THE PEOPLE MAKE THE PLACE

ANINUAL PROGRESS REPORI

SOUTH SIDE

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Near Southside, Inc. (NSI) is a private, member-funded, 501(c)(4) nonprofit 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.



Mike Brennan President



Megan Henderson Director of Events and Communications



Allison Docker Director of Urban Design & Placemaking



Natalie Chapa Events & Projects Manager



Amanda Harrier Communications & Project Manager



Becky Bethel Office Manager



BENEFITS OF MEMBERSHIP

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 committee leadership. 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 Near Southside, Inc. 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 OPPORTUNTIES NSI produces 8 signature free-to-the-public events each year reaching an annual total of approximately 90,000 attendees. ArtsGoggle, Open Streets, and Friday on the Green 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 various 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 is 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 The Collective Outdoors, the UT Southwestern Monty and Tex Moncrief Medical Center, Locavore, Fort Construction, Connex, Red Productions, and HopFusion Ale Works.

MEMBER DEVELOPMENT TOURS

In 2017, NSI established a new event for members. The 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 2019 First Quarter Development Tour included a focus on new housing projects, and members were able to tour the Monarch Apartments and Mag & May Apartments, the condos at Dickson-Jenkins and at 1455 W. Magnolia Avenue, the J&M Townhomes, and the Hamilton Apartments, a restoration of a 1926 building in progress on Hemphill. The happy hour tradition continues as members gather at a local watering hole at the end of each tour.

NEAR SOUTHSIDE SHINDIG

The Near Southside Shindig is the organization's showcase event and primary fundraiser. In addition to keynote 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 2018 Shindig, we turned our focus to the "crazy" dreamers of the Near Southside – those daring to pursue their passions in unexpected ways. The evening also gave us an opportunity to thank outgoing president Paul Paine for his 13 years of service to Near Southside, Inc. As we do every year, NSI proudly presented the following awards to honor those making exceptional contributions to the success of the district. 2018's award recipients were:

Kline-Watts Award, Cultural Contribution Gracey Tune, Arts Fifth Avenue

Kline-Watts Award, Historic Preservation Ralph Watterson, Old Home Supply

Kline-Watts Award, Pioneering Endeavor Stir Crazy Baked Goods

Kline-Watts Award, Development Excellence Shinjuku Station and Cannon Chinese Kitchen

Kline-Watts Award, Outstanding Leadership Councilmember Ann Zadeh

Most Valuable Partners

The Night Stripers of South Main Street Scott Rule, JPS Medical Center Chief of Staff

Community Legacy Award Paul Paine, NSI President

For more information regarding membership or member events, please contact Megan Henderson at megan@nearsouthsidefw.org.





2019 NEAR SOUTHSIDE, INC. & HISTORIC SOUTHSIDE, INC. **BOARD OF DIRECTORS**

Lori Baldock (Chair)* Simmons Bank Benjamin Barkley*...... Moncrief Cancer Institute UT Southwestern Bob Baulsir*......Trinity Metro Eric Behn......Vandervoort's Dairy Hayden BlackburnTechFW Chuck Bouligny (Treasurer)*.....Elkhorn Union Kristen Camareno Fort Worth Bike Sharing Jack Clark......Red Oak Realty Nehme ElbitarChadra Mezza & Grill Mike FisherGlass Lake Production Group Councilmember Kelly Allen Gray** Fort Worth City Council, District 8 Bobby Grigsby (Secretary)* Carter BloodCare Jennifer HendersonJ.O. Crystallynn Hodge......PPG Health Tina HowardLeaves Book and Tea Shop Chase Iles.....Frost Bank Ginger JohnsonLegacyTexas Robert Kelly.....Robert W. Kelly Architect, Inc. Casey Kha Shinjuku Station & Cannon Chinese Kitchen Mike LozanoDannon Company, Inc. Wilson Martin......Republic Title

Noé Neaves......Watermark Power

Ken SchaeferSchaefer Advertising Co. Amanda Schulte......Bennett Benner Partners Spencer SealsCook Children's Ted Settle Sportswear Graphics

Jesse Stamper*.....Placemaker, LLC Robert Sturns**.....City of Fort Worth Andrew Taft**.....Downtown Fort Worth, Inc. Corrie Watson Fort Brewery & Pizza Kelly Williams.....Omni Fort Worth Hotel Jason Williamson......Dunaway Associates

*NSI Executive Committee Member

** Ex-Officio Member

Lili Meisamy, D.O.....North Texas Clinical Trials JW Newman......Medical City Fort Worth Ashley Paz**.....FW Independent School District, District 9 Mark Presswood*......Panther Real Estate Solutions Gaye Reed.....Coldwell Banker Real Estate Agent Jake Richter Edward Jones Investments Mike Sanborn*......Baylor Scott & White All Saints Medical Center Fort Worth Shawn Snell.....Texas Health Harris Methodist Hospital Fort Worth

> In 2018, Mike Brennan (center) became the third president of Near Southside, Inc., following in the footsteps of Don Scott (left) and Paul Paine (right).

DEVELOPMENT COMMITTEE

Jason Amon	Law Office of Jason Amon
Marlene Beckman	
Michael Bennett	Bennett Benner Partners
Brian Crowell	The Hudgins Companies
Randle Harwood (Ex-Officio)	Director, CFW Planning
	& Development
Dak Hatfield	Hatfield Advisors
Lori Henderson	SoMa District
Yvonne Johnson	New Main St. LLC
Ryan LaValley	Dunaway Associates
Mike Lewis	Worthington Bank
David Motheral	Motheral Development Co
Leigh Anne Neese	Texas Health Resources
Jennifer Neil Farmer	F5designBUILD
Will Northern	Northern Realty Group
Scott Robinson	Fairmount Neighborhood
	Association
Scott Rule	
Carol Stanford	Stanford Companies
Weston Voss	SpawGlass Contractors

DESIGN REVIEW COMMITTEE

Brandon Allen Anita Beard Ames Fender	Dunaway Associates
Debbie Fulwiler Eric Garrison	Elements of Architecture
Steven Halliday	97w
Josh Lindsay	Ground Rehearsal
Tom Malone	tma-cha architects
Rick Nunnally	Rang One Holdings
Laura Voltmann*	CFW Planning &
	Development

* Ex-Officio



2019 NEAR SOUTHSIDE, INC.



(OVER \$5,000) SUSTAINING HONOR ROLL

Baylor Scott & White All Saints Medical Center Fort Worth......Mike Sanborn Cook Children'sSpencer Seals Medical City Fort WorthJW Newman

PPG Health	Crystallynn
	Hodge

Texas Health Harris Methodist Hospital Fort Worth.....Shawn Snell



Dannon	Mike Lozano
Moncrief Cancer Institute	
UT Southwestern	Benjamin
	Barkley

Southside Bank	Chad Kerr
Vandervoort's Dairy	Eric Behn
Williamson-Dickie Mfg. Co	Philip Williamson



(\$2,500) DIAMOND

Carter BloodCare	Bobby Grigsby
Frost Bank	Chase lles
Kelly Capital Partners	Craig Kelly

Lang Partners	Dirik Oudt
Rahr & Sons Brewing Company	Erin Rahr
Rang One Holdings	Rick Nunnally



(\$1,500) **PLATINUM**

Atmos Energy	Darwin Winfield
ComarkDirect	Mike Campbell
Dunaway Associates	Jason Williamson
Guaranty Bank	Casey Tibbets
J.O	Jennifer
	Henderson
LegacyTexas	Ginger Johnson
Linbeck	Mark Linenberger

OFCO, Inc	Earl Cox
Radiology Associates	Todd Howard
Red Oak Realty, LLC	Jack Clark
RSP Architects, Ltd.	Thom Lasley
Simmons Bank	Lori Baldock
The Bowery at Southside	Teresa Cluley
UNT Health Science Center	Michael
	Williams, MD



(\$1,000) **GOLD**

BB&T	, .
BBVA Compass	
Chambers Brick Sales	Mark Chambers
Corinth Land Co	Paun Peters
F5designBUILD	Robb Farmer
Glass Lake Production Group	Mike Fisher
JP Morgan Chase	Mike Wilson
Kensington Properties	Marlene
	Beckman
Near South Studios	Jarrod Fay
Oldbuilding.com	Eddie Vanston

Rattikin Title	.Norma Crow
Schaefer Advertising Co	.Ken Schaefer
South 400	.Denise Rodriguez
SpawGlass Contractors	.Weston Voss
Spectrum Business	.Dana Cappelletti
The Hudgins Companies	.Buddy Hudgins
Thomas Byrne Reynolds	.Tom Reynolds
TranSystems Corporation	.Raul Pena, III, PE
Venterra Realty	Allison Kolowich.
Williams Opportunity Trust	.Don Williams



97w	,
	Eggenburger
The 4 Eleven	
ARCTURIS	
Basecom Construction Services	
Bennett Benner Partners	
Blooms Landcare, Inc	
Boiled Owl Tavern	
Brennan Vineyards	Pat & Trellise
	Brennan
Brown Owens & Brumley	
CanTex Capital	
Central City Partners	Fran McCarthy
CMA Architecture, P.A	Bruce Carlson
Cuisine for Healing	
Daggett Southside Holdings	Steven Simmons
Elements of Architecture, Inc	
First Financial Bank	Marcus Morris
Fort Brewery & Pizza	Corrie Watson
Fort Construction	
Fort Worth Chamber of Commerce .	
Fossil Creek Clinic	Daud Ashai, M.D.
Foundation Dynamics	Kyle Price
Frank W. Neal & Associates	Frank Neal
Fresnel Technologies, Inc	Nelson
	Claytor, Ph.D
Gate Lock	Robert
	McKenzie Smith
GSD	Michael Polombo
Haden Allergy	Dr. James Haden
HKS	Brent Sparks
HopFusion Ale Works	Macy Moore
Inwood National Bank	Jerry Thompson

JPS Foundation Kimley-Horn & Associates, Inc mma, inc Muckleroy & Falls Novak Hair Studios. Omni Fort Worth Hotel. OWT Architects. Pacheco Koch. Pinnacle Placemaker, LLC Pointwise, Inc Poké-Poké Pouring Glory Quorum Architects Red Productions. Renfro Foods. Republic Title Taste Project TBG Partners Texas Angels Home Health Care The Starr Conspiracy The Work Lodge tma-cha architects Topgolf Trinity Metro Visibull VLK Architects YATES Construction West Magnolia Plastic Surgery	Aaron Nathan Robert Cronin Taylor Hale Ben Hudgins Kelly Williams Andrew Oxley Michael Lewis Tim Klauck Jesse Stamper Heather McCoy JoAnn Glover JoAnn Glover
Worthington National Bank	Cee Yager



(\$350 / \$250 LEGACY) BRONZE

300 East Vickery LLC 114 South Calhoun LLC 809 at Vickery Academy 4 Accelerate DFW Foundation, Inc Ackermann Law Firm	Paula Reeves Jane Gilcrease John Shearer Marco Johnson
Acton Academy	Kuntal Hazari
Admire Sanford & Lauderdale, PLLC	
Aileen Wilson Portraits	,
Alamo Title Company	Amy Kramer
Alchemy Pops	Carolyn Phillips
Allen Architecture	Brandon E. Allen
Amon G. Carter, Jr. DT YMCA	Jime Dixon
Amphibian Stage Productions	Kathleen Culebro
Anderson & Riddle	Kristen Newman
Anytime Fitness	Ann Mannon
ARC Document Solutions	Tom Perez
Arcadia Coffee	Carrie Collins
Arts Fifth Avenue	Deb Wood
Ascend Concepts, Inc	Chris Botvidson
Aspen Wealth Management	Helen Stephens
Austin Company	Jim Austin
Avoca Coffee	Craig Morgan
Backlot Studio & Workspace	Red Sanders
Baylor Institute for Rehabilitation	Libby Mevancleave

BC Consulting LLC Belknap Consulting Berkeley Investments Ltd Berkeley Neighborhood Association Beth Lewis Therapy Group Beyond The Front Porch Big Frog Custom T-Shirts & More Black Cat Pizza Bloom Hemp Market Boothe Architects, Inc BrandEra Brender Law Firm Brewed Broadway Baptist Church Cambridge Healthcare Mgt. Cancer Care Services Cane Rosso-Fort Worth. Cannon Chinese Kitchen Cannon Guadalupe	John Belknap Don King Darien George Beth Lewis Susan Harper Jackie Pierce Jaime Fernandez George Forrester Ray Boothe Julie Holloway Art Brender Joey Turner Drew Herring Wendy Martin Melanie Wilson Jason Phillips Casey Kha Anne Lynch
Caprock Development Carr Healthcare Realty Cassata Catholic High School Cat City Grill CDK Insurance Agency	.Asa Atkinson .Trinette Robichaux .Martin Thompson



(\$350 / \$250 LEGACY) BRONZE (CONTINUED)

Celebration Community Church	
CEMS Texas Real Estate Holding	Calvin East
Center for Cancer and	
Blood Disorders	
Center for the Healing Arts	
Center for Transforming Lives	
Chadra Mezza & Grill	
Chat Room Pub	, ,
CHC Development	
Chris Green CPA	
ChristianWorks	
Christopher D. Tharp Law Office	
CMIT Solutions	Pete Groman
Coldwell Banker	
Residential Brokerage	
College Avenue Lofts	Kris Fagala
Colonial Savings	Brent Davis
Comerica Bank	
Conserva Irrigation	
Cowtown Graphics & Signs	
Cowtown Marathon	
Craftwork Coffee Co	
Crock, LP dba The Laundry	
D Method	Stephanie Perry
Dalisa McAnally	
DFW Oil	
Domeo Construction	Joel Bolz
Don Scott	
Dunaway Associates	
Eagle Audio Recording	
Easter Seals NTX	
Edgar Miller Images	
Edward Jones Investments	
Edward Jones Investments	
Elkhorn Union	Chuck Bouligny
Ellis & Tinsley	
Ensemble Coworking	,
Entex Pest Solutions	
Esperanza's Mexican Bakery	
Everlasting Joy Jewelry	
Fairley Wealth Management	William E. Fairley
Fairmount Neighborhood Assoc	
Fender-Andrade Architects, LLC	
First Financial Bank Texas	
Fixture - Kitchen & Social Lounge	
Forma Gallery & Decoration, Inc	Omar Diaz
Fort Brewery & Pizza	
Fort Capital	Shana Crawford
Fort Worth Bike Sharing	
Fort Worth Business Press	
Fort Worth Housing Solutions	
	Lemons
Fort Worth Weekly	Michael Newquist
Fortress Youth	
Development Center	Stacy Agee
Funky Picnic Brewery & Café	
Game Theory	
Genius House Media	
GFF Architect	
Grand Cru Wine Bar & Boutique	
Grand Forks Holdings, LLC	
Guardianship Services	
Hampton Inn & Suites Fort Worth	Andria Williams
Hampton Inn & Suites Fort Worth Harris Kocher Smith	Andria Williams Scott Scherer
Hampton Inn & Suites Fort Worth Harris Kocher Smith Hatfield Advisors	Andria Williams Scott Scherer Dak Hatfield
Hampton Inn & Suites Fort Worth Harris Kocher Smith	Andria Williams Scott Scherer Dak Hatfield Dennis Weverka

Hilton Garden Inn	Holly Denton
Homes of Parker Commons	, Hanmei Hsian
Hot Box Biscuit Club	
HW Consulting, LLC	Hilary Weinstein
Ibanez Shaw Architecture	Greg Ibanez
Impart Financial, LLC	5
Innovative Dev. Inc	Matt Carter
Jennifer Franke, Relator	
Jesus Family Restaurant	Mary Martinez
Jhansi M. Raj, M.D.	
JLL	
Joe Riscky's Barbeque	Joe Riscky
John E. Quarles Co	Lonnie Goolshy
Josh Lindsay & Dr. Lili Meisamy	200150
JuJu Knits	Julie Fairley
Katie & Hayne Shumate	
Kelly Seis & Cynthia Boon	
Kellyn Dean Interior Design	Kollyn
Kellyli Deall Interior Design	
	Schneringer
Kent & Co	Marilyn Englander
KinoD	
Kirsi Waller, PhD	
Kline & Co	Joan Kline
KW Net Lease Advisors	Tammy Rix
Ladder Alliance	
LanCarte Commercial Real Estate	
Landmark Renewal	Jim Johnson
Law Office of Jason Amon	lason Amon
Law Offices of Jason Smith	
League Real Estate	,
Leaves Book and Tea Shop	Tina Howard
Lighthouse for the Blind	Platt Allen III
Linda Watts Consulting	LINUA VVALLS
Live Urban Fort Worth	Beau Jennings
Locavore	Cortnev
	Gumbleton
La suet Cidan	
Locust Cider	
Loft22 Cakes	Tareka Lofton
Lovelace Law	Cade Lovelace
LTO	
Lutton 101, LLC	
Lynn, Ross & Ganaway, LLP	Bettye Lynn
M.E. Operating	
M2G Ventures	
	/
Magnolia Avenue Salon	
Mag & May (Roscoe Properties)	Vanessa
5 ,	Costephens
Mananaland	
Mary Margaret Davis	Mary Margaret
Real Estate Team	Davis
Matthew Bentley, D.M.D. PC	Matthew Bentley
MB+1 Realty Group, LLC	
Megan Thorne Fine Jewelry	
MEL/ARCH	Megan Thorne
Melt Ice Creams	
	Jie Melchiors
	Jie Melchiors Kari Seher
Mercy Clinic	Jie Melchiors Kari Seher Peggy Leitch
Mercy Clinic Mexican Inn Cafe	Jie Melchiors Kari Seher Peggy Leitch
Mexican Inn Cafe	Jie Melchiors Kari Seher Peggy Leitch Thomas Brett
Mexican Inn Cafe Mitchell Properties	Jie Melchiors Kari Seher Peggy Leitch Thomas Brett Dwight Mitchell
Mexican Inn Cafe Mitchell Properties MJT Real Estate	Jie Melchiors Kari Seher Peggy Leitch Thomas Brett Dwight Mitchell Michael J. Thomas
Mexican Inn Cafe Mitchell Properties	Jie Melchiors Kari Seher Peggy Leitch Thomas Brett Dwight Mitchell Michael J. Thomas
Mexican Inn Cafe Mitchell Properties MJT Real Estate	Jie Melchiors Kari Seher Peggy Leitch Thomas Brett Dwight Mitchell Michael J. Thomas Steve
Mexican Inn Cafe Mitchell Properties MJT Real Estate montgomery GR	Jie Melchiors Kari Seher Peggy Leitch Thomas Brett Dwight Mitchell Michael J. Thomas Steve Montgomery
Mexican Inn Cafe Mitchell Properties MJT Real Estate montgomery GR Morgan Mercantile	Jie Melchiors Kari Seher Peggy Leitch Thomas Brett Dwight Mitchell Michael J. Thomas Steve Montgomery Chance Morgan
Mexican Inn Cafe Mitchell Properties MJT Real Estate montgomery GR Morgan Mercantile Motheral Development Co.	Jie Melchiors Kari Seher Peggy Leitch Thomas Brett Dwight Mitchell Michael J. Thomas Steve Montgomery Chance Morgan David Motheral
Mexican Inn Cafe Mitchell Properties MJT Real Estate montgomery GR Morgan Mercantile Motheral Development Co. Motive Real Estate	Jie Melchiors Kari Seher Peggy Leitch Thomas Brett Dwight Mitchell Michael J. Thomas Steve Montgomery Chance Morgan David Motheral John Staab
Mexican Inn Cafe Mitchell Properties MJT Real Estate montgomery GR Morgan Mercantile Motheral Development Co. Motive Real Estate	Jie Melchiors Kari Seher Peggy Leitch Thomas Brett Dwight Mitchell Michael J. Thomas Steve Montgomery Chance Morgan David Motheral John Staab
Mexican Inn Cafe Mitchell Properties MJT Real Estate montgomery GR Morgan Mercantile Motheral Development Co.	Jie Melchiors Kari Seher Peggy Leitch Thomas Brett Dwight Mitchell Michael J. Thomas Steve Montgomery Chance Morgan David Motheral John Staab

National Association of	
Women in Construction	
NEAT Project Group Neurological Services of TX	5
Neurological Services of TX	Blue, M.D.
New Main St. LLC	
Nicole Dawson State Farm	
Northern Realty Group	
Northstar Texas Interest	
Oak Timbers Fort Worth	
South LLP	Patricia Concha
Old Republic Title	
One Safe Place	
OSN Texas, LLC	
Panther City Salon Panther Real Estate Solutions	Kayla McManon
Pantiler Real Estate Solutions	Presswood
PAOLO Marketing	FIESSWOOU
& Communications	Paul Sturiale
Patrick Optical	Mickey Bradley
Pedego Electric Bikes FW	Vicki Peden
Pendery's Inc.	Clint Haggerty
Performing Ads Company	
Philip Newburn Architecture	
Pilates Works	,
Precious Jewels	
Presidio Interests Project 4031	
	Robertson
RJ Williams & Co	
Randy Parham, DDS	
Red Team Real Estate	
Refuse 2-B Limited LP	
Reilly Brothers Property	
Richard M. Vigness, MD	
River Refresh	
Robert W. Kelly, Architect, Inc	Robert Kelly
Robertson Mueller	Mark Lucas Kally
Harper Funeral Directors Ronald McDonald House of FW	Ionnifor Johns
Roots Coffeehouse	
Rosen House Inn	
RW Marketing	,
Ryan Place Improvement Assoc	Tim Keith
Salsa Limon	Ramiro Ramirez
Samaritan House	
Seegel Custom Builders	5
Shinjuku Station	
Signarama Fort Worth Signature Cuffs	
SiNaCa Studios	
Site Planning Site Development	
Sloan Clark State Farm	
Solomon Bruce Consulting LLC	
SoMa District	
South Main District Salon	
Southern Kneads LLC	
Southside Cellar	
Spectra Bank	
Speerhead Strategies Spice	
Spiral Diner	
Sports Rehab Specialists	
Sportswear Graphics	
St. Paul Lutheran Church & School	
	Lauderdale
Stage West	
Stanford Company	
Steel City Pops	Jesse laylor

Stephen Gebren	
Stir Crazy Baked Goods	Robbie Werner
Structural Foundation	
	Marcia Mayor
Repairs, Inc.	
Studio Cufflink	2
	Joey Luong
Sundance Disposal	
Solutions, LLC	Travis Burton
T&G Identification Systems, Inc	
T Everett Designs	
	Everett West
Tangled Salon and Spa	Nichole Payne
Tarleton State	
	Sudman, PhD
T	
Tarrant County Medical Society	
TechFW	Hayden
	Blackburn
Texana HOA	lerry Burt
Texas Industrial Securities	
Texas Producer	
TexasAbility, LLC	Martin Mullins
The 515 Bar	Stan White
The Art Station	
The Bastion	
	Richard Riccetti
The Burroughs Kitchen	Clarance Xavier
The Collective Brewing Project	Michael Goldfuss
The Cutting Room Barber Salon	Pichard Soto
The Relyea Company, LLC	
The Texas White House	Cindy Lucio
The Usual	Jon Carney
The Woman's Club of Fort Worth	
The Woodmont Company	
Thillen Art	
Three Danes Inn	Darlene Marks
Three Duries hitt	
	Perry Polenz
TLC Ventures, LLC	
TLC Ventures, LLC Together Forward	
TLC Ventures, LLC Together Forward Tommy & Linda Simmons	Brian Dixon
TLC Ventures, LLC Together Forward	Brian Dixon Martha
TLC Ventures, LLC Together Forward Tommy & Linda Simmons Toozy Studio, LLC	Brian Dixon Martha Gensheimer
TLC Ventures, LLC Together Forward Tommy & Linda Simmons Toozy Studio, LLC	Brian Dixon Martha Gensheimer
TLC Ventures, LLC Together Forward Tommy & Linda Simmons Toozy Studio, LLC TRANSWESTERN	Brian Dixon Martha Gensheimer Jason Harrell
TLC Ventures, LLC Together Forward Tommy & Linda Simmons Toozy Studio, LLC TRANSWESTERN TravelHost Fort Worth	Brian Dixon Martha Gensheimer Jason Harrell Kim Davis
TLC Ventures, LLC Together Forward Tommy & Linda Simmons Toozy Studio, LLC TRANSWESTERN TravelHost Fort Worth Travis Avenue Baptist Church	Brian Dixon Martha Gensheimer Jason Harrell Kim Davis Larry Nicoludis
TLC Ventures, LLC Together Forward Tommy & Linda Simmons Toozy Studio, LLC TRANSWESTERN TravelHost Fort Worth Travis Avenue Baptist Church United Rentals	Brian Dixon Martha Gensheimer Jason Harrell Kim Davis Larry Nicoludis Cally Smoke
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TLC Ventures, LLC Together Forward Tommy & Linda Simmons Toozy Studio, LLC TRANSWESTERN TravelHost Fort Worth Travis Avenue Baptist Church United Rentals Urban Sugar, Inc USHEALTH Advisors Vasseur Commercial Real Estate	Brian Dixon Martha Gensheimer Jason Harrell Kim Davis Larry Nicoludis Cally Smoke Genaro Martinez Jim Elder Gary Vasseur
TLC Ventures, LLC Together Forward Tormmy & Linda Simmons Toozy Studio, LLC TRANSWESTERN TravelHost Fort Worth Travis Avenue Baptist Church United Rentals Urban Sugar, Inc USHEALTH Advisors Vasseur Commercial Real Estate VCL Commercial	Brian Dixon Martha Gensheimer Jason Harrell Kim Davis Larry Nicoludis Cally Smoke Genaro Martinez Jim Elder Gary Vasseur Tom Law
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TLC Ventures, LLC Together Forward Tommy & Linda Simmons Toozy Studio, LLC TRANSWESTERN TravelHost Fort Worth TravelHost Fort Worth United Rentals Urban Sugar, Inc USHEALTH Advisors. Vasseur Commercial Real Estate VCL Commercial Veritas Roofing	Brian Dixon Martha Gensheimer Jason Harrell Kim Davis Cally Smoke Genaro Martinez Jim Elder Gary Vasseur Tom Law Trina Hooker Scott Lowe Walter D.
TLC Ventures, LLC Together Forward Tommy & Linda Simmons Toozy Studio, LLC TRANSWESTERN TravelHost Fort Worth Travis Avenue Baptist Church United Rentals Urban Sugar, Inc USHEALTH Advisors Vasseur Commercial Real Estate VCL Commercial Real Estate Veritas Roofing Vision Commercial Real Estate Walter D. & Monica Gracia	Brian Dixon Martha Gensheimer Jason Harrell Kim Davis Larry Nicoludis Cally Smoke Genaro Martinez Jim Elder Gary Vasseur Tom Law Trina Hooker Scott Lowe Walter D. Gracia, MD
TLC Ventures, LLC Together Forward Tommy & Linda Simmons Toozy Studio, LLC TRANSWESTERN TravelHost Fort Worth Travis Avenue Baptist Church United Rentals Urban Sugar, Inc USHEALTH Advisors Vasseur Commercial Real Estate VCL Commercial Real Estate Veritas Roofing Vision Commercial Real Estate Walter D. & Monica Gracia	Brian Dixon Martha Gensheimer Jason Harrell Kim Davis Larry Nicoludis Cally Smoke Genaro Martinez Jim Elder Gary Vasseur Tom Law Trina Hooker Scott Lowe Walter D. Gracia, MD Ashley Arabian
TLC Ventures, LLC Together Forward Tommy & Linda Simmons Toozy Studio, LLC TRANSWESTERN TravelHost Fort Worth Travis Avenue Baptist Church United Rentals Urban Sugar, Inc USHEALTH Advisors Vasseur Commercial Real Estate VCL Commercial Real Estate Veritas Roofing Vision Commercial Real Estate Walter D. & Monica Gracia Wanderer LLC Wang Doodle, LLC	Brian Dixon Martha Gensheimer Jason Harrell Kim Davis Larry Nicoludis Cally Smoke Genaro Martinez Jim Elder Gary Vasseur Tom Law Trina Hooker Scott Lowe Walter D. Gracia, MD Ashley Arabian Peter Schroeder
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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 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, creating more than 40,000 jobs and fueling Tarrant County's second largest employment center.

Health Sciences • Financial Services • Development • Creative Agencies • Manufacturing • Non-Profit

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 treat customers like neighbors.

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

49 **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.

Community Events and Initiatives • Developer Resources

ENCOURAGE BOTH SMALL SCALE AND LARGER PROJECTS

2019 PROGRESS REPORT: Working 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.

WHAT WE DO



33

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OPEN

RE-ESTABLISH WALKABLE URBANISM

Craftwork

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.



NEAR SOUTHSIDE VILLAGES

Within the Near Southside, five vibrant urban villages serve as the primary hubs of neighborhood life: Magnolia Village, South Main Village, Park Place Village, Evans and Rosedale Village, and Vickery Village.



PARK PLACE VILLAGE

In 1998, Peter Schroder 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. Popular home décor and design shop Park + Eighth now calls the neighborhood home, and Wine Haus continues to be a go-to spot for happy hour gatherings. 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. This follows their recent purchase of the West Vickery Boulevard building they've called home for more than 10 years, which was originally a bus garage for the city in the 1930s. Nearby, Twilite Lounge has become a popular neighborhood hangout and live music venue, located in the old Morrison Supply at Lipscomb and Daggett. 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.

The latest is an exciting renovation project of a historic red brick building at Vickery and College Avenue to become the new home of creative sector pioneers Quorum Architects. 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 1990s, as pioneering businesses were drawn to this centrallylocated 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 multifamily 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

In fall 2017, a ribbon cutting was held for the new Van Zandt-Guinn Elementary School in Evans and Rosedale Village. In dramatic contrast to the previous semiunderground building, the striking new building features classrooms filled with natural light, and the media center and cafeteria spaces feature views of Downtown nearby.

The school is one of the latest new construction projects in the area, following the Ella Mae Shamblee Branch Library and Hazel Harvey Peace Center for Neighborhoods, where both act as cornerstones to a town village located near I-35W. 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 eight businesses. The Collective Outdoors recently renovated a former industrial space to be their new home just across the street from Van Zandt-Guinn, and a block south, Basecom Construction did the same with the old Felt building at the corner of Leuda and Missouri. The next big proposal is a long dreamed of arthouse cinema at 821 East Terrell Street.

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 to guide the development along a historic stretch of Evans Avenue. The next several years will be a pivotal and exciting time for this urban village.





SOUTH MAIN VILLAGE

The bones of the 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 building of two large multi-family projects in progress, and two new urban parks breaking ground, South Main Village grows more and more appealing as a residential destination and a home to new businesses. Before the year is through, the number of restaurants in this village will more than triple – including the first brick and mortar for popular food truck Coco Shrimp, a relocation of Magnolia favorite The Bearded Lady, and new soul food concept The Burroughs Kitchen.



Magnolia Avenue on PARK(ing) Day

COMPLETE STREETS

Complete streets are 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.





West Rosedale Street

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

What's next? In South Main Village, **Bryan Avenue** is undergoing a reconstruction similar to what was recently completed on South Main Street, as this transforming neighborhood continues to grow. Nearby and throughout all of South Main Village, the area's older streets will be fully repaved and water lines upgraded as part of a major street repair program in 2019.

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 in 2018 with sidewalk and curb ramp repair. Street resurfacing and installation of new markings will follow in late 2019.



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 **modern 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 via North Fort Worth, North Richland Hills, and Grapevine. 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. Near Southside, Inc. will continue to work with community leaders and Trinity Metro in pursuit of this extension, and to advance additional transit alternatives for our citv.

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, **autonomous vehicle technology** could be the next horizon in innovative transportation solutions. At the 2017 NSI Shindig, we kick-started the 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. At that point, the Near Southside was already attracting notice as a uniquely entrepreneurial district thanks to being featured in a national Brookings Institution column by Bruce Katz on Innovation Districts. NSI is continuing to reach out to private and public partners who might be interested in testing innovative transportation systems or pilot programs in the Near Southside.



PARKING & CIRCULATION

In 2018, 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 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 two public garages: the existing Magnolia Green garage and planned Magnolia Hotel shared garage. 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.

Bike Share Station



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.



Van Zandt-Guinn Park



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 still in the preliminary design phase, 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 a plan was developed to deliver it to a new home on South Main Street, where it was installed in early 2019.

In addition to the new MicroPark, two more parks are under construction in South Main Village, and 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. Learn more about these parks on page 80.

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.

BY THAI SELECT



College Avenue Lofts

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 across from Watts Park, LaSalle Apartments 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 luxury lofts by stripping it down to its shell and adding a third floor. Units in the resulting Magnolia Lofts on Vickery have unmatched views of Downtown.



Kris Fagala teamed up with architects from 97W to spearhead a major transformation of a 1925 three-story brick building that was once the College Avenue Baptist Church Annex. The resulting College Avenue Lofts includes seven modern, highend apartments, including top floor units integrated into the building's original gymnasium space.

The Homes of Parker Commons is a beautiful 192-unit community that incorporates restored school buildings from the early 20th century along with a new apartment building that fits in well with its historic neighbors.

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 Schaumburg brought sleek design and new investment to the neighborhood just south of St. Mary's Church with 13 apartments at Jennings and Morphy. The Jennings Avenue Apartments will soon be joined by two more buildings from the same partnership.

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 Eisner 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 year by Lang Partners' **The Monarch** at Oleander and 7th Avenue, which offers 327 units and is the first large-scale multi-family development in Magnolia Village. Hudgins Development, which recently completed the **Mag & May** across from Moncrief Cancer Institute, hired local artists to paint murals on its ground floor stoops. 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, several more multi-family projects are currently under construction, including Lang Partners' **The Cooper**, Hudgins Development's second project at **Rosedale and Jennings**, and **The Broadstone** in South Main Village – a project from Alliance Residential. Saigebrook Development is also building a **mixed-income**, workforce housing project at Mistletoe Boulevard and Beckham Place. 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 **Siddons Place**, offers housing options for those needing special assistance.

Jennings Avenue Apartments



Dr. Tillman's mixed-use building

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 **Alband 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 Mundluru and Tarrant County Cardiology at Pennsylvania and College. Not far to the east of Dr. Mundluru, 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 Terrell** 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 ground floor 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 Bob 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, Hot Damn, Tamales!, and Off The Record on the ground floor with the La Cava apartments above – helped spur the development by new retail neighbors to the west including Brewed 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.



Southwest Sports and Spine Center



25



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. Earlier this year, the **315 College Avenue** townhomes from Cornerstone and Forma Development started construction 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 **JGM Townhomes** at Jennings and Morphy on a 50-foot-wide lot. These are nearing completion, along with a development of 15 townhomes at **Galveston and Rosedale** from KinoD Homes. KinoD is also in the early stages of a townhome development at **Feliks Gwozdz and May** that will be the first housing project in the Near Southside to be designed without 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 Vickery 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 lofts 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.











Fortress Youth Development Center

EDUCATION

With the strong resurgence of residential living, highquality 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, South Main Village, 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 institutions working with students that struggle in conventional schools or face difficult circumstances outside of the classroom. **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. **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.

BALANCE PRESERVATION & NEW CONSTRUCTION

The Near Southside's authentic historic character is a tremendous, neighborhood-defining asset that serves as an important competitive advantage in attracting new residents and businesses. NSI owes its existence, and much of the district's recent success, to the efforts of community leaders from the 1970s-1990s who were vocal advocates for preserving the district's distinctive but dilapidated older buildings. Landmarks have been lost over the years, but because of the efforts of those early leaders as well as visionary developers still working today, the district retains the largest concentration of historic buildings in the central city. Near Southside, Inc. continues to place a priority on connecting historic buildings with developers who can see the potential in these structures for adaptive reuse projects. The great potential in saving historic structures can be seen on Magnolia Avenue, with its picturesque historic buildings now housing restaurants, offices, and retail; and in South Main Village, where five adaptive reuse commercial construction projects are currently underway with more coming soon.



HISTORIC COMMERCIAL

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. In another historic building on St. Louis Avenue, **Collective Brewing Project** opened their brewery and taproom in 2014 after a renovation that preserved the original character of exposed brick, polished concrete floors, and wide wooden beams.

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 four 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 2018, four more adaptive reuse projects were under construction on South Main Street and announcing exciting tenants for their commercial spaces. The **SOMA District** development on South Main Street at Vickery 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 of its new retail tenants began opening their doors in early 2019, including a bridal boutique and a barbershop.

Main + Broad saw the first of its tenants also 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. Restaurants and retail are soon to follow in this former broom factory and dairy supply at South Main and East Broadway. **710 South Main** got a dramatic facelift in 2018, thanks to the work of M2G Ventures



and Cornerstone. The building is now home to Locust Cider (with more tenants soon to come) and is covered in an allover, eye-popping mural from local artist Katie Murray.

Across the street, the building at **804 South Main** is a project of Jennifer Neil and Robb Farmer, who have converted the former Bunkhouse into creative office space and ground floor retail. In 2018, Crude Craft Coffee Bar opened their doors here, and will soon be joined by Game Theory Board Game Lounge. The Farmers' F5designBUILD are also in progress on an adaptive reuse project at **401 Bryan**. This former industrial warehouse will be home to Funky Picnic Brewery & Café and Black Cat Pizza, both set to open their doors in 2019.

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 office 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, and roasting factory for Craftwork Coffee.

Developer Dak Hatfield and the owners of **Pouring Glory** discovered hidden beauty within a modest building at Dashwood and Bryan. A restored façade and Pouring Glory's tasty menu created a pioneering destination just north of Rosedale. This project followed Dak's conversion of a historic warehouse a block away at **916 Bryan** into office spaces ideal for creative firms.

.B. MACARONI CO.

The Dickson-Jenkins Lofts and Plaza



The OB Macaroni Building



HISTORIC COMMERCIAL (CONTINUED)

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** are renovating the former home of Blooms Landcare and turning the space into their new offices, with additional space available for future tenants.





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** 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 owners of Blooms Landcare completed the renovation of the United Rentals building at East Hattie and Missouri. Along with the move came the subsequent expansion of their business to include a showroom space, all under the umbrella of **The Collective Outdoors** – a one-stop shop for outdoor living.

Just a block away, **Basecom Inc.** renovated the Historic Felt Building in 2018-2019, along with the help of 97w, to become the headquarters for their growing construction services company.

Coming up soon at East Terrell and Evans, the former "Pinkston" building is under development by Jennifer Neil and Robb Farmer to be a potential future home of **The Citizen Theatre**, Fort Worth's first arthouse movie theatre.

Collective Outdoors





HISTORIC RESIDENTIAL

Covering about one square mile, the **Fairmount Southside Historic District** contains one of the nation's richest collections of turn-of-the-century housing. The remarkable efforts of hundreds of homeowners have reestablished Fairmount among Fort Worth's most desirable neighborhoods. Historic district design guidelines ensure that new homes blend seamlessly with their authentically restored neighbors, and the Fairmount Neighborhood Association holds a number of events throughout the year, including a Mother's Day weekend Home Tour and the Festivus holiday tour of lights.

The historic character of nearby **Ryan Place** to the south, and **Berkeley Place** and **Mistletoe Heights** to the west, also remains intact. Historic **Terrell Heights**, adjacent to Evans & Rosedale Village at the eastern edge of the district, is seeing new investment and home construction that promises to accelerate a similar renaissance.





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 Markeen 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.

RESIDENTIAL CONVERSIONS

A few historic, landmark homes have found new life as commercial properties in the Near Southside. The grandest of the historic homes in the district is **Thistle Hill**, the 1904 mansion restored and owned by Historic Fort Worth, Inc. **The Nash House** on 8th Avenue near Allen was beautifully restored and now houses a law office. **The Texas White House**, **The Rosen House Inn** and the **Three Danes Inn** (which is also home to Three Danes Baking Company) are all great examples of how grand old homes can contribute to the tourism amenities of our district by offering charming bed and breakfast accommodations. Nonprofit organization **Center for the Healing Arts** occupies a historic Victorian home near Watts Park, and **The Art Station** on Park Place resides in a historic fire station built in 1922.

SUPPORT ECONOMIC ANCHORS & INSTITUTIONS

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Approximately 40,000 jobs fuel Tarrant County's second largest employment center, where the impressive growth of institutions and businesses large and small has been consistent with the Near Southside's redevelopment vision. At the heart of the Near Southside's Medical District are Tarrant County's six major hospitals, in addition to hundreds of independent specialists and clinics, forming the largest cluster of healthcare employment in North Texas. In 2017, the City of Fort Worth named the establishment of a Near Southside Medical Innovation District (MID) as one of the four primary goals of their economic development strategic plan. Since then, a leadership group has been meeting regularly to attract new investment, establish new business opportunities, and collectively help redefine Fort Worth as a nationally-competitive hub for innovation in healthcare and beyond.

Creative firms also play a growing role in the economic diversity of the Near Southside. Advertising agencies, film production studios, architects, engineers, and more are calling the district home. To gather these creative minds in one place for regular networking and cooperation, NSI holds Creative Consortium meetings. 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 encourage 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 the medical district, local business, and passionate residents.

HEALTH SCIENCES



Baylor Scott & White All Saints Medical Center

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. Major construction has transformed the campus, located at the western edge of the Near Southside, and expansion continues. A new 36,300 square foot Emergency Department facility along Mistletoe Boulevard opened in 2017 and includes two trauma treatment rooms, 32 treatment rooms, 4 triage rooms, and an extensive imaging center. The new ED follows a surgical hospital completed in 2014 on Park Place Avenue, the \$85 million Paul and Judy Andrews Women's Hospital, a new Islet Cell Transplantation Laboratory and a five-story, 120,000 sq. ft. medical office building at Mistletoe Boulevard and 8th Avenue.

Cook Children's

Cook Children's, founded in 1918, offers top medical minds, advanced technological equipment, leading surgical techniques, rehabilitation facilities, and ancillary services to meet the unique needs of children. In addition to a world-class medical staff, chaplains, teachers, social service coordinators, and translators help patients and families cope with the

stress that accompanies a child's hospitalization. Following major hospital expansions in 2012 and 2013, recent additions included a new urgent care facility at 6th Avenue and a five-story administrative office building at 7th Avenue. In 2015-2016, expansions continued within the central campus, as Cook completed the new South Tower and an Emergency Department expansion, bringing another \$350 million in new investment and adding 314,000 square feet to their primary Medical Center campus. In 2018, Cook celebrated their 100th anniversary.

JPS Health Network



JPS Health Network is a \$950 million, tax-supported health care system for Tarrant County. Licensed for 578 beds, the network includes an acute care hospital and more than 40 community-based clinics. The Patient Care Pavilion, constructed in 2008 as a five-story acute care facility with Tarrant County's only Level 1 trauma center, was approximately \$90 million in new investment, along with an outpatient care center and a dedicated facility for psychiatric services. In 2009, JPS completed a beautiful park at Allen Avenue and South Main Street, and in 2014 added another large park for public use on the former St. Joseph's site at the campus's northern edge. JPS is working in partnership with the new TCU and UNTHSC School of Medicine, and in November 2018, voters approved an \$800 million bond that will add a new behavioral and mental health hospital, an ambulatory surgery and cancer care center, and other main patient tower improvements.

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 FW is committed to the care and improvement of human life by providing high quality, cost effective healthcare for the community. In late 2018, Medical City opened its new, 90,000 square foot patient tower located just west of 9th Avenue, which included an expanded ED, a 28-bed intensive care unit, pediatric-friendly ER rooms, and a rooftop helipad. This added to the previous \$90 million project that included expansions of the ICU and pharmacy, as well as additional operating rooms, that transformed the appearance of the campus. Medical City Fort Worth is a comprehensive stroke center and part of the Texas Stroke Institute, and is ranked #1 in the nation for kidney transplants wait times and outcomes.



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. The original 1930s hospital tower is still in use and surrounded by additions that have added a full range of medical services over the last several decades. In 2014, Harris Methodist opened the state-of-the-art Marion Emergency Care Center, a three-story, 75,000 sq. ft., \$57.7 million facility that nearly tripled the footprint of the existing department to increase patient capacity. That expansion followed the construction of a \$62 million, 150,000 sq. ft. Heart Center with an adjacent Morris Meditation Garden. In 2018, Texas Health announced what will be the largest construction project in the history of the Texas Health system: a \$300 million expansion that will feature a nine-story tower and major modernization of surgical services. The new surgical patient tower will add 144 patient beds, 15 surgical suites, and a new pre-operative and post-operative services area.



Medical City Fort Worth



UT Southwestern has firmly established the sixth major healthcare institution in the Near Southside's Medical District. The **Moncrief Cancer Institute** is a \$22 million project completed at Magnolia and Jennings Avenues in October 2012, establishing a non-profit, community-based cancer prevention and support center serving the social, emotional, and physical needs of individuals with cancer and their support network. An affiliate of the UT Southwestern Harold C. Simmons Comprehensive Cancer Center, Moncrief offers a broad range of services provided by social workers, dietitians, nurses, genetic counselors, psychologists and advocates. The Institute includes an event garden and a 100-seat auditorium for public education and physician seminars.

Completed in 2017, the **Monty and Tex Moncrief Medical Center** 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 UTSW'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.

Moncrief Cancer Institute UT Southwestern





Texas Oncology

HEALTH SCIENCES (CONTINUED)

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.



Center for Cancer & Blood Disorders




Schaefer Advertising



CREATIVE AGENCIES

ADVERTISING, MARKETING & PRINTING

Effectively Fort Worth's design district, the Near Southside is home to many of the city's most respected advertising and branding agencies. Several, including J.O., Schaefer Advertising, and The Starr Conspiracy have completed adaptive-reuse projects that transformed dilapidated buildings into vibrant offices. Others, such as Cockrell Enovation, Sportswear Graphics, and Paige Hendricks Public Relations, Inc. have been Near Southside mainstays for years, growing and evolving along with the neighborhood. Other firms have discovered unique spaces that appeal to their eclectic and creative workforce like Ilfusion's South Main Street storefront. Advertising, marketing, and printing firms calling the Near Southside home include...

Amplus Agency Ardent Creative Ascend Concepts Aquatic Elephant Marketing BrandEra Marketing Cockrell Enovation Comark Direct Creative Communications Evangalist Agency Ilfusion J.O. Kearley & Co. Long Hill Designs Mackay Advertising Main Station Advertising Paige Hendricks Public Relations PytchBlack Rogue Water RW Marketing and Design Schaefer Advertising Co. Secret Powers Social Factor Speerhead Strategies Sportswear Graphics The Big Picture The Bogle Agency The Cause Agency The Starr Conspiracy Worth Media Marketing & PR





Near South Studios

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. Also among the pioneers is **Eagle Audio** on South Main Street, with a legendary roster of recording artists. Fort Worth Sound, further north on South Main, offers a world-class recording studio with analog and digital equipment. Relative newcomer Niles City Sound built an audiophile's dream studio at Broadway and Calhoun, and Dreamy Life's Cloudland Recording Studio works with a wide range of artists in Fairmount. Fort Worth rocker Vaden Todd Lewis of The Toadies fame recently opened The Loop, an 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. **Ride TV** produces equestrian-focused television in the three-story historic building at Rosedale and Jennings, and **Red Productions** opened their state-ofthe-art film and recording studio earlier this year, alongside **Backlot Studio**, 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 district as Media Production Development Zone Number One, further demonstrating confidence in the film industry in the Near Southside.



The Toadies rehearsing at The Loop

We're proud to have these studios here in the Near Southside...

Backlot Studio & Workspace Beastman Productions Brian Hutson Photography Cloudland Recording Studio Eagle Audio Farrar Food Photography Fort Worth Sound Genius House Media Geno Loro Glass Lake Productions Group KFTW 97.5 Make Something Beautiful Music Junkie Studios

N8 Visuals Near South Studios New Media Recordings Niles City Studio Red Productions Ride TV Stacy Luecker Photography The Loop The Video Zoo Tracy Autem & Lightly Photography Two Trees Productions



Comedian Aparna Nancherla at Amphibian Stage Productions



Stage West production of Everybody, photo by Everybody, p

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 Theatre** and **Amphibian Stage Productions**, 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 be a gallery, 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 Productions ART ROOM Art Tooth Arts Fifth Avenue Crittenden the Studio Gallery 440 Gault-Luong Gallery Garret Pendergrass Pottery Julie Lazarus Studio Kendall Davis Clay Kristen Soble Art Music Junkie Studios SAM Gallery Schmedel Custom Furniture SeptemberArt Studio SiNaCa Studios Stage West Texas Academy of Figurative Art The Art Station



DEVELOPMENT

ARCHITECTURE, LANDSCAPE ARCHITECTURE, & 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.

Boothe 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

Allen Architecture Bennett Benner Partners Boothe Architects Clear and West CM Architecture Cornerstone Demarest Architecture Designs for Living DMS Architects Dunaway Associates Elements of Architecture e4h Environments for Health F5designBUILD Fender Andrade Architects Firm817 Frank W. Neal & Assoc. Freese & Nichols GFF Architects **HKS Architects** Harris Kocher Smith Huitt-Zollars

Ibañez Shaw Architecture Jepsen/Guerin Architects IHP Kimley Horn & Assoc. Konstrukcio Studio MEL/Arch Studio MMA, Inc. Pacheco Koch Perkins + Will Philip Newburn Architecture **Quorum Architects Robert Kelly Architects RSP** Architects Schaumburg Architects **TBG** Partners The Beck Group tma-cha architects TranSystems Urban Bobcat Architects VI K Architects Wettermark Studio



MEL/ARCH offices in Connex, the shipping container office building they designed and built.

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 hang-out, 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, Near Southside, Inc. owes its existence to this group of visionary professionals, who looked at the district in the 1980s, saw great potential, andset 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 **Basecom Construction Services** BC Consulting LLC Blooms Landcare, Inc. Cambridge Healthcare Management Caprock Development Carr Healthcare Realty CEMS Texas Real Estate Holding Central City Partners CHC Development Coldwell Banker - Gave Reed College Avenue Lofts - Kris Fagala Corinth Land Co. Daggett Southside Holdings The Dalal Group DFW Oil Dodson Development Domeo Construction Elkhorn Union F5designBuild Forma Development Fort Capital Foundation Dynamics Gate Lock - Robert McKenzie-Smith Grand Forks Holdings Graham Limited GSD - Michael Polombo Hatfield Advisors The Hudgins Companies HW Consulting, LLC Innovative Developers Inc.

Jennifer Franke, Alexander Chandler Jennifer & Raymond Pfang Jhansi M. Raj, M.D. ILL Josh Lindsay Kelly Capital Partners **Kensington Properties** Kent & Co Kline & Co KW Net Lease Advisors LanCarte Commercial Real Estate Landmark Renewal Lang Partners Linbeck Live Urban Fort Worth Lutton 101, LLC M2G Ventures Mary Margaret Davis Real Estate MannMade Construction MB+1 Realty Group **Mitchell Properties** Motheral Development Company Motive Real Estate Group NEAT Project Group Northern Realty Group Northstar Texas Interest Oak Timbers LLC Oldbuilding.com Panther Real Estate Solutions Placemaker LLC Presidio Interests



Fort Construction

Rang Holdings Rattikin Title Company Red Oak Realty Red Team Real Estate Reilly Brothers Property The Relyea Company, LLC Republic Title of Texas, Inc. RJ Williams & Co Seegel Custom Builders Site Planning Site Development SoMa District SpawGlass Contractors Stanford Company Stephen Gebren StoneHawk Capital Partners Structural Foundation Repairs, Inc. T Everett Designs Texana HOA 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 Opportunity Trust Witcher Properties YATES Construction







Vandervoort's Dairv



MANUFACTURING

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. 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.

The Dannon Company, 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 50's and 60's 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.

The Dannon Company







HopFusion Ale Works



Collective Brewing

Rahr & Sons Brewing Company,

founded by Fritz Rahr and Erin Rahr and celebrating its 15th anniversary this year, 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, with another 2-3 states planned for 2019. Rahr's weekly Wednesday and Saturday tour and tasting events have become major attractions, regularly drawing hundreds to the ever-growing brewery.

The Collective Brewing Project

opened in 2014 in South Main Village, located on St. Louis Ave. just south of West Vickery Boulevard. The Collective combines a production brewery with an inviting and comfortable taproom serving a variety of unique craft brews. In addition to their taproom, their beers can be found throughout Texas, and in limited quantities in 13 states including Oklahoma, California, Florida, Indiana, and Massachusetts.

2016 saw the arrival of another production brewery in South Main Village as HopFusion Ale Works opened with their instantly popular taproom, a wide selection of popular beers, and a venue well-suited for special events. They have created 65 different beers since opening averaging 16 unique brews on the tap-wall at any given time - and will produce approximately 4,500 barrels in 2019. HopFusion's beer is served in over 1,500 locations across Texas and they are adding an average of 100 locations per month.

The most recent production facility and taproom to open in the Near Southside is not a brewery, but a cidery. 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.

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. BLK EYE Vodka was launched in March 2017 and can be sampled at one of their Saturday distillery tours.







NON-PROFITS

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.O., 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.



Joe's Run benefitting Samaritan House is held every June at Magnolia Green.



their new building in 2018





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.

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.

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.

The Samaritan House, founded in 1991, provides housing and resources for positive change in the lives of persons with HIV/AIDS and other special needs. The Villages at Samaritan House is a complex of 66 apartments that annually provides more than 400 people with supportive housing.

The WARM Place, opened in 1989, provides year-round grief support services to children and young adults. It was the first grief support center in Texas for children who have experienced the death of a loved one. Since then, more than 38,000 children have come through their doors.

The Woman's Club of Fort Worth is comprised of 39 clubs that focus on individual areas of study for women, some of which were formed in the 1800s. Today, the club has more than 1,600 members with the purpose of advancing the educational, cultural, social, and civic advancement for women.

The Women's Center of Tarrant County, founded in 1979 and relocated to the Near Southside in 2007, offers one of the most comprehensive rape crisis and victim services programs in the country. The center serves as a constant source of support for women and families in crisis and transition.



FINANCIAL SERVICES

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

throrough 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 Legacy Texas 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.



BBVA Compass Bank





PROMOTE LOCALLY-OWNED BUSINESSES

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 – notably, 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 that the sense of community is just as important as the walkable sidewalks and historic storefronts. To help foster that sense of community, Near Southside, Inc. works as a tireless advocate on these businesses' behalf.



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 bestpractices 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

Currently hosted on the Near Southside website, 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.



IMPROVEPUBLIC PERCEPTIONS& INVESTOR CONFIDENCE

NSI produces eight signature, free-to-the-public events each year reaching an annual total of approximately 90,000 attendees. ArtsGoggle, Open Streets, PARK(ing) Day, and Friday on the Green 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 assistance from the Tax Increment Financing District (TIF #4) and the City's Neighborhood Empowerment Zone (NEZ) program.

COMMUNITY EVENTS & INITIATIVES



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 the Roll Zone while pedestrians participated in activities in the Stroll Zone. As always, the **Skate Jam** was a huge draw, helped along by the Fort Worth Weekly cover story the week of the event about John Shea, Luis Perez, and the work of the Fort Worth skate community to make the Open Streets pop-up skate park a reality each year. With two blocks full of ramps, rails, and ledges constructed by hand for the event, the Skate Jam has become a signature component of Open Streets, and one that we could not imagine the day without.



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, Andrews Distributing, Rahr & Sons Brewing Co., Frank Kent Cadillac, First Financial Bank, The Monarch Medical District Apartments, Chadra 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 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.



To celebrate the **10th** Season in 2018, a special series of gig posters were designed by Ascend **Concepts and Bill Johnson** 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 Abraham Alexander, Andy Pickett, Calhoun, Gollay, and an incredible double set from local favorites Oil Boom for their farewell show.



Exercise

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 16 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, 50 bands, and more than 60,000 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.

ArtsGoggle 2018 saw the return of South Main

Village as participants in this extraordinary day. With artists' booths stretching the length of Magnolia from 8th Avenue to South Main Street, the fun then transitioned into Gallery at Goggle. In fact, ArtsGoggle got its start as the Near Southside's own indoor gallery night exhibition and remained almost exclusively indoors for the first decade before



spilling out onto the street. South Main Village businesses opening their doors in an all-day open house to show off the work of a wide array of local artists was in a way a nod to the past. To help people move between venues and parking areas, an **ArtsGoggle trolley bus** was offered at no charge to festival-goers. Gallery at Goggle expands the event to include more of the Near Southside and showcases experiential art and unique programming inside each of the participating businesses, which ranged from breweries, bars and bakeries to creative firms, historic preservation projects and theaters. A large group of individual block and stage sponsors headed up by title sponsor **Mag & May** and community partner sponsor Bai came together to make this event possible.

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 and featured developer Monte Anderson and urban design firm Ash+Lime. 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 that fall on the spectrum between low-density, single-family neighborhoods and large, high-density apartment complexes.

In 2019, NSI will offer another exciting opportunity for developers when we welcome the **Incremental Development Alliance** to lead a **Small Scale Development Workshop** on July 11. This will be a great opportunity for anyone wanting to learn how they can improve the neighborhoods they love by becoming a developer of small scale real estate. The day will include presentations on finance, design, and site selection, plus a hands-on practice exercise and networking opportunities with like-minded people.



PARK(ING) DAY

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 September 2018, NSI was proud to present this event in Fort Worth for the first time in partnership with **Pacheco Koch**. On September 28 (after a one-week delay due to weather), Magnolia Avenue was host to 17 parklets designed by local design firms, businesses, and community organizations. From 11 am until 9 pm, these spaces welcomed passers-by to stop and sit, play a game, or engage in an activity. Judges were also taking a look at the parklets during the day, and the best parklet winners were named at ArtsGoggle.

The overall winner was Pacheco Koch, who partnered with Magnolia retailer **GROW** to build an intricate wooden platform park adorned with plants. The WOW Factor award went to **SPSD** and **MMA**, **Inc.**, who partnered with **Great Harvest Bread Co.** to build a baby duck pond at their doorstep. Most Engaging went to **Brandon Allen Architecture**, who teamed up with **Kendall Davis Clay** for a parklet that was a hit with the kids and a unique spot to learn about a local artist. With so much creativity on display in year one, we can't wait to see the parklets on display for our next PARK(ing) Day on Friday, September 20.





ART SOUTH

Near Southside, Inc. is a strong advocate for artists and for enriching neighborhoods with public art. In 2015, NSI established Art South as an **artist-in-residency program** providing local artists an opportunity to create a communityoriented public art installation. Since then, it has evolved into a broader program of connecting artists and culture-investors to each other to build partnerships that **increase publiclyaccessible cultural assets** in the Near Southside, provide opportunities to artists that expand their practice enough to catalyze their careers, and further dialog about the value of artists and the arts in our community.

In 2018, Art South partnered with **The Hudgins Companies** on their **Mag & May Murals project**. Through a public call for qualifications, Art South invited artists 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. 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 format for the first time. The committee curated a cohesive design approach for the overall project that also provided for **each artist's unique individual aesthetic** and creative control of their mural. The project beautified the neighborhood, showed the commitment of Hudgins to the local artistic community, and assisted in leasing for the Mag & May, as tenants requested specific murals for their own stoops.

The converted shipping container that served as the home of the original Art South artist-in-residency program is home to art once again this year as a **collective-in-residency** program kicked off this spring at the **MicroPark 2.0** location at the **SoMa District** in South Main Village. **Art Tooth** will be programming the box through April 2020, using the space to highlight new artists and providing a curated public art experience for visitors.

DEVELOPER RESOURCES

One of NSI's most important services is providing assistance to developers during planning, design, and construction. NSI has worked closely with the City of Fort Worth for two decades to update development standards and establish economic incentives that promote high-quality redevelopment.

FORM-BASED DEVELOPMENT CODE

In January 2008, the City Council enacted the Near Southside Development Standards and Guidelines, a form-based development code that promotes urban, pedestrian-oriented, mixed-use development that complements the district's historic character and advances goals for the area set forth in both the City's Comprehensive Plan and in NSI's redevelopment plan. This update effort created a new Near Southside zoning district, and within this district, the form-based code applies to all new construction projects, as well as renovation projects that alter a building's exterior.

Developments that clearly comply with the code are eligible for **expedited administrative approva**l by City staff. Other projects are reviewed by the City's **Urban Design Commission** (UDC). Near Southside, Inc.'s Design Review Committee meets monthly to review all projects on the UDC agenda and to discuss proposed waivers with those projects' developers. At the UDC hearing, NSI staff submits recommendations on behalf of the committee.

In addition to development standards for buildings and associated improvements, the code includes **context-sensitive street standards** that help create streets that are walkable and bike-friendly while still moving automobiles and transit vehicles efficiently.

SOUTHSIDE TIF DISTRICT #4

The Tax Increment Financing (TIF) District is an important redevelopment tool for the Near Southside. The TIF allows **tax revenues generated by new investments** within the district's boundary to **fund public improvements** within the same designated area. The TIF boundary encompasses almost all of NSI's 1,400-acre redevelopment district. The City and other taxing entities created TIF #4 in 1997, and the Near Southside's **tax base has more than tripled** since its inception, validating the impact of TIF contributions from those public entities. Developers interested in applying to the TIF for assistance with public improvements associated with their projects must go through an application process prior to consideration by the TIF's Board of Directors. NSI administers TIF #4, which **will expire in 2022**, through a contract with the City.

HISTORIC DISTRICTS & LANDMARKS

The Near Southside contains the largest concentration of historic buildings in Fort Worth's central city. Many of those buildings, as well the adjacent Fairmount and Mistletoe Heights neighborhoods, have been designated by the Fort Worth City Council as historically significant. Designation triggers economic incentives as well as the application of certain development restrictions. There are three local designation categories: "DD" Demolition Delay, "HC" Historic and Cultural Landmark, and "HSE" Highly Significant Endangered, with "HC" and "HSE" providing protection against demolition. NSI has prioritized the protection of those remaining landmark buildings still vulnerable to demolition, and we can assist property owners seeking historic designation and incentives.

NEZ INCENTIVES

The City's Neighborhood Empowerment Zone (NEZ) program designates certain central city areas as eligible for **redevelopment incentives**, including permit and impact fee waivers. Roughly the eastern half of the Near Southside is within a designated NEZ. The recently modifed NEZ boundary includes much of the area **along and east of Hemphill**. Properties within the TIF district are not eligible for NEZ tax abatements. The City requires review by NSI and the pertinent City Council Member for all NEZ project applications.

ENCOURAGE BOTH SMALL SCALE & LARGER PROJECTS

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, medical centers expanded, residential options increased, 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 small 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.

PROGRESS REPORT

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XIVIN

MAGNOLIA VILLAGE

Magnolia's walkable charm continues to draw locals and visitors alike to dine at its restaurants and shop its storefronts. In the past year, Magnolia was host to a new event – **PARK(ing) Day** – and got a complete refresh of its **tree lights**, adding some extra sparkle to the avenue at night. The first large multi-family residential projects opened their doors, bringing new residents and encouraging new development, not just on Magnolia, but along its side streets, too. To top it all off, Magnolia Avenue was **named a 2018 Great Street by the American Planning Association** as part of their Great Places in America program – a testament to the tight-knit community that continues to build and grow this urban village.

Councilwoman Ann Zadeh, David Motheral, Joan Kline, and Sara Karashin at the APA presentation for Magnolia Avenue.



COMPLETE



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.

COMPLETE



Salsa Limón Maggie joins three other locations in Fort Worth and one in Dallas, in addition to a food truck commonly seen at Near Southside community events. 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.

COMPLETE



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.



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

COMPLETE

PROGRESS KEY: Use this key to follow along throughout the section on each project's status. Visit www.nearsouthsidefw.org to stay up to date as businesses open and construction begins on exciting new projects.



PLANNING



PS 1200 6th Avenue and Oleander

A project from Marlon Blackwell Architects and developers Terry and Phillip 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.

COMPLETE

COMPLETE



After operating as a pop-up for six months in a temporary space across the street, record store **Panther City Vinyl** opened in their permanent space in the 1455 building with a broad selection of vinyl new and old.



Carly Burson, owner of online ethical fashion retailer **Tribe Alive**, opened her first brick and mortar retail location selling clothing and accessories sourced from international makers.



Studio Magnolia is a photo studio and creative space made for small businesses opened by photographer Bree Perez.

IN PROGRESS



Fort Worth Locals, purveyor of cool Fort Worth apparel, stickers, mugs, and hats, is relocating to the 1455 building from their smaller space down the street.

MAGNOLIA VILLAGE





Nick Redmond and Thomas Lail are opening FTW Strong, a fitness space offering group classes and personal training. They aim to provide a high-quality fitness experience with strong community, coaching, and a "come as you are" mentality.

GREENHOUSE ON MAGNOLIA

Magnolia Avenue and Hurley

Greenhouse is the new iteration of the former Darrell Whitsel 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.





Garret Pendergrass Pottery Hurley Avenue and Magnolia

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



Modern Maison Hurley Avenue and Magnolia

Next door to Garret Pendergrass is the new home of Modern Maison. Donnia Olesko's design store and showroom featuring artisan-crafted paper, décor, and designer paints.



Grow Magnolia Avenue and 5th Avenue

Bobby and Emily Lynge opened their plant shop in a renovated Airstream in summer 2018 and quickly became an integral part of the Magnolia Avenue retail landscape and business community.





Bloom Hemp Market Magnolia Avenue and Fairmount

Bloom Hemp Market is offering a wide array of full spectrum CBD products in their retail shop on Magnolia with plans for future expansion.



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.

IN PROGRESS



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 and signage have brightened up the exterior, too.



Poke-Poke Magnolia Avenue and Hurley

From Hawaii via Malibu and Austin, Poke-Poke opened their third Texas location in a small storefront with a premium Magnoliafacing patio in December 2018. They serve customizable poke bowls with tuna or salmon, rice, and add-ons.

IN PROGRESS



The Worthy Co. S. Lake Street and Magnolia

Fort Worth non-profit The Net has purchased a building that will serve as the brick and mortar retail storefront for its subsidiary, The Worthy Co., which offers handmade items produced by women served by the organization. The building will also be home to a production space and offices for The Net.



Kendall Davis Clay Magnolia Avenue and 5th Avenue

In 2018, neighborhood artisan Kendall Davis fulfilled her dream of opening a retail store. You can catch her set up in her space in the 1208 building with her pottery wheel, making elegant cups, vases, dinnerware, and more while you shop.

IN PROGRESS



Free Play Fort Worth

Lipscomb Street and Magnolia Avenue

A Fort Worth location for local arcade business Free Play will open on Lipscomb Street in a historic red brick structure that boasts a large rooftop deck remaining from its former use as a music hall. They'll serve up craft beers and food alongside more than 100 arcade games.



HKS Magnolia Avenue and 5th Avenue

Architecture firm HKS moved its Fort Worth office into the Magnolia Centre building after a remodel of the historic building's former special event space.





Fort Brewery & Pizza Magnolia Avenue and College

The former Chimera Brewing Company was purchased by the team behind Kent & Co. in 2018. The resulting changes included a rebranding, but with the same essentials behind what made this a popular spot over the years: pizza and in-house brewed beer.

COMPLETE





A Step Above Magnolia Avenue and Grainger Street

Bridal boutique A Step Above offers pampering packages for brides shopping for their perfect dress.



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, beard trims, and more.

MAGNOLIA VILLAGE: 8TH AVE.



COMPLETE

Mercantile - Phase I 8th Avenue and Mistletoe Boulevard

Trey Neville's Mercantile building opened in 2018, with Super Chix and Potbelly taking the ground floor spaces on the north building, and above them, a new location for Soul Sweat Hot Yoga and the offices of E4H Architects. In the south building, popular Dallas restaurant Wabi House opened its first Fort Worth location on the second floor, with first floor space still available.



Super Chix is a DFW-based chain of fast dining restaurants serving up chicken and frozen custard that has become a hit with nearby medical district workers.



Soul Sweat Hot Yoga relocated from a location on Camp Bowie, giving them ample space for two studios, locker rooms, showers, and retail space.



Potbelly Sandwich Shop opened next door to Super Chix, offering up quick service quality deli sandwiches.



Ramen restaurant Wabi House opened in November 2018, an outpost of a popular Dallas spot on Lower Greenville. A large outdoor bar overlooks 8th Avenue from their second floor patio.



E4H, a global architecture firm focused on design of innovative health facilities, opened their Fort Worth offices on the third floor of the Mercantile.





Mercantile - Phase II

The second phase of the Mercantile features a four-story, mixed-use building designed by local architect Bart Shaw.

IN PROGRESS



Derek Allan's Texas BBQ 8th Avenue and Rosedale

Derek started his BBQ business in a food truck in Grapevine. This location will be his first brick and mortar and he's building a strong following on social media that is sure to turn out a big crowd upon opening.

PLANNING



CVS 8th Avenue and Rosedale

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



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.



i Fratelli Pizza 8th Avenue and W. Richmond Avenue

DFW-based pizza chain i Fratelli opened a location on 8th Avenue in December 2018 and immediately embraced the Near Southside spirit. Grab a pizza to go or catch them at one of the community events in the neighborhood.

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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 partnership with both seasoned and new South Main Village business owners, Near Southside, Inc. will introduce a signature annual event in Spring 2020 that is uniquely South Main: **The Parade of Cultures**. In a festive parade down South Main, each culture will be represented and celebrated – whether that culture is based on ethnic heritage, nationality, sexual and gender identity, or professional passions.



COMPLETE

710 South Main

S. 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.



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

IN PROGRESS



Coworking space **The Work Lodge** is a Houston company expanding into DFW and offering creative, energizing workspaces. They'll open on both the first and second floors of the 710 building later this year.

IN PROGRESS



Interactive culinary concept **The Cookery** has found success in Dallas and now looks to expand to Fort Worth. Chef Kelly Huddleston leads hands-on cooking lessons with the charm and comfort of a dinner party.



COMPLETE



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.



Game Theory Board Game Lounge is filled with 500 board games and serves up meat pies, salads, and specialty pastries that cofounders Patrick Lai and Erika Ramos point out are perfect to eat while still having one hand free to play. Craft beer and specialty cocktails round out the menu.

IN PROGRESS



IN PROGRESS



Funky Picnic Brewery & Café will join the ranks of South Main Village breweries making some of the finest beers in town. In addition to brewing and serving traditional and specialty beers, Funky Picnic will also include a restaurant-café.

IN PROGRESS



Jaime Fernandez gained a following long before opening the doors of **Black** Cat Pizza by holding pop-ups where he served his tasty pizza creations covered in delicious and unexpected toppings.

804 South Main

401 Bryan Avenue

Bryan Avenue and E. Peter Smith

This former industrial warehouse space on Bryan Avenue has transitioned into multitenant retail thanks to the work of lennifer Neil 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.

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 serving two ground floor retail tenants and creative office space on the second floor. Upstairs office tenants so far include Laurie Bates CPA and Army Corp of Engineers Architecture.



SOUTH MAIN VILLAGE

COMPLETE



SOMA District

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 the SOMA District, 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 former Magnolia MicroPark, which seamlessly connects to a permanent plaza and play space.

COMPLETE



The first business to open in SOMA District was **WED Bridal Boutique** in February 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.



Arcadia Coffee started serving delicious coffee drinks in a little Airstream trailer in February, in a spot just adjacent to the MicroPark. Owner Carrie Collins also has a brick and mortar location under construction in the Main + Broad development a couple blocks away.



Sharing the space with Arcadia, Cam Sadler's **Georgia Lee's Pizza** serves out of the Airstream in the afternoons.

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 in March: **South Barbershop.**

COMPLETE



Talented tattoo artist Joseph Ayala opened **Panther City Tattoo** in March. Their grand opening weekend in May included raffles, giveaways, and special guest tattoo artists.

COMPLETE



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

IN PROGRESS



Shawn Howell's hybrid beer and wine store **Southside Cellar** will both sell bottles and cans in a retail space, and will also have a tap wall to fill your growler (or your glass) in a comfortable bar space.

IN PROGRESS



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 will offer fire-roasted chicken with sides, tortillas, and salsas. Downstairs from Tinie's, **El Escondite** will offer craft cocktails and 60 different tequilas and mescal.

IN PROGRESS



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.



COMPLETE

IN PROGRESS



Chef Tuan Pham's **Four Sisters: A Taste of Vietnam** opened in October 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.



The Burroughs Kitchen is currently under construction next door. Owners Gary Brindle and Gauge Xavier will serve a fusion of their family recipes – soulful comfort food reimagined for modern tastes.

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.

SOUTH MAIN VILLAGE

COMPLETE



Main + Broad S. Main Street and East Broadway Avenue

Kelly Capital Partners and 97w Architects are bringing 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 will be the home to an impressive lineup of local businesses on the ground floor, with commercial space upstairs that will be home to **Pine Wave Energy Partners**.

COMPLETE



Full-service film and video production company **Red Productions**, and **Backlot Studio and Workspace**, offering largescale studio rentals and coworking spaces for creatives, opened their doors in the Main + Broad in early 2019. They had previously called the West 7th Street area home for 11 years.



IN PROGRESS

Popular food truck **Coco Shrimp** opens their long-awaited first brick and mortar location, serving Hawaiian-inspired coconut shrimp platters, later this year.

IN PROGRESS



Carrie Collins' vision for her brick and mortar location for **Arcadia Coffee** includes a space for creatives to gather and connect. While construction continues, she's already serving coffee in an Airstream at the SOMA District development a couple blocks to the north.

IN PROGRESS



Wishbone & Flynt, a chef-driven restaurant from Stefon Rishel, will offer craft cocktails and fine dining.



Good luck finding **Amber Room**, an afterhours speakeasy opening beside Wishbone & Flynt. Your hard work is certain to be rewarded.



Race Street favorite **Gypsy Scoops** will open their second Fort Worth location serving up creative ice cream concoctions, shakes, floats, ice cream sandwiches, and more.



IN PROGRESS



Tangled Salon & Spa will offer a place to be pampered at the Main + Broad. In addition to salon and spa services, they will also feature a boutique in their space.



Sarah Hooten and Matthew Mobley's Hot Box Biscuit Club, the not-to-be-missed pop-up brunch experience known for its biscuit sandwich creations, southern-style sides, and cocktails, will open a brick and mortar in the Main + Broad.

COMPLETE



IN PROGRESS



The first business to announce 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.

601 South Main Street

S. Main Street and Pennsylvania Avenue

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.

SOUTH MAIN VILLAGE



Dickson-Jenkins Lofts & Plaza St. Louis Avenue and W. Daggett Avenue

On the west side of the village on St. Louis, the Dickson-Jenkins Lofts and Plaza opened in 2018. Built in the 1920s, it started as a factory for farm clothing and apparel and then was home for many years to Branch-Smith Printing. Developer Eddie Vanston has turned the threestory building and one-story L-shaped addition into a home for residential lofts, commercial office space, and retail surrounding an inviting public plaza.



After more than a year of serving up tea pop-up style at events, Tina and Todd Howard opened the doors of **Leaves Book & Tea** Shop in September 2018 at a muchcelebrated grand opening event. Leaves hosts regular programming from knitting clubs to author talks and has become an overnight fixture in the village.



COMPLETE

George Crittenden's hair studio and art gallery, **Crittenden The Studio**, provides a home for all his passions. It's also a great spot to pick up some beautiful vintage jewelry.



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



Fort Worth institution **Record Town** relocated to the Dickson-Jenkins in 2018 after more than 60 years on University Drive. Their spacious new home is a perfect spot to dig through new and vintage vinyl.

IN PROGRESS



Hao Tran and Dixya Bhattarai of dumpling pop-up Hao & Dixya will be opening **The Table** market and culinary studio with partners Dena Peterson Shaskan and Trent Shaskan. Expect pop-up events, cooking classes, and a market featuring local goods.



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.

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IN PROGRESS



Megan Thorne Fine Jewels is relocating her production facility and showroom selling jewelry, fragrances, and other fine goods from Magnolia Avenue into a larger space. They've got big plans for their new home including hands-on workshops.



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

COMPLETE



Lauren Block's new kids fashion company **The Hey Gang** now has an official home base where Lauren will have her design studio and house her inventory.

IN PROGRESS



Niles City Sound producer **Josh Block** will open a sound production studio (located conveniently to wife Lauren's new studio – see above).



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

IN PROGRESS



Studio Cufflink will be an art gallery curated by collectors Doug Gault and Joey Luong.



SOUTH MAIN VILLAGE

IN PROGRESS



The Bearded Lady

S. Main Street and W. Daggett Avenue

Shannon Osbakken will re-open 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 sure to be a popular hangout in the neighborhood.

PLANNING



Nickel City

S. Main Street and W. Daggett

One of South Main Street's most iconic buildings, the ABC Flag, will soon be home to a second location for one of the 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.

IN PROGRESS



Criterion Co-Working and Roots Coffeehouse Bryan Avenue and E. Peter Smith

This exciting project from Janice and Matt Townsend will include an open-concept coworking space and a coffee shop. The modern, light-filled building is designed by MEL/ARCH Studio.

PLANNING



451 South Main Street S. Main Street and E. Peter Smith

On the Chambers Brick site, CHC Development and Urban Bobcat Architects will renovate and expand the existing building to offer approximately 15,000 square feet of mixeduse space along this premium South Main Street frontage.

PLANNING



10Sumo

E. Broadway Avenue and Bryan Avenue

This new restaurant will be an Asian kitchen and bar serving up authentic Japanese, Chinese, Vietnamese, Thai, and Korean cuisine in a relaxed casual atmosphere. The patio space will back up to the new South Main Park The Skinny, making it a perfect spot to gather with friends.

PLANNING



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 this fall. After some renovations, they will call the building at 306 W. Broadway home for their nearly 25 local employees.

IN PROGRESS



Panther City BBQ E. Pennsylvania and Crawford Street

Panther City BBQ, recently named one of the top 25 new BBQ restaurants in Texas Monthly Magazine, will be moving out of their trailer adjacent to Republic Street Bar, and into a new brick and mortar space at the same location.



OPEN

South Main District Salon S. Main Street and E. Daggett Avenue

At the historic Sawyer Grocery building, The South Main District Salon opened with an extensive renovation of the space vacated by The Salon Upstairs. Many of the Near Southside stylists and colorists you already know and love are here at this full service hairdressing salon.

COMPLETE



The Ostreum E. Vickery Blvd and South Freeway

BRIK'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 OB Mac building.



Dreamy Life Records and Music S. Main Street and W. Dashwood

The Near Southside-based record label moved their retail store to music venue MASS, along with their Friday Happy Hour band showcases. In addition to buying and selling new and used vinyl, they keep a stock of music accessories: strings, cables, picks, drum sticks, and more - making them the perfect in-house shop for local and touring bands.

PLANNING



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 bio tech companies.



SOUTH MAIN VILLAGE: JENNINGS AVE.



Crossfit Westwood S. Jennings Avenue and Pennsylvania

Crossfit Westwood opened in 2018, expanding the Near Southside's fitness offerings. This former office building was renovated as a spacious gym featuring new Rogue equipment, bathrooms with showers, and a lounge/kitchen area.



Urban Sugar

S. Jennings Avenue and W. Peter Smith

Owner Genaro Martinez opened Urban Sugar candy shop in November 2018. With more than 80 varieties of bulk candy, novelty items, gifts, and handmade confections, every sweet tooth is sure to find a favorite treat and private parties are welcomed for sweet celebrations of all kinds.

COMPLETE

COMPLETE



Pretty in the City W. Broadway Avenue and S. Jennings

Pretty in the City opened in early 2019 next door to District Barbershop in the ground floor of the South 400 building. They offer microblading, facials, waxings, lash lifts and fills, and more.

COMPLETE



Pizza Bar None S. Jennings Avenue and Pennsylvania

Pizza Bar None serves up tasty NY-style pizza with fresh ingredients and handpressed dough by the pie or the slice. Customers also enjoy a selection of wings, salads, and craft beers.



Collective Salon S. Jennings Avenue and W. Cannon

Formerly Salon District, Collective Salon reopened under new management in this charming, historic space adjacent to Indra's Grace yoga studio.



The Acton Academy S. Jennings Avenue and W. Cannon Street

This parent-run, accredited private school is affiliated with Acton Academy Austin and is a model of one-room, 21st century hands-on learning that is growing rapidly across the country. Acton Academy Fort Worth is run by co-founders and directors Priyanka and Kuntal Hazari, and is currently accepting students ages 7-11.
EVANS & ROSEDALE VILLAGE

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, coming soon, an art house theater. 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 early 2019, Hoque Global was selected after the City of Fort Worth held a Request for Expressions of Interests for a **master developer for Evans and Rosedale Village**. We look forward to what the future holds for this urban village.



Connex

Evans Avenue and E. Oleander Street

The MEL/ARCH architecture firm opened their sustainable office park made of repurposed shipping containers in 2018, delivering small office spaces for young firms in a building that includes conference room space, low overhead with the use of solar and wind energy, and a collaborative community environment. The building is now home to MEL/ARCH's own offices in addition to seven other businesses, with additional office and retail space still available.



Historic Felt Building / Basecom Missouri Avenue and E. Leuda Street

Basecom Inc. worked with architects 97w to masterfully renovate the Historic Felt Building to become the new headquarters for their growing construction services company. The new space includes overnight accommodations for latenight project work and a large community porch that serves the Basecom team and other tenants of the building.



821 East Terrell

E. Terrell and Evans Avenue

The former "Pinkston" building was constructed in three phases starting in 1921. This historic building was the center of commerce in Terrell Heights until the 1980s with multiple business uses including the historic Avenue Move Theatre. Jennifer Neil Farmer and Robb Farmer of F5designBUILD are pursuing a mix of retail and office uses with exciting potential to also include The Citizen Theater.





Collective Outdoors Missouri Avenue and E. Hattie Street

After many years on Vickery Boulevard as Blooms Landcare, owner Dale Jackson has partnered with other industry professionals to bring a consortium of outdoor services together as The Collective Outdoors. Now in a new home in the former United Rentals, TCP offers support from pool professionals, masons, irrigation, and a showroom of their quality outdoor products and living design services.

NEW BUSINESSES



The Lumen Room Galveston Avenue and W. Oleander Street

Dallas-based The Lumen Room opened their first Fort Worth location in 2018. The clean, bright space with lots of natural light is rented to photographers and other creatives by the hour.

IN PROGRESS



Quorum Architects

W. Vickery Boulevard and College Avenue

Quorum Architects are renovating a historic red brick structure on Vickery that was formerly the home of Blooms Landcare. The building will also include 5,000 square feet of additional creative office space for lease. IN PROGRESS



JuJu Knits Lipscomb Street and Capps Street

Fairmount resident Julie Hatch Fairley is spinning a new yarn alongside her public relations business. While construction delays her brick and mortar location, Julie has started selling yarn out of a bright pink camper trailer and teaching knit and crochet classes around the neighborhood.



Acute Salon W. Rosedale Street and Alston Avenue

Acute Salon is now open as Fort Worth's first gender neutral salon. Owner Chelsea Bonham seeks to create a space that feels safe and inviting for all people. Acute's new interior also features a mural from local artist Kristen Soble.



Cuisine for Healing Mistletoe Boulevard and 8th Avenue

Cuisine for Healing, a nonprofit dedicated to making nutritious, delicious food readily available to people combating disease, moved into their new home in summer 2018. They're a popular spot to pick up healthy, grab-and-go meals.



The Neutra W. Daggett Avenue and College Avenue

Chuck Bouligny's new building at 300 College Avenue is home to his development company **Elkhorn Union** and his new venture **Visibull**, which utilizes digital displays, menu boards, and closed network displays for strategic advertising placement. **The Bogle Agency** and **Wivot** are also based here.



Locavore

Hemphill Street and Hawthorne Avenue

Cortney Gumbleton and Carlo Capua opened Locavore in the former The Bastion space in summer 2018. They offer shared commercial kitchens for foodie entrepreneurs, an event venue, co-working space, storage, and mentorship for those looking to start a small business in the food industry.

RESIDENTIAL & MIXED-USE



> While the Mag & May was still under construction, representatives from The Hudgins Companies reached out to Near Southside, Inc. and the Art South initiative with a plan to partner with local artists to commission murals for their ground floor stoops. Through a public call for qualifications, 20 local artists were selected and the resulting collection of murals present a cohesive design approach that still highlighted each artist's individual aesthetic.

Mag & May

W. Magnolia Avenue and May Street

The Hudgins Companies started leasing the Mag & May in late 2018. 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.

IN PROGRESS

Hudgins II W. Rosedale Street and Jennings Avenue

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

PLANNING



Jennings Apartments Jennings Avenue and Morphy Street

The next project from Sameer Dalal and designer Ken Schaumburg is an apartment building with 13 units and covered parking on the ground level.

COMPLETE

The Monarch Oleander between Hurley Avenue and Fairmount Avenue

Lang Partners' 327-unit project at Oleander's west end is the first largescale multifamily development in Magnolia Village and features a resortstyle swimming pool with grill stations and fire pit, pet park, and fitness center.

PLANNING



415 Hemphill Hemphill St. and W. Peter Smith

Just to the west of the South 400 apartment building, CRG is building a large multi-family project on Hemphill. Watch for a mural project planned for the side of their garage.

IN PROGRESS



The Cooper

W. Rosedale Street between Adams and College

Lang Partners is already underway on their second Magnolia Village project, which is slated for completion in 2020. The Cooper will be a 390 unit, five-story project that includes a mix of one, two, and three-bedroom apartments, lofts, and townhomes.

PLANNING



Jennings Avenue Mixed-Use S. Jennings Avenue and Cannon

Tom Malone is under development on a mixed-use project on South Jennings that will also include six three-story, three-bedroom townhomes with views of downtown or Watts Park.

RESIDENTIAL & MIXED-USE



PS 1200 6th Avenue and Oleander

A project from Marlon Blackwell Architects and developers Terry and Phillip Kafka will include eight domed "huts" for residential and commercial space, along with a restaurant and separate café space, surrounding an open courtyard.

PLANNING



СоНо

W. Terrell Avenue and St. Louis Avenue

CoHo, short for container homes, is a 34-unit apartment project made out of 76 shipping containers. The Watermark Properties project is expected to be completed in spring 2020.



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

Developer Eddie Vanston has turned this old factory building into a combination of residential lofts with ground floor commercial space. The modern industrial spaces feature concrete floors and oversized original windows.

COMPLETE



1455 Magnolia Condos W. Magnolia Avenue and Fairmount Avenue

Dak Hatfield and Ryan Dodson's new project on Magnolia features residential condos on the upper floors of the eastern building. All units feature open floor plans and views of Magnolia Avenue.



Southwest Sports and Spine St. Louis Avenue and W. Daggett Avenue

Dr. Steve Simmons included apartments on the upper floor of the new building for his medical clinic, with large balcony spaces and spectacular views to Downtown and the Near Southside.



South Village Lofts Phase II Bryan Avenue and Tucker Street

Robert McKenzie-Smith completed a recent expansion of his original development. There are now a total of four units, each at 2,500 square feet.

PLANNING



Magnolia Hotel & Condos Magnolia Avenue and Henderson Street

Owner Mike Dolabi plans to build a new BBP-designed Magnolia hotel, which will include extended stay suites and a parking garage.



Bowery at Southside E. Broadway Avenue and Calhoun Street

StoneHawk Capital Partners is nearing completion of The Bowery at Southside, a major multifamily residential project that includes 313 luxury apartments and townhomes, which are already pre-leasing.



IN PROGRESS

J&M Townhomes S. Jennings Avenue and Morphy Street

A new, modern townhome development from architect Philip Newburn, project partners Allen Mederos and Bill Seegel, and HiRise Construction will include 12 units featuring private roof decks.

IN PROGRESS



Galveston Townhomes W. Rosedale Street and Galveston Avenue

Jacq Duncan and Louis Clark with KinoD Homes are well into construction on a 15-condo project that will include 2-bedroom and 1-bedroom townhomes with rooftop terraces.

Dr. Tillman Rosedale Mixed-Use

After some delays, Dr. Tillman's mixed-use building is set for

completion soon. In addition to

floor, the upper floors will have

four apartments.

his dental practice on the ground

W. Rosedale Street and S. Lake Street

IN PROGRESS



315 College Avenue Townhomes College Avenue and W. Broadway Avenue

Cornerstone has partnered with Forma Development's Omar Diaz on this development of 10 townhomes of 2and 3-bedroom units, which recently started construction.

IN PROGRESS



Broadstone Galveston Avenue and Daggett Avenue

This new multi-family project from Alliance Residential in the heart of South Main Village will feature five stories and 175 units.

COMPLETE PLANNING



May Street Townhomes Feliks Gwozdz Place and May Street

KinoD is in the planning stages for 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 will have 8 units with modern amenities and historical details.



WORKFORCE HOUSING

PLANNING



Katy Lofts W. Vickery Boulevard and S. Main Street

Fort Worth Housing Solutions has teamed up with Trinity Metro and BBP on this mixed-use, mixed-income project on the TRE parking lot, which is likely to include a hotel.

IN PROGRESS



Mistletoe Station Mistletoe Boulevard and Beckham Place

This mixed income, workforce housing project from Saigebrook Development is currently under construction. The project will include traffic calming and quiet zone improvements at the gateway to Mistletoe Heights.

Rendering by Saigebrook Development

Everly Plaza 8th Avenue and Park Place

From Saigebrook Development comes a multi-family project set to provide affordable rental housing for seniors.



Highpoint

S. Main Street and Pennsylvania Avenue

Fort Worth Housing Solutions will be purchasing the Highpoint multi-family apartments and converting the property to a mix of market rate and workforce housing, meeting a growing demand for affordable housing in South Main Village.

MEDICAL & CIVIC



COMPLETE

Medical City Fort Worth 9th Avenue and Cooper Street

In late 2018, Medical City completed a major expansion that included a new Emergency Department, Intensive Care Unit, pediatric-friendly ER, and a rooftop helipad. The three-story, 90,000 sq. ft. structure connects to the original building via a skybridge.

PLANNING



Texas Health Harris Methodist Expansion

S. Henderson Street and W. Terrell Avenue

In 2018, Texas Health announced what will be the largest construction project in the history of the Texas Health system: a \$300 million expansion of Harris Methodist that will feature a nine-story tower and major modernization of surgical services.





LifeGift Rosedale Street and 12th Avenue

A new 14,000 sq. ft. facility for this remarkable institution was completed in 2018 and includes surgical suites for tissue recovery as well as office space.



TCIDA Rosedale Street and College Avenue

TCIDA worked with tma-cha architects to design their new state-of-the-art clinic. TCIDA provides infectious disease consultation, infusion therapy, wound care, FDA-approved clinical trials, and travel medicine consultation.



Texas Oncology Henderson Street and Peter Smith Street

This new major facility, where patients receive top quality cancer treatment, consolidated three separate facilities and features an open concept design that expands physician exam and treatment room capacity.



PARKS

SOUTH MAIN PARKS: THE SKINNY AND CALHOUND PARK

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 will soon be 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**. The Skinny started construction in the spring of 2019, and Calhound will begin construction soon. Once complete, they will be **owned by the City of Fort Worth** and **managed by Near Southside, Inc.**















PARKS (CONTINUED)

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 District** development at South Main Street and Vickery Boulevard in early 2019. In a public plaza with the **Arcadia Coffee and Georgia Lee's Pizza** Airstream on one side, and **Tinie's Mexican Rotisserie** soon to open 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 the SOMA District 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** has begun 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.



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FIRE STATION PARK EXPANSION

In early 2019, the **City of Fort Worth Parks Department** officially adopted the **master plan** 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 is what was recently adopted, and NSI is continuing to collaborate with the city and other partners to begin a more detailed **design and installation of a first phase**, which could consist of an event lawn and possibly a skate park or bike track.







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 TREE LIGHTS

In August 2018, NSI worked with an outside contractor to prune all the street trees along Magnolia Avenue to improve their overall health and appearance. As the work was completed, the tree lights were removed in preparation for installation of new lights that came on line just in time for the holidays. The new lights provide an improved look and give Magnolia its nighttime sparkle back.

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 in 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.







Year 1 Year 3 ZZZ MAINTENANCE PROJECT Year 2 Year 4 ZZZ SOUTH MAIN SUSTAINABLE DEVELOPMENT PROJECT

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 will follow in late 2019.

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**. The study provided recommendations to improve traffic flow, address safety issues, and introduce beautification projects.

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 **\$10 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 round 2 began in October 2018. **Bryan Avenue** between Broadway and Terrell is currently undergoing a full reconstruction as part of the program, the only street segment that is being reconstructed in concrete. The project is also adding sidewalks and parallel parking.









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