Near Southside, Inc. (NSI) is a private, member-funded, 501(c)(4) non-profit organization dedicated to revitalizing the Near Southside and working in partnership with Historic Southside, Inc. (HSI), a 501(c)(3) non-profit in pursuit of the same goals. Together, we promote the ongoing redevelopment of Fort Worth’s Near Southside as a vibrant, urban, mixed-use neighborhood.

Membership dues provide critical financial support for the ongoing work of Near Southside, Inc., a member-funded organization. In return, NSI provides a number of benefits including networking opportunities, marketing and promotional support, advocacy, and leadership opportunities. Becoming a member is an investment in your business and an investment in the Near Southside.

NSI members range from the largest economic anchors and institutions to small entrepreneurial start-ups, and each receive a wide range of benefits, including:

**BOARD SERVICE** Appointed members of NSI’s Board of Directors shape the policies and practices of the organization. Board service gives members the chance to broaden their connections and build valuable relationships with other Near Southside supporters.

**COMMITTEE LEADERSHIP** Members appointed to the Development Committee, Design Review Committee, or Marketing Committee have the opportunity to engage in the policy issues that impact the district’s business and residential community.

**ADVOCACY** When development projects or member businesses are faced with complex issues, NSI is available to build consensus through coordinated meetings and thoughtful discussion with government agencies, city planners, neighborhood associations, and others to help achieve positive outcomes.

**PROFESSIONAL REFERENCES** Business owners and stakeholders make more informed business decisions through the assistance, connections, and information that only NSI provides.

**DEVELOPMENT SUPPORT** Members involved in development projects can call on NSI staff for advice, expertise, consultation, and guidance, whether in the initial brainstorming stage or nearing completion.

**MARKETING AND PROMOTIONAL SUPPORT** The Near Southside Weekly Buzz email blast, printed publications, and social media outlets help provide marketing and promotional support for businesses and their events in our district. In addition, the NSI marketing and communications staff members are invaluable resources to navigating best practices for sharing your message with the broader community and are available to serve in an advisory capacity for NSI members.

**SPONSORSHIP OPPORTUNITIES** NSI produces 8 signature free-to-the-public events each year reaching an annual total of approximately 100,000 attendees. ArtsGoggle, Open Streets, Friday on the Green, and PARK(ing) Day offer promotional opportunities with valuable exposure to the community.

**VISIBILITY** Listings in the Near Southside member directory include a direct link to the company website/social media, business description, photo, and contact information.

**DISCOUNTED TICKETS** Member tickets can be purchased for the annual Near Southside Shindig and to the Near Southside Seminar Series. Both offer thoughtful presentations from development professionals addressing issues applicable to Near Southside revitalization.

**NETWORKING** Attendance at NSI events provides valuable face time with other members and the chance to receive neighborhood updates that are typically not yet public information.
MEMBER EVENTS

MEMBER BREAKFASTS AND HAPPY HOURS
NSI Member Breakfasts are held at 8 am on the first Wednesday of each month at rotating member-business locations throughout the Near Southside. Happy Hours are informal networking events held bimonthly on Thursdays. Hosting a Breakfast or Happy Hour is a great way to showcase your business and be a benefit reserved exclusively for NSI Members. Attendees are given an opportunity to network with other Near Southside leaders while becoming familiar with our host business or development project. The Member Breakfasts also include a unique opportunity to hear an update on current projects and upcoming events from NSI staff. Recent Breakfast and Happy Hour hosts have included Quorum Architects, The Hamilton Apartments, Southside Cellar, Funky Picnic Brewery & Cafe, Basecamp Construction Services, Game Theory, and The Osteum.

MEMBER DEVELOPMENT TOURS
NSI Quarterly Development Tours take a group behind the scenes to see all the projects that they usually only hear about at Member Breakfasts. Buildings currently under construction and historic spaces being renovated are featured, giving attendees a chance to see spaces long before the finished product opens to the public. The most recent Development Tour focused on the Studios of the Near Southside, and members were able to tour spaces that are shaping Fort Worth’s music and film industries including Red Productions, Near South Studios, Fort Worth Sound, Niles City Sound, The Tour focused on the Studios of the Near Southside, and historic spaces being renovated are featured, giving MEMBERS DEVELOPMENT TOURS staff. Recent Breakfast and Happy Hour hosts have included Quorum Architects, The Hamilton Apartments, Southside Cellar, Funky Picnic Brewery & Cafe, Basecamp Construction Services, Game Theory, and The Osteum.

2020 NEAR SOUTHSIDE, INC. & HISTORIC SOUTHSIDE, INC. BOARD OF DIRECTORS

Major sponsor to NSI’s events, and rainmakers of the District who are doing extraordinary presentations from renowned experts, the evening showcases the key projects, partners, and events that have shaped our district during the previous year and highlights the most anticipated projects for the year ahead. Plus, it’s a lively evening that celebrates the partnerships and people that make the Near Southside an incredible neighborhood. At the 2019 Shindig, we focused on the women of the Near Southside: the rebels, risk-takers, advocates, guardians, and rainmakers of the District who are doing extraordinary work every day. As we do every year. NSI proudly presented the following awards to honor those making exceptional contributions to the success of the district. 2019’s award recipients were:

**Kline-Watts Award, Creative Contribution**
Dana Schulte, Stage West

**Kline-Watts Award, Pioneering Endeavor**
Jennifer Henderson, J.D.

**Kline-Watts Award, Development Excellence**
Corrie Watson, Frank Kent

**Kline-Watts Award, Outstanding Leadership**
Gary Reed

**Kline-Watts Award, Southside Spirit**
Sally Birthsel

**Kline-Watts Award, Entrepreneurial Spirit**
Christina Elbradar, Chadra Mezza

**Kline-Watts Award, Advocacy**
Meda Kessler

**Most Valuable Partner**
Hudgins Companies

For more information regarding membership or member events, please contact Megan Henderson at megan@nearsouthsidefw.org.
**2020 Near Southside, Inc. Membership**

**SUSTAINING HONOR ROLL**

- Baylor Scott & White Health
- Medical Center Fort Worth
- Mike Sambram
- Cook Children’s
- Spencer Selch
- Medical City Fort Worth
- Jill Newhouse

**SUSTAINING PARTNERS**

- Candice Stinnett
- 2020 NEAR SOUTHSIDE, INC.
- #1
- Kensington Properties
- Marlene Beckman
- JP Morgan Chase
- Mike Wilson
- Hudgins Companies
- Buddy Hudgins
- Jarrod Fay
- Fort Construction
- Scott Price
- BB&T
- Justin Rutledge
- Ascend Concepts, Inc
- Chris Botvidson
- Prosperity Bank
- Ginger Johnson
- J.O.
- Jennifer Henderson
- JLL
- Blake Rogers
- Guaranty Bank
- Casey Tibbets
- ComarkDirect
- Mike Campbell
- Ciera Bank
- Charlie Powell
- Carter BloodCare
- Bobby Grigsby

**DIAMOND**

- UT Southwestern
- Benjamin Barkley
- Moncrief Cancer Institute
- Medical City Fort Worth
- JW Newman
- Cook Children’s
- Spencer Seals
- Medical Center Fort Worth
- Mike Sanborn

**PLATINUM**

- SUSTAINING PARTNERS
- Williams Opportunity Trust
- Don Williams
- Spectrum Business
- Dana Cappelletti
- South 400
- Denise Rodriguez
- Schaefer Advertising Co.
- Ken Schaefer
- Rattikin Title
- Norma Crow
- Oldbuilding.com
- Eddie Vanston

**GOLD**

- Ciera Bank
- Charlie Powell
- Carter BloodCare
- Bobby Grigsby
- First National Bank
- Marcus Morris
- Fort Construction
- Scott Price
- Lake Side Property Group
- Mike Hudgins
- DTX Office Furniture
- Earl Cox
- Red Oak Realty, LLC
- Jack Clark
- The Bosser at Southside
- Teresa Dade
- University of North Texas Health Science Center at Fort Worth
- Michael Williams, MD
- Williams Northern Grain
- Will Northern

**BRONZE**

- Fort Worth Conservation
- Academy of Music and Fine Arts
- 39 Springer
- Fort Worth Housing Solutions
- Mary Margaret Lomax
- Fort Worth IOS 251
- Fort Worth Strong
- Fort Worth Development Center
- Stacy Ayre
- Cyclone Media
- T. Wayne Flach
- Urban Yoga
- Bob Blackamore
- The Bowery at Southside
- Teresa Cluley
- Red Oak Realty, LLC
- Jack Clark
- OFCO Office Furniture
- Earl Cox
- Red Oak Realty, LLC
- Jack Clark
- The Bosser at Southside
- Teresa Dade
- University of North Texas Health Science Center at Fort Worth
- Michael Williams, MD
- Williams Northern Grain
- Will Northern
## RE-ESTABLISH WALKABLE URBANISM

Advocating for development and growth toward our vision of a highly walkable, mixed-use, vibrant urban neighborhood.

- Urban Villages
- Complete Streets
- Transportation
- Parking and Circulation
- Parks and Public Spaces

## PRIORITIZE RESIDENTIAL DEVELOPMENT

Joining with public and private partners to build housing that meets the needs of all residents, including a diversity of unit types that achieves affordability and accessibility.

- Apartments and Lofts
- Mixed Use
- Townhomes and Condos
- Education

## BALANCE PRESERVATION AND NEW CONSTRUCTION

Working to preserve the Near Southside’s authentic historic character by advocating for preservation and facilitating adaptive reuse projects in addition to new construction.

- Historic Commercial
- Historic Residential

## SUPPORT ECONOMIC ANCHORS AND INSTITUTIONS

Continue ongoing efforts to ensure the Near Southside is a place where economic anchors thrive, fueling Tarrant County’s second largest employment center with more than 40,000 jobs.

- Health Sciences
- Financial Services
- Development
- Creative Agencies
- Manufacturing
- Non-Profits

## PROMOTE LOCALLY-OWNED BUSINESSES

Serving as a tireless advocate on behalf of the entrepreneurial culture and the district’s small businesses, creating a community where businesses support each other and approach their customers as neighbors.

- Small Business Development
- Southside Guide
- Event Promotions
- Small Business Council

## IMPROVE PUBLIC PERCEPTIONS AND INVESTOR CONFIDENCE

Promoting the Near Southside by producing eight free-to-the-public events each year that bring valuable exposure to the community and expand opportunities for local artists and makers.

- Community Events and Initiatives
- Developer Resources

## ENCLOSE BOTH SMALL SCALE AND LARGER PROJECTS

2020 Progress Report: Working with developers across the spectrum to encourage growth that ensures we are creating the vibrant, urban community we want to call home.

At its core, the Near Southside’s redevelopment vision is a highly walkable, mixed-use, vibrant urban neighborhood — one that builds upon key attributes and principles that shaped the district as it was first developed at the turn of the 20th century. In that pre-WWII era, and again today, urban villages strengthen a sense of community and serve as hubs for neighborhood life, and the Near Southside is home to five. Streets, when designed for people, foster social interaction and increase economic activity while improving safety for all users: motorists, pedestrians, bicyclists, and transit riders. And parks and public spaces take on various forms and functions to enhance the quality of life for those living and working in an urban environment. Near Southside, Inc., in partnership with the City of Fort Worth and community leaders, continues to advocate for development and growth consistent with all of these goals.
Within the Near Southside, five vibrant urban villages serve as the primary hubs of neighborhood life: Park Place Village, Vickery Village, Magnolia Village, Evans and Rosedale Village, and South Main Village.

**PARK PLACE VILLAGE**

In 1998, Peter Schroeder opened Old Neighborhood Grill in Park Place Village in a ninety-year old building that was once a cake shop. The restaurant became a popular spot where many residents from the surrounding neighborhoods come to begin their days. In 2018, Peter passed the torch to new owners Brenda and Wallis Lester, whose commitment to neighborhood-friendly service and delicious food remains just as strong.

Fran McCarthy’s extensive renovation of the historic storefronts along 8th Avenue coupled with the variety of independent retail businesses on Park Place Avenue have preserved the historic charm of this short but highly visible stretch. When Nehme and Christina Elbitar opened their Lebanese eatery Chadra Mezza & Grill, they brought renewed energy to the village. Longtime retailer and lumberyard Quarles continues to serve Park Place Village, leasing spaces to Ensemble Coworking and Music Junkie Studios, among others. Wine Haus continues to be a go-to spot for happy hour gatherings, and nonprofit The Art Station calls a nearby historic fire station home.

Led by the efforts of NSI, the streets and sidewalks of Park Place Village have undergone complete reconstruction to improve pedestrian and bike access, and the new Baylor Surgical Center built nearby keeps those sidewalks busy, as do direct connections to the historic Berkeley Place and Mistletoe Heights neighborhoods immediately to the west.

**VICKERY VILLAGE**

Longtime resident of Vickery Village, Stage West recently announced an exciting expansion that will add two performance spaces to their building, bringing the total to four and greatly increasing their role as a transformative cultural resource in Fort Worth. Nearby, Twilite Lounge has become a popular neighborhood hangout and live music venue, located in the old Morrison Supply at Lipscomb and Daggert. They join neighbors Near South Studios, and event space 809 at Vickery in this pivotal area at the edge of Downtown that is starting to see many signs of change.

In 2019, Quorum Architects renovated a historic red brick building at Vickery and College Avenue, transforming the former warehouse into a modern and vibrant creative office space for their staff. While that project was underway, innovative developers M2G announced that they would be renovating the beautiful 1927 building just across College, which was the former home of Firestone and Robertson Distilling Co. Announced future tenants include a law office and a Bowlounge bowling alley and bar, with more tenant news to come. The Phoenix Apartments and Magnolia on Vickery Lofts offer residential options, with new townhomes under construction on College just a couple blocks south of Vickery. And recent improvements to infrastructure have been designed to support balanced accessibility for pedestrians, bikes, and public transit.
NEAR SOUTHSIDE VILLAGES (CONTINUED)

MAGNOLIA VILLAGE
The visible vibrancy of Magnolia Village is the result of 30 years of work to bring this historic, mixed-use area back to life. Renovations of key turn-of-the-century buildings began in the 1980s and continued into the 2000s, as pioneering businesses were drawn to this centrally-located neighborhood. Today, the village optimizes work-live viability and main street appeal, while benefiting from close proximity to historic neighborhoods and the medical district. Brand new multi-family projects are adding to the surge of new residents wanting to be a part of this vibrant community. On Magnolia Avenue, every type of food can be found, from tacos to pizza to Thai food, and from fine dining to satisfying grab-and-go fare. Retail shops reside alongside cocktail bars, pubs, and coffeeshops. Murals and temporary public art line the street, and Open Streets and ArtsGoggle close Magnolia Avenue twice each year for popular community festivals.

Though in appearances a completed transformation, Magnolia Village continues to be a place of growth and change in the Near Southside. Each year, new businesses open their doors, housing variety expands, and new construction surges, with exciting new projects planned for the year ahead. Most importantly, additions have managed to preserve and expand Magnolia’s walkable charm and community culture so much so that it has been recognized on a national level: In 2018, Magnolia Avenue was named a Great Street by the American Planning Association as part of their Great Places in America program.

EVANS AND ROSEDALE VILLAGE
Word is getting out about Evans and Rosedale Village, and the years ahead will be an exciting time of change and growth. Setting the tone, the innovative and visually striking Connex office building, a shipping container project from MEL/ARCH Studio, opened in 2018 just south of Rosedale and now houses a number of businesses including coffee shop SAM Drip.

To the north of Rosedale, The Collective Outdoors recently renovated a former industrial space to be a home for their offices plus a bright, airy showroom, and Basecom Construction did the same with the old Felt building at the corner of Leuda and Missouri, resulting in a stunning new office space that carefully preserved the character of the building. The next big proposal is a long dreamed of transformation of the building at 821 East Terrell Street by local developers F5designBUILD.

In early 2019, a Request for Expressions of Interests (RFEI) by the City of Fort Worth for a master developer for Evans and Rosedale Village led to the selection of Hoque Global by the City of Fort Worth for a master developer for Evans & Rosedale Village by both public and private partners, with the most exciting years yet to come.

EVANS AND ROSEDALE VILLAGE
The bones of great buildings are what originally brought developer Eddie Vanston, architect Bob Kelly, investor Tom Reynolds, and other pioneers into South Main Village beginning in the 1990s. Back in 1998, Vanston set his sites on the restoration of the Markeen Apartments, and later teamed with Kelly and Reynolds on the Sawyer Grocery, Miller Manufacturing, and Supreme Golf buildings. The Supreme Golf building is the flagship for the village’s new wave of inhabitants – adding residential units, offices, and bar/music venue Shipping & Receiving.

The transformation of the village has come in stages, and today, the rate of growth is head-spinning. Spurred on by the South Main street reconstruction project that was completed in 2017, South Main Village is changing before our eyes. Multiple adaptive reuse projects are currently underway alongside new construction of mixed-use and residential projects. An eclectic mix of locally-owned and operated entertainment venues and neighborhood staples line the streets, all of which are turning this formerly sleepy corner of the Near Southside into a destination all its own.

With the reconstruction of Bryan Avenue in 2019, the addition of large multi-family projects, and new urban parks reclaiming underused green space, South Main Village grows more and more appealing as a residential destination and a home to new businesses. In the past year, the number of locally-owned restaurants, coffee shops, and retail has more than tripled – including the first brick and mortar for food truck Coco Shrimp, the relocation of Magnolia Favorites The Bearded Lady and Tribe Alive into larger spaces, new bottle shop and growler fill station Southside Cellar, and many more instantly popular hangouts.
**COMPLETE STREETS**

Complete streets are so much more than traffic arteries. They are active and appealing public spaces that function well for all users: drivers, walkers, bicyclists, and transit riders. Efforts to transform the streets of the Near Southside go back more than 30 years, when Magnolia was a high-speed, four-lane street lined with historic buildings in disrepair.

**1980s**

As NSI’s first complete street project, Magnolia Avenue has served as a pioneering example of the impact that street improvements can have on a neighborhood. In the 1980s, along Magnolia between Hemphill and 8th Avenue, the community leaders that ultimately founded NSI partnered with the City of Fort Worth to construct the first in a series of streetscape beautification projects that would transform the city’s urban core. Magnolia’s signature brick sidewalks, lined with trees, historic lampposts, and wooden benches, were all installed as part of that first project.

**2008–2010**

NSI led another pioneering upgrade to Magnolia, working with business owners and neighborhood leaders to install tree lights and to reconfigure the roadway in an effort to slow traffic, improve safety, and greatly enhance Magnolia’s walkable environment. This first “rightsizing” project, in partnership with the City of Fort Worth, converted Magnolia Avenue from four to two travel lanes, plus a center turn lane and dedicated bike lanes.

**2010–2015**

The success of the reconfiguration helped blaze the trail for additional complete street projects in the Near Southside and throughout the city. NSI continued with the full reconstruction of Park Place Avenue, finished in 2012, which added new tree-lined sidewalks, slowed traffic speeds, and created an entirely new look for that urban village. In 2014, construction finished on the largest complete street project to date: West Rosedale between 8th Avenue and South Main Street, which transformed a six-lane, high-speed, single-purpose roadway into an inviting and walkable signature street — all through the installation of pedestrian improvements that include trees and lights, extensive median landscaping and public art, on-street parallel parking for adjacent businesses, and dedicated bike lanes. Other complete street projects have, at low cost, installed new pavement markings to improve the function and appeal of Jennings Avenue, Pennsylvania Avenue, Vickery Boulevard, Evans Avenue, Allen Avenue, and Broadway Avenue between Jennings and South Main.

**2015–2018**

In 2017, South Main Street businesses and residents celebrated the completion of their own complete street project. Over the course of construction, South Main Street between Vickery Boulevard and Magnolia Avenue received a new concrete roadway; wider sidewalks lined with trees and historic lampposts; a full upgrade of water, sewer, and stormwater utilities; protected parallel parking for adjacent businesses; dedicated lanes for bicycles; and sidewalk public art sculptures by renowned artist Benito Huerta.

**2019–2020**

In South Main Village, the much-needed reconstruction of Bryan Avenue was completed in 2019, just in time for the opening of a half-dozen new businesses and more to come. Nearby and throughout South Main Village, the area’s older streets are being fully repaved and water lines upgraded as part of a major street repair program.

Through the Envision Hemphill workshops, community members expressed strong support for a reconfiguration of Hemphill Street between Vickery and Seminary, to include bike lanes, safe crosswalks, and on-street parking for retail. Work on this project began with sidewalk and curb ramp repair, with street resurfacing and installation of new markings continuing into 2020. Along the same timeline, the Hemphill Connector, a long-awaited underpass connection to Downtown, should be complete in spring 2020.

Visualization of Hemphill Street by Spencer Boomhower courtesy of PPS
TRANSPORTATION

The Near Southside owes its origins to the streetcar, and NSI is among the groups seeking to establish a world-class transit system that greatly improves mobility within Fort Worth’s core and helps promote the type of vibrant, higher intensity, and walkable urban growth envisioned in the City’s Comprehensive Plan and the recently adopted Economic Development Strategic Plan.

PUBLIC TRANSPORTATION

Currently, the Near Southside enjoys convenient bus service via Trinity Metro, with five routes serving the district’s major employers and destinations. Rail transit at the regional level provides another choice for workers travelling to and from Near Southside jobs. The T&P Terminal is the final stop on the Trinity Railway Express, and in early 2019, the TEXRail commuter rail line connected the district to DFW Airport. The addition of TEXRail to the city’s public transportation options enjoyed such strong support that discussions immediately commenced regarding a possible extension of the line southwest, with the first stop to be located near Mistletoe Boulevard just west of Baylor Scott & White All Saints Medical Center. NSI will continue to work with community leaders and Trinity Metro in pursuit of this extension, and to advance additional transit alternatives for our city, including the Near Southside ZIPZONE on-demand ride share program expected to be launched by Trinity Metro in spring 2020.

BIKE-FRIENDLY STREETS

NSI is working diligently to implement the city’s Bike Fort Worth plan and to make cycling safe and appealing for riders of all levels. Progress is visible, as cyclists have embraced the Near Southside as Fort Worth’s most bike-friendly district. In 2013, Fort Worth Bike Sharing launched its B-cycle system, which currently provides 46 convenient central city stations. After a major system expansion in 2015, the Near Southside’s number of stations increased to 11, primarily clustered in the district’s four urban villages. In April 2019, the B-cycle network made it even easier and more fun to get around, without the expenses and hassles of driving and parking, with the introduction of 50 new pedal-assist e-bikes.

FUTURE OF TRANSPORTATION

Looking forward, Mobility as a Service (MaaS) is the future in innovative transportation solutions. MaaS promises the integration of various forms of transport available on demand or with maximum convenience, including public transit, ride- or bike-sharing, car rental, or a combination of the above. Autonomous Vehicle (AV) technology is likely to be the most transformative element in a future MaaS network. At the 2017 NSI Shindig, we kick-started the AV discussion in Fort Worth with a keynote by thought leader Tony Seba and a call to action to seek partnerships with industry leaders in AV technology. NSI is continuing to work closely with Trinity Metro to improve the effectiveness of our public transit system, and we seek other private and public partners interested in testing innovative transportation systems or pilot programs in the Near Southside.

PARKING & CIRCULATION

A comprehensive study of parking and circulation within the Magnolia Village area, including the northern blocks of Historic Fairmount, looked into various strategies to optimize the effectiveness of on-street parking. The findings, which were released in early 2019, confirmed the high demand for parking on Magnolia Avenue and surrounding streets, and suggested some possible solutions, including a residential parking permit program for the northern two blocks of Fairmount, on-street paid parking on Magnolia during high-demand hours, and the creation of a parking benefit district that would direct revenue from paid parking toward public improvements within Magnolia Village.

This study also considered the future of parking garage management and operations for the Magnolia Green garage and any future public garages. Coordinating garage operations with on-street strategies is essential to creating a parking strategy for the district that works for all users. Better publicizing and utilizing garages, and integrating technology including the convenient FW Park smartphone app, will ensure any future changes promote the most efficient and convenient use of parking spaces in the district.

A circulation study for 8th Avenue was also completed in early 2019, with recommendations to improve traffic flow, address safety issues, and introduce beautification projects. NSI will continue to work with community leaders and the City of Fort Worth to develop a potential timeline for implementation of both of these studies’ recommendations.

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PARKS & PUBLIC SPACES

Parks and public spaces carry an even greater value in an urban environment where space is at a premium. NSI worked with residents to design and construct Watts Park in the historic Leuda-May-St. Louis district. The park, which was named in honor of NSI leader Dr. James Watts, features children's play equipment, landscaping, and a covered pavilion. Other pocket parks include Fairmount Park serving the Historic Fairmount neighborhood; Newby Park, at the eastern edge of Mistletoe Heights; and Van Zandt-Guinn Park in Evans and Rosedale Village on the grounds of the new Van Zandt-Guinn Elementary.

Beyond traditional parks, community gardens are another type of public space ideal for urban environments. NSI worked with Fairmount, the City of Fort Worth and TCU to establish the Fairmount Community Garden on 5th Avenue. In addition to urban parks and plazas, our public streets serve as primary public spaces, with a focus on roadside environments that are inviting to pedestrians and provide comfortable outdoor spaces for strolling, outdoor dining, and other social activities.

PRIORITIZE RESIDENTIAL DEVELOPMENT

The number and variety of housing options in the Near Southside continues to grow each year. At one end of the spectrum lies historic, single-family homes in Fairmount, and at the other are new, large, multi-family apartment buildings. Many other options lie in between, to provide choices that suit urban-dwellers of all stripes. Townhomes, condos in converted warehouses, and apartments in mixed-use buildings are some of the options Near Southside residents enjoy – also known as “Middle Housing.” In addition to diversity in unit types, affordability is another top goal. Several new projects underway will include income-restricted housing in addition to market rate units, to meet demand from the wide variety of income levels in the district’s workforce and create an inclusive housing inventory. With a residential population on the rise, NSI is working with both public and private partners to build a district that provides homes for all residents.

On Magnolia, the completion of the MicroPark in 2016 created something that was missing on the street: a gathering space for the public and a place for children to play. Built on the site of a future development project, the experimental park was designed to be temporary and to test the viability and importance of a small, active, and uniquely programmed public space. It was intended to only be in place for one year, but it became so popular that it was left in place as long as possible, up until construction of the proposed development was set to begin. Then it was packed up and delivered to a new home on South Main Street, where it was installed in early 2019 and has quickly become a popular neighborhood hangout.

In addition to the new MicroPark, two more parks are under construction at South Main Village and set to be completed in spring 2020: The Skinny, a linear park running along the new extension of Crawford Street, and Calhound Park, a dog park that is sure to be a hit with new residents in nearby developments. NSI is working with the City of Fort Worth and the Hemphill Corridor Task Force on an expansion of the Fire Station Park on Hemphill. With matching funds available from the City, NSI kicked off a fundraising campaign in late 2019 to reach a goal of $1.6 million to fund the construction of the park. Learn more about these parks on page 81.
**APARTMENTS & LOFTS**

**CREATIVE CONVERSIONS**

The most historic of the district’s apartment options are the charming units located in small apartment buildings dating back to the 1910s and 1920s. Eddie Vanston and the Carillon Group led the way with complete restorations of the Leuda-May Apartments, a long-neglected 1935 building, across from the site of the Fire Station Park expansion, in Fairmount, and Markeen Apartments in South Main Village. Eddie also teamed up with architect Robert Kelly to restore a former 1910 clothing manufacturing building in South Main Village into the Miller Lofts, a building that offers sixteen distinctive loft-style units with 20-foot ceilings.

Two Hemphill apartment buildings were recently renovated, signaling exciting things to come for the Hemphill corridor. Across from the site of the Fire Station Park expansion, The Maddox Lofts on Hemphill, a long-neglected 1935 building, was recently renovated. Further to the south, a renovation of The Hamilton was completed in spring 2019 by Gary and Terri West and architect Brandon Allen. The Colonial Revival brick building had been vacant for 22 years. Randy Primrose and Magnolia Property Company converted a former warehouse and shooting gallery at 801 Vickery into a beautiful 192-unit apartment community on College Avenue north of Pennsylvania. The resulting College Avenue Lofts includes modern, high-end apartments, including top-floor units integrated into the building’s original gymnasium space.

**MODERN**

Joe Frank has completed three College Avenue projects: two phases of apartments between Magnolia and Oleander, both designed by Tom Malone, and four townhomes north of Pennsylvania near the Phoenix, designed by Brandon Allen. Sameer Dalal and designer Ken Schaubmarg bring sleek design and new investment to the neighborhood just south of St. Mary’s Church with the Jennings Village Apartments at Jennings and Morphy. A phase two project currently in development from the same team would bring 52 new apartments to the lot next door.

Magnolia Property Company followed up their Vickery project with the new construction of a 35-unit project on Jerome Street at the northern end of Newby Park, on the eastern edge of Mistletoe Heights.

**MAJOR MULTI-FAMILY**

The Phoenix multi-family project, led by Stephen Eisen and Rob McConnell, opened in the summer of 2013 as the district’s first high-density, market-rate luxury apartment community on College Avenue north of Pennsylvania. Following in its footsteps was HighPoint, a 227-unit apartment community completed in early 2017 in South Main Village, and South 400 by Ventures Development, which brought 209 units and ground-floor commercial space to Jennings Avenue.

These apartment communities have been joined in the past two years by several new projects: Lang Partners’ The Monarch at Oleander and 7th Avenue offers 327 units and was the first large-scale multi-family development in Magnolia Village. Hudgins Companies, which recently completed the Mag & May across from Moncrief Cancer Institute, hired artists to paint a collection of ground-floor Stoop murals and one large, eye-catching five-story mural on their new building in partnership with NSU’s Art South program. And StoneHawk Capital started leasing The Bowery at Southside in early 2019 in the heart of South Main Village, on East Broadway Avenue at Crawford Street. In addition, more multi-family projects are currently under construction, including Lang Partners’ The Cooper and Hudgins Development’s Ramble & Rose, both on Rosedale. The Broadstone, a project from Alliance Residential, will add another multi-family option to the rapidly growing South Main Village. Saigebrook Development has started leasing at Mistletoe Station, a mixed-income, workforce housing community on Mistletoe Boulevard and Beckham Place. And CRG broke ground in late 2019 on their multi-family project at 401 Hemphill.

The Near Southside also has apartments for residents of all ages and needs. Oak Timbers offers luxurious units for older adults within an amenity-filled complex just east of South Main. Harris Gardens at the intersection of 8th Avenue and Pennsylvania offers beautiful central courtyards and convenient access to the four private hospitals. Hanratty Place is a 32-unit special needs complex designed by CMA Architects, and together with neighboring Slidell Place offers housing options for those needing special assistance. The Villages at Samaritan House offers permanent supportive housing for formerly homeless residents and those struggling with health issues.
MIXED USE

MODERN
Developer Joe Frank has found consistent opportunities for new mixed-use buildings, with two projects on Cannon Street and others on 5th Avenue at Oleander Walk and the Albband Building at Oleander and Henderson. His latest at 906 W. Cannon has four apartments above 3,300 square feet of office space.

Other recent mixed-use projects include a new office with upstairs lofts by Debbie Fulwiler and Elements of Architecture at Oleander and 6th Avenue, and one by Dr. Giri Munduru and Tarrant County Cardiology at Pennsylvania and College. Not far to the east of Dr. Munduru, Dr. Chunduri constructed the first mixed-use building in the historic Leuda-May-St. Louis neighborhood at Cannon and Grainger for his neurology partnership. Dr. Aggarwal’s and Dr. Bajaj’s neighboring buildings in the 900 block of Lipscomb Street established a new model for that pocket neighborhood, one that each of the two physicians duplicated with new, larger buildings of three and four stories, respectively. Dr. Gagadam’s new mixed-use building at College and Ferrell extends this pocket neighborhood’s progress to the west.

In 2018, Dr. Steve Simmons wrapped up construction on the Southwest Sports & Spine Center, a new building with apartments above a two-story medical clinic at St. Louis Avenue and Daggett. And in 2019, Dr. David Tillman completed his mixed-use building on Rosedale at Lake Street with ground floor space for his dental practice.

All of these followed pioneers Oleander Plaza, by the Raj family. 919 Travis, the Dalal Building and the Mellina & Larson building at Oleander and Fairmount. The small lot, mixed-use building has also become a popular typology for certain local architects, with Tom Malone and tma-cha architects leading the way by developing the Pennsylvania Lofts with their offices on the ground floor, as well as designing around a dozen mixed-use buildings for others, the latest by the Raj family at Galveston and Oleander.

HISTORIC
The familiar Near Southside team of developers Eddie Vanston, Tom Reynolds, and architect Rob Kelly is responsible for a mixed-use project that transformed the former Historic Supreme Golf building into 23 loft apartments with ground floor professional office space and a live music venue, bar, and beer garden called Shipping & Receiving, which opened in 2013.

This historic renovation project follows in the footsteps of Modern Drug Village at Hemphill and Magnolia, the pioneering mixed-use project completed over a decade ago. The original Modern Drug Village block—home to Panther City Salon, Shinjuku Station, and Grandma’s on the ground floor with the La Cava apartments above—helped spur the development by new retail neighbors to the west including Breved and Cane Rosso. A few blocks west, the Magnolia Lofts sit above Heim and Craftwork at Henderson.

The Sawyer Grocery project paved a similar path for revitalization in South Main Village, bringing 14 apartments back to life above unique commercial spaces that are now home to South Main District Salon and Ilfusion.

TOWNHOMES & CONDOS
An exciting trend has been the construction of townhomes for residents looking to buy a home, but one without the maintenance hassles of a large yard. Projects initially clustered along Oleander Walk, but recent development has introduced townhomes further north and east.

At Magnolia Green, Village Homes quickly sold 17 new townhomes in 2007, introducing residential into the multiphase, mixed-use Magnolia Green project. The homes feature rooftop terraces with Downtown views.

Fairmount Lofts by developer Jill Black led the way in bringing private redevelopment to Oleander Walk with four contemporary and “green” townhomes. Fairmount Lofts set the precedent for three-story townhouses with attached rear-access garages.

Texana Townhomes was the largest new residential development along Oleander Walk upon its completion in 2008. Square One Development’s project offers rear courtyards and two-car detached garages. Mint Interest Group completed the 17-unit, multi-phase Oleander Place across from Texana on Adams Street. The three-story townhomes include attached garages, first-level space for an office, and rooftop terraces.

In 2008, developer Robert McKenzie-Smith constructed the first townhome project outside of the Oleander Walk area, bringing the two LEED-certified units of South Village Lofts to South Main Village, at Tucker and Bryan. Two additional townhomes next door were completed in 2018.

In a burst of new construction driven by an interest in townhomes, four projects are now currently underway. The 315 College Avenue townhomes from Cornerstone and Forma Development started construction in 2019 and will offer 10 townhomes of 2- and 3-bedroom units. Developers Bill Seegel and Allen Mederos have partnered with architect Philip Newburn to build the J&G Townhomes at Jennings and Morphy on a 50-foot-deep lot. These are nearing completion, along with a development of 15 townhomes at Galveston and Rosedale from KinO Designs. KinO has also started construction on The Nest Townhomes at Feliks Grozot and May that will be the first housing project in the Near Southside to be designed without on-site parking—a sign of things to come.

As a complement to these townhome options, condo options have been increasing in the district. In 2015, Square One Development completed 12 condominiums with a distinctive curved roof design just south of Magnolia Avenue on May Street. The Dickson-jenkins Lofts and Plaza on St. Louis just south of Vickers was completed in 2018. Developer Eddie Vanston, no stranger to bringing historical buildings back to life, has turned this old Factory building into a combination of residential loft condos with ground floor commercial space. The L-shaped section of the building creates a courtyard for business owners and residents alike to enjoy.

At the other end of the spectrum, Magnolia’s first new construction building in many years at 1455 W. Magnolia opened in 2018. This building from Dak Hatfield and Ryan Dodson features residential condos on the upper floors and retail space on the ground floor. On Lipscomb, The Fairmount at Magnolia is another new construction condo building set to be completed in 2020 and offering 8 units located just steps from Magnolia.
With the strong resurgence of residential living, high-quality educational opportunities are a top priority for the Near Southside. Upgraded and new facilities, along with engaged parents, are setting a new standard for excellence.

The district is home to three elementary schools serving the children of Near Southside neighborhoods. **De Zavala Elementary School** at 1419 College Avenue in Fairmount celebrated its 100th year in 2014 and has gained recognition with new leadership and a reenergized Parent Teacher Association. Founded in 1922, **Lily B. Clayton Elementary** is located at 2000 Park Place Avenue at the border between the Mistletoe Heights and Berkeley Place neighborhoods. The Pre-K through 5th grade dual-language enrichment campus is one of the most highly sought-after public schools in Fort Worth. **Van Zandt-Guinn Elementary** opened in 1979 as one of two FWISD campuses featuring partially underground buildings, which proved problematic over time but set the stage for an exciting second life for Van Zandt-Guinn. In 2017, an entirely new, world-class facility with views of Downtown opened its doors for students living in the historic Terrell Heights neighborhood, Historic Southside, and the other southeast neighborhoods just east of I-35W.

Founded in 1882, **Green B. Trimble Technical High School**, commonly known as Trimble Tech, is a 15-acre campus bound by West Cannon Street, West Dashwood Street, South Henderson Street and College Avenue. The campus consists of the main building, an outside gymnasium, a band hall, and a field house. Outdoor athletic facilities include a running track, football practice field, tennis courts, a baseball field, and a softball field. The school is known for extraordinary vocational education with programs such as culinary arts, auto repair, carpentry, and medical sciences and hospital administration.

The Near Southside is also home to innovative educational institutions. **Cassata High School**, located on Hemphill Street, is a private, non-profit outreach school of the Catholic Diocese of Fort Worth that provides a unique educational model for students who excel with a tailored school schedule and curriculum. In 2018, private school **Acton Academy** opened up on Jennings Avenue, providing a flexible schedule learning program based on the Socratic Method. **Fortress Youth Development Center**, located on Stella Street, provides opportunities for children to experience powerful life changes and become productive Christian adults. Their creative programs are designed to help children, ages 18 months to 8th grade, break the cycle of generational poverty and oppression through a combination of academic instruction and mentorship.

Early childhood education opportunities are also in high demand in the Near Southside as young families return to the center city. **Bright Horizons** operates two campuses affiliated with hospitals. **Clayton Youth Enrichment**, the multi-campus after-school program affiliated with FWISD, has a program at Lily B. Clayton. In 2015, they established a new program offering child care to families who are seeking help at the more than a dozen agencies housed together under one roof at One Safe Place. Other educational services are now available in the district, including **Mosaic Academy** and the nearby **Angel Montessori** preschool, and a variety of additional resources.
The Near Southside has seen a large number of adaptive reuse projects in recent years, as historic buildings find new life in the hands of developers and business owners who care about preserving the heritage of the district. The end results are unique urban villages where redevelopment thoughtfully integrates the old and the new.

**SOUTH MAIN VILLAGE**

In what was lovingly nicknamed the “Texaco Building” at the corner of Broadway and Bryan Avenue is HopFusion Ale Works. Owner Jesse Stamper had great vision when he purchased this 10,500 square foot property in a neglected state. The brewery is now a popular and inviting neighborhood gathering spot. Nearby on South Main Street, restaurant and bar The Bearded Lady finished renovating an old, small warehouse building in 2019, where they now have more space to serve their epically good burgers and wide variety of craft beers than they did in their former home on Magnolia Avenue.

On Bryan Avenue, the historic Fire Station Number 5 now serves as the home to BlackEyed Distilling, producer of vodka made from black eyed peas. A couple blocks east on Calhoun at Tucker, a 100-year-old former textile mill has become BRIK, a two-story event space. During renovations, many of the building’s charming features were preserved, including the original hardwood floors and old textile scale. In 2017, The 4 Eleven opened on South Main Street. A collection of four historic buildings including the Baker Building and a 1920s warehouse has been transformed into five retail storefronts, a special event space, and a charming courtyard. Across from The 4 Eleven, the J.O. office and Gallery 440 brings new life to the former Bridge Association school building at South Main Street and Broadway Avenue.

In 2019, four more adaptive reuse projects were under construction on South Main Street and announcing exciting tenants for their commercial spaces. The SoMa development is a project from Lori and Tucker Henderson as they work to bring new life to four buildings owned for decades by their family as the headquarters of the W.A. Powers Co. The first phase of this project is now home to seven new, locally-owned businesses, with more on the way.

Main + Broad, a former broom factory and dairy supply at South Main and East Broadway, saw the first of its tenants open their doors in early 2019. This adaptive reuse project from Kelly Capital Partners and 97w is now home to the offices of Red Productions and Backlot Studios, plus a coffee shop, three new restaurants, a salon, ice cream shop, and speakeasy bar. 710 South Main got a dramatic facelift in 2018, thanks to the work of M2G Ventures and Cornerstone.

On St. Louis, the Dickson-Jenkins Lofts and Plaza joined the ranks of beautifully restored industrial spaces when they opened their doors in 2018. This project from Eddie Vanston is home to a wide variety of businesses ranging from a tea shop to a record store, art studios, and more, all facing an inviting public plaza. A combination of residential condos and commercial of rce space fill the building at the south side of the plaza.

On the eastern boundary of South Main Village is another recently restored landmark. The OB Macaroni Building was first constructed in the 1860s as a stagecoach hotel before serving for many years as a pasta factory. M2G Ventures rehabbed the building to create spaces for local makers and manufacturers, including a retail location for W Durable Goods, production facility for Melt Ice Creams, roasting facility for Craftwork Coffee, and event space The Ostreum.

Developers Dakota Hatfield and the owners of Pouring Glory restored the facade of a modest building at Dashwood and Bryan, creating a new neighborhood gathering spot. This project followed Dak’s conversion of a historic warehouse a block away at 916 Bryan into office spaces ideal for creative firms.
VICKERY VILLAGE
Heading west, the former Morrison Supply building at Lipscomb and Daggett is now home to the Fort Worth location of Twilite Lounge. The owners were drawn to the historic space to suit their New Orleans-themed bar and music venue.

In a charming red brick building at Vickery and College, Quorum Architects have renovated the former home of Blooms Landcare and turned the space into an inspiring, adaptable, and light-filled space for their offices and additional future tenants. Across the street in the former home of Firestone & Robertson Distilling Co., developers M2G recently announced that they would be renovating the beautiful 1927 building to create commercial space for exciting new tenants, including a bowling alley.

MAGNOLIA VILLAGE
Much of the pioneering work in the area of adaptive reuse initially took place on Magnolia Avenue. The Historic Mehl Building at 1228 S. Henderson Street was constructed in 1916 by world-renowned numismatist B. Max Mehl. Once one of the district’s most dilapidated landmarks, the Mehl building was restored as office suites by Ray Boothe, Fran McCarthy, and Mike Dolabi.

Ken Schaefer of Schaefer Advertising Co. won awards for his 2011 restoration and creative adaptation of the former Dunn Haven Apartment Building at 1228 S. Adams. While the exterior improvements diligently restored all historic elements, the interior renovation created one of the most distinctive offices in the region.

1208 West Magnolia, immediately west of the Mehl Building, includes a neon band and address sign to complement the charming office spaces on the second floor and Cat City Grill and retail storefront spaces on the first floor.

A collection of four buildings at May and Magnolia were fully restored in 2014 by Dak Hatfield and Andrew Blake. Two buildings dating back to the 1920s received an authentic restoration, while their less historic neighbors received a contemporary facelift.

EVANS & ROSEDALE VILLAGE
In 2018, The Collective Outdoors, a one-stop shop for outdoor living including a showroom, landscaping company, and more, opened in the renovated United Rentals building at East Hattie and Missouri.

Just a block away, Basecom Inc. completed their renovation of the Historic Felt Building in 2019, along with the help of the architects at 97w. Now the headquarters for their growing construction services company, the former manufacturing building features large, modern work spaces that highlight historic details throughout.

At East Terrell and Evans, the former Avenue Theater building is under development by Jennifer Neil Farmer and Robb Farmer to be a future home for commercial tenants in a beautiful historic building.
Historic homes don’t necessarily have to be single family dwellings. The Near Southside holds a number of historic apartment home buildings, such as the Leuda-May Apartments, LaSalle Apartments, and Markee Apartments, all of which were restored by Eddie Vanston and the Carillon Group. Eddie also converted the Supreme Golf building and Miller Lofts, a former 1910 clothing manufacturing building, into loft-style units in South Main Village. In addition to his most recent project, the Dickson-Jenkins Lofts. Over on Magnolia, the La Cava apartments at Hemphill and Magnolia Lofts at Henderson both sit above retail and restaurants on the ground floor of historic buildings. The Sawyer Grocery on South Main Street follows the same model, with 14 apartments above unique commercial spaces in a historic building that dates to 1905. Farther to the south on Hemphill, the recent renovation of the Hamilton Apartments transformed a derelict 1926 building into eight apartment homes full of beautiful, historic details.

In 2019, the iter8 health innovation community was born from one of the goals of the City’s Economic Development Strategic Plan: to establish a Medical Innovation District in the Near Southside. As a result, dozens of partners are collaborating to put the Near Southside on course to become the most livable innovation district in the nation, addressing the health needs of the community while also serving as a center for innovation, discovery and creativity.

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Creative firms also play a growing role in the economic diversity of the Near Southside. Advertising agencies, film and recording studios, architects, engineers, and more are calling the district home. Further encouraging this development, the Fort Worth City Council designated the Southside tax increment financing district as Media Production Development Zone Number One in 2018, which is designed to promote the development of permanent sites for moving image production. Further diversifying the employment base is a dense concentration of industrial manufacturing, financial services, real estate developers, and non-profits. Acting as a model for other cities, the Near Southside has achieved a rare balance between a world-class medical district, small local businesses, and passionate residents.
In 2019 by Soliant Health, provides a comforting setting for a campus, voted one of the nation’s 20 most beautiful hospitals to meet the unique needs of children. Their Near Southside techniques, rehabilitation facilities, and ancillary services, founded in 1918, offers top medical and robotic, minimally invasive lung surgery. And eventually heart transplants, as well complex lung care focused on innovative patient services such as artificial heart. Comprehensive Center for Advanced Heart and Lung Care, and UNTHSC School of Medicine. Also in motion is their exciting new graduate-level, school-affiliated physician in 2017. In early 2020, Baylor Scott & White announced an exciting new graduate-level, school-affiliated physician residency program that will train more than 150 physicians annually. The program is in coordination with the new TCU and UNTHSC School of Medicine. Also in motion is their Comprehensive Center for Advanced Heart and Lung Care. Focused on innovative patient services such as artificial heart and eventually heart transplants, as well complex lung care and robotic, minimally invasive lung surgery.

**Major Institutions**

Baylor Scott & White All Saints Medical Center, founded in 1906, offers a broad range of medical services, including cardiology, transplantation, neurosciences, oncology, and women’s services. Recent construction has transformed the campus, including a new Emergency Department facility in 2017. In early 2020, Baylor Scott & White announced an exciting new graduate-level, school-affiliated physician residency program that will train more than 150 physicians annually. The program is in coordination with the new TCU and UNTHSC School of Medicine. Also in motion is their Comprehensive Center for Advanced Heart and Lung Care. Focused on innovative patient services such as artificial heart and eventually heart transplants, as well complex lung care and robotic, minimally invasive lung surgery.

**JPS Health Network**

JPS Health Network is the public, tax-supported healthcare system for Tarrant County. The network includes an acute care hospital and more than 40 community-based clinics. On the main campus, the Patient Care Pavilion was constructed in 2008 as a five-story acute care facility with Tarrant County’s only Level 1 trauma center. In 2018, voters approved a $800 million bond that could add a new behavioral and mental health hospital, an ambulatory surgery and cancer care center, and other main patient tower improvements. An expansion of the Emergency Department opened in late 2019. On the research front, JPS continues an expansion of clinical trials that doubled the number of trials from 2018 to 2019, and their top-tier research staff collaborates on grants with Moncrief Cancer Institute, UTA, and HSC. JPS will continue to meet the needs of all members of our community through innovations in oncology at the new 8th Avenue center, new behavioral health center on Hemphill, and an innovative street medicine team providing care to our homeless population.

**Medical City Fort Worth**

Formerly Plaza Medical Center, established in 1974, offers comprehensive, cutting-edge diagnostic treatment services in a wide range of specialties and subspecialties. Medical City is a comprehensive stroke center and has the #1 ranked kidney transplant program in the nation in terms of patient outcomes and survival according to the Scientific Registry of Transplant Recipients. In late 2018, Medical City opened its new, 90,000 square foot patient tower located just west of 9th Avenue, which included an expanded Emergency Department, a 28-bed intensive care unit, pediatric-friendly ER rooms, and a rooftop helipad. Now in motion is the $2.5 million renovation of Medical City’s Heart & Vascular Institute unit. This renovation includes ambient lighting, new flooring and furniture, enhanced family waiting areas, upgraded beds, and redesigned nursing stations.

**Texas Health Harris Methodist**

Texas Health Harris Methodist is a full-service medical center offering specialized capabilities, including oncology, trauma, cardiology, and women’s services. Completed in 2014, the Marion Emergency Care Center nearly tripled the footprint of the existing department to increase patient capacity. That expansion followed the construction of the Heart Center, now the hub for the outstanding cardiac care program responsible for their recognition as the first hospital in the country to earn the prestigious designation as a Joint Commission Primary Heart Attack Center. In 2019, Texas Health Fort Worth broke ground on a $300 million, nine-story tower. The new surgical patient tower will add 144 patient beds, 15 surgical suites, and a new pre-operative and post-operative services area. In addition, Texas Health Fort Worth is embarking on a robust program for Graduate Medical Education. Five programs will be initiated to include general surgery, emergency medicine, internal medicine, obstetrics and gynecology, and a rural family medicine track in partnership with Texas Health Stephenville.

**Moncrief Cancer Institute**

Moncrief Cancer Institute is located at the northwest corner of South Main Street and Pennsylvania Avenue. The center expands clinical services in Fort Worth beyond cancer-related treatments, strengthening UT Southwestern Medical Center’s ability to serve residents from Tarrant County and beyond. With three floors totaling 105,000 sq. ft., the facility includes 10 clinics, laboratory services, and an imaging center. The clinic space includes exam and procedure rooms for multiple specialties, including urology, ophthalmology, dermatology, physical medicine and rehabilitation, neurology, upper respiratory, and musculoskeletal care.
INDEPENDENT CLINICS AND OFFICES

While the hospitals are the largest contributors to the employment base, there are other major healthcare providers and organizations located throughout the district, along with hundreds of independent clinics and offices, collectively providing a full range of healthcare services that bring more than 8,000 jobs to the Near Southside. Texas Oncology provides top quality cancer treatment in a new building that consolidated three separate facilities, featuring an open concept design that expanded physician exam and treatment room capacity by more than 50 percent. The pioneering Center for Cancer & Blood Disorders has been an anchor providing world-class care at Magnolia Green for over fifteen years. Fort Worth Heart and Fort Worth Brain & Spine on Mistletoe Boulevard, and the headquarters of Carter Bloodcare on Rosedale, highlight how outstanding clinical care is matched with high-quality new construction. Recently, the nonprofit organ matching organization LifeGift completed a new building that includes surgical suites for tissue recovery; and Tarrant County Infectious Disease Associates built a brand new, state-of-the-art clinic on Rosedale. Additional clinics such as the Texas Pain Institute found homes in mixed-use buildings that accommodate ground level medical offices and upper floor apartments. These buildings are in perfect symmetry with NSI’s goals of adding residents while also accommodating the medical sector’s continued expansion.

HEALTH SCIENCES
(CONTINUED)

Creative Agencies

Advertising, marketing, and printing firms calling the Near Southside home include...

- Amplus Agency
- Anchor Marketing & Design
- Ardent Creative
- Ascend Concepts
- Aquatic Elephant Marketing
- BrandEra Marketing
- Cockrell Enovation
- Comark Direct
- Creative Communications
- Evangelist Agency
- Ilfusion
- J.O.
- Kearley & Co.
- Long Hill Designs
- Main Station Advertising
- nameless
- Paige Hendricks PR
- PAVLOV
- PitchBlack
- Rogue Water
- RW Marketing and Design
- Schaefer Advertising Co.
- Secret Powers
- Seventy Digital
- Shutter Internet Marketing
- Social Factor
- Speerhead Strategies
- Sportswear Graphics
- The Big Picture
- The Bogle Agency
- The Cause Agency
- The Starr Conspiracy
- Worth Media Marketing & PR
CREATIVE AGENCIES
(CONTINUED)

FILM, VIDEO, SOUND, & PHOTOGRAPHY

Home to many of the city’s most well-established firms, the Near Southside continues to attract new businesses specializing in photography, film/video production, and audio recording. District veterans include Glass Lake Production Group, which renovated a pair of historic buildings on Hemphill and created Near South Studios. Fort Worth Sound, further north on South Main, offers a world-class recording studio with analog and digital equipment. Niles City Sound built an audiophile’s dream studio at Broadway and Calhoun with new studio Salad House on the way, and Dreamy Life’s Cloudland Recording Studio works with a wide range of artists east of Fairmount. Fort Worth rocker Vaden Todd Lewis of Toadies fame opened The Loop, a highly popular artist rehearsal space, on Evans Avenue just south of Allen.

Both Geno Loro and Tracy Autem have fully renovated historic homes near Magnolia Avenue for photography studios. Recently, Red Productions opened their film and recording studio, alongside Backlot Studio & Workspace, on South Main Street at Broadway Avenue.

Filmmakers are finding value in the Near Southside’s historic character and talented pool of creative professionals. In 2018, the Fort Worth City Council designated the Southside Tax Increment Financing (TIF) District as Media Production Development Zone Number One, further demonstrating confidence in the film industry in the Near Southside.

ARTS ORGANIZATIONS

The Near Southside is home to a large concentration of artists and musicians, as well as a community that embraces creativity. From walkup workshops at nationally-recognized glass art school SiNaCa Studios to innovative and thought-provoking productions at Stage West and Amphibian Stage, visitors can take in artistic expression at a number of venues throughout the district. Galleries are home to art exclusively, but the artistic nature of the Near Southside means just about any business can showcase art, as evidenced by the Third Thursday Art Walk, which includes featured artists showing their work in bakeries, cideries, tea shops, hair salons, and more.

The following organizations are vital to the community of artists in the Near Southside...

97.5FM KFTW The Pirate
Amphibian Stage
Art RIO
Art Tooth
Arts Fifth Avenue
Crittenden the Studio
Fort Worth Conservatory of Music and Fine Arts
Gallery 440
Garret Pendergrass Pottery
Julie Lazarus Studio
Kendall Davis Clay
Kristen Sible Art
Mendo Drummers
Music Junkie Studios
SAM Gallery
Schnieder Custom Furniture
SeptemberArt Studio
SiNaCa Studios
Stage West
Studio Luftlink
Texas Academy of Figurative Art
The Art Station
The Other Studio

ARTS ORGANIZATIONS
DEVELOPMENT

ARCHITECTURE, LANDSCAPE ARCHITECTURE, DESIGN, & ENGINEERING

Among the most rewarding aspects of NSI’s work is facilitating the construction of new buildings, improved streets, and inviting public spaces. A visionary group of talented architects, landscape architects, and engineers are responsible for those projects. Their design work demonstrates their commitment to not only meeting clients’ needs, but also advancing the Near Southside’s redevelopment vision. We are grateful that firms seek projects in our neighborhood, and also very proud that many choose to call the district home.

Booth Architects, Robert Kelly, and Schaumburg Architects have been located in the Near Southside since NSI’s early days. Those pioneers have worked on a wide variety of new construction and adaptive reuse projects, including their own headquarters. More recently, tma-cha and Elements of Architecture have constructed mixed-use buildings with their businesses on the ground floor and apartments above.

Fender|Andrade, 97w, TBG Partners, Philip Newburn, Frank W. Neal, HKS, and Allen Architecture & Interiors have found spaces with character within older buildings scattered across the district. Other firms located outside the district stay closely involved with NSI through projects and through service on our committees.

Offices inside the district or working closely with NSI include…

97w
A Storied Style
Allen Architecture
Bennet Benner Partners
Booth Architects
Demarest Architects
Dunaway Associates
Elements of Architecture
F3designBUILD
Fender|Andrade Architects
Firm817
Frank W. Neal & Assoc.
Freeze & Nicholas
FF Architects
HKS Architects
Harriss Kocher Smith
Hubble Architecture, Inc.
Hult-Zollars
Ibanez Shaw Architecture
Jepsen/Guerin Architects
JHP
Kellin Dean Interior Design
Kimley Horn & Assoc.
Konstruktio Studio
Marlon Blackwell Architects
MASH habitat
MEL ARCH Studio
Merriman Anderson Architects
MMA, Inc.
O/WT Architects
Patheco Koch
Philip Newburn Architecture
Quorum Architects
Robert Kelly Architects
RSP Architects
Schaumburg Architects
TBC Partners
The Beck Group
Tma-cha architects
TownSite
TransSystems
Urban Bobcat Architects
VKL Architects
Wettemark Studio
WRG

COMMUNITY DEVELOPMENT

DEVELOPMENT AND REAL ESTATE

Community-minded developers are very often the ones who envision the possibilities: a barren plot of land becomes a mixed-use development, a dilapidated building becomes a home to a brewery and neighborhood hangout, and loft-style condos emerge from former warehouse spaces. Talented construction teams then bring that vision to reality, and real estate professionals find the perfect tenant or future owner. The Near Southside, with its ongoing and dramatic transformation, is a natural magnet for those working in development, construction, and real estate. In fact, NSI owes its existence to this group of visionary professionals, who looked at the district in the 1980s, saw great potential, and set about transforming it into the thriving community that it is today. Their work continues to inspire those who follow in their footsteps.

Offices inside the district or working closely with NSI include…

Alamo Title Company
Aliance Residential
Basecom Construction Services
Bloom’s Landscape, Inc.
Cambridge Healthcare Management
CanTex Capital
Caprock Development
Carr Healthcare Realty
CESS Texas Real Estate Holding
Central City Partners
CHC Development
Coldwell Banker – Gaye Reed
College Avenue Lofts – Kris Fagala
Coppin Land Co.
Covilla
CRG
Daggett Southside Holdings
The Dalal Group
Dawson Development
Dolabi Family Investments
Domeo Construction
Ekhorn Union
F3designBUILD
Fender|Andrade Architects
Fort Capital
Foundation Dynamics
Gate Lock – Robert McKenzie-Smith
Grand Forks Holdings
Graham Limited
GSD – Michael Polombo
Hatfield Advisors
Hudgins Companies
HW Consulting, LLC
Innovative Developers Inc.
Jennifer Franke, Alexander Chandler
Jennifer & Raymond Pfang
Jhansi M. Raj, M.D.
JLL
Josh Lindsey
Kelly Capital Partners
Kensingtown Properties
Kent & Co
KinsD
Kline & Co
KW Net Lease Advisors
Lancarte Commercial Real Estate
Landmark Renewal
Lang Partners
Linbeck
Live Urban Fort Worth
Lutton SDI, LLC
M2G Ventures
Mary Margaret Davis Real Estate
MannMade Construction
MB+1 Realty Group
Mitchell Properties
Motier Development Company
Motive Real Estate Group
NEAT Projects Group
Northstar Texas Interest
Oldbuilding.com
Oldsolutions.com
Panther Real Estate Solutions
Placemaker LLC
Presidio Interests
Rang Holdings
Rattikin Title Company
Red Oak Realty
Red Team Real Estate
Reilly Brothers Property
The Relyea Company, LLC
Republic Title of Texas, Inc.
Saigebrook Development
Seegel Custom Builders
Site Planning Site Development
SoMa Development
SpawGlass Contractors
Stanford Company
Stonehawk Capital Partners
Structural Foundation Repairs, Inc.
T Everett Designs
Terry & Philip Kafka
TexasAbility, LLC
Thomas Byrne Reynolds
Toozy Studio, LLC
Transwestern
Urban Living
Vassuer Commercial Real Estate
VCL Commercial Real Estate
Vision Commercial Real Estate
William C. Jennings, Co
Williams Northern Crain
Williams Opportunity Trust
Witcher Properties
WATES Construction

SUPPORT ECONOMIC ANCHORS & INSTITUTIONS
The corporate headquarters of Williamson-Dickie, founded in 1922, as well as a Dickies Store are based at the northern gateway to the Near Southside. Now part of the VF corporate family, Dickies is the largest workwear manufacturer in the world, with merchandise sold in every state in the United States and in more than 100 countries. Justin Brands, founded in 1879, moved their corporate headquarters to the Near Southside in 1925. Today, this Berkshire Hathaway Company represents Justin, Tony Lama, Nocona, and Chippewa boots. Their world-famous custom boots are made in a factory building that dates back to the early 1910s. The district is also home to the popular Justin Outlet store on West Vickery Boulevard, well known as the spot to find an unbeatable deal on a pair of top quality boots.

Dannon, which opened a plant in the Near Southside in 1979, sells and produces 6 million cups a day of the world’s top-selling brand of yogurt in almost 100 flavors, styles, and sizes. Dannon is sold under the names Dannon and Danone. Their landmark plant is located just south of I-30 and west of Henderson Street.

Renfro Foods, founded in 1940, is based in the Near Southside just east of I-35W. Mrs. Renfro’s products, which now include more than 30 salsas, sauces, and relishes, are sold in all 50 states, plus Canada, the Caribbean, England, Scotland, Spain, Germany, and Australia. Their wide variety of unique salsa flavors are always an easy and delicious way to spice up a meal. The company now produces around 50,000 jars of salsa per day. The Renfro family’s community spirit is also unmatched as they regularly mentor young entrepreneurs and support civic causes.

Vandervoort’s Dairy, was founded in the 1930s by the Vandervoort family, and has been a fixture of the Near Southside for 85 years. In the beginning, the plant produced fresh milk in glass bottles and delivered them via horse-drawn carriage throughout the neighborhood. In the ’50s and ’60s Vandervoort’s supplied Fort Worth ISD with the iconic paper milk pints. Since 1970, Vandervoort’s Dairy has been a wholly-owned subsidiary of the Kroger Company. Vandervoort’s supplies Kroger-labeled milk, orange juice, tea, fruit drinks, sour cream, and cottage cheese to all 217 Kroger stores in Texas and Louisiana.

Fresnel Technologies, founded in 1986, is a leading manufacturer of molded plastics, Fresnel lenses, and related optical components, and has been a strong supporter of the district’s revitalization since NSI’s early years. Fresnel offers molding services from low to very high volume – a few pieces to millions – and exports its products across the globe. High-tech manufacturing firms such as Fresnel can find flexible spaces with room to expand throughout the Near Southside.

Rahr & Sons Brewing Company, founded by Fritz Rahr and Erin Rahr, has grown its brewing capacity to 30,000 barrels a year. Rahr produces 6 year-round styles in addition to 10 seasonal offerings throughout the year. The brewery has won more than 85 nationally and internationally recognized awards, and their beers are now available all across Texas, as well as Oklahoma, Louisiana, Kansas, Arkansas, Nebraska, Iowa, New Mexico, and Tennessee. In 2019, Rahr celebrated their 15th anniversary with the release of their new Rahr’s Original beer, and also started opening their taproom four days a week when beer-to-go sales became legal in the state of Texas in September. Their regular Wednesday and Saturday Tour & Tasting events are still big draws, featuring live music and food trucks.

HopFusion Ale Works joined the brewery scene in 2016 and opened their instantly popular taproom, featuring a wide selection of popular beers and a space well-suited to gathering with friends. They have created 65 different beers since opening – averaging 16 unique brews on the tap-wall at any given time. HopFusion’s beer is served in over 1,500 locations across Texas and they are adding an average of 100 locations per month. In 2020, HopFusion will expand into the other half of their building, a historic space that backs up to the newest South Main Village park, The Skinny. They’ll expand their taproom and add a large outdoor beer garden.

Locust Cider opened in the 710 S. Main Street building in 2018. Owners Jason and Patrick Spears grew up in Fort Worth but started their successful cider business in Washington State. Patrick has since moved back home to run the Fort Worth location, which produces all kegs distributed in Texas and features a taproom for guests to try the ciders direct from the source. In 2019, the newest brewery opened in the Near Southside: Funky Picnic Brewery & Cafe. Their constantly rotating tap wall of brews made on site can be accentuated with a tasty meal from their full kitchen. While the majority of brewing is happening in South Main Village, Magnolia’s Fort Brewery and Pizza is also offering a lineup of their own inventive brews that pair perfectly with their pizza, sandwiches, and salads.

BlackEyed Distilling Co. is located in the historic Fire Station 5 building on Bryan Avenue in South Main Village, where they produce vodka made from black-eyed peas and can be sampled at one of their Saturday distillery tours.
NON-PROFILE SERVICE ORGANIZATIONS

Academy 4 was founded in 2012 to build self-esteem and vision in economically disadvantaged students through clubs, assemblies, and mentoring relationships. Started at E.M. Daggett Elementary, the program was expanded to Fairmount’s De Zavala Elementary in 2014.

Alliance for Children, founded in 1992 as Tarrant County’s Children’s Advocacy Center program, is dedicated to the protection and healing of child abuse victims. They have helped more than 50,000 children heal from the trauma of physical abuse, sexual abuse, or witnessing a violent crime.

The Art Station, founded in 2003 and located in a historic firehouse on Park Place Avenue, offers individual and group art therapy to children and adults. The encouraging environment allows the act of making art to promote personal growth, uplift hearts, and help heal minds and bodies.

Cancer Care Services (CCS), opened in 1946, has been dedicated to providing help and hope to cancer patients, survivors, and their families through direct financial, emotional, spiritual, and social programs. CCS works with a network of community agencies to provide support.

The Cause Agency, launched in 2013 by the owner of J.D., Jennifer Henderson, is a non-profit design, marketing and public relations firm working for other non-profits to serve the greater good by providing marketing solutions to worthy organizations while being mindful of financial stewardship.

Cenikor Foundation, one of the nation’s oldest and most successful substance abuse treatment centers, is dedicated to helping with behavioral-health issues and addictions by providing inpatient and outpatient programs.

Cuisine for Healing is committed to making nutritious, delicious food readily available to people combating life-threatening diseases, while providing education about the power of healthy food to help the body in the healing process. With a new headquarters on Mistletoe Boulevard, they are centrally located to all of their partners and clients.

Easternseals serves 1.4 million children and adults with disabilities and their families at 74 affiliates nationwide. They change the way the world defines and views disability by making profound, positive differences in people’s lives, helping clients build the skills and access the resources they need to live, learn, work and play.

Gill Children’s Services is a funding source of last resort that provides a safety net for Tarrant County children whose medical, dental, physical, social, psychological, and educational needs have not been met by other community resources.

Guardianship Services, Inc. (GSI) makes prudent decisions for people who can no longer formulate, communicate, or implement decisions for themselves. GSI’s goal is to provide clients with as much autonomy as possible, while still protecting them from mistreatment or neglect.

The Ladder Alliance empowers women victims of domestic violence and low-income women with the tools to lead self-reliant, successful and independent lives and serves 300-400 women annually.

Lighthouse for the Blind of Fort Worth works to empower clients with vision loss to lead a full life by achieving their highest level of independence, employment, and quality of life. Lighthouse offers valuable skills training through personal assistance, teaching, and employment opportunities.

March of Dimes helps millions of babies survive and thrive no matter their age, socio-economic background, or demographics. They support moms throughout their pregnancy, educate medical professionals and the public about best practices, support lifesaving research, and provide comfort and support to families in NICUs.

One Safe Place, a multi-agency service center for victims of domestic violence, completed the renovation of the former Quicksilver building at Hemphill and Rosedale in 2014. Their unique approach allows collaborative caretakers to minimize unnecessary stress.

Project 4031 works to strengthen the end of life journey for terminally ill patients and their families by partnering with hospice and palliative care organizations to offer no-cost services to patients and families.

The Ronald McDonald House of Fort Worth provides a home-away-from-home for families, allowing parents and siblings to remain close to a child receiving care in area hospitals. In 2013, RMH FW added a 20,000 sq. ft. expansion, including 20 additional bedrooms, and serve close to 1,000 families each year.

Tarrant County Clubhouse opened in 2019 to provide opportunities for those living with mental illness to work, learn, and build relationships for more meaningful and productive lives. Like other Clubhouses around the world, this Clubhouse is a welcoming and restorative environment where all are welcome.

Taste Project was established simply to feed people one community at a time. They believe everyone should have access to healthy nutritional food and can become part of the solution to food insecurity in our community.

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Each village within the Near Southside has its own personality, but throughout the 1,400 acres, certain qualities help define the district as a whole—namely, an eclectic mix of locally-owned businesses offering quality goods and services and treating customers like neighbors. To create a district that is welcoming to entrepreneurs, tourists, and urban dwellers alike, each stakeholder recognizes the importance of the sense of community it fosters.

Near Southside, Inc. works as a tireless advocate on behalf of these businesses. With such substantial gains in investment activity throughout the Near Southside, it’s no coincidence to see a parallel increase in the number of financial businesses. This key sector has not only strengthened employment numbers, but has also fostered partnerships vital to ongoing development. Often, with their own offices, these companies are shaping the district’s growth. Simmons Bank, formerly Southwest Bank, opened a Near Southside branch in 2013 as part of the Midtown development project and has become a key NSI partner on community events and a collaborator with developers on important projects throughout the district. Southside Bank is another strong supporter of NSI and the district’s redevelopment, and has demonstrated a thorough understanding of the district’s unique markets. New construction such as Comerica’s two-story bank on Magnolia demonstrates how timeless design is always a good fit. Longtime NSI partner BBVA Compass Bank is located on 12th Avenue. Other NSI members helping to spearhead the district’s revitalization include Prosperity Bank, Frost Bank, Rattikin Title, Republic Title, JP Morgan Chase, First Financial Guaranty, BB&T, Pinnacle, and Worthington National Bank. A full list of financial partners is available by browsing the NSI member directory.
EFFORTS TO SUPPORT LOCALLY-OWNED BUSINESSES INCLUDE:

SMALL BUSINESS DEVELOPMENT & ADVISORY SUPPORT
Entrepreneurs involved in starting new businesses can call on NSI staff for advice, expertise, consultation, and guidance—whether in the initial brainstorming stage, seeking a location, celebrating their grand opening, or looking to expand. NSI staff can offer important connections to neighboring businesses, industry resources, or promotional partners that are vital to a successful business launch or expansion. New businesses often face a substantial learning curve when working to navigate the development process, from deciphering local zoning and permitting to implementing best-practices for marketing dollars or communications tools. NSI is eager to offer our expertise to businesses new and old to ensure a successful independent business sector in the district.

THE SOUTHSIDE GUIDE
The new and improved Southside Guide is coming to the NSI website in 2020. The Southside Guide is a listing of businesses within the district boundaries providing a wide range of services—from restaurants and shops, to bed and breakfasts, salons and spas, event spaces, art studios, and more. The Southside Guide is becoming an increasingly important tool as the Near Southside’s popularity as an entertainment district grows each year. Locals and visitors alike use this resource to explore a comprehensive list of destinations and experiences available for a night on the town or a weekend vacation.

EVENT PROMOTIONS VIA THE WEEKLY BUZZ EMAIL AND SOCIAL MEDIA
NSI produces a weekly email called the Buzz, which goes out to approximately 7,000 recipients and provides news, announcements, and a roundup of events in the district for the week ahead. People in the Near Southside and throughout the city look forward to this email each week to plan their weekends and stay up-to-date on what’s new in the Near Southside. In addition, NSI has tens of thousands of followers on social media through an active presence on Facebook, Instagram, and Twitter, where we are able to share news and events to help attract attention or inspire a viral post for Near Southside businesses looking to reach new customers. NSI communication channels serve as a force-multiplier to the advertising and event promotions of small businesses with regular programming but limited marketing budgets, and large businesses with annual events that draw thousands to the district.

SMALL BUSINESS COUNCIL MEETINGS
On a regular basis, NSI hosts Small Business Council meetings to bring together business owners in one room to share ideas, express concerns, ask questions, and connect with one another to plan events and promotions. This type of coordination is critical to district-wide efforts to promote new resources such as public parking or green spaces, community events, and promotional efforts such as the Third Thursday Art Walk or Melt’s Christmas-in-July celebration along Magnolia Avenue. Small Business Council meetings are regularly attended by representatives from the Fort Worth Police Department and the City of Fort Worth leadership and staff. The open dialog setting reinforces the spirit of neighborhood partnership and community.

IMPROVE PUBLIC PERCEPTIONS & INVESTOR CONFIDENCE
NSI produces eight signature, free-to-the-public events each year reaching an annual total of approximately 100,000 attendees. ArtsGoggle, Open Streets, PARK(ing) Day, and the Friday on the Green concert series offer promotional opportunities with valuable exposure to the community, and attract people from nearby neighborhoods, throughout the city, and across the region to experience the Near Southside and all that we have to offer. NSI is also proud to lead innovative programs that expand opportunities for local artists, musicians, and the creative community at large—a group that has been an important part of the neighborhood’s population and character for decades. More targeted support to the community of developers and investors is available through consultation with NSI staff, the NSI Development Seminar Series, and potential assistance from the Tax Increment Financing District (TIF #4) and the City’s Neighborhood Empowerment Zone (NEZ) program.
OPEN STREETS

Open Streets is a four-hour Sunday event each April that closes Magnolia Avenue to traffic and opens the roadway up to cyclists, food trucks, dog walkers, skateboarders, yoga classes, face painters, and much more. The event is an expression of the Near Southside’s community spirit in every way. Local businesses and other organizations set up a wide variety of free activities along the route, including temporary public art projects, pet adoptions, bike safety courses, children’s art booths, fitness classes, and more. Open Streets was presented by NSI and the City of Fort Worth for the first time in 2011 and drew hundreds of participants. Since then, the event has grown to be the Near Southside’s most playful community event with attendance in the thousands.

In 2019, Open Streets was once again a great day for the neighborhood. Trinity Metro took a leadership role as the first-ever presenting sponsor and helped make the event possible along with support from community partners Guaranty Bank & Trust, Dunaway Associates, Tarrant County College, and The Bowery at Southside. By noon, the fog cleared, and bikes, skateboards, and scooters began to fill Magnolia Avenue and opens the roadway to traffic.

FRIDAY ON THE GREEN

Friday on the Green is the monthly concert series presented April through October by Near Southside, Inc. in partnership with Fort Worth Weekly, Rahr & Sons Brewing Co., Frank Kent Cadillac, Chandra Mezza & Grill, and a growing cast of additional sponsors that was joined by The Bowery at Southside and Topgolf in 2019. The event is held at Magnolia Green and regularly attracts thousands from the surrounding neighborhood and beyond. Friday on the Green features the region’s best live music, tasty food and drinks, and an artisan market, along with the fun, relaxed atmosphere of a big neighborhood picnic. Families and friends arrive with blankets, chairs, and pets to enjoy a lineup of four great local bands, food, beer, and wine.

Friday on the Green attracts a crowd as diverse as the neighborhood itself. On the other end of the festival from the Mag & May, booths and bands that spent the day on Magnolia. At the far end of the festival-goers were seeing for the first time. It provided a perfect backdrop for the more than 20 blocks of artists and music festival that hosts more artists and musicians than any festival in the region. In its 17 years, ArtsGoggle has grown from a very small event known only among the surrounding neighborhood, to a widely popular regional event that draws more than 1,000 artists, 70 bands, and more than 65,000 guests. What has remained unchanged is the grassroots, community-oriented spirit that gives the event its appeal while offering artists and musicians of all kinds a showcase opportunity for their work.

At ArtsGoggle 2019, artists’ booths stretched the length of Magnolia from 8th Avenue to South Main Street, and then the fun transitioned into Gallery at Goggle – the South Main Village event where businesses open their doors in an all-day open house to show off the work of local artists. To help people move between venues and parking areas, an ArtsGoggle trolley bus was offered at no charge to festival-goers. Mag & May was the title sponsor of the event and also the host of an incredible mural in progress on the side of ArtsGoggle. Brooklyn artist Eric Inkala, represented by Fort Works Art, was working on his colorful five-story mural on the Mag & May building, which had been in progress for a couple weeks, but many festival-goers were seeing for the first time. It provided a perfect backdrop for the more than 20 blocks of artists booths and bands that spent the day on Magnolia. At the other end of the festival from the Mag & May, Sarah Jaffe headlined the Main Stage at 8th Avenue, drawing a large crowd of fans for her 7 pm set.

FRIDAY ON THE GREEN

In 2019, a special series of gig posters were designed by Bill Johnson with support from Ascend Concepts to promote the season. The screen printed posters were sold at the event’s Artisan Market with proceeds benefitting Near Southside, Inc. Highlights of the season included Henry the Archer, Sur Duda, Reagan James, Lou Charles, and Mean Motor Scooter.

ARTSGOGGLE

Since its inception in 2003, ArtsGoggle has evolved into a popular festival of the arts and has become NSI’s largest event. This free-to-the-public, family-friendly event attracts a crowd as diverse as the neighborhood itself. On one day every fall, Magnolia Avenue is closed to traffic and transformed into the centerpiece of an outdoor art and music festival that hosts more artists and musicians than any festival in the region. In its 17 years, ArtsGoggle has grown from a very small event known only among the surrounding neighborhood, to a widely popular regional event that draws more than 1,000 artists, 70 bands, and more than 65,000 guests. What has remained unchanged is the grassroots, community-oriented spirit that gives the event its appeal while offering artists and musicians of all kinds a showcase opportunity for their work.

The 2019 ArtsGoggle featured artist was Sierra Dufo, who passed away earlier in the year. Sierra and her mother Jo Dufo have been passionate supporters of the arts and of ArtsGoggle over many years. Sierra’s art was on display throughout the day at Stir Crazy Baked Goods, where friends gathered to celebrate her talent and her legacy.

SEMINAR SERIES

NSI supports the efforts of local developers with its Development Seminar Series, made possible by LegacyTexas Bank. The seminars give those interested in incremental development the tools they need to become effective champions for the communities they care about. Our first seminar in 2015 focused on bringing small-scale retail to the Near Southside. In 2017, a sold out crowd gathered to hear from Dan Parolek of Opticos Design at the Missing Middle Housing Seminar. Dan Parolek coined the phrase “Missing Middle” and is a sought-after expert on infill development of small-scale, high-quality residential projects.

In 2019, NSI offered another exciting opportunity for developers when the Incremental Development Alliance led a Small Scale Development Workshop on July 11. The IDA is a national organization that presents workshops around the country on small scale real estate development that give attendees the info they need to analyze what makes a good project, determine how a building makes money, and learn how small developers interact with the broader ecosystem of professionals. The sold-out Fort Worth seminar, which was hosted by The Woman’s Club of Fort Worth, featured a session on market research, creating a sample pro forma, and tips on financing. Then in November, Chuck Marohn of Strong Towns stopped through Fort Worth on his book tour for Strong Towns: A Bottom-Up Revolution to Rebuild American Prosperity. NSI was fortunate to be able to host him for a talk at Amphibian
Every year in hundreds of cities around the world, PARK(ing) Day takes place as a global experiment in reclaiming and reprogramming parking spaces for people. In 2018, NSI was proud to present this event in Fort Worth for the first time on Magnolia Avenue. In 2019, the event expanded to South Main Street in order to include South Main Village businesses interested in participating. On September 20, the community came out to visit and explore the 21 parklets designed by local design firms, businesses, and community organizations. From 11 am until 8 pm, these spaces welcomed passers-by to stop, sit, play a game, or engage in an activity. Judges were once again taking a look at the parklets during the day, and the best parklet winners were named at a NSI Happy Hour in November. The overall winner went to the Art South box.

Art Tooth is currently programming the box, using the space to highlight new artists and providing a curated public art experience for visitors. The mural was completed at ArtsGoggle in October, and has had been looking for a larger-scale project for their building. Artist Eric Inkala, who had an exhibit in Fort Worth. It was a perfect fit with the Mag & May, who had been looking for a larger-scale project for their building. The mural was completed at ArtsGoggle in October, and has become a landmark piece of public art in the Near Southside.

A variety of artists and local organizations were invited to apply for a commission of 20 murals on the street-facing stucco stoops at the new Mag & May apartments. More than 130 artists applied to the call, and the Art South Selection Committee chose a diverse group of artists with a range of experience from highly accomplished muralists to those painting in large formats that fit the site. Then in 2019, Judging and selection process took place as a global experiment in reclaiming and reprogramming parking spaces for people. In 2018, NSI was proud to present this event in Fort Worth for the first time on Magnolia Avenue. In 2019, the event expanded to South Main Street in order to include South Main Village businesses interested in participating. On September 20, the community came out to visit and explore the 21 parklets designed by local design firms, businesses, and community organizations. From 11 am until 8 pm, these spaces welcomed passers-by to stop, sit, play a game, or engage in an activity. Judges were once again taking a look at the parklets during the day, and the best parklet winners were named at a NSI Happy Hour in November. The overall winner went to the Art South box.

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Within a constantly changing landscape, the NSI Progress Report presents a snapshot of the ongoing evolution of the Near Southside. In just the past year, countless small businesses opened their doors, residential options increased, parks were built, streets were repaired, and urban villages transformed before our eyes. In the midst of all this, NSI has worked with developers at both ends of the spectrum to encourage growth that ensures we are creating the vibrant, urban community we want to call home. From major multi-family residential properties and new medical clinics, to loft condos and retail spaces in historic buildings, to stores and restaurants opening in airstream trailers – each new opportunity delivers to meet a growing market need. The Near Southside continues to attract entrepreneurs and new residents who are seeking an urban, walkable, and bikeable environment, with the support of a creative community where innovation, art, and the independent spirit are celebrated.
Magnolia’s walkable charm continues to draw locals and visitors alike to dine at its restaurants and shop its storefronts. From 8th Avenue all the way to South Main Street, development and change continues to bring new life into an established urban village. In 2019, an exciting new mural on the Mag & May multi-family residential project created a renewed sense of place and identity at the eastern edge of Magnolia. New York artist Eric Inkala created a bright, energetic, five-story artwork that embraces all as they cross Hemphill heading east. Whether packed with festival-goers during ArtsGoggle or enjoying a sleepy Sunday morning, Magnolia is an inviting space for both visitors and locals.

PS 1200
6th Avenue and Oleander
A project from Marlon Blackwell Architects and developers Terry and Philip Kafka will bring a unique mixed-use development to Magnolia Village. Located along 6th Avenue just south of Oleander, the project will include eight domed “huts” for residential and commercial space, along with a restaurant and separate café space, surrounding an open courtyard.

Magnolia + Hemphill
W. Magnolia Avenue and Hemphill Street
Preliminary concepts are in the works for an exciting addition to the historic block at 701 W. Magnolia Avenue, with the possibility of a central plaza space as a featured element. The project from Dodson Companies and Bryant Commercial would introduce a plaza to separate the current historic building facing Magnolia with the new building behind it, which would include retail, creative office space, and a 194 space garage.

Salsa Limon
Maggie joins three other locations in Fort Worth and one in Dallas. Owners Milo and Rosalia Ramirez are thrilled to finally have a brick and mortar location in the Near Southside after many years of serving up tasty tacos from their food truck at Near Southside events.

REFUL
sells ready to eat meals and juices that are 100% gluten, soy, and dairy free at their second DFW location.

The Near Southside’s first skate shop, Magnolia Skate Shop, is the result of Bobby Wilson’s dream to create a place for the skate community to come together, drawing upon the longstanding success of the Open Streets Skate Jam.

Magnolia got its own community-minded record store when Panther City Vinyl opened in the 1455 building. Owners Dan Lightner and Ted Stern offer a broad selection of vinyl, both new and old.

Fort Worth Locals, purveyor of cool Fort Worth apparel, stickers, mugs, and hats, relocated to the 1455 building in 2019 when they outgrew their smaller space down the street.

Dallas-based retail shop Centre opened their Fort Worth location in fall 2019, offering a curated selection of the best in progressive streetwear apparel, footwear, and accessories.

Etico is DFW’s first sustainable collective boutique featuring exclusively women-owned, locally-based brands. Shoppers can purchase handcrafted clothing, jewelry, bags, shoes, and gifts made from sustainable materials.

1455 & 1465 W. MAGNOLIA AVENUE
Magnolia Avenue and 7th Avenue
Dak Hatfield and Ryan Dodson completed construction in 2018 on this pair of new buildings on Magnolia. The western building is home to Salsa Limon’s first Near Southside location on the ground floor with second floor office space above, and the eastern building includes upper floor condominiums and ground floor retail spaces.
**MAGNOLIA VILLAGE**

**GREENHOUSE ON MAGNOLIA**
Magnolia Avenue and Hurley Avenue

Greenhouse is the new iteration of the former Darrell Whitset Florist building at 1506 W. Magnolia Ave., developed by Ryan Dodson and designed by VLK. With the original storefront space removed and the back part of the building completely remodeled, there is now space for an inviting streetside plaza.

**Carnet Pendergrass Pottery**
Hurley Avenue and Magnolia

Fort Worth ceramicist Carnet Pendergrass purchased a historic home just off Magnolia and renovated it to become his new studio, gallery, and classroom for his popular ceramics lessons.

**SouthSide Rambler**
Magnolia Avenue and S. Lake Street

The former La Zona property has new owners and a new name: SouthSide Rambler. Look for a tap wall featuring 30 taps and a new menu including burgers, salads, and sandwiches when they reopen in the spring.

**Magnolia Tree Tavern**
Magnolia Avenue and 7th Avenue

The former Bearded Lady space is now Magnolia Tree Tavern, serving a wide variety of beers and food on their popular, tree-shaded patio.

**Cutting Room Barber Salon**
May Street and Magnolia Avenue

Richard and Vanessa Soto opened The Cutting Room in early 2019, right around the corner from Fixture on May Street. Their inviting space is a great spot for haircuts, shaves, and beard trims.

**817 Vintage Hype**
Magnolia Avenue and 7th Avenue

This unique retail store opened in 2019 in a small space in the 1208 W. Magnolia Avenue building and by early 2020 had already expanded into a larger space. Rafael Huerta sells a curated selection of vintage and thrifted attire like concert tees, jackets, and more.

**Paco’s Mexican Cuisine (Expansion)**
Magnolia Avenue and 7th Avenue

Paco’s opened in 2016 as a relocation of the popular Paco & John’s formerly on 8th Avenue. Now they’re expanding their Magnolia Avenue footprint into the space just to the east of their current location to add a bar and additional seating. A fresh paint job, new mural, and signage have brightened up the exterior, too.

**The Worthy Co.**
S. Lake Street and Magnolia

In 2018, neighborhood artisan Kendall Davis fulfilled her dream of opening a retail store. Less than two years later, she has already expanded into a larger space. In January 2020, she moved down the hall in the 1208 building, where she now has more room to display her handmade cups, vases, dinnerware, and more.

**Craftwork Coffee Co (remodel)**
Magnolia Avenue and Henderson Street

This popular coffee shop went through a remodel in the fall, which transitioned their coworking space (available at other Craftwork locations in town) into available space for all guests to work, study, or catch up with friends. The expansion came with the introduction of later hours, too.

**Ellerbe Fine Foods (remodel)**
Magnolia Avenue and 7th Avenue

After 10 years of being a go-to spot for fine dining on Magnolia, Ellerbe is seeing some exciting changes. The outdoor patio is now an enclosed expansion of the dining room with retractable glass window panels for nice days, and the market area to the right of the entrance is a wine bar with an expanded wine cellar.

**Grandma’s**
Magnolia Avenue and Hemphill Street

Formerly OFF The Record, this bar was purchased and rebranded in early 2020 with lots of new additions planned for the coming year, including food service, expanded outdoor spaces, brunch, events and entertainment, and more.

**Quarry Coffee Bar**
May Street and Magnolia Avenue (behind Fixture)

This tiny coffee trailer started serving their brews at the eastern end of Magnolia Avenue in early 2020, bringing a convenient caffeine source within walking distance of the Mag & May apartments.
ENCOURAGE BOTH SMALL SCALE AND LARGER PROJECTS: PROGRESS REPORT

MAGNOLIA VILLAGE

Mercantile - Phase II
8th Avenue and Mistletoe Boulevard

The second phase of Trey Neville’s Mercantile project sits just to the north of phase one and features a striking four-story, mixed-use building designed by local architect Bart Shaw. The two upper floors will feature residential units available for short and long-term stays, while the two lower floors include commercial space.

Derek Allan’s Texas BBQ
8th Avenue and Rosedale

This is the first brick and mortar location for Derek Allan, who started his BBQ business in a food truck in Grapevine. His brisket and sausage made with wagyu beef frequently sell out, and shortly after opening he added breakfast service featuring BBQ tacos and kolaches.

The Merch
will consist of a collection of micro retail spaces, with a goal of bridging the gap between e-commerce and direct consumer sales in a revolving retail experience. Look for a lineup of tenants to be announced soon.

The Grey Stitch
8th Avenue and W. Richmond Avenue

The Grey Stitch embroidery and screen printing business opened a storefront on 8th Avenue in the spring of 2019 where they’re selling Fort Worth attire in addition to custom work for local businesses. The little building on 8th Avenue now has an eye-catching mural by local artist Laura Mayberry.

SOUTH MAIN VILLAGE

New businesses in South Main Village are opening everywhere you turn, in close to a dozen adaptive reuse projects and new mixed-use buildings under construction or recently completed. Large multi-family projects are following suit, with prospective residents drawn by the promise of being a short walk away from bars, breweries, restaurants, coffee shops, clothing stores, bakeries, or even their office. In 2019, the reconstruction of Bryan Avenue was completed just in time for the openings of seven new businesses, creating a gathering spot as popular as South Main Street itself. And on St. Louis Avenue, the Dickson-Jenkins is a gathering spot at the western side of the village, where businesses regularly host popular community events, markets, and pop-ups in the plaza.

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The first business to open at 710 S. Main was Locust Cider in 2018. Home to a production facility and taproom, Locust features ten rotating taps featuring their five core ciders along with five seasonals.

Coworking space The Work Lodge is a Houston company expanding into DFW and offering creative, energizing workspaces. They are opening on both the first and second floors of the 710 building in spring 2020.

Dallas interactive culinary concept The Cookery has now expanded to Fort Worth. Chef Kelly Huddleston opened her Near Southside location in summer 2019 and leads hands-on cooking lessons with the charm and comfort of a dinner party.

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Southside Muay Thai
8th Avenue and W. Arlington Avenue

Jeff Mannon opened this brand new martial arts studio in summer 2019. They offer classes for kids, in addition to practice for everyone from competitive fighters working on perfecting their game, to everyday people learning how to protect and defend themselves and their loved ones.

CVS
8th Avenue and Rosedale

Just to the south of the Chipotle, a CVS is being built to serve the Near Southside with an expanded grocery section and pharmacy.

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710 South Main
5. Main Street and W. Leuda Street

M2G Ventures’ work in partnership with Cornerstone on the building that was the former home to All Needz Plumbing was a dramatic transformation, topped off by an all-over, eye-popping mural from local artist Katie Murray.

Magnolia Avenue Public Art
Magnolia between Lake and Adams

In spring 2020, watch for the exciting unveiling of public art installations along Magnolia Ave. between S. Lake and Adams, created by Near Southside-based artist Clifton Crofford in collaboration with Fort Worth Public Art.
SOUTH MAIN VILLAGE

SoMa
S. Main Street and Vickery Boulevard

Lori and Tucker Henderson are working to bring new life to four buildings owned for decades by their family as headquarters of the W. A. Powers Co. Now called SoMa, this adaptive reuse project started construction in early 2018 and has already seen six businesses open their doors (with more on the way). SoMa is also now home to the MicroPark, which seamlessly connects to a permanent plaza and play space.

Laleh Rezaie, the bartender-turned-barber, was best known for giving haircuts and beard trims in a corner of HopFusion Ale Works. She’s now making a new name for herself with the opening of her one-chair space: South Barbershop.

Longtime Near Southsiders Chance and Kala Morgan, owners of Morgan Mercantile, have opened their first retail location at SoMa. Their in-house label Panther City Provisions is the newest way to show your Fort Worth pride.

Talented tattoo artist Joseph Ayala opened his own place, Panther City Tattoo, in the spring of 2019. He often holds events and flash days where they host guest tattoo artists.

Autumn Brackeen and Jason Alford, owners of The Boiled Owl Tavern on Magnolia Avenue, have another project in the works: Tarantula Tiki Lounge featuring Polynesian cocktails in an island atmosphere.

Shawn Howell’s hybrid beer and wine store Southside Cellar opened to much fanfare in early 2020. Shawn’s shop is split between a retail space selling beer and wine, and a comfortable bar and lounge room with a tap wall to fill your growler (or your glass).

Best in Snow kept everyone cool during the summer months serving up snow cones in a converted horse trailer, just adjacent to the MicroPark.

The Dusty Biscuit opened in January 2020 in the Fort Worth Airstream, which is managed by Locavore and will continue to feature pop-ups from Foodie entrepreneurs. Trey Smith’s beignets come in both sweet and savory varieties, and topped with everything from classic powdered sugar to maple bacon glaze.

The first business to open 601 S. Main was WED Bridal Boutique in early 2019. Former New York fashion designer Irene DiVincenzo took advantage of the historic charm to create a comfortable and elegant environment where brides can feel at ease while browsing designer gowns in a broad range of sizes and price-points.

From Taco Heads owner Sarah Castillo, Tinie’s Mexican Rotisserie is a new concept with deep roots. Lovingly named after Sarah’s mom Christina, the restaurant offers fire-roasted chicken with sides, tortillas, and salsas.

The first business to open at 601 S. Main is coffee shop Summer Moon. This is the first Fort Worth location for the Austin-based chain of coffee shops known for their wood-fired coffee beans and tasty Moon Milk.

A third anchor to the intersection of Pennsylvania and South Main, across from HighPoint and the UT Southwestern Moncrief Medical Center, Green Star Development’s stunning new building designed by BBP has space for ground floor restaurant and retail and second floor offices. New ofice tenants so far include IDEA Schools and Radiology Associates of North Texas.

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Main + Broad
S. Main Street and E. Broadway Avenue
Kelly Capital Partners and 97w Architects have brought new life to a group of historic buildings in the heart of South Main Village with an exciting mixed-use development. This former broom factory and dairy supply is now the home to an impressive lineup of local businesses on the ground floor, with commercial space upstairs where Pine Wave Energy Partners have offices.

401 Bryan Avenue
Bryan Avenue and E. Peter Smith
This former industrial warehouse space on Bryan Avenue has transitioned into multi-tenant retail thanks to the work of Jennifer Neil Farmer and Robb Farmer of F5designBUILD. In addition to offices for oil and gas company Quanah, the 401 Bryan Avenue building includes two exciting commercial tenants.
Encourage both small-scale and larger projects. Progress report.

South Main Village

400 Bryan Avenue
Bryan Avenue and E. Peter Smith

Janice and Matt Townsend have added developers to their long list of titles and skills. The owners of Roots Coffeehouse, they built this modern, light-filled building designed by MEL/ARCH Studio to house their second location of Roots in addition to a commercial tenant.

Roots Coffeehouse

Opened their doors in late 2019, adding another option for food and drinks to the quickly growing community on Bryan Avenue.

400 Bryan Avenue

Making an exciting return to the Near Southside is PAVLOV, a marketing and advertising agency that has spent recent years in the West 7th neighborhood.

PAVLOV

1007 S. Main
S. Main Street and Dashwood Street

Dak Hatfield’s modern new building just north of Rosedale was completed in 2017 and has ground floor restaurant space and upper floor offices, where Delivery Management Group and New Western are based.

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Chef Tuan Pham’s Four Sisters: A Taste of Vietnam opened in 2018 to much fanfare from the neighborhood. The restaurant offers home-style Vietnamese fare inspired by Tuan’s family dinners with his sisters and mother.

IN PROGRESS

IN PROGRESS

IN PROGRESS

IN PROGRESS

400 Bryan Avenue

Crude Craft Coffee Bar opened in December 2018, becoming the first coffee shop to open in South Main Village. Crude serves up delicious coffee and espresso drinks and small batch signature desserts courtesy of the mother and son team of Teresa and Corey Bloodworth.

Crude Craft Coffee Bar

Game Theory Board Game Lounge opened in summer 2019 and quickly became a popular gathering place for friends. Offering more than 500 games, a delicious menu that expanded to brunch later in the year, inventive cocktails, and craft beers, Game Theory draws both gamers and foodies for hours of fun.

Game Theory Board Game Lounge

IN PROGRESS

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804 South Main
S. Main Street and W. Leuda Street

Across Leuda from the 710 building, another adaptive reuse building opened in 2018. Jennifer Neil and Robb Farmer of F5designBUILD turned Fort Worth’s last remaining overnight mens’ dormitory into a home for two ground floor retail tenants with creative office space on the second floor. Upstairs office tenants so far include Laurie Bates CPA and Army Corp of Engineers Architecture.

451 South Main Street

S. Main Street and E. Peter Smith

On the Chambers Brick site, CHC Development and Urban Bobcat Architects are renovating and expanding the existing building to offer approximately 15,000 square feet of mixed-use space along this premium South Main Street frontage.

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IN PROGRESS

Katy Depot
E. Vickery Boulevard and Jones Street

Exact Diagnostics and Robert Kelly Architects will undertake an adaptive reuse project for this former railroad freight station, which, in recent years, has been home to the Builders Equipment and Supply Company. The building will be home to medical innovators and expanding biotech companies.

Katy Depot

Rendering by Robert Kelly Architects

Rendering by Urban Bobcat Architects

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The Salon Upstairs relocated to a new space at the Dickson-Jenkins after many years on South Main Street. Here, Vandy Cespedes continues to work with her longtime clients in a space that’s all her own.

The hey Gang now has an official home base where Lauren will have her design studio and house her inventory. In 2019, she expanded to include women’s clothing, with more planned for the coming year.

The Headshot Room is photographer Trey Freeze’s new studio, where he focuses on contemporary, high end headshots and personal branding photography.

Fort Worth institution Record Town relocated to the Dickson-Jenkins in 2018 after more than 60 years on University Drive, and in 2019, their iconic neon sign followed them over. Their spacious new home is a perfect spot to dig through new and vintage vinyl.

Art Room is a nonprofit gallery, studio, and classroom from artists Nathan Madrid, Katie Murray, and Dewda Baker dedicated to providing programming that educates, inspires, and supports artistic practice within the community.

Hao Tran and Driya Bhattacharjee of dumpling pop-up Hao & Driya opened The Table market and culinary studio with partners Serena Peterson Shaikhan and Trent Shaikhan. They offer cooking classes, monthly brunch markets, and a store featuring local produce and prepared foods.

Niles City Sound producer Josh Block is opening a new sound production studio, Salad House located conveniently to wife Lauren’s new studio – see left. Through innovative design, the space helps remove the effects of anxiety, stress, and fear from the recording and mixing process.

Megan Thorne Fine Jewels relocated her production facility and showroom to the Dickson-Jenkins from Magnolia Avenue. Her new home offers much more space for guests to browse jewelry, fragrances, and other fine goods.

Studio Cufflink will be an art gallery curated by collectors Doug Gault and Joey Luong with a focus on “affordable art with an edge.”

Interior designer Kellyn Dean has opened an office and studio space for her growing design business.

Near Southside resident Philip Newburn’s new architecture offices will be located in one of the ground floor commercial spaces at the Dickson-Jenkins.
SOUTH MAIN VILLAGE

Nobleman Hotel
Bryan Avenue and E. Tucker Street
A 150 room boutique hotel is in development by CanTex Capital on the block surrounding the historic Fire Station No. 5. The project will include a restaurant and retail, and integrates the historic structure into the design by Merriman Anderson Architects.

Eagle Steam Bakery
S. Main Street and Pennsylvania Avenue
This beautiful red brick building near the busy corner of South Main and Pennsylvania now has new owners, and a new story to tell. A father and son team have partnered with a local investor and are in the beginning stages of transforming it into a mixed-use development. The historic building was once the home of the Eagle Steam Bakery, the birthplace of sliced bread.

The Bearded Lady
S. Main Street and W. Daggett Avenue
Shannon Dabakken re-opened her popular bar and restaurant The Bearded Lady on South Main Street in 2019 in a former warehouse space, now transformed into a restaurant and spacious patio that has quickly become a popular gathering spot in South Main Village.

Nickel City
S. Main Street and W. Daggett
Work is currently underway to turn a space in one of South Main Street’s most iconic buildings, the ABC Flag, into a second location for one of Austin’s most beloved bars, Nickel City. Expect food truck service from Delray Cafe and an agave bar within a bar, serving tequila and other spirits.

Panther City Tavern
St. Louis Avenue and W. Daggett Avenue
A restaurant, tavern, and entertainment venue is under way from Dr. Steve Simmons, the developer of the mixed-use building at the northeast corner of this same intersection. His next project is a 3-story building with an outdoor patio and roof deck that will be home to Panther City Tavern.

HopFusion Ale Works (expansion)
E. Broadway Avenue and Bryan Avenue
Wildly popular brewery HopFusion is expanding at their current location with the addition of 2,300 square feet of additional taproom space, plus a bar and large outdoor beer garden. Construction is expected to be complete by the end of the year.

Panther City BBQ
E. Pennsylvania and Crawford Street
Panther City BBQ, named one of the top 25 new BBQ restaurants in Texas Monthly Magazine, made a big move in 2019 out of their trailer adjacent to Republic Street Bar, and into a new brick and mortar space at the same location.

Brix BBQ
E. Broadway Avenue and Bryan Avenue
Brix BBQ has opened a customized airstream and smoker – dubbed the SmokeStream – where they are regularly serving their popular smoked meats, which were previously only available at pop-ups.

La Pantera Tacos y Mas
E. Pennsylvania and Crawford Street
Barbecue and tacos come together in a perfect partnership at La Pantera, which started popping up in the Panther City BBQ space in the evenings and late nights in early 2020. They offer al pastor, barbacoa, asada, and more in delicious taco form, plus Panther City’s infamous brisket elote.

Better Business Bureau
W. Broadway Avenue and Galveston Avenue
BBB Serving the Heart of Texas is relocating their Fort Worth office to the Near Southside. After some renovations, they will call the building at 306 W. Broadway home for their nearly 25 local employees.

The Ostreum
E. Vickery Blvd and South Freeway
BRK’s Lynsie Blau is no stranger to successful event venues. Her latest is The Ostreum, a 10,000 square foot space located inside the historic DB Mac building.

Storied Style Interiors
E. Broadway Avenue and Bryan Avenue
Local interior designer and HGTV star Grace Mitchell runs her interior design business Storied Style Interiors out of a space in the heart of South Main Village. The third season of her show “One of a Kind” will begin filming this spring in Fort Worth.

97w (relocation)
S. Main Street and E. Terrell Avenue
Local architecture firm 97w purchased the building at 901 S. Main Street and renovated it to be their new offices in 2019. Originally built as a gas station in 1931, the building has been through several transformations and now features garage doors that open the space up to the street and a two-story lease space. In addition to 97w, Genius House Media also offices here.
The developments underway in Evans & Rosedale are highlighted by the transformation of former industrial warehouse spaces into new buildings with a broader set of functionalities such as showrooms, business offices, and more. The construction of office building Connex, a shipping container project, gives a nod to the outside-the-box thinkers being drawn to the Near Southside’s eastern frontier. In 2019, the City of Fort Worth held a Request for Expressions of Interests for a master developer for Evans and Rosedale Village, which led to the selection of HiQue Global to guide development along a historic stretch of Evans Avenue. We look forward to what the future holds for this urban village.

SOUTH MAIN VILLAGE

In November, Tribe Alive held a grand opening in their new space on South Main Street, where they have relocated from Magnolia Avenue. Their new home gives them more space for the showroom and offices for their growing ethical fashion company.

Rancho Loma Tasting Room

Rancho Loma Winery opened a tasting room in The 4 Eleven building in February 2020. The beautiful venue offers a perfect spot for a wine tasting with friends or an exclusive event.

Tarrant County Clubhouse

New nonprofit Tarrant County Clubhouse opened in a space inside Broadway Baptist Church in late 2019. Their team provides valuable resources to people living with mental illness.

FTW is moving into the former Collective Brewing Project space. Tulips will be a premier venue for live music acts, world-class entertainment, good food, great drinks, art, and community.

Low Key Tavern

A cozy bar opened up in 2019 in the former Craftcade space. Low Key Tavern serves up creative cocktails alongside beer and wine, and features live music.

SMOKE-A-HOLICS BBQ

Derrick Walker opened his brick and mortar barbecue restaurant in August 2019 after years of popups and serving his creations from a food truck. With a style of cooking he calls Tex-Soul, Smoke-A-Holics serves up barbecue with soul food sides like collard greens, grits, and a signature dish called the Big Macc.

5 AM Drip Coffee Roasters

In early 2020, 5 AM Drip Coffee Roasters opened in a space in the Connex shipping container development. Serving up signature drinks and vegan dishes, 5 AM Drip is the first to bring the growing Near Southside coffee culture to Evans and Rosedale Village.

EVANS & ROSEDALE VILLAGE
NEW BUSINESSES

JuJu Knits
Lipscomb Street and W. Tucker Street
Fairmount resident Julie Hatch Fairley realized her long-held dream of opening her own yarn shop when JuJu Knits finally opened in fall 2019. Julie offers knitting and crochet classes, plus a wide array of yarn, gifts, and notions for everyone from beginner to advanced.

Carpenter’s Café and Catering
Pennsylvania Avenue and S. Henderson Street
After spending much of 2019 in an airstream trailer at the SoMa MicroPark, Katrina and Travis Carpenter have opened their own brick and mortar space in the Near Southside where they operate their catering business and also offer counter service for customers craving their delicious smoked chicken salad.

Fort Worth Conservatory of Music and Fine Arts
Hemphill Street and West Cantey Street
In summer 2019, the Fort Worth Conservatory of Music and Fine Arts opened in a renovated house on Hemphill. They offer group and individual lessons for kids and adults in piano, voice, and other instruments, as well as Kindermusik classes.

The Performance Lab
Travis Avenue and W. Rosedale Street
The team of trainers at The Performance Lab offer personal training in addition to HIIT classes to help members accomplish their goals.

VICKERY VILLAGE

Along West Vickery Boulevard just across I-30 from downtown, exciting developments are underway with more to come. From the Stage West remodel and expansion that just started construction, to the purchase by M2G of the historic building that was previously home to the Firestone and Robertson Distilling Company at the corner of College and Vickery. Next door to Stage West, Quorum Architects just completed a stunning renovation that transformed a former warehouse space into a modern creative office. The bones of these old buildings are being reimagined in exciting new ways, drawing residents and businesses to the north end of the District.

B25 W. Vickery Boulevard
W. Vickery Boulevard and College Avenue
Longtime Near Southsiders Quorum Architects turned this former warehouse – a historic red brick structure that was formerly home to a landscaping company – into a creative office space for their own offices plus additional tenants. So far that includes office space for local favorites Best Maid Pickles.

WRG
W. Vickery Boulevard and Hemphill Street
DFW-based WRG, a certified Herman Miller dealership, is building a Near Southside showroom to bring their furniture and design services closer to their Fort Worth customers.

WRG
W. Vickery Boulevard and Hemphill Street

825 W. Vickery Boulevard
W. Vickery Boulevard and College Avenue

Quorum Architects
Pennsylvania Avenue and S. Henderson Street
Fort Worth is getting their own location of a Stumpy’s Hatchet House, a national chain of entertainment venues where friends gather to see who has the best hatchet throwing skills.

Stumpy’s Hatchet House
W. Daggett Avenue and College Avenue

Best Maid Pickles
W. Vickery Boulevard and College Avenue

Best Maid Pickles
W. Vickery Boulevard and College Avenue

BEST MAID PICKLES

The Performance Lab
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The team of trainers at The Performance Lab offer personal training in addition to HIT classes to help members accomplish their goals.

Majors Medical Services
S. Henderson Street and Pennsylvania Avenue
Offering medical equipment for every need, Majors Medical Services opened their first Fort Worth location this year right across from Texas Health Resources Harris Methodist Hospital.

Community Crossroads (expansion)
Hemphill Street and W. Maddox Avenue
Community Crossroads, an outreach program of First Presbyterian Church, is undergoing an exciting renovation and expansion, which will improve their ability to serve those in the community in need.

ENCOURAGE BOTH SMALL SCALE AND LARGER PROJECTS: PROGRESS REPORT

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RESIDENTIAL & MIXED-USE

Mag & May
W. Magnolia Avenue and May Street

Hudgins Companies started leasing Mag & May in late 2016. Units range from studios to two bedrooms and amenities include a courtyard, fitness studio with a rock climbing wall, and a second-story pool deck overlooking Magnolia.

Ramble & Rose
W. Rosedale Street and Jennings Avenue

The second Near Southside project from Hudgins Companies will be just a few blocks away from Mag & May. The new 285-unit development will include two floors of structured parking beneath five floors of apartment units and a large courtyard.

Jennings Apartments
Jennings Avenue and Murphy Street

Sameer Dalal is in the planning stages of a new project to accompany his first apartment development (above) on Jennings. His phase two project will include 52 apartments and 2,500 square feet of ground floor retail space.

Jennings Avenue Townhomes
Jennings Avenue and Cannon

Tom Malone is in construction on a project on South Jennings that will include six three-story, three-bedroom townhomes with views of downtown or Watts Park.

401 Hemphill
Hemphill Street and W. Broadway Avenue

Just to the west of the South 400 apartment building, CRG is building a large multi-family project on Hemphill. The building broke ground in the fall of 2019 and will include 242 units, an attached parking garage, co-working space, landscaped courtyard, and infinity-edge pool.

The Cooper
W. Rosedale Street between Adams and College

Owner Mike DiSabi plans to build a 390-unit, five-story project that includes a mix of one, two, and three-bedroom apartments, lofts, and townhomes.

Dickson-Jenkins Condos
St. Louis Avenue and W. Daggett Avenue

The second Magnolia Village project, which is slated for completion later this year. The development of 10 townhomes of 2- and 3-bedroom units, which is currently under construction.

Calveston Townhomes
W. Rosedale Street and Calveston Avenue

Cornerstone has partnered with Forma Development’s Omar Diaz on this development of 10 townhomes of 2- and 3-bedroom units, which is currently under construction.

1455 Magnolia Condos
W. Magnolia Avenue and Fairmount Avenue

A new, modern townhome development from architect Philip Newburn. Project partners Allen Mederos and Bill Seegel, and Hillox Construction will include 12 units featuring private roof decks.
Residential & Mixed-Use

Dr. Tillman Rosedale Mixed-Use
W. Rosedale Street and S. Lake Street
After some delays, Dr. Tillman’s mixed-use building was finally completed in 2019. In addition to his dental practice on the ground floor, the upper floors feature four apartments.

The Nest Townhomes
Feliks Gwozdz Place and May Street
KinoD is under construction on a townhome development that will be the first car-free residential project in the Near Southside.

The Hamilton Apartments
Hemphill Street and W. Lowden Street
Gary and Terri West and architect Brandon Allen have brought this beautiful Colonial Revival brick building back to life after 22 years of vacancy and vagrancy. The restored property has 8 units with modern amenities and historical details.

Lipscomb Carriage House
Lipscomb Street and Pennsylvania Avenue
Owner Rick Nunnally and architect Brad Blessing have undertaken a renovation of the existing carriage house servicing a 1923 house on Pennsylvania. The end result will include residential upstairs with the addition of a roof deck and frosted glass garage doors on the ground floor.

Travis Avenue Mixed-Use
Travis Avenue and W. Rosedale Street
This new mixed-use project will include a Thai street food restaurant from the team behind local favorite Spice. A commercial kitchen, indoor/outdoor bar, and dining patio complete the first floor, and the second floor will include four residential units.

Artist Housing & Creative Business Incubator
Location TBD
Near Southside, Inc. and partners are exploring options to develop a mixed-use project that includes affordable housing and work spaces for artists, spaces for anchor arts organizations, commercial space for active ground floor uses, and affordable spaces for early stage creative companies. ArtSpace, a national nonprofit developer of live/work creative spaces, will conduct a study this spring to determine best approaches for this project.

Parkside at Crawford
Crawford Street and E. Peter Smith Street
Early design explorations are underway for a mixed-use project to include ground floor restaurant space that faces New South Main Village park The Skinny. Residential units will be available on the upper floors.

Medical Associates Mixed-Use
Lipscomb Street and W. Rosedale Street
Medical Associates of North Texas are in the planning stages of a mixed-use building on Lipscomb just north of Rosedale. Designed by 97w, the project will include three residential units above 9,000 square feet of office space.

Broadway & South Main
W. Broadway Avenue and S. Main Street
Hudgins Companies has begun design work on their third Near Southside project, located on Broadway one block west of S. Main. The new project will consist of approximately 250 new apartment homes, and will be carefully designed to embody the spirit of the Near Southside, preserve the character of the neighborhood, and continue Hudgins’ commitment to promoting the arts.

The809
Galveston Avenue and W. Leuda Street
This affordable condo project is making smart use of an infill lot through design and technology, like its automated parking structure. The project goal is to make home ownership a possibility for more people in the Near Southside. Local broker Graham Brizendine heads COVLLA and their development of the809.

Fairmount at Magnolia
Lipscomb Street and W. Morphy Street
This new condo development in the Fairmount neighborhood includes 4 one-bedroom and 2 two-bedroom residences with keyless entry, covered parking, and a fitness space. West Fork Construction and 6th Avenue Homes have teamed up on this project with 97w as the architects.

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PARKS

FIRE STATION PARK EXPANSION
In late 2019, Near Southside, Inc. officially kicked off a fundraising campaign for the Fire Station Park expansion. This is the latest step in a process that began back in December 2016 with the Envision Hemphill workshops. These workshops, organized by Project for Public Spaces (PPS) and NSI along with community partners such as the Hemphill Corridor Task Force and Fairmount Neighborhood Association, gathered input from community members on what they would like to see in an expanded park. PPS returned a year later with a first-draft concept design for the park expansion and community center master plan, and gathered feedback in another community meeting. The resulting master plan was adopted by the City of Fort Worth Parks Department in early 2019.

During the fundraising campaign, NSI is continuing to collaborate with the city and other partners to begin a more detailed design and installation of a first phase, which will consist of a skatepark and possibly an event lawn or bike track.

MEDICAL

Texas Health Harris Methodist
Jane and John Justin Patient Surgical Tower
S. Henderson Street and W. Terrell Avenue

In fall 2019, Texas Health broke ground on the largest construction project in the history of the Texas Health system: a $300 million expansion of Harris Methodist that includes the nine-story Jane and John Justin Patient Surgical Tower. The expansion will add 144 patient beds, 15 surgical suites, and new pre-operative and post-operative units.

JPS Emergency Department Expansion
E. Allen Avenue and S. Main Street

JPS completed a $4.2 million expansion of its Emergency Department in 2019, which adds 12 patient care spaces to help manage increasing numbers of patients at Tarrant County’s public healthcare provider.

Cook Children’s Parking Garage
8th Avenue and W. Terrell Avenue

To keep up with the parking needs of their growing medical campus, Cook Children’s is building a new 600-space garage on 8th Avenue that will provide parking exclusively for Cook Children’s employees.
In early 2019, construction began on the first of two small public parks in South Main Village. The Skinny is a multifunctional, linear park that runs parallel to the new extension of Crawford Street just south of East Broadway, and Calhound Park is a dog park located a little further south along Calhoun Street. NSI brokered a partnership with Stonehawk Capital Partners, the developers of the adjacent multi-family property The Bowery at Southside, which resulted in the creation of these two parks.

In an urban village that is now home to hundreds of new residents and dozens of new businesses, these parks will help meet the long-term public space needs for South Main Village. Both the Skinny and Calhound parks are expected to be completed by early spring of 2020. Once complete, they will be owned by the City of Fort Worth and managed by Near Southside, Inc.

The Skinny rendering by TBG

SOUTH MAIN PARKS: MICROPARK 2.0
The Skinny and Calhound aren’t the only two new parks in South Main Village. After nearly two years on Magnolia Avenue, the MicroPark relocated to the SoMa development at South Main Street and Vickery Boulevard in early 2019. In a public plaza with Locavore’s Fork Worth Airstream on one side, and Tinie’s Mexican Rotisserie recently opened on the other, the MicroPark is truly right at home and became an instantly inviting space for children to play and friends to meet.

Local artist Adam Werner contributed a playful mural to the space, and Lori Powers Henderson and Tucker Henderson, developers for SoMa and local residents, partnered with NSI to make the MicroPark even bigger and better than its previous iteration. The converted shipping container that served as the home of the original Art South artist-in-residency program is home to art once again, as Art Tooth is in the middle of a year-long, collective-in-residency program here where they are using the space to highlight new artists and providing a curated public art experience for visitors.
COMPLETE STREETS & INFRASTRUCTURE

**VICKERY ACCESSIBILITY IMPROVEMENTS**
A recent reconstruction of the parking area along Vickery in front of Stage West Theatre provides accessibility and improves safety by leveling the parking spaces and providing ADA accessible routes to the front door.

**MAGNOLIA VILLAGE PARKING STUDY**
A comprehensive study of parking and circulation within the Magnolia Village area, including the northern blocks of Historic Fairmount, was completed in early 2019 and shared with neighborhood stakeholders. The study looked into various strategies to optimize the effectiveness of on-street parking and included among its recommendations a resident parking permit program for Magnolia-adjacent Fairmount blocks, on-street paid parking on Magnolia during high-demand hours, and the creation of a parking benefit district that would direct revenue from paid parking toward public improvements within Magnolia Village.

**HEMPHILL RIGHTSIZING**
A roughly 5-mile stretch of Hemphill Street between Vickery and Hammond will be reconfigured as the first phase of the long-range vision outlined during 2016’s Envision Hemphill workshop. New markings will create a complete street that is safer for schoolchildren and other pedestrians, slows traffic speeds, creates parking for neighborhood businesses, and provides protected bike lanes. Work on this project began in 2018 with sidewalk and curb ramp repair. Street resurfacing and installation of new markings started in 2019 and will continue into 2020. The Hemphill Connector, a long-awaited underpass connection to Downtown, should be complete in spring 2020.

**8TH AVENUE CIRCULATION STUDY**
A recent study by HDR Engineering to assess current traffic patterns on this principal north-south corridor provided insight on the need for street modifications along 8th Avenue. Construction has begun to add a left turn lane between Cooper and Pennsylvania, and design is underway on safety improvements at the Mistletoe and Pulaski intersections. Future phases should introduce beautification projects such as planted medians near gateway intersections.

**STREET REPAIR PROGRAM**
NSI worked closely with the City and TIF #4 to establish a much-needed program to repair several dozen heavily damaged streets. The $13 million program is split 50/50 by the TIF and the City’s 2014 bond program. Repair work includes roadway resurfacing, replacement of missing sidewalks and curbs, and, through partnership with the Water Department, replacement of antiquated water and sewer lines. Round 1 construction is complete and rounds 2 and 3 are well underway, with completion by the end of 2020. Bryan Avenue between Broadway and Terrell is a showcase example of the program’s impact after being fully reconstructed in concrete. Round 4 is in the design phase and should begin construction by the end of 2020.

**UNDERPASS IMPROVEMENTS**
NSI plans to work with the City, TxDOT, and the Historic Southside neighborhood to explore enhancements to the Rosedale underpass at I-35 W. This important gateway connects the Evans and Rosedale and South Main urban villages. At the north end of the District where South Main Street passes under I-30, new lighting, fresh paint, and artistic enhancements would dramatically improve the experience for pedestrians and cyclists traveling between South Main Village and Downtown. Starting in 2020, NSI will work with Fort Worth Public Art, Downtown Fort Worth, Inc., and other partners on a demonstration event to show the possibilities.