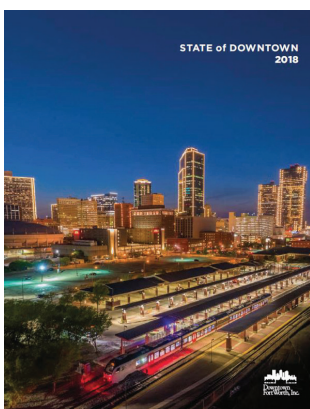




IN VIEW > DOWNTOWN FORT WORTH | JUNE 2019

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.

DOWNTOWN FORT WORTH, INC. RELEASES 2018 STATE OF DOWNTOWN AND ANNUAL REPORT



Downtown Fort Worth, Inc. (DFWI) has released its two annual publications recapping the past year: the *2018 State of Downtown* and *2018 Annual Report*. The *State of Downtown* offers in-depth analysis of Downtown's primary real estate performance indicators and economic, social and education data. The *Annual Report* details Downtown's progress in fulfilling the objectives of Plan 2023, DFWI's 10-year strategic plan.

According to 2018 *State of Downtown* data, Downtown

949

hotel occupancy averaged 73.8% - well above the national average of 66.2%. Strong occupancy and revenue led to growth in the hospitality market with the addition of 539 rooms since 2017.

Hotel rooms planned or under construction

Findings from the report also indicate a growing demand for Downtown living. Apartment occupancy in established Downtown communities remained above 96% for the year. Investment in Downtown housing remains strong, with 2,018 residential units planned or under construction - a 46.1% increase in Downtown housing inventory.



1,078

Residential units added in 2018

The office occupancy rate in Downtown dipped 1.9% in 2018, supporting the need for a robust push to promote Downtown as a competitive North Texas office choice. New city incentives, along with Fort Worth Chamber of Commerce and DFWI efforts are aligned to do this as described in DFWI's *Annual Report*.

The *State of Downtown* and *Annual Report* are produced by DFWI and Fort Worth Public Improvement District #1 (PID) to help communicate the underlying economic trends shaping our center city. The data is compiled throughout the year by Arrie Mitchell, DFWI's Director of Research.

To view DFWI's recent publications, visit dfwi.org/about/publications.

NOW OPEN IN DOWNTOWN



WeWork - This nation-wide coworking firm recently opened two locations in Sundance Square. WeWork's offices in the Commerce Building and at the corner of 4th and Main have direct views of Sundance Square Plaza, and feature expansive lounges, conference rooms, and private offices for rent.

Metroplex Medical Centre - Now open at 201 Commerce Street in Sundance Square, Metroplex Medical offers same day appointments, walk-in emergencies, blood tests, x-rays, allergy testing, a full-service retail pharmacy, and dental services provided by Marie A. Holliday, DMD.



Coming Soon

- Buffalo Bros - 415 Throckmorton St.
- CityCentral Workspace - 600 W 6th St.
- CommonGrounds Workspace - 600 Houston St.
- Demerara - 404 Houston St.
- High Tower Café & Deli - 801 Cherry Street, Burnett Plaza
- Melt Ice Creams - 308 Houston St.
- Visit their cart in Sundance Square Plaza!
- Neighbor's House Grocery - 500 W 7th St.
- Ziva Nail Lounge - 408 Houston St.

For more details, visit bit.ly/ComingSoonDowntownFW

Facebook.com/DowntownFortWorth
105k followers

Twitter.com/DTFortWorth
39k followers

Instagram.com/DowntownFortWorth
45k followers

#DowntownFortWorth



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

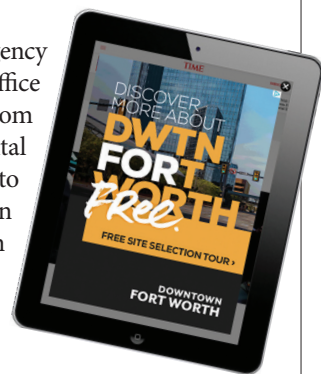
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Email: nicole@dfwi.org
www.dfwi.org

NATIONAL MARKETING CAMPAIGN

The Downtown PID has been working with the Balcom agency to promote Downtown Fort Worth as a competitive office destination in North Texas. With ad-placement funding from Downtown's largest office properties, this targeted, digital marketing campaign is focused on cities that have proven to export companies to DFW. The online campaign has been seen over 11 million times, and while that seems like an impressive number, this is intended to be a sustained effort, reminding corporate real estate and C-suite executives that Fort Worth should be on their list of cities to evaluate when they consider relocating to north Texas.



CIVITAS SENIOR LIVING CHOOSES DOWNTOWN FORT WORTH FOR PERMANENT HEADQUARTERS

Civitas Senior Living, the second-largest Texas-based senior living operator, has purchased a building in Downtown Fort Worth's Upper West Side to serve as its permanent corporate headquarters.



Photo credit: Joseph Haubert

Currently, the company leases a suite in the 777 Main building in Downtown Fort Worth.

Civitas will occupy approximately 15,000 square feet of the third and fourth floors in their new headquarters at Lexington Place (930 West First Street) while maintaining tenants for the first two.

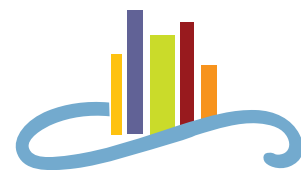
According to Founder and CEO of Civitas Wayne Powell, the company has been looking for a permanent location for a while. "Civitas Senior Living has grown quickly and substantially over the past couple of years," he said. "Now is the perfect time to put down roots and define ourselves within a more permanent space." The company is scheduled to open its new headquarters this fall.

FORT WORTH DOWNTOWN NEIGHBORHOOD ALLIANCE VOTES IN NEW BOARD

The Fort Worth Downtown Neighborhood Alliance (FWDNA) approved a new Board of Directors at their Annual Meeting in March 2019. This volunteer group promotes, preserves, encourages, and enhances residential quality of life and lifestyle in Downtown Fort Worth through communications and events for the Downtown residents.

President: Donna Young
Vice President: Carlos De La Torre
Secretary: Beverly Burks
Treasurer: Diane Malecki
VP Events: Mary Russell
VP Membership: Michele Prince
VP Membership/Events: Linda Vick
VP Strategic Planning: Randle Meadows

For more information, visit fwdna.com.



F O R T ★ W O R T H
Downtown Neighborhood Alliance

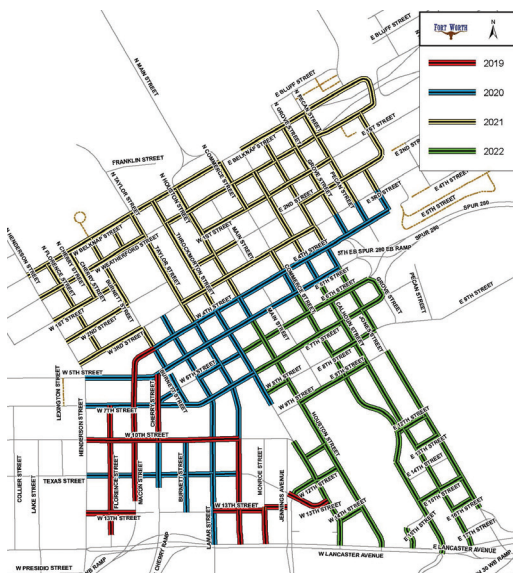
FORT WORTH BIKE SHARING ADDS ELECTRIC BIKES TO THEIR STATIONED FLEET

Fort Worth Bike Sharing added 50 electric bikes to their fleet in April. Just in time for the summer heat, these bikes offer an easier ride with less pedaling efforts for the rider while getting you farther, faster. The electric bikes emit zero emissions, and cost the same to rent as their classic bikes. Use the BCycle app to find a bike station near you.



CITY OF FORT WORTH - DOWNTOWN STREET RESURFACING PROJECT

As part of the four year Downtown Street Resurfacing Program, the City of Fort Worth Transportation and Public Works Department is transforming the Downtown streets through their PayGo program. PayGo contracts are planned to be issued at the beginning of each fiscal year through 2022. The 2019 contract was awarded to Advanced Paving for approximately \$800,000 on September 11, 2018. Construction began on January 7 and is scheduled for completion by summer 2019.



In the first phase of construction, concrete crews are repairing damaged sidewalks, driveway aprons, curb and gutter, and installing Americans with Disabilities Act (ADA) compliant curb ramps at intersections. As of May, 5,000 out of 10,000 square feet of sidewalks have been replaced, 30 out of 45 curb ramp installations have been completed, 1,800 out of 4,000 square feet of concrete driveways and 1,000 out of 2,000 linear feet of curb and gutter have been removed and replaced.



TRINITY METRO'S DOWNTOWN RAIL AND BUS STATION RENAMED

Long known as the Intermodal Transportation Center (ITC), this Downtown Fort Worth hub of transportation will now be known as Fort Worth Central Station. The Trinity Metro Board of Directors approved the name change

during its March board meeting.

“Prior to our Trinity Metro rebranding, our marketing firm conducted extensive research about the ITC and what the name meant to customers,” retired President/CEO Paul J Ballard said. “What we learned is that most customers did not identify with the name, nor did they know what ITC is an acronym for. As we continue to refresh and renew our brand and signage, the timing is ideal to make this change.”

Located at 1001 Jones St., the Downtown station is a stop for TEXRail and Trinity Railway Express routes, a destination and transfer point for multiple Trinity Metro buses, and home to Amtrak, Enterprise and Greyhound.

PID ADVISORY BOARDS

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

Marie Holliday, DMD - Flowers to Go
in Sundance Square

Julie Jones - TEP Barnett USA, LLC

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 - Downtown Fort Worth
Blackstone Courtyard

Joy Webster - MorningStar Capital

John Yeung - Sheraton Hotel Fort Worth

PID #1 FY 2019

Advisory Board Meetings:

3Q Meeting - Wednesday, July 10, 2019 at 9 am

4Q Meeting - Wednesday, October 9, 2019 at 9 am

PID #14 Advisory Board

Tom Struhs - Struhs Construction (Chair)

Kent Bogle - Villa de Leon

Jeff Fulenchek - Carleton Residential Properties

Erin Jamieson - TownePlace Suites by Marriott

PID #14 FY 2019

Advisory Board Meetings:

3Q Meeting - Thursday, July 11, 2019 at 9:00 am

4Q Meeting - Thursday, October 10, 2019 at 9:00 am

Advisory Board Meeting Location:
Downtown Fort Worth, Inc. offices
777 Taylor St., Suite 100
Fort Worth, TX 76102

DOWNTOWN AMBASSADORS ON THE STREETS MARCH – MAY 2019



777 Taylor Street, Suite 100
Fort Worth, Texas 76102
www.dfwi.org

17,508 hospitality
assists



1,869 business
contacts



114 motorist
assists

556 clean team
referrals

1,536 homeless
outreach

754 umbrella
escorts



320 safety
escorts



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

Contact:
Ambassador@dfwi.org
On Duty Supervisor 817-484-3723

PID YOU KNOW?



Spring Landscaping

New flower plantings, weed abatement, mowing and trimming all ramped up during our wet, mild spring. PID crews and contractors have been busy beautifying Downtown and addressing landscaping opportunities throughout the District. During the winter months, PID crews painted light poles and other street infrastructure glossy black in a multi-year effort to make all of our vertical poles match.

Matt Beard Attends IDA Operations and Security Summit

This April, Matt Beard, DFWD Director of Public Improvement Districts, attended the inaugural International Downtown Association Operations & Security Summit. The Summit concentrated on clean and safe teams, public safety, homelessness and opportunities that impact the public realm through smart city applications. While there, Matt learned the lessons of and shared ideas with other operations professionals that hailed from downtowns across North America.

Homelessness

Fort Worth is seeing an increase in the homeless population throughout the City. Our PID Ambassadors work with property owners and the DRC (formerly Day Resource Center) to discourage illegal camping and the unpleasant results that follow. If you witness illegal camping, contact Matt Beard at matt@dfwi.org to report it.

New Lights Shine Bright in Burnett Park

In an effort to enhance aesthetics and increase night-time visibility for visitors of Burnett Park, new energy efficient lights were installed in the park late May. Designed in-house at DFWD, these lights were manufactured specifically for Burnett Park's unique light poles to brighten the park with bright, even illumination.

With Pet Ownership Come Responsibilities

We all love our pets! Pet ownership comes with responsibilities not only to our pets, but to our neighbors too! When walking your dog, please pick up after them. It's the neighborly thing to do! District Wag n' Bag Stations can be found in General Worth Square, Burnett Park and on the corner of Throckmorton and W 14th Street.

