

# Fort Worth Near Southside Revitalization Program

Presented by:

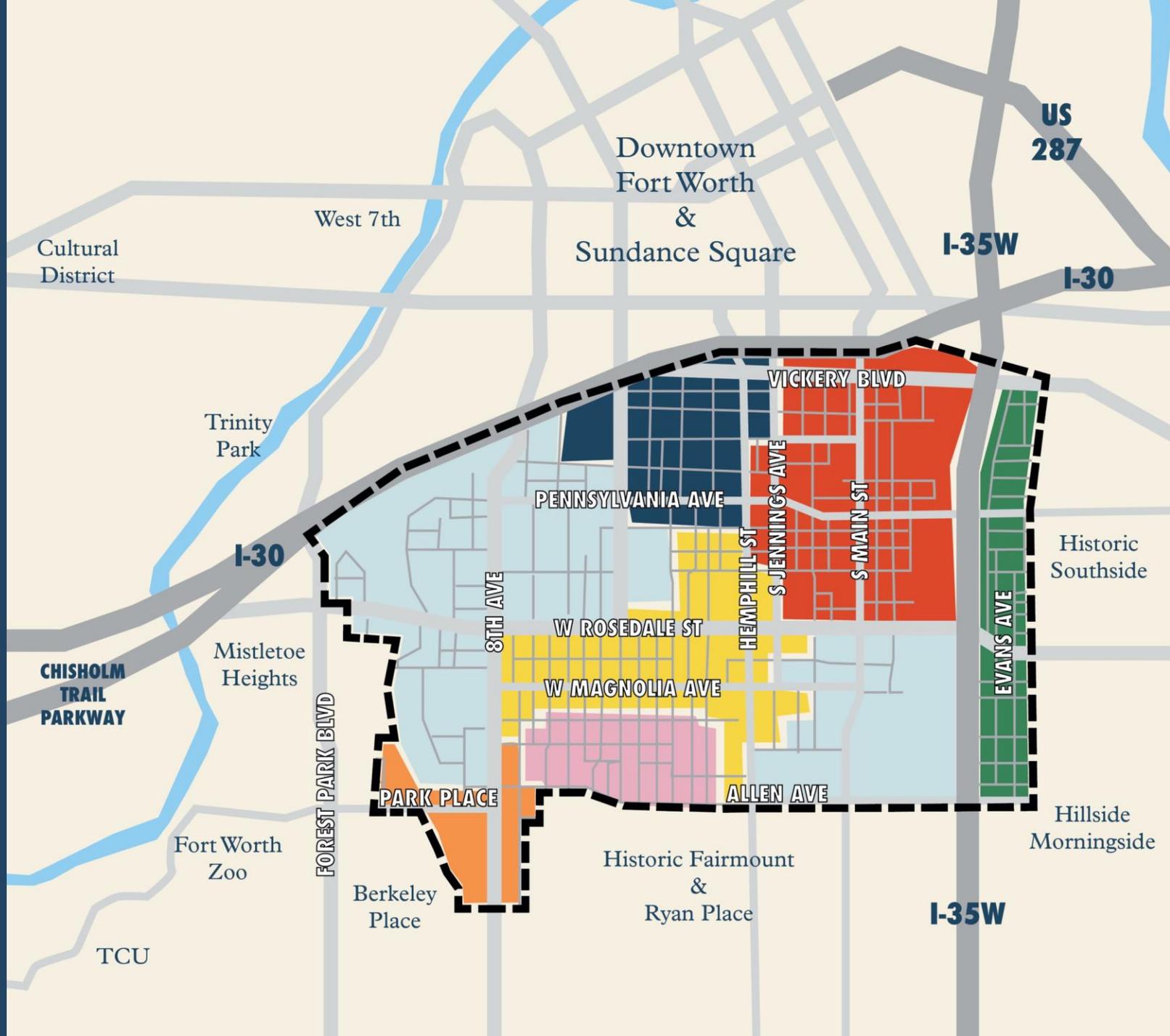
**Mary Hanna, P.E., CFM, PMP**  
Program Manager  
City of Fort Worth

**Mike Brennan, AICP**  
President  
Near Southside, Inc.

September 2, 2021



# Near Southside Overview



FW **NEAR TX**  
**SOUTHSIDE**

**VICKERY VILLAGE**

**EVANS & ROSEDALE**

**SOUTH MAIN VILLAGE**

**MAGNOLIA VILLAGE**

**PARK PLACE VILLAGE**

**FAIRMOUNT**

**MEDICAL DISTRICTS**

# Fort Worth's Near Southside 1930s







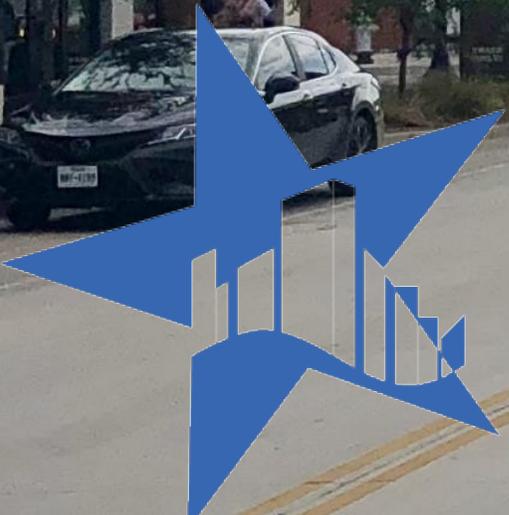
# Magnolia Avenue



# South Main Street



# South Main Street

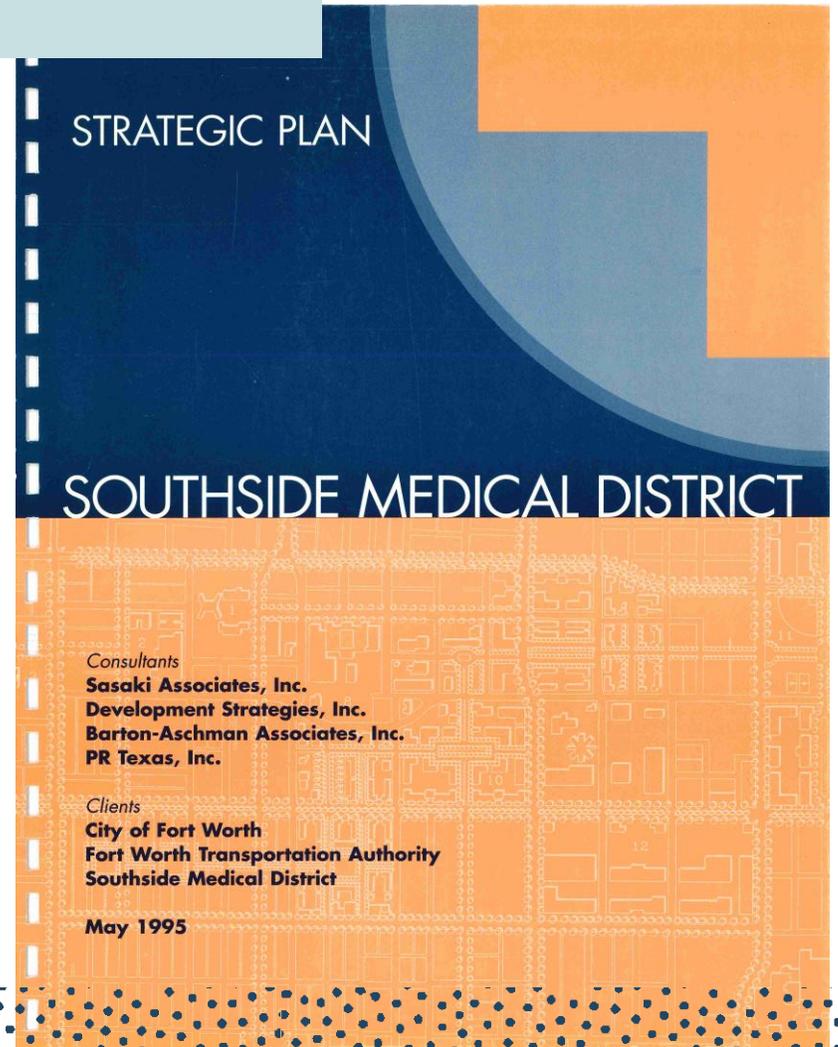


# CLIDE

Celebrating Leadership In Development Excellence

# 1995 Strategic Plan Recommendations

- **Establish non-profit** economic & community development organization
- **Establish TIF District** as primary reinvestment tool
- **Update development standards** to implement urban design vision



Est. 1996

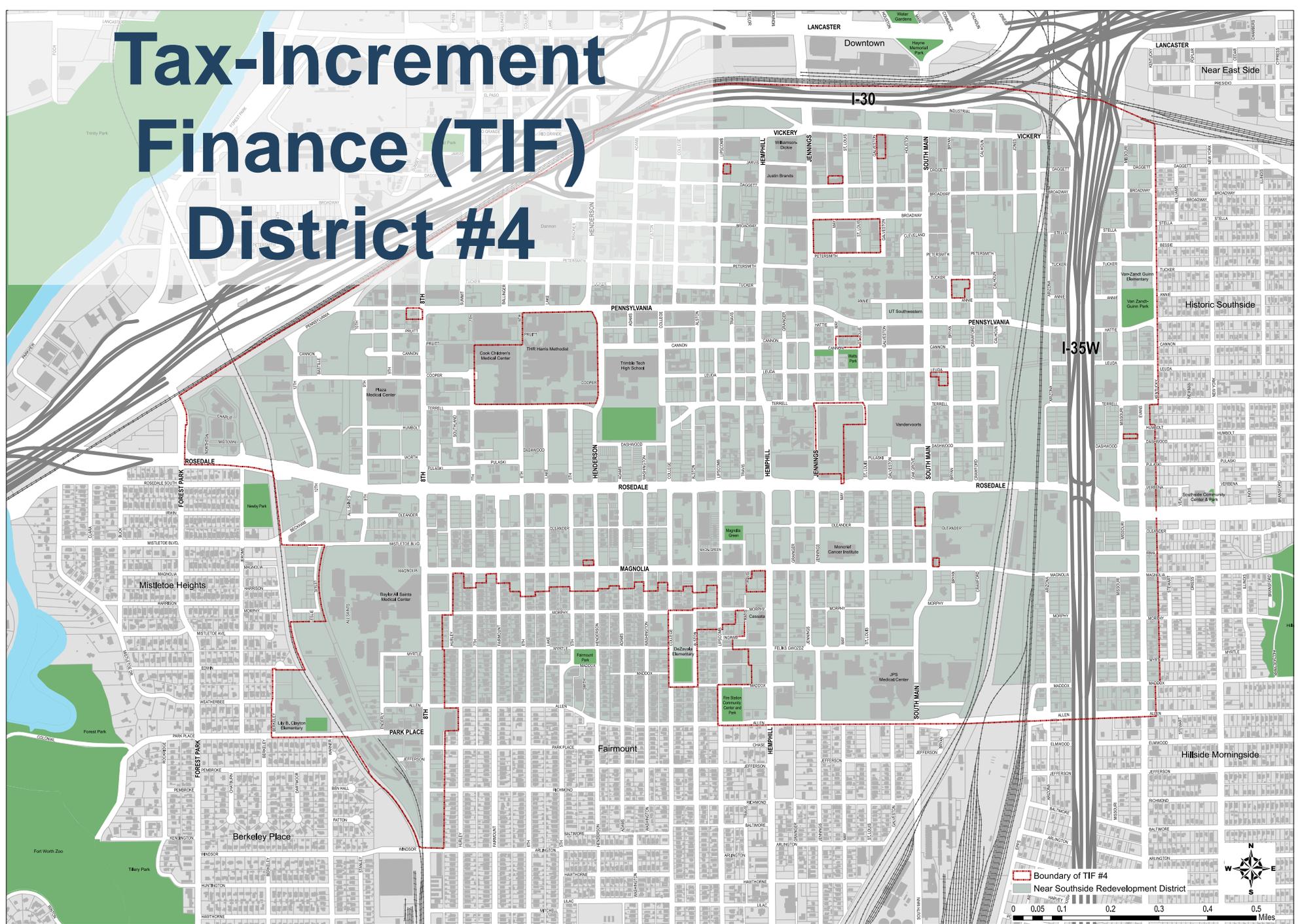
1606 MISTLETOE BLVD.



[nearsouthsidefw.org](http://nearsouthsidefw.org)



# Tax-Increment Finance (TIF) District #4





# Council District 9 Fort Worth South

## Legend

- New Arterial
- Joint Fund
- Future Bond Programmed 2014
- Leverage Grant (City)
- Leverage Grant (TIF)
- Park
- 2-s

Sketch not on map: Bodley/Oleander/Halley/9th  
 College Mag to Rosedale  
 Vickers - Lipscomb coordinate

UNLISTED

Row? → ?

10% of College & Jarvis combined

Vick - Jarvis	160000
Jarvis - Daggett	140000
Daggett Broadway	260000
Broadway - Peter Smith	250000
Peter Smith - Tucker	150000
Tucker - Penn	130000
<b>Total</b>	<b>1090000</b>

Vickery - Jarvis	105000
Jarvis - Daggett	60000
Daggett - Broadway	130000
Broadway - Peter Smith	130000
Peter Smith - Tucker	70000
Tucker - Penn	65000
<b>Total</b>	<b>560000</b>

Peter Smith Warehouse District	190000
Fulton - College	45000
College - Alston	26250
Alston - Lipscomb	36750
Lipscomb - Hemphill	72100
<b>Total</b>	<b>180100</b>

- 2-s
- Pennsylvania - Humbolt
  - Magnolia - Allen
  - Magnolia - Maddox
  - Magnolia - Bryen
  - S. Main - Bryen
  - Magnolia - Felix Gwodz
  - Rosedale - Oleander
  - S. Main - St. Louis
  - S. Main - Hemphill
  - Hemphill - College
  - Rosedale - Oleander
  - Hemphill - Lipscomb
  - College - Lipscomb
  - ulton - Roseale
  - Magnolia - Vickery
  - Magnolia - Morphy
  - Magnolia - Morphy
  - Magnolia - Henderson
  - Magnolia - Cannon
- Programmed 2014
- 20 with

Add Jennings  
\$180,000

- Group 1 → 2584700
1. PWSI hire design consultant for College & Jarvis
  2. Design June - Oct.
  3. Construction contract Nov - Dec
- Construction starts Jan 2016?
- Compare of Nij's schedule

1 \$1,581,000

2 \$326,900

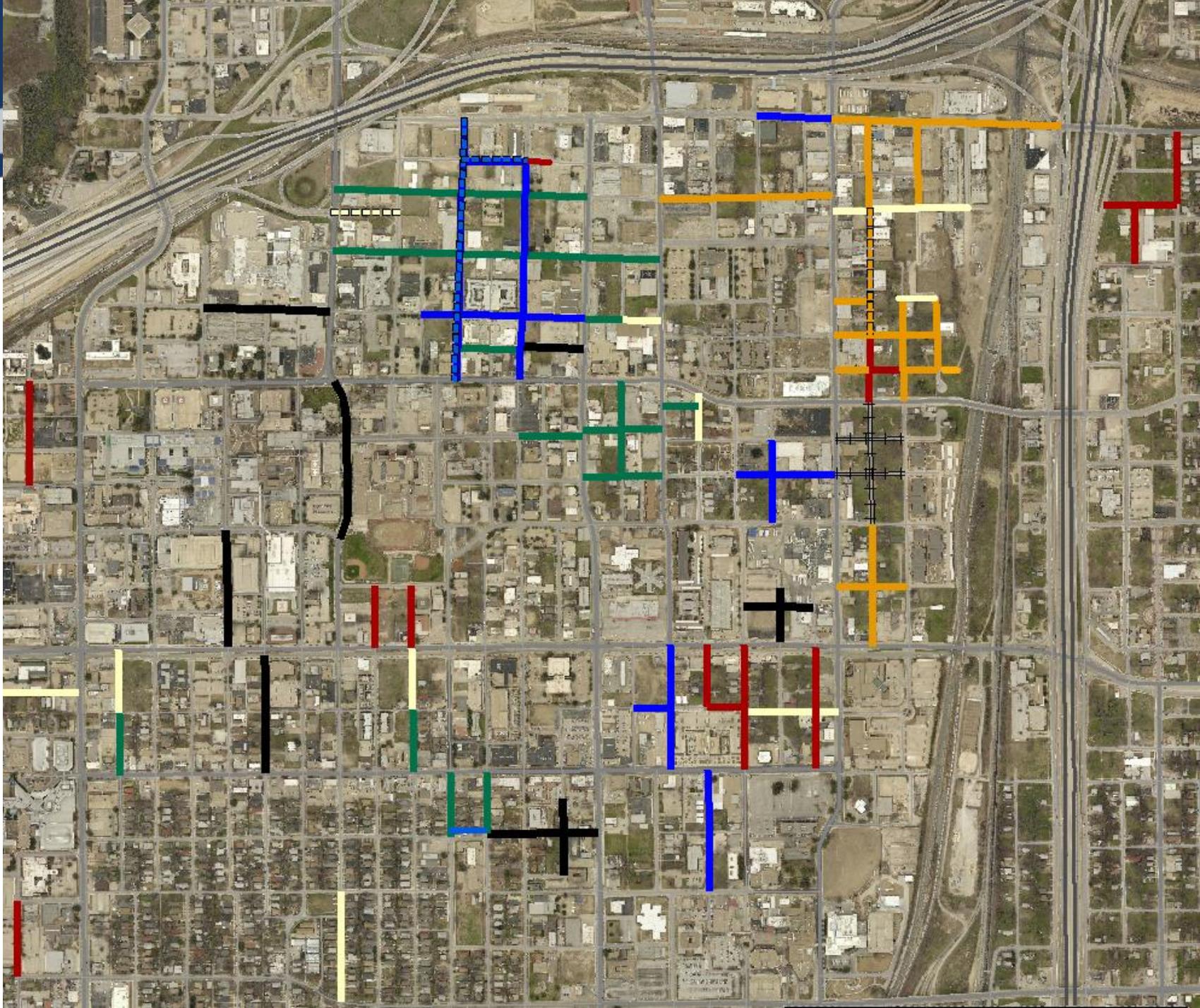
2 \$845,000



# CD9 NEAR SOUTHSIDE PROGRAM

**Legend**

- Round 1
- Round 2
- Round 3
- Round 4
- Round 5
- Other Projects
- Maintenance Projects



# Scope

- Round 1, 2 and 3 completed construction
- Round 4 under construction (13 Streets)
- Round 5 under design (9 streets)
- 20 lane miles of street rehabilitation with new asphalt paving.
- Constructing concrete curbs, gutters, and driveways.
- Replacing damaged concrete sidewalks and ADA ramps on both sides of the street.
- Replacing old water and sanitary sewer lines.



# Funding

- Total number of street segments: 58
- Paving Cost: \$13M (50/50)
  - \$6.5M (CFW Transportation and Public Works, 2014 Bond and General Funds)
  - \$6.5M (TIF#4- Administered by Near Southside Inc.)
  - Total \$10.5M Spent or encumbered to date
- Water and Sewer cost: \$13M (100% CFW Water Department)
  - \$9.7M Spent or encumbered to date

# Agreements

- Funding Agreement between the City and Near Southside, Inc. with 1 contract amendment

- 4 Design Agreements

CITY SECRETARY  
CONTRACT NO. 45858

## FUNDING AGREEMENT

Near Southside Medical District Street Repair & Reconstruction Program

- 5 Construction Agreements with 5 different Contractors

## PARTNERS:

City of Fort Worth, Tax Increment Reinvestment Zone #4 (Southside TIF) & Fort Worth South, Inc.

This Funding Agreement (“Agreement”) outlines terms for the Near Southside Medical District Street Repair and Reconstruction Program (“Program”) and the project partners. The multiyear Program is to be jointly funded through the City of Fort Worth’s 2014 Capital Improvement Program (“CIP”) and an authorized contribution from Tax Increment Reinvestment Zone #4. Program administration will be managed by the City of Fort Worth’s Transportation & Public Works Department in close collaboration with Fort Worth South, Inc., administrator of the Southside TIF. Roles and responsibilities are defined within this Agreement.

## I. PROJECT BACKGROUND

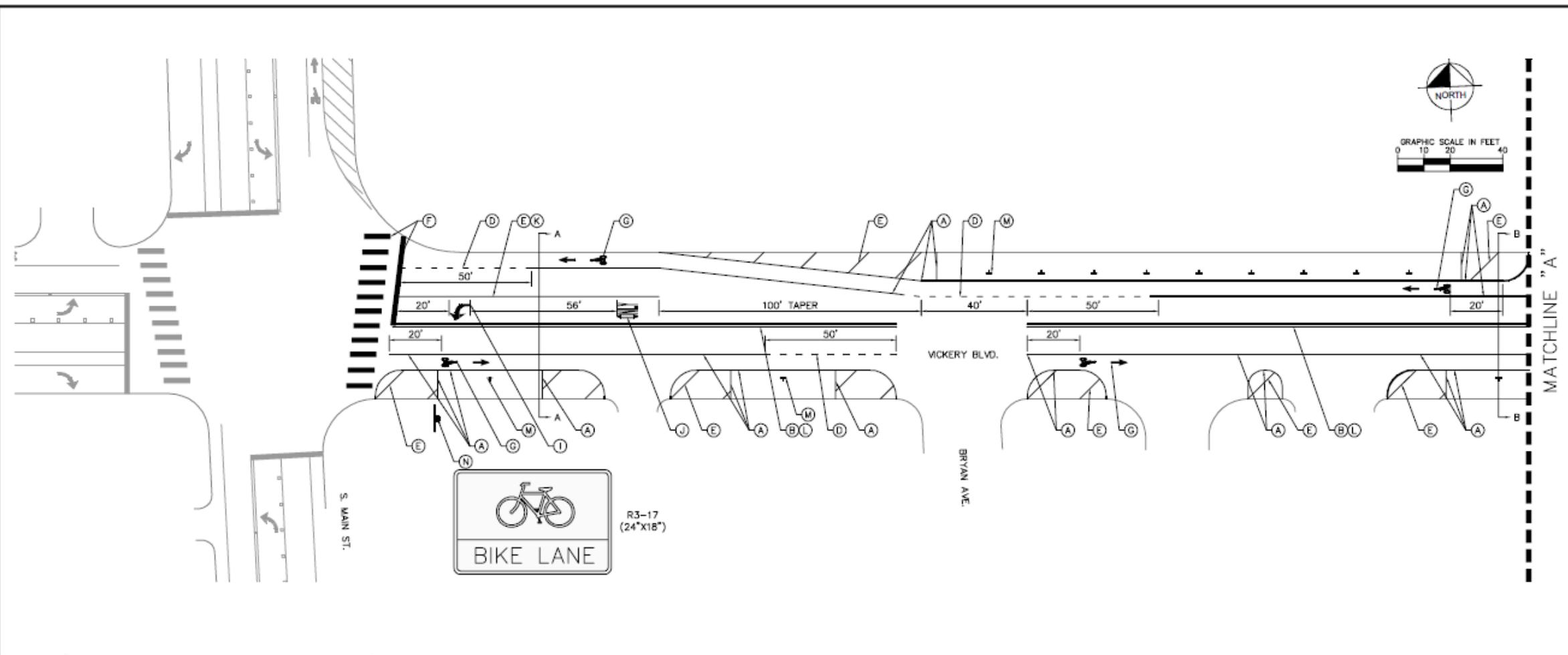
Fort Worth’s Near Southside Medical District serves as the city’s second largest employment center, with approximately 30,000 workers and an estimated \$5.5 billion annual economic impact to Tarrant County and \$4.2 billion to Fort Worth. The district is home to Fort Worth’s five major hospitals, dozens of additional healthcare facilities and clinics, and a wide range of other major businesses, including Dannon, Justin Brands, Williamson-Dickie, Vandervoorts, Rahr & Sons, and more.

# Internal Coordination



Do we need to relocate the:  
 1- power pole  
 2- FH

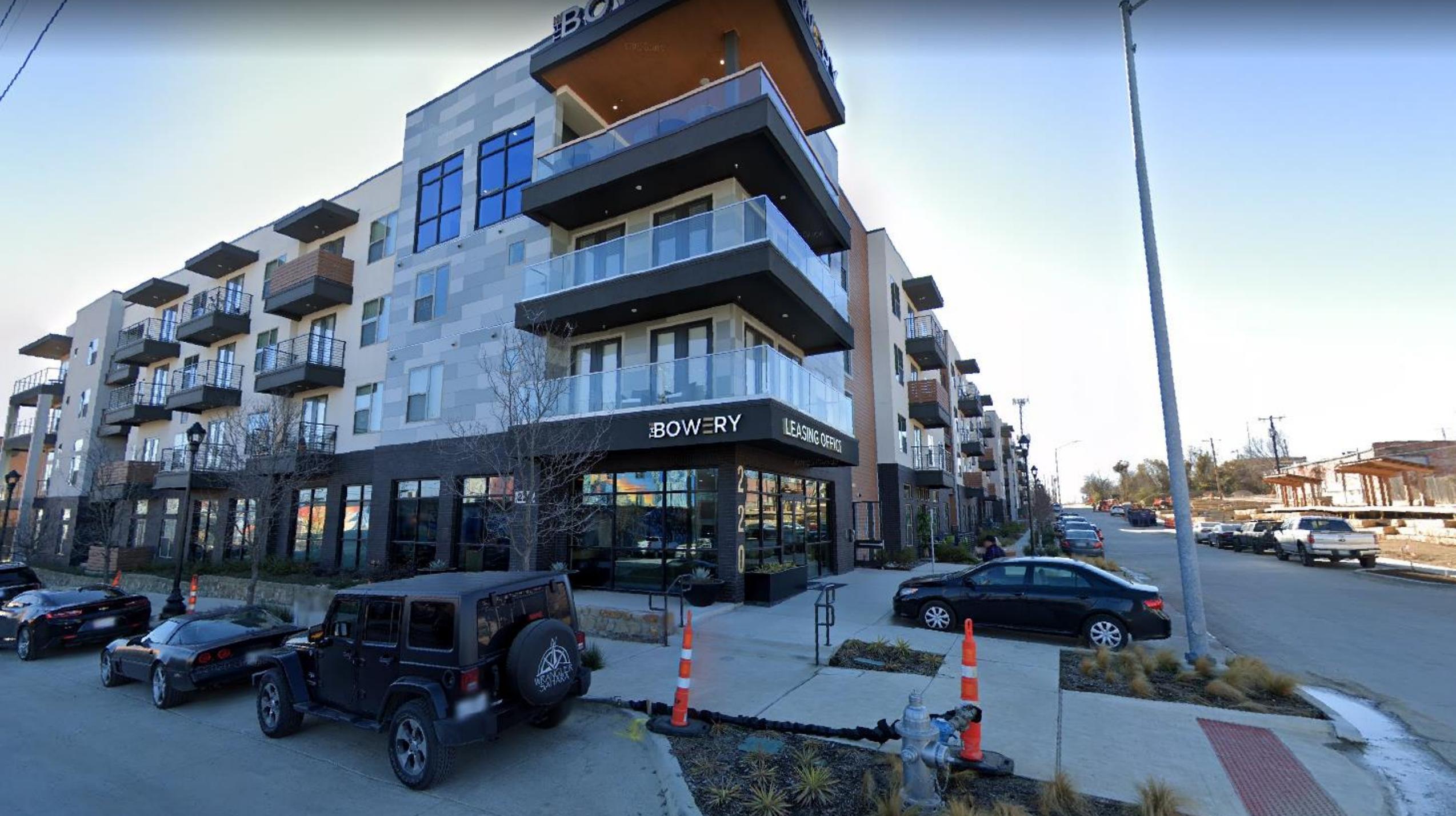
LEGEND



 Suite 800, 801 Cherry Street, Unit 11, Fort Worth, TX 76102-2851 (817) 335-8211 TDD: 817.335.8228	No.	
	Revision	By
PAVEMENT MARKING AND SIGNAGE PLANS VICKERY BLVD. FORT WORTH, TX		

# External Coordination

- Near Southside, Inc.
- Consultants
  - Design Consultant (A.N.A., under contract to NSI)
  - Developers' Consultants
- Franchise Utilities (Atmos, Oncor, Charter, AT&T, Zayo, Verizon,..)
- Property Owners
- Real Estate Brokers
- Developers
- Trinity Metro
- Cook Children's
- JPS Health Network
- Moncrief Cancer Institute UT Southwestern
- Major industry (Renfro, Dickies, Dannon)



THE BOWERY

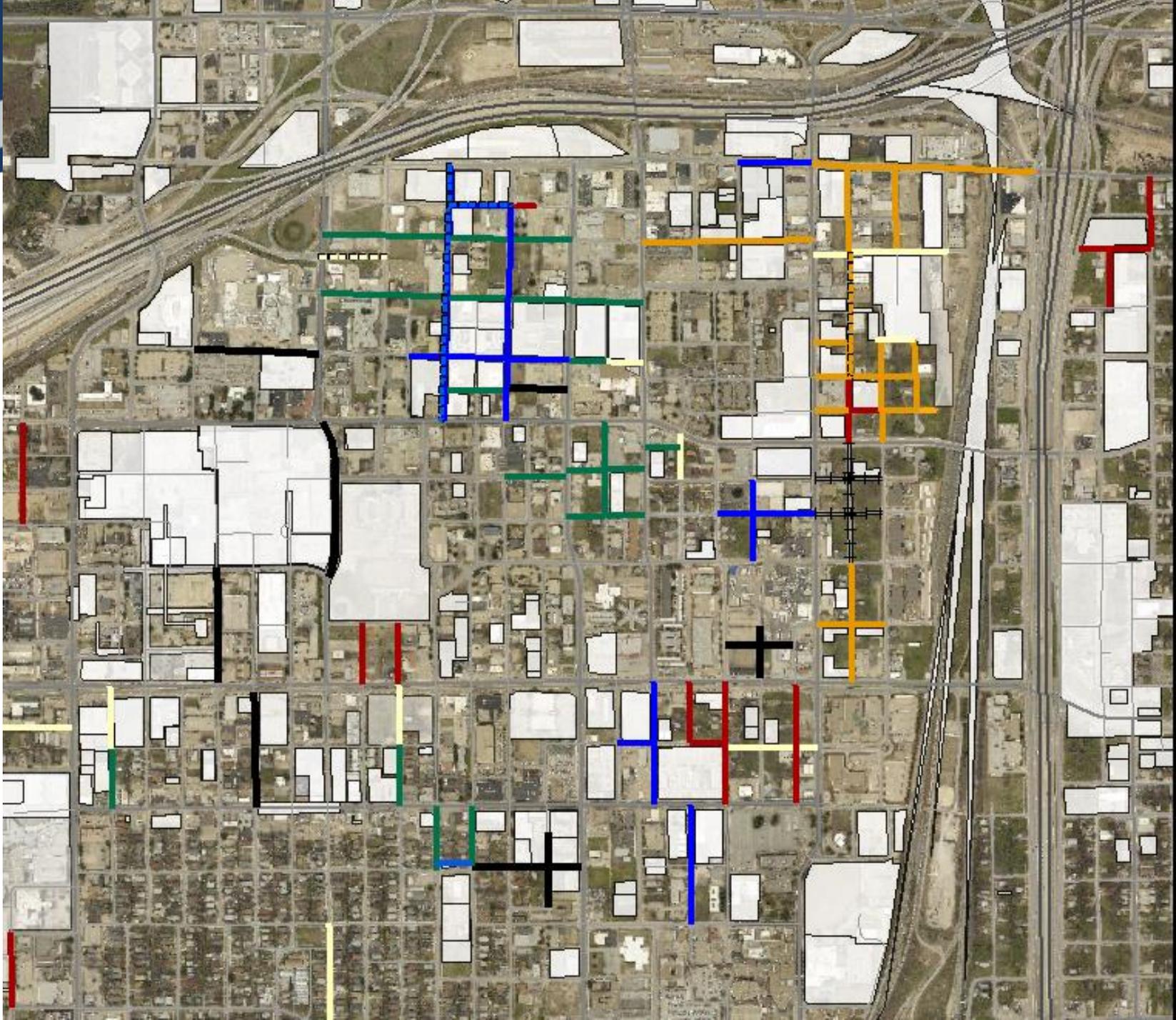
LEASING OFFICE

217

WISCONSIN

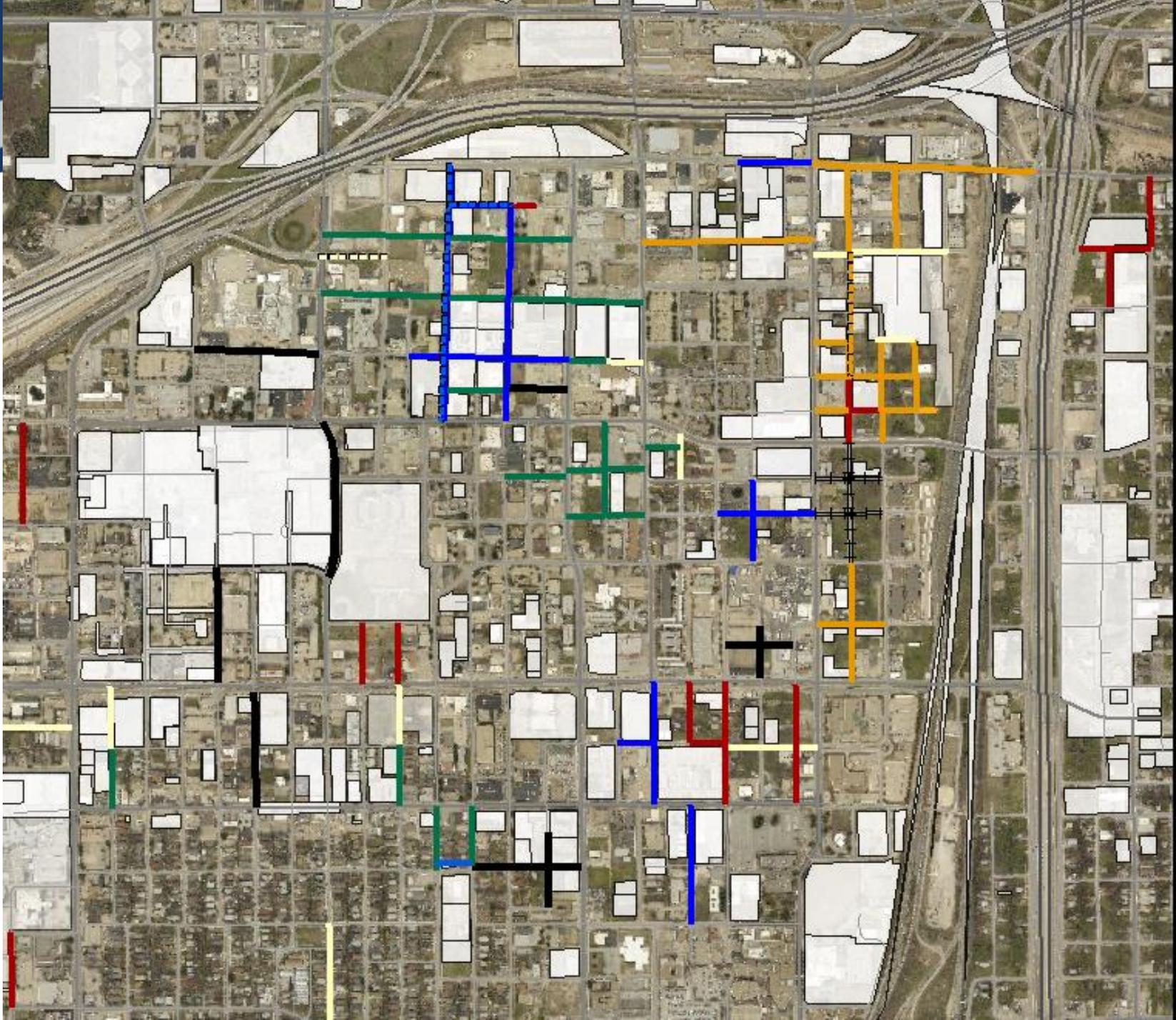
**Major Institutional**

- UT Southwestern
- Cook Children's
- Lighthouse for the Blind
- Dickies
- Renfro Foods
- Dannon

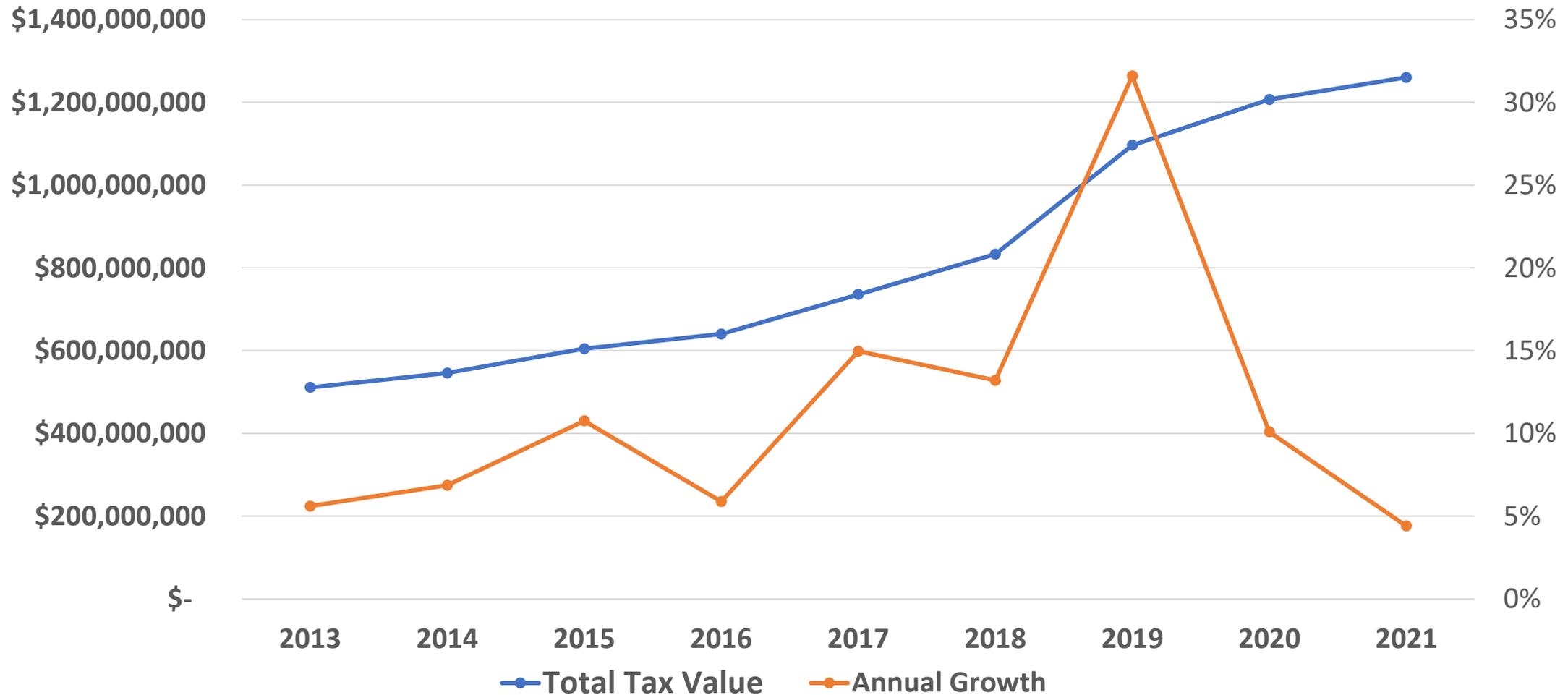


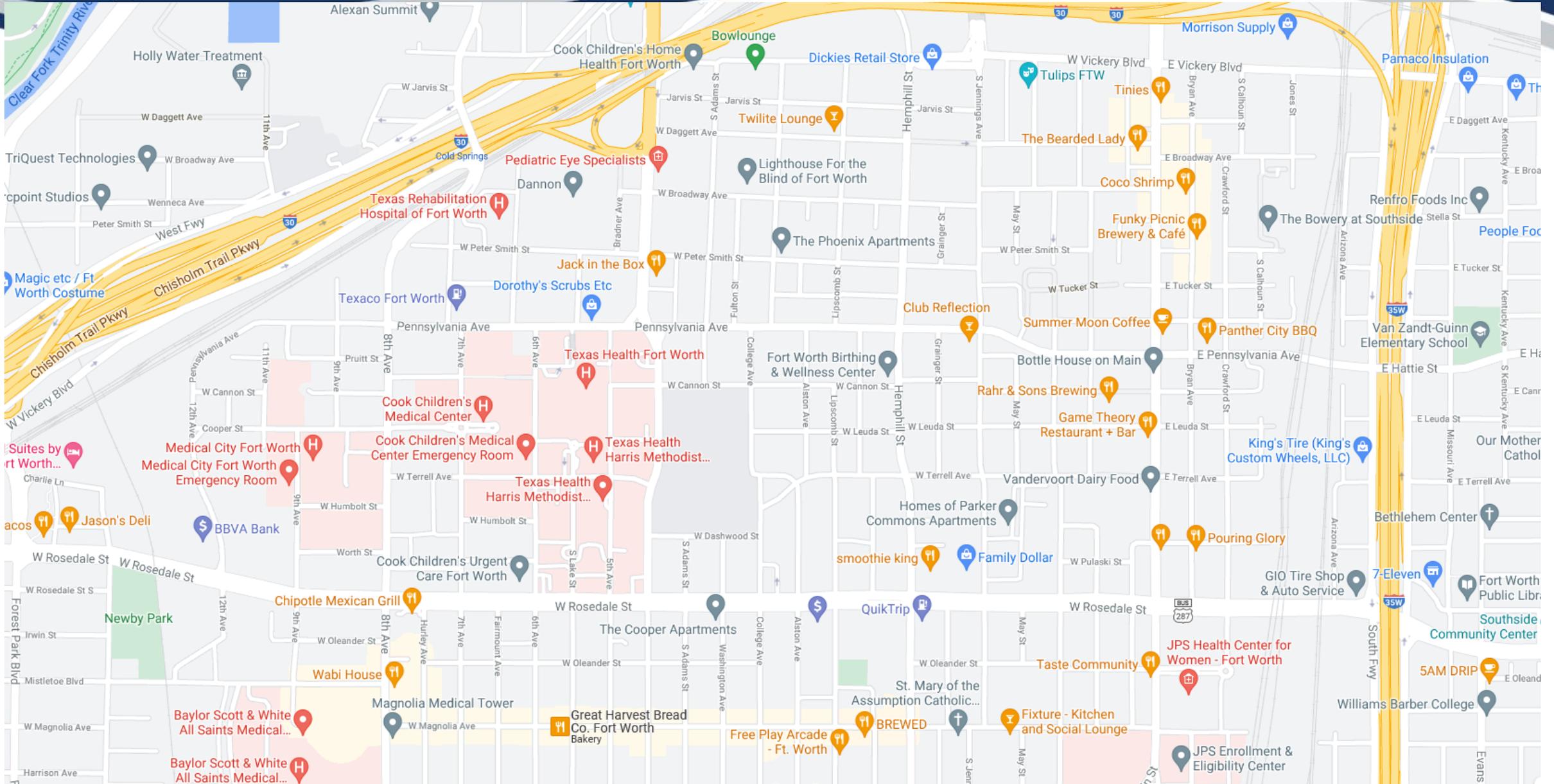
Bryan Ave. (one sample street segment)

- Main & Broad
- The 4-eleven
- Roots
- Hop Fusion
- Fire Station Hotel
- Jesse Stamper



# Tax Growth in TIF#4 Area





# Before and After

# Dr. Mundluru Mixed-Use





BUS STOP

W Tucker St

KTS-5958

# Phoenix Apartments: 170 Units





W Peter Smith

TRACOMA  
TEXAS  
PPL-9185

# College Ave. Apartments





1220  
1221



# Granger Street: Terrell to Pennsylvania





# Carey Law Firm





STOP

**Watts Park:**

**New public neighborhood park**





W Cannon St

May St

STOP

**Rahr & Sons Brewery:  
Over 1,000 visitors each week**





Rahr & Sons  
BREWING COMPANY  
FORT WORTH, TEXAS

PROST  
Y'ALL

STOP

Handwritten blue markings on the asphalt, possibly '1-2'.

# Bryan Avenue





# Adaptive Reuse: Future Retail





COCO SHRIMP  
Authentic Soft Shell Shrimp Plates

UNION

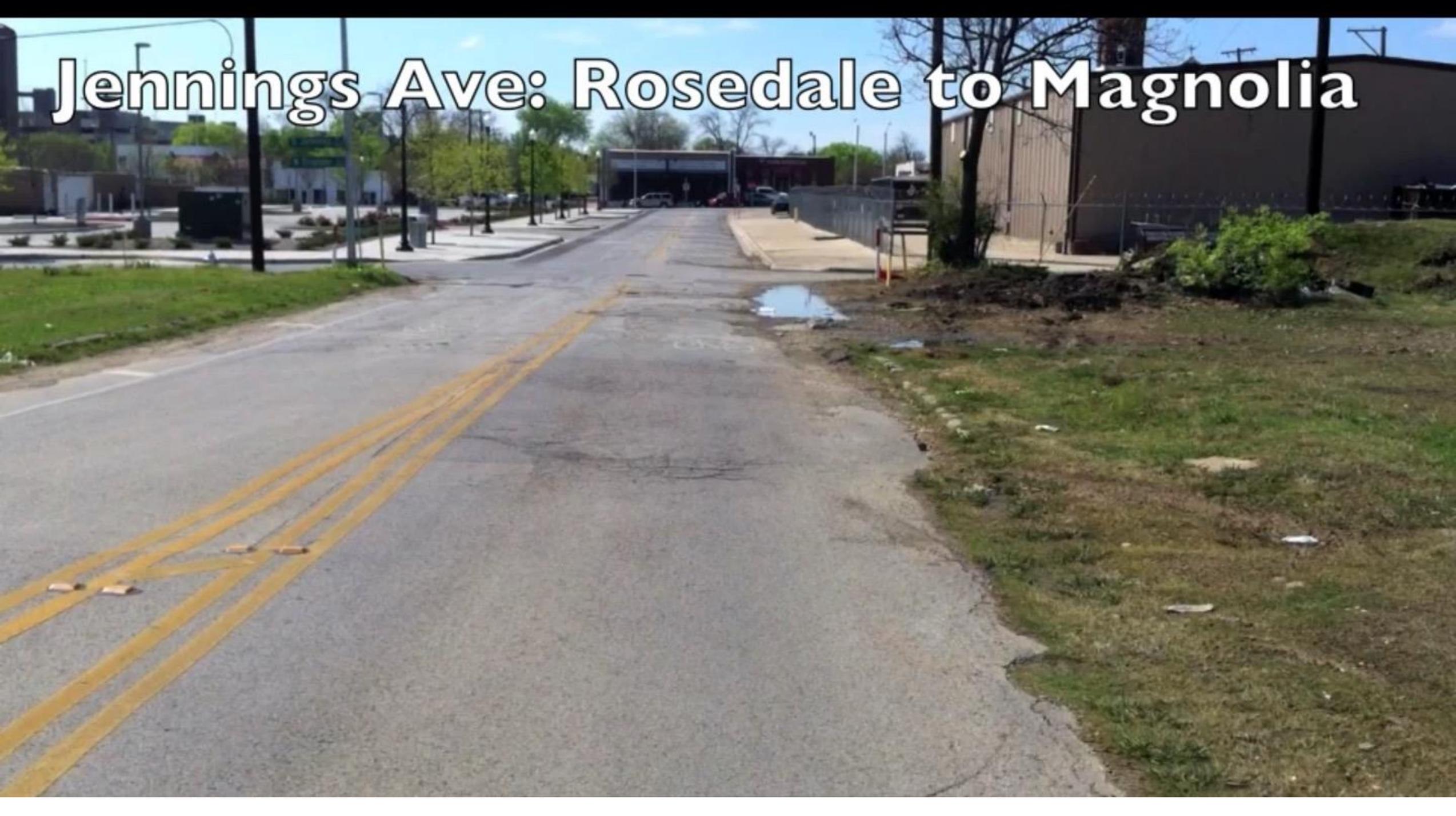
327

# Supreme Golf Lofts, Office, & Pub





# Jennings Ave: Rosedale to Magnolia





1125

Dr. Bhatia, MD

Eye

005

1125779

***Thank You***