Reflecting on the past year, I am incredibly proud of the hard work and achievements we have made in the City of Fort Worth. The future for our city is incredibly bright, and a look at this year’s annual report should provide a sense of pride for our outstanding employees and the citizens we serve.

Fort Worth currently stands as the 16th largest city in the U.S. and the fastest-growing among large cities. We’re beaming after receiving multiple accolades, including No. 1 downtown (Livability), top five commercial real estate markets (Urban Land Institute) and the second-best city in the nation for job seekers (Forbes). Last year alone, we saw $2 billion in new development and boast an impressive annual average growth rate of 2.5 percent.

As our population continues to grow and expand in all areas of our city, we are focused on managing our increase in residents while maintaining the wonderful treasures that make Fort Worth the best big city with a small-town feel. Additionally, we are actively working to ensure that our citizens have greater access and opportunities to lead healthy lives by promoting active lifestyles, a built environment and other initiatives such as FitWorth and Blue Zones Project.

As this report details, within the city we’ve worked to find ways to become more efficient and productive, we’ve begun “working smarter” to better serve our citizens who trust the city to deliver quality services with excellent customer support.

It’s now up to you: Get educated and get involved in our city! After all, it’s your Fort Worth!

Sincerely,

Betsy Price
Mayor

Thank you for spending some time with the City of Fort Worth Annual Report for 2016. We have a lot of achievements and milestones to cover in these pages.

Fort Worth’s rapid growth is a sign that our community is attractive to new businesses, and a lot of families and individuals are choosing to relocate here. We’re growing at a rate of 20,000 to 25,000 residents per year.

With this unprecedented growth come challenges. As a city, we will work together to address these challenges and continue to focus on our objectives:

• Building a safe community
• Improving mobility and air quality.
• Creating and maintaining a clean, attractive city.
• Strengthening the economic base, develop the future workforce and create quality job opportunities.
• Promote orderly and sustainable development.

Sincerely,

David Cooke, City Manager

The City of Fort Worth 2016 Annual Report is published by the Communications and Public Engagement Office.
Residents in far south and far west Fort Worth will soon have new fire stations to serve them.

Station 42
The new station is at Spinks Airport off I-35W and FM 1187. This facility will provide service for residents in the developing area and emergency services for the airport. The station includes three bays for fire apparatus equipment.

Cost of the project is estimated at $4.5 million with funding coming from the 2014 bond program ($4.4 million), gas well revenues ($200,000) and savings from prior bond programs ($800,000).

The project is scheduled for completion in late 2017 or early 2018.

Station 43
Plans to build Fire Station in far west Fort Worth — to serve existing neighborhoods such as Lost Creek as well as rapidly developing areas such as the Walsh Ranch development — are well underway.

The station will include a three-bay station with about 11,000 square feet.

Two new fire stations in fast-growing areas of Fort Worth will improve emergency response.

PUBLIC SAFETY

Two new fire stations to serve growing population
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Police patrol division in far north Fort Worth taking shape
As more new residents call far north Fort Worth home, police calls for service increase, too. Quick response to these calls is critical. That’s why city leaders approved the addition of a sixth patrol division in the area.

A 23,000-square-foot facility on approximately 12 acres will be located on North Riverside Drive (previously Old Denton Road) just north of Tarrant Parkway. It will house 119 officers and 12 administrative staff, and include a community meeting room.

The new police heliport replaced an aging facility that had been in use since 1973.

PD heliport moved to Meacham International Airport
Fort Worth opened a new heliport in 2016 housing the Police Department’s Air Support Unit, which includes two helicopters.

In 2014, the City Council approved constructing a police hangar at Meacham to replace a building at 1400 Nixon St., which no longer supported the department’s aviation needs.

The project was funded by the Crime Control and Prevention District.

Cavile Place neighborhood welcomes a new police storefront
The Fort Worth Police Department’s new storefront at the Cavile Place neighborhood opened in September at 1401 Etta St. The storefront is an example of Chief Joel Fitzgerald’s return to community policing.

“This is something that is a communitywide effort and something everyone here can be proud of,” Fitzgerald said. “We want you to know that we will never stop being an active part of the community.”

The 300-unit Cavile Place apartments were built in 1954. A 15-year plan calls for replacing the current apartments with 225 new units onsite and dispersing the other 75 units. The ambitious plan also seeks to acquire vacant lots throughout the neighborhood and transform them into community gardens, parks and about 190 homes for both rental and homeownership.

Two new fire stations in fast-growing areas of Fort Worth will improve emergency response.
North Freeway reconstruction project passes halfway point

One of the biggest highway construction projects in Tarrant County history has exceeded the halfway point.

The I-35W expansion project spans 18 miles in Fort Worth and includes a section that is ranked No. 6 on the state's most congested roadway list. Plans to reduce the congestion by doubling capacity include reconstructing the existing lanes and adding TEXpress (managed toll) lanes in each direction.

"Going from four lanes built in the 1960s to 12 lanes at a cost of $1 billion, that’s a huge undertaking," said Councilmember Jungus Jordan, chairman of the Tarrant Regional Transportation Coalition. "This is a massive project. Then when you throw in the fact that we’re on time and on budget, it’s impressive."

The proposed 3C portion of the project, from Hwy. 81/287 to Eagle Parkway, has received a proposal from NTE Mobility Partners for construction at an estimated total cost of $700 million.

TEXRail construction gets the green light

The Fort Worth Transportation Authority and the Federal Transit Administration signed a $499.39 million full funding grant agreement, which completes local and federal funding for the $1.034 billion TEXRail commuter rail project.

Scheduled to open for service in late 2018, TEXRail is a 27-mile commuter rail line from downtown Fort Worth to Dallas Fort Worth International Airport's Terminal B.

Bob Baulsir, FWTA vice president of rail and procurement, said the TEXRail project is transformative for the region. "The economic development that we already see in Fort Worth and in the nearby communities of Grapevine and North Richland Hills is pretty amazing," he said. "Transit-oriented development shows that people want to live close to public transportation."

TEXRail's route will start at the T&P Station and continue to the Intermodal Transportation Center, North Side, Beach Street/Mercantile, Iron Horse and Smithfield (both in North Richland Hills), Grapevine/Main Street, DFW Airport North and DFW Airport Terminal B.

TEXRail's trains will be configured with an operator cab at either end for bidirectional movement. At the center of the train is a power pack with two diesel engines. This style of train is much quieter than traditional commuter rail. TEXRail amenities include work tables, lap trays, a quiet car, level boarding and overhead storage for bags.

Mayor Betsy Price's literacy campaign will ensure all children in Fort Worth are prepared for college, career and community leadership.

Mayor, educators, business leaders put childhood literacy front and center

Mayor Betsy Price launched a partnership with Fort Worth schools and the local business community in an unprecedented effort aimed at making the Fort Worth Independent School District the most sought-after public school system in the country.

Price helped launch the Fort Worth Literacy Partnership with one goal: 100 percent of third graders reading at grade level by 2025. Based on the latest data, only three of every 10 third graders in the 87,000-student FWISD population are reading on grade level.

"I am a proud graduate of Arlington Heights High School," Mayor Price said. "I enjoyed raising all three of my children in FWISD schools. I spent decades in various leadership roles volunteering in our schools, and they have truly been some of my most meaningful times in public service. I believe that we simply must each strategically do our part to encourage students to reach their full potential."

The partnership will work with community partners and schools to ensure that:
- All Fort Worth children are ready for kindergarten.
- Early childhood resources are effective and well-coordinated.
- By the end of third grade, children are reading to learn, not learning to read.
- Third grade is a turning point in a child's academic career.

"All statistics show it is a make-it-or-break-it time for successful students," Superintendent Kent P. Scribner said.

Organizations recognizing Fort Worth’s many attributes

Fort Worth continues to gain recognition for its efforts to make the city more livable. In 2016, the city received these designations:

- **AARP Age-Friendly Community**
  The City Council adopted a plan that will guide Fort Worth as it adapts to accommodate an aging U.S. population. The AARP Network of Age-Friendly Communities helps participating communities become great places for all ages by adopting such features as safe, walkable streets; better housing and transportation options; access to key services; and opportunities for residents to participate in community activities.

- **Bicycle-Friendly Community**
  The League of American Bicyclists recognized Fort Worth with a bronze-level Bicycle-Friendly Community award. Fort Worth was part of the largest application round in the program’s 13-year history.

- **Scenic City**
  The Scenic City Certification Program is a project of Scenic Texas with a mission to support and recognize Texas municipalities that implement high-quality scenic standards for public roadways and public spaces, with the long-term goal of improving the image of Texas cities.

- **What Works Cities**
  Fort Worth has been selected as one of 16 new cities to participate in Bloomberg Philanthropies’ What Works Cities initiative. The philanthropic effort enhances the use of data and evidence in the public sector. Fort Worth will receive technical assistance from world-class experts to address local issues.

- **City of Fort Worth designated Blue Zones Approved Worksite**
  The City of Fort Worth continues its commitment to employee health and wellness with its designation as a Fort Worth Blue Zones Project Approved Worksite. Eighteen city locations earned the designation.

A vital part of Fort Worth’s Healthiest City Initiative, Blue Zones Project encourages changes in the community that lead to healthier options.
City pays cash for some capital projects instead of relying on credit

Investing in our community’s infrastructure makes Fort Worth a great place to live, work and play. And, with more people moving to the area, maintaining current infrastructure and adding additional facilities are needed to meet the service demands.

City leaders are committed to meeting these needs. That’s why emphasis has been placed on budgeting cash for recurring capital infrastructure improvements. Pay-as-you-go (PayGo) financing — paying for projects with cash instead of relying on credit — has proven to be an effective tool to maintain, improve and reinvest in the city’s infrastructure.

During fiscal year 2016, streets, bridges, street lighting and several buildings received improvements that might otherwise have had to wait until another bond election. These improvements cost $25.88 million and represent 4.75 cents of the tax rate. That’s an increase of one cent from fiscal year 2015 PayGo financing.

Funded improvements include:
• Asphalt street repair and resurfacing on 82 street segments that represent 73.09 lane miles of pavement.
• Repair of 31 bridges.
• Brick street pavement repair on four street segments that total 238.39 lane miles.
• Asphalt street sealing on 243 street segments totaling 238.39 lane miles.
• Brick street pavement repair on four street segments that total 2,380 square yards.
• Repair of 31 bridges.

$17.5 million project enhances major thoroughfare in southeast Fort Worth

The Texas Public Works Association named the East Rosedale Street Improvement Project its 2016 Transportation Project of the Year in the $5 million to $25 million category.

The East Rosedale Street Improvement Project is considered to be the centerpiece of a broader public and private southeast Fort Worth revitalization initiative dubbed the Rosedale Renaissance. The $17.5 million project was initiated to improve traffic flow, increase traffic safety, encourage pedestrian activity, enhance the area’s appearance and improve drainage.

It is a collaboration between the City of Fort Worth, Freese and Nichols, Texas Wesleyan University, Southeast Fort Worth Inc., North Central Texas Council of Governments, the Fort Worth Transportation Authority, Tarrant County, local business leaders and neighborhood associations.

Two miles of roadway were affected by the project. It involved developing two landscaped roundabouts that eliminate stop-and-go congestion caused by traffic signals at intersections. One of the roundabouts will feature a public art installation.

The project preserved and enhanced historical aspects of the neighborhood. These efforts included retaining a historic bridge over Sycamore Creek, salvaging Thberbrer bricks for repairing other brick roads in the city and installing historical markers.

A promenade in front of Texas Wesleyan University, along with 10-foot-wide brick sidewalks and a seat wall were installed without hindering the neighborhoods’ 60-year-old oak trees.

The project is also notable for receiving a high level of public participation that is unparalleled in Polytechnic Heights’ recent history. More than 30 meetings were held in the neighborhood to obtain feedback from key groups, and a 26-member advisory committee representing local officials, property owners, churches, community associations and businesses was established to provide insight on the design. The City of Fort Worth also engaged residents with a website about the design elements and a page to inform residents about what they could expect when first using the roundabouts. Additionally, an art selection committee was established to consider artists’ proposals for installations.

Tower Promenade is latest addition to Will Rogers Memorial Center facilities

The Tower Promenade is the newest addition to the Will Rogers Memorial Center complex.

Located between Cattle Barns 1 and 2, the arched pedestrian thoroughfare provides visitors easy access between parking lots and the site of the future Multipurpose Arena. The 300-foot-long passageway is the latest addition to the complex that hosts the Stock Show and numerous other events. With the completion of the Multipurpose Arena scheduled for late 2019, the Tower Promenade will ultimately channel thousands of visitors between the complex’s event facilities.

In addition to the promenade, Cattle Barn 2 now features improved lighting, ventilation and electrical enhancements as well as a spacious and a comfortable milking parlor. Upgrades to Cattle Barn 2 will enhance the usefulness of the iconic structure for the Stock Show and improve equine accommodations during non-Stock Show months. These changes are the most significant improvements since the barn’s construction in 1948.

Renovations for the remaining livestock facilities (Sheep, Swine, Cattle Barns 1, 3 and 4) are planned for future years.

Tower Promenade project was a $15.4 million public-private partnership between the City of Fort Worth and the Fort Worth Stock Show & Rodeo.

Tower Promenade is latest addition to Will Rogers Memorial Center facilities

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Master plan for Trinity River is a concept literally decades in the making

Encouraged by community volunteers in the 1980s, developed by urban designers and consultants in the 1990s and adopted by the City Council in 2003, the Trinity River Vision Master Plan encompasses 88 miles of the Trinity River and its greenbelts and tributaries winding through Fort Worth.

The project aims to revamp the Trinity River as it flows through Fort Worth and to create an urban waterfront community called Panther Island.

Panther Island bridges

The first round of V-pier forms that will give the Panther Island bridges their signature shape are under construction.

The Panther Island Bridges were designed by renowned architect Miguel Rosales and local engineering firm Freese and Nichols Inc. All three bridges — Henderson Street, White Settlement Road and North Main Street — were bid together and will be completed within the same time frame.

The project is being led by the Texas Department of Transportation in cooperation with the City of Fort Worth and the North Central Texas Council of Governments.

In addition to the bridges beginning to take shape, numerous projects have been completed on Panther Island to make way for the future Trinity River Promenade and Bypass Channel.

First residential construction

A planned $55 million residential community, Encore Panther Island, will be situated along the first segment of canal running through the interior of the island, at Fourth and Main Streets, just north of the old TXU power plant and south of Panther Island Brewing.

Encore Multi-Family LLC said a portion of the canal will be designed to accommodate a water taxi stop as well as places for kayaks, canoes and standup paddle boards to launch. Some apartments will feature waterfront balconies. Construction is expected to begin in the late summer of 2017 and will be completed a year later.

Riverside Park

Work near Riverside Park is part of the Trinity River Vision’s River Connect Plan that will provide enhanced flood protection throughout Fort Worth. The River Connect Plan was adopted in 2010 as the master plan for Riverside Park.

Approximately 225,000 cubic yards of material will be excavated and removed by the U.S. Army Corps of Engineers. The work is expected to last through late 2017.

Gateway Park

An exciting component of the Central City portion of the Trinity River Vision is the revitalization of Gateway Park.

Plans call for a major restoration of the park’s ecosystem, numerous and diverse recreational amenities and the necessary flood storage to ensure the viability of the Central City flood control project.

The U.S. Army Corps of Engineers is removing 1.4 million cubic yards of soil in Gateway Park West. The work is expected to be complete in mid-2017 and will achieve two important goals: providing additional flood protection for the entire area and making way for future recreational enhancements such as soccer fields and trailhead amenities.

Two new scenic overlooks, a paved trail, five pedestrian bridges and a trailhead with picnic tables, benches and a restroom are now open in Gateway Park East. The final piece of the project will be complete soon, connecting the new trail and amenities directly to East First Street.

Parking garage for new arena is underway; arena work will follow

The $450 million Fort Worth Multi-Purpose Arena development is underway with a 2,200-space parking garage currently under construction immediately south of the new arena site. It is anticipated that the parking garage will be completed in the fall of 2017.

In 2014, Fort Worth residents overwhelmingly voted in favor of a new multipurpose arena. The Fort Worth Multipurpose Arena at Will Rogers will offer musical performances, sporting events, family entertainment and the annual Stock Show and Rodeo.

The city purchased property that was owned by Bodycote Thermal Processing Inc., and the existing facility is expected to be demolished in January and February to clear the site for the new arena. Construction of the new arena is scheduled to begin once the site has been prepared.

Concurrent with arena construction, Montgomery Street construction is scheduled to begin in June 2017. The roadway will feature a five-lane road from I-30 to Harley Avenue and four lanes from Harley Avenue to Camp Bowie Boulevard. Plans also call for a shared-use bicycle and pedestrian path on the east side of Montgomery Street.

Northwest Library opens Panther Lab to spur innovation and creativity

There’s a cool new place in northwest Fort Worth where visitors can experience the latest in wearable electronics, watch robot races, check out a prosthetic hand printed with a 3D printer and get their own hands on littleBits. The best part: it’s free and open to the public.

The Panther Lab at the Northwest Library is a creative, do-it-yourself place where people gather to create, invent, tinker, explore and discover using a variety of tools and materials.

Visitors can learn about circuitry by turning a bunch of bananas into a piano using Makey Makey. Or design and create a bottle opener using Tinkercad and 3D printers. Panther Lab offers 3D printers and scanners, robotics and electronics kits, 27-inch iMacs with Adobe Creative Cloud Suite, a virtual reality simulation headset and a Sony camera with green screen.
Fort Worth residents have new and exciting places to play

Park and recreation facilities continue to improve and expand in Fort Worth. Here’s a wrap-up of recent milestones.

Victory Forest Community Center
The Victory Forest Community Center, 3427 Hemphill St., is ideal for after-school activities, youth and adult programs as well as summer day camps and senior activities.

The new recreation center includes a gymnasium, fitness room, multipurpose room, dance room, teaching kitchen, youth play room and restrooms with showers. Exterior amenities consist of covered outdoor areas next to the fitness room and dance room, a playground, parking, driveways and landscaping.

Southeast Aquatic Facility
The City Council agreed to provide a $2.3 million forgivable loan to the YMCA of Metropolitan Fort Worth to construct a full-service aquatic facility in southeast Fort Worth. The city will also provide $59,000 annually to help subsidize operation and maintenance costs of the aquatic center, with annual increases of 2 percent.

The new facility will be in the Renaissance Square development, and to relocate maintenance facilities to more appropriate sites. Opened in 1915, it is the oldest botanic garden in Texas. As the buildings and infrastructure age, they require more effort to maintain.

This is the first time a comprehensive study of the botanic garden has been conducted. This plan revealed the true scope of the maintenance issues.

The garden currently has an annual budget of $4.4 million. Of that figure, 58 percent is provided by the city, 39 percent comes from support groups (earned through rentals, admission to the Japanese Garden and the Conservatory) and 3 percent is donated.

The report recommends creating a single point of entry for the garden, which would improve visitor services, orientation and information. The report also calls for replacing the current admission structure — which requires visitors to pay for some features but not others — with a single general admission fee.

The city will continue to evaluate these recommendations over the coming year while reassigning the management of the garden, conducting a full facility assessment and surveying visitors.

Strategic plan aims to make Botanic Garden a more satisfying place to visit in the future

The Fort Worth Botanic Garden’s new strategic plan contains a vision for the garden’s future, with specific steps for improving the visitor experience, developing excellent public programs, implementing key components of the 2010 master plan, renovating existing facilities and increasing private support for the garden.

City officials said they expect these changes to make the garden a more beautiful and satisfying place to visit while also developing key components of the living museum such as research, public education and collections management.

Several organizations — the Fort Worth Botanical Society, Fort Worth Garden Club, Botanical Research Institute of Texas (BRIT) and Texas Garden Club — provide support to ensure that the botanic garden gets the best value from its resources.

The garden currently has $1.5 million in yearly unmet operational needs to reach its full potential. In addition, an estimated $15 million in capital investments are needed to repair existing facilities and to more appropriately sites. Opened in 1915, it is the oldest botanic garden in Texas. As the buildings and infrastructure age, they require more effort to maintain.

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The city will continue to evaluate these recommendations over the coming year while reassigning the management of the garden, conducting a full facility assessment and surveying visitors.
AllianceTexas continues to be economic engine driving far north Fort Worth

AllianceTexas had a $4.32 billion economic impact for 2015, Mike Berry, president of Hillwood Properties, told the City Council.

The 2015 figure brings the total for the 26-year-old development in far north Fort Worth to $59.69 billion. Berry said more than 4,000 new jobs were added at Alliance in 2015. More than 44,000 people now work at 425 companies in the Alliance corridor.

Hillwood Properties, developer of Alliance, pays property taxes to Fort Worth, Roanoke, Haslet, Westlake, Tarrant County and Denton County, in addition to the Keller and Northwest school districts. Fort Worth has received $304 million in property taxes since the inception of the project. Alliance paid $25.9 million in taxes to Fort Worth in 2015.

New office complex

Hillwood has established its newest office district in the mixed-use development of Alliance Town Center in far north Fort Worth. Situated north of Heritage Trace Parkway and directly along I-35W, the new office corridor at Alliance Town Center is designed to foster employee productivity and encourage healthy behaviors.

Hillwood Commons, which launched last year with the Hillwood Commons I building, is a Class A office development and includes tenants such as Title Source and TEKsystems.

In addition, GE recently leased 16,573 square feet for an administrative office to support the nearby GE Transportation locomotive plant.

Integration with Bluestem Park, a 14-acre natural retreat in the heart of the development, is a popular feature of Alliance Town Center.

Businesses will also benefit from a new Courtyard by Marriott, which offers meeting and event space for more than 200 people. Additional amenities include access to a wide range of dining and shopping options within walking distance of the offices and urban-style residences.

Developers envision robust improvements to entertainment amenities at the Stockyards, while maintaining the historical integrity of the attraction.

More business and leisure visitors are coming to Fort Worth than ever before

Economic impact research by the Fort Worth Convention and Visitors Bureau shows significant growth in visits, spending and jobs related to Cowtown’s tourism and hospitality industry:

- 8.8 million visitors annually
- 400,000 international visitors
- $2.3 billion in direct spending
- 22,500 jobs supported by tourism
- $116 million in local tax revenue

Meeting and convention bookings are strong. The FWCVB sales team has booked a quarter-million hotel room nights for 2017-19.

"More business and leisure visitors are coming to Fort Worth, enough to fill AT&T Stadium more than 100 times a year," said Bob Jameson, FWCVB president and CEO. "This means more support for local business and jobs in Fort Worth."

Film commission accredited by global body

The Fort Worth Film Commission is now accredited by the Association of Film Commissioners International, an organization that gives formal recognition to film commissions worldwide.

The film commission is managed by the FWCVB and acts as a liaison for filmmakers seeking to shoot in Fort Worth. The commission helps filmmakers secure locations, connects filmmakers with local production companies and issues calls for talent.

Founding supporters include the Fort Worth Chamber of Commerce, Red Productions, Sid Richardson Foundation and Ride TV.

Council approves 60-acre Stockyards historic district

The City Council voted to implement a 60-acre historic district in the Stockyards to preserve the district’s historic character and to ensure development compatibility.

Under measures accompanying the historic district guidelines, all redevelopment plans must undergo review by city staff or a city commission to ensure compatibility with the area and that they meet standards.

In 2016, the city worked with Austin-based Code Studio to prepare a form-based code for the 275-acre Historic Stockyards, including the standards and guidelines for the 60-acre historic district. A form-based code is a land development regulation that uses physical form, rather than separation of uses, as the organizing principle for the code. It has been described as a new approach to zoning with an increased focus on walkability, predictability and outcomes.

In May, the city hosted a public design workshop to gather input on the code and historic district standards. Consultants then spent the summer months drafting the form-based code and historic guidelines. The code was presented to stakeholders in November.

Code Studio also worked with Fort Worth to create a form-based code for the West Berry Street corridor. The company has worked with several large cities.

ECONOMIC DEVELOPMENT

AllianceTexas is a 17,000-acre master-planned, mixed-use community in far north Fort Worth. It is recognized as the fastest growing area of the nation’s fastest growing large city.

Hillwood Commons employees can enjoy connectivity to two major trail systems that wind through the area.

Developers envision robust improvements to entertainment amenities at the Stockyards, while maintaining the historical integrity of the attraction.
Commercial building hits a new high in Fort Worth

Construction of most types of commercial real estate in Fort Worth — especially industrial buildings, warehouses, data centers and offices — has pulled ahead of where it was in pre-Recession days.

And with additional projects approved for construction, commercial development in Fort Worth should continue to hit new highs.

Here’s a rundown of recent commercial activity.

Facebook data center

In November 2016, Facebook announced plans to expand its far north Fort Worth data center project that was already under construction. The complex had initially been planned to include three buildings, but now there will be five buildings. The space will be tripled to nearly 2.5 million square feet.

The addition came nearly a year after the social media giant bought an additional 39 acres adjacent to the 110 acres it already owned at Texas 170 and Park Vista Boulevard in the Alliance Corridor.

The first data center building is expected to come online early in 2017, followed by a second building in December 2017. Facebook expects to have more than 120 employees onsite when the data center complex is completed.

Amazon fulfillment center

Online retailer Amazon opened a second Tarrant County fulfillment center in north Fort Worth and is employing an additional 1,000 full-time workers at the facility.

The new center, at 15201 Heritage Parkway just north of Alliance Airport, is about 1 million square feet. Crews there pick, pack and ship smaller items like books, electronics and toys.

This is Amazon’s fourth fulfillment center in the Metroplex and its sixth in Texas.

Alliance Airport expansion

Fort Worth-based Hillwood Properties continues construction on an expansion of Alliance Airport, which sits within the 18,000-acre AllianceTexas development.

The multi-year project will extend two runways and a taxiway to 11,000 feet at the north end of the airport, which will give Fort Worth Alliance Airport greater flight capability and enable long-haul flights to take off fully fueled in any type of weather.

Construction is expected to be completed in the first quarter of 2018.

GE Transportation

GE Transportation, a leading maker of rail and transportation products, expanded its presence at AllianceTexas, relocating its Global Services Operations Group into 16,573 square feet of Class A office space at Hillwood Commons at Alliance Town Center.

GE Transportation established its presence at Alliance in 2012 with the opening of a state-of-the-art facility to produce advanced rail and transportation-related equipment such as the Tier 3 Series locomotive.

Wal-Mart distribution hub

Retail giant Wal-Mart opened its second Dallas-Fort Worth distribution hub to help expand its rapidly growing e-commerce business.

The new 1-million-square-foot building at 15191 N. Beach St. was in addition to an existing facility at 5300 Westport Parkway. The new hub added 400 employees in far north Fort Worth.

Novartis data center

Alcon parent company Novartis opened a $53 million global data center at the south Fort Worth campus. The 37,000-square-foot facility is the fourth data center worldwide for the Swiss drug giant and will support activities for the eye-care company in North and South America.

Since Novartis acquired Alcon in 2011, the company has added more than 1,000 jobs in Fort Worth.

Frost Tower

Frost Bank is the anchor and name tenant for a new 25-story tower going up at 640 Taylor St. Frost will occupy a lobby-level banking facility and will move its regional headquarters and other functions into the three upper floors of the building. The 12th floor will have an outdoor café and the 13th floor will have several high-tech meeting facilities for use by Fort Worth companies.

Frost Tower was designed by Bennett Benner Partners for the developer, Anthracite Realty Partners.

Cowtown Place

A new nine-story structure in the heart of downtown, at 702 Houston St., will contain street-level retail with parking for 835 cars for XTO Energy employees.

The precast concrete structure is designed to relate to the traditional storefronts and cornice lines of the neighboring historic downtown buildings.

Galderma

Swiss dermatology company Galderma is expanding its North American headquarters in Fort Worth to support research, development and training. The expansion includes adding a 100,000-square-foot facility, a $22 million capital investment and the creation of 342 new jobs.

Galderma is a leader in research and development of solutions for the skin, hair and nails.
Fort Worth remains a vibrant and viable retail market, evidenced in the launch of several high-profile projects recently.

**Tanger Outlet Centers**
Tanger expects to open a new factory outlet center in far north Fort Worth in late 2017, and it is expected to be fully leased at opening. Tanger has signed contracts with popular designer and brand name retailers like H&M, Gap, Tommy Hilfiger, Children’s Place, Nike, Levi’s, Banana Republic, Express, Guess and Restoration Hardware.

The new outlet center will be part of Fine Line Diversified Development’s Champions Circle, a commercial mixed-use development adjacent to the Texas Motor Speedway. Tanger Outlets in Fort Worth will be home to about 350,000 square feet of retail space and will feature more than 80 upscale retailers. Upon opening, the center will generate more than 900 full- and part-time retail jobs.

**WestBend expansion**
The WestBend development is poised to grow 3.5 acres larger after Trademark Property Co. purchased additional land next to the 279,000-square-foot mixed-use development. The development is on University Drive along the Trinity River. Plans call for ground-floor retail with either a signature hotel or multi-family and condo units above.

The acquisition gives Trademark more than 1,150 feet of frontage on both University Drive and the Trinity Trails.

**Waterside**
Also developed by Trademark Property Co., Waterside is a 63-acre mixed-use development at Bryant Irvin Road and Arborlawn Drive. Phase I includes retail and restaurants, including anchors Whole Foods and REI, signature public spaces and 383 multi-family units. At full buildout, Waterside will be a walkable, dynamic district including 200,000 square feet of retail space and riverside restaurants, 800 multifamily residential units, hotels, office buildings and potential for additional high-density, single-family housing, much of which will be situated along the Trinity River.

**Topgolf**
Topgolf, a popular driving range and hangout concept, is bringing its game to Fort Worth. Topgolf is building a 65,000-square-foot facility near the southeast corner of Hwy. 121 and I-35W, on the eastern edge of downtown. Opening is planned for late summer 2017.

The Fort Worth location will be three levels and include 102 climate-controlled hitting bays that can host up to six players at a time. There will be 3,000 square feet of private event and meeting space.
Fort Worth added more people than any other North Texas city in 2015 and is moving toward a population of 1 million. All these folks have to live somewhere, right? Planners and builders continue to deliver dozens of housing developments at all price points and spread throughout the city. Here are some highlights.

**Columbia at Renaissance Square**
A collaboration between private and public partners broke ground on the first phase of Columbia at Renaissance Square, a master-planned community that the partnership hopes will transform southeast Fort Worth.

The partners, formally called Columbia Renaissance Square I LP, include Atlanta-based Columbia Residential, the City of Fort Worth, BBVA Compass Bank, RBC Capital Markets and Renaissance Heights United.

The development, which will include three phases of mixed-income housing, will be located between Mitchell Boulevard and Wichita Street in the city’s Mason Heights neighborhood. Construction on Phase I has started, bringing 140 units of mixed-income housing. Phase II will add 120 units of senior housing and is expected to begin construction in early 2017. The project is scheduled for completion by late 2017.

**Pate Ranch**
Provident Realty Advisors purchased the 468-acre ranch on Chisholm Trail Parkway that was owned by the family of legendary Fort Worth businessman Aggie Pate.

Provident Realty plans to build single-family homes on about half the land, with commercial and mixed-use construction on the rest.

Residents will be able to drive from the development into downtown in eight to 10 minutes.

**Chisholm Trail Ranch**
This 625-acre master-planned community will include about 1,100 homes at Chisholm Trail Parkway and McPherson Boulevard in far south Fort Worth. The development is adjacent to 80 acres under development for Fort Worth’s campus of Tarleton State University.

The development will include an elementary school in the Crowley school district and hike-and-bike trails linking existing parks with schools and other amenities.

**South 400**
Ventures Development Group LLC is nearing completion of a new multifamily, mixed-use development across from Broadway Baptist Church on the Near Southside. The 2.1-acre parcel of land is at the corner of Jennings and Broadway.

The five-story, 209-unit apartments will have 2,600 square feet of retail space on the ground floor and four live-work studio lofts. A sky lounge will overlook the Fort Worth skyline.

Leasing was expected to begin in the second quarter of 2016.

**Pinnacle Place**
In 2015, Pinnacle Bank and the City of Fort Worth’s Local Development Corp. reached a development agreement to build a five-story, 160,000-square-foot mixed-use building on Lancaster Avenue.

The retail, office and apartment building has been named Pinnacle Bank Place after the bank committed $16.5 million in a loan to construct the project, which will cost about $19.7 million to develop.

The upper four floors contain 130 apartments and the ground floor includes a full-service, street-level branch with offices that will house Pinnacle Bank’s executive office. Plans for the bank’s branch include space for future growth.

**ECONOMIC DEVELOPMENT**

From trendy lofts to luxury home sites, builders ride new housing wave

The River District
The River District encompasses 276 acres straddling White Settlement Road, just past the Monticello neighborhood. High-end apartments and luxury homes are under construction along a bend in the Trinity River.

The City Council approved a $4.3 million, 15-year economic development incentive for the $86.5 million project, which will have 75,000 square feet for an amphitheater, shops, restaurants and offices.

South 400 is being constructed on a 2.1-acre parcel at the corner of Jennings and Broadway avenues.
**FORT WORTH AT A GLANCE**

**Population**
833,319
U.S. Census Bureau

**Daily Flights**
1,866
Daily flights from DFW Airport
North Central Texas Council of Governments

**Ethanol Vehicles**
1,383
Number of ethanol vehicles in the City of Fort Worth’s fleet, which also includes 97 propane vehicles, four propane fueling sites and 77 hybrid/electric or all-electric vehicles.
Property Management Department

**First-Time Homebuyers**
10th
Nationwide rank among the top cities for first-time homebuyers
SmartAsset

**Natural Gas**
53 trillion cubic feet
Volume of natural gas in the 25-county Barnett Shale
Fort Worth Chamber of Commerce

**Dining Out Expenditures**
6.1%
Percentage of household expenditure spent on dining out in Fort Worth (the national average is 5.16 percent).
U.S. Bureau of Labor Statistics

**Cattle Drive Attendance**
724,827
Attendance at the Fort Worth Herd’s cattle drives
North Central Texas Council of Governments

**Apartment Occupancy**
96.5%
Average apartment occupancy rate
Downtown Fort Worth Inc.

**Graduates**
81.4%
Residents with a high school degree or higher
Fort Worth Chamber of Commerce

**SOLD!**
First-Time Homebuyers
10th
Nationwide rank among the top cities for first-time homebuyers
SmartAsset

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