

## TRINITY PARK

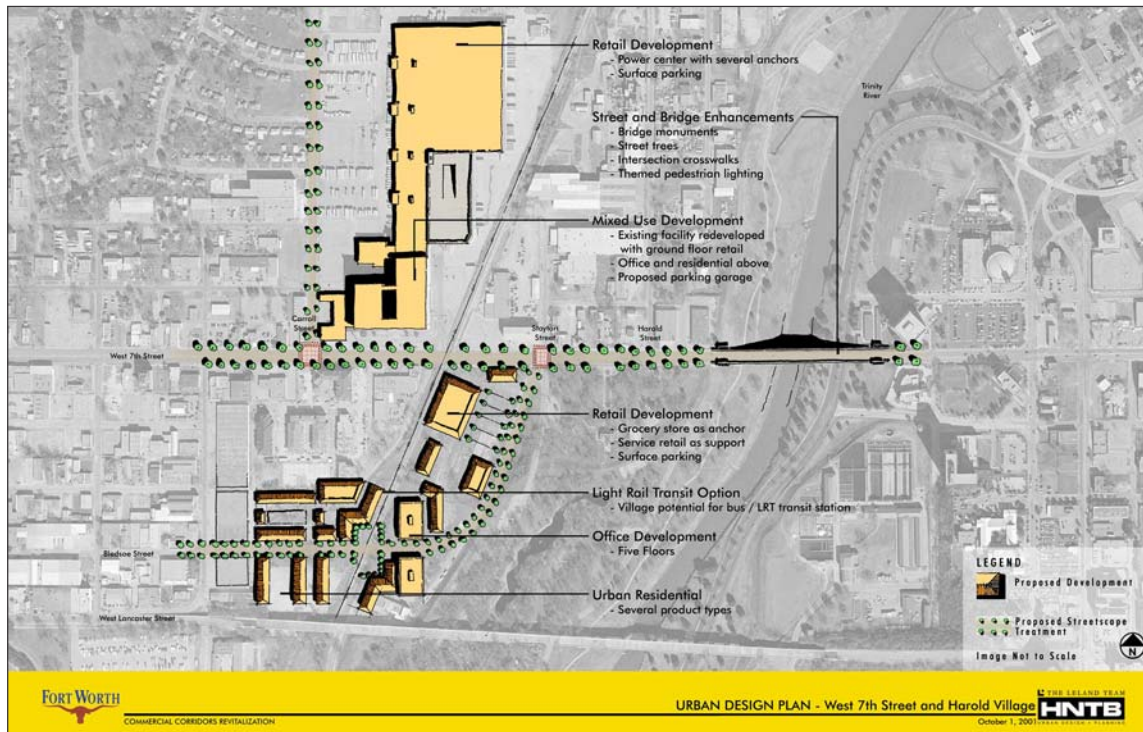
### THE VILLAGE

*The Trinity Park Village is centered on the intersection of the Fort Worth and Western Railroad and the West 7<sup>th</sup> Street corridor and stretches north and south to include the vacant Montgomery Ward complex and the vacant property south of 7th. The Linwood Neighborhood Association supports the village. The Associated Businesses of the Cultural District also has a visible presence, promoting business development and investment throughout the corridor.*

*Existing land uses include auto dealerships and auto-related businesses, multi-family housing, small businesses, and vacant lots. The West 7<sup>th</sup> Street corridor has gained a significant amount of attention in recent years, positioning both of the corridor's villages as promising redevelopment areas within the central city. Redevelopment challenges include: reuse of the Montgomery Ward complex, the creation of a pedestrian-oriented environment, and stronger connections to Linwood neighborhood. Several projects in various stages of planning could potentially double the amount of currently developed space.*

### URBAN DESIGN ELEMENTS AND PLAN

- Large-scale developments serve as a gateway to the village from Downtown.
- The adaptive reuse of the historic Montgomery Ward building and other new development will take advantage of the views of the Downtown and the Trinity River.
- Immediately south of Montgomery Ward, new development will consist of a live/work/play environment. A range of shopping options will serve the immediate needs of the surrounding neighborhoods as well as a regional market.



## TRINITY PARK

### INVESTMENT CHALLENGES

- The concentration of car dealerships and auto repair shops has contributed to an environment dominated by vacant lots. Buildings are often isolated, many open lots are not landscaped, and pedestrian connections to surrounding properties and neighborhoods are limited. Strategies to address this issue include policies that encourage more intense use of developable land, rezoning to apply more appropriate urban development standards, and urban design strategies such as pedestrian improvements and landscaping.
- Many potential private investors have cited construction of the proposed Trinity River Parkway as a critical component of the village’s future infrastructure. This improvement will bring both aesthetic and functional benefits as it connects the village area to locations north and south. The City should expedite its financing and construction to improve the area’s public realm and to capitalize on these promising private development plans.
- Both villages along the 7<sup>th</sup> Street Corridor have the opportunity to capitalize on their proximity to employment centers and cultural attractions. Downtown serves as Fort Worth’s largest business district, and the Cultural District includes major cultural and medical institutions. The City should provide pre-development and, as appropriate, financing assistance to encourage redevelopment in the area. The City should also encourage a mix of uses that supports economic and cultural activity in the Downtown and the Cultural District.

- In addition to the South of Seventh project, the Gates of 7<sup>th</sup> Street Station apartment complex is also proposed for redevelopment. Based on the limited market analysis conducted as part of this effort, development proposals may exceed existing market demand. The City, as a partner in either project, will want to closely monitor the market conditions in order to assist with the phasing of these projects.

### MARKETING OPPORTUNITIES

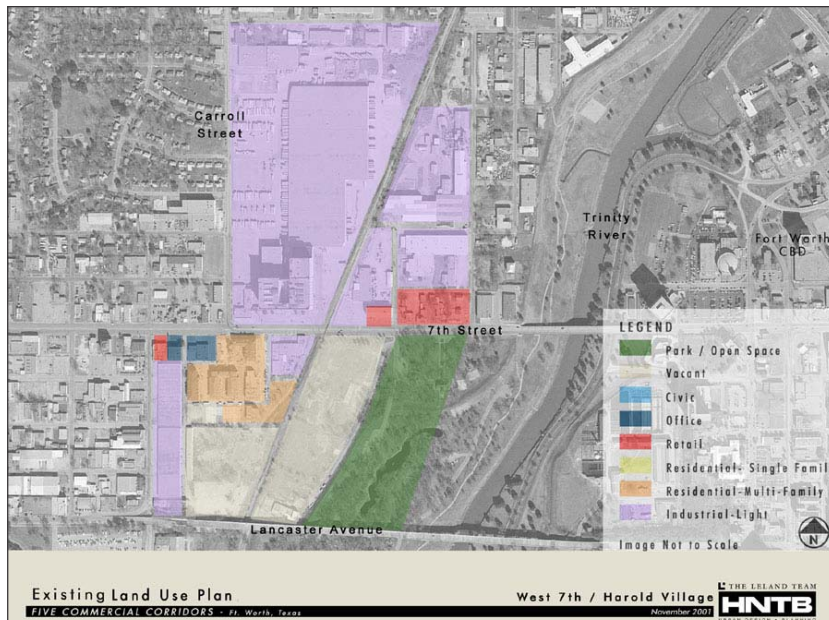
	short-term 1-5 years	long term 5-10 years
<b>Housing</b>		
Rental	■	
Ownership (Mid/Hi-rise)	■	
Senior		■
<b>Retail</b>		
Neighborhood-Serving	■	
Destination/Entertainment		■
Specialty	■	
<b>Office</b>		
Class A/B	■	
Service/Boutique	■	
Incubator Space		■
<b>Other</b>		
Hotel		■
Public	■	
Transit Station		■
Parking	■	

### DEVELOPMENT STRATEGY

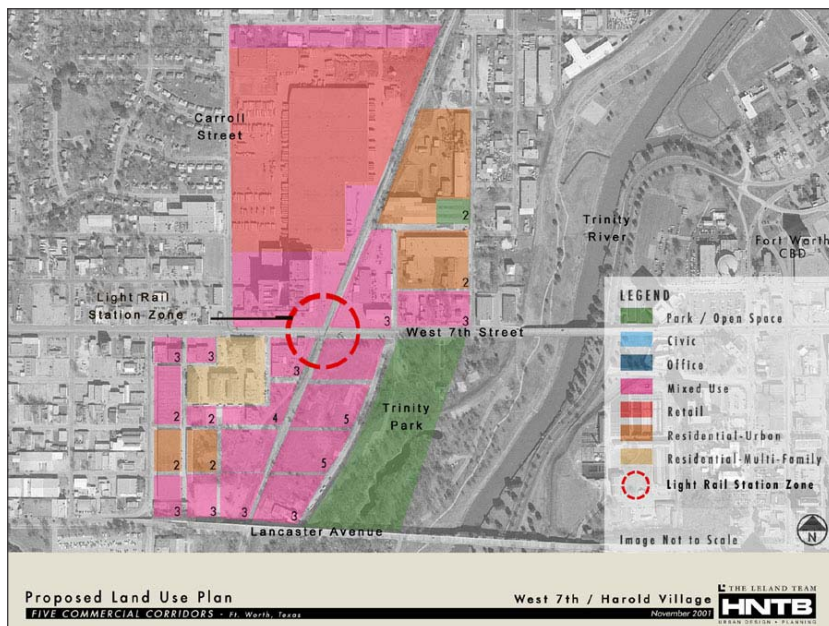
The reuse of the former Montgomery Ward tower north of West 7<sup>th</sup> Street, and the proposed infill development on 25 acres to the immediate south — known as South of Seventh — anchor the village. Proposed village land uses capitalize on views of Downtown and the Trinity River park system. These land uses include office space, large- and mid-scale retail, and a variety of housing types. Transit improvements should connect the village to surrounding neighborhoods, the destinations of the Cultural District, regional employment centers, and shopping opportunities. New development should increase employment and housing options in the area. The museums and entertainment venues of the Cultural District currently attract residents from throughout the region. A vibrant, walkable, live/work environment, located adjacent to a regional greenway system and Downtown, should help transform the Cultural District into one of the region’s most appealing urban neighborhoods.

The Montgomery Ward tower offers a unique redevelopment opportunity for a combination of offices, apartments, and retail. The regional park system should help attract the interest of investors outside the local market. Infill development opportunities south of West 7<sup>th</sup> Street and west of Trinity Park could also provide higher-density urban residential and office/retail opportunities in an environment offering recreational opportunities and transit access.

## TRINITY PARK



Existing land use



Proposed land use

## ECONOMIC ANALYSIS

### Estimated Project Value

Total Office/Retail Rentable SF	420,000
Rent/SF*	\$18.00
Total Hotel Room Nights	54,750
Avg. Daily Rate	\$90.00
Gross Income	\$11,009,250
Occupancy	90%
Effective Gross Income	\$9,908,325
Operating Costs	\$2,400,000
Net Operating Income	\$7,508,325
Capitalization Rate	10%
<b>Project Value – Office/Retail/Residential</b>	<b>\$75,083,250</b>
Total Housing Units	50
Sales Price/Unit	\$225,000
Gross Revenue	\$11,250,000
Less Marketing Costs	\$787,500
<b>Project Value – Ownership Housing</b>	<b>\$10,462,500</b>
<b>Total Project Value</b>	<b>\$85,545,750</b>

### Development Cost Estimate

Property Purchase (Acquisition/Demolition)	\$8,700,000
On-Site Improvements (Parking)	\$15,000,000
Building Construction Costs	\$50,000,000
Construction Contingency	\$5,000,000
Soft Costs (% of Hard Costs)	\$11,800,000
Total Project Cost	\$90,500,000
Total Project Value	\$85,545,750
<b>Project Margin/"Gap"</b>	<b>(\$4,954,250)</b>

\* Rates based on triple net lease.

## TRINITY PARK

### JOB CREATION AND ECONOMIC IMPACT SUMMARY

	short-term 1-5 years
Permanent Employees	1,886
Annual Income/Permanent Employment	\$113,143,000
Construction Employees	1,391
Annual Income Construction Employment	\$13,910,000

### PUBLIC INVESTMENT LEVERAGE SUMMARY

	short-term 1-5 years
Development SF	555,000
Project Value	\$85,500,000
Project Cost	\$90,500,000
Margin/"Gap"	(\$5,000,000)
Public Investment Required	\$5,000,000
Private Investment Leveraged	\$85,500,000
Private/Public Investment Ratio	17.1

### PUBLIC INVESTMENT ESTIMATE

#### Funding/Time Period

Investment Required:	0-2 Years	3-5 Years
Streetscape Improvements*	\$1,000,000	\$500,000
Utility Improvements	\$100,000	\$100,000
Street/Access Improvements	\$0	\$0
Parks/Open Space	\$600,000	\$0

\* Include pedestrian enhancements (e.g., special paving, lighting, etc.)

### PRIVATE DEVELOPMENT PROGRAM CATALYST PROJECT

	short-term 1 - 5 years
<b>Housing</b>	
Ownership (Townhomes)	50 units
<b>Retail</b>	150,000 sq. ft.
<b>Mixed-Use (Office/Retail)</b>	250,000/20,000 sq. ft.
<b>Hotel</b>	150 rooms
<b>Parking Structure</b>	1,500 spaces

<b>COMMERCIAL CORRIDORS REINVESTMENT STRATEGIES</b>			
<b>TRINITY PARK</b>			
		Key word presented in bold for reference to glossary.	
<b>Regulatory</b>	<b>Financial</b>	<b>Market</b>	<b>Physical</b>
	<p><b>Immediate (1)</b> Identify entities to assemble and hold property during phased development by private sector (supplement to <b>advocacy entity</b>) (1)  Seek brownfields funds to facilitate the development of appropriate projects (1)</p>	<p><b>Immediate (1)</b> Participate in disseminating housing demand survey results and participate in employee focus groups from the Cultural District to ascertain demand for specific housing products in the village (1)</p>	<p><b>Immediate (1)</b> Prioritize capital funds for construction of Trinity River Parkway and the extension of Bledsoe Street (1 to 3 years) (1)</p>
<p><b>Near Term (2)</b> Initiate education process to solicit interest in establishment of a Public <b>Improvement District</b> (PID) (2)</p>	<p><b>Near Term (2)</b> Establish a <b>Tax Increment Financing (TIF)</b> District to assist with funding capital projects in the village (2)</p>	<p><b>Near Term (2)</b> Retain <b>ArtSpace Inc.</b>, (of MN) to analyze potential for artist-related housing (2)</p>	<p><b>Near Term (2)</b> Adjust <b>level-of-service</b> on roads to encourage pedestrian environment and balance the level-of-service for cars using mechanisms including: median placement, placement of traffic lights and their timing, posted speeds, etc.) (2)  Require parking lot owners (including auto dealers) to landscape around parking lots — <b>park-in-a-park</b> (tie to permit request) (2)</p>
	<p><b>Long Term (3)</b> Aggressively implement <b>sales tax sharing</b> (rebate) as an incentive; adjust statute where necessary (3)</p>		

Source: Leland Consulting Group, HNTB & Interstar

Note: Village-specific strategies are to be used in combination with the standard strategies.

## TRINITY PARK



### Current Projects

Montgomery Ward

South of 7<sup>th</sup>/ Foch Street Warehouses

### Public Funding Secured

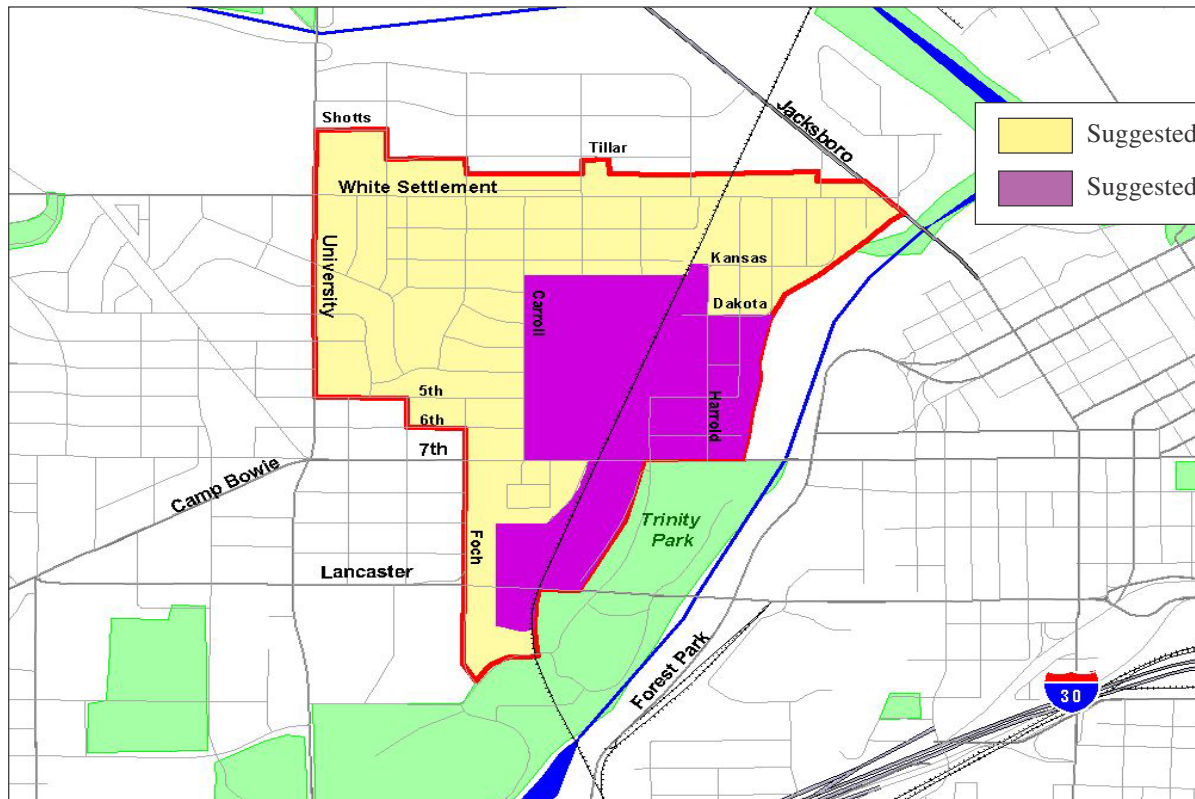
\$ 2.0 million BEDI

\$13.0 million Section 108

\$ 3.5 million CMAQ/STP-MM

Land Use/Transportation

Joint Venture Grant



#### Neighborhoods

Cultural District  
Linwood

#### Suggested NEZ

Population	912
Land Area	0.61 Sq. Miles
Percent in Central City	100%
Percent CDBG Eligible	100%