



THE PEOPLE
MAKE THE PLACE

2020

ANNUAL PROGRESS REPORT



SUPPORTED BY:

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RAMBLE & ROSE
MAG & MAY

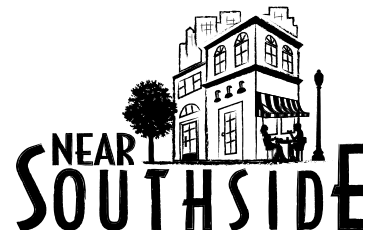


Photo by Brian Hutson, Elevated Content Co. Photo courtesy of Fort Works Art, Eric Inkala, and Mag & May Apartments.

Near Southside, Inc. (NSI) is a private, member-funded, 501(c)(4) non-profit organization dedicated to revitalizing the Near Southside and working in partnership with Historic Southside, Inc. (HSI), a 501(c)(3) non-profit in pursuit of the same goals. Together, we promote the ongoing redevelopment of Fort Worth's Near Southside as a vibrant, urban, mixed-use neighborhood.



Mike Brennan
President



Megan Henderson
Director of Events and Communications



Allison Docker
Director of Urban Design & Placemaking



Natalie Chapa
Events & Projects Manager



Becky Bethel
Office Manager



Member Development Tour

BENEFITS OF MEMBERSHIP

Membership dues provide critical financial support for the ongoing work of Near Southside, Inc., a member-funded organization. In return, NSI provides a number of benefits including networking opportunities, marketing and promotional support, advocacy, and leadership opportunities. Becoming a member is an investment in your business and an investment in the Near Southside.

NSI members range from the largest economic anchors and institutions to small entrepreneurial start-ups, and each receive a wide range of benefits, including:

BOARD SERVICE Appointed members of NSI's Board of Directors shape the policies and practices of the organization. Board service gives members the chance to broaden their connections and build valuable relationships with other Near Southside supporters.

COMMITTEE LEADERSHIP Members appointed to the Development Committee, Design Review Committee, or Marketing Committee have the opportunity to engage in the policy issues that impact the district's business and residential community.

ADVOCACY When development projects or member businesses are faced with complex issues, NSI is available to build consensus through coordinated meetings and thoughtful discussion with government agencies, city planners, neighborhood associations, and others to help achieve positive outcomes.

PROFESSIONAL REFERENCES Business-owners and stakeholders make more informed business decisions through the assistance, connections, and information that only NSI provides.

DEVELOPMENT SUPPORT Members involved in development projects can call on NSI staff for advice, expertise, consultation, and guidance, whether in the initial brainstorming stage or nearing completion.

MARKETING AND PROMOTIONAL SUPPORT The Near Southside Weekly Buzz email blast, printed publications, and social media outlets help provide marketing and promotional support for businesses and their events in our district. In addition, the NSI marketing and communications staff members are invaluable resources to navigating best practices for sharing your message with the broader community and are available to serve in an advisory capacity for NSI members.

SPONSORSHIP OPPORTUNITIES NSI produces 8 signature free-to-the-public events each year reaching an annual total of approximately 100,000 attendees. ArtsGoggle, Open Streets, Friday on the Green, and PARK(ing) Day offer promotional opportunities with valuable exposure to the community.

VISIBILITY Listings in the Near Southside member directory include a direct link to the company website/social media, business description, photo, and contact information.

DISCOUNTED TICKETS Member tickets can be purchased for the annual Near Southside Shindig and to the Near Southside Seminar Series. Both offer thoughtful presentations from development professionals addressing issues applicable to Near Southside revitalization.

NETWORKING Attendance at NSI events provides valuable face time with other members and the chance to receive neighborhood updates that are typically not yet public information.

MEMBER EVENTS

MEMBER BREAKFASTS AND HAPPY HOURS

NSI Member Breakfasts are held at 8 am on the first Wednesday of each month at rotating member-business locations throughout the Near Southside. Happy Hours are informal networking events held bimonthly on Thursdays. Hosting a Breakfast or Happy Hour is a great way to showcase your business and is a benefit reserved exclusively for NSI Members. Attendees are given an opportunity to network with other Near Southside leaders while becoming familiar with our host business or development project. The Member Breakfasts also include a unique opportunity to hear an update on current projects and upcoming events from NSI staff. Recent Breakfast and Happy Hour hosts have included Quorum Architects, The Hamilton Apartments, Southside Cellar, Funky Picnic Brewery & Cafe, Basecom Construction Services, Game Theory, and The Ostreum.

MEMBER DEVELOPMENT TOURS

NSI Quarterly Development Tours take a group behind the scenes to see all the projects that they usually only hear about at Member Breakfasts. Buildings currently under construction and historic spaces being renovated are featured, giving attendees a chance to see spaces long before the finished product opens to the public. The most recent Development Tour focused on the Studios of the Near Southside, and members were able to tour spaces that are shaping Fort Worth's music and film industries including Red Productions, Near South Studios, Fort Worth Sound, Niles City Sound, The Loop Rehearsal Complex, and more. The happy hour tradition continues as members gather at a local watering hole at the end of each tour.

NEAR SOUTHSIDE SHINDIG

The Near Southside Shindig is the organization's showcase event and primary fundraiser. In addition to keynote presentations from renowned experts, the evening showcases the key projects, partners, and events that have shaped our district during the previous year and highlights the most

anticipated projects for the year ahead. Plus, it's a lively evening that celebrates the partnerships and people that make the Near Southside an incredible neighborhood. At the 2019 Shindig, we focused on the women of the Near Southside: the rebels, risk-takers, advocates, guardians, and rainmakers of the District who are doing extraordinary work every day. As we do every year, NSI proudly presented the following awards to honor those making exceptional contributions to the success of the district. 2019's award recipients were:

Kline-Watts Award, Creative Contribution
Dana Schultes, Stage West

Kline-Watts Award, Pioneering Endeavor
Jennifer Henderson, J.O.

Kline-Watts Award, Development Excellence
Corrie Watson, Frank Kent

Kline-Watts Award, Outstanding Leadership
Gaye Reed

Kline-Watts Award, Southside Spirit
Sally Birthisel

Kline-Watts Award, Entrepreneurial Spirit
Christina Elbitar, Chadra Mezza

Kline-Watts Award, Advocacy
Meda Kessler

Most Valuable Partner
Hudgins Companies

For more information regarding membership or member events, please contact Megan Henderson at megan@nearsouthsidefw.org.

2020 NEAR SOUTHSIDE, INC. & HISTORIC SOUTHSIDE, INC. BOARD OF DIRECTORS

Lori Baldock	Simmons Bank
Benjamin Barkley (Secretary)*	Moncrief Cancer Institute UT Southwestern
Bob Baulsir**	Trinity Metro
Eric Behn	Vandervoorts Dairy
Hayden Blackburn	TECH FW
Chuck Bouigny (Vice Chair)*	Elkhorn Union
Jack Clark*	Red Oak Realty
Lloyd Faver	SpawGlass Contractors
Brent Fescenmeyer	Texas Capital Bank
Colleen Fischer	Genius House Media
Mike Fisher	Glass Lake Production Group
Eric Garrison	TBG Partners
Reginald Gates**	Tarrant County College District
Councilmember Kelly Allen Gray**	Fort Worth City Council, Dist. 8
Bobby Grigsby (Treasurer)*	Carter BloodCare
Jennifer Grissom	Fort Worth Bike Sharing
Jennifer Henderson	J.O.
Tina Howard	Leaves Book and Tea Shop
Henry Hudson	Dannon
Chase Iles	Frost Bank
Ginger Johnson	Prosperity Bank
Mark Lucas Kelly	Robertson Muller Harper Funeral Homes
Robert Kelly	Robert W. Kelly Architect, Inc.
Chad Kerr (Chair)*	Southside Bank
Casey Kha*	Shinjuku Station & Cannon Chinese Kitchen
Bobby Mays	T & G ID Systems, Inc.
Lili Meisamy, D.O.	Federal Bureau of Prisons
Noé Neaves	Watermark Power Solutions
JW Newman	Medical City Fort Worth
Crystallynn Paulson	PPG Health
Ashley Paz**	Trustee, FW Independent School Dist 9
Charlie Powell	Ciera Bank
Ryon Price	Broadway Baptist Church
Erin Rahr*	Rahr & Sons Brewing Company
Gaye Reed	Coldwell Banker Residential Brokerage
Jake Richter	Edward Jones Investments
Shanna Saldaña	Linbeck
Michael Sanborn*	Baylor Scott & White All Saints Medical Center Fort Worth
Ken Schaefer*	Schaefer Advertising Co.
Amanda Schulte	Bennett Benner Partners
Spencer Seals	Cook Children's
William Seegel	Seegel Custom Builders
Ted Settle	Sportswear Graphics
Shawn Snell	Texas Health Harris Methodist Fort Worth
Brent Sparks	HKS Architects
Robert Sturns**	City of Fort Worth
Andrew Taft**	Downtown Fort Worth, Inc.
Martin Thompson	Cat City Grill
Corrie Watson*	Fort Brewery & Pizza
Robbie Werner	Stir Crazy Baked Goods
Kelly Williams	Omni Fort Worth Hotel
Jason Williamson	Dunaway Associates
Ann Zadeh	City of Fort Worth Council, Dist. 9

*Executive Committee

** Ex-Officio Members

DEVELOPMENT COMMITTEE

Kelly Baggett*	City of Fort Worth
Marlene Beckman (Chair)	Kensington Properties
Chuck Bouigny	Elkhorn Union
Brian Crowell	Hudgins Companies
Jacq Duncan	KinoD
Lloyd Faver	SpawGlass Contractors
D.J. Harrell*	City of Fort Worth
Lori Henderson	SoMa Development
Ryan LaValley	Dunaway Associates
Mike Lewis	Worthington National Bank
David Motheral	Motheral Development Co.
Leigh Anne Neese	Texas Health Resources
Jennifer Neil Farmer	F5designBUILD
Will Northern	Williams Northern Crain LLC
Scott Price	Fort Construction
Scott Robinson	Fairmount Neighborhood Association
Brent Sparks	HKS, Inc.
Carol Stanford	Stanford Company
Bill Whitman	JPS Foundation

DESIGN REVIEW COMMITTEE

Anita Beard	Dunaway Associates
Ames Fender	Fender-Andrade Architects, LLC
Debbie Fulwiler	Elements of Architecture
Eric Garrison	TBG Partners
Steven Halliday97w
Josh Lindsay	Ground Rehearsal
Tom Malone	tma-cha architects
Rick Nunnally	Rang One Holdings
Amanda Schulte	Bennett Benner Partners
Laura Voltmann*	City of Fort Worth

*Ex-Officio



Member Breakfast



2019 Near Southside Shindig

2020 NEAR SOUTHSIDE, INC.
MEMBERSHIP



(OVER \$5,000)
SUSTAINING HONOR ROLL

Baylor Scott & White All Saints
Medical Center Fort WorthMike Sanborn
Cook Children's.....Spencer Seals
Medical City Fort Worth.....JW Newman

PPG HealthCrystallynn Paulson
Texas Health Harris Methodist
Fort WorthShawn Snell



(\$5,000)
SUSTAINING PARTNERS

Dannon.....Henry Hudson
Dunaway AssociatesJason Williamson
Moncrief Cancer Institute |
UT SouthwesternBenjamin Barkley
Simmons BankLori Baldock

Southside Bank.....Chad Kerr
Texas Capital Bank.....Brent Fescenmeyer
Vandervoort's Dairy.....Eric Behn
Williamson-Dickie Mfg. Co.....Philip Williamson



(\$2,500)
DIAMOND

Carter BloodCare.....Bobby Grigsby
Frost BankChase Iles
Kelly Capital Partners.....Craig Kelly
Lang PartnersDirik Oudt

Rahr & Sons
Brewing Company.....Erin Rahr
Rang One HoldingsRick Nunnally
RSP Architects, LtdThom Lasley



(\$1,500)
PLATINUM

Atmos EnergyDarwin Winfield
Ciera Bank.....Charlie Powell
ComarkDirectMike Campbell
Guaranty Bank.....Casey Tibbets
JLL.....Blake Rogers
J.O.....Jennifer Henderson
Prosperity BankGinger Johnson
Linbeck.....Mark Linenberger

OFCO Office Furniture.....Earl Cox
Radiology AssociatesTodd Howard
Red Oak Realty, LLCJack Clark
The Bowery at Southside.....Teresa Cluley
University of North Texas Health
Science Center at Fort Worth.....Michael Williams, MD
Williams Northern Crain LLC.....Will Northern



(\$1,000)
GOLD

Ascend Concepts, Inc.....Chris Botvidson
BB&T.....Justin Rutledge
BBVA Compass.....Lisa Gunter
Corinth Land Co.....Paun Peters
F5designBUILDRobb Farmer &
Jennifer Neil Farmer
First Financial BankMarcus Morris
Fort ConstructionScott Price
Glass Lake Production Group.....Mike Fisher &
Jarrod Fay
Hudgins CompaniesBuddy Hudgins
JP Morgan ChaseMike Wilson
Kensington PropertiesMarlene Beckman

Near South Studios.....Mike Fisher &
Jarrod Fay
Oldbuilding.comEddie Vanston
Rattikin Title.....Norma Crow
Schaefer Advertising Co.....Ken Schaefer
South 400Denise Rodriguez
SpawGlass ContractorsLloyd Faver
Spectrum BusinessDana Cappelletti
Thomas Byrne ReynoldsTom Reynolds
TranSystems CorporationRaul Pena, III, PE
Venterra Realty.....Allison Kolowich
Williams Opportunity TrustDon Williams



(\$500)
SILVER

6th Avenue HomesJamey Ice
97w.....Jason Eggenburger &
Steven Halliday
The 4 Eleven.....Kelly Simpson
Basecom Construction
ServicesOscar Oaxaca
Bennett Benner Partners.....Amanda Schulte
Blooms Landcare, Inc.....Dale Jackson
Boiled Owl TavernAutumn Brackeen
Brennan VineyardsPat & Trellise Brennan
Brown Owens & Brumley.....Monte Joe Brown
Cannon Chinese Kitchen.....Casey Kha
CanTex Capital.....Sam Cheema
Central City Partners.....Kathryn McCarthy
Center for the Healing Arts.....Kim Perrone
Chambers Brick SalesMark Chambers
CMA Architecture, P.A.....Bruce Carlson
Cuisine for HealingLori Henson
Daggett Southside Holdings.....Steven Simmons
Elements of Architecture, Inc.....Debbie Fulwiler
Elkhorn Union.....Chuck Bouigny
Forma Gallery & Decoration, Inc. .Omar Diaz
Fort Brewery & Pizza.....Corrie Watson
Fort Worth Chamber
of CommerceBeth Pulliam
Fossil Creek Clinic.....Daud Ashai, M.D.
Foundation Dynamics.....Kyle Price
Frank W. Neal & AssociatesFrank Neal
Fresnel Technologies, IncNelson Claytor, Ph.D
Gate Lock.....Robert
McKenzie Smith
Gordon Boswell Flowers.....Cheri Kirkman
GSBS Architects.....Nicholas Palluth
GSD.....Michael Polombo
HKS.....Brent Sparks
HopFusion Ale WorksMacy Moore
Inwood National BankJerry Thompson
Joel Burns
JPS FoundationJ.R. Labbe

Kent & Co.....Marilyn Englander
Kimley-Horn & Associates, IncAaron Nathan
KTCUJanice McCall
LocavoreCortney Gumbleton
Mistletoe Station, LLCAlbanie Knight
mma, incRobert Cronin
Muckleroy & FallsTaylor Hale
Novak Hair StudiosBen Hudgins
Omni Fort Worth HotelKelly Williams
OWT ArchitectsAndrew Oxley
Pacheco KochMichael Lewis
Pinnacle BankTim Klauck
Placemaker, LLCJesse Stamper
Pointwise, Inc.....Rick Matus
Poké-PokéJason McVeary
Pouring GloryJoAnn Glover
Quorum ArchitectsDavid Lee
Red ProductionsGiselle Saucedo
Red Team Real EstateMichael Mayes
Renfro Foods.....Doug Renfro
Republic TitleWilson Martin
Ronald McDonald House
of Fort Worth.....Jennifer Johns
Shinjuku StationCasey Kha
Summer Moon CoffeeGregory Richardson
Taste ProjectJeff Williams
TBG PartnersEric Garrison
Texas Industrial Security.....Kathryn Hansen
The Texas White House.....Cindy Lucio
The Work Lodge.....Heather Carlile
tma-cha architects.....Tom Malone
Top Golf.....Candice Stinnett
Trinity MetroBob Baulsir
Urban YogaAmy Baker
Veritas RoofingCahill & Trina Hooker
VLK Architects.....Ken Loose
YATES ConstructionEric Goodwin
William. C. Jennings, Co.....Jim Parr
Worthington National Bank.....Cee Yager



(\$350)
BRONZE

Academy 4.....John Shearer
Alchemy Pops.....Carolyn Phillips
Amphibian StageKathleen Culebro
An Nguyen
Ann Zadeh
Aspen Wealth Management.....Helen Stephens
Austin Company.....Jim Austin
Avoca CoffeeCraig Morgan
Backlot Studio & Workspace.....Red Sanders
Berkeley Investments Ltd.....Don King
Beth Lewis Therapy GroupBeth Lewis
Beyond The Front Porch.....Susan Harper
BrandEraReecanne Joeckel
Brender Law Firm.....Art Brender
Brewed.....Joey Turner
Broadway Baptist Church.....Roy Price
Cambridge Healthcare
Management, Inc.....Wendy Martin
Campos Engineering.....Tony Casagrande
Cancer Care Services.....Melanie Wilson
Caprock DevelopmentJesse Durden
Cassata Catholic High School.....Maggie Harrison
CDK Insurance Agency.....Dan Kilkenny
CentreNick Sunderman

Center for Cancer and
Blood Disorders.....Barry Russo
City RoofingGreg Fawcett
Coldwell Banker
Residential BrokerageGaye Reed
College Avenue LoftsKris Fagala
Cowtown Cycle Party.....Vicki Peden
Cowtown Graphics & SignsRoger Carroll
Cowtown MarathonHeidi Swartz
Crock, LP dba The Laundry.....Brien Culver
Cynthia Nissen
Danette's Urban Oasis.....Danette Wicker
Dick Giesecke
Domeo Construction.....Joel Bolz
Eagle Audio RecordingJerry Hudson
Edgar Miller ImagesEdgar Miller
Entex Pest Solutions.....Patrick Prather
Esperanza's Mexican CafeRichard Rivera
Evolving TexasNicholas Powell
Fairley Wealth ManagementWilliam E. Fairley
Fairmount Neighborhood Assoc. David Weuste
Farrelly Seaway GroupBen Seaway
Fort Worth Bike SharingJennifer Grissom

Fort Worth Conservatory
of Music and Fine ArtsJill Sprenger
Fort Worth Housing Solutions.....Mary-Margaret
Lemons
Fort Worth IOOF 251.....Arlene Martin
Fort Worth StrongThomas Lail
Fortress Youth
Development Center.....Stacy Agee
Genius House MediaColleen Fischer
GFF ArchitectsJames Lawrence
Grand Forks Holdings, LLCJennifer Flippo
Guardianship Services, Inc.Lyn Scott
Hampton Inn & Suites
Fort WorthAndria Williams
Happy State BankJeanine Werberig
Harris Kocher Smith.....Scott Scherer
Hatfield Advisors.....Dak Hatfield
Hearne Construction ServicesDavid Hearne
Ibanez | Shaw Architecture.....Greg Ibanez
Impart Financial, LLC.....Bob Hampton
John E. Quarles CompanyLonnie Goolsby, Jr.
Jones CarterTravis Bosquet
Josh Lindsay & Dr. Lili Meisamy
Kelly Seis & Cynthia Boon



**(\$350)
BRONZE
(CONTINUED)**

Kellyn Dean Interior Design.....Kellyn Schneringer
Kristen Soble
Law Office of Jason Amon.....Jason Amon
Law Offices of Jason Smith.....Jason Smith
Luxe Lilies.....Angie Rubio
Make Something Beautiful.....Warren & Jules Cook
Majors Medical Service.....Tiffany Daugherty
Marcus MillichapChris Gainey
Mary Margaret Davis
Real Estate Team.....Mary Margaret Davis
Matthew Bentley, D.M.D., PCMatthew Bentley
Medical Innovation
Collaborative.....Harold Strong
Megan Thorne Fine Jewelry.....Megan Thorne
Mitchell PropertiesDwight & Lori Mitchell
montgomeryGRSteve Montgomery
Panther City Salon.....Kayla McMahon
Panther Real Estate Solutions.....Mark Presswood
Patrick Optical.....Mickey Bradley
Pedego Electric Bikes FWVicki Peden
Pinnacle BankKevin Lee
Presidio InterestsAndrew Blake
Refuse-2-B-Limited LP.....Dan Addison
Reilly Brothers Property.....Mike Reilly
Richard M. Vigness, MD.....Richard Vigness
Royalty Signs Fort Worth.....Michele Klepser

Ryan Place Improvement Association.....Tim Keith
Secret PowersJay Allen
Shaw's Patio Bar & GrillDavid & Ann Shaw
SiNaCa Studios.....Clifton Crofford
Site Planning Site Development, IncLarson Statham
SoMa DevelopmentLori Henderson
South Main District Salon.....Taylor Caster
Southside Cellar.....Shawn Howell
SPICEAmy Thanpaisarnsamut
Stage West.....Dana Schultes
Stir Crazy Baked GoodsRobbie Werner
Stream Realty PartnersVic Meyer
Structured Foundation Repairs, Inc.....Marcie Meyer
Sundance Disposal Solutions, LLCTravis Burton
T & G Identification Systems, Inc.....Bobby Mays
T Everett DesignsTerri Everett West
Tabit Restaurant TechnologyMelissa Gipson
Tarrant County Clubhouse.....Kristin Aeschlimann
TechFW.....Hayden Blackburn
Teleos MarketingClay Ingram
Texas ProducerClayton Coblentz

The Art Station.....Peggy Marshall
The BastionChandra & Richard Riccetti
The Chat Room Pub.....Jon Carney
The Collective Outdoors.....Dustin Hillman
The Cookery.....Kelly Gillig
The Loop.....Vaden Lewis
The Performance Lab.....Kristin Wyrick
The Welman Project.....Taylor Willis & Vanessa Barker
The Woman's Club of Fort Worth.....Ashley Paz
The Work LodgeHeather Carlile
Thistle Hill Publishing, LLC.....Andrea Archer
Urban Bobcat Architects PCMatt Green
Vasseur Commercial Real Estate Gary Vasseur
Visibull.....Chad Rounsavall
Vision Commercial Real Estate...Scott Lowe
WRG a Herman Miller Certified Dealer.....Gregory Carter
Wang Doodle, LLC.....Peter Schroeder
Watermark Power Solutions, Inc.Noé Neaves
WED Bridal Boutique.....Irene Divincenzo
West Fort Worth LifestyleWendi Paulsen
Z's Cafe and CateringCarlo Capua



**(\$250)
BRONZE LEGACY**

300 East Vickery LLC.....Paula Reeves
114 South Calhoun LLCPaula Reeves
809 at Vickery.....Jane Gilcrease
Accelerate DFW
Foundation, IncWalker Lutringer
Ackermann Law Firm.....Timothy G. Ackermann
Acton Academy Fort Worth.....Kuntal Hazari
Admire Sanford &
Lauderdale, PLLC.....Justin Lauderdale
AdposureKim Davis
Alamo Title CompanyAmy Kramer
Alexander Chandler Realty.....Jennifer Franke
Allen ArchitectureBrandon E. Allen
Anderson & RiddleKristen Newman
Anytime FitnessJeff and Ann Mannon
ARC Document Solutions.....Tom Perez
Arcadia CoffeeCarrie Collins
Arts Fifth AvenueDeb Wood
Baylor Institute for RehabilitationLibby Mevanclave
BC Consulting LLC.....Kenneth Barr
Belknap Consulting.....John Belknap
Big Frog Custom T-Shirts & More.....Jackie Pierce
Black Cat Pizza.....Jaime & Emily Fernandez
Bloom Hemp Market.....George Forrester
Boothe Architects, Inc.....Ray Boothe
Cane Rosso-Fort Worth.....Noah San Miguel
Cannon GuadalupeAnne Lynch Hansen
Carpenter's Catering.....Katrina & Travis Carpenter
Carr Healthcare RealtyAsa Atkinson
Cat City Grill.....Martin Thompson
Celebration Community ChurchPam Whites
CEMS Texas Real Estate HoldingCalvin East
Center for Transforming Lives.....Lisa McMillan

Chadra Mezza & Grill.....Nehme & Christina Elbitar
CHC DevelopmentKyla Teakell
Chris Green CPAChris Green
Christopher D. Tharp Law Office.....Christopher Tharp
Colonial Savings.....Brent Davis
Comerica Bank.....Mary Rivera
Conserva IrrigationPatrick Wallace
Craftwork Coffee Co.....Riley Kiltz
DFW Oil.....Sam Khalil
Don Scott
Dunaway AssociatesGregory Wescott
Edward Jones InvestmentsDan Green
Edward Jones InvestmentsJake Richter
Ellis & TinsleyC.B. Team
Ellison Event Productions.....Jennifer Ellis
Ensemble CoworkingTamara Payne
Everlasting Joy Jewelry.....Kaylee Landon
Fender| Andrade Architects, LLCAmes Fender
First Financial Bank Texas.....Art Pena
Fixture - Kitchen & Social Lounge.....Ben Merritt
Fort Worth Business Press.....Robert Francis
Fort Worth League of NeighborhoodsTony Perez
Fort Worth Weekly.....Michael Newquist
Funky Picnic Brewery & CaféSamantha Glenn
Game Theory.....Patrick Lai & Erika Ramos
Grand Cru Wine Bar & Boutique...Karen Chu
Health Partners Texas.....Dennis Weverka
Heise Law Firm.....Christopher Heise
Hilton Garden InnHolly Denton
Homes of Parker Commons.....Hanmei Hsiao
Hot Box Biscuit ClubSarah Hooton
HW Consulting, LLC.....Hilary Weinstein
Innovative Dev. IncGlen Hahn
Jesus Family RestaurantMary Martinez

Juju KnitsJulie Fairley
Katie & Hayne Shumate
KinoDJacq Duncan
Kirsi Waller, PhD.....Kirsi Niemela
Kline & Co.....Joan Kline
KW Net Lease Advisors.....Tammy Rix
Ladder Alliance.....Bliss Coulter
Lake St. InvestmentsMartha Gensheimer
LanCarte Commercial Real Estate.....Sara LanCarte
Landmark Renewal.....Jim Johnson
Landscape Forms.....Patti Redd
League Real EstateBilly Moore
Leaves Book and Tea Shop.....Tina Howard
Lighthouse for the BlindPlatt Allen III
Locust Cider.....Rebecca Spears
Loft22 Cakes.....Tareka Lofton
Lovelace Law.....Cade Lovelace
LTO.....Jana Clark
Lutton 101, LLC.....Jim Franko
M2G VenturesJessica Miller Essl & Susan Miller Gruppi
Magnolia Avenue Salon.....Tim McDowell
Mag & May (Roscoe Properties).....Vanessa Costephens
Mananaland.....Michelle Kirk
MEL/ARCHMatthijs & Jie Melchior
Melt Ice CreamsKari Seher
Mercy ClinicPeggy Leitch
Mexican Inn Cafe.....Greg Hall
MJT Real Estate.....Michael J. Thomas
Morgan MercantileChance & Kala Morgan
Motheral Development Co.David Motheral
Motive Real Estate Group.....John Staab
Musicians of the Fort Worth Symphony.....William Clay
National Association of Women in ConstructionLori Donnell

NEAT Projects GroupBill Seegel
New Main St. LLC.....Yvonne Johnson
Nicole Dawson State Farm.....Nicole Dawson
Northstar Texas Interest, Ltd.....Robert Benda
Oak Timbers Fort Worth South LLP.....Patricia Concha
Old Republic Title.....Madelyn Machec
One Safe Place.....Grant Summers
OSN Texas, LLCSteve John
PAOLO Marketing & Communications.....Paul Sturiale
Pendery's Inc.....Clint Haggerty
Performing Ads Fort Worth.....Greg Heitzman
Philip Newburn ArchitecturePhilip Newburn
Pilates WorksKerry Kreiman
Precious JewelsPrecious Wureh
Project 4031Kristina Robertson
River RefreshMarc Patterson
Robert W. Kelly, Architect, Inc.....Robert Kelly
Robertson Mueller Harper Funeral DirectorsMark Lucas Kelly
Roots Coffeehouse.....Janice Townsend
Rosen House InnKelly Bowden
RW Marketing & DesignRachel Marek
Salsa Limon.....Ramiro Ramirez
Samaritan House.....Darla Tate
Seegel Custom BuildersBill Seegel
Solomon Bruce Consulting LLC...Joseph B. Michels
Southern Kneads LLC.....Jonathan Davis
Southside Church of ChristSteve Cloer
Spectra Bank.....Lisa Powers
Speerhead Strategies.....Todd Speer
Spiral DinerLindsey Akey
Sports Rehab SpecialistsClay Townsley
Sportswear GraphicsTed Settle
St. Paul Lutheran Church & SchoolKatherine Curtis
Stanford Company.....Carol Stanford
Studio Cufflink.....Doug Gault & Joey Luong

Tangled Salon and SpaNichole Payne
Tarrant County Medical Society.....Bryan Swift
TexasAbility, LLCMartin Mullins
The 515 BarStan White
The Burroughs Kitchen.....Clarence Xavier
The Collective Brewing Project...Michael Goldfuss
The Cutting Room
Barber Salon.....Richard Soto
The Relyea Company, LLC.....Steve Relyea
The Starr ConspiracyDan McCarron
The Usual.....Jon Carney
The Woodmont Company.....Andrew Thelen
Thillen ArtSusan Thillen
Three Danes InnDarlene Marks
Together Forward.....Brian Dixon
Tommy & Linda Simmons
TRANSWESTERN.....Jason Harrell
Travis Avenue Baptist Church.....Larry Nicoludis
Urban Sugar, IncGenaro Martinez
VCL Commercial.....Tom Law
Walter D. & Monica Gracia.....Walter D. Gracia, MD
Waste ManagementAustin Farley
Whit's End ConsultingWhitney Brown
Whitley Penn.....Neil Barrow
Wildtoad Toffee.....Cheri Morgan
William Mann Jr. CDCKalyn Peebles
WineHausLindsey Crawford
Winton & WaitsJenna Lee
Witcher PropertiesJill Black
Women's Center of Tarrant County.....Francine McQueen

Special thanks to Olaf Growald for his photo contributions to the Progress Report.



WHAT WE DO

RE-ESTABLISH WALKABLE URBANISM 11

Advocating for development and growth toward our vision of a highly walkable, mixed-use, vibrant urban neighborhood.

Urban Villages • Complete Streets • Transportation • Parking and Circulation • Parks and Public Spaces

PRIORITIZE RESIDENTIAL DEVELOPMENT 21

Joining with public and private partners to build housing that meets the needs of all residents, including a diversity of unit types that achieves affordability and accessibility.

Apartments and Lofts • Mixed Use • Townhomes and Condos • Education

BALANCE PRESERVATION AND NEW CONSTRUCTION 27

Working to preserve the Near Southside's authentic historic character by advocating for preservation and facilitating adaptive reuse projects in addition to new construction.

Historic Commercial • Historic Residential

SUPPORT ECONOMIC ANCHORS AND INSTITUTIONS 33

Continue ongoing efforts to ensure the Near Southside is a place where economic anchors thrive, fueling Tarrant County's second largest employment center with more than 40,000 jobs.

Health Sciences • Financial Services • Development • Creative Agencies • Manufacturing • Non-Profits

PROMOTE LOCALLY-OWNED BUSINESSES 47

Serving as a tireless advocate on behalf of the entrepreneurial culture and the district's small businesses, creating a community where businesses support each other and approach their customers as neighbors.

Small Business Development • Southside Guide • Event Promotions • Small Business Council

IMPROVE PUBLIC PERCEPTIONS AND INVESTOR CONFIDENCE 49

Promoting the Near Southside by producing eight free-to-the-public events each year that bring valuable exposure to the community and expand opportunities for local artists and makers.

Community Events and Initiatives • Developer Resources

ENCOURAGE BOTH SMALL SCALE AND LARGER PROJECTS 54

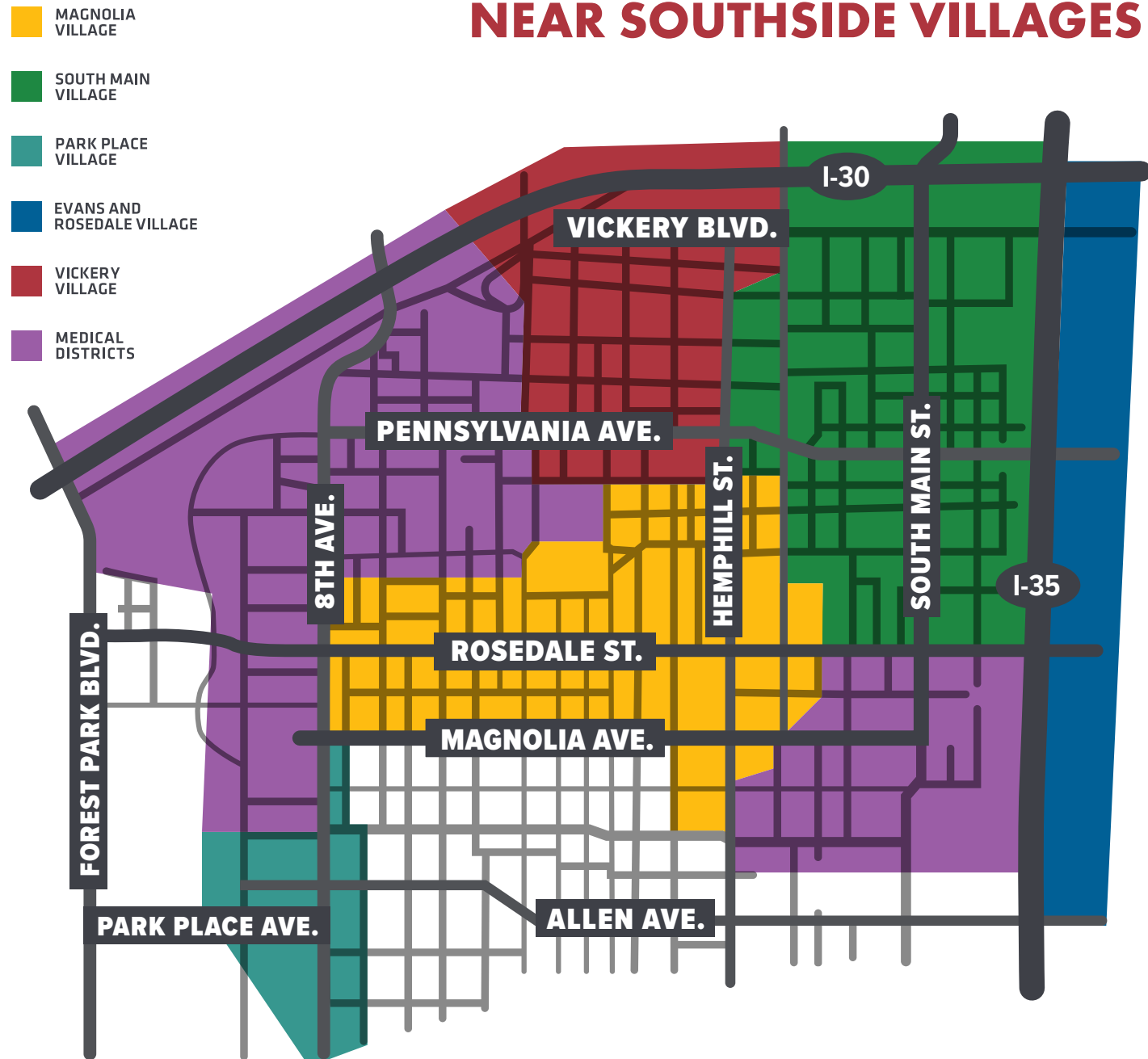
2020 Progress Report: Working with developers across the spectrum to encourage growth that ensures we are creating the vibrant, urban community we want to call home.



RE-ESTABLISH WALKABLE URBANISM

At its core, the Near Southside's redevelopment vision is a highly walkable, mixed-use, vibrant urban neighborhood – one that builds upon key attributes and principles that shaped the district as it was first developed at the turn of the 20th century. In that pre-WWII era, and again today, urban villages strengthen a sense of community and serve as hubs for neighborhood life, and the Near Southside is home to five. Streets, when designed for people, foster social interaction and increase economic activity while improving safety for all users: motorists, pedestrians, bicyclists, and transit riders. And parks and public spaces take on various forms and functions to enhance the quality of life for those living and working in an urban environment. Near Southside, Inc., in partnership with the City of Fort Worth and community leaders, continues to advocate for development and growth consistent with all of these goals.

NEAR SOUTHSIDE VILLAGES



Within the Near Southside, five vibrant urban villages serve as the primary hubs of neighborhood life: Park Place Village, Vickery Village, Magnolia Village, Evans and Rosedale Village, and South Main Village.



PARK PLACE VILLAGE

In 1998, Peter Schroeder opened Old Neighborhood Grill in Park Place Village in a ninety-year old building that was once a cake shop. The restaurant became a popular spot where many residents from the surrounding neighborhoods come to begin their days. In 2018, Peter passed the torch to new owners Brenda and Wallis Lester, whose commitment to neighborhood-friendly service and delicious food remains just as strong.

Fran McCarthy's extensive renovation of the historic storefronts along 8th Avenue coupled with the variety of independent retail businesses on Park Place Avenue have preserved the historic charm of this short but highly visible stretch. When Nehme and Christina Elbitar opened their Lebanese eatery Chadra Mezza & Grill, they brought renewed energy to the village. Longtime retailer and lumberyard Quarles continues to serve Park Place Village, leasing spaces to Ensemble Coworking and Music Junkie Studios, among others. Wine Haus continues to be a go-to spot for happy hour gatherings, and nonprofit The Art Station calls a nearby historic fire station home.

Led by the efforts of NSI, the streets and sidewalks of Park Place Village have undergone complete reconstruction to improve pedestrian and bike access, and the new Baylor Surgical Center built nearby keeps those sidewalks busy, as do direct connections to the historic Berkeley Place and Mistletoe Heights neighborhoods immediately to the west.



VICKERY VILLAGE

Longtime resident of Vickery Village, Stage West recently announced an exciting expansion that will add two performance spaces to their building, bringing the total to four and greatly increasing their role as a transformative cultural resource in Fort Worth. Nearby, Twilite Lounge has become a popular neighborhood hangout and live music venue, located in the old Morrison Supply at Lipscomb and Daggett. They join neighbors Near South Studios, and event space 809 at Vickery in this pivotal area at the edge of Downtown that is starting to see many signs of change.

In 2019, Quorum Architects renovated a historic red brick building at Vickery and College Avenue, transforming the former warehouse into a modern and vibrant creative office space for their staff. While that project was underway, innovative developers M2G announced that they would be renovating the beautiful 1927 building just across College, which was the former home of Firestone and Robertson Distilling Co. Announced future tenants include a law office and a Bowlounge bowling alley and bar, with more tenant news to come. The Phoenix Apartments and Magnolia on Vickery Lofts offer residential options, with new townhomes under construction on College just a couple blocks south of Vickery. And recent improvements to infrastructure have been designed to support balanced accessibility for pedestrians, bikes, and public transit.



Magnolia Village

NEAR SOUTHSIDE VILLAGES (CONTINUED)

MAGNOLIA VILLAGE

The visible vibrancy of Magnolia Village is the result of 30 years of work to bring this historic, mixed-use area back to life. Renovations of key turn-of-the-century buildings began in the 1980s and continued into the 2000s, as pioneering businesses were drawn to this centrally-located neighborhood.

Today, the village optimizes work-live viability and main street appeal, while benefiting from close proximity to historic neighborhoods and the medical district. Brand new multi-family projects are adding to the surge of new residents wanting to be a part of this vibrant community. On Magnolia Avenue, every type of food can be found, from tacos to pizza to Thai food, and from fine dining to satisfying grab-and-go fare. Retail shops reside alongside cocktail bars, pubs, and

coffeeshops. Murals and temporary public art line the street, and Open Streets and ArtsGoggle close Magnolia Avenue twice each year for popular community festivals.

Though in appearance a completed transformation, Magnolia Village continues to be a place of growth and change in the Near Southside. Each year, new businesses open their doors, housing variety expands, and new construction surges, with exciting new projects planned for the year ahead. Most importantly, additions have managed to preserve and expand Magnolia's walkable charm and community culture – so much so that it has been recognized on a national level: In 2018, Magnolia Avenue was named a Great Street by the American Planning Association as part of their Great Places in America program.

EVANS AND ROSEDALE VILLAGE

Word is getting out about Evans and Rosedale Village, and the years ahead will be an exciting time of change and growth. Setting the tone, the innovative and visually striking Connex office building, a shipping container project from MEL/ARCH Studio, opened in 2018 just south of Rosedale and now houses a number of businesses including coffee shop 5AM Drip.

To the north of Rosedale, The Collective Outdoors recently renovated a former industrial space to be a home for their offices plus a bright, airy new showroom, and Basecom Construction did the same with the old Felt building at the corner of Leuda and Missouri, resulting in a stunning new office space that carefully preserved the character of the building. The next big proposal is a long dreamed of transformation of the building at 821 East Terrell Street by local developers F5designBUILD.

In early 2019, a Request for Expressions of Interests (RFEI) by the City of Fort Worth for a master developer for Evans and Rosedale Village led to the selection of Hoque Global to guide the development along a historic stretch of Evans Avenue. This work along with the recent rebuilding of Van Zandt-Guinn Elementary School displays an investment in the growth of Evans & Rosedale Village by both public and private partners, with the most exciting years yet to come.



South Main Village

SOUTH MAIN VILLAGE

The bones of great buildings are what originally brought developer Eddie Vanston, architect Bob Kelly, investor Tom Reynolds, and other pioneers into South Main Village beginning in the 1990s. Back in 1998, Vanston set his sites on the restoration of the Markeen Apartments, and later teamed with Kelly and Reynolds on the Sawyer Grocery, Miller Manufacturing, and Supreme Golf buildings. The Supreme Golf building is the flagship for the village's new wave of inhabitants – adding residential units, offices, and bar/music venue Shipping & Receiving.

The transformation of the village has come in stages, and today, the rate of growth is head-spinning. Spurred on by the South Main street reconstruction project that was completed in 2017, South Main Village is changing before our eyes. Multiple adaptive reuse projects are currently underway alongside new construction of mixed-use and residential projects. An eclectic mix of locally-owned and operated entertainment venues and neighborhood staples line the streets, all of which are turning this formerly sleepy corner of the Near Southside into a destination all its own.

With the reconstruction of Bryan Avenue in 2019, the addition of large multi-family projects, and new urban parks reclaiming underused green space, South Main Village grows more and more appealing as a residential destination and a home to new businesses. In the past year, the number of locally-owned restaurants, coffee shops, and retail has more than tripled – including the first brick and mortar for food truck Coco Shrimp, the relocation of Magnolia favorites The Bearded Lady and Tribe Alive into larger spaces, new bottle shop and growler fill station Southside Cellar, and many more instantly popular hangouts.



Magnolia Avenue on PARK(ing) Day

COMPLETE STREETS

Complete streets are so much more than traffic arteries. They are active and appealing public spaces that function well for all users: drivers, walkers, bicyclists, and transit riders. Efforts to transform the streets of the Near Southside go back more than 30 years, when Magnolia was a high-speed, four-lane street lined with historic buildings in disrepair.

1980s

As NSI's first complete street project, **Magnolia Avenue** has served as a pioneering example of the impact that street improvements can have on a neighborhood. In the 1980s, along Magnolia between Hemphill and 8th Avenue, the community leaders that ultimately founded NSI partnered with the City of Fort Worth to construct the first in a series of streetscape beautification projects that would transform the city's urban core. Magnolia's signature brick sidewalks, lined with trees, historic lampposts, and wooden benches, were all installed as part of that first project.

2008–2010

NSI led another pioneering upgrade to Magnolia, working with business owners and neighborhood leaders to install tree lights and to reconfigure the roadway in an effort to slow traffic, improve safety, and greatly enhance Magnolia's walkable environment. This first "rightsizing" project, in partnership with the City of Fort Worth, converted Magnolia Avenue from four to two travel lanes, plus a center turn lane and dedicated bike lanes.

South Main Street



West Rosedale Street

2010–2015

The success of the reconfiguration helped blaze the trail for additional complete street projects in the Near Southside and throughout the city. NSI continued with the full reconstruction of **Park Place Avenue**, finished in 2012, which added new tree-lined sidewalks, slowed traffic speeds, and created an entirely new look for that urban village. In 2014, construction finished on the largest complete street project to date: **West Rosedale** between 8th Avenue and South Main Street, which transformed a six-lane, high-speed, single-purpose roadway into an inviting and walkable signature street – all through the installation of pedestrian improvements that include trees and lights, extensive median landscaping and public art, on-street parallel parking for adjacent businesses, and dedicated bike lanes. Other complete street projects have, at low cost, installed new pavement markings to improve the function and appeal of **Jennings Avenue**, **Pennsylvania Avenue**, **Vickery Boulevard**, **Evans Avenue**, **Allen Avenue**, and **Broadway Avenue** between Jennings and South Main.

2015–2018

In 2017, **South Main Street** businesses and residents celebrated the completion of their own complete street project. Over the course of construction, South Main Street between Vickery Boulevard and Magnolia Avenue received a new concrete roadway; wider sidewalks lined with trees and historic lampposts; a full upgrade of water, sewer, and stormwater utilities; protected parallel parking for adjacent businesses; dedicated lanes for bicycles; and sidewalk public art sculptures by renowned artist Benito Huerta.

2019–2020

In South Main Village, the much-needed reconstruction of **Bryan Avenue** was completed in 2019, just in time for the opening of a half-dozen new businesses and more to come. Nearby and throughout South Main Village, the area's older streets are being fully repaved and water lines upgraded as part of a major street repair program.

Through the Envision Hemphill workshops, community members expressed strong support for a reconfiguration of **Hemphill Street** between Vickery and Seminary, to include bike lanes, safe crosswalks, and on-street parking for retail. Work on this project began with sidewalk and curb ramp repair, with street resurfacing and installation of new markings continuing into 2020. Along the same timeline, the **Hemphill Connector**, a long-awaited underpass connection to Downtown, should be complete in spring 2020.

Visualization of Hemphill Street by Spencer Boomhower courtesy of PPS





TEXRail at T&P Station

TRANSPORTATION

The Near Southside owes its origins to the streetcar, and NSI is among the groups seeking to establish a **world-class transit system** that greatly improves mobility within Fort Worth's core and helps promote the type of vibrant, higher intensity, and walkable urban growth envisioned in the City's Comprehensive Plan and the recently adopted Economic Development Strategic Plan.

PUBLIC TRANSPORTATION

Currently, the Near Southside enjoys convenient bus service via Trinity Metro, with five routes serving the district's major employers and destinations. Rail transit at the regional level provides another choice for workers travelling to and from Near Southside jobs. The T&P Terminal is the final stop on the **Trinity Railway Express**, and in early 2019, the **TEXRail** commuter rail line connected the district to DFW Airport. The addition of TEXRail to the city's public transportation options enjoyed such strong support that discussions immediately commenced regarding a possible extension of the line southwest, with the first stop to be located near Mistletoe Boulevard just west of Baylor Scott & White All Saints Medical Center. NSI will continue to work with community leaders and Trinity Metro in pursuit of this extension, and to advance additional transit alternatives for our city, including the Near Southside ZIPZONE on-demand ride share program expected to be launched by Trinity Metro in spring 2020.

BIKE-FRIENDLY STREETS

NSI is working diligently to implement the city's **Bike Fort Worth** plan and to make cycling safe and appealing for riders of all levels. Progress is visible, as cyclists have embraced the Near Southside as Fort Worth's most bike-friendly district. In 2013, **Fort Worth Bike Sharing** launched its B-cycle system, which currently provides 46 convenient central city stations. After a major system expansion in 2015, the Near Southside's number of stations increased to 11, primarily clustered in the district's four urban villages. In April 2019, the B-cycle network made it even easier and more fun to get around, without the expenses and hassles of driving and parking, with the introduction of 50 new pedal-assist e-bikes.

FUTURE OF TRANSPORTATION

Looking forward, Mobility as a Service (MaaS) is the future in innovative transportation solutions. MaaS promises the integration of various forms of transport available on demand or with maximum convenience, including public transit, ride-or bike-sharing, car rental, or a combination of the above. **Autonomous Vehicle (AV) technology** is likely to be the most transformative element in a future MaaS network. At the 2017 NSI Shindig, we kick-started the AV discussion in Fort Worth with a keynote by thought leader Tony Seba and a call to action to seek partnerships with industry leaders in AV technology. NSI is continuing to work closely with Trinity Metro to improve the effectiveness of our public transit system, and we seek other private and public partners interested in testing innovative transportation systems or pilot programs in the Near Southside.



Recommended strategies aim to increase turnover of Magnolia's on-street spaces during peak hours.

PARKING & CIRCULATION

A **comprehensive study of parking and circulation** within the Magnolia Village area, including the northern blocks of Historic Fairmount, looked into various strategies to optimize the effectiveness of on-street parking. The findings, which were released in early 2019, confirmed the high demand for parking on Magnolia Avenue and surrounding streets, and suggested some possible solutions, including a residential parking permit program for the northern two blocks of Fairmount, on-street paid parking on Magnolia during high-demand hours, and the creation of a parking benefit district that would direct revenue from paid parking toward public improvements within Magnolia Village.

This study also considered the future of parking garage management and operations for the **Magnolia Green garage** and any future public garages. Coordinating garage operations with on-street strategies is essential to creating a parking strategy for the district that works for all users. Better publicizing and utilizing garages, and integrating technology including the convenient FW Park smartphone app, will ensure any future changes promote the most efficient and convenient use of parking spaces in the district.

A **circulation study for 8th Avenue** was also completed in early 2019, with recommendations to improve traffic flow, address safety issues, and introduce beautification projects. NSI will continue to work with community leaders and the City of Fort Worth to develop a potential timeline for implementation of both of these studies' recommendations.



Bike Share Station

PARKS & PUBLIC SPACES

Parks and public spaces carry an even greater value in an urban environment where space is at a premium. NSI worked with residents to design and construct **Watts Park** in the historic Leuda-May-St. Louis district. The park, which was named in honor of NSI leader Dr. James Watts, features children's play equipment, landscaping, and a covered pavilion. Other pocket parks include **Fairmount Park** serving the Historic Fairmount neighborhood; **Newby Park**, at the eastern edge of Mistletoe Heights; and **Van Zandt-Guinn Park** in Evans and Rosedale Village on the grounds of the new Van Zandt-Guinn Elementary.

Beyond traditional parks, community gardens are another type of public space ideal for urban environments. NSI worked with Fairmount, the City of Fort Worth and TCU to establish the **Fairmount Community Garden** on 5th Avenue. In addition to urban parks and plazas, our public streets serve as primary public spaces, with a focus on roadside environments that are inviting to pedestrians and provide comfortable outdoor spaces for strolling, outdoor dining, and other social activities.



Newby Park

On Magnolia, the completion of the **MicroPark** in 2016 created something that was missing on the street: a gathering space for the public and a place for children to play. Built on the site of a future development project, the experimental park was designed to be temporary and to test the viability and importance of a small, active, and uniquely programmed public space. It was intended to only be in place for one year, but it became so popular that it was left in place as long as possible, up until construction of the proposed development was set to begin. Then it was packed up and delivered to a new home on South Main Street, where it was installed in early 2019 and has quickly become a popular neighborhood hangout.

In addition to the new MicroPark, two more parks are under construction in **South Main Village** and set to be completed in spring 2020: **The Skinny**, a linear park running along the new extension of Crawford Street, and **Calhound Park**, a dog park that is sure to be a hit with new residents in nearby developments. NSI is working with the City of Fort Worth and the Hemphill Corridor Task Force on an expansion of the **Fire Station Park** on Hemphill. With matching funds available from the City, NSI kicked off a fundraising campaign in late 2019 to reach a goal of \$1.6 million to fund the construction of the park. Learn more about these parks on page 81.



Van Zandt-Guinn Park



PRIORITIZE RESIDENTIAL DEVELOPMENT

The number and variety of housing options in the Near Southside continues to grow each year. At one end of the spectrum lies historic, single-family homes in Fairmount, and at the other are new, large, multi-family apartment buildings. Many other options lie in between, to provide choices that suit urban-dwellers of all stripes. Townhomes, condos in converted warehouses, and apartments in mixed-use buildings are some of the options Near Southside residents enjoy – also known as “Middle Housing.” In addition to diversity in unit types, affordability is another top goal. Several new projects underway will include income-restricted housing in addition to market rate units, to meet demand from the wide variety of income levels in the district's workforce and create an inclusive housing inventory. With a residential population on the rise, NSI is working with both public and private partners to build a district that provides homes for all residents.



College Avenue Lofts



Maddox Lofts on Hemphill



Mag & May Apartments

APARTMENTS & LOFTS

CREATIVE CONVERSIONS

The most historic of the district's apartment options are the charming units located in small apartment buildings dating back to the 1910s and 1920s. Eddie Vanston and the Carillon Group led the way with complete restorations of the **Leuda-May Apartments** across from Watts Park, **LaSalle Apartments** in Fairmount, and **Markeen Apartments** in South Main Village. Eddie also teamed up with architect Robert Kelly to restore a former 1910 clothing manufacturing building in South Main Village into the **Miller Lofts**, a building that offers sixteen distinctive loft-style units with 20-foot ceilings.

Two Hemphill apartment buildings were recently renovated, signaling exciting things to come for the Hemphill corridor. Across from the site of the Fire Station Park expansion, **The Maddox Lofts on Hemphill**, a long-neglected 1935 building, was recently renovated. Further to the south, a renovation of **The Hamilton** was completed in spring 2019 by Gary and Terri West and architect Brandon Allen. The Colonial Revival brick building had been vacant for 22 years.

Randy Primrose and Magnolia Property Company converted a former warehouse and shooting gallery at 801 Vickery into luxury lofts by stripping it down to its shell and adding a third floor. Units in the resulting **Magnolia Lofts on Vickery** have unmatched views of Downtown.

Kris Fagala teamed up with architects from 97w to spearhead a major transformation of a 1925 three-story brick building that was once the College Avenue Baptist Church Annex. The resulting **College Avenue Lofts** includes seven modern, high-end apartments, including top floor units integrated into the building's original gymnasium space.

The Homes of Parker Commons is a beautiful 192-unit community that incorporates restored school buildings from the early 20th century along with a new apartment building that fits in well with its historic neighbors.

MODERN

Joe Frank has completed three College Avenue projects: **two phases of apartments** between Magnolia and Oleander, both designed by Tom Malone, and **four townhomes** north of Pennsylvania near the Phoenix, designed by Brandon Allen.

Sameer Dalal and designer Ken Schaumburg brought sleek design and new investment to the neighborhood just south of St. Mary's Church with the **Jennings Avenue Apartments** at Jennings and Morphy. A phase two project currently in development from the same team would bring 52 new apartments to the lot next door.

Magnolia Property Company followed up their Vickery project with the new construction of a 35-unit project on **Jerome Street** at the northern end of Newby Park, on the eastern edge of Mistletoe Heights.

MAJOR MULTI-FAMILY

The Phoenix multi-family project, led by Stephen Eisner and Rob McConnell, opened in the summer of 2013 as the district's first high-density, market-rate luxury apartment community on College Avenue north of Pennsylvania. Following in its footsteps was **HighPoint**, a 227-unit apartment community completed in early 2017 in South Main Village, and **South 400** by Ventures Development, which brought 209 units and ground floor commercial space to Jennings Avenue.

These apartment communities have been joined in the past two years by several new projects: Lang Partners' **The Monarch** at Oleander and 7th Avenue offers 327 units and was the first large-scale multi-family development in Magnolia Village. Hudgins Companies, which recently completed the **Mag & May** across from Moncrief Cancer Institute, hired artists to paint a collection of ground floor stoop murals and one large, eye-catching five-story mural on their new building in partnership with NSI's Art South program. And StoneHawk Capital started leasing **The Bowery at Southside** in early 2019 in the heart of South Main Village, on East Broadway Avenue at Crawford Street.

In addition, more multi-family projects are currently under construction, including Lang Partners' **The Cooper** and Hudgins Development's **Ramble & Rose**, both on Rosedale. **The Broadstone**, a project from Alliance Residential, will add another multi-family option to the rapidly growing South Main Village. Saigebrook Development has started leasing at Mistletoe Station, a **mixed-income, workforce housing** project at Mistletoe Boulevard and Beckham Place. And CRG broke ground in late 2019 on their multi-family project at **401 Hemphill**.

The Near Southside also has apartments for residents of all ages and needs. **Oak Timbers** offers luxurious units for older adults within an amenity-filled complex just east of South Main. **Harris Gardens** at the intersection of 8th Avenue and Pennsylvania offers beautiful central courtyards and convenient access to the four private hospitals. **Hanratty Place** is a 32-unit special needs complex designed by CMA Architects, and together with neighboring **Siddons Place**, offers housing options for those needing special assistance. **The Villages at Samaritan House** offers permanent supportive housing for formerly homeless residents and those struggling with health issues.

The Hamilton



MIXED USE

MODERN

Developer Joe Frank has found consistent opportunities for new mixed-use buildings, with two projects on Cannon Street and others on **5th Avenue at Oleander Walk** and the **Alband Building** at Oleander and Henderson. His latest at **906 W. Cannon** has four apartments above 3,300 square feet of office space.

Other recent mixed-use projects include a new office with upstairs lofts by Debbie Fulwiler and Elements of Architecture at **Oleander and 6th Avenue**, and one by Dr. Giri Mundluru and Tarrant County Cardiology at Pennsylvania and College. Not far to the east of Dr. Mundluru, Dr. Chunduri constructed the first mixed-use building in the historic Leuda-May-St. Louis neighborhood at **Cannon and Grainger** for his neurology partnership. Dr. Aggarwal's and Dr. Bajaj's neighboring buildings in the **900 block of Lipscomb Street** established a new model for that pocket neighborhood, one that each of the two physicians duplicated with new, **larger buildings of three and four stories**, respectively. Dr. Gagadam's new mixed-use building at **College and Terrell** extends this pocket neighborhood's progress to the west.

In 2018, Dr. Steve Simmons wrapped up construction on the **Southwest Sports & Spine Center**, a new building with apartments above a two-story medical clinic at St. Louis Avenue and Daggett. And in 2019, Dr. David Tillman completed his mixed-use building on **Rosedale at Lake Street** with ground floor space for his dental practice.

All of these followed pioneers **Oleander Plaza**, by the Raj family, **919 Travis**, the **Dalal Building** and the **Mellina & Larson** building at Oleander and Fairmount. The small lot, mixed-use building has also become a popular typology for certain local architects, with Tom Malone and tma-cha architects leading the way by developing the **Pennsylvania Lofts** with their offices on the ground floor, as well as designing around a dozen mixed-use buildings for others, the latest by the Raj family at **Galveston and Oleander**.



Dr. Tillman's mixed-use building

HISTORIC

The familiar Near Southside team of developers Eddie Vanston, Tom Reynolds, and architect Bob Kelly is responsible for a mixed-use project that transformed the former **Historic Supreme Golf** building into 23 loft apartments with ground floor professional office space and a live music venue, bar, and beer garden called Shipping & Receiving, which opened in 2013.

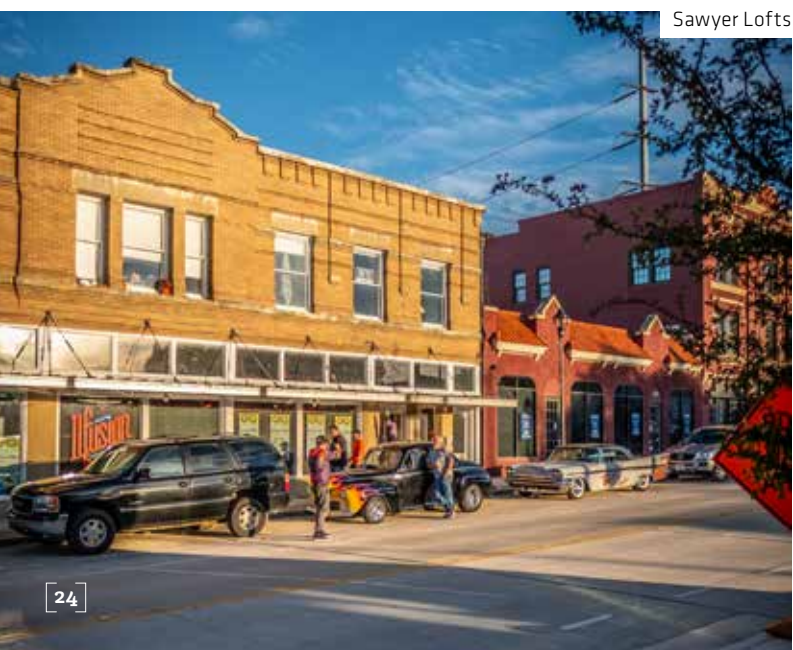
This historic renovation project follows in the footsteps of **Modern Drug Village** at Hemphill and Magnolia, the pioneering mixed-use project completed over a decade ago. The original Modern Drug Village block – home to Panther City Salon, Shinjuku Station, and Grandma's on the ground floor with the La Cava apartments above – helped spur the development by new retail neighbors to the west including Brewed and Cane Rosso. A few blocks west, the **Magnolia Lofts** sit above Heim and Craftwork at Henderson.

The **Sawyer Grocery** project paved a similar path for revitalization in South Main Village, bringing 14 apartments back to life above unique commercial spaces that are now home to South Main District Salon and Ilfusion.

Southwest Sports and Spine Center



Sawyer Lofts



The South Village Lofts

TOWNHOMES & CONDOS

An exciting trend has been the construction of townhomes for residents looking to buy a home, but one without the maintenance hassles of a large yard. Projects initially clustered along Oleander Walk, but recent development has introduced townhomes further north and east.

At Magnolia Green, Village Homes quickly sold 17 new townhomes in 2007, introducing residential into the multiphase, mixed-use **Magnolia Green** project. The homes feature rooftop terraces with Downtown views.

Fairmount Lofts by developer Jill Black led the way in bringing private redevelopment to Oleander Walk with four contemporary and "green" townhomes. Fairmount Lofts set the precedent for three-story townhouses with attached rear-access garages.

Texana Townhomes was the largest new residential development along Oleander Walk upon its completion in 2008. Square One Development's project offers rear courtyards and two-car detached garages. Mint Interest

Dr. Chunduri's mixed-use building



Group completed the 17-unit, multi-phase **Oleander Place** across from Texana on Adams Street. The three-story townhomes include attached garages, first-level space for an office, and rooftop terraces.

In 2008, developer Robert McKenzie-Smith constructed the first townhome project outside of the Oleander Walk area, bringing the two LEED-certified units of **South Village Lofts** to South Main Village, at Tucker and Bryan. Two additional townhomes next door were completed in 2018.

In a burst of new construction driven by an interest in townhomes, four projects are now currently underway. The **315 College Avenue** townhomes from Cornerstone and Forma Development started construction in 2019 and will offer 10 townhomes of 2- and 3- bedroom units. Developers Bill Seegel and Allen Mederos have partnered with architect Philip Newburn to build the **J&M Townhomes** at Jennings and Morphy on a 50-foot-deep lot. These are nearing completion, along with a development of 15 townhomes at **Galveston and Rosedale** from KinoD Homes. KinoD has also started construction on **The Nest Townhomes** at Feliks Gwozdz and May that will be the first housing project in the Near Southside to be designed without on-site parking – a sign of things to come.

As a complement to these townhome options, condo options have been increasing in the district. In 2015, Square One Development completed **12 condominiums** with a distinctive curved roof design just south of Magnolia Avenue on May Street.

The **Dickson-Jenkins Lofts and Plaza** on St. Louis just south of Vickery was completed in 2018. Developer Eddie Vanston, no stranger to bringing historical buildings back to life, has turned this old factory building into a combination of residential loft condos with ground floor commercial space. The L-shaped section of the building creates a courtyard for business owners and residents alike to enjoy.

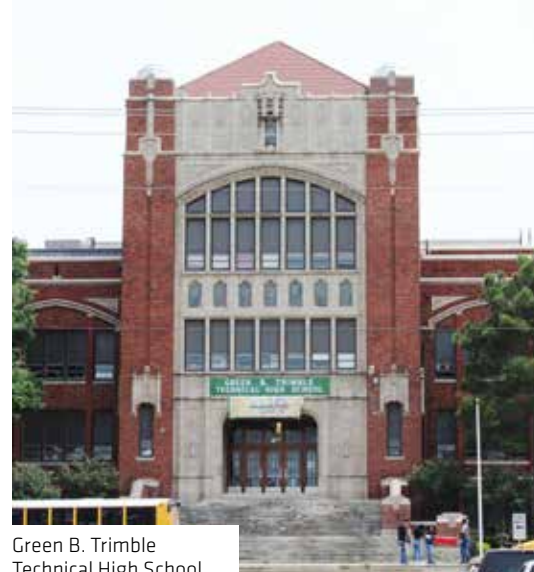
At the other end of the spectrum, Magnolia's first new construction building in many years at **1455 W. Magnolia** opened in 2018. This building from Dak Hatfield and Ryan Dodson features residential condos on the upper floors and retail space on the ground floor. On Lipscomb, **The Fairmount at Magnolia** is another new construction condo building set to be completed in 2020 and offering 8 units located just steps from Magnolia.

Dickson-Jenkins condos





De Zavala Elementary



Green B. Trimble Technical High School



Fortress Youth Development Center

EDUCATION

With the strong resurgence of residential living, high-quality educational opportunities are a top priority for the Near Southside. Upgraded and new facilities, along with engaged parents, are setting a new standard for excellence.

The district is home to three elementary schools serving the children of Near Southside neighborhoods. **De Zavala Elementary School** at 1419 College Avenue in Fairmount celebrated its 100th year in 2014 and has gained recognition with new leadership and a reenergized Parent Teacher Association.

Founded in 1922, **Lily B. Clayton Elementary** is located at 2000 Park Place Avenue at the border between the Mistletoe Heights and Berkeley Place neighborhoods. The Pre-K through 5th grade dual-language enrichment campus is one of the most highly sought-after public schools in Fort Worth.

Van Zandt-Guinn Elementary opened in 1979 as one of two FWISD campuses featuring partially underground buildings, which proved problematic over time but set the stage for an exciting second life for Van Zandt-Guinn. In 2017, an entirely new, world-class facility with views of Downtown opened its doors for students living in the historic Terrell Heights neighborhood, Historic Southside, and the other southeast neighborhoods just east of I-35W.

Founded in 1882, **Green B. Trimble Technical High School**, commonly known as Trimble Tech, is a 15-acre campus bound by West Cannon Street, West Dashwood Street, South Henderson Street and College Avenue. The campus consists of the main building, an outside gymnasium, a band hall, and a field house. Outdoor athletic facilities include a running track, football practice field, tennis

courts, a baseball field, and a softball field. The school is known for extraordinary vocational education with programs such as culinary arts, auto repair, carpentry, and medical sciences and hospital administration.

The Near Southside is also home to innovative educational institutions. **Cassata High School**, located on Hemphill Street, is a private, non-profit outreach school of the Catholic Diocese of Fort Worth that provides a unique educational model for students who excel with a tailored school schedule and curriculum. In 2018, private school **Acton Academy** opened up on Jennings Avenue, providing a flexible schedule learning program based on the Socratic Method. **Fortress Youth Development Center**, located on Stella Street, provides opportunities for children to experience powerful life changes and become productive Christian adults. Their creative programs are designed to help children, ages 18 months to 8th grade, break the cycle of generational poverty and oppression through a combination of academic instruction and mentorship.

Early childhood education opportunities are also in high demand in the Near Southside as young families return to the center city. **Bright Horizons** operates two campuses affiliated with hospitals. **Clayton Youth Enrichment**, the multi-campus after-school program affiliated with FWISD, has a program at Lily B. Clayton. In 2015, they established a new program offering child care to families who are seeking help at the more than a dozen agencies housed together under one roof at One Safe Place. Other educational services are now available in the district, including **Mosaic Academy** and the nearby **Angel Montessori** preschool, and a variety of additional resources.



BALANCE PRESERVATION & NEW CONSTRUCTION

The Near Southside's authentic historic character is a tremendous, neighborhood-defining asset that serves as an important competitive advantage in attracting new residents and businesses. NSI owes its existence, and much of the district's recent success, to the efforts of community leaders from the 1970s-1990s who were vocal advocates for preserving the district's distinctive but dilapidated older buildings. Landmarks have been lost over the years, but because of the efforts of those early leaders as well as visionary developers still working today, the district retains the largest concentration of historic buildings in the central city. Near Southside, Inc. continues to place a priority on connecting historic buildings with developers who can see the potential in these structures for adaptive reuse projects. The great benefit of saving historic structures can be seen on Magnolia Avenue, with its picturesque historic buildings now housing restaurants, offices, and retail; and in South Main Village, where nine adaptive reuse commercial projects have been recently completed or are currently underway—with more coming soon.



The SoMa development

HISTORIC COMMERCIAL

The Near Southside has seen a large number of adaptive reuse projects in recent years, as historic buildings find new life in the hands of developers and business owners who care about preserving the heritage of the district. The end results are unique urban villages where redevelopment thoughtfully integrates the old and the new.

SOUTH MAIN VILLAGE

In what was lovingly nicknamed the “Texaco Building” at the corner of Broadway and Bryan Avenue is **HopFusion Ale Works**. Owner Jesse Stamper had great vision when he purchased this 10,500 square foot property in a neglected state. The brewery is now a popular and inviting neighborhood gathering spot. Nearby on South Main Street, restaurant and bar **The Bearded Lady** finished renovating an old, small warehouse building in 2019, where they now have more space to serve their epically good burgers and wide variety of craft brews than they did in their former home on Magnolia Avenue.

On Bryan Avenue, the historic Fire Station Number 5 now serves as the home to **BlackEyed Distilling**, producer of vodka made from black eyed peas. A couple blocks east on Calhoun at Tucker, a 100-year-old former textile mill has become **BRIK**, a two-story event space. During renovations, many of the

building’s charming features were preserved, including the original hardwood floors and old textile scale. In 2017, **The 4 Eleven** opened on South Main Street. A collection of four historic buildings including the Baker Building and a 1920s warehouse has been transformed into five retail storefronts, a special event space, and a charming courtyard. Across from The 4 Eleven, the **J.O. office** and Gallery 440 brings new life to the former Bridge Association school building at South Main Street and Broadway Avenue.

In 2019, four more adaptive reuse projects were under construction on South Main Street and announcing exciting tenants for their commercial spaces. The **SoMa development** development on South Main Street at Vickery is a project from Lori and Tucker Henderson as they work to bring new life to four buildings owned for decades by their family as the headquarters of the W.A. Powers Co. The first phase of this project is now home to seven new, locally-owned businesses, with more on the way.

Main + Broad, a former broom factory and dairy supply at South Main and East Broadway, saw the first of its tenants open their doors in early 2019. This adaptive reuse project from Kelly Capital Partners and 97w is now home to the offices of Red Productions and Backlot Studios, plus a coffee shop, three new restaurants, a salon, ice cream shop, and speakeasy bar. **710 South Main** got a dramatic facelift in 2018, thanks to the work of M2G Ventures and Cornerstone.

440 South Main Street



The building is now home to Locust Cider, The Cookery, and WorkLodge, and is covered in an all-over, eye-popping mural from local artist Katie Murray.

Across the street, the building at **804 South Main** is a project of Jennifer Neil and Robb Farmer, who have converted the former Bunkhouse into creative office space and two ground floor retail spaces, now home to Crude Craft Coffee Bar and Game Theory Board Game Lounge. The Farmers’ F5designBUILD is also responsible for the renovation of **401 Bryan**, a former industrial warehouse that’s now home to Funky Picnic Brewery & Cafe and Black Cat Pizza.

On St. Louis, the **Dickson-Jenkins Lofts and Plaza** joined the ranks of beautifully restored industrial spaces when they opened their doors in 2018. This project from Eddie Vanston is home to a wide variety of businesses ranging from a tea shop to a record store, art studios, and more, all facing an inviting public plaza. A combination of residential condos and commercial office space fill the building at the south side of the plaza.

On the eastern boundary of South Main Village is another recently restored landmark. The **OB Macaroni Building** was first constructed in the 1860s as a stagecoach hotel before serving for many years as a pasta factory. M2G Ventures rehabbed the building to create spaces for local makers and manufacturers, including a retail location for W Durable Goods, production facility for Melt Ice Creams, roasting facility for Craftwork Coffee, and event space The Ostream.

Developer Dak Hatfield and the owners of **Pouring Glory** restored the facade of a modest building at Dashwood and Bryan, creating a new neighborhood gathering spot. This project followed Dak’s conversion of a historic warehouse a block away at **916 Bryan** into office spaces ideal for creative firms.

The Dickson-Jenkins Lofts and Plaza



The OB Macaroni Building





Twilite Lounge

HISTORIC COMMERCIAL (CONTINUED)

VICKERY VILLAGE

Heading west, the former Morrison Supply building at Lipscomb and Daggett is now home to the Fort Worth location of **Twilite Lounge**. The owners were drawn to the historic space to suit their New Orleans-themed bar and music venue.

In a charming red brick building at Vickery and College, **Quorum Architects** have renovated the former home of Blooms Landcare and turned the space into an inspiring, adaptable, and light-filled space for their offices and additional future tenants. Across the street in the former home of Firestone & Roberston Distilling Co., developers M2G recently announced that they would be renovating the beautiful 1927 building to create commercial space for exciting new tenants, including a bowling alley.

The Schaefer Advertising Building



The Historic Mehl Building

MAGNOLIA VILLAGE

Much of the pioneering work in the area of adaptive reuse initially took place on Magnolia Avenue. **The Historic Mehl Building** at 1228 S. Henderson Street was constructed in 1916 by world-renowned numismatist B. Max Mehl. Once one of the district's most dilapidated landmarks, the Mehl building was restored as office suites by Ray Boothe, Fran McCarthy, and Mike Dolabi.

Ken Schaefer of **Schaefer Advertising Co.** won awards for his 2011 restoration and creative adaptation of the former Dunn Haven Apartment Building at 1228 S. Adams. While the exterior improvements diligently restored all historic elements, the interior renovation created one of the most distinctive offices in the region.

1208 West Magnolia, immediately west of the Mehl Building, includes a neon band and address sign to complement the charming office spaces on the second floor and Cat City Grill and retail storefront spaces on the first floor.

A collection of four buildings at **May and Magnolia** were fully restored in 2014 by Dak Hatfield and Andrew Blake. Two buildings dating back to the 1920s received an authentic restoration, while their less historic neighbors received a contemporary facelift.

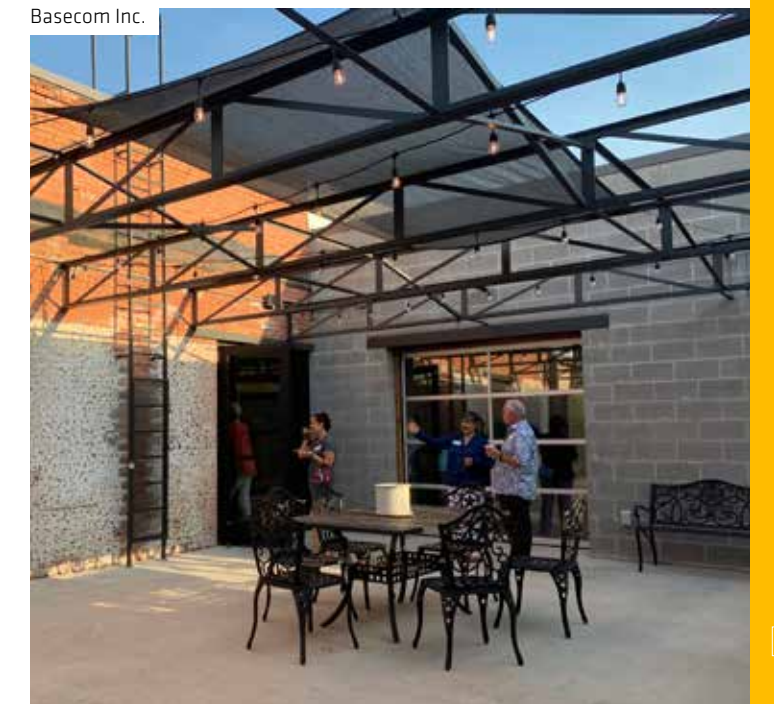
EVANS & ROSEDALE VILLAGE

In 2018, **The Collective Outdoors**, a one-stop shop for outdoor living including a showroom, landscaping company, and more, opened in the renovated United Rentals building at East Hattie and Missouri.

Just a block away, **Basecom Inc.** completed their renovation of the Historic Felt Building in 2019, along with the help of the architects at 97w. Now the headquarters for their growing construction services company, the former manufacturing building features large, modern work spaces that highlight historic details throughout.

At **East Terrell and Evans**, the former Avenue Theater building is under development by Jennifer Neil Farmer and Robb Farmer to be a future home for commercial tenants in a beautiful historic building.

Basecom Inc.



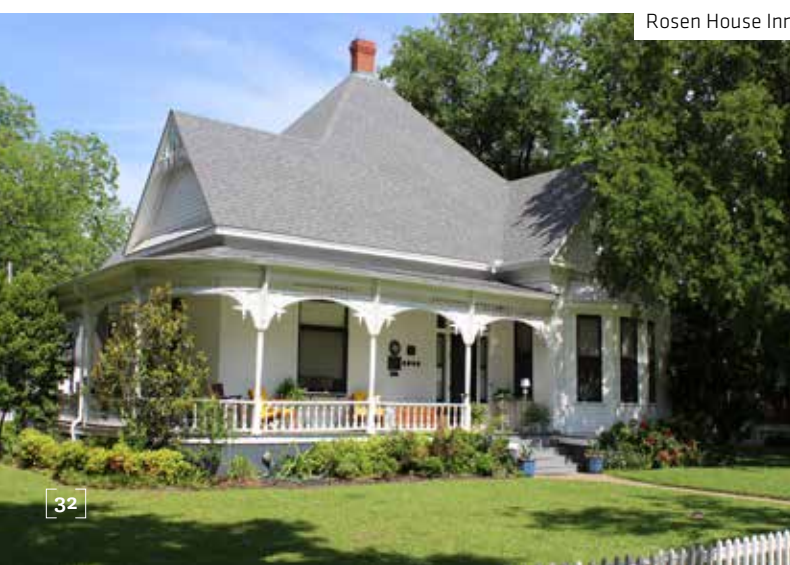


Fairmount Southside
Historic District

HISTORIC RESIDENTIAL

Covering about one square mile, the **Fairmount Southside Historic District** contains one of the nation's richest collections of turn-of-the-century housing. The remarkable efforts of hundreds of homeowners have reestablished Fairmount among Fort Worth's most desirable neighborhoods. Historic district design guidelines ensure that new homes blend seamlessly with their authentically restored neighbors, and the Fairmount Neighborhood Association holds a number of events throughout the year, including a Mother's Day weekend Home Tour and the Festivus holiday tour of lights.

The historic character of nearby **Ryan Place** to the south, and **Berkeley Place** and **Mistletoe Heights** to the west, also remains intact. Historic **Terrell Heights**, adjacent to Evans & Rosedale Village at the eastern edge of the district, is seeing new investment and home construction that promises to accelerate a similar renaissance.



Rosen House Inn



Leuda-May Apartments

Historic homes don't necessarily have to be single family dwellings. The Near Southside holds a number of historic apartment home buildings, such as the **Leuda-May Apartments**, **LaSalle Apartments**, and **Markeen Apartments**, all of which were restored by Eddie Vanston and the Carillon Group. Eddie also converted the **Supreme Golf** building and **Miller Lofts**, a former 1910 clothing manufacturing building, into loft-style units in South Main Village, in addition to his most recent project, the **Dickson-Jenkins Lofts**. Over on Magnolia, the **La Cava** apartments at Hemphill and **Magnolia Lofts** at Henderson both sit above retail and restaurants on the ground floor of historic buildings. **The Sawyer Grocery** on South Main Street follows the same model, with 14 apartments above unique commercial spaces in a historic building that dates to 1905. Farther to the south on Hemphill, the recent renovation of the **Hamilton Apartments** transformed a derelict 1926 building into eight apartment homes full of beautiful, historic details.

RESIDENTIAL CONVERSIONS

A few historic, landmark homes have found new life as commercial properties in the Near Southside. The grandest of the historic homes in the district is **Thistle Hill**, the 1904 mansion restored and owned by Historic Fort Worth, Inc. **The Nash House** on 8th Avenue near Allen was beautifully restored and now houses a law office. **The Texas White House**, **The Rosen House Inn** and the **Three Danes Inn** (which is also home to Three Danes Baking Company) are all great examples of how grand old homes can contribute to the tourism amenities of our district by offering charming bed and breakfast accommodations. Nonprofit organization **Center for the Healing Arts** occupies a historic Victorian home near Watts Park, and **The Art Station** on Park Place resides in a historic fire station built in 1922.



SUPPORT ECONOMIC ANCHORS & INSTITUTIONS

Approximately 40,000 jobs fuel Tarrant County's second largest employment center, where the impressive growth of institutions and businesses large and small has been consistent with the Near Southside's redevelopment vision. At the heart of the Near Southside's Medical District are Tarrant County's six major medical centers, in addition to hundreds of independent specialists and clinics, forming the largest cluster of healthcare employment in North Texas.

In 2019, the **iter8 health innovation community** was born from one of the goals of the City's Economic Development Strategic Plan: to establish a Medical Innovation District in the Near Southside. As a result, dozens of partners are collaborating to put the Near Southside on course to become the most livable innovation district in the nation, addressing the health needs of the community while also serving as a center for innovation, discovery and creativity.

Creative firms also play a growing role in the economic diversity of the Near Southside. Advertising agencies, film and recording studios, architects, engineers, and more are calling the district home. Further encouraging this development, the Fort Worth City Council designated the Southside tax increment financing district as Media Production Development Zone Number One in 2018, which is designed to promote the development of permanent sites for moving image production. Further diversifying the employment base is a dense concentration of industrial manufacturing, financial services, real estate developers, and non-profits. Acting as a model for other cities, the Near Southside has achieved a rare balance between a world-class medical district, small local businesses, and passionate residents.

HEALTH SCIENCES



Baylor Scott & White All Saints Medical Center

MAJOR INSTITUTIONS

Baylor Scott & White All Saints Medical Center, founded in 1906, offers a broad range of medical services, including cardiology, transplantation, neurosciences, oncology, and women's services. Recent construction has transformed the campus, including a new Emergency Department facility in 2017. In early 2020, Baylor Scott & White announced an exciting new graduate-level, school-affiliated physician residency program that will train more than 150 physicians annually. The program is in coordination with the new TCU and UNTHSC School of Medicine. Also in motion is their Comprehensive Center for Advanced Heart and Lung Care, focused on innovative patient services such as artificial heart and eventually heart transplants, as well complex lung care and robotic, minimally invasive lung surgery.



Cook Children's

Cook Children's, founded in 1918, offers top medical minds, advanced technological equipment, leading surgical techniques, rehabilitation facilities, and ancillary services to meet the unique needs of children. Their Near Southside campus, voted one of the nation's 20 most beautiful hospitals in 2019 by Soliant Health, provides a comforting setting for

patients and their families. In recent years, Cook completed the new South Tower with expanded Emergency Department, and their medical center campus is now the anchor hub of a rapidly growing regional pediatric network with expansions to both Prosper and Walsh in 2019. Cook Children's Jane and John Justin Neurosciences Center recently initiated research collaborations with UTA and will be adding postdoctoral research fellows, Ph.D. students, and interns. Through this collaboration, Cook Children's will welcome investigators from all over the world to work on multiple projects in epilepsy and movement disorders.

JPS Health Network



JPS Health Network is the public, tax-supported healthcare system for Tarrant County. The network includes an acute care hospital and more than 40 community-based clinics. On the main campus, the Patient Care Pavilion was constructed in 2008 as a five-story acute care facility with Tarrant County's only Level 1 trauma center. In 2018, voters approved an \$800 million bond that could add a new behavioral and mental health hospital, an ambulatory surgery and cancer care center, and other main patient tower improvements. An expansion of the Emergency Department opened in late 2019. On the research front, JPS continues an expansion of clinical trials that doubled the number of trials from 2018 to 2019, and their top-tier research staff collaborates on grants with Moncrief Cancer Institute, UTA, and HSC. JPS will continue to meet the needs of all members of our community through innovations in oncology at the new 8th Avenue center, new behavioral health center on Hemphill, and an innovative street medicine team providing care to our homeless population.

Medical City Fort Worth (formerly Plaza Medical Center), established in 1974, offers comprehensive, cutting-edge diagnostic treatment services in a wide range of specialties and subspecialties. Medical City is a comprehensive stroke center and has the #1 ranked kidney transplant program in the nation in terms of patient outcomes and survival according to the Scientific Registry of Transplant Recipients. In late 2018, Medical City opened its new, 90,000 square foot patient

tower located just west of 9th Avenue, which included an expanded Emergency Department, a 28-bed intensive care unit, pediatric-friendly ER rooms, and a rooftop helipad. Now in motion is the \$2.5 million renovation of Medical City's Heart & Vascular Institute unit. This renovation includes ambient lighting, new flooring and furniture, enhanced family waiting areas, upgraded beds, and redesigned nursing stations.



New Texas Health Harris Methodist tower. Rendering by HKS.

Texas Health Harris Methodist is a full-service medical center offering specialized capabilities, including oncology, trauma, cardiology, and women's services. Completed in 2014, the Marion Emergency Care Center nearly tripled the footprint of the existing department to increase patient capacity. That expansion followed the construction of the Heart Center, now the hub for the outstanding cardiac care program responsible for their recognition as the first hospital in the country to earn the prestigious designation as a Joint Commission Primary Heart Attack Center. In 2019, Texas Health broke ground on a \$300 million, nine-story tower. The new surgical patient tower will add 144 patient beds, 15 surgical suites, and a new pre-operative and post-operative services area. In addition, Texas Health Fort Worth is embarking on a robust program for Graduate Medical Education. Five programs will be initiated to include general surgery, emergency medicine, internal medicine, obstetrics and gynecology, and a rural family medicine track in partnership with Texas Health Stephenville.



Medical City Fort Worth



Moncrief Cancer Institute UT Southwestern

UT Southwestern has firmly established the sixth major healthcare institution in the Near Southside. The **Moncrief Cancer Institute** was completed in October 2012, establishing a non-profit, community-based cancer prevention and treatment center. An affiliate of the UT Southwestern Harold C. Simmons Comprehensive Cancer Center, Moncrief continues to expand clinical trial offerings and treatment options while also offering a broad range of services provided by social workers, dietitians, nurses, genetic counselors, psychologists, and advocates. Starting in 2020, MCI is also a hub for the Center for Depression Research and Clinical Care, a cornerstone of the Peter O'Donnell Jr. Brain Institute. A study based at Moncrief Cancer Institute will transform the identification and treatment of depression across North Texas.

Completed in 2017, the **Monty and Tex Moncrief Medical Center** is located at the northwest corner of South Main Street and Pennsylvania Avenue. The center expands clinical services in Fort Worth beyond cancer-related treatments, strengthening UTSW's ability to serve residents from Tarrant County and beyond. With three floors totaling 105,000 sq. ft., the facility includes 10 clinics, laboratory services, and an imaging center. The clinic space includes exam and procedure rooms for multiple specialties, including urology, ophthalmology, dermatology, physical medicine and rehabilitation, neurology, upper respiratory, and musculoskeletal care.

UT Southwestern Monty and Tex Moncrief Medical Center





Texas Oncology

HEALTH SCIENCES (CONTINUED)

INDEPENDENT CLINICS AND OFFICES

While the hospitals are the largest contributors to the employment base, there are other major healthcare providers and organizations located throughout the district, along with hundreds of independent clinics and offices, collectively providing a full range of healthcare services that bring more than 8,000 jobs to the Near Southside.

Texas Oncology provides top quality cancer treatment in a new building that consolidated three separate facilities, featuring an open concept design that expanded physician exam and treatment room capacity by more than 50 percent. The pioneering **Center for Cancer & Blood Disorders** has been an anchor providing world-class care at Magnolia Green for

over fifteen years. **Fort Worth Heart** and **Fort Worth Brain & Spine** on Mistletoe Boulevard, and the headquarters of **Carter Bloodcare** on Rosedale, highlight how outstanding clinical care is matched with high-quality new construction. Recently, the nonprofit organ matching organization **LifeGift** completed a new building that includes surgical suites for tissue recovery; and **Tarrant County Infectious Disease Associates** built a brand new, state-of-the-art clinic on Rosedale. Additional clinics such as the **Texas Pain Institute** found homes in mixed-use buildings that accommodate ground level medical offices and upper floor apartments. These buildings are in perfect symmetry with NSI's goals of adding residents while also accommodating the medical sector's continued expansion.

Center for Cancer & Blood Disorders



J.O.



Schaefer Advertising



Ilfusion

CREATIVE AGENCIES

ADVERTISING, MARKETING & PRINTING

Effectively Fort Worth's design district, the Near Southside is home to many of the city's most respected advertising and branding agencies. Several, including **J.O.**, **Schaefer Advertising Co.**, and **The Starr Conspiracy** have completed adaptive-reuse projects that transformed dilapidated buildings into vibrant offices. Others, such as **Cockrell Enovation**, **Sportswear Graphics**, and **Paige Hendricks Public Relations, Inc.** have been Near Southside mainstays for years, growing and evolving along with the neighborhood. Other firms have discovered unique spaces that appeal to their eclectic and creative workforce like **Ilfusion's** South Main Street storefront.

Advertising, marketing, and printing firms calling the Near Southside home include...

- | | |
|----------------------------|----------------------------|
| Amplus Agency | PAVLOV |
| Anchor Marketing & Design | PytchBlack |
| Ardent Creative | Rogue Water |
| Ascend Concepts | RW Marketing and Design |
| Aquatic Elephant Marketing | Schaefer Advertising Co. |
| BrandEra Marketing | Secret Powers |
| Cockrell Enovation | Seventy7 Digital |
| Comark Direct | Shark Internet Marketing |
| Creative Communications | Social Factor |
| Evangelist Agency | Speerhead Strategies |
| Ilfusion | Sportswear Graphics |
| J.O. | The Big Picture |
| Kearley & Co. | The Bogle Agency |
| Long Hill Designs | The Cause Agency |
| Main Station Advertising | The Starr Conspiracy |
| nameless | Worth Media Marketing & PR |
| Paige Hendricks PR | |



Red Productions and Backlot Studio & Workspace



Glass Lake Production Group filming inside Morgan Mercantile



Comedian Aparna Nancherla at Amphibian Stage



SiNaCa Studios

CREATIVE AGENCIES (CONTINUED)

FILM, VIDEO, SOUND, & PHOTOGRAPHY

Home to many of the city's most well-established firms, the Near Southside continues to attract new businesses specializing in photography, film/video production, and audio recording. District veterans include **Glass Lake Production Group**, which renovated a pair of historic buildings on Hemphill and created **Near South Studios**. **Fort Worth Sound**, further north on South Main, offers a world-class recording studio with analog and digital equipment. **Niles City Sound** built an audiophile's dream studio at Broadway and Calhoun with new studio **Salad House** on the way, and **Dreamy Life's Cloudland Recording Studio** works with a wide range of artists east of Fairmount. Fort Worth rocker Vaden Todd Lewis of Toadies fame opened **The Loop**, a highly popular artist rehearsal space, on Evans Avenue just south of Allen.

Both **Geno Loro** and **Tracy Autem** have fully renovated historic homes near Magnolia Avenue for photography studios. Recently, **Red Productions** opened their film and recording studio, alongside **Backlot Studio & Workspace**, on South Main Street at Broadway Avenue.

Filmmakers are finding value in the Near Southside's historic character and talented pool of creative professionals. In 2018, the Fort Worth City Council designated the Southside Tax Increment Financing (TIF) District as **Media Production Development Zone Number One**, further demonstrating confidence in the film industry in the Near Southside.



Toadies rehearsing at The Loop



ART ROOM



Stage West production of Everybody, photo by Evan Michael Woods

We're proud to have these studios here in the Near Southside...

- | | |
|------------------------------|-----------------------------------|
| Backlot Studio & Workspace | Near South Studios |
| Beastman Productions | New Media Recordings |
| Brian Hutson Photography | Niles City Sound |
| Cloudland Recording Studio | Red Productions |
| Fort Worth Sound | Salad House |
| Genius House Media | Shiny Board |
| Geno Loro | Stacy Luecker Photography |
| Geoff Rockwell | The Loop Artist Rehearsal Complex |
| Glass Lake Productions Group | The Lumen Room |
| Headshot Room | The Video Zoo |
| Ignis Studios | Tracy Autem & Lightly Photography |
| KFTW 97.5 | Twelve Midnight |
| Make Something Beautiful | Two Trees Productions |
| Music Junkie Studios | |
| N8 Visuals | |
| Nametax Films | |

ARTS ORGANIZATIONS

The Near Southside is home to a large concentration of artists and musicians, as well as a community that embraces creativity. From walkup workshops at nationally-recognized glass art school **SiNaCa Studios** to innovative and thought-provoking productions at **Stage West** and **Amphibian Stage**, visitors can take in artistic expression at a number of venues throughout the district. Galleries are home to art exclusively, but the artistic nature of the Near Southside means just about any business can showcase art, as evidenced by the **Third Thursday Art Walk**, which includes featured artists showing their work in bakeries, cideries, tea shops, hair salons, and more.

The following organizations are vital to the community of artists in the Near Southside...

- | | |
|--|---------------------------------|
| 97.5FM KFTW The Pirate | Mondo Drummers |
| Amphibian Stage | Music Junkie Studios |
| ART ROOM | SAM Gallery |
| Art Tooth | Schmedel Custom Furniture |
| Arts Fifth Avenue | SeptemberArt Studio |
| Crittenden the Studio | SiNaCa Studios |
| Fort Worth Conservatory of Music and Fine Arts | Stage West |
| Gallery 440 | Studio Cufflink |
| Garret Pendergrass Pottery | Texas Academy of Figurative Art |
| Julie Lazarus Studio | The Art Station |
| Kendall Davis Clay | The Other Studio |
| Kristen Soble Art | |



Quorum Architects' new office. Photo by Gary Logan Photography.

DEVELOPMENT

ARCHITECTURE, LANDSCAPE ARCHITECTURE, DESIGN, & ENGINEERING

Among the most rewarding aspects of NSI's work is facilitating the construction of new buildings, improved streets, and inviting public spaces. A visionary group of talented architects, landscape architects, and engineers are responsible for those projects. Their design work demonstrates their commitment to not only meeting clients' needs, but also advancing the Near Southside's redevelopment vision. We are grateful that firms seek projects in our neighborhood, and also very proud that many choose to call the district home.

Boothe Architects, Robert Kelly, and **Schaumburg Architects** have been located in the Near Southside since NSI's early days. Those pioneers have worked on a wide variety of new construction and adaptive reuse projects, including their own headquarters. More recently, **tma-cha** and **Elements of Architecture** have constructed mixed-use buildings with their businesses on the ground floor and apartments above. **Fender|Andrade, 97w, TBG Partners, Philip Newburn, Frank W. Neal, HKS,** and **Allen Architecture & Interiors** have found spaces with character within older buildings scattered across the district. Other firms located outside the district stay closely involved with NSI through projects and through service on our committees.

Offices inside the district or working closely with NSI include...

97w	JHP
A Storied Style	Kellyn Dean Interior Design
Allen Architecture	Kimley Horn & Assoc.
Bennett Benner Partners	Konstrukcio Studio
Boothe Architects	Marlon Blackwell Architects
Clear and West	MASH habitat
CM Architecture	MEL/ARCH Studio
Cornerstone	Merriman Anderson
Demarest Architecture	Architects
Designs for Living	MMA, Inc.
DMS Architects	OWT Architects
Dunaway Associates	Pacheco Koch
Elements of Architecture	Philip Newburn Architecture
e4h Environments for Health	Quorum Architects
F5designBUILD	Robert Kelly Architects
Fender Andrade Architects	RSP Architects
Firm817	Schaumburg Architects
Frank W. Neal & Assoc.	TBG Partners
Freese & Nichols	The Beck Group
GFF Architects	tma-cha architects
HKS Architects	TownSite
Harris Kocher Smith	TranSystems
Hubnik Architecture, Inc.	Urban Bobcat Architects
Huitt-Zollars	VLK Architects
Ibañez Shaw Architecture	Wettermark Studio
Jepsen/Guerin Architects	WRG



MEL/ARCH offices in Connex, the shipping container office building they designed and built.

DEVELOPMENT AND REAL ESTATE

Community-minded developers are very often the ones who envision the possibilities: a barren plot of land becomes a mixed-use development, a dilapidated building becomes a home to a brewery and neighborhood hang-out, and loft-style condos emerge from former warehouse spaces. **Talented construction teams** then bring that vision to reality, and **real estate professionals** find the perfect tenant or future owner. The Near Southside, with its ongoing and dramatic transformation, is a natural magnet for those working in development, construction, and real estate. In fact, **NSI owes its existence to this group of visionary professionals**, who looked at the district in the 1980s, saw great potential, and set about transforming it into the thriving community that it is today. Their work continues to inspire those who follow in their footsteps.

Offices inside the district or working closely with NSI include...

Alamo Title Company	HW Consulting, LLC
Alliance Residential	Innovative Developers Inc.
Basecom Construction Services	Jennifer Franke, Alexander Chandler
Blooms Landcare, Inc.	Jennifer & Raymond Pfang
Cambridge Healthcare Management	Jhansi M. Raj, M.D.
CanTex Capital	JLL
Caprock Development	Josh Lindsay
Carr Healthcare Realty	Kelly Capital Partners
CEMS Texas Real Estate Holding	Kensington Properties
Central City Partners	Kent & Co
CHC Development	KinoD
Coldwell Banker - Gaye Reed	Kline & Co
College Avenue Lofts - Kris Fagala	KW Net Lease Advisors
Corinth Land Co.	LanCarte Commercial Real Estate
COVILLA	Landmark Renewal
CRG	Lang Partners
Daggett Southside Holdings	Linbeck
The Dalal Group	Live Urban Fort Worth
Dodson Development	Lutton 101, LLC
Dolabi Family Investments	M2G Ventures
Domeo Construction	Mary Margaret Davis Real Estate
Elkhorn Union	MannMade Construction
F5designBUILD	MB+1 Realty Group
Forma Development	Mitchell Properties
Fort Capital	Motheral Development Company
Foundation Dynamics	Motive Real Estate Group
Gate Lock - Robert McKenzie-Smith	NEAT Projects Group
Grand Forks Holdings	Northstar Texas Interest
Graham Limited	Oldbuilding.com
GSD - Michael Polombo	Panther Real Estate Solutions
Hatfield Advisors	Placemaker LLC
Hudgins Companies	Presidio Interests



Fort Construction

Rang Holdings
 Rattikin Title Company
 Red Oak Realty
 Red Team Real Estate
 Reilly Brothers Property
 The Relyea Company, LLC
 Republic Title of Texas, Inc.
 Saigebrook Development
 Seegel Custom Builders
 Site Planning Site Development
 SoMa Development
 SpawGlass Contractors
 Stanford Company
 StoneHawk Capital Partners
 Structural Foundation Repairs, Inc.
 T Everett Designs
 Terry & Philip Kafka
 TexasAbility, LLC
 Thomas Byrne Reynolds
 Toozy Studio, LLC
 Transwestern
 Urban Living
 Vassuer Commercial Real Estate
 VCL Commercial Real Estate
 Vision Commercial Real Estate
 William C. Jennings, Co
 Williams Northern Crain
 Williams Opportunity Trust
 Witcher Properties
 YATES Construction



Williamson-Dickie

MANUFACTURING

The corporate headquarters of **Williamson-Dickie**, founded in 1922, as well as a Dickies Store are based at the northern gateway to the Near Southside. Now part of the VF corporate family, Dickies is the largest workwear manufacturer in the world, with merchandise sold in every state in the United States and in more than 100 countries.

Justin Brands, founded in 1879, moved their corporate headquarters to the Near Southside in 1925. Today, this Berkshire Hathaway Company represents Justin, Tony Lama, Nocona, and Chippewa boots. Their world-famous custom boots are made in a factory building that dates back to the early 1910s. The district is also home to the popular Justin Outlet store on West Vickery Boulevard, well known as the spot to find an unbeatable deal on a pair of top quality boots.

Dannon, which opened a plant in the Near Southside in 1979, sells and produces 6 million cups a day of the world's top-selling brand of yogurt in almost 100 flavors, styles, and sizes. Dannon is sold under the names Dannon and Danone. Their landmark plant is located just south of I-30 and west of Henderson Street.

Renfro Foods, founded in 1940, is based in the Near Southside just east of I-35W. Mrs. Renfro's products, which now include more than 30 salsas, sauces, and relishes, are sold in all 50 states, plus Canada, the Caribbean, England, Scotland, Spain, Germany, and

Australia. Their wide variety of unique salsa flavors are always an easy and delicious way to spice up a meal. The company now produces around 50,000 jars of salsa per day. The Renfro family's community spirit is also unmatched as they regularly mentor young entrepreneurs and support civic causes.

Vandervoort's Dairy, was founded in the 1930s by the Vandervoort family, and has been a fixture of the Near Southside for 85 years. In the beginning, the plant produced fresh milk in glass bottles and delivered them via horse-drawn carriage throughout the neighborhood. In the 50's and 60's Vandervoort's supplied Fort Worth ISD with the iconic paper milk pints. Since 1970, Vandervoort's Dairy has been a wholly-owned subsidiary of the Kroger Company. Vandervoort's supplies Kroger-labeled milk, orange juice, tea, fruit drinks, sour cream, and cottage cheese to all 217 Kroger stores in Texas and Louisiana.

Fresnel Technologies, founded in 1986, is a leading manufacturer of molded plastics, Fresnel lenses, and related optical components, and has been a strong supporter of the district's revitalization since NSI's early years. Fresnel offers molding services from low to very high volume – a few pieces to millions – and exports its products across the globe. High-tech manufacturing firms such as Fresnel can find flexible spaces with room to expand throughout the Near Southside.



Rahr & Sons Brewing Company



HopFusion Ale Works



Funky Picnic Brewery & Cafe



Locust Cider

Rahr & Sons Brewing Company, founded by Fritz Rahr and Erin Rahr, has grown its brewing capacity to 30,000 barrels a year. Rahr produces 6 year-round styles in addition to 10 seasonal offerings throughout the year. The brewery has won more than 85 nationally and internationally recognized awards, and their beers are now available all across Texas, as well as Oklahoma, Louisiana, Kansas, Arkansas, Nebraska, Iowa, New Mexico, and Tennessee. In 2019, Rahr celebrated their 15th anniversary with the release of their new Rahr's Original beer, and also started opening their taproom four days a week when beer-to-go sales became legal in the state of Texas in September. Their regular Wednesday and Saturday Tour & Tasting events are still big draws, featuring live music and food trucks.

HopFusion Ale Works joined the brewery scene in 2016 and opened their instantly popular taproom, featuring a wide selection of popular beers and a space well-suited to gathering with friends. They have created 65 different beers since opening – averaging 16 unique brews on the tap-wall at any given time. HopFusion's beer is served in over 1,500 locations across Texas and they are adding an average of 100 locations per month. In 2020, HopFusion will expand into the

other half of their building, a historic space that backs up to the newest South Main Village park, The Skinny. They'll expand their taproom and add a large outdoor beer garden.

Locust Cider opened in the 710 S. Main Street building in 2018. Owners Jason and Patrick Spears grew up in Fort Worth but started their successful cider business in Washington State. Patrick has since moved back home to run the Fort Worth location, which produces all kegs distributed in Texas and features a taproom for guests to try the ciders direct from the source. In 2019, the newest brewery opened in the Near Southside: **Funky Picnic Brewery & Cafe**. Their constantly rotating tap wall of brews made on site can be accented with a tasty meal from their full kitchen. While the majority of brewing is happening in South Main Village, Magnolia's **Fort Brewery and Pizza** is also offering a lineup of their own inventive brews that pair perfectly with their pizza, sandwiches, and salads.

BlackEyed Distilling Co. is located in the historic Fire Station 5 building on Bryan Avenue in South Main Village, where they produce vodka made from black-eyed peas and can be sampled at one of their Saturday distillery tours.



BlackEyed Distilling Co.



The Ladder Alliance



Cuisine for Healing moved into their new building in 2018

NON-PROFIT SERVICE ORGANIZATIONS

Academy 4 was founded in 2012 to build self-esteem and vision in economically disadvantaged students through clubs, assemblies, and mentoring relationships. Started at E.M. Daggett Elementary, the program was expanded to Fairmount's De Zavala Elementary in 2014.

Alliance for Children, founded in 1992 as Tarrant County's Children's Advocacy Center program, is dedicated to the protection and healing of child abuse victims. They have helped more than 50,000 children heal from the trauma of physical abuse, sexual abuse, or witnessing a violent crime.

The Art Station, founded in 2003 and located in a historic firehouse on Park Place Avenue, offers individual and group art therapy to children and adults. The encouraging environment allows the act of making art to promote personal growth, uplift hearts, and help heal minds and bodies.

Cancer Care Services (CCS), opened in 1946, has been dedicated to providing help and hope to cancer patients, survivors, and their families through direct financial, emotional, spiritual, and social programs. CCS works with a network of community agencies to provide support.

The Cause Agency, launched in 2013 by the owner of J.O., Jennifer Henderson, is a non-profit design, marketing and public relations firm working for other non-profits to serve the greater good by providing marketing solutions to worthy organizations while being mindful of financial stewardship.

Genikor Foundation, one of the nation's oldest and most successful substance abuse treatment centers, is dedicated to helping with behavioral-health issues and addictions by providing inpatient and outpatient programs.

Cuisine for Healing is committed to making nutritious, delicious food readily available to people combating life-threatening diseases, while providing education about the power of healthy food to help the body in the healing process. With a new headquarters on Mistletoe Boulevard, they are centrally located to all of their partners and clients.

Easterseals serves 1.4 million children and adults with disabilities and their families at 74 affiliates nationwide. They change the way the world defines and views disability by making profound, positive differences in people's lives, helping clients build the skills and access the resources they need to live, learn, work and play.

Gill Children's Services is a funding source of last resort that provides a safety net for Tarrant County children whose medical, dental, physical, social, psychological, and educational needs have not been met by other community resources.

Guardianship Services, Inc. (GSI) makes prudent decisions for people who can no longer formulate, communicate, or implement decisions for themselves. GSI's goal is to provide clients with as much autonomy as possible, while still protecting them from mistreatment or neglect.

The Ladder Alliance empowers women victims of domestic violence and low-income women with the tools to lead self-reliant, successful and independent lives and serves 300-400 women annually.

Lighthouse for the Blind of Fort Worth works to empower clients with vision loss to lead a full life by achieving their highest level of independence, employment, and quality of life. Lighthouse offers valuable skills training through personal assistance, teaching, and employment opportunities.

March of Dimes helps millions of babies survive and thrive no matter their age, socio-economic background, or demographics. They support moms throughout their pregnancy, educate medical professionals and the public about best practices, support lifesaving research, and provide comfort and support to families in NICUs.

One Safe Place, a multi-agency service center for victims of domestic violence, completed the renovation of the former Quicksilver building at Hemphill and Rosedale in 2014. Their unique approach allows collaborative caretakers to minimize unnecessary stress.

Project 4031 works to strengthen the end of life journey for terminally ill patients and their families by partnering with hospice and palliative care organizations to offer no-cost services to patients and families.

The Ronald McDonald House of Fort Worth provides a home-away-from-home for families, allowing parents and siblings to remain close to a child receiving care in area hospitals. In 2013, RMH FW added a 20,000 sq. ft. expansion, including 20 additional bedrooms, and serve close to 1,000 families each year.

Tarrant County Clubhouse opened in 2019 to provide opportunities for those living with mental illness to work, learn, and build relationships for more meaningful and productive lives. Like other Clubhouses around the world, this Clubhouse is a welcoming and restorative environment where all are welcome.

Taste Project was established simply to feed people one community at a time. They believe everyone should have access to healthy nutritional food and can become part of the solution to food insecurity in our community.

SafeHaven of Tarrant County works to end domestic violence through safety, support, prevention and social change. SafeHaven provides 24-hour care at two emergency shelters and transitional housing to families seeking their first taste of independence.

The Samaritan House, founded in 1991, provides housing and resources for positive change in the lives of persons with HIV/AIDS and other special needs. The Villages at Samaritan House is a complex of 66 apartments that annually provides more than 400 people with supportive housing.

The WARM Place, opened in 1989, provides year-round grief support services to children and young adults. It was the first grief support center in Texas for children who have experienced the death of a loved one. Since then, more than 38,000 children have come through their doors.

The Woman's Club of Fort Worth is comprised of 39 clubs that focus on individual areas of study for women, some of which were formed in the 1800s. Today, the club has more than 1,600 members with the purpose of advancing the educational, cultural, social, and civic advancement for women.

The Women's Center of Tarrant County, founded in 1979 and relocated to the Near Southside in 2007, offers one of the most comprehensive rape crisis and victim services programs in the country. The center serves as a constant source of support for women and families in crisis and transition.



Project 4031



Simmons Bank

FINANCIAL SERVICES

With such substantial gains in investment activity throughout the Near Southside, it's no coincidence to see a parallel increase in the number of financial businesses. This key sector has not only strengthened employment numbers, but has also fostered partnerships vital to ongoing development. Often, with their own offices, these companies are shaping the district's growth. **Simmons Bank**, formerly Southwest Bank, opened a Near Southside branch in 2013 as part of the Midtown development project and has become a key NSI partner on community events and a collaborator with developers on important projects throughout the district. **Southside Bank** is another strong supporter of NSI

and the district's redevelopment, and has demonstrated a thorough understanding of the district's unique markets. New construction such as **Comerica's** two-story bank on Magnolia demonstrates how timeless design is always a good fit. Longtime NSI partner **BBVA Compass Bank** is located on 12th Avenue. Other NSI members helping to spearhead the district's revitalization include **Prosperity Bank, Frost Bank, Rattikin Title, Republic Title, JP Morgan Chase, First Financial, Guaranty, BB&T, Pinnacle, and Worthington National Bank**. A full list of financial partners is available by browsing the NSI member directory.



Southside Bank



BBVA Compass Bank



PROMOTE LOCALLY-OWNED BUSINESSES

Each village within the Near Southside has its own personality, but throughout the 1,400 acres, certain qualities help define the district as a whole – notably, an eclectic mix of locally-owned businesses offering quality goods and services and treating customers like neighbors. To create a district that is welcoming to entrepreneurs, tourists, and urban dwellers alike, each stakeholder recognizes that the sense of community is just as important as the walkable sidewalks and historic storefronts. To help foster that sense of community, Near Southside, Inc. works as a tireless advocate on these businesses' behalf.



Ribbon cutting at Funky Picnic Brewery & Cafe



The Bearded Lady

EFFORTS TO SUPPORT LOCALLY-OWNED BUSINESSES INCLUDE:

SMALL BUSINESS DEVELOPMENT & ADVISORY SUPPORT

Entrepreneurs involved in starting new businesses can call on NSI staff for advice, expertise, consultation, and guidance—whether in the initial brainstorming stage, seeking a location, celebrating their grand opening, or looking to expand. NSI staff can offer **important connections** to neighboring businesses, industry resources, or promotional partners that are vital to a successful business launch or expansion. New businesses often face a substantial learning curve when working to **navigate the development process**, from deciphering local zoning and permitting to implementing best-practices for marketing dollars or communications tools. NSI is eager to offer our expertise to businesses new and old to ensure a successful independent business sector in the district.

THE SOUTHSIDE GUIDE

The new and improved **Southside Guide** is coming to the NSI website in 2020. The Southside Guide is a listing of businesses within the district boundaries providing a wide range of services – from restaurants and shops, to bed and breakfasts, salons and spas, event spaces, art studios, and more. The Southside Guide is becoming an increasingly important tool as the Near Southside’s popularity as an entertainment district grows each year. Locals and visitors alike use this resource to explore a **comprehensive list of destinations and experiences** available for a night on the town or a weekend vacation.

EVENT PROMOTIONS VIA THE WEEKLY BUZZ EMAIL AND SOCIAL MEDIA

NSI produces a weekly email called the **Buzz**, which goes out to approximately 7,000 recipients and provides news,

announcements, and a roundup of events in the district for the week ahead. People in the Near Southside and throughout the city look forward to this email each week to plan their weekends and stay up-to-date on what’s new in the Near Southside. In addition, NSI has tens of thousands of followers on **social media** through an active presence on Facebook, Instagram, and Twitter, where we are able to share news and events to help attract attention or inspire a viral post for Near Southside businesses looking to reach new customers. NSI communication channels serve as a force-multiplier to the advertising and event promotions of small businesses with regular programming but limited marketing budgets, and large businesses with annual events that draw thousands to the district.

SMALL BUSINESS COUNCIL MEETINGS

On a regular basis, NSI hosts **Small Business Council** meetings to bring together business owners in one room to share ideas, express concerns, ask questions, and connect with one another to plan events and promotions. This type of coordination is critical to **district-wide efforts** to promote new resources such as public parking or green spaces, community events, and promotional efforts such as the Third Thursday Art Walk or Melt’s Christmas-in-July celebration along Magnolia Avenue. Small Business Council meetings are regularly attended by representatives from the Fort Worth Police Department and the City of Fort Worth leadership and staff. The open dialog setting reinforces the spirit of neighborhood partnership and community.



IMPROVE PUBLIC PERCEPTIONS & INVESTOR CONFIDENCE

NSI produces eight signature, free-to-the-public events each year reaching an annual total of approximately 100,000 attendees. ArtsGoggle, Open Streets, PARK(ing) Day, and the Friday on the Green concert series offer promotional opportunities with valuable exposure to the community, and attract people from nearby neighborhoods, throughout the city, and across the region to experience the Near Southside and all that we have to offer. NSI is also proud to lead innovative programs that expand opportunities for local artists, musicians, and the creative community at large – a group that has been an important part of the neighborhood’s population and character for decades. More targeted support to the community of developers and investors is available through consultation with NSI staff, the NSI Development Seminar Series, and potential assistance from the Tax Increment Financing District (TIF #4) and the City’s Neighborhood Empowerment Zone (NEZ) program.

COMMUNITY EVENTS & INITIATIVES



Open Streets

OPEN STREETS

Open Streets is a four-hour Sunday event each April that **closes Magnolia Avenue to traffic** and opens the roadway up to cyclists, food trucks, dog walkers, skateboarders, yoga classes, face painters, and much more. The event is an expression of the Near Southside's community spirit in every way. Local businesses and other organizations set up a **wide variety of free activities** along the route, including temporary public art projects, pet adoptions, bike safety courses, children's art booths, fitness classes, and more. Open Streets was presented by NSI and the City of Fort Worth for the first time in 2011 and drew hundreds of participants. Since then, the event has grown to be the Near Southside's most playful community event with attendance in the thousands.



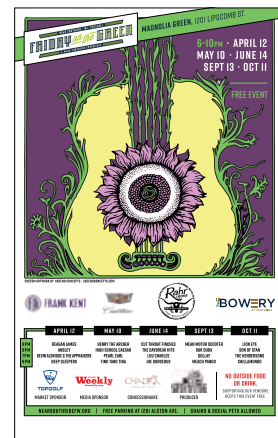
In 2019, Open Streets was once again a great day for the neighborhood. **Trinity Metro** took a leadership role as the first-ever presenting sponsor and helped make the event possible along with support from community partners Guaranty Bank & Trust, Dunaway Associates, Tarrant County College, and The Bowery at Southside. By noon, the fog cleared, and bikes, skateboards, and scooters began to fill the Roll Zone while pedestrians participated in activities in the Stroll Zone. As always, the **Skate Jam** was a huge draw, helped along by the Fort Worth Weekly cover story the week of the event about John Shea, Louie Perez, and the work of the Fort Worth skate community to make the Open Streets pop-up skate park a reality each year. With two blocks full of ramps, rails, and ledges constructed by hand for the event, the Skate Jam has become a signature component of Open Streets, and one that we could not imagine the day without.



Friday on the Green

FRIDAY ON THE GREEN

Friday on the Green is the **monthly concert series** presented April through October by Near Southside, Inc. in partnership with Fort Worth Weekly, Rahr & Sons Brewing Co., Frank Kent Cadillac, Chadra Mezza & Grill, and a growing cast of additional sponsors that was joined by The Bowery at Southside and Topgolf in 2019. The event is held at Magnolia Green and regularly attracts thousands from the surrounding neighborhood and beyond. Friday on the Green features the region's best live music, tasty food and drinks, and an artisan market, along with the fun, relaxed atmosphere of a **big neighborhood picnic**. Families and friends arrive with blankets, chairs, and pets to enjoy a lineup of four great local bands, food, beer, and wine.



In 2019, a special series of gig posters were designed by **Bill Johnson with support from Ascend Concepts** to promote the season. The screen printed posters were sold at the event's Artisan Market with proceeds benefitting Near Southside, Inc. Highlights of the season included Henry the Archer, Sur Duda, Reagan James, Lou Charles, and Mean Motor Scooter.

ARTSGOGGLE

Since its inception in 2003, ArtsGoggle has evolved into a popular festival of the arts and has become **NSI's largest event**. This free-to-the-public, family-friendly event attracts a crowd as diverse as the neighborhood itself. On one day every fall, Magnolia Avenue is closed to traffic and



ArtsGoggle

transformed into the centerpiece of an **outdoor art and music festival** that hosts more artists and musicians than any festival in the region. In its 17 years, ArtsGoggle has grown from a very small event known only among the surrounding neighborhood, to a widely popular regional event that **draws more than 1,000 artists, 70 bands, and more than 65,000 guests**. What has remained unchanged is the grassroots, community-oriented spirit that gives the event its appeal while offering artists and musicians of all kinds a showcase opportunity for their work.

At ArtsGoggle 2019, artists' booths stretched the length of Magnolia from 8th Avenue to South Main Street, and then the fun transitioned into **Gallery at Goggle** - the South Main Village event where businesses open their doors in an all-day open house to show off the work of local artists. To help people move between venues and parking areas, an **ArtsGoggle trolley bus** was offered at no charge to festival-goers. **Mag & May** was the title sponsor of the event and also the host of an incredible mural in progress on the day of ArtsGoggle. Brooklyn artist **Eric Inkala**, represented by Fort Works Art, was working on his colorful five-story mural on the Mag & May building, which had been in progress for a couple weeks, but many festival-goers were seeing for the first time. It provided a perfect backdrop for the more than 20 blocks of artists booths and bands that spent the day on Magnolia. At the other end of the festival from the Mag & May, **Sarah Jaffe** headlined the Main Stage at 8th Avenue, drawing a large crowd of fans for her 7 pm set.



Chuck Marohn of Strong Towns

The 2019 ArtsGoggle featured artist was **Sierra Dufault**, who passed away earlier in the year. Sierra and her mother Jo Dufo have been passionate supporters of the arts and of ArtsGoggle over many years. Sierra's art was on display throughout the day at Stir Crazy Baked Goods, where friends gathered to celebrate her talent and her legacy.

SEMINAR SERIES

NSI supports the efforts of local developers with its **Development Seminar Series**, made possible by **LegacyTexas Bank**. The seminars give those interested in incremental development the tools they need to become effective champions for the communities they care about. Our first seminar in 2015 focused on bringing **small-scale retail** to the Near Southside. In 2017, a sold out crowd gathered to hear from Dan Parolek of Opticos Design at the **Missing Middle Housing Seminar**. Dan Parolek coined the phrase "Missing Middle" and is a sought-after expert on infill development of small-scale, high-quality residential projects.

In 2019, NSI offered another exciting opportunity for developers when the **Incremental Development Alliance** led a **Small Scale Development Workshop** on July 11. The IDA is a national organization that presents workshops around the country on small scale real estate development that give attendees the info they need to analyze what makes a good project, determine how a building makes money, and learn how small developers interact with the broader ecosystem of professionals. The sold-out Fort Worth seminar, which was hosted by The Woman's Club of Fort Worth, featured a session on market research, creating a sample pro forma, and tips on financing. Then in November, **Chuck Marohn of Strong Towns** stopped through Fort Worth on his book tour for *Strong Towns: A Bottom-Up Revolution to Rebuild American Prosperity*. NSI was fortunate to be able to host him for a talk at Amphibian



PARK(ing) Day

Stage, where he provided his unique perspective on the benefits of urban redevelopment and the sustainability of sprawling cities.

PARK(ING) DAY

Every year in hundreds of cities around the world, PARK(ing) Day takes place as a global experiment in **reclaiming and reprogramming parking spaces for people**. In 2018, NSI was proud to present this event in Fort Worth for the first time on Magnolia Avenue. In 2019, the event expanded to South Main Street in order to include South Main Village businesses interested in participating. On September 20, the community came out to visit and explore the 21 parklets designed by local design firms, businesses, and community organizations. From 11 am until 8 pm, these spaces welcomed passers-by to stop and sit, play a game, or engage in an activity.

Judges were once again taking a look at the parklets during the day, and the best parklet winners were named at a NSI Happy Hour in November. The overall winner went to a partnership between **MMA, Inc., Site Planning Site Development**, and **Stir Crazy Baked Goods** (featuring artist **Adam Werner**), who together created a beautiful campground at Big Bend right on Magnolia. The WOW Factor Award went to **HKS Architects** for an intricate balance bench that was both fun and a reminder to care for one other. Most Engaging went to a partnership between **TBG Partners** and **Bartlett Tree Experts**, which incorporated an art project and tree giveaway into a fun-filled space. And the Kids' Choice Award went to the **City of Fort Worth TPW Department**, with a transportation trivia game model roadway that was a huge hit with the kiddos all day long.

Art Tooth is currently the collective-in-residency at the Art South box.



Photo courtesy of Fort Works Art, Eric Inkala and Mag & May Apartments

ART SOUTH

Near Southside, Inc. is a strong advocate for artists and for enriching neighborhoods with public art. In 2015, NSI established Art South as an **artist-in-residency program** providing local artists an opportunity to create a community-oriented public art installation. Since then, it has evolved into a broader program of connecting artists and culture-investors to each other to build partnerships that **increase publicly-accessible cultural assets** in the Near Southside, provide opportunities to artists that expand their practice enough to catalyze their careers, and further dialog about the value of artists and the arts in our community.

In 2018, Art South partnered with **Hudgins Companies** on their **Mag & May Murals project**. Through a public call for qualifications, Art South invited artists to apply for a commission of 20 murals on the street-facing stucco stoops at the new Mag & May apartments. More than 130 artists applied to the call, and the Art South Selection Committee chose a diverse group of artists with a range of experience from highly accomplished muralists to those painting in large format for the first time. Then in 2019, Hudgins Companies partnered up with Art South once again, this time to commission a five-story mural for the Mag & May that has brought an injection of bold color to the eastern end of Magnolia Avenue. Artist **Eric Inkala**, who had an exhibit in progress at **Fort Works Art** and is known for his dynamic, large-scale murals, was looking for a place to paint a mural in Fort Worth. It was a perfect fit with the Mag & May, who had been looking for a larger-scale project for their building. The mural was completed at ArtsGoggle in October, and has become a **landmark piece of public art** in the Near Southside.

The converted shipping container that served as the home of the original Art South artist-in-residency program is home to art once again as a **collective-in-residency** program kicked off in 2019 at the **MicroPark at SoMa** in South Main Village. **Art Tooth** is currently programming the box, using the space to highlight new artists and providing a curated public art experience for visitors.

DEVELOPER RESOURCES

One of NSI's most important services is providing assistance to developers during planning, design, and construction. NSI has worked closely with the City of Fort Worth for 25 years to update development standards and establish economic incentives that promote high-quality redevelopment.

FORM-BASED DEVELOPMENT CODE

In January 2008, the City Council enacted the **Near Southside Development Standards and Guidelines**, a form-based development code that promotes urban, pedestrian-oriented, mixed-use development that complements the district's historic character and advances goals for the area set forth in both the **City's Comprehensive Plan** and in NSI's redevelopment plan. This update effort created a new Near Southside zoning district, and within this district, the form-based code applies to all new construction projects, as well as renovation projects that alter a building's exterior.

Developments that clearly comply with the code are eligible for **expedited administrative approval** by City staff. Other projects are reviewed by the City's **Urban Design Commission** (UDC). Near Southside, Inc.'s Design Review Committee meets monthly to review all projects on the UDC agenda and to discuss proposed waivers with those projects' developers. At the UDC hearing, NSI staff submits recommendations on behalf of the committee.

In addition to development standards for buildings and associated improvements, the code includes **context-sensitive street standards** that help create streets that are walkable and bike-friendly while still moving automobiles and transit vehicles efficiently.

SOUTHSIDE TIF DISTRICT #4

The Tax Increment Financing (TIF) District is an important redevelopment tool for the Near Southside. The TIF allows **tax revenues generated by new investments** within the district's boundary to **fund public improvements**

within the same designated area. The TIF boundary encompasses almost all of NSI's 1,400-acre redevelopment district. The City and other taxing entities created TIF #4 in 1997, and the Near Southside's **tax base has more than tripled** since its inception, validating the impact of TIF contributions from those public entities. Developers interested in applying to the TIF for assistance with public improvements associated with their projects must go through an application process prior to consideration by the TIF's Board of Directors. NSI administers TIF #4, which **will expire in 2022**, through a contract with the City.

HISTORIC DISTRICTS & LANDMARKS

The Near Southside contains the **largest concentration of historic buildings** in Fort Worth's central city. Many of those buildings, as well as the adjacent Fairmount and Mistletree Heights neighborhoods, have been designated by the Fort Worth City Council as historically significant. Designation triggers **economic incentives** as well as the application of certain development restrictions. There are three local designation categories: "DD" Demolition Delay, "HC" Historic and Cultural Landmark, and "HSE" Highly Significant Endangered, with "HC" and "HSE" providing protection against demolition. NSI has prioritized the protection of those **remaining landmark buildings** still vulnerable to demolition, and we can assist property owners seeking historic designation and incentives.

NEZ INCENTIVES

The City's Neighborhood Empowerment Zone (NEZ) program designates certain central city areas as eligible for **redevelopment incentives**, including permit and impact fee waivers. Roughly the eastern half of the Near Southside is within a designated NEZ. The recently modified NEZ boundary includes much of the area **along and east of Hemphill**. Properties within the TIF district are not eligible for NEZ tax abatements. The City requires review by NSI and the pertinent City Council Member for all NEZ project applications.



ENCOURAGE BOTH SMALL SCALE & LARGER PROJECTS

PROGRESS REPORT

Within a constantly changing landscape, the NSI Progress Report presents a snapshot of the ongoing evolution of the Near Southside. In just the past year, countless small businesses opened their doors, residential options increased, parks were built, streets were repaired, and urban villages transformed before our eyes. In the midst of all this, NSI has worked with developers at both ends of the spectrum to encourage growth that ensures we are creating the vibrant, urban community we want to call home. From major multi-family residential properties and new medical clinics, to loft condos and retail spaces in historic buildings, to stores and restaurants opening in airstream trailers – each new opportunity delivers to meet a growing market need. The Near Southside continues to attract entrepreneurs and new residents who are seeking an urban, walkable, and bikeable environment, with the support of a creative community where innovation, art, and the independent spirit are celebrated.

ENCOURAGE BOTH SMALL SCALE AND LARGER PROJECTS

MAGNOLIA VILLAGE

Magnolia's **walkable charm** continues to draw locals and visitors alike to dine at its restaurants and shop its storefronts. From 8th Avenue all the way to South Main Street, development and change continues to bring new life into an established urban village. In 2019, an **exciting new mural** on the Mag & May multi-family residential project created a renewed sense of

place and identity at the eastern edge of Magnolia. New York artist **Eric Inkala** created a bright, energetic, five-story artwork that embraces all as they cross Hemphill heading east. Whether packed with festival-goers during ArtsGoggle or enjoying a sleepy Sunday morning, Magnolia is an inviting space for both visitors and locals.

PLANNING



Rendering by Marlon Blackwell Architects

PS 1200

6th Avenue and Oleander

A project from Marlon Blackwell Architects and developers Terry and Philip Kafka will bring a unique mixed-use development to Magnolia Village. Located along 6th Avenue just south of Oleander, the project will include eight domed "huts" for residential and commercial space, along with a restaurant and separate café space, surrounding an open courtyard.

PLANNING



Rendering by VLK Architects

Magnolia + Hemphill

W. Magnolia Avenue and Hemphill Street

Preliminary concepts are in the works for an exciting addition to the historic block at 701 W. Magnolia Avenue, with the possibility of a central plaza space as a featured element. The project from Dodson Companies and Bryant Commercial would introduce a plaza to separate the current historic building facing Magnolia with the new building behind it, which would include retail, creative office space, and a 194 space garage.

COMPLETE



1455 & 1465 W. MAGNOLIA AVENUE

Magnolia Avenue and 7th Avenue

Dak Hatfield and Ryan Dodson completed construction in 2018 on this pair of new buildings on Magnolia. The western building is home to Salsa Limon's first Near Southside location on the ground floor with second floor office space above, and the eastern building includes upper floor condominiums and ground floor retail spaces.

COMPLETE



Salsa Limón Maggie joins three other locations in Fort Worth and one in Dallas. Owners Milo and Rosalia Ramirez are thrilled to finally have a brick and mortar location in the Near Southside after many years of serving up tasty tacos from their food truck at Near Southside events.

COMPLETE



The Near Southside's first skate shop, **Magnolia Skate Shop**, is the result of Bobby Wilson's dream to create a place for the skate community to come together, drawing upon the longstanding success of the Open Streets Skate Jam.

COMPLETE



REFUL sells ready to eat meals and juices that are 100% gluten, soy, and dairy free at their second DFW location.

COMPLETE



Magnolia got its own community-minded record store when **Panther City Vinyl** opened in the 1455 building. Owners Dan Lightner and Ted Stern offer a broad selection of vinyl, both new and old.

COMPLETE



Fort Worth Locals, purveyor of cool Fort Worth apparel, stickers, mugs, and hats, relocated to the 1455 building in 2019 when they outgrew their smaller space down the street.

COMPLETE



Etico is DFW's first sustainable collective boutique featuring exclusively women-owned, locally-based brands. Shoppers can purchase handcrafted clothing, jewelry, bags, shoes, and gifts made from sustainable materials.

COMPLETE



Dallas-based retail shop **Centre** opened their Fort Worth location in fall 2019, offering a curated selection of the best in progressive streetwear apparel, footwear, and accessories.

PROGRESS KEY: Use this key to follow along throughout the section on each project's status. Visit www.nearsouthsidefw.org to stay up to date as businesses open and construction begins on exciting new projects.



MAGNOLIA VILLAGE

COMPLETE



GREENHOUSE ON MAGNOLIA
Magnolia Avenue and Hurley Avenue

Greenhouse is the new iteration of the former Darrell Whitsel Florist building at 1506 W. Magnolia Ave., developed by Ryan Dodson and designed by VLK. With the original storefront space removed and the back part of the building completely remodeled, there is now space for an inviting streetside plaza.

COMPLETE



In 2019, Nick Redmond and Thomas Lail opened **FTW Strong**, a fitness space offering group classes and personal training. They aim to provide a high-quality fitness experience with strong community, coaching, and a “come as you are” mentality.

IN PROGRESS



Paco's Mexican Cuisine (Expansion)
Magnolia Avenue and 7th Avenue

Paco's opened in 2016 as a relocation of the popular Paco & John's formerly on 8th Avenue. Now they're expanding their Magnolia Avenue footprint into the space just to the east of their current location to add a bar and additional seating. A fresh paint job, new mural, and signage have brightened up the exterior, too.

IN PROGRESS



The Worthy Co.
S. Lake Street and Magnolia

Fort Worth non-profit The Net has purchased a building that will serve as the brick and mortar retail storefront for its subsidiary, The Worthy Co., which offers handmade items produced by women served by the organization. The building will also be home to a production space and offices for The Net.

COMPLETE



Kendall Davis Clay
Magnolia Avenue and 5th Avenue

In 2018, neighborhood artisan Kendall Davis fulfilled her dream of opening a retail store. Less than two years later, she has already expanded into a larger space. In January 2020, she moved down the hall in the 1208 building, where she now has more room to display her handmade cups, vases, dinnerware, and more.

COMPLETE



Garret Pendergrass Pottery
Hurley Avenue and Magnolia

Fort Worth ceramicist Garret Pendergrass purchased a historic home just off Magnolia and renovated it to become his new studio, gallery, and classroom for his popular ceramics lessons.

IN PROGRESS



SouthSide Rambler
Magnolia Avenue and S. Lake Street

The former La Zona property has new owners and a new name: SouthSide Rambler. Look for a tap wall featuring 20 taps and a new menu including burgers, salads, and sandwiches when they reopen in the spring.

COMPLETE



Magnolia Tree Tavern
Magnolia Avenue and 7th Avenue

The former Bearded Lady space is now Magnolia Tree Tavern, serving a wide variety of beers and food on their popular, tree-shaded patio.

COMPLETE



Free Play Fort Worth
Lipscomb Street and Magnolia Avenue

A Fort Worth location for local arcade business Free Play opened on Lipscomb Street in late 2019 in a historic red brick structure that boasts a large rooftop deck remaining from its former use as a music hall. They serve up craft beers and food alongside more than 100 arcade games.

COMPLETE



Luxe Lilies
Magnolia Avenue and 5th Avenue

Sharing a plot of undeveloped land with Grow Plant Shop, this new mobile clothing and accessories boutique found a home on Magnolia in summer 2019.

COMPLETE



Craftwork Coffee Co (remodel)
Magnolia Avenue and Henderson Street

This popular coffee shop went through a remodel in the fall, which transitioned their coworking space (available at other Craftwork locations in town) into available space for all guests to work, study, or catch up with friends. The expansion came with the introduction of later hours, too.

COMPLETE



HKS
Magnolia Avenue and 5th Avenue

Architecture firm HKS moved its Fort Worth office into the Magnolia Centre building after a remodel of the historic building's former special event space.

COMPLETE



Cutting Room Barber Salon
May Street and Magnolia Avenue

Richard and Vanessa Soto opened The Cutting Room in early 2019, right around the corner from Fixture on May Street. Their inviting space is a great spot for haircuts, shaves, and beard trims.

COMPLETE



817 Vintage Hype
Magnolia Avenue and 5th Avenue

This unique retail store opened in 2019 in a small space in the 1208 W. Magnolia Avenue building and by early 2020 had already expanded into a larger space. Rafael Huerta sells a curated selection of vintage and thrifted attire like concert tees, jackets, and more.

COMPLETE



Ellerbe Fine Foods (remodel)
Magnolia Avenue and 7th Avenue

After 10 years of being a go-to spot for fine dining on Magnolia, Ellerbe is seeing some exciting changes. The outdoor patio is now an enclosed expansion of the dining room with retractable glass window panels for nice days, and the market area to the right of the entrance is a wine bar with an expanded wine cellar.

COMPLETE



Grandma's
Magnolia Avenue and Hemphill Street

Formerly Off The Record, this bar was purchased and rebranded in early 2020 with lots of new additions planned for the coming year, including food service, expanded outdoor spaces, brunch, events and entertainment, and more.

COMPLETE



Quarry Coffee Bar
May Street and Magnolia Avenue (behind Fixture)

This tiny coffee trailer started serving their brew at the eastern end of Magnolia Avenue in early 2020, bringing a convenient caffeine source within walking distance of the Mag & May apartments.

MAGNOLIA VILLAGE

IN PROGRESS



Mercantile - Phase II
8th Avenue and Mistletoe Boulevard

The second phase of Trey Neville's Mercantile project sits just to the north of phase one and features a striking four-story, mixed-use building designed by local architect Bart Shaw. The two upper floors will feature residential units available for short and long-term stays, while the two lower floors include commercial space.

IN PROGRESS



The Merch will consist of a collection of micro retail spaces, with a goal of bridging the gap between e-commerce and direct consumer sales in a revolving retail experience. Look for a lineup of tenants to be announced soon.

COMPLETE



Derek Allan's Texas BBQ
8th Avenue and Rosedale

This is the first brick and mortar location for Derek Allan, who started his BBQ business in a food truck in Grapevine. His brisket and sausage made with wagyu beef frequently sell out, and shortly after opening he added breakfast service featuring BBQ tacos and kolaches.

IN PROGRESS



CVS
8th Avenue and Rosedale

Just to the south of the Chipotle, a CVS is being built to serve the Near Southside with an expanded grocery section and pharmacy.

COMPLETE



The Grey Stitch
8th Avenue and W. Richmond Avenue

The Grey Stitch embroidery and screen printing business opened a storefront on 8th Avenue in the spring of 2019 where they're selling Fort Worth attire in addition to custom work for local businesses. The little building on 8th Avenue now has an eye-catching mural by local artist Laura Mayberry.

COMPLETE



Southside Muay Thai
8th Avenue and W. Arlington Avenue

Jeff Mannon opened this brand new martial arts studio in summer 2019. They offer classes for kids, in addition to practice for everyone from competitive fighters working on perfecting their game, to everyday people learning how to protect and defend themselves and their loved ones.



Magnolia Avenue Public Art
Magnolia between Lake and Adams

In spring 2020, watch for the exciting unveiling of public art installations along Magnolia Ave. between S. Lake and Adams, created by Near Southside-based artist Clifton Crofford in collaboration with Fort Worth Public Art.

SOUTH MAIN VILLAGE

New businesses in South Main Village are opening everywhere you turn, in **close to a dozen adaptive reuse projects** and new mixed-use buildings under construction or recently completed. Large multi-family projects are following suit, with prospective residents drawn by the promise of being a short walk away from bars, breweries, restaurants, coffee shops, clothing stores, bakeries, or

even their office. In 2019, the **reconstruction of Bryan Avenue** was completed just in time for the openings of seven new businesses, creating a gathering spot as popular as South Main Street itself. And on **St. Louis Avenue**, the Dickson-Jenkins is a gathering spot at the western side of the village, where businesses regularly host popular community events, markets, and pop-ups in the plaza.

COMPLETE



710 South Main
S. Main Street and W. Leuda Street

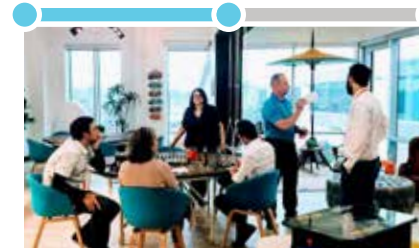
M2G Ventures' work in partnership with Cornerstone on the building that was the former home to All Needz Plumbing was a dramatic transformation, topped off by an all-over, eye-popping mural from local artist Katie Murray.

COMPLETE



The first business to open at 710 S. Main was **Locust Cider** in 2018. Home to a production facility and taproom, Locust features ten rotating taps featuring their five core ciders along with five seasonals.

IN PROGRESS



Coworking space **The Work Lodge** is a Houston company expanding into DFW and offering creative, energizing workspaces. They are opening on both the first and second floors of the 710 building in spring 2020.

COMPLETE



Dallas interactive culinary concept **The Cookery** has now expanded to Fort Worth. Chef Kelly Huddleston opened her Near Southside location in summer 2019 and leads hands-on cooking lessons with the charm and comfort of a dinner party.

SOUTH MAIN VILLAGE

COMPLETE



SoMa
S. Main Street and Vickery Boulevard

Lori and Tucker Henderson are working to bring new life to four buildings owned for decades by their family as headquarters of the W. A. Powers Co. Now called SoMa, this adaptive reuse project started construction in early 2018 and has already seen six businesses open their doors (with more on the way). SoMa is also now home to the MicroPark, which seamlessly connects to a permanent plaza and play space.

IN PROGRESS



Autumn Brackeen and Jason Alford, owners of The Boiled Owl Tavern on Magnolia Avenue, have another project in the works: **Tarantula Tiki Lounge**, featuring Polynesian cocktails in an island atmosphere.

COMPLETE



Barton Fluker's love-inspired lifestyle brand now has a home where you can pick up t-shirts and other merchandise. **Love Remixed** opened in fall 2019 in one of the MicroPark Airstream trailers.

COMPLETE



The Dusty Biscuit opened in January 2020 in the Fork Worth Airstream, which is managed by Locavore and will continue to feature pop ups from foodie entrepreneurs. Trey Smith's beignets come in both sweet and savory varieties, and topped with everything from classic powdered sugar to maple bacon glaze.

COMPLETE



The first business to open in SoMa was **WED Bridal Boutique** in early 2019. Former New York fashion designer Irene DiVincenzo took advantage of the historic charm to create a comfortable and elegant environment where brides can feel at ease while browsing designer gowns in a broad range of sizes and price-points.

COMPLETE



Laleh Rezaie, the bartender-turned-barber, was best known for giving haircuts and beard trims in a corner of HopFusion Ale Works. She's now making a new name for herself with the opening of her one-chair space: **South Barbershop**.

COMPLETE



Talented tattoo artist Joseph Ayala opened his own place, **Panther City Tattoo**, in the spring of 2019. He often holds events and flash days where they host guest tattoo artists.

COMPLETE



Best in Snow kept everyone cool during the summer months serving up snow cones in a converted horse trailer, just adjacent to the MicroPark.

COMPLETE



601 South Main Street
S. Main Street and Pennsylvania Avenue

A third anchor to the intersection of Pennsylvania and South Main, across from HighPoint and the UT Southwestern Moncrief Medical Center, Green Star Development's stunning new building designed by BBP has space for ground floor restaurant and retail and second floor offices. New office tenants so far include **IDEA Schools** and **Radiology Associates of North Texas**.

COMPLETE



The first business to open at 601 S. Main is coffee shop **Summer Moon**. This is the first Fort Worth location for the Austin-based chain of coffee shops known for their wood-fired coffee beans and tasty Moon Milk.

COMPLETE



Longtime Near Southsiders Chance and Kala Morgan, owners of **Morgan Mercantile**, have opened their first retail location at SoMa. Their in-house label Panther City Provisions is the newest way to show your Fort Worth pride.

COMPLETE



Shawn Howell's hybrid beer and wine store **Southside Cellar** opened to much fanfare in early 2020. Shawn's shop is split between a retail space selling beer and wine, and a comfortable bar and lounge room with a tap wall to fill your growler (or your glass).

COMPLETE



From Taco Heads owner Sarah Castillo, **Tinie's Mexican Rotisserie** is a new concept with deep roots. Lovingly named after Sarah's mom Christina, the restaurant offers fire-roasted chicken with sides, tortillas, and salsas.

SOUTH MAIN VILLAGE



COMPLETE

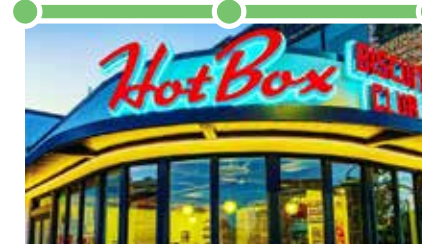
Main + Broad
S. Main Street and E. Broadway Avenue

Kelly Capital Partners and 97w Architects have brought new life to a group of historic buildings in the heart of South Main Village with an exciting mixed-use development. This former broom factory and dairy supply is now the home to an impressive lineup of local businesses on the ground floor, with commercial space upstairs where **Pine Wave Energy Partners** have offices.



COMPLETE

Tangled Salon & Spa offers a place to be pampered at the Main + Broad. In addition to salon and spa services, they also feature a boutique in their space where you can shop for clothing and accessories.



COMPLETE

Sarah Hooton and Matthew Mobley's **Hot Box Biscuit Club**, the not-to-be-missed pop-up brunch experience known for its biscuit sandwich creations, southern-style sides, and cocktails, opened their brick and mortar in the Main + Broad in 2019.



COMPLETE

Full-service film and video production company **Red Productions**, and **Backlot Studio and Workspace**, offering large-scale studio rentals and coworking spaces for creatives, opened their doors in the Main + Broad in early 2019. They had previously called the West 7th Street area home for 11 years.



COMPLETE

Popular food truck **Coco Shrimp** opened their long-awaited first brick and mortar location, serving Hawaiian-inspired coconut shrimp platters, in December 2019. The space feels like a slice of Hawaii in Fort Worth, and is filled with shrimp-loving locals any night of the week.



COMPLETE

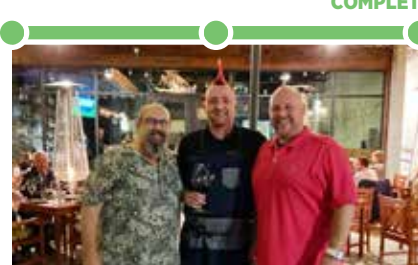
Carrie Collins' vision has finally become a reality for her first brick and mortar location of **Arcadia Coffee**. From a trailer in Weatherford, to an Airstream at SoMa, to the Main + Broad, Carrie is now at home in an inspiring space where creatives can gather and connect.



COMPLETE

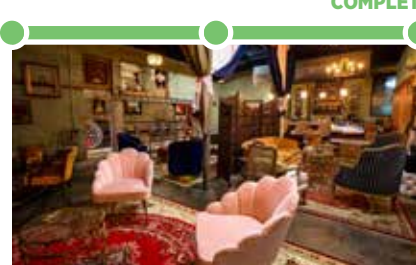
401 Bryan Avenue
Bryan Avenue and E. Peter Smith

This former industrial warehouse space on Bryan Avenue has transitioned into multi-tenant retail thanks to the work of Jennifer Neil Farmer and Robb Farmer of F5designBUILD. In addition to offices for oil and gas company **Quanah**, the 401 Bryan Avenue building includes two exciting commercial tenants.



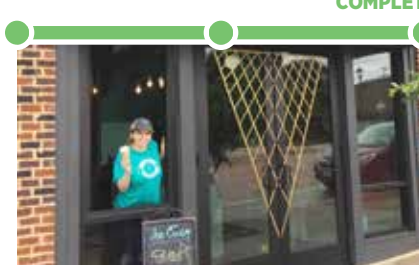
COMPLETE

Wishbone & Flynt, a chef-driven restaurant from Stefon Rishel, opened its doors in early 2020. Open for lunch, dinner, and weekend brunch, Chef Rishel serves worldly cuisine made with Texas ingredients in a fine dining experience.



COMPLETE

Tucked alongside neighbor Wishbone & Flynt, **Amber Room** is an after-hours speakeasy that also opened in early 2020, where well-crafted cocktails are served up in a sophisticated lounge space.



COMPLETE

Race Street favorite **Gypsy Scoops** opened their second Fort Worth location in 2019 at the Main + Broad. Owner Julie Markley serves up creative ice cream concoctions, shakes, floats, ice cream sandwiches, and more.



COMPLETE

Funky Picnic Brewery & Café joined the ranks of South Main Village breweries making some of the finest beers in town. In addition to brewing and serving traditional and specialty beers, Funky Picnic also serves up a menu of appetizers and hearty artisan sandwiches.



COMPLETE

Jaime Fernandez gained a following long before opening the doors of **Black Cat Pizza** by holding pop-ups where he served his tasty pizza creations covered in delicious and unexpected toppings. His weekly specials are the stuff of legend and can be purchased by the slice or the pie.

SOUTH MAIN VILLAGE

COMPLETE



400 Bryan Avenue
Bryan Avenue and E. Peter Smith

Janice and Matt Townsend have added developers to their long list of titles and skills. The owners of Roots Coffeehouse, they built this modern, light-filled building designed by MEL/ARCH Studio to house their second location of Roots in addition to a commercial tenant.

COMPLETE



Roots Coffeehouse opened their doors in late 2019, adding another option for food and drinks to the quickly growing community on Bryan Avenue.

IN PROGRESS



Making an exciting return to the Near Southside is **PAVLOV**, a marketing and advertising agency that has spent recent years in the West 7th neighborhood.

COMPLETE



1007 S. Main
S. Main Street and Dashwood Street

Dak Hatfield's modern new building just north of Rosedale was completed in 2017 and has ground floor restaurant space and upper floor offices, where **Delivery Management Group** and **New Western** are based.

COMPLETE



Chef Tuan Pham's **Four Sisters: A Taste of Vietnam** opened in 2018 to much fanfare from the neighborhood. The restaurant offers home-style Vietnamese fare inspired by Tuan's family dinners with his sisters and mother.

COMPLETE



804 South Main
S. Main Street and W. Leuda Street

Across Leuda from the 710 building, another adaptive reuse building opened in 2018. Jennifer Neil and Robb Farmer of F5designBUILD turned Fort Worth's last remaining overnight mens' dormitory into a home for two ground floor retail tenants with creative office space on the second floor. Upstairs office tenants so far include **Laurie Bates CPA** and **Army Corp of Engineers Architecture**.

COMPLETE



Crude Craft Coffee Bar opened in December 2018, becoming the first coffee shop to open in South Main Village. Crude serves up delicious coffee and espresso drinks and small batch signature desserts courtesy of the mother and son team of Teresa and Corey Bloodworth.

COMPLETE



Game Theory Board Game Lounge opened in summer 2019 and quickly became a popular gathering place for friends. Offering more than 500 games, a delicious menu that expanded to brunch later in the year, inventive cocktails, and craft beers, Game Theory draws both gamers and foodies for hours of fun.

IN PROGRESS



Rendering by Urban Bobcat Architects

451 South Main Street
S. Main Street and E. Peter Smith

On the Chambers Brick site, CHC Development and Urban Bobcat Architects are renovating and expanding the existing building to offer approximately 15,000 square feet of mixed-use space along this premium South Main Street frontage.

IN PROGRESS



Rendering by Robert Kelly Architects

Katy Depot
E. Vickery Boulevard and Jones Street

Exact Diagnostics and Robert Kelly Architects will undertake an adaptive reuse project for this former railroad freight station, which, in recent years, has been home to the Builders Equipment and Supply Company. The building will be home to medical innovators and expanding bio tech companies.

SOUTH MAIN VILLAGE

COMPLETE



Dickson-Jenkins Lofts & Plaza
St. Louis Avenue and W. Daggett Avenue

On the west side of the village on St. Louis, the Dickson-Jenkins Lofts and Plaza opened in 2018. Built in the 1920s, it started as a factory for farm clothing and apparel and then was home for many years to Branch-Smith Printing. Developer Eddie Vanston has turned the three-story building and one-story L-shaped addition into a home for residential lofts, commercial office space, and retail surrounding an inviting public plaza.

COMPLETE



The Salon Upstairs relocated to a new space at the Dickson-Jenkins after many years on South Main Street. Here, Vandy Cespedes continues to work with her longtime clients in a space that's all her own.

COMPLETE



Megan Thorne Fine Jewels relocated her production facility and showroom to the Dickson-Jenkins from Magnolia Avenue. Her new home offers much more space for guests to browse jewelry, fragrances, and other fine goods.

COMPLETE



Interior designer **Kellyn Dean** has opened an office and studio space for her growing design business.

COMPLETE



Tina and Todd Howard opened the doors of **Leaves Book & Tea Shop** in 2018 at a much-celebrated grand opening event. Leaves hosts regular programming from Saturday morning story times to author talks, book clubs, and after hours comedy nights, and has become an overnight fixture in the village.

COMPLETE



George Crittenden's hair studio and art gallery, **Crittenden The Studio**, provides a home for all his passions. It's also a great spot to pick up some beautiful vintage jewelry.

COMPLETE



Art Room is a nonprofit gallery, studio, and classroom from artists Nathan Madrid, Katie Murray, and Deedra Baker dedicated to providing programming that educates, inspires, and supports artistic practice within the community.

COMPLETE



Lauren Block's kids fashion company **The Hey Gang** now has an official home base where Lauren will have her design studio and house her inventory. In 2019, she expanded to include women's clothing, with more planned for the coming year.

IN PROGRESS



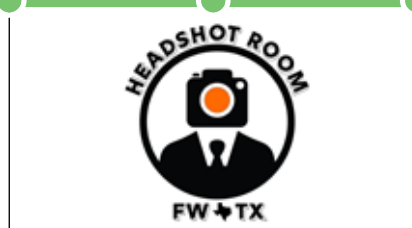
Niles City Sound producer Josh Block is opening a new sound production studio, **Salad House** (located conveniently to wife Lauren's new studio - see left). Through innovative design, the space helps remove the effects of anxiety, stress, and fear from the recording and mixing process.

IN PROGRESS



Near Southside resident **Philip Newburn's** new architecture offices will be located in one of the ground floor commercial spaces at the Dickson-Jenkins.

COMPLETE



The Headshot Room is photographer Trey Freeze's new studio, where he focuses on contemporary, high end headshots and personal branding photography.

COMPLETE



Fort Worth institution **Record Town** relocated to the Dickson-Jenkins in 2018 after more than 60 years on University Drive, and in 2019, their iconic neon sign followed them over. Their spacious new home is a perfect spot to dig through new and vintage vinyl.

COMPLETE



Hao Tran and Dixya Bhattarai of dumpling pop-up Hao & Dixya opened **The Table** market and culinary studio with partners Dena Peterson Shaskan and Trent Shaskan. They offer cooking classes, monthly brunch markets, and a store featuring local produce and prepared foods.

IN PROGRESS



Studio Cufflink will be an art gallery curated by collectors Doug Gault and Joey Luong with a focus on "affordable art with an edge."

SOUTH MAIN VILLAGE

PLANNING



Rendering by Merriman Anderson Architects

Nobleman Hotel
Bryan Avenue and E. Tucker Street

A 150 room boutique hotel is in development by CanTex Capital on the block surrounding the historic Fire Station No. 5. The project will include a restaurant and retail, and integrates the historic structure into the design by Merriman Anderson Architects.

PLANNING



Rendering courtesy of Tom and Matt Turner and TownSite

Eagle Steam Bakery
S. Main Street and Pennsylvania Avenue

This beautiful red brick building near the busy corner of South Main and Pennsylvania now has new owners, and a new story to tell. A father and son team have partnered with a local investor and are in the beginning stages of transforming it into a mixed-use development. The historic building was once the home of the Eagle Steam Bakery, the birthplace of sliced bread.



COMPLETE

The Bearded Lady
S. Main Street and W. Daggett Avenue

Shannon Osbakken re-opened her popular bar and restaurant The Bearded Lady on South Main Street in 2019 in a former warehouse space, now transformed into a restaurant and spacious patio that has quickly become a popular gathering spot in South Main Village.



IN PROGRESS

Nickel City
S. Main Street and W. Daggett

Work is currently underway to turn a space in one of South Main Street's most iconic buildings, the ABC Flag, into a second location for one of Austin's most beloved bars, Nickel City. Expect food truck service from Delray Cafe and an agave bar within a bar, serving tequila and other spirits.



PLANNING

Panther City Tavern
St. Louis Avenue and W. Daggett Avenue

A restaurant, tavern, and entertainment venue is under way from Dr. Steve Simmons, the developer of the mixed-use building at the northeast corner of this same intersection. His next project is a 3-story building with an outdoor patio and roof deck that will be home to Panther City Tavern.

IN PROGRESS



HopFusion Ale Works (expansion)
E. Broadway Avenue and Bryan Avenue

Wildly popular brewery HopFusion is expanding at their current location with the addition of 2,300 square feet of additional taproom space, plus a bar and large outdoor beer garden. Construction is expected to be complete by the end of the year.

COMPLETE



Panther City BBQ
E. Pennsylvania and Crawford Street

Panther City BBQ, named one of the top 25 new BBQ restaurants in Texas Monthly Magazine, made a big move in 2019 out of their trailer adjacent to Republic Street Bar, and into a new brick and mortar space at the same location.

COMPLETE



La Pantera Tacos y Mas
E. Pennsylvania and Crawford Street

Barbecue and tacos come together in a perfect partnership at La Pantera, which started popping up in the Panther City BBQ space in the evenings and late nights in early 2020. They offer al pastor, barbacoa, asada, and more in delicious taco form, plus Panther City's infamous brisket elote.

IN PROGRESS



Better Business Bureau
W. Broadway Avenue and Galveston Avenue

BBB Serving the Heart of Texas is relocating their Fort Worth office to the Near Southside. After some renovations, they will call the building at 306 W. Broadway home for their nearly 25 local employees.

COMPLETE



The Ostream
E. Vickery Blvd and South Freeway

BRIK's Lysie Blau is no stranger to successful event venues. Her latest is The Ostream, a 10,000 square foot space located inside the historic OB Mac building.

COMPLETE



Storied Style Interiors
E. Broadway Avenue and Bryan Avenue

Local interior designer and HGTV star Grace Mitchell runs her interior design business Storied Style Interiors out of a space in the heart of South Main Village. The third season of her show "One of a Kind" will begin filming this spring in Fort Worth.

COMPLETE



Brix BBQ
E. Broadway Avenue and Bryan Avenue

Brix BBQ has opened a customized airstream and smoker - dubbed the SmokeStream - where they are regularly serving their popular smoked meats, which were previously only available at pop-ups.

COMPLETE



97w (relocation)
S. Main Street and E. Terrell Avenue

Local architecture firm 97w purchased the building at 901 S. Main Street and renovated it to be their new offices in 2019. Originally built as a gas station in 1931, the building has been through several transformations and now features garage doors that open the space up to the street and a two-story lease space. In addition to 97w, **Genius House Media** also offices here.

SOUTH MAIN VILLAGE

COMPLETE



Tribe Alive (relocation)
S. Main Street and W. Daggett Avenue

In November, Tribe Alive held a grand opening in their new space on South Main Street, where they have relocated from Magnolia Avenue. Their new home gives them more space for the showroom and offices for their growing ethical fashion company.

COMPLETE



Rancho Loma Tasting Room
S. Main Street and Cleveland Avenue

Rancho Loma Winery opened a tasting room in The 4 Eleven building in February 2020. The beautiful venue offers a perfect spot for a wine tasting with friends or an exclusive event.

COMPLETE



Tarrant County Clubhouse
May Street and W. Broadway Avenue

New nonprofit Tarrant County Clubhouse opened in a space inside Broadway Baptist Church in late 2019. Their team provides valuable resources to people living with mental illness.

COMPLETE



MASH habitat - design + decor
S. Main Street and W. Broadway Avenue

Interior design firm MASH habitat was founded on the idea that anyone's home could be Memorable, Affordable, Stylish, and Harmonious at any price level. Owner Melanie Rosenberg and her team create spaces that are both functional and beautiful, cultivating a very personalized result for each client's needs.

COMPLETE



Tulips FTW
St. Louis Avenue and W. Vickery Boulevard

Slated to open in summer 2020, Tulips FTW is moving into the former Collective Brewing Project space. Tulips will be a premier venue for live music acts, world class entertainment, good food, great drinks, art, and community.

PLANNING



Nametag Films
S. Main Street and E. Terrell Avenue

The former Eagle Audio building at 911 S. Main will begin its second life as a media production hub in 2020 when Nametag Films, Shiny Board Equipment Rentals, and video game production company Ignis Studios moves in following an extensive renovation and facelift.

COMPLETE



The Acton Academy
S. Jennings Avenue and W. Cannon Street

This parent-run, accredited private school is affiliated with Acton Academy Austin and is a model of one-room, 21st century hands-on learning that is growing rapidly across the country. Acton Academy Fort Worth is run by co-founders and directors Priyanka and Kuntal Hazari, and is currently accepting students ages 7-11.

COMPLETE



Low Key Tavern
S. Jennings Avenue and Pennsylvania Avenue

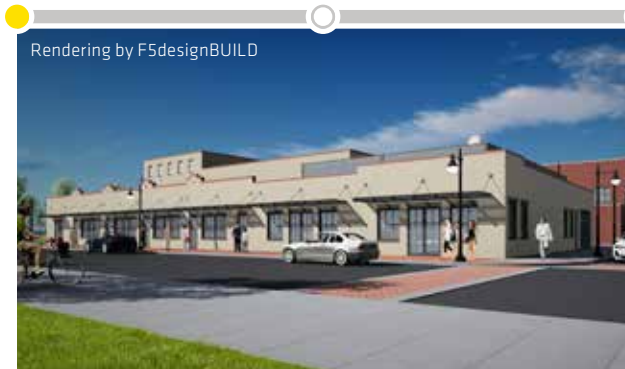
A cozy bar opened up in 2019 in the former Craftcade space. Low Key Tavern serves up creative cocktails alongside beer and wine, and features live music.

EVANS & ROSEDALE VILLAGE

The developments underway in Evans & Rosedale are highlighted by the **transformation of former industrial warehouse spaces** into new buildings with a broader set of functionalities such as showrooms, business offices, and more. The construction of office building **Connex**, a shipping container project, gives a nod to the outside-the-box thinkers being drawn to the Near Southside's eastern

frontier. In 2019, the City of Fort Worth held a Request for Expressions of Interests for a **master developer for Evans and Rosedale Village**, which led to the selection of Hoque Global to guide development along a historic stretch of Evans Avenue. We look forward to what the future holds for this urban village.

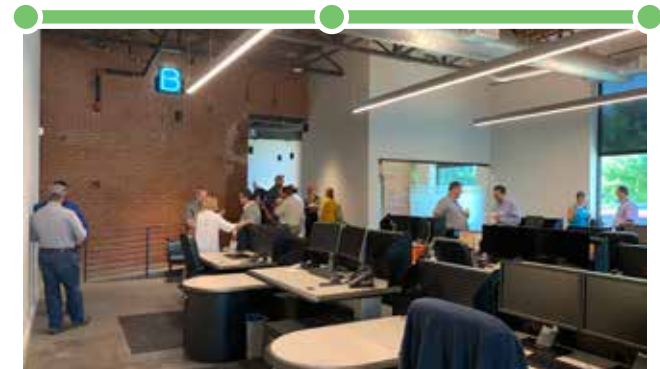
PLANNING



821 East Terrell
E. Terrell and Evans Avenue

The former Avenue Theater building was constructed in three phases starting in 1921. This historic building was the center of commerce in Terrell Heights until the 1980s with multiple business uses including the historic Avenue Theatre. Jennifer Neil Farmer and Robb Farmer of F5designBUILD are pursuing a mix of retail and office uses for this building with exciting potential.

COMPLETE



Historic Felt Building / Basecom
Missouri Avenue and E. Leuda Street

Basecom Inc. worked with architects 97w to masterfully renovate the Historic Felt Building to become the new headquarters for their growing construction services company. The new space includes a combination of open work spaces and private offices, an onsite gym, and a large kitchen and community porch that serves the Basecom team and other tenants of the building.

COMPLETE



Smoke-A-Holics BBQ
Evans Avenue and E. Morphy Street

Derrick Walker opened his brick and mortar barbecue restaurant in August 2019 after years of popups and serving his creations from a food truck. With a style of cooking he calls Tex-Soul, Smoke-A-Holics serves up barbecue with soul food sides like collard greens, grits, and a signature dish called the Big Macc.

COMPLETE



5 AM Drip Coffee Roasters
Evans Avenue and E. Oleander Street

In early 2020, 5 AM Drip Coffee Roasters opened in a space in the Connex shipping container development. Serving up signature drinks and vegan dishes, 5 AM Drip is the first to bring the growing Near Southside coffee culture to Evans and Rosedale Village.

VICKERY VILLAGE

Along West Vickery Boulevard just across I-30 from downtown, exciting developments are underway with more to come. From the **Stage West** remodel and expansion that just started construction, to the purchase by **M2G** of the historic building that was previously home to the Firestone and Robertson Distilling Company at the corner of College

and Vickery. Next door to Stage West, **Quorum Architects** just completed a stunning renovation that transformed a former warehouse space into a modern creative office. The bones of these old buildings are being reimagined in exciting new ways, drawing residents and businesses to the north end of the District.

COMPLETE

PLANNING



Photo by Gary Logan



Rendering by 97w

825 W. Vickery Boulevard
W. Vickery Boulevard and College Avenue

Longtime Near Southsiders **Quorum Architects** turned this former warehouse – a historic red brick structure that was formerly home to a landscaping company – into a creative office space for their own offices plus additional tenants. So far that includes office space for local favorite **Best Maid Pickles**.

Proof
W. Vickery Boulevard and College Avenue

The development team behind the O.B. Mac and 710 S. Main Street have purchased another Near Southside property. M2G will bring new life to the 1927 building on the southwest corner of Vickery and College and have exciting plans to include both retail and office space. Law firm **Eberstein and Witherite** have signed on as tenants, in addition to **Bowlounge** – a second location of a Dallas bar, restaurant, and bowling alley concept.

IN PROGRESS



WRG
W. Vickery Boulevard and Hemphill Street

DFW-based WRG, a certified Herman Miller dealership, is building a Near Southside showroom to bring their furniture and design services closer to their Fort Worth customers.

IN PROGRESS



Stumpy's Hatchet House
W. Daggett Avenue and College Avenue

Fort Worth is getting their own location of a Stumpy's Hatchet House, a national chain of entertainment venues where friends gather to see who has the best hatchet throwing skills.

NEW BUSINESSES

COMPLETE

COMPLETE

COMPLETE



Juju Knits
Lipscomb Street and W. Tucker Street

Fairmount resident Julie Hatch Fairley realized her long-held dream of opening her own yarn shop when JuJu Knits finally opened in fall 2019. Julie offers knitting and crochet classes, plus a wide array of yarn, gifts, and notions for everyone from beginner to advanced.



Carpenter's Café and Catering
Pennsylvania Avenue and S. Henderson Street

After spending much of 2019 in an airstream trailer at the SoMa MicroPark, Katrina and Travis Carpenter have opened their own brick and mortar space in the Near Southside where they operate their catering business and also offer counter service for customers craving their delicious smoked chicken salad.



Fort Worth Conservatory of Music and Fine Arts
Hemphill Street and West Cantey Street

In summer 2019, the Fort Worth Conservatory of Music and Fine Arts opened in a renovated house on Hemphill. They offer group and individual lessons for kids and adults in piano and other instruments, as well as Kindermusik classes.

COMPLETE

IN PROGRESS

COMPLETE



Majors Medical Services
S. Henderson Street and Pennsylvania Avenue

Offering medical equipment for every need, Majors Medical Services opened their first Fort Worth location this year right across from Texas Health Resources Harris Methodist Hospital.



Community Crossroads (expansion)
Hemphill Street and W. Maddox Avenue

Community Crossroads, an outreach program of First Presbyterian Church, is undergoing an exciting renovation and expansion, which will improve their ability to serve those in the community in need.



The Performance Lab
Travis Avenue and W. Rosedale Street

The team of trainers at The Performance Lab offer personal training in addition to HIIT classes to help members accomplish their goals.

RESIDENTIAL & MIXED-USE

COMPLETE

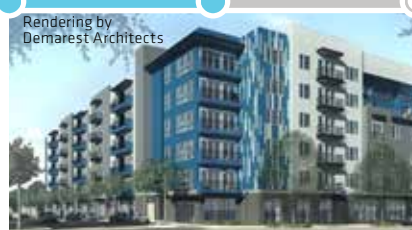


Mag & May
W. Magnolia Avenue and May Street

Hudgins Companies started leasing Mag & May in late 2018. Units range from studios to two bedrooms and amenities include a courtyard, fitness studio with a rock climbing wall, and a second-story pool deck overlooking Magnolia.

Following a commission of 20 local artists in the fall of 2018 to paint the ground floor stoops, another opportunity came up for **Hudgins Companies** to work with Near Southside, Inc. and the **Art South** initiative on a public art project at **Mag & May**. Brooklyn-based artist **Eric Inkala**, who was in town for his exhibit at **Fort Works Art**, painted a five-story, eye-catching mural on the building's northwest corner in the fall of 2019 that has injected life and color into the eastern end of Magnolia Avenue. Photo courtesy of Fort Works Art, Eric Inkala and Mag & May Apartments.

IN PROGRESS



Ramble & Rose
W. Rosedale Street and Jennings Avenue

The second Near Southside project from Hudgins Companies will be just a few blocks away from Mag & May. The new 285-unit development will include two floors of structured parking beneath five floors of apartment units and a large courtyard.

COMPLETE



The Monarch
Oleander between Hurley Avenue and Fairmount Avenue

Lang Partners' 327-unit project at Oleander's west end was the first large-scale multi-family development in Magnolia Village and features a resort-style swimming pool with grill stations and fire pit, pet park, and fitness center.

IN PROGRESS



The Cooper
W. Rosedale Street between Adams and College

Lang Partners is already underway on their second Magnolia Village project, which is slated for completion later this year. The Cooper will be a 390-unit, five-story project that includes a mix of one, two, and three-bedroom apartments, lofts, and townhomes.

PLANNING



PS 1200
6th Avenue and Oleander

A project from Marlon Blackwell Architects and developers Terry and Philip Kafka will include eight domed "huts" for residential and commercial space, along with a restaurant and separate café space, surrounding an open courtyard.

COMPLETE



Dickson-Jenkins Condos
St. Louis Avenue and W. Daggett Avenue

Developer Eddie Vanston has turned this old factory building into a combination of residential lofts with ground floor commercial space. The modern industrial spaces feature concrete floors and oversized original windows.

COMPLETE

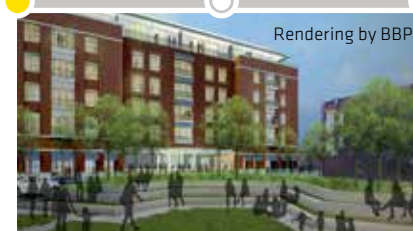


1455 Magnolia Condos
W. Magnolia Avenue and Fairmount Avenue

Dak Hatfield and Ryan Dodson's new project on Magnolia features residential condos on the upper floors of the eastern building. All units feature open floor plans and views of Magnolia Avenue.

IN PROGRESS

PLANNING



Magnolia Hotel & Condos
Magnolia Avenue and Henderson Street

Owner Mike Dolabi plans to build a new BBP-designed Magnolia hotel, which could include extended stay suites and a parking garage. A new approach is in the works for this exciting project.

COMPLETE



The Bowery at Southside
E. Broadway Avenue and Calhoun Street

StoneHawk Capital Partners completed construction on The Bowery at Southside in 2019. This major multi-family residential project - the first of its kind in South Main Village - includes 313 luxury apartments and townhomes.

IN PROGRESS



J&M Townhomes
S. Jennings Avenue and Morphy Street

A new, modern townhome development from architect Philip Newburn, project partners Allen Mederos and Bill Seegel, and HiRise Construction will include 12 units featuring private roof decks.

PLANNING



Jennings Apartments
Jennings Avenue and Morphy Street

Sameer Dalal is in the planning stages of a new project to accompany his first apartment development (above) on Jennings. His phase two project will include 52 apartments and 2,500 square feet of ground floor retail space. Construction should begin later this year.

IN PROGRESS



401 Hemphill
Hemphill Street and W. Broadway Avenue

Just to the west of the South 400 apartment building, CRG is building a large multi-family project on Hemphill. The building broke ground in the fall of 2019 and will include 242 units, an attached parking garage, co-working space, landscaped courtyard, and infinity-edge pool.

IN PROGRESS



Jennings Avenue Townhomes
S. Jennings Avenue and Cannon

Tom Malone is in construction on a project on South Jennings that will include six three-story, three-bedroom townhomes with views of downtown or Watts Park.

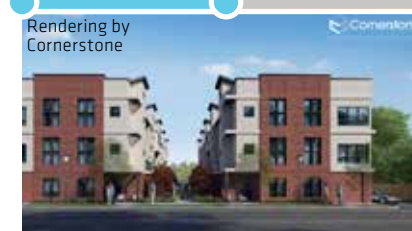
IN PROGRESS



Galveston Townhomes
W. Rosedale Street and Galveston Avenue

Jacq Duncan and Louis Clark with KinoD Homes are nearing completion on a 15-condo project that will include 2-bedroom and 1-bedroom townhomes with rooftop terraces.

IN PROGRESS



315 College Avenue Townhomes
College Avenue and W. Broadway Avenue

Cornerstone has partnered with Forma Development's Omar Diaz on this development of 10 townhomes of 2- and 3-bedroom units, which is currently under construction.

IN PROGRESS

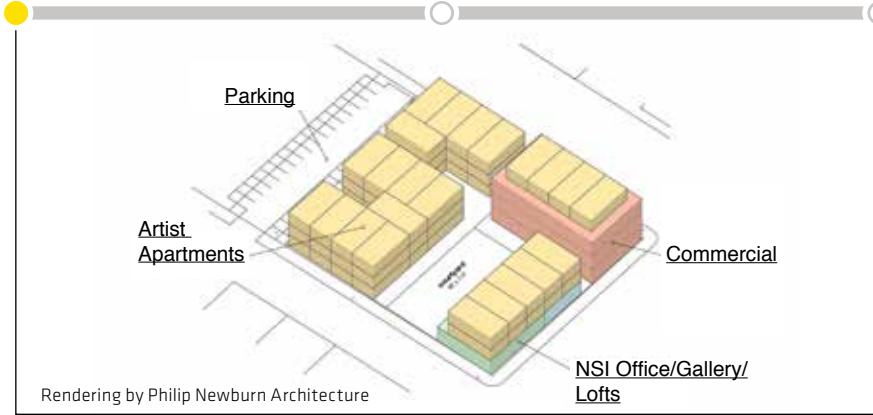


Broadstone
Galveston Avenue and Daggett Avenue

This new multi-family project from Alliance Residential will feature five stories and 175 units. Located just west of South Main Street, residents will be a short walk from restaurants, retail, and transit options at the T&P Terminal.

RESIDENTIAL & MIXED-USE

PLANNING

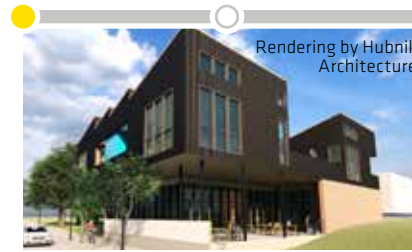


Artist Housing & Creative Business Incubator

Location TBD

Near Southside, Inc. and partners are exploring options to develop a mixed-use project that includes affordable housing and work spaces for artists, spaces for anchor arts organizations, commercial space for active ground floor uses, and affordable spaces for early stage creative companies. Artspace, a national nonprofit developer of live/work creative spaces, will conduct a study this spring to determine best approaches for this project.

PLANNING

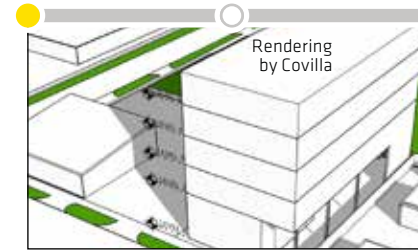


Parkside at Crawford

Crawford Street and E. Peter Smith Street

Early design explorations are underway for a mixed-use project to include ground floor restaurant space that faces new South Main Village park The Skinny. Residential units will be available on the upper floors.

PLANNING



The809

Galveston Avenue and W. Leuda Street

This affordable condo project is making smart use of an infill lot through design and technology, like its automated parking structure. The project goal is to make home ownership a possibility for more people in the Near Southside. Local broker Graham Brizendine heads COVILLA and their development of the809.

COMPLETE



Dr. Tillman Rosedale Mixed-Use

W. Rosedale Street and S. Lake Street

After some delays, Dr. Tillman's mixed-use building was finally completed in 2019. In addition to his dental practice on the ground floor, the upper floors feature four apartments.

IN PROGRESS



The Nest Townhomes

Feliks Gwozdz Place and May Street

KinoD is under construction on a townhome development that will be the first car-free residential project in the Near Southside.

COMPLETE



The Hamilton Apartments

Hemphill Street and W. Lowden Street

Gary and Terri West and architect Brandon Allen have brought this beautiful Colonial Revival brick building back to life after 22 years of vacancy and vagrancy. The restored property has 8 units with modern amenities and historical details.

PLANNING



Medical Associates Mixed-Use

Lipscomb Street and W. Rosedale Street

Medical Associates of North Texas are in the planning stages of a mixed-use building on Lipscomb just north of Rosedale. Designed by 97w, the project will include three residential units above 9,000 square feet of office space.

PLANNING



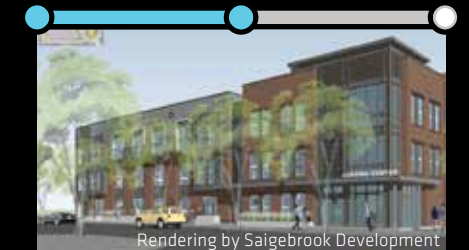
Broadway & South Main

W. Broadway Avenue and S. Main Street

Hudgins Companies has begun design work on their third Near Southside project, located on Broadway one block west of S. Main. The new project will consist of approximately 250 new apartment homes, and will be carefully designed to embody the spirit of the Near Southside, preserve the character of the neighborhood, and continue Hudgins' commitment to promoting the arts.

WORKFORCE HOUSING

IN PROGRESS



Mistletoe Station

Mistletoe Boulevard and Beckham Place

This mixed income, workforce housing project from Saigebrook Development is now leasing. The overall project will include traffic calming and quiet zone improvements at the gateway to Mistletoe Heights.

IN PROGRESS



The Fairmount at Magnolia

Lipscomb Street and W. Morphy Street

This new condo development in the Fairmount neighborhood includes 4 one-bedroom and 4 two-bedroom residences with keyless entry, covered parking, and a fitness space. West Fork Construction and 6th Avenue Homes have teamed up on this project with 97w as the architects.

IN PROGRESS



Lipscomb Carriage House

Lipscomb Street and Pennsylvania Avenue

Owner Rick Nunnally and architect Brad Blessing have undertaken a renovation of the existing carriage house servicing a 1923 house on Pennsylvania. The end result will include residential upstairs with the addition of a roof deck and frosted glass garage doors on the ground floor.

PLANNING



Travis Avenue Mixed-Use

Travis Avenue and W. Rosedale Street

This new mixed-use project will include a Thai street food restaurant from the team behind local favorite Spice. A commercial kitchen, indoor/outdoor bar, and dining patio complete the first floor, and the second floor will include four residential units.

IN PROGRESS



Everly Plaza

8th Avenue and Park Place

From Saigebrook Development comes a multi-family project set to provide affordable rental housing for seniors.

PLANNING



Vickery & Main

W. Vickery Boulevard and S. Main Street

The TRE/TEXRail parking lot owned by Trinity Metro is the proposed site for a major transit-oriented development to include mixed-income housing, hotel, and central public plaza, led by the development team of Matthews Southwest and Renaissance Neighborhood Development Corporation and designed by Bennett Benner Partners.

COMPLETE



Highpoint

S. Main Street and Pennsylvania Avenue

Fort Worth Housing Solutions purchased the Highpoint multi-family apartments in 2019 and converted the property to a mix of market rate and workforce housing, meeting a growing demand for affordable housing in South Main Village.

MEDICAL

IN PROGRESS



Rendering by HKS

Texas Health Harris Methodist Jane and John Justin Patient Surgical Tower S. Henderson Street and W. Terrell Avenue

In fall 2019, Texas Health broke ground on the largest construction project in the history of the Texas Health system: a \$300 million expansion of Harris Methodist that includes the nine-story Jane and John Justin Patient Surgical Tower. The expansion will add 144 patient beds, 15 surgical suites, and new pre-operative and post-operative units.

COMPLETE



JPS Emergency Department Expansion E. Allen Avenue and S. Main Street

JPS completed a \$4.2 million expansion of its Emergency Department in 2019, which adds 12 patient care spaces to help manage increasing numbers of patients at Tarrant County's public healthcare provider.

IN PROGRESS



Cook Children's Parking Garage 8th Avenue and W. Terrell Avenue

To keep up with the parking needs of their growing medical campus, Cook Children's is building a new 600-space garage on 8th Avenue that will provide parking exclusively for Cook Children's employees.



Fire Station Park rendering by Project for Public Spaces

PARKS

FIRE STATION PARK EXPANSION

In late 2019, Near Southside, Inc. officially kicked off a fundraising campaign for the Fire Station Park expansion. This is the latest step in a process that began back in December 2016 with the **Envision Hemphill** workshops. These workshops, organized by **Project for Public Spaces** (PPS) and NSI along with community partners such as the **Hemphill Corridor Task Force** and **Fairmount Neighborhood Association**, gathered input from community members on what they would like to see in an expanded park. PPS returned a year later with a first-draft concept design for the park expansion and community center master plan, and gathered feedback in another community meeting. The resulting master plan was adopted by the City of Fort Worth Parks Department in early 2019.

During the fundraising campaign, NSI is continuing to collaborate with the city and other partners to begin a more detailed **design and installation of a first phase**, which will consist of a skatepark and possibly an event lawn or bike track.



Concept plan for Fire Station Park



The Skinny



The Skinny rendering by TBG

PARKS (CONTINUED)

SOUTH MAIN PARKS: THE SKINNY AND CALHOUND PARK

In early 2019, construction began on the first of two small public parks in South Main Village. **The Skinny is a multifunctional, linear park** that runs parallel to the new extension of Crawford Street just south of East Broadway, and **Calhoun Park is a dog park** located a little further south along Calhoun Street. NSI brokered a partnership with Stonehawk Capital Partners, the developers of the adjacent multi-family property The Bowery at Southside, which resulted in the creation of these two parks.

In an urban village that is now home to hundreds of new residents and dozens of new businesses, these parks will help meet the **long-term public space needs for South Main Village**. Both the Skinny and Calhoun parks are expected to be completed by early spring of 2020. Once complete, they will be **owned by the City of Fort Worth** and **managed by Near Southside, Inc.**

SOUTH MAIN PARKS: MICROPARK 2.0

The Skinny and Calhoun aren't the only two new parks in South Main Village. After nearly two years on Magnolia Avenue, the **MicroPark relocated to the SoMa development** at South Main Street and Vickery Boulevard in early 2019. In a public plaza with Locavore's **Fork Worth Airstream** on one side, and **Tinie's Mexican Rotisserie** recently opened on the other, the MicroPark is truly right at home and became an instantly inviting space for children to play and friends to meet.

Local artist **Adam Werner** contributed a playful mural to the space, and **Lori Powers Henderson** and **Tucker Henderson**, developers for SoMa and local residents, partnered with NSI to make the MicroPark even bigger and better than its previous iteration. The converted shipping container that served as the home of the original **Art South** artist-in-residency program is home to art once again, as **Art Tooth** is in the middle of a year-long, collective-in-residency program here where they are using the space to highlight new artists and providing a curated public art experience for visitors.



Calhoun Park



The South Main MicroPark

COMPLETE STREETS & INFRASTRUCTURE

VICKERY ACCESSIBILITY IMPROVEMENTS

A recent reconstruction of the parking area along Vickery in front of **Stage West Theatre** provides accessibility and improves safety by leveling the parking spaces and providing **ADA accessible routes** to the front door.



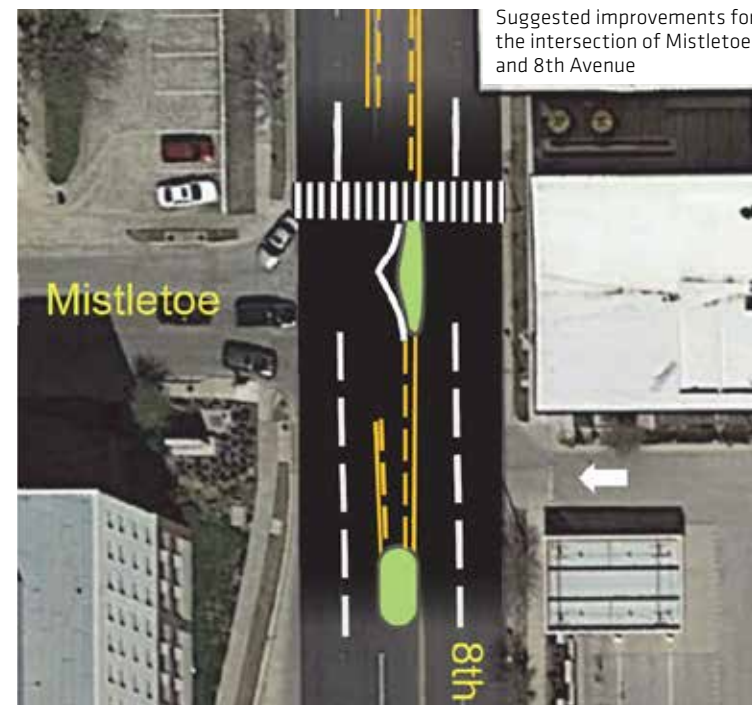
Vickery Accessibility Improvements

MAGNOLIA VILLAGE PARKING STUDY

A comprehensive study of parking and circulation within the Magnolia Village area, including the northern blocks of Historic Fairmount, was completed in early 2019 and shared with neighborhood stakeholders. The study looked into **various strategies to optimize the effectiveness of on-street parking** and included among its recommendations a **resident parking permit program** for Magnolia-adjacent Fairmount blocks, on-street **paid parking on Magnolia** during high-demand hours, and the creation of a **parking benefit district** that would direct revenue from paid parking toward public improvements within Magnolia Village.

HEMPHILL RIGHTSIZING

A roughly 5-mile stretch of Hemphill Street between Vickery and Hammond will be reconfigured as the first phase of the long-range vision outlined during 2016's Envision Hemphill workshop. New markings will create a **complete street** that is **safer for schoolchildren and other pedestrians**, slows traffic speeds, creates parking for neighborhood businesses, and provides



Suggested improvements for the intersection of Mistletoe and 8th Avenue

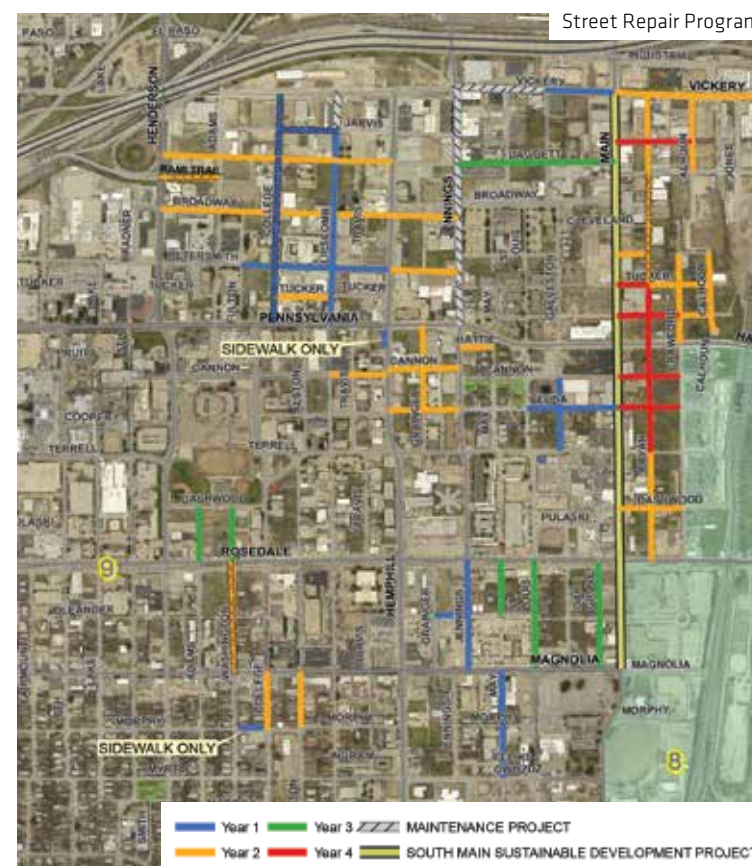
protected bike lanes. Work on this project **began in 2018** with sidewalk and curb ramp repair. Street resurfacing and installation of new markings started in 2019 and will continue into 2020. The **Hemphill Connector**, a long-awaited underpass connection to Downtown, should be complete in spring 2020.

8TH AVENUE CIRCULATION STUDY

A recent study by HDR Engineering to assess current traffic patterns on this principal north-south corridor provided insight on the need for **street modifications along 8th Avenue**. Construction has begun to add a left turn lane between Cooper and Pennsylvania, and design is underway on safety improvements at the Mistletoe and Pulaski intersections. Future phases should introduce beautification projects such as planted medians near gateway intersections.

STREET REPAIR PROGRAM

NSI worked closely with **the City and TIF #4** to establish a much-needed program to repair several dozen heavily damaged streets. The **\$13 million** program is split 50/50 by the TIF and the City's 2014 bond program. Repair work includes roadway resurfacing, replacement of missing sidewalks and curbs, and, through **partnership with the Water Department**, replacement of antiquated water and sewer lines. Round 1 construction is complete and rounds 2 and 3 are well underway, with completion by the end of 2020. **Bryan Avenue** between Broadway and Terrell is a showcase example of the program's impact after being fully reconstructed in concrete. Round 4 is in the design phase and should begin construction by the end of 2020.



Street Repair Program

UNDERPASS IMPROVEMENTS

NSI plans to work with the City, TxDOT, and the Historic Southside neighborhood to **explore enhancements** to the **Rosedale underpass at I-35 W**. This important gateway connects the Evans and Rosedale and South Main urban villages. At the north end of the District where **South Main Street passes under I-30**, new lighting, fresh paint, and artistic enhancements would dramatically improve the experience for pedestrians and cyclists traveling between South Main Village and Downtown. Starting in 2020, NSI will work with **Fort Worth Public Art, Downtown Fort Worth, Inc.**, and other partners on a **demonstration event** to show the possibilities.

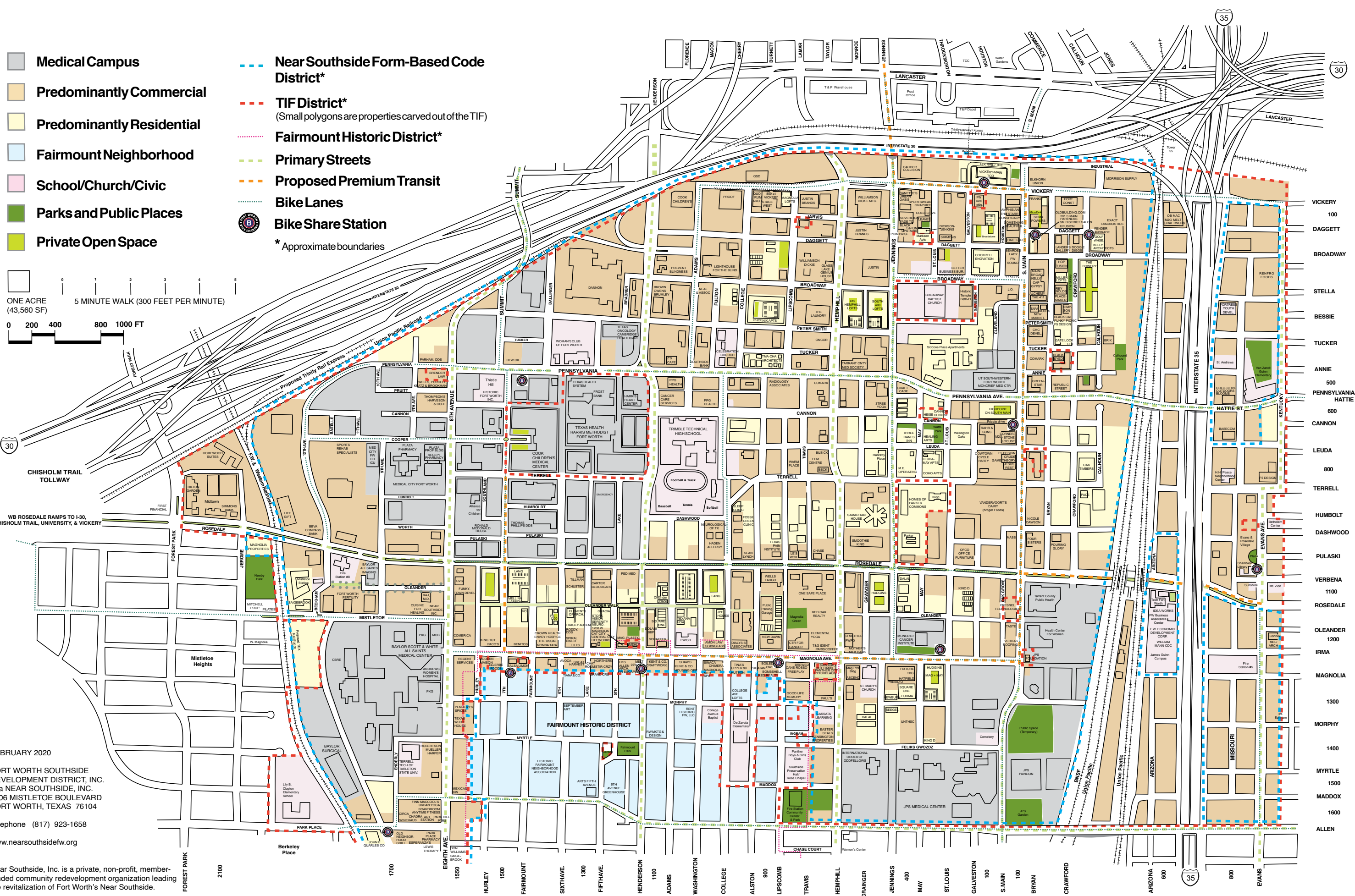
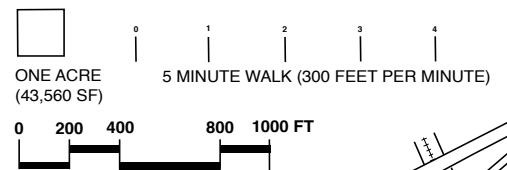


Enhancements are being explored for the South Main Street underpass.

- Medical Campus
- Predominantly Commercial
- Predominantly Residential
- Fairmount Neighborhood
- School/Church/Civic
- Parks and Public Places
- Private Open Space

- Near Southside Form-Based Code District*
- TIF District*
(Small polygons are properties carved out of the TIF)
- Fairmount Historic District*
- Primary Streets
- Proposed Premium Transit
- Bike Lanes
- Bike Share Station

* Approximate boundaries



FEBRUARY 2020
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 Telephone (817) 923-1658
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Near Southside, Inc. is a private, non-profit, member-funded community redevelopment organization leading the revitalization of Fort Worth's Near Southside.

- VICKERY 100
- DAGGETT
- BROADWAY
- STELLA
- BESSIE
- TUCKER
- ANNIE
- 500
- PENNSYLVANIA/HATTIE
- 600
- CANNON
- LEUDA
- 800
- TERRELL
- HUMBOLT
- DASHWOOD
- PULASKI
- VERBENA
- 1100
- ROSEDALE
- OLEANDER
- 1200
- IRMA
- MAGNOLIA
- 1300
- MORPHY
- 1400
- MYRTLE
- 1500
- MADDOX
- 1600
- ALLEN



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