracite Realty Partners.*



## STRATEGY:

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

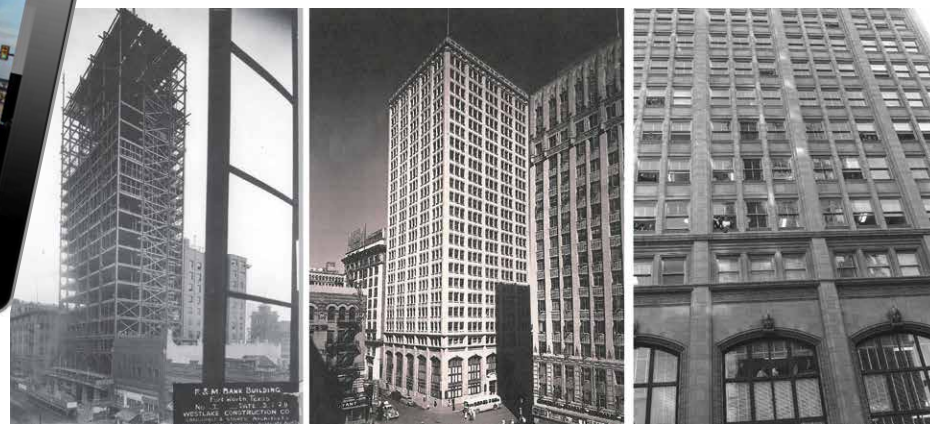
**Sinclair Building** - The Sinclair Building is currently undergoing significant renovation from a Class B office tower to a four-star, 160-room Marriott Autograph Hotel. The Downtown TIF Board approved a \$5 million Chapter 380 Agreement to help address extraordinary historic preservation and rehabilitation work. In addition to the hotel, the space will include meeting facilities, office space, a restaurant, rooftop bar and a data center.

**714 Main** - The TIF Board approved an Economic Development Program Agreement for redevelopment of 714 Main Street into a 232-room Kimpton Hotel. The developer committed to minimum \$56M investment with TIF funds not to exceed \$650,000 for public improvements. The hotel will include ballroom and meeting space, a full service restaurant and a rooftop bar.

## XTO Properties

The relocation of XTO and its workers made available five rare and well-located properties in Downtown. All five properties were quickly sold and have new futures in sight.

- Sundance Square purchased the Petroleum Building along with the 12-story garage located on the 600 block of Houston Street.
- Trinity Metro purchased the Montgomery Ward/Tindall Storage Building on Grove Street to be the future site of their new headquarters.
- The Bennie G. Kniffen Building at 210 E. 7th sold to Finley Interests and will be used as office space.
- Hotel renovation plans for the 20-story W.T. Waggoner Building at 810 Houston Street are underway with an announcement of a flag coming in 2019.
- City Council approved an economic development agreement for the development of a full-service, boutique Kimpton Hotel at the 24-story 714 Main Street building.



714 MAIN





## 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.*

The hospitality industry surged in Downtown last year as new hotels – some ground-up and some adaptive reuse of existing structures – opened or began taking shape. Five new hotels are adding 949 rooms to the Downtown inventory, an increase of 31.1%.

# 949

**Rooms added to the Downtown inventory, an increase of 31.1%, in five new hotels.**



Aloft

### Aloft

Aloft opened on floors 8-13 of the 19-story One City Place. The contemporary hotel includes 180 rooms, a pool, dedicated elevators and a ground floor lobby fronting 3rd Street. The retail frontage along 3rd Street features a contemporary casual dining room and the W XYZ bar.



Marriott Autograph Hotel

### Marriott Autograph Hotel

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 164 rooms in the 16-story building. Notably, this hotel will feature first-of-its-kind ethernet-powered technologies.

### AC Hotel

Construction began in early 2019 on the 16-story, 246-room AC Marriott hotel adjacent to the historic Kress Building on Main Street. Ground-floor retail space, a rooftop patio and an outdoor pool are planned as part of the project.



AC Hotel

### 714 Main – Kimpton Hotel

The new owners of 714 Main (formerly owned by XTO) will convert the office building to a four-star boutique Kimpton Hotel. Plans for the space include 232 rooms, 10,000 square feet of meeting space, ground-floor retail space and a rooftop bar.



714 Main

### AVID Hotel

Plans for an Avid hotel were making their way through the design process at time of publication. The 107-room Avid hotel in the Uptown Fort Worth neighborhood will feature a 24-hour coffee bar, breakfast on the go and a 24-hour market.



Avid Hotel



I.M. Terrell Academy

## OBJECTIVE:

*Provide the educational systems that encourage a healthy business environment.*

### FWISD STEM & VPA

Fort Worth ISD's flagship Science Technology Engineering and Math (STEM) and Visual Performing Arts (VPA) campus opened in August 2018. The I.M. Terrell Academy for STEM & VPA is a Gold Seal High School of Choice, which has increased the availability of education options in Downtown. (More on page 10)

### TCC Trinity River Campus - TABS

In December 2016, the Amon G. Carter Foundation awarded a \$95,000 grant to Tarrant County College Foundation to establish the Senior Capstone Program of the Texas Academy of Biomedical Sciences (TABS) - a partnership between the Fort Worth ISD, UNTHSC, and TCC Trinity River Campus. The program provides the opportunity for senior TABS students to examine and research issues within the community related to science and technology so they may design and implement a solution (Capstone Project) to a specific challenge/issue. After six months of planning, procuring equipment and preparing TABS teachers, the Senior Capstone Program became operational during the 2017-2018 academic year. In May 2018, the first class of Senior Capstone Program students graduated with a high school diploma and many with an Associate of Science degree.

## OBJECTIVE:

*Increase transportation connectivity for healthcare/cultural/tourism opportunities that support the business environment and future job growth.*

### Trinity Metro DASH



Trinity Metro is working with stakeholders in both the Cultural District and Downtown Fort Worth to route a circulator service to better connect both areas. The proposed circulator, The Dash, would feature all-electric buses and be complimentary to riders, similar to the Molly the Trolley Downtown circulator. Service would primarily be along 7th Street to the Fort Worth Central Station (formerly Fort Worth Intermodal Transportation Center), making UNTHSC, Cultural District offerings, museums, and dining and entertainment options in both districts easily accessible.

## PROGRESS MADE, MORE NEEDED

The City of Fort Worth's Historic and Cultural Landmarks Commission (HCLC) has determined that the Texas and Pacific Warehouse can be reasonably rehabilitated. The City took steps to ensure the owner made minimum improvements that would stabilize the building. New temporary window coverings were installed, roof repairs were made, basement water issues and a host of other issues that threatened the building were addressed.

The city will continue to seek enforcement of minimum building standards in an effort to save this important historic structure until redevelopment occurs.





# Education

**Plan 2023 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.



**\$1.2 million**

In college scholarships awarded to Young Women's Leadership Academy in 2018



**100%**

Acceptance rate into four-year institutions by Young Women's Leadership Academy



**Top 100**

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





I.M. Terrell Academy

## STRATEGY:

Encourage a new Fort Worth Independent School District (Fort Worth ISD) STEM school to be established in Downtown with open enrollment based on merit and focused on skills development for aerospace, engineering, geology, bioscience and IT industry clusters existing in Fort Worth and those to be recruited in the near term.

## STEM AND VPA SCHOOL

In August 2018 the Fort Worth ISD welcomed their first class to the new campus at I.M. Terrell. This new facility is home to Fort Worth ISD's flagship Science Technology Engineering and Math (STEM) and Visual & Performing Arts (VPA) high school.

The 2018 school year started with a 9th grade class only. An additional grade will be added each year and the school will have 800 students at full capacity.



Bobby Ahdieh

## 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

The Texas A&M School of Law welcomed new dean, Bobby Ahdieh, and celebrated its five-year anniversary in Downtown Fort Worth in 2018. Ahdieh plans to focus

on maintaining the school's momentum by recruiting top faculty and students. U.S. News and World Report ranked Texas A&M School of Law No. 92 in 2017 and the school climbed the rankings to No. 80 out of 100 in 2018. Texas A&M School of Law continues to work 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.

## PUBLIC IMPROVEMENT DISTRICT #14 SUPPORTS NASH ELEMENTARY

In 2018 the PID #14 Advisory Board, made up of property owners and representatives within the district, approved reserve funds to beautify the Samuels Avenue landscape at Charles Nash Elementary. Upgrades to the existing landscape include a new front lawn, seasonal color plantings, smart irrigation system and potted floral arrangements to accentuate the classic 1927 building façade and beautify Samuels Avenue.



## YOUNG WOMEN'S LEADERSHIP ACADEMY

In 2018, the City of Fort Worth resolved traffic and circulation issues at YWLA. Four YWLA educators received Fort Worth ISD's Academic Chair for Teaching Excellence award, which recognizes outstanding classroom teachers.



Sixteen total Fort Worth ISD teachers received the honor; each teacher received \$5,000 to pursue further education and training and to share their knowledge and expertise with colleagues.

YWLA Robotic Team, Dork Side, advanced to state and world competition.



# Housing

## 2018 RESIDENTIAL HIGHLIGHTS



**\$1,831**

Average apartment rent in Downtown with an average price per square foot of \$1.85



**96.7%**

Average occupancy rate in 2018



**\$275,000**

The median price for Downtown condominiums and townhomes sold in 2018, a 6.6% increase over 2017



**\$268**

Average sales price per square foot in 2018, a 10.2% increase over 2017

## Plan 2023 Vision

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, high-quality design, and a variety of price points including workforce-affordable housing and quality owner-occupied and rental housing, we will add to the diverse mix of residents in Downtown and increase the tax base.

## 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.*



### Burnett Lofts

Catalyst Urban Development's first phase of the Lancaster District continued its design and planning in 2018. The mixed-use development will include 330 residential units, green space, and restaurant and retail space. The project was in the permitting process at time of publication.



### Alexan Summit

Located at the former All Children's Home site on Summit Avenue, Trammell Crow Residential completed Alexan Summit. The 373-unit project features studio, one- and two-bedroom floor plans, a pet grooming station, an electric car charging station, and overlooks the Trinity River, Downtown and adjacent Harrold Park.



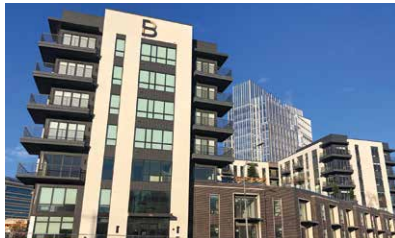
### The Kelley

Embry Partners, Ltd., completed The Kelley, a 343-unit apartment community on Samuels Avenue. The 10-acre site includes the historic Garvey House, which was restored and now serves as amenity space for the apartments. The project includes an infinity-edge swimming pool, fitness center with spin studio, bicycle repair station and dog parks.



### 311 Nichols

The industrial-themed, three-story, 55-unit residential development located at 311 Nichols Avenue began construction in early 2018. The development features live-work spaces with attached garages.



### Broadstone 5th and Summit

Leasing has begun on Alliance Residential's Broadstone 5th and Summit project. The 345-unit project, adjacent to the Pier 1 building, includes contemporary studio, one-, two- and three-bedroom apartments.



### Rocklyn Apartments

Carlton Residential Properties broke ground on the 274-unit Rocklyn Apartments in 2018. The Samuels Avenue development will be completed in late 2019.



### 901 Commerce

Southern Land Company has announced a 283-unit, for-rent 26-story residential tower at the corner of 9th and Commerce streets. The project, which is in the planning phase at time of publication, will include ground-floor retail and restaurant space. Southern Land purchased the property in 2017.

### The Worth

Zamco Properties LLC has been taking deposits on their announced 30-story luxury residential condominium building at Henderson and Bluff streets. Amenities in the 138-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.*

### Butler Housing

Fort Worth Housing Solutions (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. This site will be made available for sale.

### Hillside

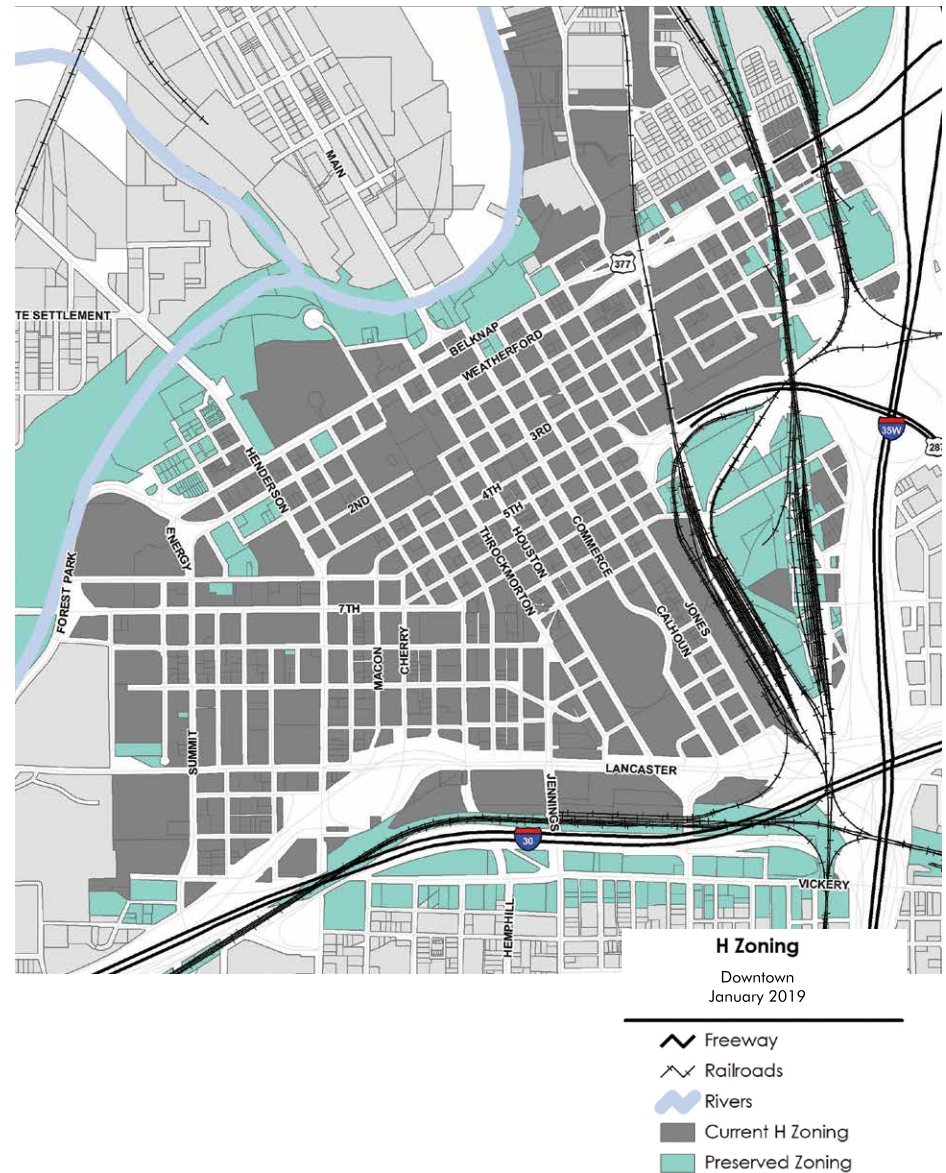
New 172 Hillside Partners LLC is an FWHS/DFWII joint venture that was created to acquire and operate Hillside Apartments. New 172 Hillside Partners LLC owns the apartments throughout the remaining 20 years of Hillside's affordability period. After that, DFWII has a favorable option to purchase the project from the partnership.

## STRATEGY:

*Work with property owners to develop strategies for key sites and explore underperforming land uses close to the core; develop strategies for reuse/repositioning.*

### H Zoning

DFWI supported the City of Fort Worth by facilitating a community discussion regarding a city-initiated rezoning of the H-eligible area (Central Business District). DFWI hosted a number of community and stakeholder meetings to review this proposal. This effort helped meet goals as stated in the City's Comprehensive Plan, the Downtown Strategic Action Plan, and the city's Economic Development Strategic Plan. The rezoning will ease the development process, increase the density of Downtown and create an environment where zoning is consistent with the City's Comprehensive Plan. The zoning changes were approved in January 2019.





# Retail, Arts and Entertainment



**\$59.8  
Million**

Mixed beverage sales in 2018



**96.8%**

Retail occupancy in Downtown remained high in 2018.



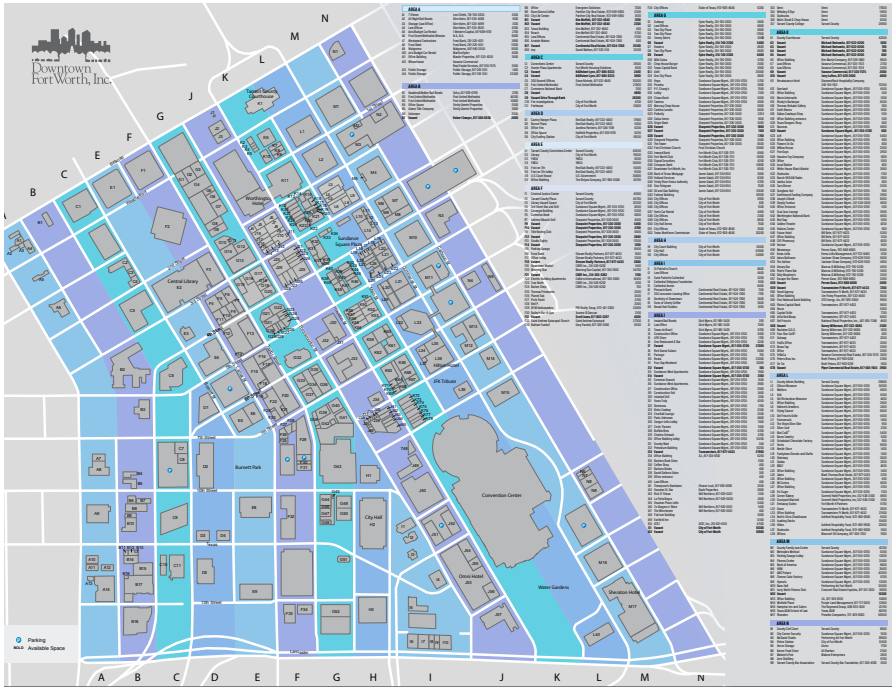
**\$22.86**

Average retail rent per square foot

## Plan 2023 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.





DFWI created a new ground-floor use map that makes finding vacant retail space much easier. The map is available at [dfwi.org/about/publications](http://dfwi.org/about/publications) or by calling the DFWI office.

## OBJECTIVE:

Support retail development; expand current ground-floor retail activity in underutilized buildings in and immediately surrounding the Downtown core. Develop a merchandising plan and strategy for Downtown.

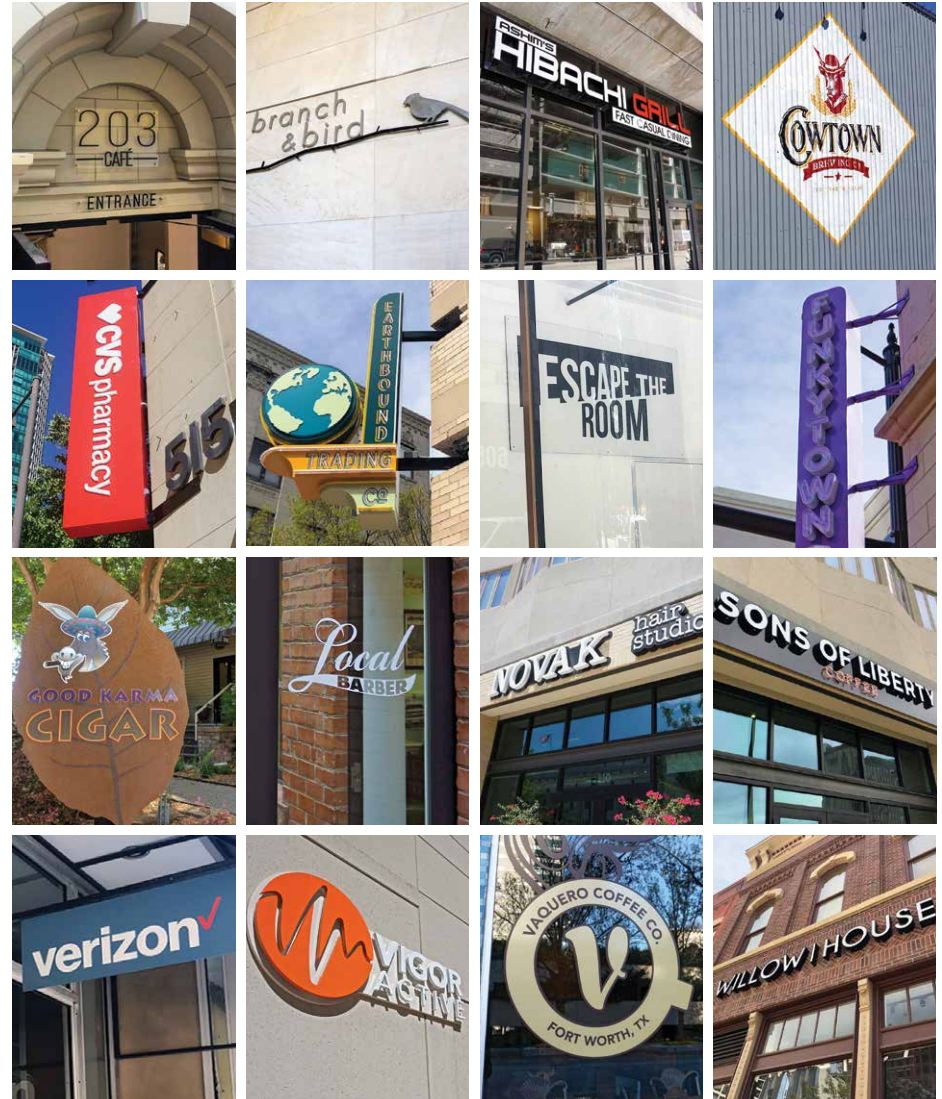
## ICSC RECon



DFWI partners with Sundance Square, Fort Worth Chamber of Commerce and the City of Fort Worth to promote Downtown Fort Worth as a shopping destination to retailers 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.

**35,000+**  
Retail professionals attend ICSC

## New Additions to Downtown



## 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 "IT" factor that brings people into Downtown.

### 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.

**680K**

unique page views  
DFWI.org in 2018

**103,600**  
2.3% increase



**36,800**  
21.9% increase

**42,900**  
14.1% increase



**300K+**  
Instagram  
Story Reach

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 Local Look

DFWI introduced the "Local Look" blog series as a part of the "DO Downtown" Campaign. The blog tells the behind-the-scenes stories of local businesses, their owners and employees. Short, fast-paced videos posted to DFWI's social media pages and e-newsletters direct users to dfwi.org to read the blog. Blogs featuring Lindsay Ross, owner of Schokolad Chocolate Factory and Houston Street Toy Company; Tony Formby, owner of Acre Distilling Company; and Kelsey Milbourn, an actor in Circle Theatre's production of "Our Town" can be viewed by visiting dfwi.org/blog.



### Marketing Committee

**Dione Kennedy**, Chair  
Performing Arts Fort Worth  
**Brittany Brookens**  
Fort Worth Chamber of Commerce  
**Nick Calk** Ardent Creative  
**Melissa Chrisman** Trinity Metro  
**Tracy Gilmour** Sundance Square  
**Michelle Gutt** City of Fort Worth  
**Monique Purdon** Downtown Resident  
**Tony Prenger** Pinnacle Bank  
**Rebecca Walden** First American  
Payment Systems  
**Katie Wharry**  
Fort Worth Sister Cities International  
**Mitch Whitten** Visit Fort Worth  
**Jason Wise** Performing Arts Fort Worth  
**Donna Young** - Fort Worth Downtown  
Neighborhood Alliance

## Loop in Burnett Park

Loop, a larger-than-life cross between a music box, a zoetrope and a railway handcar, attracted thousands of visitors to Burnett Park and Downtown Fort Worth from September 28 - October 28, 2018. The family-friendly illuminated musical installation consisted of 12 giant zoetropes - an optical toy invented in the 19th century that predates the animated film - that show images in rapid succession, creating the illusion of motion. The Burnett Foundation and TIER REIT funded the interactive exhibit. Fort Worth was the first city south of Washington, DC, to host the exhibit. Loop was featured in print publications including 360 West, Fort Worth Texas Magazine, Dallas Morning News and Fort Worth Business Press, and made the front page of the Star-Telegram. Loop was featured on air on Fox 4 News, KTVT CBS 11 News, WFAA- ABC Good Morning Texas, KRLD and WBAP, and took social media by storm for the month of October 2018, reaching over 800,000 fans and followers. Downtown Fort Worth Initiatives, Inc., produced Loop in Burnett Park.



## Burnett Park

Through a grant from The Burnett Foundation and a contract with the City of Fort Worth, DFWI provides the administration, management, maintenance and landscaping for Burnett Park.

In 2018, Burnett Park, with funding support from Burnett Plaza, held several events and initiatives that encouraged Downtown residents, building tenants and workers to enjoy the beautiful outdoor space.



### Events included:

- Loop in Burnett Park
- Coffee and lattes by Lattes on Location
- Pastries by Black Rooster
- Summer series of musicians
- Bootcamp and Yoga by Downtown YMCA
- Pumpkin Patch





## Sixth Annual Main Table

DFWI planned the 6th Annual Main Table dinner presented by Autobahn Fort Worth for Sunday, September 23, 2018. The dinner for nearly 500 was to be held on beautiful Main Street to highlight five of Downtown's premier steakhouses – Grace, Reata Restaurant, Del Frisco's Double Eagle Steak House, Ruth's Chris Steak House and The Capital Grille. New for the 6th annual event, Jon Bonnell and Waters Restaurant in Sundance Square planned to serve hors d'oeuvres in General Worth Square at the onset of the event. The weather did not cooperate with our committee's plans and forced our sold-out crowd into the participating restaurants per our "Plan B." All six restaurants made last-minute modifications to their spaces to accommodate their guests! Waters Restaurant delivered 100 appetizer plates to each restaurant. DFWI board member and The Capital Grille Managing Partner, Gloria Starling, chaired the event.

### PRESENTING SPONSOR

**Autobahn**  
FORT WORTH

### MAIN TABLE PREMIER CHEF SPONSORS:

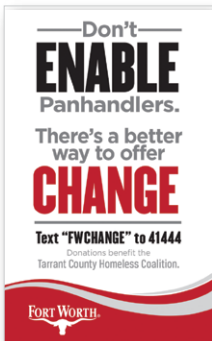
Burnett  Plaza

 **Flowers to Go**  
IN SUNDANCE SQUARE



GM FINANCIAL

 **Mary Margaret Davis**  
REAL ESTATE TEAM



## Offer CHANGE

Community partners collaborated with the City of Fort Worth to create a panhandling awareness campaign. The new program, which benefits the Tarrant County Homeless Coalition, is about educating people who give money to panhandlers. The campaign explains the negative, unintended consequences of well-meaning generosity, and encourages people to donate where funds can be used for homeless housing-related services.



## MAIN ST. Fort Worth Arts Festival

The city's love of fine art and music was showcased at the 33rd MAIN ST. Fort Worth Arts Festival, April 19–22. Over 200 juried artists, including over 60 local and Texas artists, presented a remarkable collection of original art throughout Downtown. Over 80 national, regional and local bands brought an eclectic and multicultural blend of rock, blues and pop to Downtown on the UT Arlington Stage and the Sundance Square Stage. The Young People's Art Fair presented by Tarrant County College provided an opportunity for young artists ages 7–17 to sell their work and MAIN ST. Creates! presented by Wells Fargo gave youngsters a chance to release their inner creativity.

## GM Financial Parade of Lights

A beautiful and chilly evening set the stage for the 36th edition of the GM Financial Parade of Lights Celebrating 100 Years of Cook Children's on November 18. New presenting sponsor GM Financial featured GM vehicles and a new Facebook Live production of the full parade, and Cook Children's culminated their centennial celebration by handing out over 20,000 blue lights, supported by Linbeck. Four Cook Children's patients were celebrated as Grand Marshals. One hundred and eight entries were featured with the Parade theme, "Through the Eyes of a Child." Twelve thousand reserved seats were purchased, with thousands more people lining the 1.5-mile parade route. A new staging area improved traffic flow throughout the Downtown area.



## Festivals and Events Advisory Committee

**Nina Petty** – Tarrant County College District, Chair  
**Becky Renfro Borbolla** – Renfro Foods, Inc.  
**David Campbell** – Huitt-Zollars  
**Jared Fuller** – Ranch Radio  
**Marilyn Gilbert** – Fort Worth Chamber of Commerce  
**Tracy Gilmour** – Sundance Square  
**Tyler Grant** – Trinity Metro  
**Suzanne Groves** – Tarrant County College District  
**Glen W. Hahn** – Innovative Developers, Inc.  
**Grant Harris** – Cook Children's Health Foundation  
**Bruce Mangual** – Hilton Fort Worth  
**Rachel Marker** – ARCTURIS  
**Kaye Miller** – Pier 1 Imports  
**Carolann Morris** – Pinnacle Bank  
**Martin Noto** – First Financial Bank  
**Gustavo Peña** – BBVA Compass  
**Gloria Starling** – The Capital Grille  
**Mitch Whitten** – Visit Fort Worth

# Transportation

## Plan 2023 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.



### 27-mile

Commuter rail connecting Downtown Fort Worth to DFW International Airport began January 9, 2019



### 11,000

Passengers rode TEXRail on opening weekend



### 226,000

Miles pedaled by 13,000 FWBS users in 2018



### \$750,000

Pedestrian improvements connecting 1st Street to 3rd Street, funded by BNSF





TEXRail

## OBJECTIVE:

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

### TEXRail

On Dec. 31, 2018, Trinity Metro hosted its first riders on TEXRail at its inaugural "Golden Ticket" event. Service on the new 27-mile commuter rail connects Downtown Fort Worth to DFW International Airport began Jan. 9, 2019. During opening weekend, more than 11,000 passengers rode TEXRail. The commuter line is projected to serve approximately 8,000 daily riders from nine stations by the end of 2019.

## OBJECTIVE:

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

### City Transit Study

Work is currently underway to update and expand on Trinity Metro's Transit Master Plan completed in 2015, Transit Moves Fort Worth. The City is working with Nelson/Nygaard Consulting Associates to establish a vision for transit and transportation investments.



Hemphill/Lamar

### Hemphill/Lamar Connector

Construction on the Hemphill/Lamar connector is on schedule for completion in March 2020. The project will include new vehicular, pedestrian and bike connections between Downtown and the Near Southside. The project will also include green walls and public art entitled "Flight" by nationally renowned artist Dan Corson.

The City of Fort Worth has engaged Dunaway to explore a two-way connection from the Hemphill/Lamar connector at Lancaster to Third Street to continue north bound traffic flow into the core of Downtown.

### Bike Plan and Bike Share

The PID continues to support Fort Worth Bike Sharing (FWBS) through an annual 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. Eighteen 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 2018, over 13,000 users of the FWBS system took 43,000 trips totaling over 226,000 miles. Downtown stations

**43,000**

Trips by users of the FWBS system

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 half of stations for bike checkouts. Just over 14,000 bikes were checked out of Downtown stations in 2018.

### Active Transportation Plan

DFWI staff has participated in public meetings for the City of Fort Worth's 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 Trinity Metro's Transit Master Plan. It is anticipated that the plan will be adopted in spring 2019.

### TPW Monthly Coordination Meetings

DFWI staff and members of the Transportation Committee meet monthly with City of Fort Worth Transportation and Public Works staff to ensure active and strategic coordination of planned improvements and maintenance in Downtown.

## I-35

In July 2018, the North Tarrant Express (NTE) 35W project opened, two months ahead of schedule. The \$1.6 billion project rebuilt existing free lanes and added four new toll lanes between Downtown and North Tarrant Parkway. The project added two new managed-lane access ramps in and out of Downtown Fort Worth at Belknap Street and Weatherford Street in January 2019.

## 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.*

## Dockless Bikes and Scooters

DFWI took an aggressive stance on the dockless bike and electric scooter proposals for Downtown. DFWI recommends that the City consider only managed and docked systems and has raised concerns about safety, enforcement and the precedent of allowing businesses with unmanaged inventory to operate on public sidewalks.

## 1st - 3rd Street Pedestrian Improvements

In early 2018, DFWI completed construction of pedestrian improvements connecting 1st Street to 2nd Street and improving the pedestrian experience along 3rd Street by widening sidewalks, enhancing streetscape elements and improving crossings. The \$750,000 project was funded by BNSF to help mitigate the closure of 1st Street. DFWI is currently exploring the potential for a mural under the railroad bridge.



East Bank Extension

## Mistletoe Heights Pedestrian Bridge and East Bank Extension

The Tarrant Regional Water District has begun work on the trail connection to Rotary Park and the Phyllis Tilley Bridge. This improvement will help complete the connection from the residential neighborhoods in the south to Downtown along the river and complete a 2.5-mile loop. The City completed the Mistletoe Heights pedestrian bridge last year. The total project cost is \$3.7 million. It is expected to be completed in the summer of 2019.

## Bus Loading Zones

DFWI staff worked with City of Fort Worth staff to ensure that downtown stakeholders and hoteliers understood the policy affecting proposed on-street bus loading zones. City staff was asked to create an ordinance to address the needs of tour operators and other high-capacity passenger vehicles in areas with high-demand traffic conditions. As a result, 12 bus loading zones have been created to provide a safer environment for pedestrians, bus customers and drivers, and to minimize congestion.





## OBJECTIVE:

*Improve wayfinding.*

### Educational Wayfinding

Inspired by County Commissioner Roy Brooks, DFWI worked with the City of Fort Worth and added supplementary signage to our wayfinding program to direct residents and visitors to Downtown institutions of higher learning.

### Consistent Signage

DFWI staff continue to work with the City of Fort Worth and advocate for consistent signage with the hope that this will reduce the number of drivers who travel the wrong way down one-way streets. This year, Transportation and Public Works staff completed signage at four key intersections that have been problematic along Belknap. As funding allows, intersections will be addressed following the newly created Downtown Standards.

## OBJECTIVE:

*Downtown Access and Circulation Study Implementation.*

### Downtown Area Circulation Study

As part of Plan 2023, DFWI engaged Kimley Horn to investigate a list of specific intersection and roadway improvements that could be addressed in the future. DFWI has been advocating for the further study of two-way Taylor and Lamar Streets to allow more access into the core of downtown via the Hemphill/Lamar improvements. The City of Fort Worth has engaged Dunaway to study the issue.

## OBJECTIVE:

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

### Free Public Parking

In 2018 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.

Free and pay public parking options can be found at [www.fortworthparking.com](http://www.fortworthparking.com).

The city of Fort Worth has made great progress in making mobile-pay options available throughout Downtown. To date more than 2,650 spaces are available in the central business district with mobile pay options.



## Transportation Committee

Roxanne Pillar, Chair - Huitt-Zollars, Inc.  
 Scott Arnold - Kimley-Horn and Associates, Inc.  
 Larry Auth - Omni Fort Worth Hotel  
 David Ayres - TIER REIT  
 Mike Brennan - Near Southside, Inc.  
 Kristen Camareno - Fort Worth Bike Sharing, Inc.  
 Shanna Cate - Trinity River Vision Authority  
 Melissa Chrisman - Trinity Metro  
 Peter Elliott - City of Fort Worth Parking Management  
 Sal Espino - Trinity Metro  
 Maribel Gallardo - Fort Worth Chamber of Commerce  
 Wayne Gensler - Trinity Metro  
 JD Granger - Trinity River Vision Authority  
 Brian Jahn - City of Fort Worth  
 JoAnne Kamman - City of Fort Worth  
 Barry Lohr - Sundance Square  
 Brad Lonberger - Place Strategies, Inc.  
 Lisa McMillan - Tarrant County  
 James Montgomery - Hilton Fort Worth

Rebecca Montgomery - Fort Worth Chamber of Commerce  
 Ryan Oliver - Visit Fort Worth  
 Brinton Payne - Fort Worth Chamber of Commerce  
 Stacey Pierce - Streams and Valleys, Inc.  
 Lauren Prieur - City of Fort Worth  
 Tom Reynolds - Reynolds Cattle Company  
 Julia Ryan - City of Fort Worth  
 Russell Schaffner - Tarrant County  
 Robbie Tawil - The Worthington Renaissance Fort Worth Hotel  
 Dwayne Tidwell - Bass Hall  
 Jed Wagenknecht - Courtyard Fort Worth Downtown/Blackstone  
 Patricia Ward - Tarrant County Community Development & Housing  
 Detra Whitmore - Trinity Metro  
 Mitch Whitten - Visit Fort Worth  
 Jeremy Williams - City of Fort Worth  
 John Yeung - Sheraton Fort Worth Hotel and Spa



# Urban Design, Open Space and Public Art

## **The public realm of Downtown should:**

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.

## **Plan 2023 Vision**

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.



## 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 2018, 240 DDRB cases came before the committee; 228 of the cases were approved administratively.

The DFWI Design Review Committee provides recommendations to cases that require DDRB approval.

### Construction Standards and Guidelines

In order to maintain Downtown as a safe and inviting place where businesses continue to thrive even during construction, DFWI, in partnership with the City of Fort Worth, is leading an effort to create standards to better manage and administer construction projects as they affect pedestrian and auto traffic. This tool could be used in other areas experiencing a high level of growth and pedestrian activity. DFWI hired Pape-Dawson to help provide guidance to DFWI and City staff in drafting the Downtown construction standards and guidelines.

### DFW WalkUP Wake-Up Call Study

DFWI provided funding for the Fort Worth/Dallas WalkUP Wake-Up Call study led by Christopher Leinberger of George Washington University School of Business. The analysis looked at development patterns in the Metroplex and studied neighborhoods including Downtown Fort Worth. The results indicate that there is an extremely high demand for walkable urban neighborhoods and that both public and private return on investment in these areas is significantly higher than in auto-dominated areas. The full study can be found at [dfwi.org/about/publications](http://dfwi.org/about/publications).

## OBJECTIVE:

*Increase the prominence and usefulness of Downtown open spaces and parks and create new park and green space opportunities.*



AC Hotel Rendering



### T&P Terminal and Pedestrian Connectivity

Lancaster TIF #8 Board approved \$1.75 million for public improvements of the city easement between Lancaster Avenue and the T&P Terminal. Funding for improvements to the tunnel connecting the terminal to the TRE parking and transit-oriented redevelopment site on Vickery were also approved. These improvements will make a strong and more formal connection between Downtown, transit options and the Near Southside.

### Trinity River Strategic Master Plan

In November 2018, Streams and Valleys unveiled Confluence, The Trinity River Strategic Master Plan. DFWI staff participated in the planning process. This ambitious and visionary 10-year master plan for the river includes major projects throughout the City, but also includes projects that impact Downtown, such as Forest Park Boulevard and Heritage Park Plaza.

### Heritage Park 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 master plan for Heritage Park Plaza and surrounding area. The city's 2014 Bond Package provides \$1.5 million for construction of the plaza, and the Downtown Tax Increment Financing District (TIF) allocated up to \$1 million for construction. In 2018, DFWI and the City finished its review of the Master Plan elements and incorporated street crossing and Paddock Park improvements as needed linkages and usable public space enhancements. Project planning will continue to advance in 2019.



Heritage Park Plaza concept

### Streetscape Elements

The City of Fort Worth and the Lancaster TIF approved funding for landscaping enhancements including trees and native plants to complement the Avenue of Lights along the Lancaster medians. The City will work to implement the concept plan with stakeholder input to ensure high-quality design and execution.

## OBJECTIVE:

*Encourage the installation of public art throughout Downtown.*

### Public Safety/Municipal Courts Building

Artist Riley Holloway's design for a glass triptych on the large glass windows above the double doors leading into the lobby reflects themes of social justice and equality of Fort Worth's diverse citizenry. Franz Mayer of Munich will begin fabrication of the work in March and it will be unveiled in Fall 2019.

### Iconic Artworks

The *Fort Worth Public Art Master Plan Update*, adopted by City Council in October 2017, recommends 4 locations for destination-quality artworks by nationally and internationally-recognized artists, referred to as "Iconic Artworks". While the first – a projection mapping project for Pioneer Tower in the Cultural District – is underway, the Fort Worth Art Commission is planning for the terminus of Main Street at 9th Street to be commissioned in association with the redesign of the north end of the Convention Center. Downtown stakeholders will soon be invited to participate in the planning process.

### DFWI Design Review Committee

**Raul Peña, III** – TranSystems, Chair  
**Jerry Bolz** – Worth Commercial Real Estate  
**Henry Borbolla** – Ciera Bank  
**Christopher Brim** – Jacobs  
**Johnny Campbell** – Sundance Square  
**Nathan Carruth** – Jacobs  
**Jack Clark** – Red Oak Realty  
**Mark Dabney** – BokaPowell  
**Les Edmonds** – Komatsu Architecture  
**Gannon Gries** – Bennett Benner Partners  
**Randy Gideon** – Gideon Holdings  
**Rachel Marker** – Arcturis  
**Nina Petty** – Tarrant County College District  
**Jeff Taylor** – Dunaway Associates  
**Joy Webster** – MorningStar Oil & Gas  
**Jeff Whitacre** – Kimley Horne  
**James Yu** – Pape Dawson

# Public Improvement Districts

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

## 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 with vigor, grass is mowed, garbage is removed, recyclables are collected and other jobs are performed to keep Downtown's cleanliness and appeal at the highest level. Fort Worth's grackle abatement program is used in numerous U.S. cities and our streetscape crew is a fast response team, addressing issues that arise in busy downtown.



## Seasonal Landscape Planting

PID #1 crews are responsible for the care and maintenance of approximately 13,500 square feet of planters. Over 75,000 flowering plants are replaced annually.

### MAINTENANCE AND LANDSCAPE

**1.5M**

Square feet of sidewalks power washed per week

**73** Miles

of Downtown streets swept weekly

**81** Cubic feet

Recyclable material collected by PID crews, from trash/recycle cans

**27**

Dump trucks of recyclable goods collected 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 Fort Worth Police Bike Support Group. This year the Support Group privately funded \$21,000 in bicycles and gear, and a \$5,000 bike trailer for the Downtown bicycle unit. PID funds were not used for these acquisitions.

DFWI staff member Matt Beard serves as the 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 resident, office and visitor population in need of assistance, DFWI added Downtown Ambassadors to the list of services provided by the Downtown PID. The Ambassadors circulate throughout Downtown in their vibrant green pickup, on foot, on 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. The PID has a contract with DRC for proactive homeless outreach services and the Ambassadors have been incorporated into that effort.



### DOWNTOWN AMBASSADORS

**40,432**

Hospitality assists by Downtown Ambassadors

**439**

Motorist assists

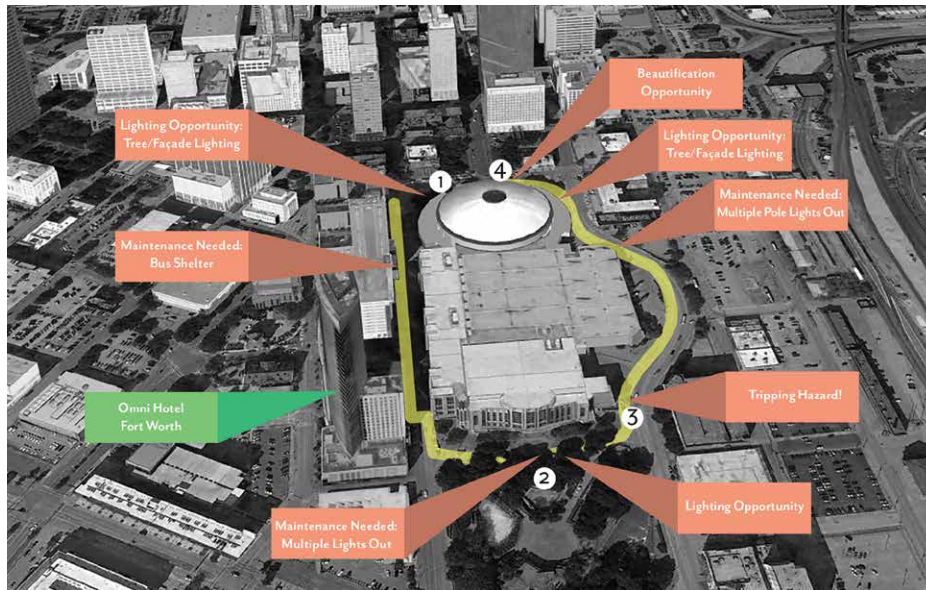
**599**

Safety escorts

**2,481**

Homeless outreach contacts





## PID #1 Work Plan Committee

A subcommittee of the PID Advisory Board was created to identify Downtown enhancement opportunities for public spaces and the pedestrian environment. The PID Work Plan committee has identified signage opportunities, landscaping, public art, sidewalk enhancements and lighting improvements to be addressed.



## 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 market their special events in Downtown.

## PID #1 Advisory Board

**Larry Auth** – Omni Fort Worth Hotel, Chair  
**Rita Aves** – Oil & Gas Building  
**Johnny Campbell** – Sundance Square  
**Gary Cumbie** – The Cumbie Consultancy  
**Jim Finley** – Finley Resources Inc.  
**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** – Nine Oak Investments  
**Jed Wagenknecht** – Courtyard Fort Worth Downtown/Blackstone  
**Joy Webster** – MorningStar Capital  
**John Yeung** – Sheraton Fort Worth Hotel

## FWDNA

Facilitated by DFWI and PID #1, the Fort Worth Downtown Neighborhood Alliance (FWDNA) continues to be instrumental in keeping Downtown residents informed and involved through various events and initiatives. In 2018, the FWDNA held many events to continually support Downtown businesses and expose residents to everything the Downtown community has to offer. Events included an evening with Mayor Betsy Price at City Club, Trinity Metro Update with Bob Baulsir at T&P Tavern, a tour and tasting at Acre Distillery, and more.



## 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 by DFWI for the Tribute at the time of construction.

## PID #14

Fort Worth Public Improvement District #14 was established in June 2009. District contractors provide sidewalk maintenance, supplemental weekly trash pickup, power washing and Ambassador service 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 Advisory Board

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

**140**

Hotel rooms, in eight city blocks

**279**

Residential units

**274**

Resident units under construction

# Membership

DFWI is a member-driven, not-for-profit 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, non-profit 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).*

## Membership Meetings

Annual Meeting – On April 4, 2018, over 480 leading business, government and industry professionals attended DFWI's 36th Annual Meeting featuring Brad Segal of Progressive Urban Management at the Omni Fort Worth Hotel. The meeting included a performance by the Jubilee Theatre cast.



## Sustaining Members

Michael Appleman \*  
Cantey Hanger LLP

Larry Auth \*  
Omni Fort Worth Hotel

John Avila \*  
Byrne Construction Services

David Ayres \*  
TIER REIT

Paul Ballard \*  
Trinity Metro

Edward P. Bass \*  
Fine Line Diversified Development

Robert M. Bass \*  
Keystone Group, L.P.

Richard T. Baumeister, Jr. \*  
CLA

Michael Bennett \*  
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Jetta Operating Company, Inc.

Brandon Bledsoe \*  
Amegy Bank of Texas

Christopher Brim \*  
JACOBS

Ken Broom \*  
Hilton Fort Worth

Eddie Broussard \*  
Texas Capital Bank

Kimberly Burke \*  
Skanska USA

Johnny Campbell \*  
Sundance Square

Richard Casarez \*  
ONCOR Electric Delivery

Jack Clark \*  
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Todd Collinsworth \*  
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Jack Huff \*  
Transwestern

Chris Jeans \*  
XTO Energy Inc.

Whit Kelly \*  
777 Main

Sherry Key \*  
Wells Fargo

Ronny Korb \*  
Pinnacle Bank

Mark Linenberger \*  
LINBECK

Walter Littlejohn \*  
The Fort Worth Club

Pati Meadows \*  
Kelly Hart & Hallman LLP

Charles Milliken \*  
Decker Jones, PC

Robert Molloy \*  
Southwest Bank

Ryan Mote \*  
Fort Worth Star-Telegram

Michael R. Pavell \*  
Bank of America

Nina Petty \*  
Tarrant County College District

Charles Reynolds \*  
HUB International

Jon M. Ruff \*  
Spire Realty Group, LP

Robert W. Semple \*  
Bank of Texas

Gloria Starling \*  
The Capital Grille Fort Worth

Robbie Tawil \*  
The Worthington  
Renaissance Fort Worth Hotel

Karen Vaughan \*  
Nine Oak Investments

Bryan Walsh \*  
Regent Services

John Yeung \*  
Sheraton Fort Worth Hotel and Spa

## Affiliate Members

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Amegy Bank of Texas

Travis Gallatin  
Amegy Bank of Texas

Erika Hill  
TIER REIT

Sarah Jackson  
Amegy Bank of Texas

Grant Jordan  
LINBECK

Scott Lemmon  
TIER REIT

Benjamin Robertson  
Byrne Construction Services

Monica Simpson  
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Texas A&M University  
School of Law

Rusty Anderson \*  
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Huitt-Zollars, Inc.

Steve Dillon \*  
Balfour Beatty  
Construction, LLC

Michael Garner \*  
UMB Bank

Michael Kersey \*  
The Whiting-Turner  
Contracting Company

Brian Lynch \*  
Ben E. Keith Company

Jim Manskey \*  
TBG Partners

Rachel Marker \*  
Arcturus

Monty Mohon \*  
UNTHSC

Martin Noto \*  
First Financial Bank, N.A.

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Harris, Finley & Bogle, P.C.

Neils Agather  
The Burnett Companies

Stewart Alcorn \*  
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K & L Enterprises, Inc.

Stuart Balcom  
Balcom Agency

Mike Berry  
Hillwood Properties

Robbie Briggs \*  
Briggs Freeman

Tim K. Bruster  
First United Methodist Church

Mark Drennan  
Southside Bank

Brad Forsberg  
KPMG LLP

Taylor Gandy  
Ron Investments, Ltd

Noelle Garsek  
Winstead PC

*\*DFWI and DFWII Board Members*





*DFWI Board of Directors*

Robert L. Ginsburg  
McDonald Sanders, PC

Eric Goodwin  
Yates Construction

Albon Head \*  
Jackson Walker, L.L.P.

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J.C. Pace, Ltd.

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Performing Arts Fort Worth, Inc.

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Jerry Thompson  
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Steve Till  
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John Valance  
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Jed Wagenknecht \*  
Downtown Fort Worth  
Blackstone Courtyard

Allen Wallach  
PAVLOV Advertising, LLC

Joy Webster \*  
MorningStar Capital

Darwin Winfield  
Atmos Energy

### **Associate Members**

Neils Agather  
The Burnett Foundation

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Dale Carnegie

Nafees Alam  
Wild Salsa

Brad Barnes  
Southwestern Exposition  
& Livestock Show

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Westwood Contractors, Inc.

Victor J. Boschini, Jr.  
Texas Christian University

Gemma Brady  
Del Frisco's Double Eagle  
Steadkhouse

Misti Callicott  
Reata Restaurant

Rhett Caraway  
Fort Worth Window Cleaning

Wayne Carson  
ACH Child and Family Services

Monty Clegg  
ESPN Lockheed Martin  
Armed Forces Bowl

Linda Cox  
Hillside Apartments

Mark Dabney  
BOKA Powell

Mary Margaret Davis \*  
Mary Margaret Davis  
Real Estate Team

John C. Downie  
Downie Productions, Inc.

Jeffrey Edwards  
Energy Control Systems

J. A. Garrison, CPA  
J.A. Garrison & Co., CPA's

Randall Gideon  
Gideon Holdings

David & Melissa Goodroe  
Designs for Living

J.D. Granger  
Trinity River Vision Authority

Craig Gutow  
Benbrooke Realty  
Investment Company

Craig Hale  
HFA

Craig Harbuck  
Higginbotham & Associates, Inc.

Alexis Harris  
Northwestern Mutual

Barney B. Holland, Jr.  
Barney Holland Oil Company

Marie Holliday, DMD  
Flowers to Go in  
Sundance Square

Christie Howard  
Jubilee Theatre

Paul Huang  
Richland Real Estate

E. Randall Hudson III  
Javelina Partners

John Humphrey  
Cockrell Enovation

Kerry Hunsaker  
Fort Worth Opera

Roland Johnson  
Pecan Place Townhomes  
Ft. Worth, Inc.

Adam Jones  
Grace and Little Red Wasp  
Eagle Steakhouse

Carol Klocek  
The Center for Transforming Lives

Bill Lawrence  
Lawrence & Associates

Mary-Margaret Lemons  
Fort Worth Housing Solutions

Paul Lindenberger  
Platinum Parking

Tim Long  
Circle Theatre

Don Marable\*  
Edward Jones Investments

Victor F. & Susan K. Medina  
Community Supporters

Elizabeth McCoy  
Williams Trew

Charles McGrath  
Nolan Catholic High School

Mike Moncrief  
Moncrief Investments

Peggie Muir  
City Club of Fort Worth

Steve Murrin, Jr.  
River Ranch at the Stockyards

Will Northern  
Northern Realty Group, LLC

Kimberly Nowell  
The Scenic at River East



*DFWI Board Chair, Rick Baumeister and DFWI Staff at International Downtown Association Conference, October 2018*

The Fort Worth Public  
Library Foundation

Jim Parr  
JWP Partners LLC

Gladys Pinkerton  
Pinkerton Design

Scott Polikov  
Gateway Planning Group, Inc.

Becky Renfro Borbolla \*  
Renfro Foods, Inc.

Chris Rodgers  
St. Paul Lutheran Church

Lee O. Rogers  
The Rogers Group: Advertising

Robert C. Sanger  
EECU

Tony Shuman  
YMCA of Metropolitan  
Fort Worth

April Smith  
Hampton Inn & Suites  
Fort Worth Downtown

Brent Sparks  
HKS, Inc.

Tom L. Struhs  
Struhs Construction

Jeffrey Taylor, P.E.  
Dunaway Associates, L.P.

Frank Testa  
The Stell Companies

Caroline Thomas  
Origin Bank

Scott Thomas  
Trinity Terrace

Megan Topham  
UTA Fort Worth

Bryan Wagner  
Wagner Oil Company

Rebecca Walden  
First American Payment Systems

Jeff Whitacre  
Kimley-Horn and Associates, Inc.

Heather Williamson  
Fort Worth Westview  
Condominiums C/O BPMI

Tim D. Young  
Fort Worth Texas Real Estate

### **Directors Emeritus**

L.O. "Buzz" Brightbill, III \*  
Southwest Bank

Gary W. Cumbie \*  
The Cumbie Consultancy

Taylor Gandy\*  
Ron Investments, Ltd

Allan Howeth \*  
Cantey Hanger, LLP

John V. Roach \*  
Roach Enterprises

Terrence J. Ryan \*  
Southwest Bank

Greg Upp \*  
Community Volunteer

### **Ex-Officio**

Mike Brennan \*  
Near Southside, Inc.

Mae Ferguson \*  
Fort Worth Sister Cities  
International

Marie Holliday, DMD \*  
Metropolitan Black  
Chamber of Commerce

Robert L. Jameson \*  
Visit Fort Worth

Michelle Lynn \*  
Building Owners &  
Managers Association

Stacy Marshall \*  
Southeast Fort Worth, Inc.

Bill Thornton \*  
Fort Worth Chamber  
of Commerce

Monica Vasquez \*  
Fort Worth Hispanic  
Chamber of Commerce

Donna Young \*  
Fort Worth Downtown  
Neighborhood Alliance

### **DFWI Staff**

Andrew Taft  
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

Diana Hahn  
Production Assistant

Melissa Konur  
Director of Planning

Arrie Mitchell  
Director of Research

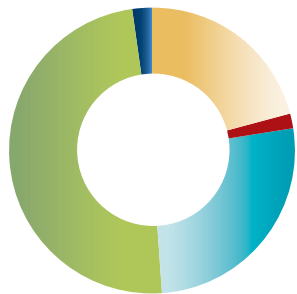
Barbara Sprabary  
Executive Assistant/Office Manager

**PLUS 22 Downtown  
Ambassadors  
and Clean Team**



# FINANCIALS 2018

## REVENUES



DFWI Administration	20.1%
TIF Administration	1.9%
TIF Board Obligations	26.5%
PID #1	49.4%
PID #14	2.1%



Festivals & Events	87.9%
Downtown Parks	8.8%
Santa Fe Freight House	0%
Investments	3.3%

### DOWNTOWN FORT WORTH, INC. - 501(c)(6)

#### Revenues:

DFWI Administration	\$1,170,707
TIF Administration	107,737
TIF Board	1,540,435
PID #1	2,876,523
PID #14	121,796
<b>Total</b>	<b>\$ 5,817,198</b>

#### Expenses:

DFWI Administration	\$ 1,149,570
TIF Administration	107,737
TIF Board	1,540,435
PID #1	2,876,523
PID #14	121,796
<b>Total</b>	<b>\$ 5,796,061</b>
<b>Net Income</b>	<b>\$21,137</b>

### DOWNTOWN FORT WORTH INITIATIVES, INC. - 501(c)(3)

#### Revenues:

Festivals & Events	\$ 2,703,716
Downtown Parks/Public Art	270,523
Sante Fe Freight House	—
Housing	332
Net Investments	100,263
<b>Total</b>	<b>\$ 3,074,834</b>

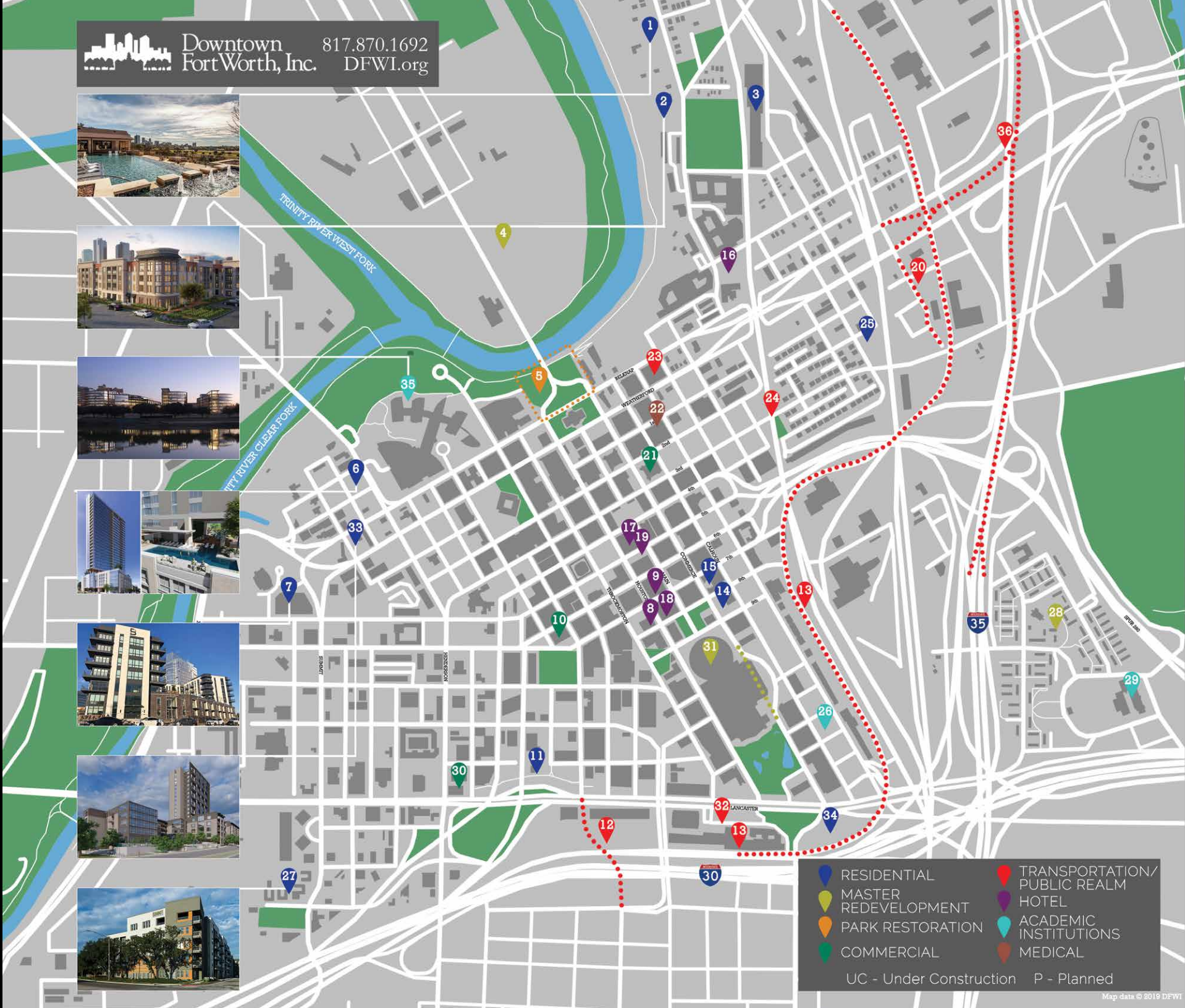
#### Expenses:

Festivals & Events	\$ 2,302,417
Downtown Parks	377,440
Sante Fe Freight House	—
Housing	5,290
<b>Total</b>	<b>\$ 2,685,147</b>
<b>Net Income</b>	<b>\$ 389,687</b>



Downtown  
Fort Worth, Inc.

817.870.1692  
DFWI.org



- RESIDENTIAL
  - MASTER REDEVELOPMENT
  - PARK RESTORATION
  - COMMERCIAL
  - TRANSPORTATION/PUBLIC REALM
  - HOTEL
  - ACADEMIC INSTITUTIONS
  - MEDICAL
- UC - Under Construction P - Planned



# DOWNTOWN FORT WORTH

RECENT, PLANNED and UNDER CONSTRUCTION

1. THE KELLEY  
353 Units
2. ROCKLYN APARTMENTS  
274 Units UC
3. HAMPTON APARTMENTS  
350 Units P
4. PANTHER ISLAND UC  
Urban Waterfront District



5. HERITAGE PARK PLAZA  
Restoration/Master Plan
6. THE WORTH  
30 Story Condo Tower P
7. BROADSTONE 5th & SUMMIT  
345 Units
8. WAGGONER BUILDING  
Hotel P
9. KIMPTON HOTEL  
232 Rooms P
10. FIRST ON 7th UC  
Retail/Office Renovations
11. BURNETT LOFTS  
330 Units P



12. HEMPHILL/LAMAR  
Vehicle/Ped Tunnel UC
13. TEXRail  
27 Mile Commuter Rail
14. 901 COMMERCE  
~290 Units P



15. HILTON ANNEX  
140 Units UC
16. AVID HOTEL  
106 Rooms P
17. THE SINCLAIR HOTEL  
164 Rooms UC
18. RESIDENCE INN  
120 Rooms P

19. AC HOTEL by MARRIOTT  
246 Rooms UC



20. LIVE OAK STREET UC  
Roadway Improvements
21. BANK OF AMERICA  
New Ground Floor Retail
22. METROPLEX MEDICAL  
Medical Facility UC
23. TARRANT COUNTY  
PARKING GARAGE P
24. 3rd STREET UNDERPASS  
Mural Project P
25. 311 NICHOLS  
55 Units UC



26. TEXAS A&M LAW  
Future Expansion P
27. ALEXAN SUMMIT  
380 Units
28. BUTLER PLACE  
Redevelopment P
29. I.M. TERRELL ACADEMY  
for STEM/VPA



30. QUIKTRIP P  
7,000 sf Convenience Store
31. CONVENTION CENTER  
Arena Demo/CC Expansion  
Commerce St. Realignment P
32. T&P STATION P  
Pedestrian Improvements
33. 1000 WEATHERFORD  
310 Units P
34. KENT LOFTS  
225 Units P
35. TEXAS ACADEMY of  
BIOMED SCIENCES (FWISD)
36. TEXPRESS I-35W/  
MANAGED EXPRESS LANES

## 37TH ANNUAL MEETING SPONSORS

### PLATINUM SPONSORS



## FINE LINE DIVERSIFIED DEVELOPMENT





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