



# IN VIEW > DOWNTOWN FORT WORTH | DEC 2020

In View is the quarterly newsletter of the Fort Worth Public Improvement District #1 and #14 (PID).  
PID is a service of Downtown Fort Worth, Inc. (DFWI)

## CITY OF FORT WORTH PLANS TO PURCHASE PROPERTY FOR FUTURE CITY HALL

The City of Fort Worth plans to purchase 100 Energy Way, formerly the Pier 1 headquarters located on the west edge of Downtown, to be used as the future City Hall. The City is conducting its due diligence on the building prior to purchasing the 'Class A' office space, which is on track to be completed by the end of the year. The final transaction is expected to be completed by February 2021.



Photo: Brian Luenser

The new City Hall location presents unique opportunities as the City of Fort Worth has grown exponentially since the 1971 construction of the current facility. The prospective property would provide much needed additional square footage, as well as more efficient city services for residents by consolidating municipal services into one location. The initial plan was to build a new City Hall adjacent to the existing location; however, the purchase of this property proves to be a more strategic opportunity as it will ultimately result in cost-savings for taxpayers through an accelerated timeline, a much lower acquisition cost, reduction of long-term operating expenses and elimination of annual payments for leased facilities.

Cost estimates for the construction of a new municipal complex were greater than \$200 million, while the purchase price for the new property will result in substantial cost savings in the tens of millions. The purchase of the new property would move up the timeline for a new City Hall to come online in 2022, several years earlier than construction of a new facility.

In this plan, the current City Hall at 200 Texas St. will be repurposed and remain a municipal building.

## NEW DOWNTOWN DEVELOPMENTS

### NEW APARTMENTS PROPOSED

A new proposed apartment development east of PID #1 on 4th Street is another excellent sign that the appeal of living in Fort Worth's center city continues to grow.

Located adjacent to Top Golf, Stonehawk Capital's proposed development would add about 300 units to the Downtown area inventory on a piece of land that has been vacant for years. This will add more residents (workers and consumers) to the near-Downtown market, fill a missing pedestrian link between Downtown and our neighborhoods to the east and to the river trails. As with any development there are hurdles to jump, but Stonehawk's proposal is yet another sign that, even during a pandemic, center city Fort Worth continues to be a promising place to invest.



### PARADOX CHURCH

Paradox Church will break ground in early 2021 for their new building at 900 Belknap St. The development will be approximately 27,000 sq ft., featuring seating for 800, seven classrooms, staff offices, and parking on the north side of the lot.



## KIMPTON HARPER HOTEL SLATED TO OPEN SPRING 2021

The former XTO Energy headquarters at 714 Main St. is being renovated to become the 232-room, four-star Kimpton Harper Hotel by Development Services Group. Managed by Davidson Hotels & Resorts, the new hotel will feature a penthouse bar and lounge, 10,000 square feet of meeting and event space, and a rooftop observation deck with a 360-degree view of Fort Worth. Projected opening for the Kimpton Harper Hotel is May 2021.

## FOLLOW US ON SOCIAL MEDIA



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110k followers



Twitter.com/DTFortWorth  
43k followers



Instagram.com/DowntownFortWorth  
58k followers

#DowntownFortWorth

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*PID #1 and PID #14 are managed  
by Downtown Fort Worth, Inc.*

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## GM FINANCIAL PARADE OF LIGHTS KICKS OFF HOLIDAY SEASON WITH VIRTUAL BROADCAST

The 2020 GM Financial Parade of Lights Broadcast premiered on Sunday, November 22! The re-imagined virtual parade featured musical artists, highlights of hometown heroes, a dirty car artist, and of course - the parade's beautiful floats! This year's Grand Marshals were the owners and executive chefs of four Downtown restaurants: The Capital Grille, GRACE, Reata, and Waters. They were celebrated for their extraordinary efforts during these challenging times. The broadcast is now available to view on the Parade of Lights' Facebook page, Downtown Fort Worth's YouTube channel, and will air again on TXA-21 on December 24 at 7 PM.



## NATIONAL FINALS RODEO COMES TO FORT WORTH

Fort Worth hosted thousands for the National Finals Rodeo December 3-12. Downtown hotels filled with visitors for the rodeo events held at Arlington's Globe Life Field and the Cowboy Christmas holiday shopping experience inside the Fort Worth Convention Center.

Visit Fort Worth, the City, and DFWI coordinated with restaurants and shops on best practices and programming activations were produced in General Worth Square. Special attention was given to hosting visitors in Downtown safely.

## NOW OPEN IN DOWNTOWN

**AC Hotel:** The new 252-room, 16 story AC Hotel developed by Jackson Shaw is now open at 101 W 5th St. Both hotel guests and Downtown visitors can visit their second floor lounge for a drink and a bite, and enjoy a great Main St. view from their patio!

**Cary OKeefe:** A new jeweler has opened in Sundance Square! Visit Cary OKeefe for handcrafted jewelry pieces at 501 Main St.

**Curfew:** A new speakeasy-style bar has opened on the ground floor of The Tower building at 350 W 5th St. Featuring art deco charm and modern comforts throughout the 5,000 square foot space, Curfew is also available to rent for private events.

**The Jameson at the Bluffs:** Downtown's newest luxury apartment community is now leasing! Developed by Stonehawk Capital, The Jameson at the Bluffs is made up of 387 rental units at 701 N. Hampton Street.



Cary OKeefe

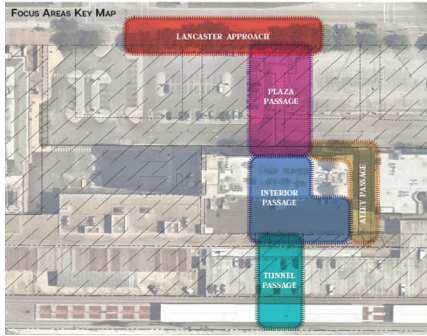


## PID ADVISORY BOARDS

### NCTCOG'S HIGH SPEED TRANSPORTATION STUDY

The North Central Texas Council of Governments has begun the Dallas-Fort Worth High-Speed Transportation Connections Study. This 36-month study will analyze potential routes, highspeed transportation modes, operations/service planning, and prepare preliminary engineering and environmental documentation for high-speed passenger service. For more information on the study and to attend a scheduled virtual public meeting in January, visit [bit.ly/DFWHighspeedstudy](https://bit.ly/DFWHighspeedstudy).

### LANCASTER - T&P PASSAGE PROJECT



A panel of Downtown residents, City of Fort Worth staff, and Downtown Design Review Committee members selected Fain Group, Inc. with Kimley-Horn as the Design & Construction team for the Lancaster - T&P Passage Project.

This project, funded by the Lancaster TIF and managed by DFWI, is intended to make access from Lancaster Avenue to the train platform behind the historic T&P

building easier and more obvious. It will also make the approach to Downtown from the train a more formal experience, reflective of the historic T&P Terminal Building's grandeur and befitting a passenger's arrival into one of America's great center cities.

The design team has executed access agreements among the various property owners, site survey work to determine ownership and easements and stakeholder input to better understand concerns and existing functions. In the next steps, easement issues will be addressed and stakeholder engagement and community input will inform conceptual design.

### NEW ZONING CONSIDERED

The City of Fort Worth is exploring the idea of expanding zoning allowances to adjacent Downtown properties to encourage development more consistent with the City's Comprehensive Plan. Dubbed H-Lite (Downtown is Zoned H) for now, the new zoning would restrict building heights to 10 floors, follow the Downtown Design Standards, eliminate density caps and parking requirements, and adhere to the Mixed Use/"H" subdivision ordinance. This will reduce the number of "one off" zoning change requests and provide a more predictable development environment for the area and developers interested in new construction. For more info, contact Sevanne Steiner, [Sevanne.steiner@fortworthtexas.gov](mailto:Sevanne.steiner@fortworthtexas.gov).

### TRINITY METRO SEEKS FEEDBACK FOR BUS NETWORK REDESIGN

Trinity Metro is redesigning its bus network to create A Better Connection. To make real improvements, they are reconsidering the entire network – adding services, examining single routes and intersection of service times, locations and destinations in our growing city. For more information and to give feedback on proposed network alternatives, visit [ridetrinitymetro.org/abc](https://ridetrinitymetro.org/abc).



#### PID #1 Advisory Board

Larry Auth – Omni Fort Worth Hotel (Chair)  
Rita Aves – Oil & Gas Building  
Laura Bird – Anthracite Realty Partners  
Johnny Campbell – City Center Fort Worth  
Gary Cumbie – The Cumbie Consultancy  
Carlos De La Torre – Fort Worth Downtown Neighborhood Alliance  
Jim Finley – Finley Resources Inc.  
Taylor Gandy – Ron Investments, Ltd.  
Drew Hayden – The Worthington Renaissance Fort Worth Hotel  
Marie Holliday, DMD – Flowers to Go in Sundance Square  
Walter Littlejohn – The Fort Worth Club  
David Losee – XTO Energy  
Michelle Lynn – Building Owners & Managers Association  
Renee Massey – Red Oak Realty  
Don Perfect – ONCOR  
Karen Vaughan – Nine Oak Investments  
Joy Webster – MorningStar Capital  
John Yeung – Sheraton Hotel Fort Worth

#### PID #1 FY 2020 Advisory Board Meetings:

1Q Meeting - Wednesday, January 13, 2021 9 AM  
2Q Meeting - Wednesday, April 7, 2021 9 AM  
3Q Meeting - Wednesday, July 21, 2021 9 AM  
4Q Meeting - Wednesday, October 20, 2021 9 AM

#### PID #14 Advisory Board

Tom Struhs – Westford Builders (Chair)  
Kent Bogle – Villa de Leon  
Jeff Fulenchek – Carleton Residential Properties  
Anthony Renda – Trinity Bluff Development, LTD.

#### PID #14 FY 2020 Advisory Board Meetings:

1Q Meeting - Thursday, January 14, 2021 9 AM  
2Q Meeting - Thursday, April 8, 2021 9 AM  
3Q Meeting - Thursday, July 20, 2021 9 AM  
4Q Meeting - Thursday, October 21, 2021 9 AM

*\*Public participation will be available virtually.  
For virtual meeting information, email [matt@dfwi.org](mailto:matt@dfwi.org).*

*Any changes to the meetings listed above will be posted on [dfwi.org/about/pid](https://dfwi.org/about/pid)*

# DOWNTOWN

## AMBASSADORS ON THE STREETS

### SEPTEMBER-NOVEMBER 2020



777 Taylor Street, Suite 100  
Fort Worth, Texas 76102  
[www.dfw.org](http://www.dfw.org)

**7,229** hospitality  
assists



**471** clean team  
referrals

**54** motorist  
assists

**1,535** business  
contacts



**209** homeless  
outreach



**104** safety  
escorts



**Downtown Ambassadors Hours:**  
Sunday - Saturday 7 am - 12 am

**Contact:**  
[Ambassador@dfwi.org](mailto:Ambassador@dfwi.org)  
On Duty Supervisor 817-484-3723

## PID YOU KNOW?



Paul Andrade (left), Tom Wright (right)

### AMBASSADOR PROGRAM WELCOMES NEW TEAM MEMBERS

This fall, Tom Wright joined the team as the new Operations Manager for the Downtown Ambassador Program. The Ambassadors also celebrated the promotion of Paul Andrade, who has been an Ambassador for two years, and is now serving as the program's Outreach Coordinator.

### QUIETER POWER WASHING TRUCKS

The Downtown PIDs' new sidewalk power washing trucks are configured to be much more quiet. In response to Downtown residents and hotel guests who like the clean sidewalks but could live without the noise created by the power washing motor, the new trucks have tucked the equipment inside the vehicle, greatly reducing the sound created during operations.



### NEW WAYFINDING MAPS

Newly updated wayfinding maps were installed throughout Downtown in November. If you are ever in need of directions, be sure to check them out or call a Downtown Ambassador at 817-484-3723 for help!



Melissa Konur, DFWI Director of Planning

### CHRISTMAS TREE SHINES BRIGHT IN SUNDANCE SQUARE

PID #1 joined community partners in funding to bring the 2020 Fort Worth Christmas tree to Sundance Square Plaza. Hailing from Michigan, a 55-foot Blue Spruce evergreen decorated with over 12,000 white LED



lights will shine nightly from 6 to 11 PM through January 6, 2021. Due to the pandemic and out of an abundance of caution, Sundance Square Plaza remains closed to the public and Santa Claus will be skipping his annual residency in the Plaza. Visitors and guests of Downtown restaurants and shops can still experience the magic of the fantastic tree from the surrounding sidewalks, with spectacular views from Main Street.