# NEAR EAST SIDE URBAN VILLAGE MASTER PLAN

DECEMBER 2007

FORT WORTH

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# City of Fort Worth
# Near East Side Urban Village Master Plan

December 2007

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# table of contents


Acknowledgements . . . . . 4
Project Team . . . . . 6

## Chapter One: Introduction

Purpose . . . . . 7
Background . . . . . 8
Previous Planning Documents . . . . . 11
Project Process . . . . . 14
Public Involvement . . . . . 16

## Chapter Two: Existing Conditions

Urban Village Context . . . . . 18
Urban Village Existing Conditions . . . . . 19

## Chapter Three: Recommendations

Summary of Recommendations . . . . . 26
Concept Plan . . . . . 27
Development Opportunities . . . . . 28
Streetscape and District Identity. . . . . 35
Homelessness . . . . . 36
Transportation Improvements. . . . . 37

## Appendix

Development Opportunities Building Analysis . . . . . 43
Public Meeting Notes . . . . . 45

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### Fort Worth's Mayor, City Council, and City Manager

Mike Moncrief
Mayor

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Chuck Silcox
District 3 Councilmember

Danny Scarth
District 4 Councilmember

Frank Moss
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Carter Burdette
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Fort Worth Transportation Authority

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Texas Department of Transportation - Fort Worth District

Southeast Fort Worth, Inc.

### Stakeholders

Near East Side Neighborhood Association

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## Project Team Roles

### Freese and Nichols, Inc. (Lead Firm)

Freese and Nichols is a Fort Worth-based engineering, planning, architectural and environmental science firm. Since 1894, Freese and Nichols has built its practice on a strong foundation of client service and a continued commitment to project excellence. With offices throughout Texas, the firm retains a professional group of nearly 400 planners, architects, engineers, environmental scientists, construction managers, technical professionals and support personnel.

Freese and Nichols' role on this project was to lead the urban design and planning effort and serve as project manager, coordinating all team efforts. Freese and Nichols provided oversight and facilitation for stakeholder and public meetings, coordinated with City staff, and produced the *existing conditions* and *recommendations* sections of this report.

### Komatsu Architecture

Komatsu Architecture is a Forth Worth-based architecture firm providing expertise in architecture, interior design, renovation, and adaptive reuse. Established in 1959, Komatsu has enjoyed a long history providing architecture and related services to local, state, national, and international clients.

Komatsu's role on this project was to recommend urban village boundaries and identify appropriate and realistic development opportunities based on existing use analysis, available land, proposed zoning and preferred densities.

### Buxton Company

Buxton Company is the industry leader in customer analytics and retail site selection technology, providing strategic target marketing research services to major retailers, cities and economic development groups throughout the United States.

Buxton's role on this project was to perform site visits and initial analysis of the retail potential on the urban village. Its team identified retail matches for each village's trade area and assembled individual marketing packages for each targeted retailer. The market analysis is a separate document that accompanies this master plan.

### Open Channels Group

Open Channels Group, L.L.C. is a minority-owned public affairs firm, which provides services to public, private, special interest groups, and grassroots organizations.

Open Channels Group led the public involvement plan by identifying and contacting Southeast Fort Worth stakeholders for input and involvement during the urban village planning process. Open Channels organized stakeholder roundtable discussions, community stakeholder public meetings, and provided information for neighborhood association newsletters, mailings, and meeting notes to keep the public informed.

# introduction

In April 2007, the City of Fort Worth engaged the planning, architectural and engineering firm of Freese and Nichols, Inc. to produce a master plan for five of the City's urban villages in southeast Fort Worth. This document addresses the Near East Side Urban Village.

## Purpose

A master plan provides a process to make informed decisions, manage development in an orderly fashion, and guide the physical evolution of the built environment. The master planning process is intended to engage participants, build consensus, and provide a road map to achieve desired growth and development of an area.

As a result of a planning grant awarded for the Near East Side area, the City selected a team of consultants led by Freese and Nichols to focus on issues that included:

- Analysis of existing and proposed land uses.
- Identification of transportation needs and priorities.
- Exploration of development opportunities.

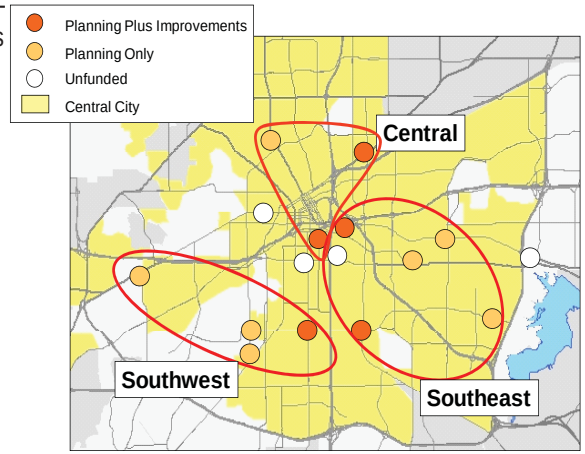
This plan is designed to attract new and quality businesses, promote higher-density residential development, generate economic opportunities, and improve the pedestrian experience. It is a working document and can assist the City of Fort Worth in prioritizing capital improvement projects for urban villages over the next decade and beyond.

## Background

Since 2002, the City of Fort Worth has been working with private developers, business groups, and neighborhood associations to transform many of the central city's older yet memorable commercial districts into vibrant "urban villages." Active, diverse and prosperous urban villages will help promote the central city as an appealing alternative for families, businesses, and individuals.

### What Are Urban Villages?

Urban villages are defined urban places where concentration of jobs, housing, commercial uses, public spaces, public transportation, and pedestrian activity is desired and actively promoted. They are frequently centered around significant intersections. Urban villages serve as catalysts for public and private investment and support renewed economic activity in the central city, effectively building on the strengths of the area and connecting to adjacent neighborhoods.




The 16 designated urban villages have been clustered into three groups. The scope of this plan addresses the Near East Side Urban Village located in the Southeast Cluster.

In order to take advantage of the incentives available, an urban village must be zoned for "Mixed-Use" (MU). Because of the variation of stages in which planning has been done in these areas, each village requires its own unique planning emphasis. The villages vary in community involvement, status of mixed-use zoning, and previous planning efforts.

### Urban Village Program History

The mayor-appointed Commercial Corridors Task Force, with guidance from neighborhood stakeholders and community leaders, identified 13 urban villages along seven high-priority commercial corridors. The villages were identified as areas that are ripe for development and that hold investment potential despite social and economic redevelopment challenges. The identification and study of these villages was the subject of a two-year planning effort overseen by the Task Force.

The resulting Commercial Corridors Revitalization Strategy provided specific recommendations and strategies for revitalization that were adopted by reference into the City's Comprehensive Plan. Three strategies are central to the revitalization effort: mixed-use zoning, economic incentives, and capital improvements.

In 2005, the City Council directed the City Plan Commission to evaluate existing and potential new urban villages. As a result, six commercial districts were designated as urban villages. Several villages have been added or combined, and two have been eliminated from the original 13, bringing the total number of urban villages to 16.

Currently, the City is implementing strategies from the original report for these 16 urban villages. In the FY 2004 and FY 2005 federal appropriations bills, the City of Fort Worth received $4.5 million in transportation funds ("Urban Village Funds") from the Federal Highway Administration earmarked for 12 urban villages. These funds were allocated for planning and transportation-related capital improvement projects within those urban villages.

### The Urban Village Development Program

The Urban Village Development Program uses mixed-use zoning, Neighborhood Empowerment Zone benefits, and capital improvements to promote redevelopment and economic growth in the areas that have been designated as urban villages.

#### Mixed-Use Zoning

Mixed-use zoning helps provide a desirable combination of compatible residential, office, retail, and selected light industrial uses. Vibrant, compact, mixed-use districts:

- Help reduce the frequency and distance of car trips.
- Foster safe, active pedestrian environments.

- Provide residential and employment density to support public transportation and neighborhood businesses.
- Attract residents and employees looking for urban amenities.

Mixed-use retail and residential development

### Neighborhood Empowerment Zones

The City's principal incentive for urban village revitalization is the Neighborhood Empowerment Zone (NEZ) program. Economic incentives greatly increase the success of the urban villages by promoting desirable residential and commercial development and density. Household growth in and around the villages strengthens the market for area businesses. These businesses, in turn, provide goods, services and jobs for area residents. Central city economic redevelopment also expands the city's tax base.

An NEZ designation offers incentives to qualified mixed-use, residential (owner-occupied, investor-owned single-family, and multifamily developments), community facilities, commercial, and industrial projects. Incentives include, but are not limited to, municipal property tax abatement, development fee waivers, and release of city liens.

### Capital Improvements

One of the strategies for revitalizing the urban villages is to provide capital improvements that leverage private investment and enhance pedestrian and transit access. Three types of public investment will help spur development in the villages:

- Off-site improvements (infrastructure, streetscape, and landscape improvements).
- Specific community facilities (structured parking, water and sewer service, roadways and sidewalks, or other public amenities).
- Collaboration with developers and investors through Community Facilities Agreements (CFA) or by facilitating the approval process.

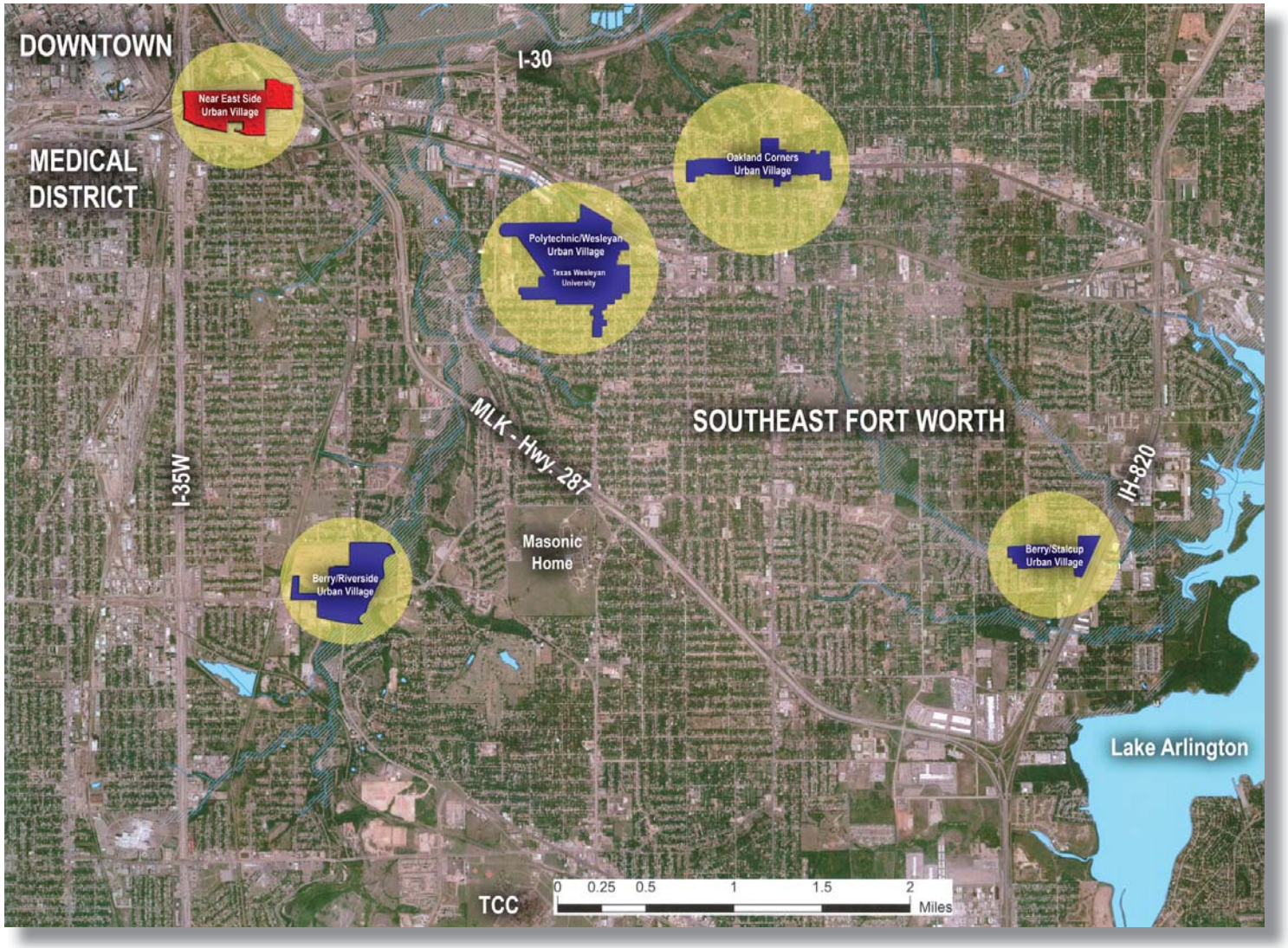
There are other funding options that may be available for urban village development, such as the State Transportation Enhancement Program and the North Central Texas Council of Governments (NCTCOG) Sustainable Development program. The urban village development program uses the tools described above to create and promote compact, pedestrian-oriented mixed-use development.

## Priority Task

As part of the application for funding, stakeholders identified priority tasks for their respective villages choosing between four tasks: market analysis, traffic engineering, mixed-use zoning, and design guidelines. The chart below depicts the priority in which these items were ranked for each village. Based on this stakeholder prioritization, the Near East Side Urban Village master plan identifies transportation improvements, preliminary phasing, and cost estimates. This planning level information will be used to begin design and engineering of projects for construction in Phase Two.

| | PHASE ONE | | | | PHASE TWO |
|---|---|---|---|---|---|
| Village | Mixed-Use Zoning | Market Analysis | Traffic Engineering | Design Guidelines | |
| Berry/Riverside | 3 | 4 | 1 | 2 | ✓ |
| Berry/Stalcup | 2 | 1 | 4 | 3 | |
| Near Eastside | -- | 3 | 1 | 2 | ✓ |
| Oakland Corners | 4 | 2 | 1 | 3 | |
| Polytechnic/ Wesleyan | 4 | 1 | 2 | 3 | |

## Map of Southeast Cluster Urban Villages




Source: Freese and Nichols, Inc.

## Previous Planning Documents

Below are previous plans and documents that have addressed the Near East Side Urban Village, which can also be used in coordination with this Master Plan for guidance in the village's future growth and development.

For additional information on these plans, contact the Planning and Development Department at 817-392-8000, or visit the websites referenced below.

### Comprehensive Plan, City of Fort Worth (2007)

The Comprehensive Plan is the City of Fort Worth's official guide for making decisions about growth and development. The Plan is a summary of the goals, objectives, policies, strategies, programs, and projects that will enable the City to achieve its mission of focusing on the future, working together to build strong neighborhoods, developing a sound economy, and providing a safe community.

City of Forth Worth's 2007 Comprehensive Plan

The City's mission is evident in the Comprehensive Plan's promotion of the Urban Village Development Program, which encourages mixed-use zoning in designated villages and Neighborhood Empowerment Zone benefits for qualifying development projects. The Urban Village Development Program provides capital improvements that leverage private investment and enhance pedestrian and transit access.

The Comprehensive Plan lists criteria for urban village designation, including:

- Presence of a market opportunity in the near/long-term.
- Upward trend in local investment.
- Ability to create mixed-use activity centers, emphasizing live/work/play opportunities with multi-modal access.
- Demonstrated community need, both perceived and quantified, and presence of unified, energetic stakeholders.
- Compatibility with the Comprehensive Plan.
- Physical environment including parks and open space, public improvements, historic building stock, etc.
- Potential for creating key entryways or gateways into development areas.

For more information, go to www.fortworthgov.org (navigate to the Comprehensive Plan on the Planning and Development Department's web page).

### Central City Commercial Corridors: Revitalization Strategy, Final Report of the Commercial Corridors Task Force (2002)

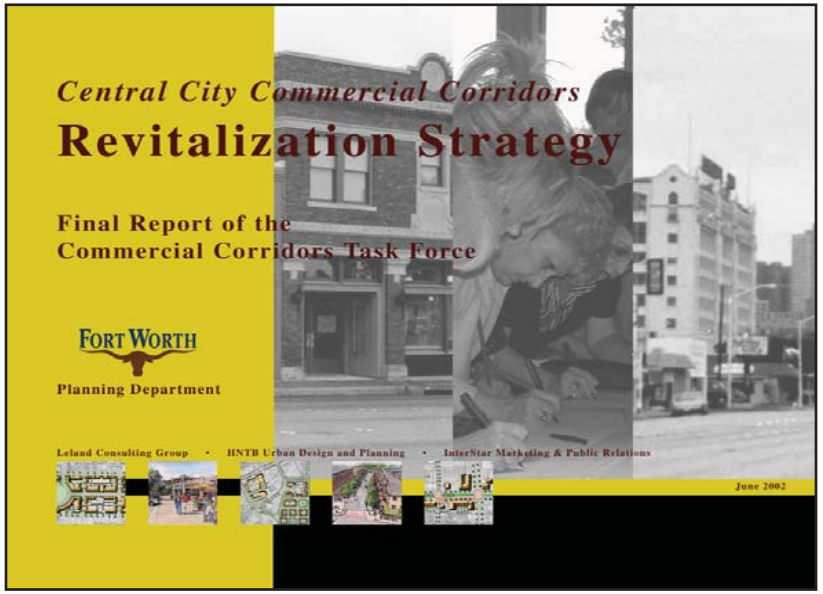
Commercial districts located on commercial corridors are reemerging as regional destinations in cities throughout the nation. In virtually every story of success, redevelopment and new development within these districts has been the result of nurturing and growing each diverse segment of the local economy, eliminating barriers to investment, and marketing positive changes through an overall image of vitality.

The City of Fort Worth seeks to revitalize its central city and commercial corridors by promoting redevelopment in mixed-use growth centers – districts that are compact, contain a mix of land uses, and give emphasis to pedestrian and transit access. Encouraging new investment to develop a mix of land uses in an environment that promotes pedestrian and transit access and that creates a unique sense of place has been identified as the central goal in the renaissance of these mixed-use growth centers. The Commercial Corridors Revitalization Strategy provides the direction to move this vision towards reality.

The Commercial Corridors Task Force identified and prioritized commercial corridors located in the central city. City staff identified 31 corridors, based on three criteria:

- Corridors must be located along a designated arterial street.
- Corridors must be one mile or greater in length.
- Corridors must be characterized by predominantly commercial land uses.

Given the large number of corridors and limited City resources, the Task Force asked staff to analyze the corridors according to criteria related to economic distress and development potential. Based on this analysis, the Task Force assigned priority to 15 corridors. In an effort to further concentrate revitalization efforts, the Task Force then assigned top priority to five corridors: East Lancaster Avenue, East Rosedale Street, Hemphill Street, West Seventh Street, and Camp Bowie Boulevard. In addition to the five commercial corridors selected by the Task Force, the City Council had previously assigned priority to Berry Street, North Main Street, and the Downtown portion of Lancaster Avenue. In 1998, the City allocated capital improvement bond funds to these three corridors, and has subsequently secured significant amounts of federal and state funding to provide streetscape and landscape improvements.

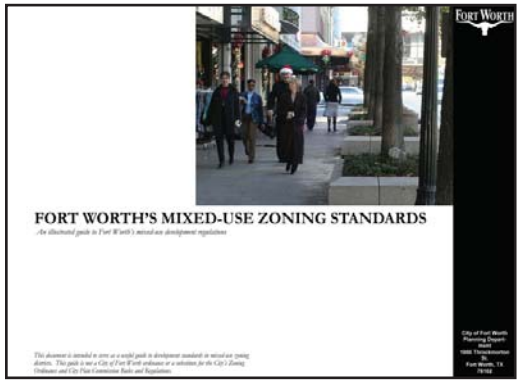



Central City Commercial Corridors

For more information, go to www.fortworthgov.org (navigate to the Central City Commercial Corridors report on the Planning and Development Department's web page).

## Fort Worth's Mixed-Use Zoning Standards (2005)

The City of Fort Worth Comprehensive Plan designates mixed-use growth centers as areas where compact, pedestrian-scaled, mixed-use neighborhoods and commercial districts should be developed. Within these growth centers, and in other appropriate areas, such as designated urban villages, mixed-use zoning helps provide a desirable combination of compatible residential, office, retail, and selected light industrial uses.




Fort Worth's Mixed-Use Zoning Standards

Mixed-use zoning standards are significantly different than the conventional standards of other commercial districts. Because the classifications are intended to encourage a compatible mix of residential and non-residential uses, the mixed-use standards place more emphasis on the form, or design, of new development. This illustrated guide is the most effective way to present these form-based standards.

The mixed-use zoning classifications are:

- MU-1 Low-Intensity Mixed-Use District — Provides areas in which a variety of housing types may exist among neighborhood-serving commercial and institutional uses.
- MU-1G Greenfield Low-Intensity Mixed-Use District* — Promotes low intensity mixed-use development in undeveloped mixed-use growth centers.
- MU-2 High-Intensity Mixed-Use District — Provides areas in which a variety of

higher density housing types may exist among commercial, institutional, and selected light industrial uses.

- MU-2G Greenfield High Intensity Mixed-Use District* — Promotes high-intensity, mixed-use development in undeveloped mixed-use growth centers.

  * The greenfield zoning classifications are limited to sites of at least 100 acres.

MU-1: Low-Intensity Mixed-Use Development.

MU-2: High-Intensity Mixed-Use Development.

For more information, go to www.fortworthgov.org (navigate to the Mixed-Use Zoning Guide on the Planning and Development Department's web page).

## Southeast Fort Worth Action Plan (1999)

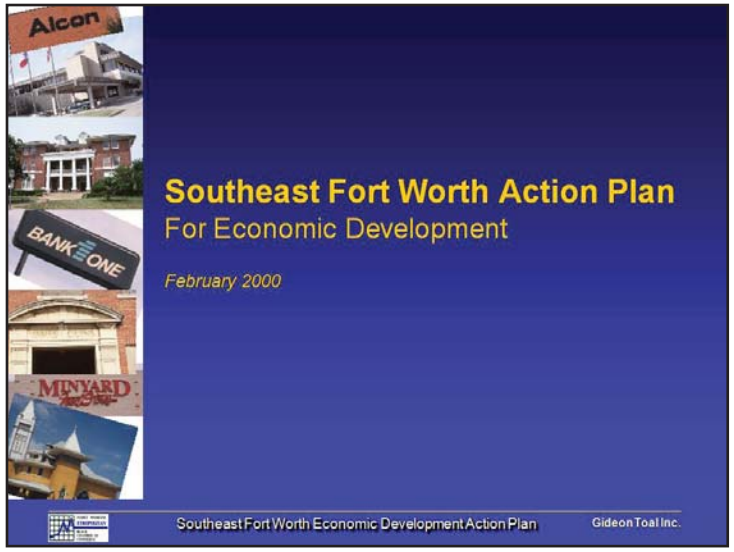
The Southeast Fort Worth Action Plan identified more specific plans and a series of action steps to fulfill specified economic goals over a 10-year period. These economic development actions are designed to complement neighborhood development initiatives and the City's Comprehensive Plan. The goals of the action plan include major business growth, new business locations, and the creation of quality jobs close to home for southeast residents. This will result in substantial economic empowerment of southeast residents when combined with focused workforce development, training, and neighborhood capacity building.

This plan established key action steps:

- Establish and sufficiently fund Southeast Fort Worth, Inc. The absence of "master developers/investors" to plan and promote all or portions of the southeast is the main obstacle to attaining the economic potential and goals of the area. Businesses that are expanding and relocating expect to find the services and investment confidence that comes from committed investors/developers.
  1. Apply an "all-day-every-day" focus on the economic development action steps.
  2. Fulfill the role of "master developer/investor." Advocate for the economic zones and business park areas in collaboration with all stakeholders.
  3. Be a facilitator for investors and businesses to be assured that their investments will have short term and long term value success.
- Start immediate implementation of one or two initiatives in each of the target areas. There are nine initiatives recommended for immediate implementation.
- Create hiring priorities, customized training, and similar programs to maximize hiring and upward mobility for residents of the southeast area.

The Southeast Fort Worth Action Plan provides a strategic opportunity for business development, workforce development, and retail development.

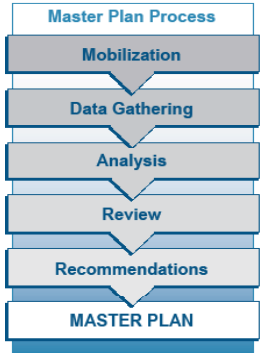
For more information, contact Southeast Fort Worth, Inc. at 817-871-6542 or www.southeastfw.com.




Southeast Fort Worth Action Plan

## Project Process

The planning team employed a proven planning methodology which included five phases of work: Mobilization, Data Gathering, Analysis, Review and Recommendations.




## Mobilization

During the Mobilization Phase, the planning team met with stakeholders and City staff to kick-off the urban village planning process. At that time, the schedule and a public involvement process plan was established.

## Data Gathering

During the Data Gathering Phase, the planning team collected and compiled a large amount of data to provide essential background information necessary to adequately assess the urban village. The planning team collected site data, photographs, maps, plans, and reports.

The planning team also conducted a series of public meetings with community stakeholders. On three occasions, the meetings were held at locations within or near three of the urban villages. The meetings were well attended and the team received a tremendous amount of information and input that helped shape the final plan.

Breakout sessions for the five urban villages were also conducted at each meeting. These breakout sessions gave stakeholders from each village the opportunity to present their collective vision and discuss in detail the issues in their village.

## Analysis

During the Analysis Phase, the planning team gave thorough consideration of existing conditions. Issues were summarized and potential recommendations were explored. The team received continual feedback from various stakeholders; City staff; including the Homelessness Coordinator; District 8 representative and Mayor Pro Tem Kathleen Hicks; and affected agencies, which brought consensus to recommendations and future improvements.

## Review

During the Review Phase, the planning team drafted concepts and preliminary recommendations and presented to the community at the second public meeting to gather feedback. The draft concepts and recommendations were reviewed by City staff and a group of developers and investors for a reality check.

The input from all the parties above resulted in some changes made and new information added to the concepts and recommendations.

## Recommendations

During the Recommendation Phase, draft reports were written summarizing the process, issues, and outcomes of the planning effort. These reports were presented to the City Plan Commission and City Council for review and comment.

This report concludes the recommendations of a seven-month planning effort to ultimately be adopted by the City Council and serve as a guide for future development in the Near East Side Urban Village.

## Public Involvement

Public involvement and community support are critical components of the urban village planning process. It is imperative to understand the dynamics from a neighborhood and business stakeholders' perspective. The public involvement in Near East Side's master plan was an integral part of the planning effort to help build consensus among stakeholders.

Open Channels Group, a local public affairs firm located in southeast Fort Worth, provided an array of services to ensure ongoing stakeholders' input and involvement. Because people appreciate the ability to be heard and give their input, public and stakeholder meetings were held throughout the project.

Following is a summary of the overall public involvement plan:

- Held three public meetings at facilities in or near one of the five southeast urban villages.
- Outreach made to Hispanic residents by drafting the meeting notice in Spanish, distributing those notices to organizations with a high number of Hispanic clients, and providing Spanish translation at the public meetings.
- Mailed and distributed over 550 meeting notices and placed notices at libraries and community centers located in the southeast sector, and sent email reminders prior to each public meeting.
- Used a questionnaire to receive stakeholder input.
- Drafted meeting notes.
- Posted the meeting presentations and other information on the City's website.

During these meetings, a broad spectrum of issues and needs were discussed including traffic circulation, streetscape improvements, mixed-use development, transportation, etc. A summary of the most notable issues for the Near East Side Urban Village are listed in the recommendations section.

### Public Meetings

| Date | Time | Meeting | Location | Attendance |
|---|---|---|---|---|
| 4-12-07 | 6:30-8:30 p.m. | Public Meeting #1 | Polytechnic United Methodist Church | 76 |
| 7-19-07 | 6:30-8:30 p.m. | Public Meeting #2 | Dunbar High School | 59 |
| 7-25-07 | 1:30-4:00 p.m. | City Plan Commission Briefing | City Hall | * |
| 9-20-07 | 5:30-8:30 p.m. | Congressman Burgess' Economic Summit | Tarrant County Resource Connection | 60 |
| 9-27-07 | 6:30-8:30 p.m. | Public Meeting #3 | Morningside Middle School | 44 |
| 11-16-07 | 10:00 a.m.- noon | City Plan Commission Briefing and Public Hearing | City Hall | * |
| 11-27-07 | 8:30-10:00 a.m. | Pre-Council Briefing | City Hall | * |
| 12-4-07 | 7:00-9:00 p.m. | City Council Public Hearing | City Hall | * |

* These meetings were open to the public. Attendance was not taken.

# existing conditions

Many of the major issues and needs were discovered through a thorough study of the existing conditions. The planning team noted many recurring themes, statements, and observations.

This section captures the existing conditions of the village including context, zoning, ownership, and other conditions related to land use and development.

## Urban Village Context

The Near East Side Urban Village is located in southeast Fort Worth less than a mile southeast of Downtown. East Lancaster Avenue runs through the heart of the urban village. I-35W borders the west of the urban village and I-30 borders the north. US Highway 287 (Martin Luther King Freeway) runs along the eastern edge of the village and the Union Pacific railroad forms the southern edge. This urban village is well situated along major transportation corridors, providing a range of transportation opportunities.

The Near East Side Urban Village is approximately 81 acres. The entire urban village is zoned high-intensity mixed-use, with the exception of a few parcels which are zoned planned development. The recent development of the Lancaster Lofts has brought a residential component to the village. Social services have a visible presence with the Union Gospel Mission and Presbyterian Night Shelter being major property owners.

The Fort Worth Independent School District has two schools less than a mile from this urban village: I.M. Terrell and Van-Zandt Guinn Elementary Schools. Ekklesia Christian School is just outside the village boundaries.

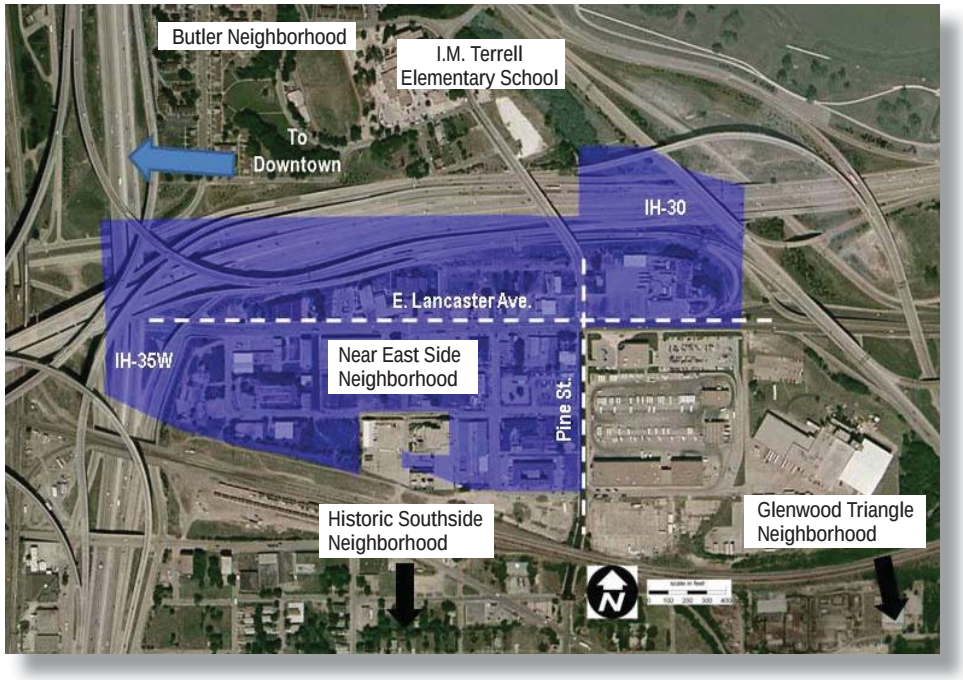
There are four parks within a mile of the urban village. Sycamore Creek Golf Course is located a mile east of the urban village.

The Fort Worth Transportation Authority ("The T") has several bus routes that run through the village. The T's headquarters and bus storage facility is located just outside the eastern boundary of the urban village.

## Major Accomplishments

Several major activities have been accomplished within this village. These accomplishments include:

- MU-2 zoning.
- Designation as a Neighborhood Empowerment Zone.
- Conversion of a historic, four-story property to loft apartments.
- Neighborhood logo design, street sign toppers, and district sign paid for by property owners.
- New facility and renovation of building owned by Union Gospel Mission.
- Various interior and exterior remodels from property owners.
- Addition of several public art murals.

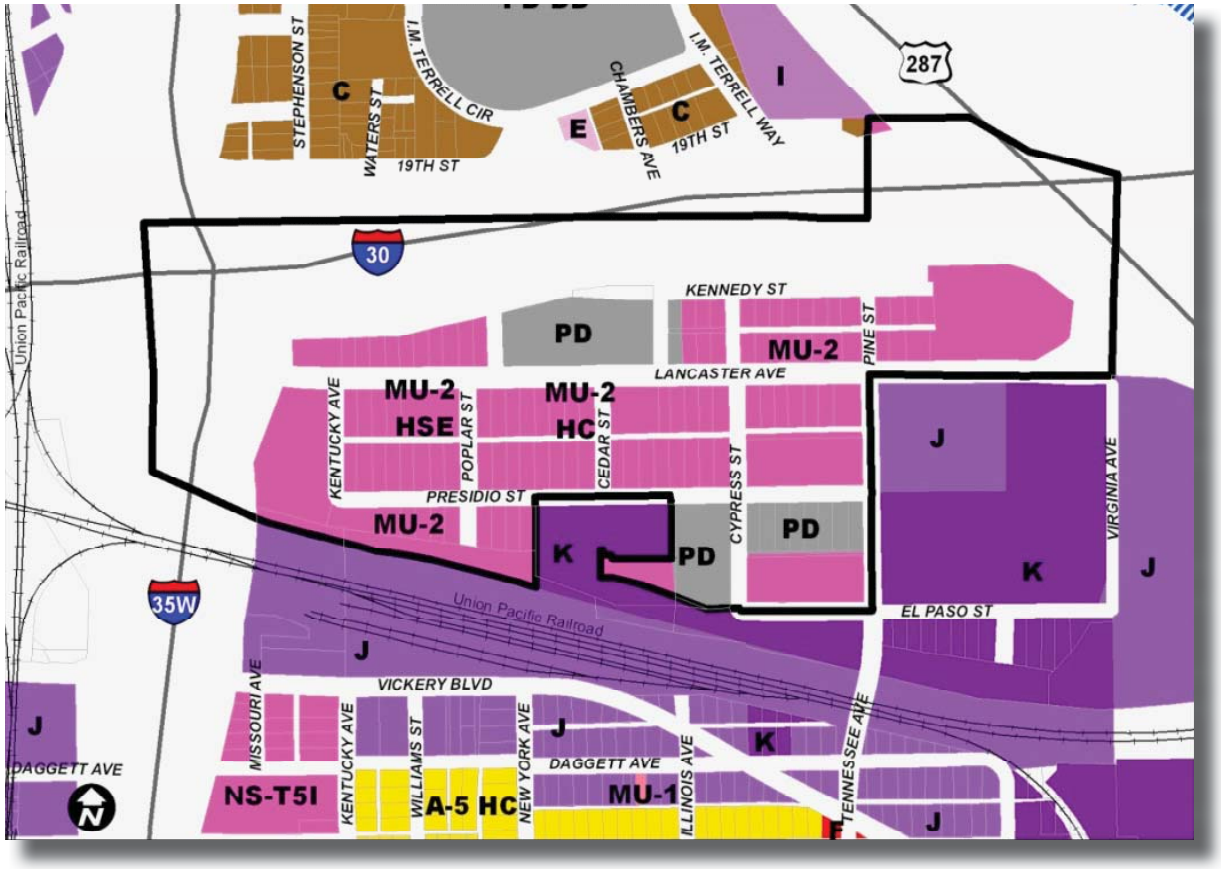


## Urban Village Existing Conditions

### Near East Side Urban Village Boundary

This village is bounded by I-30 to the north, I-35W to the west, the Union Pacific railroad to the south, and Pine Street and US Hwy. 287 to the east. There is a parcel of land along the railroad that is not included in the boundary which is owned and operated by Sprint.

## Current Zoning




Source: City of Fort Worth Planning and Development Department

**Residential Districts**
- "A-21" - Suburban Residential
- "A-7.5", "A-5" - Single Family Residential
- "B" - Low Density Residential
- "CR", "C" - Medium Density Residential
- "D" - High Density Residential

**Commercial Districts**
- "ER", "E" - Neighborhood Commercial
- "FR", "F", "G" - General Commercial

**Mixed-Use Districts**
- "MU-1" - Low Intensity Mixed-Use
- "MU-2" - High Intensity Mixed-Use, "NS" Near Southside

**Industrial Districts**
- "I", "IP" - Light Industrial
- "J" - Medium Industrial
- "K" - Heavy Industrial

**Special Districts**
- "CF" - Community Facilities
- "PD" - Planned Development

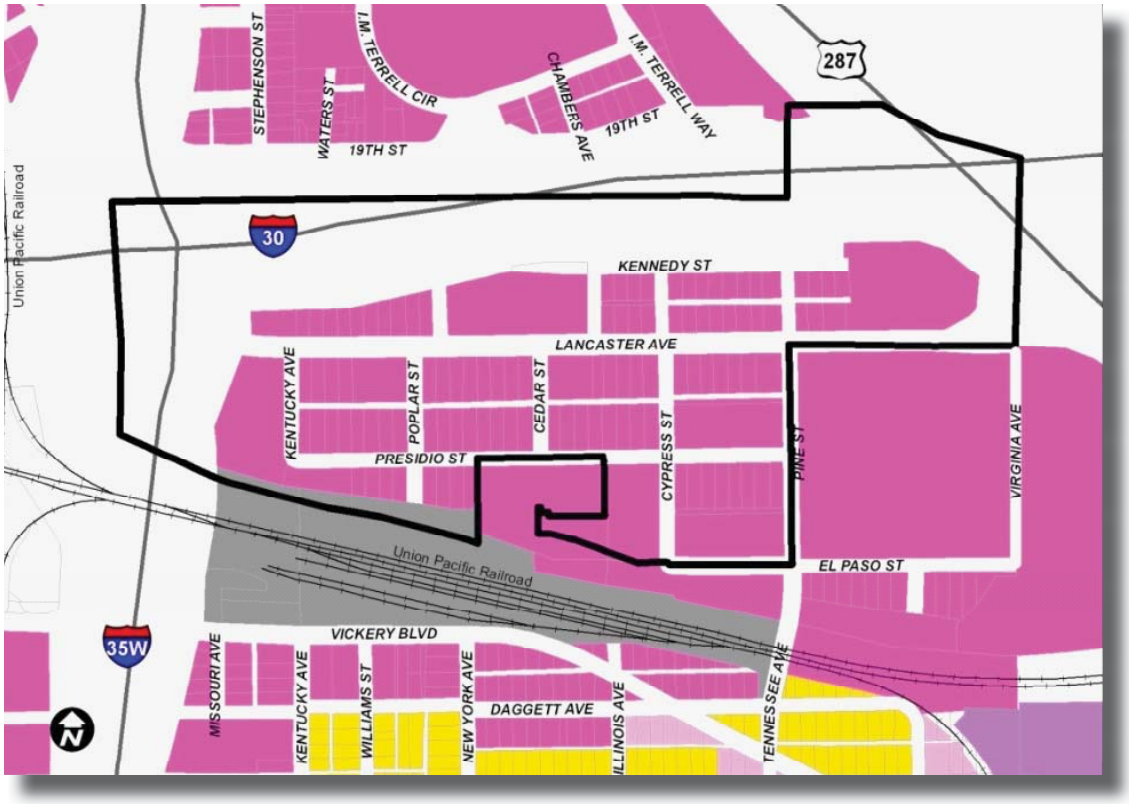
The current zoning in the Near East Side Urban Village is high intensity mixed-use (MU-2) and Planned Developments (PD).

The MU-2 zoning allows a variety of higher density housing types to exist among commercial, institutional, and selected light industrial uses.

The design characteristics of MU-2 development include pedestrian-friendly streets with wider sidewalks; taller buildings with minimal setbacks and transparent storefronts; on-street parking and street trees to help separate pedestrians from street traffic; and structured parking or surface lots located behind buildings.

The two PDs in this village allow for all uses in MU-2 plus homeless shelters. The properties zoned PD are currently used as homeless shelters.

## Future Land Use




Source: City of Fort Worth Planning and Development Department

**Future Land Use Designations**

- Agricultural (Vacant)
- Rural Residential
- Suburban Residential
- Single-Family Residential
- Manufactured Housing
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Institutional
- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Open Space
- Existing Public Parkland
- 100 Year Flood Plain

The future land use maps of the City of Fort Worth's 2007 Comprehensive Plan designate the Near East Side Urban Village as a mixed-use growth center.

The mixed-use growth center designation promotes a compact urban land use that includes a concentration of jobs, housing, recreational open space, and public facilities. The mixed-use growth center designation is key to achieving a lively urban environment that is pedestrian-oriented, accessible to public transportation, and embodies a strong sense of place.

The current MU-2 and PD zoning conform to the mixed-use growth center designation.

## Major Property Owners by Acreage

| ID | Property Owner | # Parcels | Acres |
|---|---|---|---|
| | Presbyterian Night Shelter | 16 | 7.27 |
| | Union Gospel Mission | 19 | 5.79 |
| | Fort Worth Mixed Use Inc. | 5 | 3.78 |
| | Paulos Properties, LLC. | 11 | 3.78 |
| | Union Pacific Railroad Co. | 2 | 2.73 |
| | Wilda W. Wingard Co-Tr. | 8 | 2.01 |

Source: Tarrant Appraisal District, 2007.

Based on Tarrant Appraisal District property records, the Presbyterian Night Shelter and Union Gospel Mission own over 5 acres each. The other property owners listed own at least two acres, and the remaining owners in the village own less than an acre.

## Brownfield

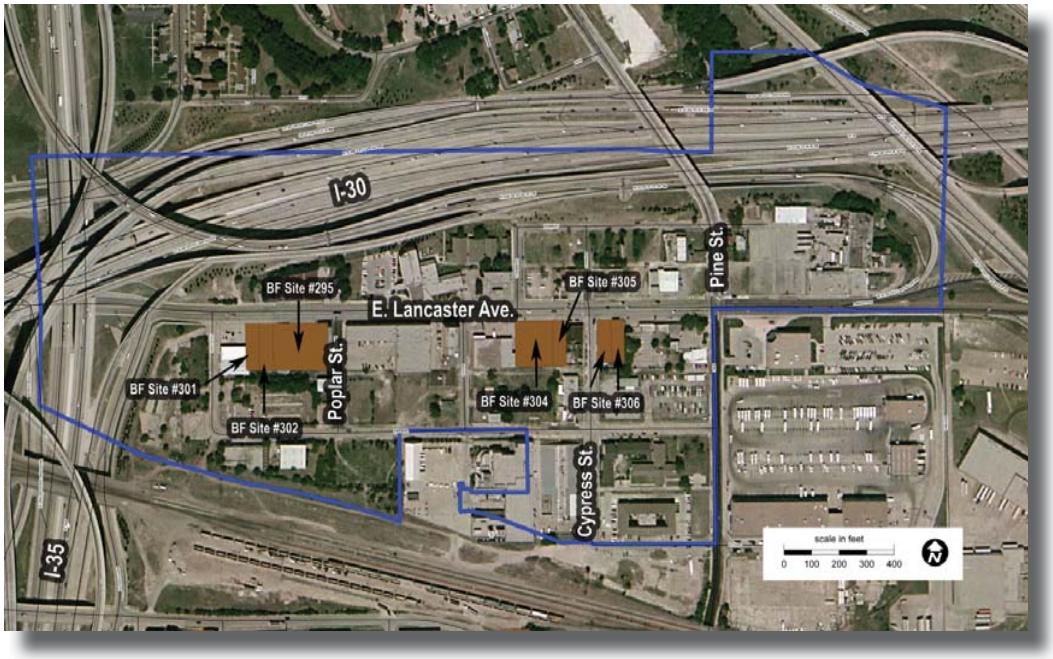
Brownfield sites are "real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant." Brownfield sites may or may not have environmental contamination.

Brownfields are land previously used for certain industrial or commercial purposes that may be contaminated by low concentrations of hazardous waste or pollution, but which has the potential to be reused if cleaned up. Land that has higher concentrations of hazardous waste or pollution, such as Superfund or hazardous waste sites, does not fall under the brownfield classification.

Generally, brownfield sites are found in a city's industrial section. Brownfield sites may contain abandoned factories or commercial buildings, or other potentially polluting operations. Many brownfield sites are close to important shipping routes such as highways and rivers. Small brownfield sites also may be found in older residential neighborhoods. For example, former dry cleaning establishments and gas stations used and stored materials that could contaminate the environment. Such real or perceived contamination may cause land to sit idle for decades. Cleaning up and reinvesting in these properties increases the local tax base, facilitates job growth, capitalizes on existing infrastructure, reduces the need to consume raw land for development, and protects the environment.

Fort Worth's Brownfield Program encourages the redevelopment of economically distressed areas through environmental assessment, remediation, and education. The Environmental Management Department oversees the City's Brownfield Program. The Department has an extensive database of environmentally contaminated sites, as well as abandoned or idle commercial and industrial properties. Financial assistance in the form of grants and loans is available to assess and clean up environmental contamination on a property. The City can provide information on the history of a property and assist with streamlining the regulatory and development process.

Redevelopment of brownfield sites plays an important part in the revitalization of older commercial districts, while supporting economic development and providing land needed for housing, transportation improvements, green spaces, and recreational facilities. For more information on redeveloping a brownfield site, go to www.fortworthgov.org/dem, or call 817-392-6088.




Source: City of Fort Worth Environmental Management Department

### Legend

Brownfield Parcels

## Near East Side Brownfield Sites

BF Site #295 - 1200 East Lancaster Ave.

BF Site #302 - 1112 East Lancaster Ave.

BF Site #301 - 1110 East Lancaster Ave.

BF Site #305 - 1410 East Lancaster Ave.

BF Site #304 - 1402 East Lancaster Ave.

BF Site #306 - 1500, 1502, 1504 East Lancaster Ave.

# recommendations

Recommendations for improvements and future development are depicted in the following section. These include:

- Summary of Recommendations
- Concept Plan
- Development Opportunities
  - Land Analysis
  - Zones
  - Building Opportunity Analysis (see Appendix for calculations)
- Streetscape and District Identity
- Homelessness
- Transportation Improvements

## Summary of Recommendations

Following is a summary of recommendations pertinent to this village followed by the concept plan depicting proposed developments.

### Development

- Relocate Day Resource Center to accommodate additional space and programs.
- Transfer unutilized land owned by absentee landowners to developable properties.
- Secure tenants for lease space.
- Promote development of vacant and underutilized land.
- Support community retail and market-rate housing.
- Incorporate police storefront along Lancaster.
- Preserve and remodel historic buildings such as the Williamson-Dickie building and facades to add historic character to the area.
- City should facilitate discussions with Union Pacific Railroad to pursue acquisition and land transfer of the parcels along the railroad. The land along I-35W is highly desirable for medium-density office and commercial development. Additional land along the railroad frontage is necessary for parking to support new development.

### Streetscape/District Identity

- Install trees, landscaping and street furnishings, such as trash receptacles and benches. Benches should have arm rails to discourage sleeping and be strategically located to areas intended for congregation.
- Continue trend of artists' murals, and promote additional public art opportunities.
- Encourage art and lighting from Downtown to East Lancaster under I-35W bridge and at gateways.
- Create district identity, including monument signs, banner poles, and signage of "Near East Side Neighborhood" Artist District. Encourage artists' live/work lofts and promote branding of "arts district" through marketing.

### Homeless

- Coordinate with and support initiatives of the Mayor's Advisory Commission on Homelessness.
- Disperse future units of permanent housing for the homeless outside the Near East Side Urban Village and throughout Fort Worth.
- Eventually eliminate homeless encampments on public rights-of-way. The habitual camping that occurs presently is counter-productive to implementing landscape features, sidewalks, plazas, parks, and other elements desired in an urban village.

### Safety

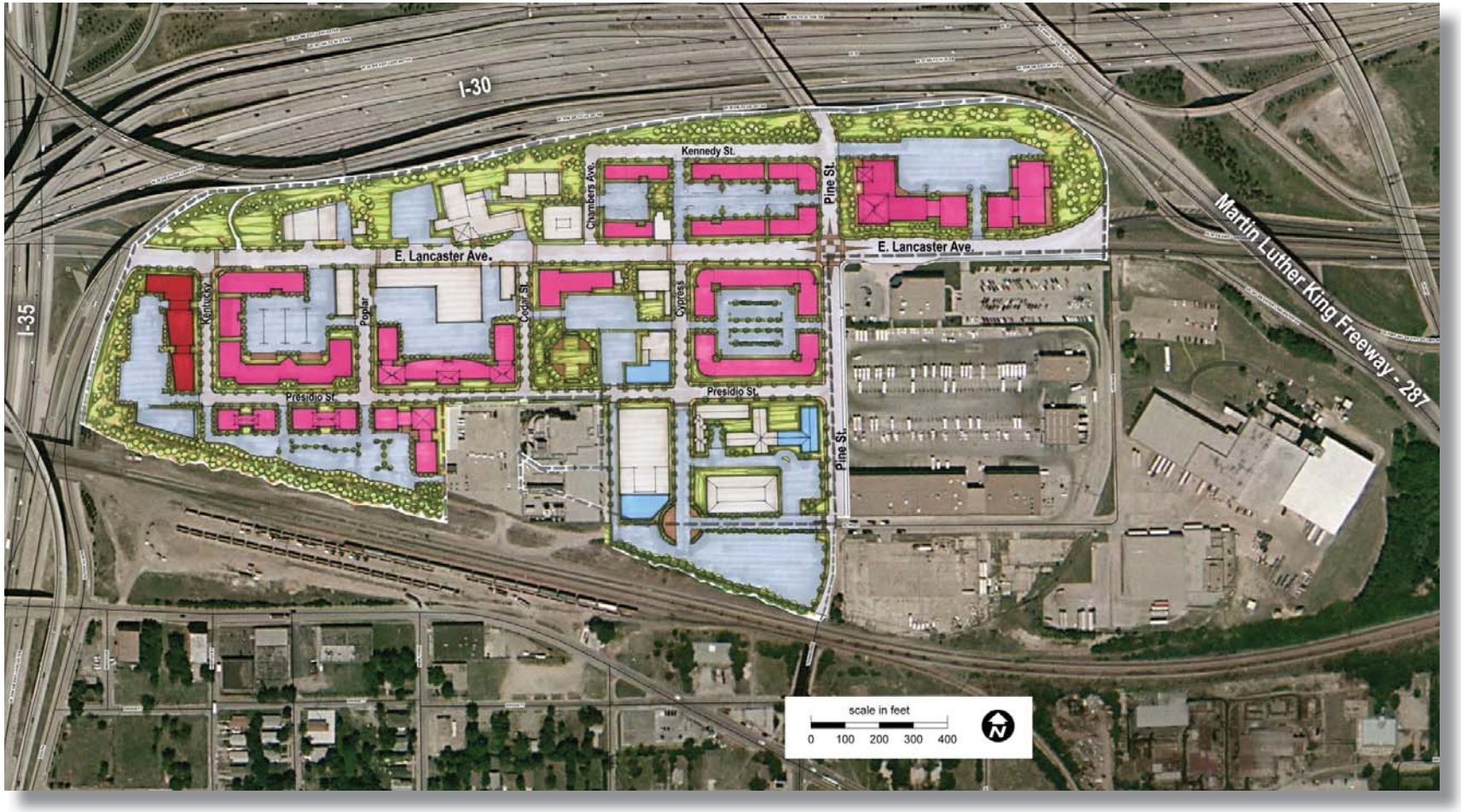
- Increase pedestrian-scale lighting and street lighting within the entire village boundary.
- Improve pedestrian safety at crossings with additional crosswalks, signage, and flashing lights.
- Install traffic calming devices along East Lancaster with textured crosswalks.
- Extend and improve sidewalks for continuous and unobstructed movement.

### Transportation

- Increase parking as retail tenants move into the village.
- Increase parkways by narrowing outside lane on East Lancaster to create wider sidewalks and landscaped buffers.
- Improve intersection at Pine and East Lancaster with wider turning radius for buses and paver crosswalks.
- Coordinate with the Fort Worth Transportation Authority for future bus rapid transit (BRT) along East Lancaster.

## Concept Plan

### Near East Side Urban Village




### Legend

- Mixed-Use
- Commercial/Retail
- Residential
- Institutional
- Existing Building

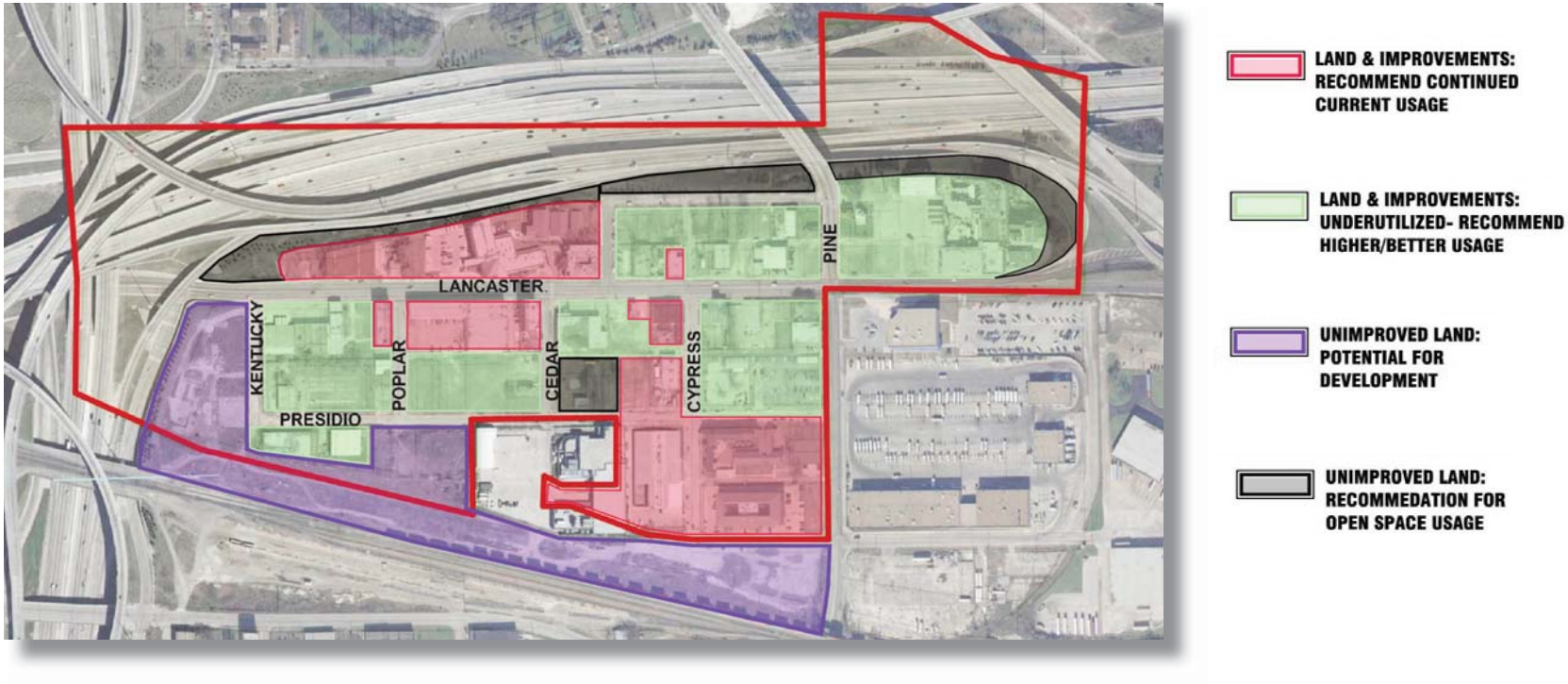
## Development Opportunities

To determine viable opportunities for future development, the land within the village boundary was assessed for the following:

- Land recommended to continue current usage for the foreseeable future (shown in red).
- Underutilized land recommended for higher and better uses (shown in green).
- Unimproved or vacant land that offers a potential for development (shown in purple).
- Unimproved land recommended for open space (shown in gray).

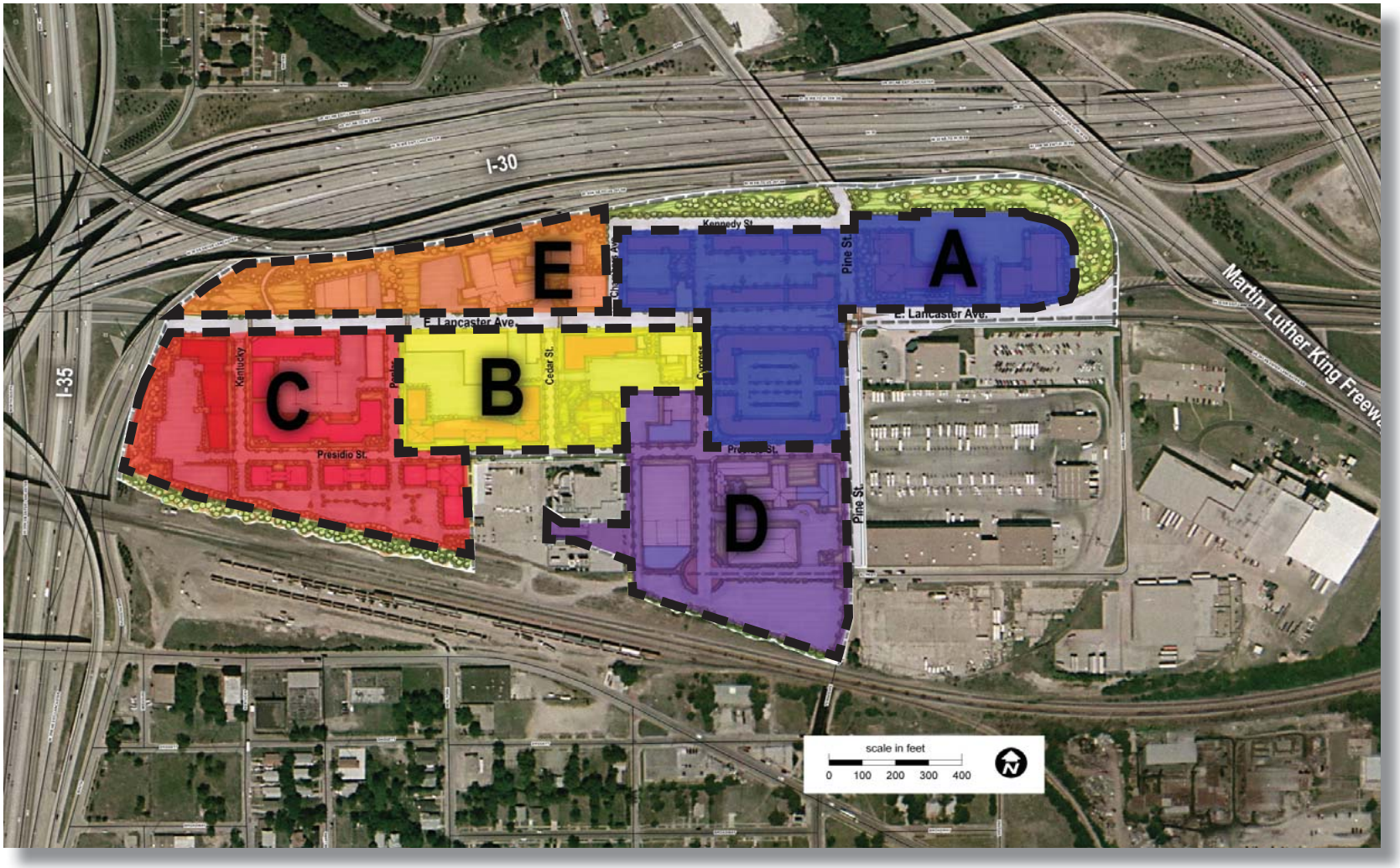
This land analysis was used as a basis for development of the concept plan.

### Land Analysis

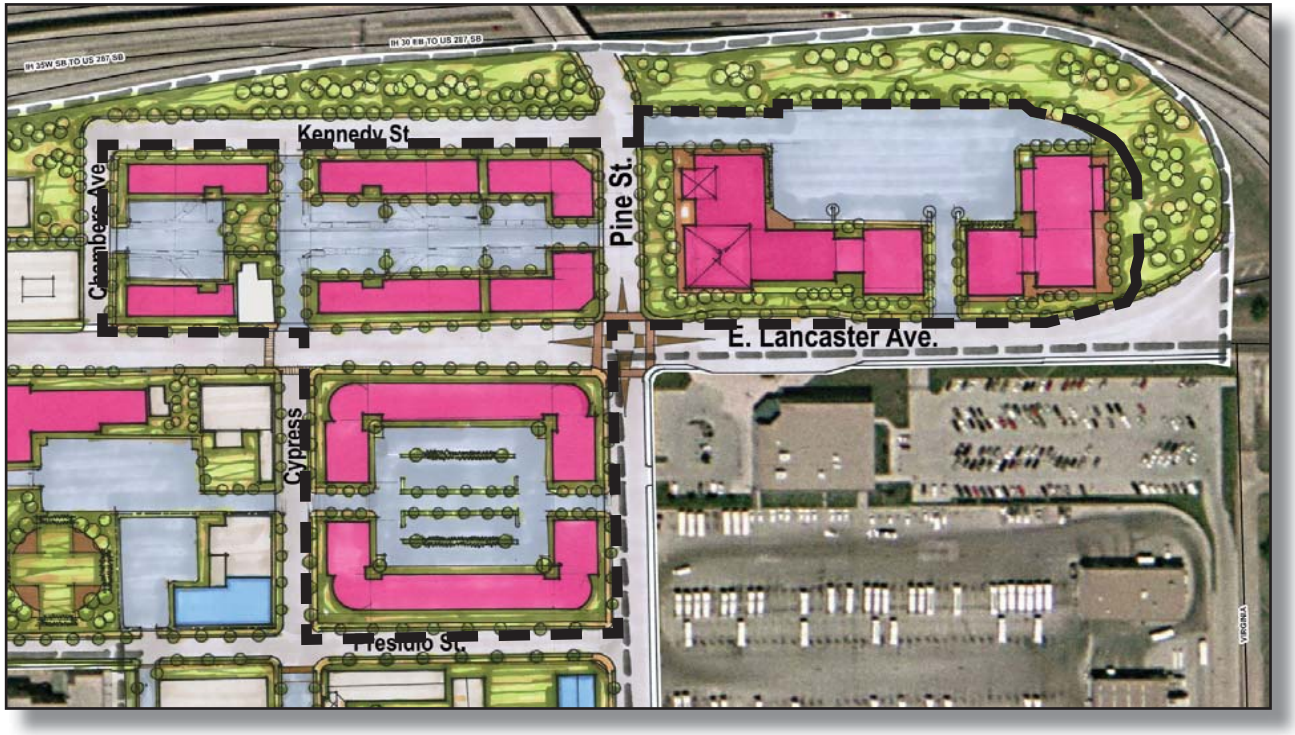


## Development Opportunities Zones

The concept plan is divided into five zones for the purpose of focusing on the detail of proposed improvements, approximate land area, density, and development potential.



## Zone A




| Building Opportunity Analysis | |
|---|---|
| GROSS LAND AREA | 594,500 SF/13.65 ac. |
| LAND WITH DEVELOPMENT POTENTIAL | 355,734 SF/8.17 ac. |
| DENSITY/SF OF BUILDING AREAS | 321,200 SF |
| OPEN SPACE | 122,666 SF/2.82 ac. |
| FLOOR AREA RATIO | 0.90 |

### Recommendations

Zone A presents the opportunity to enhance the major village intersection at the confluence of Lancaster Avenue and Pine Street. This includes the completion of decorative intersection upgrades, wider turning radiuses, pedestrian enhancements, and decorative paving. An urban village gateway structure should be built in this zone at the eastern terminus of the village boundary.

Zone A provides opportunities for redevelopment of existing property with a mixed-use combination of retail/commercial with upper level residential.

The only existing building shown in this zone is occupied by the Day Resource Center, which could be relocated in the future. The building that currently houses the Day Resource Center should be rehabilitated, or the site should be redeveloped. Special care should be taken with the orientation of the existing building or its eventual replacement.

A major landscaped buffer zone should be preserved in the extreme northern rim of the village boundary along the adjacent freeway.

## Zone B

| Building Opportunity Analysis | |
|---|---|
| GROSS LAND AREA | 239,250 SF/5.49 ac. |
| LAND WITH DEVELOPMENT POTENTIAL | 145,000 SF/3.33 ac. |
| DENSITY/SF OF BUILDING AREAS | 185,000 SF |
| FLOOR AREA RATIO | 1.28 |

### Recommendations

Zone B includes ground floor retail/commercial development with two levels above ground floor of residential flats/studios.

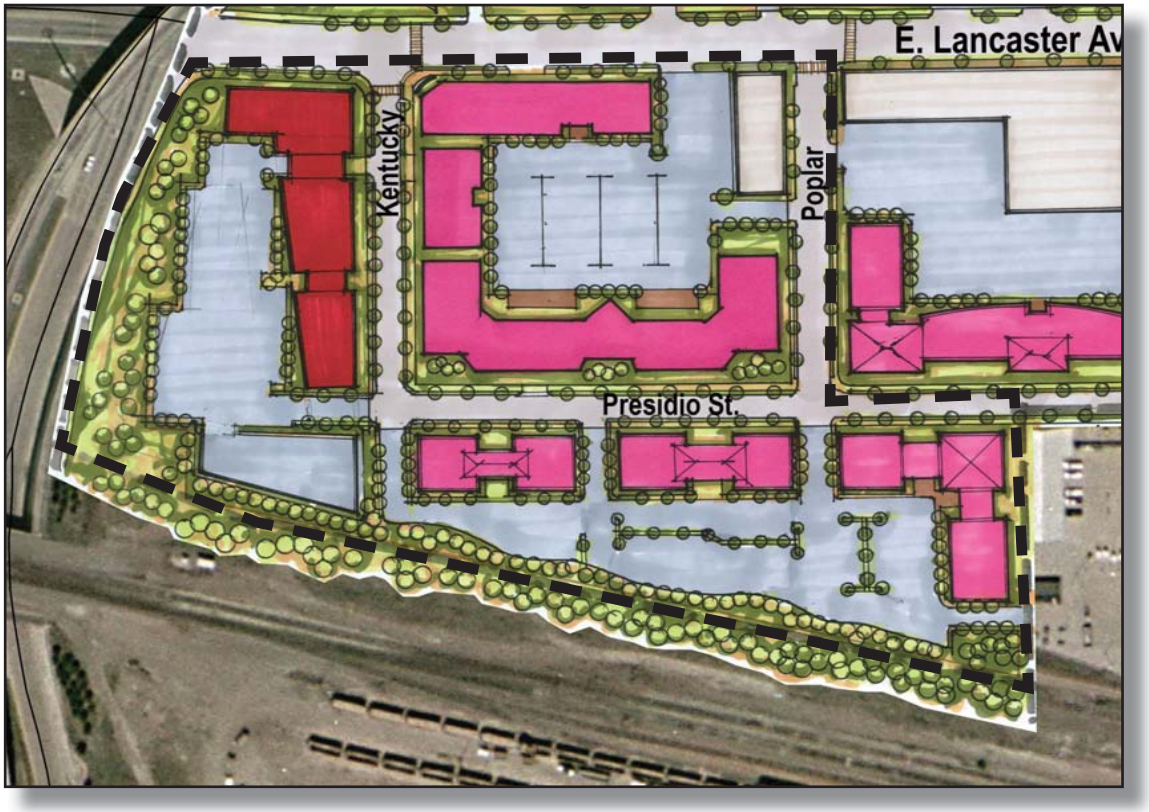
Development of a new police sub-station is planned at a historic structure; this should incorporate the historic structure's façade.

Development plans include the preservation/adaptive use of an historic structure (Lancaster Lofts) already in use as a multi-story loft apartment.

The Rhythm Band Instrument Company tract is recommended for potential long-term redevelopment consistent with the increased density of an urban village.

A landscaped park is recommended on the northeast corner of Cedar Street and Presidio Street to serve the open space/public plaza needs for this community.

## Zone C




### Recommendations

Most of Zone C is a major stand-alone townhome residential development surrounding internal landscaped courtyards for pedestrian and vehicular access and parking.

The continued preservation/adaptive reuse of the historic Parker Browne building is encouraged for ground-floor retail and upper floor loft-like residential purposes.

A major landscaped buffer zone and safety fence should be included along the railroad right-of-way to the south.

It is recommended that the parcel of land in the southwest corner of this zone along I-35W become a medium-density office/commercial site. This site offers a highly visible gateway from I-35W for new development. Additionally, land currently owned by the Union Pacific Railroad provides parking opportunities to support new mixed-use developments.

| Building Opportunity Analysis | |
|---|---|
| GROSS LAND AREA | 384,450 SF/8.83 ac. |
| LAND WITH DEVELOPMENT POTENTIAL | 384,450 SF/8.83 ac |
| DENSITY/SF OF BUILDING AREAS | 288,000 SF |
| FLOOR AREA RATIO | 0.75 |

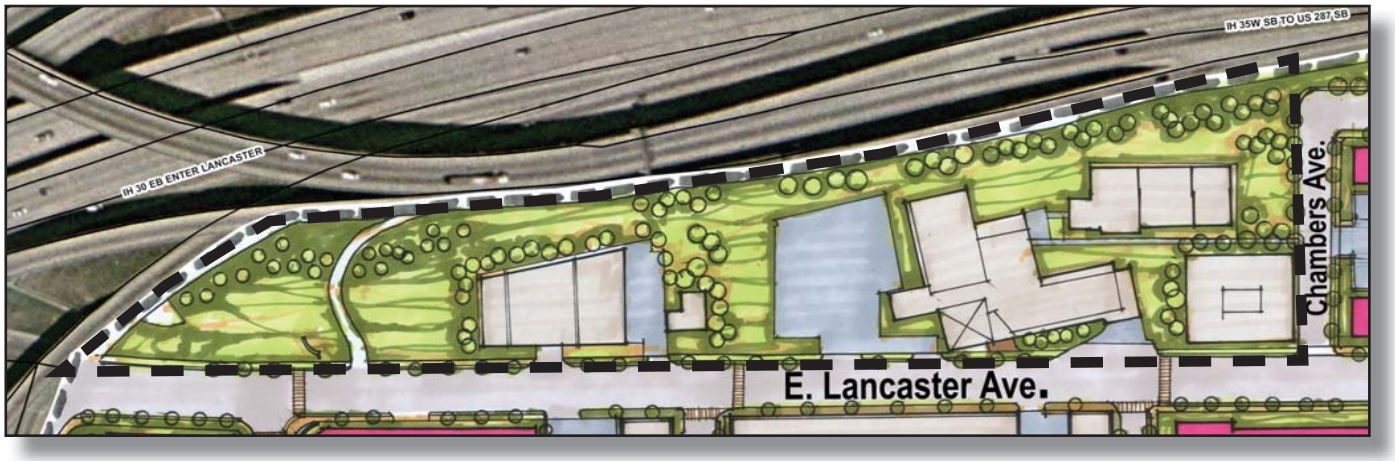
## Zone D

### Recommendations

Zone D currently holds several institutional facilities including the Presbyterian Night Shelter (PNS). Several future building sites in Zone D may be needed for long-term expansion of existing institutional uses. The orientation of the Presbyterian Night Shelter should be modified to create more of a campus environment. (For purposes of development potential, the institutional uses shown here are not included in the calculations.)

| Building Opportunity Analysis | |
|---|---|
| GROSS LAND AREA | 284,100 SF/6.52 ac. |
| LAND WITH DEVELOPMENT POTENTIAL | 0 SF/0 ac. |
| DENSITY/SF OF BUILDING AREAS | 0 SF |
| FLOOR AREA RATIO | 0 |

## Zone E




| Building Opportunity Analysis | |
|---|---|
| GROSS LAND AREA | 232.300 SF/5.33 ac. |
| LAND WITH DEVELOPMENT POTENTIAL | 0 SF/0 ac. |
| DENSITY/SF OF BUILDING AREAS | 0 SF |
| OPEN SPACE | 80,332.0 SF/1.84 ac. |
| FLOOR AREA RATIO | 0 |

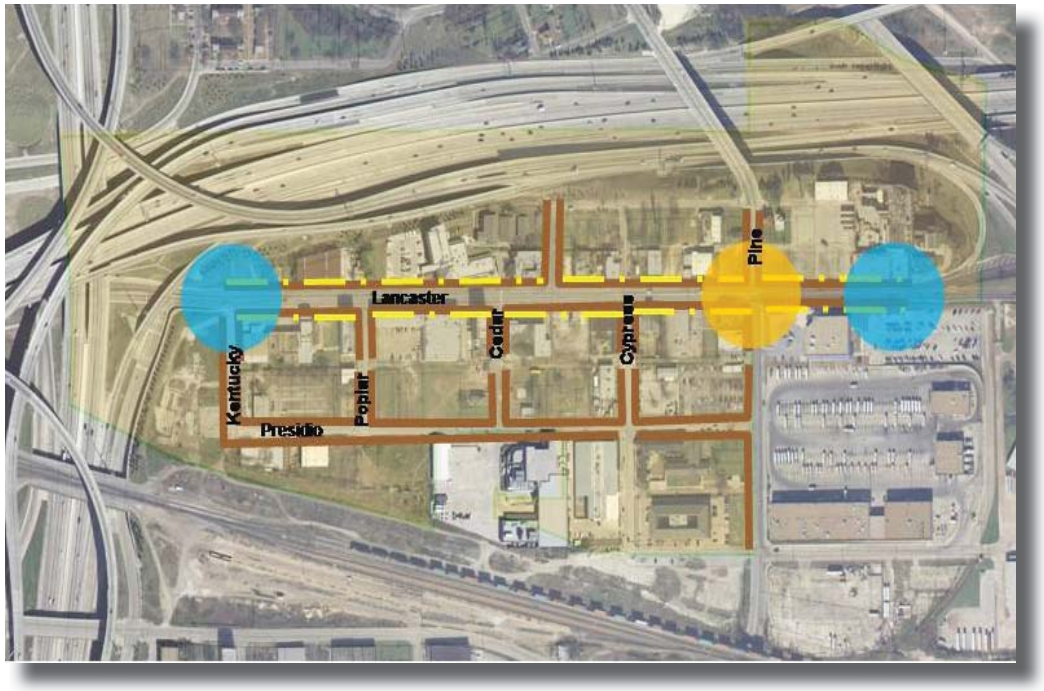
### Recommendations

No significant building-related development is shown in Zone E. The area is currently owned and occupied by the Union Gospel Mission (UGM).

The northern edge of this zone should remain an open space area with a landscaped buffer along the freeway frontage.

A district gateway structure should be located at the western edge of this zone.

## Streetscape and District Identity




### Legend

- Sidewalk
- Streetscaping
- Gateways
- Intersection Improvement

Example of an Enhanced Intersection

The vision for the Near East Side Urban Village is of a unique, pedestrian-oriented environment offering a higher quality of life, with more places to live, work, shop, and play. East Lancaster Avenue through this village should be a continuation of the "great street" Lancaster has become in downtown. While different in character, this street serves as a gateway to downtown. The streets in this village should be safe for pedestrian walking and crossing. They should also provide amenities to establish a comfortable walking environment. Lighting is an additional need to establish a district identity and to promote a safer environment.

Recommendations for streetscape and district identity include:

- Promote district identity of an "arts district" by including public art, signage, banner poles, monuments, and the continuation of the artists' murals on buildings.
- Create a cleaner, more pedestrian-friendly environment by providing benches, trash receptacles, and other street furnishings.
- Provide gateway features at the west side of the village near the I-35W underpass and near the east side of the village between US Hwy. 287 and Pine Street.
- Add street trees and pedestrian lighting evenly spaced along Lancaster.
- Lancaster and Pine is the major intersection in this village, so it should stand out with a decorative signal, special paving patterns, and enhanced crosswalks.
- Add continuous sidewalks along all streets within the village and replace existing sidewalks that are in disrepair.

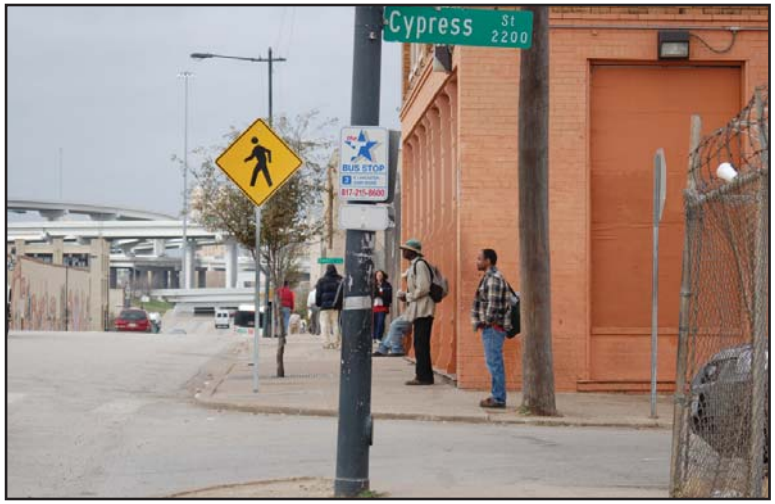
## Homelessness

A major concentration of Fort Worth's homeless population is located within this village. This concentration is primarily due to the support services and shelters that are located here. The vision for this village is a place where business, residential, community retail, and social services can coexist together in a safe, walkable, attractive, and vibrant community.

In order for both development and social services to thrive together, efforts must be made to eliminate homelessness. Several initiatives are underway to address this problem and create permanent housing throughout the City for the unsheltered population. It is imperative that the City and stakeholders continue to make strides in this area.

Other recommendations include:

- Coordinate with and support initiatives of the Mayor's Advisory Commission on Homelessness.
- Disperse future units of permanent housing for the homeless outside of the Near East Side Urban Village and throughout the community.
- Eventually eliminate homeless encampments on public rights-of-way. The habitual camping that occurs presently is counter-productive to implementing landscape features, sidewalks, plazas, parks, and other elements desired in an urban village.



## Transportation Improvements

### Assessment

The Near East Side Urban Village is located on Lancaster Avenue, which is a State-maintained facility. Lancaster is a wide, four-lane undivided roadway that transitions to a five-lane section with turn lanes at the intersection of Pine Street. The village limits along Lancaster extend from I-35W to US Hwy. 287.

### Transportation Deficiencies

The Near East Side Urban Village does not have any significant transportation deficiencies related to the roadway or drainage. The wide outside lanes allow vehicles to travel at higher speeds, which is a safety concern for pedestrian traffic. The corridor does have some infrastructure deficiencies for pedestrians, which include:

- Intersection with no curb ramps (image 1).
- Sections of damaged sidewalk (image 2).
- Pedestrian crossings at uncontrolled intersection (image 3).
- Lack of sidewalks and lighting on side streets (image 4).
- Lack of lighting under the I-35W overpass.
- Lack of sidewalks extending east under the US Hwy. 287 overpass.
- ADA ramps need to be upgraded to current standards.

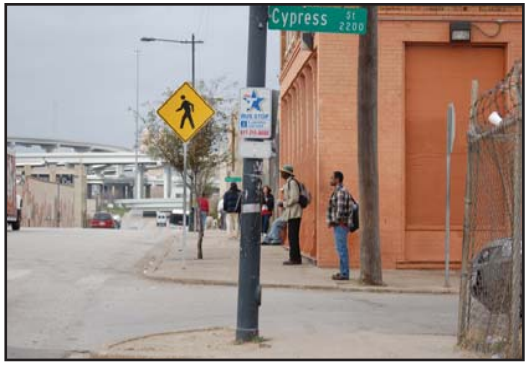



Image 1

Image 2

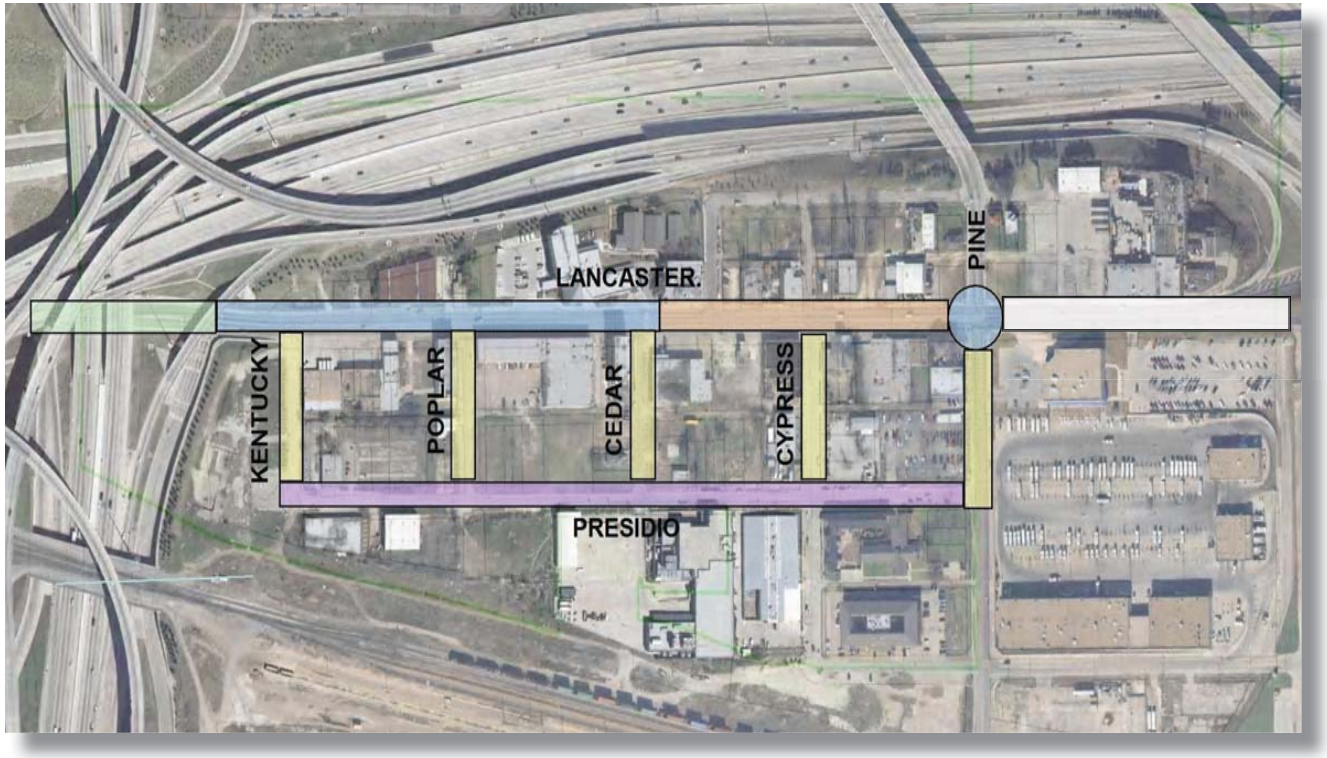
Image 3

Image 4

## Transportation Recommendations

The transportation plan for the Near East Side Urban Village includes a combination of aesthetic improvements and solutions to the current deficiencies. The following is a list of recommendations:

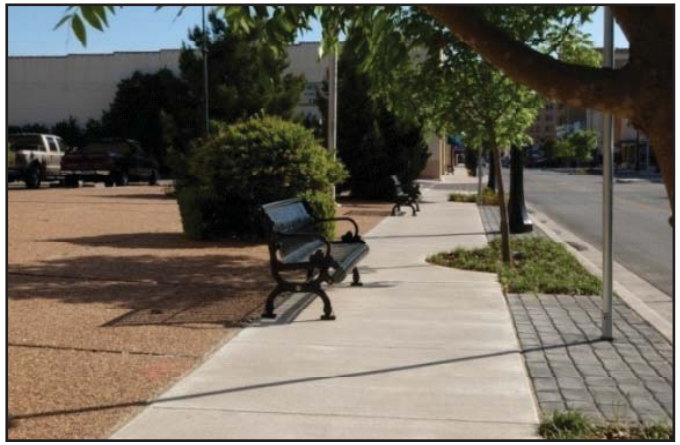
- Reconstruct the parkways along East Lancaster to provide narrow lanes for traffic calming and provide opportunities for landscaping.
- Complete some minor pavement repairs and a new surface treatment for East Lancaster.
- Upgrade ADA ramps and construction of new ramps.
- Construct new brick paver crosswalks at the uncontrolled intersections, and add additional warning signs.
- Extend and improve sidewalks for continuous and unobstructed movement.
- Add pedestrian-scale lighting and street lighting within the entire village boundary.
- Construct a new bus stop for the northeast approach at the Pine Street intersection.
- Install pedestrian lighting under the I-35W overpass.
- Bury overhead utility lines.
- Add sidewalks and ADA ramps under US Hwy. 287.



## Transportation Recommendations (cont.)

| Planning Level Cost Estimate for the Near Eastside Urban Village | | | |
|---|---|---|---|
| **Project** | **Construction Cost** | **Design and Administration** | **Funding Source** |
| Intersection Improvements for the intersection of Pine Street and Lancaster. Including the Bus Stop on the northeast corner | $ 110,000.00 | $ 30,000.00 | Urban Village Phase II Funds |
| Street improvements on Lancaster from Kentucky to Cedar. | $ 520,000.00 | $ 120,000.00 | Urban Village Phase II Funds |
| Streetscape improvements - lighting under the I-35W bridge * | TBD | TBD | Unknown, Public Art Project |
| Street improvements on Lancaster from Cedar to Pine Street | $ 550,000.00 | $ 120,000.00 | Unknown, CIP, Developer Assisted |
| Street improvements on Kentucky, Poplar, Cedar, Cypress, and Pine | $ 960,000.00 | $ 180,000.00 | Unknown, CIP, Developer Assisted |
| Street improvements on Presidio from Kentucky to Pine | $ 990,000.00 | $ 190,000.00 | Unknown, CIP, Developer Assisted |
| Sidewalks and ADA ramps under US Hwy. 287 Overpass | $ 60,000.00 | $ 8,000.00 | Unknown, CIP, Developer Assisted |

* Lighting under I-35W not included in cost estimate.



Example of streetscaping and street furniture.

Construction Items (Preliminary)

- One-Course Slurry Seal.
- New Sidewalks and ADA Ramps.
- New Crosswalks.
- Minor Curb Repair.
- Minor Drainage Improvements.
- Roadway Lighting.
- Pedestrian Lighting.
- Landscaping and Irrigation.
- Minor Signal Modifications.
- Design and Administration fees.

Example of streetscape with crosswalks.

Streetscape improvements with street trees.

Existing

Proposed

Character Sketch of Williamson-Dickie Building looking west on East Lancaster Ave.
Example of renovation projects, new development, and streetscape improvements.

Existing

Proposed

Character Sketch of Near East Side Urban Village looking west on East Lancaster Ave.
Example of streetscape improvements.

# appendix

## Building Opportunity Analysis

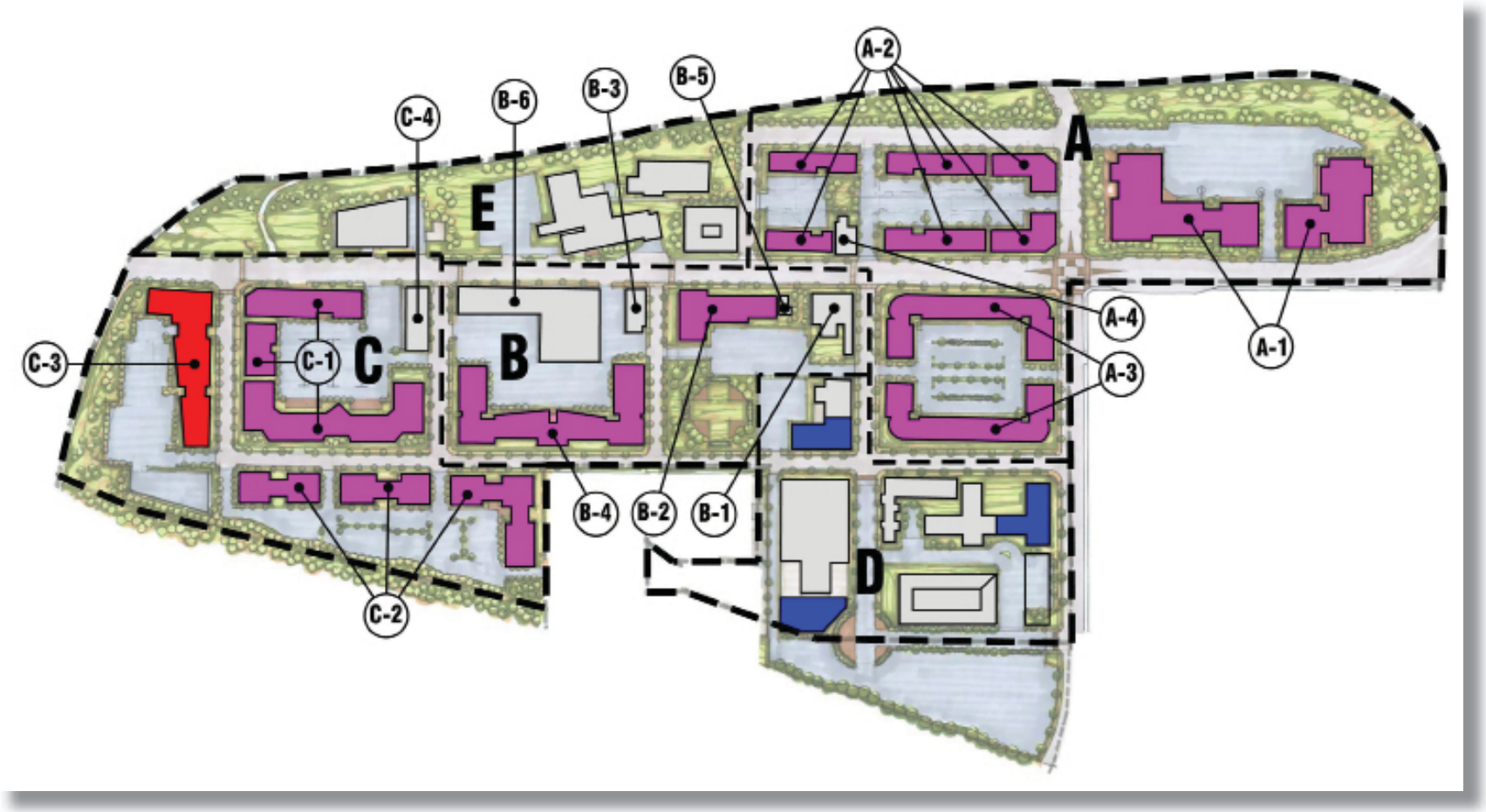
Based on proposed land uses and preferred densities, this analysis depicts the potential amount of retail, residential, commercial, and institutional uses with associated parking. This table indicates the assumptions made related to mix of use, height, and unit size for each new building depicted on the concept plan. The building square footages reflect the actual building footprints shown on the plan, and parking requirements are based roughly on the requirements of the City's development codes.

NEAR EAST SIDE

Land Use Types: Mixed-Use; Commercial or Retail; Residential; Institutional

| ZONE | Building | Use Key | Estimated Ground Floor SF | Usage | 2nd Floor SF | Usage | 3rd Floor SF | Usage | 4th Floor SF | Usage | 5th Floor SF | Usage | Total Bldg. SF | Parking Required (spaces) Retail, Comm. | Total Residential Area | No. Units Res. | Area/Unit | Parking Required (spaces) Residential | Res. Parking Criteria | Building | Notes | Future Use Key Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A | A-1 | | 59,200 | Ret. | 59,200 | Res. | 59,200 | Res. | 59,200 | | | | 236,800 | 178 | 177,600 | 75 | 2,368 | 150 | 2/unit | A-1 | | |
| | A-2 | | 49,450 | Ret. | 49,450 | Res. | 49,450 | Res. | 49,450 | | | | 197,800 | 148 | 148,350 | 75 | 1,978 | 150 | 2/unit | A-2 | | |
| | A-3 | | 50,900 | Ret. | 50,900 | Res. | 50,900 | Res. | 50,900 | | | | 203,600 | 153 | 152,700 | 80 | 1,909 | 160 | 2/unit | A-3 | | |
| | A-4 | | 3,612 | Inst. | 3,612 | Inst. | | | | | | | 7,224 | | | | | | n/a | A-4 | Existing Historic Bldg. (Day Resource Center) | Potential continued use as Institutional |
| Totals | | | 163,162 | | 163,162 | | 159,550 | | 159,550 | | 0 | | 645,424 | 479 | 478,650 | 230 | 6,255 | 460 | | | | |
| B | B-1 | | 8,000 | Ret. | | Res. | | | | | | | 8,000 | 24 | | | | | 2/unit | B-1 | Existing Historic Bldg. (Williamson Dickie) | Potential use as Commercial/Retail |
| | B-2 | | 14,400 | Ret. | 14,400 | Res. | 14,400 | | | | | | 43,200 | 43 | 28,800 | 20 | 1,440 | 40 | 2/unit | B-2 | | |
| | B-3 | | 5,000 | Res. | 5,000 | Res. | 5,000 | Res. | 5,000 | Res. | | | 20,000 | 15 | 15,000 | | | | 2/unit | B-3 | | Potential use as residential |
| | B-4 | | 36,000 | Comm. | 36,000 | Res. | 36,000 | Res. | 36,000 | Res. | | | 144,000 | 108 | 108,000 | 40 | 2,700 | 80 | 2/unit | B-4 | | |
| | B-5 | | 450 | Inst. | | | | | | | | | 450 | 1 | | | | | n/a | B-5 | Existing Bldg. | Potential use as Institutional |
| | B-6 | | 30,800 | Comm. | | | | | | | | | 30,800 | 92 | | | | | n/a | B-6 | Existing Bldg. (Rhythm Band Instrument) | Potential continued use as Commercial/Retail |
| Totals | | | 94,650 | | 55,400 | | 55,400 | | 41,000 | | 0 | | 246,450 | 284 | 151,800 | 60 | 4,140 | 120 | | | | |
| C | C-1 | | 51,250 | Ret. | 51,250 | Res. | 51,250 | Res. | | | | | 153,750 | 154 | 102,500 | 65 | 1,577 | 130 | 2/unit | C-1 | | |
| | C-2 | | 39,400 | Ret. | 39,400 | Res. | 39,400 | Res. | | | | | 118,200 | 118 | 78,800 | 50 | 1,576 | 100 | 2/unit | C-2 | | |
| | C-3 | | 26,000 | Ret. | 26,000 | Ret. | | | | | | | 52,000 | 156 | | | | | n/a | C-3 | | |
| | C-4 | | 9,230 | Res. | 9,230 | Res. | 9,230 | Res. | | | | | 27,690 | 28 | 27,690 | 18 | 1,538 | 36 | 2/unit | C-4 | Existing Historic Bldg. (Parker - Browne Factory Warehouse) | Potential continued use as Residential |
| Totals | | | 125,880 | | 125,880 | | 99,880 | | 0 | | 0 | | 351,640 | 456 | 208,990 | 133 | 4,691 | 266 | | | | |
| D | Existing | | NA | Inst. | | | | | | | | | | | | | | | 2/unit | Existing | Presbyterian Night Shelter (PNS) | |
| | Existing | | NA | Inst. | | | | | | | | | | | | | | | 2/unit | Existing | PNS | |
| | Existing | | NA | | | | | | | | | | | | | | | | | Existing | PNS | |
| | New | | TBD | Inst. | | | | | | | | | | | | | | | | New | PNS | |
| | New | | TBD | Inst. | | | | | | | | | | | | | | | | New | PNS | |
| | New | | TBD | Inst. | | | | | | | | | | | | | | | 2/unit | New | PNS | |
| Totals | | | 0 | | 0 | | 0 | | 0 | | 0 | | 0 | 0 | 0 | 0 | 0 | 0 | | | | |
| E | Existing | | NA | | | | | | | | | | | | | | | | | Existing | Union Gospel Mission (UGM) | |
| | Existing | | NA | | | | | | | | | | | | | | | | | Existing | UGM | |
| | Existing | | NA | | | | | | | | | | | | | | | | | Existing | UGM | |
| | Existing | | NA | | | | | | | | | | | | | | | | | Existing | UGM | |
| | Existing | | NA | | | | | | | | | | | | | | | | | Existing | UGM | |
| Totals | | | 0 | | 0 | | 0 | | 0 | | 0 | | 0 | 0 | 0 | 0 | 0 | 0 | | | | |
| Village Totals | | | 383,692 | | 344,442 | | 314,830 | | 200,550 | | 0 | | 1,243,514 | 1,218 | 839,440 | 423 | 15,086 | 846 | | | | |

Building Opportunity Analysis Legend



Public Meeting Notes - April 12, 2007

## SOUTHEAST CLUSTER URBAN VILLAGES

## MEETING NOTES

**Public Meeting #1**
**April 12, 2007**
**6:00 p.m.**
**Polytechnic United Methodist Church**
**1310 Collard Street, Fort Worth**

Prepared by: Open Channels Group, LLC and
Freese and Nichols, Inc.

CONTACT INFORMATION

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**Tonya Veasey**
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### Opening Session

The April 12 public meeting is the first of three scheduled meetings for the southeast cluster urban villages. The purpose of the public meetings is to receive citizens' input on the development of master plans for five urban villages located in southeast Fort Worth. The City of Fort Worth hired a consultant team led by Freese and Nichols, Inc. to develop the master plans for the southeast cluster villages that include: Berry/Riverside, Berry/Stalcup, Near East Side, Oakland Corners, and Polytechnic/Wesleyan, and to engage the community in this process by holding three public meetings.

The meeting was convened by the City of Fort Worth and Freese and Nichols, Inc. Fort Worth Councilmember Kathleen Hicks made opening remarks.

At the April 12 public meeting, the consultant team presented an overview of the five urban villages, along with a timeline of the master planning process. The meeting format included an opening session and separate breakout sessions for the five urban villages. The breakout sessions provided an opportunity to focus on issues unique to each urban village.

The following information was presented. The City of Fort Worth approved twelve urban villages for master plan development, which includes the five southeast cluster villages. The remaining seven villages are located in either the central or southwest clusters, which are located in other parts of the central city. The City allocated $50,000 each to twelve urban villages to develop master plans. The master plan process, or Phase One planning, began in March 2007 and is scheduled to end in November 2007 when the plans are scheduled to be presented to the City Council for adoption. In addition, the City allocated $740,571 each to five villages for the design and construction (Phase Two) of transportation-related improvements that would be determined during the planning phase. The Berry/Riverside and Near East Side villages were approved for design and construction work.

An urban village is an urbanized place with a mix of uses, jobs, public spaces, transportation connections, pedestrian activity, and a sense of place. The City is promoting the development of urban villages by constructing capital improvements to upgrade infrastructure and create high quality public spaces; applying economic incentives to make urban infill projects competitive with suburban development; and applying mixed-use zoning to permit high-density, pedestrian-oriented development consistent with the community's vision.

The urban village master plans will outline strategies to redevelop each village and include transportation and infrastructure improvements, development opportunities, and zoning recommendations. Shabay explained that the purpose of the Phase One planning is to create a master plan that outlines strategies for redevelopment that include: developing a vision for development, identifying potential improvements, and working with community stakeholders in a collaborative effort. The purpose of Phase Two is to design and construct transportation-related improvements with the $740,571 funds that stakeholders prioritized during the planning phase.

| Southeast Cluster Urban Villages | Phase One: Planning | Phase Two: Unspecified Improvements | Total (Maximum) |
|---|---|---|---|
| Near East Side | $50,000 | $740,471 | $790,571 |
| Berry/Riverside | $50,000 | $740,571 | $790,571 |
| Oakland Corners | $50,000 | --- | $50,000 |
| Polytechnic/Wesleyan | $50,000 | --- | $50,000 |
| Berry/Stalcup | $50,000 | --- | $50,000 |
| Total: | $250,000 | $1,481,142 | $1,731,142 |

Page 2 of 11 Southeast Cluster Urban Villages, Public Meeting #1

## Public Meeting Notes - April 12, 2007

**Breakout Session: Berry/Riverside**
**Facilitator: Wendy Shabay, Freese and Nichols**

**Question: What improvements would you like to see?**
- Signal light at the corner of Riverside and Berry.
- Getting rid of the motels around Riverside and Berry.
- Sycamore Creek channel needs to be cleared; after a heavy rain the creek overflows (Comment made that the Parks and Community Services Department is already working on this problem).
- Minimize the small convenience and liquor stores which turn into hang out spots for young people
- Get rid of all the wrecking yards.
- Build a major grocery store.
- Give Berry/Riverside the same renovations as seen on West Rosedale near Forest Park and the Evans & Rosedale village.
- Renovate the old Montgomery Ward store like the Montgomery Ward renovations on 7th Street. Preferred uses include:
  - AMC theater.
  - Nice restaurants.
  - Grocery store.
  - Bank.
  - Drug store.

**Question: What type of character changes would you like to see?**
- Preserve the Briscoe school's architectural character.
- Add sidewalks and curbs.
- Landscape (remove weeds, illegal dumping of trash).
- There is too much demolition in the district, therefore this area doesn't have a lot of history or architectural character to play off for future development.
- There are too many wrecking yards.
- Give the district a historic preservation flare.

**Question: What about Cobb Park?**
- On the eastside, the creek is the problem.
- On the westside, the misuse of the land is the problem.
- Safety is a huge issue.
- Redirect the channel and add a road which is accessible.
- Land uses around Cobb Park, lack of access and lighting have created a huge safety concern; nobody goes there at night and the neighborhood doesn't use it the way they should because of safety.
- Create a Kids Zone in the park.

**Question: If improvements are made to the park would it then be considered an asset?**
- In unison the reply was yes

**Question: Would creating Code Blue or neighborhood associations improve the conditions at the park?**
- In unison the reply was no.

**Question: What type of transportation improvements would you like to see?**
- Railway.
- Glen Garden is the worst street, in need of many repairs.
- Buses are fairly adequate, many people no longer use the buses.
- Lighting: pedestrian and street (on Berry after you pass I-35W there is no lighting).
- Sidewalks: ADA compliance; pedestrian crosswalks, signal buttons for pedestrians.
- Improvements of the signal light at the intersection of Berry and Riverside to include a better pedestrian crossing.
- Zoning change for Berry at Mississippi to get rid all of the diesel trucks.

**Question: What final comments do you have regarding improvement in this district?**
- Pressure the city to sale the vacant lots, boarded up houses and buildings.
- Bring the zoning up to compliance.
- Beautification---too much concrete and asphalt.
- Create a motel ordinance---the motels have to go.
- Whatever you do, take your time and do it right and proper, even if that means development is slow to occur.
- Have police do their job.



- No police storefronts, build a police station.
- Enforce City ordinances, i.e. convenience and liquor stores closing at the proper time.
- Get rid of all the convenience stores and hotels along Berry and Riverside.
- Get rid of or minimize all the Pawn shops in the district.

**Final Comments and summary**
- Create better usage of land.
- Safety.
- Clean up Cobb Park.
- Beautician throughout the district.
- Lighting.

Berry/Riverside Breakout Session Attendance*

| Name | Organization | Name | Organization |
|---|---|---|---|
| Mary Blakemore | New Improved Hillside NA | Margaret Daniels | New Improved Hillside NA |
| Deanna Boaz | Sierra Vista | Tom Carter | New Improved Hillside NA |
| Mary Gray | New Improved Hillside NA | Andre McEwing | Fort Worth Metro Black Chamber |
| Terry Ottley | Southeast FW Inc. | Kevin D. Beene | Code Compliance |
| Juna Allen Harris | Morningside NA | Greg & Jessica Scott | Hillside NA |
| Jesse Kemp | Berry Street TIF | Kathleen Hicks | District 8 Representative |
| Martha Townsend | A Prep Center of TC | Janice Martin | - |
| Glenn Forbes | Southeast Fort Worth Inc. | Curvie Hawkins | The T |
| Mohammad Ralman | Food Heaven | Shamaz Chowdhuy | Food Heaven |
| Jacq Duncan | Planning Commissioner | Patrina Newton | City of Fort Worth |
| Patricia Bostic | Congressman Burgess | Clifford Martin | Rolling Hills Addition |

**Based on the sign-in sheet*

## Public Meeting Notes - April 12, 2007

**Breakout Session: Berry/Stalcup**
**Facilitator: Charles Wetzel, Buxton**

**Question: What land uses are not wanted?**

- Adult entertainment.
- Liquor stores.
- Convenience stores.
- Service stations.
- Pawn shops.
- What about churches? Not an asset in a mixed use development.
- Nightlife (avoid uses that attract prostitution).
- Car washes.
- Anything that creates unsafe environment.
- Parks with benches.
- Blood and plasma donor stations.
- Theaters.
- Homelessness shelters "there are enough on the Eastside".
- More apartments.
- Gentrification is a major concern.
- Increased taxes.
- Trailer blocks.
- "Don't cookie cutter" development.

**Question: What land uses are wanted?**

- Marketing to people with disposable income.
- Funding for home improvements.
- Crime free community.
- Name brand restaurants e.g., Chili's, La Madeleine, Panera Bread.
- Small business development (Floyds, Subway).
- Minority owned businesses (Buxton can help).
- Starbucks.
- Young urban professionals returning to neighborhood.
- Spas & boutiques.
- Department stores.
- Chick-Fil-A.
- Replica of "Camp Bowie" shops.
- Create jobs to get people from selling drugs.
- Wal-Mart.
- Two-story development.
- True mixed use is desired and will bring new developers.

**Final comments and summary**

- 60% of property currently vacant.
- Transportation a major factor.
- Landbanking.
- Purpose is to create culture and an enhanced environment.
- Healthy eating establishments.
- The location of the village boundaries were discussed.

Berry/Stalcup Breakout Session Attendance*

| Name | Organization | Name | Organization |
|---|---|---|---|
| Torchy White | Historic Carver Heights NA | Louis Armstrong | SEARCH |
| Jane Mergerson | Historic Carver Heights | Jason Jones | Rollins Development Group |
| Nell Cass | Council Candidate District 5 | Franklin D. Moss | Moss RED Group |
| Dolores Connor | Historic Carver Heights NA | Jacq A. Duncan | CFW Plan Commission Place 5 |
| Tammy Pienci | | | |

*Based on sign-in sheet*

Page 5 of 11 Southeast Cluster Urban Villages, Public Meeting #1

**Breakout Session: Oakland Corners**
**Facilitator: Scott Fisher, Freese and Nichols**

**Question: What improvements would you like to see?**

- Intersection safety improvements at East Lancaster and Oakland.
- Extend sidewalks, add curbs and gutters.
- Request for additional street signs to say "Oakland Corners".
- Median irrigations.
- Need for public art.
- Drainage problems need to be addressed before any improvements can be made. (residents feel it is a waste of money if city does not fix drainage problems before making other improvements).
- Street improvements (allow property owners to do their own landscaping, some property/business owners would be willing to maintain their landscaping).
- Comment from a resident: TXDOT has to approve infrastructure. State does not allow planting in median. If you invest in median landscaping TXDOT will reimburse 50% of all median improvements. Most residents in this area do not know about this 50% reimbursement information. Irrigation is not a TXDOT requirement. It is only the responsibility of the person who takes care of the trees.
- Rezone area. Comment: Councilwoman has requested help from property owners to rezone the village.
- Problem with automotive and motel business in the area.
- Point of urban village is to encourage a mix of businesses.
- Request for lights to be turned off (statement from one resident only, all others disagree).
- Historical lamppost along with street art for pedestrian sidewalk.
- Buildings closer to the street.
- Safety and encroachment with single family homes is the major concern with the village concept that encourages parking to be located in the rear of a business instead of in the front.
- Incorporate some of the downtown design and style into the standards for this area.
- What is the future outlook of businesses still in the area.
- Safety for pedestrian in cross walk.
- Landscaping.
- Suggestion: have a landscape contest for medians, suggest to local business owners, schools and residents to get involved.
- Residents with disabilities: what is being done to improve handicap ramps and accessibility to business.
- More police stations.
- Address vagrancy while implementing the program.
- Liquor stores and panhandling is a problem.
- Can these meetings start later, e.g. 6:30 or 7:00 p.m.?

Oakland Corners Breakout Session Attendance*

| Name | Organization | Name | Organization |
|---|---|---|---|
| Harvey Caraway | Central Meadowbrook NA | F. Stenlyn | |
| Michael Matthews | | Gigi Goesling | West Meadowbrook NA |
| Edward Sakerka | West Meadowbrook NA | Tonya Ferguson | West Meadowbrook NA |
| Micheal Phipps | West Meadowbrook NA | William Vandergriff | |
| Jimmy Stanford | Fort Worth PD | Sam Brinegar | Fort Worth PD |
| Marisa Colin | CFW/TPW | Don Boren | West Meadowbrook NA |
| Julie Bews | Central Meadowbrook NA | Karen Foley | Herb Health |
| Logan Swords | Swords Co. | Mary Dellis | West Meadowbrook NA |
| Louis McBee | West Meadowbrook NA | Ray Mow | |
| Clarence and Margaret Weimer | CMNA | | |

*Based on sign-in sheet*

Page 6 of 11 Southeast Cluster Urban Villages, Public Meeting #1

## Public Meeting Notes - April 12, 2007

**Breakout Session: Near East Side**
**Facilitator: Chris Bosco, Freese & Nichols**

**Question: What are your dreams for this community?**

- Better traffic flow.
- Sidewalks and crosswalks.
- Better lighting for pedestrians.
- Clean, bright and safe streets within the village and extend to Riverside Drive.
- Style not as important as functionality.
- Again, lighting, really bright lighting, no pockets of darkness, particularly under I-35W.
- Landscaping.
- Buffers to control business perimeters.
- Signage.
- Create a campus for Presbyterian Night Shelter.
- U.S. Hwy 287 ramp is very dangerous…improvement is needed.
- Funding for building improvements.
- Create a sense of safety is most important.
- Stop the flow of drug traffic and loitering .
- Become an art district.
- Add warehouse lofts.
- Add artist studios.
- Add a variety of retail business to include a coffee house, photography studio, performance studio, etc.
- A plan to better accommodate the homeless population and create a safe clean village for the art community.
- A new police station located within the village.
- Benches (or at least some method of controlling loitering and the homeless sleeping on the benches). Be more strategic on design and placement of benches.

**Question: What do you not want in this community?**

- Satellite towers removed or at least reconstructed so they are more pleasing to look at.
- Do not want Kennedy Street closed, but would like to see "no parking signs" put up.

**Final comments and summary**

- The plan should consider fencing along the railroad right-of-way. A significant amount of drug activity occurs south of the railroad tracks.
- The stakeholders would like the City to install "No Trespassing" signs on City-owned property.
- The Day Resource Center has outgrown its building and needs to be relocated within the village.
- The Presbyterian Night Shelter would like to consider fencing their facility to create a campus environment.
- Prioritize safety features on East Lancaster.
- Address traffic.
- Consider street closures on El Paso, Chambers, Presidio and Cypress.
- Improve lighting.

Near Eastside Breakout Session Attendance*

| Name | Organization | Name | Organization |
|---|---|---|---|
| Dennis Pennington | PNS | Bob Gallant | Eastside Marble |
| Todd James | CEHH | Suzette Watkins | Riverside Kennel |
| Dennis Mitchell | Code Compliance | Barbara Asbury | Housing Dept. |
| D.K. Eldridge | Fort Worth PD | D.L. Cram | Fort Worth PD |
| Lacina Thomas | | | |

**Based on the break-out session sign-in sheet*

Page 7 of 11 Southeast Cluster Urban Villages, Public Meeting #1

**Breakout Session: Polytechnic/Wesleyan**
**Facilitator: Gordon Marchant, Komatsu**

**Question: What are your dreams for the Polytechnic/Wesleyan Village?**

- Cyberspace cafes---there are elementary, middle & high schools, kids want/need to have access to computers.
- Bring more retail establishments that are attractive to a younger population.
- There's an essential need to provide connectivity, particularly to the college students, need restaurants.
- Connectivity was lost a long time ago. Disconnect between residents, college, police department. No connectivity between the school and adjacent neighborhood. We need businesses where people would want to patronize. Currently, residents do not go to the existing convenience stores. Business owners need to improve their services…"bring it to the next level, not just a storefront".
- Businesses that were part of the "Poly" area have gone to other areas. Overall improvement to the area is necessary in order for development to occur.
- People are afraid to get out at night.
- There was a time when the Poly strip was more vibrant. This was an incorporated city at one time. Wesleyan [TWU] cannot be expected to take the full load. Business needs to be encouraged. There are not any nearby take out places [restaurants]. The consultant team needs to be aware of who is in the room (African Americans) are not representative of the Poly area. The area is highly populated by Hispanics. The consultant team needs to go out in the community and get their input.
- We all want the same things, stores, restaurants and we should have what other areas have.
- Number one priority is to prevent slumlords from coming in and throwing up 900 sq. ft. shacks. More design guidelines are needed. Currently, there are no residential guidelines and builders are "setting up all kinds of stuff [Houses] over here".

**Question: Was this meeting advertised to the community?**

- This is an issue we need to bring to the forefront.
  Open Channels worked with the City and mailed several notices to several neighborhood associations and property owners along with sending email reminders.
- Group doesn't think this meeting was publicized well—advertisement should have been in the Black Voice and/or the LaVida newspapers.
- Everyone in this area doesn't have computers and they are Spanish speaking.
- Hispanic community---it is hard to reach them because of language barrier. The way to reach them is through churches & schools.
- A Spanish translator is needed at the public meetings.

**Questions and comments regarding TWU and crime**

- Number one priority for Polytechnic is marketing. TWU is going to have to be involved in what's going on in the neighborhood. TWU representatives stated they want to learn what the community wants.
- The properties on Rosedale across from TWU have been vacant for over 10 years.
- Friends of Wesleyan [TWU] have made an offer and want to buy.
- Group would like to see development such as Mama's Pizza, Cyberspace Café, coffee shops, eateries, and gas stations around the university.
- Texas Wesleyan says it's not just about the students; but they are also interested in what the community wants as a whole.
- We had all those things but students/faculty didn't patronize them.
- Wesleyan has been around for a long time but has not had the money to invest in land owned by third parties. The vacant Rosedale storefront buildings are having a negative impact on the remaining existing businesses.
- TWU representatives gave assurances that they want to be part of the solution and work with the community in identifying retail uses that the community would like to see along with ones that would be sustainable.
- What is the City going to do about the crime in the area? Cars are broken in to everyday, trees stolen. Before improvements are made the crime issue would need to be addressed.
- Comment from a police officer in the group:
  - Poly is a very safe neighborhood statistically speaking.
  - Crime is down 10%, violent crime is way down, property crime is down---46 in a month.
  - A new police station is proposed in the village along Nashville. The additional police force that will be part of the new station will help reduce crime further.
  - The police are doing all they can…police presence can only go so far.

**Final thoughts and summary**

- The Polytechnic/Wesleyan area is stereotyped. Perception has been around for years. Repaint stereotype.
- We know we need to deal with infrastructure and stereotypes but Wesleyan [TWU] is stereotyped also as the money maker.

Page 8 of 11 Southeast Cluster Urban Villages, Public Meeting #1

## Public Meeting Notes - April 12, 2007

- Market the area to quality convenience stores, outlet stores, cleaners, franchise stores, health food store, drugstore, etc.
- Cyberspace café.
- Build spec houses.
- Address sustainability.
- Historic preservation is important.
- Fox & Hound type restaurants.
- Nightlife places (jazz clubs).
- Arts & cultural type places (art galleries).
- A Community/educational center is needed.
- Improve overall neighborhood image by holding block parties, celebrations, etc.

Polytechnic/Wesleyan Breakout Session Attendance*

| Name | Organization | Name | Organization |
|---|---|---|---|
| Gunnar Jones | New World Industries | Sharon Armstrong | Stop6/Polytechnic Association |
| Faye M Brown | Poly Heights | Paul & Thann Meadows | Burge Harware |
| Ramon Romero | Plan Commission & El Poly Pyramid | Joann Turner | Home Owner |
| Cindy Olivera | Sigma Kappa Lambda Service Sorority | L.E. Walker | Herzog & Wagner |
| Jason Gibson | Herzog & Wagner | Christopher Johnson | Herzog & Walker |
| Debbie Roark | Texas Wesleyan University | Sara Horsfall | Texas Wesleyan |
| Harold G. Jeffcoat | Texas Wesleyan University | Murtaza Natalwalla | Royal Childrens Home Inc. |
| Albert Wooldridge | Resident & Business Owner | Edward Kelley | |
| Claudean Love | Polytechnic CDC | Reba Henry | Resident |
| Dolores Garza | CFW Economic and Community Dev. Dept. | Eric Fladager | CFW Planning and Dev. Dept. |

*Based on sign-in sheet

Page 9 of 11 Southeast Cluster Urban Villages, Public Meeting #1

**PUBLIC MEETING #1**
**CITY OFFICIALS AND CONSULTANT TEAM**

**City of Fort Worth Elected and Appointed Officials**

| | |
|---|---|
| Kathleen Hicks | Councilmember, District 8 |
| Jacq A.Duncan | Planning Commissioner |

**City of Fort Worth Staff**

| | | |
|---|---|---|
| Patrina Newton | Senior Planner | Planning and Development Dept. |
| Eric Fladager | Planning Manager | Planning and Development Dept. |
| Scott Bellen | Senior Planner | Planning and Development Dept. |
| Otis Thornton | Homeless Coordinator | Housing Dept. |
| Angelica Cruz | Spanish Translator | Community Relations Dept. |
| Jay Chapa | Assistant Director | Economic and Community Dev. Dept. |
| Dolores Garza | Specialist | Economic and Community Dev. Dept. |
| Dennis Mitchell | Code Officer | Code Compliance Dept. |
| D.K. Eldridge | Police Officer | Fort Worth Police Dept. |
| D.L. Crim | Police Officer | Fort Worth Police Dept. |
| Jimmy Stanford | Police Sergeant | Fort Worth Police Dept. |
| Kelvin Beene | Supervisor | Code Compliance Dept. |

**Freese and Nichols Consultant Team**

*Freese and Nichols, Inc.*

| | |
|---|---|
| Wendy Shabay | Urban Design Consultant and Project Manager |
| Alfred Vidaurri | Principal-in-Charge |
| Scott Fisher | Urban Design Consultant |
| Mark Trance | Consultant |
| Chris Bosco | Transportation Planning Consultant |

*Buxton Company*

| | |
|---|---|
| Charles Wetzel | Market Analysis Consultant |
| Chris Briggs | Market Analysis Consultant |
| Tim Keith | Market Analysis Consultant |
| Philip Davis | Market Analysis Consultant |

*Komatsu Architecture, Inc.*

| | |
|---|---|
| Gordon Marchant | Architectural Consultant |
| Eugene Dominguez | Architectural Consultant |

*Open Channels Group, LLC*

| | |
|---|---|
| Tonya Veasey | Public Involvement Consultant |
| Keishi High | Public Involvement Assistant |
| Joyia Simmons | Public Involvement Assistant |
| Nicole Ashford | Public Involvement Assistant |
| Mary Edward | Public Involvement Assistant |
| Krystal James | Public Involvement Assistant |

Page 10 of 11 Southeast Cluster Urban Villages, Public Meeting #1

## Public Meeting Notes - April 12, 2007

**PUBLIC MEETING #1**
**STAKEHOLDER PARTICIPANTS**

| Participants & Organization | Participants & Organization |
|---|---|
| Barbara Williams | Michael Matthews |
| Mary Blakemore, New Improved Hillside NA | Gigi Goesling, West Meadowbrook NA |
| Mary Gray, New Improved Hillside NA | Tonya Ferguson West Meadowbrook NA |
| Margaret Daniels, New Improved Hillside NA | Clarence & Margaret |
| Tom Carter, New Improved Hillside NA | Don Boren, East Fort Worth Business Association |
| Deanna Boaz, Sierra Vista | Karen Foley, Herb N Health |
| Kelvin Beene, Code Compliance | Julie Bews, Central Meadowbrook NA |
| Jura Allen Harris, Morningside NA | Mary Dellis, West Meadowbrook NA |
| Greg & Jessica Scott | Logan Swords, Swords |
| Jesse Kemp, Berry Street TIF | Edward Sakerka, West Meadowbrook NA |
| Kathleen Hicks, City of Fort Worth, District 8 | Michael Phipps, West Meadowbrook NA |
| Martha Toombs, A Prep Center | William Vandergriff |
| Janice Martin | Louis McBee, West Meadowbrook NA |
| Clifford Martin, Rolling Hills Addition | Gunnar Jones, New World Industries, Inc. |
| Patricia Bostic, Congressman Burgess Office | Sharon Armstrong, Stop 6/Poly NA |
| Terry Ottley, Southeast Fort Worth Inc. | Faye M. Brown, Poly Heights |
| Glenn Forbes, Southeast Fort Worth Inc. | Paul & Thann Meadows, Burge Hardware |
| Curvie Hawkins, The T | Claudean Love, Polytechnic CDC |
| Mohannad Ralman, Food Heaven | Reba Henry, Resident |
| Shahmas Chowthuy, Resident | JoAnn Turner, Homeowner |
| Torchy White, Historic Carver Heights NA | Cindy Olivera, Sigma Kappa Lambda |
| Louis Armstrone, SEARCH | L.E. Walker, Herzog & Wagner |
| Nell Cass, Eastland NA | Jason Gabson, Herzog & Wagner |
| Tammy Pierce, Council Candidate, District 5 | Christopher Johnson, Herzog & Walker |
| Franklin Moss, Moss Red Group | Albert Woolridge, Resident & Business Owner |
| Jason Jones, Rollins Development Group | Edward Kelley |
| Jane Mergerson, Historical Carver Heights NA | Harold Jeffcoat, Texas Wesleyan University |
| Dennis Pennington, PNS | Debbie Roark, Texas Wesleyan University |
| Todd James, CEHH | Murtaza Natalwalla, Royal Children's Home |
| Suzette Walkins, Riverside Kennel | Sarah Horsfall, Texas Wesleyan University |
| Harvey Caraway, Central Meadowbrook NA | |

Page 11 of 11 Southeast Cluster Urban Villages, Public Meeting #1

Public Meeting Notes - July 19, 2007

## SOUTHEAST CLUSTER URBAN VILLAGES

# MEETING NOTES

**Public Meeting #2**
**July 19, 2007**
**6:30 p.m.**
**Dunbar High School**
**5700 Ramey Avenue**

Prepared by: Open Channels Group, LLC and
Freese and Nichols, Inc.

CONTACT INFORMATION

**Patrina Newton**
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**Wendy Shabay**
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**Tonya Veasey**
Public Involvement
Open Channels Group
817-332-0404
openchannelsgroup@sbcglobal.net

### Opening Session

The July 19 public meeting was the second of three public meetings or workshops for the southeast cluster urban villages. At the July 19 public meeting, the consultant team presented their findings and preliminary recommendations for the five urban villages.

The meeting opened with welcome and other remarks by City Councilmembers Frank Moss, District 5, and Kathleen Hicks, District 8. Following the opening remarks, Wendy Shabay of Freese and Nichols provided an overview of the City's Urban Village Development program and the master plan development process.

The opening session closed with no questions from attendees. Attendees were directed to the five breakout sessions to discuss the existing conditions, consultant analysis and findings, transportation issues, development opportunities, and preliminary recommendations for each urban village.

## Public Meeting Notes - July 19, 2007

**Breakout Session: Berry/Riverside**
**Facilitator: Wendy Shabay, Freese & Nichols**

**Current Conditions**

Current progress: Neighborhood Empowerment Zone (NEZ) and a Tax Increment Financing (TIF) District designations. The TIF will fund public infrastructure improvements along the East Berry Street corridor including water, sewer, drainage, roads, and sidewalks associated with mixed-use development. Also, the Sierra Vista residential development includes 232 single-family affordable homes built by History Maker Homes.

**Transportation Issues**

- Too many light poles.
- Overgrowth on Sycamore Creek Bridge.
- Question: What is being recommended in Phase One?
  Answer: Streetscape improvement on Berry Street.
- Streetscaping should reflect the character of the neighborhood.
- Question: Is there sufficient space near businesses for streetscaping?
  Answer: Yes.
- The consultants have secured preliminary cost estimates which indicate enough funds to possibly fund new pedestrian lighting, new sidewalk, and a gateway at the bridge, and improvements to the Berry/Riverside intersection.
- Create streetscape improvements that are highly visible and inspirational. It is better to do a smaller section of the road and do it right, than extend improvements with little or no visual impact.
- Sidewalks are needed for pedestrian safety.
- Question: Can money be leveraged with other dollars?
  Answer: Yes, but there is a timeframe for using the TxDOT Phase One and Phase Two funds.
  The TIF and The T also have dollars which could be used to fund additional improvements.
- Question: What are the priorities?
  Answer: Pedestrian lighting, street lighting, sidewalks, intersection crosswalks. The intersection at Berry and Riverside is a high priority.
- Question: What locations are being considered for the bus transfer center?
  Answer: Riverside at Glen Garden (SE corner) or Riverside at Berry (any of the 4 corners) or on the west side of Riverside near the Sierra Vista housing development. Operational safety is a concern with a transfer center being located at an intersection.
- Recommended transportation improvements:
  - Railwaybike trail.
  - Sidewalks.
  - Streetscaping.
  - Defined crosswalks.
  - Gateways.
  - Intersection improvement.

Berry/Riverside Breakout Session Attendance*

| Name | Organization | Name | Organization |
|---|---|---|---|
| Carl Pointer | United Neighborhood Assoc. of South FW | Cleveland Harris | Morningside N.A. |
| Deanna Boaz | Sierra Vista Development | Sarah Hernandez | City of Fort Worth |
| Tamela Thornton | Smith Cypress | Andre McEwing | Greater FW Metro Black Chamber |
| Terry Ottley | Southeast Fort Worth, Inc. | James Brooks | -- |
| Erik With | Congressman Burgess' Office | Tammy Plene | The Political Advisor |

**Based on the break-out session sign-in sheet*

Page 3 of 10 Southeast Cluster Urban Villages, Public Meeting #2

**Breakout Session: Berry/Stalcup**
**Facilitators: Charles Wetzel, Buxton, and Mark Trance, Freese & Nichols**

**General Questions/Comments**

- Would like the traffic improvements to extend to Village Creek.
- Would like to see a Dairy Queen or Starbucks in the area.
- Wildcat Branch Creek would be a beautiful place to have a riverwalk or park. Creek clean-up is needed.
- Question: What is the plan for the vacant lots? Will owners have tax incentives to get land up to par?
  Answer: There will be recommendations for development. The Stop Six NEZ includes incentives for redevelopment.
- Question: Is there an opportunity to extend the village boundary to Village Creek?
  Answer: The primary area for the village is the land surrounding the Berry/ Stalcup intersection. Attendees discussed this issue at length.
- Question: Is it possible to get a park?
  Answer: It is proposed to be part of the plan.
- Future development should also consider any programs planned by the neighborhood association.

**Development Opportunities**

- The market analysis and trade area methodology was presented.
- When thinking about a Starbucks, don't forget teachers and other business people who come into the area. We want to encourage them to spend money.
- Suggested themes: Wildcat Village, Historic Stop Six theme.
- List of desired retail: Residents would like more sit down restaurants, more food choices and less fast food restaurants. The following are some of the desired restaurants and retail: Chick-Fil-A, IHop, Luby's, Furr's, McDonald's, Wendy's, Cheddars, Golden Corral, Black Eyed Pea, Captain D's, southern cuisine, Cici's Pizza, Barbeque, coffee place, apparel store. Entertainment: movies, bowling, family-oriented, Blockbuster, Jazz place. Provide franchise opportunities for local small business owners.

Berry/Stalcup Breakout Session Attendance*

| Name | Organization | Name | Organization |
|---|---|---|---|
| Paula Washington | - | Charma Reyndt | - |
| Christine Panagopoulos | City of Fort Worth | Linda Morrow | S. Edgewood NA |
| Fran Bowman | ATLC | Donald Cager | City of Fort Worth |
| Johnnie & Zella Jayer | - | Ms. Alma Allen | - |
| Mrs. Doris Johnson | - | Rosie William | Stop Six Sunrise Edition NA |
| Regina J. Blair | Stop Six Sunrise Edition NA | Regina Duncan | Stop Six Sunrise Edition NA |
| Nell Cass | Eastland NA | Aaron & Amatullah Waajrd | - |
| Rebecca Thompson | - | James Whitted | - |
| Eric Fladager | City of Fort Worth | LaTreace Myles | Jim Austin Company |
| Jacq A. Duncan | Fort Worth Plan Commission | Joyce Simmons | Diamon Miller Place, Inc. |

**Based on the break-out session sign-in sheet*

Page 4 of 10 Southeast Cluster Urban Villages, Public Meeting #2

## Public Meeting Notes - July 19, 2007

**Breakout Session: Near East Side**
**Facilitators: Chris Bosco, Freese & Nichols, and Alfred Vidaurri, Freese & Nichols**

**Current Conditions**
- The urban village was rezoned to MU-2 a few years ago.
- Challenges: Parking on the streets, need crosswalks, traffic safety, proposed bike trails.
- Street and gateway improvements are needed.

**Transportation Issues**
- Improvements to E. Lancaster.
- Traffic control.
- Better lighting.
- Use of median design to direct pedestrian traffic.
- Two-lane traffic.
- TxDOT approval needed for street changes.
  Options:
  - Additional lighting, landscaping, sidewalk improvements.
  - Additional lighting especially on side streets, sidewalk improvements.

**Recommended Improvements**
- Streetscape priorities along E. Lancaster corridor.
- Alley spaces could be used for retail (long range possibilities).
- Gateways need to define the area.
- Question: What are the priorities for the Phase Two funds?
  - Parking is important.
  - Making the area appealing for people coming in from the outside.
  - Combine E. Lancaster improvements with downtown development.

Near East Side Breakout Session Attendance*

| Name | Organization |
|---|---|
| Charolette Fulkersin | - |
| Flora Brewer | Near East Side NA |
| Jessica & Ron Cheek | - |
| Otis Thornton | City of Fort Worth |
| David Forrest | - |

**Based on the break-out session sign-in sheet*

Page 5 of 10 Southeast Cluster Urban Villages, Public Meeting #2

**Breakout Session: Oakland Corners**
**Facilitator: Scott Fisher, Freese & Nichols**

**General Questions/Comments**
- Question: What is a mixed-use zone?
  Answer: A combination of residential, commercial, institutional, and light industrial that provides a range of goods and services near a neighborhood. People can get all their needs in their environment. Environmentally friendly, less traffic because everything is close-by, and jobs created for residents.
- The bus transfer station supports the area by bringing shoppers to E. Lancaster.
- Question: Is it true that bike lanes are planned on Ayers, Sargent, and Rand?
  Answer: Freese & Nichols will check the City's bike master plan to verify. Comment: Oakland is too busy for a bike lane.
- Try to create safe sidewalks on E. Lancaster, Sargent, Oakland, and Rand.
- TxDOT discourages planting large shade trees on state highways for safety reasons.
- Some attendees expressed a desire for an overhead crosswalk at Oakland.
- Question: Is there a height restriction on landscaping in the median?
  Answer: Drip irrigation is the big factor for TxDOT.
- Question: Are there any written rules regarding structures on medians in other areas and districts?
  Answer: Freese & Nichols will verify with the City but based on previous discussions TxDOT does not want to build any structures in the median. They prefer landscaping.
- Residents feel that concrete medians do not look as good.
- There are still drainage improvements that need to be done.
- Adding bus shelters, pedestrian lighting and adding landscaping is preferred.
- Question: Where is the best location for a gateway that would announce entrance to the urban village? Would it be Rand Street and E. Lancaster or Sargent Street and Lancaster? Response: Ayers and Lancaster.
- Intersection improvements are needed at Oakland and E. Lancaster.
- Question: Where does the public art display corridor stand?
  Answer: Public art is proposed for Sargent Street. No new updated information is known at this time. Approximately $55,000 exists for public art in that area.
- Residents feel that area is not safe.
- A HUD Economic Development Initiative grant of $198,000 has been allocated to redevelop a retail business.
- Question: Could a percentage of the zoning be residential? Answer: Mixed-use incorporates residential.
- Residents feel there are too many business signs on E. Lancaster and Oakland, they would prefer a combined sign for all businesses.
- Question: When does the City plan to start implementing the recommended improvements?
  Answer: In September [schedule updated to December 4] the master plan(s) will be presented to the City Council for adoption. The City will work on implementing the recommendations in partnership with other organizations and based on availability of funds.

**Transportation Issues**
- Need sidewalk improvements, traffic signal and intersection improvement, address drainage problems, crosswalk improvements, ADA compliance.
- No brick in the streets like Camp Bowie.
- Create designed crosswalk.
- Residents would like the numerous curb cuts to be addressed.
- Implement crosswalks and landscaping to discourage crossing in the middle of the block.
- New development in the area should support the urban village.
- Residents would like a grocery store and Starbucks.
- A lot of positive feedback was received from attendees.

Oakland Corners Breakout Session Attendance*

| Name | Organization | Name | Organization |
|---|---|---|---|
| Randy & Mary Dellis | West Meadowbrook NA | Dan Haase | - |
| Tonya Ferguson | West Meadowbrook NA | Dolores Roberts | Central Meadowbrook NA |
| Harvey Robert | Central Meadowbrook NA | Don Boren | West Meadowbrook NA |
| Wanda Conlin | West Meadowbrook NA | Louis McBee | EHAA |
| David Edmonds | Tarrant County College | Hugh Brooks | Think Green Builders |
| Kay Brooks | Think Green Builders | Mike Phipps | WMNA/Eastside Sector Alliance |
| Lori Thompson | Firehouse Gallery/WMNA | Edward Sakeko | West Meadowbrook NA |

**Based on the break-out session sign-in sheet*

Page 6 of 10 Southeast Cluster Urban Villages, Public Meeting #2

## Public Meeting Notes - July 19, 2007

**Breakout Session: Polytechnic/Wesleyan**
**Facilitators: Gordon Marchant, Komatsu, and Chris Briggs, Buxton**

**General Questions/Comments**

- The village boundary was extended to the Nashville area.
- The initial Polytechnic/Wesleyan village was rezoned to MU-1; some parcels along the newly added area along Nashville are also zoned MU-1 and MU-1 is recommended for the entire expanded area.
- As gleaned from the first public meeting responses and discussions, residents and users want to see more retail development.
- Texas Wesleyan University (TWU) is perceived as an economic engine for the village.
- A mixed-use district is a combination of residential and commercial in order to create a desirable mix of uses in a more dense urban form.
  - MU-1 – Low intensity.
  - MU-2 – High intensity.
- Discussion of arterials:
  - Rosedale – primary arterial (vehicular); mostly perceived as the main roadway for ingress and egress.
  - Vickery has role of secondary east/west route.
- Collard has role of secondary arterial.
- Introduce a gateway at both Rosedale and Vickery at Beach Street.
- Place signs (gateways) along U.S. Hwy. 287.
- Question: Will notification of these meetings be improved? Did not hear about the meeting (many others indicated that they had heard about it from several sources).
  Answer: The City, Freese & Nichols, and Open Channels will continue to seek ways to improve the meeting notification.

**Transportation Issues**

- Gordon Marchant stated the recommended transportation improvements center on pedestrian-oriented improvements that include:
  - Landscaping.
  - Signal upgrades with pedestrian usage.
  - Parkway widening.
  - ADA compliance with ramps, etc.
- There were questions about the status of TWU's development plans and when those plans would be presented to the neighborhood. The consultants are aware that TWU is developing their expansion plans but are not privy to any updated information to report.

**Development Opportunities**

- The historic structures are recommended to be preserved and reused for neighborhood serving retail and commercial uses.
- Question: Have you looked at streetscapes in terms of safety?
  Answer: Street safety has been examined and the recommended sidewalk width would improve pedestrian safety.

Market Analysis: Chris Briggs presented information on the market analysis.

- Buxton uses psychographic analysis to find the right retailer for an area. Psychographic analysis: sixty-six categories for every household are grouped together to build a profile to determine the trade area.
- Question: Is Buxton providing a market analysis for all urban villages? Answer: Buxton is providing market analysis for only the Berry/Stalcup and Polytechnic/Wesleyan villages.
- Question: How does the analysis overlap from one village to another and would this be detrimental for Polytechnic/Wesleyan?
  Answer: There will be some overlap with the Berry/Stalcup village.
- Question: How does the analysis dovetail with the objectives for the Polytechnic/Wesleyan village?
  Answer: The analysis takes into account the type of village that the MU-1 and current urban village concept seeks to achieve. The goal is to analyze the overall demographics of the neighborhood, taking into account incomes and buying patterns. This information will be used to market to retailers that currently do not exist in the neighborhood and ones that a market demand exist.
- Buxton will identify retailers that have consistently made location decisions to areas similar to the Polytechnic/Wesleyan neighborhood.
- The analysis indicates there is an opportunity for grocers. The issue is finding retailers that are a right fit for the area.
- Question: Regarding retailers that are already in the area, will they be forced out? Answer: No.
- Question: Explain the marketing of the village.
  Answer: Buxton in partnership with village stakeholders would educate prospective retailers about the attributes of this village and the potential market. Retailers look to this kind of marketing analysis to help them make location decisions.
- Question: What happened to the retailers that were previously in the neighborhood?



Answer: Some relocated and some discontinued their business due in part to past consumer trends that favored shopping at regional malls. However, current trends indicate consumers are shopping at neighborhood-scale retailers to find goods and services.

- Question: Why not seek to get a mall in the area? There are parcels of land available that could support this. Answer: The current trend is toward the neighborhood scale approach.
- Comments: TWU is a small school with less than 2,000 students most of whom commute. Less than 500 students live on campus. The students and faculty don't live in the area so they really don't care. Students and faculty may not need housing but they do need food and other services. More retailers are needed to serve the needs of both TWU and the neighborhood.
- At the next meeting Buxton will provide a list of retailers determined to be a good fit for the neighborhood.
- Question: Have you made a survey of the people living in this area?
  Answer: Yes, we have this information.

Polytechnic/Wesleyan Breakout Session Attendance*

| Name | Organization | Name | Organization |
|---|---|---|---|
| Peter Lyden | Rosedale Land Holding | Greg Fox | Star-Telegram |
| Robert McKenzie-Smith | The Palladium Group | Donna Croft | AC Tire company |
| Richard Colonel | - | Leo Rios | - |
| Kenneth D. Sanders | - | Carolyn Tennison | - |
| Katrina Keyes | K Strategies Group | Joyce Simmons | Diamond Miller-Place Inc. |
| Eugene Dominguez | Komatsu | Don Simpson | - |
| Bernard Walker | - | Tammy Guerrero | - |
| Trinidad Jimenez | - | Cindy O. | - |
| PK Joppey | Polytechnic CDC | | |

**Based on the break-out session sign-in sheet*

## Public Meeting Notes - July 19, 2007

### PUBLIC MEETING #2
### CITY OFFICIALS AND CONSULTANT TEAM

**City of Fort Worth Elected and Appointed Officials**

| | |
|---|---|
| Frank Moss | Councilmember, District 5 |
| Kathleen Hicks | Councilmember, District 8 |
| Jacq Duncan | Planning Commissioner |

**City of Fort Worth Staff**

| | | |
|---|---|---|
| Patrina Newton | Senior Planner | Planning and Development Dept. |
| Eric Fladager | Planning Manager | Planning and Development Dept. |
| Scott Bellen | Senior Planner | Planning and Development Dept. |
| Otis Thornton | Homeless Coordinator | Housing Dept. |
| Angelica Cruz | Spanish Translator | Community Relations Dept. |
| Kelvin Beene | Supervisor | Code Compliance Dept. |
| Bryan Sudan | Captain | Police Dept. |

**Freese and Nichols Consultant Team**

*Freese and Nichols, Inc.*

| | |
|---|---|
| Wendy Shabay | Urban Design Consultant and Project Manager |
| Alfred Vidaurri | Principal-in-Charge |
| Scott Fisher | Urban Design Consultant |
| Mark Trance | Consultant |
| Chris Bosco | Transportation Planning Consultant |

*Buxton Company*

| | |
|---|---|
| Charles Wetzel | Market Analysis Consultant |
| Chris Briggs | Market Analysis Consultant |
| Tim Keith | Market Analysis Consultant |
| Philip Davis | Market Analysis Consultant |

*Komatsu Architecture, Inc.*

| | |
|---|---|
| Gordon Marchant | Architecture Consultant |
| Eugene Dominguez | Architecture Consultant |

*Open Channels Group, LLC*

| | |
|---|---|
| Tonya Veasey | Public Involvement Consultant |
| Keishi High | Public Involvement Assistant |
| Joyia Simmons | Public Involvement Assistant |
| Nicole Ashford | Public Involvement Assistant |
| Mary Edward | Public Involvement Assistant |
| Krystal James | Public Involvement Assistant |

Page 9 of 10 — Southeast Cluster Urban Villages, Public Meeting #2

### PUBLIC MEETING #2
### STAKEHOLDER PARTICIPANTS

**Participants & Organization**

- Richard Colonel
- Kimberly Clark, THSTEP
- Bernard Walker, Quorum Commercial
- Don Boren, East Fort Worth Business Assoc.
- Wanda Conlin, East Fort Worth Business Assoc.
- Aaron & Amatullah Waajrd
- Camille (last name illegible), Fort Worth ISD
- Robert & Dolores Harvey, Central Meadowbrook, NA
- Louis McBee, Eastern Hills Home Owner Assoc.
- Regina Duncan, Stop Six Sunrise Edition, Inc., NA
- Flora Brewer, Near East Side NA
- Sandy Joyce, LaVida News
- Willette Hall, GCG Advertising
- Kenneth Sanders
- Joyce Simmons, Diamond Miller Place
- Les Ross
- Katrina Keyes, K Strategies
- LaTreace Myles, Jim Austin Company
- Randy Dellis, West Meadowbrook NA
- Mary Dellis, West Meadowbrook NA
- Peter Lyden, Main Street Land Polytechnic
- Tonya Ferguson, West Meadowbrook NA
- James Brooks, Lockheed Martin
- David Edwards, Tarrant County College
- Theron Bowman, Greater Mt. Tabor Church
- Greg Fox, Star-Telegram
- Robert McKenzie-Smith, The Palladium Group
- Donald Cager, City of Fort Worth, Housing Dept.
- Charlotte (last name illegible)
- Rebecca Thompson
- Doris Johnson

**Participants & Organization**

- Sarah Hernandez, City of Fort Worth
- Fran Bonner, ATLC Corp.
- Ron & Jessica Cheek, Near East Side NA
- Alejandra Ttz, Iglesia San Miguel
- Donna Croft, Actire Co.
- Deanna Boaz, Sierra Vista
- Terry Ottley, Southeast Fort Worth, Inc.
- Jim Austin, Austin Co.
- Carl Pointer, United NA of South FW
- Paula Washington
- Don Simpson, Poly
- Carolyn Tennison, Police District 6 Neighborhood Group
- Melinda Hamilton
- Lori Thomson, Firehouse Gallery
- Tamela Thornton, Smith Cypress
- Zella & Johnson Taylor, Sunrise
- Kay Brooks, Think Green Homes
- Hugh Brooks, Think Green Homes Meadowbrook
- Edward Sakeko, West Meadowbrook NA
- Michael Phipps, Eastside Sector Association/WMNA
- Dan Haase
- Nell Cass, Eastland NA
- Christine Panagopoulos, City of Fort Worth
- Curvie Hawkins, The T
- Tammy Guerrero
- Trinidad Jimenz
- Andre McEwing, Greater Fort Worth Metropolitan Black Chamber
- PK Joppey, PCDC
- Linda Morrow, South Edgewood NA

Page 10 of 10 — Southeast Cluster Urban Villages, Public Meeting #2

Public Meeting Notes - September 27, 2007

## SOUTHEAST CLUSTER URBAN VILLAGES

## MEETING NOTES

**Public Meeting #3**
**September 27, 2007**
**6:30 p.m.**
**Morningside Middle School**
**2751 Mississippi Avenue, Fort Worth**

Prepared by: Open Channels Group, LLC and
Freese and Nichols, Inc.

CONTACT INFORMATION

**Patrina Newton**
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**Wendy Shabay**
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Freese and Nichols
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**Tonya Veasey**
Public Involvement
Open Channels Group
817-332-0404
openchannelsgroup@sbcglobal.net

04/08/2008

### Opening Session

The September 27 public meeting was the third and final public meeting for the southeast cluster urban village planning process.

Following opening remarks by District 8 Councilmember Kathleen Hicks, Wendy Shabay of Freese and Nichols provided an overview of the City's Urban Village Development Program and explained the process the consultant team used to develop the final recommendations. That process included: 1) mobilization, 2) data gathering, 3) analysis, 4) review, and 5) recommendations. In addition, information on the market analysis for the Berry/Stalcup and Polytechnic/Wesleyan urban villages were presented.

Feedback received from stakeholders at the two previous public meetings was used to develop the final recommendations presented at the September 27 meeting.

The opening session closed with no questions from attendees. Attendees were directed to the five breakout sessions to discuss the recommendations for each urban village.

Page 2 of 13 Southeast Cluster Urban Villages, Public Meeting #3

## Public Meeting Notes - September 27, 2007

**Breakout Session: Berry/Riverside**
**Facilitator: Wendy Shabay, Freese and Nichols**

**Existing Conditions**
The current zoning, land use, and the primary and secondary transportation circulation patterns were presented.

The current zoning in the village permits heavy industrial uses which are not compatible with the desired neighborhood retail and commercial uses for the village. A couple of questions were asked about the zoning: 1) availability of the zoning district information and 2) whether the proposed rezoning to MU-1 would increase property values. Attendees were informed that the zoning ordinance is available to the public and can be viewed on the City's website and that rezoning does not necessarily increase the value of property.

The current land uses include vacant and dilapidated former retail uses.

The major circulation pattern is primarily along Berry Street and Riverside Drive. Secondary circulation is primarily along Glenn Garden and includes Yuma in the Sierra Vista housing development and a couple of streets south of Berry located in an industrial section.

**Recommended Street, Gateway, and Open Space Improvements**
New sidewalks and streetscape improvements (pedestrian street lights, banner poles, and monument signs) are recommended along the primary and secondary streets that include Berry, Riverside, and Glen Garden. A new trail is recommended in the open space area along the eastern village boundary. These improvements will encourage pedestrian activity by increasing safety with wider sidewalks and installing streetscape improvements that would make the pedestrian experience more comfortable and appealing. District identity will be achieved with banner poles, monument signs, and other street signage.

Intersection improvements are recommended for the intersection at Berry and Riverside and gateway features recommended at the east and west terminus of the village along Berry at Sycamore Creek and the Union Pacific rail line. Access management was recommended for the Berry and Riverside intersection on the northwest corner lot with the gas station as a way to improve roadway and pedestrian safety, reduce traffic congestion, and free land that is now used for a driveway for landscaping and streetscaping.

For the Phase Two funds ($740,571), stakeholders prioritized Berry Street from Yuma Street to Sycamore Creek as the location to spend the funds, and approved the following streetscape items:

- New traffic signal.
- New 5" sidewalks.
- New ADA ramps.
- Decorative crosswalks.
- New bridge handrail.
- New roadway street lights.
- New pedestrian lights.
- New trees with an irrigation system.

**Development Opportunities**
The real estate within the village was evaluated to determine which parcels were suited for redevelopment and to develop the urban village concept plan. Most of the parcels were determined to be redevelopable for neighborhood retail and commercial uses, along with open space on the eastern boundary of the village. Under the proposed concept plan, new buildings are recommended to be oriented to the street with minimal building setbacks. Parking is recommended to be located behind buildings and small open space areas are proposed in the larger parking lots in order to break-up large surface parking areas with landscaping, shade trees, and other features that enhance the pedestrian experience.

The recommended open space along the village's eastern boundary would include trails that would connect to Cobb Park and the Trinity Trails network.

Below are some of the questions and comments from attendees:

- Question: Will all the hotels in the area have to close?
  Answer: No, if the rezoning is approved the existing businesses are grandfathered in but new businesses that are not permitted under mixed-use zoning would not be able to be built.
- Comment: The recent new developments are not using quality building material.

Page 3 of 13 Southeast Cluster Urban Villages, Public Meeting #3

- Question: What are the plans for retail development?
  Answer: Deanna Boaz, a representative from the Mallick Company stated that there has been a lot interest from retailers to locate to the Berry/Riverside area; however, no deals have been finalized. Over the next few months, the old Montgomery Ward and Towne Plaza buildings are scheduled to be torn down.
- Question: Will tax abatements be available for this area? Answer: Yes.
- Comment: Ensure compatibility between new projects that will be part of Mallick's redevelopment and the Fort Worth Transportation Authority's proposed bus transfer center.

The breakout closed with stakeholders in agreement on the recommendations. The attendees appeared excited about the proposed plan.

Berry/Riverside Breakout Session Attendance*

| Name | Organization | Name | Organization |
|---|---|---|---|
| Erma Johnson Hadley | International House of Stars | Cleveland Harris | Morningside |
| Martha (last name not legible) | A Prep Center | Bernard Walker | Quorum Commercial |
| Deanna Boaz | Mallick Company (Sierra Vista Dev.) | Johanna McCully-Bonner | Bonner Real Estate Agency |
| Unknown (name not legible) | Mt. Rose Baptist Church | Andre McEwing | Fort Worth Metropolitan Black Chamber of Commerce |
| Helen J. Clemmis | - | Erma Bonner-Platter | Realtor |
| Lenda Hicks | - | Ron Abram | Calvin Littlejohn Photo |
| Terry Ottley | Southeast Fort Worth, Inc. | Curvie Hawkins | The T |
| Larry Hemphill | Acura Properties, LLC | Glenn S. Forbes | Southeast Fort Worth, Inc. & JPM Chase |
| Larry Johnson | Hillside NA | | |

*Based on the break-out sign-in sheet.*

Page 4 of 13 Southeast Cluster Urban Villages, Public Meeting #3

## Public Meeting Notes - September 27, 2007

**Breakout Session: Berry/Stalcup**
**Facilitators: Shad Comeaux, Freese and Nichols and Charles Wetzel, Buxton**

**Existing Conditions**
The current zoning and land use in the village was presented.

The current zoning includes a variety of zoning districts including duplex, single-family, neighborhood commercial, and industrial. This zoning would not allow for the desired mixed-use developments and is recommended to be changed to a low intensity mixed-use (MU-1) district for all properties except the freeway frontage properties which will be analyzed for high intensity mixed-use (MU-2). MU-1 would allow for a variety of residential and retail/commercial uses. The MU-2 would allow the same uses, with higher residential density, and include selected light industrial.

The current land use includes vacant gas stations along the eastern area of the village, vacant land, strip shopping center, church, etc.

**Urban Village Boundary**
The recommendation to extend the village boundary to include the northeast parcel (current commercial use) that is adjacent to Loop 820 was accepted by attendees. The issue of extending the village westward to Village Creek was discussed. Wetzel emphasized the importance of a focused effort on the area between Loop 820 and Stalcup in order to achieve a visual impact when improvements are made. Also, it was pointed out that property owners located outside the recommended village boundary could pursue mixed-use zoning without being located in the village. Mixed-use zoning would allow for higher density and mixed-use projects.

A representative from the Greater Mt. Tabor Church, which is located at Village Creek, appeared to understand the importance of a smaller village boundary and stated the church's proposed development would like to be thematically similar to what occurs in the urban village.

**Recommended Street, Gateway, and Open Space Improvements**
New sidewalks and streetscape improvements are recommended along Berry Street and the streets that intersect Berry. New crosswalks, improved signal lights and other features are recommended for the Berry/Stalcup intersection. Gateways are recommended for the east and west terminus of the village. An open space area that includes a new trail is recommended along the northern boundary of the village at Wildcat Branch creek. In addition, a park/plaza is recommended along the creek. These improvements along with bus stop improvements (signage, shelter, pull-through drop-off/pick-up lanes) would increase safety for pedestrians. District identify would be achieved with monument signs, banner poles, public art and signage, history features in the creek park/plaza that highlight the history of the Stop Six area.

The following question and comment was made: Will sidewalk improvements be made west of the urban village? Currently, there are no sidewalks in front of houses that are located further west to Minyards at Miller Avenue. Answer/Response: The master plan recommends sidewalk improvements only within the village boundary. Sidewalks can be extended further west in the future. Once the village develops, improvements along with retail opportunities could be sought for properties that are located west of the village. The comments received now about other suitable locations will be helpful in determining appropriate locations for future developments outside the Berry/Stalcup village. Attendees were encouraged to be involved in the upcoming 2008 bond program and to consult with their Councilmember on the infrastructure (sidewalks, etc.) that is needed in their community. Also, each bond project will include a small percentage of funds for public art which could be used to develop art about the historic Stop Six area.

**Development Opportunities**
The real estate within the village was evaluated to determine which parcels were suited for redevelopment and to develop the village concept plan. Most of the parcels were recommended to be redeveloped to neighborhood serving retail and commercial uses, along with open space along Wildcat Branch creek.

The major features of the concept plan were presented and include a pedestrian and hike/bike trail along Wildcat Branch Creek, mixed-use and commercial development fronting Berry Street with minimal building setbacks, commercial uses located on the freeway-adjacent parcels, and the preservation of key institutional uses (e.g., churches). The proposed square footage for the retail and commercial uses were based in part on the market analysis results (see below).

Below are some of the questions and comments from attendees:



- Comment: The nearby duplexes are in bad shape and they are being used to sell drugs.
  Response: Councilmember Moss is aware of this situation. As the urban village develops the improvements will trickle outward and positively impact surrounding land uses which could result in undesirable land uses like the duplexes being squeezed out.
- Comment: The businesses that are located in the Berry Street strip shopping center are a problem (poor service, etc.). Please recommend changing the current owners.
  Response: An effective way to address this issue is to work with the property owners if the business owner is a tenant. The property owner can exert pressure on the business to correct problems. However, if the business owner is also the property owner, it is more difficult to resolve issues.
- Question: Would the recommended open space area (pedestrian, hike and bike trail) extend to I-820?
  Answer: Yes, to Radford Road. A buffer is recommended between the creek and future development.
- Question: If the recommended zoning designation is MU-1, could MU-2 also be designated?
  Answer: Yes. MU-2 includes all uses under MU-1 plus light industrial and is recommended for the freeway frontage properties.

**Market Analysis**
The results of the market analysis study indicated the following retailers were the best matches for the Berry/Stalcup village and its surrounding neighborhood.

| | | |
|---|---|---|
| Al's Formal Wear | Eye Masters | Movie Gallery |
| Applebee's Neighborhood Grill | Family Video | Mr. Gatti's Inc |
| Belk | Famous Footwear | Ponderosa |
| Big 5 Sporting Goods | Fox's Pizza Den | Shoe Show |
| Braum's Ice Cream/Dairy | Godfather's Pizza | Sizzler |
| Casa Ole Mexican Restaurant | Golden Fried Chicken | Southern Maid Donuts |
| Chick-fil-A | Goody's Family Clothing | Taco Johns |
| Chuck E Cheese Pizza | Grandy's Country Cookin | Taco Mayo |
| Cinemark Theaters | Hasting's Book Music Video | United Supermarkets |
| Conns Appliances | Hibbett Sporting Goods | Western Sizzlin Steakhouse |
| Country Kitchen Restaurant | Hungry Howie's Pizza & Subs | Wienerschnitzel |
| Dairy Queen | Krystal | Wingzone |
| Denny's Restaurant | Logan's Roadhouse | |

Attendees had the following questions and comments about the market analysis.

- Question: What will happen on upper level buildings?
  Answer: This will be worked out in the future [during a development's feasibility analysis].
- Comments: *Consultant*: Stakeholder input will be sought to help prioritize which retailers to target. The market analysis and retail match information will be available for public view on the City's website, www.fortworthgov.org. Drugstores and Gas stations did not surface as good matches for this community due to the lack of demand. *Attendees*: One attendee heard that a Starbucks is seeking to locate to the community. Another expressed the need for business diversity (not just restaurants) in order to achieve a mixed-use village.
- Question: Who was the best retail match?
  Answer: All the retailers identified are considered good matches. There's a demand for sit-down restaurants, entertainment uses and fashion retailers.

Attendees were informed that the draft plans are scheduled to be presented to the City Council in November [schedule updated to December 4]. The session went well. Attendees seemed excited and ready to move forward on the village recommendations.

Berry/Stalcup Breakout Session Attendance*

| Name | Organization | Name | Organization |
|---|---|---|---|
| Linda Morrow | South Edgewood NA | Nell Cass | Eastland NA |
| Theron Bowman | Greater Mt. Tabor Church | Barbara Asbruy | City's Housing Dept. |
| Chris Salone | - | Amparo Escamillo | South Polytechnic |
| Patrina Newton | City's Planning and Development Dept. | | |

**Based on the break-out session sign-in sheet*

## Public Meeting Notes - September 27, 2007

**Breakout Session: Near East Side**
**Facilitators: Chris Bosco and Alfred Vidaurri, Freese and Nichols**

**Existing Conditions**
The current zoning and land use were presented.

The current zoning in the village is MU-2 and Planned Development (PD). The parcels zoned PD are associated with the homeless shelters operated by the Presbyterian Night Shelter and the Union Gospel Mission. The land use in the area is primarily social service organizations including homeless shelters, a warehouse loft apartment, and underutilized buildings.

**Recommended Street Improvements and Gateways**
New sidewalks and streetscape improvements (street and pedestrian lights, larger parkways, banner poles, etc.) are recommended along E. Lancaster and Presidio and the streets that intersect E. Lancaster from the south. These improvements would enhance pedestrian safety and improve the visual appearance of E. Lancaster. Also, additional crosswalks, signage, flashing lights, traffic calming devices along E. Lancaster are recommended. Gateway features are recommended at the west and east terminus of the village. Public art is recommended for the I-35W underpass. District identity will be achieved with public art, monument signs, banner poles, etc.

Attendees stated that traffic calming was very important along E. Lancaster.

**Transportation**
Traffic engineering options were presented. The transportation recommendations include increasing parking as new retail tenants move in, increase parkways, consider one-way streets south of E. Lancaster, and improve the intersection at Pine and E. Lancaster.

Attendees stated that coordination is needed between the master plan implementation and the Fort Worth Transportation Authority's proposed bus rapid transit service along E. Lancaster.

For the Phase Two funds ($740,571), stakeholders prioritized streetscape improvements along E. Lancaster from the I-35W frontage road to Cedar Street, and intersection improvements at Pine Street and E. Lancaster. The following elements are proposed:

- New traffic signal at Pine Street.
- Decorative crosswalks (10').
- New 10' sidewalks.
- ADA sidewalk ramps.
- New pedestrian lighting.
- New trees (100 gal.) with an irrigation system.
- Curb reconstruction and minor drainage.

The attendees appeared to understand that the limited Phase Two budget may only allow for improvements on one block.

**Development Opportunities**
The real estate within the village was evaluated to determine which parcels were suited for redevelopment and to develop the concept plan. The parcels that are in use for the homeless shelters and services are recommended to remain. The remainder parcels are recommended for redevelopment or open space.

The proposed concept plan recommends mixed-use buildings that are oriented to the street with minimal building setbacks. Parking would be located in the center of these buildings.

The recommended open space area is east of Cedar and north of Presidio.

Near Eastside Breakout Session Attendance*

| Name | Organization | Name | Organization |
|---|---|---|---|
| Erma Bonner-Platte | Historic Landmark | Esmeralda DeLaCruz | City's Transportation and Public Works Dept. |
| Phil Dupler | The T | Mike Zelanko | V.A. |
| Flora Brewer | Near East Side NA | Otis Thornton, | City's Planning and Development Dept. |

**Based on the break-out session sign-in sheet*



**Breakout Session: Oakland Corners**
**Facilitator: Scott Fisher, Freese and Nichols**

**Existing Conditions**
The current zoning, land use, and traffic circulation were presented.

The current zoning in the village is mostly commercial (E). The village is scheduled to be rezoned to MU-1 by the end of 2007. The current land use in the village is mostly neighborhood retail uses. A bus transfer center is also located in the village.

Within the urban village, the major circulation pattern is along E. Lancaster and Oakland Blvd. The secondary circulation pattern is along Ayers, Sargent, and Rand streets.

**Recommended Street Improvements and Gateways**
New sidewalks and streetscape improvements (street and pedestrian lighting, additional crosswalks, signage, flashing lights, traffic calming devices, improved and continuous sidewalks) are recommended along E. Lancaster throughout the village. Also, new sidewalks are recommended along Sargent, Oakland, and Rand within the village boundary. These improvements will encourage pedestrian activity by increasing safety with improved and continuous sidewalks. District identity will be achieved with monument signs, banner poles, signage, improved median landscaping. Public art is recommended along Sargent Street and Lancaster to improve the pedestrian experience near the bus transfer center.

Gateway features are proposed at four locations along East Lancaster at Rand, mid-block before Oakland, Sargent, and Ayers.

**Transportation**
The following transportation improvements are recommended:

- Replace the signal at Oakland and Lancaster.
- Install ADA compliant ramps at Oakland and Lancaster.
- Signal and crosswalk improvements near the bus transfer center.
- Median treatment to discourage mid-block crossings.
- Corrections to the drainage problem.
- Use access management to limit the number of driveways on a street like East Lancaster by promoting shared access with adjacent developments in order to improve roadway and pedestrian safety, reduce traffic congestion and air pollution, and increase the number of areas available for landscaping and streetscaping.

**Development Opportunities**
The real estate within the village was evaluated to determine which parcels were suited for redevelopment and to develop the concept plan. About fifty percent of the current land use is recommended for redevelopment to mixed-use neighborhood retail/commercial and residential use. The parcels identified for redevelopment are relatively small and provide an opportunity for smaller mixed-use projects. Since the current retail base is older and in some cases considered lower-end, it is recommended that higher quality retail firms be secured.

For new buildings, it is recommended to orient the buildings toward the street with minimal setbacks and to place the parking in the rear.

An open space area is recommended in the eastern part of the village north of Lancaster.

The following questions and comments were made.

- Question: Why was there not a recommendation for an irrigation system?
  Answer: Sprinkle heads could potentially cause accidents or be run over. The Texas Department of Transportation (TxDOT) handles landscaping on a case-by-case basis. Regarding the issue of a solid structure in the median, that is not in line with a pedestrian-oriented village and may not be allowable by TxDOT.
- Question: Residents are concerned with the sale of alcohol and wonder if it is legal for some of the liquor stores to sell liquor within 1000 feet of schools.
  Response: The liquor stores along E. Lancaster are at the legal distance from schools. Currently, no FWISD public schools are adjacent to the Oakland Corners urban village. A private school academy is located in the village but is over a 1000 feet from the nearest liquor stores.
- Question: Does The T plan to relocate the bus transfer center from E. Lancaster?
  Response: There has not been any mention by The T of relocating the bus transfer center.

## Public Meeting Notes - September 27, 2007

- Question/Comment: Will Freese and Nichols continue on this project after the master plan recommendations are presented to the City Council? Residents would like for the recommendations to be available online.
  Answer/Response: Freese and Nichols will be retained to work on the Phase Two projects for Berry/Riverside and the Near East Side villages. For Oakland Corners, City staff will work with stakeholders on implementing the master plan recommendations based on available resources. The final master plan report will be available on the City's website [www.fortworthgov.org].
- Question: Is the City enthusiastic about the plans?
  Response: Yes, an example is the recent City assistance to rehab a strip shopping store in the Oakland Corners Urban Village.

Oakland Corners Breakout Session Attendance*

| Name | Organization | Name | Organization |
|---|---|---|---|
| Devan Allen | City of Fort Worth | Richard & Linda Lewis | Visitor |
| Tonya Ferguson | West Meadowbrook NA | Michael Phipps | West Meadowbrook NA |
| Mary & Randy Dellis | West Meadowbrook NA | Don Boren & Wanda Colin | West Meadowbrook NA |
| Chris Salone | - | Eddie Sakorka | West Meadowbrook NA |
| Hugh Brooks | Think Green Builders | Lori Thomson | Firehouse Gallery, West Meadowbrook NA |
| Harvey & Dolores Roberts | Central Meadowbrook NA | | |

**Based on the break-out session sign-in sheet*



**Breakout Session: Polytechnic/Wesleyan**
**Facilitators: Gordon Marchant, Komatsu, and Chris Briggs, Buxton**

**Existing Conditions**
The current zoning, land use, and traffic circulation were presented.

The current zoning in the original village is low intensity mixed-use (MU-1). For the recently expanded village area, the zoning is a combination of medium-density multifamily, two-family residential, commercial, and industrial districts. MU-1 zoning is recommended for the expanded area. Outside the Texas Wesleyan University (TWU) campus, the land use in the village consists of single-family residential homes, commercial, and institutional uses.

Within the urban village, the major circulation pattern is along Rosedale Street. The secondary circulation pattern is along Collard, Wesleyan, Nashville, Vickery, and Vaughn streets.

**Recommended Street Improvements and Gateways**
Streetscape improvements (parkway, ADA compliance, landscaped islands, signal upgrades, and lighting) are recommended along Rosedale and Nashville streets. These improvements will encourage pedestrian activity by increasing safety. District identity will be achieved with monument signs, banner poles, and public art.

Gateway features are proposed along Rosedale Street at Beach, Conner, and Bishop, and along Vickery Boulevard at Beach, Conner, and Collard.

The current street width of Rosedale is at the pedestrian scale and is recommended for the village. Attendees were informed that the TxDOT scheduled widening of Rosedale to the west and east would not occur around the TWU campus as that part of Rosedale is not on the state's highway system.

**Development Opportunities**
The real estate within the village was evaluated to determine which parcels were suited for redevelopment and to develop the concept plan. The parcels with institutional uses, i.e., TWU, FWISD middle school, Boys & Girls Club, churches, etc. are recommended to remain in their current state. The remaining parcels are recommended for redevelopment or open space.

Under the proposed concept plan, preservation of historic structures is recommended. New infill buildings are recommended to be mixed-use with a focus on establishments to support both the neighborhood and college population and should be based on the results of the market analysis.

Attendees had questions about the Rosedale historic structures and were informed that there was renewed interest in renovating the storefronts for neighborhood retail and commercial use.

Attendees were informed of the new police station that is being built on Nashville street.

**Market Analysis**
Based on the market analysis, the following retailers were determined to be the best retail matches for the Polytechnic/Wesleyan village and surrounding area.

| | | | |
|---|---|---|---|
| Ace Hardware | Dairy Queen | Golden Corral | Piccadilly Cafeteria |
| Advance Auto Parts | Daylight Donuts | Golden Fried Chicken | Rally's Hamburgers |
| Blimpie Subs | Deb Shop | Goody's Family Clothing | Shoe Department |
| Brookshire's Food Stores | Dollar Discount | Hungry Howie's Pizza | Shoney's Restaurant |
| Burger King | El Chico Mexican Restaurant | IHOP | Sirloin Stockade |
| Captain D's Seafood | Eye care Centers of America | Jimmy John's | Taco John's |
| Carl's JR Restaurant | Eye Masters | Kragen Auto Supply | Tacotime |
| Casa Ole | Eyemart Express | Mastercuts | True Value Hardware |
| Checker Auto Parts | Fallas Paredes | Mazzio's Pizza | Western Sizzlin Steakhouse |
| Checkers Drive In Restaurant | Family Video | Medicine Shoppe | Wienerschnitzel |
| Chick-Fil-A | Famsa | Movie Gallery | Wingzone |
| Cinemark Theaters | Fashion Bug | Mr. Gatti's Pizza | |

## Public Meeting Notes - September 27, 2007

| | | | |
|---|---|---|---|
| Country Kitchen Restaurant | Godfather's Pizza | Papa John's Pizza | |

Attendees were informed that the market analysis results would be used to recruit some of the retailers listed.

Attendees agreed to maintain the current width of East Rosedale in order to have a pedestrian scale street. They favor the proposed early childhood development center that the YWCA and TWU plan to develop. They stressed the need for renewed retail/commercial growth and see it as the primary means to revitalize their community. They agreed on the concept of streetscape improvements with the emphasis on developing and/or renewing an identity for the Polytechnic/Wesleyan neighborhood by using emblems, street signage, etc.

Polytechnic/Wesleyan Breakout Session Attendance*

| Name | Organization | Name | Organization |
|---|---|---|---|
| Cynthia Garcia | City's Economic and Community Dev. Dept. | Eugene Dominguez | Komatsu Architecture, Inc. |
| Faye M Brown | Historic Polytechnic NA | Pansy Dawson | Engle Heights |
| Debbie Roark | TWU | Dr. Jeffcoat | TWU |
| Ramon Romero | Poly Pyramid NA and FW Planning Commissioner | Jimmy Crittendon | Faith Sanctuary Church |

**Based on the break-out session sign-in sheet*



**PUBLIC MEETING #3**
**CITY OFFICIALS AND CONSULTANT TEAM**

**City of Fort Worth Elected and Appointed Officials**

| | |
|---|---|
| Kathleen Hicks | Council Member, District 8 |
| Ramon Romero | City Plan Commissioner |
| Jacq Duncan | City Plan Commissioner |

**City of Fort Worth Staff**

| | | |
|---|---|---|
| Patrina Newton | Senior Planner | Planning and Development Dept. |
| Otis Thornton | Homelessness Coordinator | Planning and Development Dept. |
| Cynthia Garcia | Manager | Economic & Community Dev. Dept. |
| Barbara Ashbury | Senior Planner | Housing Dept. |
| Esmeralda DeLaCruz | Planner | Transportation and Public Works Dept. |
| Devan Allen | District 8 Aide | Mayor and Council Office |

**Freese and Nichols Consultant Team**

*Freese and Nichols, Inc.*

| | |
|---|---|
| Wendy Shabay | Urban Design Consultant and Project Manager |
| Alfred Vidaurri | Principal-in-Charge |
| Shad Comeaux | Urban Design Consultant |
| Scott Fisher | Urban Design Consultant |
| Chris Bosco | Transportation Planning Consultant |

*Buxton Company*

| | |
|---|---|
| Chris Briggs | Market Analysis Consultant |
| Charles Wetzel | Market Analysis Consultant |

*Komatsu Architecture, Inc.*

| | |
|---|---|
| Gordon Marchant | Architecture Consultant |
| Eugene Dominguez | Architecture Consultant |

*Open Channels Group, LLC*

| | |
|---|---|
| Tonya Veasey | Public Involvement Consultant |
| Nicole Ashford | Public Involvement Assistant |
| Kelsey de la Torre | Public Involvement Assistant |
| Mary Edward | Public Involvement Assistant |
| Keishi High | Public Involvement Assistant |
| Joyia Simmons | Public Involvement Assistant |

## Public Meeting Notes - September 27, 2007

**PUBLIC MEETING #3**
**STAKEHOLDER PARTICIPANTS**

| Participants & Organization | Participants & Organization |
|---|---|
| Ron Abram, National Black MBA Assoc. | Claude and Erma Latte |
| Deanna Boaz, Mallick Co. (Sierra Vista Dev.) | Opal Lee, CCHD/CRC Inc. |
| Erma Bonner-Platte, Historic Landmark | Richard and Linda Lewis |
| Don Boren and Wanda Conlin, West Meadowbrook NA | Johanna McCully-Bonner, Conner Real Estate Agency |
| Patricia Bostic, Congressman Michael Burgess' Office | Andre McEwing, Fort Worth Metropolitan Black Chamber of Commerce |
| Theron Bowman, Greater Mt. Tabor Church | Linda Morrow, South Edgewood NA |
| Flora Brewer, Near Eastside NA | Terry Ottley, Southeast Fort Worth, Inc. |
| Della Brooks, Morningside NA | Mike Phipps, West Meadowbrook NA |
| Hugh Brooks, Think Green Builders | Deborah Roark, TWU |
| Monette Brooks | Harvey & Dolores Roberts, Oakland Corners stakeholders |
| Faye Brown, Historic Polytechnic NA | Ramon Romero, Poly Pyramid |
| Phil Dupler, The T | Eddie Sakerka, West Meadowbrook NA |
| Lillian Bush | Chris Salome |
| Nell Cass, Eastland NA | Edward Skirts, West Meadowbrook NA |
| Helen Clemmons | Lori Thomson, Firehouse Gallery |
| Rev. A.J. Collins, Mt. Rose Baptist Church | Martha Toombs |
| Mary & Randy Dellis, West Meadowbrook NA | Bernard Walker, Quorum Commercial |
| Amparo Escamillo, South Polytechnic | Mike Zelanko, V.A. |
| Tonya Ferguson, West Meadowbrook NA | Larry Hemphill, Acura Properties LLC |
| Glenn Forbes, Southeast Fort Worth Inc. and JPMorgan Chase | Lenda Hicks |
| Erma Johnson Hadley, International House of Stars | David Howard, Empower Me, Inc. |
| Wel Harris | Dr. Hal Jeffcoat, TWU |
| Curvie Hawkins, The T | Larry Johnson, Hillside NA |

Page 13 of 13 Southeast Cluster Urban Villages, Public Meeting #3