



# GOING STRONG

DOWNTOWN FORT WORTH, INC.  
ANNUAL REPORT 2020





# MESSAGE FROM THE CHAIRMAN

Last year was a trial for all of us on many levels. Coronavirus, changing government mandates, work from home, crisis management, Zoom, travel halts, uncertainty, cancellations, closures, masks, and protests...none of us had the 2020 we hoped to enjoy.

And yet, through the gyrations that made last year one of significant challenges, outstanding progress was made in Downtown. In this 2020 Annual report, we don't ignore the strange year, but we don't dwell on it either. Instead, this report keeps its eye on the ball, tracking progress toward fulfilling our 10-year Strategic Action Plan, Plan 2023.

From a signature corporate relocation and hotel development to residential construction and Heritage Park progress, 2020 was one of continued advancement despite the constant play changes made in the huddles and audibles called right before the snaps.

DFWI staff found new ways to maintain our urban environment. On the street, in the office, on Zoom, in the restaurants, and Downtown merchant stores, we changed the way we promoted businesses, communicated to our core audiences, and maintained public space.

Many thanks to our members for helping us through this year of constant change. And thanks to the sponsors, hosts, volunteers, and stakeholders who were flexible and accommodating as the world shifted underfoot.

2021 started with more unusual (and cold) excitement. Still, as we look to the year ahead, one of vaccines, openings, employees returning to the office, and renewed confidence in the national economy, we are prepared for Downtown to resume the vibrancy and redevelopment pace we've enjoyed for nearly 30 years.

We look forward to seeing you Downtown.

**"Through the gyrations that made last year one of significant challenges, outstanding progress was made in Downtown."**



Eddie Broussard, Chairman  
President, Texas Capital Bank

**COVER:** Downtown is open for business. These Downtown restaurant and retail owners/managers invite you to shop and dine in Downtown Fort Worth.

(from left to right) **Gigi Howell**, 203 Cafe | **Glen Keely**, Thompson's | **Gloria Starling**, The Capital Grille | **Jon Bonnell**, Waters Restaurant and Buffalo Bros  
**Marie Holliday, DMD**, Flowers to Go in Sundance Square | **Tony Fino**, Little Red Wasp | **Mike Micallef**, Reata Restaurant | **Misty Horner**, Del Frisco's  
Double Eagle Steak House | **Ashlee Cowen**, Neighbor's House Grocery

# ABOUT US

**Downtown Fort Worth, Inc. (DFWI)** is a 501(c)(6) nonprofit membership organization dedicated to being the catalyst for transforming Downtown into a vibrant place to live, visit, enjoy and conduct business through aggressive leadership of programs, projects and partnerships.

**Public Improvement Districts (PID #1 & #14)** provide enhanced services to property owners, including maintenance and landscaping, public space management, promotions and marketing, hospitality services, outreach, research, transportation, planning, and security enhancements to 564 acres of Downtown.

**Tax Increment Finance District (TIF #3)** is an effective economic development tool that bridges financial gaps in targeted new Downtown development. It ensures high-quality construction, supports public infrastructure, and accelerates new tax increments for all local taxing jurisdictions.

**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.

- PID 14
- PID 1
- TIF 3

Despite the challenges that we all faced last year, Downtown continued to advance the goals set in the Strategic Action Plan, Plan 2023. Downtown's progress 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

DFWI & DFWII  
OPERATIONS AREAS

**PID #1**  
Public Improvement District #1

- Maintenance & Landscaping
- Downtown Ambassadors
- Security Enhancement
- Public Space Management
- Marketing



**172**  
HILLSIDE

RESEARCH



**HERITAGE  
PARK**



**PARKS**  
Downtown Park  
Management and  
Improvements

**PID  
#14**  
Public  
Improvement  
District #14

**JFK**  
TRIBUTE IN  
FORT WORTH



Fort Worth Downtown  
**NEIGHBORHOOD  
ALLIANCE**

DOWNTOWN  
**ADVOCACY &  
PROMOTION**

**DESIGN  
REVIEW**

**MAIN<sup>ST.</sup>**  
FORT WORTH  
ARTS FESTIVAL

TRANSPORTATION  
AND PLANNING



DOWNTOWN  
**STRATEGIC  
ACTION PLAN**

**TIF #3**  
Tax Increment Finance District



# BUSINESS DEVELOPMENT



## PLAN 2023 PROGRESS:

*Establish Downtown Fort Worth as a desirable location for emerging businesses:*

### DOWNTOWN COMMERCIAL MARKETING CAMPAIGN

The campaign, funded by Anthracite Realty Partners, City Center Fort Worth, Cousins, Red Oak Realty, and 777 Main, is directed to out-of-market business leaders in cities nationwide which have recently exported companies to North Texas. The campaign, which was put on hold in mid-2020 due to the pandemic, features Fort Worth's business-friendly environment and highlights reasons for relocating here. It will re-launch in 2021.

### FREESE AND NICHOLS OPENS NEW HEADQUARTERS IN DOWNTOWN FORT WORTH

Freese and Nichols, Inc., has completed its move to Downtown Fort Worth. The new headquarters is the home for 300 employees and occupies three floors at Burnett Plaza. The new Downtown location offers proximity to residences, cultural attractions, and transit options that help the firm continue its commitment to employee satisfaction. The Great Place to Work Institute repeatedly names Freese and Nichols among the Best Medium Workplaces in the United States and Texas.

## 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.

**\$30.44**

Class A office space average rent

**\$22.91**

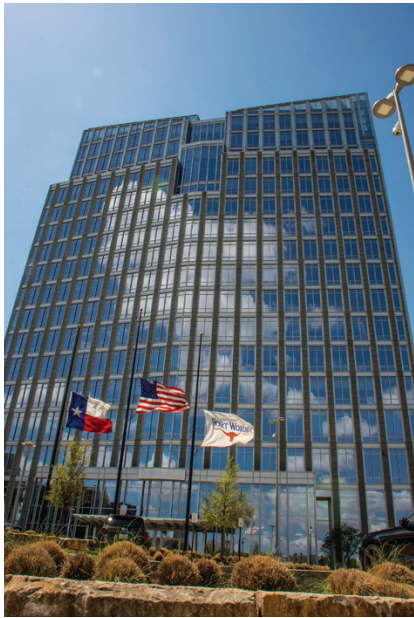
Class B office space average rent

*Source: CoStar*

**77.2%**

Office Market Occupancy rate





## THE CITY OF FORT WORTH PURCHASED NEW CITY HALL BUILDING

The City purchased the former Pier 1 Imports headquarters building at 100 Energy Way in January 2021. The purchase price was \$69.5 million, and renovations will bring the total estimated project budget to \$100 million. Renovations will include new public meeting spaces and reconfiguring offices.

An interdepartmental steering team of city employees will guide visioning, programming, and transition for the new City Hall, current City Hall, and several other city-owned and leased buildings in Downtown and Near Southside. Move-in will begin in 2022.

## ENGAGE WITH STEER FORT WORTH, VISION FORT WORTH AND SIMILAR YOUNG PROFESSIONAL INITIATIVES

DFWI's Marketing & Special Projects Manager, Nicole Fincher, served as the Vice-Chair of Vision FW, the Fort Worth Chamber of Commerce's former YP organization. As the Vice-Chair, she led the organization's 300+ young professionals in the business community by managing the group's social media platforms, promoting events and networking opportunities.

Oncor relocates  
to 777 Main  
200,000 SF



## *Preserve historic/cultural buildings as landmarks for Downtown.*

### Sinclair

The Sinclair Building is now open after undergoing a significant renovation from a Class B office tower to a four-star, 164-room Marriott Autograph Collection Hotel. The Downtown TIF Board approved a \$5 million Chapter 380 Agreement to help address the extraordinary historic preservation and rehabilitation work.



Farukh Aslam, Sinclair Holdings, accepted the DFWI Downtown Trailblazer Award for Excellence in Preservation and Adaptive Re-use for the Sinclair Hotel during the 2020 DFWI Virtual Annual Meeting.

**714 Main** – The Downtown TIF Board approved an Economic Development Program Agreement for the redevelopment of 714 Main Street into the 232-room Kimpton Harper Hotel. The developer committed to a minimum \$56M investment with TIF funds not to exceed \$650,000 for public improvements.





# 382%

Increase in hotel inventory, including recently completed, under construction, and planned developments.

*Use market demand analysis of Fort Worth to determine the needs of citizens, visitors, and the hospitality industry.*

## Le Meridien (Hilton Annex)

Planned  
815 Commerce Street  
230 rooms



## AC Hotel

Under Construction  
101 W 5th Street  
252 rooms  
Restaurants: AC Lounge,  
Pax & Beneficia Coffee



## Sandman Hotel

Under Construction  
815 Houston Street  
245 rooms  
Full-service hotel



## The Kimpton Harper Hotel

Under Construction  
714 Main Street  
232 rooms  
Opening Q2 2021



## The Sinclair, an Autograph Collection Hotel

Now Open  
512 Main Street  
164 rooms  
Restaurant: Wicked  
Butcher



## AVID Hotel

Planned  
320 Samuels Ave  
106 rooms  
Limited service



# EDUCATION

2020  
YOUNG WOMEN'S LEADERSHIP  
ACADEMY HIGHLIGHTS

**\$10.9 M**

Scholarships accepted  
by YWLA students

**TOP .1%**

YWLA ranking of challenging  
high schools in the U.S.  
*The Washington Post*

**82<sup>nd</sup>**

82nd in the country  
(ranking), 8th in Texas.  
*US News and World Report*



*Support existing higher education institutions as plans for future growth develop.*

## TEXAS A&M SCHOOL OF LAW

DFWI commissioned U3 Advisors to assess the feasibility of an expanded Texas A&M presence Downtown centered on a hub of innovation anchored by the TAMU Law School. The U3 study was presented to TAMU leadership in College Station by the Mayor's COVID recovery task force, Fort Worth Now. It has resulted in many TAMU staff visits to evaluate the location's advantages, interview potential corporate partners, and test the study findings. Progress on this concept here in Fort Worth and College Station continues at the date of Annual Report publication.

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

DFWI staff continue to support our Downtown campuses by serving on the YWLA Site-Based Decision-Making committee and the I.M. Terrell Foundation Board.

Educators faced formidable challenges adding virtual learning and socially distant in-person teaching to their skill set. Teachers and students continue to adapt to new protocols and schedules and changing technology.

## 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.



## I.M. TERRELL HIGHLIGHTS

- Ninth-grade student wins in a Smithsonian Affiliations global environmental competition.
- I.M. Terrell student selected from 140 submissions from students in 10 states and eight countries, including Kuwait, Costa Rica, Turkey, Vietnam, Mexico, and Spain.
- Two I.M. Terrell STEM & VPA Academy students selected as NASA Aerospace Scholars. These students will work with NASA engineers and scientists for 16-weeks.





# HOUSING



Burnett Lofts

90.9%

Occupancy rate

\$1,436

Average apartment rent

\$307+K

Median price for Downtown  
condominiums & townhomes sold

\$255

Average sales price per  
square foot

## Plan 2023 Vision

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

## RESPONSE TO THE PANDEMIC

### HOUSING STUDY

Every three years, DFWI conducts a residential survey to track the views and experiences of Downtown residents. This tool provides insights on resident behavior and allows us to provide services to meet our residents' needs.

This year, the survey not only gathered meaningful resident insights and demographic information but provided DFWI with information on resident behavior and perceptions during the pandemic. These insights helped us as we deployed our street teams in response to changing conditions in Downtown.



*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, 2500 of those units in Downtown.*



#### **Burnett Lofts**

Under Construction  
601 W 13th Street  
330 units  
Developer: Catalyst Urban Development, LLC



#### **The Jameson at the Bluffs Apartments**

Now Open  
700 N. Hampton Street  
387 units  
Developer: StoneHawk Capital



#### **Kent Lofts**

Planned  
Lancaster Avenue  
248 units  
Developer: RISE Residential Construction, L.P. and Ody Dessey Residential, L.P.



#### **The Huntley**

Planned  
904 E. Weatherford Street  
296 units  
51% Affordable  
Developer: StoneHawk Capital



#### **1000 Weatherford**

Planned – on hold  
1000 Weatherford Street  
310 units  
Developer: Transwestern Development Company



#### **901 Commerce**

Planned  
901 Commerce Street  
283 units, 27 stories  
Developer: Southern Land Company



#### **Rocklyn Apartments**

Now Open  
637 Samuels Ave  
274 units  
Developer: Carleton Residential Properties

**COMING SOON**

#### **The Grayson on 4th**

Planned  
4th Street (located by Top Golf)  
338 units  
Developer: StoneHawk Capital



**54.5%**

Increase in housing inventory, including recently completed, under construction, and planned developments.

*Encourage the development of affordable workforce housing units Downtown.*

### **FORT WORTH HOUSING SOLUTIONS MOVES HEADQUARTERS DOWNTOWN**

Fort Worth Housing Solutions (FWHS), the City's primary provider of rental assistance and affordable housing communities, has moved its headquarters to 1407 Texas St. in Downtown.

### **HILLSIDE**

New 172 Hillside Partners LLC is an FWHS/DFWII joint venture created to acquire and operate Hillside Apartments. New 172 Hillside Partners LLC owns the apartments throughout the remaining 18 years of Hillside's extended affordability period. After that, DFWII has a favorable option to purchase the project from the partnership.

### **BUTLER PLACE CLOSED**

December 2020 marked the closing of Butler Place, the City's last public housing community, located on 42 acres on Downtown's eastern edge. The 412-unit community opened in 1940 and was closed as part of FWHS's strategy to deconcentrate poverty and allow residents to use rental assistance in FWHS apartments of their choice, closer to jobs with better access to food and necessities throughout the City. Butler Place is undergoing a federal review process before disposition.





## 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.

## RESPONSE TO THE PANDEMIC

DFWI quickly shifted communications strategies to focus on supporting Downtown restaurants and retail shops during the pandemic. Website enhancements, including an "Updates Due to Coronavirus" page, a "Now Open in Downtown" page, and restaurant pages, helped DFWI communicate Downtown's ongoing changes.

Throughout the year, DFWI published giveaways on Downtown's social media pages to support our restaurants, retailers, and hotels.



## GIFT CARD GIVEAWAYS

DFWI marketing staff created a gift card giveaway on Downtown's Facebook page to support restaurants offering curbside, delivery, or limited capacity in-person dining.

192,618

Social Media Impressions

30

Gift cards given

14,735

Comments on posts

\$2,500

Gift cards given to winners



## SCAVENGER HUNT

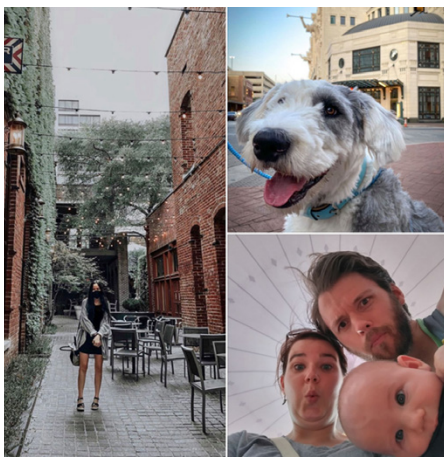
This promotion featured **10 “clues”** for social media followers to find while exploring Downtown. Participants were asked to share photos on social media using #ExploreDowntownFortWorth, and then submit their findings for a chance to win gift cards to Downtown merchants.

**116,377**

Social Media Impressions

**\$1,000**

Gift cards given to scavenger hunt winners



## VIDEOS

Behind every open Downtown door are local business owners, chefs, employees, neighbors, and friends. DFWI released **six one-minute videos** to showcase the faces and places of Downtown.

**215,842**

Social Media Impressions



Jon Bonnell

## 12 DAYS OF DOWNTOWN GIVEAWAYS

Downtown merchants participated in this holiday promotion. For **12 days**, followers commented, liked, shared DFWI posts for a chance to receive restaurant, retail, and hotel gift cards from participating merchants.

**35,281**

Social Media Impressions

**3,562**

Comments

**\$3,200**

Gift cards given to social media followers



## LOVE YOUR DOWNTOWN MERCH PROGRAM

In time for valentine's day, DFWI introduced a Downtown rewards program. **Love Your Downtown** encouraged people to shop, dine, stay, and play with participating Downtown businesses to earn Downtown merchandise. With proof of purchase of \$15 or more, participants earned Downtown branded face masks, tote bags, or t-shirts. The social media campaign featured various Downtown businesses. It included Mike Micallef, Reata Restaurant, Gloria Starling, The Capital Grille, Christie Howard, Jubilee Theater, John Razz, Local Barber, and John Bonnell, Waters, and Buffalo Bros. as our program models.

**150K**

Social Media Impressions

**130+**

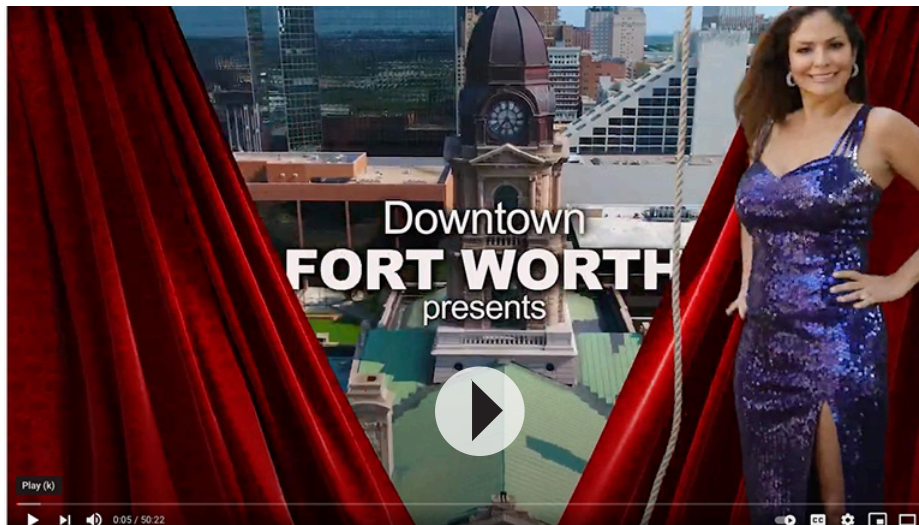
Submissions (and growing!)

#ExploreDowntownFortWorth



As in many other urban districts, Downtown Fort Worth retailers and restaurants were impacted by the pandemic. Reduced foot traffic, limited occupancies, temporary closures, and e-commerce trends led to permanent closures for local merchants and national chains. Downtown Fort Worth saw a decrease in ground floor occupancy in 2020, and this has made space unavailable for years available to new merchants.

Downtown welcomed 14,000 sf of new ground floor operators in 2020. Welcome to Downtown Fort Worth Al Dente Italian Trattoria, Cary O'Keefe Jewelry, Corrida Coffee, Curfew, Estelle Colored Glass, Pax & Beneficia Coffee, Tapout Fitness, and Urban Plantology.



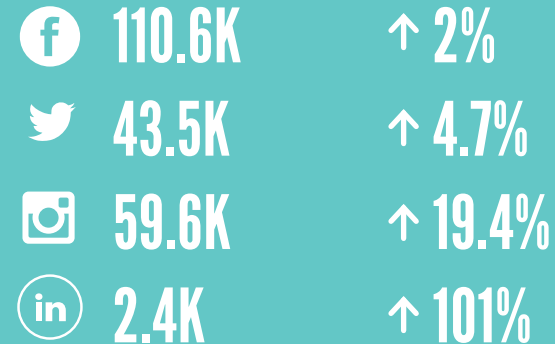
### DFWI VIRTUAL ANNUAL MEETING

In March, the coronavirus required postponement of the DFWI Annual Meeting scheduled for March 19, 2020. With our sponsors' and ticket holders' support, we premiered our virtual Annual Meeting on Tuesday, September 15. *Downtown Fort Worth: Open and Growing* featured urban experts Kate Joncas, MIG; Paul Levy, President and CEO, Philadelphia Center City District; and Brad Segal, President, Progressive Urban Management Associates. Four Day Weekend helped us promote Downtown merchants with their **Come on Downtown** video.

Coordinate with stakeholders to maximize potential for marketing plans that make Downtown the destination in Fort Worth to attract people at all times.

**201K+**  
Total followers  
7.4% increase

### DOWNTOWN SOCIAL MEDIA FOLLOWER GROWTH



**LIKE US** Find Downtown on social media, and be sure to like, follow, and share! While you're at it, use #DowntownFortWorth to show us how you DO Downtown.

### 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 2020, Burnett Park events, like most events, were put on hold. With funding support from Burnett Plaza, DFWI hosted Yoga in the Park and provided festive fall décor for visitors to enjoy. Yoga and other events will return in 2021 as public events become safer to produce.

## RESPONSE TO THE PANDEMIC

The 2020 edition of the **MAIN ST. Fort Worth Arts Festival** scheduled for April 2020 was postponed and ultimately canceled due to the pandemic. The Festivals and Events team and Advisory Committee shifted all efforts to virtual platforms. In April, a virtual art show spotlighted artists, entertainers, and Downtown merchants.

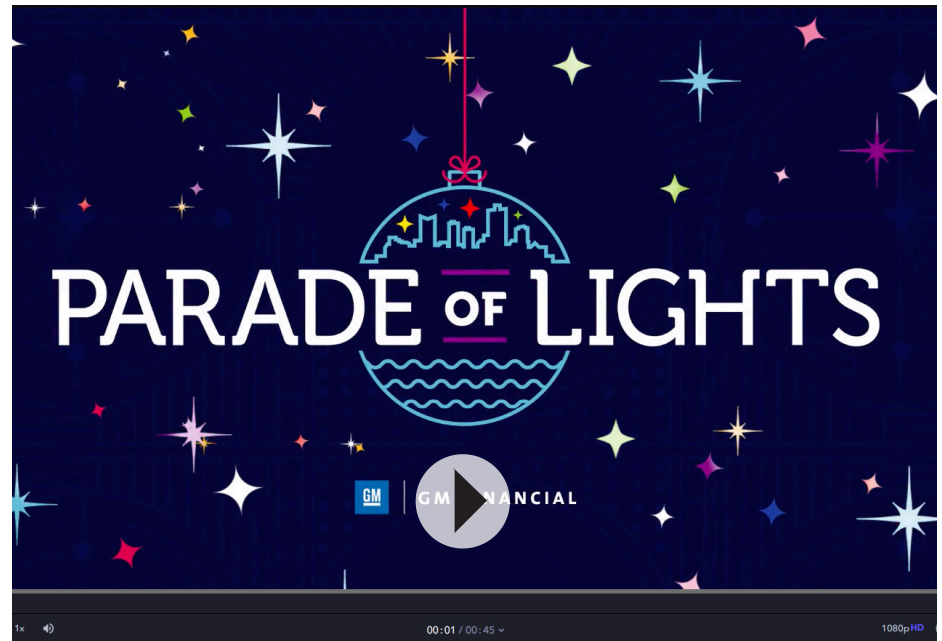
The DFWII Board of Directors also canceled the 2021 festival because of COVID-19 concerns.



## GM FINANCIAL PARADE OF LIGHTS

On November 22, the **GM Financial Parade of Lights** kicked off the holiday season with the 38th edition of the parade as a virtual broadcast. This year's "Hope and Joy for the Holidays"-themed parade broadcast was pre-recorded in various Downtown locations to feature signature floats, musical artists, entertainers, and more.

The parade was broadcast locally on TXA-21, Downtown Fort Worth's YouTube channel, and the Parade of Lights Facebook page. Floats and musical performances, sponsored by GM Financial, Bell, Alcon, the Fort Worth Promotion and Development Fund, and Karen and Larry Anfin, joined many entries from around the Fort Worth community.



### Festivals and Events Advisory Committee

**Nina Petty** - Texas A&M School of Law, Chair  
**Becky Renfro Borbolla** - Renfro Foods, Inc.  
**David Campbell** - Huitt-Zollars, Inc.  
**Jared Fuller** - LKCM Media Group-95.95, The Ranch/92.1

**Tyler Grant** - Center for Transforming Lives  
**Suzanne Groves** - Tarrant County College District  
**Bruce Mangual** - Hilton Fort Worth Hotel  
**Rachel Marker** - EMRAES  
**Carolann Morris** - Pinnacle Bank

**Martin Noto** - Inwood National Bank  
**Gustavo Peña** - BBVA  
**Gloria Starling** - The Capital Grille  
**Melissa Thompson** - Alcon Foundation  
**Mitch Whitten** - Visit Fort Worth

### Chairman's Council

**Nina Petty** - Texas A&M School of Law, Chair  
**Marilyn Ackmann** - Community Volunteer  
**Larry Anfin** - K & L Enterprises, Inc.  
**Gary Cumbie** - The Cumbie Consultancy  
**Carlos De La Torre** - De La Torre Companies

**Marie "Doc" Holliday** - Flowers To Go in Sundance Square  
**Dick Ruddell** - Community Volunteer  
**Lynda Tiedtke** - Community Volunteer



# TRANSPORTATION



## RESPONSE TO THE PANDEMIC

After the shutdown and during the height of the pandemic's disruption, the City of Fort Worth suspended meter enforcement operations and permitted more generous use of curbside spaces for pick-up and delivery operations. These timely and straightforward public space management changes were beneficial as Downtown merchants adjusted the way they did business to mitigate the effects of C-19 on consumer behavior. Many thanks to our City Management team, TPW, and Parking Manager Peter Elliott.

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

## TEXRail

In November 2020, Trinity Metro selected AECOM to conduct the environmental assessment and preliminary engineering for the TEXRail extension project. Trinity Metro plans to extend the commuter rail line south from Downtown connecting the Fort Worth T&P Station to the future TEXRail station in the Near Southside and its medical area. The extension will serve the more than 40,000 people who work in the fast-growing medical district, plus residents and businesses in the surrounding Near Southside neighborhood.

## 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:

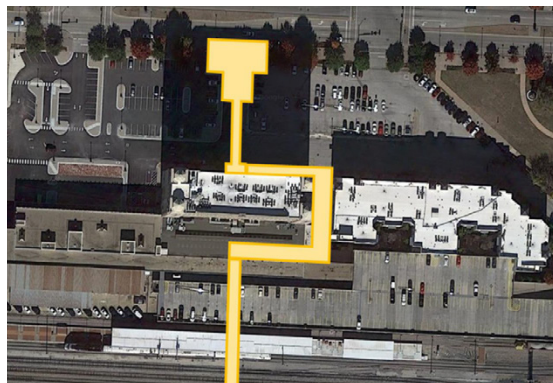
- Be the regional multimodal transportation hub for Fort Worth and Tarrant County.
- Serve as the gateway for those arriving in Fort Worth.
- Fully integrate pedestrian, transit, automobile and bicycle infrastructure and networks within the Downtown core.
- Have substantial linkages connecting to both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



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

## LANCASTER AVENUE T&P PASSAGE

In early 2020, after an RFP process, DFWI entered into an agreement with the design-build team, Fain and Kimley Horn, for landscape design, engineering, and buildout of pedestrian improvements between Lancaster Avenue and the Trinity Metro T&P platform. A selection committee including property owners



along Lancaster Avenue will guide the project funded by Tax Increment Reinvestment Zone District 8.

(TIF 8 allocated approximately \$1.7 M for the project). The team has completed a survey and initial design work. Construction should begin in 2021.

## TRINITY METRO'S "A BETTER CONNECTION"

In August 2020, Trinity Metro launched A Better Connection, a comprehensive look at redesigning Fort Worth and Tarrant County's bus network. The study recommended making substantial improvements to the entire network. Through online surveys and events, Trinity Metro gathered information that will impact priorities and system changes.

## HIGH-SPEED RAIL

The North Central Texas Council of Governments (NCTCOG), in cooperation with the Federal Railroad Administration (FRA) and Federal Transit Administration (FTA), are conducting engineering and environmental studies for the high-speed passenger service between Downtown Dallas and Downtown Fort Worth; a distance of approximately 31 miles. The study's objective is to modernize and enhance mobility between Dallas and Fort Worth by evaluating high-speed transportation alternatives.



## BIKE SHARE

In 2020, the system saw record numbers of ridership with a **44% increase** overall system-wide and a **24.9% increase** in Downtown station checkouts. Through a partnership with Trinity Metro, Fort Worth Bike Sharing (FWBS) purchased 80 additional Ebikes from Trek/BCycle.

DFWI supports FWBS and the 16 Downtown Bike Share locations through a \$10,000 annual sponsorship approved and funded by the Downtown PID Advisory Board. DFWI has representation on the FWBS Board of Directors and advisory committee.



## RESPONSE TO THE PANDEMIC

**MOLLY THE TROLLEY**, the Downtown circulator that provides connections between Fort Worth Central Station, the Fort Worth Convention Center, and Downtown destinations, was taken offline in response to reduced occupancy Downtown due to stay-at-home orders and other pandemic government restrictions. Molly is activated for large events like the National Finals Rodeo. As businesses continue to open, corporate travel resumes, convention bookings fill hotels, and tourism traffic increases, the service will resume.



*Complete the Hemphill-Lamar extension.*

### HEMPHILL LAMAR CONNECTOR

In May 2020, the Hemphill Lamar Connector, the new vehicular, pedestrian, and bicycle connection between Downtown and the Near Southside, opened in spring 2020. The final project includes green walls, wide sidewalks, bike lanes, enhanced lighting, and a public art piece entitled “Flight” by nationally renowned artist Dan Corson.



### TWO WAY LAMAR

DFWI staff worked with City staff to change Lamar from a one-way to a two-way street to complete the connection in both directions from the Hemphill Lamar tunnel into Downtown’s core.

*Working with stakeholders, create a long-term strategy/master plan to improve and enhance pedestrian and permanent transit connections.*

### TPW COORDINATION MEETINGS

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

#### Transportation Committee

**Roxanne Pillar** - Huitt-Zollars, Inc., Chair  
**Rachel Albright** - Tarrant Transit Alliance  
**Scott Arnold** - Kimley-Horn  
**Larry Auth** - Omni Fort Worth Hotel  
**Mike Brennan** - Near Southside, Inc.  
**Kristen Camareno** - Tarrant County

**Melissa Chrisman** - Trinity Metro  
**Jeff Davis** - Republic Title of Texas, Inc.  
**Peter Elliott** - City of Fort Worth  
**April Escamilla** - Kimley-Horn  
**Wayne Gensler** - Trinity Metro  
**JD Granger** - Trinity River Vision Authority  
**Jennifer Grissom** - Fort Worth Bike Sharing  
**Barry Lohr** - City Center Fort Worth

**Brad Lonberger** - Kimley-Horn  
**Andre McEwing** - Tarrant County College  
**James Montgomery** - Hilton Fort Worth Hotel  
**Rebecca Montgomery** - Fort Worth Chamber of Commerce  
**Brinton Payne** - ACEC  
**Stacey Pierce** - Streams and Valleys  
**Lauren Prieur** - City of Fort Worth

**Jennifer Reiner** - Dunaway Associates  
**Tom Reynolds** - Reynolds Cattle Company  
**Julia Ryan** - City of Fort Worth  
**Russell Schaffner** - Tarrant County  
**Chelsea St. Louis** - City of Fort Worth  
**Robbie Tawil** - The Worthington Renaissance Fort Worth  
**Dwayne Tidwell** - Performing Arts Fort Worth, Inc.

**Detra Whitmore** - Trinity Metro  
**Mitch Whitten** - Visit Fort Worth  
**Jeremy Williams** - City of Fort Worth  
**John Yeung** - Sheraton Fort Worth Hotel and Spa  
**Donna Young** - FWDNA

### TARRANT TRANSIT ALLIANCE

DFWI staff serves on the Tarrant Transit Alliance Board and promote the organization’s transit policy and educational activities. The Tarrant Transit Alliance works with contributors, community officials, and regional leaders to build support for funding regional transit in Fort Worth and Tarrant County.

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

### FREE PUBLIC PARKING

In 2020, 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 3,611 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.

Find free and pay public parking at [fortworthparking.com](http://fortworthparking.com)

5

Private garages

3,611

Free evening/  
weekend parking  
spaces

64

2½-hour free  
spaces with library  
validation



# URBAN DESIGN. OPEN SPACE & PUBLIC ART

## DFWI Design Review Committee

**Raul Pena** - TranSystems, Chair  
**Jerry Bolz** - Worth Commercial Real Estate  
**Henry Borbolla** - Ciera Bank  
**Johnny Campbell** - City Center Fort Worth  
**Nathan Carruth** - Jacobs  
**Jack Clark** - Red Oak Realty

**Mark Dabney** - BokaPowell  
**Les Edmunds** - Komatsu Architecture  
**Randy Gideon** - Gideon Holdings  
**Gannon Gries** - Bennett Benner Partners  
**Brad Lonberger** - Kimley Horn  
**Jim Manskey** - TBG Partners

**Rachel Marker** - EMRAES  
**Nina Petty** - Texas A&M School of Law  
**Jeff Taylor** - Dunaway Associates  
**James Yu** - Peloton Land Solutions  
**Mitch Whitten** - Visit Fort Worth

## 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.

### 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.

## DOWNTOWN URBAN DESIGN DISTRICT

The City of Fort Worth worked closely with DFWI staff and the Design Review Committee to review approximately 280 Downtown Design Review Board (DDRB) cases. Two hundred sixty-four were approved administratively.

# 280

Reviewed cases  
in 2020



## H LITE ZONING

DFWI and City staff worked with DFWI's Downtown Design Review Committee and Board to develop a new "H lite" zoning category to simplify the zoning and design code for the Downtown Urban Design District expansion area. The new category would allow for a greater density and mix of uses than currently allowed.



## FIRST ON 7TH

500 West 7th Street began their outdoor plaza construction that includes a raised platform for future restaurant seating and landscape elements that complement the building's ground floor's extensive renovation. The First on 7th plaza includes three existing Isamu Noguchi sculptures, abundant shade, and outdoor seating. New ground floor retail, including Buon Giorno Coffee, Neighbor's House Grocery, and Guarantee Bank.

## FIRST UNITED METHODIST CHURCH

First United Methodist Church began construction on their renovation and expansion. The project expands the existing building to include additional sanctuary space, a fellowship rotunda, a multipurpose space, and a children's area. The project will also have improved streetscape elements.

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

## NEW LIGHTS IN GENERAL WORTH SQUARE AND 7TH STREET

The PID equipped General Worth Square with Bluetooth-enabled LED floodlights. This project resulted from PID 1's Work Plan Committee recommendations which included enhancing aesthetics and increasing night-time visibility for park visitors. The same kind of lights were installed in the triangle at First on 7th across from Burnett Park.



## LANCASTER MEDIAN LANDSCAPING

The City hired LTS Design Group and Swofford Landscape to develop a final landscape design for the West Lancaster Avenue medians based upon Cliff Garden Studio's concept for the Avenue of Light. The project, managed by the City's Park & Recreation Department, is expected to be complete in summer 2021.



## HERITAGE PARK

DFWII, in partnership with the City of Fort Worth, continued to work to advance the Heritage Park, Paddock Park, and associated streetscape project. After a Request for Qualifications process, the Heritage Park Steering and Selection Committee selected a team from 18 proposals in the fall of 2020. DFWII entered into a contract for design services with MIG, a national design, planning, and architecture firm. The MIG team includes local partners Huitt- Zollars, and EMRAES. Bennett Benner Partners remains the lead on Heritage Park Plaza restoration.

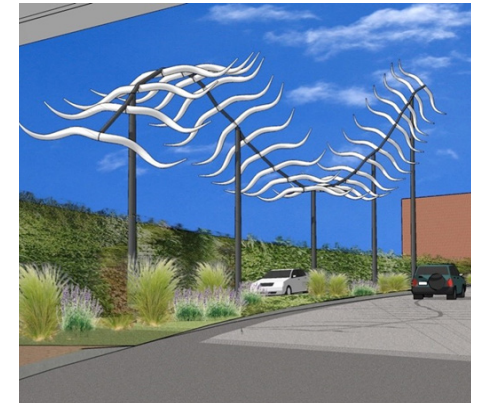


*Bennett Benner Partners*

This project has evolved over the years from a simple "reopening" of Heritage Park Plaza to address several issues that disconnect Downtown from the river. Stakeholder and community input serve as a basis for the current effort to establish the final design of courthouse area traffic and pedestrian safety improvements, a reimagining of Paddock Park, and significant improvements to the bluff, including River Stairs and a Canopy Walk.

A special thanks to the Amon G. Carter Foundation, Sid Richardson Foundation, and Streams and Valleys for their funding, leadership, and support. The City of Fort Worth has also provided match funds for this last phase of design.

Design work to date has resulted in significant project construction funding approval from the Regional Transportation Council. A significant pledge from Tarrant County was instrumental in helping to secure the RTC funding.



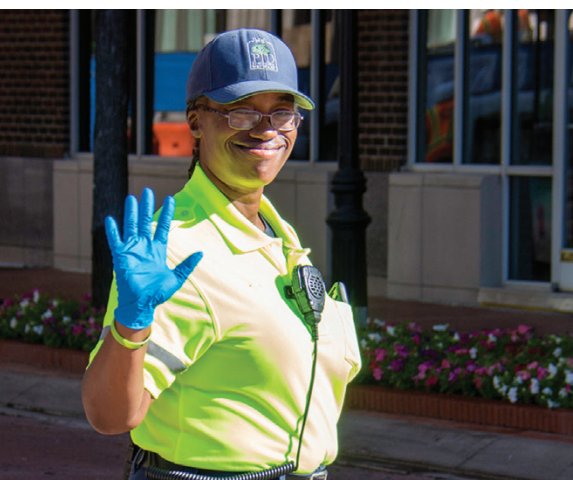
## HEMPHILL CONNECTOR

Installation of Flight by artist Dan Corson began in March 2021 at the Hemphill connector. This work celebrates Fort Worth's aviation history and links patterns of migrating birds with jets in flight formation. The City's beloved "Molly" icon is translated into an abstract expression that will enhance the experience of traveling through the tunnel. A free-standing sculpture on the Downtown side will feature 28, 12 foot, internally lit "longhorn/bird" elements.

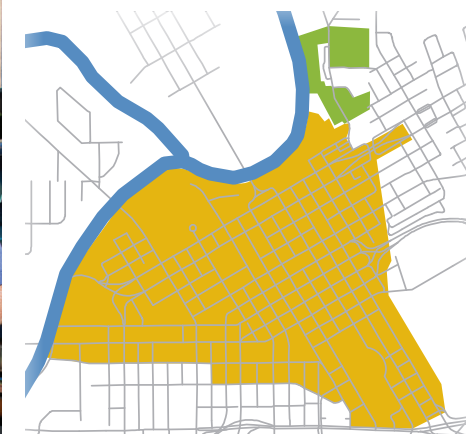
## HERITAGE PARK ART

In December 2020, the Fort Worth Art Commission approved a Design Team Artist Selection Process for Heritage Park. This process allows DFWII's design consultant to short-list artists from Fort Worth Public Art's Pre-Qualified List of Established Public Artists for interview. The goal is to have the selected artist onboard at the beginning of the Preliminary Schematic Design phase.





Fort Worth Public Improvement District (PID #1) was founded in 1986. Administered by DFWI under the oversight of an advisory board appointed by the City, the PID 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.



- PID 14
- PID 1

# PUBLIC IMPROVEMENT DISTRICTS #1 & #14



## RESPONSE TO THE PANDEMIC

When government-issued shutdowns were put in place due to the pandemic, PID services including cleaning, landscaping, bird abatement, and the Downtown Ambassador Program were deemed essential. PID crews continued their daily duties and also took on additional tasks to keep Downtown cleaner and safer.

- At the City's request, crews sanitized high-touchpoint areas like trash cans, handrails, benches, and parking meters.
- Pressure washing crews used new sanitizing solutions.
- Park tables and chairs were removed at the Parks Department's request to help with social distancing requirements.
- Portable restroom facilities were provided near the Convention Center.
- Enhanced security was deployed where necessary.
- Graffiti abatement services were in greater demand.



### QUIETER POWER WASHING TRUCKS

In response to Downtown residents, the PID found a quieter solution to keeping our streets and sidewalks clean. Noise created by the power washing motor is no longer a concern as the equipment is now tucked inside a van.

#### Resident Testimonial

*"Just wanted to let you know that those new water vans used for cleaning the sidewalks are fantastic. What a great solution to the problem. I honestly can say that I barely hear them at all. Thank you for all your efforts in finding a solution to the problem that is a win-win for all involved."* – Maureen M., Downtown Resident

## MAINTENANCE AND LANDSCAPING

PID #1 contractors provide approximately 150 man-hours of streetscape



Pressure wash sidewalks



Paint benches and light poles



Graffiti removal



Tree trimming



Tree light installation



Grackle discouragement



Mowing, weed eating leaf pick up



Trash collection



Post event clean up

Due to social distancing guidelines, homeless service providers and shelters significantly reduced the number of people they could house. Following its emergency plans, the City and partner agencies began operating a temporary shelter in the Fort Worth Convention Center to address the COVID-19 required distancing.

PID #1 clean team and Ambassadors provided additional services in General Worth Square, including portable toilets, sanitation stations, enhanced park cleaning, and security around the Convention Center.



### WINTER STORM

PID #1 crews worked throughout the winter storm in February 2021 to keep Downtown clean and safe. The team deployed thousands of pounds of de-icer to clear sidewalks and high traffic areas. Immediately following the week-long storm, the team resumed street and curb sweeping to remove dust and sand.

#### PID #1 Advisory Board

**Larry Auth** - Omni Fort Worth Hotel, Chair  
**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  
**Henry S. Miller, III** - Sundance Square  
**Don Perfect** - ONCOR  
**Joy Webster** - MosrningStar Capital  
**John Yeung** - Sheraton Hotel Fort Worth

#### PID #14 Advisory Board

**Tom Struhs** - Struhs Construction, Chair  
**Kent Bogle** - Villa de Leon  
**Jeff Fulenchek** - Carleton Residential Properties  
**Tara Pittman** - Trinity Urban Bluffs and District  
**Anthony Renda** - Trinity Bluff Development, LTD.





## LANDSCAPE PLANTING

PID #1 crews maintain approximately 13,500 square feet of planters where more than 75,000 flowering plants are installed annually.

DFWI's Marketing team installed "Love Your Downtown" hearts in Main Street's planter beds following the winter storm. This whimsical installation served as a temporary solution until crews planted new landscaping weeks after the storm.



## SECURITY ENHANCEMENT

PID #1 funds and supports several security enhancement programs, including the Downtown Fort Worth Police Mounted Patrol Unit, Downtown Security Group, and the Fort Worth Police Bike Support Group.

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

**Here to Help!** The Downtown Ambassadors, a service of the PID, assist visitors, Downtown residents, office workers, and guests and create a friendly and welcoming environment. They serve as additional sets of eyes and ears on the street.

- |                         |                               |
|-------------------------|-------------------------------|
| Hospitality Services    | Auto assistance               |
| Directions              | Referrals to Social Services  |
| Recommendations         | Referrals to Safety Providers |
| Clean Team Coordination |                               |

## VISITOR TESTIMONIAL

*"I would like you to know that not all heroes wear capes. Some heroes wear bright green shirts! The Ambassador demonstrated that public trust is what makes good cities even better."*

- Padma I.

The Downtown Ambassador Team expanded to include an Outreach Coordinator in early 2020. The Outreach Coordinator joined the team to build relationships with homeless individuals and provide strategic case-level management directing them to needed services.

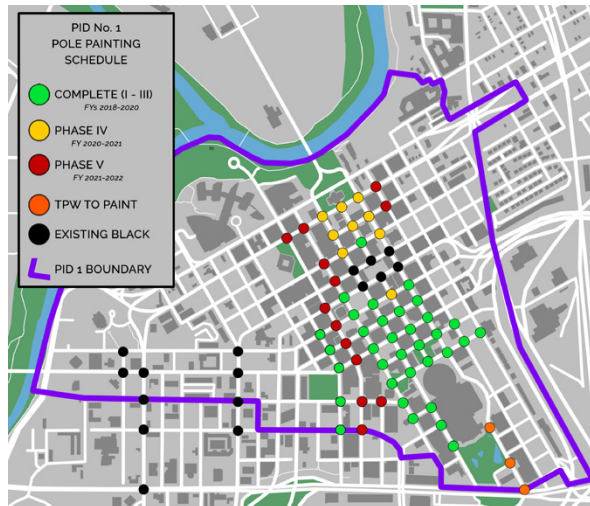
Downtown Ambassadors are on duty from 7 a.m. to midnight, seven days a week.

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



## LIGHT POLE PAINTING

Phase III of the light pole painting project continues in PID #1. Since the start of the program, 60 intersections have been painted with a new, uniform black finish.



## 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 Downtown.



## 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 at the time of construction.

## 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.

## PID #14

Fort Worth 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."



## MATT BEARD SELECTED FOR IDA EMERGING LEADERS FELLOWSHIP

The International Downtown Association selected Matt Beard, DFWI's Public Improvement District Director, along with 29 other urban place managers from around the world for the 2020 Emerging Leaders Fellowship program. Originally scheduled to occur in New York, Matt joined senior staff members from the Urban Place Management industry virtually for the intensive leadership program.

## GATEWAY ENHANCEMENTS

In May of 2020, the PID #1 landscape team installed new and enhanced landscaping at three Downtown gateways; at Belknap and Nichols Streets near the I-35 managed lanes, at Forest Park and 10th Street, and at Forest Park and Belknap Street. The installations included flowering plants over a river rock bed with a tiered backdrop of various fountain grasses, boxwoods, and desert willows. These areas will be planted with seasonal color to match other areas planted throughout the district throughout the year.



## RESPONSE TO THE PANDEMIC

DFWI and the PID Ambassadors increased communication with Downtown residents through online meetings. Councilmember Ann Zadeh and Assistant City Manager Jay Chapa joined the calls to address various resident concerns brought on by the pandemic.



# 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, nonprofit organizations and individuals to support and participate in the vitality of Downtown Fort Worth.

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

## SUSTAINING MEMBERS

**Larry Auth \***

Omni Fort Worth Hotel

**John Avila \***

Byrne Construction Services

**David Ayres \***

Burnett Cherry LLC

**Lori Baldock \***

Simmons Bank

**Edward P. Bass \***

Fine Line Group

**Robert M. Bass \***

Keystone Group, L.P.

**Bob Baulsir \***

Trinity Metro

**Richard T. Baumeister, Jr. \***

CLA

**Michael Bennett \***

Bennett Benner Partners

**Scot Bennett \***

The Beck Group

**Laura Bird \***

Anthrachte Realty Partners

**Brandon Bledsoe \***

Amegy Bank of Texas

**William Boecker \***

Fine Line Group

**Henry Borbolla \***

Ciera Bank

**Christopher Brim \***

JACOBS

**Eddie Broussard \***

Texas Capital Bank

**Kimberly Burke \***

Skanska USA

**Johnny Campbell \***

City Center of Fort Worth

**Richard Casarez \***

ONCOR Electric Delivery

**Jack Clark \***

Red Oak Realty

**Steve Coffman \***

Fort Worth Star-Telegram

**Jeff Davis \***

Republic Title of Texas, Inc.

**Douglas K. Eller \***

Chase

**Steve Hambrick \***

PlainsCapital Bank

**Brian E. Happel \***

BBVA

**Drew Hayden \***

The Worthington Renaissance  
Fort Worth Hotel

**Jack Huff \***

Transwestern

**Whit Kelly \***

777 Main

**Johnathan Kennedy \***

Hilton Fort Worth

**Ronny Korb \***

Pinnacle Bank

**Walter Littlejohn \***

The Fort Worth Club

**Sean Madison \***

Tarrant County College District

**Pati Meadows \***

Kelly Hart & Hallman LLP

**Brian Newby \***

Cantey Hanger LLP

**Michael R. Pavell \***

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Finley Resources, Inc.

**Charles Reynolds \***

HUB International Insurance Services

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Bank of Texas

**Karen Vaughan \***

Nine Oak Investments

**Bryan Walsh \***

Regent Services

**John Yeung \***

Sheraton Fort Worth Hotel and Spa

**Brian Yost \***

Decker Jones, PC

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Prosperity Bank

**Steve Dillon \***

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**Eric Goodwin \***

YATES Construction

**Michael Kersey**

The Whiting-Turner Contracting  
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Inwood National Bank

**Raul Pena, III \***

TranSystems

**Nina Petty \***

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**Justin Rutledge \***

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Harris, Finley & Bogle, P.C.

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Balcom Agency

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Hillwood Properties

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**Claire Brunner**

Enilon

**Tim K. Bruster**

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**Brian Coltharp \***

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Winstead PC

**James Fitts**

Weaver

**Taylor Gandy \***

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**Robert L. Ginsburg**

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**Misty Horner**

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Luther King Capital Management

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Komatsu Architecture

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The Whitney Smith Company, Inc.

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Downtown/Blackstone

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**Darwin Winfield**

Atmos Energy

*\*DFWI Board Members*

## ASSOCIATE MEMBERS

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Southwestern Exposition & Livestock Show

### Afton Battle

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City Central

### Misti Callicott

Reata Restaurant

### Rhett Caraway

Fort Worth Window Cleaning

### Wayne Carson

ACH Child and Family Services

### Lee Cockrell

Cockrell Enovation

### Mark Dabney

BOKA Powell

### Mary Margaret Davis

Mary Margaret Davis  
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J.A. Garrison & Co., CPA's

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### Craig Harbuck

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Flowers to Go in Sundance Square

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Javelina Partners

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Dunaway Associates, L.P.

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### Frank Testa

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UTA Fort Worth

### Tim D. Young

Fort Worth Texas Real Estate

### James Yu

Peloton Land

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Stream Realty

### Erin Lee

Bank of Texas

### Scott Lemmon

Burnett Cherry LLC

### Dallas Margeson

Transwestern

### Rachel Marker

EMRAES, LLC. (WBENC)

### Michael Moore

Lockton Co.

### Kyle Riley

HNTB

### Benjamin Robertson

Byrne Construction Services

### Matthew Vrugink

Ojala Holdings

## DIRECTOR EMERITUS

### L.O. "Buzz" Brightbill, III \*

Southwest Bank

### Gary W. Cumbie \*

The Cumbie Consultancy

### Allan Howeth \*

Cantey Hanger, LLP

### John V. Roach \*

Roach Enterprises

### Terrence J. Ryan \*

### Greg Upp \*

Consultant

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### Carlos DeLaTorre

FWDNA

### Mae Ferguson \*

Fort Worth Sister Cities International

### Marie Holliday, DMD \*

Metropolitan Black Chamber  
of Commerce

### Robert L. Jameson \*

Visit Fort Worth

### Anette Landeros \*

Fort Worth Hispanic Chamber  
of Commerce

### Michelle Lynn \*

Building Owners & Managers  
Association

### Stacy Marshall \*

Southeast Fort Worth, Inc.

### Chris Strayer \*

Fort Worth Chamber of Commerce

## DFWI STAFF

### Andrew Taft

President

### Matt Beard

Director of PIDs And TIF

### Cleshia Butler

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### Jay Downie

Event Producer

### Brandi Ervin

Controller

### Becky Fetty

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& Membership

### Nicole Fincher

Marketing & Special  
Projects Manager

### Diana Hahn

Production Assistant

### Melissa Konur

Director of Planning

### Arrie Mitchell

Director of Research

### Barbara Sprabary

Executive Assistant/Office Manager

## PLUS 22 Downtown

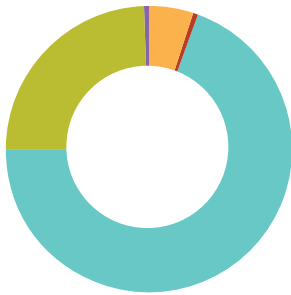
## Ambassadors and Clean Team

*\*DFWI Board Members*



# FINANCIALS

## REVENUES



DFWI Administration	5%
TIF Administration	.7%
TIF Board Obligations	69.5%
PID #1	24.2%
PID #14	.6%



Festivals & Events	24.5%
Downtown Parks	67.1%
Housing	0%
Investments	8.4%

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

#### REVENUES:

DFWI Administration	\$628,559
TIF Administration	92,274
TIF Board	8,741,067
PID	3,043,199
PID #14	67,355
<b>Total</b>	<b>\$ 12,572,454</b>

#### EXPENSES:

DFWI Administration	\$678,267
TIF Administration	92,274
TIF Board	8,741,067
PID	3,043,199
PID #14	67,355
<b>Total</b>	<b>\$ 12,622,162</b>
<b>Net Income</b>	<b>(\$49,708)</b>

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

#### REVENUES:

Festivals & Events	\$ 291,552
Downtown Parks/Public Art	798,752
Housing	27
Net Investments	99,595
<b>Total</b>	<b>\$ 1,189,926</b>

#### EXPENSES:

Festivals & Events	\$ 732,593
Downtown Parks	330,358
Housing	1,938
<b>Total</b>	<b>\$ 1,064,889</b>
<b>Net Income</b>	<b>\$ 125,037</b>



*Mayor Betsy Price*



*Councilmember Ann Zadeh*

DFWI thanks Mayor Betsy Price and Councilmember Ann Zadeh for their years of leadership, encouragement, persistence, and support. Both have been outstanding partners in the effort to improve Downtown.



Downtown  
Fort Worth, Inc.