

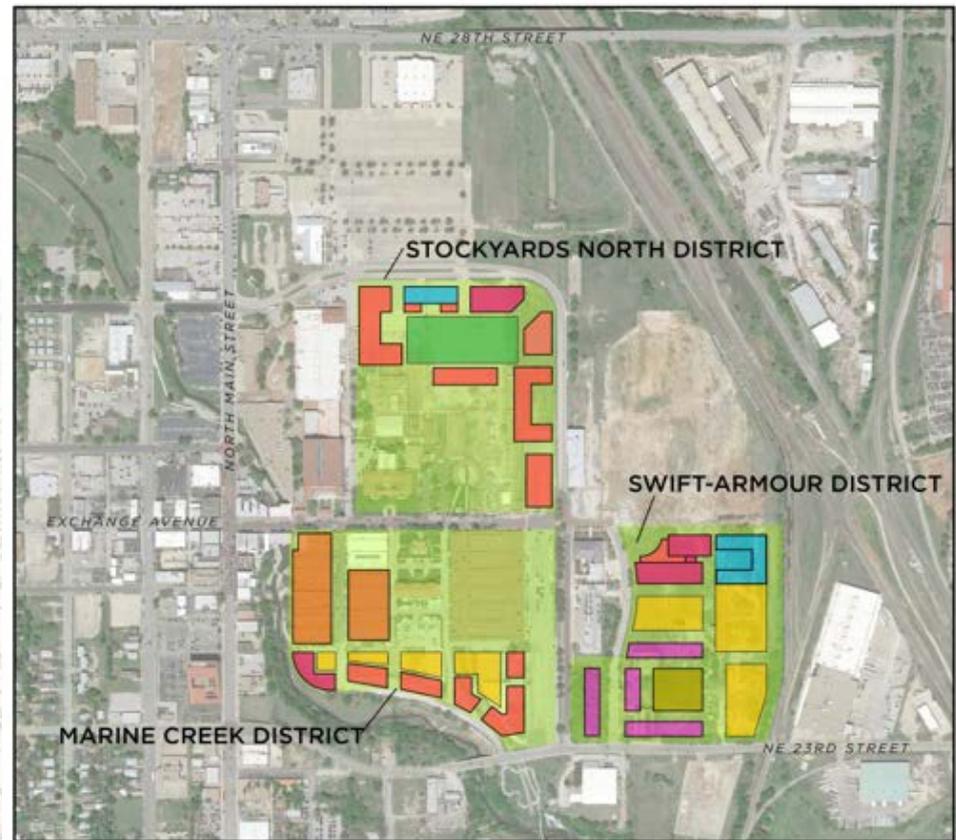
FORT WORTH STOCK YARDS



Stockyards update

Fort worth heritage development, LLC Public/private partnership

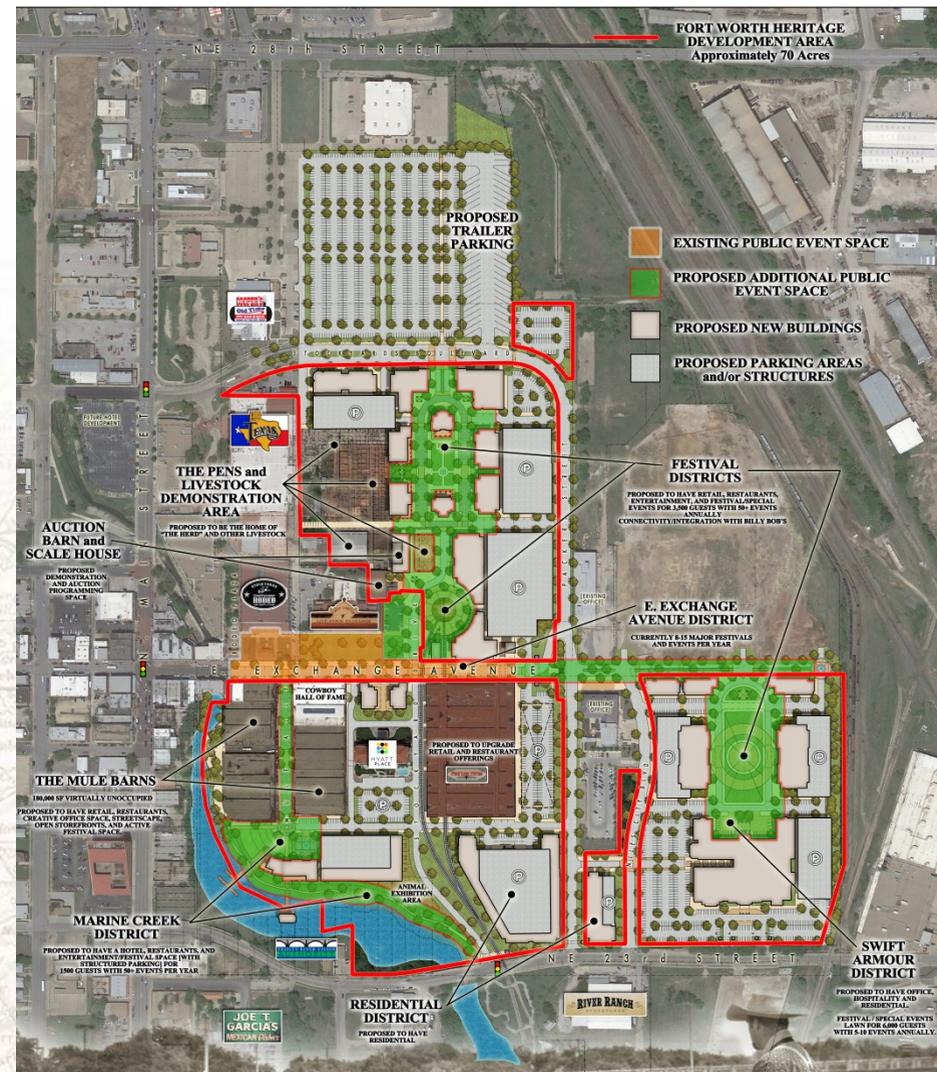
- Council approved 380 Development Agreement June 2014.
- Stated Goals of Master Plan and Future Planning.
 - Preservation of Fort Worth's western heritage.
 - Historical restoration for future generations.
 - Enhancement of Stockyards experience.
- MU / PD Zoning established.
- Design Task Force established to create Design Overlay District.
- Began Planning, Infrastructure and Market Due Diligence.



Stockyards update

Revised Master plan for development

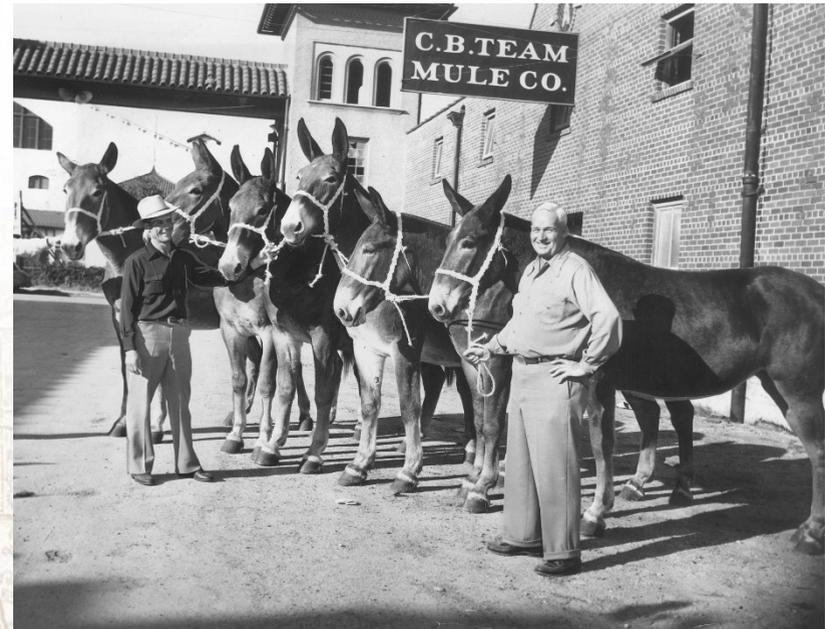
- Publicly Released in July 2015.
- Stated Vision and Guiding Principles.
 - Preserve the Stockyards Legacy.
 - Protect the Stockyards Brand.
 - Enhance the Stockyards Experience.
 - Engage the local community while embracing national and international tourism.
- Established 3 Districts
 - Marine Creek District
 - Festival District
 - Grandview Swift District
- Identified Marine Creek as Phase I.
 - Primarily focused on the Historic Horse & Mule Barns (preservation and adaptive reuse).



Stockyards update

Horse and Mules barns - Fort worth heritage consultant team

- Bennett Benner Partners (BBP) – Michael Bennett
 - Architect of Record
- Redmond, Swartz, Mark (RSM) – Harry Mark
 - Placemaking, Graphics, Wayfinding
- Studio Outside – Chip Impastato
 - Landscape/Hardscape Architects
- Kimley Horne & Associates (KHA) - Civil Engineer
- Susan Klein – Historian/ Historic Consultant
- JQ Structural Engineers–
 - Structural Preservation



Stockyards update

Current zoning regulations

- Mixed-use Zoning
- Planned Development (PD)
 - City Council site plan approval required.
- Design Overlay District
 - Stockyards Design Standards and Guidelines
 - Urban Design and Committee review
 - City Council review and approval
- City of Fort Worth Interim Historic District controls
 - Preservation Officer review
 - Landmark Commission review
 - City Council review and approval
- Existing Local and State Historic Designations
- Pending Form Based Code



Stockyards update

Marine creek district – horse & mule barn planning

- Designated West Horse & Mule Barns HSE (Council approved February 2016).
- Received approved Certificate of Appropriateness (COA) for Horse & Mule Barn plans from Landmark Commission on October 2015.
- Plans developed for preservation and adaptive reuse of the Horse & Mule Barns.
 - Anticipated \$45M investment.
 - \$1.5M Design and Due Diligence spent to date.
 - 8 month time period.
 - Submit replat application.



HORSE AND MULE BARN
FT. WORTH STOCK YARD, CO. N. FT. WORTH, TEX.
Klipstein & Rathmann, Architects
NO. DATE
JAMES STEWART & CO., CONTRACTORS

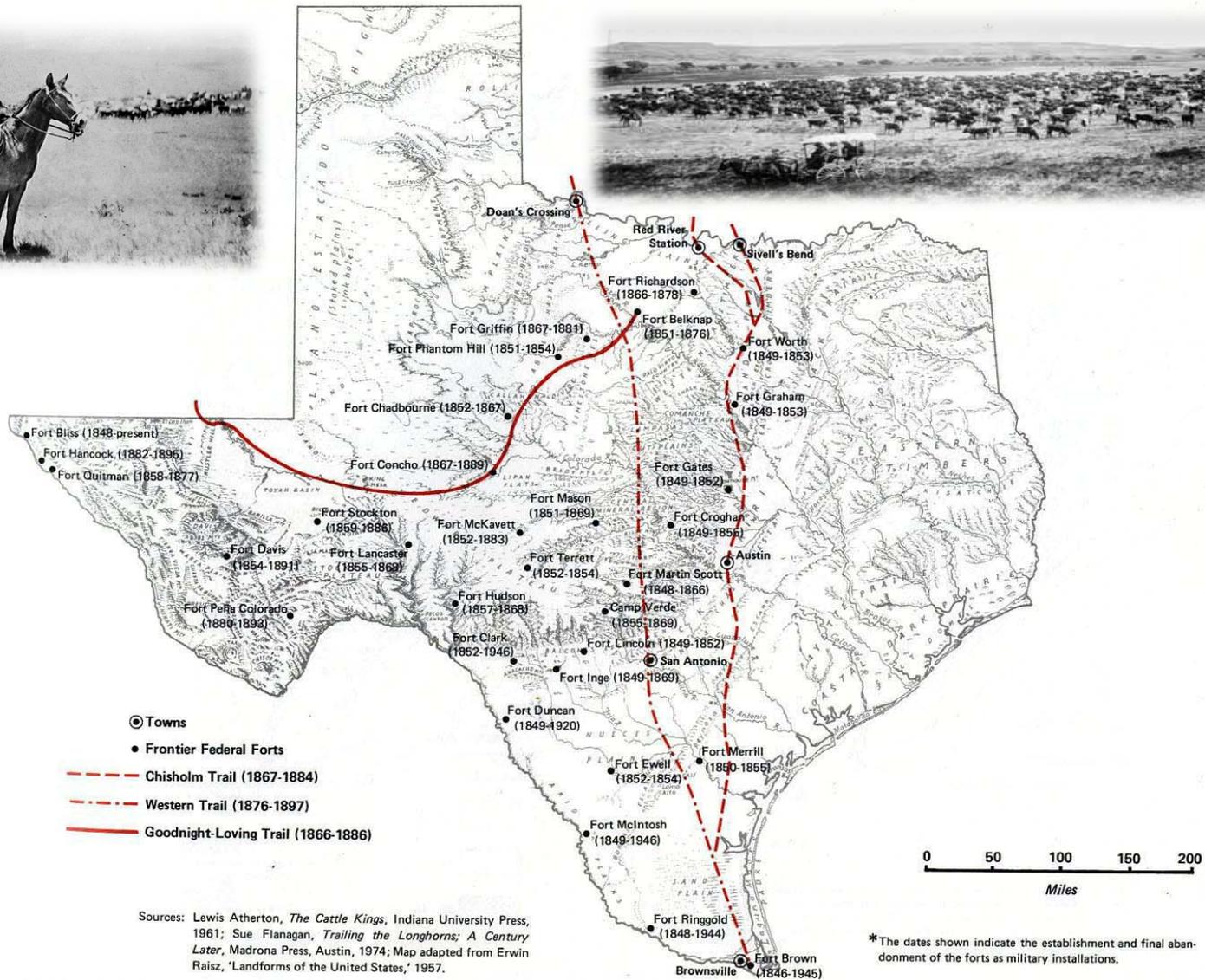
Fort Worth Stockyards Historic District



MAJESTIC REALTY CO.

**BENNETT • BENNER
PARTNERS**

ARCHITECTS + PLANNERS



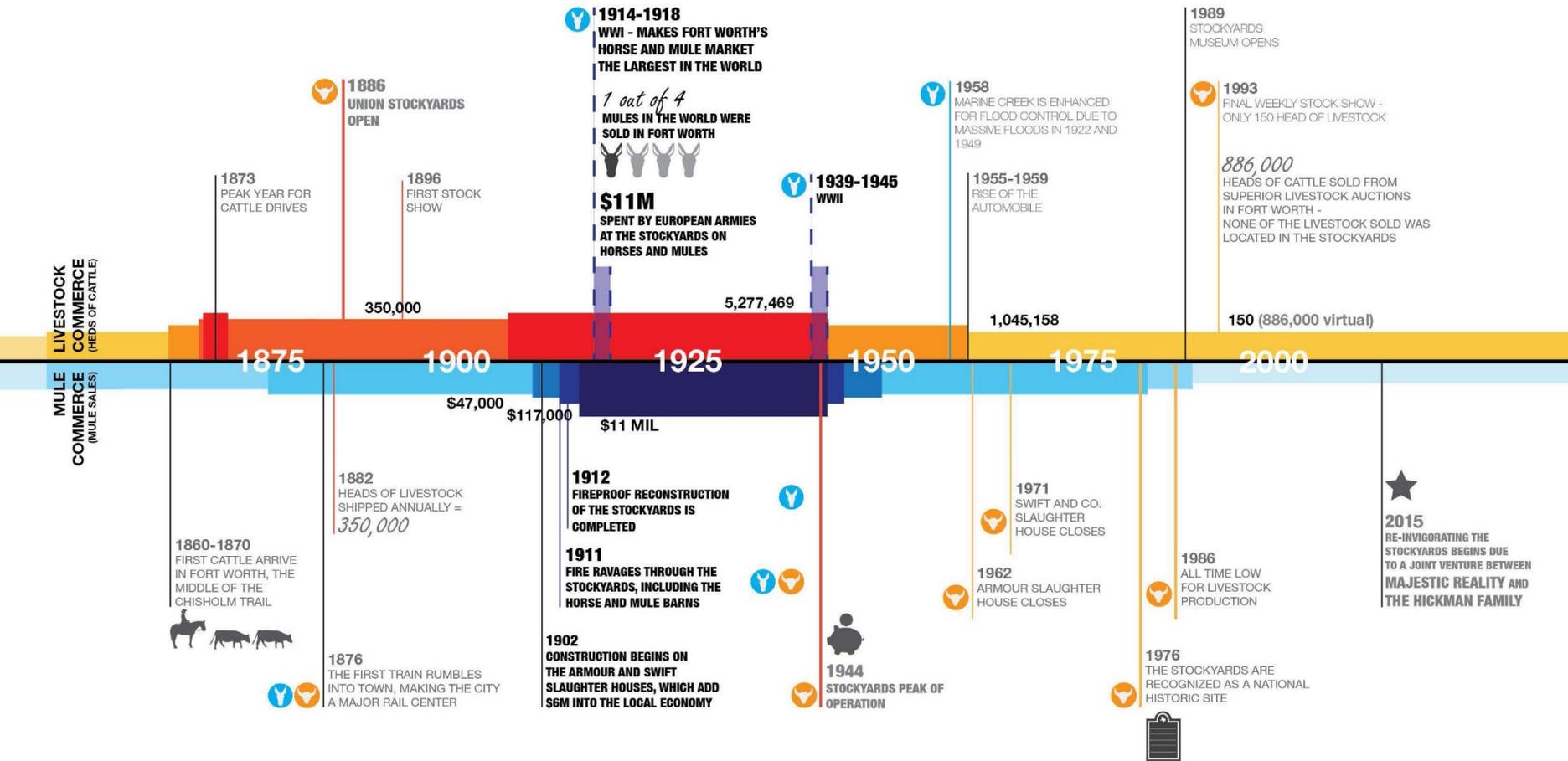
Copyright 1976, Board of Regents, The University of Texas System. All rights reserved.

Fort Worth Stockyards Historic District

Cattle Trails



BENNETT • BENNER
PARTNERS
 ARCHITECTS + PLANNERS



Fort Worth Stockyards Historic District

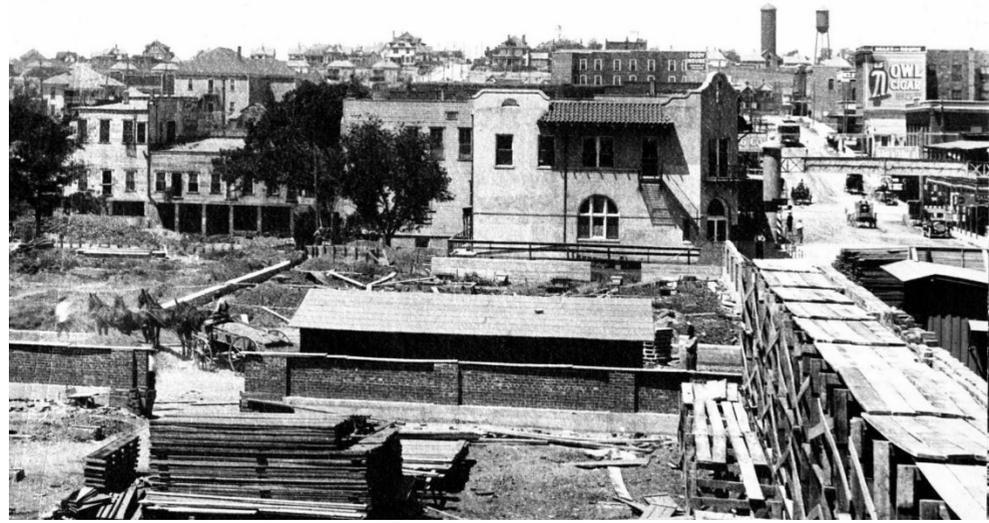
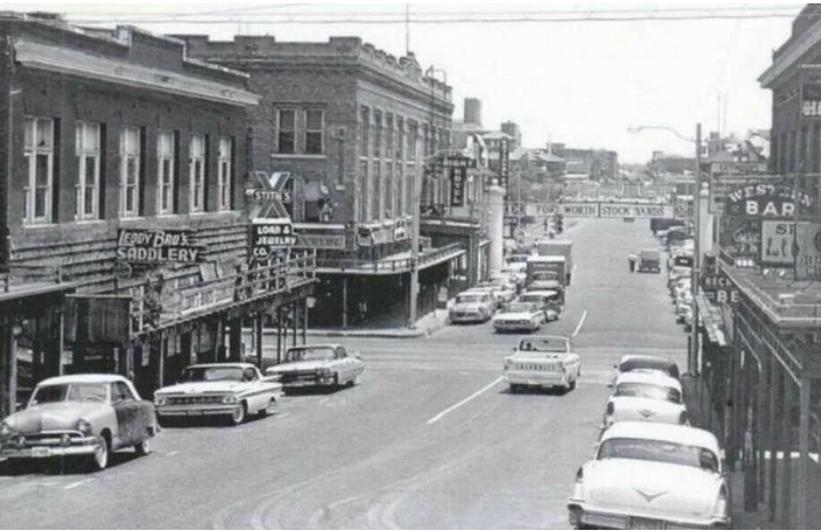
Time Line



Fort Worth Stockyards Historic District
Swift Armour



BENNETT • BENNER
PARTNERS
ARCHITECTS + PLANNERS

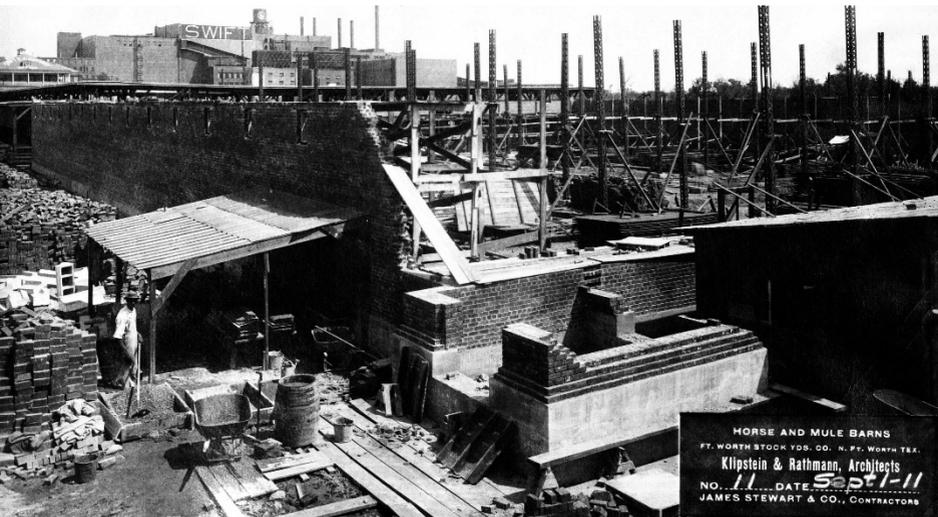


Fort Worth Stockyards Historic District

Exchange & Main



BENNETT • BENNER
PARTNERS
ARCHITECTS + PLANNERS



Fort Worth Stockyards Historic District

Horse and Mule Barns





Fort Worth Stockyards Historic District
Aerial Map 1952



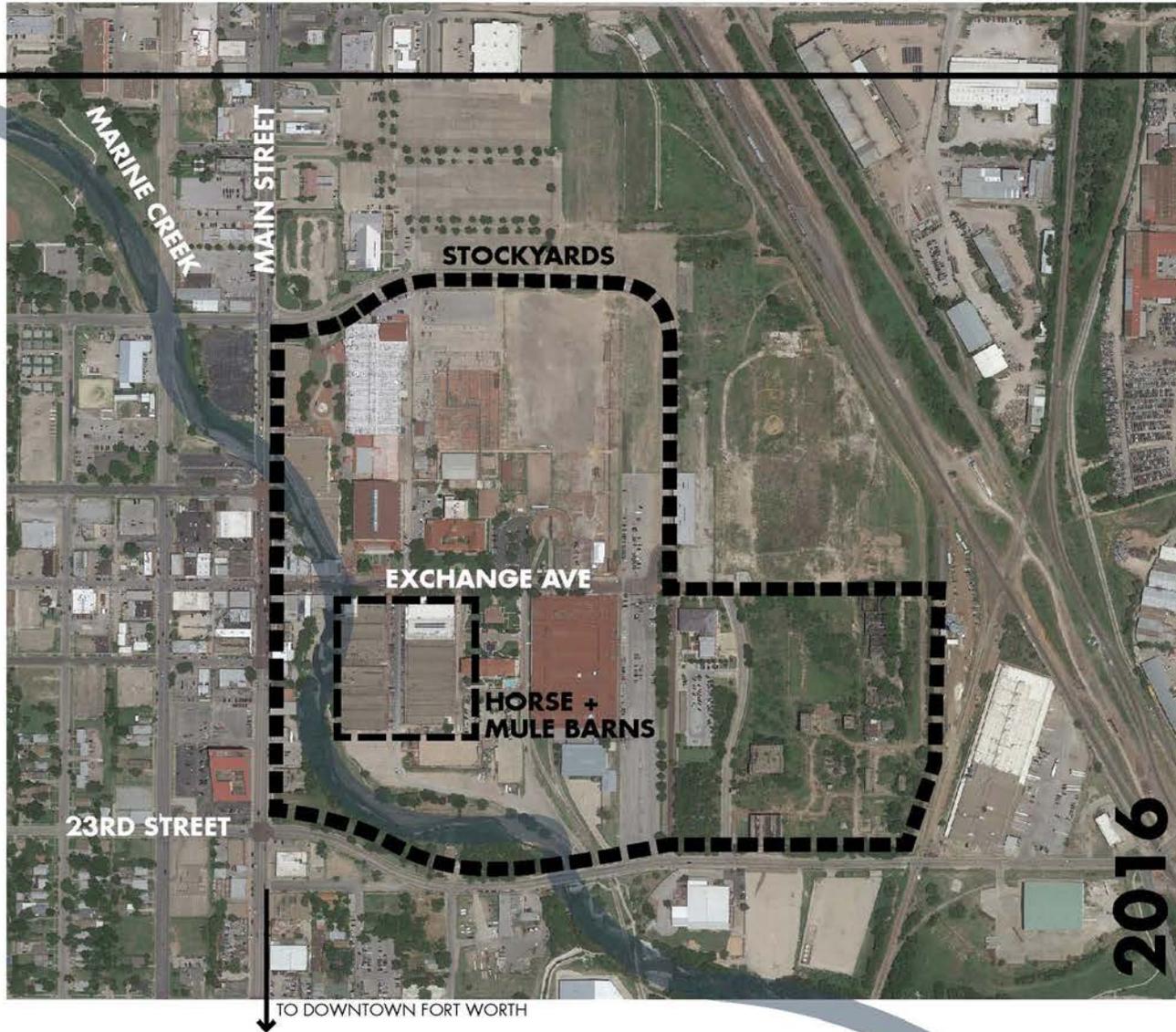
BENNETT • BENNER
PARTNERS
ARCHITECTS + PLANNERS



Fort Worth Stockyards Historic District
Early 1970s



BENNETT • BENNER
PARTNERS
ARCHITECTS + PLANNERS



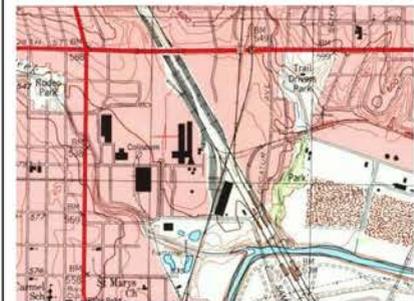
THE STOCKYARDS
EXISTING CONTEXT



1955



1981



1995

Fort Worth Stockyards Historic District
Aerial Map

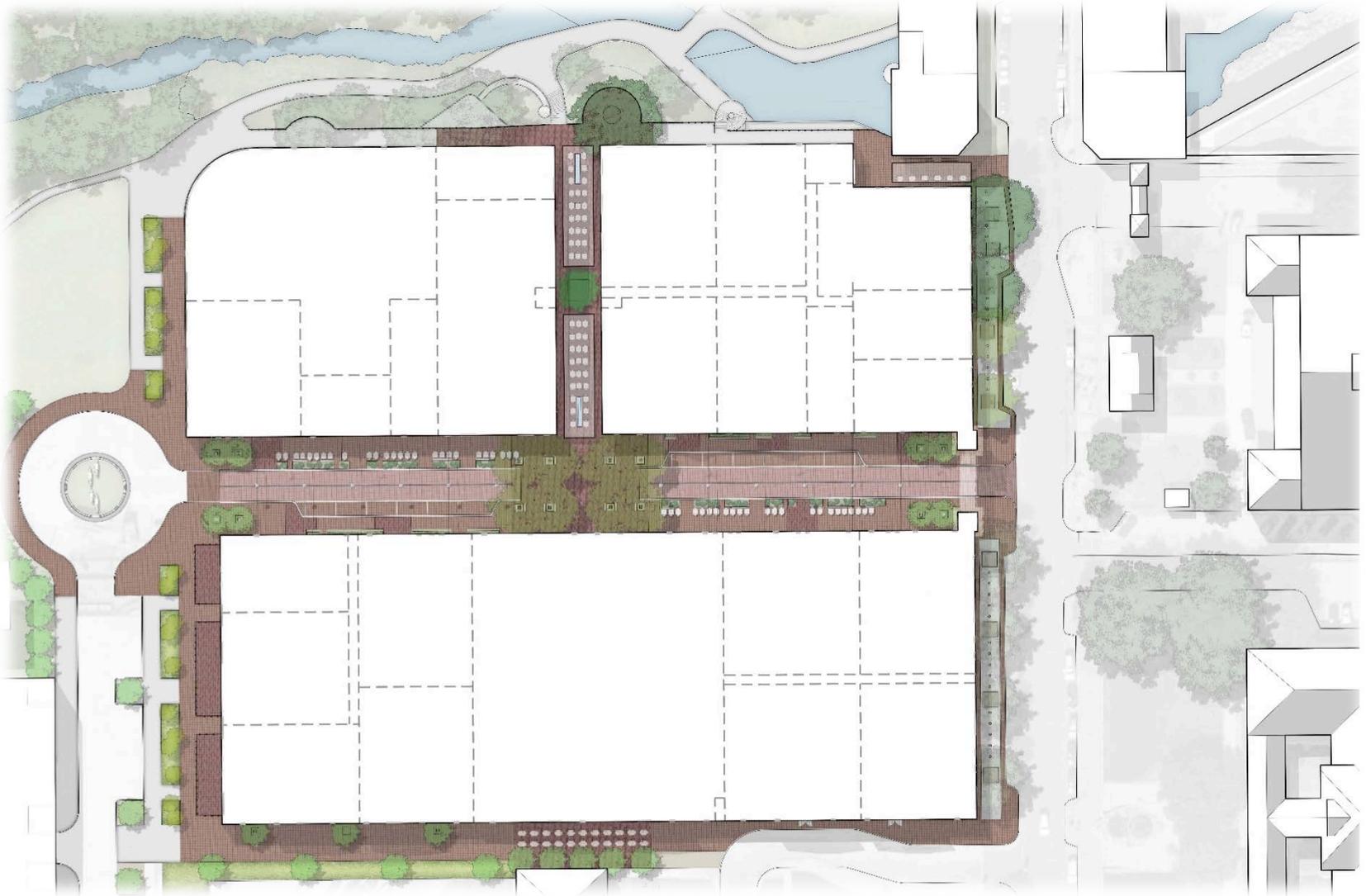




Fort Worth Stockyards Historic District

Horse and Mule Barns





Fort Worth Stockyards Historic District
Horse and Mule Barns



BENNETT • BENNER
PARTNERS
ARCHITECTS + PLANNERS



BEFORE: EXCHANGE AVE ENTRANCE

Fort Worth Stockyards Historic District
Mule Alley Existing





Fort Worth Stockyards Historic District
Horse and Mule Barns



BENNETT • BENNER
PARTNERS
ARCHITECTS + PLANNERS



Fort Worth Stockyards Historic District
Horse and Mule Barns



BENNETT • BENNER
PARTNERS
ARCHITECTS + PLANNERS



Fort Worth Stockyards Historic District
Horse and Mule Barns



BENNETT • BENNER
PARTNERS
ARCHITECTS + PLANNERS



Fort Worth Stockyards Historic District
Horse and Mule Barns



BENNETT • BENNER
PARTNERS
ARCHITECTS + PLANNERS



Fort Worth Stockyards Historic District
Existing Conditions



BENNETT • BENNER
PARTNERS
ARCHITECTS + PLANNERS



Fort Worth Stockyards Historic District
Existing Conditions



BENNETT • BENNER
PARTNERS
ARCHITECTS + PLANNERS



Fort Worth Stockyards Historic District
Existing Conditions



BENNETT • BENNER
PARTNERS
ARCHITECTS + PLANNERS



Fort Worth Stockyards Historic District
Existing Conditions



BENNETT • BENNER
PARTNERS
ARCHITECTS + PLANNERS



Fort Worth Stockyards Historic District
Existing Conditions



BENNETT • BENNER
PARTNERS
ARCHITECTS + PLANNERS



Fort Worth Stockyards Historic District
Existing Conditions



BENNETT • BENNER
PARTNERS
ARCHITECTS + PLANNERS

Stockyards update

Demolition permits



- Secured 23 permits November 2015.
- 17 permits outside Council's recommended boundary. 6 permits inside Council's boundary.
- Necessary to continue to move forward with the planned development.
- Same level of diligence and review of the Horse & Mule Barns will be applied to the structures that are determined to be financially feasible.

Stockyards update

Questions / comments

