

IN VIEW > DOWNTOWN FORT WORTH | SEPT 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.



APARTMENT TOWER PLANNED FOR 1000 WEATHERFORD

Plans are being made for a high-rise residential development at 1000 Weatherford Street.

Developers MWG Enterprises and Transwestern Development Company have committed to invest a minimum of \$75 million by December 31, 2022, for a minimum 17-story, 300 unit for-rent residential tower. This will be the first Downtown residential high-rise new construction in approximately 30 years.

On August 15, 2019, the Tax Increment Finance District (TIF) #3 approved the use of TIF funds totaling \$2.8 million to be used for the relocation and burial of existing utility infrastructure. On August 27, 2019, Fort Worth City Council approved a 10-year incentive agreement for the developers to receive reimbursement of up to 80% of any new city property taxes generated by the building with a cap of \$4.5 million. If the developer hits rental rate targets or doesn't comply with affordable housing requirements, the incentive will be reduced.

BURNETT LOFTS GROUNDBREAKING

On August 19, 2019, Catalyst Urban Development broke ground for construction on the 330 unit Burnett Lofts apartment building at Cherry and Texas Streets. This development is the result of a strategic public/private partnership with the City of Fort Worth. Plans for this mixed-use residential development include for-rent apartments, amenity spaces, as well as restaurant and retail spaces.



NOW OPEN IN DOWNTOWN



Buffalo Bros – This popular TCU-area restaurant has expanded, opening a new eatery in Sundance Square! The local sports bar boasts walls of TVs for game days while you enjoy wings, pizza, and more at 415 Throckmorton St.

CommonGrounds Workplace – This new co-working space has opened on the ground floor of the parking garage at 702 Houston Street. CommonGrounds Workplace offers flexible, scalable, and modern work environments, helping support small and large businesses for the short or long term.

High Tower Café – Now open inside the Burnett Plaza office tower, High Tower Café serves a great variety of sandwiches, salads, breakfast options, and more to fuel your work day.

COMING SOON

- CityCentral Workspace – 600 W 6th St.
- Demerara – 404 Houston St.
- Melt Ice Creams – 308 Houston St.
Grand Opening: September 14
- Neighbor's House Grocery – 500 W 7th St.
- Oven and Cellar – 150 Throckmorton St.
- Toro Toro Pan Latin Steakhouse and Lounge – 200 Main St.,
will replace the Worthington Renaissance Hotel's current dining room as part of an \$8 million remodel this fall
- Wicked Butcher – 512 Main St.
- Ziva Nail Lounge – 408 Houston St.

Facebook.com/DowntownFortWorth
106k followers

Twitter.com/DTFortWorth
40k followers

Instagram.com/DowntownFortWorth
47k followers

#DowntownFortWorth



STAFF

Andrew Taft, President
andy@dfwi.org

Matt Beard, Director of
Public Improvement Districts
matt@dfwi.org

Cleshia Butler, Administrative Assistant
cleshia@dfwi.org

Jay Downie, Event Producer
jay@dfwi.org

Brandi Ervin, Controller
brandi@dfwi.org

Becky Fetty, Director of Marketing
and Membership
beckyf@dfwi.org

Nicole Fincher, Marketing and
Special Projects Manager
nicole@dfwi.org

Melissa Konur, Director of Planning
melissa@dfwi.org

Arrie Mitchell, Director of Research
arrie@dfwi.org

Barbara Sprabary,
Executive Assistant/Office Manager
barbara@dfwi.org



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

CONTACT INFORMATION

Send or email comments and/or news to:

Nicole Fincher
Downtown Fort Worth, Inc.
777 Taylor Street, Suite 100
Fort Worth, Texas 76102
Phone: 817-870-1692
Fax: 817-335-3113
Email: nicole@dfwi.org
www.dfwi.org



GM FINANCIAL PARADE OF LIGHTS RESERVED SEATING NOW AVAILABLE

Save the date for the GM Financial Parade of Lights – November 24, 2019! With the 2019 parade theme, “Sounds of the Season”, attendees can look forward to live music from local musicians leading up to and during the parade. Reserved seating tickets are now available online at fortworthparadeoflights.org.

HOTELS PLANNED AND UNDER CONSTRUCTION

As the hub of Fort Worth's visitor experience, Downtown is home to:



3,051
hotel rooms



20.9%
of Fort Worth's
hotel inventory



949
new hotel
rooms P or UC



AC Hotel

HOTELS PLANNED (P) OR UNDER CONSTRUCTION (UC)

HOTEL	ROOMS
Marriott Autograph (UC)	164
AC Hotel (UC)	246
Avid Hotel (P)	107
Kimpton Hotel (P)	232
Waggoner Building (P)	200
Total	949

Source: Downtown Fort Worth, Inc.
State of Downtown 2018

TEXRAIL INCREASES SERVICE FREQUENCY

The commuter rail line connecting Downtown Fort Worth and DFW Airport now offers 30-minute frequency during peak hours, seven days a week. The service expansion implemented this summer increased the number of daily trips from 48 to 73. Fares start at \$2.50 for a single ride or \$5 for a day pass. For the full list of schedules and fares, visit ridetrinitymetro.org/textrail.



SERVICE FOR THE DASH BEGINS THIS MONTH

Trinity Metro's new electric bus, The Dash, will begin service on September 22. The zero-emissions service will operate every 15 minutes daily, connecting stops between Downtown's Fort Worth Central station to the Cultural District, including UNT Health Science Center and the new Dickies Arena. The Dash will operate Sunday through Thursday 9:30 a.m. to 10:30 p.m., and will run until 12:30 a.m. on Fridays and Saturdays. Fares will mirror other local buses: \$2 one way or \$5 for an unlimited-ride day pass. For more information, visit ridetrinitymetro.org.



T&P STATION CONNECTOR

Lancaster TIF 8 has entered into an agreement with Downtown Fort Worth, Inc. (DFWI), for planning and construction of the T&P Station Connector improvement project. In January 2019, Lancaster TIF 8 Board approved \$1.75 million for public improvements of the City easement between Lancaster Ave. and the T&P Terminal. Funding for improvements to

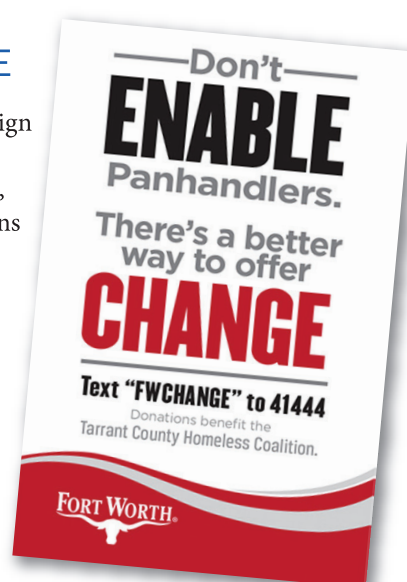
the tunnel connecting the terminal to the TRE parking and transit oriented redevelopment site on Vickery was also approved. These improvements will serve TRE and TEXRail riders using the T&P station on the south end of downtown.

TEXT TO GIVE WITH FWCHANGE

The City of Fort Worth's text-to-give campaign offers a better way to help those in need. Instead of encouraging illegal panhandling, donate your money and time to organizations that support moving people off the streets.

Text "FWCHANGE" to 41444

Your donation, any amount, will go to the Tarrant County Homeless Coalition. This worthy organization changes lives by coordinating our community response to homelessness.



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

Walter Littlejohn - The Fort Worth Club

Michelle Lynn - Building Owners & Managers Association

Renee Massey - Red Oak Realty

Don Perfect - ONCOR

Robbie Tawil - The Worthington Renaissance Fort Worth Hotel

Karen Vaughan - Nine Oak Investments

Joy Webster - MorningStar Capital

John Yeung - Sheraton Hotel Fort Worth

PID #1 FY 2019

Advisory Board Meetings:

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

PID #14 FY 2019

Advisory Board Meetings:

4Q Meeting

Thursday, October 10, 2019 at 9 am

Advisory Board Meeting Location:

Downtown Fort Worth, Inc.

777 Taylor St., Suite 100

Fort Worth, TX 76102

DOWNTOWN AMBASSADORS ON THE STREETS JUNE – AUGUST 2019

11,969 hospitality
assists



759 clean team
referrals

102 motorist
assists

1,092 business
contacts



100 safety
escorts

162 umbrella
escorts



356 homeless
outreach

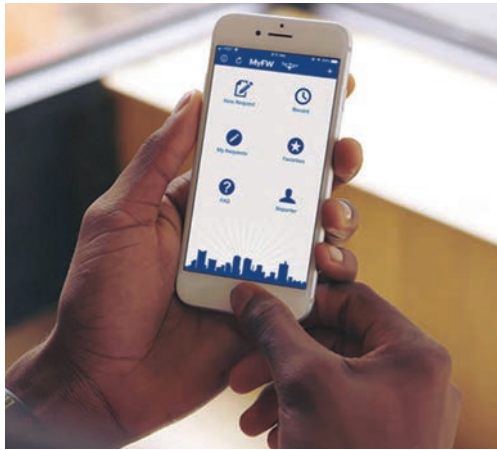


Downtown Ambassadors Hours:
Sunday - Saturday 7 am - 12 am

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



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



MY FW APP

Fort Worth residents and visitors now have a quick and easy way to report issues to the City. Through the new My Fort Worth (MyFW) app, residents can report issues like graffiti, potholes or malfunctioning traffic signals using photos, a brief description, and a map-based location feature. The status of the request can then be viewed in the app, and users will receive a notification when the request is complete. MyFW is now available for download on the App Store or Google Play.

PID BUDGET AND ASSESSMENT FOR FISCAL YEAR 2020

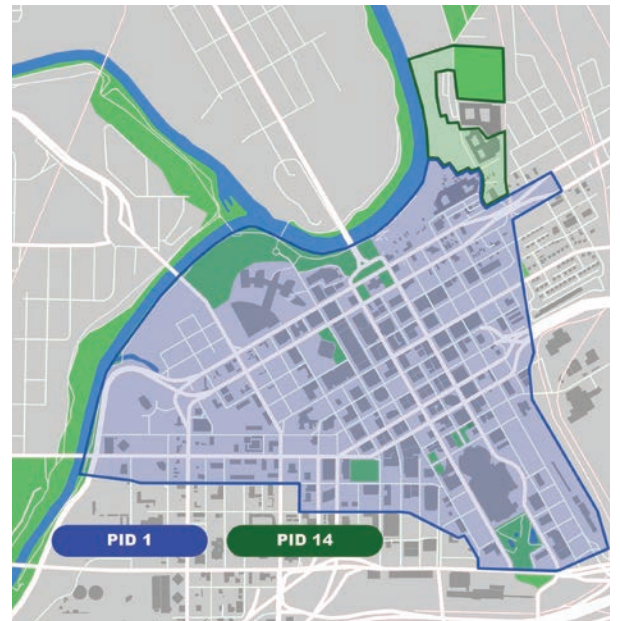
On August 27, 2019 Fort Worth City Council approved the proposed budgets and assessments for PID #1 and #14.

PID #1

The new PID Budget includes accelerated light pole painting and tree light improvement programs. The budget also includes funding for a new addition to the Downtown Ambassador team. The new ambassador will be specially trained in homelessness outreach. The FY 2020 tax rate is 10.5 cents per \$100 of assessed value. This is a decrease of 1 cent from the previous year.

PID #14

The FY 2020 tax rate continues at 10 cents per \$100 of assessed value.



For more information, visit dfwi.org/about/PID.