



City of Fort Worth

**2021**

**COMPREHENSIVE PLAN**





To the citizens of Fort Worth:

On behalf of the City Council and the City Plan Commission, we are pleased to release the final 2021 Comprehensive Plan, which was adopted by the City Council on March 2, 2021.

The Comprehensive Plan is the City's official guide for making decisions about growth and development. It sets forth the City's vision for the future and describes the policies, programs, and projects by which we seek to realize that vision. The Comprehensive Plan thus helps the City in fulfilling its mission of focusing on the future and working together to build strong neighborhoods, develop a sound economy, and provide a clean, safe community.

This annual update of the plan incorporates the most current population, economic, and financial trends affecting the City, while updating a number of the individual chapters within the plan. The update also incorporates new plans adopted by the City, amends the future land use maps that guide development decisions, identifies funded capital improvement projects, and describes changes to the City's annexation program. Throughout this process, our goal has been to produce a practical document that will be concise, readable, accessible, usable, and easy to update.

If you have any questions about the City's planning process, please call our Planning and Data Analytics Department at (817) 392-7621.

Sincerely,

 Betsy Price  
Mayor

 Donald Boren  
Chair, City Plan Commission

**ORDINANCE NO. 24732-03-2021**

**AN ORDINANCE ADOPTING THE CITY OF FORT WORTH 2021 COMPREHENSIVE PLAN; ANALYZING POPULATION, ECONOMIC AND FINANCIAL TRENDS; DESCRIBING IMPLEMENTATION TOOLS; DIVIDING THE CITY INTO 16 PLANNING SECTORS; PROVIDING MAPS DESCRIBING PROPOSED FUTURE LAND USES AND RECOMMENDED LAND USE POLICIES FOR EACH SECTOR; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the City Council approved Ordinance No. 24071-03-2020 adopting the Fort Worth 2020 Comprehensive Plan on March 3, 2020; and

**WHEREAS**, the 2020 Comprehensive Plan is the City of Fort Worth’s general guide for making decisions about growth and development; and

**WHEREAS**, the 2020 Comprehensive Plan includes, without limitation, provisions on land use, housing, parks and community services, libraries, human services, neighborhood capacity building, economic development, transportation, education, historic preservation, urban design, arts and culture, police services, fire and emergency services, environmental quality, public health, and municipal facilities; and

**WHEREAS**, it is the City Council’s intent to update elements of the Comprehensive Plan annually; and

**WHEREAS**, on January 27, 2021, the City Plan Commission conducted a public hearing on the 2021 Comprehensive Plan and recommended that the City Council adopt the plan; and

**WHEREAS**, the City Council conducted a public hearing on the 2021 Comprehensive Plan on March 2, 2021, at which the public was given the opportunity to give testimony and present written evidence; and

**WHEREAS**, a copy of the of the 2021 Comprehensive Plan is on file in the City Secretary’s Office and is available from the Planning and Data Analytics Department and includes the following revisions to the 2020 Comprehensive Plan:

1. The *Population Trends*, *Economic Trends*, and *Financial Trends* chapters have been updated to reflect the latest statistical information available for these chapters.
2. The following chapters have been redesigned and updated for the first time since 2012 to include updated data, new project and program information, new policy direction from recently adopted plans, and graphic enhancements intended to improve the user experience:
  - a. *Chapter 6: Parks, Recreation, and Open Space*
  - b. *Chapter 7: Libraries*
  - c. *Chapter 13: Historic Preservation*
  - d. *Chapter 14: Urban Design*
  - e. *Chapter 16: Police Services*
  - f. *Chapter 17: Fire and Emergency Services*
  - g. *Chapter 18: Water Supply and Environmental Quality*
  - h. *Chapter 23: Financial Incentives*
  - i. *Chapter 24: Annexations*
3. Additional updates and new information have been added to recently updated *Chapter 5: Housing*.
4. *Appendix A: Existing Plans and Studies* has been updated to reflect the City Council’s adoption of a) Library Strategic Services Plan, b) Library Facilities Master Plan, and c) Parks, Recreation, and Open Space Master Plan, 2020 Update.
5. *Appendix C: Future Land Use by Sector* has been updated to reflect approved zoning changes, previously adopted City plans, new development plans and opportunities, and existing development patterns unlikely to change.
6. *Appendix D: Proposed Capital Improvements* has been updated to include the adopted FY2021-2025 Five-Year Capital Improvement Plan, along with a graphic summary of major expenditures described in the plan.
7. A new appendix has been added, *Appendix E: 20-Year Planned Service Areas*, which includes maps of ETJ areas where the City anticipates being able to provide City water and other services within the next 20 years.
8. *Appendix F: Annexation Plan, Policy, and Program* has been updated to reflect changes to the annexation program.
9. *Appendix G: Special Districts* has been reduced to one page with description and map. A link is included to the full policy.
10. *Appendix H: Reserved*. The full Tax Abatement Policy has been removed from the appendices and a description and link to the full policy has been included in *Chapter 23: Financial Incentives*.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:**

**SECTION 1.**

The 2021 Comprehensive Plan of the City of Fort Worth is adopted as set out in Exhibit A attached and incorporated as if contained herein, specifically including existing plans and studies described in Appendix A to the Plan, which are incorporated by reference. A copy of the 2021 Comprehensive Plan of the City of Fort Worth is on file in the City Secretary’s Office and in the Planning and Data Analytics Department.

**SECTION 2.**

The City of Fort Worth 2021 Comprehensive Plan supersedes and replaces the 2020 Comprehensive Plan.

**SECTION 3.**

This ordinance shall be cumulative of all provisions of ordinances and of the Code of the City of Fort Worth, Texas (2015), as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event conflicting provisions of such ordinances and such Code are hereby repealed.

**SECTION 4.**

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and, if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

**SECTION 5.**

This ordinance shall take effect upon adoption.

**APPROVED AS TO FORM AND LEGALITY:**

*Melinda Ramos*  
Melinda Ramos (Mar 3, 2021 16:39 CST)  
Melinda Ramos, Sr. Assistant City Attorney

*Mary Kayser*  
Mary Kayser, City Secretary

**ADOPTED:** March 2, 2021

**EFFECTIVE:** March 2, 2021



**EXHIBIT A**

- Compact discs containing 2021 Comprehensive Plan to be attached and on file in the City Secretary's Office.
- 2021 Comprehensive Plan URL:  
<https://www.fortworthtexas.gov/departments/planning-data-analytics/comprehensive-planning/comprehensiveplan/adopted>

## CITY OFFICIALS

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### City Council

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 Dr. Brian Byrd, District 3  
 Cary Moon, District 4  
 Gyna Bivens, District 5  
 Jungus Jordan, District 6  
 Dennis Shingleton, District 7  
 Kelly Allen Gray, District 8  
 Ann Zadeh, District 9

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 Timothy Bishop, District 2  
 Jim Tidwell, District 3  
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 Sandra Runnels, District 6  
 John Aughinbaugh, District 7  
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 Dana Burghdoff, Assistant City Manager  
 Jay Chapa, Assistant City Manager  
 Fernando Costa, Assistant City Manager  
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 Mary J. Kayser, City Secretary  
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 Michelle Gutt, Communications and Public Engagement  
 D. J. Harrell, Development Services  
 Christina Brooks, Diversity and Inclusion  
 Robert Sturns, Economic Development  
 Reginald Zeno, Financial Management Services  
 James Davis, Fire  
 Nathan Gregory, Interim Director of Human Resources  
 Patrice Randle, Internal Audit  
 Kevin Gunn, IT Solutions  
 Manya Shorr, Library  
 William Rumuly, Municipal Court Services  
 Victor Turner, Neighborhood Services  
 Kim Neal, Office of the Police Oversight Monitor  
 Richard Zavala, Park and Recreation  
 Mark McAvoy, Planning and Data Analytics  
 Neil Noakes, Police  
 Steve Cooke, Property Management  
 Mike Crum, Public Events  
 William Johnson, Transportation and Public Works  
 Christopher Harder, Water

**Cooperating Agencies**

Arts Council of Fort Worth and Tarrant County  
 Camp Bowie District, Inc.  
 Crowley Independent School District  
 Cultural District Alliance, Inc.  
 Dallas-Fort Worth International Airport  
 Downtown Fort Worth, Inc.  
 Eagle Mountain-Saginaw Independent School District  
 Fort Worth Business Press  
 Fort Worth Chamber of Commerce  
 Fort Worth Convention and Visitors Bureau  
 Fort Worth Hispanic Chamber of Commerce  
 Fort Worth Housing Solutions  
 Fort Worth Independent School District  
 Fort Worth League of Neighborhood Associations, Inc.  
 Fort Worth Metropolitan Black Chamber of Commerce  
 Goodwill Industries of Fort Worth, Inc.  
 Greater Fort Worth Association of Realtors  
 Historic Fort Worth, Inc.  
 Keller Independent School District  
 Near Southside, Inc.  
 North Central Texas Council of Governments  
 Northwest Independent School District  
 Southeast Fort Worth, Inc.  
 Streams & Valleys, Inc.  
 Tarrant County  
 Texas Christian University  
 Texas Department of Health, Bureau of Vital Statistics  
 Texas Health and Human Services Commission  
 Texas Wesleyan University  
 Texas Workforce Commission  
 The Real Estate Council of Greater Fort Worth  
 Trinity Metro  
 University of North Texas Health Science Center  
 United Way of Metropolitan Tarrant County  
 Workforce Solutions of Tarrant County

**Planning & Data Analytics Department**

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 Terry Hanson, Assistant Director - Budget Division  
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 Patrina Newton, Senior Planner  
 Jane Mathews, Planner

***Budget Division***

Loraine Coleman, Budget Manager  
 Pam Kacmarynski, Budget Manager

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

The Texas Local Government Code establishes the legal basis for the comprehensive plan. The Code states that a municipality may adopt a comprehensive plan for long-range development. If a city adopts a comprehensive plan, it must be used as the basis of subsequent zoning amendments. The comprehensive plan is described as a plan for the orderly growth and development of the city and its environs. The plan should “facilitate the movement of people and goods, and the health, safety, and general welfare for the citizens of the city.”

According to U.S. Census Bureau 2019 estimates, Fort Worth’s population is 909,585 and the City is ranked 13th in the nation by population. According to the North Central Texas Council of Governments, Fort Worth’s population is projected to surpass 1,412,326 by 2045.

Once dependent on agriculture, oil, and defense, Fort Worth is developing into a major center for industry, technology, distribution, and transportation. All sectors of the economy are expected to continue to add jobs, with services capturing over 40 percent of the jobs by 2045. According to the North Central Texas Council of Governments’ employment forecast, employment in the City of Fort Worth will continue to rise at a rate of 4.92 percent annually to approximately 911,846 jobs within the city limits in 2045.

## CREATING A COMMON VISION

The vision statement for the Comprehensive Plan has been shaped by citizens’ comments and expressed values, and more sharply focused by the Mayor and City Council. The vision and values defined within the Comprehensive Plan represent the creative efforts of the community to lay a successful foundation for the future of Fort Worth. The vision of Fort Worth reads as follows:

***“Fort Worth will be commonly recognized as the most livable city in Texas. Residents will be able to enjoy Fort Worth’s friendly atmosphere and the opportunities that are associated with a growing economy and diverse community. Fort Worth’s public schools will produce well-rounded citizens and a skilled workforce to fill high-paying jobs in local businesses. Fort Worth’s environmental quality will also be superior, meeting the highest national standards.”***

During the 2000 Comprehensive Plan sector workshops held throughout Fort Worth in 1998, several values were identified that refine the City’s vision. These values are preserved as part of the 2021 Plan: Preservation of western heritage, a friendly small town atmosphere, quality and ethnic diversity of cultural life, the arts, neighborhood vitality, preservation of historic buildings and districts, efficiency and equity in delivery of quality public services, educational and economic opportunity, aviation history and technology, can-do attitude, promotion of free enterprise, protection of property rights, mobility, children and youth, conservation of natural resources, and inclusiveness and cooperation: “The Fort Worth Way.”

In developing the Plan to reflect these common values and to help the City realize its vision, five major themes emerged: promoting economic growth, meeting the needs of an expanding population, revitalizing the central city, developing multiple growth centers, and celebrating the Trinity River. These five themes, which influence various elements of the Plan, can guide the City in its decisions about the future.

## PROMOTING ECONOMIC GROWTH

Economic growth and diversification are dependent on the overall economic health of the community. The City has developed several policies and strategies to assist in fostering economic growth. Examples include the following:

### Policy

- Strengthen the effectiveness of economic development incentives by including appropriate capital improvement funding in an overall incentive package that encourages central city redevelopment (p. 10-12).

### Strategies

- Use appropriate incentives to promote development of vacant land and redevelopment or reuse of deteriorated properties within designated commercial districts (p. 10-12).
- Encourage the use of federal brownfields programs to assist in central city revitalization (p. 10-13).

Nearly \$10.5 billion in public and private funds have been invested in infrastructure and development in the 17,000-acre Alliance Airport and Alliance Corridor industrial area. Alliance is the first industrial airport in this region, and is a concept that has proven effective for economic development elsewhere. More than 62,000 jobs have been created within the Alliance Corridor.

The Evans & Rosedale Urban Village is being developed in Near Southeast Fort Worth as a heritage center that celebrates the area’s African-American history.

The conceptual plan includes a major commercial anchor, other businesses, and a plaza to celebrate the heritage of the area within a pedestrian-friendly mixed-use setting. The Ella Mae Shamblee Branch Library opened in the urban village in June 2008. Additionally, the Hazel Harvey Peace Center for Neighborhoods opened in 2009. The City is currently working with a development firm to advance redevelopment of the urban village.

The City worked with the North Texas Tollway Authority and the Texas Department of Transportation on design and construction of the Chisholm Trail Parkway (CTP). This 8.4-mile toll road connects Downtown with the rapidly growing neighborhoods and commercial centers of southwest Fort Worth. The \$1.175 billion roadway was completed in 2014. The following table illustrates the economic impact of the new roadway in comparison to mixed-use areas.

Building Permit Values Comparison (2014-2020)*		
Location	Commercial	Residential
1/2 Mile from Chisholm Trail Parkway	\$1,469.8 M	\$272.9 M
Clearfork & Waterside Portions of CTP	\$437.6 M	\$4.6 M
Downtown Planning Sector	\$1,092.2 M	\$3.4 M
All Urban Villages (16 Total)	\$722.0 M	\$11.1 M

\*Values exclude permits that were expired or denied.

Source: City of Fort Worth, Planning & Data Analytics, 2021.



Downtown Fort Worth Skyline. (Source: Downtown Fort Worth Inc., 2014.)

## MEETING THE NEEDS OF AN EXPANDING POPULATION

Nearly every element of the Plan addresses the additional demand placed on City services and facilities by an expanding population. As infill development occurs in the central city, greater demand is placed on the existing facilities. In the last 20 years, growth has been greatest in the Far North, Far Northwest, Far Southwest, Far South, and Far West sectors, partially because of the availability of large tracts of developable land in these areas. The majority of growth in these sectors has been outside Loop 820.

Expanding population produces additional traffic and solid waste, and places a greater demand on natural resources (such as land and water supply), existing facilities, and fiscal resources. Because population increases affect most public service providers, encouraging cooperation among providers and developing opportunities for shared facilities and coordinated services is important. The City has developed a number of policies and strategies to provide services and facilities efficiently and effectively to Fort Worth's growing population. Examples include the following:

### Policies

- Increase the efficiency and cost-effectiveness of providing City services by promoting development in urban villages, transit-oriented developments, and mixed-use growth centers (p. 18-34).
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure (p. 4-17).

### Strategy

- When possible, share school and City facilities to provide efficient access to services and use of public funds (p. 126).

Services such as police, fire, environmental, and code compliance are recommended to be expanded to other parts of the city to better serve all residents. In 2008, the City Council approved a transportation impact fee to fund new roadway construction in growing areas outside the central city. The City is studying other ways to fund \$1 billion in street construction and maintenance needs. The City's 2018 Bond Program provided approximately \$261 million for transportation projects to help address this need, and the City is preparing for a new bond election scheduled for 2022.

Over \$29 million has been identified for park improvements over the next

five years, including athletic fields at Rolling Hills and improvements at city golf courses, the Fort Worth Nature Center and Refuge, and Botanic Gardens Rock Springs garden in the Botanic Gardens. In order to maintain standards for meeting park and recreation needs, 1,186 acres of parkland will need to be acquired by 2040 to meet the 3.75 acres of neighborhood-based parkland per 1,000 population standard, based on projected population.

To enable our community to thrive with reliable clean water, the water utility is planning to invest more than \$1 billion in water and wastewater infrastructure between 2021 and 2025. The investments include funding for master planning, operational enhancements, initiatives that support City Council priorities, regulatory mandates, and infrastructure rehabilitation. Major projects include the Sanitary Sewer Overflow Initiative, the new Mary's Creek Water Reclamation Facility, Lake Arlington and Clear Fork lift stations and force mains, and a major transmission main from Eagle Mountain Water Treatment Plant to Hicks Field. The Capital Improvement Plan also supports a new Supervisory Control and Data Acquisition System for managing and operating the water treatment and distribution systems, as well as water treatment plants, pipeline, storage, and pumping improvements related to growth.



Rock Spring Gardens in the Botanic Gardens. (Source: City of Fort Worth, Park & Recreation Department, 2020.)

## REVITALIZING THE CENTRAL CITY

The City of Fort Worth is committed to revitalizing its central city – the areas consisting of low- and moderate-income neighborhoods within Loop 820 – through a comprehensive and coordinated strategy that includes economic development, housing, historic preservation, infrastructure, parks, cultural programs, human services, and safety initiatives. The City’s principal strategies for central city revitalization are to:

- Develop compact, pedestrian-oriented mixed-use growth centers (p. 10-7).
- Revitalize distressed commercial corridors by developing mixed-use urban villages along those corridors (p. 10-7).
- Develop a rail transit system that connects the growth centers and urban villages and promotes transit-oriented development (TOD) in appropriate transit station locations. (p. 10-7).

The City has developed other related policies and strategies to promote revitalization of the central city, including the following:

### Policies

- Promote neighborhood stability through a comprehensive and coordinated strategy that includes housing, neighborhood economic development, infrastructure, parks, safety, and human services (p. 5-25).
- Use the Neighborhood Empowerment Zone program to promote the development of designated urban villages and other targeted redevelopment areas (p. 10-12).
- As a matter of public policy, the identification, protection, enhancement, and perpetuation of landmarks or districts of historical, cultural, architectural, or archeological significance are necessary to safeguard and promote the economic, cultural, education, and general welfare of the public (13-14).

### Strategies

- Support redevelopment, community development, and nonprofit organizations’ efforts to spur the revitalization of central city business districts where investment is not occurring but that have redevelopment potential (p. 10-12).

Projects such as the redesign of South Main Street, Lancaster Avenue, Berry Street, North Main Street, and Race Street are acting as catalysts for

central city redevelopment. Lancaster Avenue from I-35W to Henderson Street has been redeveloped into an attractive, pedestrian-oriented street with residential, retail, and office uses. The I-30 and I-35W interchange was relocated to the south of the Union Pacific railroad lines, enabling the Lancaster improvements. The Lancaster Avenue construction began in 2005 and was completed in June 2008. Public art was installed in the median in 2009. A new mixed-use development on Lancaster between Jennings and Throckmorton also has been completed including retail, office, and residential units. A block from the new Hemphill Lamar connector, which links Downtown to the Near Southside district, the Burnett Lofts development will feature 330 residential units and flex-work space. More such developments are anticipated.

The Berry Street corridor has been redesigned from Evans Avenue west to University Drive to help revitalize the corridor, stimulate new economic development, and promote pedestrian activity. As part of its urban village program, the City secured approximately \$4.2 million in federal and local funds for pedestrian and streetscape improvements on Berry Street. Construction of phase one began in November 2005 and was completed in the spring of 2007. Phase two construction began in 2013 and was completed in 2014. The Berry/University Form-Based Code was adopted in 2019 to guide mixed-use development along the corridor.



New Hyatt Place Hotel located on Texas Christian University’s campus. (Source: @FortWorthUrban Twitter post, February 2, 2021.)

## REVITALIZING THE CENTRAL CITY (CONT)

The North Main corridor project created an attractive, safe, and pedestrian-oriented environment to improve tourism and stimulate economic activity along the corridor, from the Tarrant County Courthouse to the Historic Stockyards. Two districts received streetscape improvements: the Stockyards district, between 23rd and 28th Street; and the Historic Marine retail and restaurant district, between the railroad and 23rd Street. Pedestrian and streetscape improvements in the Historic Marine district were completed in September 2006. The Stockyards Form-Based Code was adopted in 2017 to guide redevelopment in the Stockyards District including the \$175M renovation of the Historic Stockyards, including the under-construction Hotel Drover.

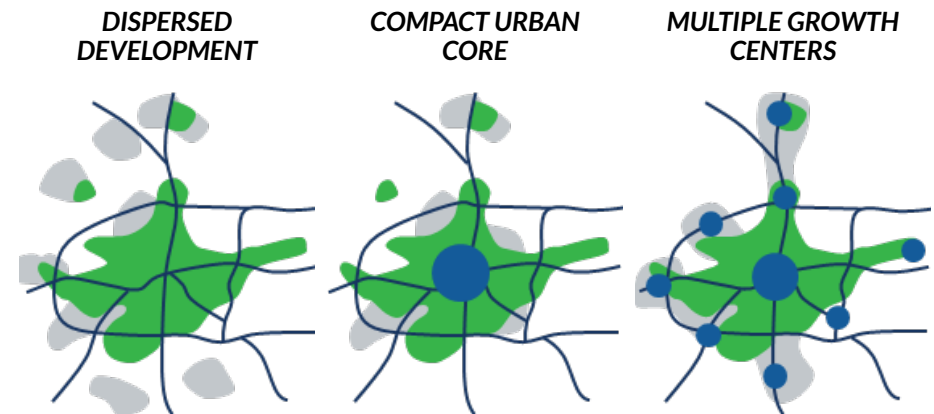
In 2002, the City created conceptual redevelopment plans for urban villages along priority commercial corridors targeted for reinvestment. Since that time the City designated additional urban villages for a total of sixteen. The City allocated \$4.5 million for planning in twelve of these villages, and for design and construction in five villages. In addition, the 2004 bond package designated \$2 million in local match funding to secure federal funding as it becomes available. The City Council adopted twelve urban village master plans in December 2007. Construction of streetscape improvements is complete in several urban villages and is underway in several more. 2014 Bond Program funding for urban villages provided an additional \$6 million for streetscape improvements in these target areas.



The New Isis Theater, which had sat vacant for decades prior to the adoption of the Stockyards Form-Based Code, has been undergoing rehabilitation since 2018. (Source: City of Fort Worth, Development Services Department, 2021.)

## DEVELOPING MULTIPLE GROWTH CENTERS

A multiple growth center development pattern will accommodate citywide growth with fewer environmental impacts, less land consumption, less traffic generation, and less pollutant production than a dispersed development pattern. Providing a variety of transportation modes within and between growth centers will lessen residents' current dependence on automobiles, thus helping to improve Fort Worth's air quality by reducing automobile emissions.



The Comprehensive Plan has designated 32 growth centers (24 mixed-use and 8 industrial) to serve as the primary development pattern for future public and private development. Mixed-use growth centers have a concentration of jobs, housing units, entertainment, public spaces, and public transportation hubs. They are characterized by mixed-use development and a pedestrian-oriented environment. Industrial growth centers consist of industrial and commercial uses, with a high concentration of jobs. Both will concentrate more intense land uses away from low-density residential areas. Examples of designated mixed-use growth centers include Downtown, Near Southside, Hulen/Cityview, Alliance Town Center, and CentrePort. Examples of industrial growth centers include the Alliance Corridor, Riverbend, Carter Industrial Park, and Lockheed-Martin.

The City has developed several policies and strategies related to promoting a multiple growth center development pattern, including the following:

### Policies

- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and

## DEVELOPING MULTIPLE GROWTH CENTERS (CONT)

decrease vehicular traffic (p. 4-15).

- Link growth centers with major thoroughfares, public transportation, trails and linear parks (p. 4-15).
- Locate large industrial uses along rail lines, highways, or airports within industrial growth centers and other appropriate locations (p. 4-17).

### Strategies

- Plan for, facilitate, and aggressively pursue appropriate transit-oriented development (TOD) at existing and future transit station locations. A TOD encourages compact urban development adjacent to transit stations. Mixed uses in a single building, minimal setbacks, and taller structures help achieve the higher densities necessary to support transit. Retail businesses and services for commuters should be located adjacent to transit stops, between the rail platform and parking facilities (p. 4-18).

Completed in January 2002, the Fort Worth Central Station, located downtown at Ninth and Jones Streets, links neighborhood residents and visitors to employment centers, as well as to locations of cultural and recreational interest. The Fort Worth Central Station serves as the hub for several transportation modes including Amtrak, Greyhound, Trinity Metro's local buses, and commuter rail service between Fort Worth and Dallas, as well as to DFW International Airport.

The Trinity Railway Express (TRE) provides commuter rail service from Dallas to the Fort Worth Central Station and the T&P Terminal on Lancaster Avenue. TRE offers an important transportation link to other areas in the region. It was completed in 2001 through a partnership with Dallas Area Rapid Transit and is now operated by Trinity Metro, with funding assistance from the Federal Transit Administration, TxDOT, and Tarrant County.

A regional commuter rail line from southwest Fort Worth to DFW International Airport was identified as the Locally Preferred Alternative and the best new commuter rail transportation investment Trinity Metro could make. TEXRail broke ground in 2016 on the first phase between Downtown and DFW Airport, with construction completed in 2019. Planning for a TEXRail extension to the Medical District is underway. City staff is working to ensure appropriate transit-oriented development occurs around all

passenger rail stations.

In 2007, Trinity Metro's Board of Directors passed a resolution to acknowledge and affirm that building and operating passenger rail service in southeast Fort Worth is its next top priority. In December 2011, Trinity Metro completed a study evaluating the various options for meeting this goal, recommending the East Lancaster corridor as the best opportunity for Bus Rapid Transit, followed by a passenger rail service as development density along the corridor increased. Passenger rail service in southeast Fort Worth would provide economic development benefits, serve public transportation needs, and further sustainable development in southeast Fort Worth.

Concentrated development will support more efficient delivery of public transportation, promote restoration and reuse of historic buildings within the growth centers, and present opportunities for shared facilities housing a variety of service providers. Residents living in mixed-use growth centers, as well as non-resident employees, will benefit from their proximity to a range of compatible businesses, health and human services, and information and educational resources.



TEXRail Central Station in Downtown. (Source: Trinity Metro, 2019.)

## CELEBRATING THE TRINITY RIVER

The Trinity River and its tributaries are important resources that provide a natural means of linking the City’s recreation sites and open space, as well as providing trail linkages between neighborhoods and activity centers. Promoting compatible development along the riverfront is essential to preserving the Trinity River as Fort Worth’s greatest natural asset, while connecting more of the city’s residents to the river. Preserving floodplains as open space allows for natural filtration of surface runoff before it reaches waterways and also protects structures from flooding.

The river and its tributaries are also an important economic asset to Fort Worth, attracting high profile development projects that complement and benefit from these important water features. Examples include the former Pier 1 – and future City Hall – as well as the former RadioShack headquarters – now Tarrant County College – along the Downtown segment of the river. The more recent Clearfork and Waterside developments bring residents and business to the river. The Trinity Uptown Plan envisions mixed-use development along an expanded waterfront near Downtown. The Trinity Uptown Plan is an outgrowth of the Trinity River Vision Master Plan and includes bold recommendations to ensure long-term flood protection, while also transforming Fort Worth’s urban waterfront.

Examples of current policies and strategies that protect the Trinity River as a natural and economic resource include the following:

### Policies

- Pursue implementation of the Confluence: The Trinity River Strategic Master Plan in cooperation with Streams and Valleys, Inc., the Tarrant Regional Water District, and the U.S. Army Corps of Engineers (p. 6-16).
- Encourage development and building practices that reduce environmental impacts (p. 18-34).
- Maintain floodplains in their natural state to the extent possible to protect water quality, reduce the risk of erosion, and protect the riparian environment (p. 18-29).

### Strategies

- When feasible, develop linear parks with walking and biking trails along drainage ways as an effective means of filtering out water pollutants and connecting neighborhoods (p. 189).

Watershed studies are being performed to identify developing areas and to develop flood mitigation strategies. The City is working with the Federal Emergency Management Agency, the Tarrant Regional Water District, the U. S. Army Corps of Engineers, and the North Central Texas Council of Governments on this project.

The trails that line the Trinity River corridor provide important opportunities for recreation and fitness in addition to stimulating the use of alternative transportation between neighborhoods, growth centers, and Downtown. While these trails are not yet fully linked throughout Fort Worth, much has been accomplished. The Trinity River and its tributaries, including West Fork, Clear Fork, Marine Creek, and Sycamore Creek, stretch 88 miles through Tarrant County, with more than 72 miles of shared-use trails along their banks. Ultimately, the Fort Worth-to-Dallas spine trail will connect both downtowns, drawing residents, visitors, and new development to the Trinity River.

In 1999, Streams and Valleys, Inc. completed an update to the Trinity River Master Plan, called the Tilley Plan, which addressed the river corridor from



*Phyllis J. Tilley Memorial Bridge along the Trinity Trails. (Source: City of Fort Worth, Planning & Data Analytics Department, 2020.)*

## CELEBRATING THE TRINITY RIVER (CONT)

Trinity Park to Gateway Park. A far-sighted update of this plan, the Trinity River Vision Master Plan, was completed in 2003. This master plan expanded its scope to encompass approximately 88 miles of river and creek corridors. In 2018, Streams and Valleys, Inc. completed Confluence: The Trinity River Strategic Master Plan. This plan builds on past planning efforts to continue the evolution of the Trinity River system, including its banks and adjacent amenities, as well as the major tributaries. This action-oriented document outlines policies, programs, and catalytic projects that will help the Trinity River live up to its full potential as the communal centerpiece of Tarrant County. The plan centers on sustaining a healthy and thriving river that connects citizens and communities, catalyzes economic development, and offers an abundance of active transportation and recreational amenities for the region.



*The Clearfork Farmers Market at The Trailhead at Clearfork located along the Trinity River. (Source: Clearfork Farmers Market, Pinterest, 2020.)*

## USING THE COMPREHENSIVE PLAN

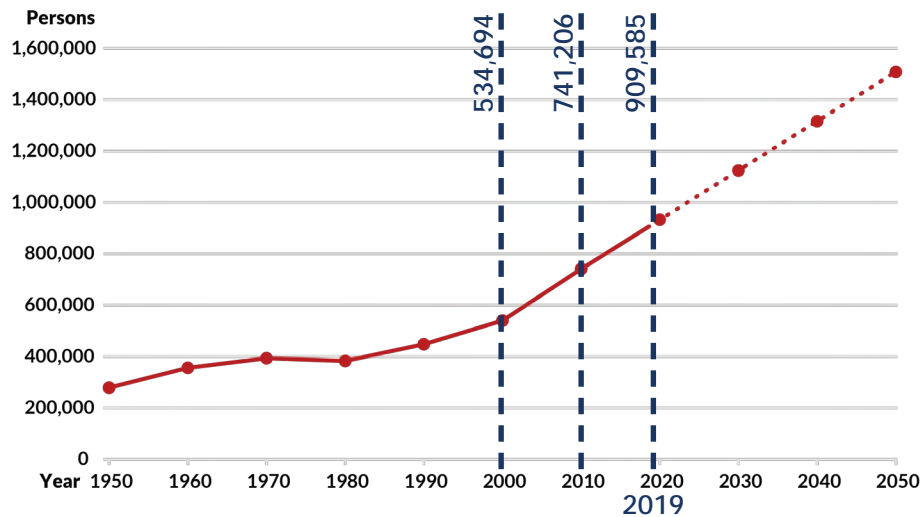
The 2021 Comprehensive Plan is the twenty-first update of the 2000 Comprehensive Plan, a dynamic and evolving working document that is updated each year to assure its usefulness and relevance to the community. Changes to the Plan reflect shifts in demographic and economic trends that occur over time, as well as changes in policies, strategies, programs, and project status.

The Plan also serves to document the implementation of new projects. As City departments complete anticipated master plans and strategic plans, these plans are incorporated into the Comprehensive Plan in Appendix A.

Citizen input is solicited as a major part of the planning process. This input serves to guide the City's vision, and will continue to shape the values expressed through the Comprehensive Plan in the years to come.



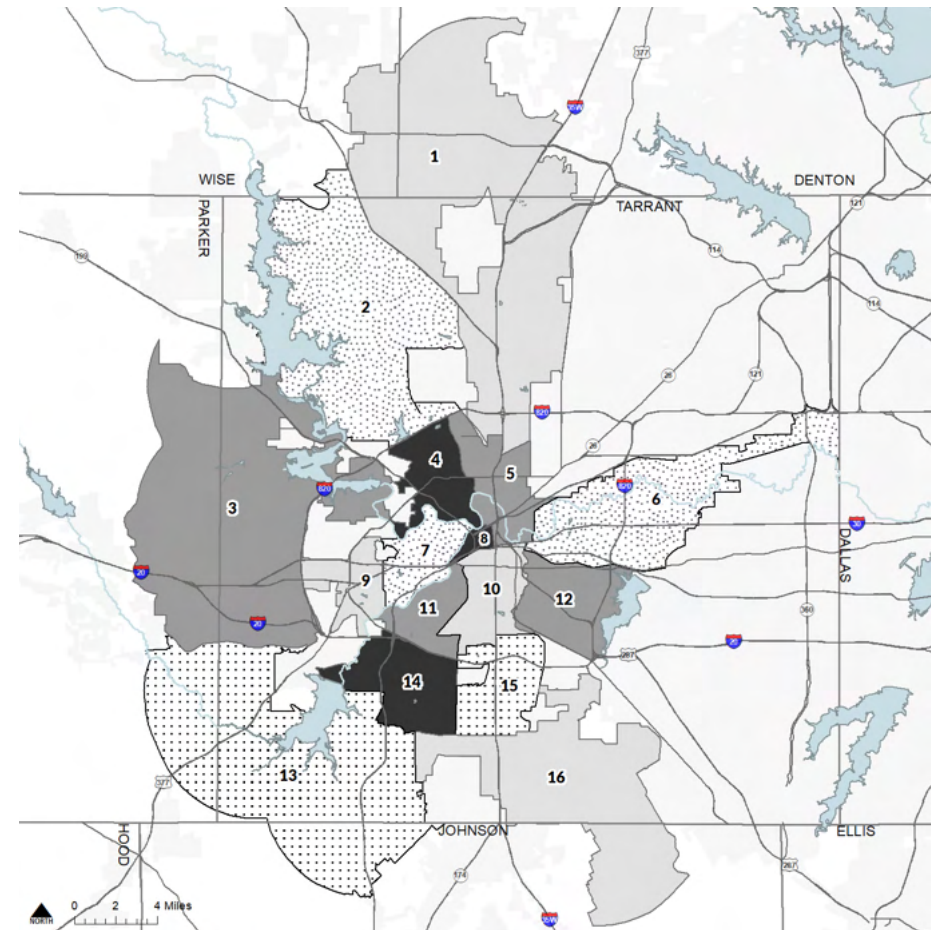
Fort Worth is the nation's 13th largest city with 909,585 residents, more than many other well-known cities across the country, including Seattle, Boston, Denver, Charlotte, Washington, Las Vegas, Portland, New Orleans, Cleveland, and Atlanta.



Fort Worth's physical and economic climates are ideal for residents and employers. Once dependent on defense, oil and agriculture, Fort Worth's economy has become more diversified with high-tech jobs. The cost of living is comparatively low, keeping labor costs down and homeownership within reach of many. Fort Worth offers excellent opportunities for unique cultural experiences, quality education, recreation, and a safe environment, creating a high quality of life.

The population growth that Fort Worth is experiencing can result in many different patterns of development — some more desirable than others. A current, updated comprehensive plan is essential to improving our community and making successful decisions about Fort Worth's growth and development. Fort Worth's 2021 Comprehensive Plan updates, extends, and enhances the vision of Fort Worth's future that was originally expressed in the 2000 Comprehensive Plan. The 2021 Comprehensive Plan provides an updated policy framework to guide the decisions that will shape the city for years to come.

## PLANNING SECTORS



The City and its extraterritorial jurisdiction have been divided into 16 sectors for planning purposes:

- |                  |                          |                   |
|------------------|--------------------------|-------------------|
| 1. Far North     | 6. Eastside              | 11. TCU/Westcliff |
| 2. Far Northwest | 7. Arlington Heights     | 12. Southeast     |
| 3. Far West      | 8. Downtown              | 13. Far Southwest |
| 4. Northside     | 9. Western Hills/Ridglea | 14. Wedgwood      |
| 5. Northeast     | 10. Southside            | 15. Sycamore      |
|                  |                          | 16. Far South     |

Source: City of Fort Worth, Planning & Data Analytics Department, 2021.

## HISTORY OF PLANNING IN FORT WORTH

Fort Worth has a rich history of planning. The City has taken hold of its future since its inception, from the commissioning of the outpost and the original town plan, to the creation of some of the first city plans in the country. The Kessler Plan of 1909 laid out some of the first city parks, lakes, and boulevards. In 1923, the first City Plan Board was created, and two years later the City Plan Commission was established by ordinance.

Among the Commission's first tasks was retaining Harland Bartholomew and Associates of St. Louis to create the 1927 Major Thoroughfare Plan, beginning with a boulevard and parkway system. In 1956, Victor Gruen and Associates produced a world-renowned plan for a walkable downtown. For the first time, a comprehensive plan was produced by City staff in 1965. This planning effort incorporated substantial citizen participation over a seven-year period and resulted in specific area plans for sectors and districts. These sector and district plans were updated in the early 1980s, again with significant input from the citizens of Fort Worth.

## LEGAL BASIS

The Texas Local Government Code, Section 213.005, states that municipalities may have comprehensive plans. Section 211 provides that zoning regulations must be adopted in accordance with the comprehensive plan. As a home rule city, Fort Worth has chosen to appoint a City Plan Commission. Among the duties of the Commission is maintaining a comprehensive plan for the City. Section 25-55(2) of the City Code directs the City Plan Commission to formulate a comprehensive plan and recommend it to the City Council. The Commission is also responsible for reviewing the plan and recommending changes. The comprehensive plan is described as a plan for the orderly growth and development of the city and its environs. The plan should "facilitate the movement of people and goods, and the health, safety and general welfare for the citizens of the city." Section 25-55(7) requires that the City Plan Commission advise the Zoning Commission on the location of uses, height, bulk of buildings, and the division of the city into zones to carry out the goals of the comprehensive plan. A current and realistic comprehensive plan based on existing conditions and trends, as well as goals and objectives of the City, is essential to the effective growth and development of Fort Worth.

## PLANNING PROCESS

The first major update of Fort Worth's Comprehensive Plan began October 15, 1998, with a citywide forum attended by over 200 interested citizens. Following the forum, approximately 700 citizens attended 16 sector meetings held over a four-week period. Additionally, nine focus group meetings drew 160 citizens to provide input on specific issues, and presentations were made to civic organizations throughout the planning process. City Council and City Plan Commission members were a significant part of this process, moderating public meetings and informing citizens. This intense effort resulted in the receipt of over 1,000 comment cards from citizens wishing to express their concerns and suggestions. City staff incorporated comments and released the plan to the public in libraries, community centers, and on the Internet. Sixteen sector workshops and several focus group meetings were held again. After incorporating public comments, the plan was revised for public hearings held by the City Plan Commission and the City Council in early 2000. The Plan was adopted by the City Council on August 1, 2000, as a guide for Fort Worth's growth and development.

In October 2000, the City Council authorized staff to update the plan annually so that it continues to be a useful guide. The annual public review process starts in the fall when City staff conduct a series of community meetings to receive



*The planning process is a continuous sequence of activities taking approximately one year to complete. There are opportunities for input into the process at all stages. (Source: Planning & Data Analytics, 2021.)*

## PLANNING PROCESS (CONT)

comments on the Plan. This process culminates with the adoption and release of a revised document the following spring.

The City's annual planning and budgeting processes are interwoven. The two processes are coordinated so as to enable City departments, the City Manager's Office, and the City Council to make budgeting decisions that are consistent with the Council's priorities as reflected in the Comprehensive Plan. The Plan is also intended to help City officials in formulating capital improvement budgets and bond packages. In 2008 the Mayor and City Council thoroughly reviewed the goals found in the 2008 Comprehensive Plan and revised the goals:

- Make Fort Worth the nation's safest major city.
- Improve mobility and air quality.
- Create and maintain a clean, attractive city.
- Strengthen the economic base, develop the future workforce, and create quality job opportunities.
- Promote orderly and sustainable development.

These strategic goals, along with the vision statement in the Comprehensive Plan and financial policies, help guide the City Manager in formulating an annual Consolidated Business Plan, which in turn provides the framework for department business plans and individual performance plans. Each City

## SCOPE OF COMPREHENSIVE PLAN

The 2020 Comprehensive Plan is organized according to elements of the City's mission statement: **"Fort Worth, Texas is a city focusing on its future. Together we are building strong neighborhoods, developing a sound economy, and providing a safe community."** The mission statement's elements form four major sections in the plan:

- Focusing on the Future – A summary of major trends that serves as a basis for the Plan.
- Building Strong Neighborhoods – Initiatives to enhance quality of life by promoting compatible land uses and improving community services.
- Developing a Sound Economy – Components that enhance economic opportunity and keep our economy growing.
- Providing a Safe Community – Services that make Fort Worth a safe place in which to live, work, and recreate.

department prepares an annual business plan describing their mission and vision, organization, budget, major initiatives, and performance measures. The business plan relates the department's activities to the City Council's strategic goals and to the City's organizational priorities: communication, customer service, and diversity. The business plan also relates the department's activities to the goals, objectives, policies, programs, and projects contained in the Comprehensive Plan. This strategic alignment of the planning and budgeting processes, combined with continuous public input, helps to ensure that the City of Fort Worth provides the best possible service to its citizens.



*The Comprehensive Plan guides the City's strategic business planning process. (Source: City Manager's Office, 2009.)*

A statement of vision and values guides the elements of the plan, emphasizing the values that are important to the residents of Fort Worth throughout each subject area. The plan is also guided by future population, economic, and financial trends. Eighteen subject areas are addressed by identifying goals, objectives, policies, programs, and projects.

The final section of the Comprehensive Plan concentrates on tools for the implementation of the Plan. This section identifies sources of funding, rules and regulations, financial incentives, and cooperative efforts with other governmental bodies. The appendices include other plans incorporated by reference, sector land use maps and policies, and capital improvements for the 16 planning sectors, as well as supporting materials. A glossary is also included.

Fort Worth residents have expressed what they most value about Fort Worth, and have identified issues that should be addressed over the next 20 years. The vision statement for the Comprehensive Plan has been shaped by citizens' comments and the City's mission to create strong neighborhoods, a sound economy, and a safe community. The vision and values defined within the Comprehensive Plan represent the creative efforts of the community to lay a successful foundation for the future of Fort Worth.

## OUR VISION

"Fort Worth will be commonly recognized as the most livable city in Texas. Residents will be able to enjoy Fort Worth's friendly atmosphere and the opportunities that are associated with a growing economy and diverse community. Fort Worth's public schools will produce well-rounded citizens and a skilled workforce to fill high-paying jobs in local businesses. Fort Worth's environmental quality will also be superior, meeting the highest national standards."



Fort Worth's strong western heritage is celebrated with a daily cattle drive in the Historic Fort Worth Stockyards north of Downtown. (Source: City of Fort Worth, 2009.)

## OUR VALUES

During the meetings held throughout Fort Worth for the 2000 Comprehensive Plan, 13 values were identified to define and guide the city's future. Those values are:

- |  |  |
|--|--|
| 1. Preservation of western heritage,                 | 7. Efficiency and equity in delivery of quality public services, |
| 2. A friendly small town atmosphere,                 | 8. Educational and economic opportunity,                         |
| 3. Quality and ethnic diversity of cultural life,    | 9. Promotion of free enterprise,                                 |
| 4. The arts,   | 10. Protection of property rights,                               |
| 5. Neighborhood vitality,                            | 11. Mobility,  |
| 6. Preservation of historic buildings and districts, | 12. Children and youth, and                                      |
|  | 13. Conservation of natural resources.                           |

At their June 2003 retreat, the City Council enlarged the list by adding the values of aviation history and technology, and a can-do-attitude. At the June 2005 retreat, the City Council added the value of inclusiveness and cooperation: "The Fort Worth Way."

### ***Preservation of Western Heritage***

Fort Worth's western heritage is deeply rooted in the city's history as the gateway to the West and as a busy outpost along the famous Chisholm Trail. We value this heritage by preserving and celebrating it in our Historic Stockyards District, our brick paved streets, and the development of world class livestock and rodeo exhibit space. Our western heritage can also be experienced through the residents, friendly and unpretentious, as they speak with pride of their modern, easy paced city, still alive with legends of cowboys and cattle, larger than life wildcatters, ranching families, and business icons.

### ***Friendly, Small Town Atmosphere***

Although Fort Worth has reached a population of 909,585, the distinctive atmosphere remains one of friendly, helpful residents who are committed to the well-being of their city. Visitors to Fort Worth are welcomed by citizens who are eager to share the unique character of their city. Residents take pride in their

neighborhoods and are willing to spend countless volunteer hours to ensure a safe and viable place to live, work, and play.

### **Quality and Ethnic Diversity of Cultural Life**

Fort Worth is blessed with a rich and diverse cultural life. We celebrate our western heritage while enjoying local and international artistic and scientific contributions. We are also blessed with a diverse population, representing many ethnic groups that offer unique means of expression, traditions, and skills that should be celebrated to ensure continued diversity in our cultural life.

### **The Arts**

We value the fine arts, including performing arts and public art. We want all citizens of Fort Worth to be able to enjoy art, music, theater, and dance, both in our cultural centers and in our neighborhoods. We want our public buildings and facilities to incorporate art that reflects the values of the community.

### **Neighborhood Vitality**

We believe a neighborhood has a chance at vitality when provided with quality community facilities and services, such as schools, parks, sidewalks, libraries, and fire and police protection. Neighborhoods should also be secure and should enjoy convenient access to shops, businesses, and other destinations throughout the city and region. Residents who have pride and a sense of ownership in their neighborhood actively work to preserve and improve Fort Worth. We want citizens to have a sense of community and belonging, to gain access to needed services, and to have the opportunity to connect with other people. We want our children to have safe and supportive communities in which to grow.

### **Preservation of Historic Buildings and Districts**

We value and respect our historic buildings and neighborhoods as reminders and teachers of our history. We want to preserve our historic structures as a means of tying our western heritage to the future so that younger generations and visitors will have an authentic experience of our great history.

### **Efficiency and Equity in Delivery of Quality Public Services**

The City of Fort Worth will provide public services in the most efficient manner so that citizens can enjoy the best possible services at the lowest cost. We want to have equal access to quality public services that meet the needs of our community. We want quality infrastructure and services throughout the city to support economic viability and a high quality of life. We want all of our neighborhoods to have safe homes, parks, and streets.



Artist's booths line Magnolia Avenue at the ArtsGoggle hosted annually by the Near Southside, Inc. (Source: Near Southside - Larry Schuessler, 2015.)



The Blackstone Hotel was vacant for many years until it was restored as a Courtyard Marriott by Historic Restoration, Inc. and Marriott Hotels. The restored hotel is one of many historic structures in Fort Worth that has been preserved for future generations. (Source: Downtown Fort Worth Inc, 2014.)

## ***Educational and Economic Opportunity***

We value equal access to educational and economic opportunity. We want high quality education and training offered to citizens of all ages in all parts of Fort Worth. We want schools and training programs that produce a talented workforce capable of filling high paying jobs in our diversified economy.

## ***Aviation History and Technology***

We value our rich aviation history and contributions to aviation technology, from the first air show organized by Amon G. Carter in 1911, to the manufacture of Joint Strike Fighters at Lockheed Martin Aeronautics Company. We value our aviation role in national defense, as home to the U.S. Army's aviation training camp at Camp Bowie during World War I, to Carswell Air Force Base during the Cold War, to today's Naval Air Station/Joint Reserve Base. We want our municipal airports to continue to contribute to the region's economy. As the headquarters location for American Airlines and Bell Helicopter Textron, the world's largest manufacturer of helicopters, we value our partnership with the aviation industry.

## ***Can-Do Attitude***

Fort Worth's western heritage and pioneer spirit are reflected in our can-do attitude. Whether recovering from a tornado or an economic recession, we value our ability to create opportunities from challenges. We want to continue to foster collaboration among all facets of our community and to build on our diverse strengths. We are proud of our remarkable accomplishments and dedicated to realizing our vision for the future.

## ***Promotion of Free Enterprise***

Fort Worth was founded by pioneering individuals who were willing to take risks and act on new ideas. That same entrepreneurial spirit still exists in Fort Worth today. Our environment has fostered innovation and development for over a century. We want to continue promoting new ideas and business, and to encourage new developments that will enhance Fort Worth's role as the diverse economic center of the region. We want the benefit of a healthy economy so that all residents have an opportunity to improve their quality of life.

## ***Protection of Property Rights***

The plentiful supply of land and the independence it symbolized attracted pioneers to settle Fort Worth. Our economy thrived, first on agriculture and then on oil. Land and its ownership were seen as wealth or a means to wealth. A strong connection was perceived between economic independence and the ownership of land. Though our economy has diversified, the traditions and attitudes shaped



*The Texas Wesleyan Bell Tower was constructed as part of a new Texas Wesleyan University main entrance. The new entrance, together with the East Rosedale Renaissance streetscape improvements, enhance student safety and effectively connect the University to the East Rosedale Street store fronts. (Source: City of Fort Worth, 2016.)*



*On the evening of March 28, 2000, two tornadoes struck Fort Worth, Arlington, and Grand Prairie, Texas. The Fort Worth tornado touched down on the city's west side and moved right through the Downtown area. Within hours, City crews, public utility workers, and volunteer crews were working together on the recovery efforts. (Source: Texas Roots and Boots Blog, Tornado State of Mind, posted 2012.)*



*Lockheed Martin Aeronautics Company's headquarters (home of the F-35 Joint Strike Fighter) is located seven miles west of Downtown Fort Worth. The production facility was established in 1942 in response to the U.S. War Department's need to produce additional B-24 Liberator bombers for World War II. (Source: Fort Worth Chamber, 2016.)*

by our history are strong. We want to choose how we use our land, as long as it does not negatively impact a neighbor's use of property.

### **Mobility**

We value being able to safely move about the city with ease and convenience. We want streets and public transportation systems that allow us to travel conveniently throughout the city and region. We want sidewalks that allow safe movement within our neighborhoods and commercial districts, and greenway trails that connect our parks and provide access to Fort Worth's natural resources.

### **Children and Youth**

We value the youth of Fort Worth as important contributors to the city's success. Youth demonstrate their interest in community life by taking advantage of opportunities to be involved in civic activities. We are committed to offering a nurturing and safe environment for Fort Worth's children by providing strong neighborhoods in which to live and play, quality child care, quality education, and diverse job opportunities.

### **Conservation of Natural Resources**

We value our natural features — the Trinity River, lakes, rolling prairie lands, trees, vegetation, and wildlife — as resources. We want to protect, preserve, and enhance these resources for future generations. Where our stewardship has lapsed, we want to renew resources by planting trees, cleaning up and replenishing degraded areas, and setting aside reserves for native vegetation and wildlife that once roamed the prairies. We want to reduce air and water pollutants so that we may have clean air and water for future generations.

### **Inclusiveness and Cooperation: "The Fort Worth Way"**

Before our community makes important decisions, we seek to involve all citizens who might be affected by those decisions. We strive to communicate effectively with all our citizens, and to include them early and meaningfully in our decision-making process through town hall meetings, citizen surveys, workshops and informal discussions. When conflicts arise, we bring interested parties together to work out practical solutions. We use inclusiveness and cooperation to make Fort Worth a livable city for all—it's the Fort Worth way.

Working from the city's existing conditions, the chapters that follow make recommendations for the future that will preserve and enhance the values identified by the citizens of Fort Worth.



The Fort Worth Central Station, at the intersection of 9th Street and Jones Street in Downtown Fort Worth, exemplifies the value that Fort Worth assigns to mobility. This facility, which opened in January 2002, serves as a terminal for seven transportation modes, including commuter rail services between Fort Worth, Dallas, and the Dallas Fort Worth International Airport. (Source: We Are Dallas Fort Worth Blog, [wearedallasfortworth.com](http://wearedallasfortworth.com))



Fort Worth Nature Center and Refuge. (Source: City of Fort Worth We Are Dallas Fort Worth Blog, [wearedallasfortworth.com](http://wearedallasfortworth.com))



# PART 1

# FOCUSING ON THE FUTURE





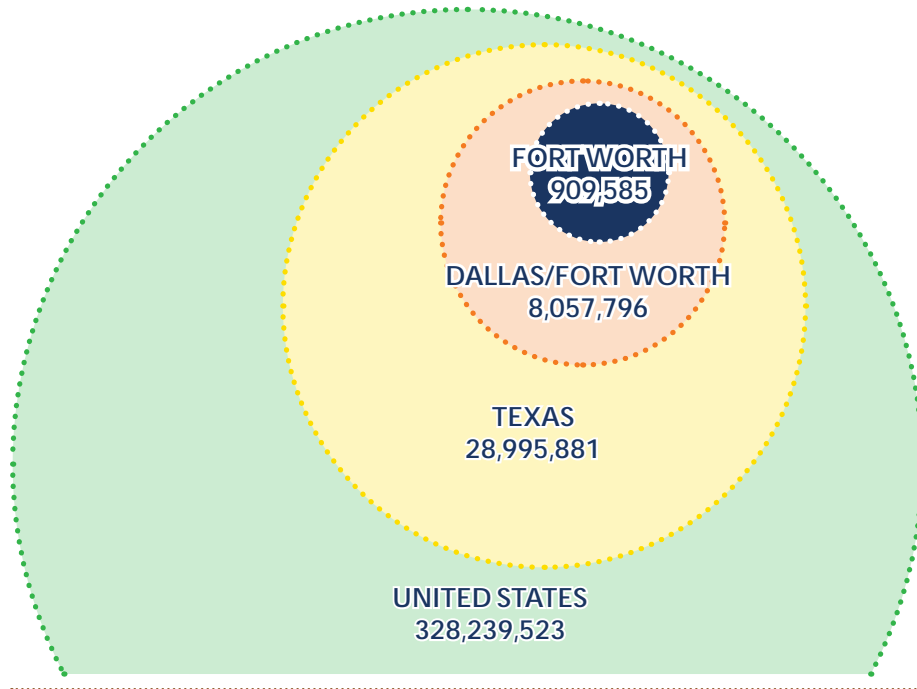
# CHAPTER 1

# POPULATION TRENDS

According to U.S. Census Bureau estimates, Fort Worth's population is 909,585. The City of Fort Worth has added more than 164,761 persons between the 2010 Census base estimate and 2019, equating to 22% growth since 2010.

The City of Fort Worth is ranked 13th in the nation. At the current rate of population growth, Fort Worth will be home to over 1,000,000 people by 2025.

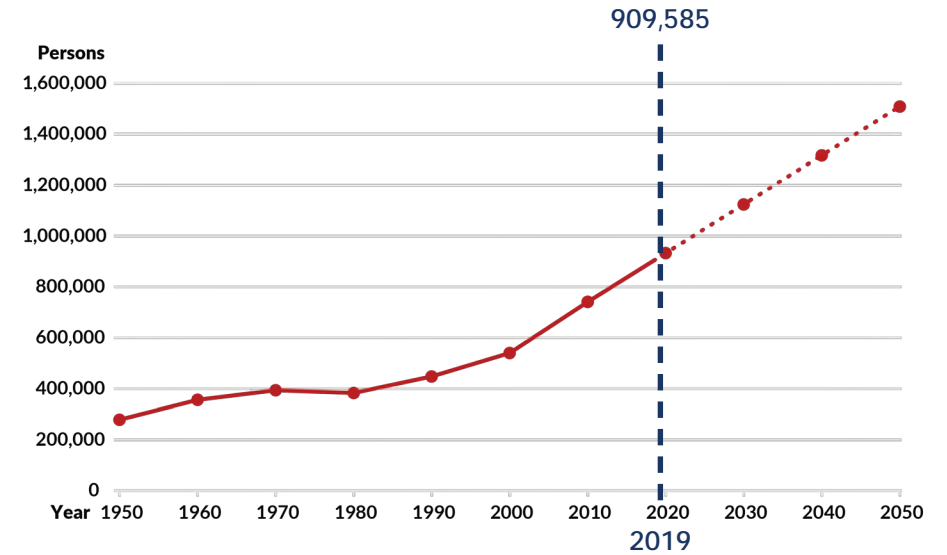
## CURRENT POPULATION



Source: U.S. Census Bureau Annual Estimates of Resident Population.

## FORT WORTH POPULATION, 1950 – 2050

Fort Worth has a larger population than Columbus, Charlotte, San Francisco, Indianapolis, Seattle, Denver, Washington D.C., and Boston.



Source: NCTCOG and U.S. Census Bureau Annual Estimates of Resident Population.

**357**

LAND AREA IN SQUARE MILES

**13<sup>th</sup>**

NATIONAL POPULATION RANK

**164,761**

POPULATION CHANGE 2010-2019

**2,677**

POPULATION DENSITY PER SQUARE MILE

**31.3%**

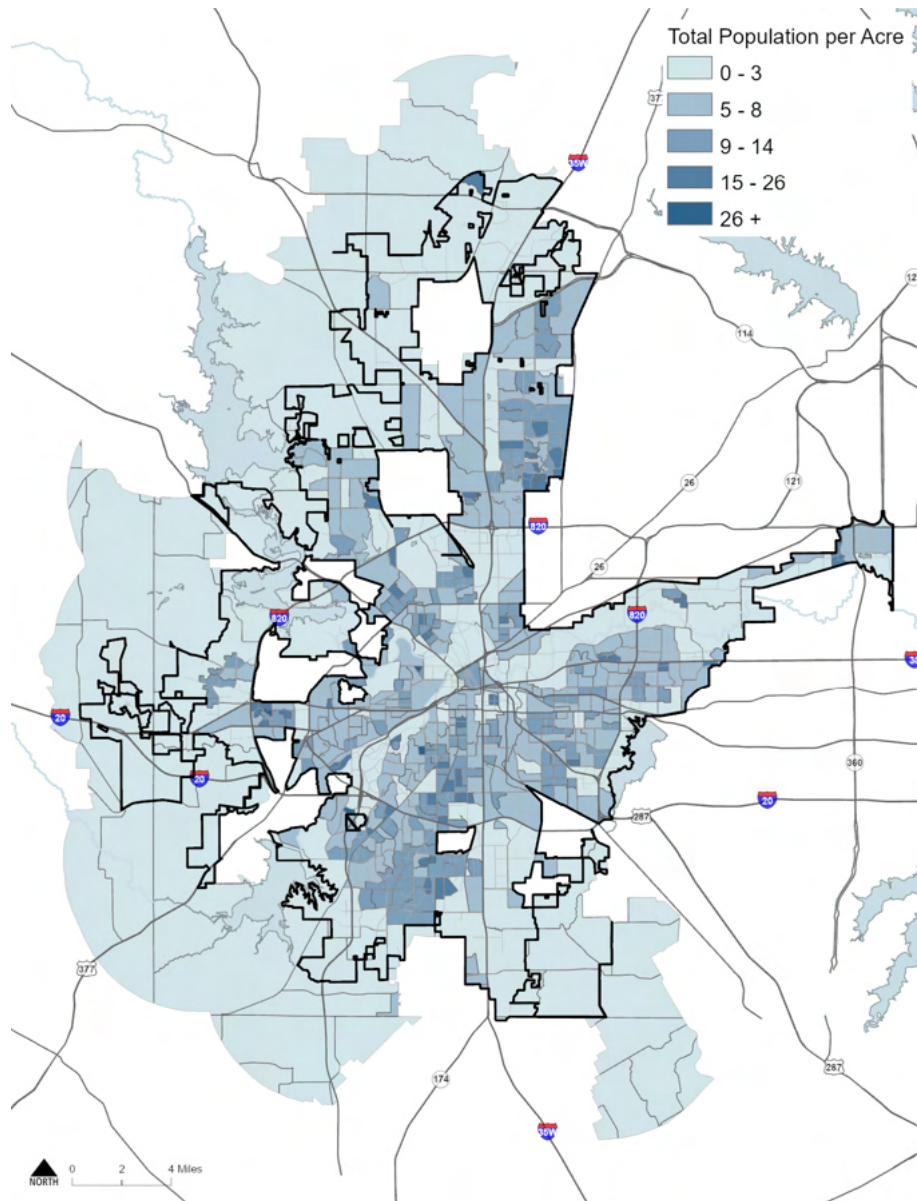
BACHELOR'S DEGREE OR HIGHER

**32.6**

MEDIAN AGE

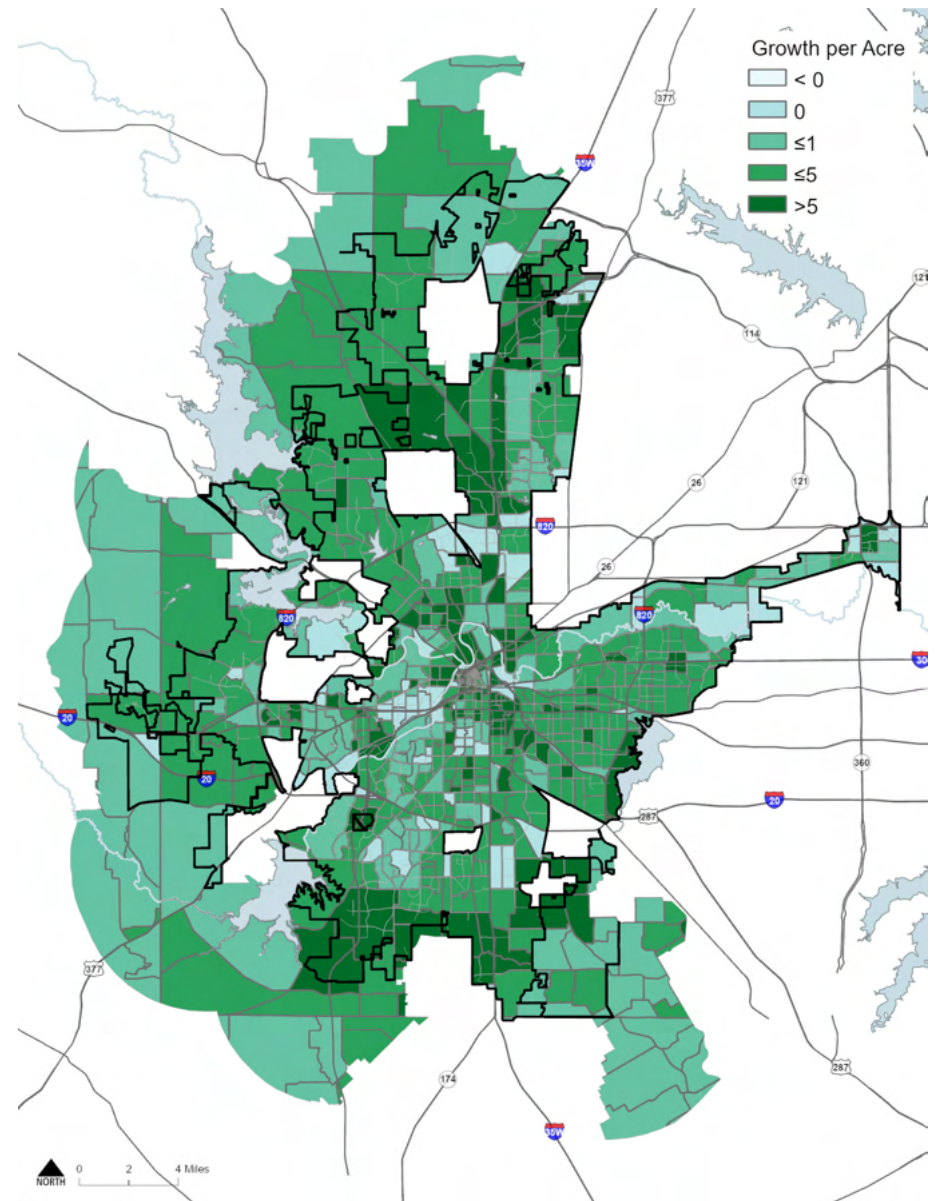
Source: U.S. Census Bureau, 2019 American Community Survey 1-Year Estimates, City of Fort Worth, Planning & Data Analytics, 2021.

## EXISTING POPULATION DENSITY



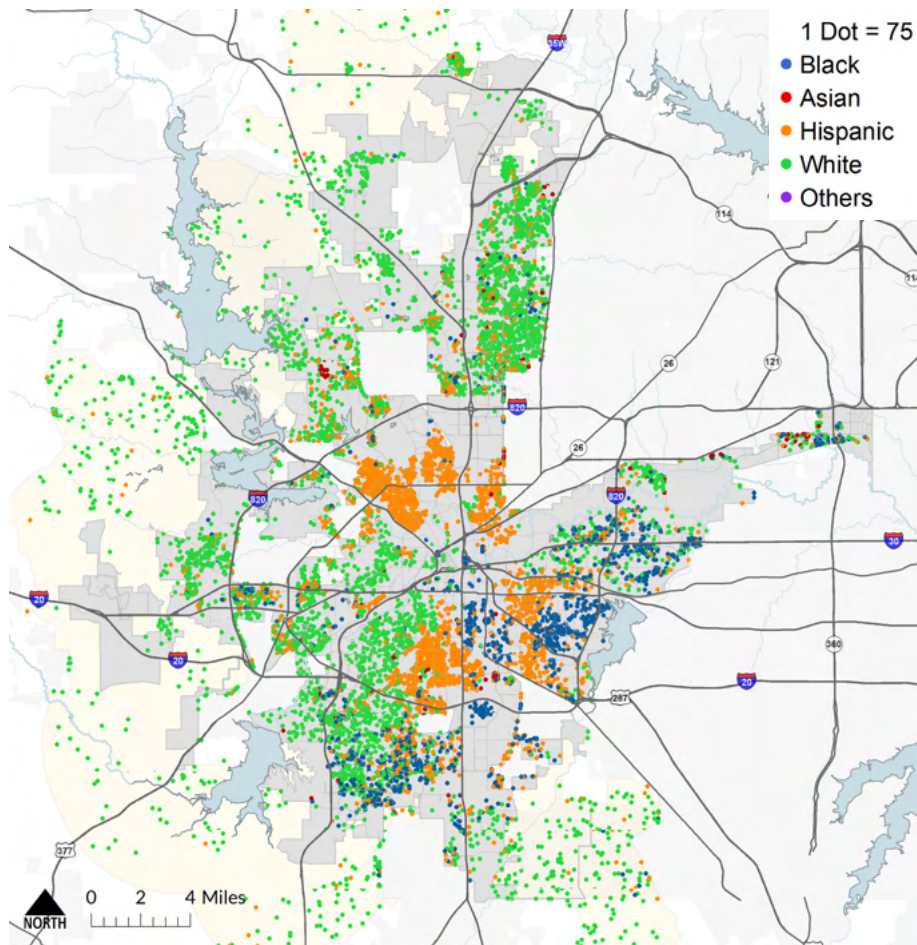
Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates.

## PROJECTED POPULATION GROWTH, 2010 - 2045



Source: North Central Texas Council of Government Demographic Forecast, 2015.

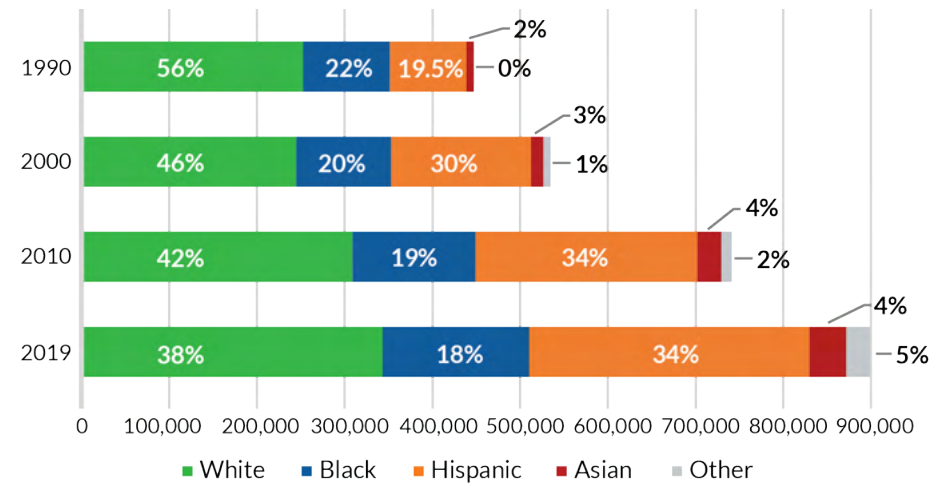
## RACE DISTRIBUTION



Source: U.S. Census Bureau, 2010 Census.

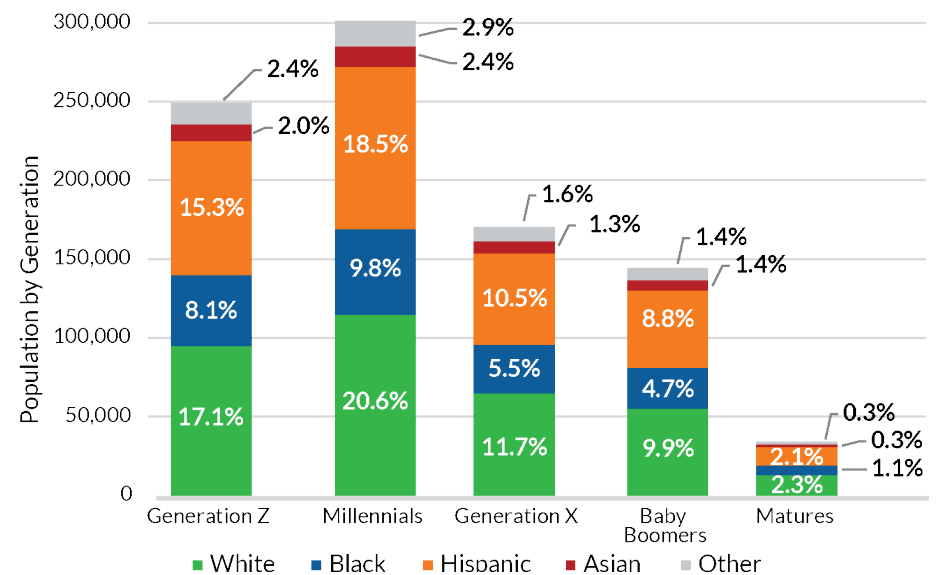
While Fort Worth's total population grows, there will also be changes in the composition of the population. Collectively, minorities have become the majority. The percentage of the population over the age of 65 will continue increasing through 2040. Changes in age composition will result in a need for different types of housing and services.

## RACE & ETHNICITY



Source: U.S. Census Bureau, 2019 American Community Survey 1-Year Estimates.

## RACE BY GENERATION, TOTAL CITY POPULATION, 2019



Source: U.S. Census Bureau, 2019 American Community Survey 1-Year Estimates.

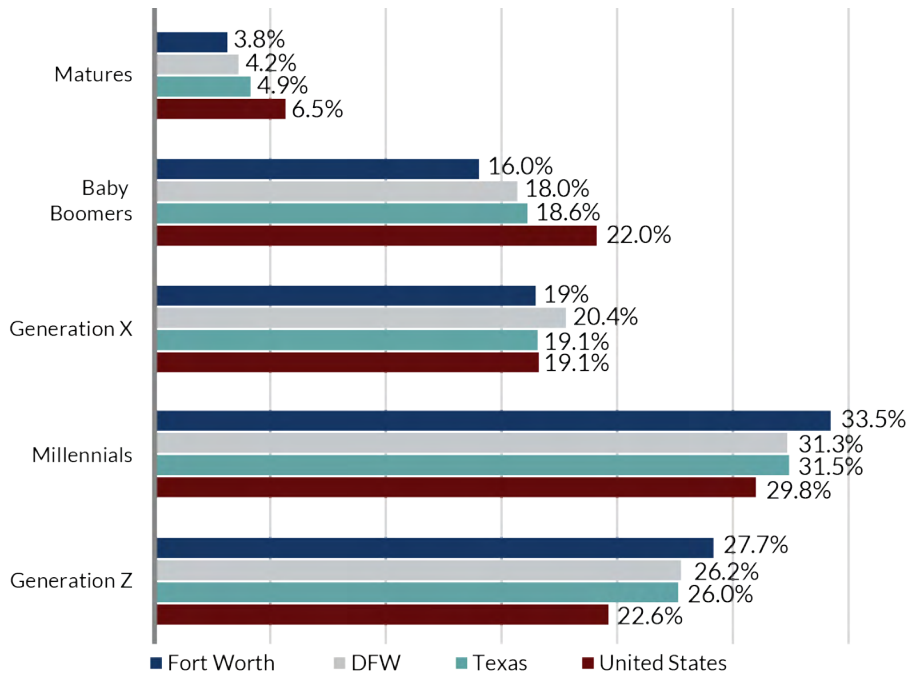
## MEDIAN AGE COMPARISON

<b>FORT WORTH</b>	<b>32.6</b>
DFW	34.8
TEXAS	34.6
<b>USA</b>	<b>38.1</b>

Source: U.S. Census Bureau, 2019 American Community Survey 1-Year Estimates.

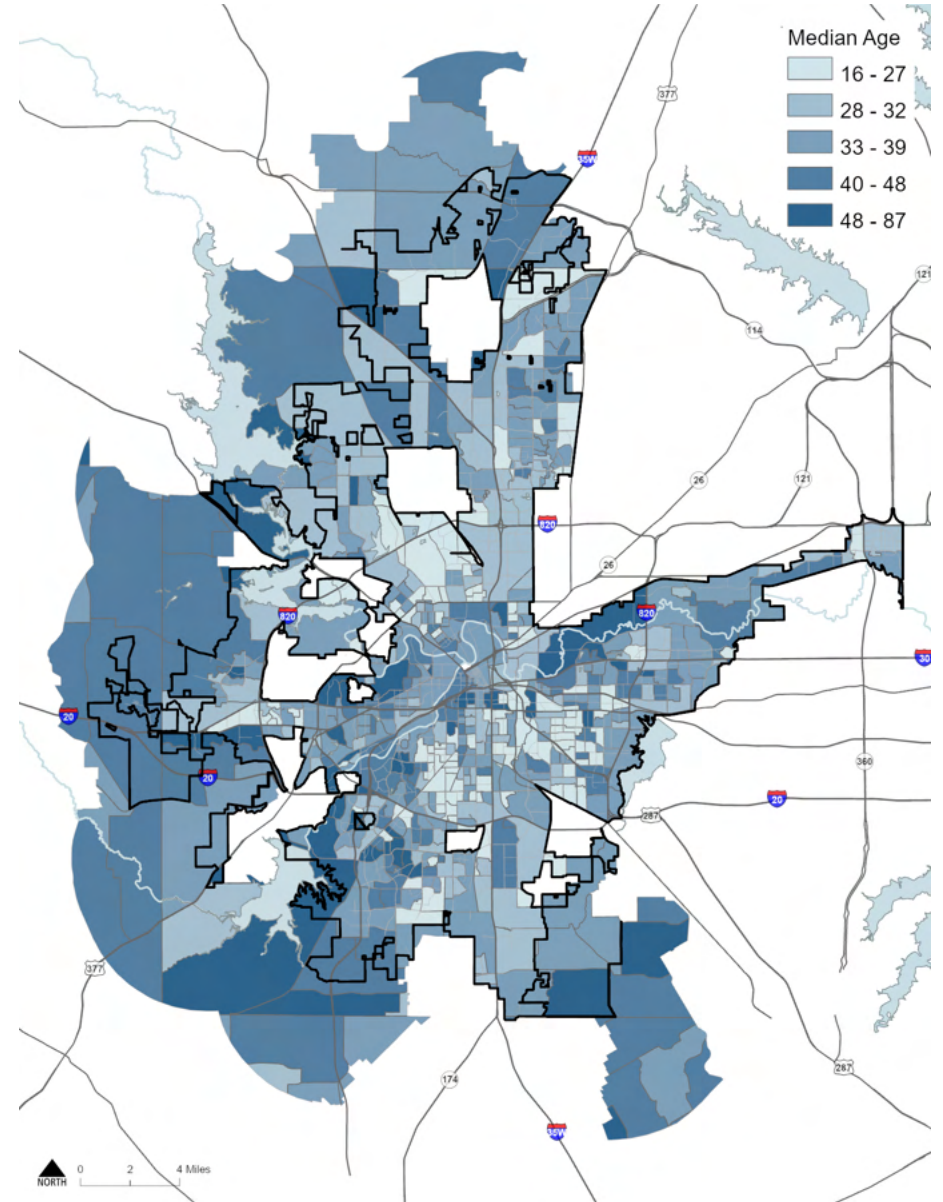
## GENERATION COMPARISON

The aging baby boom generation (those born between 1946 and 1964) is expected to increase demands on social services. However, Fort Worth is a relatively young city compared to the U.S. and Texas.



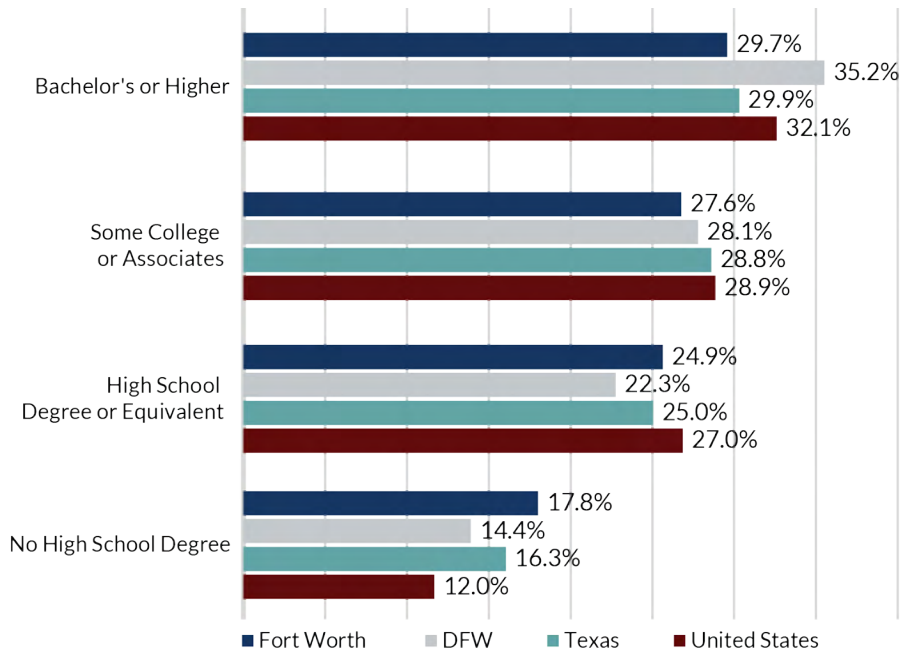
Source: U.S. Census Bureau, 2019 American Community Survey 1-Year Estimates.

## MEDIAN AGE



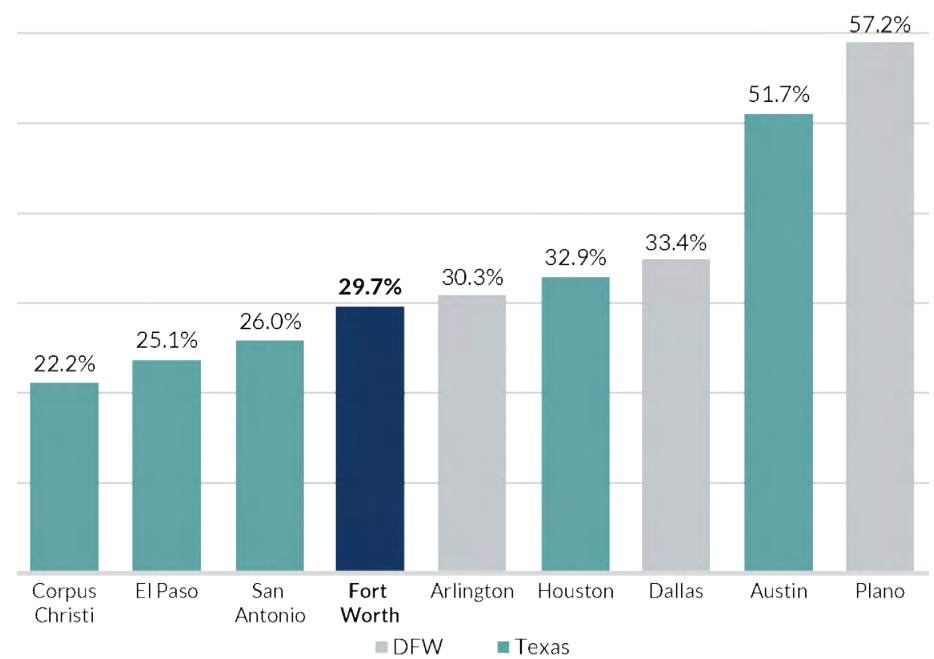
Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates.

## EDUCATIONAL ATTAINMENT COMPARISON



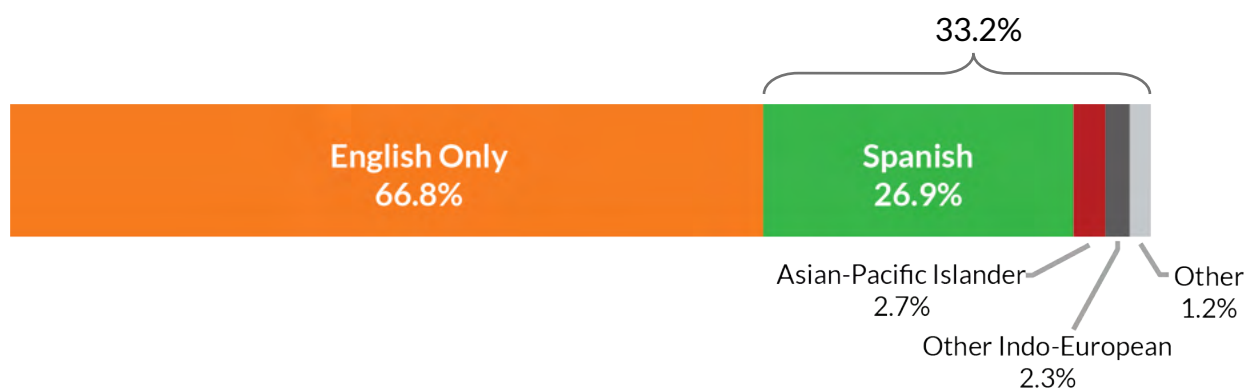
Source: U.S. Census Bureau, 2019 American Community Survey 1-Year Estimates.

## BACHELORS DEGREE OR HIGHER



Source: U.S. Census Bureau, 2019 American Community Survey 1-Year Estimates.

## LANGUAGE SPOKEN AT HOME



Source: U.S. Census Bureau, 2019 American Community Survey 1-Year Estimates.

# 1 in 6

Texas residents were born in a foreign country.

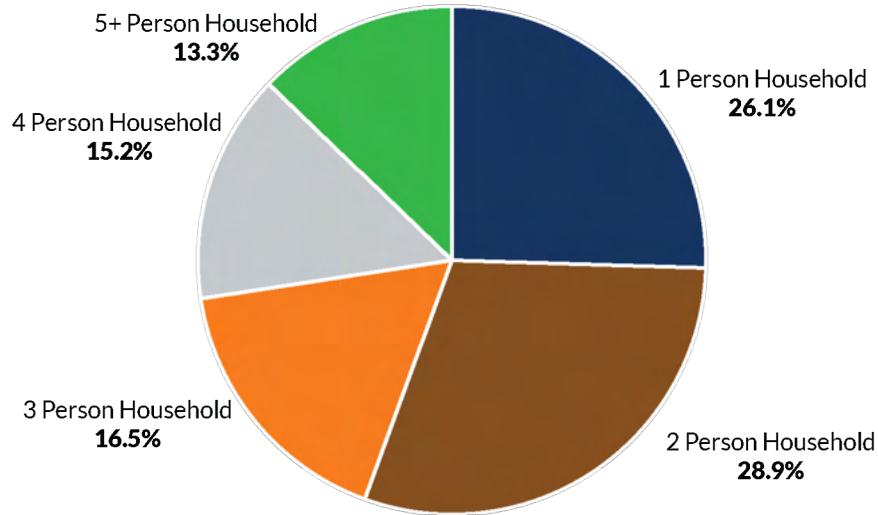
Source: Texas Demographer report "The Foreign-Born Population in Texas: Sources of Growth", 2015.

# 33.2%

Fort Worth households that speak a language other than English.

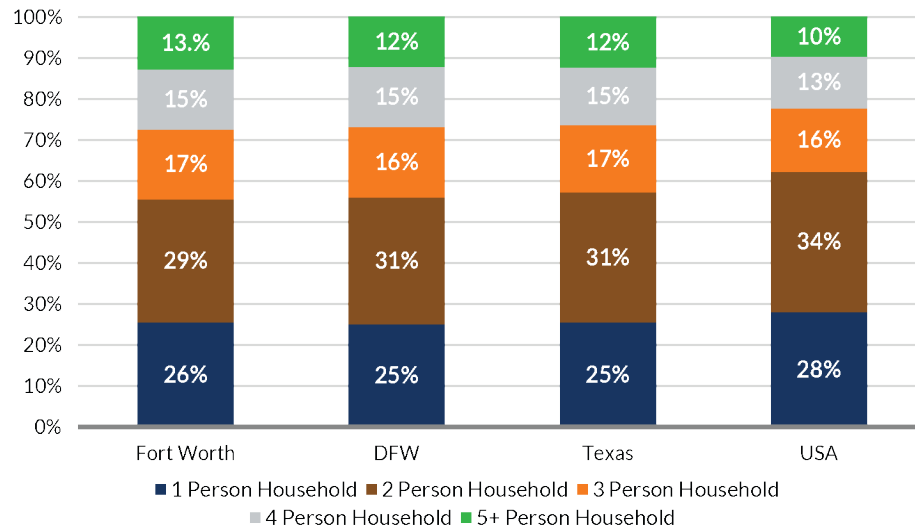
Source: U.S. Census Bureau, 2019 American Community Survey 1-Year Estimates.

## FORT WORTH HOUSEHOLD SIZE



Source: U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates.

## HOUSEHOLD SIZE COMPARISON



Source: U.S. Census Bureau, 2019 American Community Survey 1-Year Estimates.

One-person households and two-person households constitute more than half of the total population in Fort Worth.

**2.89 Persons**

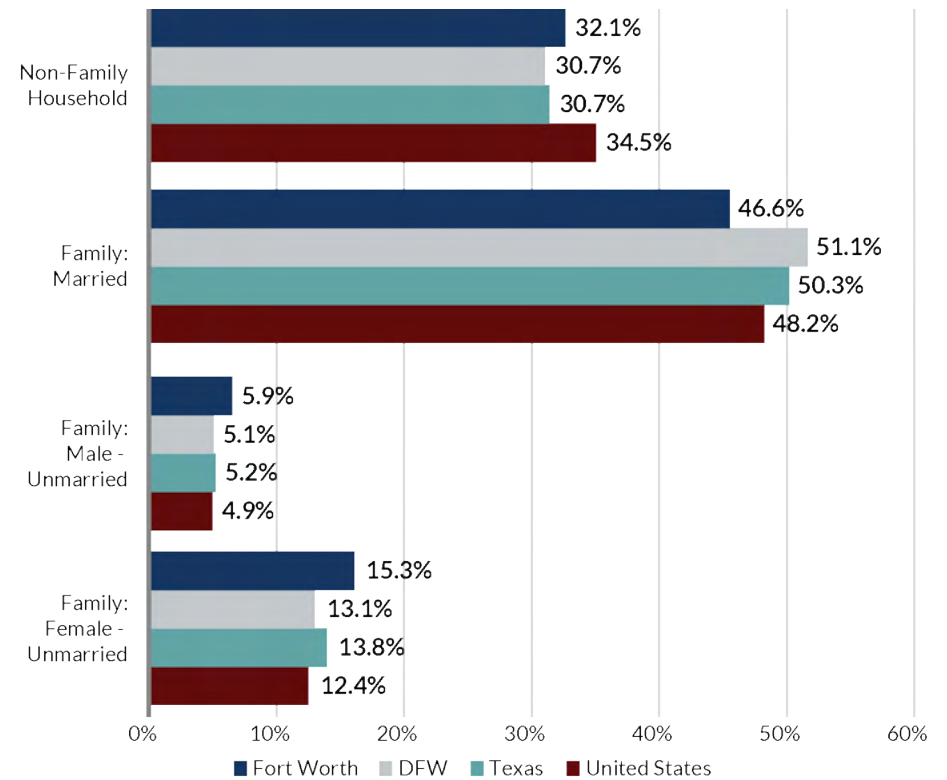
Average Household Size

**32%**

Nonfamily Households

Source: US Census ACS 5-year (2015-2019).

## HOUSEHOLD STATUS COMPARISON



Source: U.S. Census Bureau, 2019 American Community Survey 1-Year Estimates.



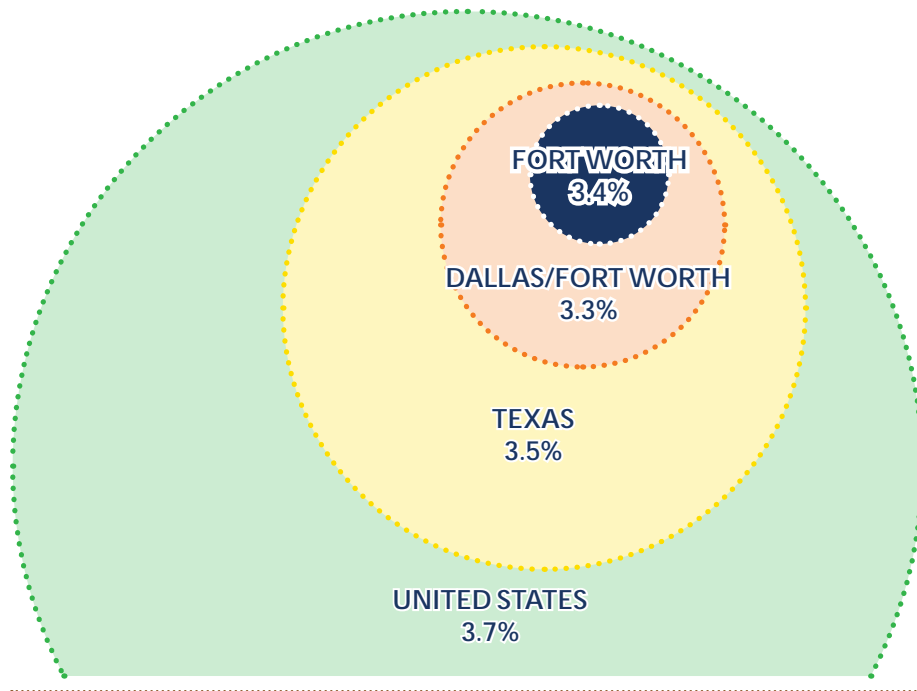
# CHAPTER 2

# ECONOMIC TRENDS

The prosperity of Fort Worth is linked to domestic and international changes. During the 1970s and 1980s, the local economy was driven primarily by a large and successful aerospace and defense industry. Substantial cutbacks in defense contracts prompted the City to begin working towards diversifying its economy in the 1990s, largely through small business development. The result is an economy that is diversified in many industry sectors such as services, trade, manufacturing, transportation, communication, and construction. This diverse employment base helped Fort Worth weather the 2008 Great Recession and will contribute to Fort Worth's ability to rebound from economic declines due to the 2020 Coronavirus (COVID-19) pandemic. Fort Worth's robust economic growth is expected to continue.

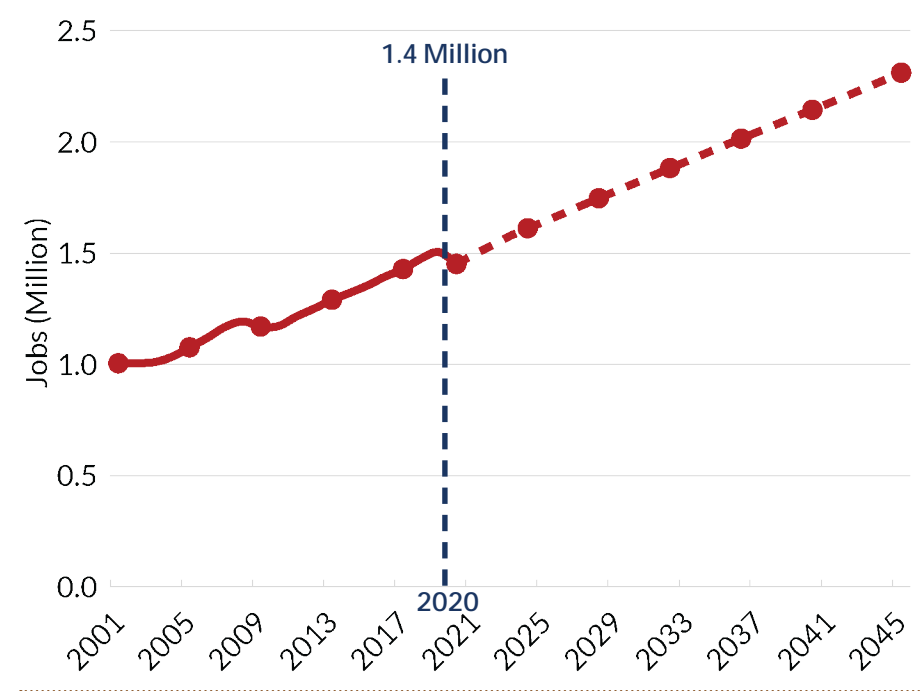


## UNEMPLOYMENT RATE, 2019



Source: Texas Workforce Commission, 2020.

## TOTAL EMPLOYMENT, 2001 – 2045



Source: The Perryman Group, Fort Worth-Arlington-Grapevine, MD, 2020.

**3.4%**

UNEMPLOYMENT RATE,  
2019

**2,301,398**

PROJECTED TOTAL  
EMPLOYMENT BY 2045

**\$81,500**

MEDIAN FAMILY INCOME,  
2020

TOP 3 EMPLOYMENT  
SECTORS, 2019

SERVICE	22.4%
MANUFACTURING	17.5%
TRADE	15.6%

Sources: The Perryman Group, Fort Worth-Arlington-Grapevine MD, 2020; HUD, Income Limits, 2020.

## KEY INDICATORS, 2001 – 2025

ECONOMIC INDICATOR	2020 LEVEL	2025 LEVEL	FIVE YEAR INCREASE	ANNUAL GROWTH
REAL GROSS PRODUCT	\$129.2 B	\$160.3 B	\$31.1 B	4.41% ↑
REAL PERSONAL INCOME	\$123.1 B	\$149.5 B	\$26.4 B	3.96% ↑
REAL RETAIL SALES	\$34.9 B	\$42.8 B	7.9 B	4.15% ↑
EMPLOYMENT	1.0 M	1.2 M	128.0 TH	2.34% ↑

Growth and development in the Fort Worth-Arlington-Grapevine area is expected to occur at a pace significantly faster than the nationwide rate.

Employment is projected to grow by roughly 128,000 net new positions, led by the services sector.

Real gross product is forecast to expand at a 4.41% annual pace, resulting in a gain of about \$31.1 billion by 2025. Key growth sectors are likely to be mining, services, and manufacturing.

The economic indicators in the table are real variables, which are adjusted for the effects of inflation.

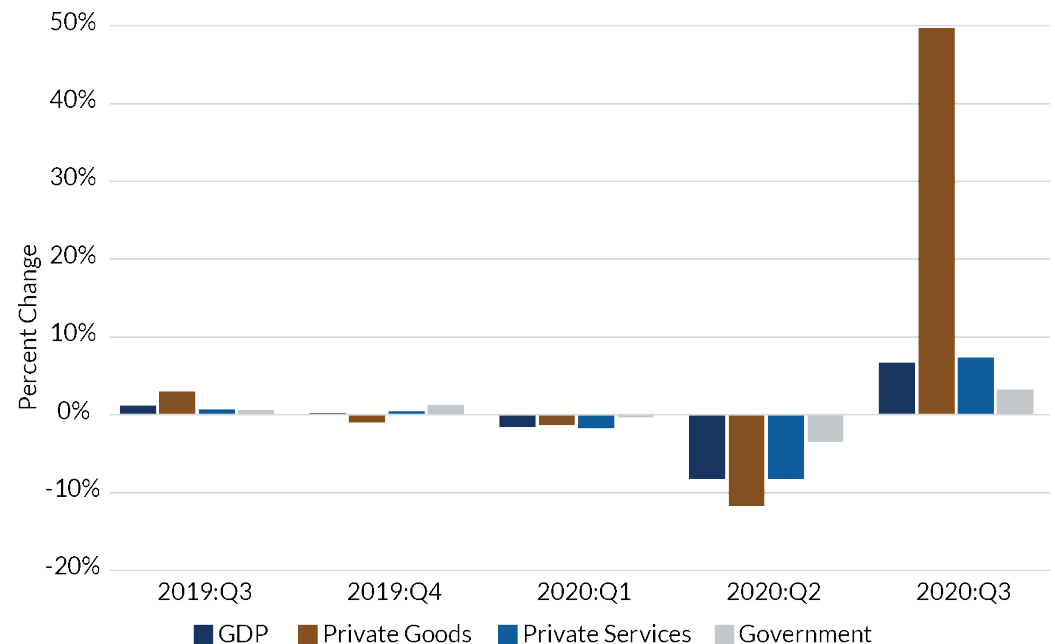
Source: The Perryman Group, Fort Worth-Arlington-Grapevine MD, 2020.

## REAL GROSS DOMESTIC PRODUCT BY INDUSTRY - TEXAS

Texas's Real Gross Domestic Product (GDP) third quarter 2020 activity indicates a rebound from the COVID-19 pandemic impacted economic declines seen in the second quarter of 2020. Economic activity is expected to continue as the impact of the COVID-19 pandemic dissipates.

### TOP SECOND QUARTER 2020 DECLINES BY INDUSTRY

Private Goods	
Agriculture, forestry, fishing, and hunting	37.3%
Mining, quarrying, and oil and gas extraction	13.2%
Durable goods (e.e. cars, appliances, etc.)	9.1%
Private Services	
Arts, entertainment, and recreation	31.1%
Accommodation and food services	31.0%
Transportation and warehousing	14.7%
Government	
State and local	3.6%



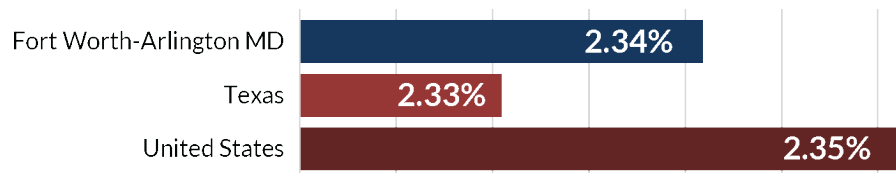
Source: U.S. Bureau of Economic Analysis, 2020.

## PROJECTED INDUSTRY GROWTH THROUGH 2025

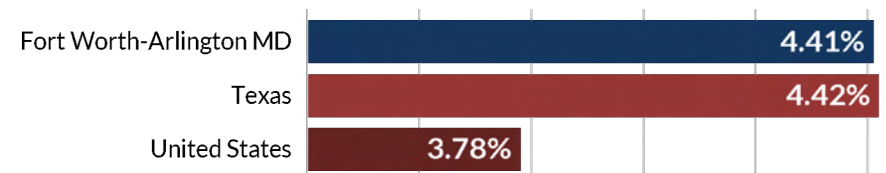
INDUSTRY SECTOR	EMPLOYMENT			REAL GROSS PRODUCT		
	ABSOLUTE CHANGE	ANNUAL GROWTH		ABSOLUTE CHANGE	ANNUAL GROWTH	
AGRICULTURE	145	1.41%	↑	\$0.003 B	2.12%	↑
MINING	3,357	5.72%	↑	\$8.852 B	8.92%	↑
UTILITIES	134	1.08%	↑	\$0.129 B	2.47%	↑
CONSTRUCTION	5,531	1.78%	↑	\$0.847 B	2.64%	↑
MANUFACTURING	7,802	1.54%	↑	\$4.472 B	3.88%	↑
WHOLESALE & RETAIL TRADE	15,268	1.75%	↑	\$3.732 B	3.76%	↑
TRANSPORTATION & WAREHOUSING	8,646	1.88%	↑	\$1.904 B	3.46%	↑
INFORMATION	522	1.00%	↑	\$0.777 B	4.30%	↑
FINANCE, INSURANCE, & REAL ESTATE	4,865	1.41%	↑	\$2.600 B	3.27%	↑
SERVICES	76,446	3.56%	↑	\$6.717 B	4.70%	↑
GOVERNMENT	5,289	0.75%	↑	\$1.112 B	1.92%	↑

Source: The Perryman Group, Fort Worth-Arlington-Grapevine MD, 2020.

## ANNUAL EMPLOYMENT GROWTH, 2020 – 2025

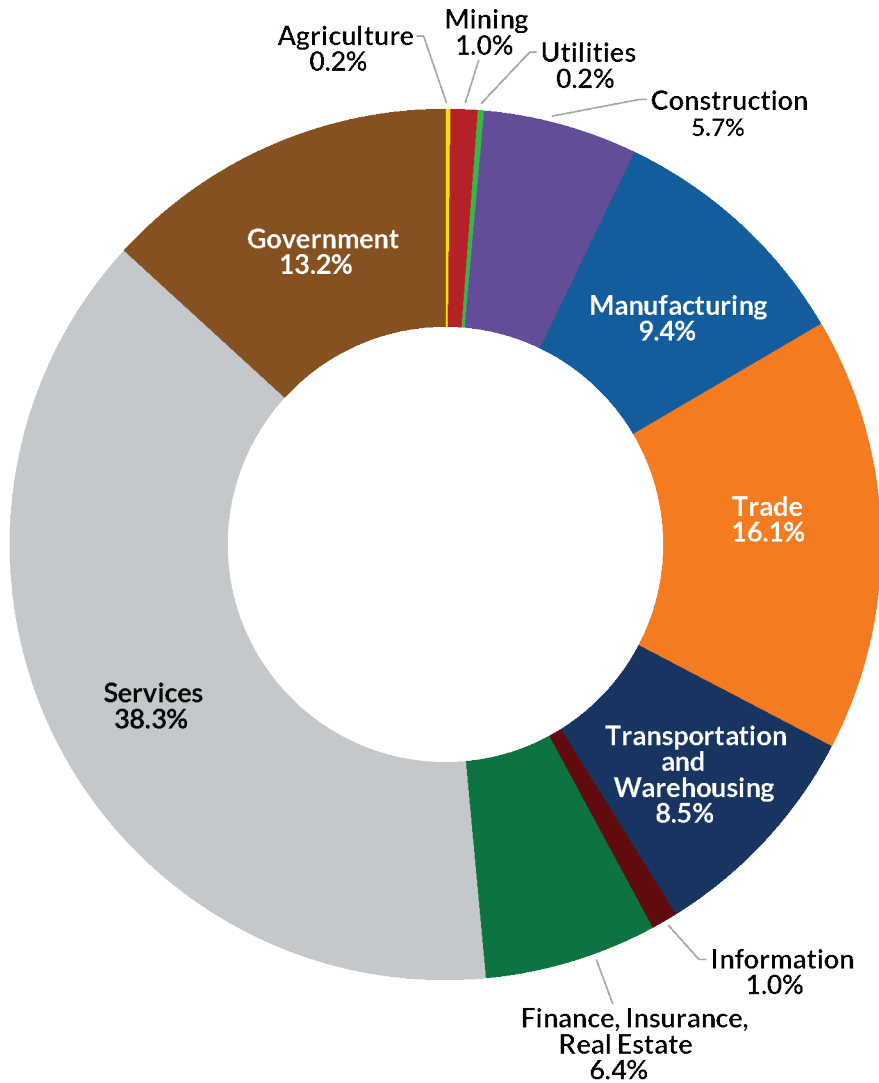


## ANNUAL REAL GROSS PRODUCT INCREASE, 2020 – 2025

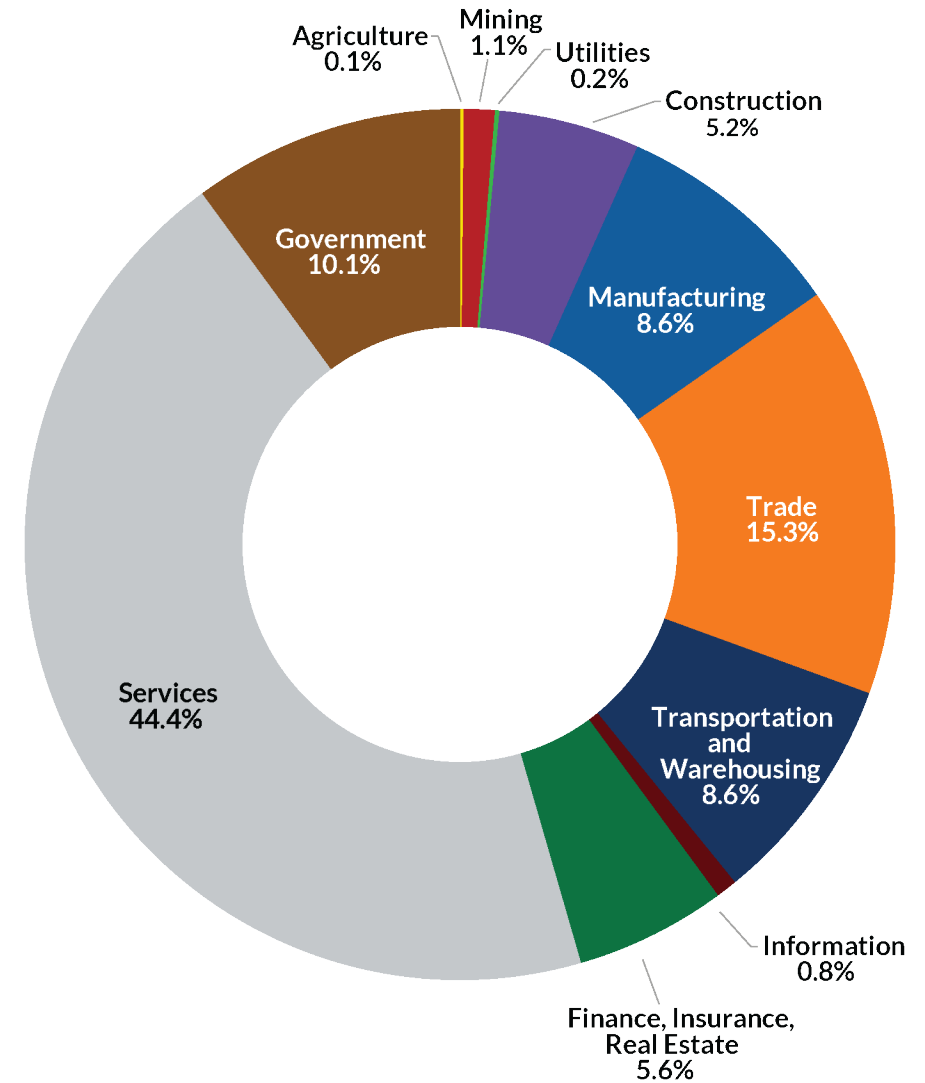


Source: The Perryman Group, Fort Worth-Arlington-Grapevine MD, 2020.

EMPLOYMENT BY SECTOR, 2020



PROJECTED EMPLOYMENT BY SECTOR, 2045



The Fort Worth-Arlington-Grapevine area continues to experience economic growth. The region's manufacturing and transportation & logistics businesses form a solid basis for expansion over an extended time horizon. With a long-standing pattern of growth and a number of desirable attributes, the Fort Worth-Arlington-Grapevine area will remain an attractive destination for new business locations and expanded operations.

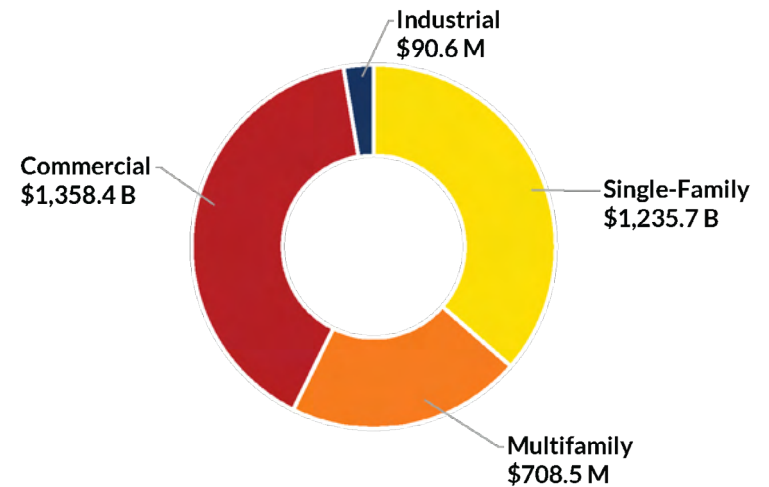
Source: The Perryman Group, Fort Worth-Arlington-Grapevine MD, 2020.

## GROWTH AND DEVELOPMENT

Fort Worth's building permit data indicate historic and current growth trends. Single-family residential development comprises the majority of the City's building permit activity, which correlates to Fort Worth's population growth. Commercial building permits have been relatively stable, with modest increases since 2016. Multifamily building permits have fluctuated over the past ten years, with 2016 showing the highest level activity over the last decade.

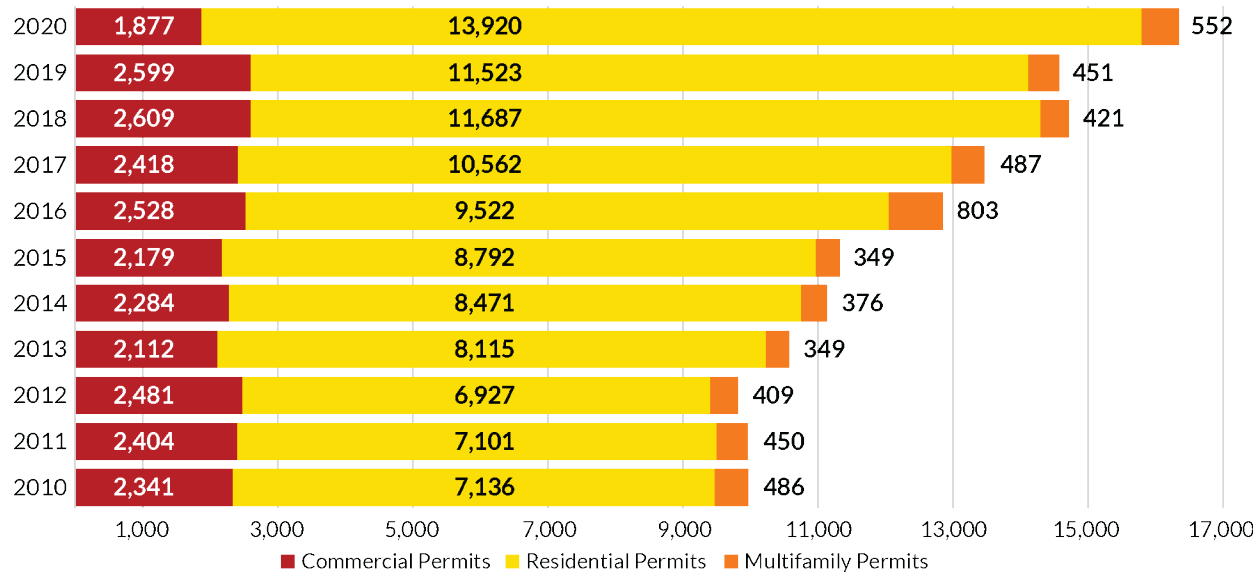
The value of all permits in 2020 totaled more than \$4.3 billion, an increase of 3.6 percent from the 2019 value of \$4.2 billion.

## FORT WORTH BUILDING PERMITS VALUE, 2020



Source: City of Fort Worth, Development Services Department, 2020.

## FORT WORTH BUILDING PERMITS, 2010 – 2020



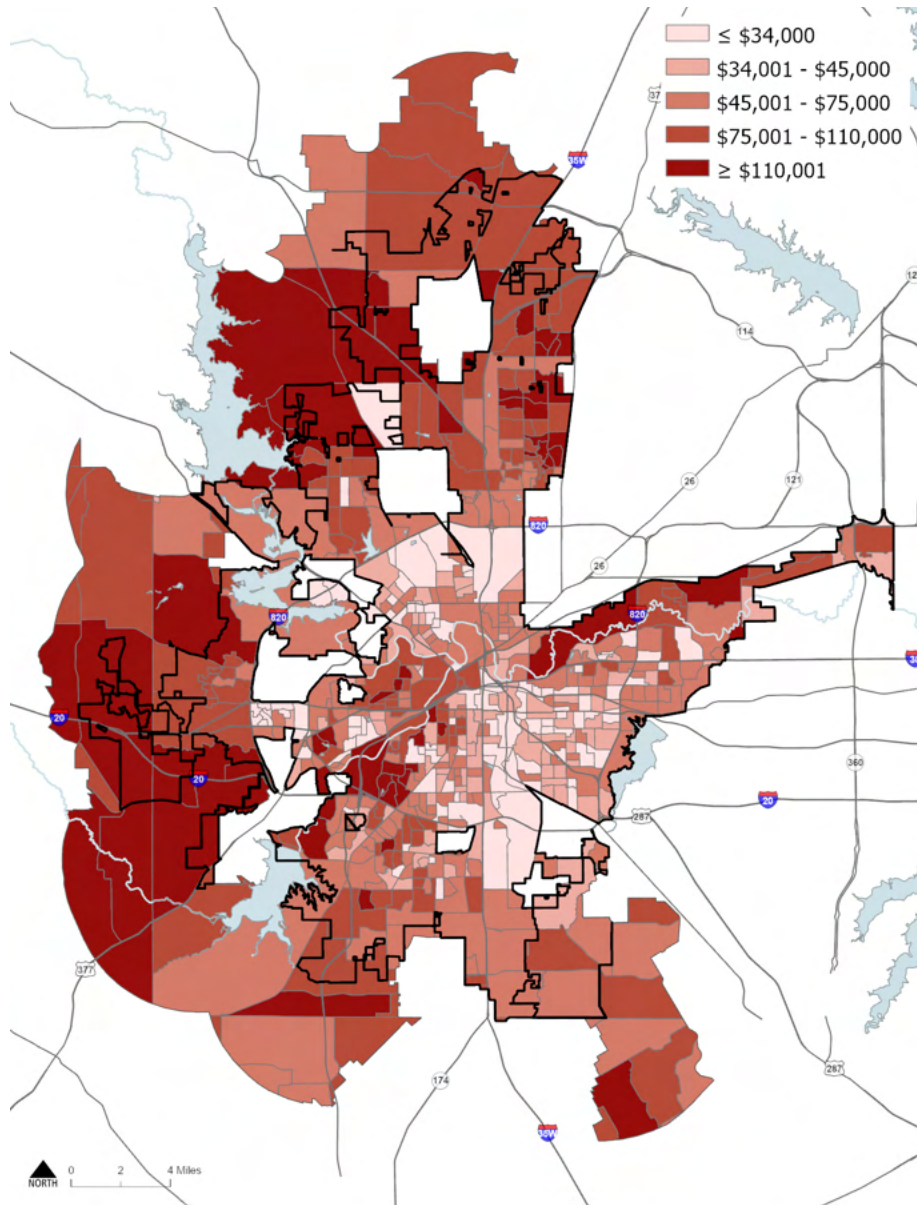
Source: City of Fort Worth, Development Services Department, 2020.



Single-family residential development continues to increase in response to Fort Worth's rising population growth.

Single-family infill housing in Central City. (Source: City of Fort Worth.)

## MEDIAN HOUSEHOLD INCOME

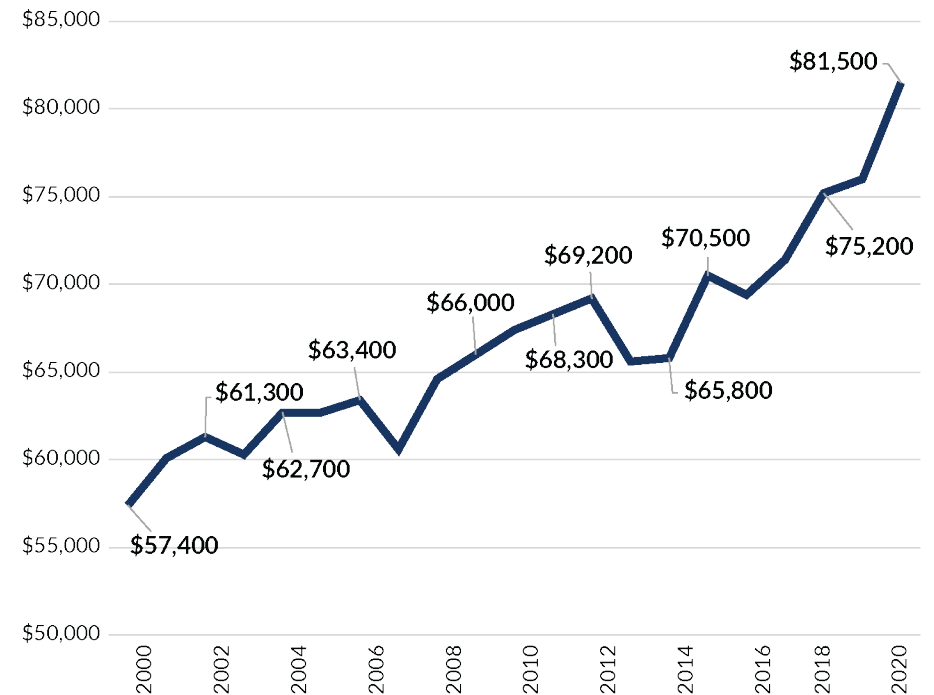


Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2015-2019.

Median household incomes remain highest in the Downtown, Arlington Heights, TCU/Westcliff, Far North, Far Northwest, Far West, Far South, Far Southwest, and parts of the Eastside sectors.

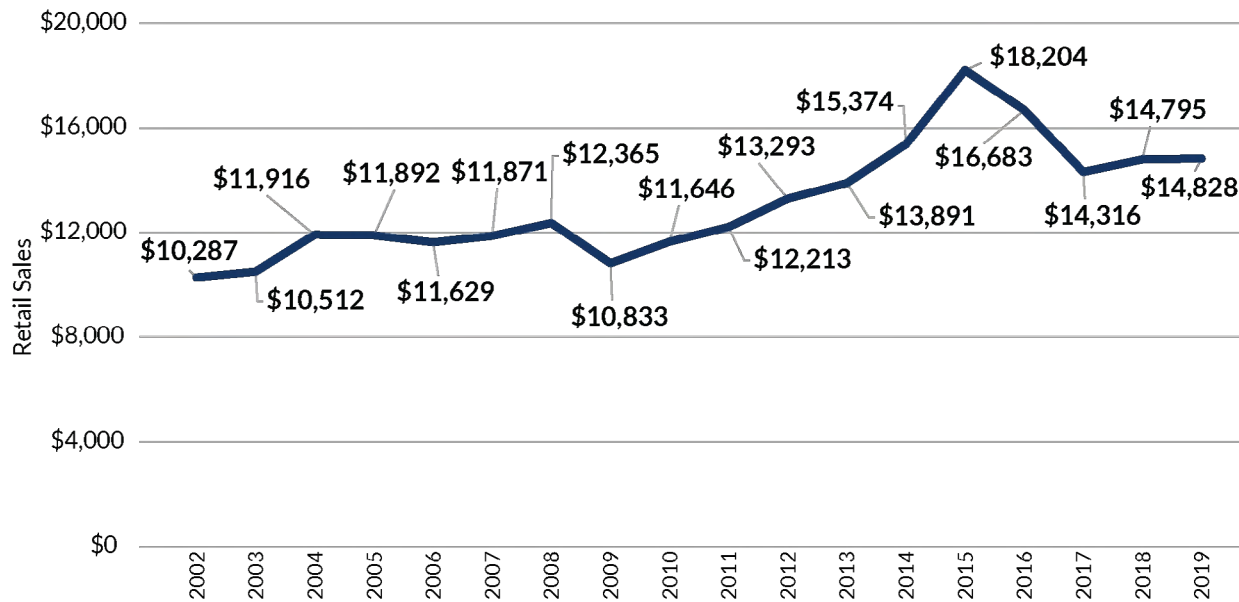
Median family income for the Fort Worth-Arlington HUD Metro Fair Market Rent (FMR) Area increased from \$57,400 to \$81,500 between 2000 and 2020, an average annual increase of about 1.8% over the 20-year period.

## MEDIAN FAMILY INCOME, 2000 – 2020



Source: HUD, Income Limits, Fort Worth-Arlington Metropolitan Fair Market Rent Area, 2020.

## RETAIL SALES PER PERSON, 2002 – 2019



Source: Texas Comptroller of Public Accounts and U.S. Census Bureau, 2019.

In 2019, per capita retail sales in Fort Worth totaled \$14,828 per person, a 0.22 percent increase from 2018, lower than the Fort Worth-Arlington-Grapevine MD retail sales of \$16,625 and the Dallas-Plano-Irving MD, which had a per capita retail sales figure of \$17,549.

Source: The Perryman Group, Fort Worth-Arlington-Grapevine MD, 2020.

## INFLATION

Between 2002 and 2019, the average growth rate of per capita retail sales in Fort Worth remained flat at less than one percent, an indication of stagnant wages.

Per Capita Retail Sales  
Inflation Adjusted  
Average Growth Rate: 0.6%



The Consumer Price Index (CPI) is a measure of the average change over time in the prices paid by urban consumers for a market basket of consumer goods and services. The CPI measures inflation, the escalation of prices of consumer goods.

Source: U.S. Bureau of Labor Statistics, 2020, Texas Comptroller of Public Accounts, and U.S. Census Bureau, 2019.

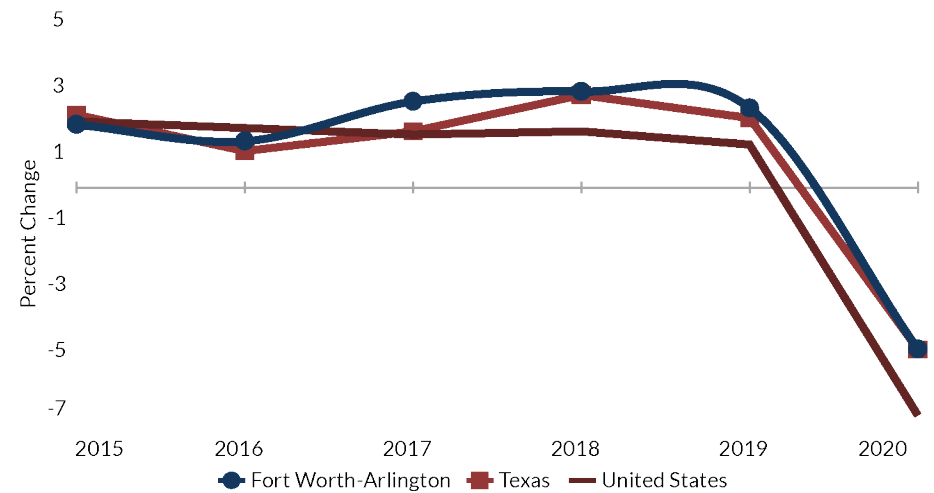
## EMPLOYMENT CHANGE

Since 2015, the employment figures for the Fort Worth-Arlington area generally trended above Texas and the United States. During this same time period, the year over year percent change ranged between 1.4 percent to 2.9 percent until 2020. Beginning in the first quarter of 2020, employment figures at all levels began trending downward, primarily due to the impact of the Coronavirus (COVID-19) pandemic. The employment decline was -4.9 percent for the Fort Worth-Arlington area and Texas. At the national level, the employment decline was -6.9 percent.

According to the U.S. Bureau of Labor Statistics (BLS), the total nonfarm employment in the Dallas-Fort Worth-Arlington Metropolitan Statistical Area (MSA) stood at 3,657,500 in August 2020, down 140,300 from one year earlier, representing a 3.7 percent decline compared to the national decline of 7.0 percent. This was the fifth consecutive month of decline according to the BLS data. Additionally, the Dallas-Fort Worth-Arlington MSA had the second-slowest rate of job loss among the 12 largest metropolitan areas in the country, as 10 of the 12 areas had greater percentage losses according to the BLS.

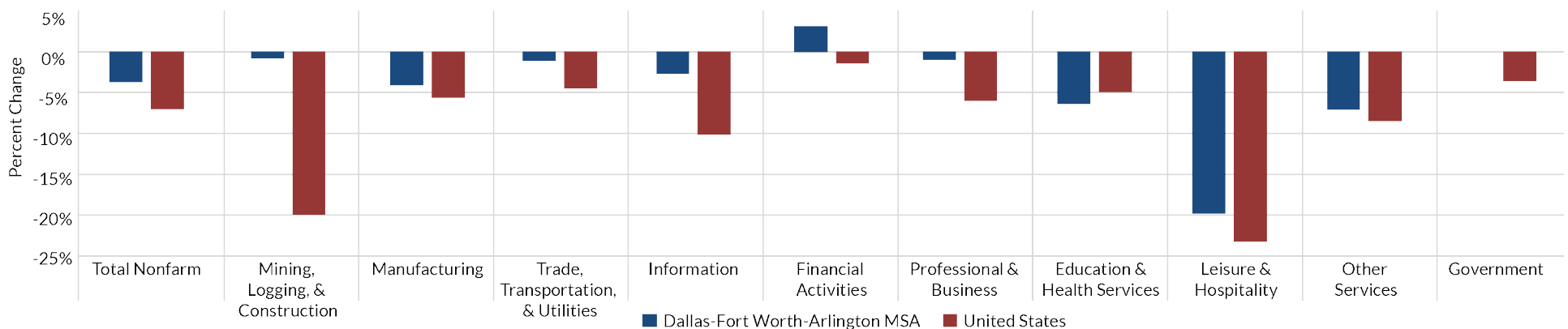
The Dallas-Fort Worth-Arlington MSA consists of two metropolitan divisions — separately identifiable employment centers within the larger metropolitan area. The employment declines since 2019 for the area’s metropolitan divisions (MD) are listed below.

## EMPLOYMENT CHANGE, 2015 – 2020



	EMPLOYMENT DECLINE		
	% Area's Workforce	#	%
Dallas-Plano-Irving MD	72%	84,100	3.1%
Fort Worth-Arlington MD	28%	56,200	5.1%

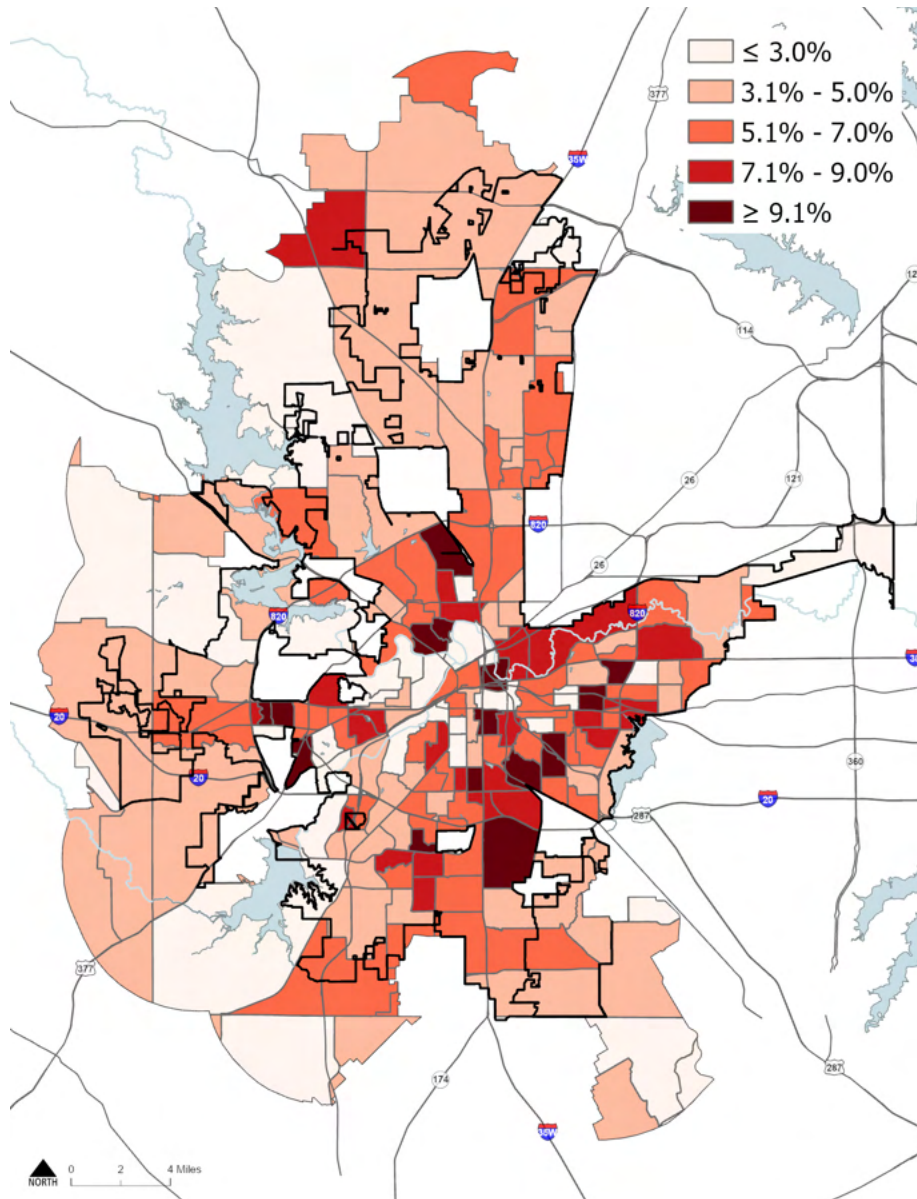
## EMPLOYMENT CHANGE BY INDUSTRY, YEAR OVER YEAR 2019



Source: U.S. Bureau of Labor Statistics, 2020.



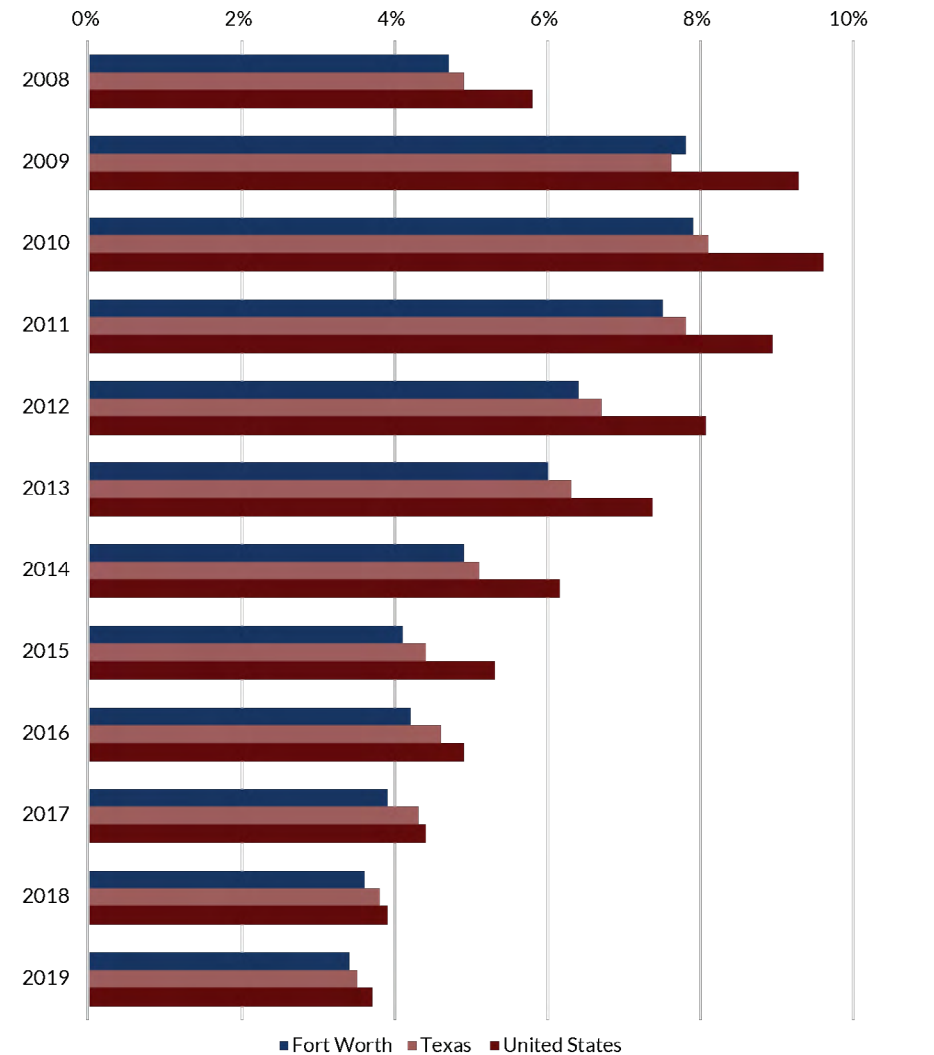
## UNEMPLOYMENT RATE



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2015-2019.

Fort Worth's unemployment rate experienced a spike from 2009 to 2010 due to the national recession, but rates began falling in 2011. The State of Texas and the City of Fort Worth experienced lower unemployment rates than the nation as a whole during the recession and subsequent economic recovery.

## ANNUAL UNEMPLOYMENT RATE, 2008 – 2019



Source: Texas Workforce Commission, 2020.

## CHALLENGES AND OPPORTUNITIES

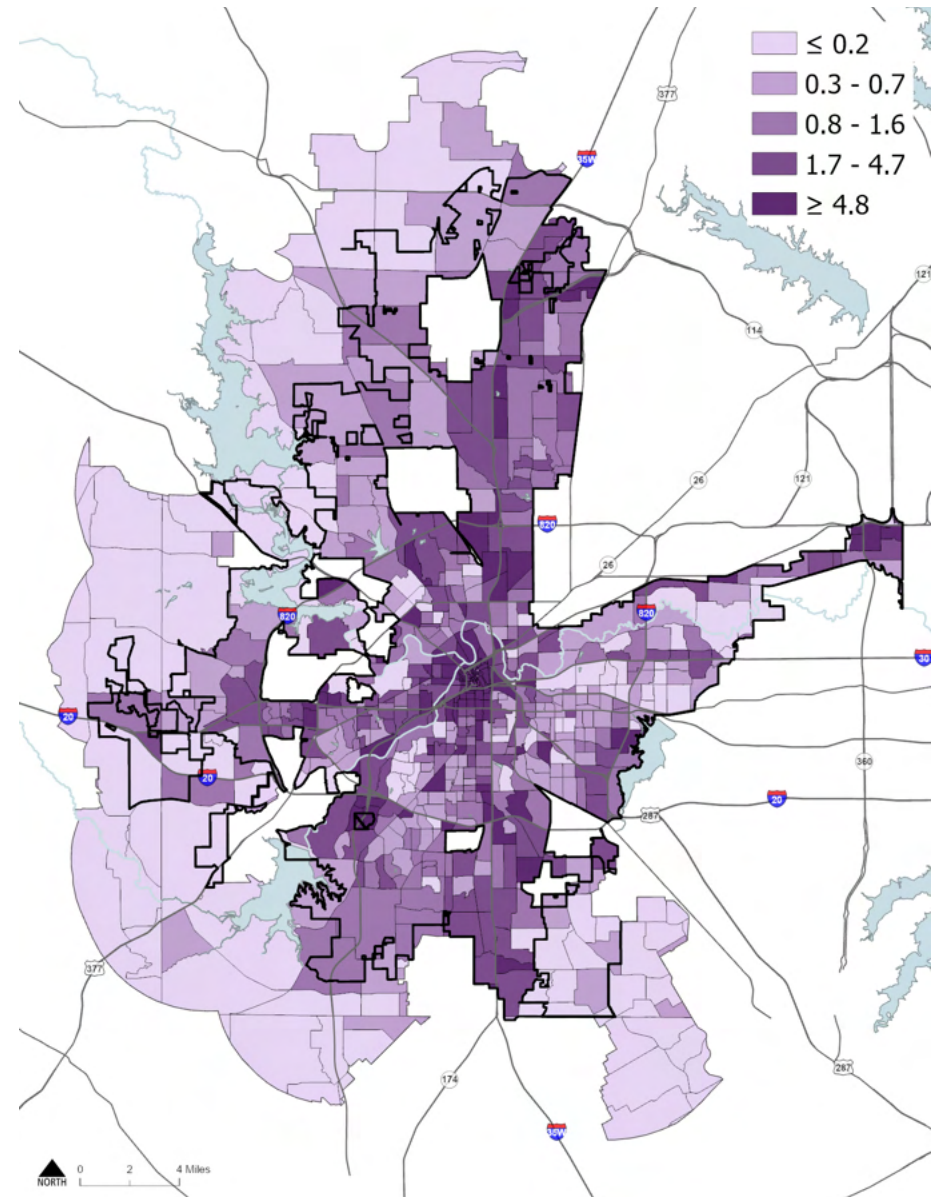
The changing economy provides Fort Worth with several challenges and many opportunities. The national, state, and local economies emerged from the 2007-2008 recession and are expected to rebound from the COVID-19 pandemic. Fort Worth's diverse economy and its close proximity to Alliance and D/FW airports and the Interstate 35 corridor have contributed to its past and current ability to rebound from economic challenges. In addition, the community's pro-business stance has helped diversify the Fort Worth economy.

In late 2017, Fort Worth completed its first economic development strategic plan, aimed at enhancing the city's status in the region and nation over the next five years and beyond. The plan's key findings are listed below.

- Fort Worth is the fastest growing among the 20 largest US cities.
- Fort Worth has relatively low external visibility among large US cities, but has unique assets available to raise the city's profile.
- The city has a vast reserve of land to drive growth, but residential uses dominate the tax base.
- The city's jobs-housing balance is eroding.
- Fort Worth residents are increasingly dependent on jobs in other cities.
- Dallas-Fort Worth is a talent magnet, drawing new residents from across the US.
- Fort Worth has districts at different stages, which can drive economic development.
- Investment in the urban core (downtown & surrounding areas) benefits the entire city.
- Fort Worth has key occupational strengths:
  - General: transportation, installation, production
  - Specific: aerospace & geotechnical engineering

The policies and programs of the City must be continuously examined to ensure that they help mitigate the impacts of economic downturns, while promoting and enhancing Fort Worth's economic strengths to position Fort Worth to compete successfully on the national and international stage for creative, high growth businesses and the talented individuals who fuel them.

## PROJECTED EMPLOYMENT GROWTH PER ACRE, 2010 – 2045



Source: North Central Texas Council of Governments, 2015.



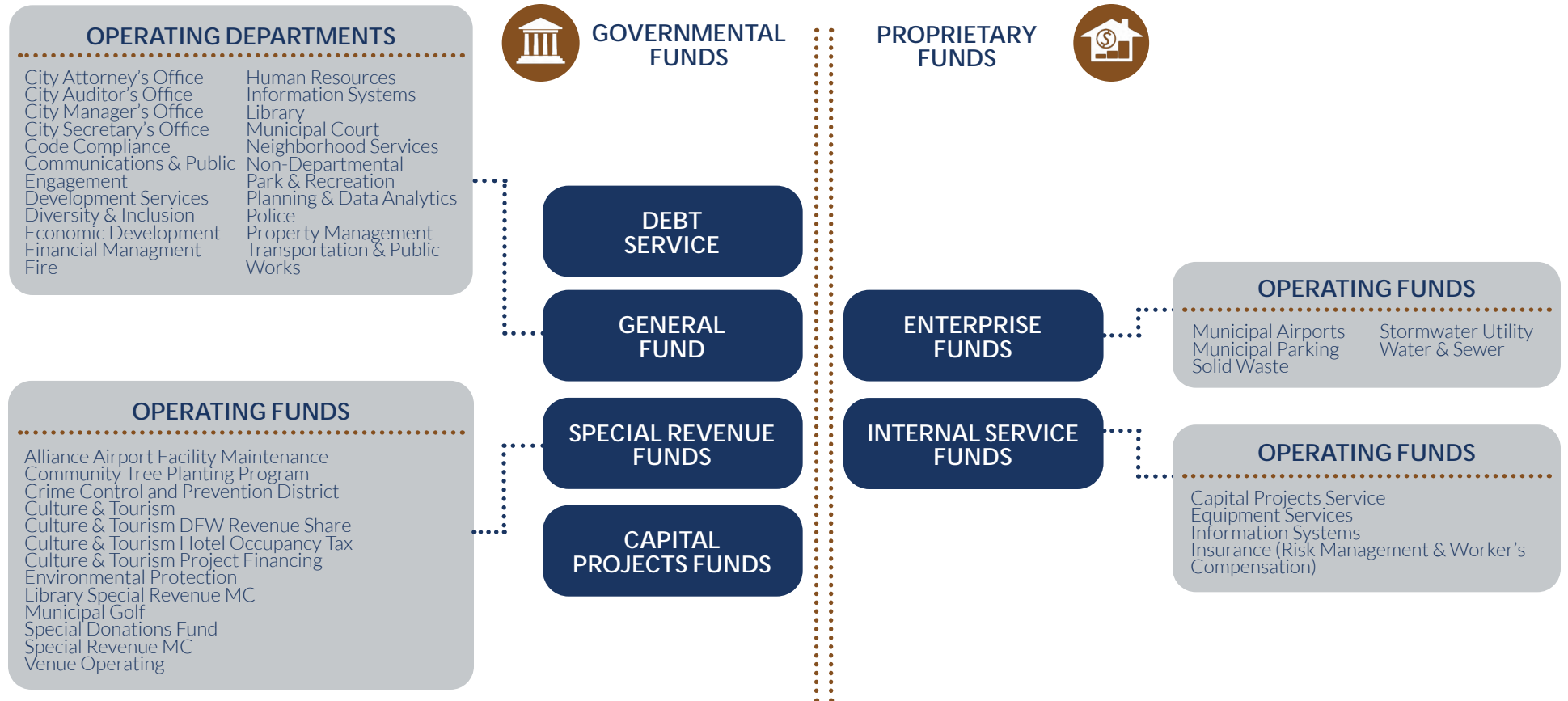
# CHAPTER 3

# FINANCIAL TRENDS

Population growth and economic trends greatly affect the financial planning process of the City of Fort Worth. City officials must consider this information, as well as local revenue trends, debt capacity, and the capital and operating costs of new facilities when responding to the needs of citizens. Economic expansion and population growth call for detailed fiscal planning to provide new infrastructure and public services.

This chapter presents information on financial planning as it applies to a local governmental entity and summarizes past, present, and future financial trends of the City of Fort Worth. The FY2021 Adopted Budget totals nearly \$2 billion, an increase of 1.31 percent over the FY2020 budget.

## CITY OPERATING FUND STRUCTURE



**0 Cents**

DECREASE IN PROPERTY TAX RATE

**3.7%**

INCREASE IN PROPERTY TAX COLLECTED

**20.4%**

LONG-TERM DEBT PORTION OF TOTAL TAX RATE

**120**

POSITIONS ELIMINATED

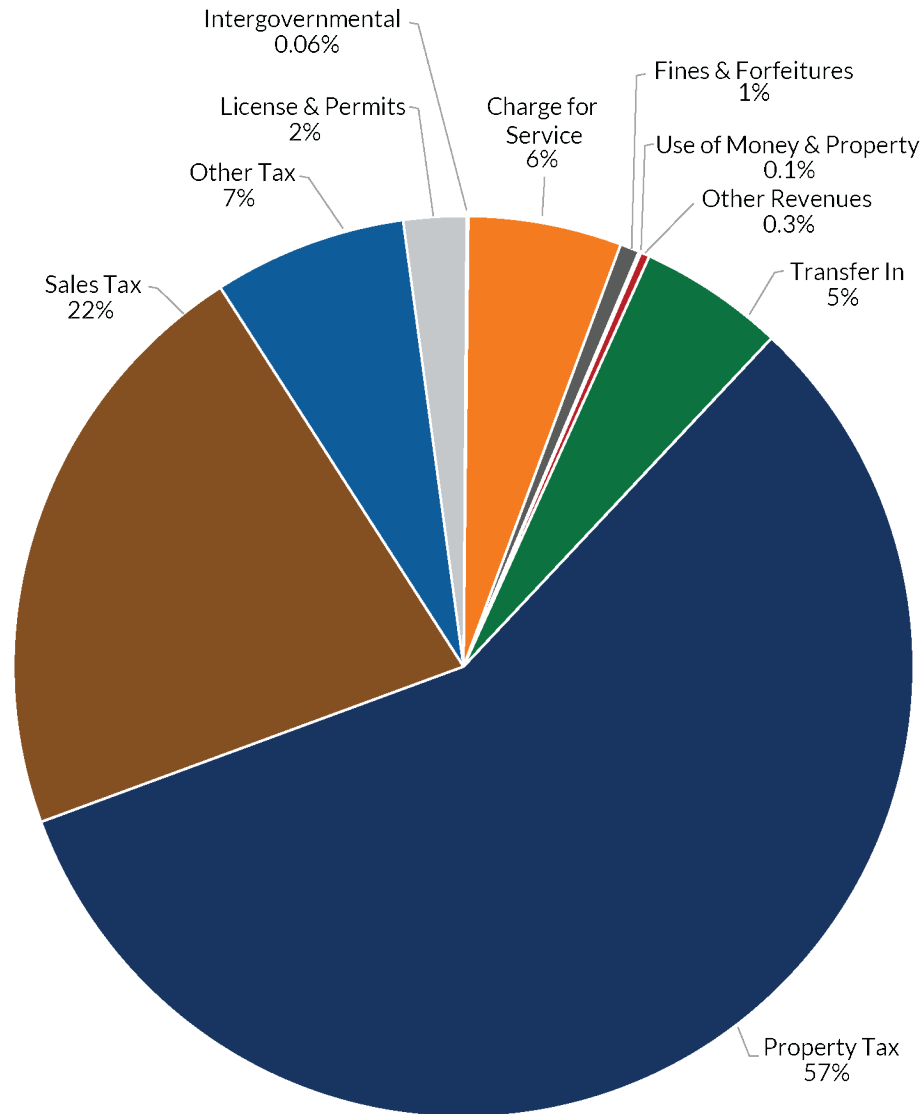
**\$1.3M**

INCREASE IN PAYGO CAPITAL FUNDING

Source: City of Fort Worth FY2021 Budget.

## GENERAL FUND REVENUE SOURCES

The economic outlook for Fort Worth is encouraging, with both property tax revenue and fee income continuing to grow. Revenue growth enables City staff to implement budget priorities, while also allowing the City to cover overages in General Fund costs while contributing a small amount to the City's fund balance.



Source: City of Fort Worth FY2021 Budget.

## PROPERTY TAX

The FY2021 adopted budget maintains the city's property tax rate at \$0.7475 per \$100 net taxable valuation.

## TOTAL APPRAISED VALUE

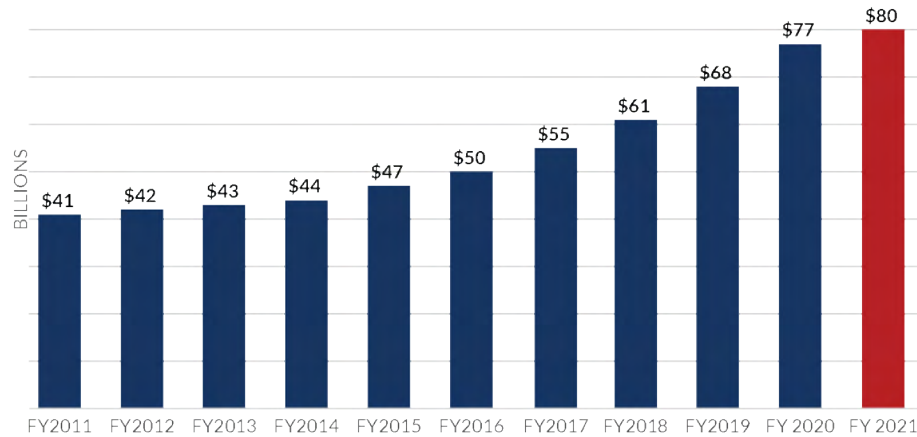
The total appraised value of the City's property tax roll increased \$6 billion or 6.0 percent from the July 2019 certified roll to the July 2020 certified roll. As a result of new construction and a very slight increase in value, the city is projected to collect \$12.4 million more in General Fund property tax revenue, including delinquent, penalty, and interest, compared to FY2020.

## SALES TAX

Sales tax collections are the second major revenue component. Economic conditions in FY2020 continued to show growth in the first several months of the fiscal year. The decline began in March due to the effects of the COVID-19 pandemic. April experienced the largest single-month drop in sales tax activity recorded since 2009-2010. With the shuttering of businesses and evolving economic conditions associated with COVID-19, the City took a cautious approach towards this somewhat volatile revenue source. Recent economic trends showcased Fort Worth as having a strong economy and consumer market, as noted by the Fort Worth Chamber of Commerce. Sales tax collections were evaluated using historical trends along with the economic hits from COVID-19, such as increasing unemployment rates, to determine tax revenue for FY2021. Based on this evaluation and FY2020 year-end budget projections, FY2021 sales tax revenue to the General Fund (excluding the Crime Control and Prevention District Fund) is expected to decrease by three percent or \$4.5M in FY2021.

As a result of COVID-19 impacts, FY2021 sales tax revenue is budgeted at \$168,248,455. This revenue is dependent on the level of wholesale and retail sales and the economic strength of the local economy. Over the past ten years, the City of Fort Worth sales tax collection grew from \$106 M in 2011 to the newly projected amount of \$168.2 M for FY2021. Although the projected \$168.2M in COVID-impacted sales tax revenue is a decline from FY2020, it nonetheless contributes to over 51 percent growth over the last ten years.

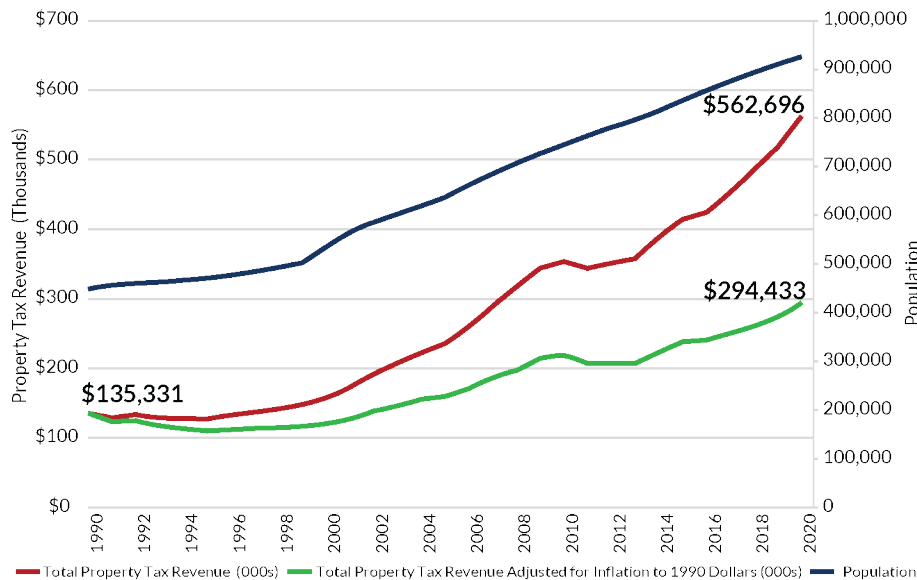
## ADJUSTED NET TAXABLE VALUE



Adjusted Net Taxable Value (which is the Net Taxable Value plus the value of incomplete properties and properties under protest), increased \$2.9 billion or 3.7 percent in the same time period across all properties within the City of Fort Worth. Adjusted Net Taxable Value is the basis for the city's property tax revenue calculation.

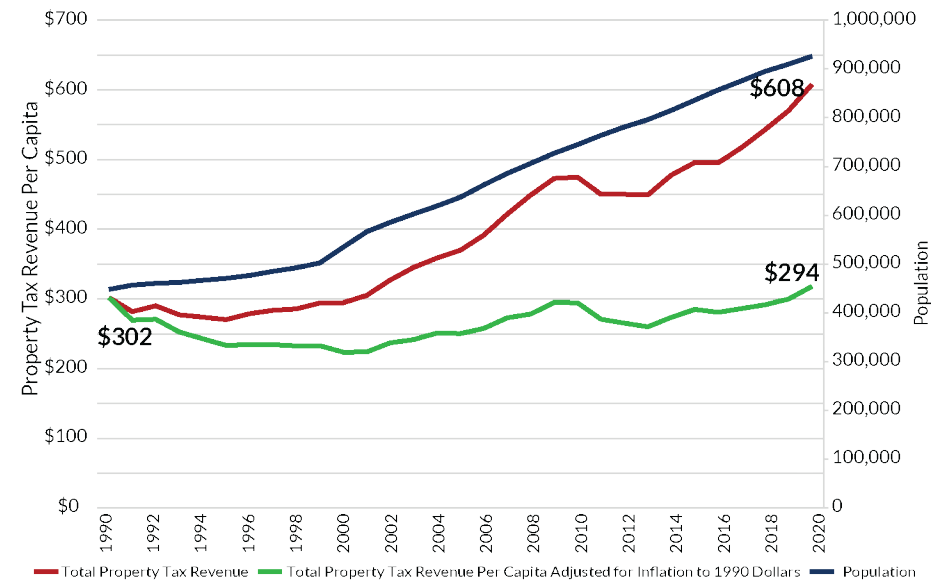
Source: City of Fort Worth FY2021 Budget.

## CITY PROPERTY TAX REVENUE, 1990 – 2020



Sources: U.S. Census Bureau; City of Fort Worth, Planning & Data Analytics Department, 2021.

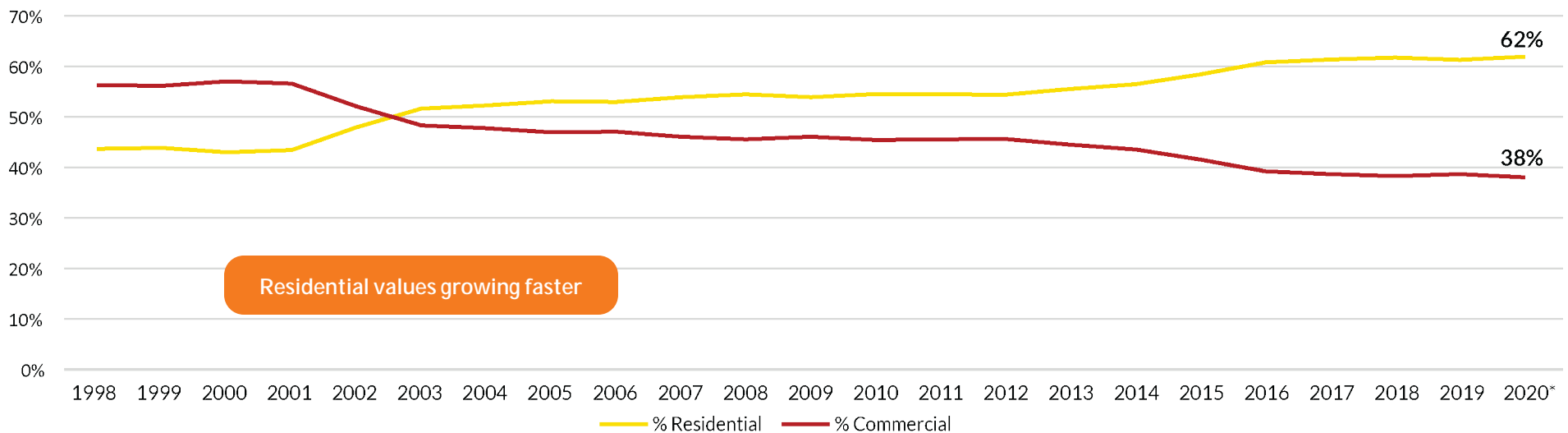
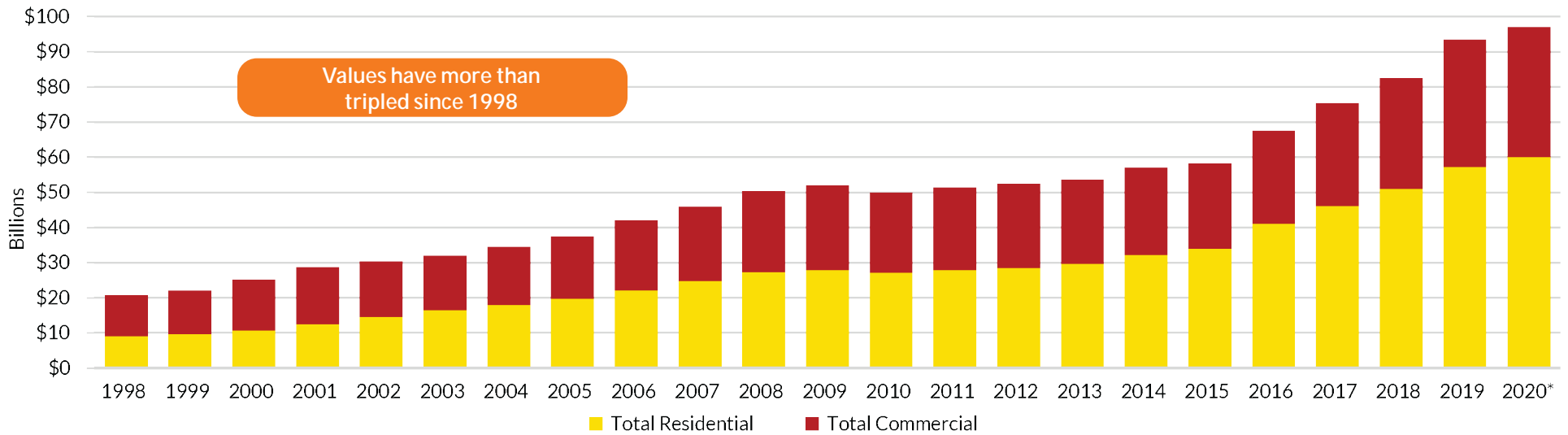
## CITY PROPERTY TAX REVENUE PER CAPITA, 1990 – 2020



Sources: U.S. Census Bureau; City of Fort Worth, Planning & Data Analytics Department, 2021.

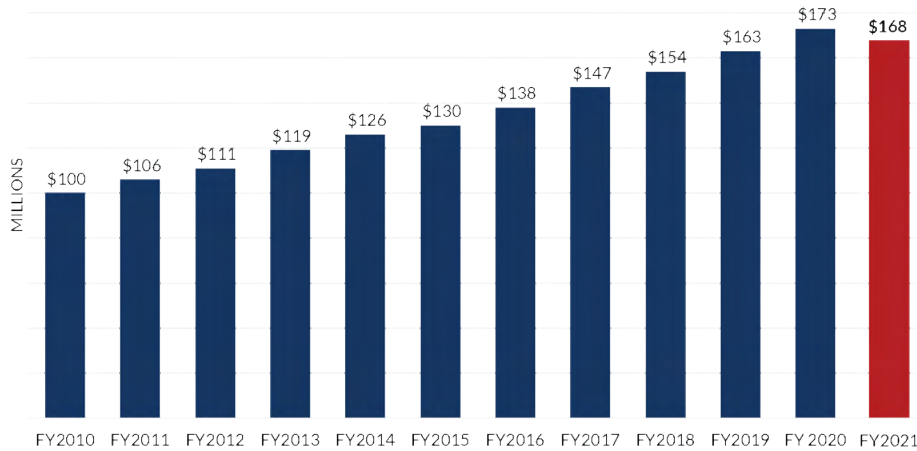
## TOTAL MARKET VALUE OF TAXABLE REAL & PERSONAL PROPERTY, 1998 – 2020

While property tax revenue continues to grow, the proportion of total property tax revenue generated by residential properties exceeds that generated by commercial properties -- and the gap has grown in recent years. The City is working to attract commercial development to rebalance the property tax burden and generate jobs.



\*Estimates. Source: Property Tax Division at the Texas Comptroller of Public Accounts.

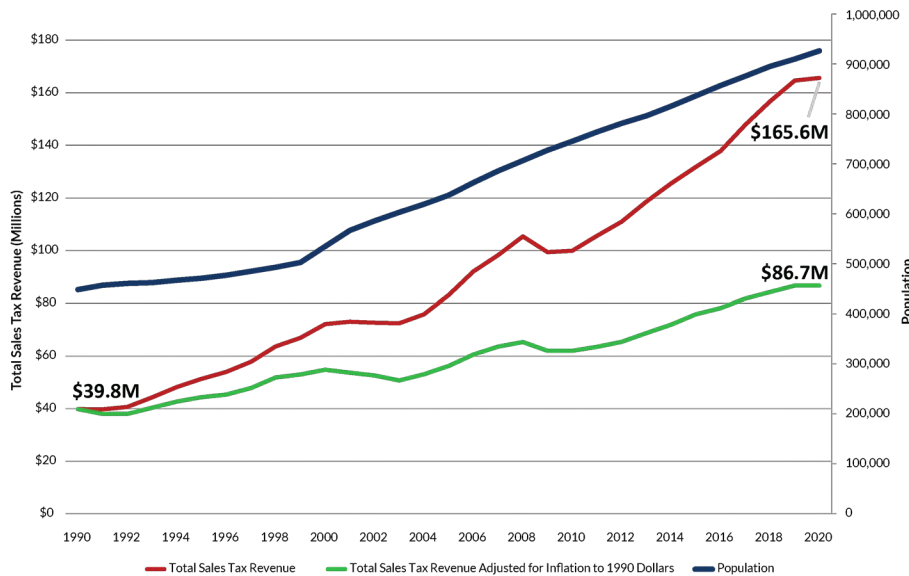
## SALES TAX REVENUE GROWTH



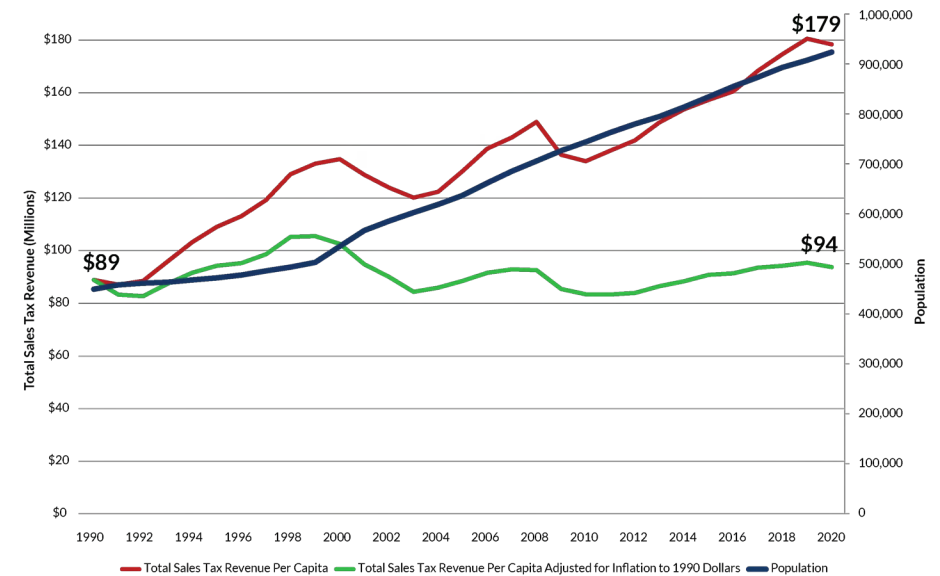
The projected decrease from FY2020 is due to COVID-19. Historical improvement in economic conditions demonstrated by actual receipts reported by the State Comptroller’s Office and growth of the city has influenced growth in the past. This growth pattern is projected to taper through FY2021 as we navigate through new waters. The latest data suggests collections are strongest in retail and accommodation and food services, however the latter is currently experiencing decline due to current conditions.

Source: City of Fort Worth FY2021 Budget.

## CITY SALES TAX REVENUE, 1990 – 2020



## CITY SALES TAX REVENUE PER CAPITA, 1990 – 2020



Sources: U.S. Census Bureau; City of Fort Worth, Planning & Data Analytics Department, 2021.



For FY2021, General Fund expenditures are held in line with revenues. As a direct result of COVID-19, variances in budgeted categories may be greater than in prior years. Despite identified savings, some costs continue to increase due to a variety of factors, including rising costs of supplies and contractual services, additional facilities becoming operational, improving equity of City services, and enhancing policing.

## ADOPTED GENERAL FUND REVENUE BUDGET

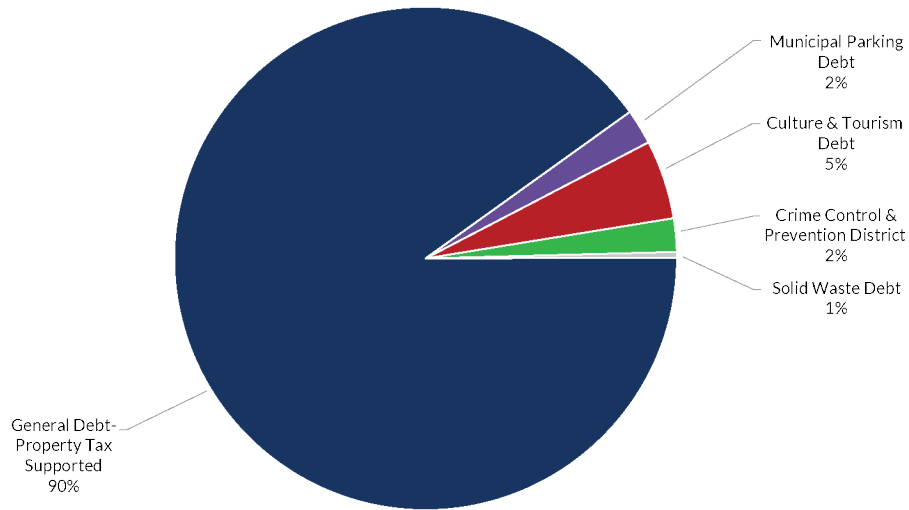
FY2020 ADOPTED	FY20201 ADOPTED	DOLLAR CHANGE	PERCENT CHANGE
\$771,937,585	\$782,064,035	\$10,126,450	1.31%

## BUDGET GROWTH AREAS, FY 2011 – 2021

DEPARTMENT	FY 2011	FY2021	DOLLAR CHANGE	PERCENT CHANGE
City Attorney	\$5,979,860	\$7,272,031	\$1,292,171	22%
City Auditor	\$3,531,435	\$2,037,214	\$-1,494,221	-42%
City Manager's Office	\$6,311,705	\$9,620,740	\$3,309,035	52%
City Secretary	\$1,056,787	\$1,697,045	\$640,258	61%
Code Compliance	\$14,247,221	\$24,041,375	\$9,794,154	69%
Communications & Public Engagement*	\$-	\$4,350,749	\$4,350,749	-
Development Services	\$11,546,420	\$19,488,637	\$7,942,217	69%
Diversity & Inclusion*	\$-	\$1,711,907	\$-	-
Economic Development	\$6,168,921	\$29,276,264	\$23,107,343	375%
Financial Management	\$7,634,301	\$12,122,281	\$4,487,980	59%
Fire	\$111,777,471	\$169,139,998	\$57,362,527	51%
Human Resources	\$3,531,435	\$5,479,148	\$1,947,713	55%
IT	\$-	\$15,293,580	\$15,293,580	-
Library	\$18,904,930	\$22,295,293	\$3,390,363	18%
Municipal Court	\$14,802,316	\$14,417,298	\$-385,018	-3%
Neighborhood Services	\$-	\$10,381,782	\$-	-
Non-departmental	\$54,753,132	\$10,477,998	\$-44,275,134	-81%
Park & Recreation	\$38,617,817	\$54,383,140	\$15,765,323	41%
Planning & Data Analytics*	\$-	\$6,499,712	\$-	-
Police	\$181,241,835	\$272,987,345	\$91,745,510	51%
Property Management	\$-	\$21,992,417	\$-	-
Transportation & Public Works	\$52,612,739	\$67,098,081	\$14,485,342	28%

\*Indicates that this department was not a department in one of the comparing years. Source: City of Fort Worth FY2011 and FY2021 Budgets.

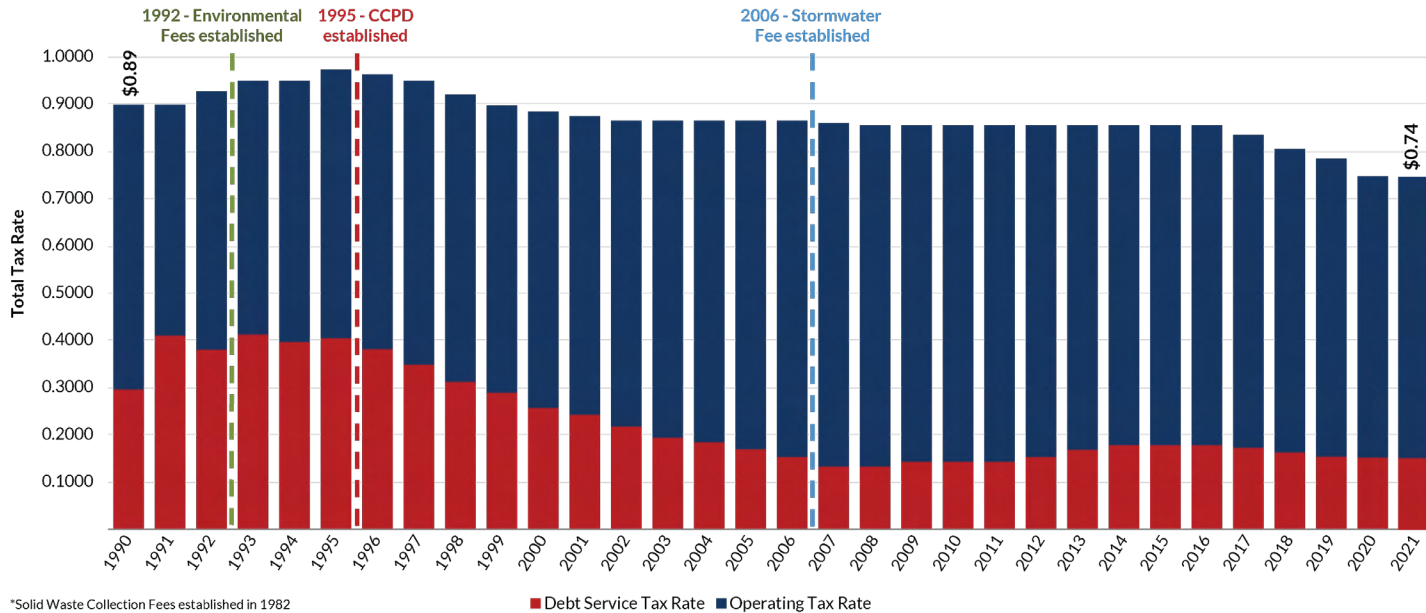
## TAX RATE ALLOCATION



Of the total revenue amount projected for FY2021, \$131,869,035 is budgeted to cover debt service on general obligation bonds, certificates of obligation, loans, and tax notes.

## PROJECTED REVENUES TO COVER DEBT SERVICE

CURRENT PROPERTY TAX LEVY	\$113,594,128
OTHER REVENUE (INCLUDING EXISTING FUND BALANCE)	\$8,218,315
<b>TOTAL</b>	<b>\$121,812,443</b>



State property tax law allows the City to levy a property tax to pay for its long-term (over 1 year) debt obligations. With a tax rate of \$0.7475 per \$100 in value for the current fiscal year, \$0.15252 (20.4%) of the total tax rate is devoted to pay long-term debt service obligations.

\*Solid Waste Collection Fees established in 1982

Source: City of Fort Worth FY2021 Budget.



## **PART 2**

# **BUILDING STRONG NEIGHBORHOODS**



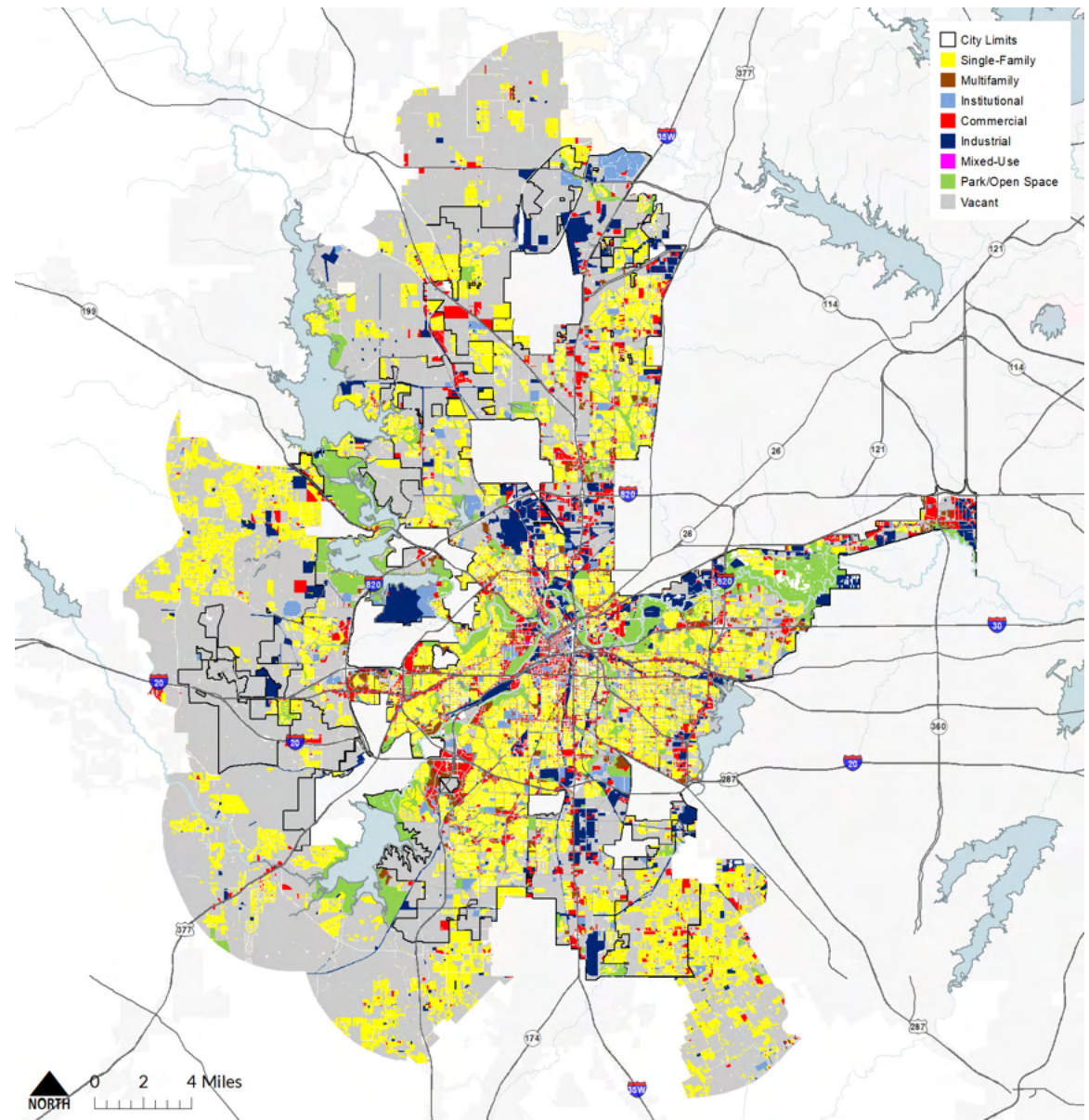
# CHAPTER 4

# LAND USE

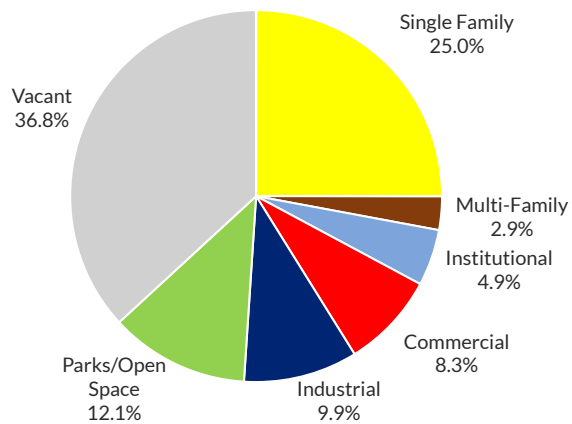
Land use refers to how land is currently used and how it should be used in the future. Population and economic trends help predict future needs for various land uses. The City of Fort Worth guides land use to ensure that land resources appropriately encourage economic development, promote a variety of housing choices, preserve natural and historic resources, and accommodate transportation routes and public facilities, in order to protect and improve Fort Worth's quality of life.

An understanding of Fort Worth's land use and zoning puts into perspective the City's development history and how Fort Worth may continue to develop. According to the North Central Texas Council of Governments (NCTCOG), low density single-family residential (including duplexes and townhouses), and manufactured housing occupies the greatest amount of developed land area in Fort Worth. In recent decades, development has often occurred in a leapfrog fashion, leading to a pattern of land uses that is irregular, non-contiguous, and less efficient and cost-effective to serve than is desirable. The City of Fort Worth also has the largest amount of vacant and developable land among cities in the North Texas region. This provides an opportunity to grow in more focused and efficient development patterns in the future.

## EXISTING LAND USE



## EXISTING LAND USE BY PERCENTAGE

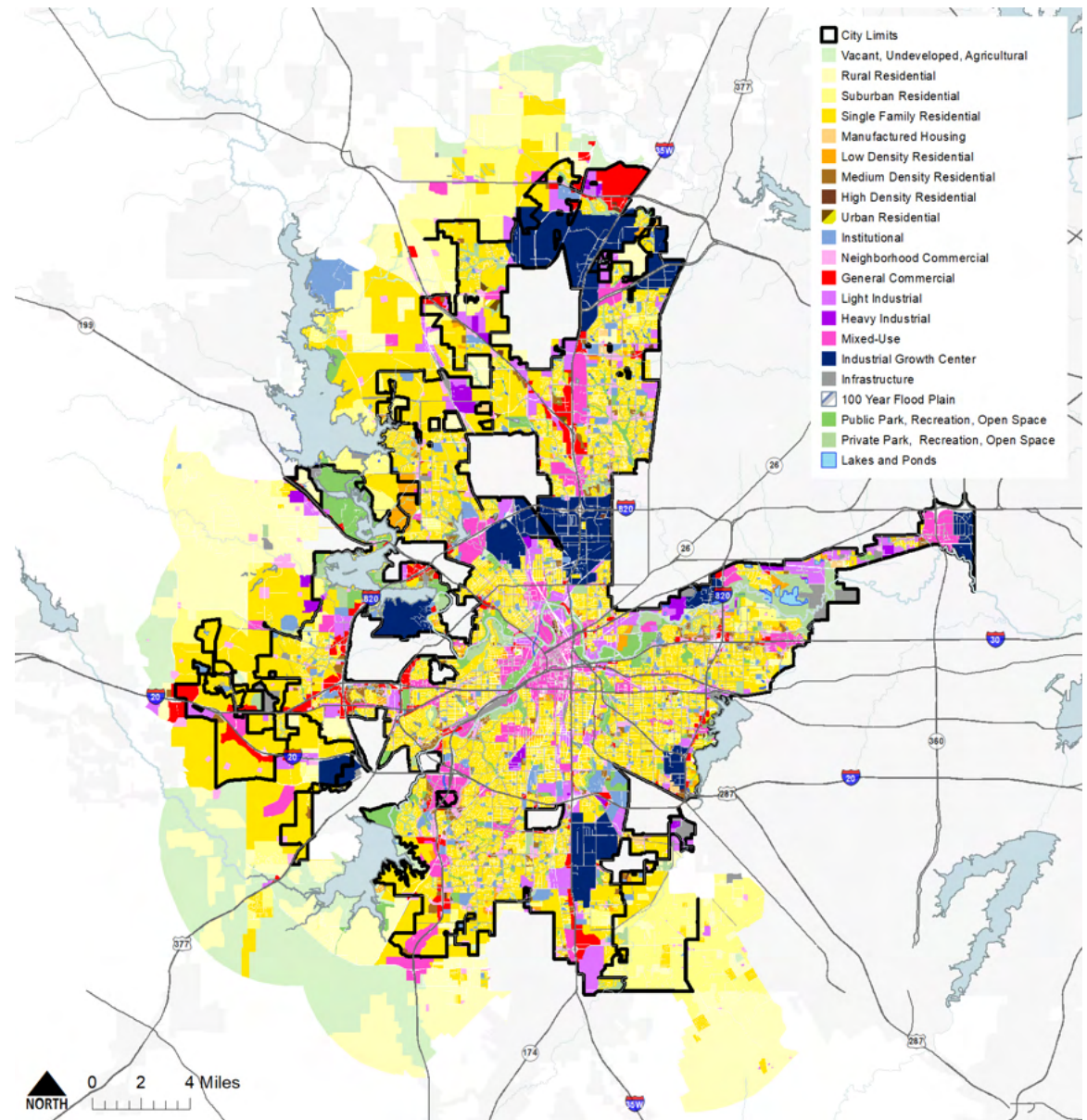


Source: North Central Texas Council of Governments (NCTCOG), 2015 Land Use.

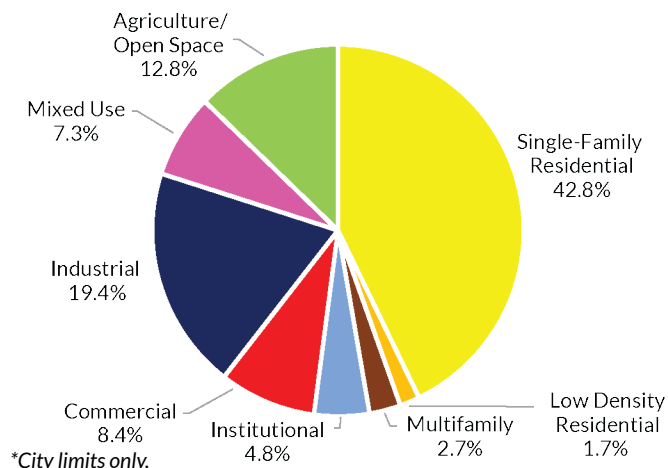
Fort Worth is one of the fastest growing amongst the 20 largest U.S. cities. From 2010 to 2020, Fort Worth permitted almost 44,000 new single-family housing units, with slightly over half of that total occurring just since the beginning of 2017. During the same period, Fort Worth permitted over 34,000 multifamily units, with over 57 percent of the total occurring within the last four years.

While a wide variety of residential units are essential to accommodate future population growth, the 2017 Economic Development Strategic Plan highlighted that Fort Worth is continuing to grow more single-family suburban housing than jobs, and Fort Worth is at risk of becoming overly dependent on low density residential uses to support its tax base and pay for services. Together with a focused business development effort, sufficient land must be planned for increases in job creation, mixed-use development, and appropriately located higher density housing, all which support a more balanced tax base and improved return on public investment.

## FUTURE LAND USE



## FUTURE LAND USE BY PERCENTAGE\*



Source: City of Fort Worth, Planning and Data Analytics Department, 2021.

The land within the city limits of Fort Worth is divided into zones that permit certain land uses and prohibit others. Zoning regulations also include development standards such as those addressing building height and setbacks. Zoning districts can be identified in these general categories:

**Residential**

- One-family detached
- One-family and two-family, detached and attached
- Multifamily

**Mixed-Use/Form-Based**

- Low and high intensity mixed-use
- Six form-based code areas

**Commercial**

- Neighborhood, general, and intensive commercial

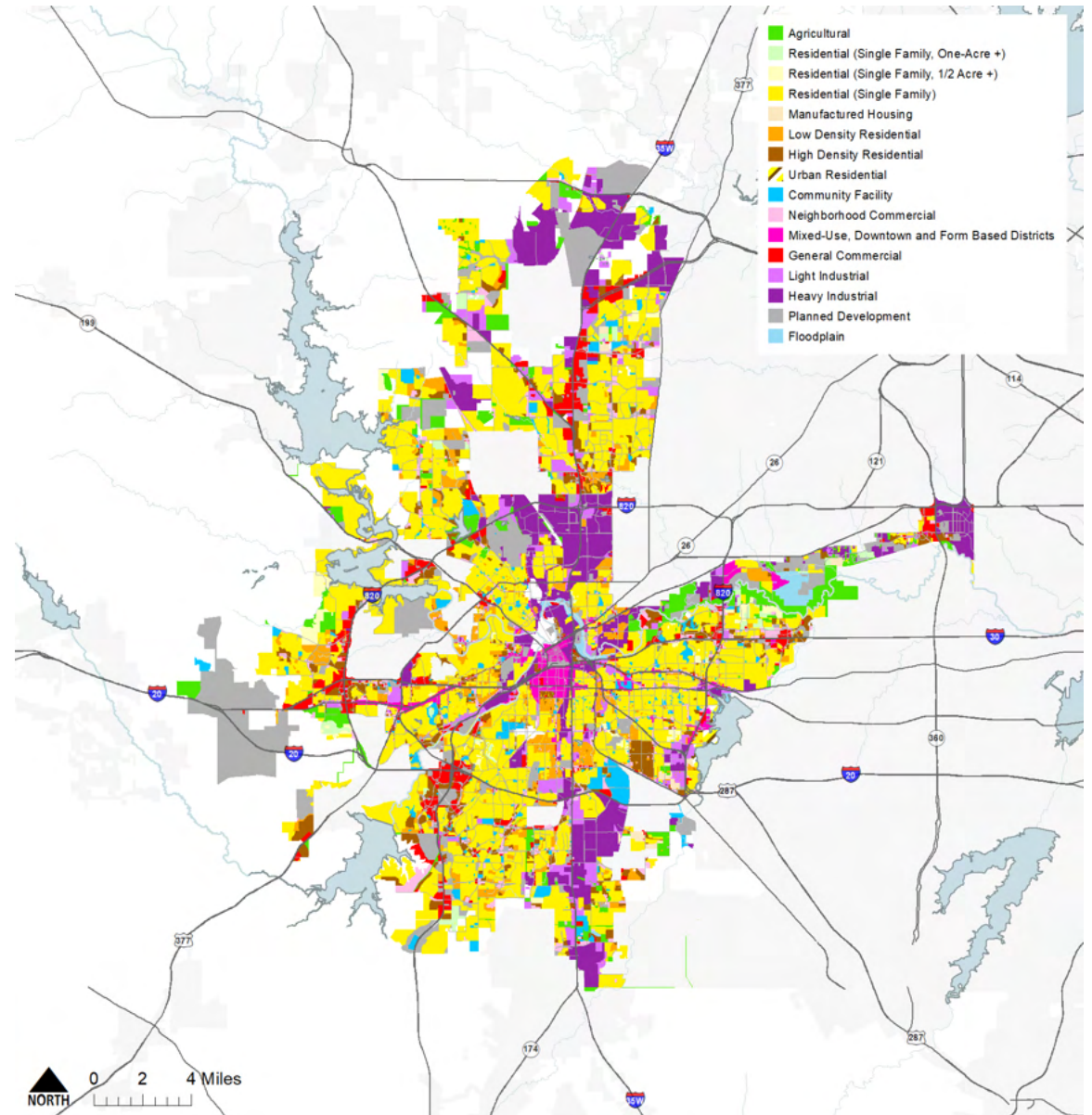
**Industrial**

- Light, medium, and heavy industrial

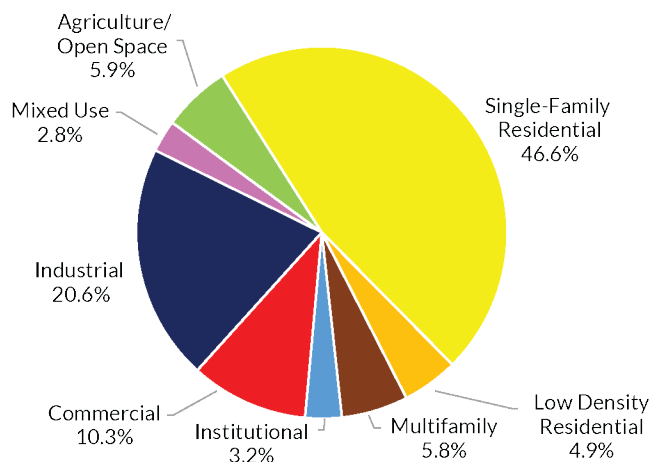
**Special Districts & Overlay Districts**

- Agricultural, community facilities, manufactured housing, and planned developments
- Eight overlay districts

## CURRENT ZONING



## CURRENT ZONING BY PERCENTAGE



Source: City of Fort Worth, Planning and Data Analytics Department, 2021.

Zoning implements the future land use plan (see Appendix C) which guides the location of appropriate places to live, play, and conduct business. Land use decisions and transportation investments are most effective when they are mutually supportive. Therefore, the City’s future land use sector maps depict key transportation features, such as existing and planned passenger rail stations and the City’s Master Thoroughfare Plan.

The land use maps and policies are referred to by elected and appointed officials when making decisions regarding zoning, annexation, budgeting, and major public facilities expenditures.

Land uses and development forms are defined and categorized with the appropriate zoning classification. Fort Worth’s zoning districts promote a desirable development pattern while discouraging incompatible land uses.

Not all of the developed and vacant land zoned in Fort Worth conforms to the proposed land uses in Appendix C. To address this issue, the City Council established two voluntary processes for initiating changes that promote neighborhood consensus for rezoning:

1. Council-Initiated Rezoning
2. Petition-Based Rezoning

## LAND USE AND ZONING CLASSIFICATIONS

LAND USE	DEFINITION	ZONING
<b>SPECIAL</b>		
Vacant, Agricultural	Vacant, agriculture	AG
Rivers, Lakes, Streams, 100 Year Flood Plain	Water features, 100-year flood plain	ALL
Infrastructure	Roads, railroads, airports, utilities	ALL
Parks, Recreation, Open Space	Public or private recreation, or passive land	ALL
<b>RESIDENTIAL</b>		
Rural Residential	1+ acre single-family	A-2.5A, A-43
Suburban Residential	1/2+ acre single-family	A-21
Single-Family Residential	3,500+ sq. ft. lot single-family	A-10, A-7.5, A-5, AR
Manufactured Housing	Manufactured home parks and subdivisions	MH
Low Density Residential	2,500+ sq. ft. lot single-family, two-family, patio homes, townhouses, cluster housing	B, R1, R2
Medium Density Residential	Up to 36 units/acre multifamily	CR, C, D
High Density Residential	>36 units/acre multifamily, mixed-use multifamily in growth centers	UR, MU-1, MU-2, Form-Based Codes
Institutional	Schools, churches, government, human services, utilities, community centers, day cares	Schools and Churches: ALL Others: CF
Urban Residential	Higher density, residential only, pedestrian-oriented development for use between higher and lower intensity uses	UR
<b>COMMERCIAL</b>		
Neighborhood Commercial	Retail, services, offices and mixed uses serving daily needs for a local market area	Multifamily Residential, ER, E, MU-1
General Commercial	Retail, services, offices and mixed uses serving occasional needs for a larger market area	Multifamily Residential, ER, E, MU-1, MU-2
Mixed-Use/ Mixed-Use Growth Center	Retail, services, offices, entertainment, mixed uses, and multifamily residential; Community Growth Centers are less intensive, and Regional Growth Centers are more intensive	AR, B, R1, R2, CR, C, D, UR, all Commercial, MU-1, MU-2, Form-Based Codes
<b>INDUSTRIAL</b>		
Light Industrial	Warehousing, transportation, light assembly, outside storage	MU-2, I, All Commercial
Heavy Industrial	Heavy manufacturing, outside storage	All Commercial & Industrial
Industrial Growth Center	Industrial and commercial uses serving a large region	All Commercial & Industrial
<b>OTHER</b>		
Special and Hazardous Uses	Bed & breakfast, aviation, recycling centers, refining, cell towers, concrete batch plants	Special Exception



## Population Growth and Housing Demand

As the population grows, the demand for residential units will increase. Higher-density housing types will respond to changing demographic and popular market trends, reflecting a greater preference for walkable urban neighborhoods.

## Economic Growth

Due to continued population and employment growth, Fort Worth will see a significant amount of land developed for new businesses and industry. Assuming current land use proportions remain consistent over time, approximately 2,000 new acres of commercial and industrial land use could be developed by 2032.

## Market Demand

Depending on several related variables, market demand will impact the amount and location of land uses. The future supply of any land use should not exceed the anticipated demand. Reliance on current market demand can unnecessarily restrict future development. For example, the multifamily market Downtown was untapped until multifamily zoning was introduced and found to be successful.

## Transportation Access and Infrastructure Availability

Land use decisions, such as the siting of offices, housing, and industry, are influenced by access to transportation and other public infrastructure. Despite the significance of mobility, investment in transportation infrastructure may follow land use decisions, particularly where rapid development occurs. Coordination of future land uses and zoning districts with the Master Thoroughfare Plan helps plan the correct location, classification, and desired capacity of roadways.

## Development Regulations

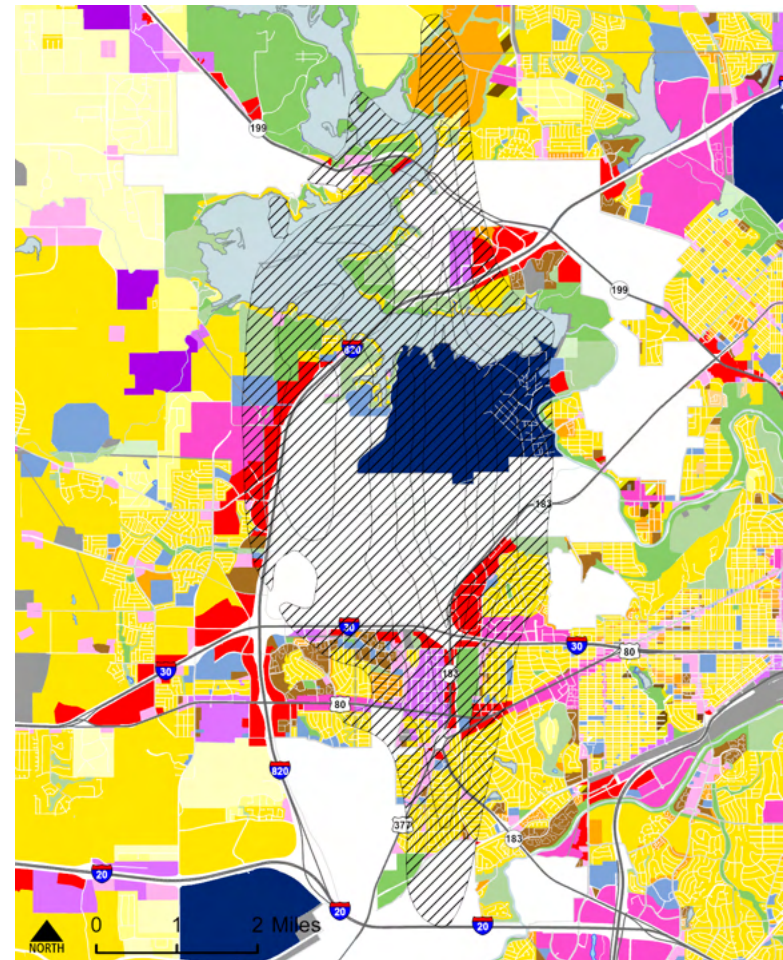
A property's location within or outside the city limits influences how the land is used:

	WITHIN THE CITY LIMITS	OUTSIDE THE CITY LIMITS
Zoning and Building Codes	YES	NO
Subdivision and Street Standards	YES	YES

## Environmental Constraints

Environmental conditions impact the type of land uses that develop. These constraints include floodplains, soils, slope, gas wells, odors, and noise pollution. A specific example of an environmental constraint impacting land use is airport noise surrounding Naval Air Station Fort Worth Joint Reserve Base.

## NOISE CONTOURS AND LAND USE EXAMPLE: NAVAL AIR STATION FORT WORTH JOINT RESERVE BASE



Source: City of Fort Worth, Planning and Data Analytics Department, 2021.

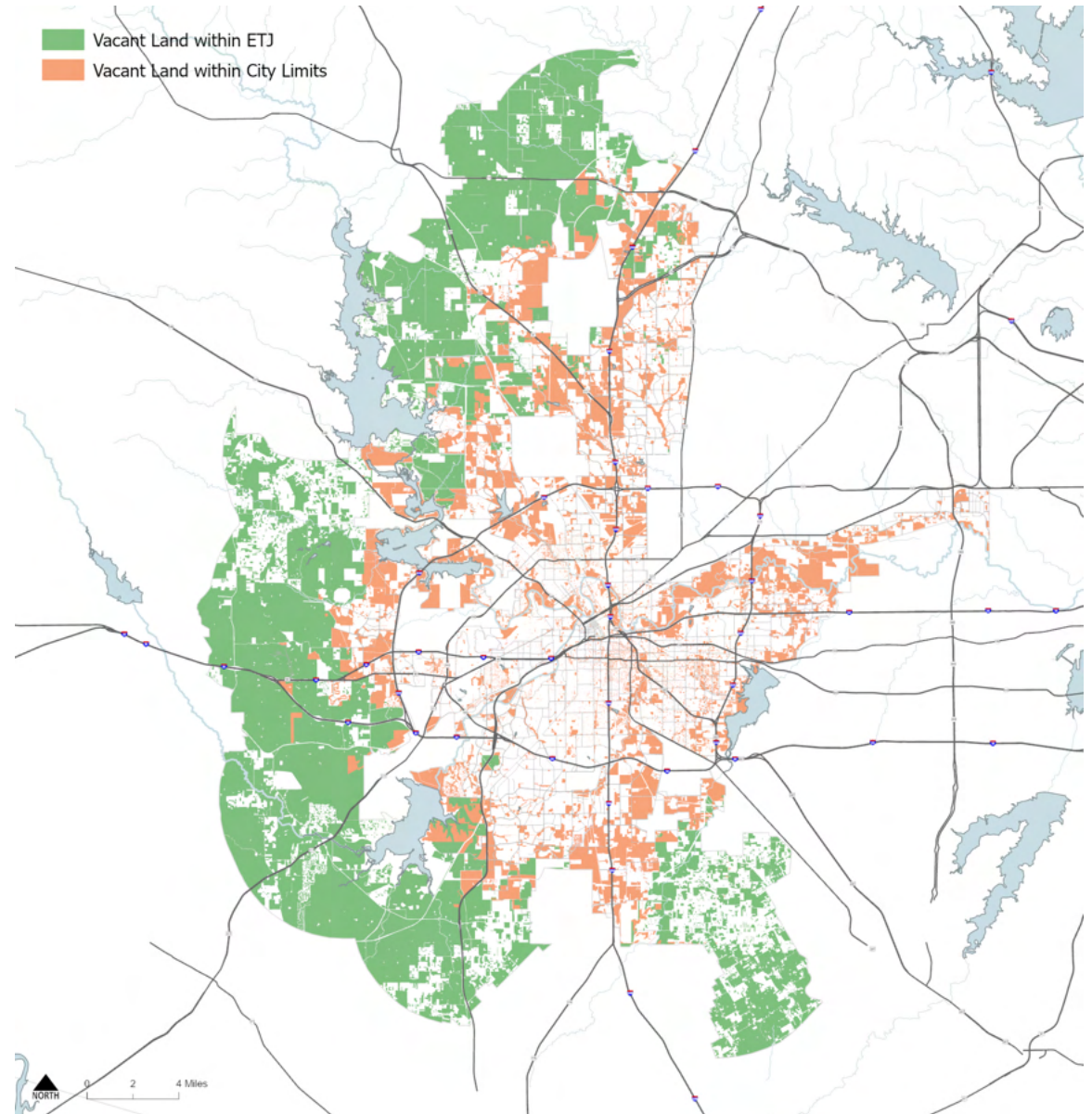
According to estimates from the North Central Texas Council of Governments (NCTCOG), Fort Worth has more vacant developable land (over 70,000 acres) than any other city in the Dallas-Fort Worth metro area. Fort Worth has more than twice as much vacant land as Dallas and more developable acreage than the four largest cities in Collin County combined (Frisco, McKinney, Plano, and Allen). Fort Worth's vacant developable land provides a unique opportunity for the city to accommodate a significant amount of future growth. Innovative and sustainable strategies such as multiple growth centers, mixed-use and urban residential development, and transit-oriented development will help to ensure that future growth contributes to a strong, financially healthy, and highly livable community.

## ACRES OF VACANT LAND, METRO AREA CITIES WITH POPULATIONS OF 100K+



Source: North Central Texas Council of Governments (NCTCOG), 2010 Land Use

## LOCATION OF VACANT LAND



Source: City of Fort Worth, Planning & Data Analytics Department, 2020.

Development patterns, since about 1950, have preferred strictly single-family homes or large multifamily complexes creating a large physical, social, and economic gap in housing choices. Smaller homes and multifamily dwellings are less costly to rent, purchase, and maintain for consumers. Historically, the limitations to smaller scale multifamily housing included zoning barriers, difficult financing, and the production scale not being as profitable as large multifamily or single-family developments.

Changing market demands for walkable, compact communities can be addressed by providing smaller scale multifamily housing projects, dispersed within and compatible with single-family housing. Walkable, compact communities provide common destinations within walking and bicycling distance, increasing transportation choices.

## MISSING MIDDLE HOUSING TYPOLOGIES



Copyright: 2015 Opticos Design, Inc.

## MARKET SUPPLY & DEMAND

Community Preferences

**1 in 5**

Number of respondents that prefer to live in an attached home in a walkable community versus living in a detached home in a conventional neighborhood.

Increased Quality of Life

**88%**

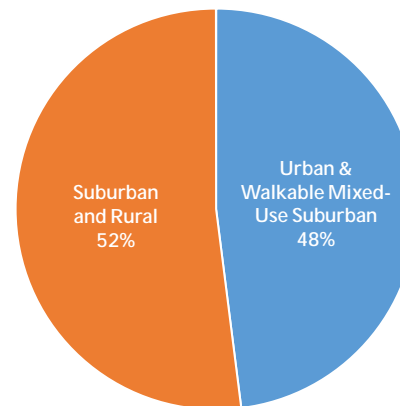
Percent of respondents that agree that there are places to walk to nearby, and also report that they are more satisfied with their quality of life.

Deciding Where to Live

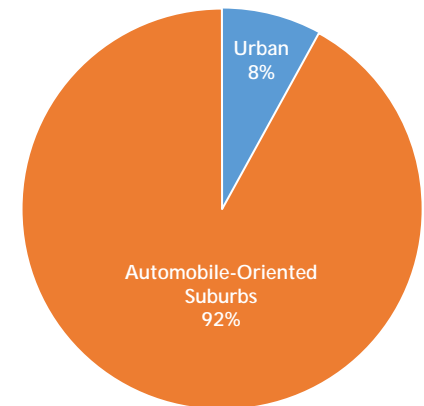
**70%**

Percent of respondents that said that walkability, a short commute, and proximity to highways are important when deciding where to live.

WHERE DO PEOPLE WANT TO LIVE?



WHERE DO PEOPLE LIVE IN FORT WORTH?



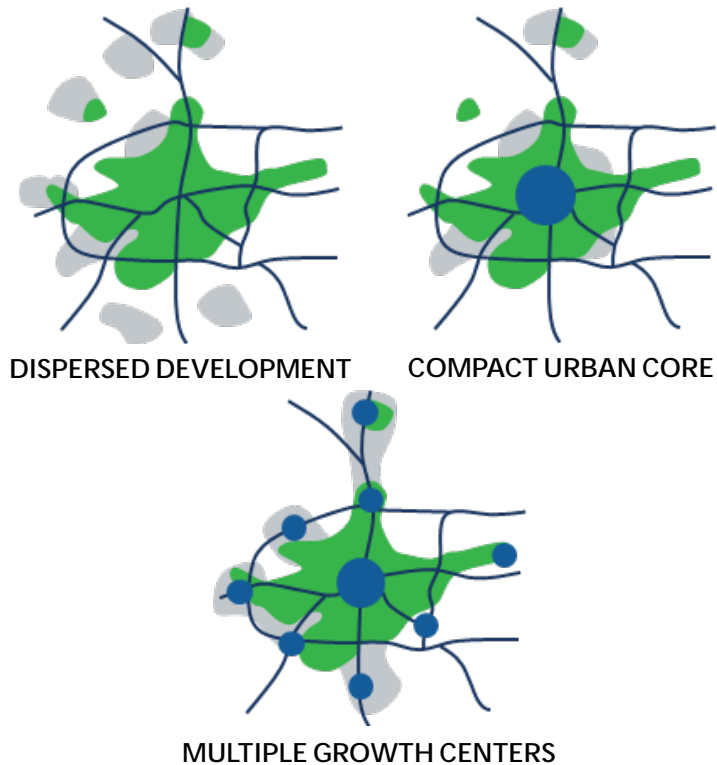
Source: National Association of Realtors, 2017 Community and Transportation Preferences Survey

Source: National Association of Realtors Community Preference Survey, 2011.

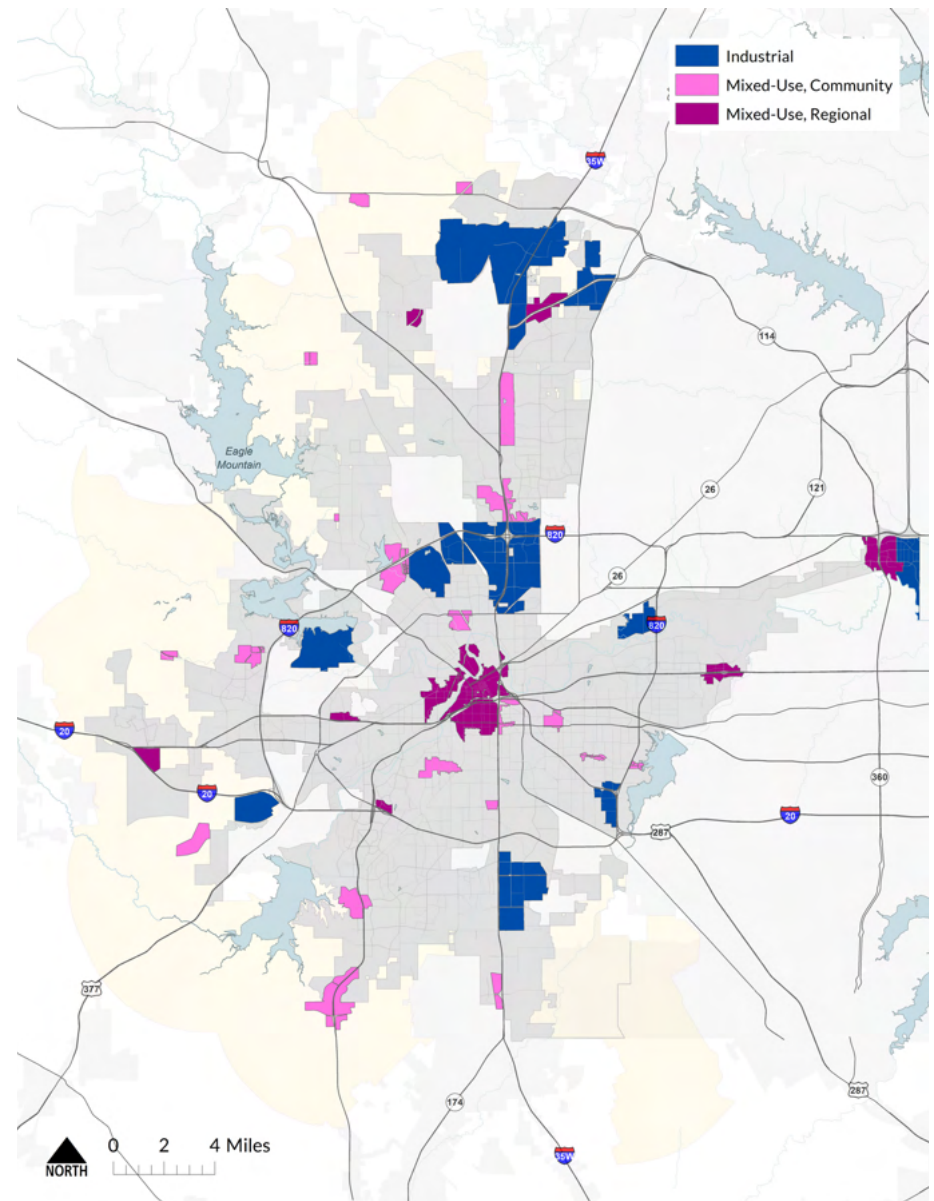
The multiple growth centers concept promotes compact urban land use within designated areas and lower intensities of land use elsewhere. As an alternative to the typical urban/suburban pattern, Fort Worth's Comprehensive Plan advocates for the development of multiple growth centers.

Growth centers are located along highway or rail corridors to facilitate transportation linkages to other growth centers. A network of growth centers can accommodate citywide growth with fewer environmental impacts, less land consumption and traffic generation, and less pollution than a dispersed development pattern. The North Central Texas Council of Governments is also promoting this growth strategy in response to growing concerns over traffic, pollution, and reduced funding for transportation infrastructure.

## URBAN DEVELOPMENT PATTERNS



## INDUSTRIAL AND MIXED-USE GROWTH CENTERS



Source: City of Fort Worth, Planning & Data Analytics Department, 2020.

## INDUSTRIAL GROWTH CENTERS

An industrial growth center will primarily consist of industrial and commercial uses, with a high concentration of jobs, mostly industrial in nature. Other related and supporting uses include office space and services. Residential uses are generally discouraged within industrial growth centers.

Criteria for designation include:

- A high concentration of employees – 10,000+ employees per square mile, and
- The location nearby one or more major transportation facilities, such as an airport, railroad, highway, public transit station, and/or arterial roadway.

INDUSTRIAL GROWTH CENTERS	
Alliance Airport	Meacham Airport
Alliance Gateway East	Loop 820 East/Lake Arlington
Carter Industrial Park	NAS-JRB/Lockheed Martin
Centreport	Riverbend

## MIXED-USE GROWTH CENTERS

Mixed-use growth centers are highly urbanized places containing many characteristics of a downtown including a high concentration of jobs and housing, schools, parks, and other public facilities, public transportation hubs, and pedestrian activity. Its predominant land uses are residential and commercial. Within a small geographic area, different land uses are found side by side or within the same building. These places tend to be bustling and diverse, with a sense of place.

Criteria for designating new mixed-use growth centers are listed below, with centers often having (or planned to have) three or more of the following characteristics:

- A high concentration of employees – 10,000+ employees per square mile.
- A high concentration of residents – 10,000+ residents per square mile.
- One or more major transportation facilities – an airport, railroad, highway, public transit, or arterial roadway.
- An existing or planned transit-oriented development (TOD).
- Major institution(s) – a university, government facility, or hospital.
- Major tourist destination(s) – 100,000+ visitors per year.

Some mixed-use growth centers serve a large region, while others serve local residents. The functions and characteristics of the two different growth center concepts are generally the same, with variations in the size of their service areas and intensity of development.

REGIONAL MIXED-USE GROWTH CENTERS	
Alliance Gateway East	Hulen/Cityview
Centreport	Nance Ranch*
Clearfork	Hear Southside
Culrutral District	Ridgmar
Downtown	Walsh Ranch*
Eastchase	

COMMUNITY MIXED-USE GROWTH CENTERS	
Alliance Town Center*	Polytechnic/Texas Wesleyan
Fossil Creek	SH 121/FM 1187*
La Gran Plaza	Spinks/Huguley
Loop 820 East/Lake Arlington	Stockyards
Marine Creek*	Summer Creek TOD*
Miller/Berry*	Texas Christian University
Near Southeast*	

\*Indicates growth centers that do not currently meet the criteria, but have the potential to do so.

Urban Villages and Mixed-Use Growth Centers support the concept of sustainable development, seeking to balance access, mobility, affordability, community cohesion, and environmental quality.

The potential benefits of mixed-use growth centers include:

- Additional economic development opportunities
- Protection of single-family neighborhoods
- Development of multifamily housing at appropriate locations
- Convenience for residents and workers
- Reduced reliance upon automobile usage
- Efficiency in the provision of public facilities and services
- Protection of the environment
- Improved health due to increased opportunities for pedestrian and active transportation activities
- Creating a sense of place; fostering community

### Return on Public Investment

Prioritizing development within mixed-use growth centers is critical to building a financially sustainable future. Urban infill development uses existing public infrastructure (roadways, water, and sewer) making it less expensive to build and maintain the development long-term. Population density, encouraged by mixed-use centers, allows for the efficient use of public services (police, fire, public transportation); which improves quality of service while reducing expenditures. Overall, mixed-use growth centers and urban villages generate more tax revenue than they consume through use of city services and infrastructure.

## CORE PRINCIPLES OF MIXED-USE DEVELOPMENT

### Connected Development

vs. Disconnected Development



Compact development allows for a more efficient use of land, natural resources, and existing infrastructure.

### Pedestrians, Bikes, and Public Transit

vs. Only Automobiles



Active transportation alternatives are healthier for residents and cleaner for the environment.

### Integration of Land Uses

vs. Separation of Single Land Use



A mix of uses increases economic and community vitality, and reduces the need to travel longer distances for everyday needs.

### Street-Facing Buildings

vs. Buildings Facing Parking Lots



Buildings set close to the street define the public realm and engage with citizens.

Mixed-use, multifamily, and commercial zoning classifications are most desirable for mixed-use areas because they provide the density of jobs and residential units needed to create a vibrant urban sense of place. Townhouse, duplex, and similar residential zoning classifications are usually acceptable in appropriate locations on the periphery of the mixed-use core.

### Urban Residential (UR) Zoning

The City’s Urban Residential (UR) zoning classification provides an appropriate transition zone between higher and lower density residential areas. Inappropriate zoning districts for Urban Residential:

- Single-family Residential (less than four units per acre)
- Industrial
- Agricultural

### Form-Based Codes

A form-based code is a land development regulation that uses physical form as the organizing principle for the code. A form-based code differs from a conventional zoning regulation by allowing a mixture of appropriate uses within a single district or building. Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. Form-based codes are usually implemented as component of a community-sponsored regulating plan that designates the appropriate form and scale of development within a specific area.

The City of Fort Worth has adopted the following form-based districts:

- Camp Bowie District Inc.
- Berry/University Form-Based Code District
- Stockyards Historic and Form-Based Code District
- Near Southside
- Trinity Lakes

## APPROPRIATE ZONING CLASSIFICATIONS FOR MIXED-USE GROWTH CENTERS

ZONING CLASSIFICATION	USUALLY ACCEPTABLE	MOST DESIRABLE	
		COMMUNITY	REGIONAL
AG	NO	NO	NO
CF, PD	YES	NO	NO
A-5, A-7.5, A-10, A-21, A-43, A-2.5A	NO	NO	NO
AR, B, R1, R2	YES	NO	NO
CR, C, D, UR	YES	YES	YES
ER, E	YES	YES	YES
MU-1	YES	YES	YES
FR, F, G	YES	NO	YES
MU-2	YES	YES	YES
H, NS, PI, CB, BU, TL, SY*	YES	YES	YES
I, J, K	NO	NO	NO

\*H, NS, PI, CB, BU, TL, and SY are only allowed in Downtown, Near Southside, Panther Island, Camp Bowie, Berry/University, Trinity Lakes, and the Stockyards, respectively.

## MIXED-USE ZONING WITHIN URBAN TRANSECT

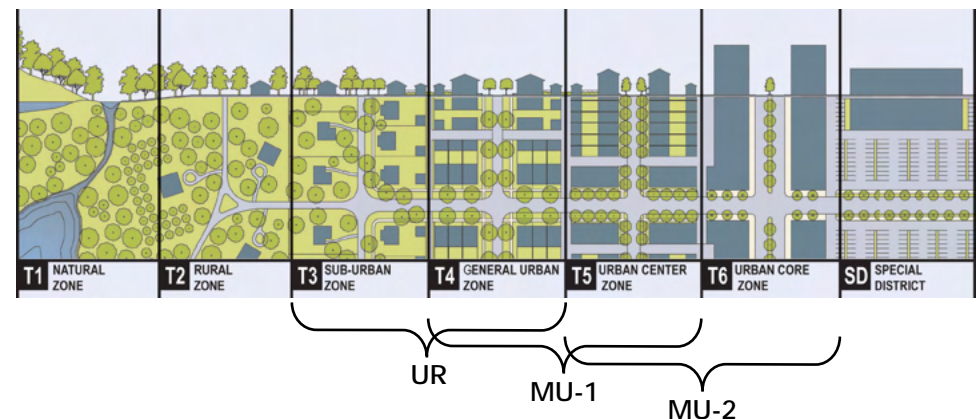
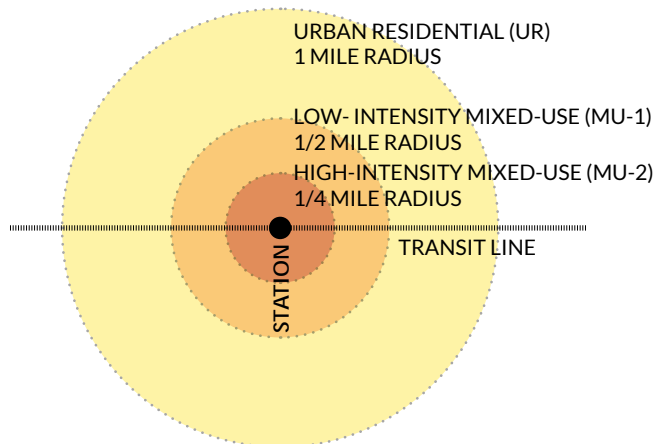


Image Source: Congress for the New Urbanism

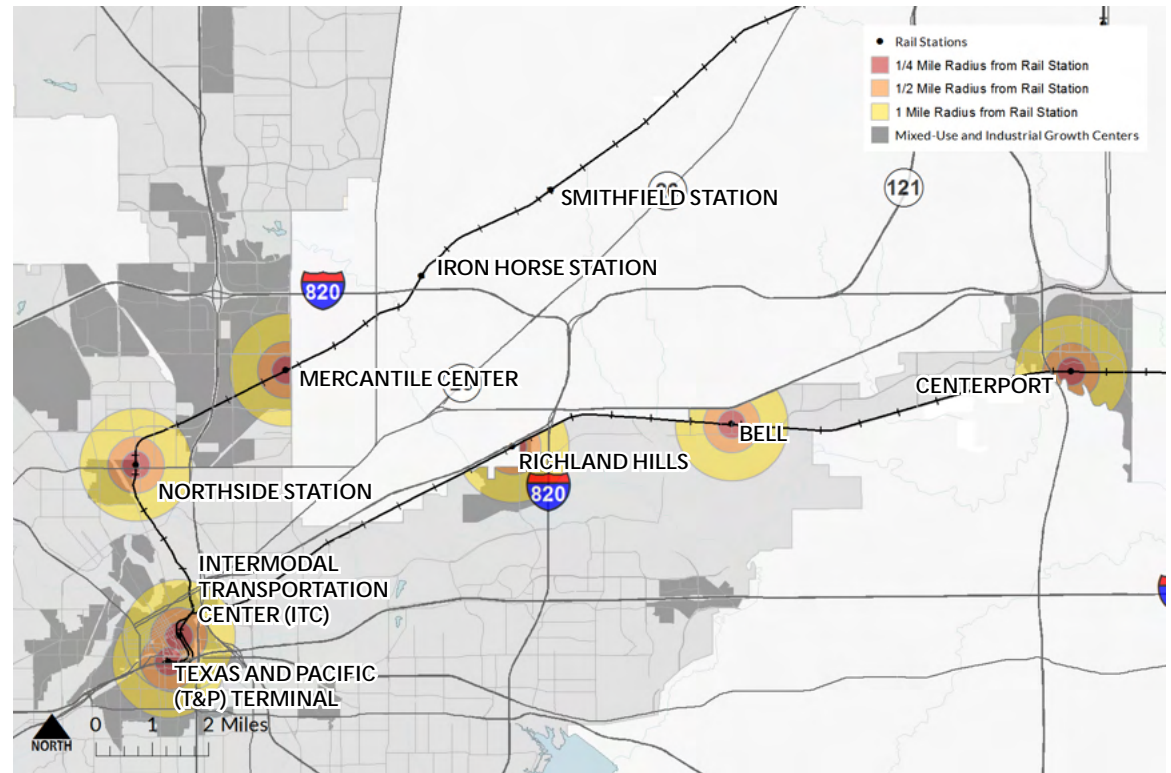
A transit-oriented development (TOD) is a mixed-use area, such as an urban village or mixed-use growth center, but designed to incorporate and support a major public transportation connection. Maximizing the concentration of residential, commercial, and recreational uses near the public transportation connection promotes ridership and lowers automobile dependence for people who live and/or work in proximity to the development.

Mixed-use (MU-1&2) and Urban Residential (UR) zoning, or an appropriate form-based zoning classification, benefit a TOD particularly within one-quarter mile of the public transportation connection. These zoning classifications allow for the development of a higher-density “transit core” that is the primary source of ridership to and from the connection. Within one-half mile of the connection, referred to as the “transit neighborhood,” compatible higher-density residential should be encouraged as a means to promote housing affordability and variety in available housing types.

## SUGGESTED ZONING AROUND PUBLIC TRANSIT



## MAJOR COMMUTER RAIL LINES



Source: City of Fort Worth, Planning & Data Analytics Department, 2020.

In 2015 the North Central Texas Council of Governments conducted a survey of residents regarding public transportation:

**67%**

Percent of residents would like their community to add or improve access to public transportation.

**72%**

Percent of residents would consider options besides driving alone to work if it were more convenient.

**\$10K**

The amount individuals could save per year using transit in place of car ownership.

Source: North Central Texas Council of Governments (NCTCOG), 2015 Transit Survey



## 1

### MULTIPLE GROWTH CENTERS

Achieve a multiple growth center development pattern by encouraging higher intensity residential and commercial uses within mixed-use growth centers, and higher intensity industrial and commercial uses within industrial growth centers.

- Increase new residential units in mixed-use growth centers, urban villages, and transit-oriented development areas so that at least one-third of new residential development occurs in these locations.

## 2

### DIRECT CONNECTIONS

Improve land use efficiency, mobility, and air quality.

- Encourage developments that create a network of interconnected local streets and trails that facilitate more direct pedestrian, bicycle, and vehicle access between nearby uses and destinations.

## 3

### ZONING CONFORMITY

Ensure that the City's zoning regulations and districts generally conform to the adopted Comprehensive Plan.

- Improve the percentage of zoning decisions that are consistent with the Comprehensive Plan (80% in 2017).

POLICIES

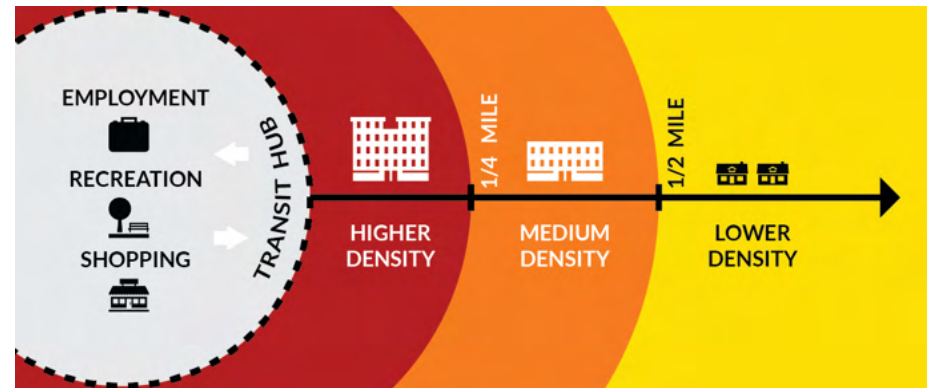
- Identify and designate on future land use maps regional and community mixed-use growth centers in rapidly developing areas, based on proximity to future rail transit and key transportation intersections.
- Accommodate higher density residential and mixed uses in transit-oriented developments, urban villages, and designated mixed-use growth centers.
- Include projects in future Capital Improvement Programs that support the growth center concept, transit-oriented development, and urban villages.



Multiple Growth Center Development Pattern

- Adopt a sustainable development policy that promotes the following:
  1. Land use and transportation practices that promote economic development while using limited resources in an efficient manner;
  2. Transportation decision-making based on land use, traffic congestion concerns, vehicle miles traveled, and the viability of alternative transportation modes; and
  3. Balance among accessibility, affordability, mobility, community cohesion, and environmental quality. (For more information, see Chapter 11: Transportation and Chapter 18: Environmental Quality.)
- Link growth centers with major thoroughfares, public transportation, trails, and linear parks.

- Locate multifamily units within walking distance of public transportation, employment, recreation, and/or shopping to increase accessibility and decrease vehicular traffic.



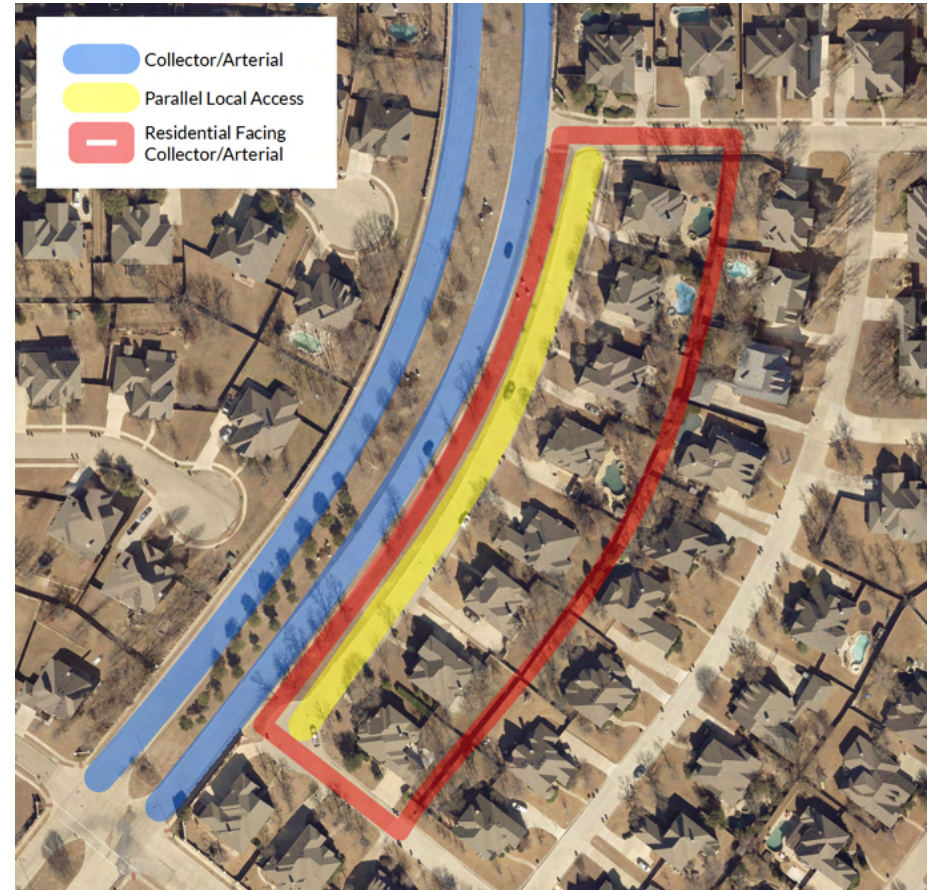
Distance from Public Transit

- Encourage Urban Residential and Low Density Residential as transitional uses between Single-Family Residential and high density uses.
- Encourage small-lot single-family zoning districts (i.e. AR and A-5) on the periphery of mixed-use growth centers, where the City seeks to concentrate employment and public services.
- Coordinate future land uses and development types and intensity with the Complete Streets policy, Master Thoroughfare Plan, Active Transportation Plan, and Transit-Oriented Development (TOD) Plans.
- Provide interconnectivity of streets and trails, especially within residential subdivisions, to reduce vehicle trips on arterial streets, increase efficiency, reduce air pollution, distribute traffic, improve access to public places, improve efficiency in providing services and deliveries, and ensure access for emergency services.
- Encourage clustering of development sites within new subdivisions to avoid steep slopes (greater than 15%) and to conserve 100-year floodplains, existing tree cover, wildlife habitat, storm water detention areas, riparian buffers along natural waterways, and archeologically significant sites.
- Encourage the use of parallel local access streets along collector and minor arterial roadways to allow the front façade of homes to face the street without the need for multiple driveway curb-cuts on the main

## POLICIES (CONT.)

street, thereby preserving traffic safety while increasing the pedestrian friendliness of the collector or minor arterial.

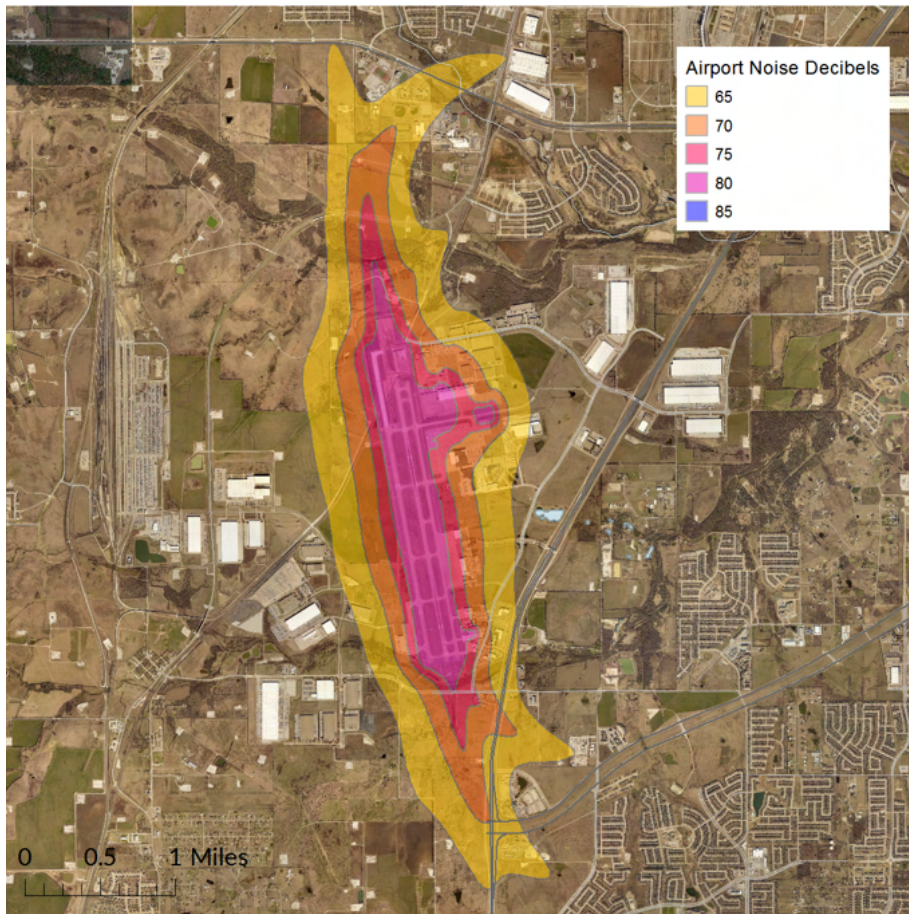
- To protect water quality and provide for connected green spaces, encourage parks, bike trails, and open space within floodplains and along adjacent water bodies.
- Encourage the provision of open space within new developments, with the goal of linking open spaces within adjoining subdivisions.
- Locate public neighborhood parks within easy access of residents (less than one-half mile).
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city.
- Provide for and maintain interconnectivity of streets and trails, especially within residential subdivisions, to reduce vehicle trips on arterial streets, increase efficiency, reduce air pollution, distribute traffic, improve access to public places, improve efficiency in providing services and deliveries, and ensure access for emergency services.
- Promote appropriate infill development of vacant lots within developed areas, which will efficiently utilize existing infrastructure, particularly in the central city.
- Identify and designate on future land use maps new industrial growth centers in rapidly developing areas, based on proximity to existing infrastructure and key transportation intersections.
- Promote appropriate uses within the NAS-JRB Overlay.
- Encourage urban agriculture with the purpose of increasing access to fresh food, providing income for people who want to grow and sell produce, and contributing to urban food security and nutritious, especially for residents within food deserts.
- Encourage new development adjacent and connected to previously developed or platted areas in order to utilize existing utility and road infrastructure and services, thereby optimizing public and private



*Parallel Local Access Streets along Collector and Minor Arterial Roadways*

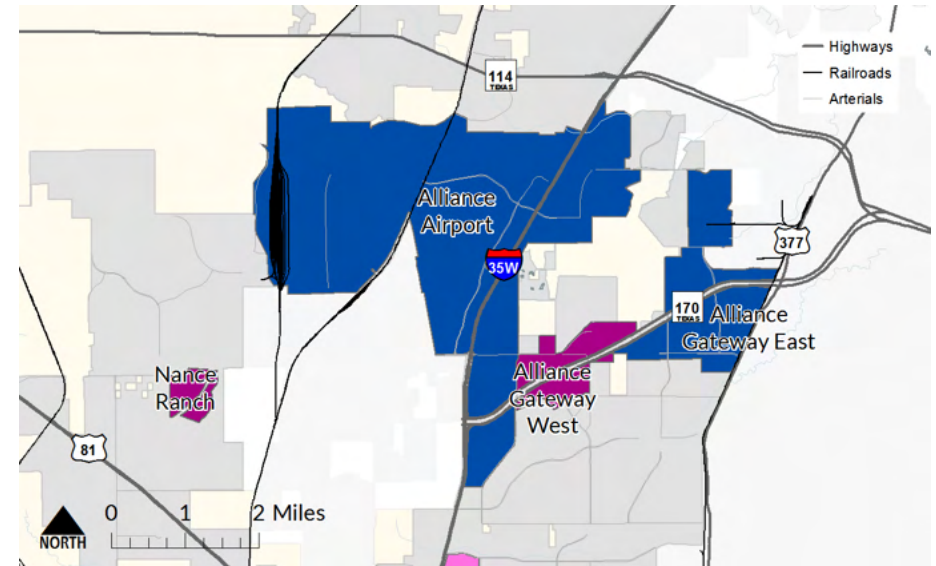
## POLICIES (CONT.)

- investments and discouraging sprawl development.
- Preserve the character of rural and suburban residential neighborhoods.
- Support zoning changes that accommodate multifamily residential development within urban villages, transit-oriented developments (TOD) and designated growth centers.
- Do not locate residential uses or schools in areas adjacent to airfields having a noise level of 65 or more decibels DNL (average Day or Night Level)



Fort Worth Alliance Airport Noise Contour

- Shelters for persons experiencing homelessness may generally be appropriate in general commercial and light industrial areas and in regional mixed-use growth centers. Shelters are not appropriate in industrial growth centers and heavy industrial areas.
- Locate large commercial and institutional uses adjacent to arterial streets, preferably at the intersections of other arterials and highways.
- Locate large industrial uses along freight rail lines, highways, or airports within industrial growth centers and other appropriate locations.



Alliance Industrial Growth Center

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

## STRATEGIES

- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.
- Plan for, facilitate, and aggressively pursue appropriate transit-oriented development (TOD) at existing and future transit station locations. A TOD encourages compact urban development adjacent to transit stations. Mixed uses in a single building, minimal setbacks, and taller structures help achieve the higher densities necessary to support transit. Retail businesses and services for commuters should be located adjacent to transit stops, between the rail platform and parking facilities.
- Maximize area of permeable surfaces in developments to reduce stormwater run-off.



*Permeable surface parking lot at Christ Chapel Baptist Church*

- Promote the use of Low-Impact Development techniques to reduce erosion and sedimentation of rivers, lakes, and streams.
- Encourage the use of floodplains as a boundary between incompatible land uses.

- Leave floodplains in their natural state (with hike/bike trails encouraged) to improve water quality and minimize flooding.
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.
- Promote measures to ensure that all types of residential developments are compatible in scale to abutting residential developments. A dramatic difference in lot size and units per acre should be discouraged for new development immediately adjacent to existing development or platted and zoned property, unless mitigation is provided to minimize the effects of the new use.
- Encourage locating multiple-unit residential structures on corner lots.
- Support diverse housing options, including duplexes, fourplexes, townhomes, and small courtyard apartments to promote walkable communities, access to neighborhood services, and multimodal transportation options, while ensuring compatibility with the form, sale, and design of existing neighborhoods.



*Diverse Housing Options*

## STRATEGIES (CONT.)

- Encourage infill development of compatible, single-family homes in existing neighborhoods to preserve and protect residential neighborhoods.



Lipscomb Street, 2013/2016 Google Streetview

- Locate elementary schools, parks, and neighborhood commercial uses within walking distance of most homes to maximize walkable, bikeable, and transit connectivity with all surrounding residential areas.

- Work with independent school districts in growing areas to identify future school sites that can be served by existing or currently planned infrastructure. Depict the identified sites on the City's future land use maps.
- Locate elementary, middle, and high schools on blocks surrounded by streets.



Stripling Junior High School



# CHAPTER 5

# HOUSING

Provision of adequate and appropriate housing for all residents is essential to building strong neighborhoods. The City of Fort Worth's key housing goals are increasing the supply of quality affordable accessible housing; expanding homeownership opportunities; revitalizing neighborhoods; creating mixed-income communities; and better aligning housing choice options with multimodal transportation opportunities, as typically occurs in Transit-Oriented Development.

Over the past ten years, the Fort Worth housing market has been characterized by:

- Rapid growth,
- Decreasing affordability for new housing, and
- Central city redevelopment.



**327,379**

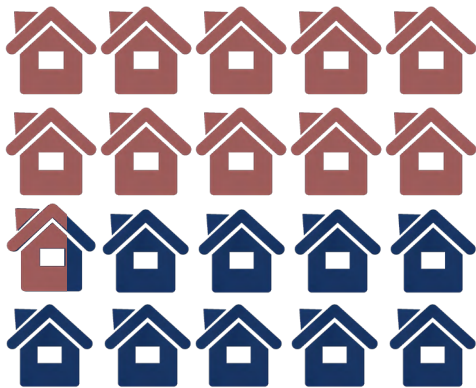
TOTAL HOUSING STOCK



**UP 12.5% SINCE 2010**

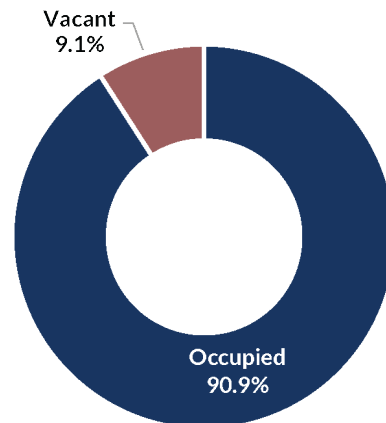
Source: U.S. Census Bureau, American Community Survey, 5-Year Estimates, 2015-2019.

## EXISTING CONDITIONS

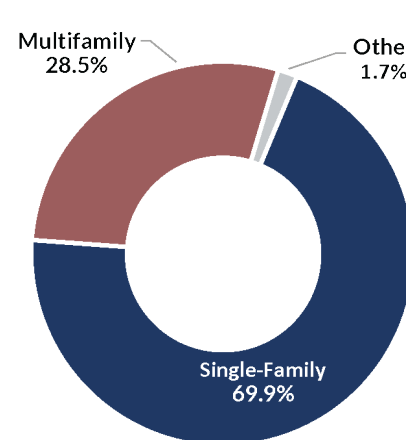


**57.4%** Owner Occupied

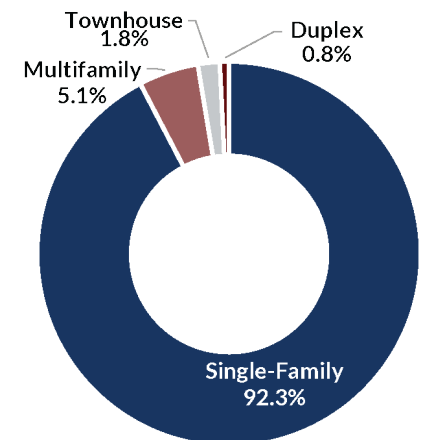
**42.6%** Renter Occupied



HOUSING OCCUPANCY



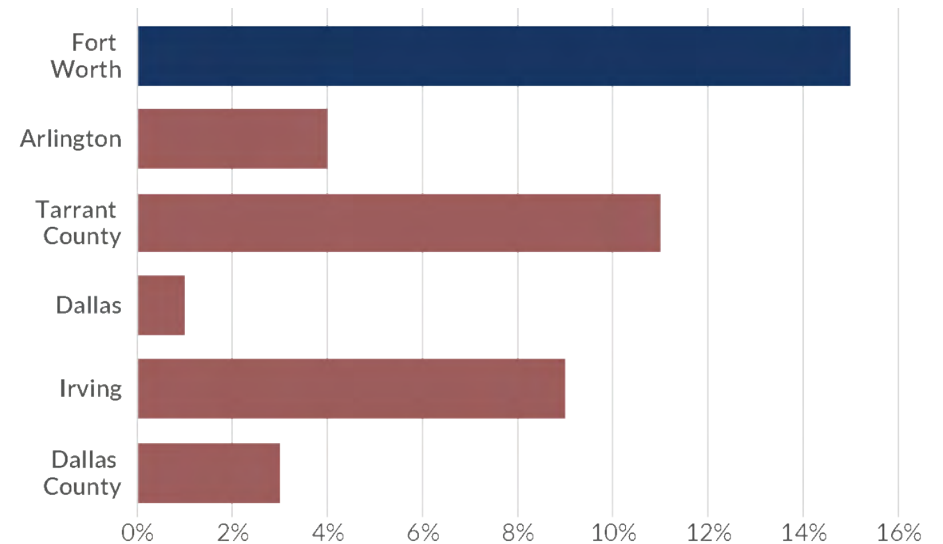
HOUSING UNITS



RESIDENTIAL PERMITS ISSUED IN 2020

Source: U.S. Census Bureau, American Community Survey, 5-Year Estimates, 2015-2019; City of Fort Worth, Development Services Department, 2021.

## SINGLE-FAMILY HOUSING GROWTH RATE, 2010 – 2020

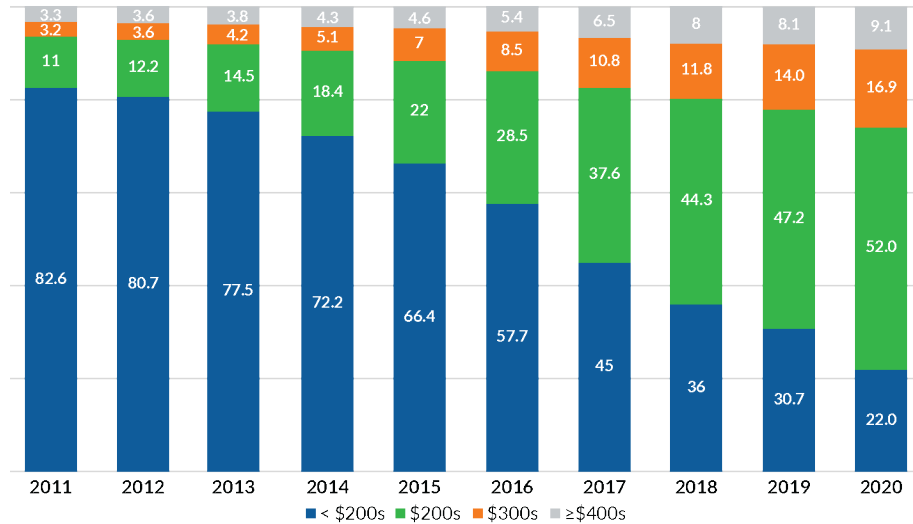


Source: North Central Texas Council of Governments (NCTCOG), 2020.



## AVERAGE PRICE — PERCENT DISTRIBUTION GREATER FORT WORTH

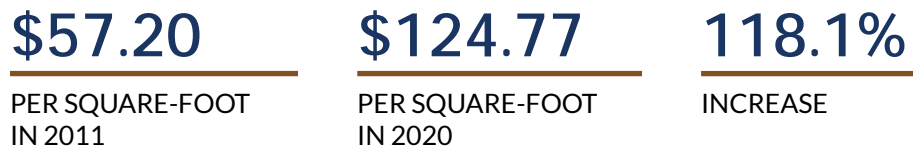
New home construction in the \$200s steadily decreased between 2011 and 2020, which is indicative of several factors, including increased construction costs, escalating land values, higher profit margins, and consumer preference for larger homes with more amenities.



Source: Real Estate Center at Texas A&M University, 2020.

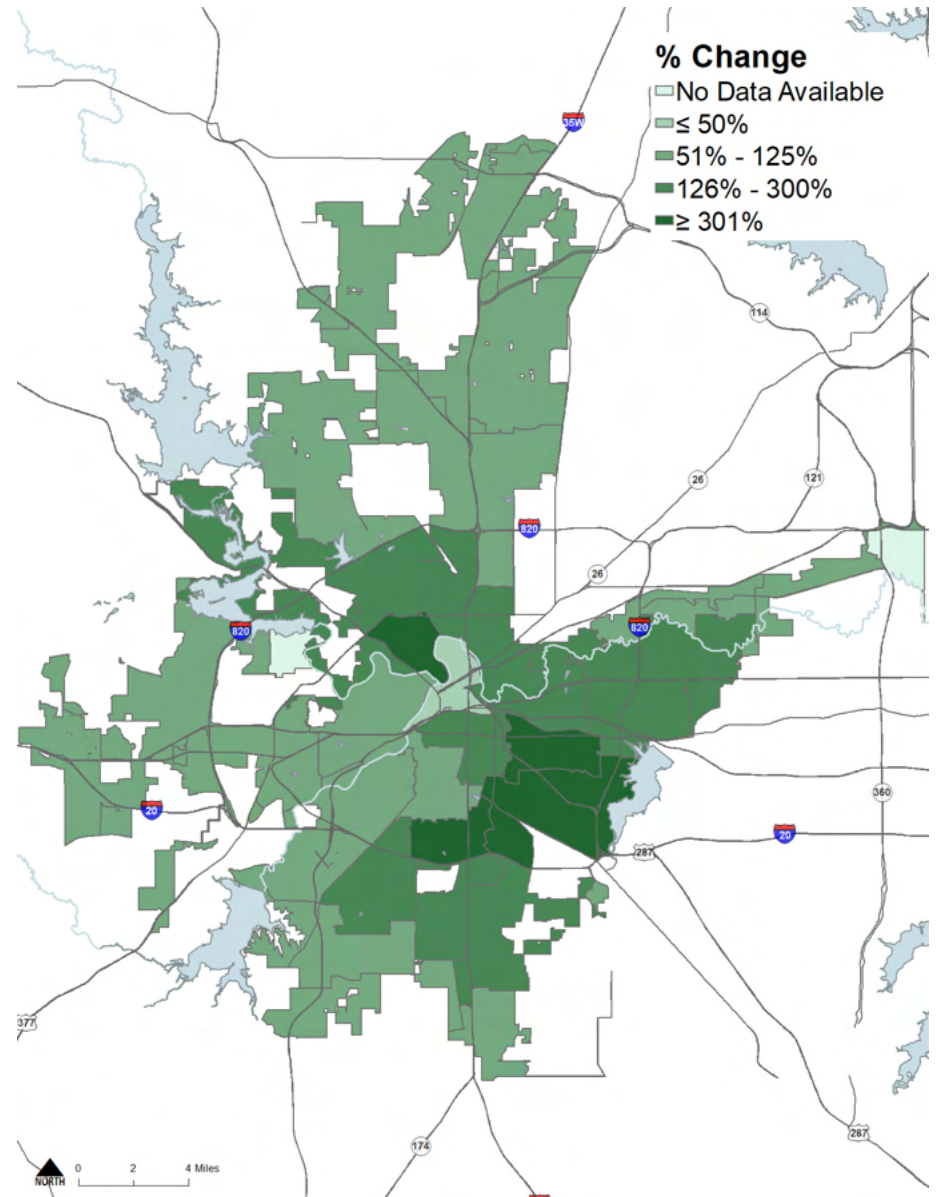
## RESIDENTIAL MEDIAN HOME PRICE PER SQUARE-FOOT

The price per square-foot for single-family housing sales increased by close to 120 percent between 2011 and 2020. Land appreciation is the primary contributor to housing price increases. The map to the right reflects price per square-foot changes over a nine year period for single-family sales, except for Zip Code 76102 (downtown area) which reflects condominium sales.



Source: Real Estate Center at Texas A&M University, 2020.

## RESIDENTIAL PRICE PER SQUARE-FOOT CHANGE, 2011 – 2020



Source: Real Estate Center at Texas A&M University 2020, and Planning & Data Analytics Department, 2021.

## MULTIFAMILY METRICS, 2020

**100,936**

INVENTORY UNITS

**656**

EXISTING BUILDINGS

**887**

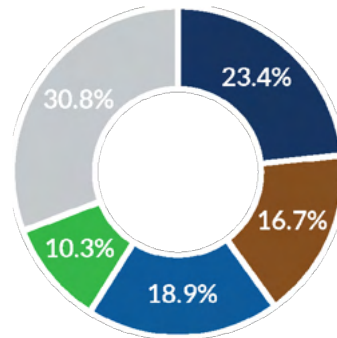
AVERAGE SQUARE FEET

**\$1,113**

MARKET RENT FEET

Source: CoStar Group, Fort Worth, 2020.

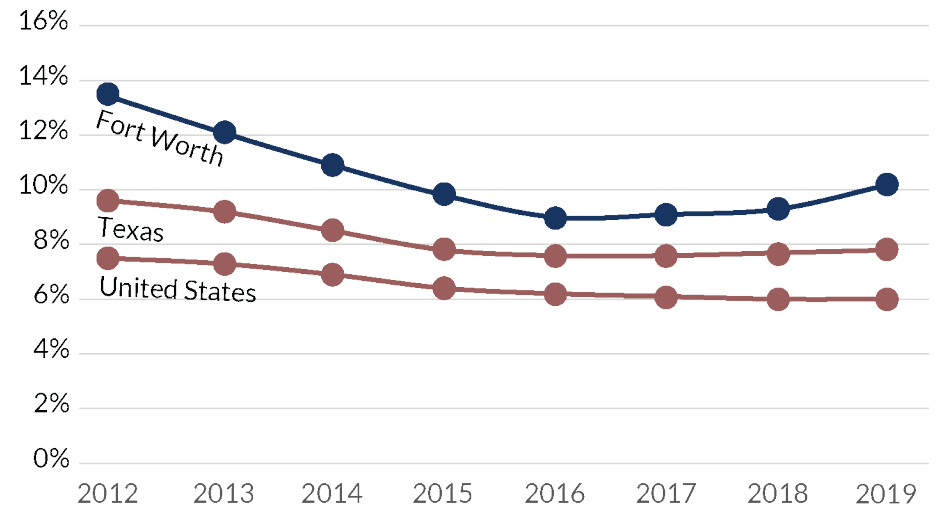
## RENTER INCOMES



- \$0 - \$21,420
- \$21,420 - \$35,700
- \$35,700 - \$57,120
- \$57,120 - \$85,680
- \$85,680 +

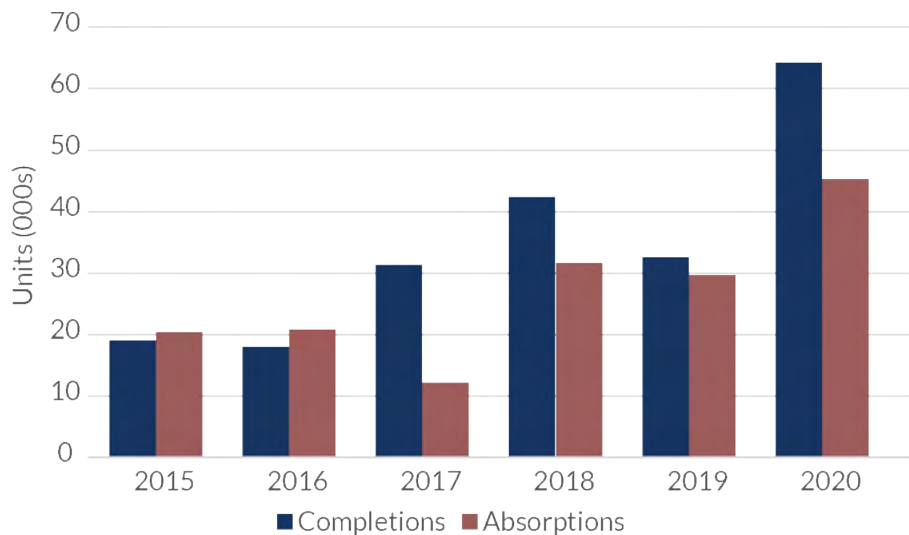
Source: HUD, Comprehensive Housing Affordability Strategy, 2013-2017, and Income Limits, 2017.

## RENTAL HOUSING VACANCY RATE TREND



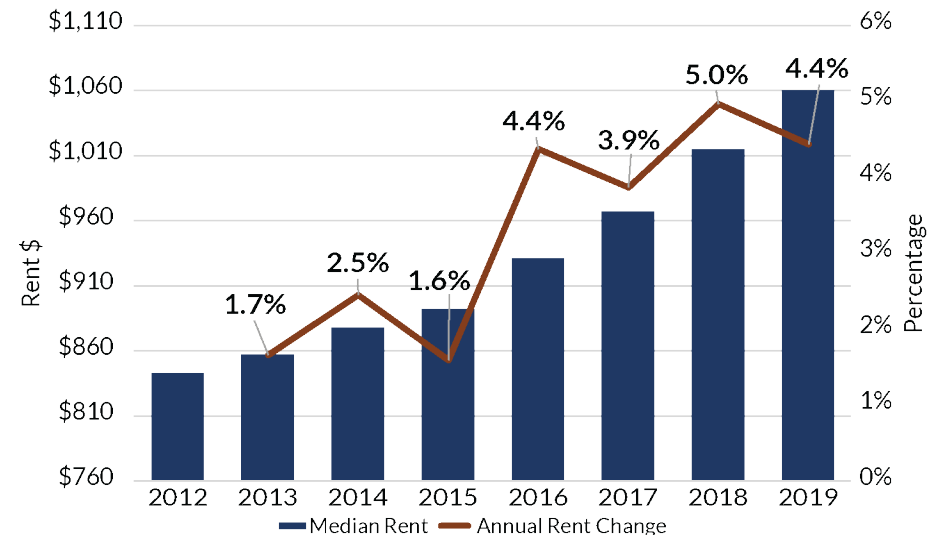
Source: U.S. Census Bureau, American Community Survey, 5-Year Estimates, 2015-2019.

## MULTIFAMILY PROJECT COMPLETIONS & ABSORPTIONS



Source: CoStar Group, Fort Worth, 2020.

## RENTAL TRENDS



Source: U.S. Census Bureau, American Community Survey, 5-Year Estimates, 2015-2019.

Booming population and employment growth in north Texas and Fort Worth have created strong pressures on the local housing market in recent years, increasing home prices and apartment rents to the point that middle and lower income households often have difficulty finding quality affordable housing that meets their needs. This is particularly true for families or individuals with limited income potential, including the elderly, persons with disabilities, and lower-skilled members of the workforce.

Though a number of federally supported and locally administered housing programs exist to provide assistance to these populations, resources are limited for addressing Fort Worth’s growing housing affordability challenge. Fort Worth Housing Solutions, local non-profits, private sector affordable housing developers, and the City’s Neighborhood Services Department work together to develop effective partnerships and leverage additional resources, while addressing the City Council’s highest priority housing goals.

The City’s affordable housing policies and programs are primarily directed toward expanding affordable housing opportunities while serving residents with the greatest need, including the homeless, very low income homeowners living on fixed incomes, and lower income renters.

## WHO NEEDS AFFORDABLE HOUSING?

Occupation	Average Annual Salary
Nursing Assistants	\$29,610
Bank Tellers	\$32,400
Construction Laborers	\$34,390
Emergency Medical Technicians & Paramedics	\$36,580
Electricians	\$50,390
Postal Service Clerks	\$52,410
Clergy	\$53,590
Kindergarten Teachers (Except Special Education)	\$55,290
Chefs and Head Cooks	\$57,150
Firefighters	\$60,560

Source: Bureau of Labor Statistics, Dallas-Fort Worth-Arlington, MSA, 2020.

## SELECTED HOUSING AFFORDABILITY TERMS

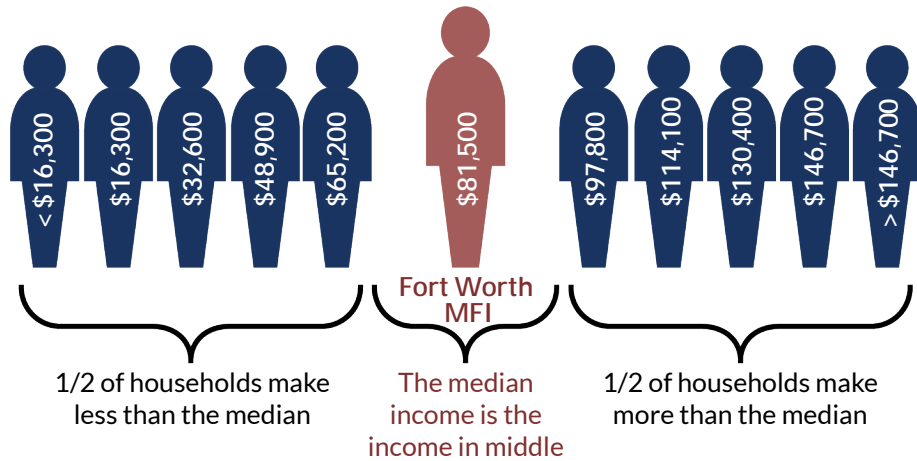
<b>AFFORDABLE HOUSING</b>	Generally, a single-family home or apartment occupied by a household that pays 30 percent or less of its gross income toward its mortgage or rent. The term is also widely used to refer to housing that is subsidized or rent-regulated and that is occupied by a household that is “low-income”.
<b>ATTAINABLE HOUSING</b>	A relatively new term that is defined as non-subsidized, for-sale housing that is affordable to households with incomes between 80 and 120 percent of the Area Median Income (AMI).
<b>HOUSING AFFORDABILITY</b>	Refers to the ability, or the lack thereof, of a household to meet its housing expenses with a reasonable and sustainable share of its income, generally spending no more than 30 percent of gross income on housing costs, without regard to the household’s income or whether the household lives in subsidized, rent-regulated, or market-rate housing.
<b>WORKFORCE HOUSING</b>	Generally, housing that is “affordable” to households earning between 60 and 120 percent of AMI, and historically associated with housing in close proximity to a specific industry.

Source: Urban Land Institute, Terwilliger Center for Housing.

These sample occupations earn less than 80 percent of the Fort Worth-Arlington Median Family Income for a family of four, making them susceptible to housing affordability issues.

## AREA MEDIAN INCOME (AMI) & MEDIAN FAMILY INCOME (MFI)

AMI is the median household income of each metropolitan statistical area (MSA) adjusted for family size, which is also known as Median Family Income (MFI). The U.S. Department of Housing and Urban Development publishes AMIs annually. AMI is used to determine the eligibility of applicants for most housing assistance programs.



## MEDIAN FAMILY INCOME (MFI) AND HOUSING AFFORDABILITY

Fort Worth Arlington HUD Metropolitan Area	\$81,500	Monthly Housing Affordability *
Below 30% MFI Extremely Low Income	≤ \$24,450	≤ \$611
30%–50% MFI Very Low Income	\$24,450–\$40,750	\$611–\$1,019
50%–80% MFI Low Income	\$40,750–\$65,200	\$1,019–\$1,630
80%–120% MFI Moderate Income	\$65,200–\$97,800	\$1,630–\$2,445
120%–250% MFI Middle Income	\$97,800–\$203,750	\$2,445–\$5,094
250% and Up MFI High Income	≥ \$203,750	≥ \$5,094

\*Based on 30 percent of monthly income.

Source: HUD, Income Limits, 2020.

## MEDIAN FAMILY INCOME COMPARISON

**\$86,200**

DALLAS-FORT WORTH METRO

**\$78,800**

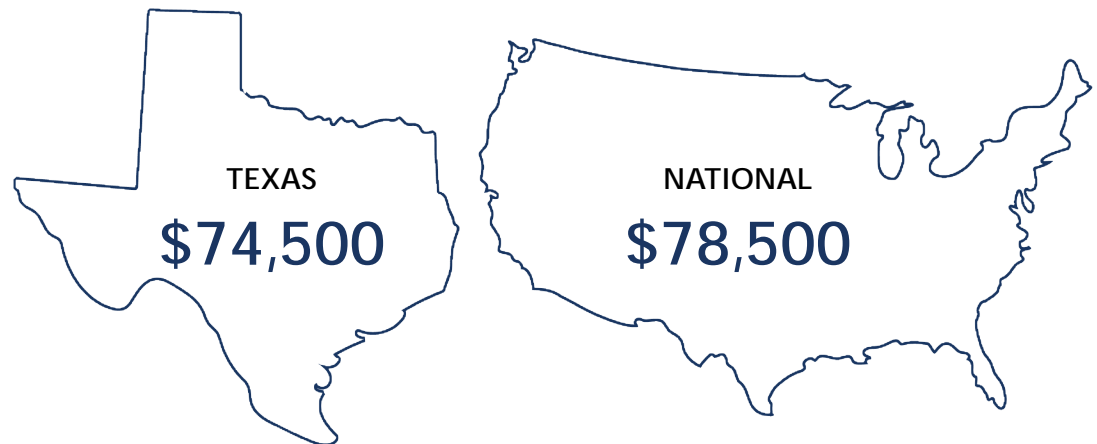
HOUSTON - THE WOODLANDS-SUGARLAND

**\$97,600**

AUSTIN - ROUND ROCK

**\$72,000**

SAN ANTONIO - NEW BRAUNFELS



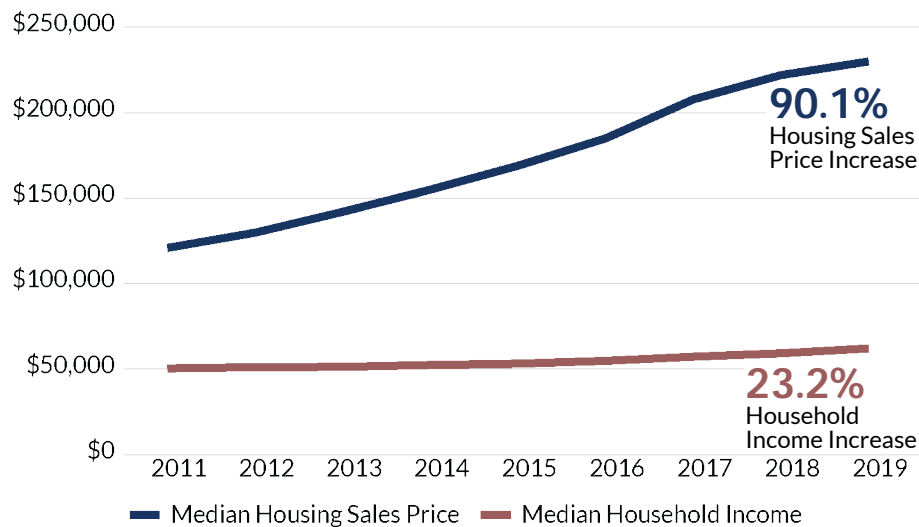
Source: HUD, Income Limits, 2020.

## HOUSING PRICE INFLATION & INCOME INCREMENT

Housing costs are increasing faster than incomes in Fort Worth, as is the case elsewhere in the country. According to the Fort Worth Housing Solutions 2018 Annual Report, home prices jumped 57 percent and average rents rose from 20 to 40 percent (depending upon unit size) in the past five years. Middle-income to lower-income households are effectively priced out of today's housing market. Nearly one-third of the city's households earns less than half of the annual median income of \$75,200. An affordable rent for a family of three at this income level is \$846, but the rent now averages \$1,100 for a two-bedroom unit. The need is greatest for the city's lowest-income households. Fort Worth has a shortage of 23,420 units that would be affordable for people earning less than 30 percent AMI.

Rising home prices make homeownership less affordable to everyone, but they have a particular impact on people who are interested in buying a home for the first time. There are fewer homes available in the affordable 'starter home' segment of the market and, as a result, first-time homebuyers either delay a purchase or buy a home that causes them to be more cost-burdened.

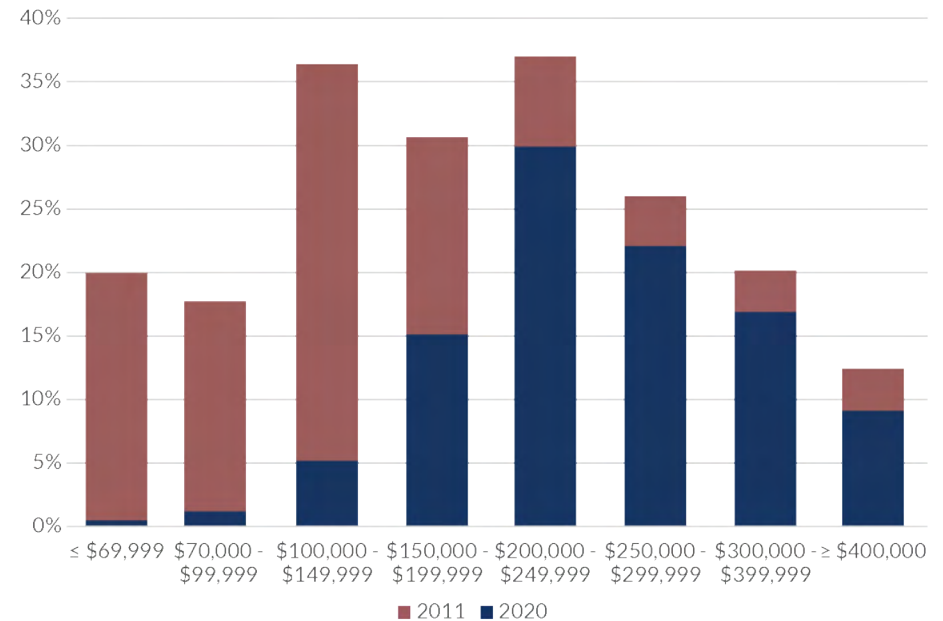
Between 2011 and 2019, new housing costs rose 67% higher than household income.



Sources: U.S. Census Bureau, American Community Survey, 5-Year Estimates, 2015-2019, Real Estate Center at Texas A&M University, 2020.

## HOME PRICE BY SALES

Between 2011 and 2019, homes under \$150,000 went from 67.1 percent of the market to 6.9 percent of the market. The rapid pace of cost increases underscores the urgency of dealing with the overall issue of affordable housing. In order to encourage first-time homebuyers to locate in Fort Worth, actions to assist them should be considered.



Source: Real Estate Center at Texas A&M University, 2020.

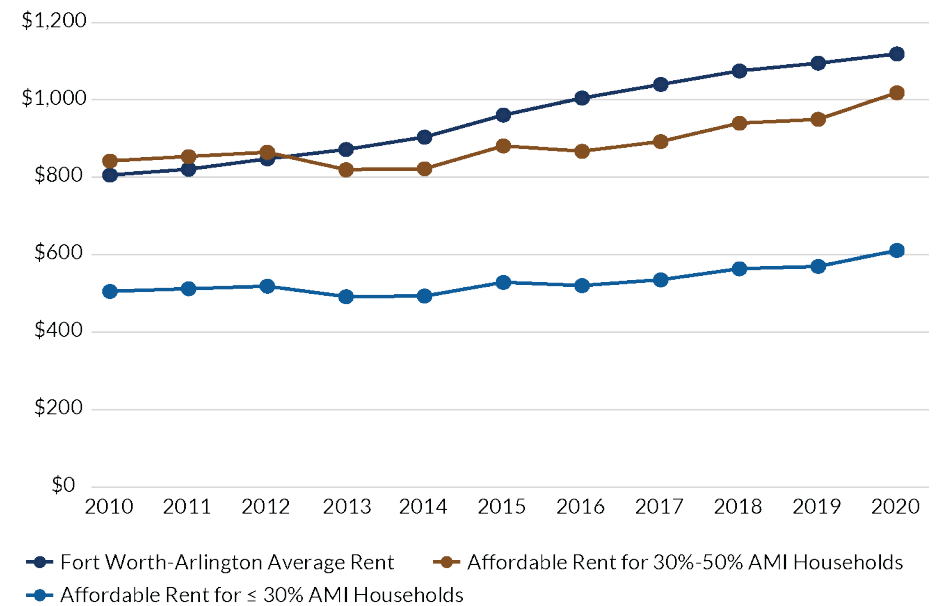
## HOUSING AFFORDABILITY

Affordability measures the extent to which enough rental housing units of different costs can provide each renter household with a unit it can afford (based on the 30-percent-of-income standard). Affordability, which is the broadest measure of the relative supply of the housing stock, addresses whether sufficient housing units would exist if allocated solely on the basis of cost. The affordable stock includes both vacant and occupied units.

Many affordable rental units that were once priced for lower income households have been upgraded with newer amenities and priced higher to attract higher income households. The result is more households seeking housing public assistance and many households living in overcrowded conditions.

Source: HUD, "Worst Case Housing Needs: 2019 Report to Congress", June 2020.

## RENTAL HOUSING AFFORDABILITY GAP



Source: CoStar Group, 2020 and HUD Income Limits, Fort Worth-Arlington Fair Market Rent Area, 2020.

## HOUSING DISPARITIES

INDICATOR	EXTENT OF DISPARITY
Residential Segregation	The degree of residential segregation for all minority populations in Fort Worth, as measured by the federal dissimilarity index, decreased between 1990 and 2010, from 53 to 45, but it has risen to 49 since 2010.
Households Paying > 30% of Income for Housing	While 33% of all Fort Worth households pay over 30% of their gross income for housing, 45% of African-American households pay over 30% of their gross income on housing.
Substandard or Overcrowded Housing	An estimated 13,000 Fort Worth households live in overcrowded conditions or substandard housing, i.e. without a complete kitchen or plumbing in their dwelling unit. Of these households, 7,600 or 59% are Hispanic.

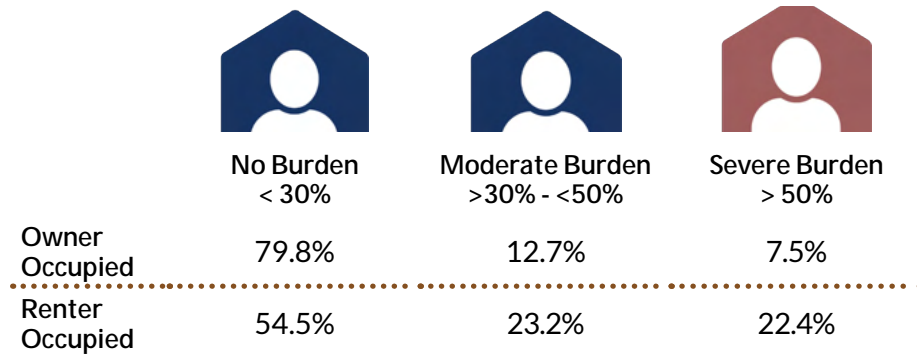
Source: City of Fort Worth Task Force on Race and Culture Report, 2018.

## HOUSING COST BURDEN

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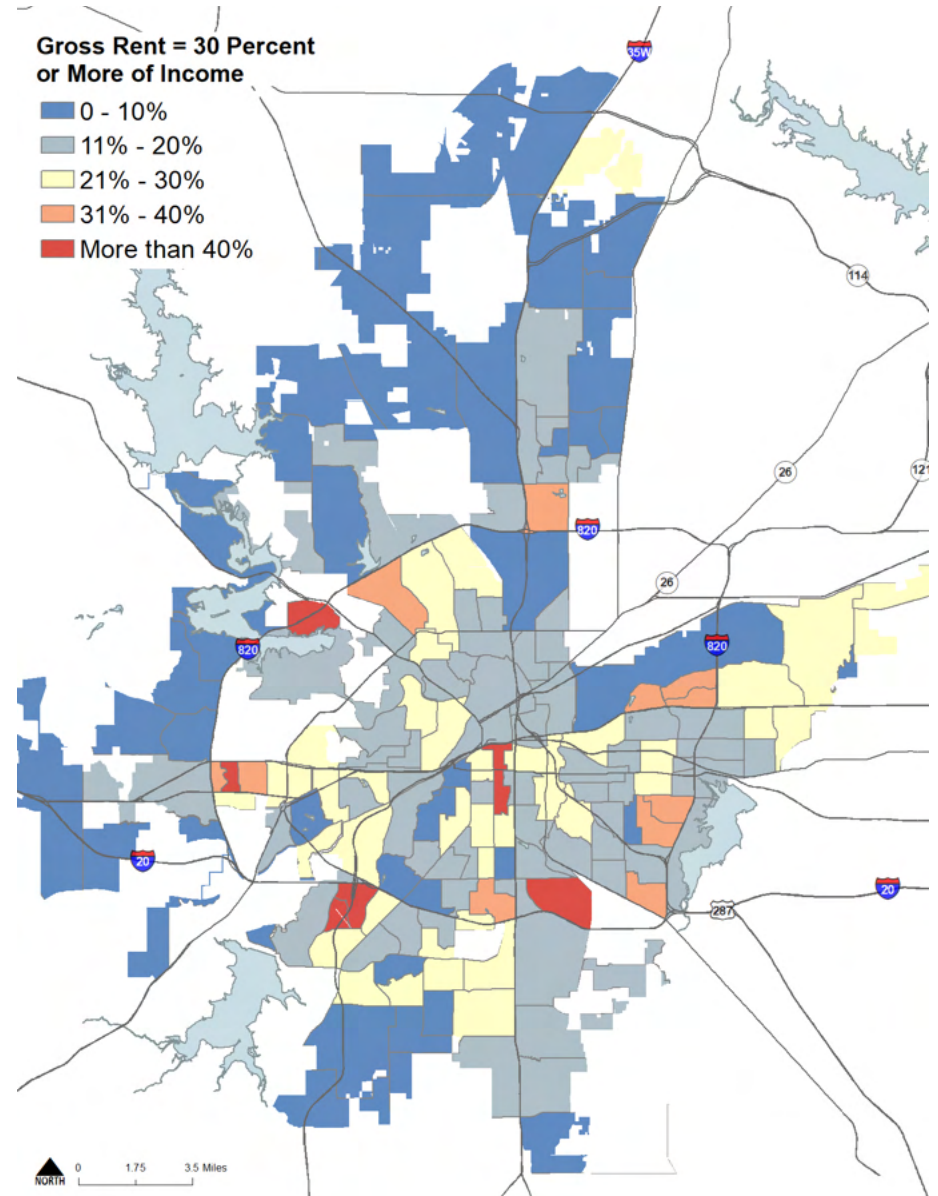
## HOUSING COST BURDEN IN FORT WORTH



<b>COST BURDEN</b>	Monthly housing costs (including utilities) exceeding 30% of monthly income.
<b>SEVERE COST BURDEN</b>	Monthly housing costs (including utilities) exceeding 50% of monthly income.
<b>OVERCROWDED</b>	A household is considered to be overcrowded if there is more than one person per room in the housing unit.

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS) 2013-2017.

## EXCESSIVE RENTER HOUSING COSTS



Source: U.S. Census Bureau, American Community Survey, 5-Year Estimates, 2015-2019.

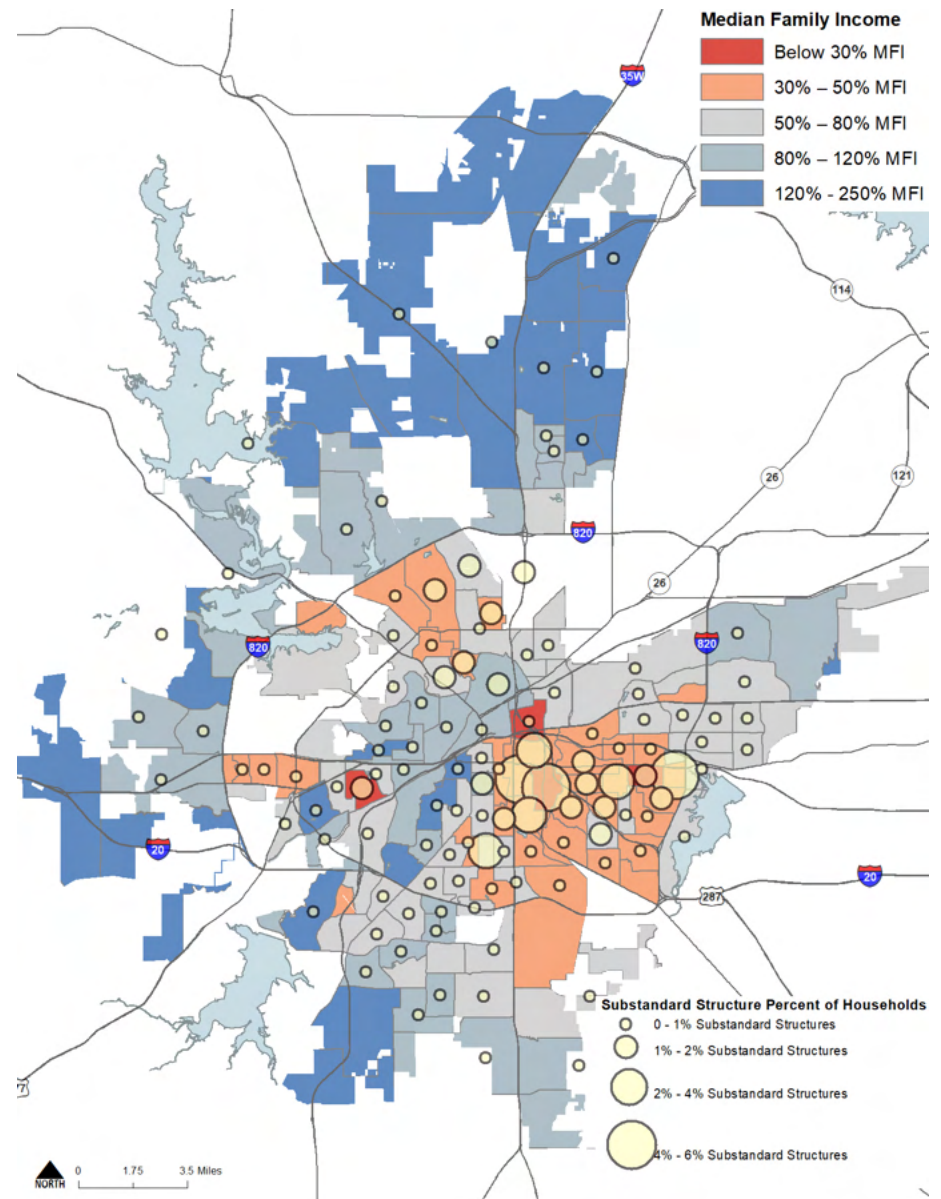
## SUBSTANDARD HOUSING STRUCTURES

Based on the U.S. Census Bureau’s biennial American Housing Survey, a housing unit is defined as having severe physical inadequacies if it has any one of the following four problems listed in the table below. In Fort Worth, the majority of substandard housing is located in central city areas with older housing units and lower household incomes. Housing repair programs provided by the City of Fort Worth and other organizations can help reverse the prevalence of substandard housing.

<b>PLUMBING</b>	Lacking piped hot water or a flush toilet or lacking both bathtub and shower, all for the exclusive use of the unit.
<b>HEATING</b>	Having been uncomfortably cold during the past winter for 24 hours or more, or three times for at least 6 hours each, because of faulty heating equipment.
<b>ELECTRICAL</b>	Having no electricity or having all of the following three electrical problems: <ul style="list-style-type: none"> <li>• exposed wiring,</li> <li>• a room with no working wall outlet, and</li> <li>• three or more blown fuses or tripped circuit breakers in the past 90 days</li> </ul>
<b>UPKEEP</b>	Having any five of the following six maintenance problems: <ul style="list-style-type: none"> <li>• leaks from outdoors,</li> <li>• leaks from indoors,</li> <li>• holes in the floor,</li> <li>• holes or open cracks in the walls or ceilings,</li> <li>• more than 1 square-foot of peeling paint or plaster, and</li> <li>• rodents in the past 90 days</li> </ul>

Source: HUD, “Worst Case Housing Needs: 2019 Report to Congress”, June 2020.

## SUBSTANDARD STRUCTURES



Source: U.S. Census Bureau, American Community Survey, 5-Year Estimates, 2015-2019.



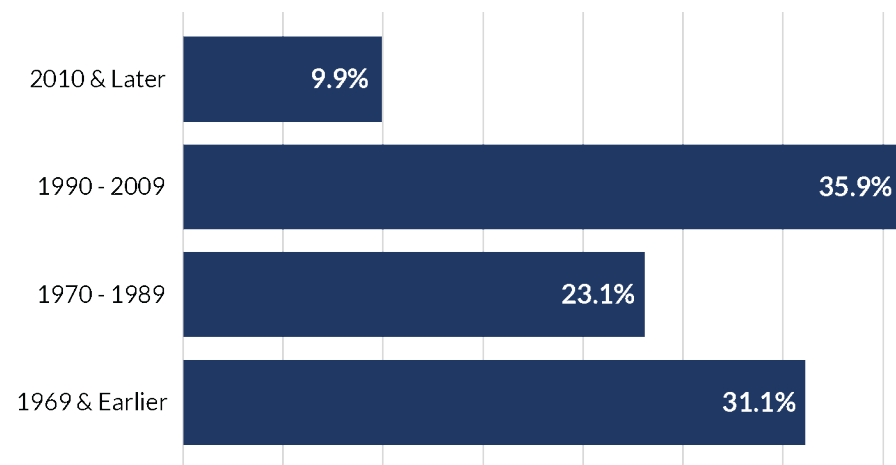
## HOUSING STOCK

The condition of older housing stock is an issue of concern for the City. In general, housing condition is directly related to housing age. Without adequate maintenance, older housing stock deteriorates. Most structures begin to need significant repairs 30 years after construction. According to the Census, close to 31 percent of the city’s housing was built prior to 1969. Units with the greatest repair needs are generally in low-income neighborhoods, where households have had fewer resources to perform maintenance.

As illustrated on the following map, older housing is located primarily in the central city, defined area inside Loop 820 with generally lower household incomes and higher poverty rates. These locations also tend to have older streets, sewers, roads and other infrastructure.

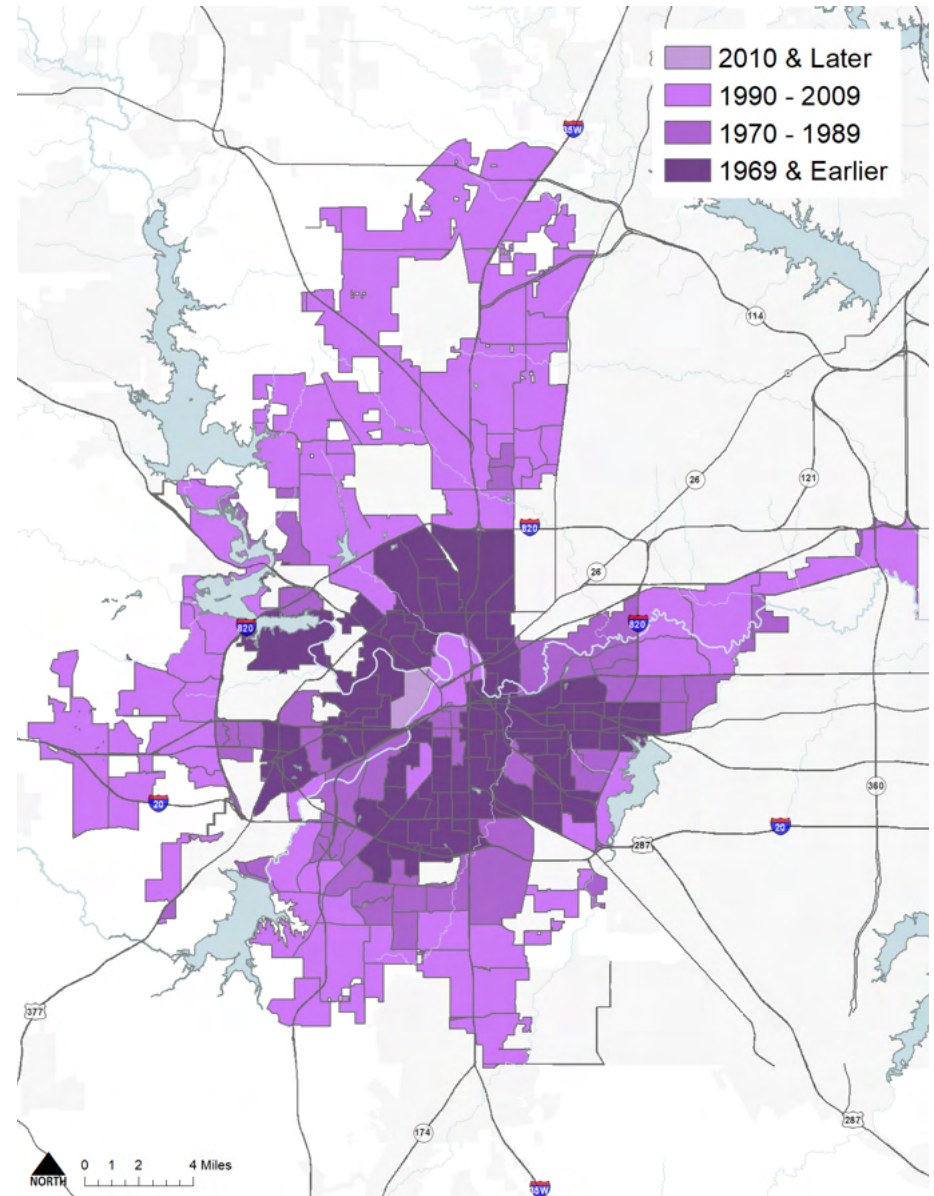
Concentrating people with lower incomes in neighborhoods with aging homes and infrastructure adds to the challenges faced by people who need affordable housing. These neighborhoods may have lower quality of life because of aging or inadequate infrastructure and the potential for disinvestment by neighboring property owners. They may be less likely to have the characteristics that support a healthy lifestyle, like parks, sidewalks and access to fresh food.

## HOUSING STOCK AGE



Source: U.S. Census Bureau, American Community Survey, 5-Year Estimates, 2015-2019.

## HOUSING STOCK AGE



Source: U.S. Census Bureau, American Community Survey, 5-Year Estimates, 2015-2019.

Housing policy is influenced by Annual and Five-Year Consolidated Plans, which the City Council adopts for submission to the U.S. Department of Housing & Urban Development (HUD), as local housing activities have traditionally been funded only through CDBG, HOME, and ESG grants from that federal agency. These HUD-required plans focus primarily on the housing needs of low and moderate-income residents and special needs or homeless populations.

In addressing the City Council’s priority for mixed-income housing and dispersion of assisted housing, amendments were made to the City’s Consolidated Plan. Changes require a project to meet the following:

- 1 Promotes dispersion of publicly assisted housing (PAH) units;
- 2 Promotes mixed-income housing objectives by including market rate housing units and PAH units within the project;
- 3 Project location is consistent with the City’s Future Land Use policies, and must be:
  - Within two miles of a major employment center; or
  - Within 1/4 mile of existing/proposed rail transit stations or bus route; or
  - In an urban village, growth center, neighborhood empowerment zone, or special district.



Example of townhomes on Zach Scott Street, Austin, Texas, 2017.

FOCUS AREAS	
<b>MIXED-INCOME /MIXED-USE DEVELOPMENT</b>	Promoting vibrant mixed-income and mixed-use neighborhoods in downtown, urban villages, and NEZ locations.
<b>MISSING MIDDLE</b>	Promotes a range of housing choices to meet market demand for smaller scale housing within neighborhood areas.
<b>ASSISTED HOUSING</b>	Public housing that is subsidized by federal and state programs and managed by Fort Worth Housing Solutions.
<b>HOMELESSNESS</b>	Persons that are unsheltered or living in emergency shelters, or transitional housing.
<b>FAIR HOUSING</b>	The City of Fort Worth’s Fair Housing Ordinance aims to ensure equitable treatment of its citizens in securing housing.
<b>NEIGHBORHOOD REVITALIZATION</b>	Promoting vibrant neighborhoods through the City’s Neighborhood Empowerment Zone (NEZ) program.

## MIXED-INCOME & MIXED-USE HOUSING

Promotion of mixed-income and mixed-use developments has been a trend nationally as well as in Fort Worth in recent years, yielding new development near Downtown and in designated urban villages and neighborhood empowerment zones (NEZs). The West Seventh development is part of the city’s most successful urban village to date. It boasts low vacancy rates for residential units, as well as an energetic vibrancy in a formerly run-down industrial district.

Besides urban villages, other areas with very strong potential for accommodating mixed-income residential development within vibrant mixed-use neighborhoods are identified as Transit-Oriented Development (TOD) sites along the TEX Rail Corridor. Located at planned commuter rail stations all along the corridor, TOD sites are being planned and zoned specifically to accommodate higher density residential projects with mixed-income components — all within walking distance of the commuter rail stations. As these TOD sites develop, they will generate extensive redevelopment opportunities and ultimately create attractive and sought-after neighborhood centers where living, shopping, dining, entertainment, and jobs all can be found just steps from a train station that connects residents to Downtown, DFW Airport, and other job and activity centers.

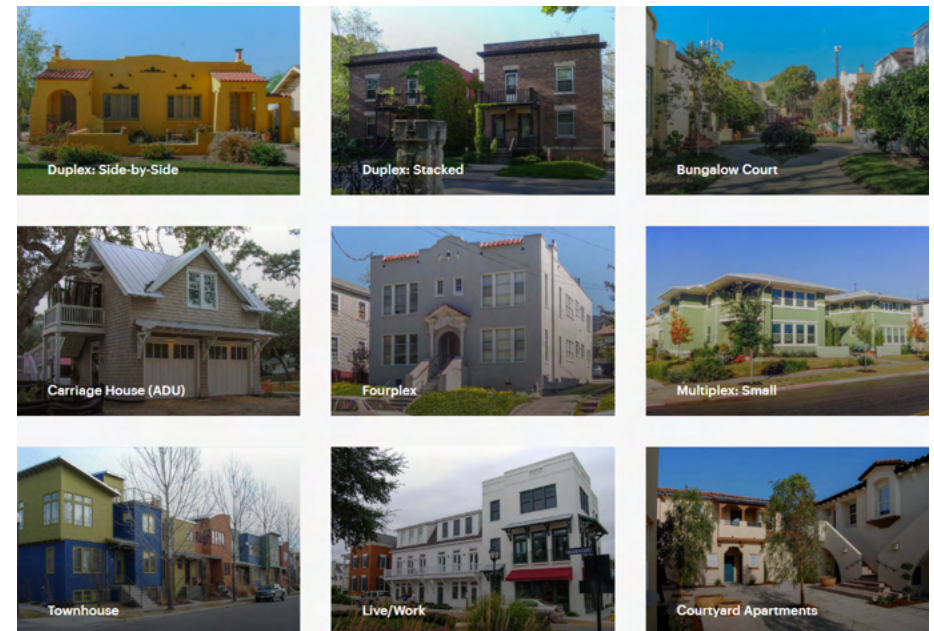


*The West Seventh development near Downtown provides a walkable environment to live, work, and play.*

West 7th Street, Fort Worth.

## MISSING MIDDLE HOUSING

Missing middle refers to housing that accommodates more people than a single-family home but does not come in the form of a large apartment building. Typically it means anything from a duplex to a small apartment building but, significantly, it is housing that would blend in a residential neighborhood dominated by single-family homes. It’s called “missing middle” because many communities do not have very much of this sort of mid-range housing. As described in the Land Use chapter, missing middle housing can address market demand for smaller scale multifamily housing that is dispersed within and compatible with single-family housing. Missing middle housing provides solutions along a spectrum of affordability to address the mismatch between the available U.S. housing stock and shifting housing preferences, combined with the growing demand for walkability. Below are examples of missing middle housing types:



Source: Opticos Design, Inc.

## ASSISTED HOUSING

Fort Worth Housing Solutions (FWHS) provides rental housing assistance for residents and a portfolio of mixed-income properties with units offered at affordable rental rates as required by federal and state programs such as the Low-Income Housing Tax Credit program, bonds, FHA loans, and other financing tools.

FWHS also manages 5,402 Housing Choice Vouchers allocated by HUD to FWHS, but is only able to use about 4,800 vouchers at any given time based on budget authority. Another 1,499 housing assistance vouchers are provided for chronically homeless and other special needs populations.

Fort Worth's rapid growth has created unintended consequences for its lowest income citizens, including seniors and people with disabilities, resulting in a greater demand for assisted housing than the available supply.

## FORT WORTH HOUSING SOLUTIONS PORTFOLIO

**7,022**

Total Units

**6,106**

Affordable Units

**916**

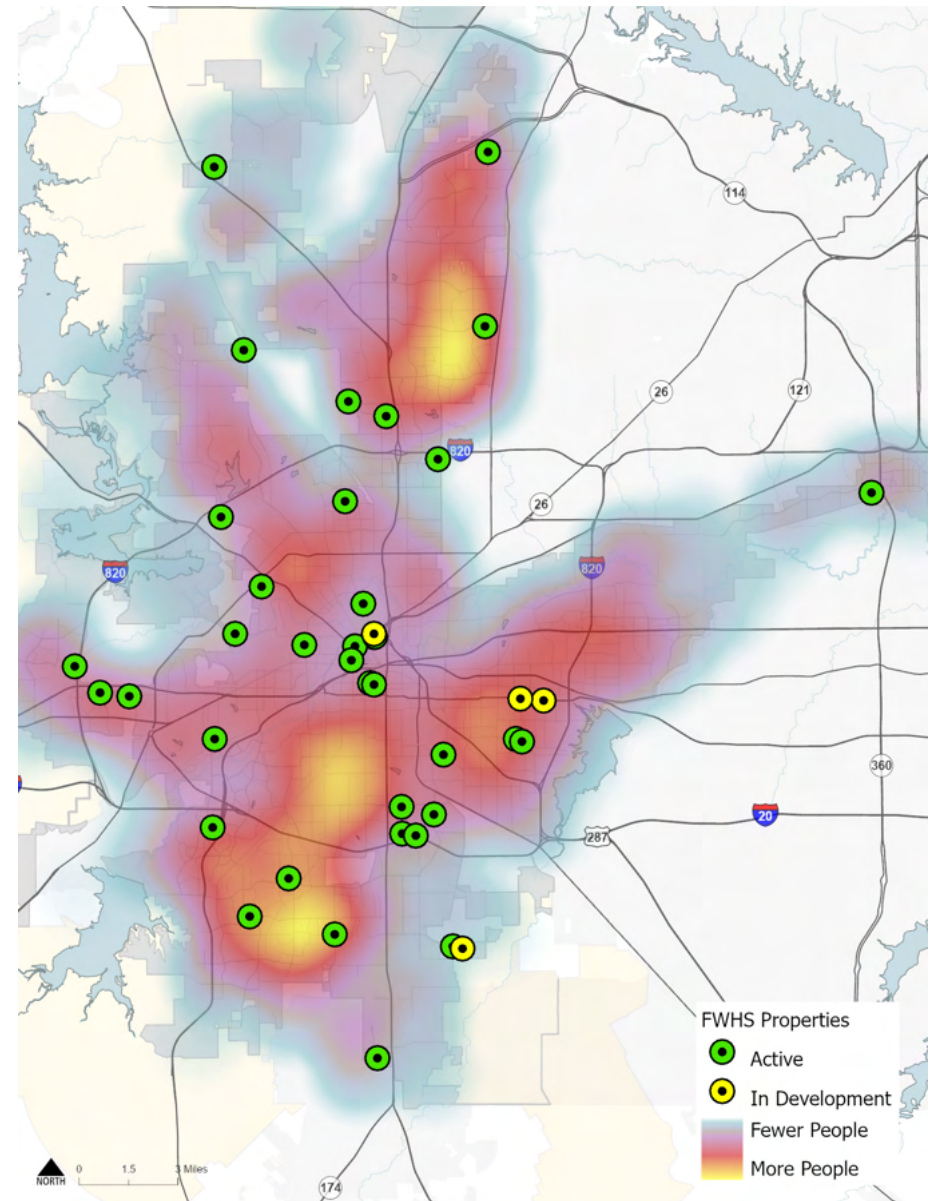
Market Rate Units

**5**

Mixed-Income Properties Under Construction

Source: Fort Worth Housing Solutions, 2021.

## FORT WORTH HOUSING SOLUTIONS PROPERTIES



Source: Fort Worth Housing Solutions, and City of Fort Worth, Planning & Data Analytics Department, 2021.

## DECONCENTRATION OF PUBLIC HOUSING & POVERTY

Finalizing its shift from a traditional public housing model, Fort Worth Housing Solutions completed the conversion of 686 multifamily units through the U.S. Department of Housing and Urban Development’s Rental Assistance Demonstration (RAD) program in 2020. Under RAD, housing assistance funds are moved from a traditional public housing community to units scattered throughout a city — deconcentrating poverty as a byproduct. The conversion allows housing agencies to leverage public and private debt and equity to reinvest in public housing stock and fund needed capital improvements.

The RAD program allowed FWHS to help 412 individuals and families to relocate from the 1940s-era Butler Place community to homes of their choice throughout the city, improving access to job centers, quality schools, and high-opportunity neighborhoods with amenities. Butler officially closed in December 2020. FWHS is working with HUD, the City of Fort Worth and others to determine next steps for the property.

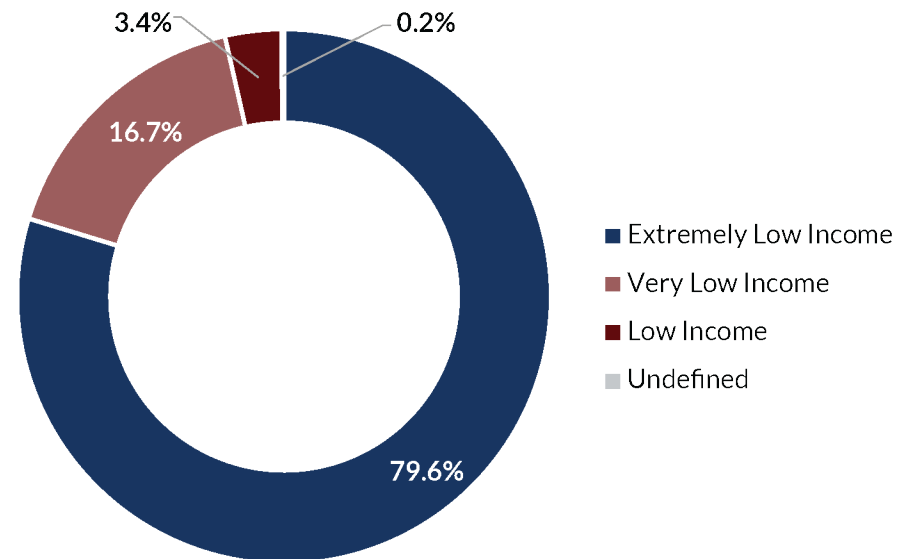
## MIXED-INCOME HOUSING

Fort Worth Housing Solutions is increasing the supply of affordable housing in Fort Worth by partnering with private developers to build and operate mixed-income properties throughout the city. Tax credit-financing and other restricted funding sources ensure that a portion of units are leased at affordable rates, often for 20 years or more. In 2020, approximately 778 new mixed-income units were added to the FWHS portfolio. For 2021, the following projects are planned.

UNITS	PROJECT
174	Cowan Place, a senior living community in Stop Six.
204	Stallion Ridge, a property in south Fort Worth.
296	The Huntley, located in east downtown in the Hillside community.

Source: Fort Worth Housing Solutions, 2020.

## FORT WORTH HOUSING CHOICE VOUCHER WAITING LIST, 2019



Source: Fort Worth Housing Solutions, 2020.

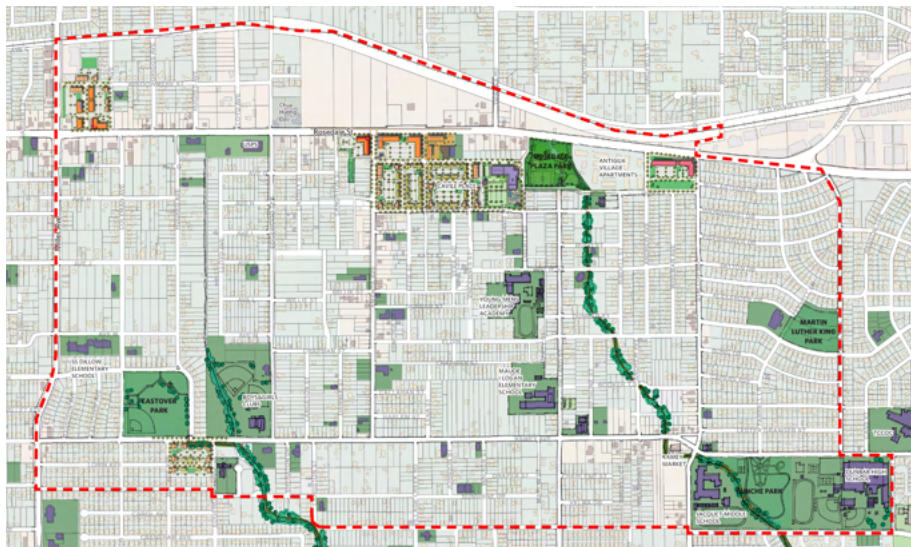


Standard at Boswell Marketplace, a 128-unit mixed-income property.

## STOP SIX CHOICE NEIGHBORHOOD INITIATIVE

In April 2020, the U.S. Department of Housing and Urban Development awarded Fort Worth Housing Solutions and the City of Fort Worth a coveted \$35 million Choice Neighborhood Initiative Implementation Grant to seed revitalization of a historic and overlooked neighborhood, southeast of downtown Fort Worth. The funds will be spread across six phases of mixed-income, multifamily housing and are expected to leverage \$345 million in additional investment for the community.

The related Transformation Plan calls for more than 1,000 units of new rental housing, infrastructure, and a community hub with an aquatics center. The hub could be funded through a future bond program and would house needed support services. Construction of the 174-unit Cowan Place senior living community, Phase I of the Initiative, is scheduled to begin in Spring 2021. The former Cavile Place public housing site will be home to the second, third, and fourth phases of residential development.



Stop Six Choice Neighborhood Initiative Target Area

Source: Fort Worth Housing Solutions, 2021.

## CORE GOALS

**PEOPLE:** The people plan addresses the education, economic, and healthcare needs of previous Cavile Place residents. The needs were identified through a Resident Needs Assessment and will be met with commitments from service provider partners. Former Cavile residents have the right to return to their community as new housing comes online.

**HOUSING:** Cavile Place closed June 30, 2020. The property's 300 units are being replaced one-for-one and integrated into mixed-income, high-quality, and sustainable communities to deconcentrate poverty. Anchors are recommended at the corners of the neighborhood to connect properties with larger developments.

**NEIGHBORHOOD:** The neighborhood plan builds on the pre-existing assets and relationships in Stop Six and provides a framework for development of a neighborhood of choice — all while improving connectivity and infrastructure throughout the neighborhood.



Stop Six Choice Neighborhood Rendering.

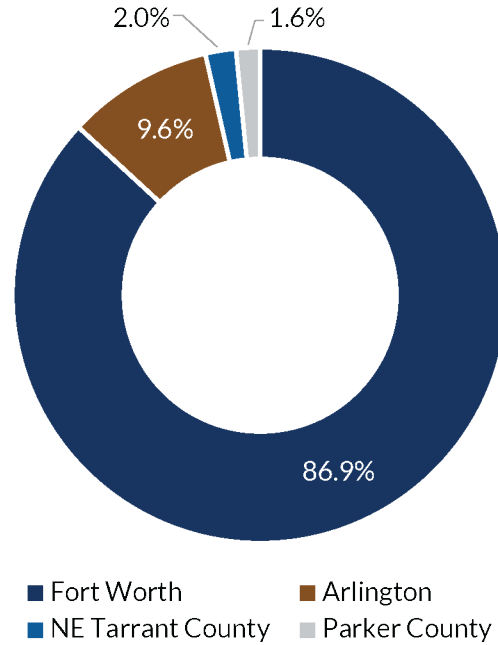
## HOMELESS POPULATION BY LOCATION, 2020

Each year approximately 500 volunteers across Tarrant and Parker counties count the number of persons experiencing homelessness on a single night in January. On a given night in 2020, 2,126 persons experienced homelessness in Tarrant and Parker counties.



**2,126**

People



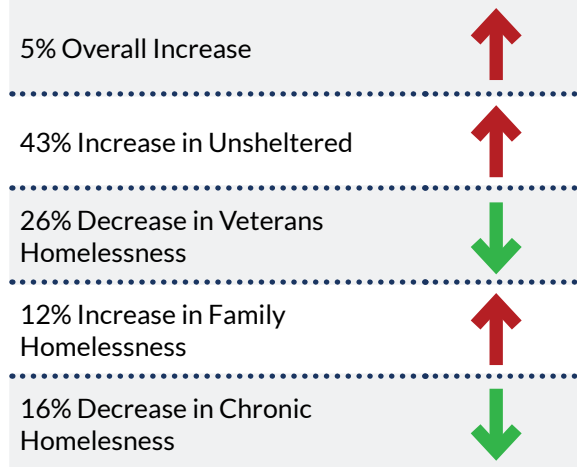
## HOMELESS CATEGORY TYPES

**Homeless**

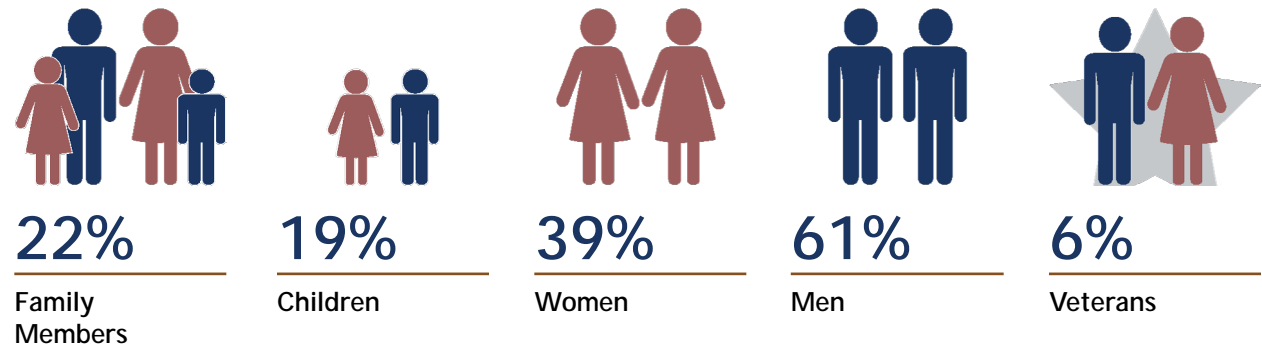
- Individuals and families who lack a fixed, regular, and adequate nighttime residence and includes a subset for an individual who resided in an emergency shelter (sheltered) or a place not meant for human habitation (unsheltered) and who is exiting an institution where he or she temporarily resided;
- Individuals and families who will imminently lose their primary nighttime residence;
- Unaccompanied youth and families with children who are defined as homeless under other federal statutes who do not otherwise qualify as homeless under this definition; and
- Individuals and families who are fleeing, or are attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member.

Source: Code of Federal Regulations Parts 91, 582, and 583.

### ANNUAL TRENDS



### WHO EXPERIENCED HOMELESSNESS IN 2020?

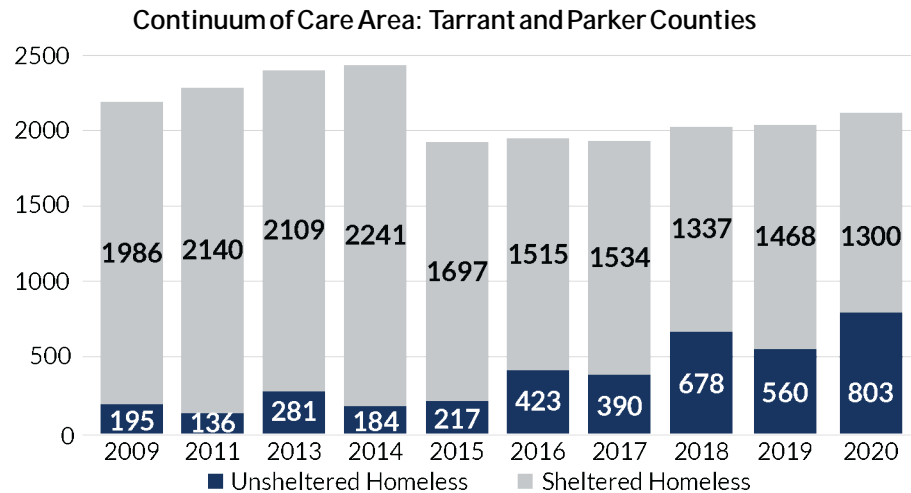


Source: Tarrant County Homeless Coalition (TCHC), 2020.

## HOMELESS POPULATION, 2009 – 2020

Sheltered homelessness has slightly decreased in the past 10 years in Tarrant and Parker counties, while there has been a rise in unsheltered homelessness.

Fort Worth's percentage of homelessness remains less than other Texas cities.

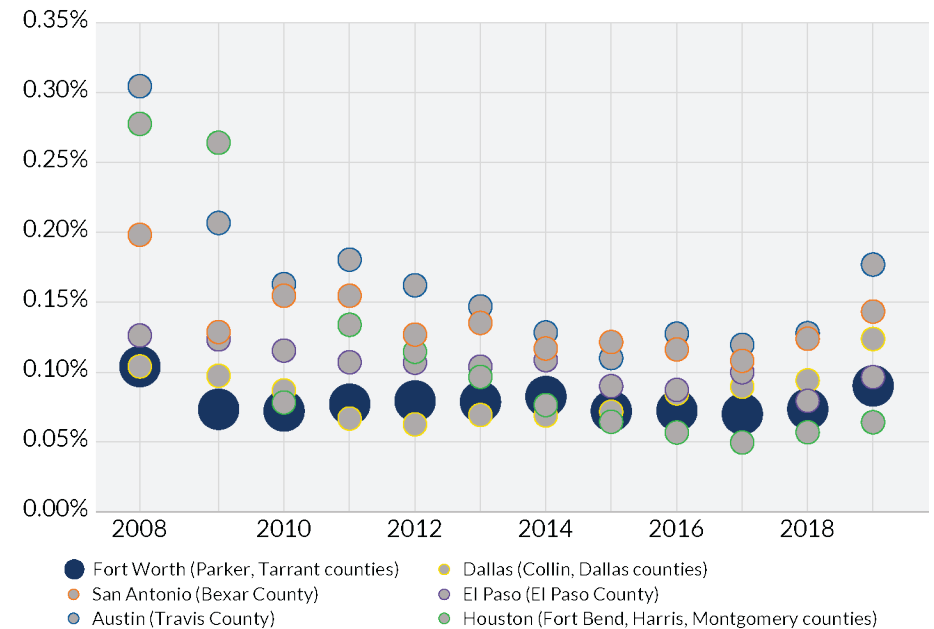


Source: Tarrant County Homeless Coalition, 2020.



True Worth Place, Fort Worth, 2018.

## HOMELESS POPULATION COMPARISON



Source: HUD 2019 Continuum of Care Homeless Assistance Program Reporting, 2019.

## DIRECTIONS HOME PROGRAM & FUNDING

The City of Fort Worth's homelessness unit, Directions Home:

- Oversees \$3 million in City funds to reduce homelessness and keep clients housed.
- Works with community partners to align resources and processes to most effectively reduce homelessness.
- Facilitates development of permanent supportive housing units to reduce chronic homelessness.

Directions Home has put a greater emphasis on reducing unsheltered homelessness through increasing flow at emergency shelters by funding new programs such as Diversion and Rapid Exit, which allow people to be housed with one-time assistance.

Source: City of Fort Worth, City Manager's Office, Directions Home Program, 2020.

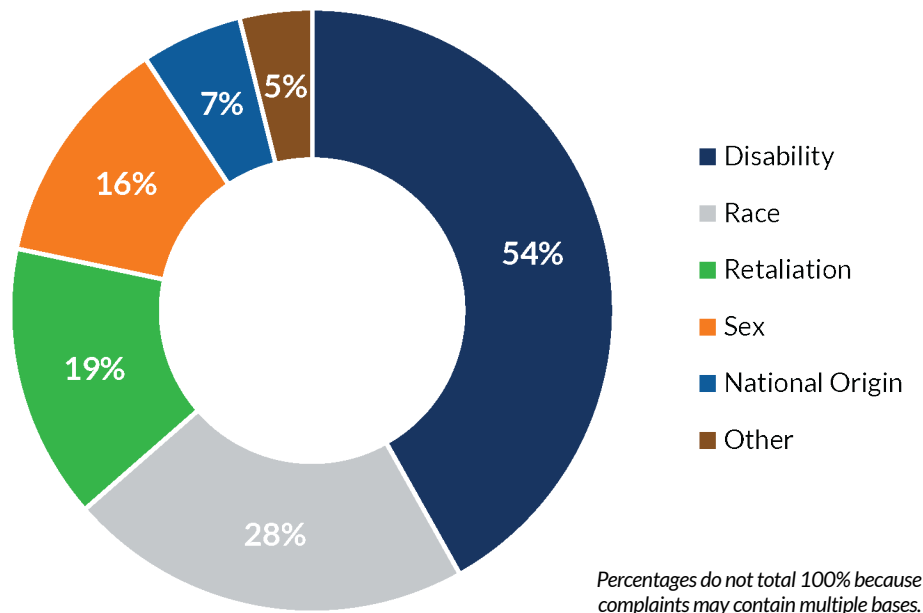


## FAIR HOUSING

In 1992, the City of Fort Worth adopted a Fair Housing Ordinance with an enforcement mechanism “substantially equivalent” to that of HUD. The City’s Diversity and Inclusion (D&I) Department is responsible for enforcement of the City’s anti-discrimination ordinance and federal housing, employment, and accommodation laws. The D&I Department also provides:

- Education for nonprofit and for-profit entities regarding predatory lending.
- Fair housing education to landlords, lenders, realtors, developers and other housing-related businesses.
- Housing resource handbooks for residents and housing providers.
- A multi-lingual, multimedia, fair housing and fair employment education campaign and information resources.

## PERCENTAGE OF COMPLAINTS, 2020 (TOTAL 68)



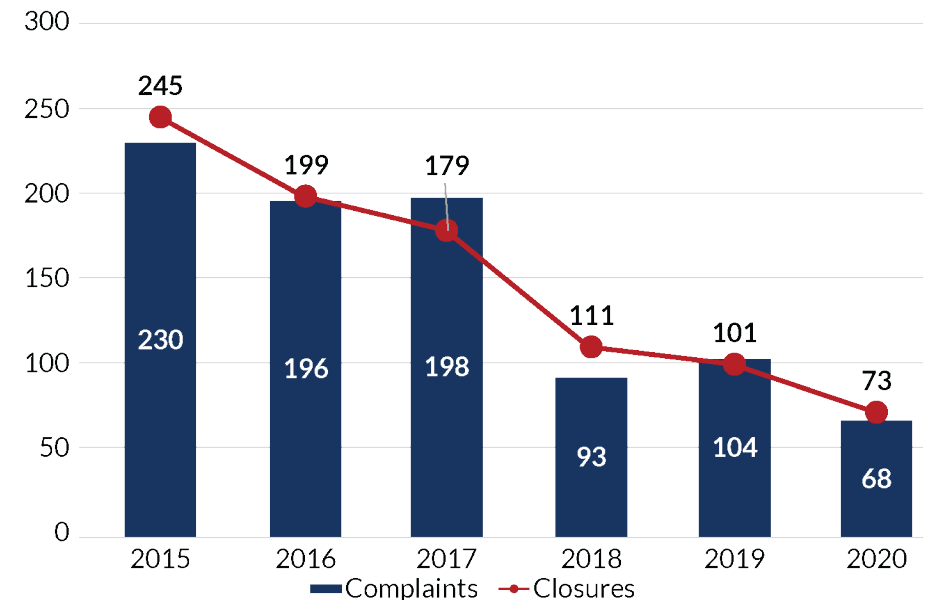
Source: City of Fort Worth, Diversity and Inclusion Department, 2020.

## CITY’S FAIR HOUSING ORDINANCE (AMENDED)

Chapter 17, Article III, Section 17-86 of the City of Fort Worth’s Ordinance No. 19374 in Housing recognizes:

“The right of every person to have access to adequate housing of his/her own choice without regard to race, color, religion, national origin, sex, disability, familial status, sexual orientation, transgender, gender identity or gender expression; and further, that the denial of such rights through considerations based upon race, color, religion, national origin, sex, disability, familial status, sexual orientation, transgender, gender identity or gender expression is detrimental to the health, safety and welfare of the inhabitants of the city and constitutes an unjust denial or deprivation of such inalienable rights which is within the power and the proper responsibility of government to prevent.”

## NUMBER OF COMPLAINTS & CASE CLOSURES



Source: City of Fort Worth, Diversity and Inclusion Department, 2020.

## NEIGHBORHOOD EMPOWERMENT ZONE AREAS

In 2001, the City of Fort Worth established a Neighborhood Empowerment Zone (NEZ) program as authorized under Chapter 378 of the Texas Local government Code. The City's NEZ program promotes the following within a NEZ location:

- Creation and rehabilitation of affordable housing.
- Increase in economic development.
- Increase in the quality of social services, education, or public safety provided to residents.

To facilitate the above objectives, the City's NEZ program includes incentives to developers, investors, and property owners that meet the NEZ program criteria and plan to build or rehabilitate property located in a NEZ. These incentives include:

- Municipal property tax abatements up to 5 years.
- Development fee waivers.
- Release of city liens.

## TAX ABATEMENTS AWARDED IN 2020 (AGGREGATE)

**63**

Number of Projects

**\$1.1M**

Tax Abatements

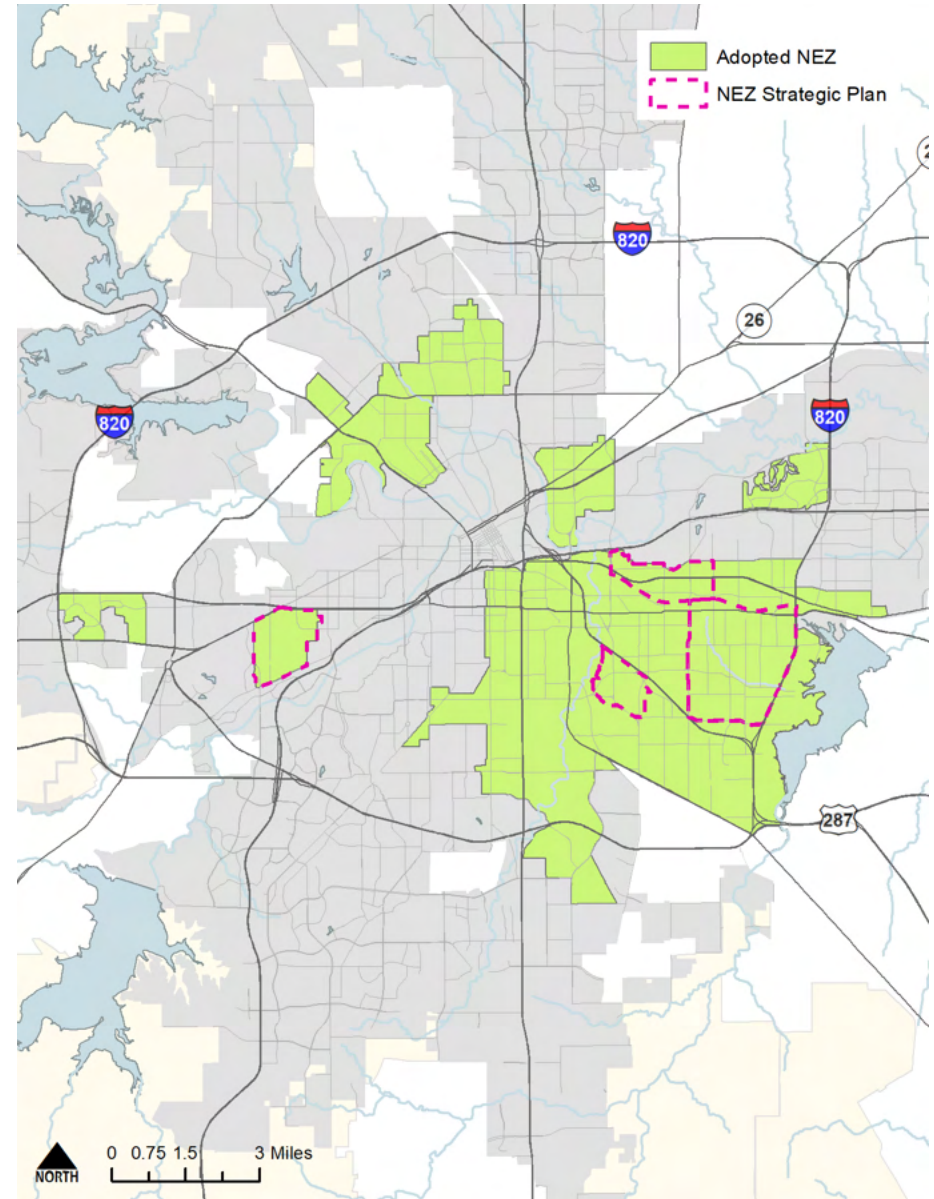
**\$152.5M**

Private Investment Leveraged

**\$1: \$134**

Public/Private Ratio

Source: City of Fort Worth, Neighborhood Services Department, 2020.



Source: City of Fort Worth, Planning & Data Analytics Department, 2021.

## FORT WORTH HOUSING SUPPORT PROGRAMS

### HOMEBUYER ASSISTANCE

Up to \$20,000 in mortgage assistance for income-eligible first-time homebuyers within the Fort Worth city limits.

### PRIORITY REPAIR

Helps income-eligible Fort Worth homeowners in need of emergency or mechanical system home repairs up to \$5,000.

### WEATHERIZATION ASSISTANCE

Improves the energy efficiency of income-eligible households in Tarrant County. Weatherization program technicians perform an energy assessment to determine which energy saving repair or service is most appropriate and cost-effective.

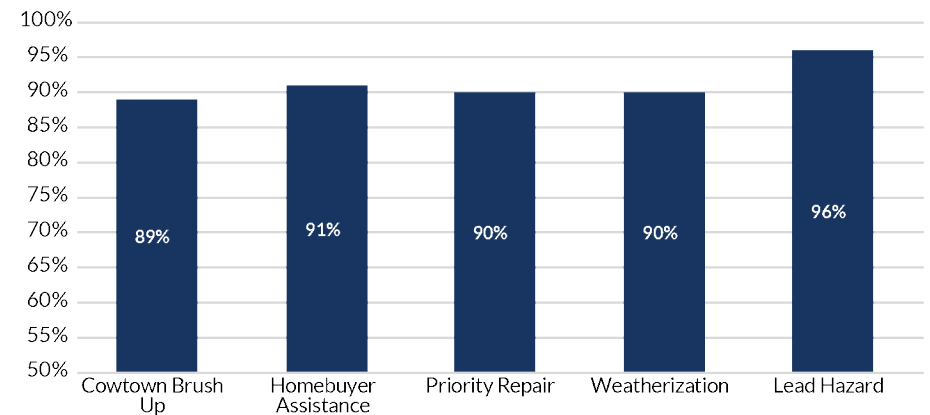
### LEAD-SAFE

The program helps income-eligible residents protect children (under age six) from lead when they live or spend extended periods of time in a home (built prior to 1978) with lead. Services include free lead-based paint home inspections, lead-based paint hazard reduction services, and community education.

## IMPACT OF HOUSING PROGRAMS

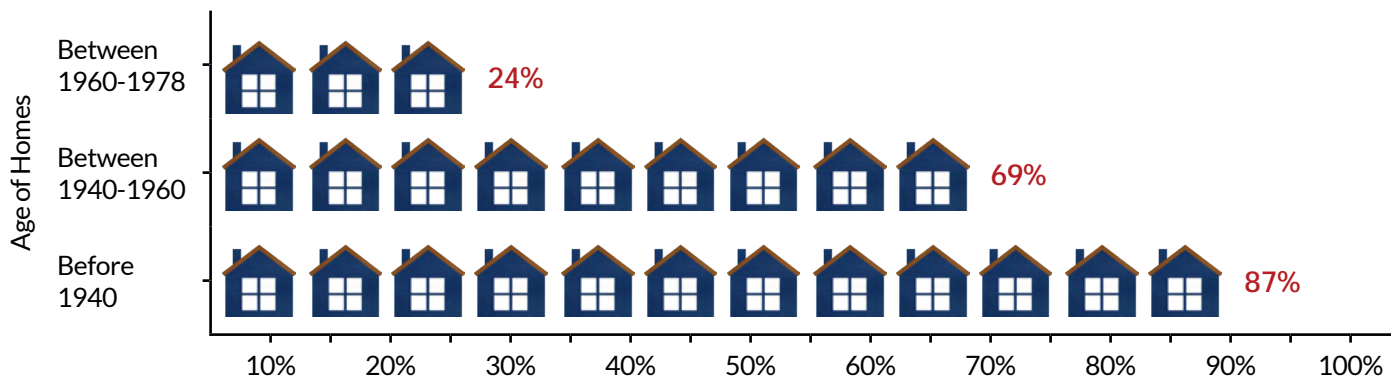
- **REDUCE BLIGHT**
- **STABLIZE NEIGHBORHOODS**
- **IMPROVE QUALITY OF LIFE FOR RESIDENTS**  
Especially in low-income minority neighborhoods that have the greatest housing needs.

## MINORITY PARTICIPATION IN HOUSING PROGRAMS



Source: City of Fort Worth, Neighborhood Services Department, Consolidated Plan, 2019.

## PERCENTAGE OF HOMES LIKELY TO CONTAIN LEAD



Due to multiple health risks, especially for children, the federal government banned consumer uses of lead-containing paint in 1978. However, many existing homes that were built during or prior to 1978 have lead-based paint and could benefit from lead based paint remediation.

Source: Environmental Protection Agency, Housing Renovation Guide, 2011.

## CONSOLIDATED PLAN & ACTION PLAN

The City of Fort Worth’s five-year Consolidated Plan describes community development and housing priorities. From community engagement and collaboration with other entities, multiyear goals are developed based on an assessment of housing and community development needs and an analysis of market conditions.

An Action Plan and the status update of the Consolidated Plan is prepared and provided to HUD annually. The Action Plan details how funds for the following HUD grant programs (which target low- and moderate-income populations and the homeless) will be spent to meet the goals of the Consolidated Plan.

## HOUSING RELATED FUNDING

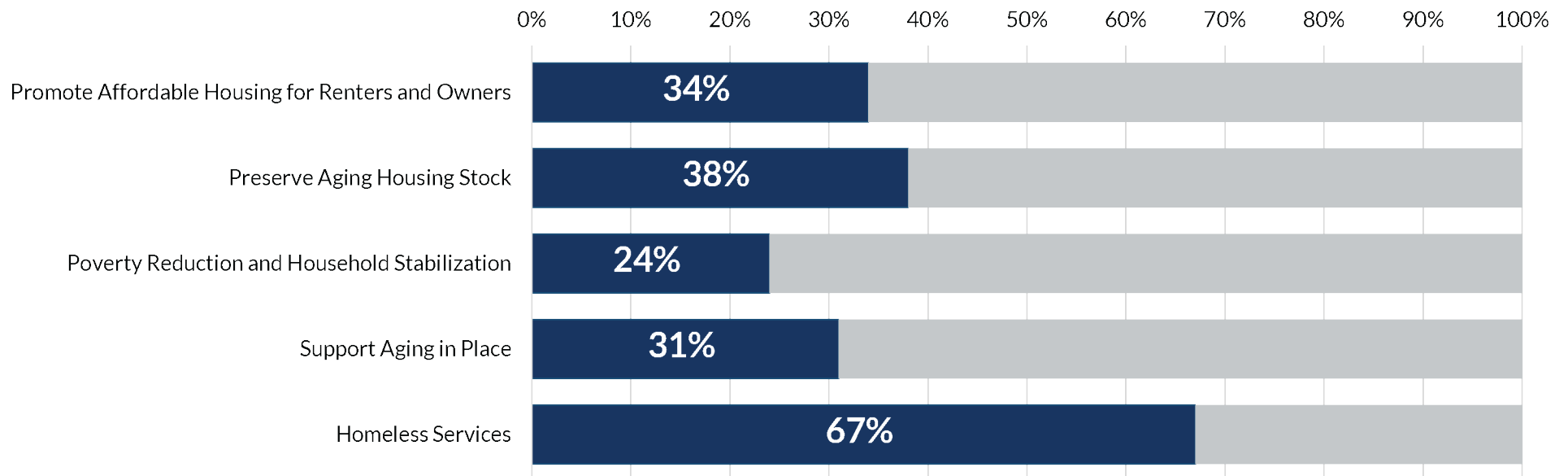
**Community Development Block Grant (CDBG)** funds are used to develop viable urban communities by providing decent housing, a suitable living environment, and expanded economic opportunities for low- and moderate-income residents.

**HOME Investment Partnerships (HOME)** funds are used to create affordable housing for low-income households by building, buying or rehabilitating affordable housing.

**Emergency Solutions Grant (ESG)** funds are used to provide services and housing for the homeless and those at risk of becoming homeless, with a goal of achieving permanent housing.

**Housing Opportunities for Persons with AIDS (HOPWA)** funds are used for projects that benefit low-income persons living with HIV/AIDS and their families.

## 2018 – 2022 CONSOLIDATED PLAN — PROGRESS OF HOUSING RELATED GOALS (YEAR 3)



Source: City of Fort Worth, Neighborhood Services Department, Consolidated Plan, 2020.

Below are the City's key housing goals and objectives, which are intended to help guide allocation of City resources to address housing needs in the City of Fort Worth.

- 1** **Increase the number of quality affordable rental units for low-income renters.**
  - Support construction of 88 affordable housing units.
- 2** **Preserve and improve existing affordable owner-occupied housing units.**
  - Rehabilitate 390 units through the Priority Repair Program.
  - Provide emergency and weatherization repair assistance to 320 low- and very low-income homeowners.
- 3** **Increase homeownership in Fort Worth**
  - Provide homebuyer assistance including closing cost assistance for 75 low- and very low-income, first time homebuyers.
  - Provide homeownership information, budget, and credit counseling to households in Tarrant County.
- 4** **Provide a range of housing options for populations with special needs, including the elderly, persons with disabilities, and persons exiting homelessness.**
  - Assist 2,950 seniors through aging-in-place programs.
  - Add 200 permanent supportive housing units.
  - Prevent 225 people from becoming homeless.
- 5** **Ensure equal housing opportunity in Fort Worth for all citizens.**
  - Develop educational modules and communication planning to explain and advocate for affordable housing and permanent supportive housing within the Fort Worth community.
  - Provide landlord and lender education on fair housing.
- 6** **Continue to promote specific public incentives to encourage housing development in City designated target areas, i.e., Central Business District, Central City, Designated Investment Zones, Transit-Oriented Development, Urban Villages, etc.**
  - Support affordable housing in mixed-use development projects in accordance with the City's tax abatement and Neighborhood Empowerment Zone policy.

The policies and strategies listed below will be instrumental in achieving the above goals:

## POLICIES

### ***Housing Development (Affordable and Market Rate Housing)***

- Promote the development of high-quality, market-rate and affordable housing using appropriate design standards to ensure lasting value.
- Provide more effective incentives for the development of affordable housing.
- Enhance capacity to address affordable housing needs by partnering with the private sector and neighborhoods.
- Integrate and disperse affordable housing and low-income housing into neighborhoods throughout the city.
- Promote partnerships to leverage additional resources for affordable housing, including with private foundations and affordable housing developers, Community Housing Development Organizations, the Texas Veterans Commission, local housing authorities, and other state and federal agencies.
- Continue implementation and enforcement of the Crime Free Multi-housing ordinance.
- Continue programs to develop affordable housing through partnerships with Fort Worth Housing Solutions and other developers and organizations.

### ***Housing Preservation***

- Promote the rehabilitation of older housing stock to increase housing values within the central city and in neighborhoods that have experienced historical disinvestment.
- Foster the preservation, improvement, and development of affordable rental and ownership housing in accordance with the City's Comprehensive Plan.
- Promote the preservation of existing affordable housing, with emphasis on health and safety repairs for owner-occupied dwellings.
- Continue programs to preserve affordable housing stock for both renters and owners.
- Promote partnerships with local non-profits to support infill housing and to leverage funds for housing preservation activities such as roof and exterior repairs, painting, and other basic structural improvements.
- Promote awareness of housing rehab and preservation resources.
- Support neighborhood initiatives to regulate the design of industrialized and site-built housing so as to preserve neighborhood character.

### ***Increase Homeownership***

- Support homeownership by continuing to streamline and update existing homeownership assistance programs.

### ***Housing Needs of Low-Income Households and Vulnerable Residents***

- Provide more effective assistance to low- and moderate-income residents seeking home ownership.
- Provide a range of housing options for the elderly, with special focus on low-income households.
- Provide a continuum of housing options and support services for persons with disabilities.
- Support accessibility enhancements for persons with disabilities.
- Support Fort Worth Housing Solutions efforts to redevelop traditional public housing sites and develop new scattered site affordable housing and mixed-income housing throughout the city, particularly high opportunity areas.
- Promote development of affordable housing for populations in greatest need, particularly households with incomes below 30% of Area Median Income, including persons experiencing homelessness, persons with disabilities, and other very low income special populations.
- Promote the revitalization of low and moderate-income neighborhoods, particularly Racially and Ethnically Concentrated Areas of Poverty.
- Fund the construction of 200 new Permanent Supportive Housing units.
- Implement strategies outlined in the City's Homelessness Plan, Directions Home.

### ***Fair Housing***

- Ensure equal housing opportunity in Fort Worth for all citizens.
- Affirmatively advance fair housing goals.
- Promote educational and outreach efforts regarding affordable housing and fair housing laws.

### ***Downtown and Central City Housing Development***

- Encourage and provide support for higher density, mixed-use, mixed-income developments in Transit-Oriented Developments, mixed-use growth centers, and urban villages.
- Use Neighborhood Empowerment Zones to promote development

## POLICIES (CONT)

of designated urban villages and revitalization of surrounding neighborhoods.

- Promote neighborhood stability through a comprehensive and coordinated strategy that includes housing, neighborhood economic development, infrastructure, parks, safety, and human services.

- Promote targeted investments in infrastructure or services in areas previously subject to disinvestment, such as neighborhood park improvements, sidewalks, lighting, and other public facilities that directly impact quality of life for residents.

## STRATEGIES

### ***Housing Development (Affordable and Market Rate Housing)***

- Help coordinate the City’s development process for priority housing development projects.
- Evaluate incentives and ordinances affecting the availability of all price levels of housing; work with developers and community leaders to identify and address impediments to creation of middle and upper income housing in the central city.
- Develop strategies to expedite the foreclosure of tax delinquent properties to return property to productive use.
- Strengthen and expand Community Development Corporations’ (CDCs) capacity through structured training, technical assistance, and increased funding.
- Provide support for small, local, minority, and women-owned businesses to participate in implementing housing and related programs.

### ***Housing Preservation***

- Work with lenders to provide low-interest loans for rehabilitation of owner-occupied housing units.
- Expand rehabilitation of older housing by providing gap financing for both single-family and multifamily housing.
- Conduct an assessment of housing conditions and treat houses with the presence of lead, specifically in households with children under the age of six.
- Continue lead-based paint remediation for older housing units.

### ***Increase Homeownership***

- Incorporate marketing of updated Homebuyer Assistance Program into the City’s neighborhood outreach program.
- Assess demand for the City’s Homebuyer Assistance program and periodically review program’s effectiveness based on market conditions.

- Develop effective outreach to Hispanic households experiencing substandard housing conditions.

### ***Housing Needs of Low-Income Households and Vulnerable Residents***

- Where concentrations of low-income housing are high, support rehabilitation and stabilization of existing units and replacement of substandard housing with a mix of affordable and market-rate units, and undertake a demonstration mixed-income housing project. In other areas of the City, support development of new affordable housing.
- Implement strategies and action items in the City’s Homelessness Plan, Directions Home, to facilitate the homeless population’s transition into housing.
- Support Fort Worth Housing Solutions efforts to develop affordable housing, including mixed-income and mixed-use developments.
- City incentives for multifamily housing (tax abatements, NEZ fee waivers, HUD grant assistance, etc.) should be provided only to projects that, to the maximum extent financially feasible, provide up to 10% of housing units that are affordable to households at or below 30% of Area Median Income.
- Increase the number of existing multifamily units that are affordable to 0-30% AMI households.
- Support persons living with HIV/AIDS with housing services.

### ***Fair Housing***

- Secure resources to hire a reputable national housing consultant to develop a City of Fort Worth comprehensive housing strategic plan/ policy report that includes participation from the Fort Worth Real Estate Council, affordable housing partners, homelessness service providers, and community residents.

## STRATEGIES (CONT)

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### ***Downtown and Central City Housing Development***

- Encourage high quality infill and mixed-income housing development, both single-family and multifamily, within the central city.
- Support Southeast Fort Worth, Inc. in its efforts to encourage quality single-family residential development in southeast Fort Worth.
- Support new housing development in the Lake Arlington area, particularly new development of high quality in accordance with the Council-endorsed Lake Arlington Master Plan.
- Aggressively expand land assembly for infill housing, particularly in designated urban villages, mixed-use growth centers, rail station areas that support Transit-Oriented Development, and Neighborhood Empowerment Zones.





# CHAPTER 6

## PARKS, RECREATION, & OPEN SPACE

Parks, recreation, and open space opportunities are important, not only to enhance quality of life and neighborhood vitality, but also to preserve natural resources and provide alternative transportation links between our neighborhoods and growth centers. The City of Fort Worth recognizes these benefits and strives to increase these opportunities.

Park and recreational opportunities are primarily offered through the Park & Recreation Department, whose mission is “to enrich the lives of our citizens through the stewardship of our resources and the responsive provision of quality recreational opportunities and community services.” Additionally, the City of Fort Worth has developed an interdepartmental Open Space Conservation Program to identify and preserve high-quality natural areas for future generations.

The Fort Worth Park & Recreation Department (PARD) manages special park attractions including three golf complexes, the Fort Worth Nature Center and Refuge, Log Cabin village, and the Botanic Garden. The City also offers an athletics program, sports facilities and league events; community centers with fitness equipment, activities and classes; pools and aquatics programs; and a full forestry program.

## EXISTING PARK & RECREATION FACILITIES

<b>291</b>	<b>12,337</b>	<b>600</b>
PARKS	ACRES OF PARKLAND	SQ. FT. PARKLAND PER PERSON

## EXISTING PARK FACILITIES & PROGRAMS

						
<b>11</b>	<b>11</b>	<b>110</b>	<b>7</b>	<b>124</b>	<b>62</b>	<b>105</b>
SPECIAL USE PARKS	ATHLETIC FIELD COMPLEXES	BASEBALL & SOFTBALL FIELDS	GREENBELTS	SOCCER FIELDS	TENNIS COURTS	BASKETBALL COURTS
						
<b>208</b>	<b>3</b>	<b>3</b>	<b>4</b>	<b>210</b>	<b>21</b>	<b>8</b>
PLAYGROUNDS	POOLS	GOLF COURSE COMPLEXES	DOG PARKS	MILES OF HIKE & BIKE TRAILS	COMMUNITY CENTERS (In Total)	CONSERVANCY PARKS

## OPEN SPACE CONSERVATION PROGRAM

Land stewardship, nature education, and outdoor exploration can be found within the City of Fort Worth's public open space lands. Open spaces are woodlands, native prairies, shorelines, and waterways set aside for environmental, recreational, and aesthetic purposes in urban environments. Open spaces benefit the community through opportunities for active lifestyles, access to nature, improved air and water quality, and increased property values. More information on open space ecosystems as natural habitat for endangered and threatened species can be found in Chapter 18, Environmental Quality.

<b>20</b>	<b>50</b>	<b>3,621</b>
HIGH-PRIORITY NATURAL AREAS TO BE IDENTIFIED	ACRES OF NATURAL OPEN SPACE ACQUIRED IN 2020	ACRES OF PARKLAND PRESERVED WITHIN THE FORT WORTH NATURE CENTER & REFUGE

Source: City of Fort Worth, Park & Recreation Department, 2021.

### PARK MASTER PLAN DEVELOPMENT PROCESS

The Park, Recreation, and Open Space Master Plan is a document based on the historic legacy of the natural and developed resources of the park system, and the needs and desires of the citizens of Fort Worth. The plan establishes priorities, standards, and statements of direction for the future based on a detailed needs assessment and potential resources. The purpose of the plan is to provide a framework for future renovations, development, and expansions or reductions in the Fort Worth park, recreation, and open space system.

The Park & Recreation Department (PARC) employs a systems approach to create the framework for park master planning. This approach includes the effective use of citizen input and needs-assessment tools, adherence to the City's overall vision for community enhancement, and identification of corresponding goals, objectives, and strategies. The comprehensive nature of this approach addresses the planning and development priorities of the Fort Worth park system as identified by the citizens of Fort Worth, the Park Advisory Board, and the Fort Worth City Council and City staff.

Goals and objectives based on public input are ratified by the Park Advisory Board and integrated as part of an update to the Park, Recreation, and Open Space Master Plan. The identified priorities serve as a guide for decisions made in producing and updating the park master plan. This master plan is a living document that provides a road map for the next 10 years, to help ensure Fort Worth remains one of Texas' premiere park systems. The plan is updated regularly through a needs assessment and public input process. The master plan was ratified in January 2015 and was updated in 2020.



The graph to the left highlights factors affecting plan recommendations, priorities, and scheduling.

Source: City of Fort Worth, Park & Recreation Department, 2021.



Families and friends gather at Magnolia Green pocket park.



Community parks are constructed for structured athletic activities.



Trails are an important feature of many city parks.

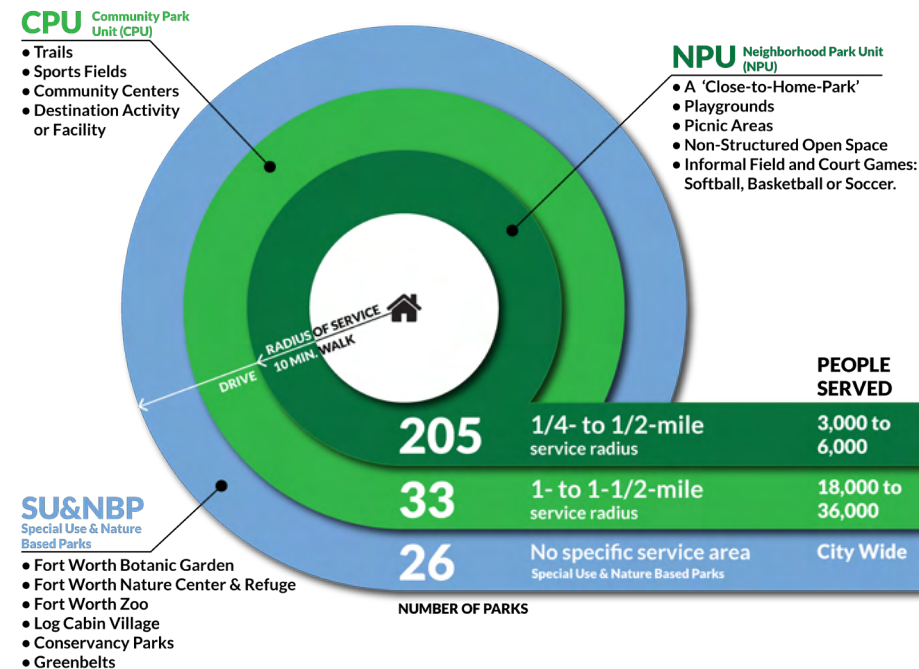
## PARK PLANNING UNITS

Fort Worth is divided into five Park Planning Districts (PPDs) with each PPD containing smaller planning units.

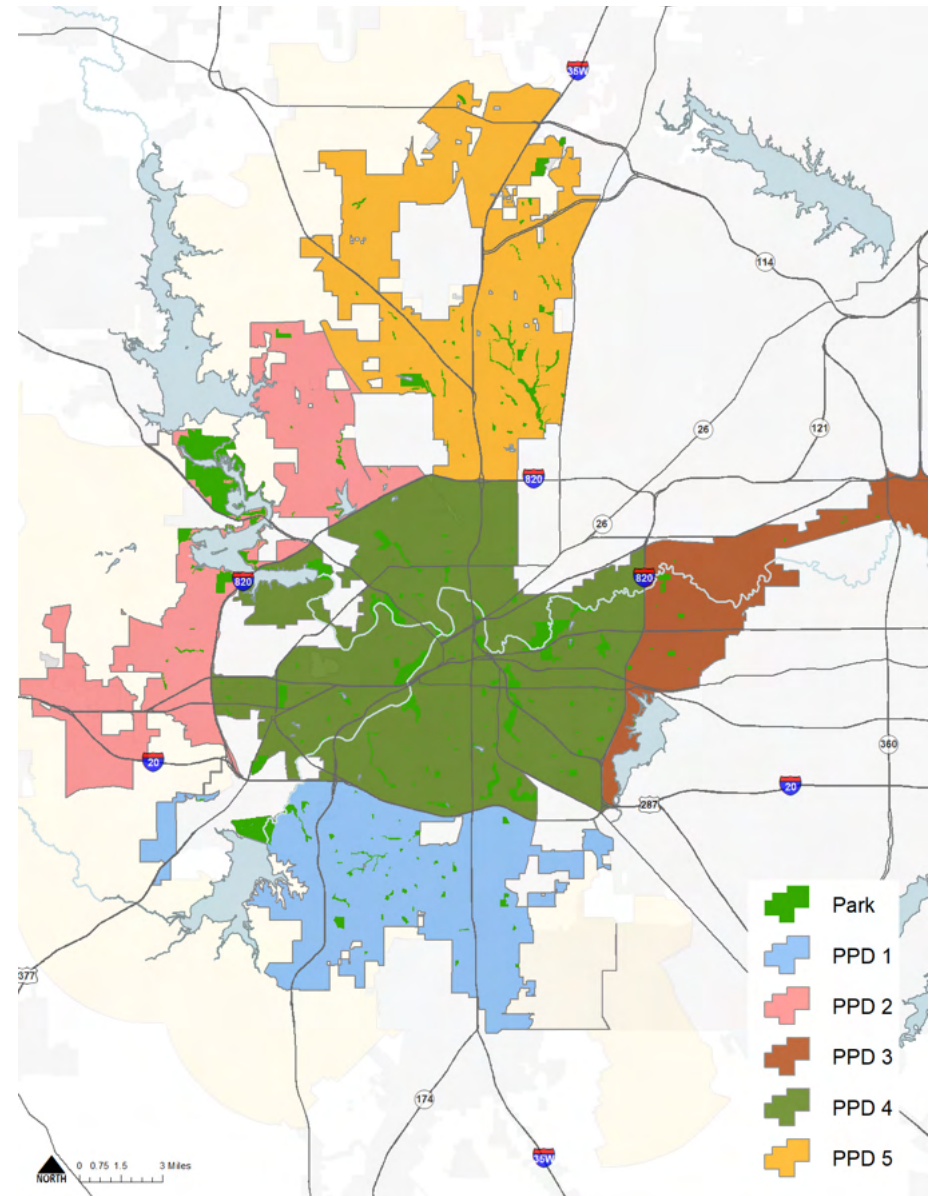
A **Neighborhood Park Unit (NPU)** has a service radius of approximately 1/4 to 1/2 mile and is designed to serve approximately 3,000 people, up to a maximum of 6,000 people. As the population changes, the NPU geography will morph to keep the population served under 6,000 people. Neighborhood park units (NPUs) are used for tracking funding, fees, and vacant land, so that park development can occur in the NPU geography where fees were collected.

A **Community Park Unit (CPU)** has a service radius of approximately 1 to 1½ miles to serve approximately 18,000 - 36,000 people.

**Special Use & Nature Based Parks** are unique and are not regulated by a service radius, or a population within a geography. The park size varies according to the specific site and use.



## PARK PLANNING DISTRICTS



Source: City of Fort Worth, Park & Recreation Department, 2021.

### NEIGHBORHOOD & COMMUNITY PARK DEDICATION POLICY

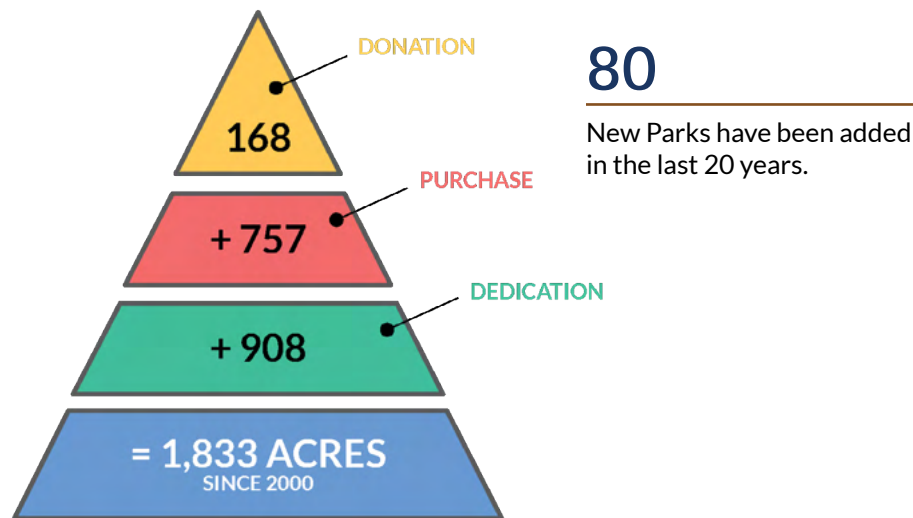
The City’s principal tool for obtaining parkland is by land dedication, typically during the land subdivision process. Private land donations and joint-use agreements are additional means of obtaining parkland. PARD also reviews City-owned surplus property for potential parkland acquisitions before it is auctioned to the public.

The land dedication policy requires dedication of parkland at the set rate (shown below) for neighborhood and community parks, while a flat fee is collected in the Central City district (PPD 4).

- **Neighborhood Parks:** 3.25 acres per 1,000 population (or fee in-lieu-of dedication for less than 5 acres)
- **Community Parks:** 3.75 acres per 1,000 population (or fee in-lieu of dedication if less than 30 acres is proposed)

Level of service (LOS) is the term used address the ratio of parkland to population (3.25/1,000 for neighborhood parkland). Neighborhoods and communities are either “Served” or “Underserved” based on this standard.

### SOURCES OF PARKLAND ACQUIRED, 2000 TO 2020



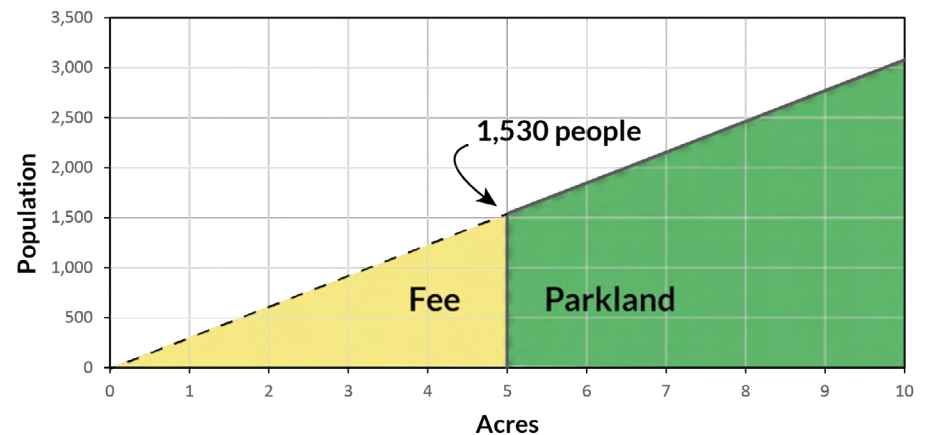
Source: City of Fort Worth, Park & Recreation Department, 2021.

A proactive park acquisition strategy with park dedication requirements for residential development, coupled with land purchase and set asides, serves to protect our natural resources and to provide land for recreation activities for future generations. However, parkland dedication alone may not provide new facilities where population density is currently increasing. These areas will become underserved when smaller developments are able to provide a fee in place of providing park acreage.

A fee may be paid in place of the provision of parkland when the parkland dedication would be less than five acres. This results in a growing population, underserved by nearby parkland and with Citywide parkland acreage growing more slowly when new developments are below a threshold population. For example, parkland for new developments with 360 or more single-family homes are required by Policy to provide land for parks within the neighborhood (NPU or CPU), while parkland might not be provided (a fee would be paid) within new developments below 360 single-family homes. This threshold occurs at 1,530 persons, as illustrated in the chart Fee or Parkland.

### THRESHOLD POINT FOR FEE-IN-LIEU OR PARKLAND

Parkland dedication is required at a threshold size of 360 single-family residences constructed. Fee-in-lieu is an option under the threshold point.

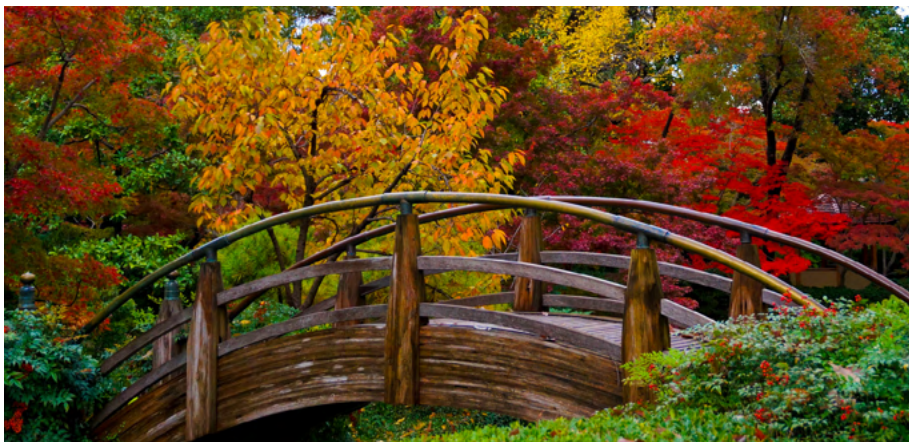


## PARK ATTRACTIONS

Fort Worth's parks are attractions for both residents and visitors alike. Many of the City's premier park attractions, such as the Zoo, Botanic Garden, Nature Center and Refuge, and Log Cabin Village are important to the Fort Worth economy. In the 2019 Needs Assessment Survey, the majority of park users responded that they had taken out-of-town visitors to the Fort Worth Zoo, Botanic Garden, and the Water Garden. As the Fort Worth economy continues to diversify and surrounding markets remain highly competitive, the value of the City's premier park facilities may be an important factor in business relocation decisions.

## BOTANIC GARDEN

Through the years, many organizations and individuals have assisted with substantial improvements and additions to the Botanic Garden, including the Fort Worth Garden Club and the Fort Worth Botanical Society. To improve the user experience, in 2020, the City entered into an agreement with Botanical Research Institute of Texas (BRIT) for management of the Botanic Garden. The Botanic Garden Master Plan identifies a long-range vision, determines future uses and activities, and projects grounds and facilities improvements for the Botanic Garden.

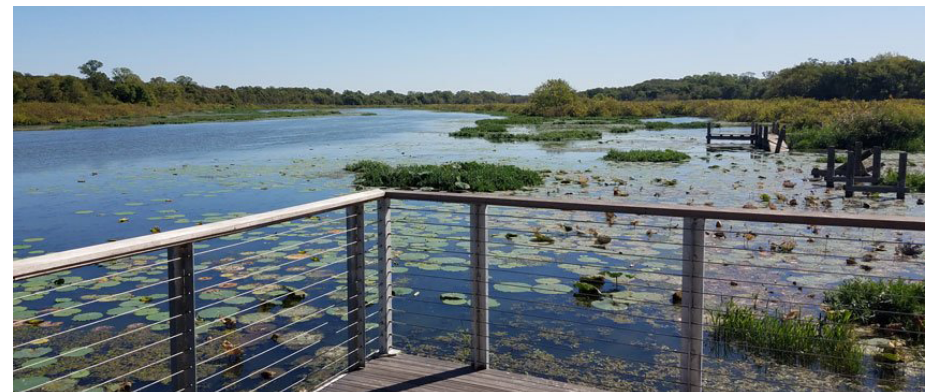


Arched bridge in the Japanese Garden, Fort Worth Botanic Garden.

Source: City of Fort Worth, Park & Recreation Department, 2021.

## NATURE CENTER AND REFUGE

The Fort Worth Nature Center & Refuge (FWNC&R) is a natural area of forests, prairies, and wetlands and provides education to residents about the preservation and protection of Fort Worth's natural areas. The 3,621-acre refuge includes over 20 miles of hiking trails and is the largest city-owned nature center in the United States. The FWNC&R is home to many native habitats to discover on a self-guided or staff-guided hike. Staff members offer many programs throughout the year providing opportunities for our visitors to learn about our natural world, through field experiences, outreach to schools or groups, community wide events, and holiday and summer programs.



Top Left: The boat launch attracts outdoor sports enthusiasts to the Fort Worth Nature Center & Refuge.

Top Right: The bison.

Bottom: Lotus Pond at the Fort Worth Nature Center & Refuge boardwalk.

## PARK ATTRACTIONS

The Fort Worth Zoo, Botanic Garden and the Fort Worth Nature Center and Refuge each represent types of Special Use or Nature Base Parks. The Zoo, Botanic Garden and Nature Center and Refuge have a combined total of annual visitors that exceeds 1.5 million. These three facilities have active support groups that ensure that funding and volunteers are provided to service the needs of the users of these facilities.

### FORT WORTH ZOO

The Fort Worth Zoo is *USA Today's* 2020, No. 1 zoo in North America. It has more visitors than any other educational institution in the City. The Zoo's attendance has been approximately 1 million each year since 1991, when the Fort Worth Zoological Association assumed management of the Zoo. Today it is a nationally ranked, world-renowned institution of conservation, education and entertainment, which houses more than 7,000 native and exotic animals. The Zoo is currently undergoing a \$100 million privately funded renovation as part of the master plan, A Wilder Vision.



Left: Giraffes at the Fort Worth Zoo.



Right: A dramatically blue macaw wows visitors at the Fort Worth Zoo.

Source: City of Fort Worth, Park & Recreation Department, 2021.

### LOG CABIN VILLAGE AND VAN ZANDT COTTAGE

Log Cabin Village is a living history museum dedicated to the preservation of 19th century frontier lifeways. The off-site Van Zandt Cottage is believed to be the oldest home in Fort Worth, still on its original foundation. It is significant as one of the first examples of historic preservation in the City.



Log Cabin Village actors bring historic frontier peoples to life for the next generation.

### FORT WORTH WATER GARDENS

Designed by Phillip Johnson, the Water Gardens is an architectural and engineering marvel to be enjoyed any time of the year.



The Water Gardens, near the Fort Worth Convention Center.

## INCLUSIVE PLAYGROUNDS

In the belief that all residents should be able to enjoy themselves in outdoor activities, the City of Fort Worth provides active recreation for all ages, abilities, and for wide ranging interests.

Fort Worth Dream Park—Dedicated in 2019, is a 57,000 square-foot playground where kids of all abilities can share adventures together.

All Ages Playground—This age-friendly playground at Forest Park is specifically designed for seniors, to improve their mobility by “playing outside” while engaging in low-impact exercise.

Patricia LeBlanc Park playground received national attention for being the first playground in the United States to implement “universal” design methodology, providing access for the mobility-impaired and encouraging side-by-side play for children with and without disabilities. The original playground was replaced with an updated universal playground in 2015.



Dream Park.

Source: City of Fort Worth, Park & Recreation Department, 2021.

## DOG PARKS

Off-leash dog parks continue to be a popular facility. Current facilities are at Gateway Park (Fort Woof Dog Park), North Z Boaz Dog Park (Z Bonz Dog Park), First Flight Park, and Calhoun Park (Calhoun Dog Park). The increase in demand for dog parks reflects nationwide household demographics indicating that more households have dogs (43 million) than children (38 million). Dog park design is evolving to meet growing demand.



Left: Z Bonz Dog Park at River Park.

Right: A dog jump through hoops at the doggie playground.

## SKATE PARKS

Skate parks are a relatively new facility type with the demand increasing. Much has changed with regard to overall demand and skate park construction techniques. Chisholm Trail Community Park, North Z. Boaz Park, Northwest Community Park, and Gateway Park have been identified for skate facilities of various sizes.



Skate Park



## ATHLETICS

The Athletics Division of the Park & Recreation Department provides athletic opportunities for youth and adults through direct program offerings and the administration of athletic facility rentals to local, regional, and national athletic organizations.

The athletics division oversees the operations and maintenance of Haws Athletic Center, 82 sports fields, and McLeland Tennis Center. There are 65 Level 1 and 17 Level 2 soccer and baseball/softball fields throughout the city. Level 1 fields accommodate competitive games through leagues and tournaments, which are programmed by the Park & Recreation Department, as well as outside providers through rental agreements. Level 2 fields typically accommodate team practices and lower-level recreation play.

Sports directly provided by the division include pickle ball, basketball, volleyball, flag football, soccer, and softball, as well as the Fort Worth Classic softball tournament and the Fort Worth Cup soccer tournament. City facilities also host kickball, rugby, cricket, and ultimate Frisbee as facilitated by the division.

The City of Fort Worth offers a variety youth and adult recreational sports leagues for residents to join a team. Basketball, baseball, softball, tee-ball, and volleyball leagues are available for youth players. Adult sports leagues are offered for basketball, flag football, softball, and volleyball.



Gateway Park

Source: City of Fort Worth, Park & Recreation Department, 2021.

## POOLS AND AQUATICS

Fort Worth's aquatics facilities provide water safety and drowning prevention programs while also giving Fort Worth families a way to beat the summer heat. The City operates a spray ground and two pools: Sycamore Spray Ground, Forest Park Pool, and Marine Park Pool & Aquatic Center. Swim lessons for school-aged children is offered at Forest Park Pool and Marine Park Aquatic Center. The City-Wide Aquatic Facilities Master Plan provides a comprehensive look at facility types and potential amenities.



Marine Park Pool

## FISHING

Greenbriar Lake offers great fishing year-round without leaving the city limits. Texas Parks & Wildlife stocks the lake with channel catfish, bluegill sunfish, green sunfish and largemouth bass — as well as rainbow trout in winter months — to create an urban fishery and family recreational fishing experience. Catch and release fishing is popular across the City of Fort Worth in several parks with water-bodies, including Trinity River Park.



Fishing the Trinity River

## GOLF

The Golf Division of the Park & Recreation Department provides enjoyable, safe, and accessible golf programs through three municipally owned golf course complexes: Pecan Valley, Meadowbrook, and Rockwood Park.

Pecan Valley Golf Course is a 36-hole facility located in the southwest part of the city with a fully equipped pro shop, snack shop, and driving range. An expansive outdoor pavilion is also available to handle large tournaments and corporate outings.

Meadowbrook Golf Course is an 18-hole facility located in the east side of the city. It has a fully equipped pro shop and features a full snack bar and indoor hitting bays.

Rockwood Park Golf Course is an 18-hole facility with a driving range, pro shop, snack shop, 9-hole Foot Golf course, and a 6-hole practice course. Rockwood Park has the distinction of serving as the host site to The First Tee of Fort Worth and the Ben Hogan Learning Center. The 18-hole course has received an extensive renovation and reopened in June 2017.



Rockwood Park Golf Course

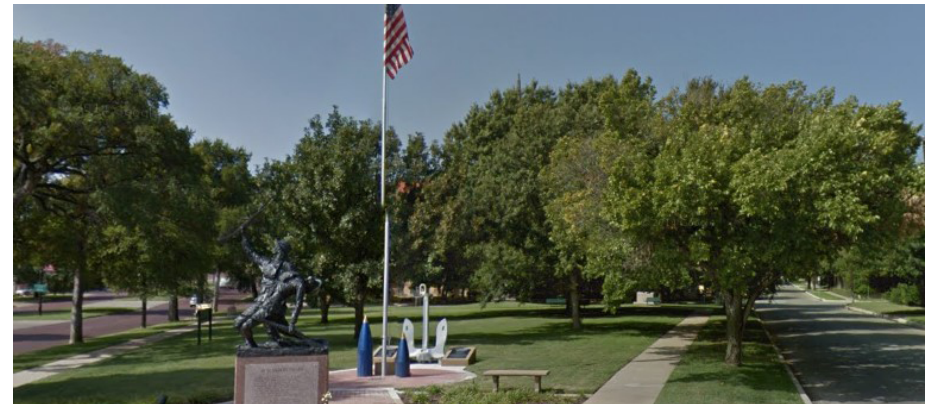
Source: City of Fort Worth, Park & Recreation Department, 2021.

## FORESTRY

Urban forestry is the management of tree populations in urban settings for the purpose of improving the environment and providing aesthetic benefits. As stewards of the city's green infrastructure, the Forestry Section administers the plan review and permitting process for any planting, pruning, or removal of trees from municipal property and enforces the city's Urban Forestry Ordinance, which protects trees and works to achieve the city's goal of 30 percent canopy cover.

The Forestry Section operates the 71-acre municipal tree farm, where trees are grown from seeds and acorns harvested from the best trees in the city. Crews offer citizen forestry training, volunteer opportunities and grants to provide trees to Fort Worth communities. When they are ready, the trees grown at the tree farm are transplanted to parks and public spaces throughout the city and maintained by the Forestry Section.

Additionally, the Forestry Section operates the Hazard Abatement program, caring for more than 250,000 trees in street rights-of-way and countless other trees in parks and other municipal property. Special events across the city such as the Arbor Day celebration, a tree giveaway booth at Mayfest, tree planting projects, and a variety of outreach events are hosted by the Forestry Section annually.



Veterans Memorial Park Grove

## COMMUNITY CENTERS

Community centers offer multiple functions to the community, each within a 1½ to 3-mile radius service area. Fourteen community centers are operated by the Park & Recreation Department, seven are operated by the Neighborhood Services Department, and one is a partnership with the YMCA (North Park Y).

Community centers provide a variety of recreational, educational, social, and cultural programs.

- Recreation programs include sports programs and leagues, plus individual recreation opportunities such as weight training, swimming lessons, Zumba, and senior citizen programs.
- Cultural and social programs include concerts, performance poetry, dance, homework assistance, literacy programs, nutrition services, and health programs.
- Meeting spaces serve homeowners' associations, neighborhood advisory councils, youth organizations, and special event rentals. Some serve as emergency shelters and designated safe havens for children.

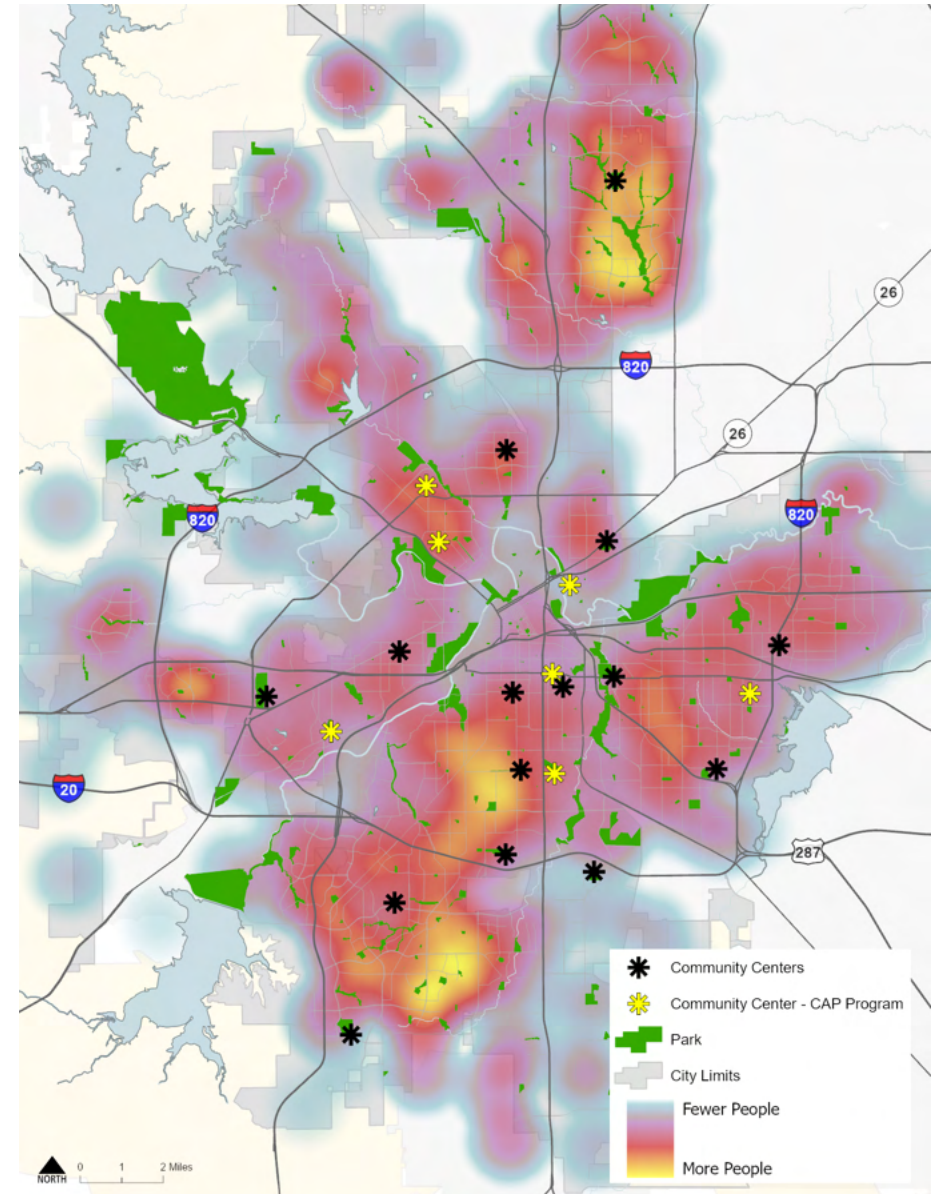
The Neighborhood Services Department offers Community Action Partners (CAP) programs to provide comprehensive services to economically disadvantaged individuals, families, and the elderly. The programs include a variety of job skills and employment assistance programs, educational workshops and life skills programs, and financial assistance for utility bills.



Como Community Center.

Source: City of Fort Worth, Park & Recreation Department, 2021.

## COMMUNITY CENTERS AND POPULATION DENSITY



## TRAILS IN CITY PARKS

Trails and greenways create healthy recreation and transportation opportunities by providing people of all ages with attractive, safe, accessible places to cycle, walk, hike, and jog. Trails help people of all ages incorporate exercise into their daily routines by connecting them with places they want or need to go. Fort Worth has numerous trail networks and neighborhood trails that provide accessible recreation opportunities at a number of City parks.

Trails identified in the Active Transportation Plan within the floodplain of the Trinity River and its tributaries will continue to be provided as green infrastructure, through partnerships with the Tarrant Regional Water District (TRWD) and multiple City departments.

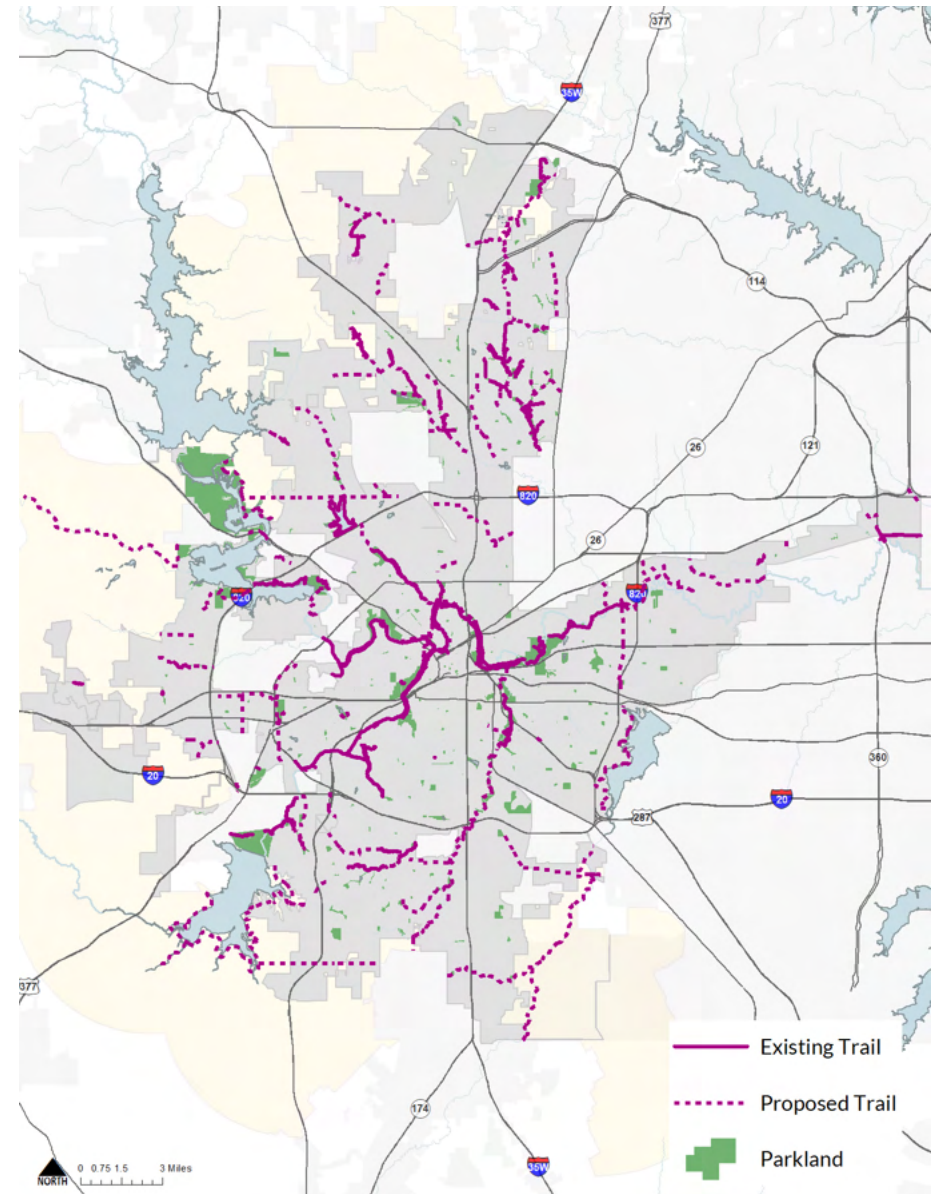
## TRINITY RIVER TRAILS

Over 100 miles of surfaced trails exist along the Trinity River, Marine Creek, Mary's Creek, and Sycamore Creek. Surfaces are provided for biking, walking, in-line skating, and horseback riding. Trails along the Trinity River corridor and its tributaries provide a natural means of linking the City's recreation sites and open space, as well as linking neighborhoods to centers of activity.

## CONFLUENCE: THE TRINITY RIVER STRATEGIC MASTER PLAN

In partnership with Streams & Valleys and Tarrant Regional Water District (TRWD), the City has created a plan to enhance the Trinity River. The Park & Recreation Department (PARD) provides a recreation-focused perspective to the Trinity River system, which ensures that new recreation opportunities are available along the river, and that these amenities are enhanced and maintained. PARD functions as the maintainer and operator of river-based recreation facilities, educational programmer, designer and developer of park spaces along the river, and local project funder. PARD will play a key role in implementing Confluence as a content leader on the Technical Committee, and by monitoring and implementing projects within its jurisdiction. PARD will also help identify funding sources (with local capital allocations and grants) and will advocate for Trinity River recreational projects to be included in local bond programs.

## TRAIL SYSTEM



Source: City of Fort Worth, Planning & Data Analytics Department, 2021.

## OPEN SPACE CONSERVATION PROGRAM

The City of Fort Worth developed the interdepartmental Open Space Conservation Program in 2019 to identify and protect high-quality natural areas for future generations. These spaces will not be developed and will remain in a natural state. Promoting sustainable and compatible development along the Trinity River, Lake Arlington, and prairie areas is essential to preserving Fort Worth’s great natural assets.

As the city grows, these open spaces will help protect the environment and provide recreational opportunities to residents and visitors that support economic development and enhance the livability and desirability of Fort Worth. Landowners and developers can also donate land or utilize conservation easements to protect parcels from development. Preserving the floodplain as open space allows for natural filtration of surface runoff before it reaches waterways, and also protects structures from flooding.

Early in the development of the Open Space Conservation Program, residents brought to the attention of the city a parcel of land for sale at an iconic landmark, Broadcast Hill, adjacent to Tandy Hills Nature Area. This parcel was home to the first television station in Texas, WBAP-TV, Fort Worth. WBAP was owned by Amon G. Carter Sr. It is a unique property with remnant Fort Worth Prairie habitat and boasts a scenic view of downtown. Through a joint effort between the Friends of Tandy Hills Natural Area, private residents, and the City of Fort Worth, Broadcast Hill became the first open space acquired under the Open Space Conservation Program in June of 2020.



Nature scenes from Broadcast Hill.

Source: City of Fort Worth, Park & Recreation Department, 2021.

## OPEN SPACE PRIORITIZATION MODEL

The Trust for Public Land (TPL) is developing a Geographic Information System (GIS)-based prioritization model to assist the City in identifying priority areas for conservation. The criteria in the model is weighted for importance based on stakeholder input and public feedback, and is entered into the GIS as data layers. When all of the layers are combined, the highest priority areas for natural area protection will be identified. This effort will help the City to identify the 20 most high-priority natural areas suitable for acquisition or conservation.

The City of Fort Worth will conduct three stakeholder meetings and three public meetings between 2020 and 2021 to gather insight on how the model can best represent the priorities of Fort Worth residents and interest groups and to obtain feedback on the Open Space Conservation Program.

### SEVEN FOCUS AREAS ARE PRIORITIZED FOR THE OPEN SPACE CONSERVATION PROGRAM.

-  **OUTDOOR RECREATION**
-  **COMMUNITY HEALTH**
-  **EQUITABLE ACCESS**
-  **FLOOD CONTROL**
-  **ECONOMIC DEVELOPMENT**
-  **ECOSYSTEM PRESERVATION**
-  **STREAM, RIVER, AND LAKE HEALTH**

## GOALS & OBJECTIVES - PARKS & RECREATION DEPARTMENT

- 1** **Restore and maintain the viability of the park, recreation, and open space system by investing and re-investing in existing facilities.**
  - Establish priorities to replace or renovate existing playgrounds on a 20-year cycle.
  - Renovate or replace segments of existing trails which have exceeded their useful life or are deteriorated beyond repair.
  - Determine the need for first-phase development of reserve parks acquired through the Neighborhood and Community Park Dedication Policy.
  - Strategically reinvest in the current and developing park system, to protect the existing infrastructure and to plan and develop new parks and facilities.
- 2** **Improve the variety of park, recreation, and open space opportunities available to the community.**
  - Provide new park facilities where service levels fall below standards consistent with the priorities established in the Park, Recreation and Open Space Master Plan.
  - Focus should occur on priorities established to ensure that the highest rated facilities and amenities are addressed in a prudent and proactive manner.
  - Integrate visions from plans outlined in the City's Comprehensive Plan.
  - Monitor emerging trends in park and recreation facilities development both locally and nationally.
- 3** **Expand recreational opportunities in the floodplains of the trinity river and its tributaries.**
  - Continue cooperative efforts with Streams and Valleys, Inc., the Tarrant Regional Water District, Tarrant County and the North Central Texas Council of Governments, and partner municipalities.
  - Understand the boundaries of public open space managed by the Tarrant Regional Water District and investigate the opportunities for inclusion in City-wide open space.
- 4** **Provide new parkland and facilities to meet park, recreation, and open space needs when developing areas of the city.**
  - Increase neighborhood and community park acreage from 5.9 acres per 1,000 persons to 6.25 acres per 1,000 persons by 2025, concentrating on under-served areas throughout the city.
  - Conduct an assessment of the current trail system, and identify areas for connectivity and expansion.
- 5** **Preserve and enhance the city's natural, historical, and cultural developed resources.**
  - Implement current park master plans that address the preservation and restoration of natural open spaces: Northwest Community Park, Fort Worth Nature Center and Refuge, Tandy Hills and Stratford Park Natural Areas, and Overton and Foster Parks.
  - Implement current park master plans that address the preservation and restoration of historic and cultural landscapes including the following park facilities: Log Cabin Village, Fort Worth Botanic Gardens, Rockwood Golf Course, Heritage Plaza, the Fort Worth Zoo and Lake Worth.
- 6** **Build and enhance community partnerships to deliver quality services and facilities.**
  - Seek partnerships for cooperative facility use and development with Independent School Districts, other governmental entities and non-profit agencies serving the City of Fort Worth to expand recreational programs and community services opportunities.
  - Continue to work with the Independent School Districts to avoid duplication of park and recreational facilities; and utilize shared facility agreements for park sites, athletic facilities, educational facilities and services, and transportation.
  - Reaffirm existing partnerships for cooperative facility use and development with Independent School Districts, other governmental entities and non-profit agencies serving the City of Fort Worth.

### GOALS & OBJECTIVES - OPEN SPACE CONSERVATION PROGRAM

- 1** Identify, then acquire or protect, the 20 most high-priority natural areas in Fort Worth.
  - Work with Streams & Valleys, Inc., the North Central Texas Council of Governments, Tarrant Regional Water District, the Park & Recreation Department, stakeholder partners, and the Trust for Public Land to identify and consider priority areas for conservation.
  - Review City-owned vacant lands for inclusion in the Program prior to sale.
  - Prioritize open space for acquisition according to the program criteria: Recreation — Community Health — Flood Control — Equitable Access to Natural Space — Economic Development — Ecosystem Preservation — Stream, River, and Lake Health.
  - Promote the Mayor and City Council's strategic goals.

## PARK & RECREATION DEPARTMENT

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### POLICIES

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- Work with local, state, and federal organizations to provide coordinated community services and a City park system that is effectively managed and conserves and protects City resources.
- Develop attractive and secure park, recreation, open space, and community service facilities that are accessible to all citizens, regardless of race, ethnicity, gender, age, income, sexual orientation, or physical ability.
- Actively promote citizen involvement in determining park, recreation, and open space needs and desires of the community.
- Provide parkland in areas of the City that are currently deficient.
- Seek the means to develop and support a system of urban parks and open space that link neighborhoods to growth centers, as well as other park, recreation, and community facilities.
- Pursue implementation of the *Confluence: The Trinity River Strategic Master Plan* in cooperation with Streams and Valleys, Inc., the Tarrant Regional Water District, and the U.S. Army Corps of Engineers.
- Seek grants and other non-City funding resources for riparian buffer conservation, park development, including bike trail linkages and other projects.
- Pursue implementation of the *Park, Recreation, and Open Space Master Plan*, and *The 2020 Update*.
- Pursue implementation of the *Fort Worth Aquatics Master Plan*.

### STRATEGIES

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- Recognize the importance of urban parks and plazas to the success of central city redevelopment efforts, and to the creation of attractive and vibrant transit-oriented development areas, and support development of urban parks and plazas in these areas.
- Support implementation of the park, trail, and open space recommendations of the Lake Worth Vision Plan.
- Annually review services which may be handled by other agencies or groups without adversely affecting service levels.
- Improve and enhance the role Fort Worth's significant park facilities play in tourism and educational opportunities.
- Continue partnership with Tarrant Regional Water District (TRWD), Trinity River Authority (TRA), and the Trinity River Vision Authority.
- The Park & Recreation Department will continue to partner with Tarrant Regional Water District (TRWD) and work with the City's Transportation and Public Works Department (TPW) to implement trail construction that respects goals of the whole city and the Active Transportation Plan.
- The Park & Recreation Department will continue to work with the Open Space Conservation Program to jointly look at land for park or conservation uses utilizing the established parameters for land acquisition or preservation.



## OPEN SPACE CONSERVATION PROGRAM

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### STRATEGIES

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- Prioritize open space in an objective way that serves the community in the most impactful way.
- Protect riparian corridors as natural buffers to reduce erosion, filter pollutants and provide stormwater conveyance and storage.
- Preserve endangered and threatened natural ecosystems, as well as the habitats of endangered and threatened species.
- Create and enhance trail connectivity to provide recreation opportunities, especially trails identified in the Active Transportation Plan.
- Collaborate with partners and pursue appropriate grant opportunities to leverage open space funding.
- Encourage sustainable development and help maintain an attractive and livable city.
- Provide access to natural areas and recreation in underserved communities.
- Collaborate with other city departments to acquire open space that achieves multiple objectives
- Preserve mature trees to help the air filtering process and to reduce the ambient outdoor temperature in summertime.
- Consult the adopted Lake Worth Vision Plan and Greenprint for guidance on high priority areas for land acquisition and conservation around Lake Worth.
- In accordance with the Lake Arlington Master Plan, support land acquisition and conservation along the Fort Worth side of Lake Arlington to establish a publicly accessible shoreline
- Encourage the preservation of publicly accessible natural landscape by retaining trees, natural drainage ways, and unique vistas.
- Promote the clustering of new residential development or construction of high density residential development by preserving publicly accessible open space such as: floodplains, riparian buffers, steep slopes, wooded areas, prairies, special habitat areas, and unique views.
- Protect land needed for natural stormwater conveyance and detention, riparian buffer protection, and linear greenways with hike & bike trail alignments.
- Support the expansion of a regional public hike & bike trail system through open space acquisition.
- Promote a connected system of pathways within floodplains, riparian buffers, and other open space corridors.
- Support innovative development projects that showcase low-impact development practices, conserve riparian buffers, and extend greenway networks with hike/bike trails.
- Encourage the use of conservation easements to protect high priority natural areas.



# CHAPTER 7

# LIBRARIES

For more than one hundred years, the Library has been standing strong and proud in this city, serving as a community gathering place and point of entry for those who are seeking to better themselves or learn something new. The Fort Worth Public Library delivers services across 16 locations, as well as virtual and outreach services.

This chapter presents the library's approach to providing services to the citizens of Fort Worth.

## MISSION

*Building a community of learners, dreamers, and doers.*

## VISION

*Your community gathering place for learning, self-discovery, shared experiences, and personal growth.*

## VALUES

- Customer Focused
- Community Driven
- Curious & Creative
- Inclusive & Accessible
- Trustworthy
- Accountable



1

FLAGSHIP CENTRAL LIBRARY



14

BRANCH LIBRARIES



1

SATELLITE LIBRARY



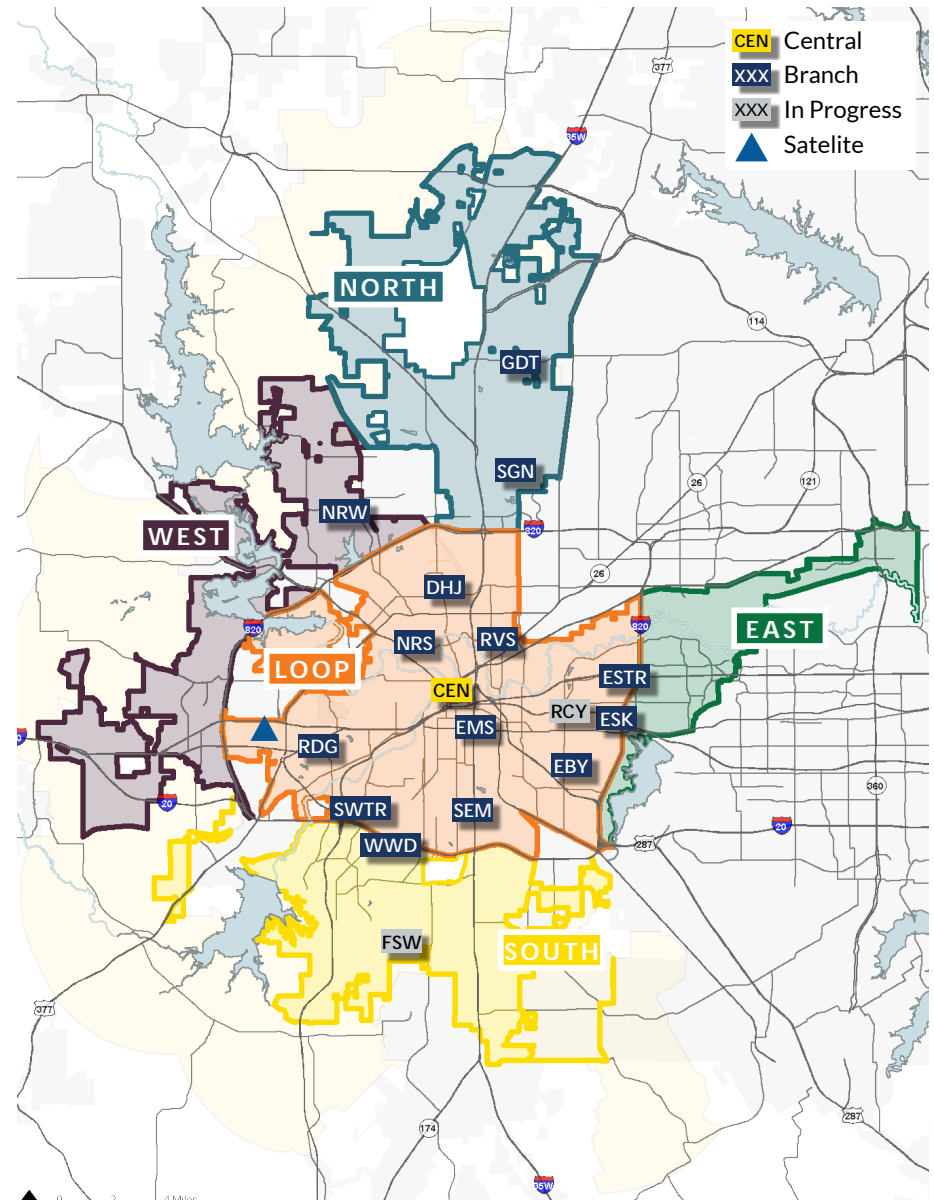
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LIBRARIES OPENING 2020 - 2022

### INTER-CITY LIBRARY COORDINATION: MetrOPAC

The cities of Fort Worth, Burleson, Haltom City, Keller, Richland Hills, and Watauga have an agreement (MetrOPAC) by which residents of the six cities may use their library cards at each respective library. Fort Worth provides automation services to these libraries for a fee.

## FACILITIES



Source: City of Fort Worth, Public Libraries Department, 2021.

## LIBRARY STRATEGIC SERVICES PLAN

The 2019 Library Strategic Services Plan is a roadmap to drive the expansion and evolution of the Fort Worth Public Library system. The plan provides a blueprint for staff and decision-making stakeholders to position the Library as a relevant and essential civic asset, responsive to the many ways the Library can and will serve the community now and in the future.

Primary Objectives of the Strategic Services Plan:

- Re-envision the Library’s programs and services to create meaningful and impactful customer experiences;
- Lay the groundwork for future community partnerships and collaborations with other like-minded organizations; and
- Provide library staff with direction for the future.

During the strategic planning process, the team identified community needs, strengths and assets of the Fort Worth Public Library, challenges currently facing the Library, and opportunities for future innovations and expansion. With this information, six clear, strategic focus areas emerged:

- Customer Engagement
- Books & Reading
- Arts & Culture
- Community Vitality
- Education & Growth
- Employee Empowerment

Service needs were identified and key strategies were defined for each of these focus areas. Several plan objectives were advanced with the implementation of two key decisions:

- Expansion of library hours
- Elimination of fines and fees.

## IMPLEMENTATION: ELIMINATE FINES AND FEES

In October 2019, the Library eliminated daily late fines for all ages. With this change, the Library saw a continued increase in the use of library services. We also looked at policies and procedures that created barriers or were inconsistent. For example, a change was made to increase the loan period for DVD’s. With this change, repeated checkouts of physical materials decreased.

## IMPLEMENTATION: EXPANDED HOURS

In April 2019, the Library added 202 additional open hours per week across the city. As the library works to break down barriers to access and create a more welcoming and inclusive environment, being open when families are able to visit is extremely important. When libraries are open during the times needed, more residents will use this valuable city service. The graphic below demonstrates the positive impact of initial plan implementation, prior to COVID-19.

**40%**

Increase in New Library Cards Issued



**43%**

Computer Sessions Increase in 2019



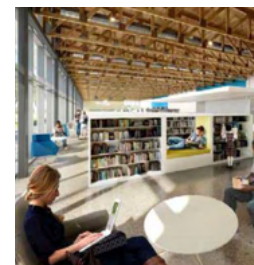
**33%**

Program Attendance Increase



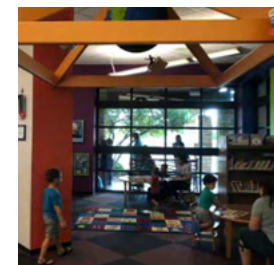
**27%**

Library Use Increase with no added staff.



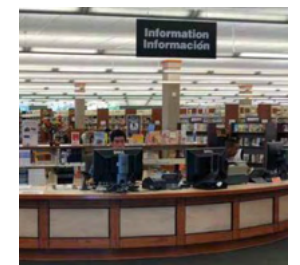
**13%**

Library Visits Increase 2018 to 2019



**5%**

Circulation Increase



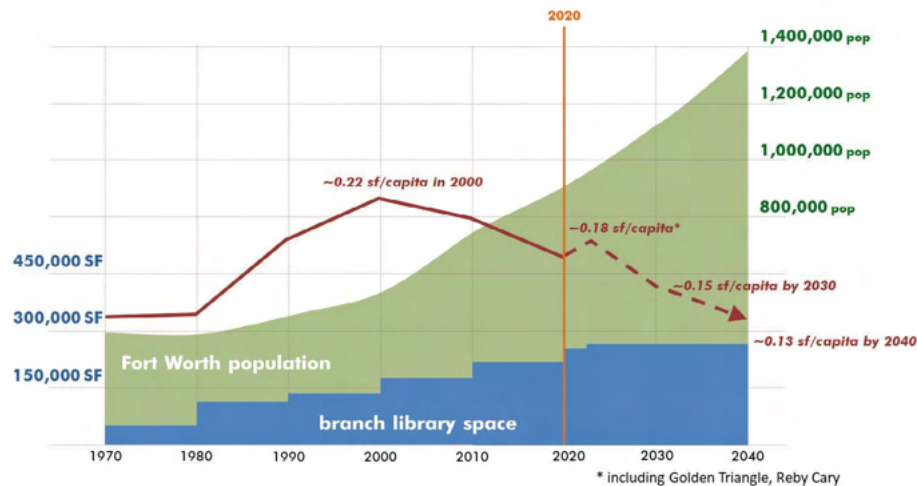
Top Left: Proud library cardholder. Top Middle: Adults at public-use computers. Top Right: Cultural programs include dance class. Bottom Left: Modern Library use. Bottom Middle: Library visits by children. Bottom Right: Employees at the circulation desk. (Source: City of Fort Worth, Public Libraries Department, 2021.)

## LIBRARY FACILITY DISTRIBUTION

Most of Fort Worth’s current libraries – including the Central Library – are out of alignment with the vision for the 21st century library and the community impact described in the Strategic Services Plan. The vision is for our libraries to be a place for people and programs. By contrast, most of the current libraries are crowded and lack sufficient or appropriate space for programs. Overall, library buildings in Fort Worth are very well maintained. However, the growth of library space has not kept up with population growth.

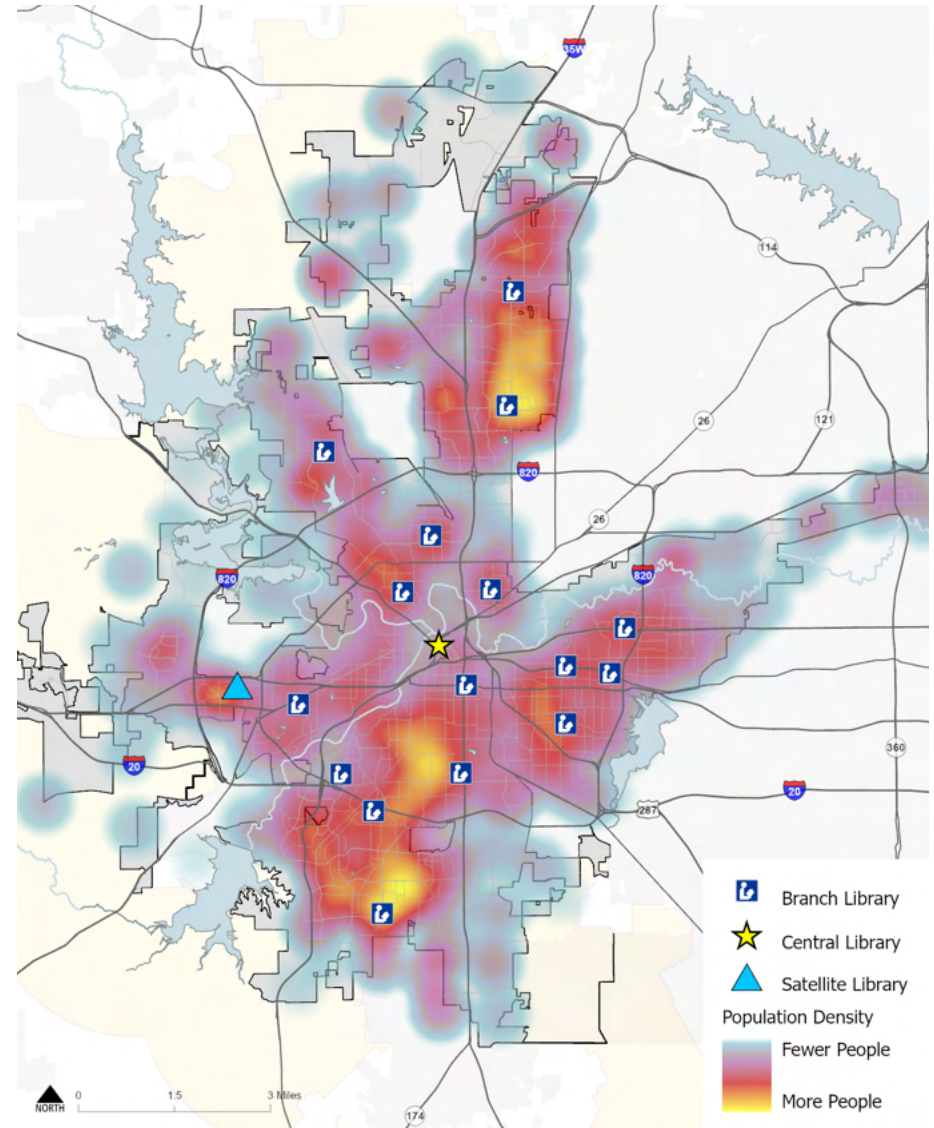
The average Fort Worth resident has access to less library space today than they did in 1980. Today’s library space is primarily located within or near the central part of the city. Residents inside Loop 820 have more than three times the library space than residents have in the rapidly-growing communities in the north, west, and south. Within Loop 820, approximately 40% of the population has access to 80% of the library space. However, the average age of libraries within or adjacent to Loop 820 is aging compared to branch libraries in growing parts of the city.

### Library space has not kept up with population growth.



Source: City of Fort Worth, Public Libraries Department, 2021.

## CURRENT POPULATION & LIBRARY FACILITIES



Residents inside Loop 820 have more than three times the space than residents have in the rapidly-growing communities in the north, west, and south.

## LIBRARY FACILITIES MASTER PLAN

The primary purposes of the Facilities Master Plan are to determine the current physical condition of library buildings and sites; ascertain the capacity of library facilities to support 21st century services; and identify the amount and geographic distribution of library space needed for the next twenty years. The proposal is to renovate existing library space in years 1 to 10; and expand or relocate in years 11 to 20. New facilities built between 2015 and 2022 will receive lifecycle maintenance repairs, updates/refreshes to align with evolving service models over the next twenty years. In the north, west and south, a lack of library space requires new facilities to be built. In the south, space is at 40% of targets. In the north where population is expected to double, library space is at 33% of targets.

### RENOVATE & MAINTAIN LIBRARY BRANCHES

- Riverside
- East Berry
- Seminary South
- Wedgwood
- Northside
- Ridglea
- Southwest Regional
- Diamond Hill-Jarvis
- Ella Mae Shamblee
- East Regional

### ADD BUILD NEW OR EXPAND BRANCH

- Replace or Expand eSkills (ESK)
- Expand Summerghlen (SGN)
- Add ~100,000 square foot of new branch library space in the North, West, and South zones

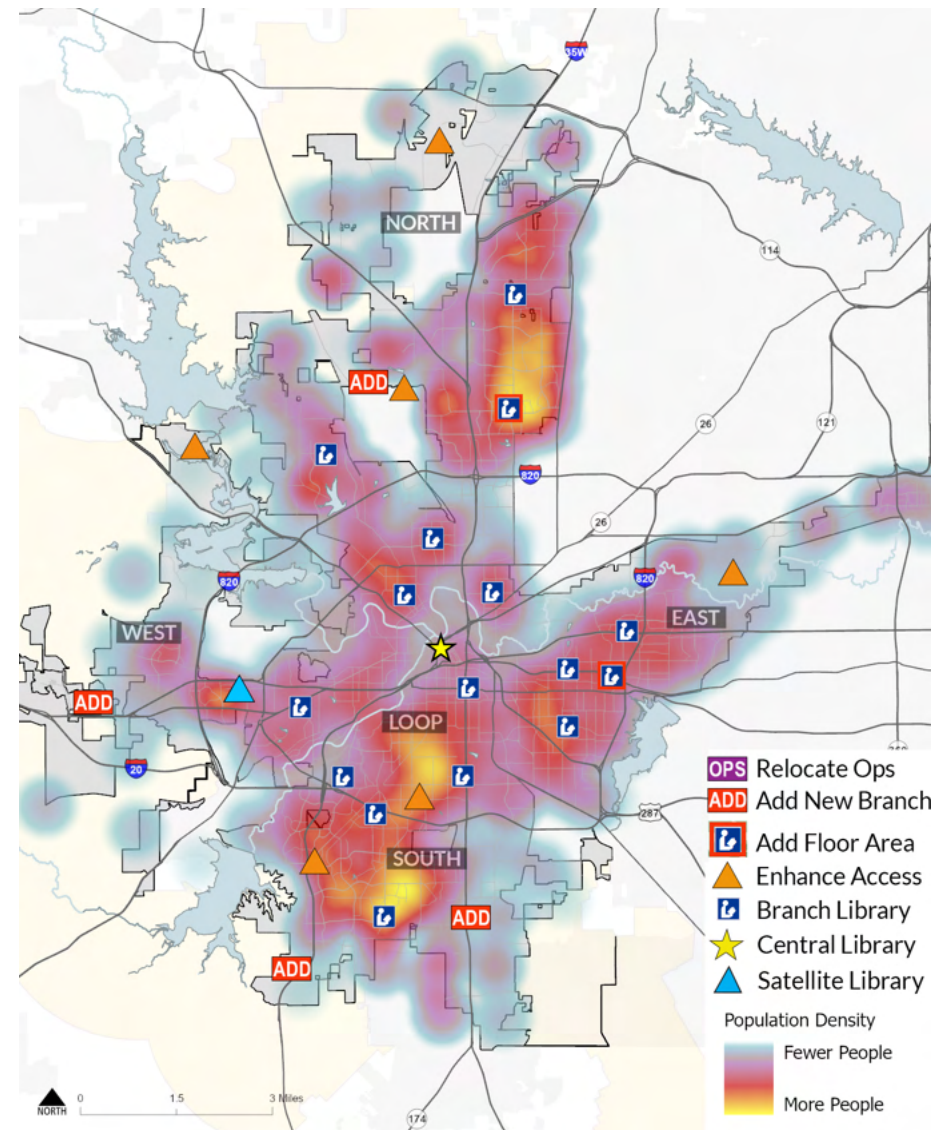
### OPS RELOCATE

- Genealogy
- Operations Center
- Central Library

### ▲ ENHANCE ACCESS

- Locations & Strategies TBD

## MASTER PLAN VISION 2020 - 2040



The Facilities Master Plan has identified areas of the City that will increase in population over the next twenty years in order to plan for new library facilities.

Source: City of Fort Worth, Public Libraries Department, Facilities Master Plan, 2020.

## FACILITIES



**CEN** **CENTRAL LIBRARY**  
120,000 sf | Built 1978



**DHJ** **DIAMOND HILL/JARVIS**  
8,100 sf | Built 1989



**EBY** **EAST BERRY**  
7,500 sf | Built 1967



**ESTR** **EAST REGIONAL**  
24,000 sf | Built 1996



**EMS** **ELLA MAE SHAMBLEE**  
13,400 sf | Built 2008



**FSW** **FAR SOUTHWEST**  
16,000 sf | 2023

Design has not been finalized as of 2021.



**GDT** **GOLDEN TRIANGLE**  
15,000 sf | Built 2020



**MEAD** **MEADOWBROOK**  
5,000 sf | Built 1964



**NRS** **NORTHSIDE**  
7,100 sf | Built 1967



**NRW** **NORTHWEST**  
13,000 sf | Built 2010



**RCY** **REBY CARY YOUTH**  
8,000 sf | 2021



**RDG** **RIDGLEA**  
9,600 sf | Built 1957



**RISE**  
900 sf | Built 2021



**RVS** **RIVERSIDE**  
6,300 sf | Built 1967



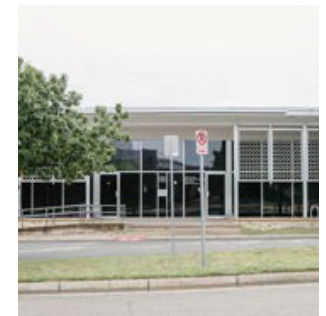
**SEM** **SEMINARY SOUTH**  
6,800 sf | Built 1967



**SWTR** **SOUTHWEST REGIONAL**  
25,700 sf | Built 1987



**SGN** **SUMMERGLEN**  
11,100 sf | Built 2000



**WWD** **WEDGWOOD**  
5,000 sf | Built 1962

Source: City of Fort Worth, Public Libraries Department, 2021.

The Fort Worth Public Library’s mission is to build a community of learners, dreamers and doers. To fulfill this mission, the Fort Worth Public Library (FWPL) identified community needs and strengths, the assets of the Library, challenges currently facing the Library, and opportunities for future innovations and expansion. With this information, six clear strategic focus areas emerged:

## 1 Customer Engagement

- Reduce barriers to access.
- Expand the Library’s reach.
- Evolve services beyond buildings.



## 2 Arts & Culture

- Contribute to the City’s thriving arts scene while celebrating the past and embracing the future.



## 3 Education & Growth

- Enrich out-of-school time and make learning fun and enjoyable.



## 4 Books & Reading

- Cultivate a community of readers.
- Serve as the literary hub for the City.



## 5 Community Vitality

- Nurture economic development, entrepreneurship and opportunity for all.



## 6 Employee Empowerment

- Support City goals.
- Develop employees.
- Align capacity with strategy.



Top left: Public participating in the Strategic Plan process. Top middle: Arts programs geared to children. Top right: Kids reading to dogs. Bottom left: Adults enjoying the library. Bottom middle: Community tax preparation at a branch library. Bottom right: Staff participating in the Strategic Plan process. (Source: City of Fort Worth, Libraries Department, 2021.)



The City of Fort Worth uses the following policies and strategies to provide a library system that build a community of learners, dreamers and doers.

## POLICY

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Create a community gathering place for learning, self-discovery, shared experiences, and personal growth.

## STRATEGIES – STRATEGIC SERVICES PLAN

---

### ***Customer Engagement***

- Increase the percentage of city residents and students with an active library card.
- Begin implementation of an outreach services plan.
- Improve access to technology by implementing a mobile printing service option at all library locations.
- Increase the use of new express check service equipment at all library locations.

### ***Arts & Culture***

- Create a service plan for local history to increase programming & strengthen partnerships.
- Promote civic engagement; engage the community through voter registration/polling places.
- Provide programs to support the arts in all its forms.

### ***Education & Growth***

- Develop and implement service plans for youth and adults.
- Increase the number of STEAM programs throughout the system.
- Increase the number of early literacy programs throughout the system.
- Develop a Technology Master Plan.
- Increase participation in the Mayor’s Summer Reading program.

### ***Books & Reading***

- Increase programming related to books and reading.
- Complete an internal audit of the collection management department.
- Increase partnerships with the school districts in Fort Worth.

### ***Community Vitality***

- Reinvent library spaces.
- Expand workforce development programs.

### ***Employee Empowerment***

- Implement a learning management system for library staff.
- Develop a comprehensive Training and Development Plan.

## STRATEGIES – FACILITIES MASTER PLAN

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### ***Expand Library Capacity:***

- Achieve the recommended space planning targets of 0.3 square feet per person in each planning zone and Citywide.

### ***Enhance Service at Libraries***

- Renovate existing branches to meet 21st century needs.
- Transform the Central Library into a citywide destination.

### ***Improve Access & Operations:***

- Relocate Genealogy, History & Archives.
- Create an operations center to accommodate library divisions and functions away from downtown and outside of the Central Library.
- Expand outside services to complement inside library services.

## CHAPTER 8: HUMAN SERVICES

Human services are vital to the health of every community. Timely delivery of an array of human services is an important component of the City of Fort Worth's vision of a future with strong neighborhoods, a sound economy, and a safe community. The City, Tarrant County, the State of Texas, secular nonprofits, faith-based nonprofits, and for-profit providers have a strong history of community initiatives and collaborations in the delivery of human services in Fort Worth.

### EXISTING CONDITIONS AND TRENDS

Numerous nonprofit and governmental agencies provide various human service programs for Tarrant County residents. City departments along with umbrella organizations such as United Way, Area Agency on Aging, Catholic Charities, Tarrant County Youth Collaboration, and Mental Health/Mental Retardation of Tarrant County ensure efficient delivery of services by providing information and referral, and soliciting and leveraging funds.

In 2009, the United Way of Tarrant County completed a countywide community assessment of health and human service needs. Using an approach that combined secondary data, community discussion groups and interviews with key stakeholders, the findings of the assessment were organized in three main topic areas: education, income and health. Priority issues for the community include early care and education, school drop-outs, economic self sufficiency, chronic and disabling conditions particularly for older adults, and violent and abusive behavior particularly of children and the elderly. United Way, in conjunction with many partners, will be working to improve community conditions in these areas in the coming years.

The human service issues discussed in this chapter fall into the categories of children and youth, families, seniors, health, homelessness, crisis relief, and anti-discrimination. Many human service agencies and organizations provide services in more than one of these categories.

#### **Children and Youth**

Youth services are targeted toward youth at risk for behaviors such as school dropout, teen pregnancy, substance abuse, etc. Tutoring, pregnancy prevention, sports and recreation, and self esteem programs are a sample of the range of youth services available. Some agencies providing these services are Big Brothers Big Sisters, Boys and Girls Club, Boy Scouts, Girl Scouts, Child Care Associates, Communities in Schools, United Community Centers, YMCA, YWCA, Fort Worth After School, and the City's Parks and Community Services Department.

#### **Families**

Family support can include child care, programs on parenting skills, self-support training, personal and family counseling, adoption, support for neighborhood associations (please see Chapter 9: Neighborhood Capacity Building for more information) and initiatives to help build communities, immigration assistance, and job training and placement. Some agencies providing these services are the

### Volunteer Opportunities in Fort Worth



The City of Fort Worth encourages volunteers to improve our communities and help our neighbors. The Cowtown Brush Up program, shown above, is a City-initiated neighborhood revitalization program where volunteers add a fresh coat of paint to deteriorating houses. (Source: *Housing and Economic Development Department, 2009.*)

American Red Cross, Catholic Charities, Jewish Federation, Lena Pope Home, Northside Inter-Church Agency, The Parenting Center, The Women’s Center of Tarrant County, the Fort Worth Housing Authority, the Parks and Community Services Department, Tarrant County Department of Human Services, and many area churches. The City’s Early Childhood Matters program has established six Early Learning Resource Centers to help families prepare their young children for success in kindergarten.

### **Seniors**

Senior services are designed to serve those over 60 years of age. Such services can include delivery of daily meals, transportation, social programs, guardianship services, advocacy for nursing home residents, and respite care for Alzheimer’s care-givers. Major providers of these services include the American Red Cross, Area Agency on Aging of Tarrant County, Guardianship Services, Mental Health/Mental Retardation of Tarrant County, Senior Citizen Services of Greater Tarrant County, Meals on Wheels, Texas Department of Aging and Disabled Services, Texas Department of Protective and Regulatory Services, Visiting Nurse Association of Tarrant County, and the Parks and Community Services Department.

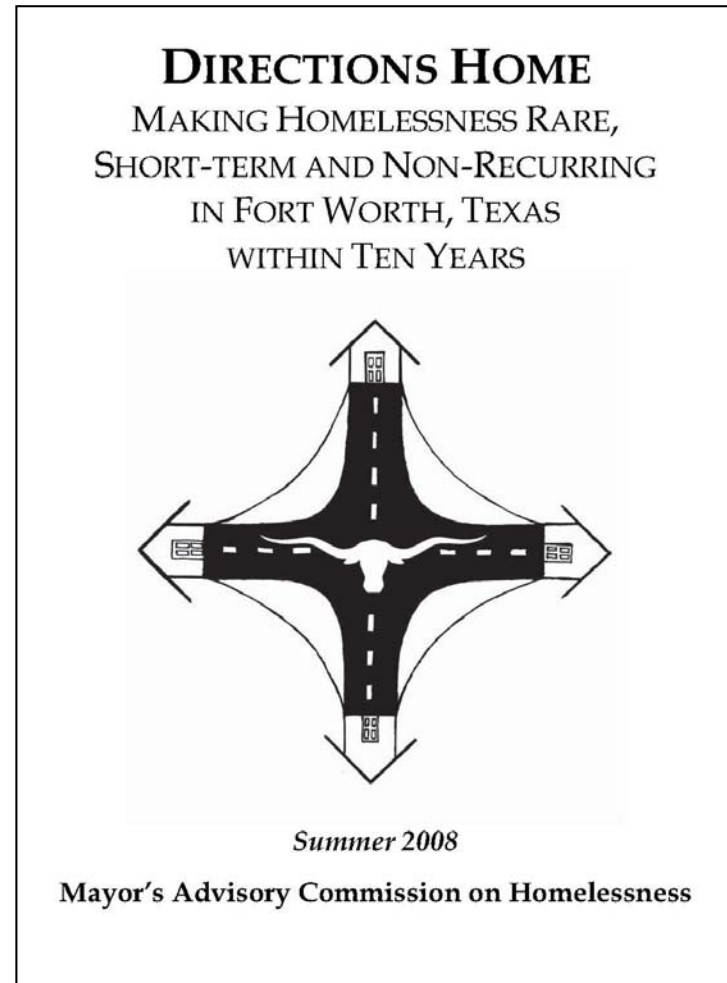
### **Health**

Health-related human services assist people who are mentally or physically ill, have disabilities, or are caregivers. Services range from immunizations to long-term case management. Agencies providing these services include the AIDS Outreach Center, the Arc of Greater Tarrant County, Cancer Care Services, Child Study Center, Day Resource Center, Mental Health/Mental Retardation of Tarrant County, National Multiple Sclerosis Society, Sickle Cell Disease of America, Recovery Resource Council, AA, AlAnon, Tarrant County Challenge, EasterSeals of Greater NW Texas, Urban Inter-Tribal Center of Texas, and Tarrant County Public Health Department. In addition, United Way’s “FitFuture” coalition strives to address the obesity epidemic; in the Dallas-Fort Worth area, nearly 66 percent of residents are considered overweight or obese.

### **Homelessness**

The City works closely with a number of community partners to end chronic homelessness in Fort Worth. A January 2011 census showed a 30 percent decrease in the unsheltered homeless population since 2009, as more people move off the streets into stable housing. The census, a volunteer effort spearheaded by the Tarrant County Homeless Coalition (TCHC), identified 136 individuals living unsheltered and homeless. Other findings from the Homeless Count include:

- The number of chronically homeless, unsheltered persons decreased by 40 percent.
- Nearly 100 additional persons moved to stable transitional housing.
- The number of women living on the streets decreased by 45 percent.
- The number of children living in emergency shelters was reduced by 10 percent.



The City of Fort Worth and its partner agencies are working to make homelessness a rare, short-term, and non-recurring experience in Cowtown by 2018 through the *Directions Home* program. (Source: City of Fort Worth, 2011.)

### **Crisis Relief**

A crisis can be triggered by a family emergency, health crisis, job loss, loss of a home, or natural disaster. Crisis relief can include temporary financial and material assistance including food, rent/mortgage payments, utilities, and clothing. Relief can also include job training, transportation, and shelter. Agencies that provide such services include the American Red Cross, Catholic Charities, Salvation Army, United Community Centers, SafeHaven of Tarrant County, YWCA, various homeless shelters, the Parks and Community Services Department, the Fort Worth Housing Authority, Tarrant County Department of Human Services, and many area churches.

### **Anti-Discrimination**

The City's Human Relations Unit is charged with enforcing laws regarding fair housing, equal employment opportunity, and equal access in public accommodation. The City is a certified Fair Employment Practices Agency by the U.S. Equal Employment Opportunity Commission, and a U.S. Department of Housing and Urban Development (HUD) certified Fair Housing Assistance Program. These designations ensure that complaints filed with the City are also filed with the federal agencies.

### **Information and Referral**

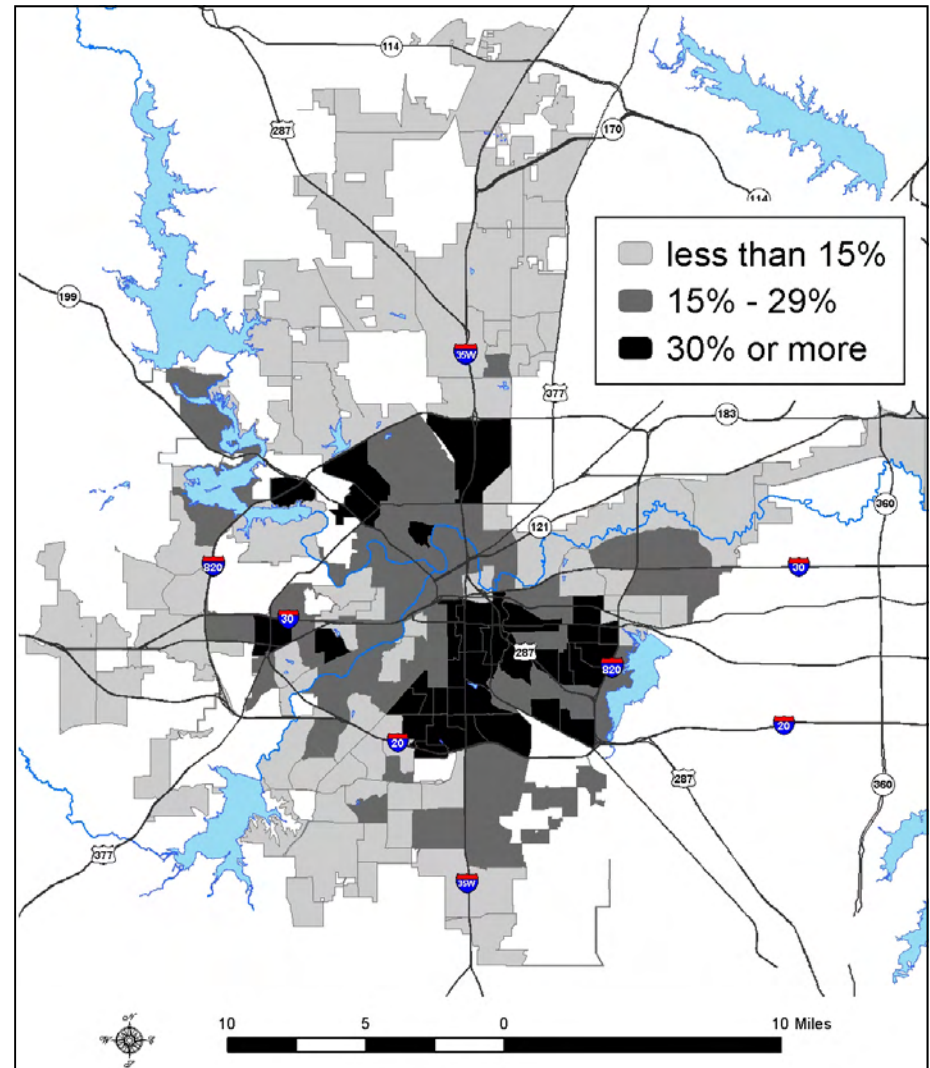
Information and referral for human services is available from a variety of sources. City, county, and state offices are listed in the blue pages of the Fort Worth telephone book. 2-1-1 Texas is the number to dial for health and human services both in Tarrant County and across Texas. When dialing 2-1-1, callers can talk to an information and referral specialist who will assess their needs and refer them to services ranging from child care to transportation. The 2-1-1 information and referral service in Tarrant County is nationally accredited and is operated by United Way of Tarrant County in partnership with the Texas Health and Human Services Commission. The 2-1-1 information and referral service at United Way publishes the Blue Book, a directory of Tarrant County health and human services. The 2-1-1 community resource database is available on-line at United Way's Web site ([www.unitedwaytarrant.org](http://www.unitedwaytarrant.org)).

### **Barriers**

Residents can experience barriers in trying to access services due to a variety of reasons: lack of information, cultural differences, lack of transportation, illness, disability, language disparity, and lack of income. While the need for human services spans income, age, and racial lines, the needs of those below the poverty level are often most pressing. The 2011 Department of Health and Human Services Poverty Income Guidelines for the U.S. placed the poverty income level for a typical family of two adults and two children at \$22,350. Low-income individuals and heads of households can face the additional challenges of finding affordable transportation and dependent care while attending job training and during employment.

Service providers can also experience barriers to delivery of services during a weak economy—such as the national recession and slow recovery of recent years—when funding and donations shrink and the demand for services expands. Staffing levels, which affect delivery, are also affected by economically challenged times.

**Areas High in Poverty by Census Tract, 2006 to 2010**



Between 2006 and 2010 the average portion of population with incomes below the poverty level in Fort Worth was 17 percent. The greatest concentration of poverty is in the south central and southeast portions of the City. Poverty can present a barrier to accessing human services. (Source: U.S. Census Bureau, American Community Survey 2006 to 2010.)

## GOAL AND OBJECTIVES

Promote unbiased and efficient access to needed human services, thereby providing equitable support to all residents of our diverse community.

- Provide fair housing and fair employment outreach and education to other City departments, industry professionals, and residents.
- Develop, coordinate, or participate in educational programs, outreach events, community meetings, and collaborations that celebrate our city's diversity, promote cooperative efforts, increase communication with the community, reduce disparities, encourage prejudice reduction, and promote tolerance.

## POLICIES AND STRATEGIES

The following policies and strategies will help to achieve the City's human service goal and objectives:

### Policies

- Work with Directions Home partners to provide services that enable individuals to become self-sufficient.
- Ensure that the residents of the City of Fort Worth have equal enjoyment of all rights, privileges and freedoms; without regard to race, sex, religion, color, national origin, age, disability, housing and familial status, and sexual orientation, transgender, gender identity or gender expression.
- Support the provision of quality, affordable child care and early education opportunities.
- Provide leadership to increase and improve after-school programs that keep children safe, provide academic enrichment, and help working families.
- Support efforts to provide child development training to help families ensure children have social, emotional, and cognitive skills needed in kindergarten.

### Strategies

- During City Council incentive contract negotiations, such as those related to tax abatements, incorporate the best possible employee and human services benefits (e.g. health care, livable wage, job training, child care, mass transit options, etc.) to accommodate special groups that are in need of and would not otherwise have accessibility to such benefits.
- Through the Early Childhood Resource Centers, work with FWISD and non-profits to help parents and caregivers prepare young children under age five for success in kindergarten.

## PROGRAMS AND PROJECTS

### Directions Home

The City of Fort Worth and its partner agencies are working to make homelessness a rare, short-term, and non-recurring experience in Cowtown by 2018 through the *Directions Home* program. Currently, only a third of the more than \$30 million in private and public funds spent each year on homelessness are responding in a

*Chapter 8: Human Services*

### Southside Community Center



The Southside Community Center at 959 East Rosedale is an example of a “one-stop” facility. This community center houses the Fort Worth ISD Adult Learning Center and Child Care Associates. The Center also features a neighborhood police storefront, and a Community Action Partners site, as well as providing social, cultural and recreational activities for youth, adults, and seniors. (Source: *Parks and Community Development, 2009.*)

proactive manner. *Directions Home* seeks to focus efforts countywide to respond in the most economically prudent and compassionate way possible by:

- Increasing the supply of permanent supportive housing
- Expanding opportunities and service linked with accountability
- Developing and operating a central resource facility
- Coordinating and expanding homelessness prevention initiatives
- Supporting and strengthening existing public, private and faith-based efforts
- Mitigating the negative community impacts of homelessness
- Leading, educating, and advocating for change

### **Fort Worth Community Action Partners**

The Parks and Community Services Department receives Community Services Block Grant funds and Comprehensive Energy Assistance funds through Community Action Partners (CAP) to serve as the Community Action Agency for Tarrant County. CAP provides comprehensive services to economically-disadvantaged individuals, families, and the elderly residing in Tarrant County. The program strives to empower participants to become and remain self-sufficient. CAP programs include:

- Comprehensive Energy Assistance Program
- Emergency rent and mortgage assistance
- Water assistance
- Families in Transition (FIT)
- Cowboy Santas
- Silver Stars

CAP services are provided at these community centers: Andrew “Doc” Session, Como, Far Northwest, Far Southeast, Martin Luther King, Northside, North Tri-Ethnic, Southside, and Worth Heights. Many of the City’s community centers also serve as emergency shelters and safe havens for the children of the community.

### **Early Childhood Matters**

Early Childhood Resource Centers help families learn how to develop their children's social, emotional and pre-literacy skills so that they are successful when entering kindergarten. Programs are designed for parents and other adults who care for children up to five years old.

### **Cowboy Santas**

The City collaborates with corporate and private donors in the Cowboy Santas Program to provide holiday assistance to low income households.

### **Fort Worth Housing Authority**

- Established in 1995, the Family Investment Center (FIC) is the “one stop” center that provides public and assisted housing residents with resources to enable them to attain self-sufficiency. Services are provided through collaborative partnerships with area service agencies. Some of the services offered include: adult and remedial education and GED preparation, case management, crisis intervention, self-empowerment skills, on-the-job training, small business

### **AMAKA Child Care Center**



The AMAKA Child Care Center at 1501 Stephenson Street is located within Butler Place. It has the capacity to provide child care for 100 children. (Source: Fort Worth Housing Authority, 2009.)

development, vocational education and training activities, information and referral services, utility assistance, transportation services and volunteer services.

- The AMAKA Child Care Center provides affordable childcare on a sliding tuition scale and accommodates up to 100 children. The Center is operated in collaboration with the YMCA.
- The Family Self-Sufficiency Program (FSS) is designed to help Housing Choice Voucher families and Public Housing residents become economically self-sufficient. Families and FSS Specialist establish five-year goals that are unique and may include furthering education, obtaining vocational training, opening a small business, and homeownership. FSS Specialists also guides the family to supportive services, resources in the community and employment assistance. An added incentive of the FSS program is the FSS Escrow account which is established for the family. After the family has successfully completed the FSS program, they are eligible to receive the escrow money.
- FWHA, in collaboration with the Fort Worth Public Library, administers COOL and BOLD (satellite libraries of the Fort Worth Public Library located in the Cavile and Butler public housing communities) through which GED preparation, literacy classes, tutoring, children's story times, and resource information from other libraries are offered.
- The "I Have A Dream" Foundation is an organization located in the Butler community that provides a comprehensive daily academic mentoring and tutoring program for youth in the 2nd - 5th grades.
- The Boys and Girls Club, located in the Butler and Cavile communities, provides educational, recreational, cultural and leadership programs.
- In collaboration with Tarrant County College, FWHA provides on-site computer, medical and clerical training for public housing residents and Housing Choice Voucher (Section 8) clients.
- FWHA purchases monthly bus passes for public housing residents who are employed, enrolled in training/school, or actively searching for a job.

#### **Texas Health and Human Services Commission (HHSC) Programs**

- Temporary Assistance for Needy Families (TANF) furnishes temporary financial assistance to families with needy children who are deprived of parental support.
- Through Medicaid, HHSC facilitates access to Medicaid programs for recipients of TANF, the elderly, and the disabled.
- Texas Workforce Commission helps people identify barriers to employment and find resources that will help them along the road to economic and social self-sufficiency.
- The Food Stamp Program helps low-income families, the elderly, and the disabled to buy nutritionally adequate food to supplement their diets.
- Nutrition programs include the USDA's Child and Adult Care Food Program, National School Lunch and School Breakfast Programs, Special Milk Program, and the Summer Food Service Program.
- Food distribution programs provide USDA-donated commodities to low-income individuals and families, public and private schools, summer food-service programs, food banks, and soup kitchens.

**Satellite Library**



The Butler community has an on-site satellite library that opened in 1997 and is open five days a week. (Source: Fort Worth Housing Authority, 2009.)

- Children's health insurance programs include CHIP and Children's Medicaid. Both programs provide health insurance for children at flexible rates, based on the number of people in the family and the family's income and expenses.

### **Community Collaborations**

- Mental Health Connection is a county-wide collaboration to improve the delivery of mental health services to those in need.
- Fort Worth ISD established four Family Resource Centers at three middle school and one elementary campus to improve families' access to mental health services.
- Healthy Start Initiative, headed by Catholic Charities, addresses the infant mortality rate, especially in African-American communities.
- The Early Childhood Matters Initiative is focused on ensuring every child will enter kindergarten ready to succeed.
- Planned Parenthood of North Texas, Inc. is dedicated to the achievement of parenthood by choice by ensuring the provision of voluntary reproductive health care and sexuality education and by advocating the right of every person to receive these services.
- The Tarrant County Family Violence Council coordinates law enforcement, corporations, and social service providers in addressing domestic violence.
- Together in Texas, organized by The Parenting Center, coordinates grants and local initiatives aimed at promoting healthy marriage and strengthening families.

### **United Way and Community Partners**

Nonprofit organizations and their volunteers have played an important part in addressing human service needs in Fort Worth. Beginning in 2010, Tarrant County United Way began to focus on making a measurable impact in three areas that are tied together by United Way's interest in increasing personal and economic self-sufficiency:

- Education: Getting Children and Youth Ready to Learn, Ready to Earn
- Income: Helping Families Become Financially Stable and Self-Sufficient
- Promoting Health: Healthy Aging and Independent Living for Seniors and People with Disabilities

The three impact issues were selected because they are topics that address local high-priority needs and are areas where United Way believes its strengths and resources will be able to make a significant, measurable improvement in lives and community conditions.

The Area Agency on Aging of Tarrant County (AAATC) is part of United Way of Tarrant County and receives funding from the Texas Department of Aging and Disabled Services. The agency's mission is to be the visible leader and advocate in the creation and delivery of services that promote empowerment, independence and dignity for older citizens, persons with disabilities and caregivers.



Working with 43 community partners and other local organizations, United Way helps seniors and kids, strengthens families, provides crisis relief, and promotes health. A comprehensive list of agencies serving the Fort Worth area and United Way's impact initiatives can be found at the United Way website: [www.unitedwaytarrant.org](http://www.unitedwaytarrant.org). (Source: *United Way of Metropolitan Tarrant County, 2009.*)





# CHAPTER 9: NEIGHBORHOOD CAPACITY BUILDING

Neighborhoods are the building blocks of strong communities. Strengthening the capacity of neighborhoods to achieve their goals will have a positive impact on Fort Worth's future. This chapter focuses on the programs that have been developed to respond to the needs and issues facing Fort Worth neighborhoods.

## EXISTING CONDITIONS AND TRENDS

Neighborhood capacity is most developed when there is a sense of community among area residents. With a sense of community comes pride in the neighborhood, a strong neighborhood image, and resident involvement in neighborhood improvements. Neighborhood organizations, such as mandatory and voluntary neighborhood associations, non-profits, Citizens On Patrol, and neighborhood alliances, are a means to build neighborhood capacity.

### Neighborhood Associations

There are two types of neighborhood associations—mandatory and voluntary. Mandatory associations are established when a subdivision is developed. They are legal entities and every homeowner is required to belong to the association and to pay dues. Often, there are requirements and restrictions included in the deeds that go beyond what city ordinance requires. Homeowners are legally required to abide by the restrictions and they sign documents agreeing to this when they purchase their home.

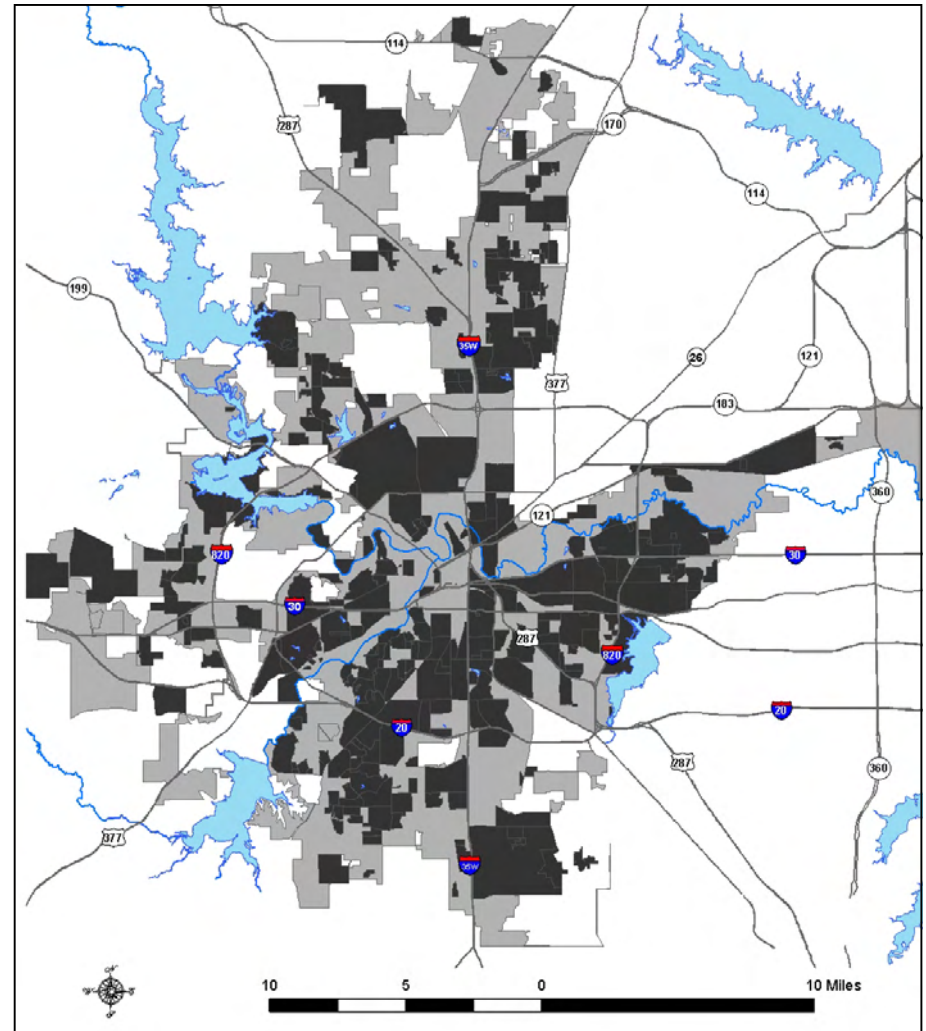
Voluntary associations are social organizations rather than legal entities. They are formed by concerned neighbors who want to get to know each other or who want to deal with crime, code violations, or a zoning issue. Residents within the boundaries of an association are not required to join or pay dues. Establishing a voluntary association does not give neighbors authority to enforce any rules. In voluntary areas, regular city codes apply.

The number of neighborhood organizations in Fort Worth is growing. Since August 1997, the number of registered associations has increased from 114 to 295. Approximately one third of these associations are mandatory. There are a handful of resident associations or tenant associations located in apartment complexes or townhomes. The remaining 175 registered associations are voluntary.

New neighborhood associations are regularly forming and registering with the City. However, there are existing neighborhood organizations that are not registered with the City, and there are many areas in Fort Worth that remain unrepresented by any type of neighborhood association. The City's goal is to have an active neighborhood association in every residential part of Fort Worth.

Neighborhood associations are involved in a wide variety of activities, such as planting trees, organizing clean-ups, funding special neighborhood street signage, and community policing. Neighborhoods monitor zoning and building proposals in their areas through a City program that provides courtesy notification to residents about local zoning and development cases that are going before the Zoning Commission,

**Areas Covered by Existing Neighborhood Associations, 2011**



There are 295 registered neighborhood associations in Fort Worth. The service areas of neighborhood associations are depicted above. It is the City's goal to have all neighborhoods represented by formal neighborhood associations. (Sources: Planning and Development Department, 2011.)

City Plan Commission, and Board of Adjustment. The City is better able to serve neighborhoods where established neighborhood organizations foster close links to residents. Through neighborhood organizations, residents can discuss issues and concur on a clear set of priorities and course of action to reach their goals.

### **Neighborhood Alliances**

Another type of neighborhood organization is the neighborhood alliance or coalition. There are currently 18 alliances registered with the City. Alliances work on issues that impact an area larger than a single neighborhood. Their size and scope ranges from alliances that represent a handful of associations to the Fort Worth League of Neighborhood Associations, which has a citywide focus. Alliances are active in influencing City policy and decisions about how City resources will be used to address neighborhood needs.

### **Neighborhood-Based Housing and Economic Development Initiatives**

Current initiatives by the Housing and Economic Development Department (HED) encourage greater leveraging of public and private sector funds and to create joint ventures in local neighborhoods. HED promotes greater investment in neighborhoods by supporting neighborhood organizations and businesses, while stimulating housing development with local Community Housing Development Organization (CHDOs) and Community Development Corporations performing housing & economic development activities.

The City has made efforts to enhance neighborhood capacity and coordination with private industry, businesses, developers, and social service agencies, particularly with regard to the development of the City's housing and economic development strategies. The City of Fort Worth supports neighborhood coordination with local banks, community development corporations, neighborhood organizations, low income housing developers, and commercial developers to generate interest within communities and neighborhood boundaries. Many of these neighborhoods are low and moderate income areas and, consequently, benefitting from neighborhoods' commercial and residential improvements. In addition, the City utilizes its own Community Development Council (CDC) and the Economic and Community Development Committee (ECDC) to ensure continuum of service, identification of gaps in service, and to eliminate duplication of efforts.

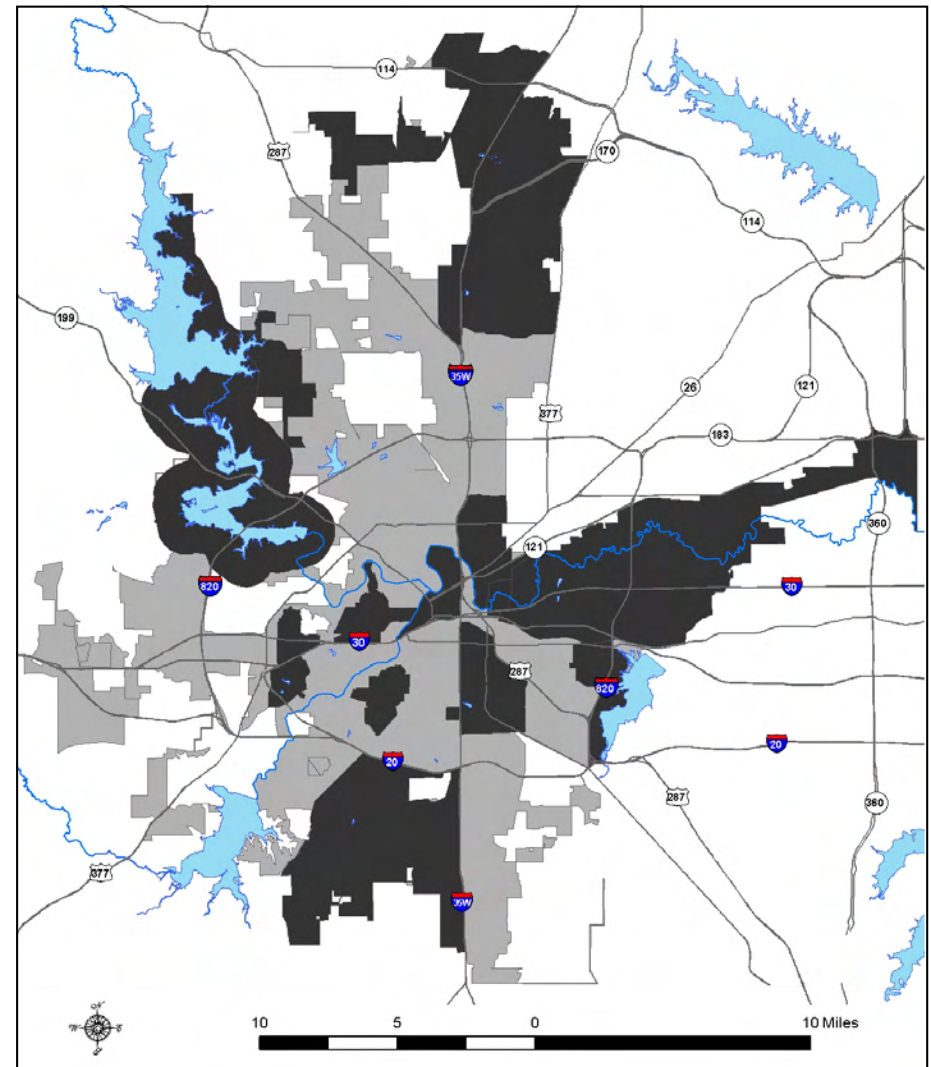
### **Other Types of Neighborhood Organizations**

Community policing groups have been an effective force in helping to reduce crime. In Fort Worth, these groups are important neighborhood resources. Fort Worth's award-winning community policing program has trained 8,265 members, of which more than 1,000 are organized in 200 Citizens on Patrol groups. These groups work hand in hand with Neighborhood Police Officers (NPOs) to identify and address crime trends.

## **GOAL AND OBJECTIVES**

Assist neighborhoods in forming associations, increasing their capacity, and preparing and implementing neighborhood plans.

**Areas Covered by Existing Neighborhood Alliances, 2011**



There are 18 registered neighborhood alliances in Fort Worth. The service areas of neighborhood associations are depicted above. (Sources: Planning and Development Department, 2011.)

- Help 10 neighborhoods form associations in 2012.
- Prepare and implement additional organizational development and neighborhood training opportunities in 2012.
- Assist resident groups in understanding how to access City services by providing education about City programs and resources.

## PROGRAMS AND PROJECTS

Existing City programs to develop neighborhood capacity are discussed below.

### Neighborhood Education Office

Neighborhood Education Specialists work with residents to establish and revitalize neighborhood associations in Fort Worth. The Neighborhood Education Office of the Planning and Development Department provides guidance as residents establish the association's boundaries, draft the association's by-laws, and develop a democratic process for elections and meetings. The neighborhood association defines its own purpose, determine its goals and strategies and develops neighborhood plans to address concerns such as crime, zoning, parks, code compliance, and others.

Once an association is established, it will have an opportunity to register with the City. To be registered, associations must have at least one meeting per year, must have elections every two years, must allow all residents within their boundaries to participate and must have bylaws on file with the Neighborhood Education Office.

Neighborhood Education Specialists attend neighborhood association meetings to build relationships with neighborhood leaders and to educate residents about City services. The specialists often serve as problem solvers, answering questions about City processes and connecting the association to City and community resources.

In addition to providing neighborhood capacity building, the Neighborhood Education Office provides resident groups, schools and faith based organizations with presentations and information about a variety of City services. These education efforts are coordinated with individual City departments.

The Neighborhood Education Office maintains a web site ([www.fortworthgov.org/neighborhoods](http://www.fortworthgov.org/neighborhoods)) to provide important information to neighborhoods, improve communication between neighborhoods, foster alliances among neighborhoods, and link individual neighborhood web sites.

### Courtesy Notification System

Neighborhood associations that are registered with the City are included in the Courtesy Notification System. Through this system, neighborhoods receive information on cases scheduled to go before the Zoning Commission, City Plan Commission, or Board of Adjustment if those cases are located within the boundaries of an association or within one-quarter mile of a neighborhood's boundaries.

### Neighborhood Planning Programs

The Planning and Development Department and the Housing and Economic Development Department plan for individual neighborhoods as available staffing and resources allow. Recent neighborhood planning efforts include the Oakland Corners

**Fort Worth Neighborhood Office Web Site**

Home > Departments > Planning and Development > Neighborhood Education

**Neighborhood Education Office**

The Neighborhood Education Office works directly with residents in the community, providing education on City services, as well as support for neighborhood associations.

**Education**

Neighborhood Education offers educational presentations to neighborhood associations, schools and community groups by request. Presentations last about 30 minutes each and are offered free of charge.

Please call 817-392-6201 for more information or to schedule a program.

**Education Programs for Adults**

**Caring for Cowtown Air** – Do you know where air pollution comes from? Learn about ozone formation, effects on your health, simple ways to prevent pollution and what the EPA and City of Fort Worth are doing about possible gas well emissions.

**Contact**

**Physical Address**  
818 Missouri St.  
Fort Worth, TX 76104

**Mailing Address**  
1000 Throckmorton St.  
Fort Worth, TX 76102

**Phone:**  
817-392-6201

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**Planning and Design**

- Historic Preservation
- Urban Design Districts
- Comprehensive Plan
- Urban Villages
- Transportation Planning
- Annexation
- Extraterritorial Jurisdiction

**Development**

- Applications & Forms
- Contractor Registration
- Data, Mapping & Research
- Inspections
- Online Permitting
- Ordinances & Construction Codes
- Permitting & Plan Review
- Platting
- Pre-Development

The Neighborhood Education Office Web Site ([www.fortworthgov.org/neighborhoods](http://www.fortworthgov.org/neighborhoods)) is a project of the City's Neighborhood Office. It was created to improve communications between neighborhoods. On the web site, users can search a database of registered associations, view a neighborhood calendar of meetings, access a map of associations, and view web pages created by individual neighborhood organizations.

(Source: Planning and Development Department, 2011.)

Neighborhood Empowerment Zone Plan, the Northside Economic Development Strategy Workshop and Report, the Lake Worth Vision Plan, the Texas Motor Speedway Area Master Plan, and the Lake Arlington Master Plan. The Housing and Economic Development Department also provides neighborhood planning assistance, capacity building, and funding to selected neighborhoods located in special target areas and neighborhood empowerment zones, such as Polytechnic Heights Educational Corridor, Polytechnic Heights/Wesleyan Corridor, and Stop Six.

**Community Housing Development Organization (CHDO) Program**

The City encourages neighborhood organizations to become certified Community Housing Development Organization (CHDOs). Typically CHDOs carry out the following activities: acquisition and/or rehabilitation of rental housing; new construction of rental housing; acquisition and/or rehabilitation of homebuyer properties; new construction of homebuyer properties; and direct financial assistance to purchasers of HOME-assisted housing sponsored or developed with HOME funds.

The Housing and Economic Development Department provides a variety of community development programs and activities involving training, technical assistance, and funding, benefitting neighborhoods. City programs for neighborhoods – which can involve public/private joint ventures – include:

- Providing financing for acquisition and rehabilitation of existing home and for lot acquisition and interim financing for new construction (acquisition, rehabilitation, resale, home improvement program, homeownership, infrastructure, infill, CHDOs and public services programs);
- Providing grants or loans to for-profit and non-profit housing agencies for acquisition or rehabilitation of multifamily units, affordable to low-income households, and transitional housing;
- Rental subsidies to increase affordability and accessibility for cost burdened and overcrowded households;
- Demolition of vacant dilapidated structures to encourage the redevelopment of declining areas of the City;
- Code enforcement to encourage the redevelopment of declining areas of the City;
- Gradual new development of affordable single-family units for renter and homebuyer households;
- Gradual new development of affordable multifamily rental units;
- Increased new development & rehabilitation of smaller 2-3 bedroom affordable housing;
- Rental and homebuyer subsidies to decrease the need for doubling-up of households;
- Rehabilitation and reconstruction assistance for owner-occupied housing;
- New development of accessible housing for elderly and disabled households; and,
- Homebuyer’s assistance to increase affordability and purchasing power for low-income homebuyers.

All eligible projects/activities will be available on a city-wide basis unless they are required by HUD regulations to be limited to specific identified low-income areas.

**Neighborhood Empowerment Zone Plan**



The Oakland Corners Neighborhood Empowerment Zone Strategic Plan was adopted by the City Council in January 2009. (Source: Planning and Development Department, 2009.)



## **PART 3**

# **DEVELOPING A SOUND ECONOMY**



# CHAPTER 10

# ECONOMIC DEVELOPMENT

Economic development is a process that influences the growth and restructuring of an economy to enhance the well-being of a community. Through economic development activities, existing businesses are nurtured and expanded, new businesses are attracted to an area, entrepreneurship is fostered, and new enterprises are created. Each of these activities leads to job creation, an increase in the tax base, and improvement of the overall quality of life within a community.

Fort Worth is developing into a major center for industry, technology, transportation, and government. The diversity of Fort Worth's economy should continue to expand in various economic sectors, such as electronics, manufacturing, corporate headquarters and offices, finance, health care, transportation, education, and hospitality. Employment centers are areas with large concentrations of employees, including business parks, business clusters, and industrial parks. These centers are generally located in areas with access to major highways. Fort Worth has six significant employment centers: Downtown, Medical District/Near Southside, NAS-JRB/Lockheed Martin, CentrePort Business Park, Alliance, and Carter Industrial Park.

## 3.4%

Unemployment Rate

## 29.7%

Percent of total population that is college educated.

Source: Texas Workforce Commission, 2020; U.S. Census Bureau, American Community Survey 5-Year Estimates, 2015-2019.

### JOBS INFLOW / OUTFLOW



## 65.7%

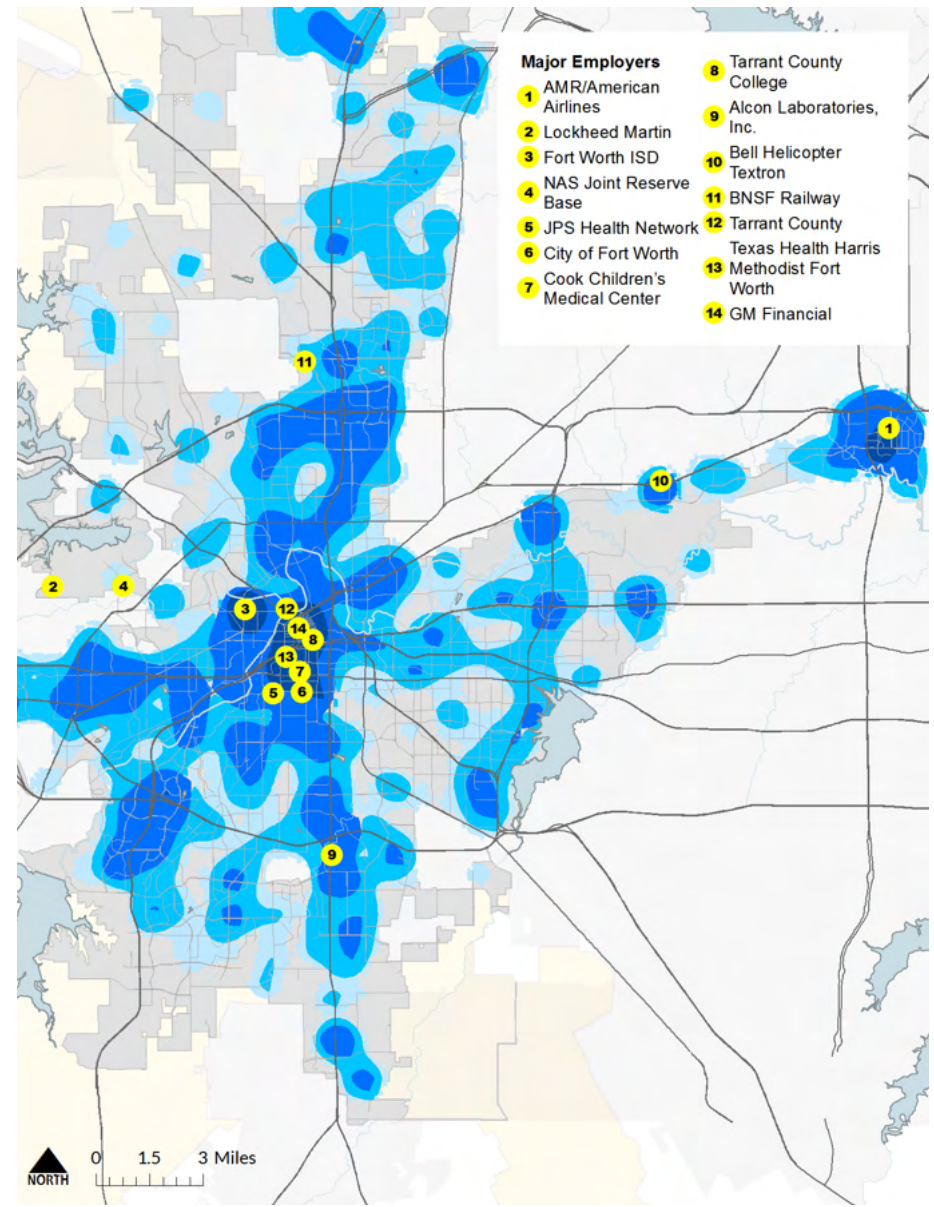
Commute to job in Fort Worth from outside

## 61.5%

Live in Fort Worth and commute to jobs outside

Source: U.S. Census Bureau, OnTheMap Application, 2018.

### EMPLOYMENT CENTERS IN FORT WORTH



Source: Fort Worth Chamber of Commerce, 2018.



## ESTABLISHED INDUSTRIES

Five established sectors play a key role in the Fort Worth economy (i.e., employment, visibility, part of the city's culture).



### Healthcare

47,000+ Jobs



### Manufacturing

42,000+ Jobs



### Hospitality & Tourism

29,000+ Jobs



### Transportation & Warehousing

26,000+ Jobs



### Oil & Gas

5,000+ Jobs

The five established sectors profiled in this section comprise a significant share of total employment across all geographies. However, they comprise a distinctly large share of jobs located within the city of Fort Worth. As a group, the established sectors account for more than a third of employment in Fort Worth compared with less than one-quarter of the job base at the regional (Dallas-Fort Worth MSA), state, or national level.

# 39%

Percent of total employment in Fort Worth that the five established industries comprise.

# 149,000+

Total number of people employed in Fort Worth within the five established industries.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2016.

## EMERGING INDUSTRIES

Fort Worth's economy is defined by strong existing industry clusters with additional growth potential. These include established sectors and emerging sectors with high-growth potential in Fort Worth. The industries identified below are identified as target industries for their sustained impact on the Fort Worth economy and continued importance to its future growth and development. Fort Worth recognizes the importance of these industries and looks to prioritize incentives and the investment of limited public resources in ways that maximize the long-term strategic, economic, and fiscal impact of those investments into these industries.

Target industries of emerging opportunity:



Aerospace  
Manufacturing &  
Design



International  
Business



Transportation  
Innovation



Corporate &  
Regional HQs



Life Sciences  
Delivery &  
Innovation



Professional  
Services



Geotechnical  
Engineering



Financial Services



Left: Bell Air Taxi Simulator. Right: Frost Bank Tower. (Source: GeekWire Photo/Kurt Schlosser, 2018; Architecture in Fort Worth, 2018.)

Tourism, conventions and events can be a powerful force in helping shape communities into diverse, vibrant and thriving places. Fort Worth has outpaced many other destinations' visitor growth rate over the past five years. The city's evolving reputation as a sophisticated international destination that embraces its western roots has created awareness and visitation from leisure and business travelers alike.

### Primary Entertainment Districts

- Stockyards National Historic District
- Fort Worth Cultural District
- Sundance Square/Downtown
- Near Southside District
- West 7th District
- Camp Bowie
- Clearfork
- TCU/Zoo
- Texas Motor Speedway/Alliance

**\$2.4B**

Total economic impact of tourism in 2017.

**\$116M**

Local tax revenues generated from tourism in 2017.

**23,000+**

Jobs associated with tourism in Fort Worth.

**\$881M**

Wages and benefits added from tourism in 2017.

### VISITOR PROFILE

**9.1M**

Total number of visitors in 2017

**\$216**

Daily amount spent by visitors in 2017

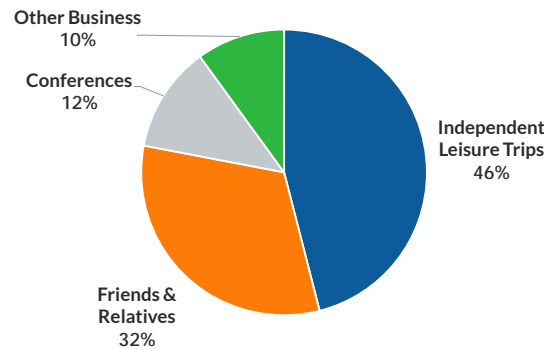
**50.1%**

Percent of visitors that stay overnight

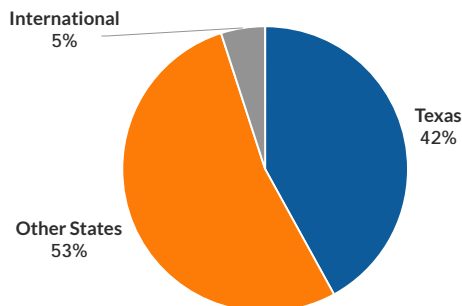
**2.9 Nights**

Average stay for overnight visitors

### PURPOSE OF TRAVEL



### ORIGIN OF VISITORS



### TOURISM MASTER PLAN "DESTINATION: FORT WORTH"

This Destination Master Plan identifies key opportunities and priorities to build Fort Worth's tourism industry and attract more visitors.

#### 1. ENHANCED EXPERIENCES

Create and enhance experiences for visitors, helping people connect with things to do around the city.

#### 2. STRENGTHENED MESSAGING

Strengthen the message and awareness about Fort Worth.

#### 3. EXPANDED FACILITIES

Work together on visitor facility needs, especially convention center and headquarters hotel, which are vital welcome mats for business.

#### 4. IMPROVED CONNECTIVITY

Fort Worth will soon complete development of commuter rail from DFW Airport to downtown, and now must rally support for the transportation master plan.

#### 5. GREATER COLLABORATION

Visit Fort Worth must work more closely with its partners at the City and Chambers of Commerce on economic development strategies and enhancements to visitor destinations.

Source: Visit Fort Worth, Annual Report, 2017

Fort Worth has the Dallas-Fort Worth metro area's single largest concentration of medical jobs. As a result, the recently developed TCU-UNTSHC School of Medicine is opening a new set of opportunities for innovation. The district benefits from proximity to Downtown and growing urban vitality along the Magnolia Avenue corridor and South Main Street. These elements—concentrated employment, proximity to medical research, and connections to dynamic neighborhoods and amenities—constitute many of the ingredients necessary to establish a formal “medical innovation district” that can fuel citywide growth.

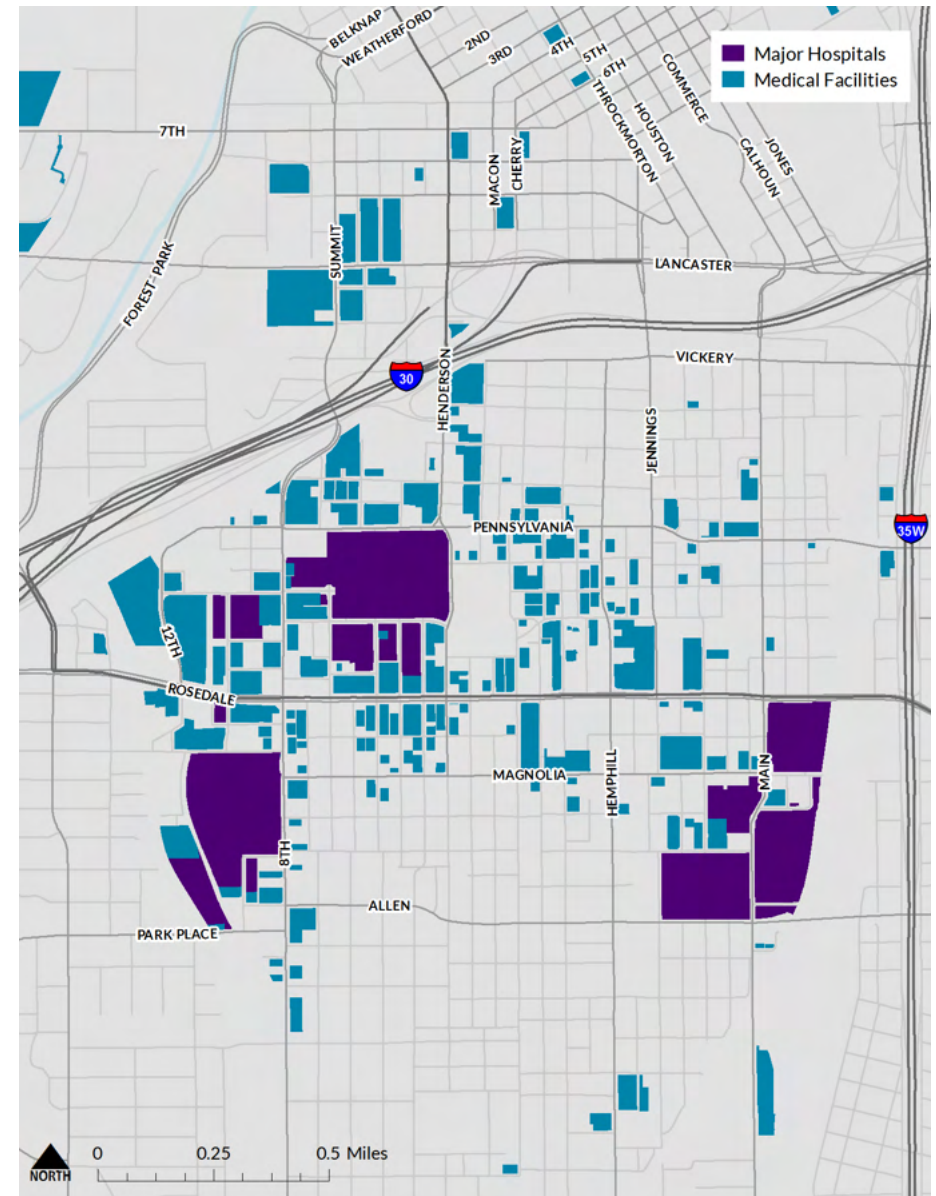
A formal “medical innovation district” designation, as proposed by the Economic Development Strategic Plan, would start with additional public investments to enhance walkability and pedestrian connectivity, as well as support broadband that creates extended connectivity across all devices, both wired and wireless. It would also involve the creation of incentives for talent recruitment (e.g., a nationally recognized life sciences researchers) that would advance the district and attract additional research staff. Establishing the district formally will also provide opportunities to generate national attention about the district and to invite outside organizations to evaluate the area and uncover strategies for accelerating its development.

Medical innovation districts also have the potential to act as magnets for talent. As a result, these districts tend to favor locations with dense activity in a mixed-use environment. The mixed-use environment surrounding Fort Worth's medical district represents a major advantage and opportunity for the city versus other districts in the state and beyond.

### Affiliated Medical District Institutions

- Baylor Scott & White All Saints Medical Center
- Texas Health Resources Harris Methodist Hospital
- UT Southwestern Moncrief Cancer Institute & Monty and Tex Moncrief Medical Center
- Cook Children's Health Care System
- Medical City Fort Worth
- JPS Health Network
- Texas Christian University
- University of North Texas Health Science Center
- TCU-UNTSHC School of Medicine
- Texas Wesleyan University
- University of Texas at Arlington

## MEDICAL FACILITIES



Source: City of Fort Worth, Planning & Data Analytics Department, 20218.

Dynamic local economies are often defined by a strong base of independent, locally-owned, small businesses. Distinctive retailers, restaurants, and coffee shops help otherwise sterile corridors build unique identities. They also provide enhanced opportunities for minority and woman-owned business development. Independent, locally owned firms also recirculate a higher share of their revenue in the local economy compared to national chain businesses. Additionally, these businesses help attract tech companies and often become magnets for young people, even beyond the city limits. Supporting small businesses is critical to ensuring the vitality and uniqueness of our community.

There are over 30 million small businesses in the United States. Over half of the U.S. workforce either owns or works for a small business, and small businesses create two out of every three net new jobs in the private sector.

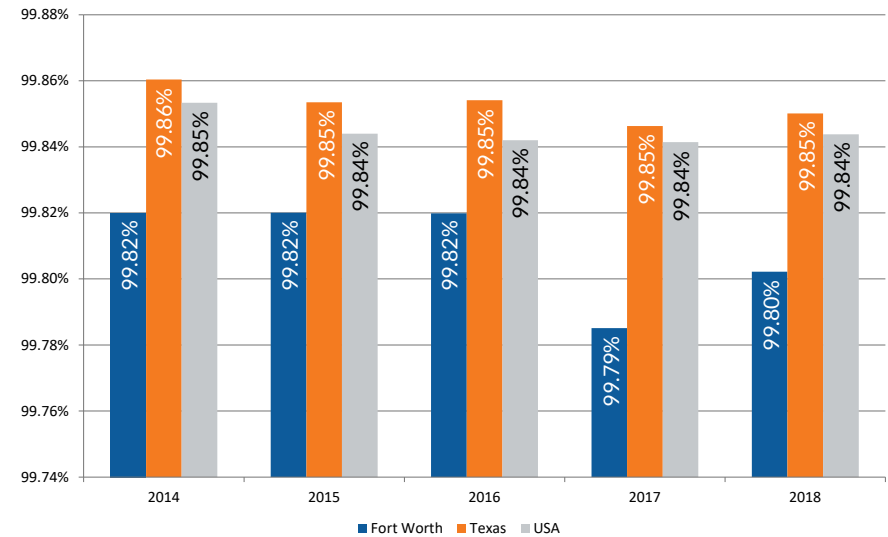
Source: *Small Business Administration National Resource Guide, Spring 2018.*

## BUSINESS ASSISTANCE CENTER

The James E. Guinn Entrepreneurial Campus (Guinn Campus), located at 1150 South Freeway in Fort Worth, is the city’s hub for small business and entrepreneurial development. The campus is a vibrant resource for current business owners and aspiring entrepreneurs within Fort Worth and surrounding counties who are looking to take their business to the next level. The campus consists of three distinct buildings: the Fort Worth Business Assistance Center, TECH Fort Worth and IDEA Works FW.

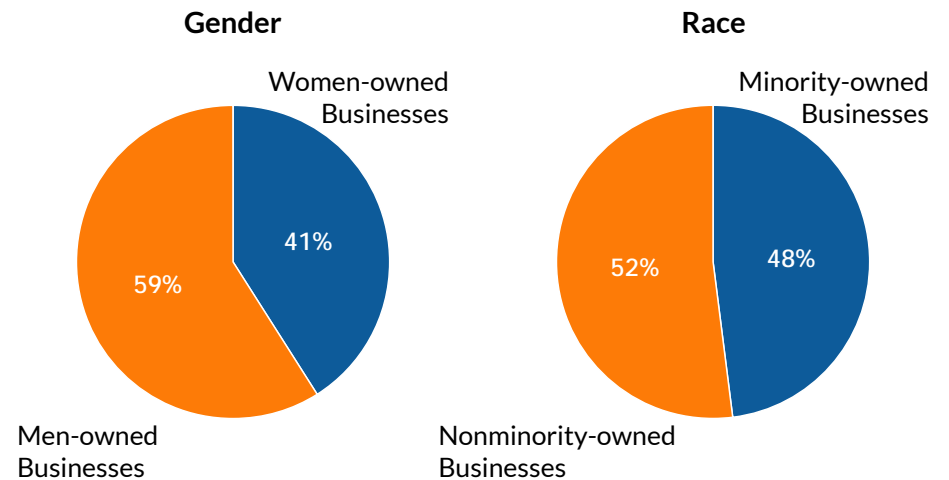
The Fort Worth Business Assistance Center (BAC) is an initiative of the City of Fort Worth Economic Development Department located at the James E. Guinn Entrepreneurial Campus. The BAC, supported by Accelerate DFW Foundation, Inc., provides a wide variety of training and counseling through eight partner organizations. The training workshops range from classes designed to help create new start-ups to classes to address day to day business operations.

## PERCENTAGE OF SMALL BUSINESSES



Source: *ReferenceUSA, 2014-2018*

## DIVERSITY



Source: *US Census Bureau, 2012 Economic Census*

In 2000, the City Council adopted a definition of the central city for revitalization purposes as the area within Interstate 820 that consists of the following:

- Community Development Block Grants (CDBG) eligible block groups.
- State designated enterprise zones.
- Census block groups that are contiguous by 75 percent or more of their perimeter to CDBG eligible block groups or state designated enterprise zones.

Areas identified using this criteria are referred to as designated investment zones (DIZs).

**24%**

Total land area included in DIZs

**30%**

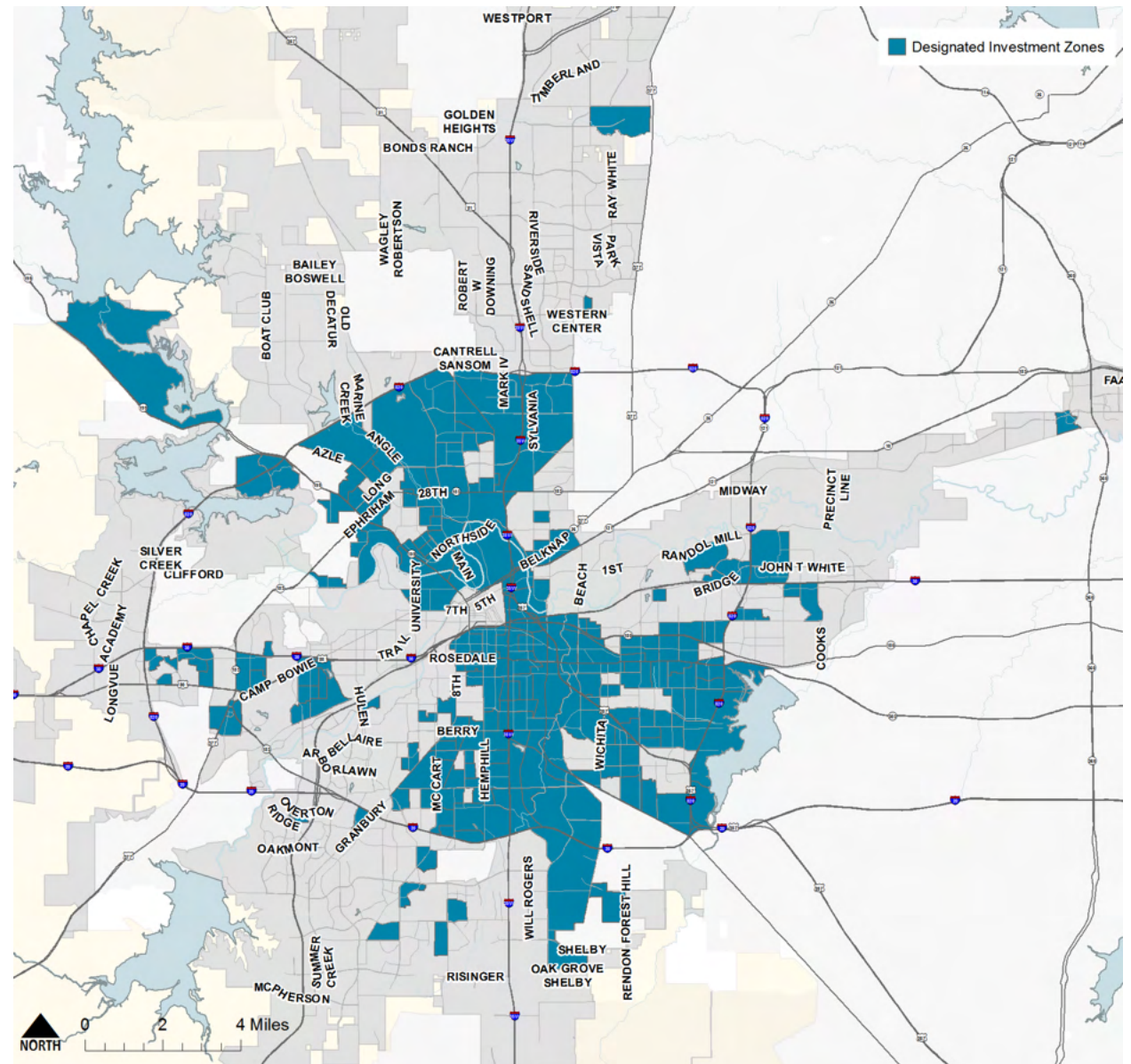
Percent of total population in DIZs

## REVITALIZATION STRATEGIES

- Develop compact, pedestrian-oriented mixed-use growth centers.
- Revitalize distressed commercial corridors by developing mixed-use urban villages along those corridors.
- Develop a rail transit system that connects the growth centers and urban villages, and promotes transit-oriented development (TOD) in appropriate transit station locations.

Mixed-use growth centers and urban villages are urban districts having a concentration of jobs, housing, schools, parks, and public facilities. They also provide access to public transportation in a walkable, compact area with a unique sense of place. Integrating transit in growth centers and villages will facilitate economic vibrancy and sustainability in these districts.

## DESIGNATED INVESTMENT ZONES

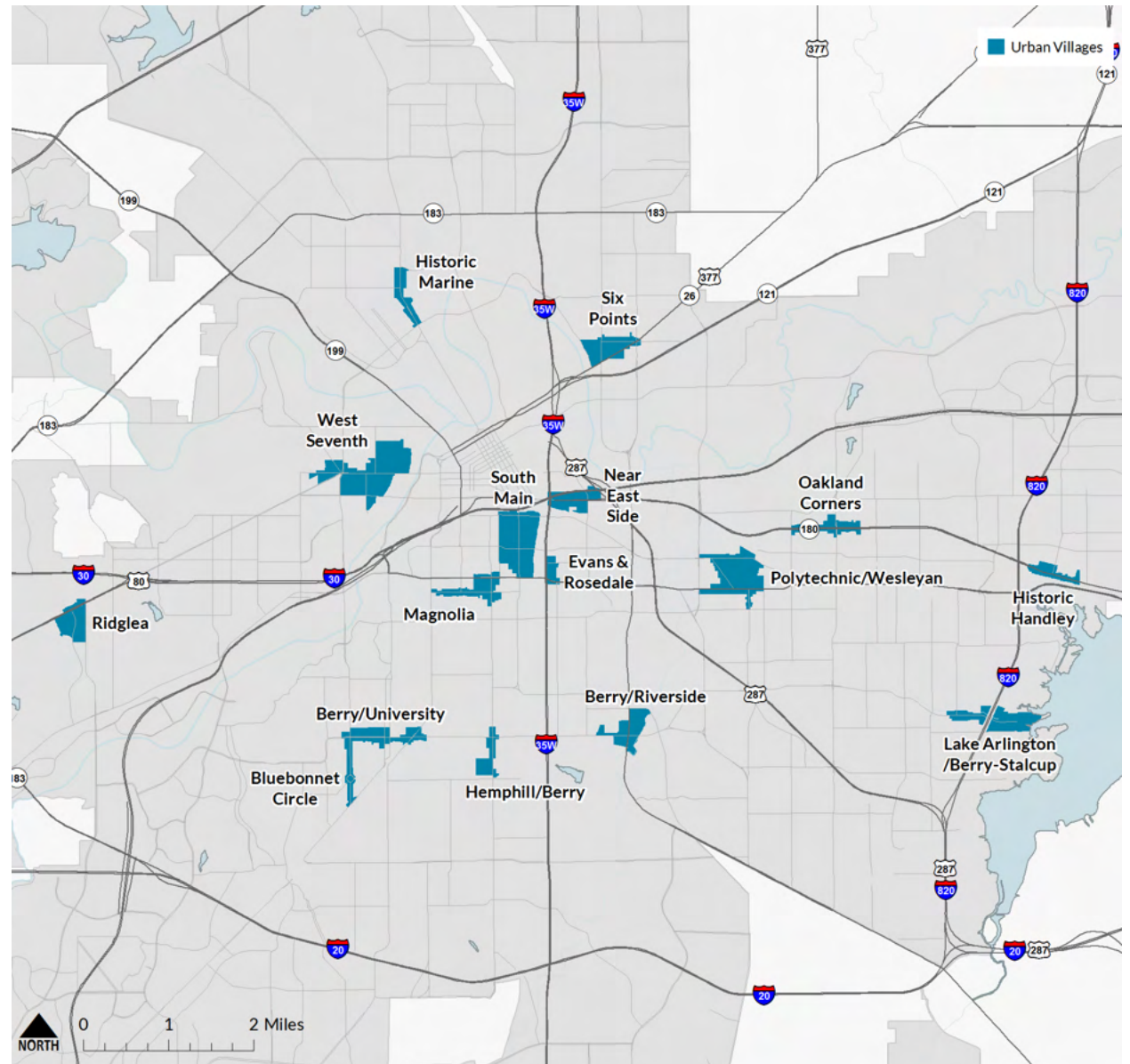


Source: City of Fort Worth, Planning & Data Analytics Department, 2018.

Urban villages are small geographic areas (usually one square mile) zoned for dense, multiple-use development that is mass-transit and pedestrian friendly. Urban villages serve as catalysts for public and private investment and support renewed economic activity in the central city, effectively building on the strengths of the area and connecting to adjacent neighborhoods.

In addition to capital improvements, mixed-use zoning, and the Neighborhood Empowerment Zone program, incentive programs have included: seeking state and federal grants, partnering with the U.S. Department of Housing and Urban Development on multifamily and senior housing, establishing community development corporations, establishing low-interest loan pools, encouraging historic preservation investment tax credits, and streamlining the development process.

## URBAN VILLAGES



Source: City of Fort Worth, Planning & Data Analytics Department, 2018.

A Tax Increment Financing (TIF) District is a designated reinvestment zone for a limited number of years in which tax revenues exceeding the base year amount are used primarily for public improvements, but can also include services within the zone. TIF districts help fund public improvements which attract investment, create jobs, and diversify our economy.

A board of directors, consisting of 5 to 15 members who are representatives from the participating taxing entities and representatives of other areas as set forth in Chapter 311 of the Texas Tax Code, is established for each TIF. The TIF revenues are spent according to an approved project and financial plan for development of the designated reinvestment zone.

**\$1.3B**

Base value of all TIF districts.

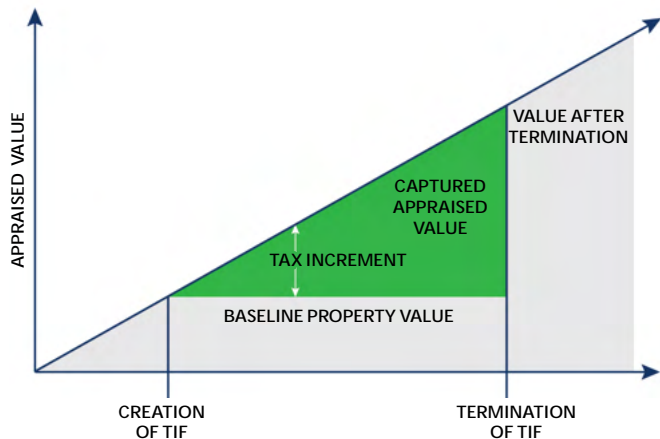
**\$6.6B**

Current taxable value of all TIF districts.

**410%**

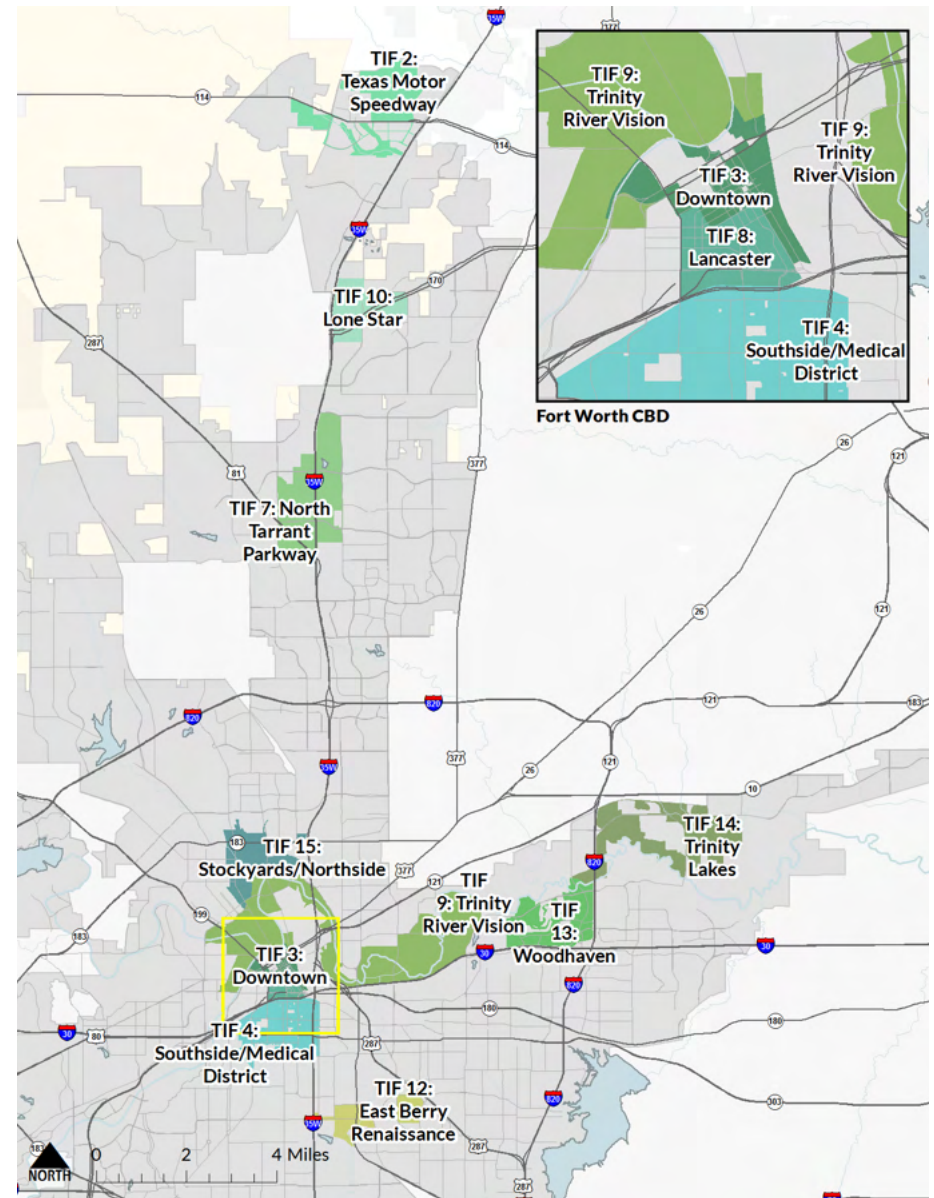
Increase in taxable value of all TIF districts to date.

## TAX INCREMENT FINANCING PROCESS



The tax increment is derived from the difference in appraised value between the year in which the reinvestment zone is established (base year) and each year the reinvestment zone is in existence.

## TAX INCREMENT FINANCING DISTRICTS

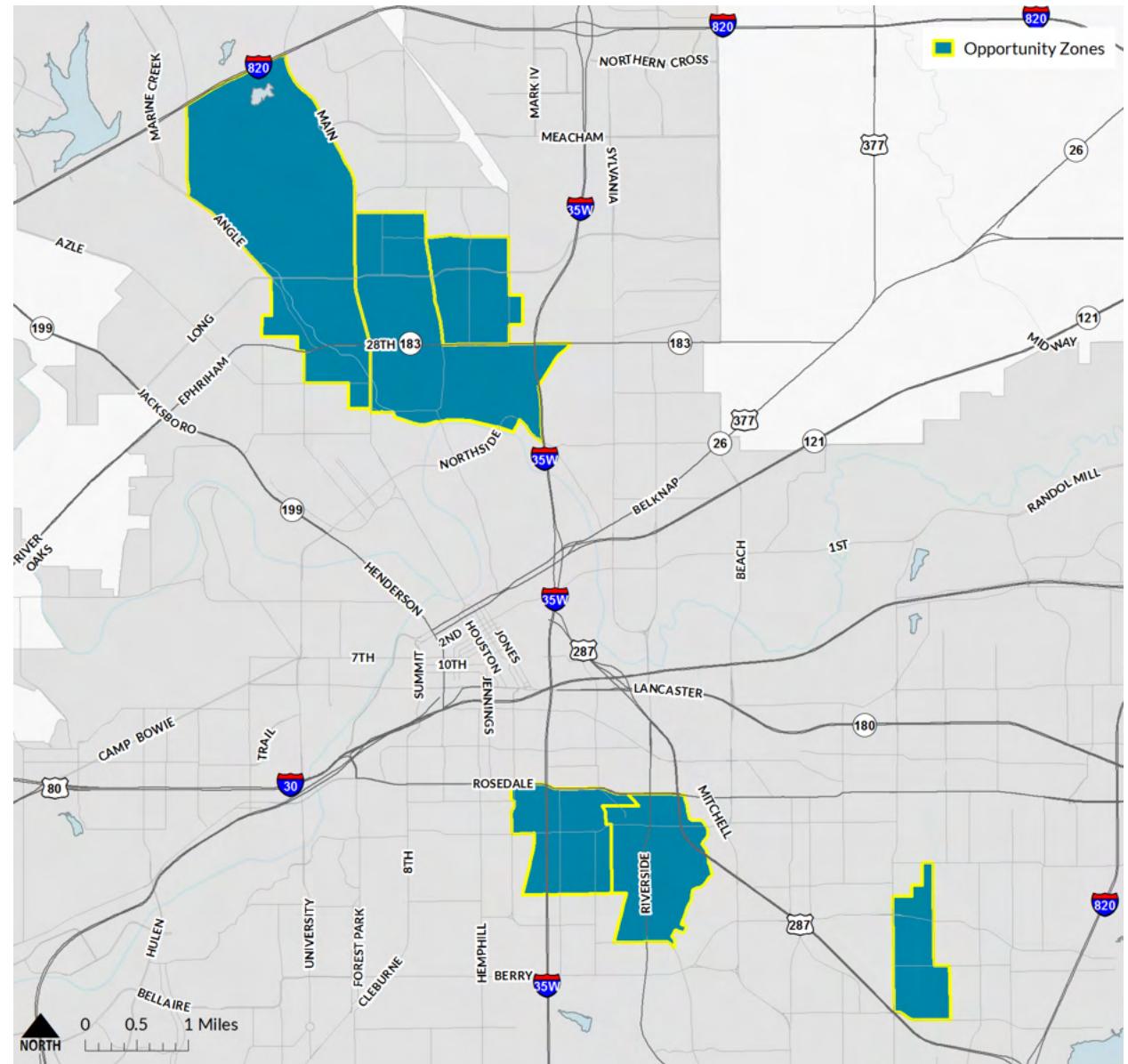


Source: City of Fort Worth, Economic Development Department and Planning & Data Analytics Department, 2019.

Opportunity Zones are a new community development program established by Congress in the Tax Cuts and Jobs Act of 2017. It encourages long-term investments in low-income urban and rural communities nationwide. The Opportunity Zones program provides a tax incentive for investors to re-invest their unrealized capital gains into Opportunity Funds; funds that are dedicated to investing in state-designated Opportunity Zones. In March of 2018, the State of Texas designated 628 eligible low-income census tracts in 145 counties as Opportunity Zones. Six of the designated census tracts are located within the City of Fort Worth.

The Economic Development Department of the City of Fort Worth will assist investors in achieving a general understanding of the program and will promote the use of Opportunity Funds for investment in designated Fort Worth Opportunity Zones. In particular, the Economic Development Department may serve as a resource to local investors wishing to benefit from the program while also generating a positive impact on the local community. The City may likewise help to identify eligible project opportunities. Where appropriate, the use of local incentives and other economic development tools will be considered in support of qualified Opportunity Zone investments.

## OPPORTUNITY ZONES



Source: City of Fort Worth, Planning & Data Analytics Department, 2018.



The City of Fort Worth chose to devise its first economic development strategic plan. Working with TIP Strategies (an economic development consultant), the City of Fort Worth has engaged the business community and local stakeholders to create a strategic framework to guide the City’s economic development activities for the next five years.

## VISION

*“To compete successfully on the national and international stage for creative, high growth businesses and the talented individuals who fuel them.”*

## GOALS

### ECONOMIC DEVELOPMENT “THREE CS”

- 1 COMPETITIVENESS
- 2 CREATIVITY
- 3 COMMUNITY VITALITY

### 1 Establish Fort Worth’s Competitive Edge

- **Brand & Image.**  
Elevate the profile of Fort Worth at the regional, national, and international levels.
- **Marketing & Target Industry Recruitment.**  
Attract new investments and businesses into the community, focusing on target industries that align with Fort Worth’s assets.
- **Business Retention & Expansion (BRE).**  
Improve the competitiveness of existing businesses and help them remain and grow in the community.
- **Workforce & Industry Partnerships.**  
Expand collaboration between employers and training providers to address the needs of local industries and build a pipeline of talent to fuel future business growth.

### 2 Become a Hub for Creative Businesses

- **Near Southside Medical Innovation District.**  
Enhance and expand the Near Southside’s role as a medical innovation district and position it to become the most livable medical district in the US.
- **Entrepreneurship.**  
Build on the dynamic environment that embraces and fuels high-growth business in Fort Worth. Ensure that expanding startups see the city as hospitable to their continuing growth.
- **Broader Promotion of the Arts.**  
Expand the connection between the arts community and tech entrepreneurs as well as established businesses.
- **Establish a “Futures Forum” at the City.**  
Create a formal working group, led by the mayor, that addresses city issues from a “futures perspective.” Implicit in this initiative is the recognition that major public investments, from transportation to water to energy, can be a significant stimulus for economic development.

### 3 Ensure Community Vitality

- **Downtown Fort Worth.**  
Accelerate downtown Fort Worth’s emergence as the premier mixed-use business district in Texas.
- **Neighborhood Alignment.**  
Align neighborhood assets (people, businesses, and real estate) to benefit from and support citywide economic growth.
- **Small Business Support.**  
Restructure small business assistance based on a communitywide audit.

## POLICIES

- Use the Neighborhood Empowerment Zone program to promote the development of designated urban villages and other targeted redevelopment areas.
- Attract redevelopment and new development in the corridors linking the major districts of Downtown, the Historic Stockyards, and the Cultural District.
- Use the City's interim land banking policy to expedite redevelopment

- and reuse of underutilized property and to support the creation of successful transit-oriented developments (TOD).
- Use the siting and co-location of City facilities as a catalyst for redevelopment.
- Strengthen the effectiveness of economic development incentives by including appropriate capital improvement funding in an overall incentive package that would encourage central city redevelopment.

## STRATEGIES

### *Competitiveness*

- Develop and implement targeted revitalization strategies for the City's commercial districts in order to create environments that will attract private investment.
- Encourage renovation and reuse of existing commercial structures throughout commercial districts, where feasible.
- Use appropriate incentives to promote development of vacant land and redevelopment or reuse of deteriorated properties within designated commercial districts.
- Continue the close partnership between the City and the local chambers of commerce in marketing Fort Worth to business prospects.
- Protect industrial areas from encroachment. Through zoning, ensure that existing and planned major employment nodes and districts are protected from incompatible land uses and development.
- Start with protection efforts aimed directly at maintaining the appropriate land use and zoning regulations in and around the city's three airports (Alliance, Meacham, Spinks) and Naval Air Station Joint Reserve Base (NAS-JRB) Fort Worth.
- Ensure protection for other significant industrial districts with concentrations of manufacturing, transportation, and warehousing businesses that generate heavy truck traffic.
- Identify and preserve strategically located sites within emerging employment/business districts (i.e. Chisholm Trail Parkway, Walsh Ranch) to encourage development of high-value, high density employment nodes.
- Establish incentive guidelines for public investments that are not typically considered incentives, but function as indirect incentives. This would include infrastructure extensions (roads, water/wastewater, electric, and other utilities) necessary for a new facility.

### *Creativity*

- Support the growth of small minority- and women-owned businesses by continuing to fund agencies that provide counseling and technical assistance to these businesses.
- Market available low interest loan programs for business start-ups and expansion in the central city.
- Enhance collaboration between the Business Assistance Center (BAC) and local chambers of commerce in offering technical and mentorship services to central city businesses
- Encourage local businesses to create paid training programs that provide unemployed residents with skills for high technology jobs and building trades.
- Encourage partnerships between the business community and local chambers of commerce that are designed to strengthen and expand employer coalition groups; increase linkages between business and education to ensure necessary skills are achieved for the future labor force; expand and coordinate customized employer services; provide job fairs; offer assessment and screening for new hires; and help employers identify skill sets.

### *Community Vitality*

- Include capital improvement funding in enhanced incentive packages under Neighborhood Empowerment Zone and State Enterprise Zone programs to further central city redevelopment goals.
- Support redevelopment, community development, and nonprofit organizations' efforts to spur the revitalization of central city business districts where investment is not occurring but that have redevelopment potential.

## STRATEGIES (CONT.)

- Recognize the importance of tourism to Fort Worth's economic development, and support programs such as Linkages.
- Encourage the use of federal brownfields programs to assist in central city revitalization.
- Encourage economic development within the Central City by influencing targeted investments in catalytic projects that leverage private/public partnerships.
- Encourage transit oriented development projects (TOD) to connect employment centers and surrounding higher density, walkable neighborhoods near transit stations of Fort Worth.
- Evaluate and revise zoning and land use regulations to allow and encourage dense mixed-use development (office, hotel, retail/restaurant, and residential) along key corridors radiating out from downtown Fort Worth.
- Focus City investments strategically along higher density development specific corridors and at nodes of existing business activity.
- Apply an internal due-diligence process in advance of any major City-led investments intended to revitalize specific neighborhoods.
- Investments that enhance the economic potential of a target area (such as an Urban Village) include broadband internet investments in under-served portions of the city, streetscape improvements that enhance a corridor's appeal for pedestrians and cyclists, and storefront/façade improvements for buildings along a commercial street.
- Use City-owned land and other publicly owned properties (such as FWISD and TCC properties) as a redevelopment tool to encourage investment in specific neighborhoods.
- Pursue public/private development offerings through an RFEI (Request for Expressions of Interest) process that gauges demand and tests ideas from area developers for potential redevelopment of specific sites such as Fort Worth ISD's properties near Farrington Field and the ISD's headquarters site near the Cultural District.



# CHAPTER 11

# TRANSPORTATION

The transportation system is the framework upon which the city is built. A healthy transportation system can improve the economic, social, and cultural conditions of the city and its citizens by providing efficient goods movement and options for people to get to and from work, home, school, shopping and leisure activities.

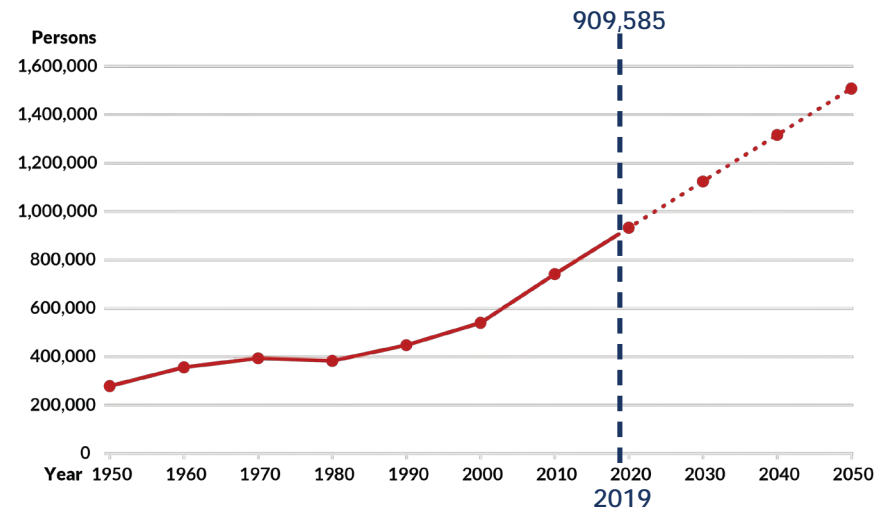
This chapter presents a multi-modal transportation approach that includes all forms of surface transportation (auto, bus, rail, bicycle, pedestrian, etc.), as well as aviation activities, to support the City's mobility goals.

The City of Fort Worth is committed to creating a balanced, comprehensive, context-sensitive transportation system to move people and goods safely and efficiently. This balanced system will increase:

1. **Mobility**, by providing regional connectivity for all modes and addressing existing/future congestion,
2. **Safety**, by accommodating all users and addressing safety hazards, and
3. **Opportunity**, by supporting strategic economic development and acting as a catalyst for redevelopment.

As the City continues to grow, it is important to provide a safe and efficient transportation system that responds to the growing needs of all the city's residents, businesses, and visitors.

## POPULATION GROWTH AND INCREASING DEMAND



Source: NCTCOG and U.S. Census Bureau Annual Estimates of Resident Population.

## EXISTING CONDITIONS

Fort Worth is estimated to have added 19,552 people between July of 2017 and July 2018, equating to 54 people per day. Between July 2014 and July 2018, Fort Worth added an additional 86,366 people, representing an annual average growth rate of 2.04 percent. The Population Trends chapter has more information on the population growth.



**7,518**

Miles of Street Surface Lanes



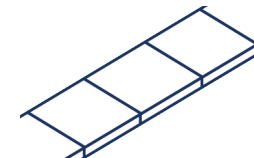
**883**

Signalized Intersections



**66,000**

Street Lights



**2,551**

Miles of sidewalks



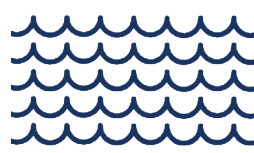
**206**

Railroad Crossings



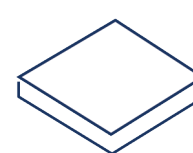
**30,000**

Storm Drains/Inlets



**300**

Miles of Engineered Drainage Channels



**89**

Miles of Paved Trails



**30**

Miles of Natural Trails



**55**

Linear Miles of On-Street Bicycle Lanes

## LAND USE & TRANSPORTATION INTEGRATION

Sustainable development, as it relates to transportation, can be defined as:

- Land use and transportation practices that promote economic development while using limited resources in an efficient manner.
- Transportation decision-making that seeks to reduce the adverse impacts of congestion and vehicle miles traveled, while maximizing compatibility with adjacent land uses and the viability of alternative transportation modes.
- Planning efforts that effectively balance access, finance, mobility, affordability, community cohesion, and environmental quality.

Sustainable development leverages the land use and transportation relationship to improve mobility, enhance air quality, support economic growth, and ensure the financial stability of the transportation system. A successful multi-modal transportation system will support and encourage sustainable development. Transit-oriented development (TOD) is an important component

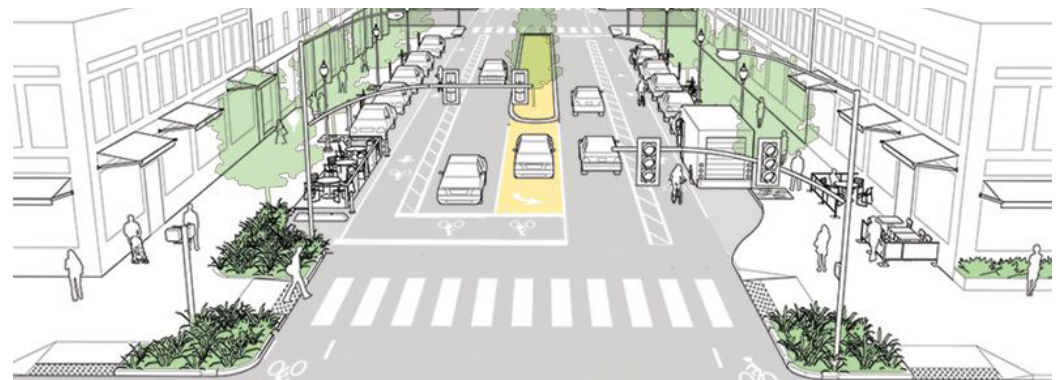
of sustainable development. TOD refers to a compact, walkable, urban village that is centered around and coordinated with a transit station in its use and design. The purpose of TOD is to establish land uses and to design structures and public spaces that will encourage residents, workers, and shoppers to drive their cars less while walking, cycling, and riding transit more.

In order to encourage mixed-use and transit-oriented development, the City of Fort Worth employs mixed-use and urban residential zoning classifications. These categories encourage mixed-use and higher density developments, especially in designated mixed-use growth centers and urban villages (see Chapter 4: Land Use). Mixed-use zoning significantly reduces parking requirements and provides urban design standards that are transit- and pedestrian friendly.

## COMPLETE STREETS

An overarching theme for the transportation system in Fort Worth is the concept of Complete Streets. Complete Streets are planned, designed, constructed, and maintained to enable safe access for all road users, including people walking, bicycling, driving, or using public transportation. The Fort Worth Complete Streets Policy, adopted in 2016, directs projects to ensure that the entire right of way is safe and comfortable for all users, regardless of age, ability, or transportation mode choice.

A Complete Street is not one-size-fits-all. Each project is context-sensitive and designed to support mobility options, accessibility, healthy living, and economic benefit, and to ensure the safety, accessibility, comfort, and convenience of people of all ages and abilities. This policy is applicable to all development and redevelopment in the public domain within the City of Fort Worth and its extraterritorial jurisdiction.



Source: Neighborhood Main Street, National Association of City Transportation Officials Urban Street Design Guide.

## COMPLETE STREETS VISION

*“Provide a safe, accessible, complete, connected, comfortable, efficient, and community-oriented transportation system for all people that supports mobility options, healthy living, and economic benefit.”*

## MASTER THOROUGHFARE PLAN

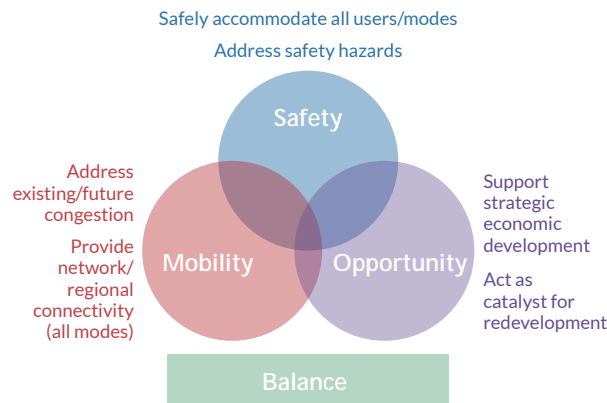
The City maintains a Master Thoroughfare Plan (MTP) and associated Street Development Standards to guide development of a complete, connected, context-sensitive transportation system. The Street Development Standards recommend specific cross sections for each street classification and provide the framework for a hierarchical system of freeways, arterials, collectors, and local streets.

The vision of the MTP is supported by three goals, each with a set of objectives. Ultimately, the MTP attempts to balance these goals in the following ways:

- **Mobility:** The MTP includes a network of thoroughfares to provide citywide transportation connectivity and capacity.
- **Safety:** The MTP includes street cross-sections that encourage moderate automobile speeds and provide safe accommodations for non-motorized transportation modes.
- **Opportunity:** The MTP includes future transportation facilities serving planned growth areas.

## MTP VISION

*“Provide a complete and connected, context-sensitive transportation system for all users that supports mobility, healthy living and economic benefit.”*



**Activity Street**

Activity Streets are “destination streets”. They are typically retail-oriented, with generous parkway widths and room for sidewalk cafes and other such features. Automobile speeds are slow, and lanes are slightly narrower than typical. Parking is typically on-street, and building facades front the street. Buildings are typically one to three stories high. Streets are typically in a grid pattern, diffusing traffic. Bicycles may share the road depending on speeds, but bike lanes are also used.

**Commerce/Mixed-Use Street**

Commerce/Mixed-Use Streets have a business flavor and can often be found downtown. Buildings are typically multi-storied and are often office/commercial-oriented, but may have residential uses on the upper floors. Buildings front on the street and on-street parking is common, but parking garages are also common – meaning automobiles are often turning to and from the street. Wide sidewalks are prevalent and are especially busy during rush hours and the lunch hour. Streets are typically in a grid pattern, diffusing traffic. Commuter transit is prevalent, and traffic speeds are fairly slow. Lanes are slightly narrower than typical. Bicycles are often accommodated by bike lanes.

**Neighborhood Connector**

Neighborhood Connectors provide access from neighborhoods to services. They often run at the peripheries of residential areas, and landscaped medians are fairly common. Sidewalks or multi-use paths are typically separated from the street by a landscape buffer. Buildings (or residential fences) are generally set well back from the street. This Street Type is especially suited for on-street bicycle travel due to relatively infrequent driveways and cross-streets. Automobile speeds are moderate.

**Commercial Connector**

Commercial Connectors typically serve retail portions of the City. Many driveways may be present, and a mixture of medians and center turn lanes help to regulate movements to and from sites. Retail stores are generally separated from the street by surface parking lots. Automobile speeds are moderate to high. Bicycle facilities must be carefully designed due to the amount of driveways. Sidewalks are generally buffered from the street by landscaping.

**System Link**

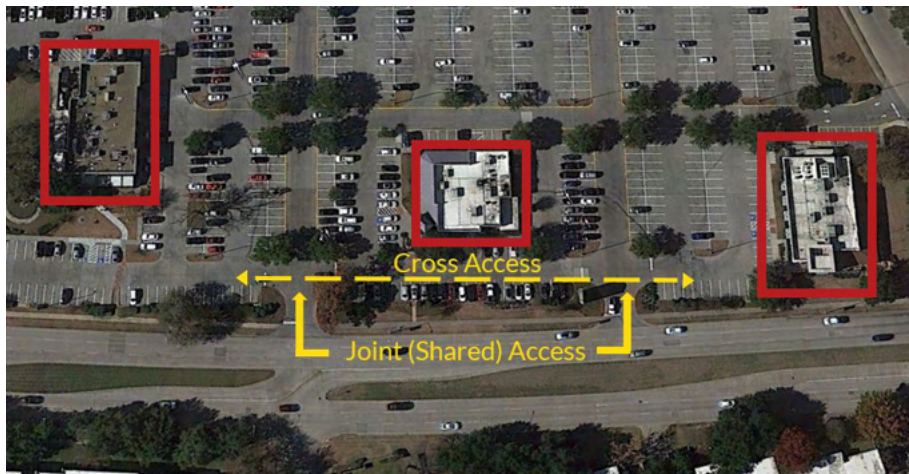
System Links tend to emphasize longer-distance automobile traffic, often providing connections to freeways. Automobile speeds are moderate to high. Pedestrians and bicyclists are buffered from traffic as much as possible; multi-use off-street paths are common. System Links always include raised medians to separate traffic directions and facilitate left turns. Most left turns occur at signalized intersections; access to driveways is typically via right turns.

Source: Street Types from the City of Fort Worth Master Thoroughfare Plan, 2016.

## ACCESS MANAGEMENT

In 2018, the City of Fort Worth adopted an Access Management Policy to reduce crashes, increase roadway capacity, and reduce travel time delay. (M&C G-19287 Ordinance No. 23225-06-2018)

The purpose of access management is to provide vehicular access to land development in a manner that preserves the safety and efficiency of the transportation system. This balance between access and traffic flow/safety is accomplished by guiding the location, spacing, design, and operation of intersections, driveways, median openings, and street connections on a roadway, as well as auxiliary turn lanes, and joint- and cross-access.

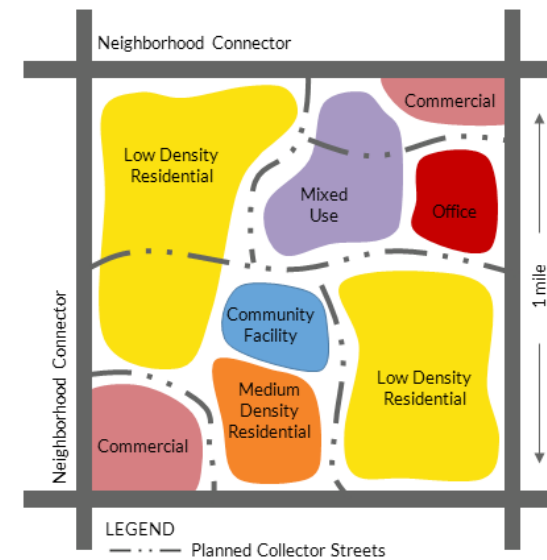


## COLLECTOR STREETS

Local and collector street networks support the street system by providing alternative routes from major thoroughfares for short trips. Without this collector street network, all local trips are funneled onto a few major streets, resulting in significant traffic delays and driver frustration. Collectors provide critical connections throughout the network and bridge the gap between local streets and the major thoroughfares of a community.

Reasonable connectivity of the local street network is also important. Fragmented street systems impede emergency access and increase the number and length of individual trips. Residential street systems must be designed in a manner that discourages “through” traffic across multiple neighborhoods, without eliminating connectivity.

## PLANNING FOR COLLECTOR STREETS



Source: City of Fort Worth, Planning & Data Analytics Department, 2020.



## TRANSPORTATION ENGINEERING MANUAL

For the City of Fort Worth, the Transportation Engineering Manual defines the design requirements for transportation infrastructure. The design requirements outlined in this manual offer recommendations, standards, and criteria for design questions that frequently arise in transportation planning, traffic operations, street design, and site development.

The key intention of the manual is to provide consistency of traffic and transportation design practices for existing and future site development in the City. In addition, the Transportation Engineering Manual provides design criteria for street elements required by the City's adopted Master Thoroughfare Plan (MTP) and Complete Streets Policy.

This manual is intended for use as a professional design resource by the City, the professional development community, and any individuals or groups involved in the planning and design of the City's street network. The manual applies to all projects that impact public right-of-way along the City streets, including improvements to existing streets and alleys, construction of new streets, and redevelopments.

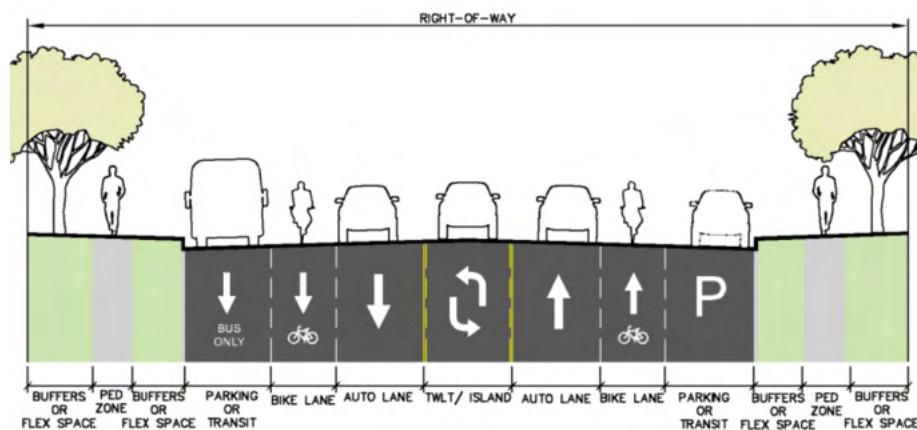


Figure 2-3. Sample Roadway Cross Section for Commerce/Mixed-Use Street.

Source: City of Fort Worth Transportation Engineering Manual, 2019 pages 2-6, 4-23, and 4-35.

Example graphics from the Transportation Engineering Manual.

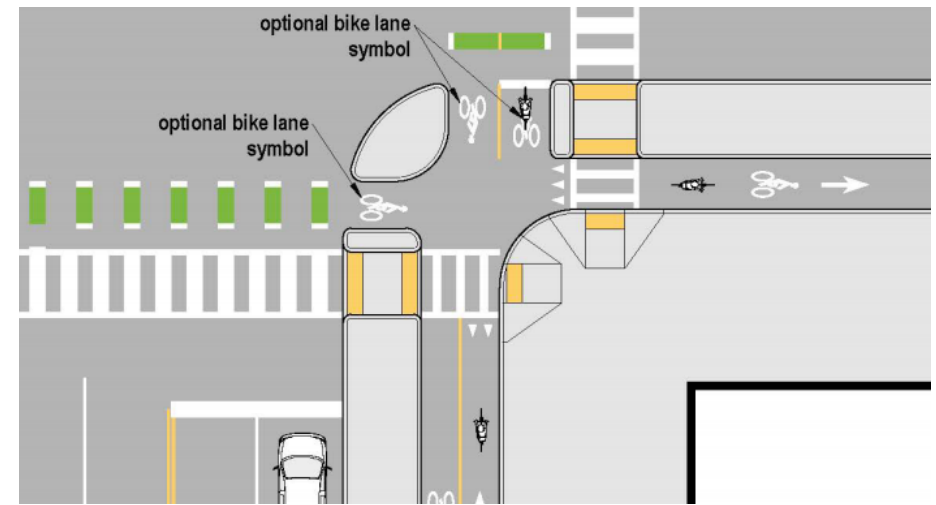


Figure 4-19. Preferred Design of a Two-Way Separated Bicycle Lane Transition to a One-Way Separated Bicycle Lane on a Cross Street.

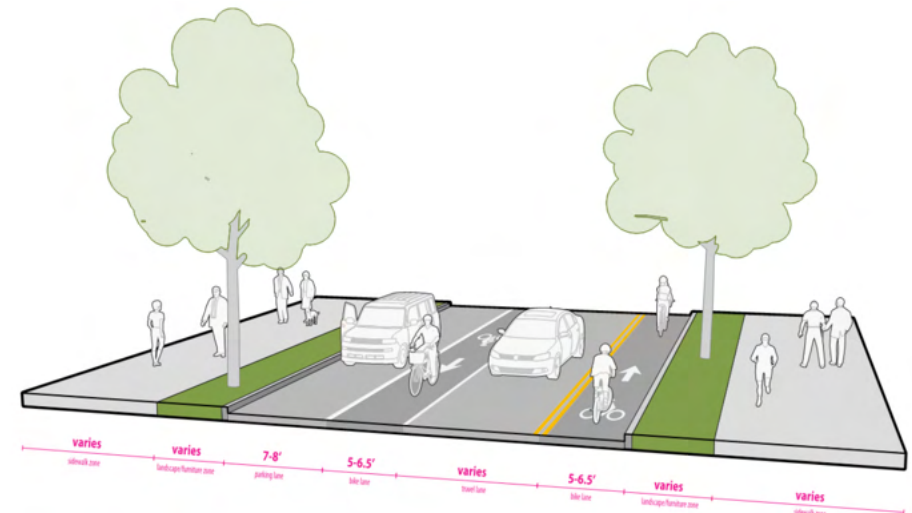
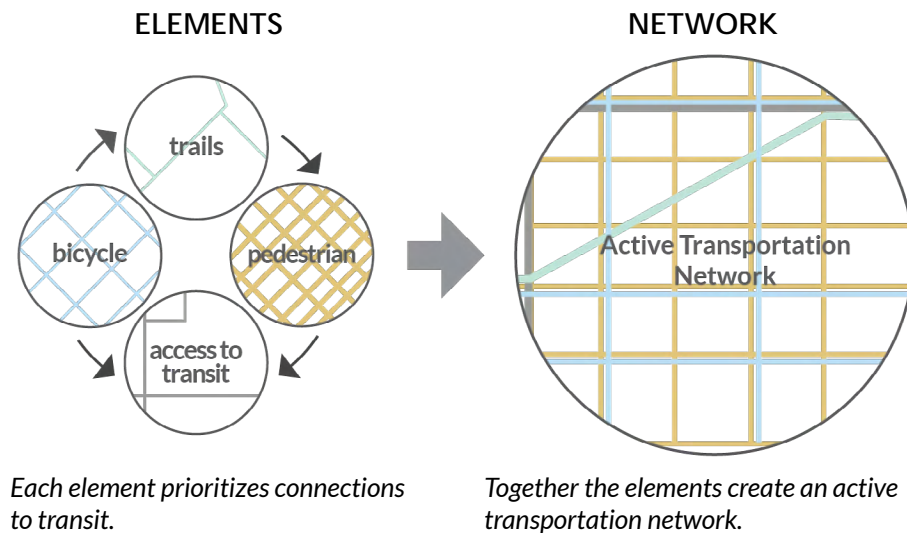


Figure 4-13. Example Cross Section with Contra-flow Bicycle Lanes.

Fort Worth’s goal is to develop an effective transportation system that provides multiple alternatives for travel, while supporting sustainable development patterns and economic opportunities. This includes walking, cycling and using transit, as well as the needs of wheelchair users and other types of non-motorized mobility devices. Active transportation is a means of getting around that is achieved through human-powered mobility.

## ACTIVE TRANSPORTATION PLAN

The Fort Worth Active Transportation Plan (ATP) serves as an update to the Bike Fort Worth Plan and the Walk Fort Worth Plan, and it is Fort Worth’s first ever citywide trails master plan. Each of these elements supports access to the city’s transit network. “Access to transit” refers to a priority woven into all of the modal networks.



In 2019, the City adopted the Fort Worth Active Transportation Plan. The Active Transportation Plan focused on walking and cycling, including connectivity between other modes such as transit. This plan integrates efforts such as the Walk Fort Worth and Bike Fort Worth plans, the Task Force on Race and Culture, trail planning, and coordination with the regional Transit Master Plan and Transit Moves Fort Worth Plan. The result is a unified citywide transportation network plan for people who walk, bike and use transit. The primary objectives of the Fort Worth Active Transportation Plan included the following:

1. Identify the Active Transportation network for people who walk, use transit, and ride bicycles, thereby creating a citywide seamless network of on- and off-street bicycle and pedestrian ways suitable for people of all ages and abilities.
2. Identify appropriate level of comfort scores or metrics across the Active Transportation network.
3. Update the City’s Bike Fort Worth and Walk Fort Worth plans and develop a new comprehensive Trails Master Plan.
4. Develop guiding principles and criteria for evaluating network alternatives and for prioritizing funding and projects that include equity, health, safety, economic development, and access.
5. Develop policies, performance targets, and design guidelines.
6. Prioritize projects.
7. Develop an implementation and funding plan.

## ATP VISION

*“The Fort Worth Active Transportation Plan aims to create a regionally coordinated and locally connected bicycle and pedestrian system that provides a safe, comfortable, accessible, and equitable network of trails, sidewalks, and on-street bicycle facilities for people of all ages and abilities that encourages a healthy lifestyle, economic development, and increases community awareness and funding for alternative modes of transportation.”*

Source: City of Fort Worth Active Transportation Plan, 2019.

## ACTIVE TRANSPORTATION PLAN (CONT)

Two analyses were conducted on current conditions: a Bicycle Level of Traffic Stress (LTS) analysis and a Pedestrian Experience Index (PEI) of walking conditions.

### PEDESTRIAN EXPERIENCE INDEX



The ATP developed a methodology to measure how comfortable a pedestrian will feel on a street. Several factors influence pedestrian comfort: scale, the design and orientation of buildings to the sidewalk (built form), the street grid, and other infrastructure. The methodology, called the Pedestrian Experience Index (PEI), uses existing public data to evaluate the pedestrian comfort of each block and intersection in Fort Worth.

### BICYCLE LEVEL OF TRAFFIC STRESS ANALYSIS

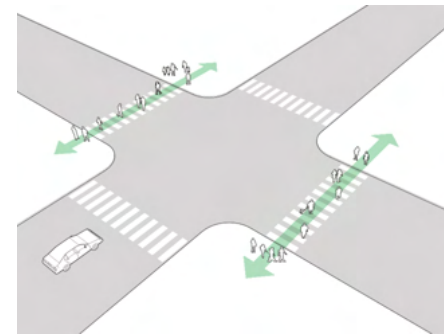


Bicycle Level of Traffic Stress (LTS) is a nationally recognized analysis that assesses each road segment and intersection in a community to estimate how comfortable each would be for different types of bicyclists. The methodology is based on national research that shows that roadway factors such as bike facility design, location, and traffic volumes influence the comfort of riding a bicycle. Busier roads are more stressful, so bicycle facilities that separate riders from traffic increase comfort.

## PEDESTRIAN SAFETY IMPROVEMENTS DOWNTOWN

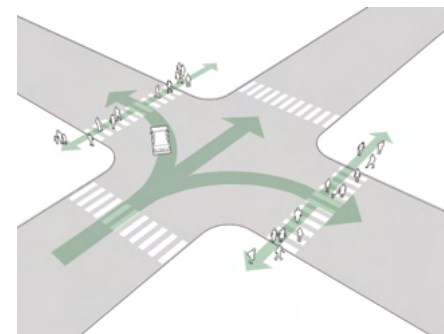
The City of Fort Worth has begun to implement Leading Pedestrian Intervals (LPIs) in the downtown area. An LPI gives people crossing the street a 3-7 second head start when entering the crosswalk before the corresponding green signal allows people driving to continue forward. LPIs enhance the visibility of people walking in the crosswalk and reinforce their right-of-way. The use of LPIs has been shown to reduce pedestrian-vehicle collisions as much as 60% at treated intersections<sup>1</sup>.

<sup>1</sup>Source: A.C. Fayish and Frank Gross, "Safety effectiveness of leading pedestrian intervals evaluated by a before-after study with comparison groups," *Transportation Research Record No. 2198* (2010): 15-22.



### PHASE 1: PEDESTRIANS ONLY

Pedestrians are given a minimum 3-7 second head start entering the intersection.



### PHASE 2: PEDESTRIANS & CARS

Through and turning traffic are given the green light. Turning traffic yields to pedestrians already in the crosswalk.

Source: National Association of City Transportation Officials *Urban Street Design Guide*.

## SAFE ROUTES TO SCHOOL (SRTS)

The City of Fort Worth’s Safe Routes to School program designs and constructs new sidewalks, crosswalks, curb ramps, signs and bicycle facilities within a quarter-mile radius of selected schools. The Fort Worth City Council passed a resolution in May 2015 supporting the pursuit of funding to create safe routes for children to get to and from school.

### 10-14%

Morning traffic is attributed to dropping children off at K-12 schools.

### 48% in 1969

Of students walked or biked to school (national average).

### 44% decrease in pedestrian injuries

Where SRTS engineering, education and encouragement interventions have been implemented.

### 35,000

Pounds of pollutants out of the air if 100 students at one school walked or biked everyday for one school year.

### 13% in 2009

Of students walked or biked to school (national average).

### 25% increase in walking & biking

#### ISD COORDINATION/ OUTREACH PROGRAM

The ISD Coordination/Outreach Program works to ensure proper vehicular and pedestrian circulation at and near existing and planned schools. City staff works with ISD officials to obtain information on future school sites to ensure implementation of proper infrastructure (i.e. roadway, signals, sidewalks, school zone flashers, pavement markings, crosswalks, crossing guards, etc.) prior to opening day.

Source: NCTCOG Safe Routes to School.

## UNDER DEVELOPMENT: VISION ZERO POLICY

The Vision Zero approach to traffic safety seeks to eliminate all traffic fatalities and severe injuries — while increasing safe, healthy, and equitable mobility for all. When adopted, Fort Worth will join Austin, San Antonio, and Laredo as Texas examples of this nationwide network making systemic changes in transportation planning in order to eliminate traffic fatalities.

TRADITIONAL APPROACH	VS	VISION ZERO
Traffic deaths are <b>INEVITABLE</b>		Traffic deaths are <b>PREVENTABLE</b>
Expect <b>PERFECT</b> human behavior		Integrate <b>HUMAN FAILING</b> in approach
Prevent <b>COLLISIONS</b>		Prevent <b>FATAL</b> and <b>SEVERE</b> crashes
<b>INDIVIDUAL</b> responsibility		<b>SYSTEMATIC</b> approach
Saving lives is too <b>EXPENSIVE</b>		Saving lives is <b>NOT EXPENSIVE</b>

Source: Vision Zero Network.

## OVERALL CONDITION INDEX (OCI)

The city pavement condition assessment is performed on a 3-5 year basis. The assessment determines the Pavement Condition Index (PCI) for each street segment based on the severity and extent of the pavement defects. The defects for asphalt streets may consist of ride quality, rutting, raveling/flushing, alligator cracking, patching and transverse or longitudinal cracking. For concrete streets, defects such as ride quality, faulting, joint seal loss, joint spalling, scaling, patching, transverse and longitudinal cracking are evaluated. PCI is grouped into 6 categories: Failed, Poor, Fair, Good, Very Good, and Excellent. An Overall Condition Index (OCI) number is calculated for each street segment based on the PCI and flatworks (curb/gutters) condition and replacement percentage. The lower the number, the worse the overall street condition.

### OVERALL CONDITION INDEX (OCI)

OCI is categorized in to 4 groups:

**Poor/Failed Street Condition:** Street in this category has an OCI rating less than 40 has severe cracking, numerous areas of failed pavement with possible sub-base failure with failed and high percentage of flatwork replacement, and exhibits an extremely rough ride. It is beyond repair and qualifies for a total reconstruction, meaning that a street may be replaced from the ground up.

**Fair/Lower Good Condition:** Street in this category has an OCI between 40-80 that consist of moderate cracking, minor potholes and has adequate drivability. It is typically in need of street preservation which requires proper street rehabilitation technique.

**High Good Condition:** Street in the high good condition has an OCI between 80-90 which exhibit minimal cracking or other distresses. It has good drivability and needs minimal remedial repairs.

**Excellent Condition:** Street has OCI above 95 has little or no cracking or other distresses. It has excellent drivability and does not require any maintenance.

## STREET MAINTENANCE PROGRAM

The Annual Street Maintenance Program assists in the maintenance of all City streets, including asphalt, concrete, and brick surfaces. Streets that are maintained through the program are selected each year based on citizen's requests and staff evaluation of conditions. Some streets outside the city limits are also maintained through jointly funded interlocal agreements between the City and other jurisdictions.

## STREET MANAGEMENT PROGRAM

The Street Management Program coordinates and manages all aspects of street construction, closures, and uses that affect vehicular and/or pedestrian traffic flow. This includes review of traffic control plans for street and sidewalk closures due to special events, construction, and utility work. The program aims to keep city streets and sidewalks open for public use to the extent possible.

## HAZARDOUS ROADWAY OVERTOPPING

City of Fort Worth has many Hazardous Roadway Overtopping locations that vehicles drive into every year. The worst locations were initially identified and ranked in 2005 because those locations were known to flood frequently and some locations experienced incidents involving fatalities, bodily injury, or property damage. Some locations that did not have incidents were still known as frequently problematic locations based on complaints received from citizens.

Since 2005, the list of hazardous crossings in Fort Worth has expanded from 40 to approximately 300 locations, which were further investigated and prioritized based on several criteria and site observations.

To address these safety issues, high water warning systems have been installed at some locations and culverts were upsized to provide more conveyance capacity. In the future, further improvements such as guard rails, lighting, flood warning flashers, and capacity improvements will be implemented.

The Stormwater Management group is planning to invest more resources into addressing Hazardous Roadway overtopping locations going forward. This group will refine the ranking system to prioritize safety and capacity improvements based on most hazardous crossings and cost for improving the crossings. Due to limited funding resources and competing needs for storm drain rehab, channel rehab, flood mitigation and other reactive needs, the Stormwater group has been actively working to estimate the total project costs to improve the 50 most hazardous locations.



Location: Morningside at South Main, June 2019.

**When you see water on the road, Turn Around Don't Drown.**

Each year, more deaths occur due to flooding than from any other weather related hazard because people underestimate the force and power of the water. Many of the deaths occur in automobiles as they are swept downstream. Whether you are driving or walking, if you come to a flooded road, **Turn Around Don't Drown.**

**Follow these safety rules:**

- Be on the lookout for flashing signs or barricades warning of high water. **NEVER** drive around or move barriers blocking the high water.
- If flooding occurs, get to higher ground. Get out of areas subject to flooding.
- Avoid areas already flooded, especially if the water is flowing fast. Do not attempt to cross flowing streams.
- Road beds may be washed out under flood water. **NEVER** drive through flooded roadways. If your vehicle is suddenly caught in rising water, leave it immediately and seek higher ground.
- Do not camp or park your vehicle along streams and washes, particularly during threatening conditions.
- Be especially cautious at night when it is harder to recognize flood dangers.

The city has installed high-water warning flashers at some of the most dangerous road flooding areas. **WHEN YOU SEE LIGHTS FLASHING, follow these simple safety rules:**

- Turn around; the roadway is closed because water is covering the road.
- **NEVER** drive around barricades. Water on the roadway can be much deeper than it appears and water levels can rise quickly.
- If lights are not flashing and water is coming over the road, do not drive through water. The best warning system is common sense.

**WARNING WATCH FOR FLASH FLOODING**

Source: Transportation Public Works.



Location: Old Granbury Road, July 2019.

## INTELLIGENT TRANSPORTATION SYSTEMS (ITS) PLAN

ITS uses technology and management strategies to ease real-time traffic congestion with the adjustment of traffic signal timing and the coordination of response activities with local or regional transportation and emergency services. Fort Worth's ITS plan was developed in coordination with TxDOT's regional ITS plan and in cooperation with NCTCOG. This plan includes:

- Incident management system to provide timely information to responding agencies such as fire, police, and emergency medical services.
- Coordinated traffic signal system to manage the timing of signals to improve traffic flow.
- Methods to alert motorists of congested areas and offer alternative routes or modes of travel.
- Traffic monitoring system to monitor system flow.

As part of the ITS Communication Master Plan, the City installed cable modems and radio systems into several hundred intelligent transportation system (ITS) devices citywide. This allows the ITS devices to be managed from the City's Traffic Management Center downtown.

## FLOOD WARNING SYSTEM

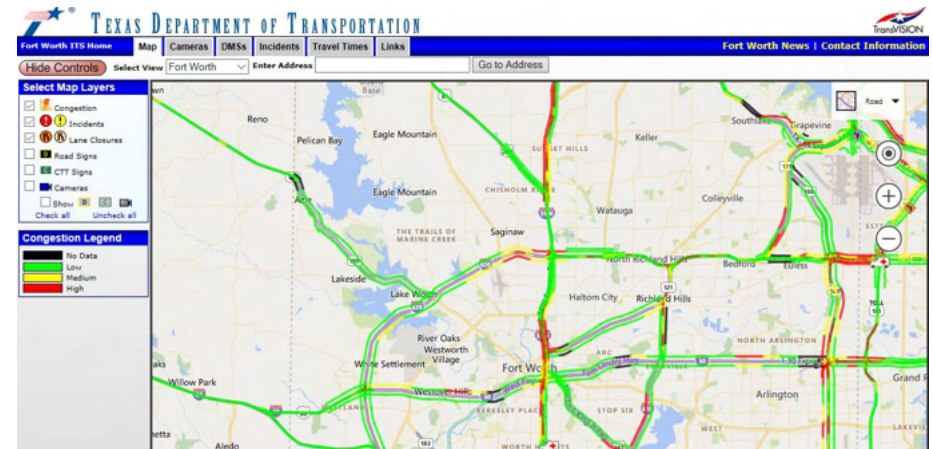
Fort Worth experiences rapidly moving storm fronts that can lead to hazardous flooding at roadways. The flood warning system in Fort Worth, also known as the High Water Warning System (HWWS), relies on real-time water level measurements at 52 of the most hazardous low-water crossing locations. Roadside flashers at these locations immediately warn drivers of the flood hazard. Email alarms are sent to first responders and emergency managers from the City, County, School Districts, the National Weather Service, and other partners when the water level sensors of each flasher system are triggered from rising water. First responders from the Stormwater Division of TPW barricade the roads to prevent vehicles from entering the flooded areas. Many of the locations without the flashers have road side flood warning signage.

Transportation Public Works – Stormwater launched a publicly accessible webpage displaying real-time road flooding information gathered from sensors located at the HWWS crossings. This makes vital public safety information readily available to the community to help residents plan ahead and avoid dangerous road flooding conditions. The flood warning information collected by the sensor network will be integrated with the Office of Emergency Management's notification system in the near future. Recent improvements to the Flood Warning System consist of:

- Improved system reliability by upgrading communication equipment with ALERT2 and software.
- Twenty one new weather stations to better capture rainfall intensity and location.
- A public facing webpage showing real-time flood risk information.
- Development of a Flood Response Plan to document the response to flooding prior to, during, and following major events.

## TRANSVISION

TxDOT Fort Worth District manages and operates TransVISION, the traffic management center in Tarrant County which provides real-time information on congestion, traffic incidents, and lane closures.



Source: City of Fort Worth, Transportation and Public Works, Texas Department of Transportation.



Location: Great Southwest and Mark IV Parkways.

Parking Management involves the employment of policies and strategies to balance both the supply of parking as well as demand. Efficient parking management is critical as the City of Fort Worth’s population grows, land uses change, economic development occurs, and parking demand increases. Studies have shown that urban motorists spend excessive amounts of time searching for parking due to inefficient parking management. This increases travel time for motorists and contributes to idling and diminished air quality in cities. For the City of Fort Worth, improvements in parking management will come through deployment of smart technology and information sharing across interconnected platforms.

## SMART PARKING TECHNOLOGY

The City of Fort Worth’s goal is to use its parking assets (i.e. on-street parking, surface lots, and garages) in the most efficient manner to increase the availability and ease of parking and to promote economic development. Toward that end, deployment of Smart Parking Technology can be used to 1) facilitate optimal utilization of the City’s parking assets, 2) manage parking demand, 3) reduce congestion, thus improving air quality, and 4) communicate with drivers visiting the City’s business and entertainment districts. Smart Parking Technology also provides the City with invaluable data used to plan for future parking needs.

## CURB LANE MANAGEMENT

There are competing demands for curbside space in urban centers. Some of these competing demands include transit, bicycle facilities, commercial loading, valet, transportation network companies, bus loading zones, and ground transportation (i.e. taxi limousine, shuttle, non-motorized). In time, the expanded use of smart parking technology will enable the City of Fort Worth to efficiently manage demand for curbside space and improve mobility.

### EXISTING AND PLANNED SMART PARKING TECHNOLOGY

#### Parking Applications

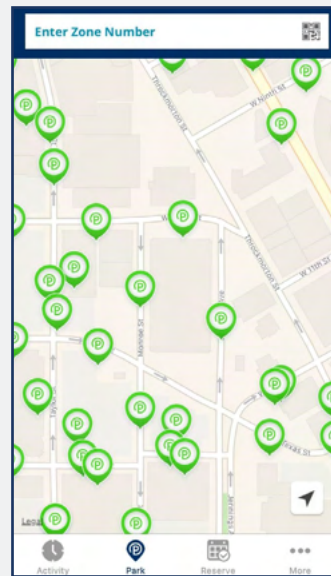
Parking applications are software on mobile devices that enable remote payment. These applications also provide data on parking options and availability near the user’s location. Over 100,000 unique users utilize FW Park, the City of Fort Worth’s parking application.

#### License Plate Enabled (LPE) Technology

LPE allows the parker to pay using their vehicle plate number as the identifier in the parking transaction. This eliminates the need to pay at a physical location and enables remote payment. This technology is currently in use in the FW Park app.

#### Parking Reservation System (PRS)

PRS enables the parker to use a mobile application or a website to make a parking reservation. The parker pays in advance of an event or appointment, which guarantees a space for the user and eliminates variability in parking availability. PRS also enables access to premium parking spaces which reduces and simplifies parking transaction time.



FW Park App.

#### Radio Frequency Identification (RFID)

RFID technology uses radio waves via a fixed reader to collect and identify tags on vehicles in City garages. The use of RFID provides a faster process time per vehicle, especially in times of high demand.

#### Parking Guidance System (PGS)

PGS enables parkers to locate desired parking and obtain pricing and occupancy information on those spaces in the location they desire to visit. PGS also creates a path from a parker’s current location or any location identified as a starting point to the place that they would like to visit.

#### Smart Meters

Smart meters are configured to take multiple forms of payments, including credit and debit cards. They also deliver event and local information to citizens.



Parking meter on Monroe Street.

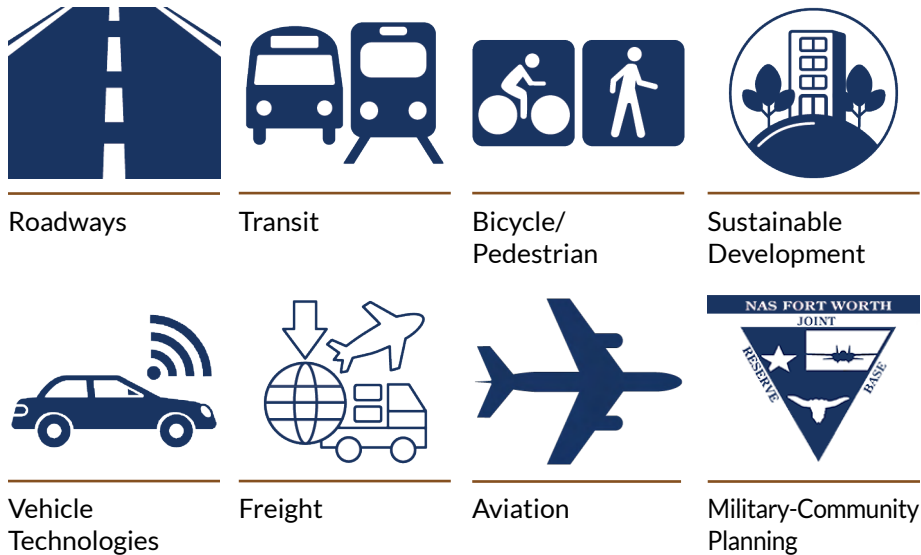


## NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG)

Regional transportation planning in North Central Texas is conducted by the federally designated Metropolitan Planning Organization (MPO), comprised of the NCTCOG Transportation Department, NCTCOG Executive Board, Regional Transportation Council (RTC), and several technical committees. The planning area of the MPO consists of 12 counties including Tarrant County. Major products produced by the MPO include:

- Long-range Metropolitan Transportation Plan (MTP)
- Shorter-term Transportation Improvement Program (TIP)
- Congestion Management Process (CMP)
- Unified Planning Work Program (UPWP)

The City works closely with the MPO to plan and recommend transportation projects that will improve mobility, increase safety, and provide opportunities for economic development. The City coordinates with the MPO on a number of different planning efforts:

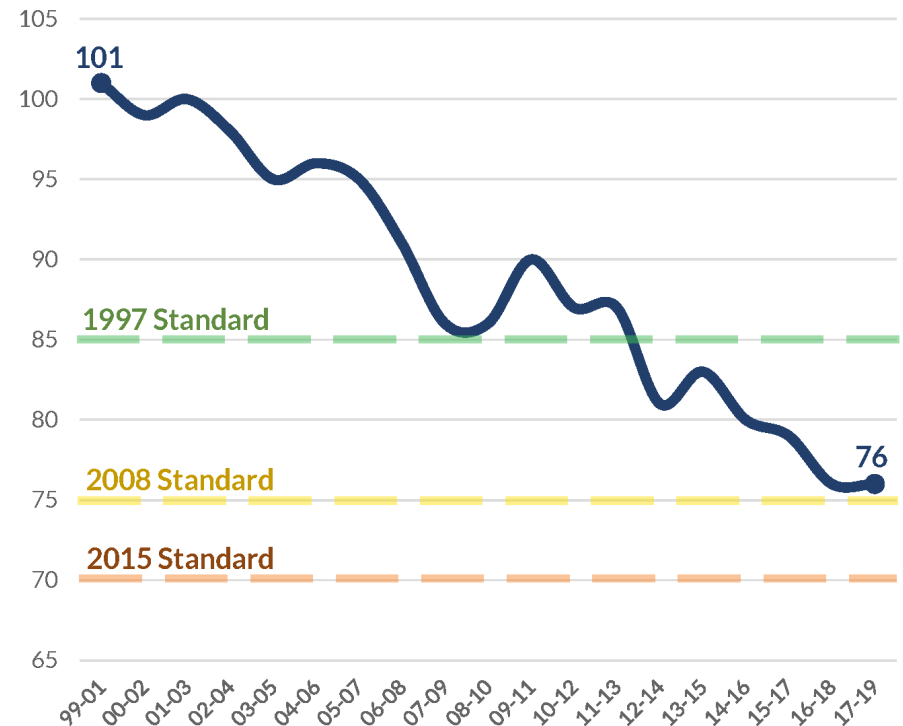


## AIR QUALITY

A key goal of regional coordination is to improve the efficiency of our transportation system and in turn improve our air quality. While the ozone concentration of North Texas is still above 2015 US EPA National Ambient Air Quality Standards, the regional, coordinated efforts have led to much improvement in overall air quality since 1999.

Attainment Goal - According to the US EPA National Ambient Air Quality Standards, attainment is reached when, at each monitor, the Design Value (three-year average of the annual fourth-highest daily maximum eight-hour average ozone concentration) is equal to or less than 70 parts per billion (ppb).

**Air Quality:** Region continues to reach increasingly higher standards.



Data Source: North Central Texas Council of Governments (NCTCOG).

## UNDER DEVELOPMENT: TRANSIT MOVES FORT WORTH

To increase transit's role in Fort Worth's overall transportation system, the City is implementing Transit Moves | Fort Worth. This comprehensive long-range plan for improving the City's transit system is comprised of four main elements:

1. A transit vision for Fort Worth to guide improvements through 2045.
2. Specific improvements that should be implemented to achieve the vision.
3. Identification of potential new sources of funding for the improvements.
4. Governance changes recommended to facilitate implementation of the plan and improve transit service delivery.

## BUSES, PARATRANSIT, & COMMUTER RAIL

Transit service in Fort Worth is primarily provided by Trinity Metro, and existing services include a network of fixed-route bus service, door-to-door paratransit service, and commuter rail service via the recently completed TEXRail. Trinity Metro also jointly own and operates the Trinity Railway Express (TRE) through a partnership with Dallas Area Rapid Transit (DART). Trinity Metro maintains a number of passenger facilities associated with these services. These include:

- 10 transfer centers
- 2,000 bus stops
- 16 park and ride lots
- 15 rail stations serving TEXRail and the TRE within Tarrant County.

Fort Worth Central Station in downtown Fort Worth, serves as the hub of the Trinity Metro System and provides connections to:

- 24 bus routes
- TRE to Dallas
- TEXRail to DFW Airport
- Greyhound buses
- Amtrak passenger service from Fort Worth to Houston, Oklahoma City, and San Antonio.

Source: Transit Moves Fort Worth State of the System Report 2019.



### 39 Local Bus Routes

provide fixed-route bus service in and around Fort Worth



### 7 Express Bus Routes

connect Fort Worth to regional activity centers



### Paratransit Service

is available through Trinity Metro's door-to-door ACCESS program

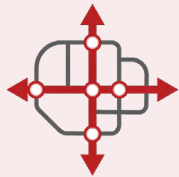


### 2 Regional Rail Lines

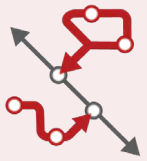
provide commuter service via Trinity Railway Express (TRE) and TEXRail

Source: Transit Moves Fort Worth State of the System Report 2019.

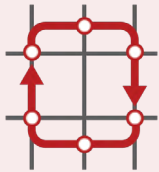
The transit network in Fort Worth includes four primary types of routes: radial routes, feeder routes, circulator routes, and crosstown routes. Generally, these routes are arranged in a hub-and-spoke system primarily oriented towards serving the downtown core of Fort Worth.



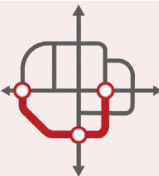
Radial routes act as the spokes of the network and are designed to move large numbers of riders along major travel corridors. These include local corridor bus routes as well as regional express bus and rail routes.



Feeder routes are designed to provide a connection to other transit services and transportation options, such as radial routes on major travel corridors. They expand the coverage of the transit network.



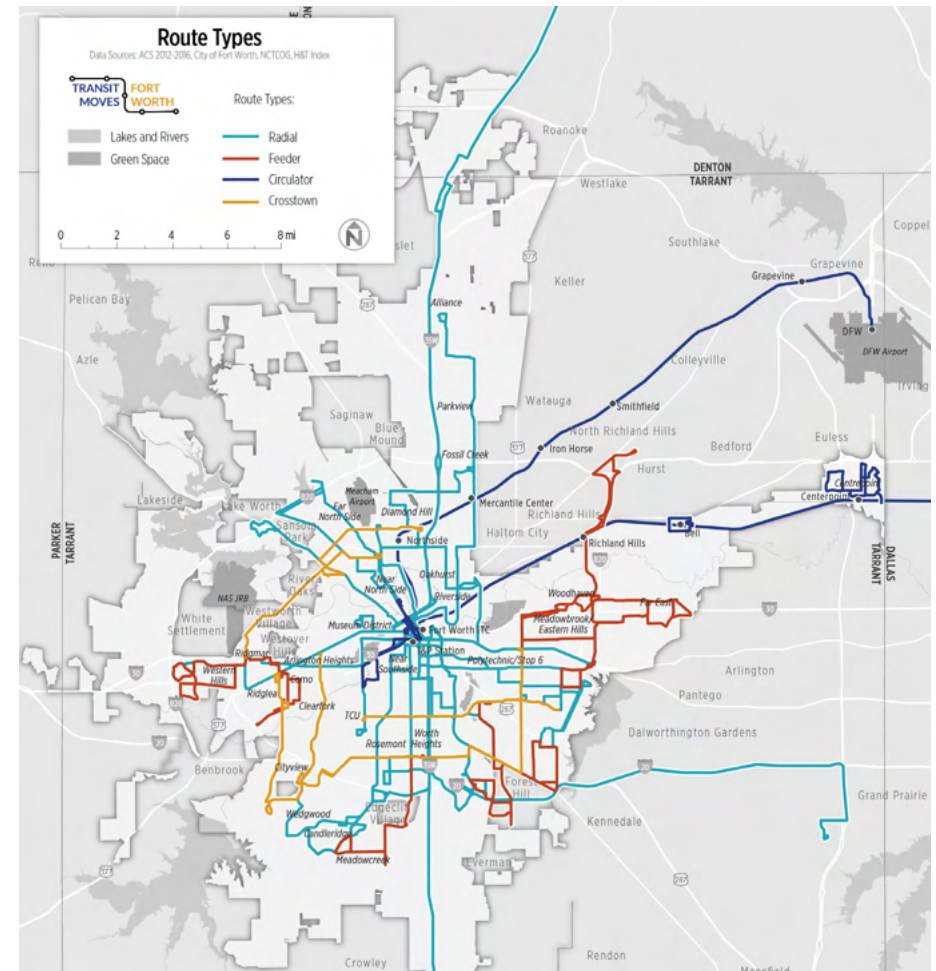
Circulator routes provide frequent local service within major activity centers. These routes may offer service all day long, or may be limited to peak travel periods.



Crosstown routes create opportunities to connect between neighborhoods and activity centers without requiring a trip through downtown. These routes can help reduce the number of transfers riders are required to make.

Source: *Transit Moves Fort Worth State of the System Report, 2019.*

## TRINITY METRO ROUTE MAP



Source: *Transit Moves Fort Worth State of the System Report, 2019.*

## TARRANT TRANSIT ALLIANCE



Started in 2018, the Tarrant Transit Alliance (TTA), a nonprofit community advocacy group, works with contributors, community officials, and regional leaders to build support for funding regional transit in Fort Worth and Tarrant County. Their purpose is to educate, empower, and mobilize policy to serve the region.

## FIRST & LAST MILE CONNECTIONS: BICYCLES

All buses on Trinity Metro routes include folding bicycle racks on the front of vehicles. Cyclists are permitted to bring their bikes on TEXRail and TRE trains. TEXRail trains include on-board bike racks, while TRE trains include designated areas for riders to stand with bikes. These accommodations provide opportunities for potential transit riders to use bikes for making first and last mile connections.



## FIRST & LAST MILE CONNECTIONS: ZIPZONES

The first area Trinity Metro is offering the new ZIPZONE service is in the Alliance corridor. Alliance ZIPZONE is the result of a regional partnership with the Denton County Transportation Authority (DCTA), allowing riders to connect with the North Texas Xpress that operates between downtown Fort Worth and Alliance and Denton. Alliance ZIPZONE replaces the Alliance Link, a first mile/last mile pilot started by Toyota.

Alliance ZIPZONE service is provided through Lyft, an on-demand Transportation Network Company. Trinity Metro passengers can conveniently use the Lyft app, entering a specific code to gain access to the first mile/last mile rides.

## FORT WORTH BIKE SHARE (FWBS)

The City of Fort Worth's bike share program is provided by Fort Worth Bike Sharing (FWBS), a 501(c)(3) nonprofit organization in charge of operating Fort Worth B-Cycle. Fort Worth Bike Sharing launched the system in 2013 with stations set up across Downtown, the Cultural District, the Trinity Trails, the Stockyards, Near Southside, and on TCU's campus. In 2019, Fort Worth Bike Sharing introduced electric assist bikes to its fleet. Electric-assist bicycles provide a faster, less strenuous option for getting people where they need to go, but with the same minimal impact on our environment and efficient use of public space.



### FWBS MISSION STATEMENT

*"To enhance our community by providing an affordable, efficient, environmentally-friendly bike share program that complements our existing public transportation system and provides both residents and visitors a healthy, convenient way to move around our city."*

**350**

Bicycles

From system launch in April 2013 through the end of 2018:

**67k**

Total Riders

**46M**

Est. Calories Burned

**46**

Stations

**254k**

Total Trips Taken

**1.1M**

Est. Pounds of Carbon Offset



Source: Fort Worth Bike Sharing.

## DALLAS-FORT WORTH INTERNATIONAL AIRPORT

Dallas-Fort Worth International Airport (DFW), jointly owned by the cities of Fort Worth and Dallas, is a large hub airport serving the North Texas region, and providing nonstop service to over 200 cities worldwide. Opened in 1974, DFW is now providing an economic impact of \$37 billion annually, supporting 228,000 full time jobs. DFW is the largest hub for American Airlines, which is headquartered in Fort Worth

<b>7</b>	<b>164</b>	<b>26.9</b>
Runways	Gates	Square Miles (Larger than Manhattan)
<b>664k</b>	<b>69m</b>	
Flights Per Year	Passengers Anually	

## CITY OF FORT WORTH AVIATION SYSTEM

The City of Fort Worth Aviation System is home to three world-class airports – Alliance, Meacham International, and Spinks. Owned by the City of Fort Worth, each airport offers a diverse industrial base, which makes it an attractive location for a variety of businesses.

	Alliance	Meacham	Spinks
Year Activated	1989	1925	1989
Area (Acres)	1,200	900	800
Hangar Facilities	73	30	30
Based Aircraft	400	200	200
Purpose/Use	Freight	General/Freight	General



DFW International



Alliance

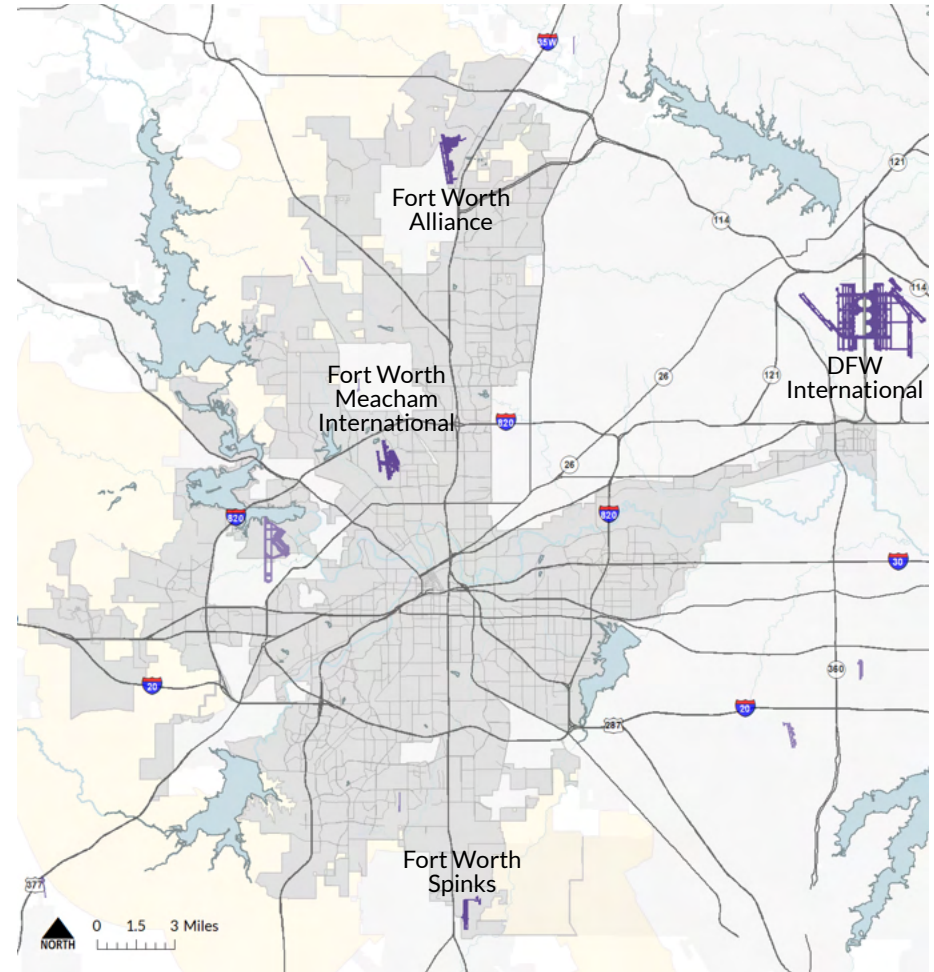


Meacham



Spinks

## AIRPORT LOCATIONS



Source: City of Fort Worth, Planning & Data Analytics Department, 2020.

## INTERSTATES, RAILROAD CORRIDORS, & AIR CARGO

The movement of goods is a key component of the regional economy in North Texas. The region serves as one of the largest inland ports in the nation, where freight is moved, transferred, and distributed worldwide.

Interstate Highway 35, which runs north/south through the center of Fort Worth, has served as the North American Free Trade Agreement (NAFTA) corridor since 2015. In addition to truck freight, national railroad corridors and air cargo hubs make the City a national logistics hub. Emerging technologies in vehicle automation are on track to influence how freight moves in the future. For more information on these trends please reference “Future Transportation Trends” on page # of this chapter.

# 98%

Of the U.S. population can be reached within 48 hours by truck from Fort Worth.

Source: NCTCOG

## GRADE CROSSINGS & QUIET ZONES

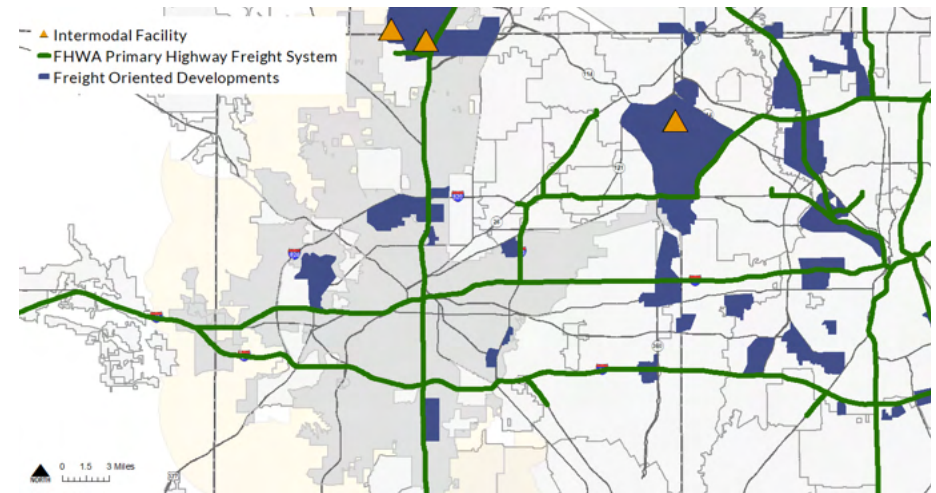
With the high amount of train activity and large number of railroad crossings in Fort Worth, the City is committed to improving railroad crossing safety and developing new quiet zones. Quiet zones are improved railroad grade crossings where locomotives are not required to sound their horn. A quiet zone can therefore significantly improve the environmental quality of a neighborhood. A crossing or a group of railroad crossings can qualify for a quiet zone if, in addition to modern crossing flashers and gates, additional specific crossing devices are used to increase the safety of each crossing. City projects underway include quiet zone projects, new railroad crossing signal upgrades, crossing surface projects, grade separations (bridges and underpasses), and other rail projects.



Example of an enhanced crossing in a quiet zone on Museum Way. In order to prevent drivers from deliberately driving around lowered railroad gates in this quiet zone, a median barrier is placed in the center of the roadway.

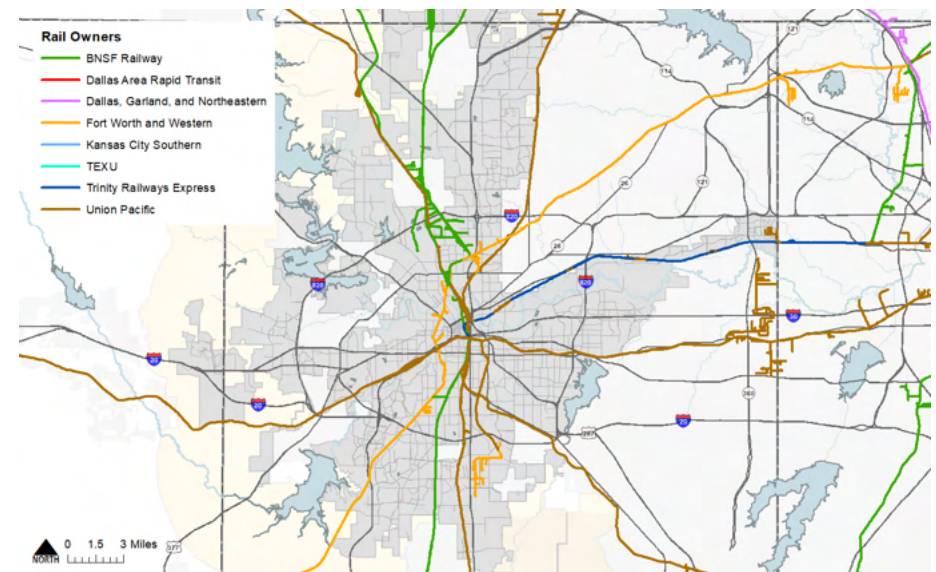


## FHWA PRIMARY HIGHWAY FREIGHT SYSTEM



Source: NCTCOG, City of Fort Worth, Planning & Data Analytics Department, 2020.

## RAIL OWNERSHIP



Source: NCTCOG, City of Fort Worth, Planning & Data Analytics Department, 2020.

Funding transportation projects can be categorized based on the project phase, target user, and funding source. A project’s type, such as roadway, bridge, intersection, trail, or wayside facility, can also affect which funding programs to target. Its location can affect this decision as well. When pursuing funding, smaller projects can often be grouped in with larger, more complex projects that may require a mix of funding sources. These sources include the General Fund, Bond Programs, Public Improvement Districts (PIDs)/Tax Increment Financing, federal funding, and private and nonprofit partnerships.

### GENERAL FUND ANNUAL BUDGET

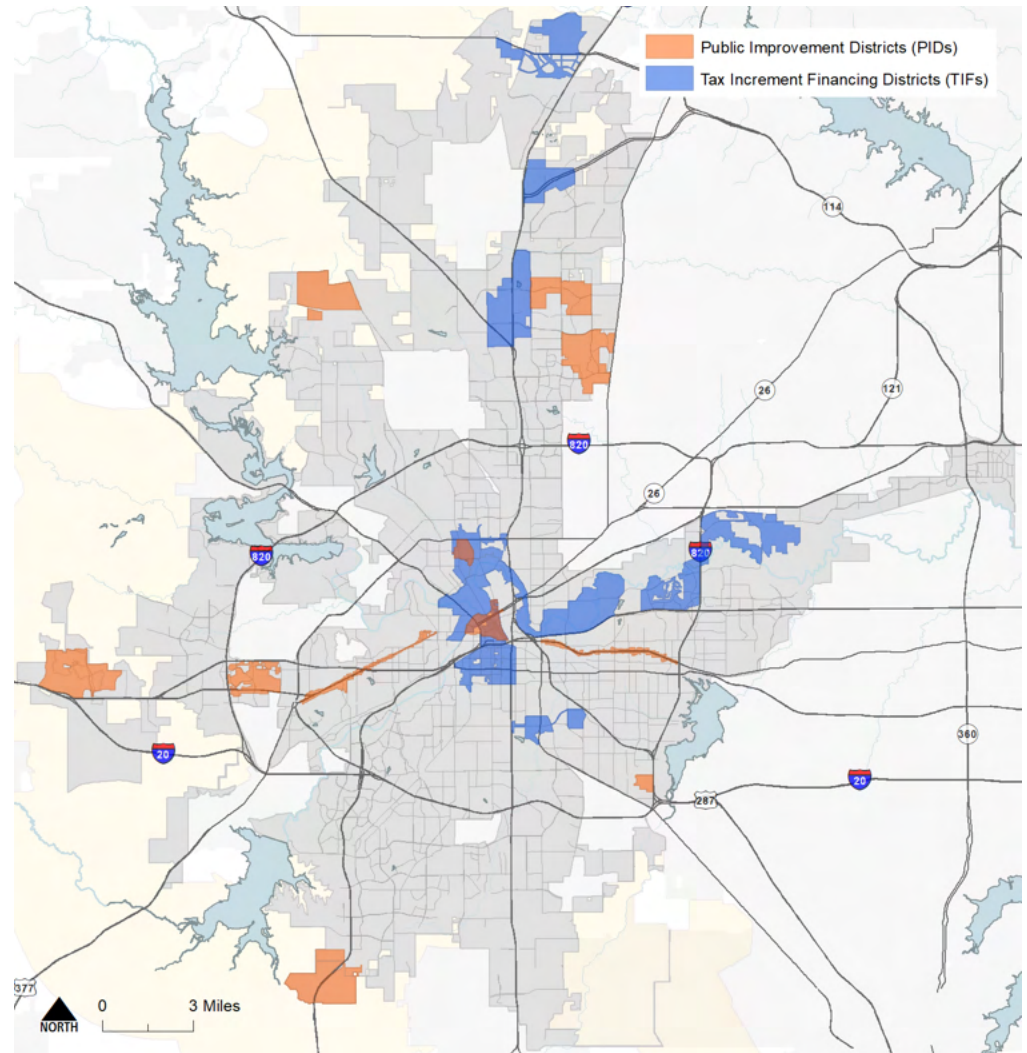
The General Fund is the largest fund within the City with the largest amount of revenue in the overall City budget. The General Fund revenues include property tax; sales tax; operating transfers; charges for service; license and permit fees; fines forfeitures; and special assessment, and other miscellaneous revenues. The Transportation and Public Works Department is funded through four different funds:

- General Fund
- Stormwater Utility Fund
- Municipal Parking Fund
- Capital Project Services Fund

### PUBLIC IMPROVEMENT DISTRICTS (PID) & TAX INCREMENT FINANCING DISTRICTS (TIF)

Transportation improvements can often be included as part of larger efforts of business improvement and retail district beautification. Similar to benefit assessments, PIDs collect levies on businesses in order to fund area-wide improvements that benefit businesses and improve access for customers.

### PIDS AND TIFS



Source: City of Fort Worth, Planning & Data Analytics Department, 2020.

## TRANSPORTATION IMPACT FEES

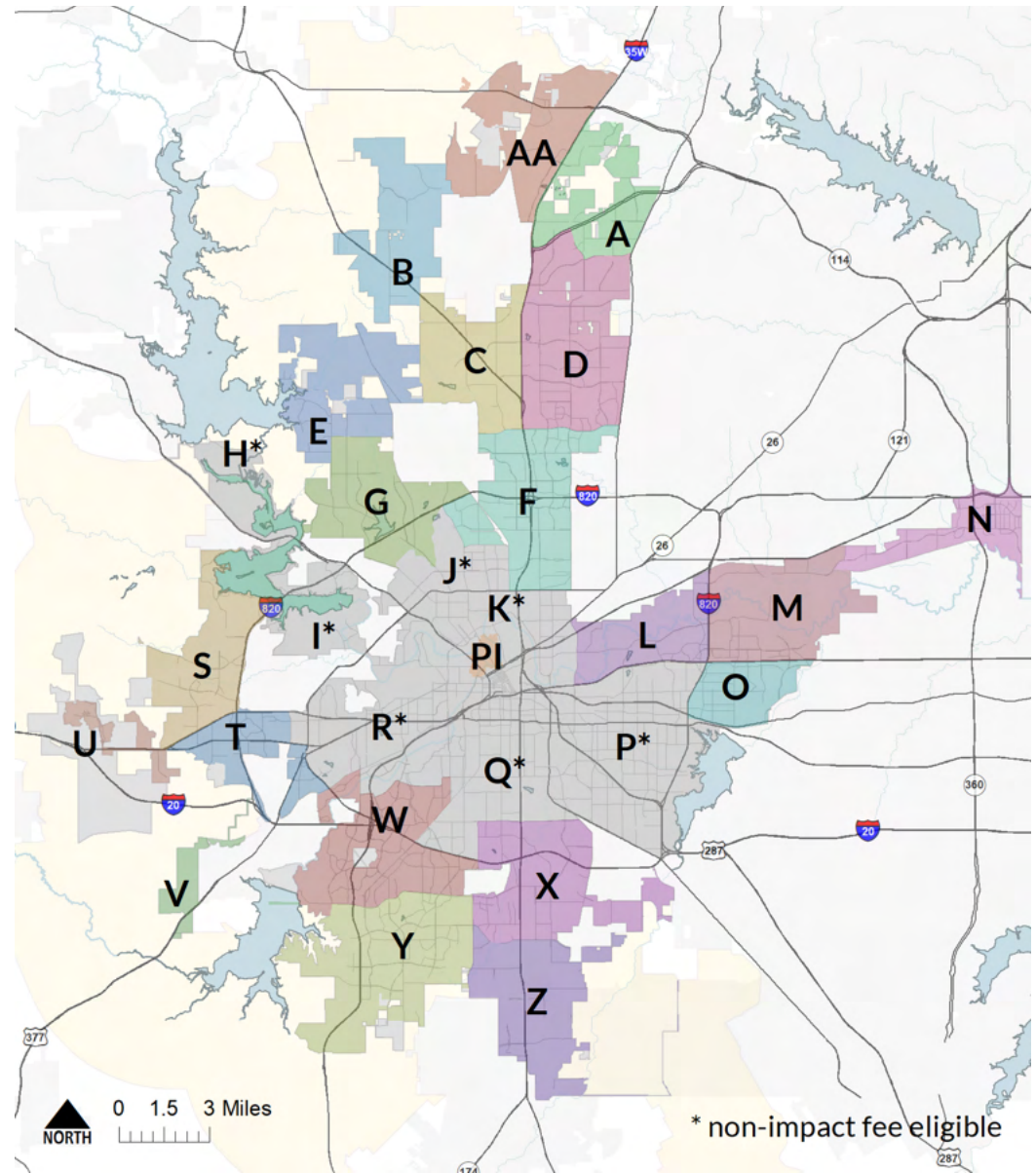
Transportation impact fees:

1. Collected by the City from new development projects to help fund transportation improvements that will be needed to support a balanced transportation network.
2. Applied to individual building permits and collected prior to issuance of the building permit.
3. Collected funds are used within a defined Transportation Service Area (TSA).

In order to assess an impact fee, land use assumptions must be developed to provide the basis for residential and employment growth projections within a transportation service area. As defined by Chapter 395 of the Texas Local Government Code, these assumptions include a description of changes in land uses, densities, and development in the TSA.

The City completed a study to define these land use assumptions and subdivided the City into 21 TSAs. The land use assumptions are then used in determining the need and timing of transportation improvements to serve future development.

## TRANSPORTATION IMPACT FEE SERVICE AREAS



Source: City of Fort Worth, Planning & Data Analytics Department, 2020.



### PROJECT PRIORITIZATION: RACE & CULTURE TASK FORCE TRANSPORTATION RECOMMENDATIONS (2018)

The City of Fort Worth’s Race and Culture Task Force provided recommendations on disparities in majority minority areas, including the topic of transportation. The report found that Super-Majority Minority Areas (S-MMAs) of Fort Worth, defined as those census block groups that have a minority population of 75% or greater, have a disproportionate share of streets, sidewalks, and street lights in poor condition and are disproportionately affected by pedestrian and bicycle crashes, including fatal crashes. Three recommendations were proposed and a dashboard for tracking progress was created:



1. Adopt a Transportation Equity Policy and Five-Year Action Plan.
2. Change transportation funding criteria to emphasize S-MMAs.
3. After-Action reviews of pedestrian and bicycle crashes.

Recommended Strategy	Racial and Cultural Disparities to be Addressed	Estimated Extent of Disparity, 2018 or Earlier Year	Projected Extent of Disparity 2023
Transportation equity policy and five-year action plan	Street conditions	Super Majority-Minority Areas of Fort Worth have 35% of street lane-miles, but 50% of poor-condition streets	40% of poor-condition streets
Transportation funding criteria	Sidewalk conditions	Super Majority-Minority Areas of Fort Worth have 30% of built sidewalks, but 67% of poor-condition sidewalks	47% of poor-condition sidewalks
After-action reviews of pedestrian and bicycle crashes	Street light conditions	Super Majority-Minority Areas of Fort Worth have 32% of installed street lights, but 43% of poor-condition street lights	33% of poor-condition streetlights
	Crash incidences	Super-Majority Minority Areas comprise 25% of the city’s land area, but had 49% of total bike and pedestrian crashes and 51% of fatal bike and pedestrian crashes from 2013 to 2017	39% of total bike and pedestrian crashes, and 41% of fatal bike and pedestrian crashes

Source: Fort Worth Task Force on Race and Culture Final Recommendations, November 2018.

## AUTONOMOUS & CONNECTED VEHICLES

Autonomous vehicles use advanced technology including sensors, actuators, and a central computer to “perceive” or “view” their surrounding environment and automate the driving process. This results in little to no human involvement in moving around a city. In addition to autonomous vehicles, connected vehicles include communication devices (embedded or portable) that enable in-car connectivity with other devices present in the vehicle and/or enable connection of the vehicle to external devices, networks, applications, and services.

In the future, autonomous and/or connected vehicles may be used in urban shuttle routes, on-demand services, and trucking companies to move people and goods. Fort Worth will partner with the North Central Council of Governments to exercise proactive leadership to ensure that these emerging technologies will safely benefit the public.

### Shuttle Routes

Fixed, low-speed shuttle routes could be implemented in urban residential communities, office parks, large events, or school campuses to provide first-and last-mile options, expanding the reach of trains and buses. Shuttle routes are a possible gateway technology to on-demand routes. Concerns for safety, especially the interaction between vehicles and people walking and bicycling, must be addressed before non-route specific services could become available.

### Connected Freight

Autonomous, connected freight trucks could take advantage of advanced technologies on interstate highways. The reduced number of vulnerable road users, traffic lights, and visual distractions, combined with the consistent speeds, clear marks, and gradual turns, lend interstate highways to be a favorable environment for autonomous vehicles.

Trucking companies could reduce costs by decreasing the number of drivers and taking advantage of platooning. In truck platooning, a lead truck sends wireless commands to one or more following trucks to regulate speed, steering, braking and distance between the trucks. Air drag is reduced, reducing fuel consumption by up to 15%. Safety distance between trucks can be reduced, thereby reducing highway congestion. Platooning could reduce the driver’s workload, or remove the driver entirely. This application is controversial because reducing the number of drivers will also affect many people’s livelihoods, as there are currently 3.5 million truck drivers in the US alone.

## Society of Automotive Engineers (SAE) Automation Levels



No Automation

Zero autonomy; the driver performs all driving tasks.



Driver Assistance

Vehicle is controlled by the driver, but some driving assist features may be included in the vehicle design.



Partial Automation

Vehicle has combined automated functions, like acceleration and steering, but the driver must remain engaged with the driving task and monitor the environment at all times.



Conditional Automation

Driver is a necessity, but is not required to monitor the environment. The driver must be ready to take control of the vehicle at all times with notice.



High Automation

The vehicle is capable of performing all driving functions under certain conditions. The driver may have the option to control the vehicle.



Full Automation

The vehicle is capable of performing all driving functions under all conditions. The driver may have the option to control the vehicle.

Source: U.S. Department of Transportation Federal Highway Administration, 2018.

## MICROMOBILITY

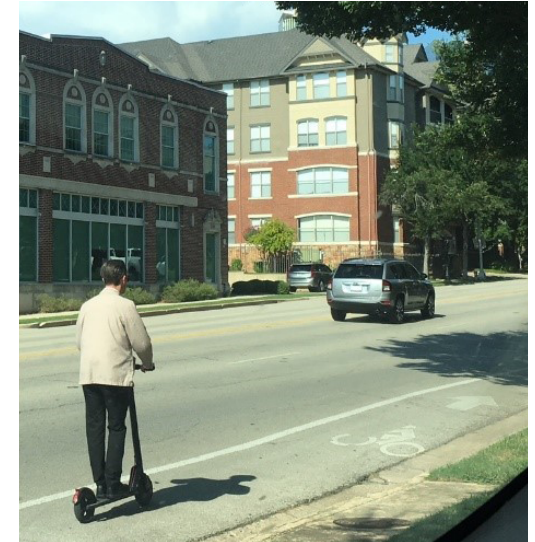
Globally, dockless bike and scooter sharing systems are popular ways to allow the short-term use of bicycles and scooters for transportation or recreation trips. Traditional bike share systems have utilized fixed stations that require a user to dock the bicycle in a station at the end of a trip.

Dockless bikes/scooters:

- App-based systems.
- Users locate and check out a vehicle using their phone.
- Users leave the vehicle at their final destination without needing a station.
- Onboard locks prohibit the vehicle from being ridden until it is unlocked via the app.

These systems have been found to provide first and last mile connections to transit and provide a convenient alternative transportation mode for short trips. However, these systems have raised concerns. When not in use, the vehicles may be left in the public right-of-way and, if not parked correctly, can obstruct ADA curb ramps and clutter pedestrian paths. Other U.S. cities have created legal processes and permits to regulate and mitigate some of these concerns.

At this time, the City does not have a legal process to allow dockless bike or scooter companies from conducting commercial activity in the City's right-of-way. Personal, privately-owned electric scooters however are currently not prohibited to operate on streets and sidewalks in Fort Worth.



Location: Scooter on West 7th Street.  
 Photo Credit: City of Fort Worth, Planning & Data Analytics, 2019.

## UNMANNED AIRCRAFT SYSTEMS

Unmanned aircraft systems have significantly grown in popularity for commercial and civilian use over the last decade. The introduction of these systems into regional airspace provides both opportunities and challenges. The NCTCOG has convened the North Texas Unmanned Aircraft Systems (UAS) Safety and Integration Task. This task force will help mitigate reckless UAS operation and promote the safe integration of UAS technology into the DFW regional airspace. The Task Force is comprised of public-sector representatives at the federal, state, and local levels as well as private-sector representatives from the Aviation and UAS Industries, Academia, Military, and others.



Source: NCTCOG.

The City of Fort Worth uses the following goals and objectives to provide a multimodal transportation system that builds community, supports economic growth, and improves air quality.

## 1 Improve mobility and air quality by providing a multimodal transportation system that is effectively coordinated with existing and planned adjacent land uses.

- Work with Trinity Metro to improve transit services in Fort Worth.
- Plan for and implement Transit-Oriented Development adjacent to regional rail stations in Fort Worth.
- Create a Transit-Oriented Development Plan and implementing Form-Based Code for the Northside/Stockyards TEXRail Station area.
- Implement the Complete Streets policy through the Master Thoroughfare Plan.
- Develop new bikeways and trails to connect neighborhoods to the Trinity River, Downtown, schools, parks, and other destinations.
- Implement projects identified in the Active Transportation Plan.

## 2 Develop and maintain a safe, efficient, and economically sound transportation system that meets the needs of all users.

- Periodically review safety, operation, and construction activities that impact the efficient movement of all modes of transportation.
- Evaluate traffic, cyclist, and pedestrian safety near shopping, schools, and other pedestrian-oriented areas on a continuous basis.
- Work closely with property owners and developers to plan and implement an effective and well connected collector street network.
- Implement the City's access management policy in conjunction with new development and redevelopment.
- Update the transportation impact fee study and collect appropriate fees to ensure new growth pays its share of roadway and infrastructure costs.
- Keep the percentage of City streets in good and excellent condition above 75 percent (%).

## 3 Improve transportation coordination with area Transportation agencies.

- Coordinate with TxDOT on State projects within the city's boundary.
- Coordinate with the NCTCOGs Metropolitan Planning Organization.
- Coordinate closely with other City departments on transportation projects.
- Coordinate with Independent School Districts on new school locations and needs.

The City of Fort Worth uses the following policies and strategies to provide a multimodal transportation system that builds community, supports economic growth, and improves air quality.

## POLICIES

- Evaluate development proposals and transportation investments based on the impacts of land use and platting decisions on the overall transportation system, and the impacts of transportation decisions on land use.
- Emphasize public transportation, bicycle, and pedestrian improvements in designated growth centers, urban villages, and transit-oriented developments.
- Support and encourage appropriate mixed-use zoning and mixed-use development in designated growth centers, urban villages, and transit-oriented developments.
- Promote street system patterns that provide greater connectivity between streets and between developments to reduce traffic demands on arterial streets, improve emergency access, and make bicycling and walking more attractive transportation options.
- Preserve and maintain the existing street infrastructure.
- Promote sustainable development patterns that include greater density at appropriate locations, mixed-use development, public transit, park-and-ride facilities, and access management (e.g. encouraging shared driveways and limiting the number of curb cuts) to reduce vehicle trips.
- Encourage the use of parallel local access streets along collector and minor arterial roadways to allow the front façade of homes to face the street without the need for multiple driveway curb-cuts on the main street, thereby preserving traffic safety while increasing the pedestrian friendliness of the collector or minor arterial.
- Protect residential and historic areas from the impacts of excessive traffic.
- Encourage appropriate development through the planning and implementation of a multimodal transportation system.
- Incorporate the needs of pedestrians, bicyclists, transit riders, and persons of all ages and abilities when planning and designing transportation projects.
- Use the existing Community Facilities Agreement (CFA) program to develop transportation facilities in conjunction with new private development.
- Integrate the City’s airport system as part of the overall transportation system.

## STRATEGIES

- Promote the expansion of rail transit.
- Identify and promote potential locations for transit-oriented development, especially in designated growth centers and urban villages.
- Protect planned transit-oriented development locations from inappropriate new low-density development by adopting high-intensity mixed-use zoning or form-based codes in planned TOD areas.
- Continue to work with Trinity Metro to expand and integrate public transit, including rail transit, into the City’s transportation system.
- Implement the Complete Streets policy that requires streets to be designed to accommodate all likely users.
- Ensure collaboration among City departments, Trinity Metro, and the community to ensure effective coordination among the various transportation modes.
- Promote park-and-ride facilities to increase the use of public transit.
- Incorporate all modes of transportation in corridor studies.
- Seek input from other entities, including schools, cities, counties, Trinity Metro, NCTCOG, and TxDOT when making land use and transportation decisions.
- Continue to coordinate with NCTCOG to use the travel forecasting model.
- Implement the Intelligent Transportation System Plan for Fort Worth, in coordination with TxDOT, NCTCOG, Trinity Metro, and other Metroplex cities.
- Establish links for pedestrians and bicyclists to cross natural barriers, such as rivers and creeks, and man-made obstacles, such as railroads and highways.
- Improve linkages between adjacent neighborhoods and integrate nearby land uses to decrease vehicle miles traveled.
- Provide pedestrian access from residential areas to shopping, parks, public buildings, and neighboring subdivisions.
- Promote and participate in local and regional activities that encourage bicycling and walking as a means of transportation.
- Foster roadway designs that decrease noise and improve air quality along major arterials.
- Include landscaping plans in corridor projects.
- Develop an appropriate strategy to address the maintenance of public alleys.

# CHAPTER 12: EDUCATION

Fort Worth's schools are striving to provide quality education for all students, and to produce a skilled workforce capable of filling high-paying jobs in local businesses. In response to the demand for an educated workforce, Fort Worth is offering an increasingly wider variety of opportunities for education, both in the public and private realm.

## EXISTING CONDITIONS AND TRENDS

The City of Fort Worth is served primarily by the Fort Worth Independent School District. The Fort Worth ISD serves slightly less than half (47 percent) of the city's land area and, based on Planning and Development Department estimates, 68 percent of the city's school-aged population. Due to the geographic layout of Fort Worth, 15 additional independent school districts (ISDs) provide educational facilities and services to portions of the city. Private schools have also become a major provider of education for Fort Worth residents. In addition to primary and secondary schools, Fort Worth offers residents many opportunities for higher education, including Tarrant County College, with four Fort Worth campuses and a Downtown facility; Texas Wesleyan University; Texas Christian University; Southwestern Baptist Theological Seminary; and the University of North Texas Health Science Center.

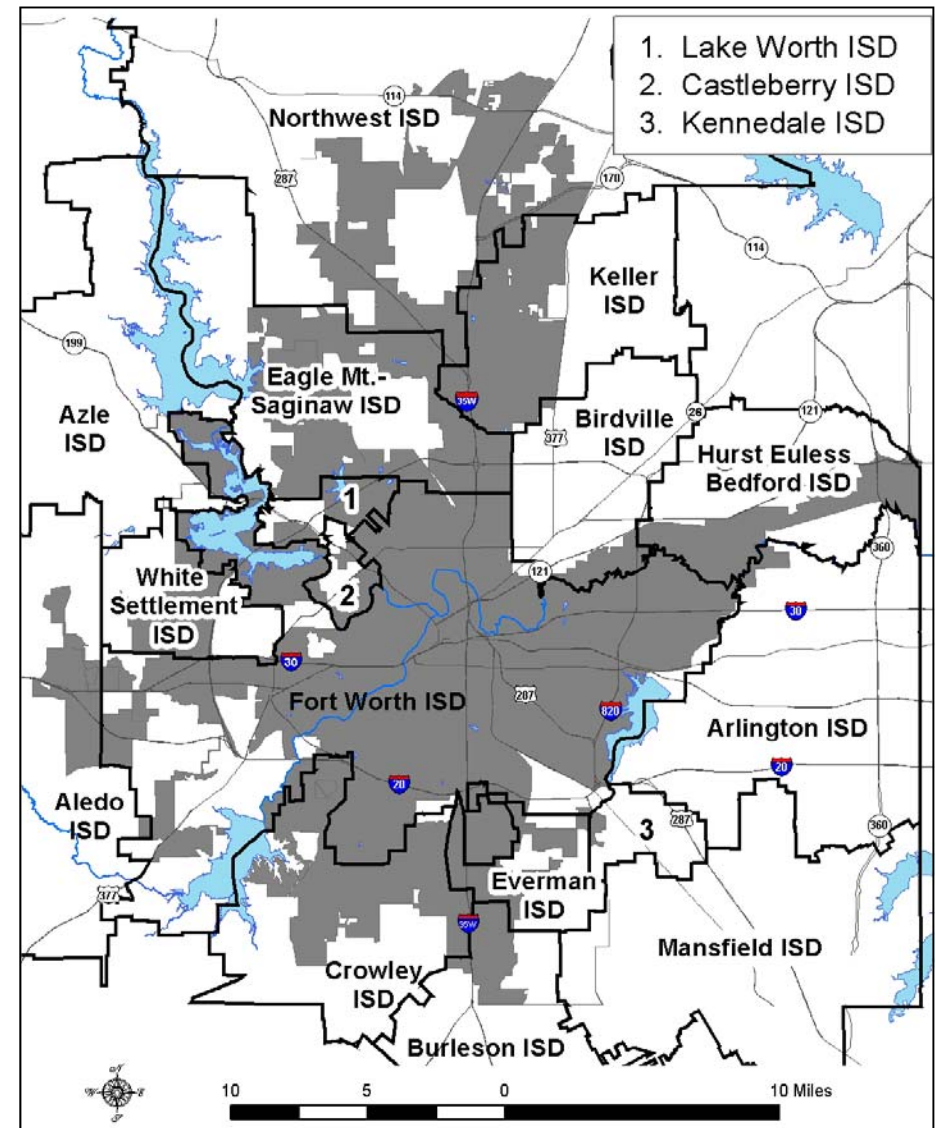
One of the most important issues facing school districts in Fort Worth is growth in student enrollment. Unlike private schools that have the option of limiting their enrollment, public schools must accommodate growth while continuing to nurture academic achievement for all students. In an effort to keep pace with enrollment growth, ISDs must issue voter approved bonds to build new schools and improve existing facilities. All of these ISDs seek to provide a physical environment that supports high levels of student achievement, promotes positive human relations and open communication, and celebrates the diverse multi-cultural nature of Fort Worth.

The Fort Worth ISD completed a five-year strategic planning process that produced a vision, a mission statement, and three strategic goals: 1) student achievement, 2) operational efficiency and effectiveness, and 3) family involvement and community partnerships. Each strategic goal has performance standards. The district uses the strategic plan, called Vision 2010, to prepare its annual budget.

### Fort Worth ISD

In 2010-2011, more than 81,000 students were served by the Fort Worth ISD in 80 elementary schools, 24 middle schools and sixth grade centers, 13 high schools, and 27 special campuses. Although the District's growth is less dramatic than that of its suburban counterparts, the Fort Worth ISD has been challenged in handling changes in student population. In addition, a highly mobile student population is challenging for facilities planners. Fort Worth ISD's biggest enrollment jumps in recent years have been driven by the growing Hispanic population in the City's Northside and the urbanization of the City's southwest region. According to the Texas Education Agency, in the academic year 2010-2011, the district's Hispanic enrollment constituted 59 percent, while the percentage of African American students was 23 percent, and white students was 14 percent.

## School District Boundaries



The Fort Worth Independent School District serves 47 percent of the city's land area and 68 percent of the city's school-aged population. The remainder of the city's land area is within the jurisdictions of 15 other independent school districts. (Source: Planning and Development Department, 2011.)

In 2010-2011, Fort Worth ISD had 23,106 students (28% of the total student population) with limited proficiency in English; 21,938 of these were enrolled in bilingual and English as a Second Language (ESL) programs. These students are expected to transition into English within three to four years.

**Other ISDs**

Although the Fort Worth Independent School District serves the majority of residents in the City, 15 additional independent school districts serve students on the periphery of the city limits: Aledo, Arlington, Azle, Birdville, Burleson, Castleberry, Crowley, Eagle Mountain-Saginaw, Everman, Hurst-Euless-Bedford, Keller, Kennedale, Lake Worth, Northwest, and White Settlement. The portion of Fort Worth that is in the Arlington ISD contains a wastewater treatment plant and no residential uses.

Many school districts in suburban communities are facing issues of student population growth. In the past five years, Keller ISD’s enrollment has increased by 6,965 students, and Eagle Mountain-Saginaw ISD has grown by 54 percent. Keller ISD serves approximately 32,746 students in far north Fort Worth and eight other nearby cities. In 2011, Keller ISD had 14 elementary schools, three intermediate schools, four middle schools, and three high schools within Fort Worth city limits.

Eagle Mountain-Saginaw ISD, located in northwest Fort Worth, had 16,708 students in 2010-2011. Because of the location of its schools in Fort Worth’s extraterritorial jurisdiction, it is anticipated that an increasing percentage of Eagle Mountain-Saginaw ISD students will be Fort Worth residents as these areas are annexed. This is also true for Northwest ISD, the second largest school district in terms of land area in Fort Worth, which has grown by 77 percent over the last five years and had an enrollment of 15,370 in 2010-2011. Northwest ISD has been one of the fastest growing school districts in the state and is expected to double in size during the next five years with a 20-year projection reaching 90,000 students.

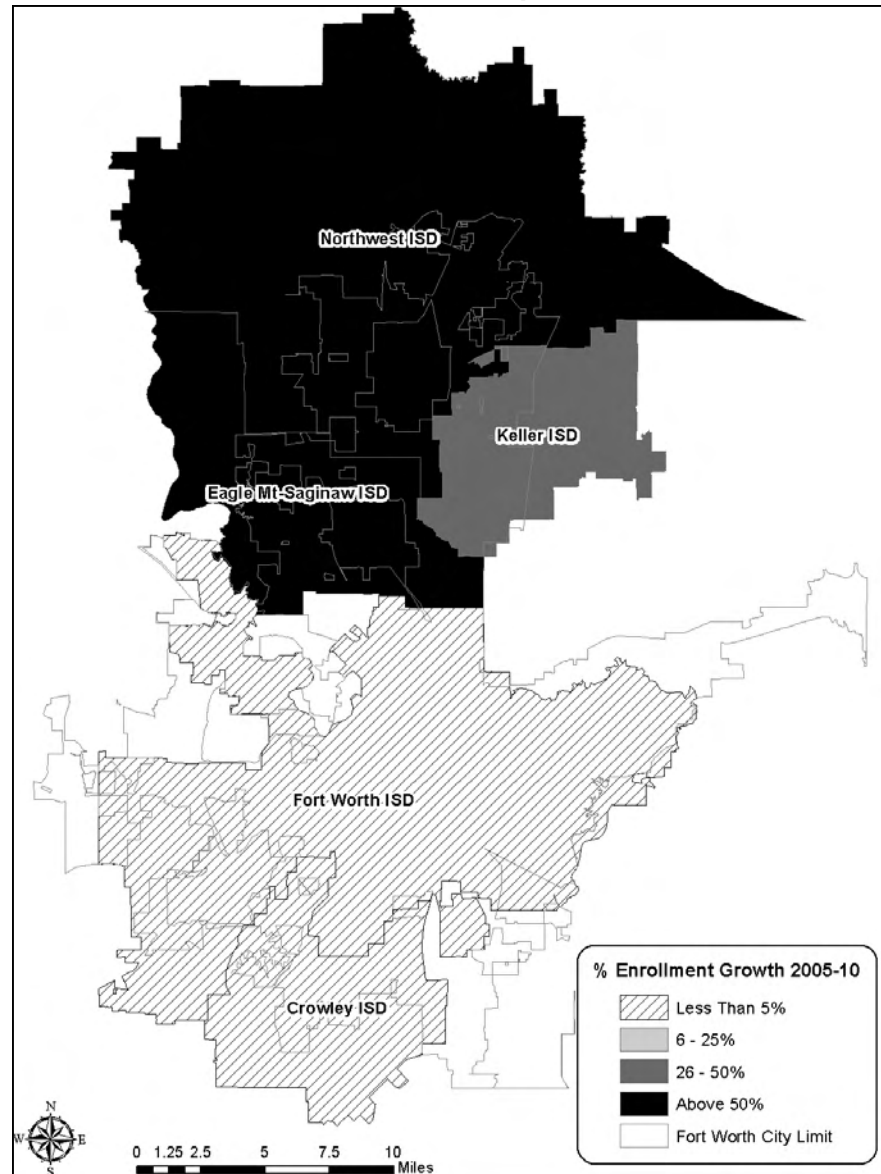
Crowley ISD, the fourth largest school district in terms of land area in Fort Worth, experienced rapid growth related to the development occurring in southwest Fort Worth from 2000 to 2005. Over the past five years, the growth in Crowley ISD has leveled off. Most students that attend Crowley schools live in southwest Fort Worth. Student population at the eight elementary schools, two middle schools, four intermediate schools, one ninth-grade campus and one high school located within Fort Worth’s city limits is 11,344, which represents 74 percent of Crowley ISD’s total student population.

**School Facilities**

The City and the Fort Worth area ISDs work cooperatively to address issues such as the building of new schools and expansion of existing schools. In addition, the City distributes large multifamily development proposals and subdivision plats for residential development to the appropriate ISDs for comment and to assist in planning for future growth.

The Fort Worth ISD’s 1999 \$435 million school improvement bond package addressed fundamental and critical needs related to overcrowding, safety, and structural repairs. The bond package included \$121 million to fund construction of

**Enrollment Growth in Selected Independent School Districts**



Most of the school districts serving outlying areas of Fort Worth are growing rapidly. While Fort Worth ISD enrollment has remain relatively even, suburban districts grew at a rapid pace. Keller ISD added 6,965 students, Northwest ISD added 6,665 students, and Eagle Mountain-Saginaw ISD added 5,847 students in the last 5 years. (Source: Texas Education Agency, 2011.)

new elementary schools and sixth-grade centers to relieve overcrowding and to limit the size of elementary schools to 900 students or less. With funds from the bond package, seven new schools have been built and improvements made to every campus in the district. Dolores Huerta and Seminary Hills Park elementary schools opened in August 2004. Many schools have new classroom wings that include libraries, science labs and/or music rooms. Renovations include improved cafeterias, kitchens and libraries at many sites. The Fort Worth ISD's 2007 \$593.6 million school bond package includes funding for two new middle schools and four elementary schools, improved classroom technology, science labs, new classrooms, and the reduction of portable classrooms.

Residents of Keller ISD have approved over \$564 million in funding in four separate bond elections since 2000. The funding has allowed the district to accommodate rapid growth in student enrollment over the last decade. The funds were used for new schools, improving existing facilities, purchasing technology equipment, and providing security measures.

In May 2007, residents in Crowley ISD voted to approve a \$416 million bond program to help meet the demand for new classrooms created by rapid growth. Two intermediate schools, both located in Fort Worth, were completed in 2010 using funding from the 2007 bond. Since growth has leveled off the last few years, no new facilities are planned until 2015.

In May 2008, residents in the Eagle Mountain-Saginaw Independent School District voted to approve a \$394 million bond package. Prompted by record growth, the package includes two elementary campuses, one middle school, a new high school campus, purchase of land for future expansion, and renovations and additions at several existing facilities.

Also in May of 2008, Northwest ISD approved a new bond measure authorizing the district to spend \$260 million for seven new elementary schools, one additional middle school, technology infrastructure, and building renovations.

### **Community Partners**

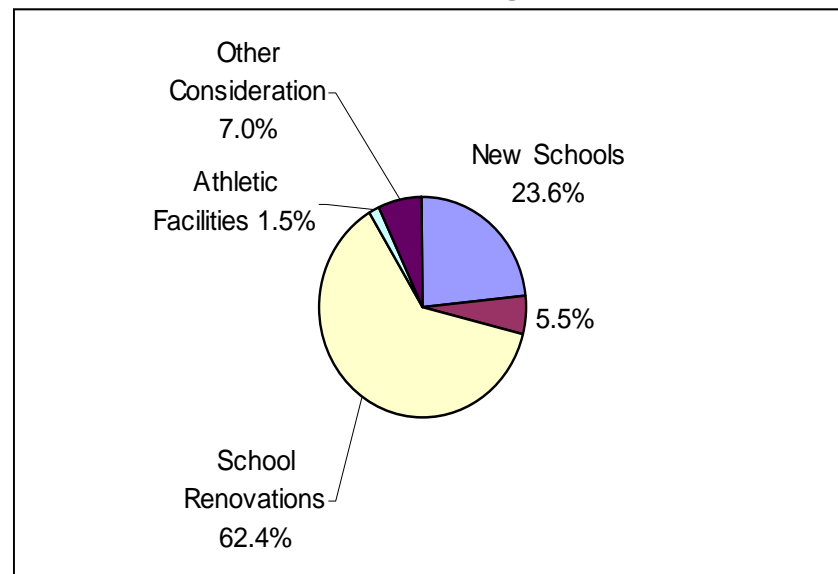
For 25 years, the partnership effort in the FWISD has provided support and recognition to teachers and students. Today, more than 400 businesses, organizations, and churches are partnering with schools through the Adopt-A-School and Vital Link student internships programs. Business volunteers mentor, tutor, provide incentives for academic improvement, serve as career day speakers, assist teachers and administrators, and put student interns to work in their businesses. The business community has sponsored the Outstanding Teacher Recognition Dinner since 1984, and corporate sponsors recognize other teachers for exemplary work in their content areas. TEAM FWISD, a mentoring program which was launched in the spring of 2003 with a grant from the U.S. Department of Education, is currently serving 18 schools in the FWISD. The program has mentors from all parts of the community including businesses, college students, police officers and firemen, and other City employees. In 2005-2006, over 340,000 hours were recorded by active parent volunteers who devoted time to help their children's schools by assisting

### **Fort Worth ISD New School Construction**



Jean McClung Middle School, pictured above, is one of five new schools that was part of the 2007 bond program. Jean McClung Middle School opened fall 2011. (Sources: Fort Worth ISD, Planning and Development Department, 2011.)

### **Allocation of Fort Worth Independent School District 2007 Bond Program**



The Fort Worth ISD's 2007 bond program provided \$593.6 million, primarily for school renovations. (Source: Fort Worth ISD, 2009.)



teachers and staff, joining booster clubs, sponsoring proms, chaperoning field trips, and raising funds for supplies and equipment to enhance instruction.

**Student Performance**

Texas' accountability system for public schools is one of the nations most rigorous. The Texas Education Agency (TEA) uses the Academic Excellence Indicator System (AEIS) to rate schools based on a number of factors, including Texas Assessment of Knowledge and Skills (TAKS) scores, attendance rates, percentage of students completing an advanced course, and dropout rates. In the spring of 2003, Texas public school students took the state's newest accountability test, TAKS, for the first time. The test's objective is to see how well students are learning the state's curriculum. Each year, schools must increase scores on the TAKS to meet AEIS criteria for acceptable, recognized, and exemplary status.

In 2010-2011, 75 percent of all students in a school had to pass all sections of the test to earn a rating of recognized, and 90 percent had to pass to earn exemplary status. In the 2010-2011 school year, 39 out of 139 rated schools in Fort Worth ISD earned an exemplary or recognized status. The percentage of Fort Worth ISD Juniors and Seniors who passed one or more Advanced Placement exams increased from 8 percent in 2009 to 8.3 percent in 2010.

**Dropout Rates**

For the class of 2009, the Texas Education Agency reported that in FWISD the four-year dropout rate (grades 9 through 12) was 17.2 percent. Within the four-year period, 23.1 percent of African Americans, 17.8 percent of Hispanics, and 7.5 percent of Whites left school without obtaining a diploma.

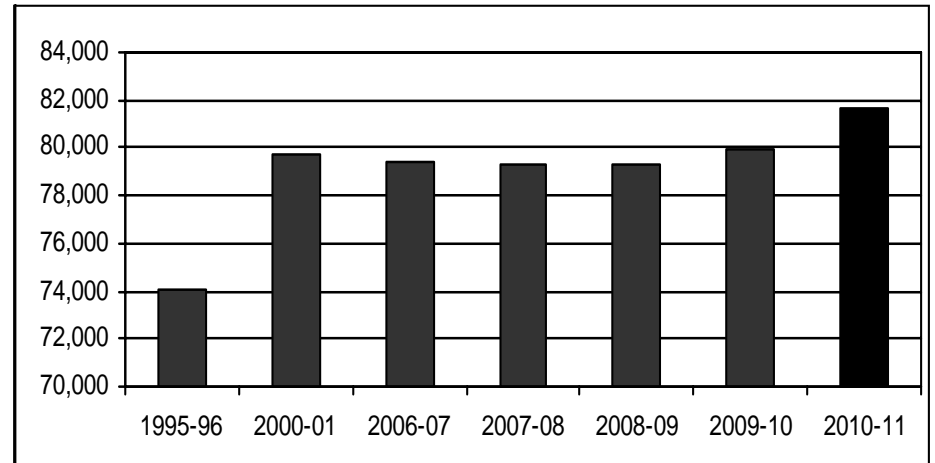
Several initiatives undertaken by the district show promise for reducing the dropout rate. A comprehensive truancy prevention program, in collaboration with the district attorney's office, provides assistance and support to parents and students who have a high number of absences. Consequences for failure to cooperate include a mandated visit to truancy court. Success High School offers students an opportunity to attend classes at night so they can work and still keep up with their studies. New Lives School provides special services for pregnant and parenting teens. Various programs such as Communities in Schools, Vital Link, Fort Worth After-School, 21st Century Grant Schools, and campus-based mentoring programs also encourage students to stay in school.

The Fort Worth Chamber, the Fort Worth Hispanic Chamber, and the Metropolitan Black Chamber of Commerce have joined forces in an annual stay-in-school effort to address the drop out problem. A Stay-In-School summit focused on grassroots efforts to keep students in school, and other strategies are being developed and implemented. They include a focused mentoring initiative for high schools, campus/community liaisons, a community awareness campaign, a community scholarship program, and professional development for teachers.

**Private Schools**

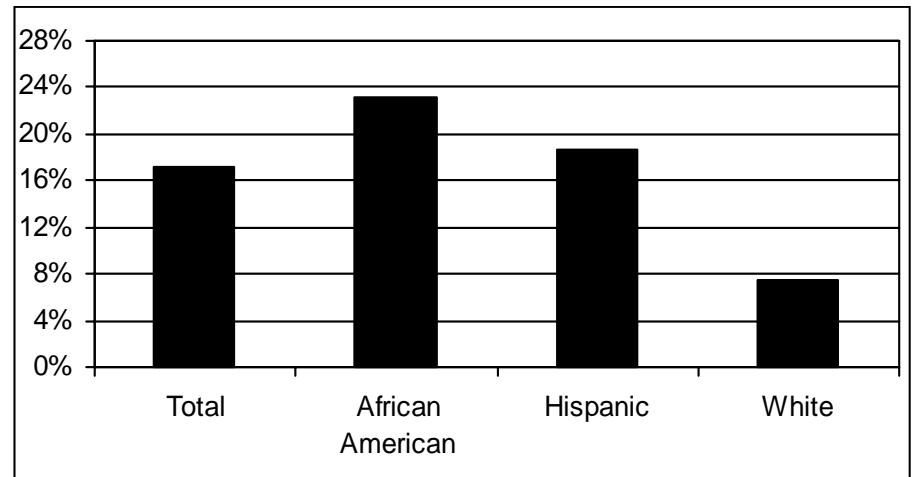
Many private schools are available to Fort Worth residents. Tarrant County has 79 private schools, including 40 in Fort Worth. Approximately 13,500 students are

**Fort Worth Independent School District Enrollment**



Overall student enrollment in Fort Worth ISD has increased over the last fifteen years, but at a much slower rate than suburban ISDs on the City's outskirts. (Source: Texas Education Agency, 2010.)

**Fort Worth Independent School District Dropouts 2009-10**



In the class of 2010, 23.1 percent of African American students dropped out, along with 18.7 percent of Hispanic students and 7.5 percent of White students. (Source: Texas Education Agency, 2010.)

enrolled in private schools in Fort Worth. Fort Worth Country Day School in southwest Fort Worth has an enrollment of 1,115 students in kindergarten through twelfth grade. Nolan Catholic High School, located in East Fort Worth, has 1,029 students from grades eight to twelve. Trinity Valley School and Temple Christian School, both offering all grade levels, have 964 and 657 students, respectively.

### Universities and Colleges

Fort Worth offers many higher education opportunities. Texas Christian University (TCU), a private university located in southwest Fort Worth, has an enrollment of 9,142 students (7,853 undergraduates and 1,289 graduate students). TCU offers 118 undergraduate areas of study, 56 masters level programs, and 21 areas of doctoral study. Texas Wesleyan University (TWU), located in southeast Fort Worth, has 2,538 students at its main campus, and 795 students attend the TWU Law School in Downtown Fort Worth. Tarrant County College (TCC) has campus facilities in Downtown as well as two other campuses in Fort Worth: Northwest Campus and South Campus. Two additional campuses are located in Hurst (Northeast) and Arlington (Southeast). In addition to their standard Associates Programs, TCC offers a Continuing Education Program that provides opportunities for individuals to stay current on new developments in their present occupations or in new fields. TCC is the seventh largest college or university in Texas with a fall 2010 enrollment over 49,000. Approximately 1 in every 19 Tarrant County resident takes a class at TCC each year.

Many Fort Worth residents also attend the University of Texas at Arlington (UTA) and the University of North Texas in Denton, both state universities. UTA opened a satellite campus, the UTA/Fort Worth Riverbend Campus in Fort Worth, in 1999. The Riverbend campus offers graduate courses in engineering and business at the UTA Automation and Robotics Research Institute in east Fort Worth. In addition, UTA holds classes in the renovated Santa Fe train depot building adjacent to the Intermodal Transportation Center in Downtown Fort Worth.

The University of North Texas Health Science Center in west Fort Worth expects to enroll 1,775 students in fall 2011. It is comprised of the Texas College of Osteopathic Medicine, the Graduate School of Biomedical Sciences, the School of Public Health and the School of Health Professions. The Health Science Center expects to add a new Ph.D. program in Pharmacy by 2013. The Center's Institutes for Discovery conduct leading-edge research on select health issues, including vision, aging, cancer, heart disease, physical medicine, and public health. The latest additions to the Health Science Center campus include the six-story center for BioHealth and the 112,000 square-foot Medical Education and Training Building.

Southwestern Baptist Theological Seminary, located on a 200-acre campus in south Fort Worth, has more than 3,000 students from across the nation.

## **GOALS AND OBJECTIVES**

The following goals and objectives have been identified by the Fort Worth Independent School District to help improve educational quality, opportunities, and student achievement in Fort Worth:

## **Universities in Fort Worth**



Texas Wesleyan University, located in southeast Fort Worth, has almost 2,000 students at the main campus. An additional 785 students attend the Texas Wesleyan University Law School, which relocated from Irving to Downtown Fort Worth. (Sources: *Texas Wesleyan University, Planning and Development Department, 2009.*)



Texas Christian University, a private university located in southwest Fort Worth, offers quality higher education to almost 9,000 students. (Sources: *Texas Christian University, Planning and Development Department, 2009.*)

All students will learn at high levels of academic expectations, and the achievement gap will be eliminated.

- Recruit, develop, support, and retain effective teachers, principals, and other instructional staff.
- Provide individualized support for student development and academic achievement.
- Ensure consistent use and implementation of district curriculum frameworks.
- Provide opportunities for student voice, leadership, and engagement in the learning process.
- Provide a safe, positive, and secure learning environment for students and staff.

All operations in the District will be efficient and effective.

- Promote a service-oriented culture throughout the district.
- Use data to inform decisions.
- Communicate with all stakeholders in a timely and relevant manner.
- Be responsible stewards of public funds.
- Nurture and build capacity of all employees to best support academic achievement.

Encourage family involvement and community engagement.

- Build community support and engage the community to support district goals.
- Engage parents and expect them to be active participants in student learning.

## **POLICIES AND STRATEGIES**

The following policy and strategies will enable the City and the ISDs to implement the education goals and objectives:

### **Policy**

- The City of Fort Worth and Fort Worth area school districts will maintain a working relationship to cooperatively address issues that affect both, such as land use, transportation, and historic buildings.

### **Strategies**

- When possible, share school and City facilities to provide efficient access to services and to ensure efficient use of public funds.
- Expand opportunities for continuing higher education.
- Ensure that the design of schools reflects their status as important community facilities while providing a creative, safe environment for students. Like their historic precedents, tomorrow's schools should be designed as civic landmarks.
- Educate realtors and the public on the achievements of the Fort Worth Independent School District.
- Improve pedestrian and bicycle access to schools as a means of encouraging physical activity and fighting childhood obesity.

## **Polytechnic High School**



One of the goals of the Fort Worth ISD is to improve and update older school facilities, such as Polytechnic High School in southeast Fort Worth. (Source: City of Fort Worth, 2009.)

## PROGRAMS AND PROJECTS

- Fort Worth After School, a joint collaboration of the FWISD and the City of Fort Worth, began in the fall of 2000 and has grown steadily to serve more than 12,500 students. Goals of the program include promoting educational competence, physical and social development, and reducing juvenile crime. One constant in the delivery of this program is that each campus must provide a daily homework help component.
- Vital Link combines the efforts of Fort Worth schools and the business community to motivate students between the sixth and seventh grades. Internships help demonstrate how skills learned in school are used in a workplace, and how success in school can lead to success beyond the classroom.
- Adopt-A-School provides an opportunity for business leaders and other organizations to give financial and volunteer support to individual schools.
- The Bilingual Initiative is designed to transition students from Spanish to English by the end of three years and reach non-LEP status within five years, as assessed through TAKS.
- Head Start is a national program which provides comprehensive developmental services to low-income, pre-school children, and social services to their families. Specific services for children focus on education, socio-emotional development, physical and mental health, and nutrition. The cornerstone of the program is parent and community involvement.
- Texas Wesleyan University (TWU) has recently started a strategic planning process. The 2020 Strategic Plan will be complete by the end of the 2011-2012 academic year and will look at the type of student housing that is required, where the university will grow property-wise, what additional academic facilities are needed, and where parking will be located or relocated. TWU is an important anchor for the Polytechnic/Wesleyan Urban Village and mixed-use growth center. The City is cooperating with TWU by upgrading surrounding infrastructure that helps support campus improvements.
- The GrandMarc development, on West Berry between University and Waits Avenue opened to house TCU students in the fall of 2006. Adjacent streetscape enhancements encourage pedestrian activity, safety, comfort, and connectivity.
- The University of North Texas Health Science Center has undertaken a master planning process for its campus. In May 2007, the planning team of Carter & Burgess/Polshek Partnership completed a 15-year campus master plan which addresses the future growth of the campus and the needs of the Center's four schools. The latest additions to the Health Science Center campus include the six-story center for BioHealth and the 112,000 square-foot Medical Education and Training Building.

### **Capital Improvement Projects**

Capital improvement projects identified for the next 20 years are listed in Appendices D and E, with estimated costs, completion dates, and potential funding sources.

### **Adopt-A-School Program**



A Code Compliance officer speaks to a group of students during Adopt-A-School. The program enhances education for Fort Worth youth by providing an opportunity for mentoring and other community support activities. (Source: City of Fort Worth, 2009.)





# CHAPTER 13

# HISTORIC PRESERVATION

Historic preservation is a conversation with our past about our future. It provides us with opportunities to ask, “What is important in Fort Worth’s history?” and “What parts of our past should be preserved for the benefit of future generations?” Through historic preservation, we look at history in different ways, ask different questions of the past, and learn new things about our history and ourselves. As a result, historic preservation is an important way for us to transmit our understanding of the past to future generations – through the identification, protection, and enhancement of buildings, places, and objects of historical and cultural significance

This chapter presents an overview of historic preservation in Fort Worth and outlines key goals and policies that are characteristic of a broad Historic Preservation Program that serve to sustain a sense of place for residents, visitors and future generations.

**50,000+**

BUILDINGS SURVEYED  
IN TARRANT COUNTY  
IN 1980S

**6,190**

HISTORICALLY  
DESIGNATED  
PROPERTIES

**\$1:\$4-\$5**

FEDERAL & STATE  
INCENTIVES/PRIVATE  
INVESTMENT RATIO

**28**

HSTE VERIFICATION  
APPLICATIONS  
CONSIDERED IN 2019

**96%**

HSTE VERIFICATION  
APPLICATIONS  
APPROVED IN 2019

**884**

ADMINISTRATIVE  
REVIEWS  
UNDERTAKEN BY  
STAFF IN 2019

**93%**

PROJECTS APPROVED  
THROUGH  
ADMINISTRATIVE  
REVIEW IN 2019

**53**

COA APPLICATIONS  
CONSIDERED BUT  
HCLC IN 2019

**64%**

COA APPLICATIONS  
APPROVED IN 2019

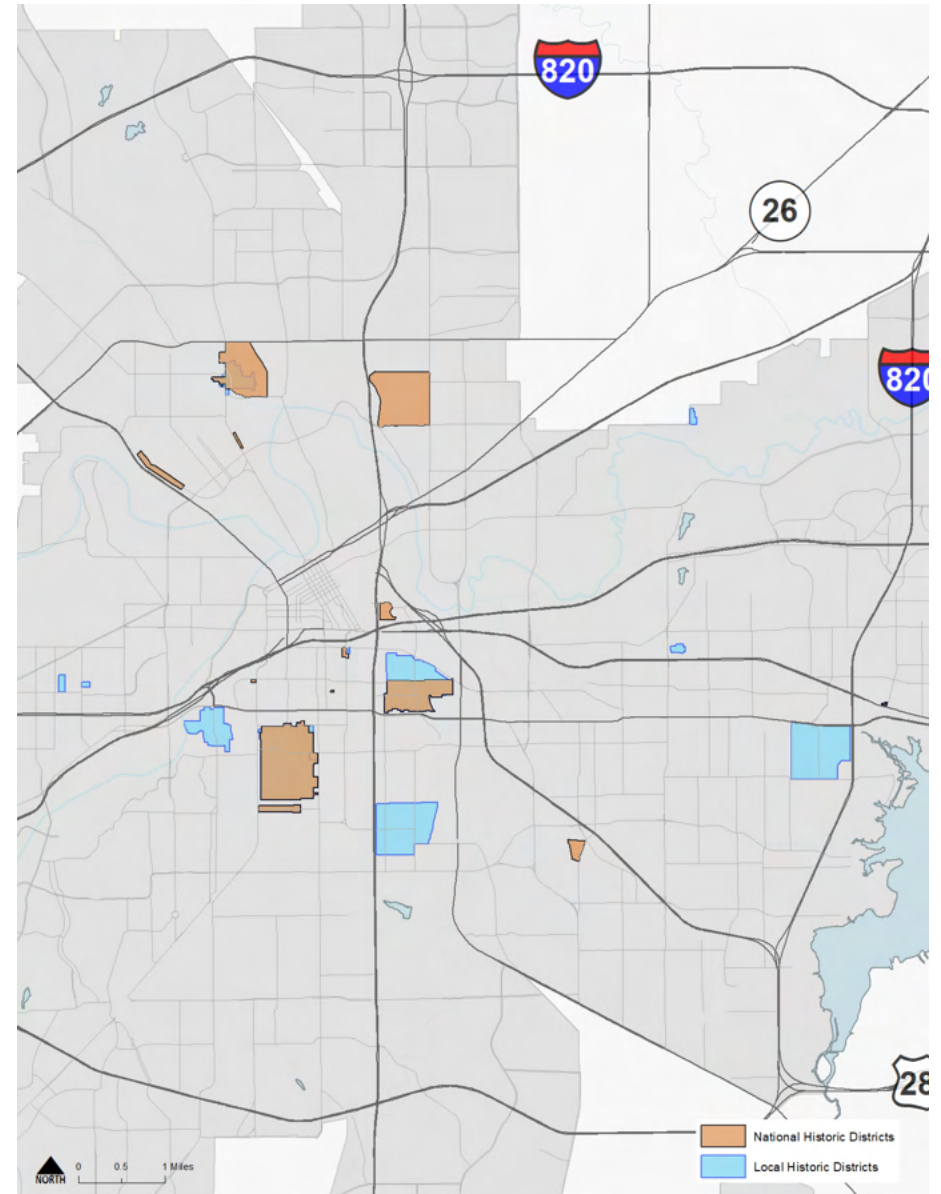
COA = Certificate of Appropriateness HCLC = Historic and Cultural landmark Commission

Designated Properties  
Receiving HSTE



■ Designated Properties City-Wide  
■ Properties Receiving HSTE

## HISTORIC DISTRICTS



Source: City of Fort Worth, Development Services Department, 2021.

## TANGIBLE AND INTANGIBLE VALUES

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Fort Worth's history is composed of many facets, and historic preservation helps tell the story of Fort Worth. Sometimes historic preservation involves celebrating events, people, places, and ideas that we are proud of; other times it involves recognizing moments in our history that can be painful or uncomfortable to remember. The Fort Worth community has experienced a heightened awareness of historic preservation through culturally/socially

## HISTORIC PRESERVATION AND THE PUBLIC INTEREST

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Fort Worth is a city of great neighborhoods with a remarkable collection of historic resources, many of which are defined by the city's pioneer heritage, cattle drives, stockyards, railroads, oil industry, and aviation. It is acknowledged as a matter of public policy that the identification, protection, enhancement, and perpetuation of Fort Worth's cultural resources is necessary to safeguard and promote the economic, cultural, educational, and general welfare of the public.

Safeguarding this public interest requires a historic preservation program that seeks to identify and maintain a system for the survey and inventory of local historic properties, encourages the protection and perpetuation of Fort Worth's cultural resources, and creatively explores the opportunities presented by cultural resources. This is achieved by the designation of cultural resources, encouraging sustainable growth, conserving cultural resources, promoting investment in compatible new development, providing incentives for preservation, and celebrating Fort Worth's cultural heritage.

sensitive issues that have remained largely inconspicuous for decades. The city's built and natural environment represents a unique confluence of time and place that has shaped the identity of generations of citizens, collectively and individually, and has produced cultural resources that exist as the visual and tangible evidence of its identity.

## MANAGEMENT OF HISTORIC RESOURCES

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A major challenge to the historic fabric across the nation is the dramatic changes being experienced by cities in the post-industrial economy. Established population centers, often rich in cultural heritage, have been, and continue to be subject to growth pressures in areas that are going through radical transformation as their economic bases evolve, their populations shift and their values or attitudes towards historic places change. Fort Worth has experienced considerable change over the past decade, evidence of that change is inevitable.

Preservation planning is the foundation for good land use decisions and strengthening the role of historic preservation in economic development initiatives, environmental stewardship, infrastructure development and city planning for example, increases the opportunity for safeguarding its sense of place while enabling Fort Worth to continue attracting new residents and businesses to meet the needs of the 21st century.

While preserving the past in accordance with recognized treatments is a core objective when it comes to historic resources, the process of preservation is also concerned with "managing change" in a way that sustains those qualities that make Fort Worth distinct for the benefit of present and future generations. Preservation planning can facilitate the management of change by establishing historic contexts and setting out the rational, systematic process by which a community develops a vision, goals, and priorities for the preservation of its historic and cultural resources.



## THE HISTORIC PRESERVATION PLAN

The most recent city-wide historic preservation plan undertaken to support the Historic Preservation Program in Fort Worth was completed in 2003. The plan included the following goals and strategies:

- Maintain a Historic Resources Survey that is current, accurate, accessible, comprehensive and cost-effective.
- Amend the Historic Preservation Ordinance to achieve a broad set of objectives.
- Enhance the preservation incentive program.
- Increase interdepartmental consideration of policies to minimize conflict with historic preservation.
- Develop education and awareness initiatives.

## HISTORIC PRESERVATION ORDINANCE

The Historic Preservation Ordinance is the regulatory instrument that gives effect to the city’s Historic Preservation Program. The Ordinance contains the basic building blocks for the administration of the local historic preservation program, including the designation process for three types of designation: Highly Significant Endangered (HSE), Historic and Cultural Landmark (HC), and Demolition Delay (DD). The ordinance also contains the processes for receiving the Historic Site Tax Exemption and for acquiring a Certificate of Appropriateness for demolition, relocation or exterior changes to property.

The 2003 Preservation Plan recommended that certain aspects of the ordinance effective at the time be clarified and expanded. Consistent with the purpose of historic preservation and the importance of public participation, the Fort Worth community supported amendments to the Historic Preservation Ordinance, including the City’s criteria for designation, clarifications involving changes to designation, historic district amendments, creating or amending historic design guidelines, contributing properties, level of review, and waivers from design guidelines. The community also expressed a desire for greater efficiencies in the design review process for certain types of changes to historic properties and for sustaining the full benefits of the Historic Site Tax Exemption Program.

In 2018, the Fort Worth City Council adopted the amended ordinance, which incorporated clarity and efficiencies into the administration of the Historic Preservation Program. The ordinance update process accomplished one of the key milestones identified in the Preservation Plan: Updating the ordinance to facilitate a strengthened and more efficient preservation program closely aligned with the *Secretary of the Interior’s Standards for the Treatment of Historic Properties*.

### “TOOLBOX” FOR HISTORIC PRESERVATION

**1. IDENTIFICATION & DOCUMENTATION:** Identify potential historic resources and evaluate their relative significance informs land use decisions and is essential in raising community awareness about the places that are important to protect.

**2. PROTECTION:** Various options for a property owner to request the protection of their property may involve understanding the type of protection that is most appropriate for the property and becoming familiar with the opportunities that a historic property might offer in relation to future change.

**3. PRESERVATION PLANNING:** Preservation planning is a process that organizes preservation activities (identification, evaluation, registration and treatment of historic properties) in a logical sequence.

**4. PRESERVATION GUIDELINES & TECHNICAL RESOURCES:** In relation to the treatment of historic properties, an array of resources are available to assist decision-makers undertake planning and appropriate intervention to historic properties.

**5. INCENTIVES:** Incentives may take various forms and include development incentives such as relaxation of regulations to achieve better historic preservation outcomes or financial incentives that serve to encourage the protection and treatment of historic properties.

**6. EDUCATION & AWARENESS:** Making educational resources widely accessible and celebrating success stories through awards programs, promoting case studies and sharing best practices brings an ongoing aspect to these type of preservation tools.

**7. POLICIES & REGULATIONS**

Tools for preservation may include inventories, protection, incentives, regulations, standards, guidelines, best practices, education and awareness strategies, and planning policies. In historic preservation, planning tools may take the form of a master plan, comprehensive plan, strategic plan, or a preservation plan. Preservation objectives are achieved more readily in a program that is also equipped with significant incentives.

## IDENTIFICATION AND DOCUMENTATION OF HISTORIC RESOURCES

During the period 1981-88, the Tarrant County Historic Resources Survey documented historic resources across Tarrant County. This survey considered buildings and other cultural resources that fell into two broad categories:

1. **Individual Landmarks** - Those resources, which were individually significant and appeared to meet the criteria for listing in the National Register of Historic Places or the Texas Historical Commission's guidelines for Recorded Texas Historic Landmarks or those that contributed in some way to a complete picture of the physical development of Fort Worth; and
2. **Historic Districts** - Those resources, which did not stand out individually, but that collectively or in groups contributed to the distinctive character of the survey area and therefore might be worthy of conservation.

In 2007, the City commissioned Lopez Garcia to undertake reconnaissance surveys for four historic districts. These surveys share similar characteristics with the Tarrant County Historic Resource Survey in its format, emphasis on buildings, and consideration of National Register criteria.

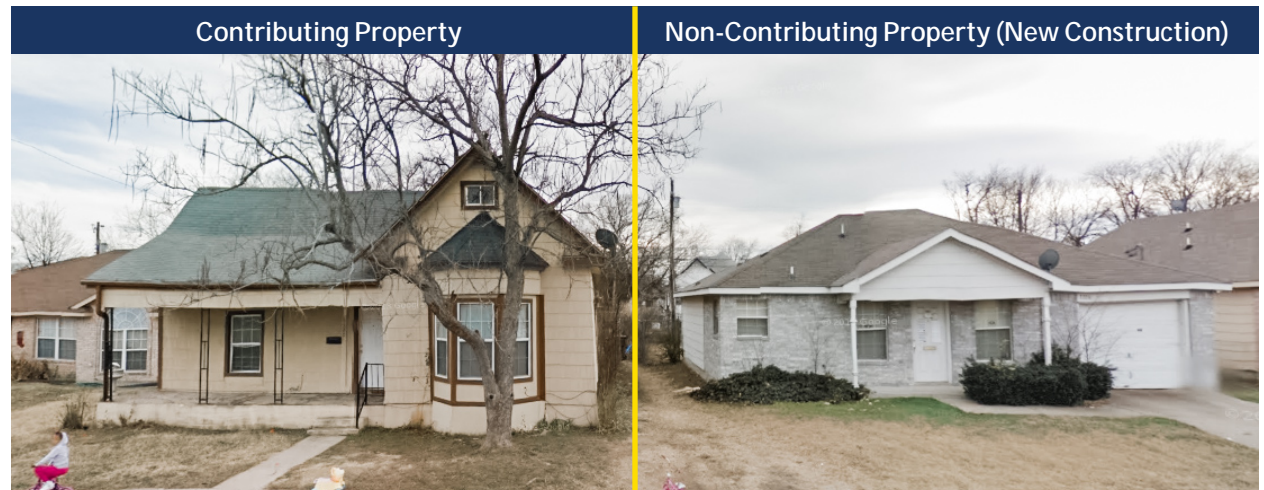
In 2019, Phase 1 of a multi-year update to the City of Fort Worth portion of the 1988 historic resource survey commenced, with the first phase consisting of the development of a Historic Context Statement, which will inform future phases of the survey update.

## PROPERTIES WITHIN HISTORIC DISTRICTS

Within historic districts, there are several categories of properties that may fall under the Historic and Cultural Landmark designation as follows:



A property that has been individually designated for its significance and integrity.



The contributing structure on the left contributes to the integrity, character, and significance of a historic district. The non-contributing new construction on the right detracts from or does not add to the integrity, character, and significance of the district.

## DESIGNATING HISTORIC RESOURCES

Historical designations are official recognitions of historic resources. Designation may help qualify property owners for grant funding or tax incentives; give property owners priority access to technical assistance from the Texas Historical Commission; guide visitors to places of historical interest; identify properties in Texas that deserve protection; and recognize properties of local, state, and national significance.

### ***Federal Designation***

Contrary to popular belief, neither National Historic Landmarks nor National Register designations affect what private owners can do with their property or come with any obligation to open it to the public. However, both do offer protections - in the form of additional requirements in the event that federal government work is likely to impact a historic place or if a property owner applies for federal tax credits.

### ***State Designation***

In many cases, a state listing triggers regulatory protection from state government actions or governs whether a property owner is eligible for tax benefits and incentives.

### ***Municipal Designation***

Communities may choose to request greater protection for their historic resources by adopting a preservation ordinance. The ordinance creates a process by which properties may be designated as individual landmarks or historic districts.

Local ordinances have two significant strengths:

- They are tailored to the local community, and
- They offer the most protection for privately owned buildings due to review requirements.

## HISTORIC RESOURCES DESIGNATIONS

The City of Fort Worth's designated historic resources fall within three categories.

- 1. HIGHLY SIGNIFICANT ENDANGERED (HSE)**  
 Properties designated as HSE are recognized as some of the most important historic structures and sites in Fort Worth. They have also been deemed as some of the most endangered due to prolonged vacancy or a threat of demolition. They must embody at least three of the eight criteria for designation, retain sufficient integrity, and have documented evidence of endangerment.
- 2. HISTORIC AND CULTURAL LANDMARK (HC)**  
 The Historic and Cultural Landmark (HC) designation can be applied to individual properties and districts. HC designated properties are important to the history and culture of Fort Worth. To be designated HC, a property must meet two of the eight designation criteria as well as the criteria for integrity.
- 3. DEMOLITION DELAY**  
 Demolition Delay properties have been identified as resources that meet at least one of the eight designation criteria. Under the Demolition Delay designation, the HCLC may delay the structure's demolition for up to 180 days in order to pursue alternatives.

## PRESERVATION PLANNING

A major challenge to the historic fabric across the nation is the dramatic changes being experienced by cities in the post-industrial economy. Established population centers, often rich in cultural heritage, have been, and continue to be subject to growth pressures in areas that are going through radical transformation as their economic bases evolve, their populations shift and their values or attitudes towards historic places change. Fort Worth has experienced considerable change over the past decade, evidence of that change is shown in relation to the rate of growth experienced by other cities across the nation where its rank as the 15th largest city in 2017 advanced to become the 13th largest city by 2019.

Preservation planning is the foundation for good land use decisions and strengthening the role of historic preservation in economic development initiatives, environmental stewardship, infrastructure development and city planning for example, increases the opportunity for safeguarding its sense of place while enabling Fort Worth to continue attracting new residents and businesses to meet the needs of the 21st century. While preserving the past in accordance with recognized treatments is a core objective when it comes to historic resources, the process of preservation is also concerned with “managing change” in a way that sustains those qualities that make Fort Worth distinct for the benefit of present and future generations. Preservation planning can facilitate the management of change by establishing historic contexts and setting out the rational, systematic process by which a community develops a vision, goals, and priorities for the preservation of its historic and cultural resources.

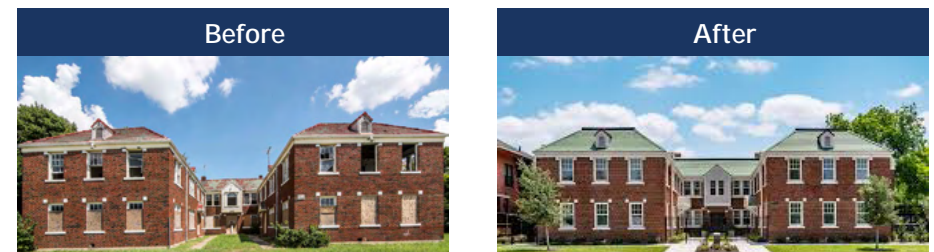
The most recent preservation plan undertaken to support the Historic Preservation Program in Fort Worth was completed in 2003 and included goals and strategies to maintain a Historic Resources Survey that was current, accurate, accessible, comprehensive and cost-effective; amending the Historic Preservation Ordinance to achieve a broad set of objectives; enhancing the preservation incentive program; increasing interdepartmental consideration of policies to minimize conflict with historic preservation; and developing education and awareness initiatives.

## HISTORIC SITE TAX EXEMPTION PROGRAM (HSTE)

The historic site tax exemption is used as a tool to promote owner investment in a historic property.

A property that is individually designated by City Council as a Historic and Cultural Landmark or has been determined to be a contributing property within a Historic and Cultural Landmark District may be eligible for an exemption to the municipal portion of their property taxes. The Tarrant Appraisal District must authorize exemptions for historic properties deemed eligible for the exemption and will determine the amount of the exemption. Local tax exemptions for historic properties are authorized by Title 1, Section 11.24 of the Texas Tax Code.

The Historic Site Tax Exemption (HSTE) involves a two-part process that requires approval by staff before the project is started, and final verification by the Landmarks Commission and the City Council upon completion of the project. The Tax Exemption is effective January 1 of the year following City Council verification. The Tax Exemption freezes the assessed valuations of the land and improvements at the pre-rehabilitation values for the purpose of assessing city taxes. The exemption period is ten (10) years. Application to the Tarrant Appraisal District must be made each year of the exemption.



The Hamilton Apartments (2837 Hemphill Street) - This property has a Highly Significant/Endangered designation and leveraged the HSTE to help make the rehabilitation project financially feasible.

Source: City of Fort Worth, Development Services Department, 2021.

## EDUCATION & AWARENESS

Increasing public awareness of historic preservation in the community requires a multi-pronged approach because historic preservation is inherently multi-disciplinary and people interact with it in different ways. The important aspect of education and awareness is to enable people to make a connection with a significant place.

In addition to disseminating information about the Historic Preservation Program through public speaking engagements and the development of brochures about the importance of a particular historic district, the City's historic preservation staff has partnered with industry specialists to offer the theory and practice of window repair with a hands-on training involving a series of workshops aimed at retaining sound early or original windows. These windows are often key character-defining features of historic properties and they are commonly made with much higher quality material than that which is available today. Well-maintained historic windows can last much longer than newer replacement windows and they are often easier to repair.



Historic wood windows are considered to be one of the important distinguishing characteristics of historic buildings. The repair and protection of historic wood windows, as shown in the photos above, not only preserves an irreplaceable resource but are also cost-effective to the homeowner and environmentally responsible.

Source: City of Fort Worth, Development Services Department, 2021.

## STANDARDS & GUIDELINES FOR HISTORIC RESOURCES

The Secretary of the Interior's Standards for the Treatment of Historic Properties are a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. The Standards offer common sense historic preservation principles that promote historic preservation best practices. The Guidelines offer general design and technical recommendations to assist in applying the Standards to a specific property. Together, they provide a framework and guidance for decision-making about work or changes to a historic property.

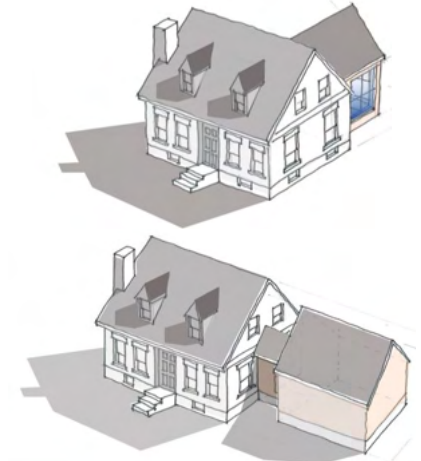
## BEST PRACTICES

In association with the Standards, the City's historic preservation staff often refers to technical information available from the National Parks Service's Technical Preservation Services, including Preservation Briefs that address a wide range of technical matters from New Exterior Additions to Making Historic Properties Accessible.

### Existing Structure



### Compatible Additions



## MOST ENDANGERED PLACES LIST

The annual Most Endangered Places list is a program of Historic Fort Worth, Inc., and a marketing and educational tool that highlights historic resources threatened by a variety of circumstances – extremely deferred maintenance, no local landmark designation, and lack of awareness of economic incentives to rehab historic buildings. The List is released each year in May, during National Preservation Month.

2015



Meisner-Brown Funeral Home (1937): With one month left before its demolition, HFW developed an e-blast about the building and an owner of a restoration firm saw it, purchased the building, and rehabilitated it.

2016



Three Sisters Bridge: These railroad bridges are tangible links with the extensive railroad activity in Fort Worth during the early twentieth century, and are good examples of an earlier engineering technology.

2017



Texas & Pacific Warehouse Building (1931): A chronically endangered, under-utilized property on the southern edge of downtown, the T&P Warehouse boasts over 600,000 sq. ft. of space that is zoned for a variety of commercial and residential uses.

2018



Fort Worth Public Market (1930): Once for the center for truck-farming in Tarrant County and surrounding counties, the FW Public Market has sat vacant for decades and is an excellent opportunity for an adaptive reuse project.

2019



Wood Windows: Retaining and repairing historic windows is cost-efficient over the long term and the addition of storm windows can offer comparable energy-efficiency if the windows are properly weatherized to eliminate air leakage.

No Most Endangered Places list released in 2020 due to COVID-19.

Source: City of Fort Worth, Development Services Department, 2021.

## DEMOLITION DELAY PROPERTIES

In 1995, the City established the Demolition Delay (DD) designation, which identified properties that were of sufficient merit to warrant future consideration for designation. The effect of the designation meant that the Historic and Cultural Landmarks Commission could not deny an application for a Certificate of Appropriateness to demolish a DD property, rather it could only delay the issuance of the COA for a period of up to 180 days. The purpose of the delay was to afford an opportunity to explore alternatives to demolition.

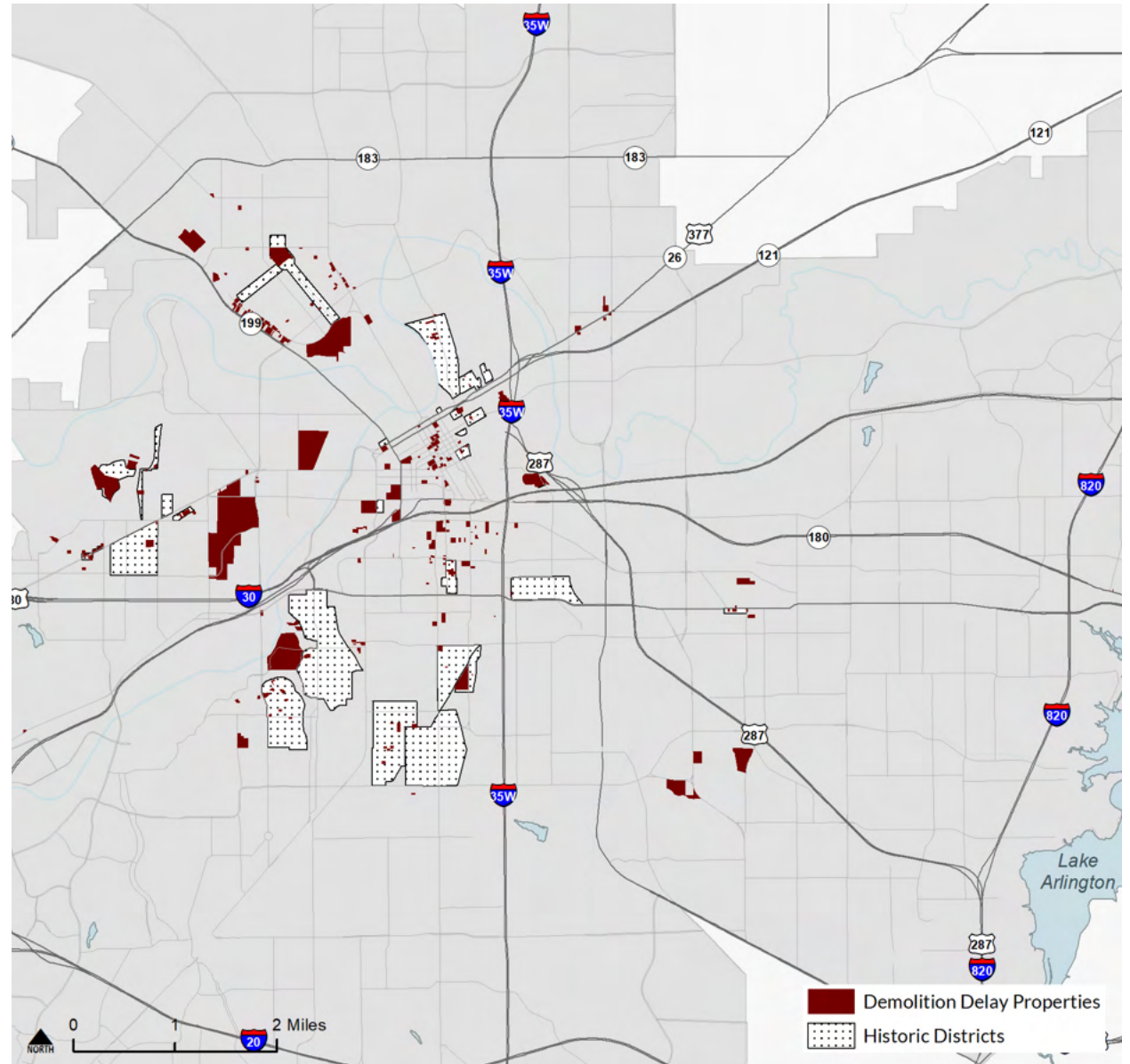
## 208

Properties with a Demolition Delay Designation



Grand Avenue National Historic District has several demolition delay designations, but no local historic district designations.

Source: City of Fort Worth, Development Services Department, 2021.



## VACANT/UNDER-UTILIZED HISTORIC PROPERTIES

Incentives and local protection can be used to encourage the reuse of historic properties. The most effective incentives work to encourage rehabilitation while at the same time discouraging abandonment. In historic preservation, often the most effective protection is conveyed at the local level.



A chronically endangered, under-utilized property on the southern edge of downtown, the T&P Warehouse boasts over 600,000 sq. ft. of space that is zoned for a variety of commercial and residential uses. This property serves as an important link between downtown and the Near Southside district.



The Fort Worth Public Market originally served as a market space for local farmers, vendors, and businesses. Since 1941, it has accommodated many uses, evidence of the adaptability of historic properties. With towers at three corners, tall arched windows, tile roof, and its dramatic entrance tower with ornate recessed entry trimmed with terra cotta are character-defining features of the landmark property.

The Public Market is listed on the National Register of Historic Places (federal) and is a Recorded Texas Historic Landmark (state).



In 1912, the Fort Worth Power Plant became the first major source of electricity in the city. The design represents the Beaux-Arts style of architecture that was popular from the 1890s to the Great Depression. The style marries classic Greek and Roman design elements with heavy masonry and elaborate ornamentation and detailing.

In the early 2000s, it was considered that the power plant would be incorporated into the development of the property.

Source: City of Fort Worth, Development Services Department, 2021.



## THE ECONOMIC IMPACT OF HISTORIC PRESERVATION IN TEXAS

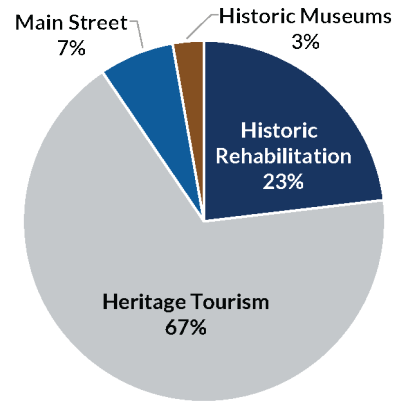
In 2015, the City of Fort Worth participated in a statewide initiative to document the economic impacts of historic preservation throughout Texas. The study examined property values, historic museums, building rehabilitation, and heritage tourism and concluded that historic preservation makes sound economic sense.

The study notes that, on average, property located within locally designated historic districts appreciates in value at higher rates than property not located within local historic districts.

## PRIVATE ANNUAL HISTORIC PRESERVATION EXPENDITURES

**\$3.34 B**

Total Annual Texas Historic Preservation Expenditures in 2013



## CUMULATIVE FEDERAL TAX CREDIT REHABILITATION IN TEXAS

**\$1:\$4-\$5**

Federal & State Incentives compared to Private Investment Ratio

RESULTING IN

**\$1.78 B**

Private-Sector Rehabilitation in 2013

**\$2.4 B**

Texas GDP in 2013

**35,000+**

In-State Jobs Created in 2013

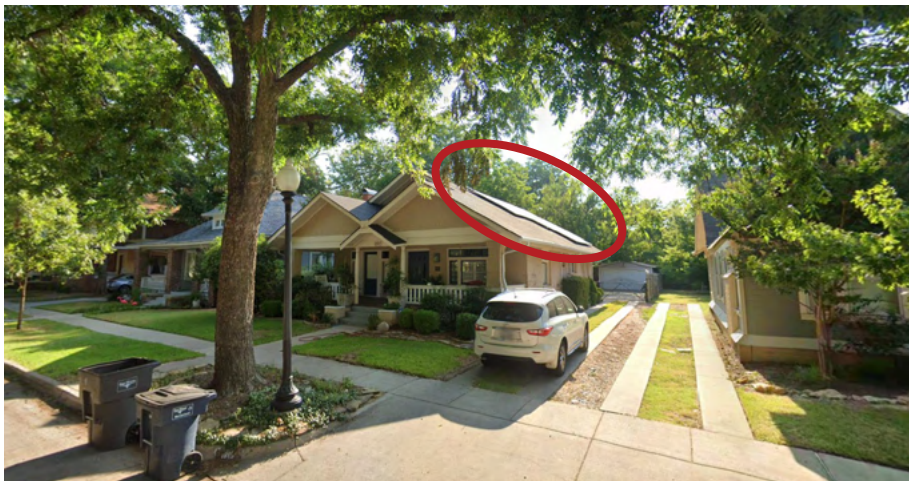
Job Sector	Jobs in 2015
Construction	14,266
Manufacturing	3,754
Retail Trade	3,016
Services	12,645
Other Sectors	2,065

Source: Economic Impact of Historic Preservation in Texas - Update 2015 - Technical Analysis, 2015.

A historic resource can be a tangible symbol of Fort Worth’s interest in honoring its heritage, valuing its character and sense of place, getting the most out of prior investments in infrastructure and development, and encouraging growth in already-developed areas.

Rehabilitating historic properties can be a critical part of promoting energy efficiency by preserving the energy already represented by existing buildings. A new, green, energy-efficient office building that includes as much as 40 percent recycled materials would nevertheless take approximately 65 years to recover the energy lost in demolishing a comparable existing building. Adapting old buildings—particularly those that are vacant—reduces the need for construction of new buildings and the consumption of land, energy, materials, and financial resources that they require.

As Fort Worth seeks to increase its environmentally sustainable investments and protect its historic resources, the advancement of Tools for Preservation will be central to this objective. The value in establishing and maintaining effective tools has already been demonstrated — not only in relation to environmental benefits, but also in relation to broader economic, cultural, and land use goals.



Consider on-site, solar technology only after implementing all appropriate treatments to improve energy efficiency of the building, which often have greater life-cycle cost benefit than on-site renewable energy. Solar panels should be installed on the rear of a property in an inconspicuous manner.

Source: City of Fort Worth, Development Services Department, 2021.

## HISTORIC COMMERCIAL STOREFRONT BUILDING ENERGY-EFFICIENCY DIAGRAM

This diagram illustrates a general strategy for energy conservation on a historic commercial building. These measures can enhance energy efficiency while retaining the integrity of the historic structure.



- |  |   |  |
|--|---|--|
| <p><b>A</b> Attic<br/>-Insulate internally</p>   | <p><b>D</b> Roof Material<br/>- Retain &amp; repair</p>   | <p><b>G</b> Transom/Clerestory Windows<br/>-Retain operable clerestory window to circulate air</p>                               |
| <p><b>B</b> Awnings<br/>-Use operable awnings to control solar access and heat gain</p>                    | <p><b>E</b> Solar Panels<br/>-Set back from primary facade to minimize visibility from street</p> | <p><b>H</b> Windows<br/>-Maintain original windows<br/>-Weather-strip and caulk<br/>-Add storm windows (preferably interior)</p> |
| <p><b>C</b> Doors<br/>-Maintain original doors<br/>-Weather-strip<br/>-Consider interior air lock area</p> | <p><b>F</b> Display Windows<br/>-Maintain original windows<br/>-Weather-strip</p>                 | <p><b>I</b> Wind Turbines<br/>-Set back from primary facade to minimize visibility from street</p>                               |

The most sustainable building is one that already exists. Before implementing any energy conservation measures to enhance the sustainability of a historic building, the existing energy-efficient characteristics of the building should be assessed. Historic building construction methods and materials often maximized natural sources of heating, lighting and ventilation to respond to local climatic conditions. The key to a successful rehabilitation project is to identify and understand any lost original and existing energy-efficient aspects of the historic building, as well as to identify and understand its character-defining features to ensure they are preserved.

The City of Fort Worth employed the following goals, policies, and strategies to support best practice historic resource management for the benefit of its residents, visitors, and future generations in a way that acknowledges the economic, environmental, and cultural benefits while safeguarding its sense of place that distinguishes it from other places.

## GOALS

- 1** Calibrate resources to achieve the goal.
- 2** Improve historic preservation tools to ensure that they are effective in advancing their public interest purpose.
- 3** Consolidate redundancy and eliminate conflicts between design guidelines, with the Secretary of the Interior’s Standards for the Treatment of Historic Properties as the baseline condition.
- 4** Develop and maintain an Incentive Program that provides both incentives and disincentives that are effective in advancing historic preservation.

## POLICIES

### *Citywide Historic Preservation*

- As a matter of public policy, the identification, protection, enhancement, and perpetuation of landmarks or districts of historical, cultural, architectural, or archeological significance are necessary to safeguard and promote the economic, cultural, education, and general welfare of the public.

### *Education and Awareness*

- Advance local, regional, and national outreach education and awareness opportunities.
- Implement interdepartmental coordination supported by education and awareness.
- Increase liaison efforts and develop education and awareness opportunities that build capacity of Neighborhood Associations.
- Increase liaison efforts and develop discipline-specific education and awareness opportunities for the real estate industry, as well as for designers, contractors, builders, and suppliers.

### *Stewardship*

- Encourage appropriate property investments and reuse of federal historic properties.
- Develop “stewardship” vs “ownership” opportunities for private property owners.

### *Historic Resources Surveys*

- Establish sustainable City commitment to update the 1988 Tarrant County Historic Resource Survey.
- Increase accessibility of Local Inventories.
- Encourage National Register Listing and the use of state and federal tax credits.

### *Managing Change to Historic Resources*

- Require that practical alternatives be demonstrated at the same level of consideration as preferred approaches where demolition, relocation, or inappropriate alteration are involved.
- Require creative and commensurate mitigation for all adverse effects that are more than minor, including making financial contributions to the Historic Preservation Program.
- Require that applicants proposing additions or new construction provide the type of existing and proposed drawings, streetscapes, contextual plans, photos, and renderings that enable an assessment of the degree to which the proposed work reflects designing in context.
- Document issues arising from the existing Building Code, Energy Code, and Minimum Building Standard that result in adverse effects on historic properties and utilize information to resolve conflicts.

### *Investment in Cultural Infrastructure*

- Advance historic preservation objectives by utilizing funds to leverage private partnerships.
- Develop appropriate new incentives to support historic preservation in Fort Worth.

### STRATEGIES

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#### ***Education and Awareness***

- Develop an overview of the historic preservation program and promote education and awareness opportunities for public property owners.
- Develop ‘hot button’ education and awareness opportunities for private property owners.
- Document exemplary case studies and develop education and awareness opportunities for decision-makers.

#### ***Stewardship***

- Document underutilized federal historic properties and encourage priority use policies with owners.
- Update Administrative Regulation A-10 and develop citywide education and awareness initiative for managers involved with city-owned historic resources.
- Document underutilized school facilities and develop exemplary case studies of school reuse projects as part of an initiative to strengthen stewardship opportunities for Fort Worth ISD.

#### ***Value of Historic Preservation***

- Collect data and develop an annual report focusing on the economic benefits of historic preservation activities in Fort Worth.
- Document case studies that exemplify the cultural and environmental value of historic preservation activities in Fort Worth.
- Seek opportunities to highlight case studies that demonstrate how historic preservation activities support affordable housing objectives.
- Document case studies that distinguish Fort Worth’s sense of place from other places.

#### ***Managing Change to Historic Resources***

- Document best practices evidenced by as-built rehabilitation projects in Fort Worth.

#### ***Investment in Cultural Infrastructure***

- Seek opportunities to generate funds that could be used to establish local incentives for historic resources.
- Seek opportunities to adjust the criteria for eligibility in a way that would make financial incentives more widely accessible and equitable.



# DRAFT

## CHAPTER 14

# URBAN DESIGN

Urban design is shaped by the regulations, policies, and plans that dictate the form of roads, parks, and sidewalks. These public spaces frame how we move through and experience our communities. Fort Worth residents move through the public realm constantly throughout the city often without notice or recognition that these spaces are the products of professional designers.

A fundamental premise of urban design is that there is a mutual relationship between quality of life and a city's built environment. Urban form influences social and economic opportunity and contributes to civic identity. After a discussion of general community aspirations and trends, this chapter focuses on several components of Fort Worth's built environment: streets and streetscapes, public buildings, public spaces, trees, the Trinity River and waterfront spaces, gateways, and scenic corridors. The chapter also describes the characteristic urban design elements of mixed-use growth centers and urban villages. Finally, policies and programs are prescribed to further enhance Fort Worth's quality of life.

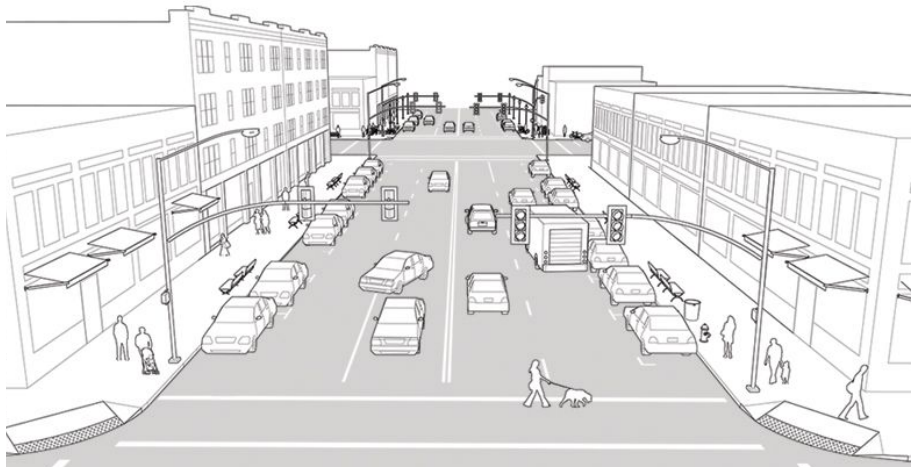
The width of a roadway contributes significantly to the experience of walking or driving along that street. As streets expanded to accommodate more vehicular traffic, they have become less appealing to pedestrians in the process. Along streets lined with building fronts, these walls define the pedestrian environment. Suburban style layouts with buildings placed far away from the sidewalk and street, often separated by parking lots, have narrow sidewalks placed at the edge of the roadway without any buffer between pedestrians and traffic; and street crossings are often dangerous and unmarked.

Good urban design creates a physical environment that makes pedestrians feel secure, while successfully accommodating existing and projected traffic volumes. The spaces between sidewalks, roadways, and buildings can enhance or adversely impact the pedestrian experience. On-street parking provides a comforting buffer between pedestrians and car traffic while reducing the need for surface parking lots. Amenities such as street lamps, landscaping, and benches create a more inviting space. These are important elements of the overall character of a city, and thus are now required in redeveloping areas of the central city.



*The West Seventh development near Downtown provides a walkable environment to live, work, and play.  
West 7th Street, Fort Worth.*

Before



After



*Neighborhood main streets have high pedestrian volumes, frequent parking turnover, key transit routes, and bicyclists all vying for limited space.*

*Source: Neighborhood Main Street, National Association of City Transportation Officials Urban Street Design Guide.*

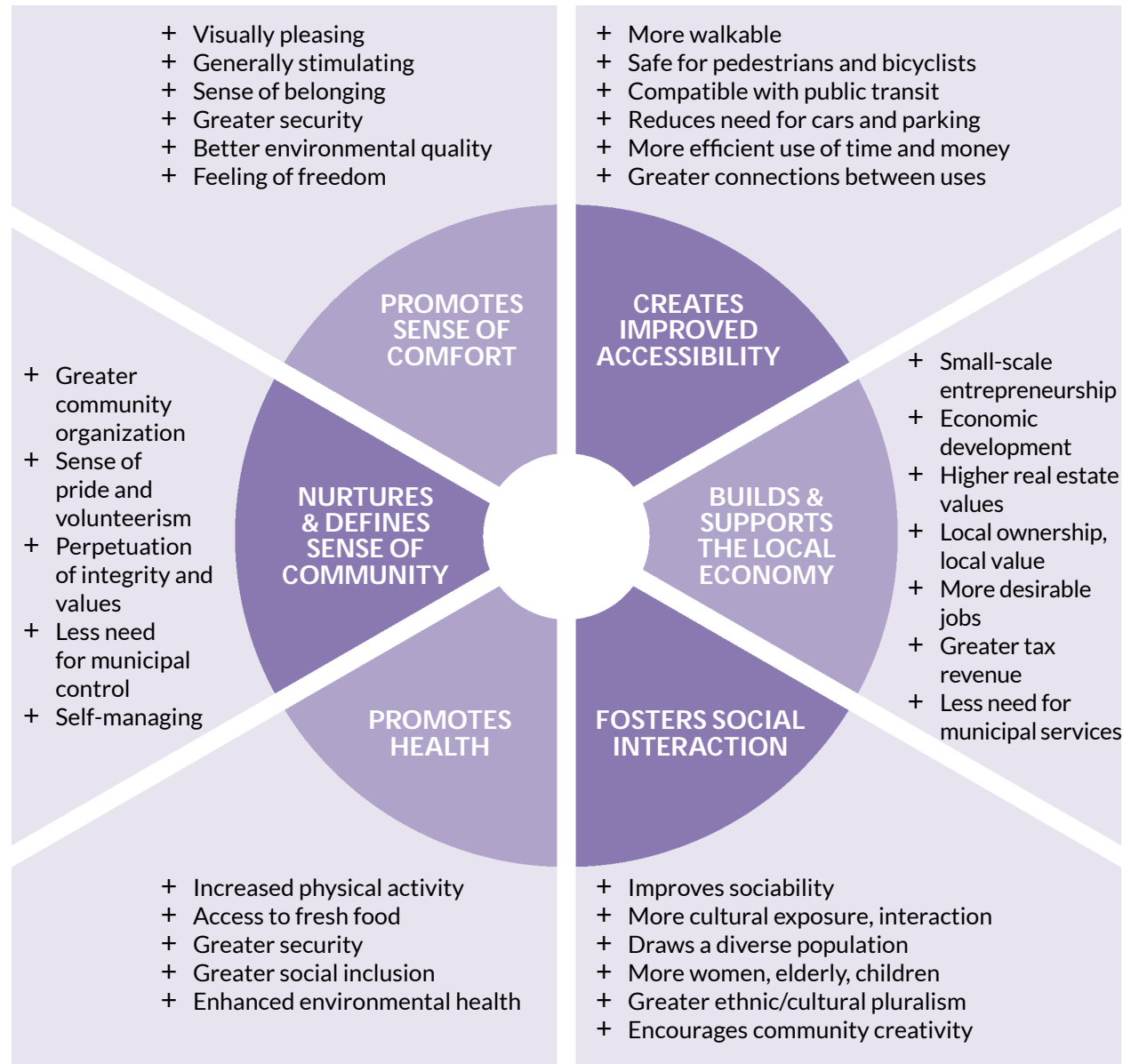
The influence of pedestrian environments and public spaces is far greater than simple aesthetic appeal. Eating at an outdoor table, browsing the windows of a bustling shopping street, and passing time watching crowds walk by are more than just pleasant diversions, they are components of urban social life that attract residents, businesses, and visitors. The thoughtful design of public spaces can provide these experiences and improve the vitality of the urban environment.

Most great places, whether a grand downtown plaza or humble neighborhood park, share four key attributes:

1. They are accessible and well connected to other important places in the area.
2. They are comfortable and project a positive image.
3. They attract people to participate in activities there.
4. They are sociable environments in which people want to gather and visit again and again.



## BENEFITS OF GREAT PLACES



Source: Placemaking: What if we built our cities around places? Project for Public Spaces booklet.

## FORM-BASED CODES

Form-Based Codes are a method of engineering the built environment through zoning ordinances to realize a particular and predictable urban form. Form-Based Codes focus primarily on the quality, form, and relationship between streetscapes and building facades to create pedestrian-friendly environments.

## DESIGN OVERLAYS

An overlay zone is a zoning district which is applied over one or more previously established zoning districts, establishing additional or stricter standards and criteria for covered properties in addition to those of the underlying zoning district. Fort Worth uses overlay zones to promote specific development projects, such as mixed-used developments, waterfront developments, housing along transit corridors, and affordable housing.

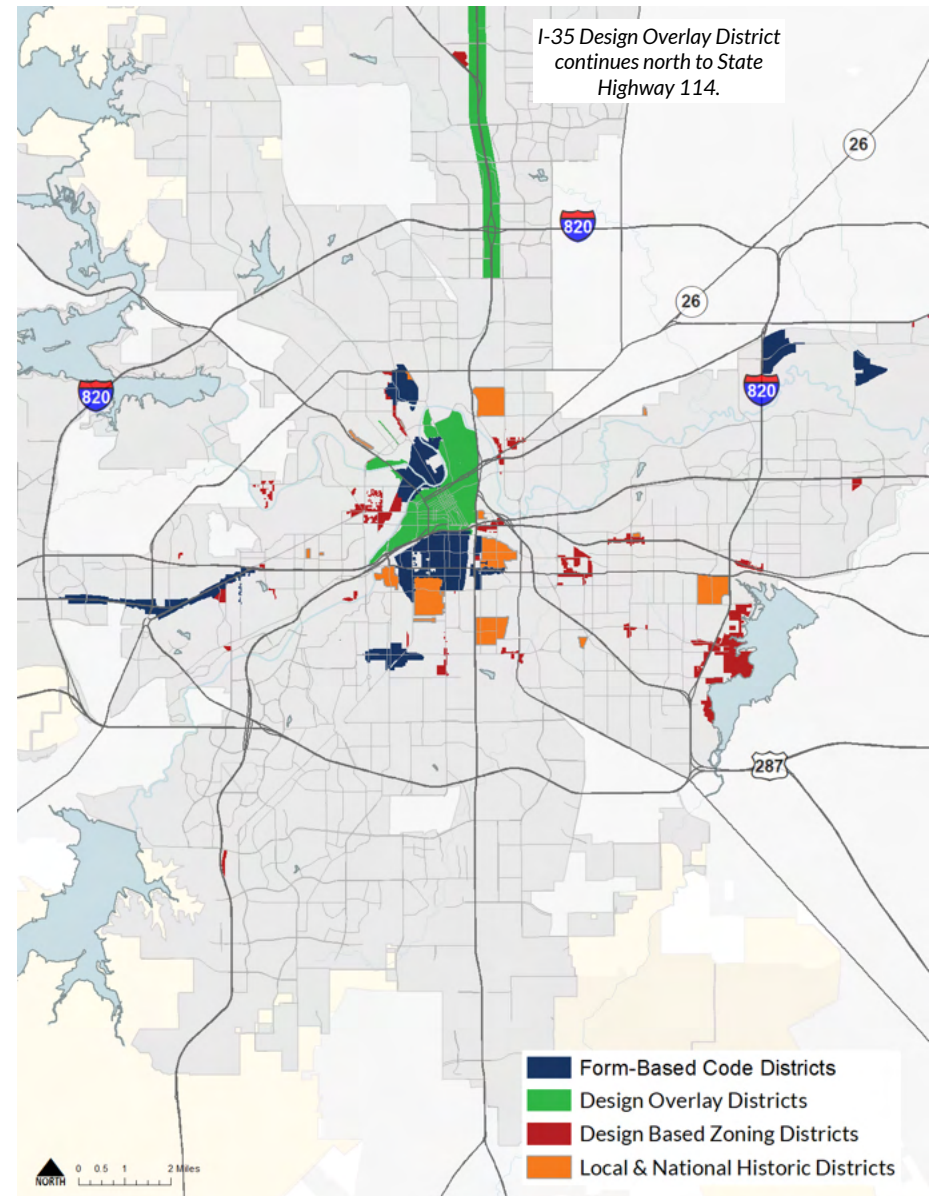
## DESIGN-BASED ZONING DISTRICTS

Design-Based Zoning Districts focus on promoting a walkable, urban form of development, consistent with the surrounding areas' historic urban development patterns. The focus on form promotes buildings that conform to tested urban design principles. Mixed-Use and Urban Residential zoning districts are located throughout the city.

## HISTORIC DISTRICTS

Historic districts protect a collection of historic properties related to each other by historical themes or development patterns. Historic districts are the original "design district", as they have regulated the treatment of existing properties and compatible new development within the district since the early 1900s.

## URBAN DESIGN DISTRICTS



Source: City of Fort Worth, Planning and Data Analytics Department, 2021.



## SCENIC CORRIDORS

Scenic corridors are areas that have been recognized as scenic, cultural, architectural, or historic assets. The Zoning Ordinance outlines the criteria for designation. A scenic corridor must include or reflect one or more of the following:

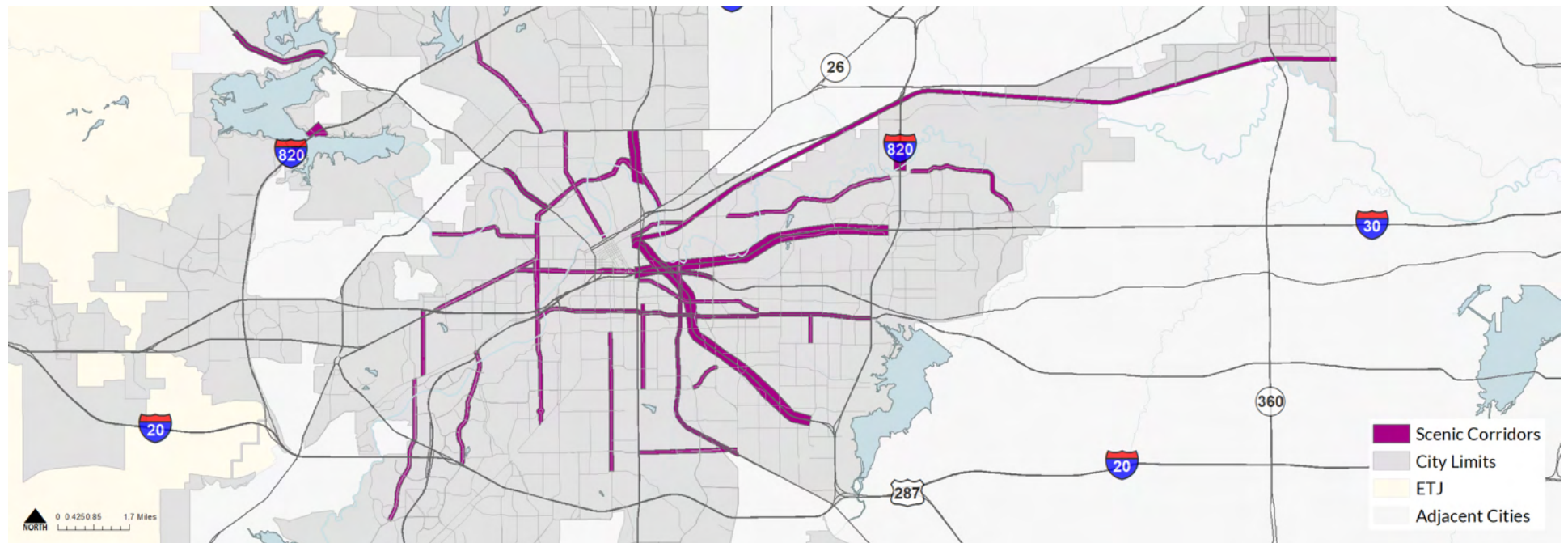
- Character of Fort Worth
- Architectural significance
- Historic event or person
- Character of neighborhood
- Designated historical area
- Views and vistas
- Gateways
- Connecting routes (e.g., connect scenic areas)
- Parks and natural features

The identification of these corridors and previous development regulations protecting the corridors has resulted in some changes now applied citywide.

The city's telecommunications ordinance evolved from the early restrictions established for scenic corridors. Other special considerations remain in place along the corridors, primarily related to billboards and signage.

Examples of existing scenic corridors include the following:

- North Main Street from the Stockyards to Downtown.
- Lancaster Avenue from Camp Bowie Boulevard to South Beach Street.
- I-35W from 28th Street exit south to the centerline of the Trinity River.
- I-30 from Downtown east to Loop 820 East.
- US 287 (Martin Luther King Freeway) from Downtown southeast to Village Creek Road.



Source: City of Fort Worth, Planning & Data Analytics Department, 2021.

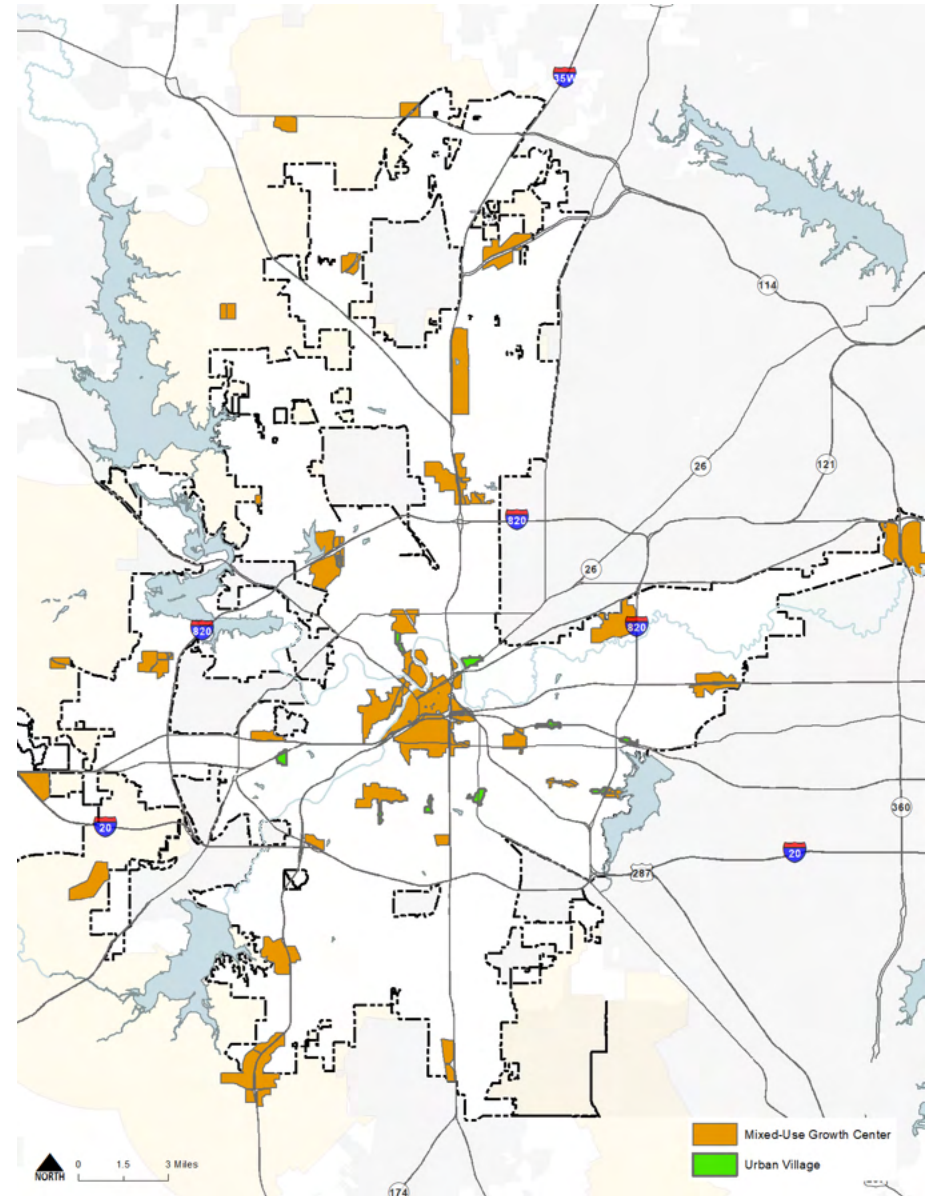
MIXED-USE GROWTH CENTERS & URBAN VILLAGES

Nearly all of the urban design principles that have been identified in this chapter (e.g., pedestrian-oriented development, strategically located and well-designed public spaces and buildings, accessible open spaces, etc.) are essential elements of successful mixed-use growth centers and urban villages. These places have a concentration of jobs, housing, entertainment, public spaces, civic buildings, transportation options, and pedestrian activity. This variety of land uses within a walkable, human-scaled environment creates great urban places while helping to reduce automobile dependency.

The character of walkable urban places is influenced by the urban design approaches used to guide their development. Within mixed-use growth centers, the highest density developments should be located near each center’s commercial core. Lower density developments, including small multifamily buildings and single-family homes, should be located on the growth center’s periphery. Within the higher-density core, building fronts should form consistent edges, outlining the street space and defining a public realm in which sidewalk entrances and stoops contribute to social interaction and neighborhood safety.

Mixed-use growth centers should also include a diversity of housing types and densities. Buildings with different footprints, heights, and scales will generate housing options for households of varying size and income within the same neighborhood. The development of mixed-income communities is a goal of the City’s housing policy, and urban design can play a role in ensuring that the initiatives listed in Chapter 5: Housing achieve this goal.

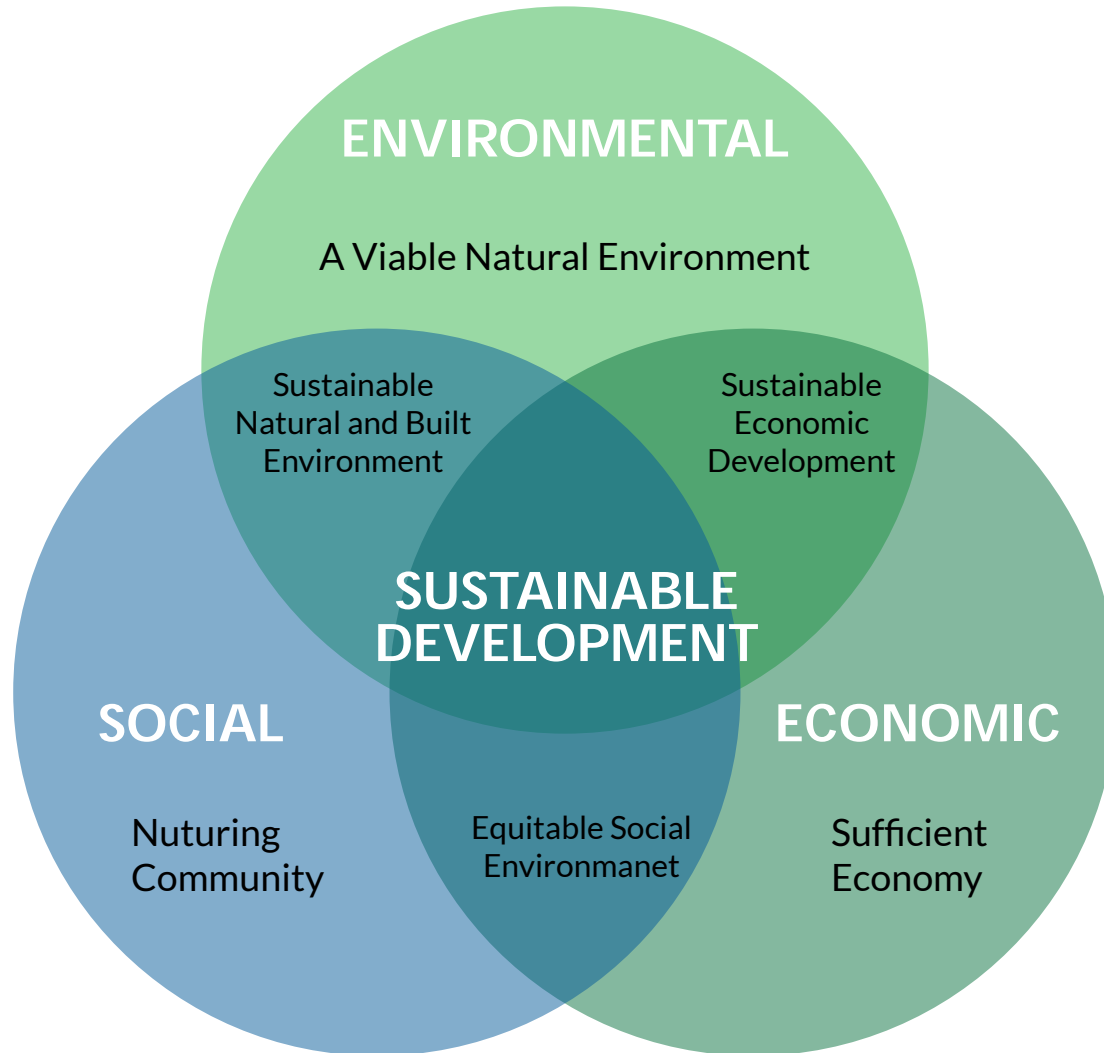
Within mixed-use growth centers, urban design elements should be incorporated that promote walking and cycling as alternatives to driving. A legible, pedestrian-scaled street grid is critical to promoting walking and cycling. Such a network offers the possibility of various routes to destinations, and is more efficient than contemporary cul-de-sac subdivisions. Growth center and urban village streets should be an inviting pedestrian environment enhanced by the streetscape amenities discussed earlier. A network of bicycle routes can provide another safe, non-polluting, transportation option within and between growth centers.



Source: City of Fort Worth, Planning & Data Analytics Department, 2021.

**SUSTAINABLE URBANISM**

The City of Fort Worth has numerous policies, goals, and objectives that, when implemented together, promote a concept known as sustainable urbanism. Sustainable urbanism is defined as walkable and transit-served urban environments integrated with high performance buildings, accessible green spaces, and high-performance infrastructure.



Source: Sustainable Urbanism, Rethinking the Future: re-thinkingthefuture.com

**SUSTAINABLE URBANISM IN ACTION:**

**Walkable Urbanism**

Walkable urbanism requires a wide range of housing types within comfortable walking distance of many daily activities, all connected by pedestrian-friendly streets. The City directs growth towards mixed-use growth centers and urban villages, areas that are intended to have a variety of land uses within a walkable and human-scaled environment.

**Transit-Oriented Development (TOD)**

TOD is a key component of the City’s effort to increase housing options and to improve mobility for residents. TOD describes a compact urban village that is centered around and coordinated with a transit station in its use and design. Significant TOD opportunity sites exist around TEXRail stations and along Bus Rapid Transit (BRT) corridors.

**LEED Program**

The City encourages new buildings and neighborhoods to meet Leadership in Energy and Environmental Design (LEED) certification or comparable green building standards. The development standards for both Panther Island and the Near Southside districts accept LEED certification in lieu of required building façade elements. NEZ design guidelines incorporate LEED design elements that encourage new infill buildings to be energy efficient by utilizing natural lighting and ventilation.

# GOALS & OBJECTIVES

The City of Fort Worth uses the following goals and objectives – as well as policies and strategies that follow – to build a city that residents love, visitors remember, and businesses want to be part of.

## GOALS & OBJECTIVES

- 1** Create an attractive, well-designed city that enhances community image and attracts the private investment necessary to create vibrant growth centers, thriving entertainment districts, and safe neighborhoods.
  - Employ appropriate urban design principles in all development projects and area plans to create memorable places throughout Fort Worth.
  - Partner with Downtown Fort Worth Inc. to update the Downtown Strategic Action Plan in 2023.
- 2** Design and construct urban streets, plazas, and other public spaces that promote pedestrian activity, enable the full enjoyment of the public realm, and create memorable places that people want to visit.
  - Design and construct streetscape improvements in selected urban villages, mixed-use growth centers, and transit-oriented development (TOD) locations as funding becomes available.

## POLICIES

- Promote mixed-use, pedestrian-friendly, and transit-oriented development (TOD) as described above, in Chapter 4: Land Use, and in the Planning Sector Policies contained in Appendix C.
- Use urban design as a tool to revitalize central city neighborhoods and commercial districts to ensure they are highly desirable places, and to redirect a significant amount of future population and employment growth into these areas.
- Implement policies, strategies, and regulations that ensure good urban design, such as mixed-use and urban residential zoning, form-based codes, and TOD and urban villages development.
- Build on transportation plans and policies to improve the influence of good urban design on complete streets projects, land use and transportation integration, and transportation project delivery.
- Promote and strengthen infill urban development opportunities, such as through the Urban Village Development Program.
- Promote downtown, the hospital district, and other mixed-use districts as crucial generators of economic growth and sources of community vitality that creates competitive advantage for Fort Worth.
- Improve zoning and subdivision regulations to streamline infill development.
- Improve design standards for public and civic building, and spaces.
- Require site design focused on improving the human experience.
- Improve the quality and urban design impact of development standards with regular reviews and amendments.

## STRATEGIES

- Coordinate with redevelopment organizations to prepare, review, and update development standards and guidelines for mixed-use growth centers, urban villages, and TOD areas.
- Involve affected property owners, residents, and other interested parties in the development of urban design approaches and the selection of appropriate urban design elements.
- Support community efforts to create form-based zoning districts that reflect the aspirations of stakeholders to foster the development of attractive and vibrant walkable urban neighborhoods.
- Integrate practices aimed at improving environmental quality with innovative urban design approaches. An example of this integration is using green infrastructure, accessible green spaces, and low-impact development such as pervious surfaces that absorb stormwater within surface parking lots.

# CHAPTER 15: ARTS AND CULTURE

Fort Worth residents and visitors enjoy the arts through a variety of local organizations, special events, and programs that provide a distinctive blend of Western heritage and high culture. Within just a few miles, one is able to experience bull riding and equestrian events, as well as a night at the opera or a major museum exhibition. Many of these cultural experiences are offered in Downtown, the Cultural District, and the Historic Stockyards. In addition, unique art and cultural experiences are available within Fort Worth neighborhoods.

## EXISTING CONDITIONS AND TRENDS

The Cultural District, Downtown, and the Historic Stockyards are Fort Worth's three unique arts and entertainment districts. Together, these destinations draw a total of seven million visitors each year. Neighborhood art facilities, performing arts organizations, and public art also add to the character and culture of Fort Worth. Fort Worth's artistic and cultural activities are promoted by the festivals held throughout the city each year, in addition to the activities undertaken by the Arts Council of Fort Worth and Tarrant County.

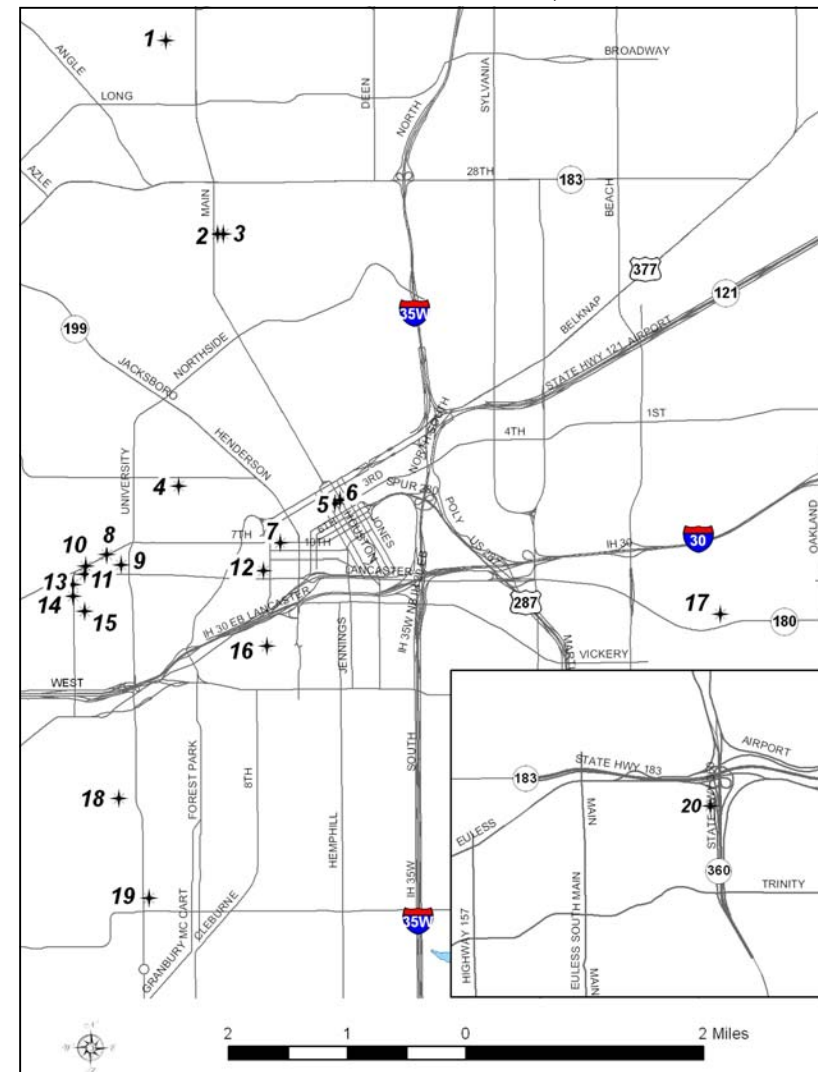
### Cultural District

No single place captures the diversity of Fort Worth more than the Cultural District, where culture is presented in its broadest sense: from the art, music, theater, and dance typically associated with cultural facilities, to agriculture, equestrian activities, horticulture, and sports.

This area, the nation's third largest cultural district, is located just west of Downtown above the banks of the Trinity River. In the late 1890s, the City of Fort Worth purchased the land south of 7th Street on both sides of the Clear Fork. In 1936, the City purchased 138 acres of the Van Zandt tract along Lancaster Avenue for Fort Worth Frontier Centennial, part of the Texas Centennial Birthday Celebration. Much of the land in the Cultural District is owned by the City of Fort Worth, including Trinity Park and Fort Worth Botanic Garden. Many of the museums in the District lease land from the City.

The Cultural District is home to several world-class art museums, including the Kimbell Art Museum, Modern Art Museum of Fort Worth, and the Amon Carter Museum. The Kimbell Art Museum was designed by Louis Kahn and opened in 1972. The 22,000 square-foot gallery space houses a variety of well-known artwork. The Kimbell is constructing an 85,150 square-foot addition on the west lawn designed by the world-renowned architect Renzo Piano. The Fort Worth Museum of Science and History, the second most popular museum in Texas, attracts more than 1.15 million visitors each year and was the first museum in Texas to top the million mark for visitors. The Museum of Science and History has recently completed construction of a new facility designed by the internationally recognized Mexican architecture firm Legoretta-Legoretta.

Museums in Fort Worth, 2011



- |   |  |
|---|--|
| 1. Vintage Flying Museum                    | 11. Fort Worth Community Arts Center         |
| 2. Stockyards Museum                        | 12. Ball-Eddleman-McFarland House            |
| 3. Texas Cowboy Hall of Fame                | 13. National Archives and Records—proposed   |
| 4. Leonard's Dept. Store Museum             | 14. FW Museum of Science and History         |
| 5. Sid Richardson Collection of Western Art | 15. National Cowgirl Museum and Hall of Fame |
| 6. Fire Station No. 1                       | 16. Thistle Hill                             |
| 7. Cattle Raisers Museum                    | 17. National Cowboys of Color Museum         |
| 8. Kimbell Art Museum                       | 18. Log Cabin Village                        |
| 9. Modern Art Museum                        | 19. Monnig Meteorite Gallery                 |
| 10. Amon Carter Museum                      | 20. American Airline CR Smith Museum         |

The success enjoyed by museums in the Cultural District has led to several new and expanding facilities that are completed, under construction, on the drawing board, or being seriously discussed. One example is the \$39 million addition to the original Amon Carter Museum, designed by Philip Johnson/Alan Ritchie Architects, which tripled the exhibition space showcasing the Museum's renowned collection of American Western art. The addition also includes an expanded research library, a beautifully-designed reading room, expanded educational facilities, and spacious new galleries for the display of traveling exhibitions.

The Fort Worth Community Arts Center has been open since November 2002. The facility is owned by the City and is under the management of the Arts Council of Fort Worth & Tarrant County ([www.artsfortworth.com](http://www.artsfortworth.com)). The 77,000 square-foot building includes the 500-seat Scott Theater and nine art galleries, and it is now home to 13 arts organizations. In its first year, over 50,000 visitors enjoyed exhibitions of contemporary art by regional artists, as well as a host of theater and other cultural events and meetings. In 2004, the Arts Council converted a former solarium space into a 120-seat flexible theatre space or "black box theater" in keeping with the adaptive reuse plan for the building. Named the Hardy and Betty Sanders Theatre, it has been used for all types of "grass roots" cultural activities. A partnership between the Council, Samaritan House, and Z's Catering resulted in the opening of a café in 2009.

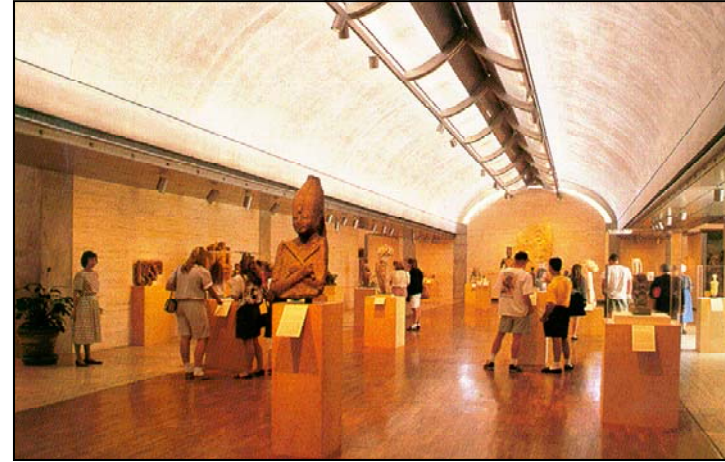
Casa Mañana Theatre is also located in the Cultural District. The theatre produces live entertainment year-round, including plays, musicals, concerts, and children's theater. Casa Mañana also presents Broadway national tours at Bass Performance Hall in Downtown. After a decade of careful planning and fundraising, a thoughtful renovation of Casa Mañana Theatre was completed in 2003 that increased the number of seats to 1,200 and created a proscenium stage.

Other Cultural District attractions include the National Cowgirl Museum and Hall of Fame, which opened in June 2002, and the \$60 million Modern Art Museum designed by Tadao Ando on an 11-acre site located just east of the Kimbell Art Museum. Simultaneously, the City completed reconstruction of the intersection at University Drive, West Seventh Street, Bailey Avenue, and Camp Bowie Boulevard. Potential future expansions include a 12,000-seat Will Rogers arena for hosting events ranging from rodeos to ice hockey.

The Fort Worth Botanic Garden is the oldest botanic garden in Texas, covering over 118 acres and exhibiting 2,500 exotic and native plants and a number of specialty gardens, such as the Japanese Garden. In 2008, the Botanic Garden was nominated for the National Register of Historic Places. A Fort Worth Botanic Garden Master Plan was approved by the City Council in 2010 to guide future decision-making within and around the garden.

The Fort Worth Zoo has been ranked one of the top five zoos in the nation. The Zoo attracts more than 1.2 million visitors each year. The Zoo completed a significant expansion of a new Reptile House in 2010.

## Kimbell Art Museum



The Kimbell Art Museum, designed by Louis Kahn, has 22,000 square feet of gallery space that will be expanded to 85,150 feet by 2013. The Kimbell houses world renowned art work. (Source: City of Fort Worth, 2009.)

## Modern Art Museum of Fort Worth



The Modern Art Museum of Fort Worth, designed by acclaimed Japanese architect Tadao Ando, opened in December 2002 in the Cultural District. It embodies the principles of classical Japanese architecture while employing modern Western techniques. The museum features 53,000 square feet of gallery space, a 1.5-acre pond, a cafe overlooking the water, and a 250-seat auditorium. (Source: City of Fort Worth, 2009.)

The Will Rogers Memorial Center is a multi-purpose entertainment complex covering 45 acres under roofs. Located in the heart of the Cultural District on a little over 85 acres of land, this City-owned center generates more than \$200 million from an estimated 2.5 million visitors each year. Livestock and equestrian activities, among other events, are held at the 5,900-seat Will Rogers Coliseum, home of the world's oldest indoor rodeo and the annual Fort Worth Stock Show and Rodeo. This unique three-week long event attracts over 900,000 people annually. The "Stock Show" has been a Fort Worth tradition for over a century. A new addition to the complex – the Western Heritage Parking Garage – was completed in 2010 and features artist Mike Mandel's large scale mosaic tile murals with iconic images of the cowboy and cowgirl and other rodeo imagery.

Completed in 1990, the Fort Worth Cultural District Master Plan provides a comprehensive look at the Cultural District. While many of the plan's recommendations have been implemented, others will need to be reviewed or revised, and specific implementation plans may be necessary. Major redevelopment projects are nearing completion in the West 7th/University and Trinity Park urban villages, including the Museum Place, West Seventh, and South of Seventh developments.

### **Downtown**

Downtown is a multicultural, progressive, active urban center that capitalizes on its cultural resources. It serves as a major entertainment center with a variety of museums, historical exhibits, live entertainment venues, movie theaters, a world-class performing arts hall, ongoing cultural activities, and colorful festivals. In 1995, Downtown Fort Worth was awarded the prestigious James C. Howland Award for Urban Enrichment by the National League of Cities.

Sundance Square, a 16-block collection of graciously restored and replicated turn-of-the-century storefronts, has preserved the architecture and rich heritage of its colorful past. With the support of Fort Worth's Bass family, the area was renovated in the 1980s and has since turned Downtown into a vibrant destination with office, retail, and entertainment establishments. Today, Sundance Square encompasses a variety of retail uses, restaurants, live theaters, museums, movie theaters, and new and converted housing.

The Nancy Lee and Perry R. Bass Performance Hall serves as an important symbol of one of the most successful downtown revitalization efforts in the country. Built entirely with private funds, the \$67 million, 2,056-seat facility is the first-ever permanent home of the Fort Worth Symphony Orchestra, Texas Ballet Theatre (formerly the Fort Worth-Dallas Ballet), Fort Worth Opera, and the Van Cliburn International Piano Competition. In 2007, Bass Hall held the first ever Fort Worth Opera Festival. The festival was such a success that in 2008 it included three new operas at Bass Hall, and a fourth opera at the Scott Theatre. In another demonstration of commitment to the community, the Bass family developed an education program that provides an opportunity for every Tarrant County student to visit Bass Hall each year. The Bass Hall has received the honor of being selected as one of the top ten opera halls in the world, and number three in the United States, behind only those in New York and San Francisco.

### **Special Events in Sundance Square**



Sundance Square is a vibrant area with residential, entertainment, and retail elements. This engaging urban center is the location of many festivals and other activities, including Super Bowl events in February 2011. (Source: City of Fort Worth, 2011.)

### **Bass Performance Hall**



The Nancy Lee and Perry R. Bass Performance Hall in Downtown enhances Fort Worth's culture through its promotion of art and architecture. It has been selected as one of the ten best opera houses in the world, and was ranked third in the United States by *Travel and Leisure Magazine*, March 1999. (Source: City of Fort Worth, 2009.)

The Caravan of Dreams building, formerly a popular music venue, has been renovated to accommodate a western-themed restaurant. The building also includes a roof top Grotto bar, a 212-seat theater, conference facilities, and Etta's Place, a bed and breakfast facility. The Jubilee Theatre, on Main Street, is a 100-seat house that produces year-round plays and musicals reflecting the African-American experience. The Sid Richardson Collection of Western Art provides an array of exhibits, attracting both residents and tourists. In addition, Circle Theatre, located in the Sanger Building basement in Sundance Square, adds to the live entertainment Downtown.

The Fort Worth Convention Center completed a \$75 million, two-phase expansion and renovation in May 2003. In 2009, the City of Fort Worth completed construction of an eleven-story parking garage across the street from the Convention Center, featuring a collaborative design by Jacobs Facilities, Inc., and artist/jazz musician Christopher Janney, who was selected through the Fort Worth Public Art program. Visitors hear the sounds of Fort Worth as they ride in glass elevators overlooking Houston Street.

Lancaster Avenue became an "Avenue of Light" in 2009, with the installation of a series of 35-foot tall glowing stainless steel sculptures in the median of Lancaster Avenue. Inspired by the rich Art Deco detailing of the Texas & Pacific Railroad Terminal lobby, the lighted sculptures created by Cliff Garten Studios, will help reinvigorate the south side of Fort Worth's already impressive Downtown.

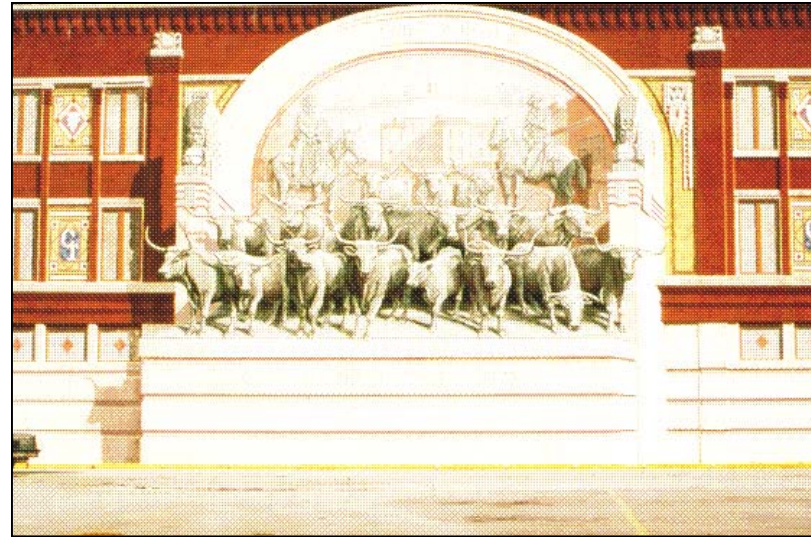
### **Historic Stockyards**

Showcasing Fort Worth's western heritage, the Historic Stockyards is one of the most unique and colorful arts and entertainment areas in the state. A century after the establishment of this stopping point along the legendary Chisholm Trail, Fort Worth's Historic Stockyards still embody the history and western heritage of the city. The entire stockyards area is on the National Register of Historic Places.

Western shopping, restaurants, and saloons characterize the area, including the legendary White Elephant Saloon, Cowtown Coliseum, and the Stockyards Hotel. Stockyards Station is a festival marketplace and depot for the Tarantula Steam Train, an 1896 locomotive that retraces a portion of the Chisholm Trail through a one-hour narrated ride. The 165,000 square-foot space offers a selection of merchandise ranging from art works and antiques to clothing, gourmet items, and music. The Stockyards is also home to the Spanish-style Livestock Exchange Building and Billy Bob's Texas, known internationally as the "World's Largest Honky-Tonk", which attracts more than 700,000 visitors each year.

The Fort Worth Herd Program began in June 1999, coinciding with the City's 150<sup>th</sup> anniversary celebration. The romance and mystique of cowboys and cattle lives on through The Herd in the Fort Worth Stockyards. The Herd of sixteen Longhorns is driven twice daily down East Exchange Avenue. The purpose of the Fort Worth Herd Program is to entertain and educate visitors, as well as provide an

### **Chisholm Trail Mural**



Art in public places, such as the Chisholm Trail Mural by Richard Hass, add to the visual character in Fort Worth. (Source: City of Fort Worth, 2009.)

### **Fort Worth's Historic Stockyards**



Fort Worth's Historic Stockyards offers a unique experience of Old West History. (Source: City of Fort Worth, 2009)



authentic interpretation of the history of the cattle industry and its impact on the growth and prosperity of Fort Worth.

Rodeo Plaza (a portion of North Commerce Street between Exchange Avenue and Stockyards Boulevard) underwent a pedestrian-friendly transformation in 2009. Artist Steve Teeters created hand-forged steel street lights, “spur” benches, “belt” sculptures, a “tooled leather” gate and archway, and other design enhancements to complement the streetscape improvements designed by Huitt-Zollars, Inc.

Through the years, many studies and plans have been developed for the Historic Stockyards, with a new master plan developed by private sector stakeholders in 2010. In addition, the Historic Stockyards features prominently in the Northside Economic Development Strategy Report completed by the City in 2011. More information on this plan is included in Chapter 10: Economic Development. Finally, an urban design plan has been developed for North Main Street and a Historic Marine Urban Village Master Plan has been adopted that will create a more attractive and economically viable corridor from the Stockyards to Downtown. More details on these plans are provided in Chapter 14: Urban Design, as well as in Chapter 10.

#### **Neighborhood Arts Facilities**

In addition to the three primary arts and entertainment districts located in Fort Worth, neighborhood arts facilities are also available to residents and visitors, further enhancing and reflecting the city’s character and culture.

The City-owned Rose Marine Theatre and the adjacent Galleria de las Rosas on North Main Street are currently managed by the Artes de la Rosas, (formerly called the Latin Arts Association) a nonprofit organization. The complex includes a 150-seat theatre, office space, rehearsal and dressing rooms, and exhibition space for arts groups.

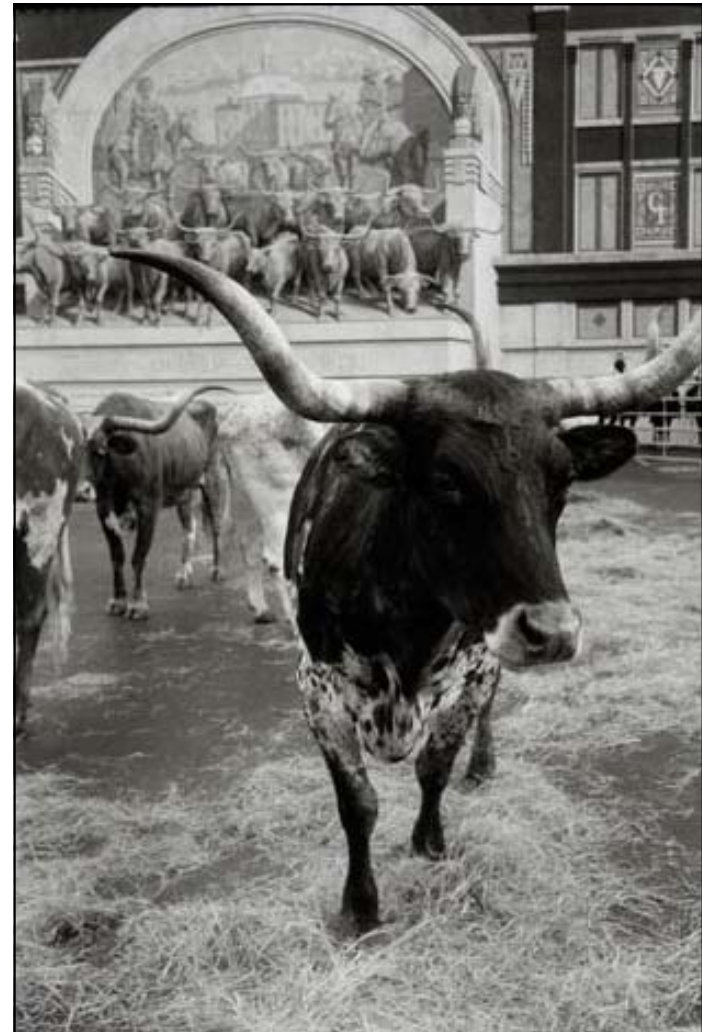
The Hip Pocket Theatre, located on the south side of Lake Worth, has staged more than 150 plays, including 80 world premieres.

Arts Fifth Avenue, which is located in south Fort Worth in the eclectic, historic Fairmont neighborhood, is a grass roots arts center that provides all types of visual arts classes, tap dance and drumming classes, as well as arts events attended by the community at large.

Further south is the Victory Arts Center, a former convent that has been developed into market rate housing for the “creative community and arts patrons.” Potential exists at this location for an outdoor sculpture garden that would be available to both tenants and the public.

Neighborhood schools, colleges and universities, churches, library branches, Boys and Girls Clubs, United Community Centers, shopping centers, and other facilities host performing and visual arts activities, as well as arts education programs. To sustain these activities, additional public and private support is needed.

#### **Longhorns and Mural**



Longhorns and Mural 6/12/1999 by Luther Smith is one of 50 images in the Herd Photography Collection, donated to the City of Fort Worth in 2004. (Source: Arts Council of Fort Worth, 2009.)

### **Performing Arts Organizations**

Major performing arts organizations providing artistic and cultural resources to citizens and tourists of Fort Worth include: Texas Ballet Theatre (formerly the Fort Worth-Dallas Ballet), Casa Mañana, Fort Worth Opera Association, Fort Worth Symphony Orchestra Association, Van Cliburn Foundation, Circle Theatre, Kids Who Care, Imagination Celebration, Jubilee Theatre, Stage West, Texas Boys Choir, Texas Girls Choir and Youth Orchestra of Greater Fort Worth, Ballet Concerto, Ballet Folklórico Azteca de Fort Worth, Contemporary Dance/Fort Worth, Cowtown Opry, Fort Worth Civic Orchestra, and Texas Wind Symphony. There are over 65 performing arts groups in Fort Worth.

### **Festivals**

The numerous festivals and events that occur year-round in Fort Worth add to the vibrancy of cultural experiences. The Main Street Arts Festival—currently, the third-ranked fine arts festival in the country—is a marketplace of food, arts, crafts, and live entertainment along Downtown Fort Worth’s historic Main Street that attracts an average of 500,000 visitors each year. In 2008, the Main Street Art Festival was expanded to include *OFF MAIN!*, which featured films, lectures, seminars, and performances in several performance halls throughout Downtown. Mayfest, a family festival on the banks of the Trinity River, is now a Fort Worth tradition, drawing as many as 390,000 visitors per year. In September of each year, Pioneer Days attracts an average of 75,000 people to the Stockyards National Historic District to celebrate the early days of the cattle industry and the pioneers who settled on the banks of the Trinity River.

In 1998, the first annual Fort Worth Film Festival was held in Downtown Fort Worth. The first annual Magnolia Street Festival was also held in 1998 and a Hispanic Festival was held in 2000 in Downtown. Other annual festivals include Chisholm Trail Round-Up, Shakespeare in the Park, Fort Worth Fourth, Parade of Lights, Juneteenth, Cinco de Mayo, and Concerts in the Garden, and Jazz on the Boulevard. In addition, Fort Worth South sponsors Arts Goggle, a semi-annual art and music experience located simultaneously in many venues/across the Near Southside.

### **Public Art**

Fort Worth enjoys a legacy of collecting art for public benefit that began in the 19<sup>th</sup> century with the Fort Worth Public Library. In 2001, the City Council established the Fort Worth Public Art program to create an enhanced visual environment for Fort Worth residents, to commemorate the city's rich cultural and ethnic diversity, to integrate the design work of artists into the development of the City's capital improvements, and to promote tourism and economic vitality in the city through the artistic design of public spaces. Funding is provided by a 2 percent line item in City general obligation bond program propositions, as well as an annual allocation of 2 percent of cash-funded capital projects in the operating budget of the Water and Sewer Fund. The Fort Worth Art Commission oversees the program, and the Arts Council of Fort Worth and Tarrant County, Inc. provides professional management services and maintains the Fort Worth Public Art Collection, including works of public art which pre-date the program.

### **Blue Lines**



Blue Lines, by Ralph Helmick, at Polytechnic Heights Neighborhood Police Center. (Source: Arts Council of Fort Worth, 2011.)

### **Letters**



Letters, by Sandra Fiedorek, at Northwest Branch Library. (Source: Arts Council of Fort Worth, 2011.)

The *Fort Worth Public Art Master Plan*, adopted by City Council in 2003, set the stage for a top notch program based on national best practices. Subsequently, City Council adopted fund-specific plans, including: *Public Art Plan for the 2004 Capital Improvement Program (CIP)*; *Public Art Plan for the 2008 CIP*; *Public Art Plan for the Critical Capital Needs Program*, and *Public Art Plan for the Water Fund*, which established an interest-bearing Conservation Fund and an annual process to allow the Fort Worth Art Commission to recommend new public art projects and initiatives to bring public art into areas of the city not affected by bond programs. For detailed information visit [www.fwpublicart.org](http://www.fwpublicart.org) and click the “About” link.

Fort Worth Public Art’s first commissioned artworks by artists Donald Lipski and Vernon Fisher at the Fort Worth Convention Center were completed in 2005. Almost 30 new public artworks have been installed at City facilities throughout Fort Worth. The first two projects resulting from the *Community ID: Public Art in Neighborhoods* initiative were installed in 2010: *Nature’s Essence* by Eliseo Garcia at Overton Park; and, *Prairie Wind* by Michael Pavlovsky at CP Hadley Park. Fort Worth Public Art’s first mural project was installed at the Northside Community Center in 2010. Entitled *The Rebirth of Aspiration*, the mural was the result of a summer workshop with talented community youth led by artist Manuel Pulido.

Other recently completed works include: Sandra Fiedorek’s *Letters* at the Northwest Branch Library; Ralph Helmick’s *Blue Lines* at Polytechnic Heights Neighborhood Police Center; *Freedom Train* by Jeff Gottfried at the T & P Terminal; and *Night Song* by Connie Arisemendi and Laura Guaranzuay, which is integrated into the Rolling Hills Radio Tower. Many more projects are in progress, including a TxDOT funded I-30 Monument and a new project commemorating Stop Six community history.

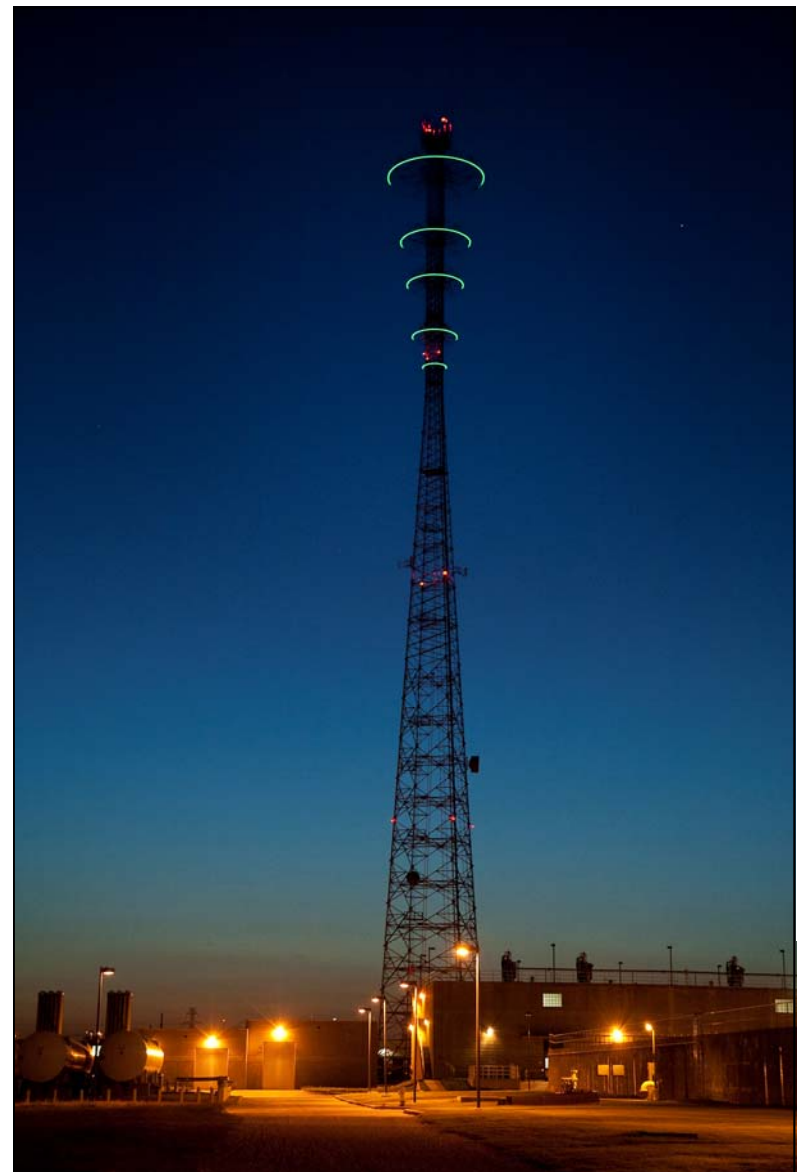
In addition, the program is responsible for maintenance and conservation of the Fort Worth Public Art Collection, including 37 public artworks owned by the City of Fort Worth which predate the program. The oldest sculpture in the collection dates from 1893: the *Al Hayne Monument* on West Lancaster Avenue, which is currently undergoing major restoration.

### **Arts Council of Fort Worth and Tarrant County**

The agency responsible for funding and leading arts programs and events for the citizens of Fort Worth is the Arts Council of Fort Worth and Tarrant County. The Arts Council receives financial support from 1,500 individuals, 170 corporations, 20 foundations, and state, county, and city governments, including the City of Fort Worth. The Council provides annual operating grants totaling more than \$950,000 to 35 arts organizations; administers Fort Worth’s Neighborhood Arts Program, which sends the arts out into underserved neighborhoods; and provides managerial assistance to constituents county-wide.

The Council also manages the City’s Public Art Program and the City-owned Fort

## Night Song



Night Song by Connie Arisemendi and Laura Garanzuay at the Rolling Hills Water Treatment Plant Radio Tower. (Source: Arts Council of Fort Worth, 2011.)

Worth Community Arts Center. The Council's primary goal is to facilitate access to a broad range of arts and cultural activities. The Neighborhood Arts Program currently serves Northside, Southside, Polytechnic, Stop Six, Como, and other underserved areas.

To make arts and cultural activities more accessible to the citizens of Fort Worth, a community-driven Arts and Cultural Plan for Greater Fort Worth, commissioned by the Arts Council of Fort Worth & Tarrant County, was completed in May 2002. The Arts Council worked with the Wolf, Keens & Company, Inc. consulting group from Cambridge, Massachusetts, and a 50-member planning committee on this plan. To develop the plan, more than 225 community leaders were interviewed. The effort resulted in a detailed, action-oriented plan providing specific priorities and recommended actions in key areas, such as sustaining cultural organizations, facilities, neighborhood cultural development, arts in education, and funding. The plan includes a prioritized list of goals and objectives. The following are among many findings identified in the Arts and Cultural Plan for Greater Fort Worth:

- Despite the extraordinary reputation of Fort Worth's cultural organizations, many of them are significantly undercapitalized.
- The private sector's support of arts and culture is extensive. However, local government support is only 2.3 percent of cultural organizations' total income.
- The plan recommended an additional \$2 million per year in public sector funds for the arts.
- Fort Worth cultural institutions have enjoyed strong support from the private sector over the years, although corporate support is not as high as in comparable cities, at 4.3 percent of total income.
- Building organizational capacity is important to all of Fort Worth's cultural organizations, but especially to small and mid-sized groups.
- Increasing the number of art facilities of different sizes is essential.
- Providing opportunities to encounter the city's cultural diversity is necessary for creating common understanding.
- It is essential that non-arts organizations, such as local faith-based and human services organizations, sponsor arts and cultural events, venues, and programs.
- Establishing neighborhood arts centers as permanent homes for local organizations is important.
- Establishing a training program on how to start, operate, and maintain community arts programs and space is necessary.
- Cultural organizations often have a difficult time establishing connections with ethnic communities to establish broader, more diverse participation in the arts.

## GOALS AND OBJECTIVES

The City should collaborate with private and non-profit organizations to achieve the following goals and objectives.

### Fort Worth Community Arts Center



The former Museum of Modern Art building is now home to the Fort Worth Community Arts Center under the management of the Arts Council of Fort Worth & Tarrant County. (Source: Arts Council of Fort Worth & Tarrant County, 2009.)

### Amon Carter Museum



The design of the expansion of the Amon Carter Museum complements the original shellstone building, built in 1961. The original building, designed by Philip Johnson, remains intact. (Source: Philip Johnson/Alan Ritchie Architects, 2009.)

Retain, preserve, and enhance the best of Fort Worth's cultural past and present.

- Conserve the City's collection to museum level standards.
- Support public art as a valuable asset to the community.
- Complete 10-15 new public art projects each year and continue to maintain and conserve the Fort Worth Public Art Collection.
- As budgets allows, increase public sector support of the arts by a minimum of \$2 million per year.
- Commission public art of the highest quality throughout the city according to the Fort Worth Public Art Master Plan, as well as the Public Art Plans for the 2004 CIP, the 2008 CIP, Critical Capital Needs Program, and the Water Fund.
- Involve artists in the design of major infrastructure.
- Encourage public entities and private developers to commission public art.
- Provide artist training and public educational programming.

Improve and update cultural resources in the Cultural District.

- Update the Cultural District Master Plan.
- Renovate the Will Rogers Auditorium and Coliseum in phases.
- Determine the feasibility of raising private funds to construct a band shell/ amphitheater within or near the Cultural District, as described in the 1990 Cultural District Master Plan. Another possible location, recommended by the Arts and Cultural Plan for Greater Fort Worth and addressed in both the Trinity River Master Plan and the Downtown Master Plan, is on the river in the Downtown area.
- Explore the feasibility of building a new arena with 10,000 to 12,000 seats. A potential location is the City-owned site on Harley Avenue adjacent to the Will Rogers complex.

Improve and ensure the continued success of the Historic Stockyards.

- Cooperate with property owners and other stakeholders to implement the 2010 Stockyards Master Plan.
- Work with all stakeholders annually to support implementation of the Northside Economic Redevelopment Strategy Report.

The Arts Council of Fort Worth and Tarrant County has the following goals:

- Increase both public and private sector funding for the arts.
- Continue to develop the Fort Worth Community Arts Center building into a multipurpose cultural center, affordable and accessible to the entire community.
- Advocate for exemplary arts in the Fort Worth community.
- Expand the reach and effectiveness of existing programs.

## **POLICIES AND STRATEGIES**

The following policies and strategies are either in progress or suggested as a means of implementing the arts goals of private and nonprofit organizations and the City.

### **Intimate Apparel & Pearl Earrings**



Donald Lipski's *Intimate Apparel & Pearl Earrings*, composed of over 400 donated hats on steel armature, is located in the Fort Worth Convention Center. (Source: Arts Council of Fort Worth, 2009.)

### **Western Heritage Parking Garage Mosaic Murals**



Western Heritage Parking Garage Mosaic Murals by Mike Mandel at Western Heritage Parking Garage. (Source: Arts Council of Fort Worth, 2011.)

## Policies

- Encourage the development of Fort Worth's unique art and cultural experiences.
- Encourage coordinated arts opportunities for children throughout the city.
- Provide an effective and inclusive tourism strategy that recognizes the full range of cultural assets and uses them to the best advantage of the entire community.
- Provide opportunities for Fort Worth residents to engage in arts and cultural activities, events, and organizations regardless of their ethnicity, economic status, or location.

## Strategies

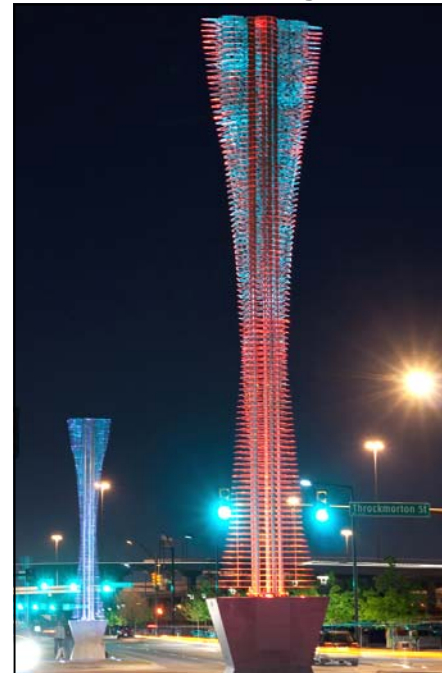
- Encourage public-private partnerships in arts philanthropy.
- Encourage increased private and public sector support for the arts.
- Encourage countywide coordination of promotion/resource sharing for festivals.
- Encourage reuse of vacant storefronts for arts and performing exhibition spaces.
- Match performing groups with new and existing spaces.
- Encourage non-profit and private arts organizations to work closely with historic preservation organizations to reuse historical buildings for cultural centers, assisting in neighborhood revitalization.
- Support the Arts Council's objective to provide arts organizations with managerial and technical assistance through the establishment of an arts incubator in the Fort Worth Community Arts Center.
- Support the Arts Council's objective to encourage cost-effective programming and advertising collaborations among arts groups.
- Recognize and utilize the improved Fort Worth Water Gardens as a valuable asset for cultural experiences.
- Enter into discussions with existing artist groups to more fully determine the needs of these groups.
- Include arts and culture as integral components of land use planning and long-range revitalization strategies.
- Encourage non-arts organizations, such as community development corporations and faith-based, human services, and economic development organizations, to sponsor arts and cultural venues, programs, and events.

## **PROGRAMS AND PROJECTS**

### Programs

- The Arts Council of Fort Worth and Tarrant County awards a variety of grants to nonprofit arts groups based in the City of Fort Worth. Approximately \$950,000 is distributed in grants to nonprofit arts groups by the Arts Council on an annual basis.
  - General operating grants support an organization's overall operations.
  - Neighborhood Arts Program grants fund performances in underserved, low-income neighborhoods.
  - Arts Participation Grants are aimed at expanding arts audiences, and give

### **Avenue of Light**



Lancaster Avenue became an "Avenue of Light" in 2009, with a series of 35-foot tall glowing stainless steel sculptures by Cliff Garten Studio. (Source: Planning and Development Department, 2009.)

### **Rodeo Plaza Streetscape Enhancements**



Streetscape enhancements at Rodeo Plaza in the Stockyards by Steve Teeters. (Source: Arts Council of Fort Worth, 2009.)

priority to projects that address multi-ethnic populations or individuals under 32.

- Mini Grants focus on professional development for arts groups with budgets of less than \$750,000.
- The Fort Worth Public Art Program promotes public exposure to a broad range of visual art. This type of program enhances public spaces with art that is integrated into the built environment. Two percent of capital improvement project funds is allocated for public art. The City Council initiated this program through an ordinance approved in October 2001.
- The Fort Worth Community Arts Center, a City-owned building managed by the Arts Council, provides a wide array of visual and performing arts opportunities for artist and arts organizations as well as the general public. The building can also be rented for a myriad of public events including weddings and parties.

### **Projects**

- The Wayfinding project will help provide a continuity of quality, image, and definition along the corridors connecting the Cultural District, Downtown, and Historic Stockyards.
- The Texas and Southwestern Cattle Raisers Museum will be opening a new location in the Cultural District in the future. Efforts are currently underway to raise the funds to build the new museum.
- The Museum of Science and History has expanded its exhibit space from 30,000 to 50,000 square feet.
- A new sports arena or coliseum is proposed for the Will Rogers Memorial Center. Funding and location are not yet determined. A potential location is the south side of Harley Avenue, across from the Will Rogers livestock barns.
- Visit [www.fwpublicart.org](http://www.fwpublicart.org) for a complete list of public art projects.

### **Capital Improvement Projects**

Capital improvement projects that have been identified for the next 20 years are listed in Appendix D and Appendix E with estimated costs, completion dates, and potential funding sources.

## **National Cowgirl Museum and Hall of Fame**



The National Cowgirl Museum and Hall of Fame opened in June 2002 in the Cultural District. (Source: Planning and Development Department, 2009.)

## **Casa Mañana**



Originally built in 1958, Casa Mañana is a professional theatre landmark in Fort Worth, providing live productions for adults and children. A \$4.7 million renovation in 2003 transformed the structure into a 21st-century theater, creating a new 11,400 square foot steel-and-glass lobby to accommodate capacity crowds, and a stage and audience chamber featuring a modified thrust/proscenium stage configuration. The notable geodesic dome roof, designed by architect Buckminster Fuller, remains intact. (Source: Gideon Toal, 2003.)







# PART 4

# PROVIDING A SAFE COMMUNITY



# CHAPTER 16

# POLICE SERVICES

The Fort Worth Police Department's purpose is to serve and protect the community by effectively delivering police services. Through answering and responding to calls for service, investigating and solving crime, collaborating with the community to reduce and prevent crime, and the continuous training of officers, the department's mission is to always safeguard the lives and property of everyone in Fort Worth.

The Fort Worth Police Department is guided by four strategic directions:

1. Professionalism and Organizational Excellence
2. Community Engagement and Partnerships
3. Operational Improvements
4. Technology Development and Infrastructure Expansion

**7,134,691**

Total calls received since 2015

**349**

Recruits graduated since 2015

**10**

Code Blue Volunteer Programs

**1,729**

Sworn officers

**12,462**

Hours of officer in-service training in 2020

**\$267M+**

FY2021 General Fund Budget

**90**

Police beats

**168**

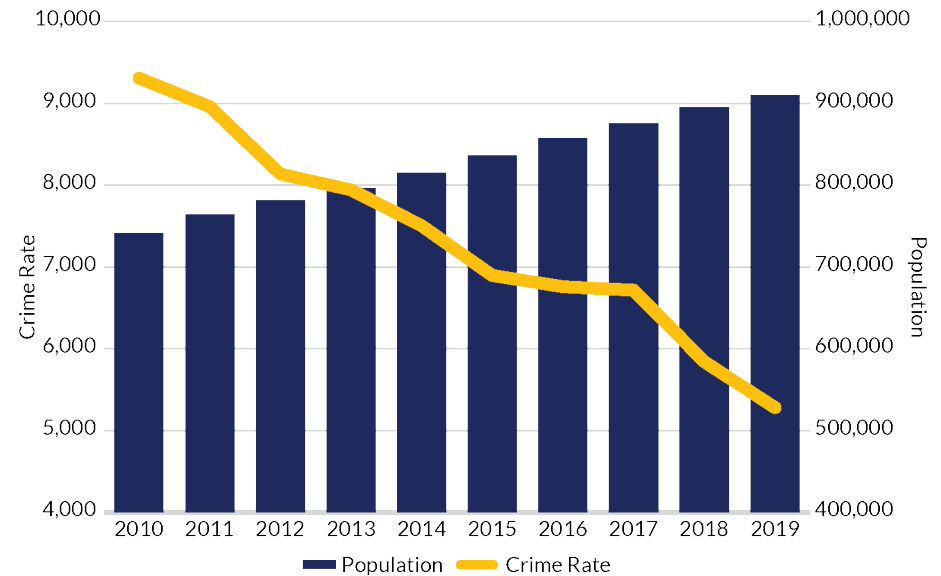
Standards met to be accredited by the Texas Police Chief Association



North Patrol Headquarters

Source: City of Fort Worth, Police Department, 2021.

## OVERALL CRIME RATE AND POPULATION 2010 – 2019



↑ Population **UP 23% SINCE 2010**
↓ Overall Crime Rate **DOWN 43% SINCE 2010**

CRIME TYPE	2010 (per 100,000 population)	2020 (per 100,000 population)	% CHANGE
OVERALL CRIME	9,308.7	5,023.7	↓ 43%
CRIMES AGAINST PERSONS	1,702.6	1,197.1	↓ 30%
CRIMES AGAINST PROPERTY	6,986.7	3,544.7	↓ 49%
CRIMES AGAINST SOCIETY	619.4	281.9	↓ 54%

Since 2006, Fort Worth has utilized the National Incident-Based Reporting System (NIBRS) methodology for crime reports. NIBRS compiles detailed reports on two types of crime offenses: Group A offenses and Group B offenses. The two groupings are based on the amount of reporting required for each. Both incidents and arrests are reported for Group A offenses. Group B offenses are reported when an individual is arrested.

## CRIME DATA RESOURCES

The following online tools can be utilized to search for crime statistics and information:

## CRIME REPORTS

The Fort Worth Police Department (FWPD) publishes quarterly crime reports that provide a comprehensive review of crime data, crime rate, and highlight stories of community interest. The crime reports provide details about Group A offenses: Crimes Against Persons, Property, and Society.

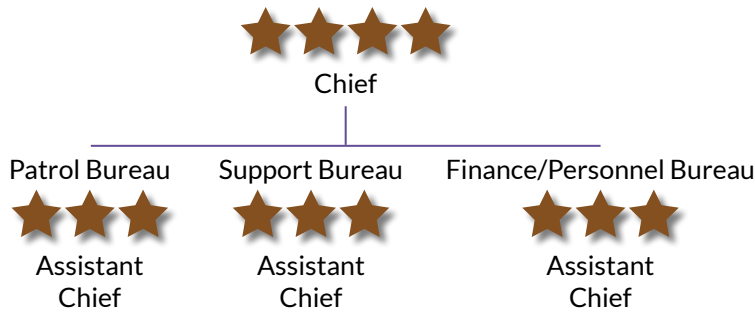
## NIBRS GROUP A OFFENSES

CRIMES AGAINST PERSONS	CRIMES AGAINST PROPERTY	CRIMES AGAINST SOCIETY
Assault Offenses	Arson	Animal Cruelty
Human Trafficking	Bribery	Drug / Narcotic Offenses
Kidnapping/Abduction	Burglary/ Breaking & Entering	Gambling Offenses
Murder/Nonnegligent Manslaughter/Negligent Manslaughter	Counterfeiting/Forgery	Pornography/Obscene Material
Sex Offenses, Forcible	Destruction/Damage/ Vandalism of Property	Prostitution Offenses
Sex Offenses, Nonforcible	Embezzlement	Weapon Law Violations
	Extortion/Blackmail	
	Fraud Offenses	
	Larceny/Theft Offenses	
	Motor Vehicle Theft	
	Robbery	
	Stolen Property Offenses	

The FWPD organization is led by the Chief of Police and consists of the following three bureaus: Patrol, Support, and Finance/Personnel. Each bureau is managed by an Assistant Chief and consists of two or three Commands that include divisions, sections, and units.

**1.9** per **1,000**

Sworn Personnel per 1,000 Residents in Fort Worth.



**1,729** + **512** = **2,241**  
 Civil Service Employees    Civilian Staff Members    Total Employees



Source: City of Fort Worth, Police Department, 2021.

## CORE VALUES

Core values form the framework for our daily work and identify the conduct and character that members of this organization align ourselves with to achieve the mission. The core values of the Fort Worth Police Department form the word P.A.N.T.H.E.R.



**P**ROFESSIONAL  
**A**CCOUNTABLE  
**N**OBLE  
**T**RUTHFUL  
**H**ONORABLE  
**E**THICAL  
**R**ESPECTFUL

## VISION

*FWPD will be a national leader in law enforcement by maintaining a trusted partnership with the community, employing diverse and highly skilled professionals, and implementing an innovative policing model focused on community engagement, crime prevention, advanced training, and problem solving.*

## MISSION

*FWPD exists to safeguard the lives and property of those we serve, to reduce the incidence and fear of crime, and to enhance public safety through partnering and building trust with the community. We strive to accomplish our mission by conducting ourselves with the highest ethical standards, respecting the sanctity of human life, and preserving the rights and dignity of each individual in our diverse community.*

**POLICING PHILOSOPHY**

The structure of the FWPD focuses on the perennial strong support for the Community Oriented Policing (COP) philosophy. This strategy promotes interactive partnerships with the community to enhance crime prevention, as well as encourage collaboration to reduce crimes against persons and property, create safer communities, and enhance the health and vibrancy of Fort Worth neighborhoods. Furthermore, this strategy encourages active public participation in public safety programs, greater visibility in neighborhoods, and increases in overall public trust. The FWPD deploys the COP philosophy daily through vital programs such as Code Blue, Citizens on Patrol and the Neighborhood Police Officers (NPOs). Community engagement is working with stakeholders to collaborate and build trusting relationships, to reduce crime and improve the health of the community.

**COMMUNITY-ORIENTED POLICING**

COMMUNITY COLLABORATION	COMMUNITY PARTNERSHIPS	CRIME SOLVING EFFORTS	CRIME PREVENTION
Neighborhood Meetings	Partners with a Shared Mission	Community Camera Program	Neighborhood Police Officers
Community Forums	Police Athletic League	Crime Watch	Comp Stat
CODE Blue	Crisis Intervention	Safety Fairs	Officer Training
	Explorer Program		
	Cadet Program		
	H.O.P.E. Team		

**COVID-19 PANDEMIC OPERATIONS**

To respond to the COVID-19 pandemic in 2020, FWPD redirected services to ensure safety remained the top priority in all interactions with the community. Changes included Tactical Investigations teams staffing the homeless shelter and testing centers, Pandemic Response Team educating residents about the dangers of COVID-19, Communications Division and Data Reporting Unit officers working together to answer an increased number of calls, the H.O.P.E Team providing resources to the homeless and mentally ill populations, and Neighborhood Police Officers continuing to perform their duties with distinction.

**PREVENTING AND SOLVING CRIME**

The following initiatives describe FWPD’s daily operational commitment to preventing and solving crime to protect and serve the community.

**Community Collaboration** – Prevention and crime reduction is everyone’s responsibility. All stakeholders in Fort Worth work together to help solve community problems through establishing and re-establishing working partnerships with the community, public and private institutions, and other city, state, and federal agencies to set goals and implement strategies.

**Crime Prevention** – FWPD crime prevention specialists work with the city’s diverse and distinctive neighborhoods through civic associations, crime watch groups, schools, religious institutions, and the business community to prevent and solve crime.

**Intelligence-Led Policing** – Information, intelligence, and nationally recognized best police practices prescribe the department’s strategies and allocation of resources. FWPD utilizes an accurate analysis of crime trends, statistical data, and human intelligence to develop methods to prevent and solve crime.

**Continuous Improvement in Operations and Administration** – FWPD is constantly researching ways to improve policies and procedures. This requires a continuous review to ensure internal activities are efficient and effective to accomplish the department’s mission. All employees are required to receive training in policies, procedures, and operations.

## PATROL DIVISIONS

The department's Patrol Bureau is divided into two commands, North Command and South Command. North Command oversees North, Northwest and West Divisions as well as the Traffic Division, while South Command oversees South, East, and Central Divisions. Each of the six patrol divisions include two districts and multiple beats as shown on the map. Patrol officers are the department's front-line personnel and are typically the first to encounter individuals in the community by responding to calls for service. When officers are not responding to calls for service, they spend time patrolling and connecting with neighborhoods and the business community.

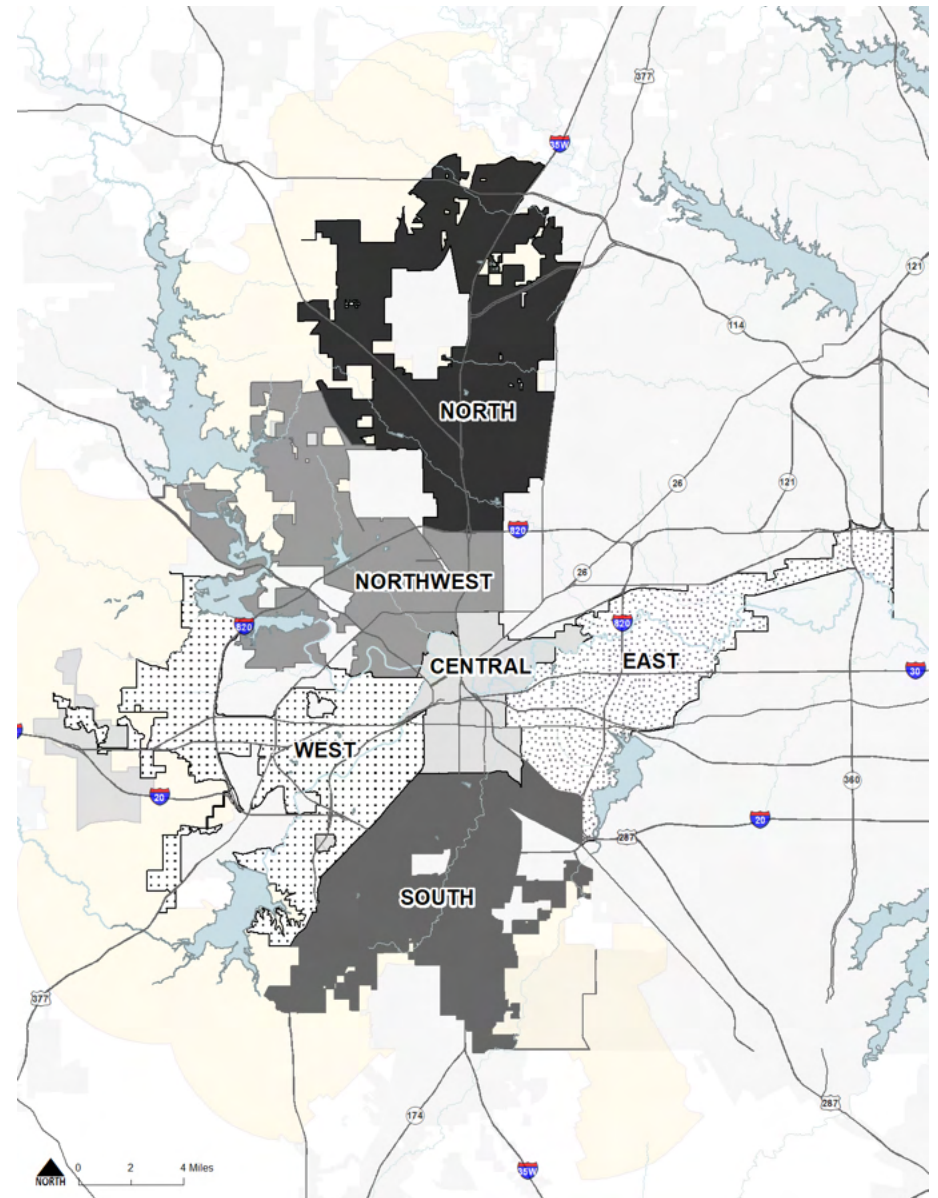
## PATROL DIVISION REALIGNMENT

In 2017, the Fort Worth Police Department added a new patrol division and realigned the existing five patrol division boundaries due to significant growth in north Fort Worth.

## FUTURE PATROL DIVISIONS

The Police Department assesses population and development growth as well as call demand and response times to determine when creating a new patrol division is necessary to improve operations. The department continues to review and assess growth to determine when it may be necessary to establish a new patrol division to respond to anticipated growth on the west side of Fort Worth (toward Parker County) and an in southern portions of Fort Worth (toward Johnson County). It is expected that additional patrol divisions could be established within the next 10-20 years.

## CURRENT PATROL DIVISIONS



Source: City of Fort Worth, Planning & Data Analytics Department, 2021.

## CRIME CONTROL & PREVENTION DISTRICT

The district provides revenue from a ½-cent sales tax dedicated to funding programs aimed at reducing and preventing crime in Fort Worth. The district was established in 1995 following high crime rates that occurred in the late 1980s. The CCPD was continued in 2020 for an additional 10 years.

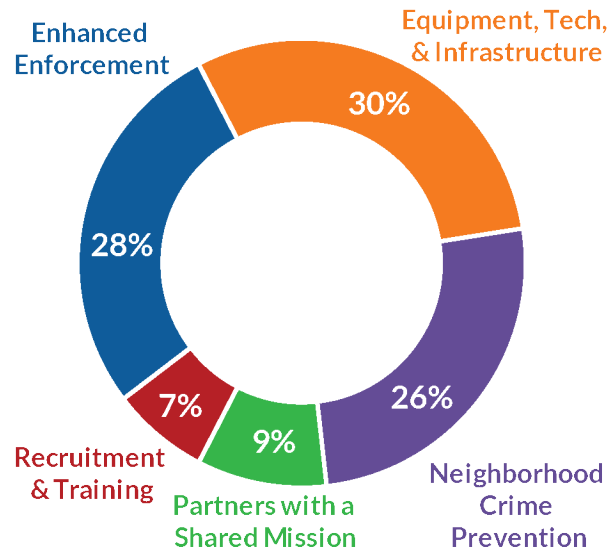


\*Part 1 Crimes are murder, rape, aggravated assault, burglary, robbery, larceny-theft, motor vehicle theft, and arson.

## WHAT DOES THE DISTRICT FUND?

CCPD generated \$78.7 million in fiscal year 2020 for crime control and prevention programs in Fort Worth. Programs include:

- New Civilian Community Service Officer Program
- Expansion of Homeless Outreach Program Enforcement (H.O.P.E.) Team and Crisis Intervention Team
- Partnerships with six school districts
- Partners with a Shared Mission
- Community Based Programs
- Cadet Program
- Fort Worth Police Athletic League Programs
- Neighborhood Police Officers



Source: City of Fort Worth, Police Department, 2021.

### Neighborhood Crime Prevention

- Code Blue Program
- Crime Prevention Unit Program
- Crisis Intervention Team Program
- Community Service Officer Program
- Graffiti Abatement Program
- H.O.P.E. Team
- Neighborhood Police Officers Program

### Enhanced Enforcement

- Central Bike Program
- Mounted Patrol Program
- Parks Community Policing Program
- School Resource Officer Program
- Special Event Overtime Detail
- Stockyards Overtime Detail
- West Bikes – Rapid Response Team Program

### Partners with a Shared Mission Programs

- After-school programs
- Comin' Up gang intervention
- Community-based programs
- Crime Stoppers call center
- FW Police Athletic League
- One Safe Place

### Recruitment & Training

- Cadet Program
- Expanded training staff
- New Officer Recruitment Program
- Recruit Officer Training Program

### Equipment, Technology & Infrastructure

- Digital Cameras for Vehicle Replacement Program
- DNA Crime Lab Program
- High Mileage Vehicle Program
- Motorcycle Replacement Program
- Officer Safety Equipment Program
- Technology Infrastructure Program



COMMUNITY ASSISTANCE TEAMS

**Crisis Intervention Team**

The Crisis Intervention Team (CIT) includes specially-trained and Texas Commission on Law Enforcement (TCOLE) certified Mental Health Peace Officers. CIT coordinates in-home follow-up visits and works alongside Tarrant County law liaisons.

A cooperative effort between CIT and Tarrant County is designed to reduce calls for service by general patrol officers and thereby reduce the threat of potential violence associated with people who suffer from mental illness.

**20**  
Police Officers are a part of CIT.

**40 hrs**  
Of training provided from CIT to all department recruits.

*All members are TCOLE certified as Mental Health Peace Officers.*

**4,951**  
Service Calls Responded to from January 1, 2020 and December 31, 2020.

**CIT OBJECTIVES:**

- 1 To reduce the hazards associated with interactions between law enforcement and people suffering from mental illness.
- 2 Proactively engage mental health consumers who pose a threat to the community as a whole.
- 3 Reduce return calls for service related to mental health consumers.

**Community Service Officer Program**

Funded in FY2021, the Community Service Officer Program is a pilot team of 10 nonsworn civilians. Community Service Officers will respond to lower priority calls and nonviolent calls for service, while sworn officers will handle higher priority emergency calls for service and focus more on crime prevention. Through this new program, the community will receive basic police services such as completing reports, information requests, and community concerns.

Source: City of Forth Worth, Police Department, 2021.

**H.O.P.E**

Integrated community partnerships are the future of policing. FWPD partnered with the Fort Worth Fire Department and My Health My Resources (MHMR) of Tarrant County to create a Homeless Outreach Program Enforcement team, or H.O.P.E.

Every officer has a firefighter or caseworker that rides with them while answering calls for service. The team works to help people experiencing homelessness, connects individuals to services and programs, and provides resources on how to find jobs.

H.O.P.E. team is made up of

**6**  
Police Officers

**3**  
Firefighter/  
Paramedics

**1**  
MHMR  
Case Workers

**2**  
Day Resource  
Center Social  
Workers

**4,091**  
Service Calls Responded to from January 1, 2020 and December 31, 2020.

**H.O.P.E. OBJECTIVES:**

- 1 Connect unhoused individuals to social services.
- 2 Partner with homeless service providers.
- 3 Reduce violent crime by proactive presence.

**Behavioral Health Advisory Board (BHAB)**

The Behavioral Health Advisory Board (BHAB) was created to oversee the H.O.P.E. Team and CIT. BHAB is made up of behavioral health experts in the Fort Worth community and review the policies and practices of both the H.O.P.E. Team and CIT. The board provides feedback to both teams to ensure each team is aligned with behavioral health

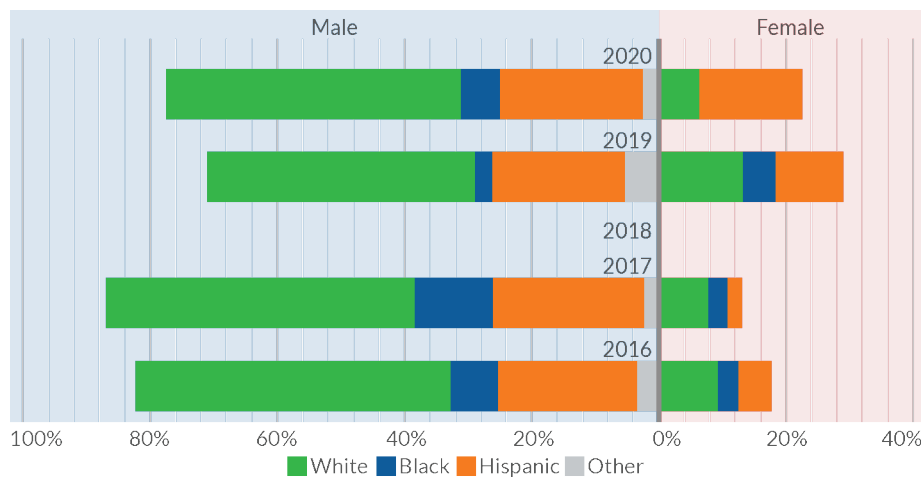
The Fort Worth Police Department actively seeks to hire qualified applicants to become police officers for the City of Fort Worth. The requirements follow the standards issued by the Texas Commission on Law Enforcement. The goal of the Fort Worth Police Department is to recruit, hire, promote, and retain the best candidates to serve the community.

## RECRUITMENT STRATEGIES

The department's Recruiting Unit participates in multiple events throughout the year. FWPD recruits at community events, colleges, and career fairs across the country. In addition to face-to-face recruitment, the department uses social media advertising and other creative methods to attract civic-minded individuals to our organization.

The FWPD utilizes off-site testing, which allows applicants the opportunity to take the civil service exam at a location other than a single site in Fort Worth. The Recruiting Unit visits several Historically Black Colleges and Universities and Hispanic Serving Institutions to foster relationships and educate their students about opportunities at the FWPD.

## GRADUATING RECRUITS BY RACE & GENDER (2016-2020)\*



\*There were no graduating recruits in 2018.

Source: City of Fort Worth, Police Department, 2021.

## RECRUITMENT PROGRAMS

**Explorer Program** - The FWPD Explorer Program is a career educational and experience-based program for people between the ages of 14 and 21. The FWPD Explorer Program is designed to help young people develop into mature and responsible adults. The Explorer program focuses on strong character development, physical training, and career education. Explorers train weekly and attend meetings to learn about law enforcement techniques and practices.



Police Explorers during training in 2019.

**Cadet Program** - The Cadet Program was reinstated in 2019 based on a recommendation from the Race and Culture Task Force. The Cadet Program is for young adults between the ages of 17 and 22. The Cadet Program engages students in majority-minority high schools as a way to recruit diverse future applicants to the ranks of the department. This program is designed for high school students interested in and/or preparing for careers as a Police Officer. Police Cadets assist personnel in their assigned area and perform a variety of public safety related duties in support of their departmental assignment.

## BASIC PEACE OFFICER COURSES

In accordance with Texas Commission on law enforcement regulations, the Basic Peace Officer Course consist of a minimum of 696 classroom hours. FWPD far exceeds the minimum.

All FWPD Recruits have  
**1,200+**

Classroom Training Hours upon Graduation.

### CLASSROOM TRAINING SUBJECTS (Includes but not limited to)

All Hazards Training	Illegal Substances & Special Regulations	Special Populations (CIT, Traumatic Brain Injury)
Arrest Procedures	Investigations	Traffic Regulation
Communication/Language	Medical	Use of Force
Constitutional Law, Criminal Law, and the Criminal Justice System	Patrol Operations	Vehicle Operations
Family, Children, & Victims of Crime	Professional Police Practices	Weapons



An Assistant Chief pinning a badge on an officer during graduation in 2020.

Source: City of Fort Worth, Police Department, 2021.

Every FWPD officer receives  
**40 hrs**  
of mental health training.

Every FWPD officer must attend  
**40 hrs**  
of training every two years as prescribed by TCOLE.

## CULTURAL DIVERSITY TRAINING

The purpose of Cultural Diversity Training is to increase awareness and understanding and develop skills that will refine positive communication and enhance productivity in the workforce. Diversity is defined as the collective strength of experiences, skills, talents, perspectives, and cultures that each person brings to the whole.

Cultural Diversity Training

**8-hour**

Class required for TCOLE.

### TRAINING FOCUSES

1. Global Introduction
2. Generational Diversity
3. Gender Diversity
4. Workplace Diversity
5. Law Enforcement as a Diverse Culture

## DE-ESCALATION TRAINING

De-escalation is defined as taking action to stabilize a situation and reduce the immediacy of the threat so that more time, options, and resources are available to resolve the situation. Through de-escalation techniques, the goal of de-escalation is to gain the voluntary compliance of a subject(s) and to reduce the intensity of a potentially violent situation to decrease the potential need to use force. De-escalation along with practicing procedural justice and treating others with dignity and respect are foundational for reducing the need to use force, achieving positive police-community interactions, and internal employee relations.

Four key topics include:

- Patrol Officer Response
- Non-Firearm Incidents
- Integration of Crisis Recognition, Communications, and Tactics
- Officer Safety & Wellness (physical, emotional, legal).

Every  
**48 months**

Officers are required to retake de-escalation training.

The Fort Worth Police Department’s success greatly depends on community collaboration to deter crime and to contribute to making Fort Worth a safe place to live, work, and play. Fostering trust with members of the community is a vital step toward creating sustained crime reduction and is critically important to the department. Community collaboration is working with stakeholders to act as a team and build trusting relationships to reduce crime and improve the health of the community.

## CHIEF’S ADVISORY BOARD

The goal of the Chief’s Advisory Board is to provide a forum for police-community interaction to address public safety and related issues in order to further enhance the quality of life in Fort Worth. The board was re-established in 2017 and was created as a community resource for the Chief in the formation of strategies, development of community policing concepts, and increasing public awareness.

**30+**

Adults Serving on the Board

**6+**

High School Students Serving on the Board

## CODE BLUE PROGRAMS

The Fort Worth Police Department offers 10 Code Blue Programs that citizens can join. Community programs are vital to building a relationship with the community. The department is constantly developing new and innovative ways to connect and engage the community.

### CURRENT CODE BLUE PROGRAMS

1. Citizens on Patrol
2. Spanish Citizens on Patrol
3. Community Emergency Response Team (CERT)
4. Citizen Police Academy
5. Spanish Citizen Police Academy
6. Teen Police Academy
7. Citizen Police Academy Alumni Association
8. Clergy and Police Alliance (CAPA) and Ministers against Crime (MAC)
9. Police Athletic League
10. Police Cadet Program



Citizen Police Academy Table at the 2020 Citizens Police Academy Drive through graduation, 2020.



Code Blue Appreciation Dinner, 2019.



Backpack Distribution, 2019.



Crime Safety Fair, 2019.

Source: City of Fort Worth, Police Department, 2021.

To ensure equity and equality within the department and in the community, the City of Fort Worth and the Fort Worth Police Department is actively working with several groups to create and sustain a more inclusive community, especially for disenfranchised and disadvantaged persons.

## GENERAL ORDERS

Policies and procedures, referred to as General Orders, are rules and regulations that all Fort Worth Police Department personnel must follow in carrying out the mission of the department. The orders provide direction and guidelines for how an officer should handle different situations that arise. FWPD regularly updates the General Orders to reflect the recommendations provided by groups such as the Race and Culture Task Force, the Police Policy Committee, and the Police Oversight Monitor. The General Orders provide an array of policies, plans, and philosophies that guide the Department's actions and efforts.

## POLICE OVERSIGHT MONITOR

The City of Fort Worth Office of the Police Oversight Monitor is open and ready to hear from the community regarding any alleged misconduct by FWPD personnel or to share accolades about officers. A police monitor position was filled in 2020 and is responsible for leading the effort to finalize the model to be used for independent review of the Fort Worth Police Department. The office's establishment stemmed from a recommendation made by Fort Worth's Task Force on Race and Culture.

Key components of the Office of the Police Oversight Monitor include:

- Complaint/commendation intake, review, audit, and mediation.
- FWPD policies/procedures/practices review and analysis.
- Community engagement/information dissemination regarding the office and its components.
- Public affairs including participating in speaking engagements and responding to requests.
- Periodic reporting, providing statistics, noting patterns and other noteworthy items, as well as summarizing activities as a part of annual reporting.

## PANEL OF NATIONAL EXPERTS

A panel of experts was appointed by the City Manager in November 2019. The panel was selected to review the police department's policies and practices and to provide recommendations on changes the department should implement to improve and retain public trust and confidence. The purpose of the review is to identify patterns and practices related to police interactions with the community during investigative stops, searches, arrests, de-escalation, and use of force incidents.

In July 2020, the panel of experts released a Preliminary Observations and Recommendations Regarding Use of Force, Internal Affairs and Community Oversight report. The report includes six observations and recommendations. Additional research and review of the department continues.



Source: Police Reform Experts website, 2020, <https://www.policereformexperts.com/>.

## RACE & CULTURE TASK FORCE - POLICE RECOMMENDATIONS (2018)

The City of Fort Worth’s Race and Culture Task Force provided recommendations on disparities in majority minority areas, including the topic of criminal justice. The report found recent incidents involving minority residents and law enforcement have highlighted the importance of building trust as a means to improve police-community relations. Three recommendations were proposed and a dashboard for tracking progress was created:



1. Establish the framework required to set up and appoint civilian oversight of the police department that will have an active role in police accountability and oversight.
2. Re-establish the Cadet Program to aid FWPD with minority recruitment.
3. Publish quarterly diversity reports on the City’s and Police Department’s website that documents current diversity status.

RECOMMENDED STRATEGY	IMPLEMENTATION UPDATES
Civilian Oversight of the Police Department	The Police Monitor, in collaboration with the Police Department, will establish the framework required to set up and appoint a Civilian Review Board (CRB), or an alternative model of civilian oversight, that will have an active role in police accountability and oversight. The Police Oversight Monitor Department began in March 2020. Since the start of the department, the director and assistant director have conducted meetings with multiple community organizations, city leaders, and FWPD personnel. The Police Oversight Monitor Department has created a complaint form and has begun receiving complaints, inquiries, and commendations, as well as reviewing use of force incidents and FWPD policies and procedures.
Police Cadet Program	The goal of the Cadet program is to prepare young adults for career choices and mentoring young adults to serve their communities by providing knowledge, skills, and practical experiences that build character, physical fitness, and good decision-making skills. The Fort Worth Police Department completed all tasks related to the Police Cadet Program. The department advertised, interviewed, and hired 20 new cadets in 2020.
Diversity within the Police Department	FWPD has implemented the following actions: <ul style="list-style-type: none"> <li>• Post quarterly diversity report on the FWPD website.</li> <li>• Improve background processing and expanded recruitment efforts have been completed and are ongoing.</li> </ul>

Source: Fort Worth Task Force on Race & Culture Final Recommendations, November 2018.

Growth and development throughout Fort Worth pose challenges to the operational and training needs of the Fort Worth Police Department. It is important to understand the geographic areas of the city that are growing each year through annexation and development, and to adequately plan for the anticipated growth that will impact police staffing, equipment, technology, and facilities. As Fort Worth continues to grow, the department is continually planning for the increase in call volume and demand for services.

## EMERGING TECHNOLOGIES

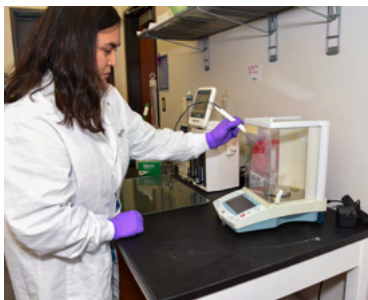
New and emerging technologies play critical roles in the daily work of police officers and largely dictate the probability that a department meets the expectations of the community. FWPD strives to find and implement creative solutions while seeking continuous improvements and efficiencies.

Key equipment and technology items recommended for future funding include:

- **Cameras:** Projects related to use and expansion of camera and License Plate Reader (LPR) technology.
- **Access to Data:** Projects related to expanded or new access to data; both for officers and the public.
- **Investigative:** Projects that expand and/or enhance technology that aids investigations.
- **Operational:** Projects that improve efficiencies, performance, and/or streamline operations.

Examples include:

- **Community Camera Program:** Residents and businesses across the city can register their privately-owned surveillance camera systems.
- **In-Car Video Replacement:** The system integrates with each officer's body cameras, and when activated, it automatically activates the systems of other officers' systems within range. Over 600 have been installed.
- **New FWPD Website Format:** Improvements were made to the department's website to better serve as a dynamic, user-friendly, and transparent tool.
- **Crime View Dashboard:** Allows officers and investigators to compare locations of crimes in relation to locations of registered cameras.
- **Kronos Implementation:** An automated scheduling solution that optimizes communication and deployment of public safety personnel and other critical resources of the Fort Worth Police Department.



Left: Investigative Technology. Right: Access to Data. (Source: City of Fort Worth, Police Department, 2021.)

## STAFFING & WORKLOAD STUDY

To ensure adequate staffing, the City of Fort Worth contracted with Matrix Consulting Group to conduct a staffing study for the police department. The study was completed in 2019 and outlined current and projected staffing needs to evaluate organizational and management systems. It provides focus on how each functional area of the police department can improve its effectiveness and efficiency.

**400+**

Sworn Staff are Eligible to Retire Over Next Few Years

**338**

Additional sworn positions in next 10 years

**91**

Additional civilian positions in next 10 years

**39**

Recommendations can be implemented without increased resources

*Between growth and attrition, the department must plan ahead to ensure adequate coverage and service to the community.*

## FACILITY PRIORITIES

The list below shows Police Department facility project priorities for future funding consideration. These priorities help achieve the goal of reducing the number of high cost leased facilities, consolidating patrol headquarters into one location for each division, and providing adequate space for a growing department.

Facility	Year
Auto Pound Relocation	2022
Northwest Patrol Construction	2022
Back-Up Communications	2024
Calvert – Long Term Solution	2024
Central Patrol and Communications Center - Long Term Solution	2024
Public Safety Complex Finish Out Phase II	2025
Far West Patrol	2030
East Patrol – Replace 5650 E. Lancaster and/or consolidate 5650 E. Lancaster and 1100 Nashville into one East Patrol/Traffic facility	2030-2040

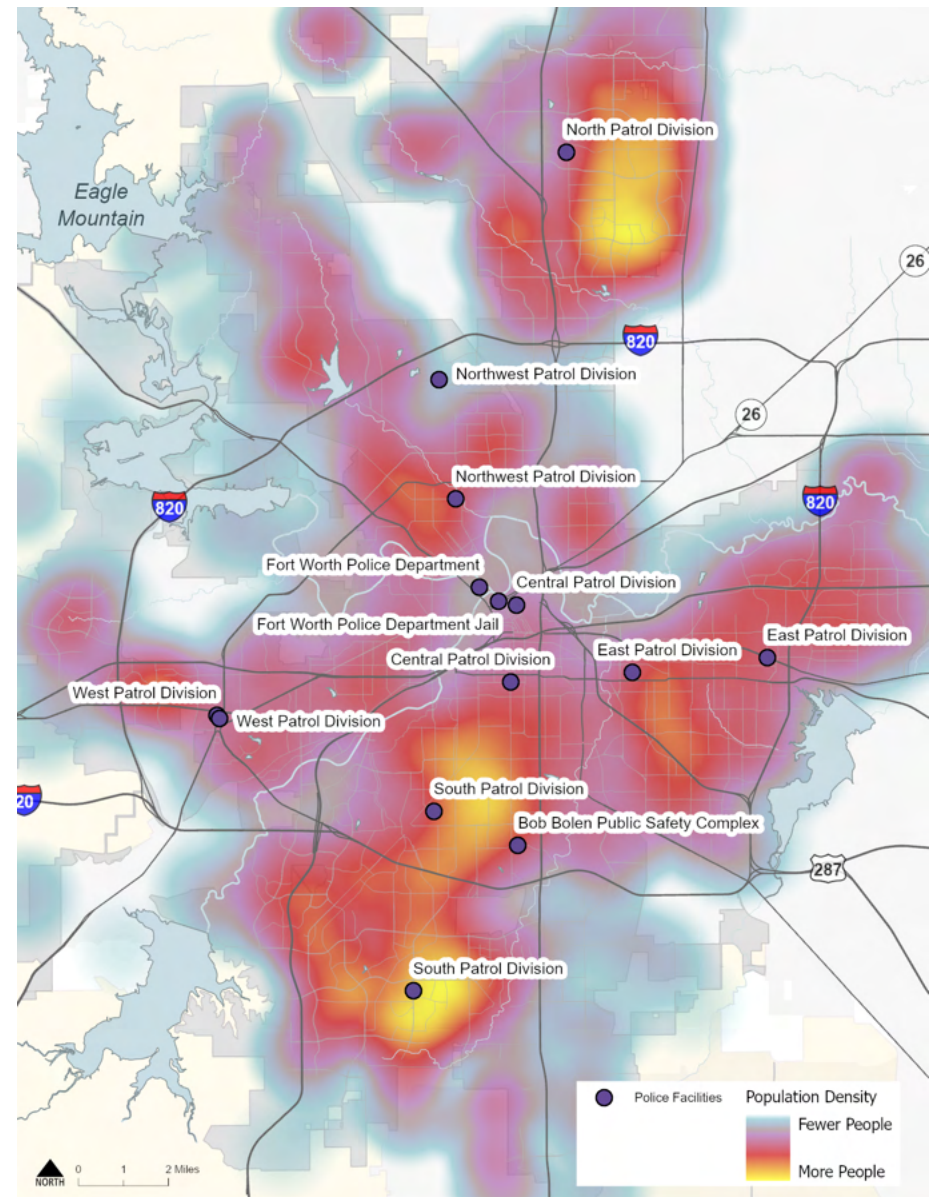
## RECOMMENDED 5-YEAR CAPITAL IMPROVEMENT PLAN SUMMARY

As facilities age, the operational usefulness of those facilities diminishes due to several factors, including lack of room for growth, outdated technology, and decreased structural soundness. The police department submits capital improvement priorities to the City for review and consideration every year.

FY21 - Programmable	5 Year CIP Total
Equipment	\$805,000
Vehicles	\$47,268,839
Technology	\$15,135,786
Business Applications	\$745,000
Technology Infrastructure	\$11,917,168
PC Refresh	\$2,473,618

Source: City of Fort Worth, Police Department, 2021.

## FACILITIES MAP



Source: City of Fort Worth, Planning & Data Analytics Department, 2021.

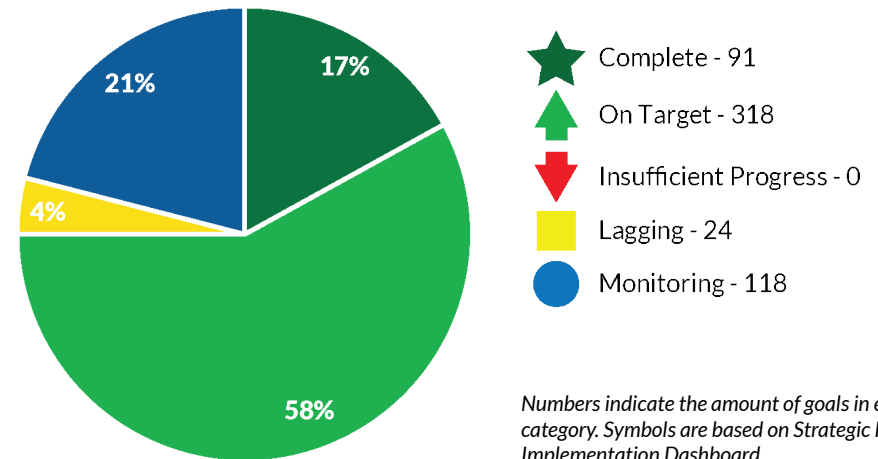


The Fort Worth Police Department FY17-FY21 Strategic Plan was developed in 2016 to guide departmental decision-making over a five-year period. The plan identified departmental and community priorities, established S.M.A.R.T. (specific, manageable, achievable, realistic, and time bound) goals, action items to achieve the goals, and assigned persons in the organization responsible for implementation. As the plan has been implemented, key accomplishments, organizational changes, and new opportunities necessitate a review of the plan to ensure the Police Department focuses resources to maximize opportunities and continue implementation for the remaining year, FY21. The Strategic Plan includes over 500 goals and action items divided between four strategic directions and each department bureau.

A new Strategic Plan is expected to be developed in 2021 for FY 2022 through 2026.

### IMPLEMENTATION PROGRESS

The goals and action items are reviewed and progress is tracked monthly using the web-based ClearPoint software. Implementation updates are posted monthly on the department's dashboard.



Numbers indicate the amount of goals in each category. Symbols are based on Strategic Plan Implementation Dashboard.

Source: City of Fort Worth, Police Department, 2021.

### STRATEGIC DIRECTIONS

#### 1 Professionalism and Organization Excellence

**Professionalism and Organization Excellence** refers to maintaining the standards of behavior that align FWPD's actions and attitude with the department's mission, vision, and core values. The purpose of specifying these standards of behavior is to give FWPD employees guidance in understanding their role in the department's success.

#### 2 Community Engagement and Partnerships

**Community Engagement and Partnerships** refers to working with stakeholders to collaborate and build trusting relationships, to reduce crime and improve the health of the community. This strategic direction is about forming trust with fellow members of the community, which is a vital step towards creating sustained crime reductions.

#### 3 Operational Improvements

**Operational Improvements** refers to advancing the delivery of quality police services and enabling the department to meet short and long-term goals. This strategic direction addresses the emergent challenges that confront law enforcement agencies.

#### 4 Technology Development and Infrastructure Expansion

**Technology Development and Infrastructure Expansion** refers to expanding reliance on technology advancements. New and emergent technologies have increasingly critical roles in the daily work of officers and largely dictate the probability that a department meets the expectations of citizens. The strategic direction addresses enhancements in technology, facility updates, and police vehicle up-dates.



**DRAFT**

## **CHAPTER 17**

# **FIRE & EMERGENCY SERVICES**

The mission of the City's Fire Department is to serve and protect our community through education, prevention, preparedness and response. The service area covers 358 square miles and over 909,000 residents. The Fire Department is organized in four divisions: Operations, Executive Services, Educational & Logistical Services, and Administration. In addition to fire prevention and response, the department responds to calls for emergency medical services, coordinates with the city's contracted ambulance provider (MedStar), and oversees Fort Worth's Office of Emergency Management.

# QUICK FACTS

On March 1, 2017 Fort Worth Fire Department achieved an ISO Class 1 rating. Residents in ISO 1 rated cities can benefit from lower insurance costs.



**43**  
FIRE STATIONS

**7**  
BATTALIONS

**100,000+**  
INCIDENTS RESPONDED TO ANNUALLY

**101**  
FRONTLINE VEHICLES

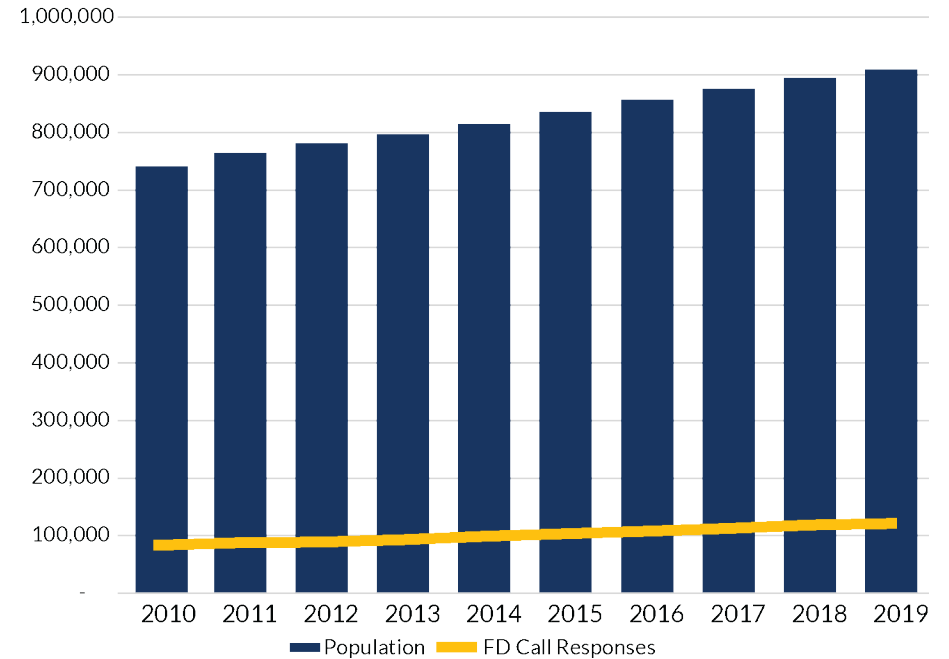
**29**  
RESERVE VEHICLES

**FIRE LOSS, 2020**

TYPE OF LOSS	2019	2020	DIFFERENCE
Property Loss	\$9 M	\$13 M	\$4 M
Content Loss	\$4 M	\$6 M	\$2 M
Property and Content Saved	\$747 M	\$375 M	-\$373 M
Vegetation Fires (Acres)	86	88	2
1 and 2 Family Dwellings	\$8 M	\$7 M	-\$1 M
Multifamily Dwellings	\$3 M	\$5 M	\$2 M

Source: City of Fort Worth, Fire Department, 2021.

**OVERALL FIRE CALLS AND POPULATION, 2010 – 2019**



**Population UP 23% SINCE 2010**      **Overall Fire Calls UP 42% SINCE 2010**

CALL TYPE	2010	2020	% CHANGE
OVERALL CALLS	83,514	118,269	↑ 42%
FIRE CALLS	2,465	2,737	↑ 10%
EMS CALLS	54,141	72,199	↑ 33%
OTHER CALLS	26,908	43,333	↑ 61%

The Bureau of Fire Prevention (BFP) effectively and efficiently addresses community risks by:

- Preventing incidents from occurring;
- Reducing the overall impact of incidents when they do occur; and
- Aligning prevention services with what customers value and want.

Fire inspections are conducted to positively impact:

- Public safety
- Firefighter safety
- Property conservation

Per the City of Fort Worth Fire Code, all commercial businesses operating in the City of Fort Worth are to be inspected for fire code and life-safety issues. The Fire Department has over 18,500 assigned commercial inspections to conduct annually.

Approximately 16,000 of these are assigned to fire companies at the 43 fire stations across the city.

Additionally, there are about 2,500 special occupancies assigned to inspectors from the Bureau of Fire Prevention. These facilities are greater than four stories in height or have a footprint that exceeds 200,000 SF. Sensitive facilities such as hospitals, daycares, and nursing homes with a capacity greater than 100, public assembly places with an occupancy greater than 200, or facilities storing or processing hazardous materials are also inspected by the Bureau of Fire Prevention.

**2,748**

SPECIAL OCCUPANCIES  
ASSIGNED TO THE BUREAU IN  
2020

**19,085**

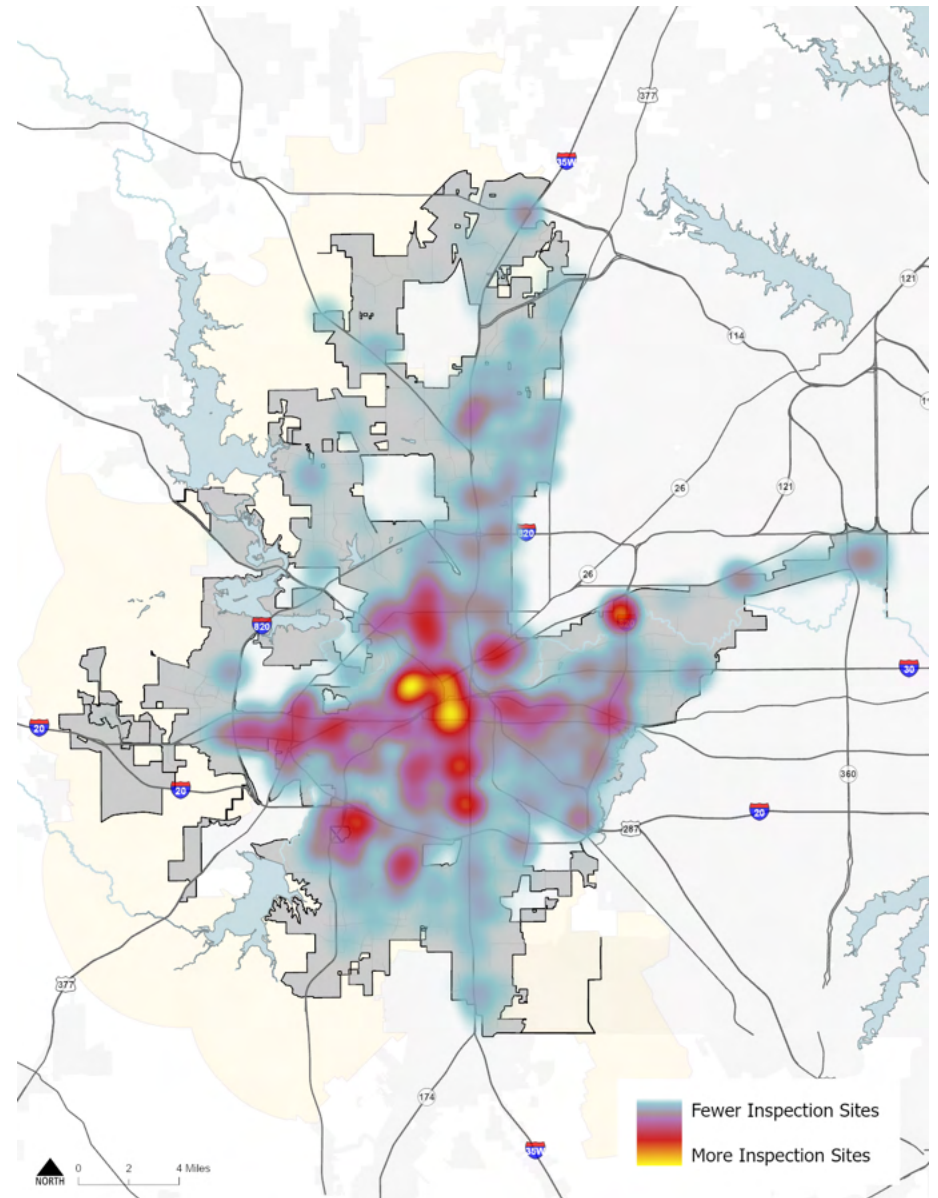
TOTAL COMMERCIAL  
INSPECTIONS IN 2020

**16,337**

COMMERCIAL INSPECTIONS  
CONDUCTED BY FIRE  
COMPANIES IN 2020

Source: City of Fort Worth, Fire Department, 2021.

## COMMERCIAL INSPECTIONS



Arson/Bomb Investigators with the Fort Worth Fire Department are professional firefighters who have completed additional training to become Texas commissioned peace officers and certified arson investigators. These individuals examine fires that may have been intentionally set and investigate threats of explosive devices or suspicious items. Their mission is to prevent fires and explosions through effective investigation, and by prosecution of those responsible, in order to serve as a strong deterrent to others who might commit arson or incendiary acts in the future.

Fire Investigators respond to determine the origin and cause of a fire and whether a crime has been committed. This section is responsible for on-scene investigation, collection and processing of evidence, case development, interviews, issuance of warrants, arrest, filing criminal charges, and expert testimony. Administratively, this section approves all firework permits, provides stand-by at pyrotechnic shows to ensure proper codes are followed and performs background investigations on all new fire department applicants.

Bomb Technicians respond regionally to hazardous device incidents for assessment, render safe procedures and disposal operations. They frequently partner with federal, state and local resources in both criminal investigations and deployment to special events in the city as part of a Joint Hazard Intervention Team. As part of their Homeland Security and Intelligence function, members ensure relevant and timely information is made available to Fire Operations and frequently train first responders and citizens for response to Active Threat Incidents. The Bomb Squad is also responsible for the management, deployment, and training of the city’s bomb detection K-9 program. The program recently added two specialized vapor wake canines to the group.

Investigations Activity	2015	2016	2017	2018	2019	2020
Fires Investigated	561	518	579	595	469	569
Arson Fires	108	120	145	129	107	139
Fire Fatalities	10	2	3	6	11	11
Fire Injuries	24	19	42	53	57	78
Citations Issued	12	8	16	4	12	5
Total Cases Filed	29	32	44	38	39	59
Arson Cases Filed	Unk	20	42	33	37	48
Arson Prosecution Rate	26.9%	16.7%	29.0%	25.6%	34.6%	34.5%
Juvenile Fire-Setter Referrals	18	11	14	10	11	7



Fort Worth Fire Department Arson/Bomb K9s conducting detection training on scene.



Fort Worth Fire Department Arson/Bomb K9s conducting detection training with the help of volunteers at local events and venues.

Arson Fires  
**UP 28.7%**  
**SINCE 2015**

**34.5%**  
 ARSON PROSECUTION RATE  
 FOR 2020

Source: City of Fort Worth, Fire Department, 2021.

The Community Risk Reduction section offers a wide array of programs throughout our community, from pre-kindergarten to senior citizens. Classes offered to the general public focus on a variety of fire and life safety topics. The Community Risk Reduction programs focus on fire prevention, life safety issues, and hazards in the home and workplace. Programs and materials are tailored according to the audiences.

The FWFD will check smoke detectors, change batteries, or even install a smoke detector in your residence if you cannot afford one. We also have smoke detectors specially designed for people who are hearing impaired. Other risk-reduction offerings include:

- Fire extinguisher training with state-of-the-art technology
- Compression-only CPR training with MedStar and Safe Communities Coalition
- Swimming pool safety classes and drowning prevention
- Assisting with evacuation planning of high occupancy locations (e.g. high rise)
- Citizens Fire Academy
- Youth Fire Prevention and Intervention program
- Learn Not to Burn programs for elementary students in Fort Worth
- Fire Clowns to educate the young and young at heart
- Fire Safety House
- Fire and Life Safety presentations with local neighborhood associations
- Fire prevention seminars for multi-occupancy property owners

## COMMUNITY RISK REDUCTION MISSION

*“To minimize the loss of life and property resulting from fires, medical emergencies, environmental, and other disasters through education and proactive engagement.”*

## COMMUNITY RISK REDUCTION INITIATIVES

### 1. Fire Explorer Program

It is our organization’s intent to enable young people to become responsible individuals by teaching positive character traits, leadership, career development and life skills, so they make ethical choices and achieve their full potential. The program allows youth to gain insight and interest in becoming long-term members of the emergency services.

### 2. Peaks and Ladders

A collaboration between Cook Children’s Healthcare System, Fort Worth Firefighter Charities, and Fort Worth Fire Department.



Community Risk Reduction Volunteers distribute fire & life safety info and goodies to families at local events.



FWFD Clowns entertain and teach children about fire safety.



Community Risk Reduction staff and volunteers get ready to walk in the Parade of Lights in Downtown Fort Worth.

Source: City of Fort Worth, Fire Department, 2021.

The Fort Worth Fire Department actively seeks to hire qualified applicants to become firefighters for the City of Fort Worth. The requirements follow the standards issued by the Texas Commission on Fire Prevention. The goal of the Fort Worth Police Department is to recruit, hire, promote, and retain the best candidates to serve the community.

### RECRUITMENT STRATEGIES

The mission of Hiring/Recruiting is to attract a diverse qualified applicant pool that is a representation of the city of Fort Worth. Our recruiting efforts target various community groups, faith-based organizations, sports and athletic programs, schools/colleges, and the military to help identify qualified applicants. We inform and educate potential candidates on the skills, knowledge and abilities necessary to become a firefighter in the City of Fort Worth.

The FWFD offers a civil service exam for those interested in testing for the fire recruit position.

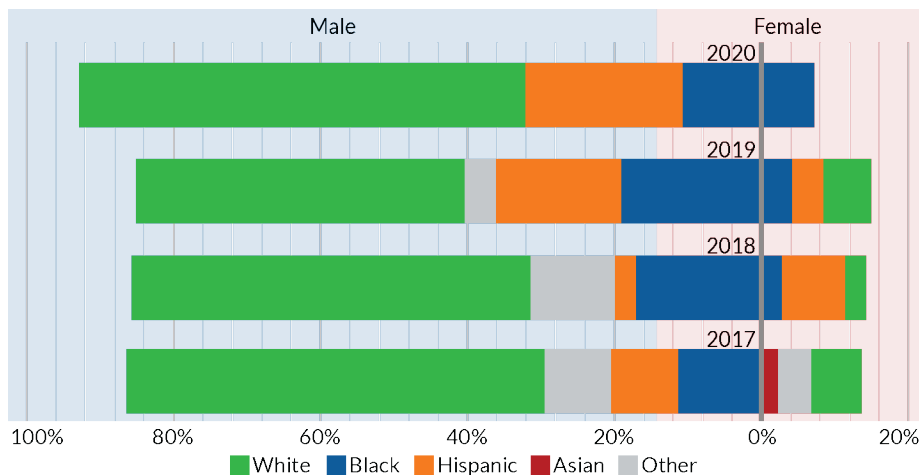
### FIRE & EMS TRAINING

The Training Division is responsible for all aspects of firefighter training including initial recruit training, apprenticeship program, continuing education for professional firefighters, professional development training, and training with numerous mutual aid partners.

Training of firefighters is governed by the Texas Commission on Fire Protection, as authorized by Texas Government Code, Chapter 419. EMS training is governed by the Texas Department of State Health Services, as authorized by Texas Health and Safety Code, Title 9, Chapter 773. Both of these governing bodies set standards for initial training, testing, and certification, as well as continuing education requirements, and additional training for specialized functional areas.

The move to the state-of-the-art Bob Bolen Public Safety Complex (BBPSC) has enhanced Training’s mission of helping people by supporting the Operations Division with the training, tools, and services they need. The BBPSC has also made it possible to extend training beyond the FWFD to other outside agencies and regional partners. In 2019, 80 FWFD Instructors provided over 30,248 hours of training.

### GRADUATING RECRUITS BY RACE AND GENDER (2016-2020)



Source: City of Fort Worth, Fire Department, 2021.

# 80

FWFD INSTRUCTORS PROVIDED TRAINING IN 2019

# 30,250+

HOURS OF TRAINING IN 2019



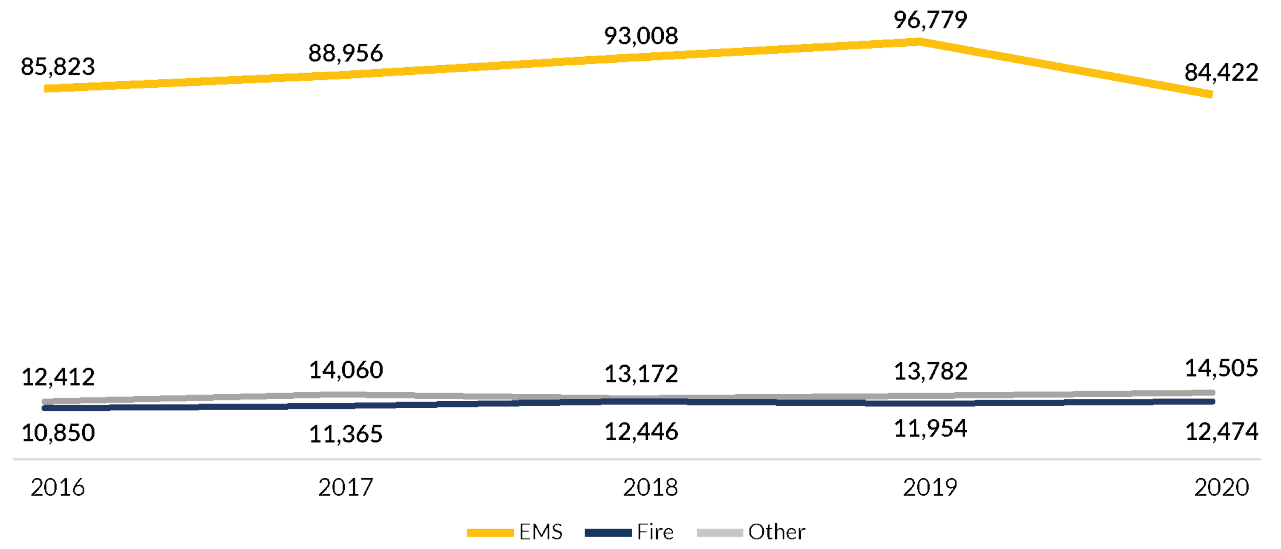
FWFD recruits training for physical endurance.

The Fire Alarm Office receives all emergency calls related to fire incidents, fire alarms, or other non-police related emergency incidents.

All medical calls are sent to the Fire Department directly through the computer aided dispatch system.

The Fire Alarm Office is staffed with firefighters who answer all calls, provide information to the caller, dispatch operations personnel, and coordinate communications with firefighters both en route and at the scene.

### CALL HISTORY



### TOP 5 INCIDENTS IN EACH CALL CATEGORY, 2020

EMS Calls	Count
Major Accident	12,424
Breathing Problems	6,889
Chest Pain/Heart Problems	6,811
Psychiatric/Attempt Suicide	7,220
Fainting/Unconscious	6,543
% of All EMS Calls	47%

Fire Calls	Count
Auto Alarm - Commercial	4,532
Auto Alarm - Residential	3,053
Outside Fire	1,080
Grass/Brush Fire	866
Vehicle Fire	830
% of All Fire Calls	71%

Other Calls	Count
Non-emergency Lift Help	5,162
Investigate	2,860
Assist Citizen	1,355
Lockout	1,239
Vapor Gas Leak	954
% of All Other Calls	79%

Source: City of Fort Worth, Fire Department, 2021.



### OFFICE OF EMERGENCY MANAGEMENT (OEM)

The Office of Emergency Management (OEM) is funded primarily by the Emergency Management Program Grant (EMPG) and the Urban Area Security Initiative (UASI) grant programs. The organization is responsible for educating citizens on natural disasters, terrorism, and other hazards, preparing and implementing the CFW Emergency Operations Plan, conducting training, drills and exercises for first responders and EOC personnel for response readiness, implementing public warning notifications, activating the Joint Emergency Operations Center during special events and disasters, coordinating resources and distributing situational awareness reports, and managing grants provided by the Department of Homeland Security.

OEM plays a major role in City of Fort Worth Special Event planning. This includes scheduling and hosting coordination meetings, developing and hosting tabletop exercises with responders and event organizers, IAP/EAP development and distribution, integration of OEM staff in unified command, and JEOC activation for monitoring of these events.

130

SPECIAL EVENTS HELD

48

SPECIAL EVENTS WITH JEOC COORDINATIONS

3.4M

PEOPLE IN ATTENDANCE OF SPECIAL EVENTS

2

STATE OF TEXAS RESOURCE REQUESTS SUBMITTED FOR SPECIAL EVENTS

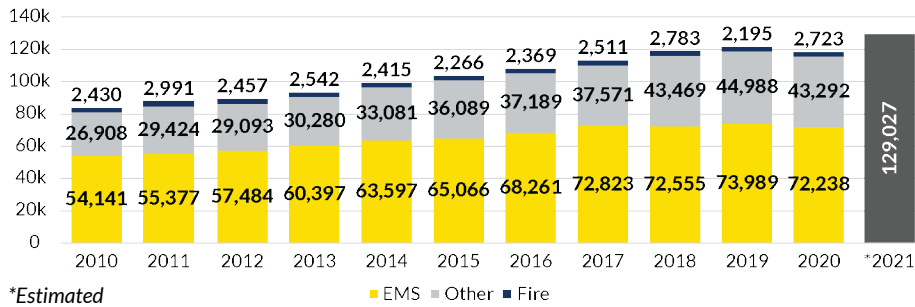


Active shooter training organized by the Office of Emergency Management.

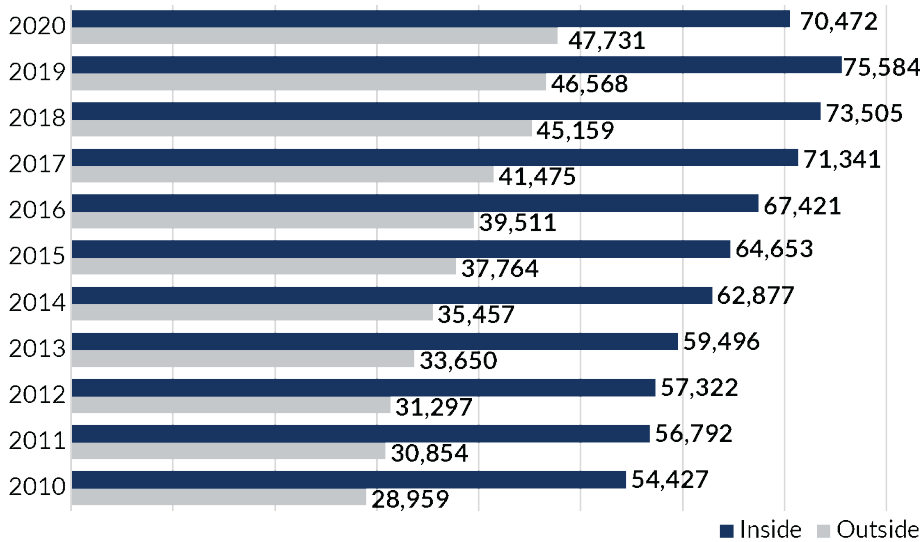
Source: City of Fort Worth, Fire Department, 2021.

The Operations Division employs the majority of the Department’s personnel, conducts daily emergency response activities, as well as nonemergency, and specialized responses. Firefighters are also responsible for commercial inspections, training, hydrant inspections, public education, as well as truck and fire station maintenance/inspections.

## CALL VOLUME

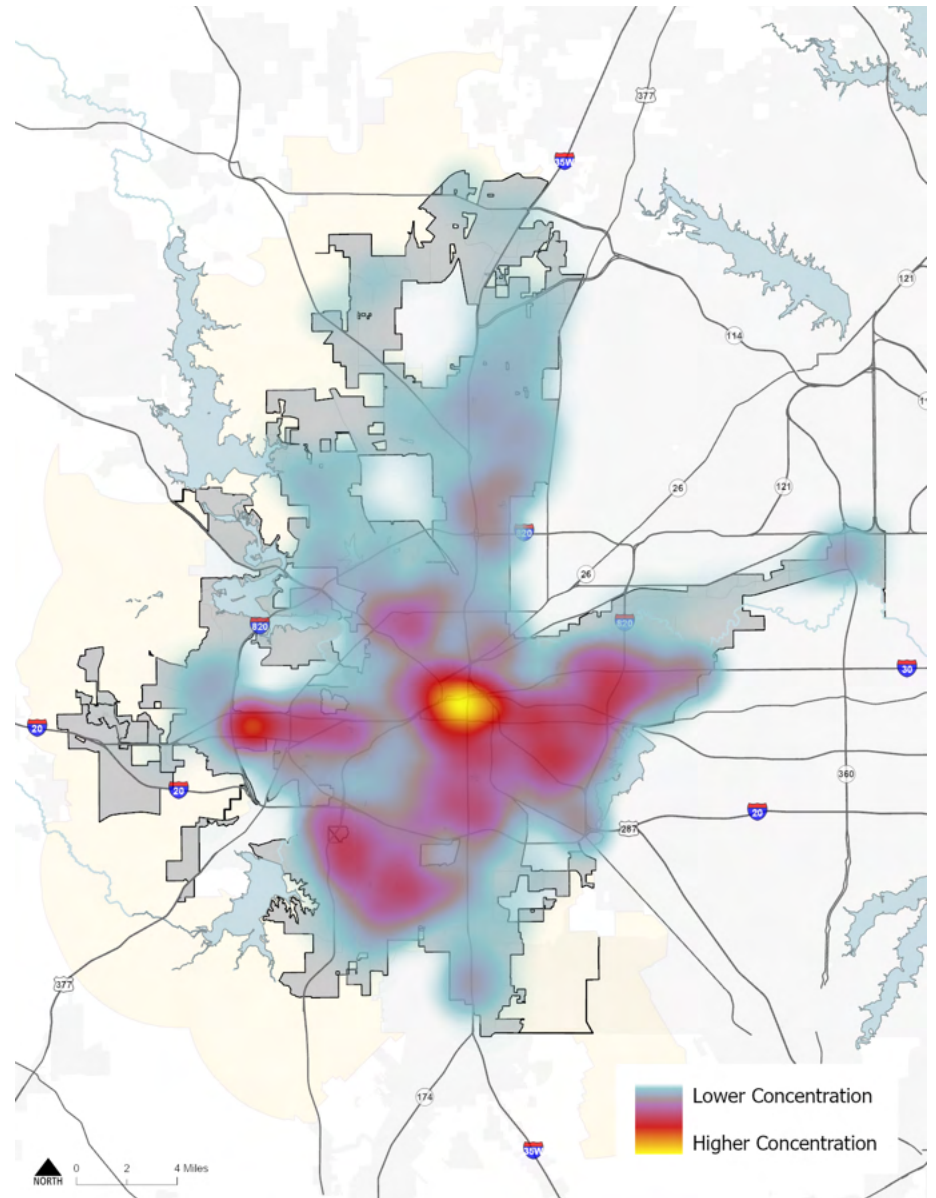


Call volumes inside Loop 820 have increased by 29% since 2010 – while volumes outside Loop 820 have increased by 65% during the same timeframe. This increase in call volume is indicative of continued development and population growth across the city.



Source: City of Fort Worth, Fire Department, 2021.

## FIRE, EMS, & OTHER CALL TYPES, 2020



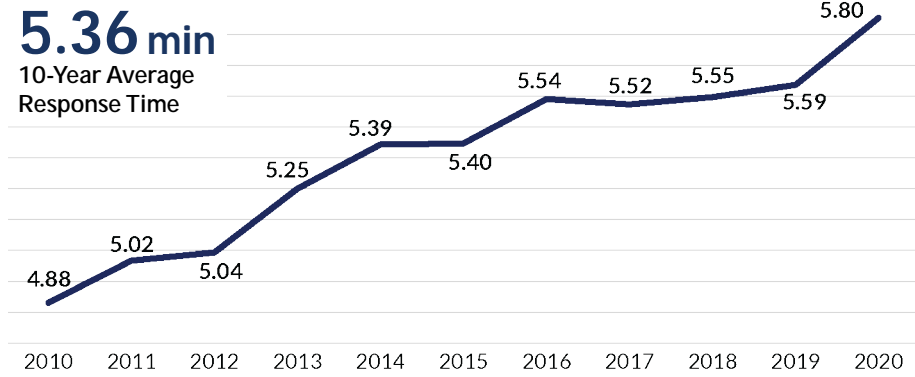
## RESPONSE TIMES

↑

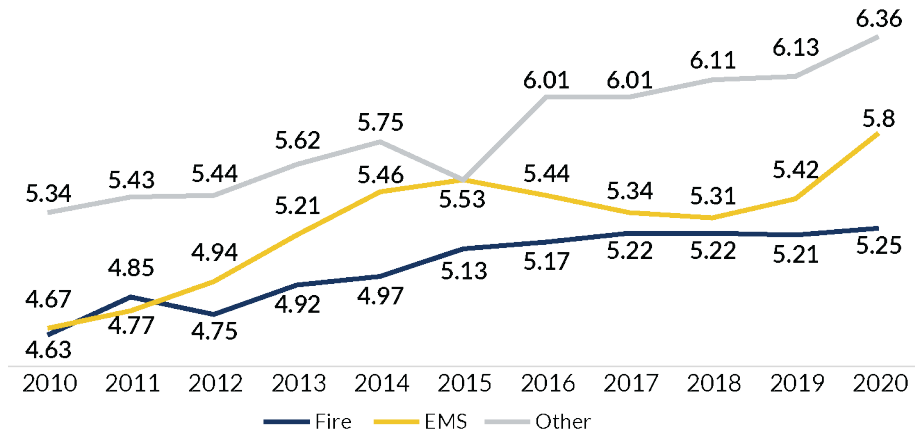
Average Response Time for Calls  
**UP 20% SINCE 2010**

The increase is a result of growing congestion related to construction and population growth as well as increasing travel distance due to urban sprawl.

### AVERAGE RESPONSE TIME IN MINUTES

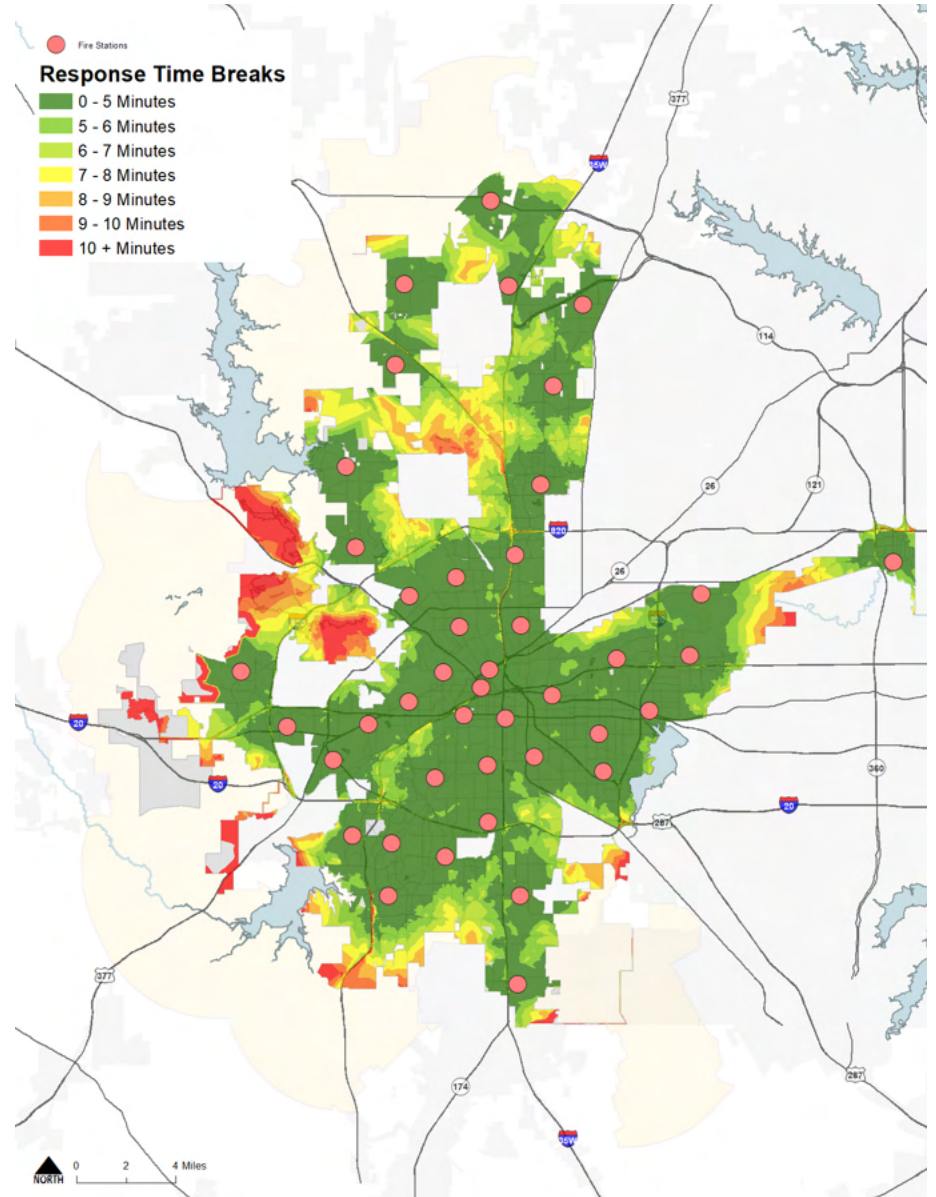


### AVERAGE RESPONSE TIME IN MINUTES PER CALL TYPE



Source: City of Fort Worth, Fire Department, 2021.

## ESTIMATED RESPONSE TIMES FOR EXISTING FIRE STATIONS



## AIRCRAFT RESCUE & FIREFIGHTING (ARFF)

Currently, there are two stations that are 24-hour Aircraft Rescue & ARFF certified response stations, Station 35 at Alliance Airport and Station 44 at Meacham Airport.

Both stations are tasked with responding to aircraft incidents on and off the airport they service. They also respond to any fire and EMS related incidents on airport grounds.

**45**

ACTIVE MEMBERS  
IN ARFF PROGRAM

	Station 35	Station 44
ARFF Certified Personnell	8	2
# of ARFF Vehicles	3	2
Gallons of Water (Total)	7,500	1,750
Gallons of Foam (Total)	1,000	400
Pounds of Auxiliary Agent (Total)	1,000	650
Index Rating	E <sup>1</sup>	B <sup>2</sup>

1. An index rating of E is the highest index and it applies to cases where aircraft longer than 200 feet will be operating.
2. An index rating of B applies to cases where aircraft between 90 and 125 feet operate.



Station 35's ARFF attack and rescue trucks standing ready to respond.

Source: City of Fort Worth, Fire Department, 2021.

## HAZARDOUS MATERIALS RESPONSE TEAM

The FWFD maintains a primary Hazardous Materials Response (Haz Mat) Team located downtown along with four satellite stations strategically located on the north, south, east, and west sides of the city.

Fire Station 2 is the centrally located primary Haz-Mat Response Team. Station 2 houses Battalion 2, Engine 2, Truck 2, Squad 2, Support 2, the decontamination trailer and the shower trailer. The station also serves as front line fire suppression, EMS, and personnell are trained as part of the Technical Rescue Team.

All Battalion Chiefs are trained to the Technician level. The daily minimum staffing is 20 Hazardous Materials Technicians plus 4 Battalion Chiefs.

**13**

TRAINED  
PERSONNELL PER  
SHIFT FOR ENTIRE  
CITY

**120**

ACTIVE  
HAZARDOUS  
MATERIALS  
TECHNICIANS  
AT THE STATION  
LEVEL AT THIS  
TIME



Haz Mat team performing decon after a call.

## TECHNICAL RESCUE TEAM (TRT)

FWFD maintains four stations that serve as the primary high angle, confined space, structural collapse, and heavy rescue resources within the city.

The FWFD maintains a close working relationship with the Texas A&M Engineering Extension Service (TEEX), the Texas A&M Task Force 1 team (TxTF1), the North Central Texas Council of Governments (NCTCOG), as well as the cities that have mutual aid and automatic aid contracts with like disciplines. The FWFD Technical Rescue Team (TRT) has been involved with the Council of Governments efforts to simulate regional disaster drills that involve many other cities as well.

The FWFD team has many of the original founding members of Texas Task Force 1 and many more members currently on the Task Force Team. As a result, the TRT discipline has maintained this relationship with TxTF1 since its inception and regularly deploys with the team.

111

ACTIVE MEMBERS

12

TRT TRAINED PERSONNEL PER DAY FOR ENTIRE CITY



Squad 2 conducting rope training off the Main Street bridge.

Source: City of Fort Worth, Fire Department, 2021.

## SWIFT WATER & UNDERWATER SEARCH & RESCUE (SWUSAR)

The Swift-Water Attack Team concept was fully implemented in 2019, with the contingent ability of adding 1-4 additional Swift Water/Underwater Search and Rescue (SWUSAR) companies on an overtime basis. Each Swift-Water Attack Team has the ability to recall additional personnel to increase response capabilities for severe weather events or large-scale incidents.

Each of the two SWUSAR stations serve as front line fire suppression and EMS response companies as their primary responsibility. The SWUSAR teams are tasked with providing all technician-level water related search, rescue, and recovery capabilities in the City of Fort Worth. These capabilities are divided into two disciplines, swift-water or surface rescue and underwater or scuba diving rescue and recovery. The team also assists the FWPD with evidence search and recovery as requested.

The FWFD SWUSAR Team maintains a close working relationship with the State of Texas, Department of Homeland Security, and Texas A&M Task Force 1, rostering 18 swift-water technicians from the SWUSAR team that respond on a statewide and regional basis at their request. The FWFD team deploys with the Texas A&M Task Force 1 Water Strike Team (TxA&MTF1) on a regular basis.

The FWFD SWUSAR team also maintains a close relationship with the Fort Worth Drowning Prevention Coalition. FWFD Divers again took an active role in partnering with the Fort Worth Safe Communities Initiative. Team members partnered with Safe Kids Tarrant County / Cook Children's, Firefighters Charities, FWFD Fire Safety Education, Fort Worth Drowning Prevention Coalition, and Tarrant County YMCA.

2

RESPONSE STATIONS/SWUSAR TEAMS

4

SWIFT-WATER TECHNICIANS PER TEAM TO RESPOND TO HIGH WATER RESCUES CITYWIDE.

## CAPITAL PLANS

FWFD currently provides emergency response services from 43 fire stations with two more stations expected to open in 2021 in far west and far north Fort Worth. FWFD also has 13 facilities from which it operates the following support functions: Training (2), Vehicle Services & Supply (4), Arson & Bomb Investigations, Bomb Range, Communications, Air/Self-Contained Breathing Apparatus Shop, and Administration. Additionally, three FWFD units are housed in shared City facilities – Joint Emergency Operations Center (JEOC) in the Zipper building downtown; Backup emergency communications underneath W. 10th Street downtown, and the Bureau of Fire Prevention Inspections unit in City Hall, Lower Level.

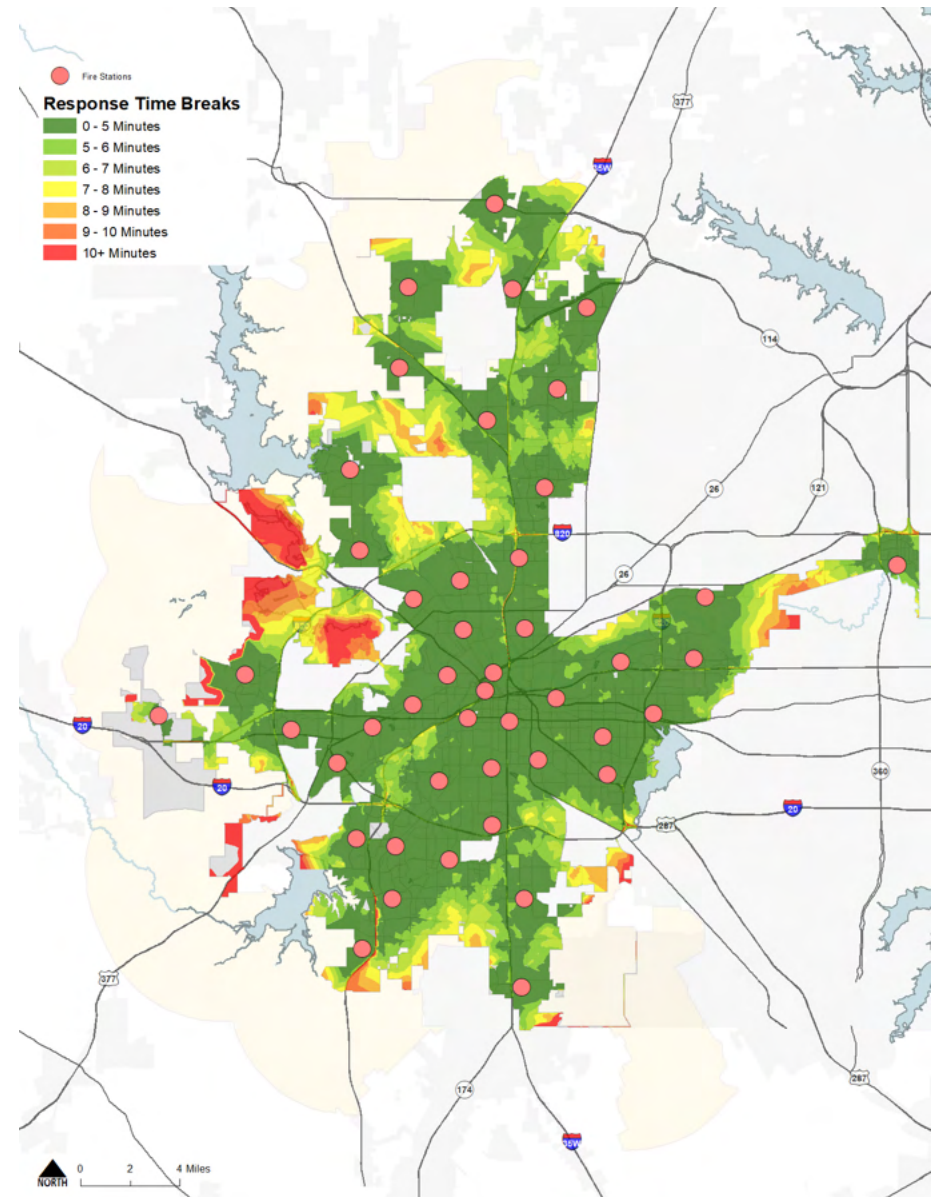
Driving the need for new or expanded FWFD facility projects in the future are the following factors:

- The continued geographic and population growth of the city.
- The need to begin replacing or expanding older, smaller fire stations built in the 1960s and early-1970s that are becoming functionally inadequate as well as a maintenance burden after 40-50 years in operation.
- The opportunity to “build-out” shell space available at the new Public Safety Training Center Complex to further expand training capabilities and to relocate other FWFD units to create operational efficiencies.
- The need to relocate and expand the Joint Emergency Operations Center (JEOC) and Fire Dispatch Center.

The following summarizes the department’s facility-related recommendations over the course of the next five years, as capital funding is identified:

- Construct a new fire station along the Chisolm Trail Parkway corridor in southwest Fort Worth;
- Renovate older stations due to significant structural issues and other age-related maintenance challenges;
- Build-out Fire Training facility shell space to include additional training capacity and the relocation of other Fire Department activities;
- Replace Fire Station 37, which was built in 1998 as a temporary facility;
- Purchase vacant property located adjacent to Fire Station 16 and construct a larger facility;
- Purchase property (if necessary) and replace the aging and functionally obsolete Fire Station 40 which the city inherited when Lake Country was annexed.

## EXISTING & FUTURE FACILITIES RESPONSE TIMES



Source: City of Fort Worth, Planning and Data Analytics Department, 2021.

The City of Fort Worth employed the following goals and strategies to serve and protect through education, prevention, preparedness, and response, as well as providing emergency medical services.

## GOALS

### 1 Operations

- Respond to and mitigate emergency and service calls in a timely and competent manner with adequate resources.
- Provide for a highly trained workforce that is adequately furnished with well-maintained equipment and facilities.

### 2 Educational and Support Services

- Recruit a qualified workforce that reflects the diversity of the city.
- Develop a competent workforce through education and training.
- Provide effective medical training to the public and fire personnel.
- Dispatch appropriate resources and respond to needs of on-scene personnel in a timely manner.
- Efficiently procure leading-edge communication equipment and keep it well maintained and well-organized.

### 3 Executive Services

- Provide professional, timely, and thorough inspections and plans review.
- Thoroughly investigate the cause of all fires of unknown origin and accurately identify incendiary fires and their perpetrators.
- Completely, accurately, and impartially investigate complaints involving Fort Worth Fire Department members.
- Prevent or mitigate the destructive effects of explosives and explosive devices.
- Effectively educate the public in fire and life safety strategies and skills.

### 4 Emergency Management

- Reduce the adverse impacts of emergencies and disasters through all-hazard preparedness programs and initiatives.
- Facilitate educational activities that produce a greater understanding of emergency preparedness amongst governmental agencies and the public.
- Coordinate an integrated emergency management system with internal and external agents in a timely manner.
- Strengthen our ability to plan for and provide assistance to special needs citizens.

## STRATEGIES

### *Fire Services Strategies*

- Increase the number of minority and female applicants through an aggressive recruiting program.
- Increase public participation in education programs such as Learn Not to Burn, Youth Fire Academy, and Citizens Fire Academy.
- Educate the public on appropriate reactions to bombs and bomb threats through lectures and presentations.
- Apply for FEMA and other grants in order to expand and improve the department's Public Safety programs and supplement other department initiatives.
- Improve internal and external communication through focus groups, meetings, replacing paper-based processes with electronic ones, etc.
- Strengthen sprinkler and fire alarm requirements in the Fire Code for new and existing construction.
- Implement National Incident Management System (NIMS).
- Coordinate the expenditure of Homeland Security grant funds with the Office of Emergency Management.

### *Emergency Management Strategies*

- Enhance the Office's relationship with the National Weather Service Office in Fort Worth to coordinate severe weather monitoring and response activities.
- Recertify the City and Tarrant County as a Storm Ready Community.
- Provide weapons of mass destruction (WMD) and chemical, biological, radiological, nuclear, and explosive (CBRNE) training and exercises to prepare local organizations for emergency and disaster situation response and recovery.
- Implement the National Incident Management System (NIMS).



# CHAPTER 18

# WATER SUPPLY & ENVIRONMENTAL QUALITY

Protecting and enhancing environmental quality is a key livability issue. How the City chooses to grow could have significant impacts on the quality and sustainability of our environment.

This chapter is intended to consolidate the many environmental concerns facing the City, and to identify management practices that will most effectively address these issues. Topics covered in this chapter include water supply and wastewater management, surface water quality, stormwater management, land quality, air quality, hazardous materials management, solid waste and litter control, energy and water conservation, endangered species, and natural habitats.



## DRINKING WATER SUPPLY & WASTEWATER TREATMENT

**158**

Gallons of water used, person/per day on average.

**132.13M**

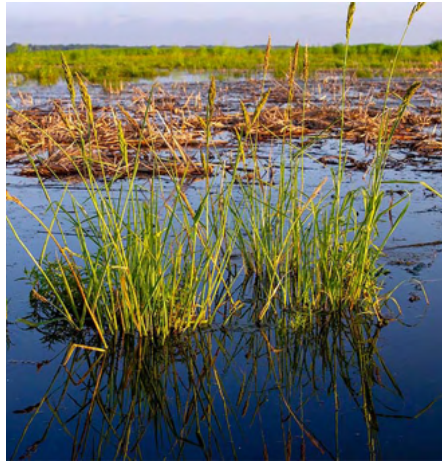
Wastewater gallons of flow per day.

**500M**

Drinking water gallons treated per day on average annually.

**6**

Reservoir water sources



A Tarrant Regional Water District lake providing water supply resources to the City of Fort Worth.

Source: Tarrant Regional Water District, 2021.

## PROTECTING PUBLIC HEALTH: HAZARDOUS MATERIALS, SOLID WASTE, & LITTER CONTROL

**10,000+**

Litter cleanup volunteers for Keep Fort Worth Beautiful, annually.

**300,000**

Visits to the Drop-Off Stations annually.

**24,000 lbs**

Hazardous waste generated at municipal facilities annually



A mechanical compactor being driven at the southeast landfill.

Source: City of Fort Worth Code Compliance Department, Solid Waste Section, 2021.

## ENVIRONMENTAL QUALITY MANAGEMENT: LAND, AIR, & SURFACE WATER

**105**

Demolition and remediation projects annually.

**6,153**

Stormwater Compliance Investigations annually.

**300**

Air quality investigations per year on average.



Subsurface soil sampling cores are collected to determine environmental impacts.

Source: City of Fort Worth Environmental Master Plan, 2018.

## GREEN INFRASTRUCTURE, CONSERVATION, NATURAL SPACES, & HEALTHY ECOSYSTEMS

**3,400**

Residential streetlights converted to LED in total.

**7**

Total City facilities with solar panels.

**28**

Threatened or endangered species in Tarrant County.



Monarch butterfly on milkweed in one of the species-focused preservation gardens or meadows in the city.

Source: The City of Fort Worth Nature Center & Refuge, 2021.

## DRINKING WATER SUPPLY, TREATMENT, & WASTEWATER INFRASTRUCTURE

The Water Department enables our community to thrive with clean water done right every time. The utility is responsible for providing drinking water, wastewater, and reclaimed water service that protects human health and the environment. Water and its associated infrastructure is the lifeblood of the city. Optimization of water resources is critical to Fort Worth's future. The draft 2021 Texas State Water Plan identifies conservation and reuse accounting for 31% of Fort Worth's future water supply over the next fifty years.

### PROGRAM AREAS

- Water Supply Management and Maintenance
- Drinking Water Compliance and Capacity
- Wastewater Reuse
- Water Communication and Collaboration

5

Water Treatment Plants

21

Booster Pump Stations

500M

Water Treatment Capacity (Gallons per Day)

166M

Wastewater Treatment Capacity (Gallons per Day)

29

Water Storage Tanks

541.28M

Reclaimed Water Used (Gallons per Year)

## STRATEGIC ASSET MANAGEMENT MASTER PLAN

The City maintains master plans for the water, wastewater, and reclaimed water systems. There are 16 regional water planning groups across Texas and all regions are rolled up into the State Water Plan. Regional planning is performed on a fifty-year planning horizon, in five year increments. The latest version was adopted in 2017, and the next one is due in 2022.

The water utility is developing a strategic asset management plan to establish the framework for managing its assets, and will use a condition risk and criticality matrix to prioritize water and wastewater pipeline replacement projects. The associated manual on the Installation Policy and Design Criteria for Water, Wastewater, and Reclaimed Water Infrastructure governs the policies, procedures, and design criteria for engineering, planning, and design work performed by Fort Worth Water, engineering firms contracted by the City, developers, and other public or private interests. The purpose is to ensure the City is assuming responsibility for infrastructure that meets TCEQ and Fort Worth standards, and allows it to maintain a system that provides reliability, quality, and value to its ratepayers. This includes meeting the fire flow requirements for maintaining the city's ISO rating of One.



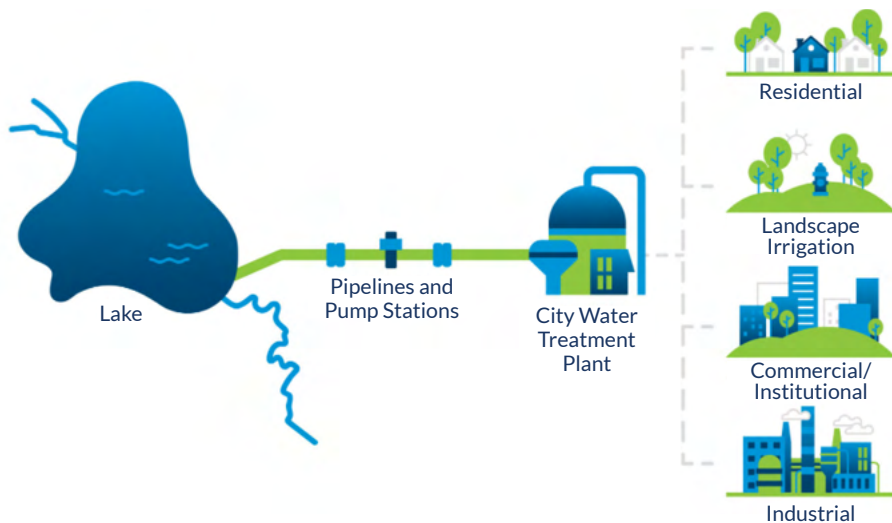
City elevated water storage tank. (Source: City of Fort Worth, Water Department, 2021.)

## DRINKING WATER

Fort Worth’s water system is recognized as “Superior” by the Texas Commission on Environmental Quality. This recognition takes into account not only water quality compliance but also the quantity of storage, the condition of storage tanks, and the asset base with respect to the population and service area. Though the city has grown considerably, the need to expand treatment capacity has been postponed because of an effective water conservation program. Fort Worth provides treated drinking water to 30 other cities and entities in Tarrant, Johnson, Denton, Parker, and Wise counties. The Parker County towns of Willow Park and Hudson Oaks are expected to connect to the system in 2021.

## WATER IN LAKES & PIPELINES

All drinking water begins with raw water supplied by the Tarrant Regional Water District (TRWD) from six lakes – Lake Worth, Eagle Mountain Lake, Lake Bridgeport, Cedar Creek Lake, Richland Chambers Reservoir, and Benbrook Lake. Adequate water treatment and pipeline capacity is crucial to protecting water quality in the lakes, streams, and rivers. The collection system has more than 3,565 miles of pipe, connecting to six regional lakes. Fort Worth owns Lake Worth, but the water rights belong to TRWD.



Pipes bring lake water to the local Water Treatment Plant.

Source: City of Fort Worth, Water Department, 2021.

## WATER RECLAMATION

To encourage water reuse the Texas Water Development Board has funded 50% of Fort Worth’s Reclaimed Water Priority and Implementation Plan. Reclaimed water utilization and expansion is a key component of Fort Worth’s future water supply planning. The future Mary’s Creek Water Reclamation Facility in west Fort Worth also anticipates providing valuable reclaimed water to a growing portion of west Fort Worth. The city is in the process of permitting the Mary’s Creek Water Reclamation Facility to serve growth on the west side. The City projects that the new facility needs to be operational in 2026.



Mary’s Creek Water Reclamation Facility site map. Student intern, S. Cisneros, takes part in supervised lab sessions at the Village Creek Water Reclamation Facility. Bottles showing reclaimed water stages.

## WASTEWATER TREATMENT FACILITIES

The Trinity River Authority of Texas (TRA) Denton Creek Wastewater Treatment Plant serves areas of far north Fort Worth, and the TRA Central Wastewater Treatment Plant serves the eastern arm of the city. Fort Worth accepts septage, chemical toilet waste, and landfill leachate through permitted haulers in Tarrant and neighboring counties. Fort Worth is in the process of constructing a new biosolids processing facility that will use a rotary drum dryer. The dryer will reduce the volume of biosolids produced by 70 to 80 percent. The new dryer facility should be operation in the summer of 2022.

More than 1,000,000 people and numerous industries in 23 communities are served by Village Creek Water Reclamation Facility. The plant, capable of processing 166 million gallons of wastewater each day, is owned and operated by the City of Fort Worth. Treated effluent is discharged into the Trinity River, and performance of the Village Creek facility is critical to the river’s vitality and usefulness as a drinking water source for those downstream. The Village Creek Water Reclamation Facility is the only wastewater treatment plant the City currently owns and operates. The purpose of a water reclamation facility is to take the wastewater created by each of us and make it safe for people and the environment. The discharge standards for the cleaned water are protective of public health, aquatic life, and the environment.

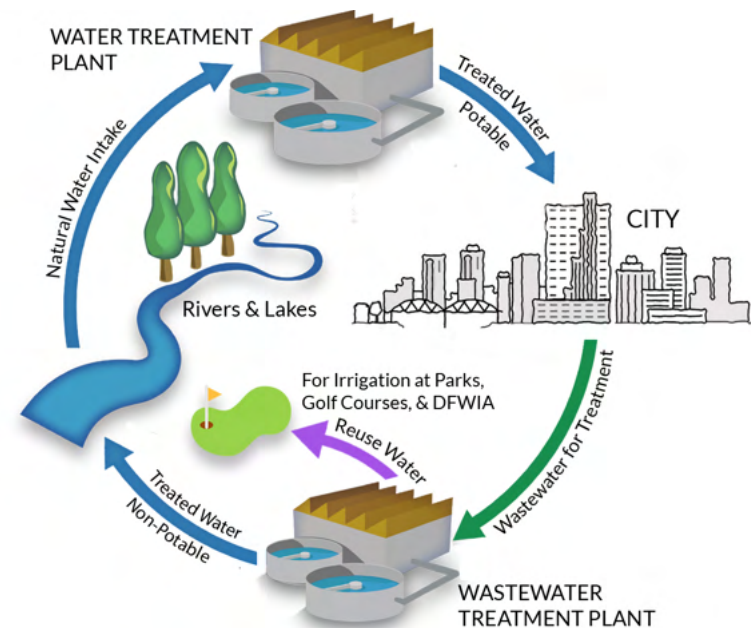


Village Creek Water Reclamation Facility.

Source: City of Fort Worth, Water Department, 2021.

## ENERGY CONSERVATION / ENERGY RECYCLING AT VILLAGE CREEK

Village Creek Water Reclamation Facility is dedicated to using its resources efficiently, and that includes recycling energy. A combined heat and power energy recovery process allows Village Creek Water Reclamation Facility to produce up to 65 percent of its electrical demand. The two 5.2-megawatt turbine engine generators can be run on digester gas, natural gas or landfill gas, depending on fuel availability and cost. Methane is a byproduct of anaerobic digestion treatment of the solids — this gas is used as a fuel on site, and it also is captured and sold to a renewable natural gas facility. Waste heat generated by the turbines is captured and used to produce steam. This steam powers two steam-driven blowers that produce air for the aeration basins, where the liquid wastewater stream is treated. The steam serves as a heat source for the anaerobic digesters and plant buildings.



Turning a liability into an asset.

### ENVIRONMENTAL MASTER PLAN

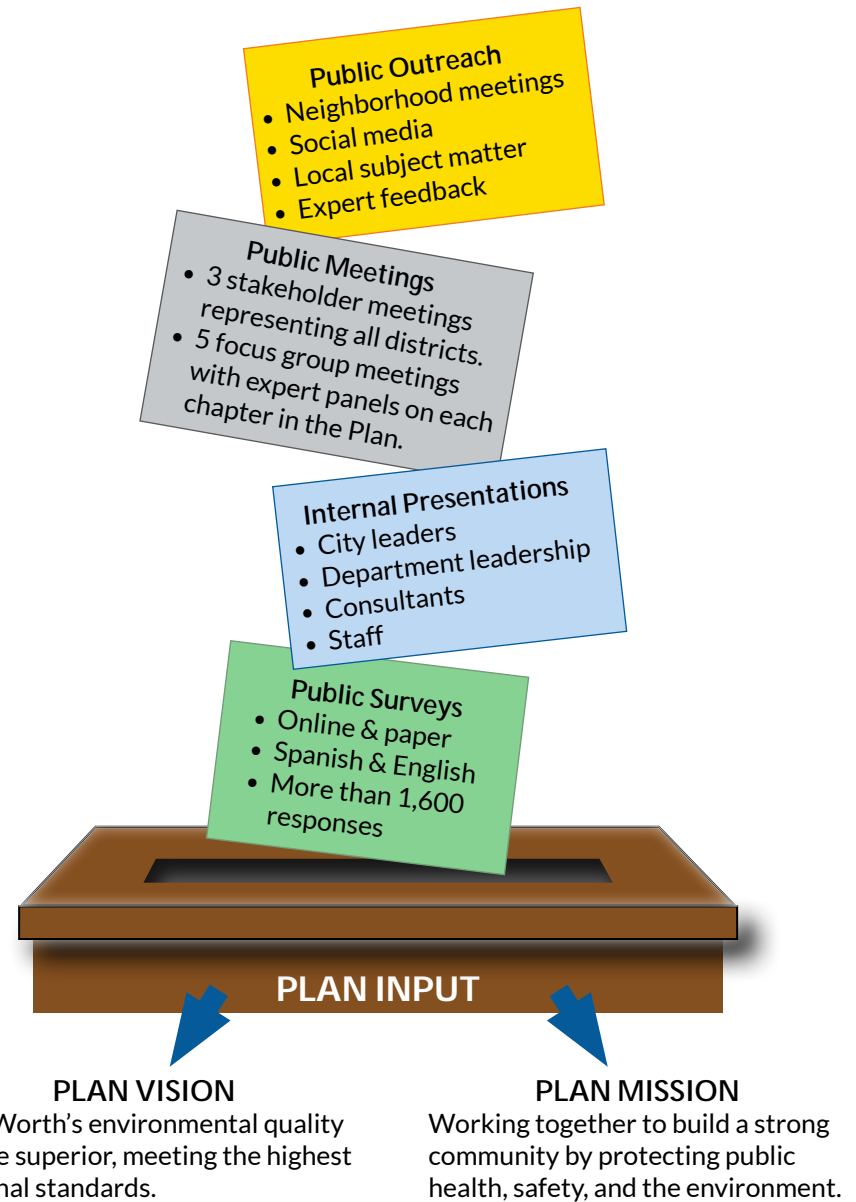
The Environmental Quality Division of the Code Compliance Department has developed a master plan to assess its programs and create a vision for the future that protects and improves Fort Worth’s environment. The Environmental Master Plan defines the City’s long-range strategy to address environmental problems by developing and implementing programs and projects that produce solutions. The environmental problems facing Fort Worth include air pollution, surface water pollution, brownfields and blighted properties, litter and aquatic trash, hazardous materials, and land pollution (e.g., contaminated soil, groundwater, or structures contaminated with asbestos or lead paint). The actions outlined in the Plan include pollutant source controls, comprehensive monitoring programs, mitigation and compliance programs, and litter cleanup projects throughout the city, ensuring compliance with federal and state environmental regulations, and enforcement of the City’s ordinances.

The City sought and incorporated public input into the development of this Plan, using several different methods and technologies to reach out to stakeholders and residents. These included public stakeholder meetings, focus group meetings, online surveys, and social media outreach.



Stakeholders gather to discuss the Plan with City staff.

Source: City of Fort Worth, Environmental Master Plan, 2018.



## SURFACE WATER QUALITY — STREAMS, LAKES, & THE TRINITY RIVER

The City of Fort Worth strives to protect water resources for drinking water, flood control, recreation, industrial operations, natural habitat, and other uses. As Fort Worth continues to grow, the City must act to prevent the degradation of surface water quality in our streams, lakes, and the Trinity River. The Environmental Master Plan describes how the City manages Fort Worth’s watersheds and protects surface water quality through planning, monitoring, regulatory compliance, and education. The City continues to work closely with its partners to develop a comprehensive regional approach to preserving and improving surface waters. Protecting water resources for current and future generations takes the effort of the whole community.

### PROGRAM AREAS

- Watershed Planning
- Stormwater Management
- Surface Water Quality Monitoring and Compliance
- Surface Water Quality Communication & Collaboration

### Watershed Planning

There are numerous streams, lakes, and rivers located within Fort Worth’s 31 watersheds. The City gathers data to analyze these watersheds and establish baselines for pollutants and environmental conditions, in order to create effective plans to better protect and manage its watersheds. The stormwater ordinance prohibits illicit discharges into the stormwater system and provides for the regulation of discharges from various sources through local and state permits.



Biological sample analysis.



Stream health monitoring activity.

Source: City of Fort Worth, Code Compliance Department, Environmental Quality Section, 2021.



## Why do we need Surface Water Quality programs in our community?

Surface Water Quality programs protect the environment, human health, and safety by reducing pollution in our local lakes, streams, and the Trinity River. Programs monitor pollutants in local watersheds and encourage compliance to reduce contaminated stormwater runoff or illicit discharges for a cleaner environment, sustained economic value, and improved community aesthetics.

### TO PROMOTE HUMAN HEALTH AND PUBLIC SAFETY.



Improves surface water quality to reduce health risks to residents and visitors.



Minimizes pollutants entering Fort Worth’s streams and lakes.

### TO CREATE AND MAINTAIN A CLEAN, ATTRACTIVE CITY.



Improves aquatic ecosystems and surface water aesthetics.



Returns impacted water bodies to their intended uses.

### TO PROMOTE QUALITY OF LIFE AND A SUSTAINED ECONOMY.



Maintains waterbodies that are safe for recreation and encourages economic development.



Reduces public costs for dealing with pollution and cleanups.

## SURFACE WATER QUALITY & FLOOD CONTROL PROGRAMS

### **Stormwater Management**

Stormwater Management plays a key role in protecting and enhancing the water quality in the community. The surest way to improve water quality in Fort Worth is to better manage stormwater and potential pollutants entering our surface water resources. Stormwater picks up pollution from the urban environment, including sediment, oil and grease, metals, bacteria, and pet waste and conveys it directly to the storm sewer system. Storm drains serve to convey runoff as quickly as possible to the nearest waterbody to prevent urban flooding. Stormwater management includes maintenance of the stormwater system to minimize waterway erosion and maintain natural streambank vegetation, which helps to remove pollutants and sediment from waterways, lakes, and drinking water supply reservoirs.

The City of Fort Worth’s stormwater system is a *municipal separate storm sewer system (MS4)*. The system is referred to as a “separate system” because the water entering the system does not go to the municipal wastewater sewer system. Every time it rains, stormwater and any pollutants it picks up flows directly to the nearest body of water without being treated. An MS4 is designed to remove stormwater runoff from urban areas as quickly as possible to reduce the risk of flooding. The City’s MS4 Stormwater Management Plan (SWMP) meets the Texas Commission on Environmental Quality (TCEQ) requirements, which are designed to reduce negative impacts to water quality in streams and rivers. The City of Fort Worth and TRWD are co-permittees on the MS4 permit.

runoff. These standards apply to all new development and redevelopment projects that are greater than one acre, and are designed to manage the quantity of stormwater from these developments to prevent adverse impacts on waterways, such as erosion and channel scouring.

### **Stormwater Utility**

The Stormwater Utility provides stable and equitable funding for its stormwater management program. The establishing ordinance gives the Transportation and Public Works (TPW) Director authority to grant credits to non-residential rate payers who voluntarily use stormwater runoff management techniques. These credits are applied as percent discounts to regular monthly stormwater fees. Each credit listed in the Stormwater Credit Fee Policy is given to encourage voluntary practices which will benefit the drainage system, waterways, and Stormwater Management Program.

### **Floodplain Management Plan**

The City of Fort Worth has developed a Floodplain Management Plan for the entire city, as part of a growing public planning and interaction program led by the Stormwater Management Division. This plan identifies flood risks, their impact on the community, and a prioritized action plan for reducing flood risks. By implementing this plan, the City will not only be on a path to becoming safer and more resilient to flooding hazards, but it will also improve Fort Worth’s National Flood Insurance Program (NFIP) Community Rating System (CRS) score. Improving the City’s CRS score will reduce eligible flood insurance premiums, which will save money for residents and businesses.

### **KEY MANAGEMENT ACTIVITIES**

- Stormwater Development Review
- Stormwater Utility Funding
- Floodplain Management Plan

### **Stormwater Development Review**

Development and redevelopment activities increase flooding risks by increasing the amount of impervious surfaces and sources for pollution in runoff. To manage these heightened flooding risks, a stormwater development plan review is required within the City of Fort Worth and its extraterritorial jurisdiction. The stormwater development review ensures that plans meet or exceed the City’s adopted criteria for development relative to stormwater



*Stormwater flooding streets.*



*Clearing debris from storm drains.*

Source: City of Fort Worth, Code Compliance Department, Environmental Quality Section, 2021.

## SURFACE WATER QUALITY PROGRAMS

For a better understanding of surface water quality, local rivers, streams, and lakes are monitored throughout the year, including during wet and dry weather. These screening samples are analyzed for pollutants and general conditions indicative of ecosystem health and water quality. The City also regularly tests for pathogens that pose risks to human health. This data can help prevent hazardous surface water conditions and identify illicit discharges into the stormwater system. This information is also useful for watershed planning at the local and regional levels.

The Texas Commission on Environmental Quality (TCEQ) Texas Pollutant Discharge Elimination System (TPDES) program now has federal regulatory authority over discharges of pollutants to Texas surface waters. As the City continues to grow, additional monitoring will be necessary to comply with the TPDES permit, which will require additional resources. There are currently over 1,700 major outfalls that require monitoring under the permit, including approximately 500 priority outfalls.

### KEY MONITORING ACTIVITIES

- Dry Weather Field Screenings
- Wet Weather Field Screenings
- Indicator Bacteria Monitoring (Clean Rivers Program)
- Regional Wet Weather Characterization Program
- Stream Health Monitoring



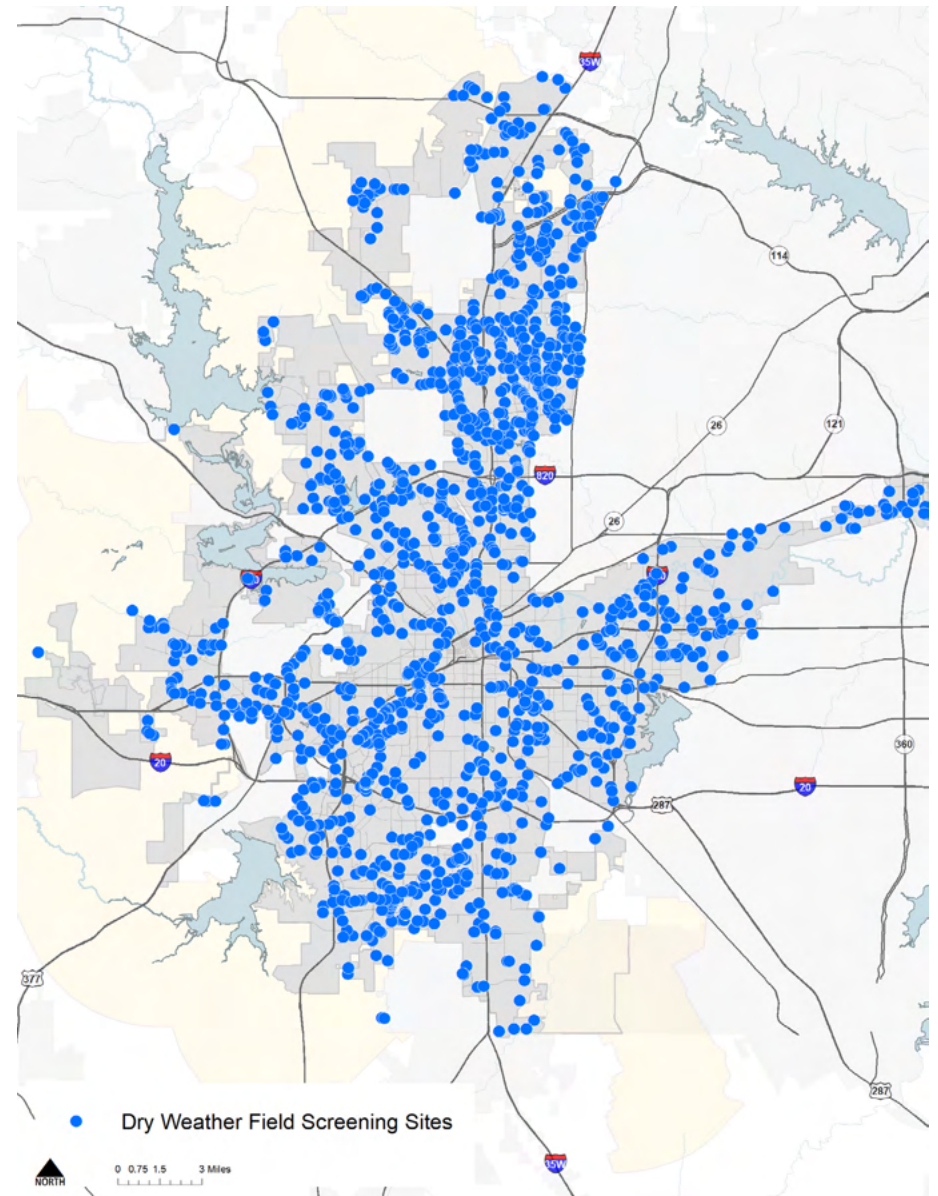
*Dry weather discharge.*



*Sampling before water enters the MS4.*

Source: City of Fort Worth, Code Compliance Department, Environmental Quality Section, 2021.

## DRY WEATHER FIELD SCREENING LOCATIONS, 2019





## SURFACE WATER QUALITY PROGRAMS

### Dry Weather Field Screenings

Dry weather field screenings of major outfalls detect and isolate the presence of illicit connections and improper discharges to the municipal separate storm sewer system (MS4). Dry weather screening can also find potable water and sewer infrastructure breaks, which conserves water, saves tax dollars, and helps eliminate sources of bacterial impacts to creeks and rivers.

### Wet Weather Field Screenings

The City performs over 50 wet weather field screenings each year at municipal separate storm sewer system (MS4) outfalls and inlets across the city. Additional sampling and monitoring locations are needed to establish baselines for watershed analysis and to monitor long-term trends as the city grows.

### Indicator Bacteria Monitoring (Clean Rivers Program)

Indicator bacteria serve as a measure for water safety, because they tend to correlate with the presence of fecal matter and pathogens in the water. Bacteria are the most common cause of impairments in rivers and streams, and can cause serious illness in humans and pose a threat to aquatic ecosystems. The City continues to monitor impaired waters, such as Sycamore Creek, to determine if management practices are reducing the bacteria load.

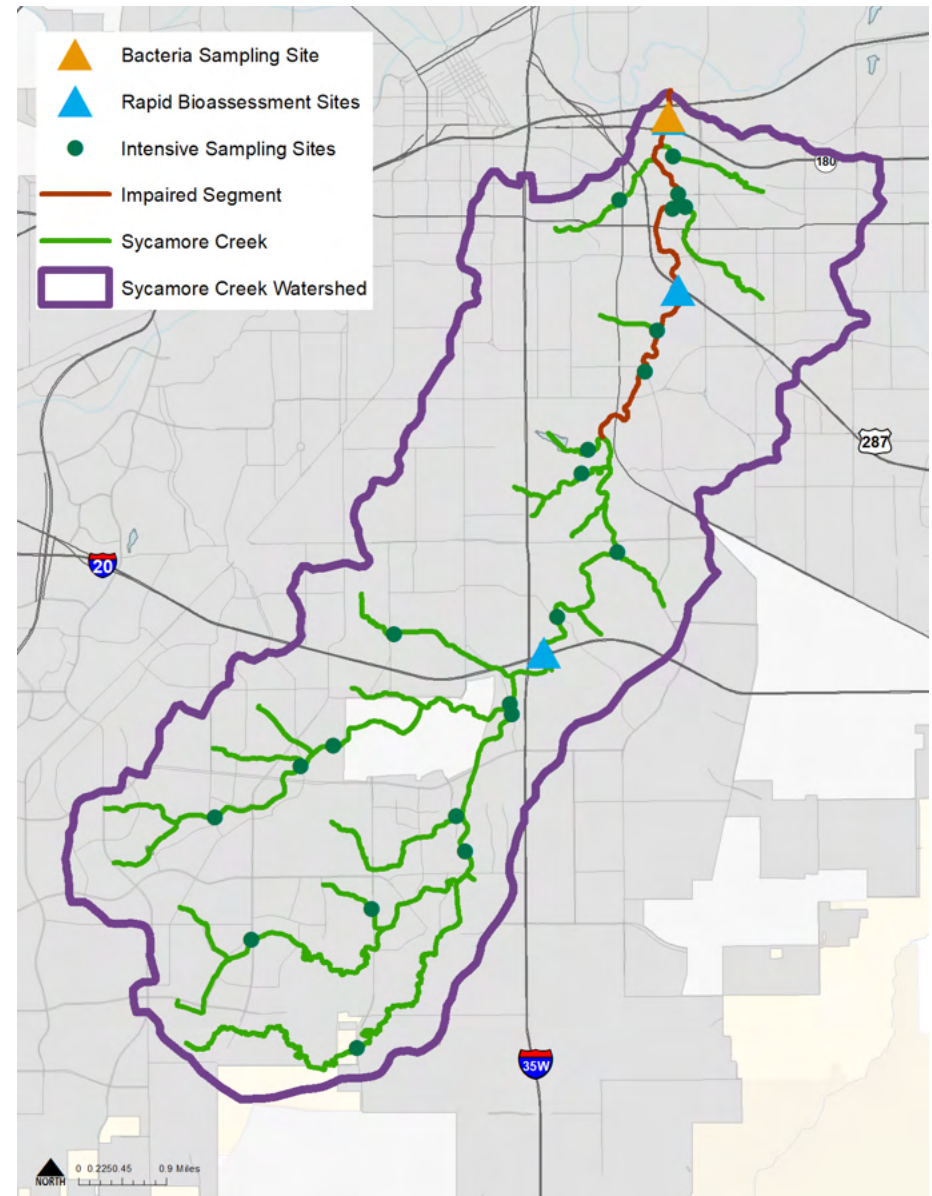
### Regional Wet Weather Characterization Program

As part of the TPDES permit monitoring requirements, the City participates in the NCTCOG Regional Wet Weather Characterization Program (RWWCP). The objectives are to assess changes to waterways as they pass through urban areas, evaluate long-term trends in water quality, and identify potential concerns from stormwater runoff. The City takes samples at alternating upstream and downstream locations in two watersheds each year, analyzing them for pollutants, including E. coli, metals, and an array of other chemicals.

### Stream Health Monitoring

The City has also chosen to implement the representative rapid bioassessment monitoring option of the Regional Wet Weather Characterization Program (RWWCP). The objective of this program is to assess the health of aquatic biological communities and stream health. The presence or absence of specific insects and animals can effectively indicate the conditions of local streams, rivers, and lakes, and assist in showing long-term trends in water quality. Samples are taken at three locations at six watersheds twice per year.

## SYCAMORE CREEK IMPAIRED SEGMENT, 2019



Source: City of Fort Worth, Code Compliance Department, Environmental Quality Section, 2021.

## SURFACE WATER QUALITY PROGRAMS

Local surface water quality is regulated by standards at the federal, state and local levels. The City enforces these rules through permit regulations for activities that result, or may result, in pollution entering the stormwater system. The City also inspects industrial operations, municipal facilities, construction sites, and commercial operations across the city for compliance with their stormwater permits. Complaints regarding discharges into the stormwater system or surface water conditions, such as fish kills, odors, or discoloration are also investigated. Additional resources are needed to keep up with the growing number of compliance inspections.

### KEY COMPLIANCE ACTIVITIES

- Industrial Stormwater Compliance
- Municipal Stormwater Compliance
- Construction Site Stormwater Compliance
- Commercial Cosmetic Cleaner Compliance
- Complaint Investigations

#### **Industrial Stormwater Compliance**

The City performs site inspections at industrial facilities that are required to obtain coverage under the TCEQ multi-sector general permit, or other permits applicable to industrial discharges. These permits may require the facility to conduct sampling of stormwater runoff from their site that is sent to the state, maintained on site, or sent to the City.

#### **Municipal Stormwater Compliance**

Each department in the City is responsible for ensuring TPDES permit compliance for all of its own operations, facilities, and contractors. Each department is also responsible for managing any compliance deficiencies, including corrective action measures and fines.

#### **Construction Site Stormwater Compliance**

Prior to construction, projects that are one acre or greater in scope or are part of a larger common plan of development are required to obtain a grading permit. The City reviews the stormwater pollution prevention plans (SWP3) and operator permits for these sites, as required by the TCEQ construction general permit. Sediment is the primary pollutant from construction sites, but other contaminants of concern include sanitary wastes, vehicle maintenance lubricants, concrete washout slurry, equipment fuels, and litter.

There are now more than 550 active, permitted sites, one acre or greater, at any given time that require compliance inspections.

#### **Commercial Cosmetic Cleaner Compliance**

Any person or business who engages in mobile commercial cosmetic cleaning is required by City code to obtain a permit for each unit in operation. The process water from these activities must be collected and disposed of properly, as it contains pollutants that pose a threat to surface water quality if it enters the MS4. The process water is typically discharged to the sanitary sewer system on the site where cleaning is performed. Operators must inform the Water Department if they plan to discharge off site and/or if they recycle process water. Additional outreach is needed to notify operators of steam cleaning, mobile carpet cleaning, mobile auto detailers, and similar businesses of permit requirements and provide training to permittees about the effects of commercial cosmetic cleaner discharges on the environment.

#### **Complaint Investigations**

Complaints vary in complexity and might require close coordination with other departments and external agencies for regulatory reporting. Complaints may involve construction and industrial sites, as well as situations that apply to the City's illicit discharge ordinance. Other common complaints include residential pool drainage into the MS4, and leaves being blown into storm drains. Some reports are of conditions in surface waters, such as fish kills, discolored water, or odors. The City receives 16 complaints per month, on average annually.



*Detergents can be harmful.*



*Complaint received of discolored water.*

Source: City of Fort Worth, Code Compliance Department, Environmental Quality Section, 2021.

### LAND QUALITY — SOIL, GROUNDWATER, & THE BUILT ENVIRONMENT

Fort Worth has experienced significant change, both in population growth and land use, since it was incorporated in 1873. Land use has evolved with each decade, resulting in a diverse blend of industrial, commercial, and residential use throughout the city. Today, this trend continues, which places great emphasis on infill development to optimize use of land resources. The City strives to improve land quality for development by reducing pollution in soil, groundwater, and the built environment. The City works with community partners to address potential environmental contamination and to facilitate revitalization throughout Fort Worth, safeguard the public, and protect property.

- PROGRAM AREAS**

  - Land Quality Planning and Management
  - Land Reclamation
  - Land Quality Compliance
  - Land Quality Communication and Collaboration

#### Environmental Site Assessments

Environmental due diligence helps the City maintain compliance with state and federal regulations, as well as develop local ordinances to prevent future soil and groundwater pollution. When the City considers acquiring a property or comes into the possession of a property, the property is typically evaluated for environmental concerns through an environmental site assessment, or ESA. The Phase I ESA identifies potential environmental pollution, including hazardous substances and petroleum products. If it is suspected that a site is contaminated, a Phase II ESA is performed to collect samples of soil and groundwater for testing. Data collected from ESAs provide the basis for effective land planning, including prioritizing remediation activities on City-owned properties, which are often large-scale multi-year projects. An average of 50 Phase I and/or Phase II ESAs are completed annually, facilitating the transfer and redevelopment of over 100 properties each year.

**50**

Phase I and/or Phase II ESAs Annually, (average)

**100**

Properties Transferred or Redeveloped Annually (Average)

Source: City of Fort Worth, Code Compliance Department, Environmental Quality Section, 2021.



### Why do we need Land Quality programs in our community?

Land Quality programs facilitate the development of impaired properties by reducing or eliminating environmental pollution. This results in improved public safety and health, increased property values, improved aesthetics, and reduced crime.

TO PROMOTE PUBLIC SAFETY AND HEALTH.



Protects our community members and visitors from being exposed to pollution in soil, groundwater, and the built environment.



Removes environmental hazards and unsafe structures from our neighborhoods.

TO CREATE AND MAINTAIN A CLEAN, ATTRACTIVE CITY.



Fosters pride in our community.



Reduces blight in our neighborhoods.

TO PROMOTE QUALITY OF LIFE AND A SUSTAINED ECONOMY.



Reduces illegal dumping and other crimes associated with abandoned structures.



Supports development and revitalization, and increases surrounding property values and the city's tax base.

## LAND QUALITY — SOIL, GROUNDWATER, & THE BUILT ENVIRONMENT (CONT)

### **Brownfields**

Brownfields are properties that either have or are perceived to have negative environmental impacts. Since 1999, the brownfields program has helped remediate environmental hazards to support redevelopment of Fort Worth landmarks, such as LaGrave Field. The City has utilized several EPA Brownfields Program grants — brownfields assessment grants, Brownfields Revolving Loan Fund (BRLF) grants, brownfields cleanup grants, and brownfields area-wide planning grants. These grants help overcome many of the challenges faced by stakeholders during the redevelopment process — resulting in the transfer, development, or redevelopment of properties that would have otherwise remained underutilized or blighted.

### **Municipal Setting Designations**

The City oversees programs and permits with regulatory requirements at the federal, state, and local levels. This includes the application process for municipal setting designation (MSDs), which certify that historically contaminated groundwater at a property is prohibited from future use as potable water. This allows for the development of properties that would have otherwise required cost prohibitive remediation activities. Technical assistance is provided by the City to municipal setting designation (MSD) applicants, facilitating 29 MSD regulatory closures and the redevelopment of over 3,000 acres of land with groundwater impacts since 2005.

### **Substandard Structure Demolitions**

The City identifies abandoned or vacant non-industrial structures for demolition. These properties can be a community nuisance, diminishing surrounding property values and potentially inviting crime. The City also inspects a property when the owner fails to maintain a building to municipal code standards, and evaluates structures for environmental concerns, such as asbestos. The City plans and executes approximately 75 substandard structure demolitions each year on residential and/or commercial properties.

**50**

Contaminated structure demolitions on average per year

**3,000+**

Acres covered by MSD projects since 2005

Source: City of Fort Worth Code Compliance Department, Environmental Quality Section, 2021.

### **Soil and Groundwater Remediation and Groundwater Monitoring**

Monitoring is necessary when contaminants are known to exceed the regulatory thresholds in the groundwater located beneath properties. Groundwater monitoring is used to determine whether remediation technologies should be introduced to mitigate pollution. Through continued groundwater monitoring and remediation, sites may be deemed eligible for enforcement case closure by the state regulatory agency when contaminants are reduced below regulatory thresholds.

### **Land Quality Communication and Collaboration**

The City provides training and technical guidance across departments to help them achieve and maintain compliance with environmental regulations. Public notices, announcements, and other important information are distributed by City communications staff to both internal and external audiences. The City may also directly communicate information to the public through forums, hearings, or door-to-door visits to ensure residents know about demolition operations and redevelopment plans in their neighborhoods. Collaborations with community partners, including developers, academic institutions, government agencies, and other organizations are vital to the success of Land Quality programs. The City works with these partners, supporting volunteer efforts and attending outreach events to promote responsible management of the city's land resources.



The City assessed all properties along Vickery Boulevard and remediated properties in preparation for the Chisolm Train Parkway project.

### AIR QUALITY

Human activity and natural processes can cause air pollutants to be released into the atmosphere. Exposure to such contaminants can cause risks to health, safety, and the environment. In 1970, the federal Clean Air Act (CAA) required the U.S. Environmental Protection Agency (EPA) to set National Ambient Air Quality Standards (NAAQS) for six common air pollutants, including ozone. The EPA has designated a majority of the counties in the North Central Texas region as nonattainment areas for ground-level ozone. While some progress has been made to reduce this threat, more work is needed to reduce emissions that contribute to the formation of ozone. Air pollution is a regional problem, and collaborating with regional and local partners to address air quality issues through outreach and education is necessary to achieve air quality goals.

#### PROGRAM AREAS

- Air Quality Planning and Management
- Air Quality Monitoring
- Air Quality Compliance
- Air Quality Communication and Collaboration

#### Planning and Management

Air quality is a complex issue that requires continual monitoring to better understand the sources of air pollution, changes in air pollutant levels, and meteorological conditions that can impact human health and the environment. The City utilizes data generated from monitoring and compliance program activities to analyze trends that inform local and regional planning decisions in transportation, energy, and land use. This helps the City and its partners develop strategies to address current regulatory challenges and mitigate air pollution, while preparing for the future. The City also evaluates new tools and technologies with the potential to more accurately identify emissions sources and emerging pollutants, as well as to enhance existing air monitoring networks.

**300**

Air quality investigations annually, on average

**98,000**

Average air monitoring data samples taken per year

Source: City of Fort Worth, Code Compliance Department, Environmental Quality Section, 2021.

**Why do we need Air Quality programs in our community?**

Air Quality programs protect human health and safety by reducing exposures in the outdoor air we breathe. Programs monitor pollutant levels in the air and encourage air pollutant emissions control and compliance for a cleaner environment, sustained economic value and community aesthetics.

**TO PROMOTE HUMAN HEALTH AND PUBLIC SAFETY.**

- Protects residents and visitors by reducing exposure to air pollutants.
- Reduces air pollution to support respiratory health.

**TO CREATE AND MAINTAIN A CLEAN, ATTRACTIVE CITY.**

- Builds pride in our community.
- Controls issues like smog and odor in neighborhoods.

**TO PROMOTE QUALITY OF LIFE AND A SUSTAINED ECONOMY.**

- Promotes cleaner air to attract businesses and visitors to our city.
- Reduces public costs for health impacts.

## AIR QUALITY PROGRAMS (CONT)

### Air Quality Monitoring

The City manages the Ambient Air Quality Monitoring Program in cooperation with the Texas Commission on Environmental Quality (TCEQ) to measure pollutants under the National Ambient Air Quality Standards (NAAQS) criteria pollutant data. The City operates, maintains, and repairs monitoring equipment owned by the TCEQ, and performs sampling and data collection activities at five stations throughout Tarrant County. Overall, the data return rate is over 97% for data collected by the City-maintained monitoring network, while TCEQ's standard for data return is 85%.

A separate network of air monitoring stations are maintained and operated in cooperation with the TCEQ and the Department of Homeland Security (DHS). These monitors collect data to evaluate threats of an airborne bio-terrorism attack under the BioWatch Program. They have historically maintained a data return rate of 100%. Local air monitors allow for quick access to data and direct collaboration with City administration and emergency management officials in the event of a threat to human health. The City is exploring options for mobile monitoring to improve our air quality monitoring capabilities.

### KEY MONITORING ACTIVITIES

- Ambient Air Quality Monitoring
- Particulate Matter Monitoring
- Biohazard Monitoring
- Mobile Monitoring

### Compliance and Permit Review

Complaints that involve specific concerns for air emissions, such as odors, smoke, dust, and potential health effects are investigated. Air investigations and inspections of facilities support the protection of local air quality through ensuring compliance with state and federal environmental rules and regulations. The City is also authorized to enforce regulations to reduce environmental impacts to the ambient atmosphere and public health.

136

Commercial and industrial inspections, annual average

25

Average TCEQ permit reviews conducted per year

Source: City of Fort Worth, Code Compliance Department, Environmental Quality Section, 2021.

### KEY COMPLIANCE ACTIVITIES

- Industrial and Commercial Air Quality Compliance
- Municipal Air Quality Compliance
- Construction Air Quality Compliance
- Complaint Investigations

The City conducts compliance inspections for air quality regulations at industrial, commercial, and construction operations throughout Fort Worth, and audits municipal facilities that generate air pollution emissions. The TCEQ sets an annual investigation work plan for the City to perform regularly scheduled site inspections of used car lots, gas stations, auto body shops, manufacturing operations, and major sources (Title V facilities) for emissions. The City also performs inspections of construction sites, including asphalt and concrete batch plants, rock crushers, and sand/gravel operations. To ensure internal compliance with air regulations and prevent violations and enforcement actions against the City, Environmental Quality Division staff are partnering with other departments to develop a comprehensive municipal facility audit program.

### Air North Texas

The North Central Texas Council of Governments promotes regional air quality awareness through the Air North Texas program. This program provides material and educational resources for local governments, businesses, and residents. Air North Texas campaigns, like Arlo the "Airmadillo," help explain the Air Quality Index and encourage residents to sign up for air pollution alerts.



Gas station compliance inspection.



Air quality sample collection.

### HAZARDOUS MATERIALS MANAGEMENT

A hazardous material is defined as any substance or material which can potentially cause harm to humans, animals, or the environment. Hazardous materials have many applications, and the City uses some of these materials in municipal operations and stores them at City facilities. Once the material has reached the end of its useful life, it is stored and managed as hazardous waste.

The City also accepts household hazardous waste (HHW) from residents and surrounding partner cities to ensure that this waste is handled and disposed of properly. Environmental hazards on City properties, such as asbestos, lead paint, and mold, are abated in accordance with health and safety regulations. In addition, the City's petroleum storage tanks are managed to ensure that all City-operated tanks comply with U.S. Environmental Protection Agency (EPA) and state regulations.

#### Planning and Management

The City of Fort Worth has developed hazardous materials management plans and waste minimization plans for the effective and safe management of hazardous materials generated at municipal facilities, as well as from residents. Proper management includes the handling, storing, transporting, disposal and tracking of these materials, while ensuring environmental compliance with local, state, and federal regulations.

#### Hazardous Materials Mitigation

Hazardous materials can pose a serious threat to human health and the environment if they are not managed and abated properly.

#### KEY MITIGATION ACTIVITIES

- Asbestos, Lead Paint, and Mold Remediation
- Emergency Spill/Release Response
- Household Hazardous Waste Collection
- Petroleum Storage Tank Remediation

#### PROGRAM AREAS

- Hazardous Materials Planning and Management
- Hazardous Materials Mitigation Program Area
- Hazardous Materials Compliance Program Area

**Why do we need Hazardous Materials Management programs in our community?**

Hazardous Material Management programs protect human health and improve public safety. These programs also reduce pollution to our air, water, and land resources and provide for a cleaner environment, sustained economic value, and community aesthetics.

**TO PROMOTE HUMAN HEALTH AND PUBLIC SAFETY.**

- Keeps our community members and visitors safe from exposure to hazardous materials.
- Limits pollution of our air, water and land resources.

**TO CREATE AND MAINTAIN A CLEAN, ATTRACTIVE CITY.**

- Builds pride in our community.
- Remediates blight and toxic, illegal dump sites in our neighborhoods.

**TO PROMOTE QUALITY OF LIFE AND A SUSTAINED ECONOMY.**

- Reduces risk of exposure to pollutants on properties and natural resources.
- Reduces public costs for controlling pollution and cleanups.

Source: City of Fort Worth, Code Compliance Department, Solid Waste Section, 2021.

## HAZARDOUS MATERIALS MANAGEMENT (CONT)

### **Hazardous Materials Remediation and Abatement Compliance**

Asbestos, lead paint, and mold abatement are all handled on an as-needed basis. A comprehensive inventory of municipal buildings with asbestos-containing materials and lead paint is needed.

### **Emergency Spill/Release Response**

The City responds to spills and emergency incidents throughout Fort Worth, including traffic accidents, fires, and uncontrolled releases of hazardous materials from industrial and commercial facilities. As required by the TPDES permit, Fort Worth has two programs to handle spills: a hazardous materials team within the Fort Worth Fire Department, and trained staff within the Environmental Quality Division.

### **Household Hazardous Waste Collection**

Common household hazardous waste (HHW) like batteries, fluorescent light bulbs, ammunition, paint, and automotive fluids should not be disposed of in the landfill. HHW is accepted at the Environmental Collections Center, mobile HHW collection events, and drop-off stations. “Crud Cruiser” Mobile HHW collection events are held from March through November.

### **Drop-off Stations**

Four drop-off stations are available to residential customers for the disposal of materials that are accepted in the residential collection programs, including household hazardous waste. A fifth location is planned for 2023.



Environmental staff coordinate with the Transportation and Public Works Department when responding to incidents that require special equipment. Environmental compliance is critical for aboveground storage tanks, like this fuel tank at a FWFD fire station.

Source: City of Fort Worth, Code Compliance Department, Solid Waste Section, 2021.

## HAZARDOUS MATERIALS COMPLIANCE PROGRAMS

The City is committed to ensuring compliance with all applicable environmental regulations and permits at the federal, state, and local levels for the hazardous materials it manages.

### **Petroleum Storage Tank Compliance**

Underground storage tanks require annual testing, current registrations, monthly maintenance, posting of required signage and delivery certificates, and regulatory inspections. Additionally, difficulty in obtaining fuel inventory from non-automated sites located at fire stations presents a challenge in understanding the amount of fuel used by the City and identifying leaking tanks, which must be removed and replaced.

### **EPCRA Tier II Chemical Reporting**

The Employee Protection Community Right to Know Act (EPCRA) EPCRA Tier II Chemical Reporting Program provides comprehensive records of reportable chemicals used and stored at City-owned facilities, as well as hazardous waste generated through City operations. The City currently keeps track of over 50 different regulated materials at City-owned facilities, and 72 chemicals are stored at quantities requiring reporting. The Tarrant County Local Emergency Planning Committee (LEPC) receives copies of the Tier II reports and uses the information for emergency response planning to help protect the community and first responders.

### **Municipal Hazardous Waste Compliance**

The City is developing a municipal facility hazardous materials audit program that will identify any compliance issues and provide guidance to facility managers for improvement.



Batteries and HHW dropped off for proper disposal.



Chemical shelf at the Environmental Collection Center.



## SOLID WASTE & LITTER CONTROL

Fort Worth is committed to being litter free. With more than 850,000 residents and over 1.5 million visitors each year, litter is a constant challenge. Litter is considered one of the most important environmental concerns facing Fort Worth, and the City plays a crucial role in preventing and mitigating litter and illegal dumping within its jurisdiction. Litter is not only prevalent throughout the city, it is also persistent — an area can be cleaned only to become littered again within days.

### PROGRAM AREAS

- Litter Control Planning and Administration
- Disposal Facilities and Contract Compliance
- Litter Abatement and Enforcement
- Disposal Facilities and Contract Compliance

## COMPREHENSIVE SOLID WASTE MANAGEMENT PLAN

The 2037 Comprehensive Solid Waste Management Plan is named “Rethinking Waste for a Greener Fort Worth”. Its primary goal is to establish sustainable ways to divert materials away from the City Southeast Landfill and to preserve its capacity. The Rethinking Waste Plan is the City’s first step beyond the residential waste stream to incorporating commercial, institutional, and industrial waste, as well as recycling and diversion efforts. The Rethinking Waste Plan advances 130+ action items and sets timely target goals to achieve the diversion of materials away from the City Southeast Landfill.



### Why do we need Litter Control in our community?

Litter Control programs improve overall environmental quality, community appeal, safety, and property values.

#### TO PROMOTE HUMAN HEALTH AND PUBLIC SAFETY.



Limits pollution of our water and land resources.



Decreases risk of fire, personal injury, and spread of disease in our neighborhoods.

#### TO CREATE AND MAINTAIN A CLEAN, ATTRACTIVE CITY.



Reduces littered areas and blight in our neighborhoods.



Fosters pride in our communities.

#### TO PROMOTE QUALITY OF LIFE AND A SUSTAINED ECONOMY.



Increases tourism and improves property values through enhanced aesthetics and safety.



Reduces public costs for controlling litter-based pollution and cleanups.

Source: City of Fort Worth, Code Compliance Department, Solid Waste Section, 2021.

### SOLID WASTE & LITTER CONTROL

#### **Solid Waste Administration**

Solid Waste Administration keeps all operations running smoothly for the 240,000+ single-family residences receiving weekly garbage, yard waste, and recycling collection services.

#### **Contract Compliance**

The contract compliance section is responsible for overseeing City contracts for residential solid waste collection and recycle processing services. It also manages the Grants of Privilege Program for authorized and permitted commercial solid waste haulers which collects 10% of the contractor's gross receipts for transferral to the General Fund and Solid Waste Fund.

#### **Litter and Illegal Dumping**

The litter and illegal dumping section is responsible for overseeing and responding to illegal dump complaints and related code enforcement activities.

**6,500 +**

Volunteers at Cowtown Great American Cleanup, annually

**100,000**

Pounds of litter picked up annually by volunteers



Volunteers display the litter and dumped items collected at Eugene McCray Park.

Source: City of Fort Worth, Code Compliance Department, Litter Control Section, 2021.

#### KEY LITTER AND ILLEGAL DUMPING ABATEMENT ACTIVITIES

- Garbage Collection and Curbside Recycling
- Yard Waste Collection and Bulk Waste Pick-up
- Dead Animal Pick-up
- Litter and Illegal Dumping Abatement
- Homeless Camp Abatement
- Environmental/Illegal Dumping Investigation Unit
- Targeted Street Sweeping Program



Top: City vehicle displaying the "Still Littering - Seriously?" graphics. Bottom Left: Lowery Road Elementary School Green Team. Bottom Right: Keep Fort Worth Beautiful logo.

## RENEWABLE ENERGY & ENERGY CONSERVATION

A 2019 report from the American Council for an Energy-Efficient Economy ranked Fort Worth 44th among 75 large U.S. cities in energy conservation. Fort Worth performed best in buildings policies and energy and water utilities. Most electricity in Texas is generated using fossil fuels, and according to the Texas Commission on Environmental Quality the electric industry is a major source of air pollution in the state. The City of Fort Worth has adopted energy efficiency performance standards and energy consumption reduction plans. The City continues to explore renewable energy options to power its facilities, including the installation of on-site solar and wind power generation and the purchase of renewables by contract for all City facilities.

### **Better Communities Alliance**

In 2016, the City joined the DOE's Better Communities Alliance, a program to bring together public and private sector leaders to deliver energy efficiency, sustainable transportation, and renewable energy solutions to create more prosperous communities.

### **The Property Assessed Clean Energy (PACE) Program**

The PACE program allows businesses to obtain low-cost, long-term loans for water conservation, energy efficiency, and renewable retrofits to their facilities. In Tarrant County, \$15,854,426 in PACE investments has resulted in the completion of 5 projects with an annual reduction of:

- 4,964,261 kWh of energy
- 3,450 tonnes of CO2
- 16,350 BTU of natural gas
- 5,014,070 gallons of water



Solar-powered bike rental kiosk at Fort Worth B-Cycle Bike Sharing station.

Source: Fort Worth Bike Sharing, 2021.

## CONSERVATION PRACTICES IN BUILDINGS

The energy conservation program includes building codes for construction of new commercial and residential homes, and a Weatherization Assistance Program providing services to improve the energy efficiency of homes.

### **Better Buildings Program**

Since 2012, the City has partnered with the Department of Energy (DOE) in the Better Buildings program, which is designed to make homes, commercial buildings, and industrial plants more energy efficient. Fort Worth's real estate portfolio consists of more than 120 public and private buildings, totaling 20 million square feet, as well as one wastewater treatment plant. Fort Worth has improved energy performance in municipal buildings by 16% over the past decade through numerous methods including lighting retrofits, HVAC upgrades, and a private sector education program. Nearly half of municipal buildings, and the largest of the City's 11.8 million square feet in facilities, have undergone energy and water efficiency retrofits over the last decade.

**+16%**

Improvement in Energy Performance between 2010 - 2020

**5**

Completed Projects in the Property Assessed Clean Energy Program

**61**

City Facilities Achieving Greater than 10% Improvement

**4,964,261**

Kilowatts of Energy Saved Through Investment in the PACE Program

Source: City of Fort Worth, Code Compliance Department, Environmental Quality Section, 2021.

## WATER CONSERVATION

Fresh water is a limited resource, making up approximately three percent of the world’s water. The City has taken action to ensure the security of Fort Worth’s water supply, which includes implementation of a Drought Management Plan, a Residential Water Conservation Plan, a Water Conservation Ordinance, and an Irrigation Ordinance.

The Residential Water Conservation Program includes irrigation system checkups, a toilet replacement program and an ordinance that restricts outdoor watering to twice a week year round. SmartFlush CARE – provides low-flush toilets and installation. TheMyH2O is a Fort Worth water utility program designed to improve customer engagement by better informing customers about their daily water use. I’m For Water helps residents take one or two simple steps each month to reduce water usage.

The Water Department has developed a Water Reuse Program for non-domestic uses — industrial uses, irrigation of golf courses and nonresidential landscaped areas, cemeteries, playing fields, and City parks.



Water conservation programs MyH2O and I’m For Water.

**4**

Plans and Ordinances in Effect to Save Water in Fort Worth

Source: City of Fort Worth, Water Department, 2021.

**5,014,070**

Gallons of Water Saved Through Investment in the PACE Program

## RECYCLING & COMPOSTING

Recycling and composting are two environmentally friendly methods of handling waste that help keep material out of landfills. Fort Worth has implemented both recycling and composting programs within the community, which includes the Environmental Collection Center, four Drop-Off Stations, and the Compost Outpost. The City has a separate green waste program that takes clean tree and bush trimmings and turns them into free mulch for residents. The City also works with the State of Texas Alliance for Recycling (STAR) to host a Master Composting Program for interested residents.

- Sensitive Document Shredding and Recycling is available at all four Drop-Off Stations.
- Styrofoam Recycling — In 2019, using the funds which were awarded to the City from the Texas Commission on Environmental Quality through the North Central Texas Council of Governments, the City implemented a Styrofoam Recycling Program. It is available at all four Drop-Off Stations.

Residential Food Scrap Composting – Pilot Program, is underway, making use of a grant award the City received from the Texas Commission on Environmental Quality through the North Central Texas Council of Governments (NCTCOG). This pilot program will test the interest and readiness of Fort Worth’s residents for residential composting. Household food scraps can be disposed of at 12 collection sites dispersed throughout the City. The material is composted into rich soil nutrients, while ultimately being diverted from the City Southeast Landfill.



Residential composting class.

Source: City of Fort Worth, Code Compliance Department, 2021.



Recyclable materials are sorted and collected in bails.

## NATURAL ENVIRONMENTS — NATURAL SPACES & HEALTHY ECOSYSTEMS

### SUSTAINABILITY

How the City chooses to grow and develop can significantly affect the quality and sustainability of our environment — in both positive and negative ways. There are a wide variety of environmental and sustainability topics that are important to the City of Fort Worth. Sustainability is balancing the needs of people, the environment, and the economy in daily operations in a renewable way that ensures these needs will be met in the future. Implementation of effective long-range plans that manage growth and development results in more desirable and sustainable neighborhoods, ensures robust economic opportunities, and creates long-term value for residents. The City established a sustainability task force to prepare a Comprehensive Sustainability Action Plan for the City.

### NATIVE PLANTS & NATURAL HABITATS

#### Ecosystems

The Grand Prairie, Western Cross Timbers, Eastern Cross Timbers, and the Trinity River Bottomland are the four primary ecosystems in the greater Fort Worth area. Ensuring the preservation of native plants and natural habitat in these ecosystems, including the endangered Blackland Prairie (less than 1 percent remaining as of 2019), is important for the protection of threatened and endangered species. There are several examples of restored or preserved prairie land in Fort Worth, including the campus of the Botanic Research Institute of Texas, the Tandy Hills Natural Area, and the Fort Worth Prairie Park.

4

Primary Ecosystems in North Central Texas

7

City-Owned Natural Lands/Prairies on a Reduced Mowing Schedule

94%

Protion of Acreage in Texas that is Privately Owned

28 acres

Land Planted with Milkweed Plugs Near Eagle Mountain Lake

#### Pollinators

The Texas Parks and Wildlife Department (TPWD) notes that pollination is a critical ecosystem service that helps to maintain the integrity of native plant communities and ensures production of agricultural crops. Every year, billions of dollars in crops are pollinated by honey bees and native pollinators. The majority of pollination is achieved by four insect orders — bees and wasps (Hymenoptera spp.), flies (Diptera spp.), butterflies and moths (Lepidoptera spp.), and beetles (Coleoptera spp.). In recent decades, pollinator populations have declined rapidly due to a variety of reasons, including habitat loss, disease and pesticide use. A concerted effort is underway to increase native habitat that pollinators rely on for food and shelter. Because more than 94 percent of the land in Texas is privately owned, effective conservation can only be achieved through private landowner engagement and involvement.

The prairies at the Fort Worth Nature Center and Refuge help support pollinator populations. The City has designated the Nature Center and six other areas to be on a reduced mowing schedule to support native grass and wildflower growth, which provides a food source for pollinators. The City has also installed pollinator gardens at select properties, including the Hazel Harvey Peace Center for Neighborhoods. In 2019, The Fort Worth Pollinator Ambassadors, a group of organizations dedicated to native plants and ecosystem health, planted 300 milkweed plugs over 28 acres near Eagle Mountain Lake. Milkweed is vital to the survival of Monarch butterflies, as they will only lay their eggs on these plants. The Pollinator Ambassadors also spearheaded the development of the Fort Worth Monarch Conservation Plan.



The majority of pollination is achieved by four insect orders — bees and wasps, flies, butterflies and moths, and beetles. Hummingbirds also contribute to pollination.

Source: City of Fort Worth, Nature Center and Refuge.

## NATURAL ENVIRONMENTS – NATURAL SPACES & HEALTHY ECOSYSTEMS (CONT)

### **Endangered Species**

Texas Parks and Wildlife oversees the list of threatened or endangered species. Endangered species are plants or animals that will likely become extinct within the foreseeable future. Threatened species may become endangered within the foreseeable future. In Texas, plants or animals may be protected under the authority of state law and/or under the Federal Endangered Species Act. Examples of federally listed species in north Texas are the Black-Capped Vireo, Golden-Cheeked Warbler, and the Texas Poppy Mallow. Some of the state listed species are the Texas Horned Lizard (horny toad) and the Texas Kangaroo Rat.

Texas Parks and Wildlife lists some species as *state* threatened or endangered, although the species might not be federally listed, such as the Texas Horned Lizard, because the state list deals only with the status of the species within the borders of Texas. In Tarrant County, there are 12 animal, insect and plant species listed as either threatened or endangered. These include the Texas Horned Lizard, Alligator Snapping Turtle and the Whooping Crane. An additional 44 species are listed as rare.

The Texas Parks and Wildlife website describes the importance of each species, despite the seeming insignificance to the overall landscape as we know it:

“An ecosystem is like a spider web. It is held together by all the plants, animals, water, air, and nutrients, each being a thread in the web. With each thread that is removed, many other threads are weakened until the entire web collapses. The fact is that when animals disappear from an ecosystem, it indicates that the area is not only becoming less inhabitable for animals, but also for people. The bottom line is that in North Central Texas we don’t have any large, attractive animals that are threatened or endangered to get everyone’s attention — we have already lost those.”

Threatened bird species are the White-Faced Ibis, Black Rail, and Peregrine Falcons; threatened mammals include Black Bears; reptiles listed are Alligator Snapping Turtles, and Texas Horned Lizards; and three varieties of mollusks are threatened in Tarrant County. Endangered species in Tarrant County are the Interior Least Tern and the Whooping Crane. The Least Tern can be found in habitats along the Trinity River on broad sandbars.

The construction of reservoirs and channelization projects that exacerbate habitat flooding, water pollution, and increased vegetative growth has damaged Least Tern habitat areas. The Whooping Crane has historically used the Dallas-Fort Worth area in its regular migratory route. These large birds frequent marsh areas, river bottoms, and prairie and croplands. According to the U. S. Fish and Wildlife Service, Whooping Cranes are threatened by the destruction of wintering and breeding habitats, entanglement in human structures like power lines and fences, and poaching.



Examples of federally listed species in north Texas are the Golden-Cheeked Warbler, and the Texas Poppy Mallow which is a rare annual Winecup species.

Source: Texas Parks and Wildlife, 2021.

## OIL & NATURAL GAS OPERATIONS

The Barnett Shale formation is a large natural gas reserve that stretches across a 17-county area. Almost 2,000 gas wells are currently permitted within the Fort Worth city limits.

The drilling and production of gas wells within Fort Worth is regulated primarily by the Texas Railroad Commission and the City’s Gas Drilling

Ordinance. These regulations minimize the potential negative impact to surface property and mineral rights owners, protect the quality of the environment, and encourage the orderly production of available mineral resources. Additionally, the City’s regulations govern notice requirements, well setbacks, noise levels, delivery hours, truck traffic, fencing, landscaping, and technical regulations in conformance with the Railroad Commission rules.

### WATER SUPPLY, TREATMENT, & WASTEWATER

#### 1 Protect public health and the environment.

- 100 percent compliance with federal and state drinking water standards.
- 100 percent compliance with federal and state discharge permit requirements.
- 100 percent beneficial reuse of biosolids.
- Reduce number of sanitary sewer overflows.
- Eliminate all City-side lead service lines by the end of 2021.
- Reduce number of water quality complaints.
- Reduce number of water main breaks.

#### 2 Develop and maintain reliable and resilient water, wastewater, and reclaimed water systems to meet the needs of all users.

- Complete projects identified in the Sanitary Sewer Overflow Initiative entered into with the Texas Commission on Environmental Quality.
- Reduce running 5-year per capita water use average to 140 gallons per person per day by 2024.
- Increase use of reclaimed water.
- Maintain water system performance and collaborate with the Fire Department to maintain ISO rating of “1”.
- Reduce the Infrastructure Leakage Index, a measure of how well the utility is managing its water loss.
- Ensure professional and licensed staff meet individual training requirements.
- Reduce health and safety severity rate.
- Finalize and implement Strategic Asset Management Plan.
- Ensure succession planning through knowledge base transfer and skills assessment.
- Reduce employee turnover.
- Fully implement the MyH2O initiative by the end of 2022.

#### 3 Manage financial resources to ensure equity among all ratepayers, balancing affordability and growth.

- Improve financial viability of the utility by meeting key performance indicators for days cash on hand, debt service coverage ratio, levels of working capital, and percentage of delinquent accounts.
- Maintain or improve bond ratings.
- Reduce apparent water loss through improved metering and addressing water use by inactive accounts.

### STORMWATER, DRAINAGE, & FLOODPLAIN MANAGEMENT PROGRAM

- 1** **Maintain the existing systems of pipes and channels to function as designed.**
  - Inspect the City’s approximately 35,000 inlets once every 5 years and clean them as needed.
  - Perform condition assessment of 25 miles of critical storm drain a year and clean sediment and debris based on condition.
  - Mow approximately 75 miles of channels 3 times/year.
  - Maintain approximately 170 miles of City-owned channel each year.
  - Inspect City-owned dams annually.
  - Inspect and maintain the 18 City-owned water quality devices (that capture trash) twice a year.
  - Inspect approximately 390 privately owned detention ponds each year to ensure proper maintenance, including sediment removal and erosion repair.
  
- 2** **Improve drainage and reduce erosion through construction projects.**
  - Mitigate hazardous road overtopping through major capacity improvement projects at 12 to 14 locations from FY21 – FY25
  - Mitigate hazardous road overtopping through safety improvement projects at 35 to 40 locations from FY21 – FY25.
  - Rehabilitate 15 to 17 miles of critical aging City-owned pipe from FY 21 – FY 25.
  - Restore 4 to 5 miles of highly eroded City-owned channels from FY 21 – FY 25.

- 3** **Review development for compliance with City stormwater standards.**
  - Complete 70% of drainage reviews within 10 business days.
  - Complete 70% of floodplain reviews within 15 business days.
  - Reduce the number of drainage review cycles.
  - Achieve a customer service survey rating of 3.5 out of 5.
  - Update the Stormwater Criteria Manual to comply with House Bill 3167.
  
- 4** **Warn the public and property owners of flooding and erosion hazards.**
  - Update the flood warning system to Alert 2 to improve system reliability and resilience.
  - Maintain a level 8 or better in FEMA’s Community Rating System.
  - Mitigate flood risk to insurable structures and reduce flood insurance claims.
  - Reduce the number of repetitive flood loss structures in the community.
  - Improve the ability to warn first responders and motorists of flooded roadways before and during flood events.
  - Evaluate ways to improve flood forecasting and unmonitored/ ungauged hazardous road overtopping locations using data collected from the monitored crossings.

### SURFACE WATER QUALITY

- 1** **Protect the water quality in our lakes, streams and the Trinity River.**
  - Ensure City compliance with federal and state environmental regulations for surface water quality.
  - Monitor surface water quality and establish watershed management practices and plans in the community.
  
- 2** **Control surface water pollution to support stream health and surface water quality.**



## LAND QUALITY

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- 1 Address environmental concerns in soil, groundwater, and the built environment.**
  - Ensure City compliance with federal and state environmental regulations for soil, groundwater, and the built environment.
- 2 Reduce impacts of soil and groundwater pollution to the environment and human health.**
- 3 Mitigate blight and encourage the revitalization of previously developed properties and brownfields.**

## HAZARDOUS MATERIALS MANAGEMENT

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- 1 Reduce environmental impacts from hazardous materials.**
  - Ensure City compliance with federal and state environmental regulations for hazardous materials management.
  - Reduce the amount of hazardous waste generated and maintained at City facilities.
- 2 Minimize exposures and risks to human health and the environment.**

## AIR QUALITY

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- 1 Protect air quality in the outdoor environment.**
  - Ensure municipal compliance with federal and state environmental regulations for air quality.
  - Achieve air quality compliance through inspections and enforcement.

## SOLID WASTE

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- 1 Increase the diversion of material away from the southeast landfill.**
  - Promote the minimization of waste generation overall.
  - Increase residential and commercial reuse and recycling.
  - Incorporate Commercial & Industrial Waste Strategies.
  - Engage and Promote Environmental Stewardship.
  - Utilize the Roadmap for Future Policy Considerations.

## LITTER CONTROL

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- 1 Eliminate litter and illegal dumping throughout our community.**
  - Increase public awareness of litter issues and encourage behavioral changes to prevent litter.
  - Support volunteer efforts to reduce litter.
  - Improve the appearance of the City through the removal of litter and illegal dumps.
  - Achieve City ordinance compliance through education, investigations, and enforcement.
  - Provide technical guidance, outreach, and education to develop a culture against litter and illegal dumping.

## ENERGY CONSERVATION

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- 1 Reduce energy and water consumption and utilize renewable sources of energy.**
- 2 All new City buildings will be built to LEED Silver standards, at a minimum.**

## NATURAL ENVIRONMENTS

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- 1 Improve sustainability of public and private development activities within Fort Worth.**
  - Improve overall environmental quality with responsible environmental planning and management.

## POLICIES

### ***Water Supply, Treatment, and Wastewater***

- Assure adequate treated water to meet projected demands.
- Promote water efficiency and water reuse to ensure resiliency and sound stewardship of public resources.
- Evaluate development proposals and infrastructure investments based on the impacts to land use and the overall water and wastewater systems.
- Maintain and renew existing infrastructure.
- Continue using the Community Facilities Agreement and Design Procurement Agreement programs to develop water, wastewater and reclaimed water infrastructure in conjunction with new private development.
- Evaluate new wholesale customer requests based on impacts to the overall system and Fort Worth's growth patterns.
- Manage assets in a holistic, strategic, and comprehensive manner through integrated business processes, trained and knowledgeable staff, and data-driven decisions that incorporate innovation and optimization.
- Provide clear, simple, and effective communications with customers and stakeholders.
- Provide affordable water and wastewater service in an equitable manner for all customers while meeting all federal and state water quality standards.
- Set rates and fees based on cost of service, using guidelines and principles outlined by the water sector as best practice.
- Balance policies related to growth paying for growth.
- Leverage technology and data to address customer needs and optimize operations.
- Monitor air quality and establish practices and plans to minimize air pollution.
- Regulate sources of air pollutants to minimize adverse impact on human health and the environment.

### ***Stormwater Management Program Policies***

- Ensure no adverse impact from the construction of stormwater projects.
- Review all building and development permits for compliance with National Flood Insurance Program regulations, and the floodplain Provisions Ordinance standards.
- Do not mitigate flooding by moving it to a different location.

### ***Surface Water Quality Policies***

- Minimize impervious land cover in areas of new development and significant redevelopment.
- Encourage redevelopment and infill in order to reduce the amount of new impervious surfaces outside Loop 820.
- Use natural areas to retain and filter storm water runoff.
- Maintain environmental compliance through inspections, permitting and enforcement.

### ***Air Quality Policies***

- Encourage regional public transportation by working with other cities in the Metroplex to create efficient commuter rail, modern streetcar, light rail, bus service, and other types of mass transit.
- Encourage development that reduces daily vehicle miles traveled for commuters through the creation of urban villages, transit-oriented development, and mixed-use growth centers.
- Encourage the development of industries with minimal air emissions which will allow continued economic growth while the Metroplex is under strict federal emissions standards.
- Encourage development practices that help reduce the higher temperatures in urban areas that accelerate ground-level ozone formation (the urban heat island effect), such as planting shade trees and using appropriate highly reflective (high albedo) paving surfaces and roofing materials.
- Use City projects to demonstrate the effectiveness of these development practices.

### ***Solid Waste and Litter Policies***

- Pursue and implement methods to minimize waste generation, reduce recycling contamination, increase re-use, recycle, and composting of materials.
- Assure the long-term disposal capacity for the City municipal solid waste.
- Support volunteer efforts to reduce litter.

### ***Hazardous Materials***

- Maintain environmental compliance through inspections and recommendations.

## POLICIES (CONT)

### **Conservation of Energy and Water Policies**

- Pursue methods to reduce the impact of the urban heat island effect on Fort Worth.
- Promote energy efficiency and use of renewable energy.

### **Natural Environments – Natural Spaces and Healthy Ecosystems**

- Increase the efficiency and cost-effectiveness of providing City services by promoting development in urban villages, transit-oriented developments, and mixed-use growth centers.
- Support innovative development projects that showcase low-impact development practices, conserve riparian buffers, and extend greenway networks with hike/bike trails.
- Promote sustainable development practices within the public and private sectors.

- Wherever possible, the City should set an example for private sector developers and builders by developing facilities that demonstrate the most effective technologies and techniques available.
- Ensure public facilities are environmentally responsible, highly energy efficient, and take the most advantage of opportunities to co-locate activities and reuse land and structures.
- Encourage development and building practices that reduce environmental impacts.
- Protect riparian corridors as natural buffers to conserve natural habitats.
- Facilitate orderly and sustainable development through technical guidance, outreach, and education to encourage responsible environmental stewardship.
- Promote a safe city and protect public health through environmental monitoring and compliance.

## STRATEGIES

### **Water Supply, Treatment, and Wastewater**

- Protect water quality and public health by implementing, evaluating, and enforcing pretreatment and backflow programs and regulations in existing and new development.
- Optimize corrosion control, replace all City-side lead service lines, and conduct customer outreach to minimize lead in drinking water.
- Work with Tarrant Regional Water District to monitor raw water resources and develop water supply strategies.
- Provide tools for timely, easy, and effective information sharing and customer feedback.
- Expand working relationships with public health departments in all counties served.
- Encourage the use of reclaimed water in new development and redevelopment, through the use of reclaimed water from both Village Creek and Mary's Creek water reclamation facilities.
- Encourage the public to implement recommended water conservation measures and comply with the Water Conservation Ordinance.
- Implement the Comprehensive Water Loss Plan that addresses both real and apparent losses.
- Enhance the focus on replacing higher risk assets placements while leveraging partnership opportunities.

- Implement a multi-faceted communication plan focused on building stakeholder support.
- Conduct a customer satisfaction survey every two years and monitor JD Powers Water Utility Survey results – using the information to shape customer communication efforts.
- Promote the vital role Fort Worth Water plays in the community.
- Equip employees with the resources and knowledge to be effective Fort Worth Water ambassadors.
- Make the customer experience convenient and seamless.
- Evaluate development proposals and infrastructure investments in accordance with the City's annexation policy, future growth areas, the 20-year planned service areas, and the City's Economic Strategic Plan.

### **Stormwater Management Program Strategies**

- Maintain the current level of review while evaluating potential regulation revisions for flood prone areas.
- Leverage available resources and opportunities to expand the capacity of the Stormwater Management Program to meet the program's established vision and mission.
- Continue to expand the acquisition and effective use of data to inform and prioritize programming decisions.

## STRATEGIES (CONT)

- Communicate effectively to the public and City staff so they can make informed and educated decisions.
- Apply asset management principles and develop data in conjunction with other strategic factors, in order to optimize programming decisions.
- Increase emphasis on life safety projects, such as mitigating hazardous road overtopping and rehabilitating aging storm drain pipes.
- Emphasize smaller project execution with operating budget and seek partnerships for larger projects.
- Increase communication of real-time and historic flooding and erosion risk through mapping and other tools in areas where risk mitigation is not affordable.
- Develop a policy to improve identification, communication, and planning for flood hazards that exist beyond the limits of FEMA floodplains. Determine if they should be regulated differently and, if so, how.
- Identify erosion prone areas and develop policies, practices, and standards to protect channels and creeks in those areas from harmful erosion.
- Develop a policy regarding private property erosion resulting from streams and channels that are not located within a public drainage easement.
- Continue to expand the percentage of City-owned channels that are restored and maintained to minimize erosion.
- Encourage the incorporation of Low Impact Development features in both public and private projects.
- Develop a policy regarding participation in the voluntary buy-out of properties at risk of flooding or erosion.
- Investigate policy refinements that, if implemented, would further reduce the risk of adverse flooding impacts as result of development in flood prone areas, properly account for the cumulative impacts of development, and incentivize development to help reduce flood risk.
- When developing new projects involving channels or detention, consider how erosion and sediment control features can be designed as a part of the project to help protect water quality.
- Update FEMA maps through the Cooperating Technical Partners Program to leverage program dollars and provide more accurate flood risk regulation and communication.
- Maintain floodplains in their natural state to the extent possible to protect water quality, reduce the risk of erosion, and protect the riparian environment.

***Surface Water Quality Strategies***

- When feasible, develop linear parks with walking and biking trails along drainage ways as an effective means of filtering out water pollutants and connecting neighborhoods.
- Reduce erosion and improve ground cover along drainage channels through effective design, construction, and maintenance.
- Support innovative efforts that are cost- and environmentally-effective in addressing water quality issues associated with new development and extensive redevelopment.
- Identify and address potential concerns regarding nonpoint source pollution prevention requirements by providing information to developers and builders.
- Develop a detailed mitigation plan for increasing capacity and eliminating bottleneck conditions in areas presently subject to flooding.
- Provide technical guidance, outreach and education to encourage responsible environmental stewardship.

***Land Quality Strategies***

- Provide expert environmental inspection and monitoring.
- Provide technical guidance, outreach, and education to encourage environmental stewardship of land resources.

***Air Quality Strategies***

- Reduce automobile emissions by using alternative-fueled and hybrid City vehicles, where appropriate.
- Encourage citizens, City employees, and contractors to follow ozone reduction practices throughout the year, and more so during the ozone season (May 1st through October 31st), particularly on Air Pollution Watch Days.
- Preserve mature trees and plant additional trees to help the air filtering process and to reduce the ambient outdoor temperature in summertime.
- Determine the feasibility of an idling restriction ordinance for all vehicles.
- Monitor energy consumption at City facilities to track conservation plan progress, and communicate results to City administrators, employees, and elected officials to maintain awareness.
- Research options to increase the reflectivity of City roofs and paved surfaces to reflect more solar radiation, thereby reducing air conditioning loads and urban heat island effects.

STRATEGIES (CONT)

- Encourage planting and maintenance of native vegetation near buildings and along paved surfaces to directly shield them from the sun’s rays, reducing urban heat island effects.
- Provide technical guidance, outreach, and education to encourage responsible actions for air quality.

**Solid Waste and Litter Strategies**

- Preserve the capacity of the City’s Southeast Landfill through increased diversion of materials.
- Educate residents and businesses on how to better manage waste.
- Promote the minimization of the overall waste generation.
- Promote reuse.
- Increase residential recycling.
- Increase industrial, commercial, and institutional recycling.
- Decrease overall recycling contamination.
- Advance a residential composting program.
- Advance an industrial-scale composting operation.
- Facilitate the processing and recovery of C&D (construction and demolition) materials.
- Support the City’s litter plan.
- Provide technical guidance, outreach, and education to develop a culture against litter and illegal dumping.

**Hazardous Materials Strategies**

- Provide technical guidance, outreach, and education to encourage responsible environmental stewardship at all City facilities.

**Conservation of Energy and Water Policies**

- Reduce the amount of energy consumed throughout the city through administration, enforcement, and amendment of the Fort Worth Energy Code to require use of EnergyStar appliances at City facilities.
- Reduce the reliance on electricity produced by fossil fuels by encouraging the use of renewable energy sources in new development and redevelopment.
- Educate employees on energy conservation in daily activities both at work and at home.

**Natural Environments – Natural Spaces and Healthy Ecosystems**

- Implement a sustainable development online forum – an educational and networking resource that will inform the public about local opportunities and the benefits of sustainable development while increasing builder and developer participation.
- Promote the use of vegetation adapted to the local climate on City property and in parks. (There are areas where this is not an appropriate or desirable goal, such as in historically significant parks like Capps, or in special venues such as the Water Gardens and the Zoo.)
- Seek opportunities and encourage developers to use natural landscapes and preserve undisturbed open space in its natural state where possible.
- Develop and implement a plan for the designation and protection of natural open spaces as sanctuary for threatened and endangered species.
- Develop and implement an ecotourism plan that is focused on the natural attractions of Fort Worth.

# CHAPTER 19: PUBLIC HEALTH

The public health system consists of a network of agencies as diverse as the population they serve. These agencies include city and county government and non-profit agencies, hospitals, educational institutions, and others. Together we protect and serve the community. The mission of Tarrant County Public Health (TCPH) is to safeguard the community's health. TCPH does this through prevention of disease and injury, promotion of health, and protection from disease and injury. Following the elimination of the Fort Worth Public Health Department in 2010, many functions of the department were combined with similar functions of Tarrant County Public Health. Other functions were transferred to the Fort Worth Code Compliance Department.

Public health activities are based on the foundational framework that emphasizes three main areas; (1) assessment (monitor, diagnose and investigate), (2) policy development (inform and educate people, mobilize partnerships, develop policies) and (3) assurance (link people to needed services, assure a competent workforce, evaluate health services).

Within the main area of assessment there are many public health services that monitor, diagnose and investigate health issues. The Epidemiology Division monitors the health status of the community and provides disease surveillance and outbreak investigation. TCPH works closely with Fort Worth's Code Compliance Department to assure safe eating establishments and with local physicians and hospitals to assure protection of the public from communicable diseases. TCPH has received 7 model practice awards from the National Association of County and City Health Officials (NACCHO) and partners with the University of North Texas Health Science Center (UNTHSC) and the Center for Disease Control (CDC) on tuberculosis research and with NACCHO on syndromic surveillance research.

The area of policy development, which includes informing and educating the public, mobilizing partnerships, and developing policies may have the greatest impact on the largest number of people. Currently, Tarrant County Public Health (TCPH) and partners are working with elected officials and senior decision-makers to establish obesity prevention policies. Most of TCPH's divisions provide education regarding various health issues such as HIV/AIDS, STDs, immunizations, nutrition and physical activity, chronic disease prevention and control, and parenting.

The area of assurance is broad and involves the collaboration and cooperation of many service providers. Assurance includes linking people to needed services, assuring a competent workforce, and evaluating health services. Public health works in collaboration with community partners to diagnose and treat communicable diseases, provide maternal and child health services, population-based primary prevention services, immunization services, and many other activities. The Nurse Family Partnership provides case management and home visiting by nurses to first time pregnant, low income women and their children up to two years of age. The Breast and Cervical Cancer program refers low income women for follow up

## Building Healthy Environments and a Healthy Population



## Tarrant County Public Health



The Tarrant County Public Health building is located at 1101 S. Main St. (Source: Tarrant County Public Health, 2011.)

services, as does the Refugee Health program. TCPH partners with local professional schools such as TCU School of Nursing, and UNTHSC School of Public Health and the School of Medicine, in order to provide practical learning experiences for students.

## EXISTING CONDITIONS AND TRENDS

Officials and organizations at the community, state, and national levels utilize the Behavioral Risk Factor Surveillance System (BRFSS) data to determine health needs within their communities and to more efficiently and effectively target public health policy initiatives.

TCPH recently collected data, from October 2009 through February 2010, for its third Behavioral Risk Factor Surveillance System (BRFSS) project. The survey evaluates health behaviors linked to chronic disease among non-institutionalized adults aged 18 years and older. In regards to chronic disease conditions, the TCPH Epidemiology and Health Information Division is the only entity in the North Texas region to conduct the BRFSS locally on a regular basis. The BRFSS in Tarrant County is unique in that few local entities across the state or nation have access to county-specific data of this quality, focus, and magnitude.

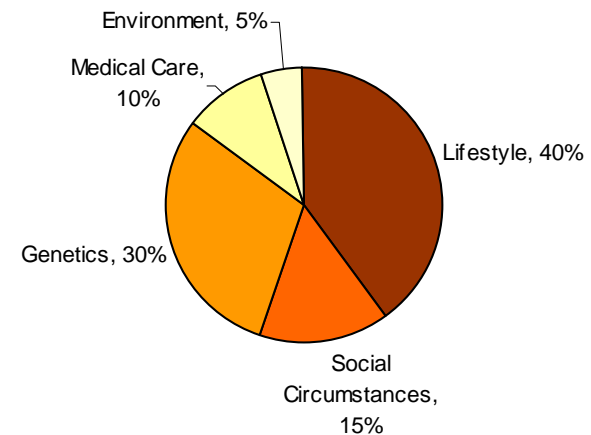
### Development Patterns and Public Health

The City of Fort Worth promotes walkable, mixed-use neighborhood development, sustainable communities, and healthier living conditions. Since the early part of the decade, the City of Fort Worth has worked with private developers, business groups, and neighborhood associations to transform many of the central city's older commercial districts into vibrant "urban villages."

Urban villages are urbanized places that have a concentration of jobs, housing, commercial uses, public spaces, public transportation and pedestrian activity. Within these relatively compact geographical areas, different land uses are found side-by-side or within the same structures. This mix of uses, including a variety of owner- and renter-occupied multifamily residential products, is located in taller buildings with minimal setbacks from the street and reduced parking requirements, achieving the densities necessary to support transit and pedestrian activity, attract private investment, and create a sense of place.

Because the denser development pattern and mix of nearby uses favor pedestrian mobility instead of catering solely to private automobiles, urban village developments make walking a fun activity again as well as efficient and inexpensive transportation alternative within the urban village environment. Similarly, mixed-use growth centers provide an expanded area that may include one or more urban villages, while retaining the same mix of uses, and walkable urban environment. Combining the mixed-use higher density, walkable urban form of an urban village with a passenger rail station results in a transit-oriented development (TOD).

## Factors Influencing Health



Lifestyle and social circumstances account for 55% of early deaths. (Source: McGinnis, et al., *Health Affairs*, 21(2), p. 83, 2002.)

## Mixed-Use Development



The West Seventh development near downtown provides a walkable environment to live, work, and play. Source: *Planning and Development*, 2011.)

Each of these development patterns – the urban village, the mixed-use growth center, and the TOD—supports improved public health outcomes by encouraging walking and cycling rather than driving between homes, stores, restaurants, offices, and neighborhood services. Encouraging walking and cycling rather than driving helps fight the obesity epidemic by increasing physical activity while improving air quality by reducing vehicle miles traveled by residents and visitors to these walkable urban neighborhoods.

### Obesity and Related Health Conditions

Adult obesity rates have been increasing at an alarming rate. Approximately one out of every seven individuals, aged 20 years and older in the United States, is classified as overweight or obese (body mass index >25.0). Nationally, overweight and obesity prevalence varies significantly by age, gender, and race/ethnicity. As the demographics change so will the obesity rates.

Based on population projections from the Texas State Data Center, the number of obese adults in Texas is projected to increase from 3.5 million in 2000 to over 9 million in 2040, with the greatest increase occurring among Hispanics. In Texas, the rates of obesity among Hispanics and among the elderly are staggering, and these are the fastest growing populations.

The consequences for our health care systems of treating the resulting complications of obesity are of great concern. Studies estimate that if current trends in obesity and overweight continue, U.S. health care costs for this condition could reach over \$860 billion – almost one-sixth of total expenditures – by 2030. Researchers estimate that obesity cost Texans approximately \$5.3 billion annually in 2003 with Medicaid and Medicare covering slightly less than half of these expenditures. By extension reducing obesity will cut health care costs significantly and save taxpayer dollars.

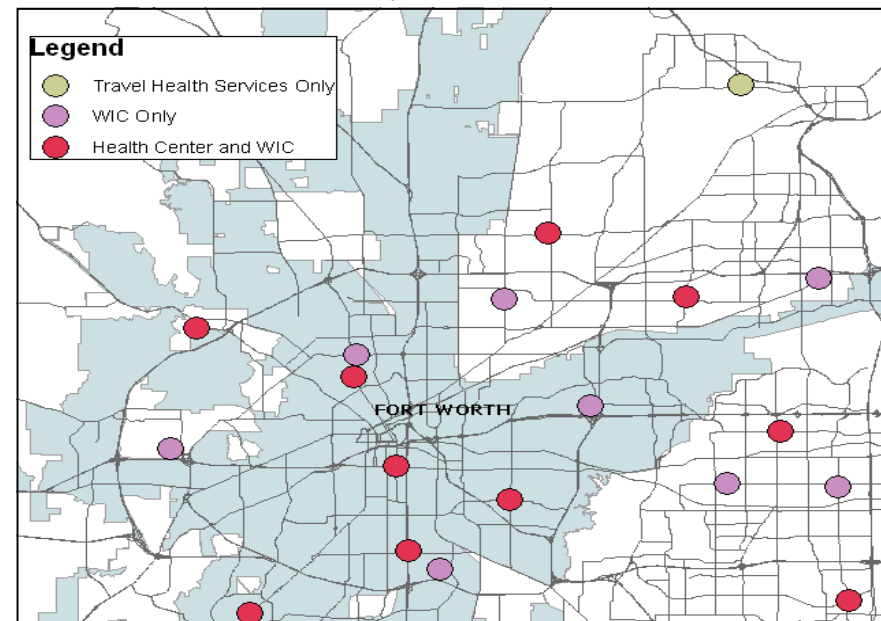
### Diabetes

The number of Americans diagnosed with diabetes has risen from 1.5 million in 1958 to 18.8 million in 2010, an increase of epidemic proportions. According to the most recent Tarrant County BRFSS (2009-2010), physician diagnosed diabetes in the City of Fort Worth is 10.8 percent, which is higher than Tarrant County (8.5 percent) and the United States (8.3 percent).

Between 2010 and 2040 the State of Texas' projected rate of change for diabetes is an astounding 250 percent increase. Tarrant County's projected rate of change for the same time period is an increase of 355 percent.

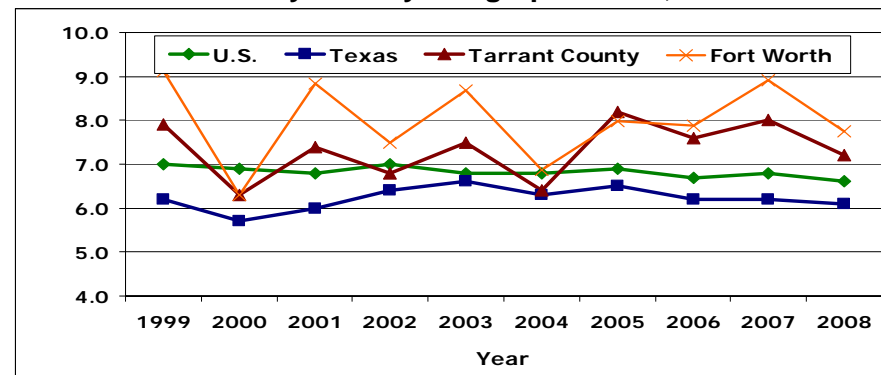
Diabetes can contribute to increases in many chronic diseases, including heart disease and stroke, high blood pressure, vision problems, kidney and nervous system diseases, amputations, and periodontal disease. Diabetes can lead to serious complications and premature death, but people with diabetes can take steps to control the disease and lower the risk of complications.

### Tarrant County Public Health Centers



Tarrant County Public Health centers are located throughout fort Worth. (Source: Tarrant County Public Health, 2011.)

### Infant Mortality Rate by Geographic Area, 1999-2008



From 2005 to 2008, the infant mortality rate among African Americans decreased 31% in Fort Worth and 40% in Tarrant County. (Source: Tarrant County Public Health, 2011.)



### Infant Mortality

Infant mortality is considered a definitive indicator in assessing the health and well-being of a population, including issues of maternal health status, quality of and access to medical care, socioeconomic conditions, and public health practices. For this reason, Tarrant County Public Health actively monitors infant mortality among Fort Worth residents and uses this information to raise awareness and influence program and policy development focused on positively impacting the lives of women, infants, and families in our community.

Since 1999, the infant mortality rate (IMR) for Fort Worth has been consistently higher than the IMR for Tarrant County, Texas, and the United States. In 2008, the IMR for Fort Worth was 7.8 infant deaths per 1,000 live births, more than 70 percent higher than the *Healthy People 2010* objective of 4.5 infant deaths per 1,000 live births.

As also seen at the county, state, and national levels, IMRs in Fort Worth are historically highest among babies born to non-Hispanic Black mothers. IMRs among Blacks in Fort Worth are often two to three times higher than among Whites and Hispanics. However, progress has been made in this area with a 31 percent decrease in the IMR among Blacks in Fort Worth from 2005 to 2008, reflecting a three-year consecutive decline in infant mortality in this population.

### Compliance with Public Health Laws, Regulations, and Ordinances

Whether ensuring safe and healthy environments for consumers or minimizing the threat of pet and human exposure to rabies, the City enforces public health laws, regulations, and ordinances designed to prevent disease, injury, and illness through its Code Compliance Department. Following the elimination of the City of Fort Worth Public Health Department in 2010, the City's Code Compliance Department took over some consumer health functions formerly carried out by the City's own Public Health Department.

**Animal Care and Control** – The Code Compliance Department's Animal Care and Control Division enforces animal-specific regulations including those requiring adequate licensing and vaccinations designed in part to minimize the risk of rabies and other zoonotic diseases being transmitted from wildlife to domestic pets and then to humans. Additionally, the division is charged with protecting citizens from stray, homeless, aggressive, or nuisance animals.

**Consumer Health** – The Code Compliance Department's Consumer Health Division issues permits, performs health inspections, and ensures compliance with all laws, regulations, and ordinances related to food establishments (including restaurants), mobile food vendors, day care centers, hotels and motels, and public swimming pools. Protecting the public from food-borne and water-borne diseases and other health risks associated with food establishments, mobile vendors, day care centers, hotels and motels, and swimming pools is the division's primary objective.

## Ensuring Healthy and Safe Environments for Consumers



A registered sanitarian confirms appropriate food safety practices during a routine restaurant inspection. (Source: Code Compliance Department, 2011.)

## Prevalence of Selected Health Indicators Among Adults 18 Years and Older, Fort Worth and Tarrant County, 2009/2010

Health Indicator	Weighted Percentage <sup>†</sup>	
	Fort Worth	Tarrant County
Self-reported fair or poor health	14.9	11.7
Overweight (BMI 25.0-29.9)	34.3	37.5
Obese (BMI ≥ 30.0)	32.0	28.2
High Blood Pressure <sup>1</sup>	28.8	27.4
Heart Disease <sup>1</sup>	5.7	4.6
Diabetes <sup>1</sup>	11.0	8.5
Physical activity recommendations met <sup>2</sup>	43.9	47.4
Consumed fruits and vegetables five or more times per day	28.9	25.7

<sup>†</sup>Estimates weighted to population characteristics. Physician diagnosed.

<sup>2</sup>U.S. Department of Health and Human Services  
Note: No statistically significant differences were found between Fort Worth and Tarrant County among the included prevalence estimates  
(Data source: Tarrant County Public Health, 2011.)

## GOALS AND OBJECTIVES

### Development Patterns and Public Health

Enhance the multimodal circulation network in which visitors, workers and residents may conveniently walk, drive, bike, or ride mass transit to destinations.

- Develop walkable urban neighborhoods such as mixed-use growth centers, urban villages, and transit-oriented developments that encourage and facilitate residents and visitors to walk, bike, and use transit between home, work, school, and other locations.
- Increase the miles of bikeways in Fort Worth from 104 miles to 150 miles by 2013.
- Provide at least three multimedia campaigns annually to increase carpooling, park and ride, transit use, and bicycling to work.

### Obesity

Reduce obesity, overweight rates, and incidence of related health conditions through effective actions to achieve the following objectives:

- Increase access to fresh fruits and vegetables, and establish and promote local farmers markets.
- Provide nutrition education materials annually to Fort Worth farmers markets.
- Educate residents regarding selection, storage, and preparation of fruits and vegetables.
- Promote fruit and vegetable intake through six annual Live a More Colorful Life classes and on the Live a more colorful Life website.

### Diabetes

Decrease diabetes incidence and improve the quality of life for those who have or are at risk for diabetes.

- Complete two diabetes self-management programs in Fort Worth in 2012.
- Offer six general diabetes educational classes in Fort Worth annually.

### Infant Mortality

Reduce infant mortality rates via heightening awareness and recommending policy changes and/or specific interventions.

- Produce infant mortality awareness/education report annually.

### Compliance

Reduce the risk of illness and injury associated with permitted facilities, including food establishments, aquatic facilities, daycare centers, and hotels/motels.

- Maintain a restaurant health inspection passing rate of 95% for all restaurants in Fort Worth.
- Perform 9,000 health inspections of permitted facilities annually.

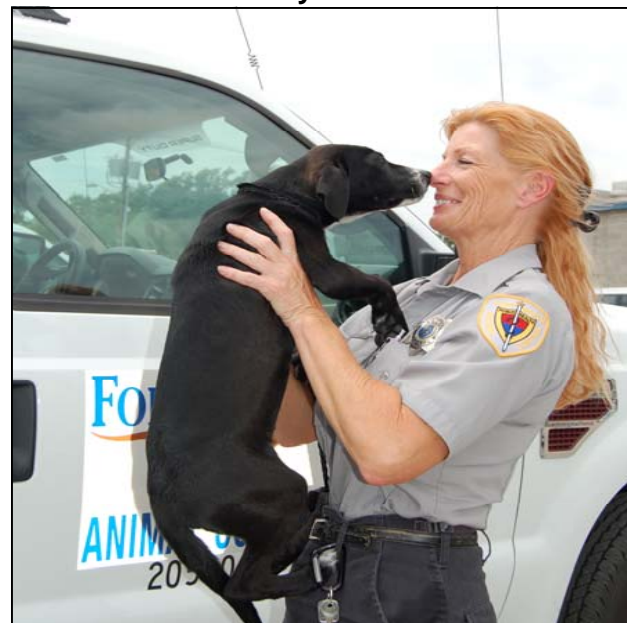
Rapidly respond to reports/complaints involving imminent health hazards related to permitted facilities.

- Investigate 100% of food borne illness and other imminent health hazard complaints associated with permitted facilities within 24 hours.

### Key Near-Term Public Health Objectives

- ❑ Develop walkable urban neighborhoods such as mixed-use growth centers, urban villages, and transit-oriented developments that encourage and facilitate residents and visitors to walk, bike, and use transit between home, work, school, and other locations.
- ❑ Increase the miles of bikeways in Fort Worth from 104 miles to 150 miles by 2013.
- ❑ Increase access to fresh fruits and vegetables, and establish and promote local farmers markets.
- ❑ Maintain a restaurant health inspection passing rate of 95% for all restaurants in Fort Worth.

### **Protecting Residents from Dangers Posed by Stray Animals**



Animal Control Officers make sure that residents are protected from the threats posed by stray and homeless animals and the diseases that they may carry, including rabies. (Source: Code Compliance Department, 2009.)

- Research the causes of infant mortality by analyzing anonymous fetal and infant deaths to ascertain and identify system changes or educational needs.
- Provide education and training for food and day care establishment owners, managers, and employees and swimming pool operators to ensure safe environments for the public.
- Train 20,000 permitted facility employees in health and safety practices promoting consumer protection by 20??
- Reduce the number of stray animals roaming free in neighborhoods in order to decrease the incidence of animal bites and attacks.
- Respond to 100% of all priority one calls within 6 hours.
  - Provide responsible pet ownership education classes to 900 pet owners annually, with an emphasis on proper restraint and enclosures.
- Rapidly respond to animal bites and animal cruelty reports to fully investigate and remove dangerous and/or abused/neglected animals to preserve the public's and the animal's safety.
- Respond to 100% of all cruelty reports within 24 hours.
  - Respond to 100% of all bite reports within 24 hours.
- Reduce the incidence of dangerous and nuisance wildlife encounters with citizens, especially in neighborhoods.
- Develop protocols and implement the Urban Wildlife program to include capture and citizen education components.

## POLICIES AND STRATEGIES

### Development Patterns and Public Health

- Promote traditional neighborhood and other pedestrian-oriented developments, which encourage human interaction, walking, bicycling, mixed uses, slower traffic, public places, and attractive streetscapes.

### Obesity

- Work with local chefs, nutritionists, and farmers to provide information to residents in selecting, preparing and incorporating healthy food choices into their family's diet.
- Continue community based programs designed to introduce youth to the importance of eating right and increasing physical activity.
- Encourage linkages between neighborhoods and farmers markets and community gardens.

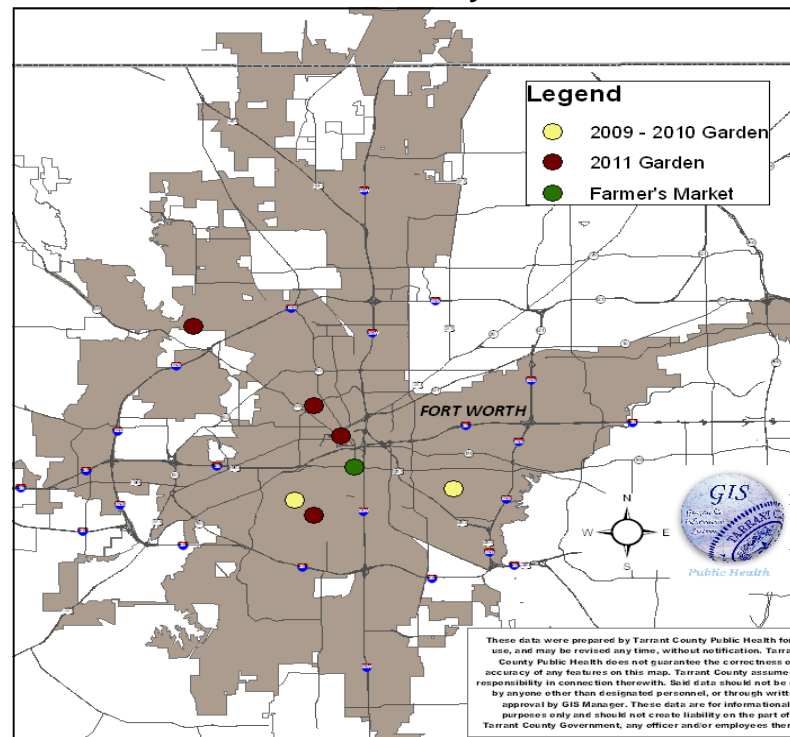
### Diabetes

- Expand the collaborative partnership of Tarrant County agencies to address and educate residents on diabetes.

### Infant Mortality

- Continue to work with community partners to examine social, economic, cultural, safety and health system factors associated with fetal and infant mortality.

## Farmers Markets and Community Gardens in Fort Worth



A community garden is any piece of land gardened by a group of people. It can grow flowers, vegetables or community. It can be one community plot, or it can be many individual plots. It can be at a school, hospital, or in a neighborhood. (Source: Tarrant County Public Health, 2011.)

## Compliance

- Partner with permitted facility owners and managers to provide education and training for food and day care establishment employees and swimming pool managers.
- Schedule health inspections according to risk-based matrix assigning more frequent inspection schedules to higher-risk facilities.
- Create and implement public education campaigns to promote pet licensing and vaccination and provide convenient methods for citizens to attain compliance.
- Continue to create and enforce ordinances that reward compliance with animal licensing and containment requirements and penalize violators.
- Continue to promote spay and neuter practices for all pets and ensure all pets adopted from shelter are altered prior to release.

## **PROGRAMS AND PROJECTS**

### Obesity

- Live a More Colorful Life! is a TCPH initiative to educate consumers about the benefits of incorporating a wide and colorful array of fruits and vegetables into their daily diets. The Live a More Colorful Life webpage contains easy-to-access information, including tips for selecting fresh fruits and vegetables, recipes from well-known local chefs and nutritionists and ongoing features highlighting specific produce that is in season locally.
- Kids Growing Healthy is a program designed for 5th grade students in Tarrant County. The program is facilitated by Health Educators and Nutritionists from TCPH and the Texas Cooperative Extension. Kids Growing Healthy offers five free, interactive sessions and a 2 to 3 month follow-up evaluation to identify changes in daily nutrition and physical activity behaviors. The students maintain a nutrition/physical activity journal during the duration of the lessons to reflect on class activities and daily behaviors.
- There are several community gardens in Tarrant County. They were created for three primary reasons; 1) for individuals who live in food deserts, 2) for senior citizens, and 3) to address the general interest by communities with existing infrastructure to support the gardens. Excess harvested food is donated to the Tarrant Area Food Bank.

### Diabetes

- Fort Worth residents receive the Stanford Diabetes Self Management Program and various diabetes education classes from a collaborative partnership of Tarrant County agencies, including Public Health, Diabetes Collaboration, Area Agency on Aging, and United Way.
- The Kids Growing Healthy Program is provided to Fort Worth Independent
- School District students, community based programs, and civic organizations. This program is designed to introduce youth to the importance of eating right, getting physical activity, and avoiding tobacco products.

## **Nurse Family Partnership**

Nurse-Family Partnership helps transform the lives of vulnerable first-time moms and their babies. (Source: Tarrant County Public Health, 2011.)



## **Communicable Disease Surveillance**

A component of conducting timely investigations is the reporting of:

- Notifiable diseases,
- Laboratory and investigation results

as is appropriate and required by law.



## **Public Health Preparedness**



Public Health Preparedness mission:

To plan and implement critical measures before, during and after an emergency or public health threat. (Source: Tarrant County Public Health, 2011.)

### Infant Mortality

- Tarrant County's Fetal Infant Mortality Review (TC FIMR) program was developed in 2007 and uses the National Fetal and Infant Mortality Review model. Members represent various agencies that provide services or community resources for families. The community partners examine social, economic, cultural, safety, and health system factors associated with fetal and infant mortality. TC FIMR heightens awareness and recommends policy changes and specific interventions to better serve families and the community as a whole.
- The Texas Department of State Health Services funded four Community Health Workers (CHW) for the TCPH Women Infant and Children (WIC) program. These CHWs provide health education and outreach to potential WIC clients. The CHWs emphasize the impact of a woman's health before pregnancy on the health of her baby, answer questions about WIC, and make referrals to health care, job training, parenting classes, and WIC agencies.

### Compliance

- Communicable Disease Surveillance continuously monitors factors that contribute to disease conditions and uses data to implement changes that lead to a reduction in disease. Tarrant County Public Health (TCPH's Epidemiology Division, North Texas Regional Laboratory, and Advanced Practice Center work together with State and federal agencies in monitoring, tracking, controlling and/or preventing the spread of communicable diseases in Tarrant County.

# CHAPTER 20: MUNICIPAL FACILITIES

Municipal facilities are City-owned structures and grounds, not covered in other chapters of the plan, that provide a variety of uses including: office, storage, maintenance, court, and gathering space for carrying out community and government functions. This chapter addresses physical facilities for street services, facilities maintenance, City equipment and vehicles, Code Compliance, Environmental Management, municipal buildings, and Municipal Court. Other facilities such as parks, police, fire, water treatment, and libraries are addressed in separate chapters.

In addition, this chapter covers the overall provision of public buildings. As population increases and undeveloped areas begin to develop, new public facilities may be needed to serve the growing city. It is important to coordinate the planning and development of these new facilities to create the opportunity for shared use among City departments. Shared facilities will allow the City to provide services in the most efficient manner possible by avoiding duplication.

## EXISTING CONDITIONS AND TRENDS

City facilities are designed, constructed, and maintained by the Facilities Management Group of the Transportation and Public Works Department (T/PW). Facilities are constructed after the sponsoring department has secured the site and funding for the project.

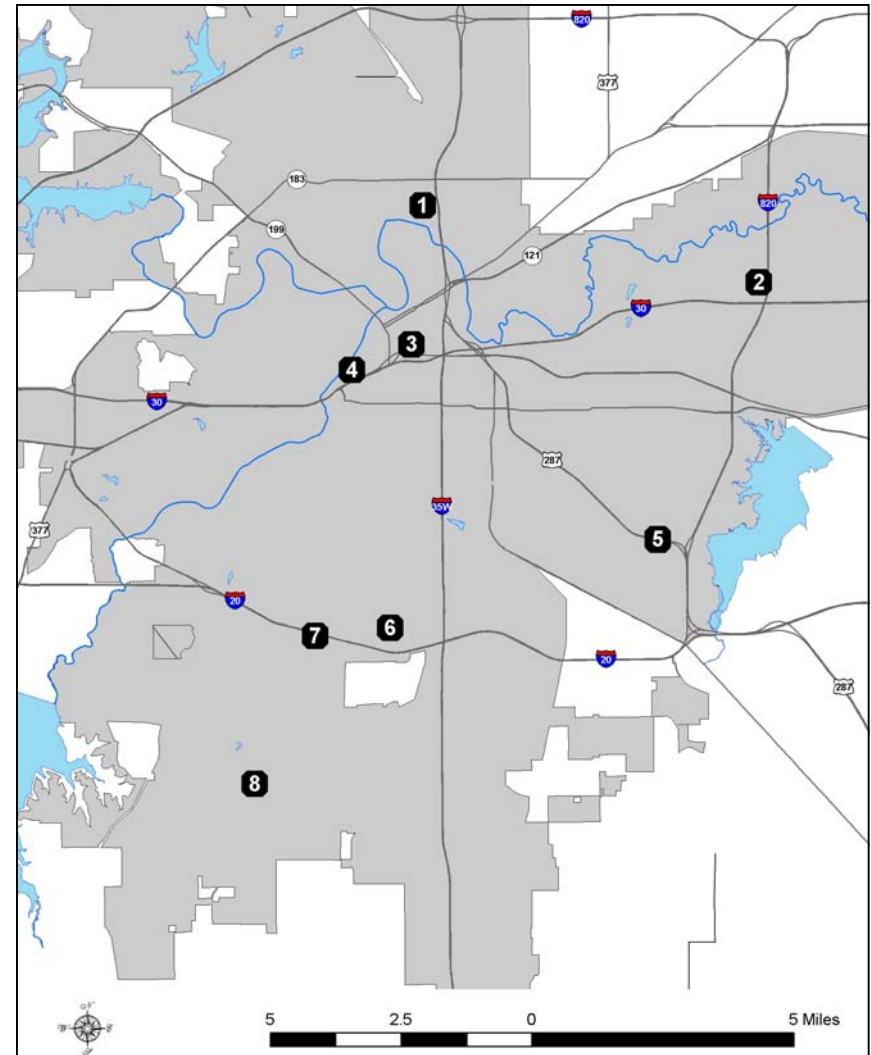
### Street Equipment, Vehicle Service, and Telecommunication Facilities

Street services such as signs, signals, and street markings are provided by the Street and Traffic Services Division of TPW. These facilities are industrial in nature, generating heavy truck traffic and requiring large outside storage areas and storage warehouses. Facilities supporting these services are the James Avenue Service Center located on James Avenue, the Southside Service Center located on Columbus Trail, and the Brennan Service Center located on Brennan Avenue.

The Equipment Services Department was recognized in 2011 as the #17 government fleet in North America by the 100 Best Fleet program. This award marked the seventh consecutive year that ESD was recognized as a 100 Best Fleet out of over 38,000 government fleets in North America. The Equipment Services Department responsibilities include vehicle acquisition, fuel management, vehicle maintenance, vehicle disposition, and overall fleet management. The City fleet consists of 3,725 pieces of equipment including 3,301 pieces of rolling stock maintained at four locations: Southside Service Center, James Avenue Service Center, Water Service Center and a body shop at the Brennan Service Center. The city has 63 fuel sites that dispense gasoline, diesel and/or propane fuels. In order to maximize efficiency, maintenance, repair, and fueling services are generally provided at locations where equipment and crews are based.

The IT Solutions department supports and maintains telecommunications infrastructure, providing two Public Safety Trunked Voice Radio Systems, a Digital

**Municipal Buildings and Service Centers**



- |  |                                |
|--|--------------------------------|
| 1. Brennan Service Center                    | 5. Southeast Service Center    |
| 2. Environmental Collection Center           | 6. James Avenue Service Center |
| 3. City Hall, City Hall Annex, Public Safety | 7. Southwest Municipal Court   |
| 4. Water Service Center                      | 8. Southside Service Center    |

The map above shows the existing service centers throughout the city and the location of municipal buildings. (Sources: Transportation and Public Works Department, Equipment Services Department, 2011.)

Microwave System, a Mobile Data Communications System, as well as paging and mobile communications capabilities. The radio system is used by 17 different external agencies as well as the City of Fort Worth. Additionally, the City offers many of its facilities for antenna co-location opportunities. It supports more than 9,000 radios. The system operates on seven City-owned towers as well as 2 leased locations. Four of the City-owned towers were approved in the 2004 Bond Program for upgrade, which is anticipated to be complete in 2010. The 2006 Critical Capital Needs Program includes an additional tower in far west Fort Worth to provide communications to this rapidly growing area.

### **Code Compliance Facilities**

The Code Compliance Department enforces the City's environmental, solid waste, land use, nuisance, building standards, multifamily inspection, illegal dumping, public health, and animal-related codes. Field operations consisting of seven Neighborhood District Units, a Special Enforcement Division, and a Building Standards Division operate out of eight branch offices. Since Code Compliance officers work in the field, and work closely with the Police Department and other public safety agencies, branch offices are mainly housed in police storefronts and community centers.

The City's recently re-named Chuck Silcox Animal Care and Control Center, with a spay/neuter clinic facility expansion that opened in 2009, is located at 4900 Martin Street. The opening of the new Hazel Harvey Peace Center for Neighborhoods at 818 Missouri Avenue in 2009 allowed for the relocation of the department's administration division and two neighborhood code districts into this new facility.

The City's three garbage and recycling drop-off stations have helped reduce illegal dumping, but the latest facility is keeping Fort Worth clean in more ways than one. Drop-off Station No. 3 — located at 6260 Old Hemphill Road — opened to customers as a temporary site in January 2008 and shifted operations to permanent facilities in October 2010. The completed drop-off station features improvements that make it safer and more energy efficient including:

- Solar panels — the first to be installed at a City facility — to provide electrical power for site operations.
- A longer entrance road to keep long lines of vehicles off public roads.
- Improved lighting at disposal bays for safer unloading in the evening.
- All Texas-native landscaping, which requires less water to maintain.
- Improved security.
- More facility features made from recycled materials, such as wheel stops and rubber flaps at waste containers.

Together, the City's drop-off stations are helping produce positive results in the push to reduce illegal dumping. In 2003, 8,900 tons of illegally dumped material was collected. By 2010, only 4,300 tons were collected, despite the City's rapid 38.6

### **Solar Panels at City Facilities**



Solar panels were installed at the City's trash and recycling drop-off station on Hemphill Road in February 2011 (above) and at the Southwest Regional Library in June 2011 (below). (Source: Transportation and Public Works Department, 2011.)

percent population growth over the last decade. Residents visited City drop-off stations more than 169,000 times last fiscal year, and planning is underway to add two stations in the west and north areas of the City. Construction is expected to begin in 2012.

### **City Hall and Related Municipal Buildings**

City Hall, City Hall Annex, Public Safety and Courts, Zipper Building, and 13th Street Annex are Fort Worth's five municipal buildings. They are centrally located in Downtown, grouped around the intersection of Throckmorton and West 10<sup>th</sup> Street. City Hall provides offices for the City Manager, Mayor and City Council, Law, Finance, Internal Audit, Water, Transportation and Public Works, Planning and Development, Human Resources, and Information Technology Solutions. Meeting space is provided for public hearings and workshops. The complex provides convenient access for developers and the public to departments that are often needed simultaneously. City Hall Annex is located across the street in the historic Lone Star Gas building. The annex provides space for Housing and Economic Development, Water, Human Resources, and TPW-Environmental Services Departments. The historic Public Safety and Courts Building provides space for Municipal Courts, the Fire Department, Legal, TPW-Storm Water and TPW-Traffic Engineering.

Neither City Hall nor the Public Safety Building has surplus office space. As the population increases and staff increases to meet the needs of the public, additional office, meeting, and public space will be needed for the departments and services currently housed in those buildings.

In 2005, the City purchased the two-story, 70,000 square-foot building at the southeast corner of Monroe and 13th Street, commonly known as the Zipper Building. Verizon leases a portion of the first floor. The second floor has been renovated to provide office space for much of the staff of the ITS and Finance Departments previously housed in City Hall. The office space vacated in City Hall by this move was used to address critical space needs of other City Hall departments. Most notably, the Planning & Development Department has expanded and established a consolidated Building Permit Center to better serve citizens and local businesses/developers.

In 2008, the City renovated an abandoned building at the southwest corner of 13th Street and Taylor to become the City's 13th Street City Hall Annex. This 6,000 square foot building currently contains offices for TPW and the State of Texas Railroad Commission. In 2010, the City renovated much of the first floor to develop a Joint Emergency Operations Center.

A municipal parking garage is located on 10th Street Downtown, with 338 employee spaces and 12,000 square feet of office space. An additional 170 spaces are provided Downtown at City-owned and leased parking lots. However, these facilities do not provide enough spaces to meet current employee parking needs, and the additional parking spaces required as staff expands. To address this parking deficit, construction of a new 1,150-space garage across from the Convention Center on Houston Street was completed in 2009. The new parking garage also provides public parking for Convention Center and Omni Hotel overflow needs.

### **City Hall**



City Hall provides offices for many of the City's departments. (Source: Planning and Development Department, 2009.)

### **Zipper Building**



In May 2005, the City purchased the 70,000 square-foot "Zipper Building", located just south of City Hall, to provide additional office space for City staff previously located in City Hall. The completion of building renovations and move-in occurred in July 2006. The newly available space in City Hall allowed a Building Permit Center to be opened on the lower level. (Source: Transportation and Public Works, 2009.)



Construction was completed on a new municipal building in the Evans & Rosedale Urban Village in 2009. The Hazel Harvey Peace Center for Neighborhoods houses the City's Code Compliance Department, the Planning & Development Department's Neighborhood Education Division, as well as a Neighborhood Policing District storefront and two Community Prosecutors.

### **Municipal Court**

Fort Worth Municipal Court's main location is in downtown Fort Worth at 1000 Throckmorton in the A.D. Marshall Public Safety and Courts Building. Municipal Court is a court of record that is responsible for the adjudication of Class C misdemeanor violations occurring within the city limits. On an annual basis approximately 350,000 new citations are filed. These include traffic, general complaint (city ordinance and penal code violations), and parking citations. The volume of citations filed constantly challenges the department to manage its case flow. Case flow is defined as the various steps or processes a citation undergoes from its initial filing to final disposition. Municipal Court relies heavily upon automated systems to support manual processes to ensure every case is docketed or reviewed for action.

Municipal Court is improving the effectiveness of court operations through continued development of technology and alternate facilities. A new southwest Fort Worth court location opened in July 2011 at the intersection of IH-20 and Trail Lake Drive. This new location includes two additional court rooms and the ability to make payments at a drive-thru window for court fines. Additionally, the Water Department has co-located for the collection of water payments and the Code Compliance Department utilizes space for a field office. The Court has expanded the options available to citizens for online payments, and walk-up payments through Western Union. Through a collaboration with the Fort Worth Water Department, a satellite location was established in north Fort Worth in 2001 to facilitate access to basic Court services. Additionally, citizens may access general information regarding court activities and fine schedules through the City's web page.

Municipal Court also operates an off-site School Attendance Court located at 2215 Weiler Boulevard. The School Attendance Court was established in April 2001 through an interlocal agreement with the Fort Worth Independent School District. This Court handles school attendance-related cases filed by the District. The City of Fort Worth and the FWISD have a collaborative venture in hearing truancy cases. These cases involve students who fail to attend school and parents who contribute to non-attendance behavior. The Texas Education Code allows truancy cases to be heard by Municipal Courts. The Fort Worth School Attendance Court was established in collaboration with the FWISD as part of a Comprehensive Truancy Intervention Program. The program's initiative is to aggressively address truancy problems and encourage school attendance.

### **Future Facilities**

The City's capital improvement bond programs provide funding for the facilities that house the services discussed above. However, these services must compete with

### **Hazel Harvey Peace Center for Neighborhoods**



The Hazel Harvey Peace Center for Neighborhoods opened in 2009 and houses the City's Code Compliance Department and other city employees. (Source: *Transportation and Public Works, 2011.*)

### **Municipal Court**



Municipal Court has a primary location in the A.D. Marshall Public Safety and Courts Building downtown. The court currently has a satellite location in north Fort Worth and a drop box for payments located at the Hazel Harvey Peace Center. The newest location, including two court rooms, opened in 2011 in the southwest part of Fort Worth at IH-20 and Trail Lake Drive. (Source: *Municipal Court, 2011.*)

other City services for funding. Many facilities, such as parks and recreation, libraries, and fire have local and national standards, which help to determine when new facilities are needed. The operational and municipal facilities do not. Standards are useful for ensuring adequate provision of services and for determining the need for additional facilities.

As the city grows, decentralization of some municipal services may serve the population better. These decentralized municipal complexes could be developed in different forms, depending on the most efficient and effective means of service delivery. These complexes could include one large facility or building that houses compatible services, or the co-location of multiple facilities on one site with separation of incompatible uses. Careful planning and review will encourage the development and use of shared facilities, resulting in cost savings and increased service to the public.

A new service center is planned in far north Fort Worth to serve this fast growing sector of the city. The City has begun evaluating potential sites for the new service center, including sites within designated industrial growth centers in far north Fort Worth. Once funding is secured and construction completed, the new service center is expected to be similar in size and scope to the James Avenue Service Center that opened in January 2006. Activities expected to occur in the new service center include fleet vehicle maintenance, equipment storage, staging of construction equipment and personnel, and possibly other City services such as a garbage and recycling drop-off station. The Code Compliance Department expects to build two more garbage and recycling drop-off stations in the near future – one in the far north area that could be co-located with a new service center and one on the west side of Fort Worth.

Mixed-Use Growth centers will be ideal locations for some facilities that provide City services. It is important for most City services to be located near the population that is to be served. Just as many City services are centralized in Downtown, growth centers will provide an opportunity for appropriate services to be grouped in main activity centers and areas easily accessible to major portions of the population. The City should plan ahead and, when appropriate, purchase properties in growth center areas before these areas experience further development. This will help to ensure the best placement for these services and facilities.

Chapter 14: Urban Design emphasizes the importance of the design and location of public buildings and public spaces to the character and vitality of the community. Careful planning will ensure that future public buildings and facilities are compatible with surrounding structures and neighborhoods, and that future decentralized public services are sited to best serve the public.

### James Avenue Service Center



In January 2006, the City opened the 180,000 square-foot James Avenue Service Center to replace the obsolete Harley Avenue and Downtown Service Centers. The James Avenue Service Center is located at 5001 and 5021 James Avenue. The Transportation and Public Works Department occupies the 5001 James Avenue building and the Equipment Services Department occupies the 5021 James Avenue building. (Source: Transportation and Public Works Department, 2009.)

## GOALS AND OBJECTIVES

Provide municipal facilities to effectively and efficiently meet the needs of City service providers and the public.

- Complete a City Facilities Master Plan by 2013.
- Implement annual security measures throughout municipal complexes.
- In 2012, continue to review the feasibility of expanded services to include additional locations and expansion of service options for flexibility and accessibility to customers.
- Acquire land for a Far North Fort Worth Service Center.
- Acquire additional necessary land for a Public Safety Training Center, identify funding sources, and award contract for design-build of the facility.
- In 2012, continue to evaluate customer service training and practices, building on the City's customer service philosophy to provide user-friendly government services.
- Develop, implement, and monitor ground transportation ordinances. Implement recommendations resulting from ground transportation studies as appropriate.

## STRATEGIES

The following strategies will enable the City to efficiently provide municipal facilities that best meet the needs of the community:

### Strategies

- Provide facilities that are sustainable, aesthetically pleasing, and environmentally sound.
- Encourage shared facilities by City departments for the provision of services by implementing a review program for all proposed facilities that includes all City service providers.
- When feasible, locate public facilities, schools, parks, libraries, and police and fire stations in designated mixed-use growth centers.
- Locate new street services and vehicle maintenance service centers in industrial growth centers.
- Anticipate future needs of the community by identifying and purchasing sites in developing areas that will serve multiple departments in the efficient provision of services.

### Capital Improvement Projects

A list of projects, with estimated costs, completion dates, and proposed funding sources can be found in Appendices D and E.

### Key Near-Term Municipal Facilities Objectives

- ❑ Complete a City Facilities Master Plan by 2013.
- ❑ In 2012, continue to review the feasibility of expanded services to include additional locations and expansion of service options for flexibility and accessibility to customers.
- ❑ In 2012, continue to evaluate customer service training and practices, building on the City's customer service philosophy to provide user-friendly government services.

### Municipal Parking Garage



Construction was completed on a new downtown municipal parking garage in 2009. The garage includes plans for approximately 28,000 square feet of retail space at ground level. (Source: Planning and Development Department, 2009.)



# PART 5

# TOOLS FOR IMPLEMENTATION

## PART V

# TOOLS FOR IMPLEMENTATION



# CHAPTER 21: CAPITAL IMPROVEMENTS

Capital improvements are an important means of implementing the Comprehensive Plan. Major thoroughfares and public facilities are instrumental in defining the physical, social, and economic character of the city. Such projects, along with new water, sewer, and storm drainage facilities, play a critical role in implementing the City's plans for future land use and development.

The tables in Appendices D and E serve as a proposed multi-year schedule of capital improvements identified by City departments and cooperating agencies as desirable in the timeframe specified. These serve as a starting point for prioritization of needs and eventual allocation of financial resources. The tables do not imply any obligation to expend funds for the proposed projects, but they do represent a systematic identification of projected capital needs. This type of schedule is commonly referred to as a capital improvements program (CIP). Unlike the annual operating City Budget, the CIP is not legally adopted and does not require the expenditure of any monies itemized. It is simply a guide for City officials and others to use in estimating future expenditures for needed capital improvements and identifying possible sources of revenue for capital projects.

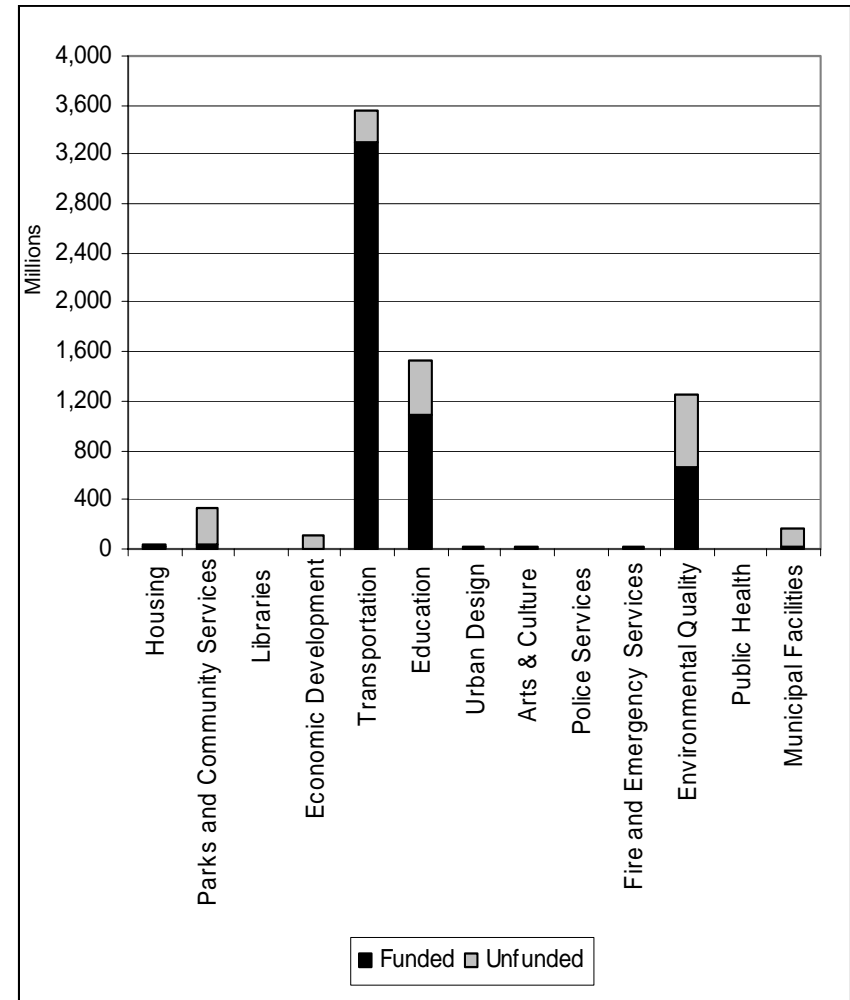
For the purpose of the Comprehensive Plan, a capital improvement is defined as "a physical improvement or asset constructed or purchased that has a minimum 15-year life expectancy and costs over \$100,000." Appendices D and E list capital improvements that may either be publicly funded or be accessible to the general public. It is the City's intent to financially constrain the list of unfunded City projects so as not to exceed the City's bonding capacity. City staff will be working on a financially constrained five-year CIP in 2011, with its completion and adoption expected in 2012.

The cost of capital improvements is generally non-recurring and may require multi-year financing. Although some new projects and the maintenance of completed projects are funded through the current operating budget, construction of most capital projects that are the responsibility of City government are paid for by issuing municipal bonds. Using this financing mechanism permits the City to pursue large-scale projects while simultaneously providing services on a consistent basis through the operating budget. The benefits from capital improvements last for many years; thus, issuing bonds spreads the tax burden over all residents, present and future, who will benefit from the projects.

In some cases, funds from private sources or other governmental entities can be used to supplement City funds or to finance capital improvements. Public-private joint ventures have become common, especially after federal funding cuts and Tax Reform bills in the 1980s adversely affected many federal programs. Federal and state grants are another source of CIP funding.

It is important for the City to remain disciplined in assuming debt. Before financing capital improvements, City officials must consider many factors, including the following:

**Capital Improvement Projects Identified for the Next Five Years**



The graph above depicts the total estimated costs of capital improvement projects identified for the next five years in Appendices D and E. Projects include estimated funding from a variety of federal, state, and local funds, as well as private funds and other sources. (Source: City of Fort Worth, 2011.)

- Economic trends affecting Texas and Fort Worth in the short term.
- Long term regional and national economic cycles and trends.
- Revenue trends for the City of Fort Worth.
- Current and projected total debt service and debt service per capita.
- Population growth trends and projections.
- Fiscal impact (continuing operating and maintenance costs imposed by capital projects).
- Leveraging and efficiency (seek opportunities to secure supplemental funding in light of budgetary constraints, economic downturns, and spending cuts).
- Timing feasibility (interruption of services and urgency of need).

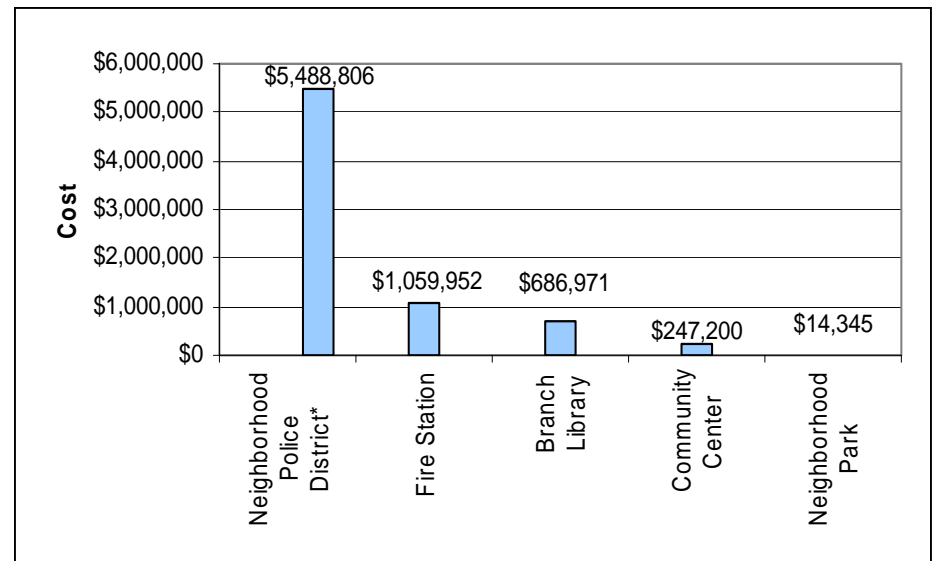
Although construction costs of capital facilities are financed by bonds, debt-service and on-going operating maintenance must be considered in future budgets. Typical costs involved in maintaining certain capital facilities are shown to the right. As population increases, City officials must consider the implications of building additional facilities in concert with upgrading the service level at existing facilities.

## BACKGROUND

Nine bond elections have been held by the City of Fort Worth since 1978. To a certain extent, each reflected the economy of its period. Increased capacity for funding public facilities is needed in times of population increases and is most easily afforded during economic expansion. Additional information about debt ratio trends can be found in Chapter 3: Financial Trends.

- 2008: \$150 million for roadway infrastructure improvements. This approved bond program will construct and reconstruct neighborhood and arterial streets, improve intersections, and construct bridges. (4-year implementation)
- 2004: \$273.5 million for streets, parks, library, fire services, telecommunication towers, and an animal spay/neuter clinic. The City was able to afford the bond package without increasing the property tax rate. (6-year implementation)
- 1998: \$120 million for enhancement projects in the areas of streets, parks, fire services, libraries service, and public event facilities. The City was able to afford the bond package (1998-2003) without increasing the property tax rate.
- 1993: \$60 million for streets.
- 1990: \$20 million for streets (\$20 million for a Will Rogers Auditorium did not pass). This approved bond program primarily addressed reconstructing streets.
- 1986: \$160 million for streets, parks, library, public safety, and Will Rogers Memorial Coliseum Equestrian Center (the Heritage Trail Development for \$4.9 million did not pass).
- 1982: \$130 million for streets, public safety, municipal service improvements, City landfill improvements, library, public events, and parks.
- 1980: \$47.8 million for streets. This bond dealt primarily with reconstructing streets.
- 1978: \$92.5 million for streets, parks, fire, transportation improvements, aviation, public events, and police.

**Average Annual O&M Costs for Typical City Facilities**



The annual recurring expense of operations and maintenance (O&M) must be considered in future budgets when new capital projects are considered.

\*The estimated cost, including salaries, of operating a Neighborhood Policing District combines resources provided by the General Fund with those provided by the Crime Control and Prevention District. (Source: Budget Office, 2011.)



## STRATEGIES

The City should continue to remain disciplined in assuming debt as the City's financial policy dictates. The following conditions should be favorable before proposing major bond programs or other debt instruments:

- Local, regional, and national short and long term economic trends.
- Debt service less than 20 percent of net operating revenues.
- Long-term debt less than five percent of the City's total assessed values.
- General fund reserves at least 10 percent of the adopted budget.
- Match funds with other sources of funding to stretch dollars. These sources may include, but are not limited to current revenue, grant funds, and contributions.
- Accumulate retained earnings until the capital improvement can be paid for. Possible sources may include capital projects reserve fund, enterprise funds, public improvement district funds, and tax increment financing district funds.

### **Bonds and Other Debt Instruments**

Debt instruments available to a municipality include the following: general obligation bonds, certificates of obligation, revenue bonds, industrial bonds, and commercial paper. Public property finance contractual obligations, contract revenue bonds, and anticipation notes are also available to municipalities, though Fort Worth seldom, if ever, uses these debt instruments.

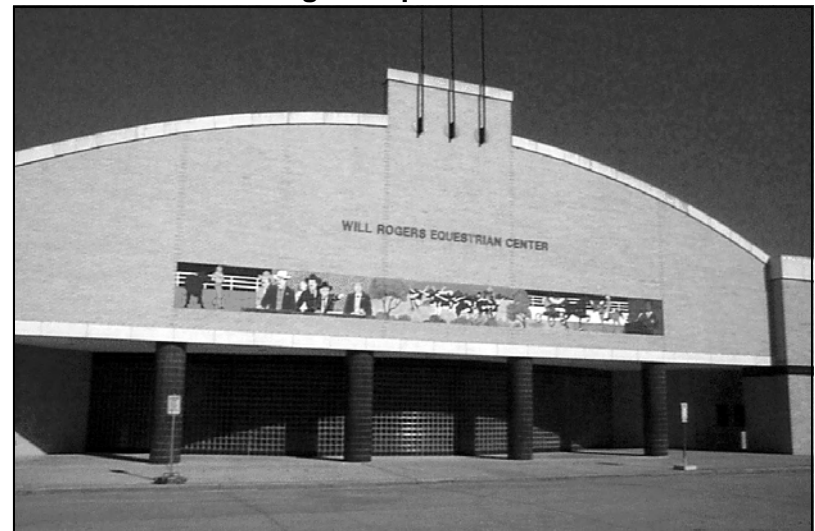
- **General Purpose Bonds (General Obligation Bonds)**—Authorized by an election and backed by ad valorem taxes, they are used to pay for specifically approved projects. Future revenues are used to pay interest on the bonds and the principal amount when due. Interest income earned by the purchaser is tax free, which allows the purchaser to accept a lower interest rate. Capital improvements in Fort Worth are traditionally financed in this manner.
- **Certificates of Obligation (COs)**—Secured by ad valorem taxes and issued for limited purposes, such as land acquisition or funding a legal judgment. When combined with a limited (\$1,000 or more total) pledge of surplus revenue from an operating system (such as water, sewer, drainage, or sanitation), they can be issued for any lawful purpose authorized by City Council without citizen vote.
- **Revenue Bonds**—Used for and payable by operations such as water, sewer, stormwater, and solid waste. Fort Worth has utilized these bonds for City water and wastewater treatment plants, distribution facilities, and landfill projects.
- **Commercial Paper Program**—A short-term note program used for appropriation authority for construction and occasionally used to fund continual capital improvement efforts on an interim basis, such as the City's sewer improvement projects. Notes have maturities as short as one day or as long as one year. The City has authorized the issuance of up to \$125 million in Commercial Paper for both general purpose and water and sewer projects. The program is also used for eligible bond projects.
- **Industrial Revenue Bonds**—The Texas Development Corporation Act allows cities, counties, and conservation and reclamation districts to form non-profit industrial development corporations or authorities on their behalf. This is for the purpose of issuing taxable and tax-exempt bonds for eligible projects. An industrial development corporation acts as a conduit through which all monies are channeled. Generally, debt service on the bonds is paid by the business

### **Will Rogers Memorial Coliseum**



The Will Rogers Memorial Coliseum, constructed in 1936 with general obligation bond funds, stands as a symbol of culture and pride for Fort Worth citizens. The facility was upgraded with 1998 general obligation bond funds. (Source: Planning and Development Department, 2009.)

### **Will Rogers Equestrian Center**



The Will Rogers Equestrian Center was built as a result of the 1986 Bond program. The facility is used for numerous events during the year. (Source: Planning and Development Department, 2009.)

under the terms of a lease, sale, or loan agreement. As such, it does not constitute a debt or obligation of the governmental unit, the industrial development corporation, or the State of Texas. The Fort Worth Alliance Airport Authority, Inc., and Sunbelt Industrial Development Corporation are examples of this type of development corporation.

- State Revolving Loan—A low interest loan administered through the Texas Water Development Board used to finance improvements to water and wastewater collection systems, including plant facilities.
- Section 108—Loans guaranteed by the U.S. Department of Housing and Urban Development (HUD) and providing communities with a source of financing for economic development, housing rehabilitation, public facilities, and large scale physical development projects. Future Community Development Block Grant (CDBG) entitlement funds are pledged to secure funding should these loans default.
- Equipment Tax Notes—Equipment notes secured by ad valorem taxes and issued by the City, initially for the purpose of implementing an apparatus replacement plan for the Fire Department, but recently expanded to include technological purchases.

### **Current Revenues**

Using current revenue from taxation, fees, service charges, or special assessments is a pay-as-you-go method used by the City to pay for improvements. Typically, revenue from certain sources is designated in advance to pay for specific projects.

- Tax Revenues—Ad valorem, sales, or other taxes can be designated for capital improvement projects. For example, monies received from a sales tax of 0.5 percent are placed into a special Crime Control and Prevention District Fund. In most cases, the City borrows money first and uses future tax revenues to retire that debt. For example, a recent two percent increase in hotel/motel occupancy taxes will retire bond money borrowed to upgrade the Fort Worth Convention Center. Fees from car rentals at DFW Airport can also be used to retire bond money to be borrowed to upgrade public events buildings.

### **Grant Funds**

Grants are classified as either categorical or block, depending upon the amount of discretion allowed to the grantee. Generally, grants require in-kind contributions or matching funds. Some types of grants are targeted to provide basic services in lower income areas and are disbursed to non-profit organizations. Transportation grants are project-based, and Fort Worth projects must compete with other transportation projects in the region, state, or country depending on the source of funds. Proposed projects go through a rigorous ranking process by the City Planning and Development Department and/or Transportation and Public Works Department, the Metropolitan Planning Organization (MPO) staff, and the Texas Department of Transportation.

- Community Development Block Grant (CDBG)—Funds must be used for eligible projects and meet one of the Broad National Objectives: Low/Mod; Slum/Blight; Urgent Need. Most projects are funded either under a Low/Mod area criterion where funds must be spent in areas that consist of at least 51% low

### **Rolling Hills Water Treatment Plant and Central Laboratory**

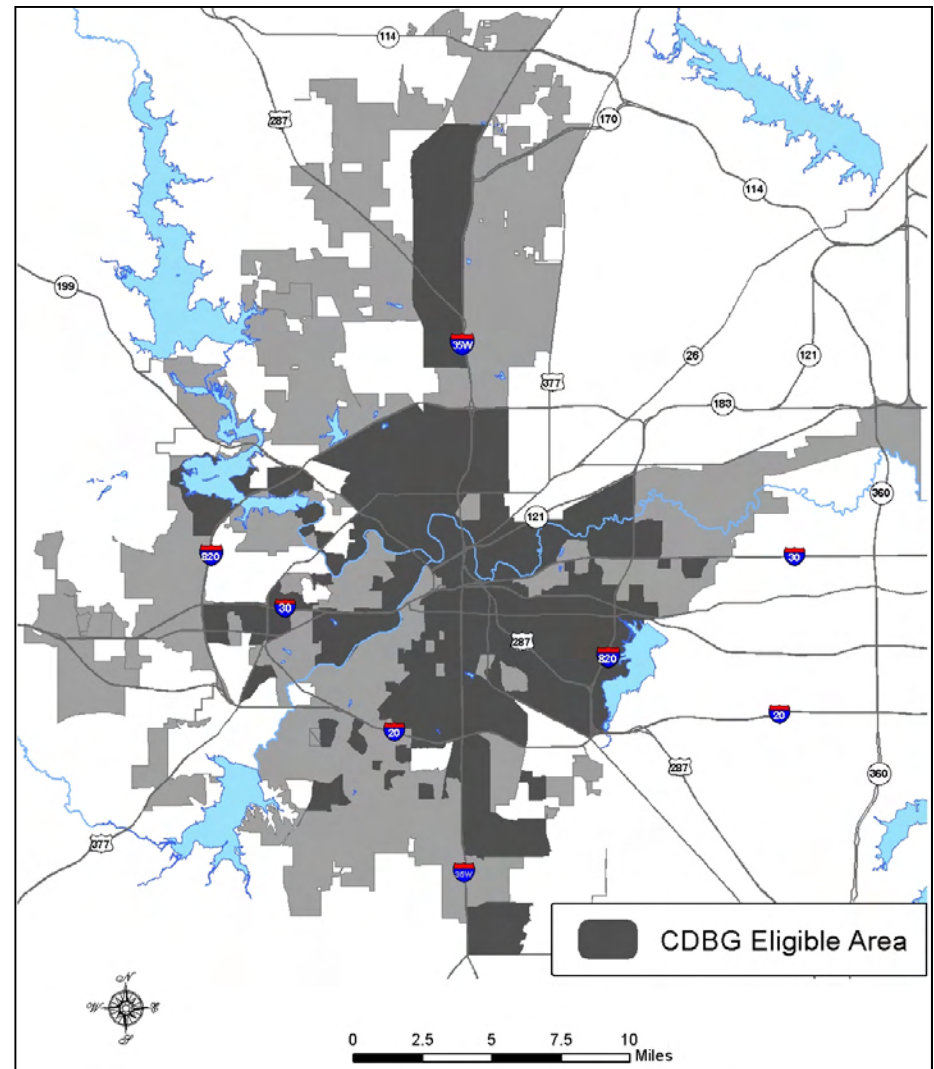


Aerial view of the Rolling Hills Water Treatment Plant and Central Laboratory. The plant was constructed in 1985 and the laboratory was constructed in 1998. Both facilities were funded by revenue from water sales and service charges. (Source: Water Department, 2009.)

to moderate income households (areas are designated as eligible based on the federal census), or Low/Mod person criterion where the population assisted by CDBG funds must have low to moderate incomes.

- HOME—A program administered by HUD that provides funding for the acquisition, rehabilitation, and new construction of moderate or lower income homes. This program mandates the participation of Community Housing Development Organizations (CHDOs) in developing affordable housing.
- Section 202 Program—Provides capital advances to finance the construction and rehabilitation of housing for low-income elderly persons and is administered by HUD. The capital advance does not have to be repaid as long as the project serves low income elderly persons for 40 years. It also provides rental assistance for Section 202 projects to help make them affordable.
- Economic Development Initiative (EDI) funds—Originate from HUD and are used to create jobs and encourage economic revitalization. Grant money can be used in tandem with Section 108 guaranteed loans.
- Defense Economic Adjustment Assistance Grant Program (DEAAGP)—Funds are used to help adversely impacted defense-dependent communities recover economically from realignments, closure of defense installations, or reductions or termination of defense contracts. The Texas Department of Commerce administers the grant money.
- Economic Development Administration (EDA) grants—Funds are used to help create immediate jobs for the unemployed by constructing or renovating public works and development facilities, including public buildings, historic structures, transportation facilities, water and sewer systems, and community facilities. Grants are administered by the U.S. Commerce Department.
- Texas Parks and Wildlife Department—Uses funds from sales tax levied on sporting goods to fund parks and recreational projects. Funds from this source are used by the Fort Worth Parks and Community Services Department.
- SAFETEA-LU (Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users)—Five-year federal transportation funding bill, from 2005 to 2009, that provides funding for specific transportation categories. Funding programs include: Highway Safety Improvement (HSIP), Surface Transportation Program-Metropolitan Mobility (STP-MM), Congestion Mitigation and Air Quality Improvement program (CMAQ), and Highway Bridge Replacement and Rehabilitation program. The U.S. Congress has yet to reauthorize SAFETEA0LU as of August 2011, acting instead to extend funding in annual appropriations.
- Urban Street Program—Funds are used on city streets classified as collector or higher in urbanized areas. The MPO for the region, North Central Texas Council of Governments receives allocations from the federal government based on the urbanized area population. Projects are then chosen based on traffic volume.
- Super Notice of Fund Availability (NOFA)—An annual consolidated national competition for funds coordinating nearly 50 programs that cut across traditional program lines. The Super NOFA released in 2004 covered several programs including housing, community development, economic development, empower-

### CDBG-Eligible Areas Based on 2000 Census



HUD Community Development Block Grant (CDBG) funds must be used for eligible projects and meet one of the Broad National Objectives: Low/Mod; Slum/Blight; Urgent Need. The City received more than \$7.3 million during FY10-11. (Sources: U.S. Department of Housing and Urban Development, Planning and Development Department, Housing Department, 2011.)

ment programs, and homeless assistance programs. Nonprofits, public housing agencies, local and state governments, faith-based organizations, and others are each eligible for certain programs.

### **Contributions from Private and Non-Profit Sources**

Many capital improvement projects that benefit the general public are financed entirely or in part with funds from private or quasi-public sources such as non-profit organizations or for-profit business ventures. The blending of private and public funds for the betterment of the community and in anticipation of future profits is desirable. Examples of organizations that have contributed funds to capital improvements in the Fort Worth area are cited below:

- Friends of the Fort Worth Nature Center and Refuge—A nonprofit, 501(c)(3) organization that provides funding to support the Nature Center programs and projects.
- Streams and Valleys, Inc.— A non-profit formed in 1969 for the purpose of planning and coordinating the beautification and recreational development of the Trinity River and its tributaries in Tarrant County. Funds originate from community organizations, foundations, and individual contributors.
- Developers participate in new development cost of roads and infrastructure based on the City of Fort Worth Policy for Installation of Community Facilities.

### **Retained Earnings**

- The Capital Projects Reserve Fund—Used to accumulate surplus money from various funds and money from the sale of real assets. Money from the fund can be used to pay for land and building purchases, construction and maintenance projects, capital equipment and vehicles, and technology improvements.
- Enterprise Funds—Generated from fees paid for services and accumulated as retained earnings, if revenues exceed operations expenses. Examples of Enterprise Funds are golf, water and sewer, parking facilities, and airports.
- Public Improvement Districts—A defined area within a city or its extraterritorial jurisdiction created by City Council action where additional services or infrastructure are needed. Special assessments are levied on affected property owners and prorated according to the level of benefit received. Fort Worth has five PIDs, two commercial (Downtown and Camp Bowie) and three residential (Park Glen, Heritage, and Parkwood).
- Tax Increment Financing (TIF) districts—Denoted by specific boundaries and created by City Council to provide for infrastructure improvements within that area. The current assessed value of property located within the boundaries is used as the baseline figure. Future property tax revenues in excess of the baseline amount pay for improvements.
- Storm Water Utility—The utility collects and manages funds to reconstruct and upgrade storm drain systems and to provide operation and maintenance of the storm water system. Fees are determined by how much impervious area is on the property (impervious area is a hard surface such as a building, parking lot, or driveway). These hard surfaces cause rainwater to run off properties, rather than being absorbed into the soil. The utility went into effect in July 2006.

### **Downtown Public Improvement District**



Conditions prior to public improvements and the establishment of the Public Improvement District in Downtown Fort Worth. (Source: Sundance Square Management, 1998.)



Federal Economic Development Administration funds were used to make improvements to Main Street. Funds from the Public Improvement District in Downtown Fort Worth pay for supplemental street and sidewalk cleaning and maintenance of the planter boxes. (Source: City of Fort Worth, 2009.)

# CHAPTER 22: DEVELOPMENT REGULATIONS

Many of the goals of the Comprehensive Plan can be achieved through the implementation of local development regulations authorized by State enabling legislation. Chapters 211 and 212 of the Texas Local Government Code contain zoning and subdivision enabling language for Texas municipalities. The primary purpose of these regulations is to promote “the public health, safety, morals, or general welfare of the municipality.” Fort Worth uses a Zoning Ordinance and Subdivision Ordinance to guide the development pattern and use of private land in order to maximize the City’s full economic potential without compromising the quality of life for residents. The City’s development regulations are used to implement the policies and strategies discussed in Chapter 4: Land Use.

## BACKGROUND

The following sections discuss existing development regulations and processes used by the City of Fort Worth.

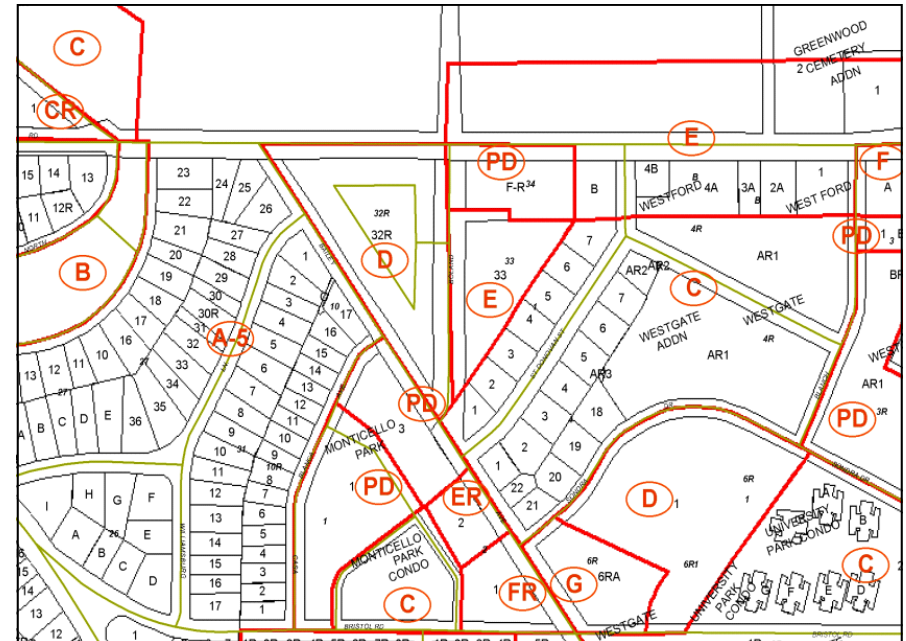
### Zoning Ordinance

Fort Worth’s first Zoning Ordinance was adopted in 1940 to help shape the city’s overall land use pattern. The Zoning Ordinance has undergone numerous amendments since its inception to adequately address prevailing issues. The standard zoning districts of residential, commercial, and industrial have been followed with sections addressing parking, signs, historic preservation, non-conforming uses, variances, landscaping, urban forestry, and mixed-use districts. All land within the city limits is designated as one of 47 zoning districts that permit certain land uses and prohibit others. The Zoning Ordinance also requires buffering to separate incompatible uses, such as residential and heavy industrial. The Zoning Ordinance controls six attributes of property:

- Land use
- Minimum size of lots and parcels, including the width and depth, in residential districts
- Minimum or maximum size of front, side and rear yards
- Maximum building coverage of sites in one-family, two-family, and multifamily districts
- Maximum height of structures
- Development standards for certain uses

The Zoning Ordinance, which applies only to property within Fort Worth’s incorporated boundaries (areas annexed for full and limited purposes), is composed of written regulations and an official Zoning Map. The Zoning Map divides the city into zoning districts, and the text describes detailed requirements for each of those districts. Section 211.004 of the Texas Local Government Code states that: “Zoning regulations must be adopted in accordance with a comprehensive plan....” Changes to the map or text are ultimately decided by the City Council, with the Zoning Commission acting as a recommending body.

Zoning Map Section



The Zoning Ordinance consists of both the official Zoning Map and written regulations. Rezoning requests are requests to change property on the map from one zoning classification to another. (Source: Planning and Development Department, 2011.)

Urban Forestry was added to the Zoning Ordinance in 2007. The purpose of this ordinance is to achieve a 30% tree canopy coverage citywide and to promote a multi-aged urban forest. This may be accomplished by addressing the preservation and protection of healthy and significant trees; providing for the replacement and replanting of trees that are removed during development; and establishing additional tree canopy. It requires tree planting and preservation for new development and for existing development where trees are to be removed. The amount of preservation and planting that are required are based on the individual land use, zoning, and physical area of the property.

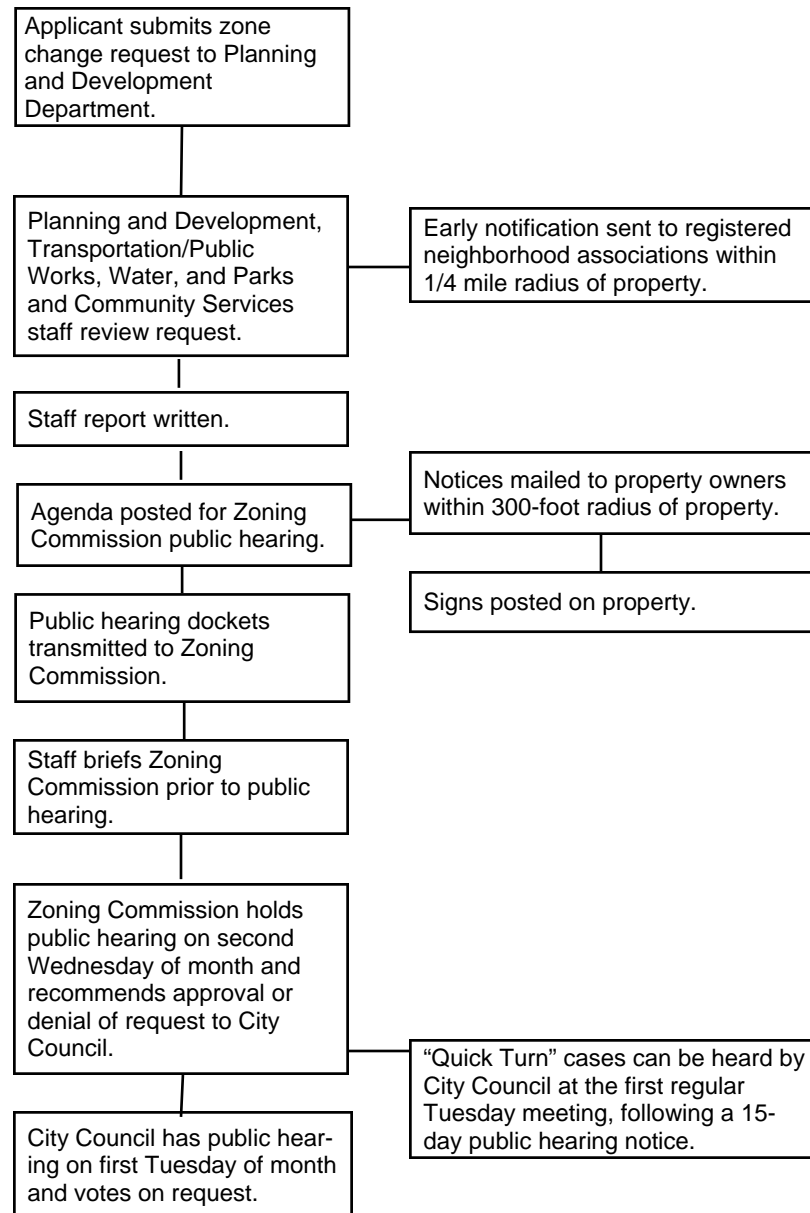
The Board of Adjustment (Board) is a quasi-judicial body that hears zoning appeals from property owners regarding administrative decisions. The Board also considers variances from the technical requirements of the Zoning Ordinance if unique characteristics of the property make strict compliance with the Zoning Ordinance an undue hardship. Finally, the Board rules on requests for special exception uses. Special exception uses are those uses authorized under the Zoning Ordinance subject to the approval of the Board of Adjustment.

The Historic and Cultural Landmarks Commission makes recommendations to the Zoning Commission on owner- and City-initiated historic overlay zoning designations. These designations consist of Demolition Delay, Historic and Cultural Landmark and District, and Highly Significant Endangered. The Historical and Cultural Landmarks Commission also enforces historic district guidelines for exterior renovations and new construction by hearing and deciding on applications for Certificates of Appropriateness.

The Downtown Design Review Board, established in December 2001, enforces the Downtown Urban Design Standards for new construction and exterior renovations by hearing and deciding on applications for Certificates of Appropriateness. These standards apply within the boundaries of the Downtown Urban Design District.

The Scenic Preservation and Design Review Commission was renamed the Urban Design Commission in 2007. The purposes of the Commission are to: 1) recommend designation of design districts, 2) review stealth communication towers, 3) review projects for compliance with adopted design standards or guidelines in design districts where a separate design review board is not appointed, 4) review and recommend approval or modification of proposed design standards or guidelines for design districts, 5) review and approve design standards or guidelines for other projects as directed by the City Council, and 6) hear appeals to the Urban Forestry ordinance. The Urban Design Commission enforces the Trinity Uptown Development Standards and Guidelines, the Trinity Uptown Peripheral Zone Design Overlay Standards and Guidelines, the IH-35W Design Overlay District Standards and Guidelines, and the Near Southside Design Standards and Guidelines for new construction and exterior renovations by hearing and deciding on applications for Certificates of Appropriateness.

## Rezoning Process



The rezoning process depicted above typically lasts two months.  
 (Source: Planning and Development Department, 2009.)

### City-Initiated Rezoning

Although significantly reduced in recent years, approximately **14.5** percent of the City's land area is still zoned in ways that are not consistent with the Comprehensive Plan. In August 2000, the City Council established a City-initiated rezoning procedure based on petitions from interested property owners. Under this procedure the Planning and Development Department notifies registered neighborhood organizations about properties that are not zoned in accordance with the Comprehensive Plan and conducts informational meetings in each sector to explain the petition process. Petitions must include the signatures of property owners representing at least 50 percent of the affected parcels and 50 percent of the affected land area for each zoning district. City staff prepares an appropriate rezoning application and schedules the case for the next available Zoning Commission public hearing. Since 2000, there have been approximately **82** petition-based rezonings covering approximately **1,450** acres.

In November 2000, the City Council approved a procedure to initiate zoning changes without petitions from affected property owners. Any interested Council member may request specific zoning changes. The Planning and Development staff verifies that the proposed changes are consistent with the Comprehensive Plan, accompanies the City Council member at an informational meeting held in or near the area to be considered for rezoning, and briefs the full City Council on the proposed zoning changes at an appropriate pre-Council meeting. If the City Council indicates that it wishes to initiate the proposed zoning changes, staff prepares an appropriate rezoning application and schedules the case for the next available Zoning Commission public hearing. Since 2000, there have been **125** Council-initiated rezonings covering approximately **20,500** acres.

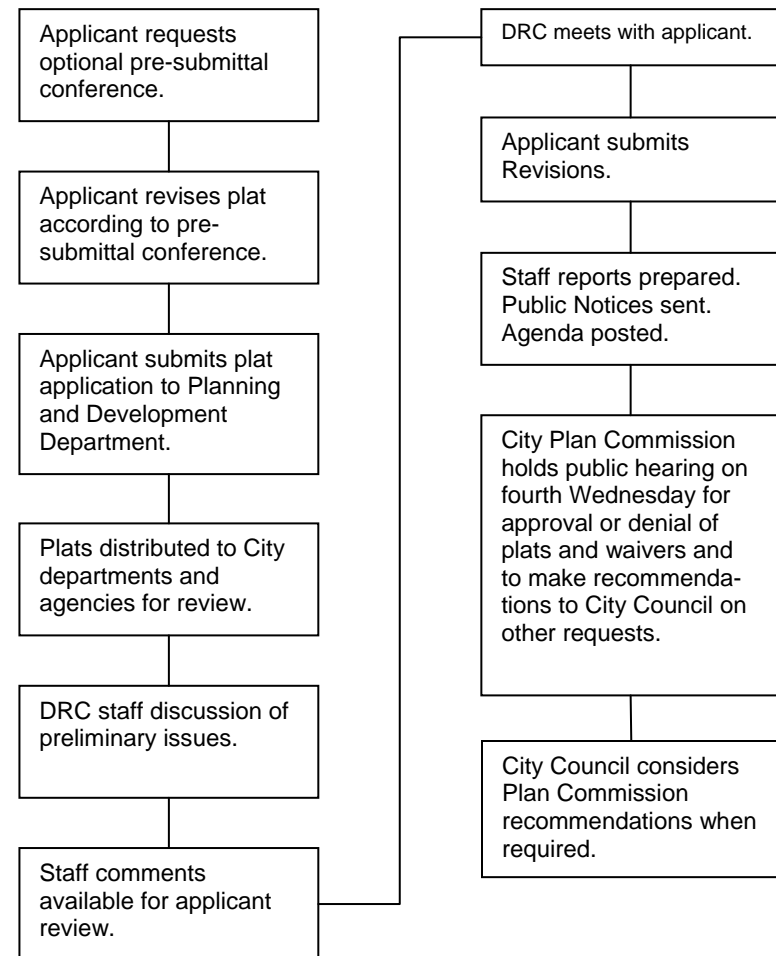
### Subdivision Ordinance

The City of Fort Worth Subdivision Ordinance governs streets, alleys, driveways, easements, drainage facilities, street lighting, lots and blocks, and park dedication within the city limits. The Subdivision Ordinance also provides for the recording of land subdivision plats with the county in which the subdivision lies, as required by state law.

The majority of Texas Cities, including Fort Worth, are currently permitted to regulate the subdivision of land within the extraterritorial jurisdiction (ETJ), which consists of the unincorporated land within five miles of the city limits. House Bill (HB) 1445, which was approved by the Texas Legislature in 2001, requires that subdivisions meet the requirements of one jurisdiction rather than both the city and county. The City of Fort Worth has ETJ in Denton, Johnson, Parker, Tarrant, and Wise counties. The City entered into agreements with Denton, Johnson, Tarrant, and Wise counties that allow the City to act on plats within Fort Worth's ETJ. An agreement with Parker County is anticipated by 2012.

The Subdivision Ordinance guides the land development process and protects the public from inferior and undesirable development practices. The current Subdivision

### Platting Process



The platting process depicted above typically lasts two months. (Source: Planning and Development Department, 2009.)

Ordinance was adopted in September 2006 by City Council “to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; to make the community as attractive and habitable as possible; to conserve the value of property and encourage the most appropriate use of land, all in accordance with a comprehensive plan....”

The City Plan Commission (Commission) has the final authority to approve subdivision plats and make recommendations to the City Council on requests for annexation, street or alley vacations or closures, and Master Thoroughfare Plan amendments. Applications are submitted to the Planning and Development Department. During the review process, proposals are sent to the corresponding school district, county, the Fort Worth Transportation Authority, and appropriate City departments and utility companies. The Development Review Committee (DRC), composed of City staff, makes recommendations on the proposals to the City Plan Commission. The DRC determines whether a plat is in conformance with the Subdivision Ordinance and makes recommendations on any waivers of the Subdivision Ordinance requirements that are requested by an applicant. The Commission also makes recommendations to the City Council on Comprehensive Plan Updates.

In 2004, the City Council adopted a revised neighborhood and community park dedication policy, which is applied during the subdivision platting process. The revised policy continues to require the following: dedication of parkland at a rate of 2.5 acres per 1,000 population generated by the subdivision for neighborhood parks or fee in lieu of dedication; and dedication of land for community parks at a rate of 3.75 acres per 1,000 population or fee in lieu of dedication. Large recreational parks located outside of the central city may now count toward neighborhood and community park requirements. In the central city, a flat \$500 fee per new housing unit is substituted. New criteria for pocket parks (less than five acres) were established. Credit against the central city flat fee for privately developed, publicly accessible plazas and parks up to 100 percent may be allowed. The revised park dedication policy is applicable within the city limits. Please see Chapter 6: Parks and Community Services for more information.

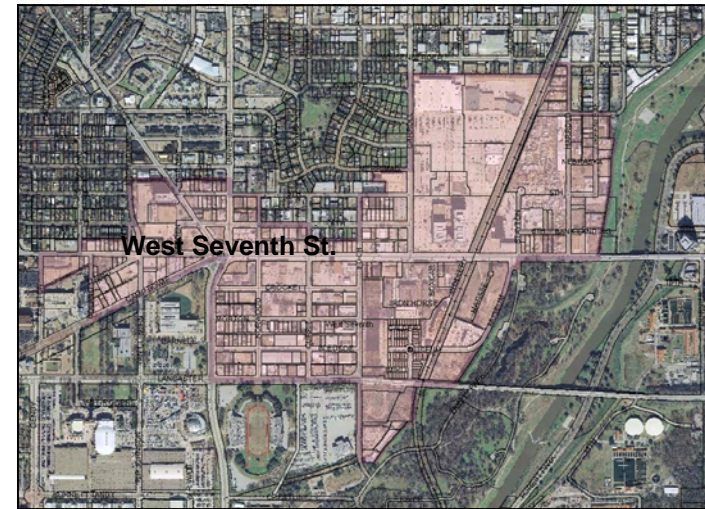
## ISSUES

The City’s Zoning and Subdivision Ordinances should further the City’s goal of establishing an efficient multiple growth center development pattern, while ensuring that growth does not outpace the City’s ability to provide adequate public facilities and services. The following issues will need to be addressed to support the growth center concept and remove barriers to its development.

### Zoning Ordinance Issues

As previously mentioned, many areas are zoned differently than the future land uses identified in the Comprehensive Plan. For example, several commercial areas, including portions of Downtown and the Historic Stockyards, are currently zoned industrial. These two areas are designated as mixed-use growth centers in the

## Urban Villages



The area along West Seventh Street, primarily between the Trinity River and University Drive, is known as the West Seventh Urban Village. It is one of the areas rezoned to Mixed-Use that has subsequently experienced major reinvestment and redevelopment. (Source: Planning and Development Department, 2009.)

## Example of a Mixed-Use Development



Projects that combine different but compatible uses such as the retail and apartments located in this building on West Seventh Street at Arch Adams Street are being constructed by right in MU-1 and MU-2 mixed-use zoning districts. (Source: Planning and Development Department, 2011.)



Comprehensive Plan, but residential uses are not permitted in the industrially-zoned areas. A future zoning change is expected to make the zoning districts more consistent.

The Zoning Ordinance has undergone numerous revisions since its initial inception in 1940. An internal departmental review team is closely reviewing the Zoning Ordinance for possible revisions to more closely reflect modern land use regulations and practices.

The City Council has adopted four mixed-use zoning classifications, MU-1, MU-1G, MU-2, and MU-2G to promote desirable development in designated mixed-use growth centers and urban villages, but property owners must still seek a zoning change to utilize them. In addition, certain areas of the city are zoned multifamily, but the predominant land use is single-family. Thus, the current zoning patterns can impede or threaten the desired development patterns.

In addition to mixed-use zoning classifications, the City Council adopted two form-based zoning districts: Trinity Uptown in 2006 and Near Southside in 2007. Form-based zoning districts regulate the relationship of private development to the public realm by prescribing building location and envelope. Design standards and guidelines regulate public space improvements, private development, and use through base zoning. Typically, a form-based zoning district is divided into sub-districts in order to respond to differing contextual conditions.

In addition to form-based codes, design overlays are also used. The Downtown Urban Design District, Conservation Districts, and Historic Districts are zoning overlays, which place additional development standards on property beyond what is provided through base zoning. Land use cannot be regulated through overlay districts. In 2010, the City Council adopted two additional overlay districts. The Trinity Uptown Peripheral districts provide additional regulations on properties adjacent to but not yet included in the TU base zoning. The IH-35W Design District also provides additional aesthetic and design requirements for properties directly adjacent to portions of IH-35W north of downtown. All of the properties that are included in the overlay districts retain their underlying base zoning and uses. An Airport Overlay district is expected in 2011 that will be placed on each of the municipal airports and the Naval Air Station Fort Worth Joint Reserve Base to protect current and future flight operations.

Several business organizations, including Cultural District Alliance, Southeast Fort Worth, Inc., and Camp Bowie District, Inc., have developed, or are in the process of developing, design guidelines to ensure desired development within their areas. These organizations have expressed interest in having the City consider adopting form based zoning or design overlay districts. These districts would include a development review process similar to that used in the Downtown Urban Design District, Near Southside District, and Trinity Uptown District.

Form-based zoning is generally appropriate in transit-oriented development (TOD) areas surrounding rail transit stations. The City is working with Berry Street Initiative

## Downtown Urban Design Standards



The Downtown Urban Design Standards are intended to encourage comfortable, human-scale pedestrian environments such as that found along Houston Street in Sundance Square. The design standards are enforced through an overlay zoning district. (Source: *Planning and Development Department, 2009.*)

and other stakeholders to create a TOD plan and implementing form-based code for the TCU/Berry Station on the TEX Rail Line. The TOD plan and form-based code is expected to be completed in late 2012.

The City uses the Zoning Ordinance to guide land development inside the city limits, but neither the City nor the pertinent counties have land use regulation authority in the extraterritorial jurisdiction (ETJ). Consequently, vacant lands within the City's ETJ are being developed as urban neighborhoods without the benefit of municipal land use control and infrastructure planning. This growing development trend results in suburban sprawl far from existing City infrastructure and services.

## STRATEGIES

Five strategies will help to implement the City's development goals and respond to current issues. The first strategy is for City staff to continue reviewing the Zoning Ordinance and Subdivision Ordinance, in consultation with the City Council, City Plan Commission, Zoning Commission, developers, and community leaders, to identify regulatory impediments to appropriate development, address the impacts of development on traffic and the natural environment, and address technical and administrative issues. In January 2003, the City Manager appointed a broadly representative Development Standards Task Force (DSTF) to assess the extent to which current development standards and procedures effectively implement the City Council's development policies as reflected in the Comprehensive Plan. Based on that assessment, the Task Force recommended appropriate amendments for consideration by the City Plan Commission and Zoning Commission, as well as procedural changes to improve the development review process. These procedural changes supplemented related recommendations made in 2002 by the Focus Group on Development Review Procedures. In January 2004, the City Council adopted approximately 16 amendments to the Zoning and Subdivision Ordinances as recommended by the DSTF. The City Manager then formed the Development Advisory Committee (DAC) to provide monthly guidance on development regulations. The DAC continues to explore ways to eliminate any remaining impediments to desirable development, as well as potential improvements to the development review process.

The second strategy is for the City to continue initiating zoning changes in order to make the City's zoning districts consistent with the Comprehensive Plan. As part of this effort, City staff should work proactively with interested community groups and property owners to identify appropriate areas for rezoning to mixed-use districts within designated mixed-use growth centers and urban villages. The City Council is encouraging these mixed-use zoning changes by linking MU zoning to economic incentives available through the Neighborhood Empowerment Zone program. The City Council requires that the urban village be zoned mixed-use before establishing a neighborhood empowerment zone that includes the urban village and its surrounding neighborhoods.

The third strategy is for City staff to refine a procedure by which design guidelines

## On-Site Improvements



Developers are required to provide certain on-site improvements, such as water and sewer lines, underground stormwater lines, sidewalks, curbs, paved streets, street lighting, and street signs in new developments. Subdivision regulations require that all improvements be built to certain standards. (Source: City of Fort Worth, 2009.)

and/or standards can be reviewed and endorsed in consultation with affected property owners, developers, the Zoning Commission, and Council members; adopted by the City Council; and incorporated into the development review process. The Downtown Urban Design District and its oversight board, the Downtown Design Review Board (Board), set the precedent for this process in December 2001. The Urban Design Commission (Commission) was created in 2007 to oversee additional design districts adopted by City Council such as Trinity Uptown and the new Near Southside District. The Board and Commission are authorized to apply guidelines that encourage high-quality, pedestrian-oriented development throughout Downtown, Trinity Uptown, and the Near Southside. The Urban Design Commission is responsible for applying guidelines to proposed developments, and certifying whether the developments are consistent with the guidelines. City staff is responsible for applying standards to the proposed developments and subsequently issuing or denying building permits for projects that clearly conform to all standards. The general goal of these urban design districts is to promote sustainable development, which encourages efficient use of public resources, a balanced transportation system, environmental quality, and a strong sense of place. These concepts are discussed further in chapters 4: Land Use, 11: Transportation, 14: Urban Design, and 18: Environmental Quality.

The fourth strategy is to pursue greater statutory authority to effectively manage growth and discourage suburban sprawl. In the fall of 2006, the City Council adopted resolutions to request that the Texas Legislature consider three new development-related amendments to state law. Each resolution directly supports the strategic goal of promoting orderly and sustainable development. The City will:

- Seek authority to enact an Adequate Public Facilities Ordinance (APFO): APFOs require that public facilities—such as roadways, water and sewer lines, fire stations, schools, and parks—be available concurrently with new development to more efficiently accommodate growth.
- Seek greater municipal control over special infrastructure districts in the ETJ: These districts (municipal utility districts, water control and improvement districts, and fresh water supply districts) may be used to promote high quality development, but they may also facilitate development that bypasses undeveloped areas more economically served by public facilities and services.
- Seek greater municipal land use authority in the ETJ: Successful long-range land use and infrastructure planning relies heavily on a municipality’s ability to control the location, type, and ultimate density of development in the ETJ.

The City expects to pursue and support these and similar legislative initiatives in the 2013 legislative session.

The fifth strategy is to develop and implement a Sustainability Action Plan for the City including action items that affect private development, City operations, and individual efforts. In January 2009, the City Council formed a Sustainable Development Task Force to focus on the first phase of private development at the citywide, neighborhood, and site (building) levels and to recommend to the City

## Sustainability Plan



Home > Projects > Sustainability

### Sustainable Development

As one of the nation's fastest growing large cities, Fort Worth faces the challenge of providing adequate infrastructure and resources for that growing population — all while maintaining or improving quality of life for current and future residents.

Artist rendering of a mixed-use development in Denver, Colo. Source: Steve Price, Urban Advantage.

**Comprehensive Plan**

- Transportation**
  - Mobility and Air Quality Plan
  - Modern Streetcars
  - Transportation Impact Fees
  - Bike Transportation Plan
- Preservation & Revitalization**
  - Historic Preservation
  - Design Districts

**News & Events**

- Public Meeting Slated To Discuss Sustainability

**Presentations**

- April 15, 2009 Public Meeting
- March 26, 2009 Public Meeting
- March 4, 2009 Public Meeting

Sustainability Plan information can be found at [www.fortworthgov.org/sustainability](http://www.fortworthgov.org/sustainability). (Source: City of Fort Worth, 2009.)

Council a Sustainability Action Plan that is specific, measurable, and achievable in a three to five year time frame.

In the first phase, the Task Force considered 51 initiatives and prioritized 17 items into an Action Plan that City staff will work on implementing in the next three years. Action Plan items are varied in scope and will impact conservation efforts, air and water quality, and energy efficiency of new commercial construction. For example, the City will allow greater net density of residential uses in subdivisions that preserve riparian buffers; require certification of the availability of groundwater for subdivisions; and encourage the use of stormwater for onsite irrigation. The second phase of the plan considered initiatives that impact City Operations including the fleet, facilities, infrastructure and open space, and materials and equipment. The third phase of the Sustainability Plan will consider Individual Efforts including education and outreach for residents and businesses, conservation efforts, and retrofitting existing structures.



# CHAPTER 23

# FINANCIAL INCENTIVES

Fort Worth offers a variety of incentives and programs to help stimulate development and redevelopment. Many have been discussed in previous chapters, especially in the programs listed in the Economic Development, Housing, and Historic Preservation chapters.

In addition to City of Fort Worth incentives and programs, this chapter includes some economic development programs that are offered through other agencies.

## BACKGROUND

Many economic development experts believe that public incentives help encourage and leverage private investment, enhance the local business environment, strengthen the economy, and increase local employment. The City of Fort Worth uses incentive strategies as an integral part of its economic and community development programs in an attempt to influence decision-makers considering relocating, starting, or expanding an existing commercial, industrial and/or residential asset and to encourage the growth of Fort Worth in accordance with the Comprehensive Plan. Financial incentives are also available to certain property owners and/or nonprofit organizations to promote restoration, rehabilitation, or repair of existing housing structures. These incentives promote the creation of new jobs and lead to positive economic growth and neighborhood stabilization.

Incentives are evaluated on a case-by-case basis and are based on the merits of individual projects. The City of Fort Worth monitors incentive performance to ensure that commitments are met and incentives are proportionate to the economic benefit to the City.

## GUIDING PRINCIPLES

The City uses the following guiding principles in evaluating projects seeking financial assistance:

- Promote development that conforms to the community’s vision as expressed in the Comprehensive Plan, Economic Development Strategic Plan, and other widely accepted community plans.
- Significantly advance City Council goals such as job creation, retention of Fort Worth residents, utilization of Fort Worth-based companies (including certified Fort Worth M/WBE companies), provision of affordable housing, historic preservation, and balanced and fiscally responsible growth.
- Provide preference for projects in targeted areas (e.g., growth centers, urban villages, neighborhood empowerment zones, Transit-Oriented Developments, Community Development Block Grant eligible areas, etc.).
- Avoid negative financial impacts to the funding of general government operations and effectively leverage private dollars.
- Provide assistance for eligible projects that have verifiable financing gaps at a level not to exceed incremental dollars generated by the planned investment.
- Create opportunities for the utilization of minority-owned businesses and woman-owned businesses.
- Capitalize on near or mid-term market opportunities.
- Provide financial assistance for the minimum possible length of time.

## PROJECT PREFERENCE AREAS

The City acknowledges that different geographic areas face varying degrees of challenges in attracting private sector capital for quality business and housing development. Fort Worth’s central city, in particular, has demonstrated a range of challenges related to retrofitting the existing urban fabric — challenges which typically do not exist in “greenfield” development outside the city’s built environment. The City has specifically targeted its incentives to provide greater assistance to catalyst projects in areas of Fort Worth where market support has lagged behind community needs and goals.

### PROJECT PREFERENCE AREAS

The following are the City’s project preference areas:

1. Brownfields
2. Central City
3. Commercial Corridors
4. Community Development Block Grant (CDBG) Eligible Areas
5. Designated Investment Zones (DIZ)
6. Enterprise Zones
7. Neighborhood Empowerment Zones (NEZ)
8. Opportunity Zones
9. Transit-Oriented Development (TOD)
10. Urban Villages

Source: City of Fort Worth, Economic Development Department, 2021.

## BROWNFIELDS PROGRAM

The Brownfields Program aims to decrease blight, remove environmental contamination, and reinvigorate redevelopment in the community. By definition, a brownfield is an abandoned or underused structure or vacant land that has real or perceived environmental contamination that constrains redevelopment. Since 1995, the Environmental Protection Agency has awarded millions of dollars to local governments to enhance local brownfields programs throughout the country. This program helps developers clean up and redevelop contaminated properties to support reuse. Using grants and low-interest loans, the Fort Worth Brownfields Program may be able to assist clients with technical guidance and resources to offset costs for brownfields cleanup activities.

**342**

POTENTIAL BROWNFIELDS IDENTIFIED IN 2020

**\$1:\$2.5**

PUBLIC INVESTMENT: PRIVATE INVESTMENT RATIO IN BROWNFIELDS

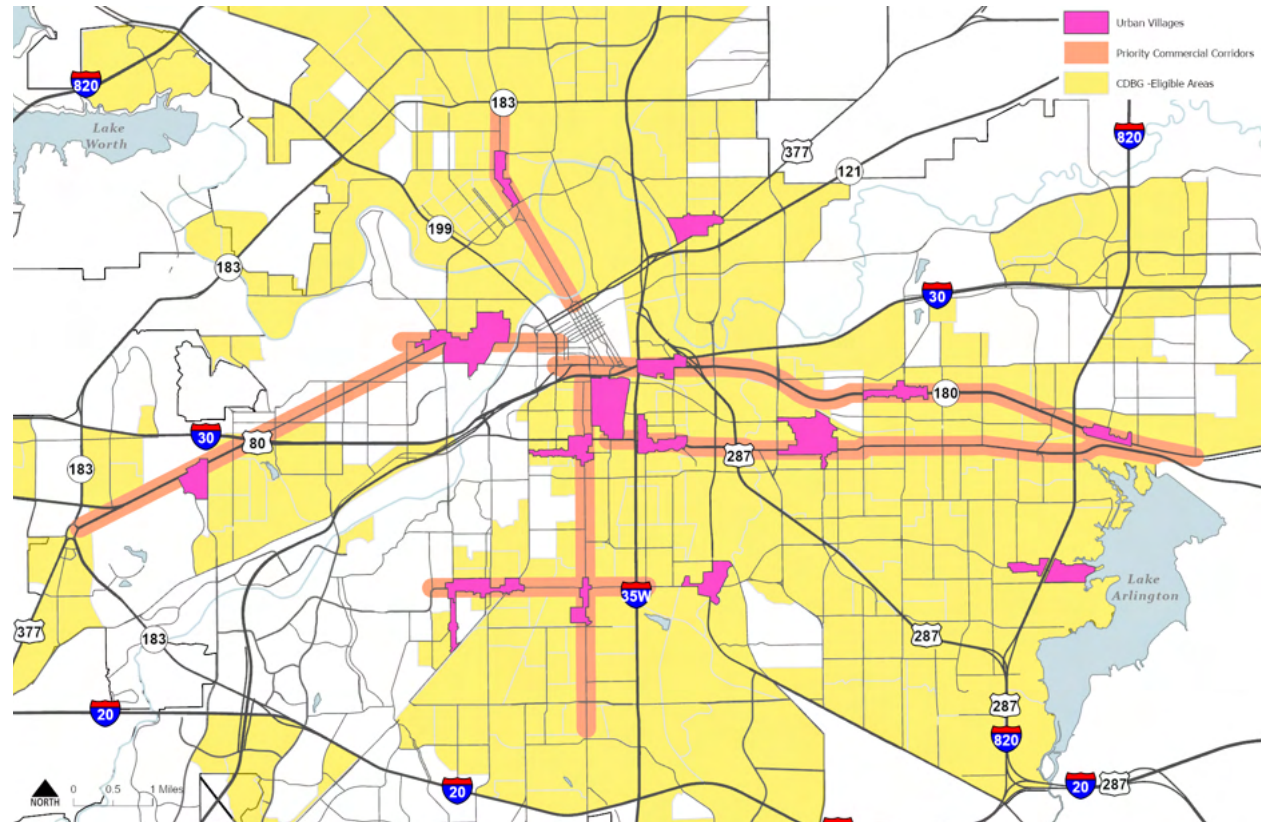
### COMMON EXAMPLES OF BROWNFIELD SITES

- |                          |                |
|--------------------------|----------------|
| 1. Gas Station           | 3. Warehouses  |
| 2. Dry Cleaners/ Laundry | 4. Storefronts |

## CENTRAL CITY & COMMERCIAL CORRIDORS

The City Council designated the area located within Interstate Highway Loop 820 that contains all CDBG-eligible Census block groups, all state-designated enterprise zones, and all Census block groups that are contiguous by 75 percent or more of their perimeter to CDBG-eligible block groups or enterprise zones as the Central City. The Central City areas have a high concentration of poverty and unemployment compared to Fort Worth as a whole. Higher-income areas within Loop 820 are excluded from the Central City designation.

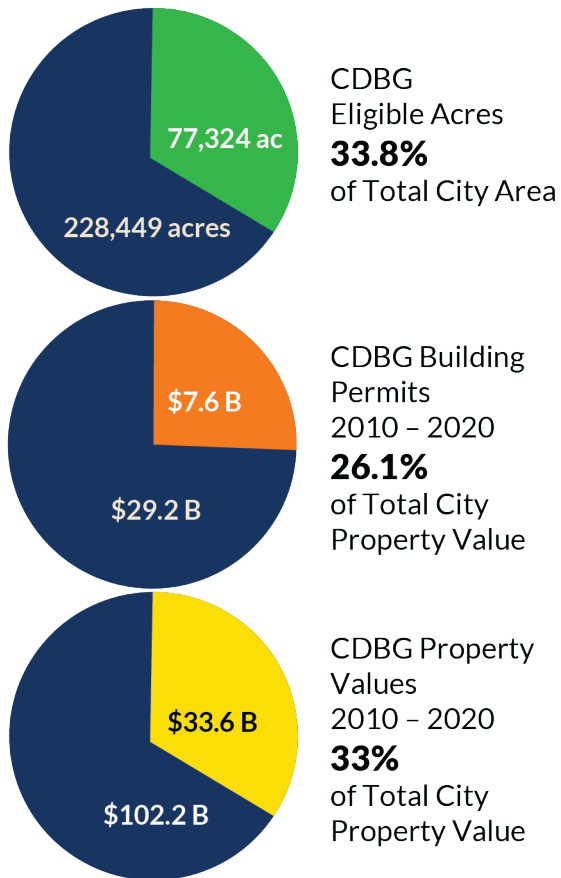
Revitalization of older commercial districts in the Central City is an important component of the City's economic development efforts. The City has identified 31 commercial corridors in need of revitalization. The following seven corridors are high priority: Berry Street, North Main Street, East Rosedale Street, Downtown and East Lancaster Avenue, Hemphill Street, Camp Bowie Boulevard, and West 7th Street.



Source: City of Fort Worth, Economic Development Department, 2021.

## COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ELIGIBLE AREAS

CDBG funds must be used for eligible projects and meet one of the Broad National Objectives: Low-to-Moderate Income; Slum/Blight; and Urgent Need. CDBG funds are used to benefit low-income person(s) and revitalize lower-income neighborhoods by expanding affordable housing, generating economic opportunities, and improving community facilities and services.



## DESIGNATED INVESTMENT ZONES

Designated Investment Zones (DIZs) are a locally designated incentive area within Fort Worth. They are defined as Census tracts that are eligible for community development block grants (CDBG) as designated by US Department of Housing and Urban Development (HUD). HUD determines tracts' eligibility by identifying tracts where 51% or more of the residents have low-to-moderate incomes or those with a poverty rate of 20% or higher.

## ENTERPRISE ZONE PROGRAM

This designation is reserved for areas of high poverty and unemployment targeted for business redevelopment, including creation of jobs and economic revitalization. Amendments to the state enterprise zone program allow for Census block groups with a poverty rate of at least 20 percent to automatically become enterprise zones.

<b>44</b>	<b>\$5.5M</b>	<b>2,733</b>
PROJECTS APPROVED IN 2020	COMBINED TOTAL INVESTMENTS	NEW JOBS PRODUCED IN 2020

## NEIGHBORHOOD EMPOWERMENT ZONES

A Neighborhood Empowerment Zone (NEZ) is an area created to promote:

1. The development and rehabilitation of affordable housing;
2. An increase in economic development; and
3. An increase in the quality of social services, education, or public safety provided to residents of the zone.

Neighborhood Empowerment Zones (NEZ) exist to promote housing, economic development, and quality services within the central city. Developers who build within these zones can access property tax abatements, fee waivers, and release of city liens.

Source: City of Fort Worth, Economic Development Department, 2021.



## OPPORTUNITY ZONES

Defined as “economically-distressed communities where new investments, under certain conditions, may be eligible for preferential tax treatment,” Opportunity Zones are a federal tax benefit program that the City of Fort Worth seeks to amplify through the addition of local incentives. Investors in these areas can expect a deferral or reduction of federal capital gains taxes when they commit that capital to an Opportunity Fund to be used for qualified projects in the zones.

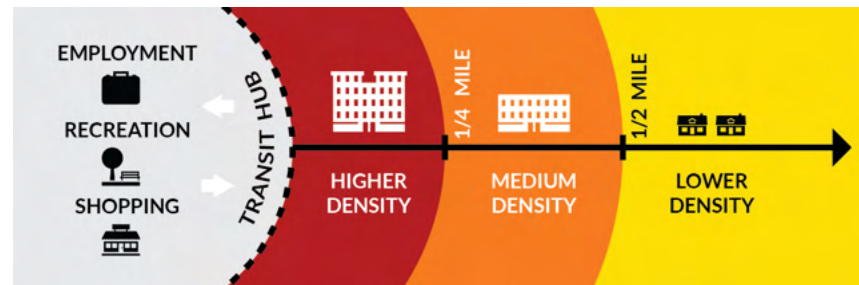
Each state may designate up to 25 percent of its eligible low-income Census tracts as Opportunity Zones. After an extensive analysis of Texas’ eligible tracts, and using a multi-step process to identify eligible areas of particular need due to chronic unemployment, lower population density, and significant economic disruptors such as natural disasters within the past two years, Texas designated 628 Census tracts in 145 counties as Opportunity Zones.

## 6

### OPPORTUNITY ZONES IN FORT WORTH

## TRANSIT-ORIENTED DEVELOPMENT (TOD)

TODs are dense urban development areas located within 1/4 to 1/2 mile of regional commuter rail stations, modern streetcar stops, and similar fixed-route transit stations. Successful TODs contain a mix of uses, including higher density residential, and are carefully designed to be pedestrian-friendly and specifically oriented to the transit station or stop. TODs accommodate growth more efficiently than low-density subdivisions, while supporting increased use of transit and its associated traffic congestion reduction and air quality benefits.



*Preferred Distances from Public Transit.*

## URBAN VILLAGES

The City promotes the development of urban villages, which are strategically selected commercial districts designated along commercial corridors within the Central City. The premise behind the selection of villages is that concentrating resources in these prime areas will have a positive economic ripple effect along the corridors where they are located, as well as in the surrounding residential neighborhoods.



*Pedestrian comfort is an important factor in streetscape design.*

# 16

URBAN VILLAGES  
THROUGHOUT  
FORT WORTH

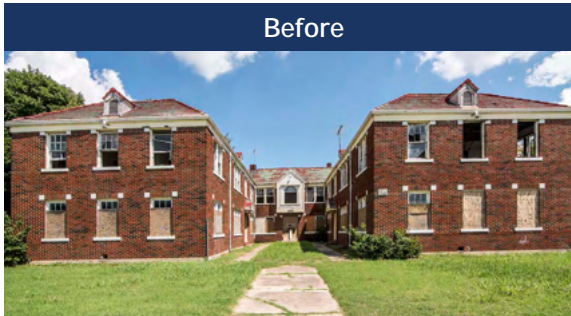
# \$4.1B

INVESTMENT IN  
ALL URBAN VILLAGES  
SINCE DESIGNATION

Source: City of Fort Worth, Economic Development Department, 2021.

## HISTORIC SITE TAX EXEMPTION

The City freezes the assessed value of Historic and Cultural Landmark designated property for 10 years for owners who spend an amount equal to 30 percent or more of the pre-renovation assessed value of the improvement or rehabilitation. Owners of Highly Significant Endangered designated property who similarly rehabilitate their property qualify for exemption from City taxes on the improvement and a freeze of the land value for 10 years.



The Hamilton Apartments (2837 Hemphill Street) - This property has a Highly Significant/Endangered designation and leveraged the HSTE to help make the rehabilitation project financially feasible.

Source: City of Fort Worth, Development Services Department, 2021.

## MEDIA PRODUCTION ZONE

Media Production zones allow for the use of sales and use tax exemption for the construction, maintenance, expansion, improvement, or renovation of a media production facility for qualified production locations. This could include anything from animation/CGI studios to post-production facilities to video game development offices. Currently, the city's Media Production Zone is located in the Near Southside neighborhood, but there remains the possibility of future zone designations.

**\$6,080**

TOTAL EXEMPTION ON SALES TAX

**\$1.7M**

TOTAL PRIVATE INVESTMENT IN BUILDING RENOVATIONS DURING FY2020

**\$122k**

TOTAL INCENTIVES REIMBURSED FOR CONSTRUCTION BETWEEN 2 COMPANIES SINCE 2019

Source: City of Fort Worth, Economic Development Department, 2021.

## TAX ABATEMENT PROGRAM

Texas law permits a city to grant property tax abatements to projects located within a reinvestment zone for up to 10 years if the project meets the economic goals and objectives as outlined in the City's Tax Abatement Policy.

**\$2.65M**

TOTAL TAXES ABATED FY2020

**\$17.4M**

CUMULATIVE CONSTRUCTION WITH FORT WORTH BUSINESSES IN FY2020

**\$1.88M**

CUMULATIVE CONSTRUCTION WITH MINORITY/ WOMEN BUSINESS ENTERPRISES (M/WBE) IN FY2020

**1,508**

TOTAL JOBS CREATED/RETAINED IN FY2020

## INDUSTRIAL REVENUE BONDS

The State of Texas Industrial Revenue Bond Program is designed to provide taxable and tax-exempt bond financing for land and depreciable property for industrial or manufacturing projects. Industrial revenue bonds are administered by the Economic Development and Tourism division of the Governor's Office.

## PRIVATE ACTIVITY BONDS

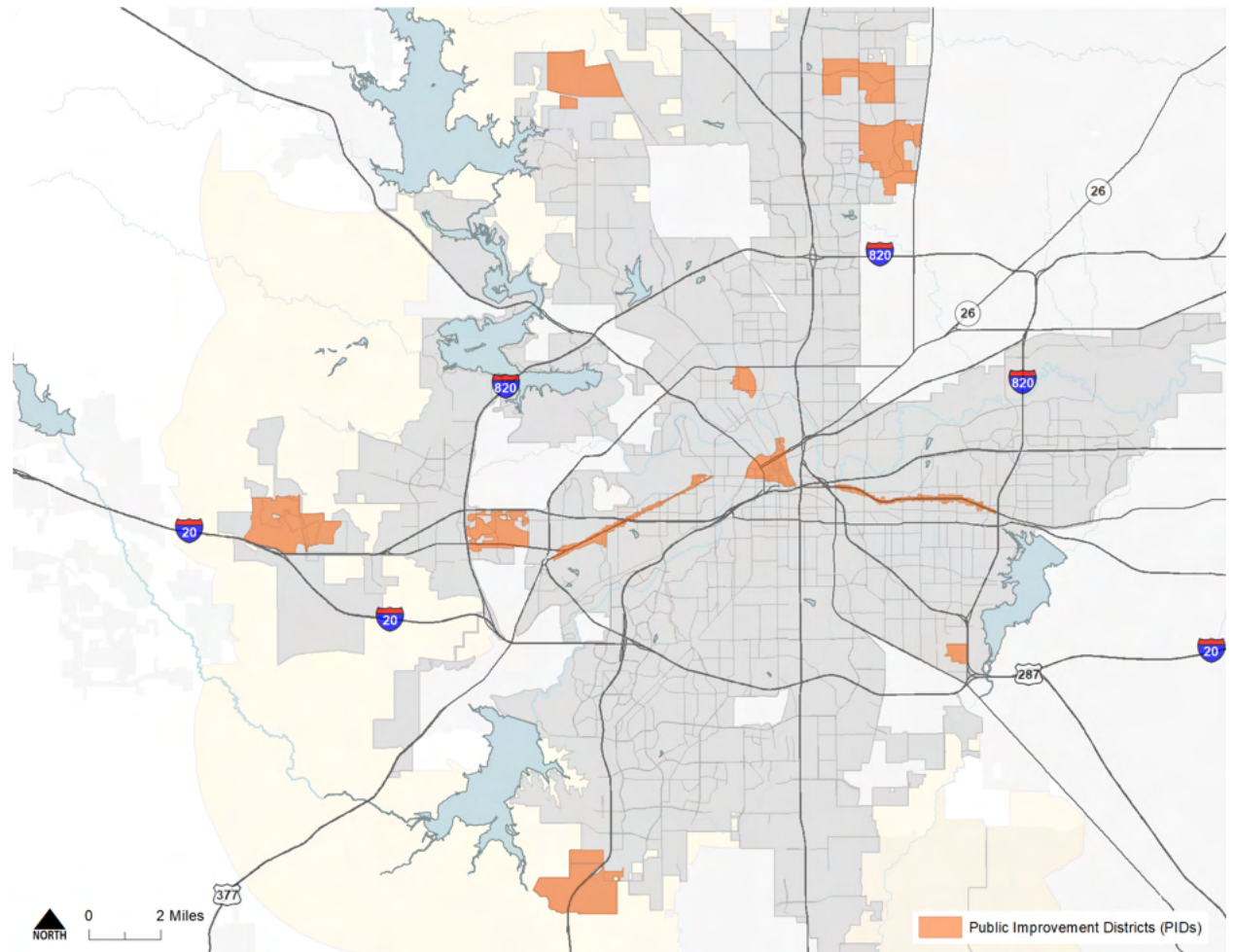
The State of Texas Private Activity Bond Program is designed to provide taxable and tax-exempt low-interest and long-term bond financing for eligible projects that include multifamily or economic development projects. Private activity bonds are administered by the Texas Bond Review Board.

### TOURISM IMPROVEMENT DISTRICT (PID 18)

The Tourism Improvement District (PID 18) is a specially designated PID established in 2017 for a 10-year term in order to spur growth in the city's vibrant and unique tourism sector. The funds of this PID are dedicated to the enhancement of infrastructure that supports the city's competitiveness in attracting conventions, leisure travel, and sports tourism.

## PUBLIC IMPROVEMENT DISTRICTS (PIDS)

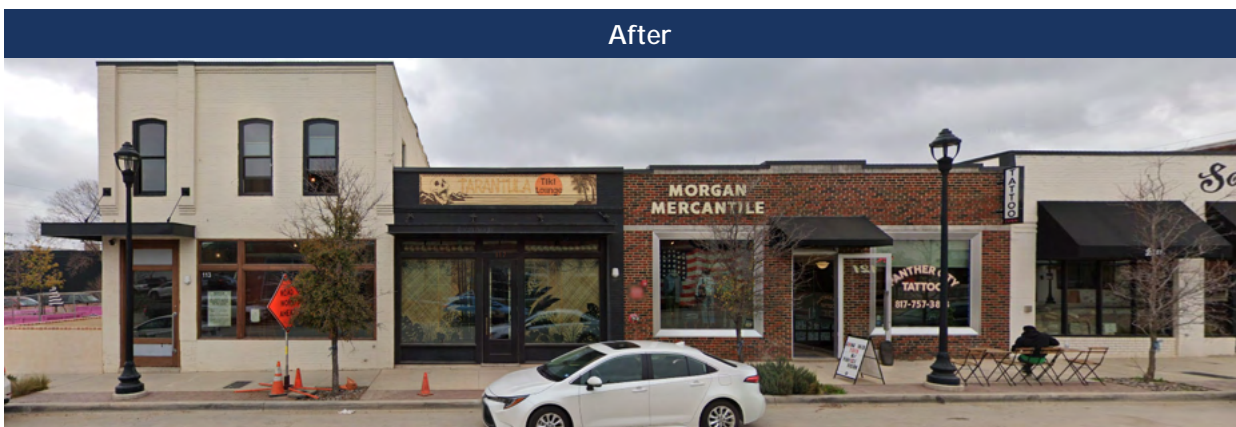
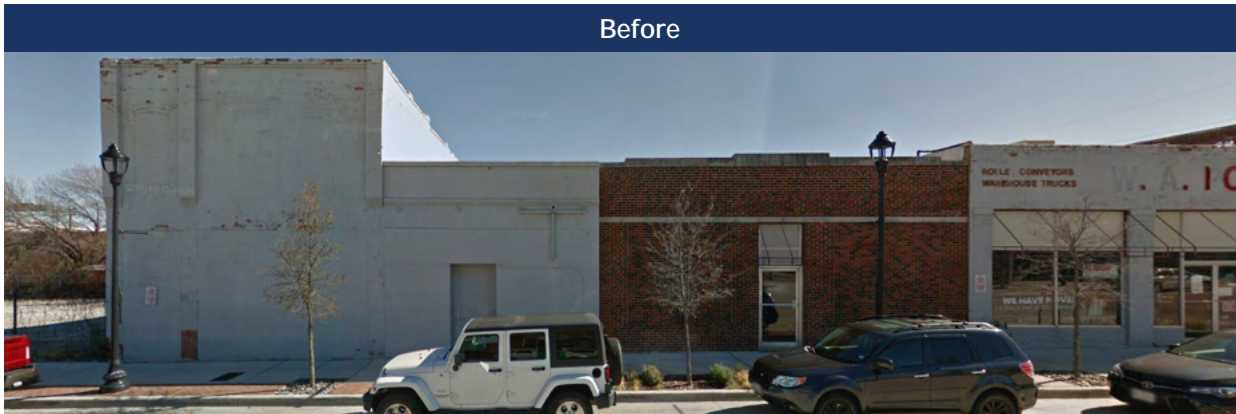
Public Improvement Districts (PIDs) are special districts and special purpose units of local government created to provide a service or services to a specific group of constituents. Authorized by Chapter 372 of the Local Government Code, public improvement districts allow a City to levy and collect special assessments on property to fund a variety of enhanced services within the PID boundary.



Source: City of Fort Worth, Economic Development Department, 2021.

## FAÇADE IMPROVEMENT PROGRAM

The Neighborhood Services Department seeks to assist local businesses in eligible areas to improve their curb appeal through façade improvement grants. This program spurs revitalization and economic development within the 10 Community Development Block Grant (CDBG) Urban Villages. Guidelines and standards vary between the different villages by amplifying architectural style and design elements that are unique to each area.



Location: 113-125 South Main Street.

Source: City of Fort Worth, Neighborhood Services Department, 2021.

## FEDERAL & STATE GRANTS

If awarded, the City will provide this type of support to projects to leverage significant private investment. Grant funding can generally be used for infrastructure improvements, environmental remediation, pedestrian and streetscape enhancements in the public right-of-way, and other costs as appropriate to the funding source. The City or private sector may provide any required local matching funds.

## LOCAL GRANTS

Chapter 380 Economic Development Program grants are made in accordance with Texas Local Government Code 380 and the City's policy as outlined in Resolution 3716-03-2009. The purpose of Chapter 380 grants is to reimburse private developers for the range of expenses which may contribute to a financing gap yielding otherwise desirable projects financially infeasible.

## LOW INTEREST LOANS

The purpose of this incentive is to provide development funds to developers at a lower interest rate compared to conventional loans. Loans can be used to support commercial, residential or mixed-use real estate development projects, for both rehabilitation and new construction related expenses. The types of loans available include predevelopment, interim financing, and bridge.

## DEVELOPMENT APPROVAL ASSISTANCE

The Development Services Department provides a single staff contact to work with other departments as necessary, in order to facilitate a streamlined process for projects in pre-development on issues related to construction, platting, zoning, and permitting. This service is for projects currently receiving economic or housing development incentives.

As of January 2019, the city offers an additional expedited plan review service for building permit reviews. The “X-team” allows customers to schedule a meeting with a plan review team that includes senior plans examiners from all relevant city departments that can answer questions and identify issues on the spot, thus reducing the need for multiple rounds of submissions. This service is subject to additional fees beyond general building permit application fees.

## ENHANCED COMMUNITY FACILITY AGREEMENT (ECFA)

The City will consider paying for a greater percentage of project-related public infrastructure costs than what is currently called for in the existing CFA Policy if certain economic development objectives are met.

## LAND TRANSACTIONS

The land transactions incentive is intended to assist developers with land acquisition and assemblage for meritorious projects in targeted infill areas. The City maintains an inventory of properties that fall within two distinct categories: tax-foreclosed properties and surplus properties. The City continues to review how to better utilize these properties to promote strategic housing and economic development goals.

## MIXED-USE ZONING ASSISTANCE

The purpose of this incentive is to assist individual property owners and interested community groups in rezoning to mixed-use in designated mixed-use growth centers, urban villages, and transit-oriented development areas. In using a petition process or Council-initiated process, the City initiates the rezoning at no cost to the property owners.

**16**

URBAN VILLAGES THROUGHOUT FORT WORTH

**24**

MIXED-USE GROWTH CENTERS IN FORT WORTH

## RELOCATION INCENTIVES POLICY

On December 16, 2008, the City Council adopted a Relocation Incentives Policy to provide greater assistance to businesses that are required to relocate as a result of a Major Public Infrastructure Project. As outlined in the Policy, the City Council must specifically designate all projects that are deemed Major Public Infrastructure Projects in order for displaced businesses to qualify for incentives. All tax abatements to be provided to impacted businesses require approval of the City Council.

## TAX INCREMENT FINANCING (TIF)

TIF is a financing tool that uses revenues from tax increments to pay for public improvements that stimulate future development or redevelopment in designated reinvestment zones. The total value of taxable real property located within the zone is calculated for the year the zone is created to obtain the tax increment base. The amount by which future total value exceeds the tax increment base is the captured appraised value, from which tax increment revenues are generated for improvement projects. Thirteen TIFs have been designated by the City Council.

**\$1.3B**

BASE VALUE OF ALL TIF DISTRICTS

**\$6.6B**

CURRENT TAXABLE VALUE OF ALL TIF DISTRICTS

## DEPARTMENT OF HOUSING & URBAN DEVELOPMENT (HUD)

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The City of Fort Worth has used the following HUD programs:

- **Brownfield Economic Development Initiative (BEDI) funds** – This HUD grant provides funds and loan guarantees to clean up and redevelop environmentally contaminated industrial and commercial sites, commonly known as brownfields. Grantees must use at least 70 percent of funds for projects that benefit low- or moderate-income individuals or neighborhoods.
- **Community Development Block Grant Funds (CDBG)** – Federal block grant funds may be used for economic development activities in eligible areas. These activities include the acquisition, construction, reconstruction, rehabilitation, or installation of commercial or industrial buildings, structures, and other real property and equipment. The City has used CDBG funds for several projects, including a small business micro-loan program that is managed by the Fort Worth Economic Development Corporation.
- **Economic Development Initiative (EDI) funds** – A grant program created by HUD, EDI is an extra incentive for cities to use Section 108 loan funds. It is for infrastructure and other costs that cannot be covered under the Section 108 loan program. The City has received EDI grants for the Minyard’s grocery store, the Mercado, and the Evans & Rosedale Business and Cultural District.
- **HOME funds** – A portion of these funds is used locally to provide gap financing for eligible single-family or multifamily development projects. The City offers such incentives through various programs, including the Community Housing Development Organization (CHDO) Program Fund, the Affordable Housing Development Fund, and the Predevelopment Loan Fund for CHDOs. Funds can be used for closing costs, down payments, and deferred payment loans for qualified households.
- **Section 108 Loan Guarantees** – Section 108 is the loan guarantee provision of the CDBG program. The City borrows loan funds directly from HUD, backed by its current and future CDBG allocations. The City then uses that money to support projects that benefit low- and moderate-income communities. Loan proceeds can be used for site acquisition, site improvements, and construction, or it may capitalize an economic development loan fund. The development of Minyard Food Store (currently Fiesta) in southeast Fort Worth and supporting business development activity for the Mercado revitalization project along North Main Street are two examples of projects utilizing Section 108 loan guarantees.



## ECONOMIC DEVELOPMENT ADMINISTRATION (EDA) FUNDS

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These federal funds are administered by the Department of Commerce and are tied to job creation and business expansion. The City has used EDA funds for several projects including the Guinn School renovation, wherein an abandoned school was converted to office space, including a business incubator (Tech Fort Worth); infrastructure improvements in the Stockyards; streetscape enhancements in the Evans & Rosedale Business and Cultural District; and a small business revolving loan fund program.



## OFFICE OF ECONOMIC ADJUSTMENT (OEA) FUNDS

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OEA funds fall under the Department of Defense and are used for communities adversely impacted by significant Defense program changes, such as base closures or realignments. The City received OEA funds to address the local defense downsizing, including the closure of Carswell Air Force Base that occurred in the early 1990s. The grant funds assisted the City in developing an economic diversification strategy that led to the creation of the Fort Worth Business Assistance Center, which is located at the renovated James E. Guinn School Complex.



## BUSINESS LOANS, CONTRACTING, & TECHNICAL ASSISTANCE PROGRAMS

The following programs are offered by other agencies and are instrumental in providing financial, contracting, and technical assistance to local companies:

### SMALL BUSINESS ADMINISTRATION (SBA)

**Small Business Administration (SBA)** – The U.S. Small Business Administration (SBA) aids, assists, and counsels small businesses. One of the agency’s primary roles is to act as a loan guarantor to qualified small businesses that cannot obtain financing from traditional lenders.



The following are some of the SBA programs offered in Fort Worth:

- **7(a) Small Business Loan** reduces risks to lenders by guaranteeing major portions of loans made to small and medium-sized businesses. This enables a lender to provide financing when funding would otherwise be unavailable. Loans can be used for expanding or renovating facilities, equipment purchases, leasehold improvements, refinancing existing debt, financing lines of credit and more. One variation of the 7(a) loans is the LowDoc loans with minimal paperwork.
- **Microloan Program** offers small businesses short-term loans of up to \$50,000 for the purchase of machinery and equipment, working capital, and other expenses. In addition to financing services, this program offers technical assistance.
- **Certified Development Company (Section 504) Program** provides long-term, fixed rate financing through certified development companies (CDCs) to small businesses to acquire real estate, machinery, and equipment for expansion of business or facility modernization. Most CDCs are private, nonprofit corporations designed to support economic development activities in the area they serve. Alliance Lending Corporation, (formerly known as The Fort Worth Economic Development Corporation) serves the entire state of Texas. The Alliance Lending Corporation headquarters is located at the James E. Guinn School Complex. In addition, the corporation has a satellite office in Dallas.

- **HUBZone Empowerment Contracting Program** stimulates economic development and creates jobs in urban and rural communities by providing Federal contracting preferences to small businesses. These preferences go to small businesses that obtain HUBZone (Historically Underutilized Business Zone) certification, in part by employing staff who live in a HUBZone. The company must also maintain a “principal office” in one of these specially designated areas. Fort Worth has several HUBZone qualified census tracks.
- **Small Business Development Centers (SBDCs)** offer one-stop assistance to small businesses by providing a wide variety of information and guidance. The program is a cooperative effort of the private sector, the educational community and federal, state, and local governments. SBDCs enhance economic development by providing small businesses with management and technical assistance. The Fort Worth SBDC is overseen by Tarrant County College and is located at the James E. Guinn School Complex.

### TEXAS MEZZANINE FUND (TMF)

**Texas Mezzanine Fund (TMF)** – Introduced to Tarrant County in October 1999, the Texas Mezzanine Fund serves as an interim lender that supplements bank loans by providing terms rarely offered by banks. TMF’s target market is growing companies that are located in low-and moderate-income communities or that provide jobs for low-to moderate-income persons. The TMF provides financing from \$50,000 to \$500,000 for business development, affordable housing, and community facilities.



## TAX CREDIT, TAX EXEMPTION, & HOUSING LENDING PROGRAMS

The following programs are offered by other agencies and are instrumental in business and housing development:

- **Federal Tax Credits for Historic Property** — Federal income tax credits for 20 percent of the rehabilitation costs of a certified historic structure are available if proper procedure is followed. This credit can be applied only to commercial, industrial, agricultural, or rental residential properties. Certified historic structures are buildings that are either listed individually in the National Register of Historic Places, or are located in a registered historic district and certified by the National Park Service as contributing to the historic significance of that district. For a non-historic building built before 1936, a 10 percent income tax credit is available for rehabilitation.
- **Foreign Trade Zones (FTZs)** — FTZs provide special customs procedures to U.S. plants engaged in international trade-related activities. Duty-free treatment is accorded items that are processed in a FTZ and then re-exported, and duty payment is deferred on items until they are brought out of the FTZ for sale in the U.S. market. This helps to offset customs advantages available to overseas producers who compete with domestic industry. FTZs are administered by the U.S. Department of Commerce. Fort Worth has one FTZ located in the Alliance Corridor.
- **Freeport Tax Exemption (FTE)** — The governing body of each taxing entity must pass an ordinance electing to offer FTE in its jurisdiction. After the ordinance is passed, the exemption is applied to all properties which meet the requirements. FTE helps reduce costs associated with inventory taxes. The exemption allows products and goods to be moved through the state without incurring inventory taxes, if those products are held for less than 175 days. The City of Fort Worth, Tarrant County, and most Fort Worth area independent school districts offer FTE.
- **Low Income Housing Tax Credit** — Administered by the Texas Department of Housing and Community Affairs, this federal income tax credit is an incentive available to persons who build or rehabilitate rental units and rent a certain percentage to low- and moderate-income households.
- **New Markets Tax Credits (NMTC)** — Established by Congress in 2000, the NMTC program permits individual and corporate taxpayers to receive a credit against federal income taxes for making qualified equity investments that go toward financing community development projects, stimulate economic opportunity, and create jobs in low-income areas. The investor's credit totals 39 percent of the value of the investment and is claimed over a seven-year credit allowance.
- **Secondary Mortgage Lenders** — Fannie Mae works with lenders, nonprofits, mortgage insurers, community groups, state and local housing finance agencies, and others, including employers, to share information and create funding opportunities. Fannie Mae has three lines of business — Single-Family, Multifamily, and Capital Markets — that provide services and products to lenders and a broad range of housing partners. Together, these businesses contribute to the company's chartered mission to increase the amount of funds available in order to make homeownership and rental housing more available and affordable. The Federal Home Loan Mortgage Corporation (Freddie Mac) and the Government National Mortgage Association (Ginnie Mae) have similar housing programs.





# CHAPTER 24

# ANNEXATIONS

Annexation is the legal process which adds land to the corporate limits of a city. Annexation allows formerly unincorporated properties to receive municipal services, such as police and fire protection, garbage collection, water service, and sewer service. Controlled annexation can yield a more logical land development pattern responding to population growth and economic development opportunities, while minimizing urban sprawl and ensuring effective delivery of services.

The extraterritorial jurisdiction (ETJ) is a legally designated area of land located a specific distance beyond a city's corporate boundaries that a city has authority to annex. Chapter 42 of the Texas Local Government Code defines the size of the extraterritorial boundaries according to a city's population. The statutes allow a five-mile ETJ for cities in excess of 100,000 in population. Fort Worth's population exceeds 100,000 persons; it is allowed a five-mile ETJ. Cities with smaller populations have smaller ETJs.

The provision of water service often plays a critical role in annexation decisions. The Texas Commission on Environmental Quality issues Certificates of Convenience and Necessity (CCN) for water services to a public or private organization that will provide exclusive water service to a defined area.

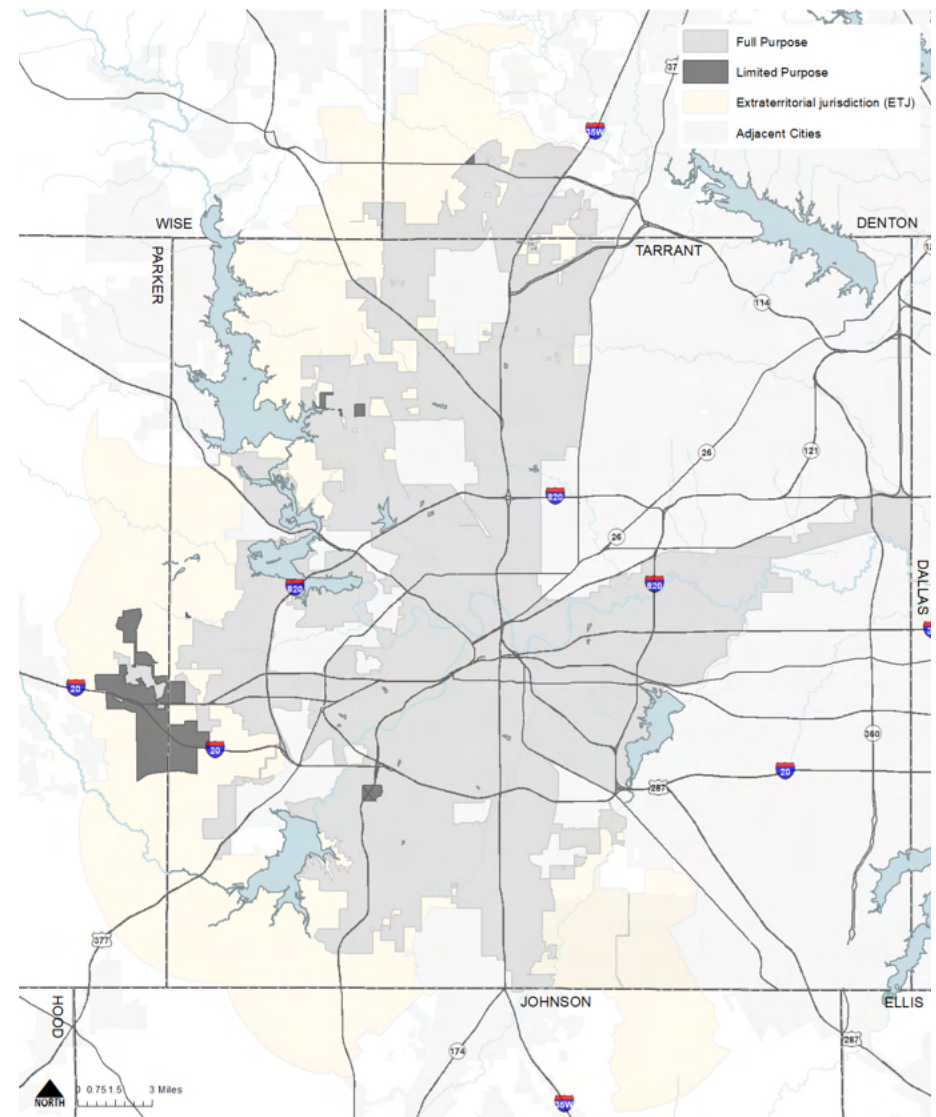
The boundary of the CCN held by the City of Fort Worth includes the majority of the land area within the city limits of Fort Worth, approximately 28 percent of its ETJ, and small areas not located in either the city limits or the ETJ. If a potential customer is located within an area for which the City of Fort Worth holds the CCN, the City must either provide water service if requested or decertify the area requesting service.

## IMPACT OF ANNEXATION

Annexation provides for the more efficient provision of public services and infrastructure necessary to develop raw land and consequently the tax base for the city, the region, and the state.

Only after land is annexed to the City can zoning be applied to the property. Through the subsequent application of City zoning controls, annexation prevents the establishment of incompatible development patterns, while protecting existing and future land uses. Annexation therefore can be used as a growth management tool by promoting orderly development patterns. In some cases, the City of Fort Worth has approved limited-purpose annexations with appropriate zoning for which full city services are not extended and city taxes are not imposed.

## FORT WORTH CITY LIMITS & ETJ, 2021



The light gray shading on the map above shows Fort Worth's city limits, with the dark gray shading identifying limited-purpose annexation areas. The light-yellow area is Fort Worth's ETJ, which can extend up to five miles beyond the city limits. The current ETJ contains approximately 300 square miles of land.

Source: City of Fort Worth, Development Services Department, 2021.

## IMPLEMENTATION

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To be annexed, the land must be contiguous to the city limits, unless the land is owned by the city or other exceptions in Chapter 43 of the Texas Local Government Code (TLGC) are applicable. As a home rule city subject to Chapter 43 in the Texas Local Government Code, Fort Worth may implement annexations in one of two ways:

- Full-purpose annexation includes an area into Fort Worth and provides full municipal services including emergency response, public facilities, and maintenance of roadways and stormwater/drainage services. The city enforces all ordinances and assesses property taxes as well as sales taxes.
- Under limited-purpose annexation, Fort Worth enforces planning, zoning, and health and safety ordinances. The property owners do not pay City property taxes, and the City does not provide police or fire protection, roadway maintenance, or other services. Residents can vote in City Council and charter elections, but not bond elections, and cannot run for office. The City must annex an area for full purposes within three years after limited-purpose annexation, unless a majority of the affected landowners and the City agree to extend the deadline.

Annexations can be initiated by either the property owner or the city.

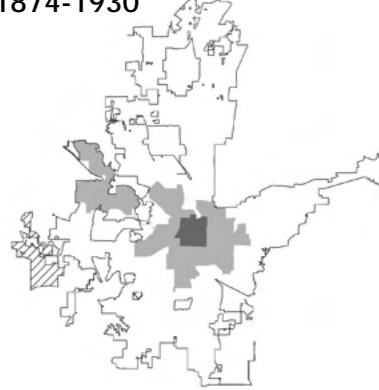
- **Owner-Initiated:** A process initiated by private property owners who petition the City to annex their property into its corporate limits.
- **City-Initiated:** Any city initiated annexation will follow the processes as outlined in the Texas Local Government Code.

The City may initiate annexation with other cities to fix boundary irregularities when there is a mutually agreed upon solution.

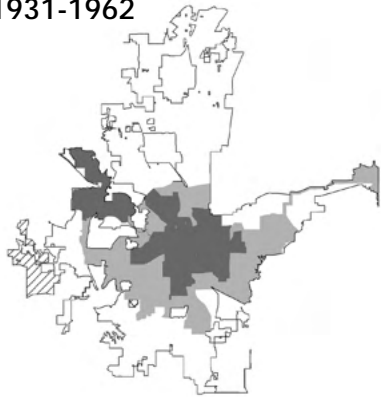
1873 - ORIGINAL TOWN



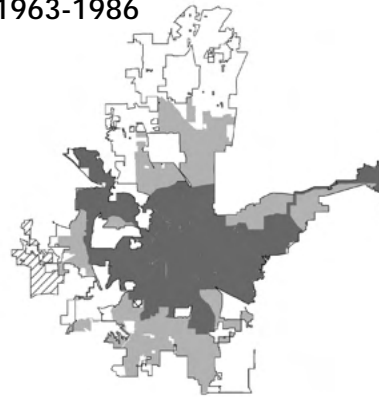
1874-1930



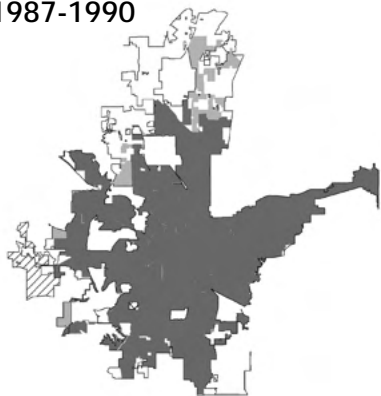
1931-1962



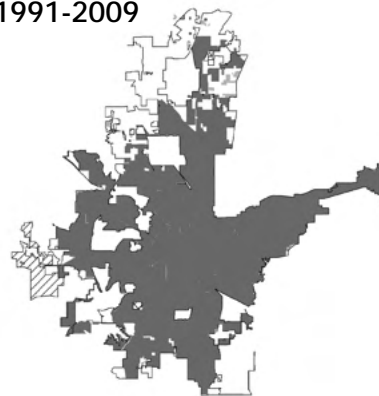
1963-1986



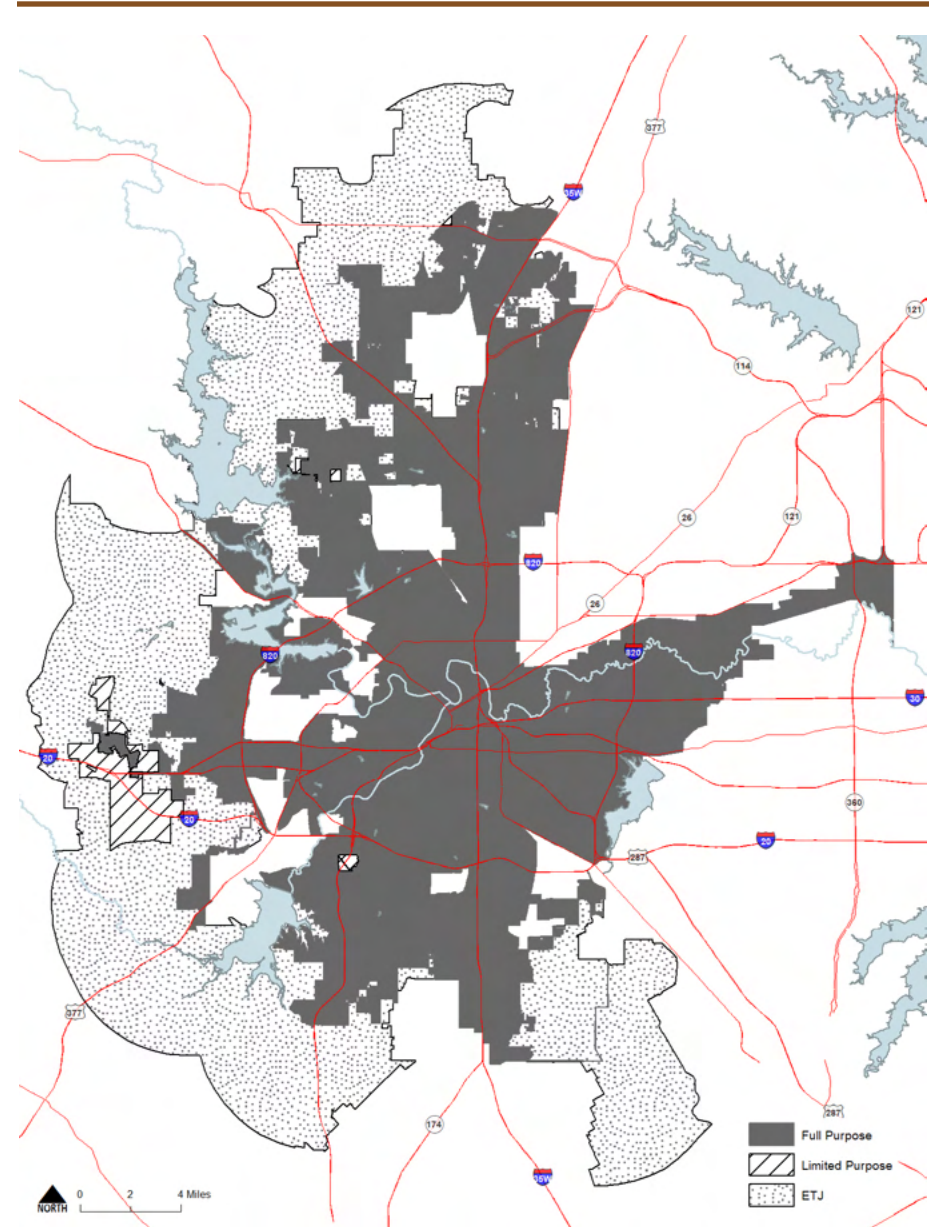
1987-1990



1991-2009



2010-PRESENT



Source: City of Fort Worth, Development Services Department, 2021.

## ANNEXATION POLICY

The 2004 annexation policy was adopted on September 7, 2004 and includes sections on: annexation criteria and procedures, disannexation, preparation of fiscal impact analysis, short-term and long-term annexation program, and external communication.

The 2004 annexation policy:

- Provides specific and objective criteria to the City Council for making annexation decisions;
- Provides for preparation of an annexation program that identifies areas the City wishes to consider for annexation; and
- Improves external communication by holding additional public information meetings and soliciting comments from affected property owners, existing city residents, and pertinent local government agencies.
- Gives protesting property owners the opportunity to participate in negotiations related to the provision of municipal services.

Policy revisions since 2004 include:

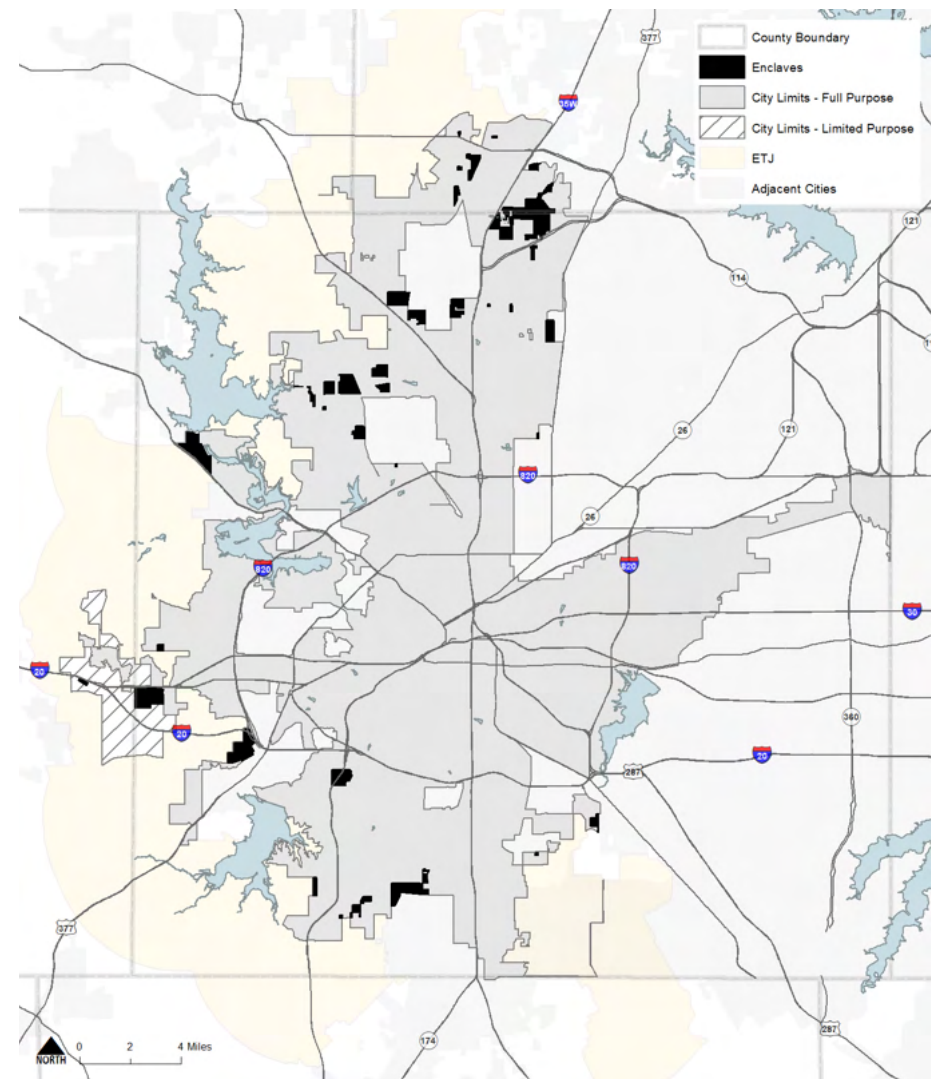
- In March 2013 (M&C G-17824), City Council amended the annexation policy to assign low priority to large-lot (more than 1-acre) residential subdivisions that are not connected to City water and sewer systems.
- In August 2017, Texas Legislature passed Senate Bill 6.
- In 2019, Texas Legislature passed House Bill 347, Senate Bill 1024 and Senate Bill 1303.

## ANNEXATION PROGRAM

The City involves property owners and community organizations from the ETJ and within the city itself in updating of the annexation program. City staff conducts information meetings with interested local governments and affected property owners to answer questions and receive comments. As a non-legally binding document, inclusion of an area in the program does not obligate the City to annex that area, nor does omission of an area from the program prevent the City from annexing the area.

The annexation program is incorporated into the Comprehensive Plan and reviewed annually to determine if other properties should be considered for annexation. Areas are placed in the annexation program based upon criteria defined in the annexation policy and the feasibility of providing city services. The City Council holds one public hearing before adopting the annexation program as part of the Comprehensive Plan.

## ENCLAVES EXISTING AS OF 2021



*For Planning Purposes - Enclaves are areas within the City's ETJ that are surrounded by the corporate limits of the City and/or the corporate limits or ETJ of other municipalities or otherwise approved by City Council.*

*Source: City of Fort Worth, Development Services Department, 2021.*

Fort Worth demonstrates how the annexation process can be administered as a positive tool for guiding development in its ETJ. The strategies listed below should help the City achieve its strategic goal of promoting orderly and sustainable growth.

## GOALS & STRATEGIES

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### 1 Promote Economic Growth

Fort Worth should use annexation, where appropriate, as a tool to facilitate public private partnerships intended to stimulate local and regional economic growth and implement sound capital improvement programming.

- The City should use its ETJ as a planning resource by anticipating candidate areas for annexation. Such areas would primarily consist of raw land, be accessible to public utilities provided by Fort Worth, and be within three years of being developed.
- Prior to annexation, the City should coordinate with the property owners in developing a plan for the logical extension of infrastructure and services to the proposed development. Once plan commitments have been established, the City should verify funding sources (both public and private) for implementation of the plan.

### 2 Facilitate Long Range Planning

Fort Worth should use annexation to manage and regulate development on the fringe of the city in accordance with the Comprehensive Plan.

- As unincorporated areas become more densely developed, the Comprehensive Plan should identify additional growth centers in the ETJ, which should be considered for annexation.
- The Comprehensive Plan should address linkages to future growth centers in the ETJ. Consideration should be given to key thoroughfares and their impact on new development patterns as they extend into the ETJ. New regional commuter rail lines provide additional opportunities for linkages to areas in the ETJ and within the city limits.
- As requests for water are received from persons located within the water service areas authorized by CCNs, the City will make the requested service available under terms and conditions as set forth in applicable City utility service ordinances or as otherwise ordered by the State.
- As a long range planning tool, the City has identified Planned Service Areas, which are described and depicted in Appendix E: 20-Year Planned Service Areas. The Planned Service Areas (PSAs) are locations in the extraterritorial jurisdiction (ETJ) that the City of Fort Worth expects to be able to serve within the next 20 years with appropriate municipal services and infrastructure. The City should use the Planned Service Areas in Appendix E to help guide planning and decision-making on capital improvement projects, future land use allocations, municipal services forecasting, and annexation requests. Similar to the Annexation Program, inclusion of property in a Planned Service Area does not obligate the City to provide services to the property, nor does it prohibit the City from considering areas outside of PSAs for service provision.

## GOALS & STRATEGIES (CONT)

### 3 Protect Future Development

Fort Worth should use annexation as a means of extending the City's land use regulations and building codes to protect future development from inadequate design and construction standards that may proliferate in unincorporated areas.

- As part of an owner-initiated or limited-purpose annexation, staff should prepare a report recommending the locations and types of zoning districts to be established based on the Comprehensive Plan, and file a copy of the report with the Zoning Commission and the City Council for their evaluation at public hearings.
- Planning, zoning, building inspection, code compliance, and other enforcement jurisdictions of the City of Fort Worth are extended to annexed territories on the effective date of the annexation ordinance. Developed land uses that existed prior to annexation are grandfathered in accordance with the provisions prescribed by State statute. However, all new construction projects must conform to applicable development standards of the City.

### 4 Foster Intergovernmental Cooperation

Fort Worth should use annexation as an approach for alleviating jurisdictional conflicts with abutting municipal and county governments, and for coordinating service delivery arrangements with emergency response providers and municipal utility districts.

The City should consider requests for boundary adjustments from adjacent municipalities where an exchange of territories of equivalent value, or an exchange for other consideration of an equivalent value, could occur between cities. The requesting municipality should have adequate land use controls to maintain development standards equivalent to those of the City of Fort Worth. It can be anticipated that such adjustments will not be adopted if the area to be released would result in a reduction to the City of Fort Worth's revenue stream or if the area contains environmental and economic resources vital to Fort Worth's interests.

# CHAPTER 25: INTERGOVERNMENTAL COOPERATION

The City of Fort Worth interacts on a formal and informal basis with various entities and agencies to provide quality services to citizens, to reduce costs, and to comply with state and federal regulations. This chapter identifies and describes existing agreements and presents opportunities for additional interaction and coordination.

## BACKGROUND

The City of Fort Worth interacts with other agencies in a formal manner through interlocal agreements, membership and participation in coordinating organizations, participation in regular meetings of governing bodies, joint meetings, workshops, working groups, and special task forces. The City also relates on an informal basis through personal contact by staff and elected officials. The City Council sets intergovernmental policies and executes formal agreements.

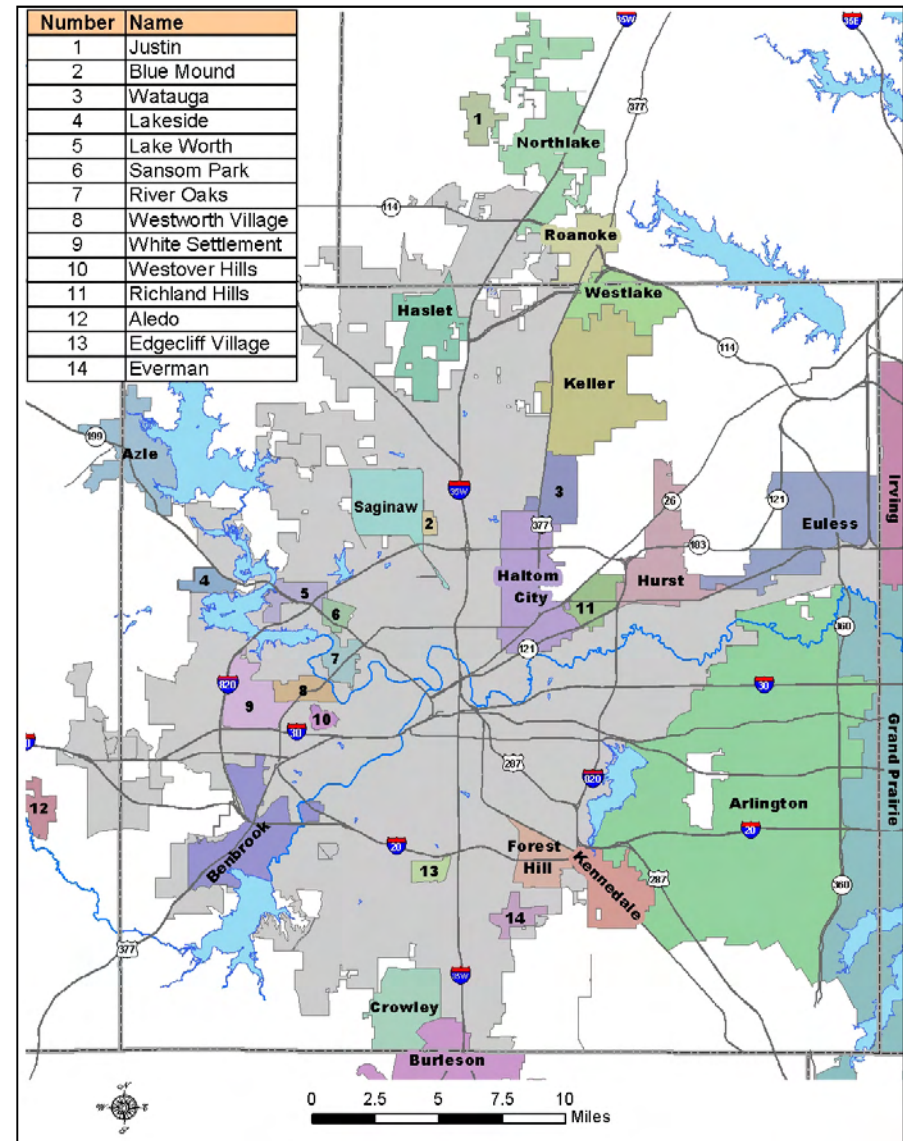
### Partnerships with Surrounding Cities

The City of Fort Worth shares its corporate limits with 28 cities. Interlocal agreements have been adopted with many of these cities, including agreements for shared facilities and coordinated provision of services, participation in household hazardous waste collections, and regulations of the Rabies Control Act. Coordinated policies and programs for particular services such as public health, libraries, parks, fire, and police are described in the corresponding chapters. Water and wastewater agreements are listed in Chapter 18: Environmental Quality.

The City of Fort Worth and the City of Dallas are joint owners of the Dallas/Fort Worth International Airport. An 11-member board operates the Airport; the board consists of the Mayor of each city, three members appointed by Fort Worth City Council, and six members appointed by Dallas City Council. The board prepares a budget each year that must be approved by the governing bodies of both cities. Individually, the two cities have executed covenants whereby they can levy a maintenance tax to assure the airport is efficiently operated and maintained. However, neither has implemented the maintenance tax to date. The Board makes agreements with air carriers and other parties that use the airport and sets rental rates and fees to produce adequate revenues.

The Trinity Railway Express commuter rail project was originally a joint venture of the City of Fort Worth and the City of Dallas. Each city owned a 50 percent interest in right of way formerly owned by Chicago, Rock Island, and Pacific Railroad that joins the two cities. The property was acquired to preserve the freight service until such time that mass transit could be re-introduced in the corridor. The Federal Transit Administration and the Texas Department of Transportation contributed \$31.6 million toward acquisition, and the cities jointly contributed \$2.4 million. A joint project by the Fort Worth Transportation Authority (The T) and Dallas Area Rapid Transit (DART) has been implemented to provide commuter rail on the existing track between Dallas and Fort Worth, from which the service will connect to the Dallas/Fort Worth International Airport. Direct commuter rail service between

Adjacent and Surrounding Cities



Fort Worth shares boundaries with 28 cities. The City has various service and facility agreements with these cities and other nearby municipalities. (Source: Planning and Development Department, 2011.)



Dallas and Fort Worth began in December 2001, with the opening of two commuter rail stations in Downtown Fort Worth. The cities of Fort Worth and Dallas have both transferred ownership of the rail corridor property to their respective public transportation providers, The T and DART, who are responsible for implementing the Trinity Railway Express plan of services.

A second regional passenger rail connection between Fort Worth and Dallas—the TEX Rail line initiated by The T—is scheduled to begin service in 2015. The TEX Rail line will run between southwest Fort Worth and the DFW Airport, with stops at a number of stations in between including downtown Fort Worth and downtown Grapevine. The TEX Rail line will meet an extension of the DART Orange Line inside DFW Airport at Terminals A/B. An Innovative Financing Initiative study is being conducted in 2011 by the North Central Texas Council of Governments to determine if a plan to extend the Cottonbelt Corridor portion of the TEX Rail line could be funded as a joint effort of participating agencies and cities along the rail line.

The Area Metropolitan Ambulance Authority (AMAA) is a coalition of 14 municipalities within Tarrant County (including Burleson, which is also in Johnson County) that participate in the service by contract or interlocal agreement. AMAA oversees the administrative aspect of the emergency medical service system. The Authority assures residents within its service area an equal level of medical care by establishing uniform ambulance ordinances and operating procedures. The City registered a trade name, MedStar, for the system so that service contractors can be granted licenses to operate under the same name. MedStar provides emergency and non-emergency services, and is the only ambulance provider within the Authority's jurisdiction. The City's contract with AMAA stipulates that the Fort Worth Fire Department will provide the first response to emergencies within the Fort Worth city limits. Each participating jurisdiction has the responsibility of providing first response services within its boundaries. The AMAA Board has policy authority over MedStar. The Board consists of six members, four of whom are appointed by the Fort Worth City Council.

#### **Governmental Entities with Taxing Authority**

The Fort Worth Transportation Authority (The T) oversees public transportation services in its service area, which includes the cities of Fort Worth, Richland Hills, and Blue Mound. The City of Fort Worth and The T have a contract whereby The T provides transportation services to the City based on a service plan adopted by The T's Executive Committee. The City Council appoints eight of the Executive Committee members, and the County Commissioners Court appoints one. The Authority is funded by a one-half percent sales tax.

The Tarrant County Hospital District, through the operation of the JPS Health Network, provides health services for county residents and is a primary provider of indigent health care services. JPS consists of John Peter Smith Hospital, Trinity Springs Pavilion for Psychiatric Care, and a network of community-based health centers located throughout the county. The Hospital District Board of Managers, appointed by the Tarrant County Commissioners Court, is responsible for appointing

### **Dallas/Fort Worth International Airport**



The official groundbreaking ceremony, held December 11, 1968, for the Dallas/Fort Worth Airport, marked the beginning of construction for the “world’s biggest airport.” This project is one of the most successful joint ventures in which the City of Fort Worth has engaged. The airport is currently one of the nation’s top three domestic hubs. (Source: *Dallas/Fort Worth Airport, 2009.*)

the district administrator and overseeing operations of the district. The Commissioners Court sets and approves the ad valorem tax rate that provides partial funding of the Hospital District's operations. The City of Fort Worth transfers associated grant funding and a General Fund subsidy to help support health initiatives previously operated by the City that are now part of the JPS Health Network. The 2010 Tarrant County Hospital District property tax rate is \$0.228 per \$100.

The Tarrant Regional Water District is a political subdivision of the State of Texas providing raw water resources to more than 30 different customers in the North Central Texas area, including the cities of Fort Worth, Arlington, and Mansfield as well as the Trinity River Authority of Texas. In addition to supplying quality water to its customers, the Water District also provides vital flood control along the banks of the Trinity River, preserves and protects the environment, and enhances recreational opportunities for the public. The Water District maintains four reservoirs (Eagle Mountain, Bridgeport, Cedar Creek, and Richland-Chambers), 150 miles of water-transport pipelines, 27 miles of floodway levees, and the Trinity River Trails. All Water District revenue from the sale of water is used for water supply projects. Water District property taxes are used for flood control projects. The 2010 Water District tax rate is \$0.020 per \$100.

Fort Worth Independent School District serves 52 percent of the land area in the City of Fort Worth. Fourteen adjoining independent school districts cover the remainder of the city. The independent school districts levy an ad valorem property tax for public education within each district that is collected by the county in which the property lies. Each district is governed by an elected board that has the authority to change the tax rate within the district and sell bonds to finance new facilities. A joint resolution was adopted in March of 1997 by the Fort Worth City Council and the Fort Worth Independent School District that supports the establishment of policy by both entities to promote city/school cooperation. The 2010 FWISD property tax rate is \$1.322 per \$100.

Tarrant County levies an ad valorem property tax on property within the county boundaries. The tax is used to fund county services and facilities. The tax rate is adjusted annually based on appraised property values. The 2010 Tarrant County property tax rate is \$0.264 per \$100. Denton, Johnson, Parker, and Wise counties also levy an ad valorem property tax on property within their boundaries. The 2010 Denton County property tax rate is \$0.250 per \$100, Johnson County is \$0.410, Parker is \$0.390, and Wise County is \$0.389 per \$100.

The Tarrant County College District (TCCD) levies an ad valorem tax on property within the county boundaries. There are two taxes levied by TCCD; one is used for maintenance operations and one is used to retire bond debt. The fiscal year 2010 TCCD rate is \$0.138 per \$100 value.

### **Counties**

Fort Worth's taxable city limits includes portions of three counties: Tarrant, Denton, and Wise counties. The State of Texas establishes one agency within each county as the appraiser of property values within that county. The Tarrant Appraisal District

**Tarrant County College Trinity River Campus**



Nearly 80,000 people work and/or live within a three-mile radius of the new Tarrant County College Trinity River Campus at the former RadioShack complex. First classes were held at the new location in September 2009.

(Source: *Tarrant County College*, 2009.)

(TAD), the Denton Central Appraisal District (DCAD), and the Wise County Appraisal District (WiseCAD) provide these services in their respective counties. The appraisal districts maintain records of ownership, applicable taxing entities, and their exemptions. TAD, DCAD, and WiseCAD forward tax roll changes to the City each month for updating. In July of each year, they provide the City with a final roll of taxable property within the City's taxing jurisdiction. City Council sets the tax rate for the fiscal year, beginning October 1, based on this information. City Council can establish ad valorem tax exemption policies within its statutory authority. Tarrant County Health Department provides certain health care services to city residents, such as vaccinations, immunizations, and WIC programs that issue food stamps and nutritional information. In case of an endemic disease outbreak, the City, County, and State would work together.

The City works with the Tarrant County Community Development Division on grants and participates in the Fort Worth and Tarrant County Housing Consortium to address affordable housing on a county level. Fort Worth resident housing needs are also addressed through Tarrant County Access to Homeless, Tarrant County Homeless Coalition, Tarrant County Disability Housing Coalition, Tarrant County Mental Health/Mental Retardation, and Consumer Credit Community Services. The City of Fort Worth Housing Department works with most of these agencies in addressing housing needs of city residents. Tarrant County has an agreement with the U.S. Department of Housing and Urban Development (HUD) to provide fair housing and tenant/landlord services to all residents of Tarrant County.

On June 30, 1999, U.S. Secretary of Labor Alexis Herman authorized Texas to begin implementing the Workforce Investment Act (WIA) of 1998. WIA requires states to streamline and consolidate their job training systems by creating a "one stop" approach for delivery of services. The Tarrant County Workforce Development Board administers the WIA, which provides grant money for skills training and job placement services.

The City's extraterritorial jurisdiction (ETJ) includes portions of five counties: Denton, Johnson, Parker, Tarrant, and Wise. State law defines the responsibilities and jurisdictions allowed by cities within the ETJ — for example, the review of new subdivision plats. Chapter 22: Development Regulations provides a more detailed description of this relationship.

### **Regional Agencies**

The Trinity River Authority provides water resource planning for the Trinity River Basin, constructs dams, and supplies wastewater treatment through contracts with other agencies. The Trinity River serves as a primary water supply in the upper basin centered around the Dallas/Fort Worth metropolitan area, and on the upper Gulf Coast of Texas centered around the greater Houston metropolitan area. Twenty counties fall within its boundaries, which extend from the mouth of the Trinity River near Galveston Bay, up to Dallas and Tarrant Counties. Each project undertaken by the Authority has an individual advisory committee. The City of Fort Worth appoints one member to the advisory committee for each pertinent project.

### **Area Metropolitan Ambulance Authority**



The Area Metropolitan Ambulance Authority (AMAA) oversees the administrative aspect of the emergency medical service system. The Authority is a coalition of 14 municipalities within Tarrant County, including Burleson, which is also in Johnson County, that participate by contract or interlocal agreement. Medstar, the registered trade name for the system, provides emergency and non-emergency services, and is the only ambulance provider within the Authority's jurisdiction. The City's contract with AMAA stipulates that the Fort Worth Fire Department will provide the first response to emergencies within Fort Worth city limits. (Source: City of Fort Worth, 2011.)

### Coordinating Agencies

The North Central Texas Council of Governments (NCTCOG) is a voluntary association of government entities in a 16-county metropolitan region centered around Fort Worth and Dallas. There are currently 234 governments that are members of NCTCOG, including 16 counties, 166 cities, 23 school districts, and 29 special districts. Its purpose is to assist local governments in planning for common needs, cooperating for mutual benefits, and coordinating regional development. The City of Fort Worth is a member and pays dues based on population. The City has a permanent seat on the 11-member Executive Board. NCTCOG serves as the Metropolitan Planning Organization (MPO) for transportation and air quality in the Fort Worth-Dallas metropolitan area in accordance with federal law. NCTCOG is responsible for maintaining a continuing, cooperative, and comprehensive transportation planning process for all modes of travel for the region, as well as regional air quality programs.

The City is an active participant in the Vision North Texas initiative. Vision North Texas is making an important contribution to the future quality of life, economic desirability, and long-term sustainability of the Dallas-Fort Worth Metroplex. It is increasing public awareness about important regional land use issues that affect mobility, air quality, water supply and other economic and environmental resources. In addition, it serves as a forum for discussion, education, research, and decisions about public and private sector actions to address these concerns. Importantly, it is addressing these concerns through a partnership of the private, public, nonprofit, and academic sectors.

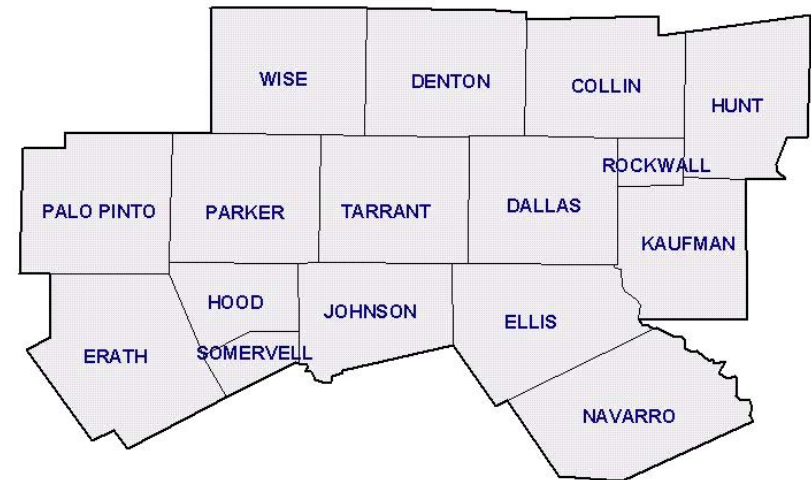
The City is a member of a number of different agencies that coordinate with cities and city leaders in an attempt to address common issues.

- The City of Fort Worth is a member of the North Texas Commission, a regional, independent, nonprofit economic development consortium made up of municipalities, chambers of commerce, and corporations established to develop regional programs to market the North Texas Region on the national and international level. The City pays membership dues and has a position on the Board of Directors.
- The Texas Municipal League consists of all cities in the State of Texas. It provides services, such as lobbying the state legislature, that individual cities do not have the financial resources or political strength to do alone. Professional organizations also participate in committees to provide and share information.
- Collaborative Leadership Council consists of members and representatives of City Council, Fort Worth Independent School District, chambers of commerce, Tarrant County Commissioners, United Way of Tarrant County, The T, Fort Worth Housing Authority, the Crime Prevention Resource Center (CPRC), JPS Health Network, Intel Corporation, Thos S. Byrne, Inc., TXU, and the Burnett Foundation. Topics of mutual interest are discussed, and dialogues are opened among the various entities.

### State

The Texas Department of Transportation (TxDOT) is involved in nearly every aspect

### North Central Texas Council of Governments



The NCTCOG's purpose is to assist local governments in planning for common needs, cooperating for mutual benefits, and coordinating regional development. It serves as the Metropolitan Planning Organization for transportation and air quality in the Fort Worth-Dallas Metropolitan area in accordance with Federal law. (Source: North Central Texas Council of Governments, 2011.)

of transportation within the state. It administers state and federal funds for transportation projects selected at the regional, state, and federal levels. The majority of the City of Fort Worth is within TxDOT's Fort Worth District. However, the portion of the city that is within Denton County is within TxDOT's Dallas District. The districts are responsible for selecting projects for various funding categories in their local areas.

The Texas Historical Commission (THC) was created to administer a comprehensive preservation program under state law. The agency also administers the National Historic Preservation Act of 1966. It has an 18-member council, which plays an important role in selecting recipients of state grants for preservation projects. Projects in Fort Worth that are federally funded are subject to a historic review process administered by THC under Section 106 of the National Historic Preservation Act. THC also consults with citizens and organizations to preserve architectural, archeological, and cultural landmarks, and it sponsors educational conferences. The City of Fort Worth is a Certified Local Government with a Historic Preservation Officer and a Historic and Cultural Landmark Commission, making it eligible for grants from the THC.

The Texas Department of Human Services (DHS) provides financial, medical, and social services to eligible families, children, elderly people, and people with disabilities. Texas Works and the Aged and Disabled Programs serve Fort Worth residents through Tarrant County.

The Texas Department of Health records all births, deaths, marriages, and divorces in Texas through its Bureau of Vital Statistics. The Bureau of Vital Statistics also develops, analyzes, and disseminates information used to plan and evaluate public health programs and to identify specific problem areas, such as infant mortality, teen pregnancy, and tobacco use. The Department of Health is also charged by the U.S. Environmental Protection Agency (EPA) to enforce asbestos and lead paint removal programs. The City of Fort Worth contracts with it for the removal of asbestos and lead paint identified at sites. In case of an endemic outbreak, the Texas Department of Health would assist. It also inspects summer and institutional programs within the Fort Worth city limits that are not sponsored by the City.

The Texas Commission on Environmental Quality (TCEQ) is the state's air quality regulatory agency. It is responsible for developing the emission reduction plan for the region. The City of Fort Worth assists the TCEQ with air monitoring and inspects and reports violations. Notices of violation are sent to the violator and to the TCEQ, who decides the type of enforcement that is applicable and what measures should be taken to address the situation. TCEQ and NCTCOG have developed a State Implementation Plan for North Texas to improve air quality in conformance with EPA standards described in the Clean Air Act.

Texas Parks and Wildlife operates more than 123 state parks and historic sites across Texas. It provides technical and funding assistance to local park programs. There are 27 parks operated by Texas Parks and Wildlife within 100 miles of the Fort Worth-Dallas Metroplex.

## Trinity River Trails



The Trinity River trails are a good example of coordination among various agencies. Federal transportation funds and City funds pay for the construction of the trails. The City and Tarrant Regional Water District have an agreement that provides for shared responsibility of maintenance and expansion of the greenway system. *Source: Streams and Valleys, 2009.*

The Texas Department of Economic Development administers economic development programs, including enterprise zones and projects, tourism, and funds for certain job training programs. The City's Housing and Economic Development Department works closely with the state on business development and reports annually on the status of enterprise zones and projects; tax abatements in the zones; and local Tax Increment Financing Districts (TIFs).

The Texas Department of Housing and Community Affairs is Texas' lead agency responsible for affordable housing, community development, and community assistance programs, as well as the regulation of the state's manufactured housing industry. The Department is the source agency for several local programs, such as the Weatherization Assistance Program, which serve the low-income residents of Tarrant County.

The Texas Department of Protective and Regulatory Services is charged with protecting the rights of children and the rights of adults who are elderly or disabled. The department also licenses group day-care homes, day-care centers, and registered family homes.

The Texas Comptroller of Public Accounts is one of the largest agencies in state government. It collects state revenue, tracks state expenditures, and monitors the state's financial condition. It serves as the state's chief fiscal officer, bookkeeper, and economic forecaster. It collects 26 state taxes, including sales tax. The Research Division studies and reports on all sectors and geographic regions of the Texas economy. The Economic Development Division provides information about federal and state grant opportunities; distributes data about local economies; and helps businesses find purchasing and training opportunities.

### **Federal**

The Environmental Protection Agency (EPA) implements major federal environmental legislation. The Clean Air Act (1970 and 1990) established emission standards for both motor vehicles and point source emitters of airborne pollutants, and set pollution control standards that require communities and industries to meet air quality standards. The City of Fort Worth assists the EPA with air monitoring, permitting, and enforcement through the Environmental Services Division of its Transportation and Public Works Department. The Clean Water Act of 1987 established a permitting program and criteria for the discharge of pollutants into the country's waters, including minimum water quality standards. The City has a federal permit to discharge storm water into local water bodies. The City is responsible for inspecting and enforcing the Clean Water Act based on terms of the permit.

The Federal Emergency Management Agency (FEMA) attempts to protect people, property, and infrastructure from all types of hazards through comprehensive emergency management programs of mitigation, preparedness, response, and recovery. It administers the National Flood Insurance Act of 1968, which established the National Flood Insurance Program (NFIP). In order for property owners to purchase federally guaranteed flood insurance, a community must adopt and enforce flood plain management ordinances that meet NFIP requirements.

## **Evans and Rosedale Improvements**



The City has been awarded federal grants from the Economic Development Administration (EDA) and the U. S. Department of Housing and Urban Development (HUD) for improvements to the Evans and Rosedale area in Near Southeast Fort Worth. The City also conducted environmental site assessments on property in the area using a grant from the Environmental Protection Agency (EPA). (Sources: Huitt-Zollars, Inc., Planning and Development Department, 2009.)

FEMA rewards local governments that make efforts to reduce flood losses through its Community Rating System. If a community receives a good CRS rating, flood insurance rates are lowered for property owners within the community. The City is a NFIP participant.

The U.S. Department of Housing and Urban Development (HUD) administers the Community Development Block Grant program, HOPE VI public housing redevelopment funding, HOME, Empowerment Zone, and other federal programs to assist municipalities with housing and community development. The Fort Worth Housing Authority and the City of Fort Worth receive funding through HUD programs.

The Army Corps of Engineers is the primary enforcement agency for the Rivers and Harbors Act, which regulates all activities affecting the navigable waters of the United States, including activities in wetlands and the construction of bridges, roads, and docks. Permits are required from the Corps of Engineers before dredging and filling in wetlands around the Trinity River in Fort Worth and Dallas.

The U.S. Fish and Wildlife Service administers the Endangered Species Act. It establishes the criteria for listing plants and animals as threatened or endangered; issues permits for development sites that are five acres or greater to ensure listed species' habitats are not destroyed during development; and prepares Habitat Conservation Plans for endangered and threatened species. The agency keeps information on a county level.

## STRATEGIES

Each chapter in Parts II, III, and IV of this plan provides goals, objectives, and policies for addressing the existing and future needs of the City of Fort Worth. Many of these require cooperation among the government agencies that provide services and facilities for Fort Worth residents and businesses. Some key opportunities for cooperation among government agencies are identified below for those chapters.

### Land Use

- Plan for, facilitate, and aggressively pursue appropriate transit-oriented development (TOD) at existing and future transit station locations.
- Encourage new development in character with the existing neighborhood scale, architecture, and platting pattern, while working to improve pedestrian, bicycle, and transit access between adjacent neighborhoods and nearby destinations.
- Encourage and facilitate the location and design both urban and suburban of schools to maximize walkable, bikeable, and transit connectivity with all surrounding residential areas.

### Housing

- Aggressively expand land assembly for infill housing, particularly in designated urban villages, mixed-use growth centers, rail station areas that support Transit-Oriented Development, and Neighborhood Empowerment Zones.

## Public Outreach Libraries



The facilities for Butler Outreach Library (BOLD) and Cavile Outreach Opportunity Library (COOL) are provided by the Fort Worth Housing Authority, while the Fort Worth Public Library provides the materials, programs, and staff. (Source: Public Library, 2009.)

- Implement strategies and action items in the City’s Homelessness Plan, Directions Home, to facilitate the homeless population’s transition into housing.
- Support Fort Worth Housing Authority efforts to improve public housing, including mixed-income and mixed-use developments.

**Parks and Community Services**

- Improve and enhance the role Fort Worth’s significant park facilities play in tourism and educational opportunities.
- Seek grants and other non-City funding resources for riparian buffer conservation, park development, including bike trail linkages and other projects.
- Support implementation of the park, trail, and open space recommendations of the Lake Worth Vision Plan.

**Libraries**

- Assure Library’s role as “community builder” and “destination place” by promoting integrative, holistic concepts for facility planning and service delivery options.
- Provide services in conveniently located, easily accessible areas of the city.

**Economic Development**

- Encourage the use of federal brownfields programs to assist in central city revitalization.
- Use appropriate incentives to promote development of vacant land and redevelopment or reuse of deteriorated properties within designated commercial districts.
- Continue the close partnership between the City and the local chambers of commerce in marketing Fort Worth to business prospects.
- Enhance collaboration between the Business Assistance Center (BAC) and local chambers of commerce in offering technical and mentorship services to central city businesses.

**Transportation**

- Identify and promote potential locations for transit-oriented development, especially in designated growth centers and urban villages.
- Continue to work with The T to expand and integrate public transit, including rail transit, into the City’s transportation system.
- Ensure collaboration among City departments, The T, and the community to address issues concerning coordination among the various transportation modes.
- Seek input from other entities, including schools, cities, counties, The T, NCTCOG, and TxDOT when making land use and transportation decisions.
- Continue to coordinate with NCTCOG to use the travel forecasting model.

**Education**

- When possible, share school and City facilities to provide efficient access to services and to ensure efficient use of public funds.
- Ensure that the design of schools reflects their status as important community



The City of Fort Worth participated with The T in the North Central Texas Council of Governments’ Regional Rail Corridor Study. Completed in 2004, the study evaluated the feasibility of implementing passenger rail service along existing rail corridors in the Dallas-Fort Worth Metroplex, including the TEX rail corridor. (Source: North Central Texas Council of Governments, 2009.)



facilities while providing a creative, safe environment for students.

- Improve pedestrian and bicycle access to schools as a means of encouraging physical activity and fighting childhood obesity.

**Urban Design**

- Involve affected property owners, residents, and other interested parties in the development of urban design approaches and the selection of appropriate urban design elements.
- Promote the development of quality, mixed-income housing within Trinity Uptown that is inclusive of all Fort Worth residents.
- Locate telecommunications facilities in a manner that is compatible with adjacent and nearby uses.

**Arts and Culture**

- Encourage increased private and public sector support for the arts.
- Encourage nonprofit and private arts organizations to work closely with historic preservation organizations to reuse historical buildings for cultural centers, assisting in neighborhood revitalization.

**Police Services**

- Deploy Neighborhood Police Officers (NPOs) as community problem solvers. NPOs will continue to form relationships with the community to encourage involvement in Citizens on Patrol (COP), crime prevention, and problem solving.

**Fire and Emergency Services**

- Increase public participation in education programs such as Learn Not to Burn, Youth Fire Academy, and Citizens Fire Academy.
- Coordinate the expenditure of Homeland Security grant funds with the Emergency Management Office.

**Environmental Quality**

- Implement a sustainable development online forum — an educational and networking resource that will inform the public about local opportunities and the benefits of sustainable development while increasing builder and developer participation.
- Encourage planting and maintenance of native vegetation near buildings and along paved surfaces to directly shield them from the sun’s rays, reducing urban heat island effects.
- Reduce the reliance on potable water use by encouraging the appropriate reuse and reclamation of water in new development and redevelopment.
- When feasible, develop linear parks with walking and biking trails along drainage ways as an effective means of filtering out water pollutants and connecting neighborhoods.

**City and ISD Shared Facilities**

Park/School Site	Shared Facility
Daggett Park	Includes a play field that City leases from FWISD and parking lot built by the City.
Diamond Hill High School	City built 4 tennis courts on land leased from FWISD.
Eastern Hills High School	City built 4 tennis courts and a play area on land leased from FWISD.
Morningside Middle School	City built and maintains park facilities on land leased from FWISD.
Ridglea Hills	City built and maintains park facilities on land leased from FWISD.
O. D. Wyatt School	City built 6 tennis courts which are maintained by FWISD.
Southwest Park and Community Center	Portion of park facilities and parking areas on land leased from FWISD.
Atwood McDonald Elementary School	Parks Department installed and maintains play equipment donated by the school's Parent Teacher Organization. Site is adjacent to Sunset Hills Park.
Thomas Place	City leases land and a building from FWISD for a small community center.
Van Zandt-Guinn	Portion of park facilities built on land leased from FWISD.
Westwind Parks	Portion of park facilities built on land leased from FWISD.
Seminary Hills Park	FWISD leases land from City for use as elementary school/park site, and provides for joint use of site as school and neighborhood park.
Summerfield Northwest Park	Joint development agreement with the Keller ISD.

The 13 agreements listed above are examples of cooperation between the City and the Independent School Districts (ISDs), including Fort Worth ISD and Keller ISD. The agreements provide for shared facilities and maintenance and allow for the efficient provision of services and facilities. (Source: Parks and Community Services Department, 2009.)



# APPENDICES



# APPENDIX A

# EXISTING PLANS AND STUDIES

The plans listed in Appendix A and any amendments thereto are incorporated into the Fort Worth Comprehensive Plan by reference. The plans address significant policy issues for targeted districts or the city as a whole. The major goals and policies of these individual plans are included in the corresponding chapters.

## PART II: BUILDING STRONG NEIGHBORHOODS

*- Chapter 4: Land Use -***Lake Arlington Master Plan (2011)**

The City of Arlington, in partnership with the cities of Fort Worth and Kennedale, developed a master plan for Lake Arlington in 2010-2011. The master plan is intended to protect Lake Arlington's water quality to ensure a safe drinking water supply for over 500,000 people, while creating new recreation opportunities and guiding future development around the lake. The plan describes a vision for Lake Arlington; a set of guidelines and standards for protection of water quality; beautification, recreation and open space opportunities; and conceptual development scenarios for the west side of the lake. The City Council adopted a resolution endorsing the Lake Arlington Master Plan in May 2011.

**Lake Worth Vision Plan (2011)**

The Lake Worth Vision Plan describes and depicts the most appropriate future land use, development patterns and forms, recreational use, and facilities on and around Lake Worth. The Plan is based on the following four principles to guide future decision-making for Lake Worth: 1) Protect and enhance Lake Worth's water quality, natural beauty, and recreational character; 2) Develop Model Sustainable Communities in the Lake Worth area that create desirable places to live and work while enhancing livability of existing communities; 3) Create Lake Worth Regional Park, a linear park that encompasses the lake and provides high-quality recreational amenities and cultural hubs; 4) Connect communities, resources, and amenities with parkways, greenways, and trails.

**Texas Motor Speedway Area Master Plan (2009)**

The Texas Motor Speedway (TMS) Area Master Plan is a sub-regional public planning effort which provides recommendations concerning economic development, land use, transportation, water and sewer infrastructure, environmental impacts, and regional cooperation for the multijurisdictional study area. The plan acknowledges that due to rapid growth, development pressure in the TMS area will increase and the ability to properly accommodate that growth needs to be balanced with maintaining the considerable economic impact of the race track. To achieve this balance, key stakeholders were engaged throughout the study area, including major employers, property owners, neighborhood leaders, adjacent communities' planning staff, and elected officials.

The plan reviews development opportunities and plans, identifies potential compatibility concerns, and describes transportation facility needs and plans to

serve the area. The plan acknowledges the multiplicity of planning efforts by the many jurisdictions within the TMS plan study area, and melds elements of these plans into a more understandable long-range view of the TMS study area. Based on stakeholders' desires to more sustainably accommodate the strong growth projected for the area, the plan introduces alternative — and potentially more sustainable — development patterns for the sub-region within which TMS is located.

**NAS JRB Joint Land Use Study (2007)**

The Joint Land Use Study (JLUS) is an initiative of Benbrook, Fort Worth, Lake Worth, River Oaks, Westworth Village, White Settlement and Tarrant County. The U.S. Department of Defense, Office of Economic Adjustment is the project manager and the North Central Council of Governments is the study sponsor. The purpose of this Joint Land Use Study is to evaluate the current status of the implementation of recommendations issued in the 2002 Air Installation Compatible Use Zone Study and to make recommendations for additional actions by local governments designed to improve land use decisions that may affect the mission of the base. The City Council adopted a resolution supporting the JLUS in October 2007.

**Woodhaven Redevelopment Plan (2006)**

In 2004, the City of Fort Worth hired the Gideon Toal, Inc. consultant firm to develop a master plan for Woodhaven. The master plan addresses the challenges and opportunities currently present in Woodhaven along with background data and market information related to the area's potential for development and redevelopment. The recommendations provide the outline of an action plan that encourages the private and public sectors to partner in order to make the plan a reality. The City Council endorsed the master plan in 2006 and directed City staff to negotiate a public-private partnership to implement the plan's goals and objectives.

**Trinity Uptown Plan (2004)**

The Trinity Uptown Plan is a bold vision for urban waterfront development. The plan represents a partnership between the Tarrant Regional Water District, the City of Fort Worth, and Tarrant County, with support from Streams and Valleys, Inc. and Tarrant County College. The plan aims to redevelop an 800-acre area north of Downtown Fort Worth with a combination of public improvements and private development. Its goal is to provide a vibrant environment in which residents can live, work, shop, play, and learn. Trinity Uptown promises to become a richly diverse urban neighborhood linking Downtown to the Historic Stockyards and the Cultural District. The area is bounded on the north by Northside Drive

and the Oakwood Cemetery to the west by the Fort Worth & Western Railroad and Henderson Street corridors, to the east by Samuels Avenue, and to the south by Belknap Street. The primary benefits of the Trinity Uptown project include flood protection, urban revitalization, environmental restoration, and recreation.

### Lake Worth Development and Management Plan (1995)

The Lake Worth Development and Management Plan was completed by the City of Fort Worth Engineering, Parks and Community Services, Planning, Transportation and Public Works, and Water Departments. The purpose of the Plan was to make recommendations for policies that address the needs of the citizens around Lake Worth. The Plan also serves to facilitate the most efficient and viable development of the Lake Worth area while maintaining water quality that will be suitable for consumption and recreation. The primary goal of this plan was to establish and maximize Lake Worth's potential as a multi-function natural resource.

### Cultural District Master Plan (1990)

Fifty years of growth resulted in a need for a Master Plan for the Cultural District to provide unity and definition in this area of unique cultural resources. In 1987, the boundaries of the Cultural District were defined and the Cultural District Committee was formally established by the Fort Worth City Council, spearheading an effort to create a visionary document that would guide growth within the Cultural District. The Master Plan, created by a team of consultants led by EDAW, Inc., addressed issues regarding facilities, land use, parking, traffic circulation, open space, lighting, landscaping and signage. Current and proposed projects within and around the district may warrant an update to the Cultural District Master Plan.

## **- Chapter 5: Housing -**

### Consolidated Plan 2018-2022 (2018) and Annual Action Plan 2020-2021 (2020)

The City of Fort Worth Consolidated Plan contains locally-established housing and community development strategies and programs to be funded with grant funds received from the U. S. Department of Housing and Urban Development (HUD), particularly for low- and moderate-income residents and neighborhoods. This Plan combines the planning and application documents for four HUD grant programs: the HOME Investment Partnerships Program (HOME), the Community Development Block Grant program (CDBG), the Emergency Solutions Grant Program (ESG), and HOPWA (Housing Opportunities for Persons with AIDS). HUD's consolidated planning and reporting process has three parts: a five-year

Strategic Consolidated Plan; five one-year Annual Action Plans; and an annual Consolidated Annual Performance and Evaluation Report (CAPER) which is submitted to HUD every December. The Annual Action Plan includes each year's grant budget for the above grant programs, which must be expended to address the goals, objectives, and strategies outlined in the Consolidated Plan.

### Fort Worth Affordable Housing Strategic Plan (2018)

The 2018 Fort Worth Affordable Housing Strategic Plan was adopted with the goal of providing an adequate and diverse supply of housing, distributed throughout the City. This Plan establishes and identifies; baseline data on affordable housing conditions in Fort Worth; opportunities to fill gaps or reduce overlap; shared vision & guiding principles for affordable housing initiatives by the partner organizations; roles and responsibilities for partner organizations; action steps; basis for engaging additional partners; and indicators to monitor progress.

### Cavile Place/Historic Stop Six Neighborhood Transformation Plan (2014)

In 2011, the Fort Worth Housing Authority (FWHA) and City of Fort Worth Housing Finance Corporation hired a consultant team, led by Gilmore Kean, LLC, a Washington D.C. based firm with extensive experience in public housing redevelopment, to develop a comprehensive plan for the Cavile Place apartments and the surrounding neighborhood. The Cavile Place Neighborhood Transformation Plan proposes the replacement of the 300-unit Cavile Place apartments that were built in 1954 with mixed-income housing as the foundation for the creation of a vibrant, sustainable community with new neighborhood retail and business services, and programs that address education, job training, small business development, and healthy lifestyles of residents. The Cavile Place Neighborhood Transformation Plan includes a preliminary financial plan phased over a fifteen-year period. The City Council adopted the plan in 2014.

### Directions Home (2008)

Directions Home: Making Homelessness Rare, Short-Term and Non-Recurring in Fort Worth, Texas within Ten Years was adopted by the Fort Worth City Council in June 2008 as a strategic plan to reduce homelessness. The Plan is based on seven strategies that mirror national best practices to eliminate homelessness. The purpose of the plan is to move unsheltered and emergency sheltered residents out of homelessness and into permanent housing with support services aimed at fostering independence.

**- Chapter 6: Parks, Recreation, and Open Space -****Parks, Recreation and Open Space Master Plan (2004, 2015, 2020)**

In January 2015, the City Council adopted the Parks, Recreation and Open Space Master Plan. The Master Plan establishes the City's goals and objectives that work to achieve the objectives set by the parks department Strategic Plan. The plan outlines the development process, highlights trends that will impact future development, describes industry standards set for parks and open space, provides an inventory of existing parks, recreation and open space and identifies potential opportunities for new facilities and identifies priorities for plan implementation. Key actions were taken to gain stakeholder and citizens input, these included a needs assessment survey, thirty-one public meetings, a city-wide public information meeting with an additional three-week survey available during that time and a planning process that engaged the Park Planning Districts, city boards, commissions and staff.

**Confluence: The Trinity River Strategic Master Plan (2018)**

Adopted in 2018, the Streams and Valleys Confluence Plan builds on past planning efforts to continue the evolution of the Trinity River system including its banks and adjacent amenities, and the major tributaries. This action-oriented document outlines policies, programs, and catalytic projects that will help the Trinity River live up to its full potential as the communal centerpiece of Tarrant County. The plan centers on sustaining a healthy and thriving river that connects citizens and communities, catalyzes economic development, and offers an abundance of active transportation and recreational amenities for the region.

**Aquatic Master Plan (2008, 2012)**

A comprehensive facilities master plan was completed by the Parks and Community Services Department to provide a quality aquatic facility experience for the citizens of Fort Worth. Current trends in municipal aquatic facility development indicate that traditional pools are being replaced with a combination of interactive water features with a swimming component. The plan proposes \$66.3 million in potential capital improvements over a 14-year period (2008-2022).

**Botanic Garden Master Plan (2010)**

To plan for the future of the Fort Worth Botanic Garden, the City Council adopted the Botanic Garden Master Plan in 2010. The Master Plan identifies a long-range vision, determines future uses and activities, and projects grounds and facilities improvements for the Botanic Garden. The master planning process and the resulting Master Plan are designed to attain several key goals in the next

ten years, and will set a framework for many future decades. A Master Plan is imperative at this time because of the many great opportunities that will arise for the Garden in the next few years. Along with these opportunities will come some challenges to assure the Garden can continue its mission of "environmental stewardship" and remain a green sanctuary in the middle of one of the fastest-growing cities in the United States.

**Trinity River Vision Neighborhood Recreational Enhancement Plan (NREP) (2009)**

The purpose of the Trinity River Vision (TRV) Neighborhood and Recreational Enhancement Plan (NREP) is to identify and prioritize recreational and environmental enhancements to the Trinity River greenbelt within a 10-year timeframe. It is a joint effort by Trinity River Vision partners Tarrant Regional Water District, Streams & Valleys, Trinity River Vision Authority and the City of Fort Worth.

The Neighborhood and Recreational Enhancement Program is an update to the 2003 Trinity River Vision Master Plan. Recommendations from the Plan include, but are not limited to the following: neighborhood trail links, increasing open space, wildflower plantings, new trailheads, improved trailhead amenities, directional and safety signage, better equestrian facilities, portage facilities at low water dams, and trail extensions along the river and its tributaries. Funding availability for the proposed projects will be reviewed each year by the partner agencies.

**Nature Center and Refuge Master Plan (2003)**

The City completed a master plan to improve and enhance facilities at the Fort Worth Nature Center and Refuge. The mission of the plan is to promote a signature heritage that reflects not only the regional character of Fort Worth and North Central Texas, but communicates Fort Worth's community values of preserving natural open space for future generations. The Master Plan includes recommendations for new facilities, the update of existing facilities, interpretive exhibits, and needed supporting infrastructure. The Master Plan identifies opportunities for capital improvements in the amount of \$64.6 million over a 40-year period with a majority of this funding to be raised from private and community sources.

**Trinity River Vision Master Plan (2003)**

The Trinity River Master Plan, completed in 1990, was initiated by Streams and Valleys, Inc. and was funded by a grant from the Amon G. Carter Foundation. This master plan was developed for the improvement of 43 miles of the Trinity River Corridor over 20 years. The planning corridor consists of the Trinity River

Main Branch and the West Fork, which are divided into nine distinct zones. The Plan provides recommendations based on the distinct character of each zone. An update of the Trinity River Plan from Trinity Park to Gateway Park was completed in 1999. The updated plan is known as the Tilley Plan. The Tilley Plan was formally accepted by Streams and Valleys, Inc. and the Parks and Community Services Advisory Board.

A far-sighted update of this plan, the Trinity River Vision Master Plan, was completed in 2003. It has an enlarged scope that encompasses approximately 88 miles of river and creek corridor. Along with expanding on the existing Master Plan recommendations, it contains recommendations to improve the river’s accessibility to the public, attract more people to its banks, develop an urbanized downtown waterfront while maintaining the natural qualities of more remote areas, and increase awareness of its presence and beauty by citizens and visitors. The Plan identifies opportunities for conservation, linkages, and open space. The primary objectives of the Plan include identifying and improving adjoining land uses, enhancing environmental quality, and flood control.

### Gateway Park Master Plan (1998, 2002)

Gateway Park, a 504-acre recreation park intended to serve 80,000 to 100,000 people, is located in east Fort Worth on the west fork of the Trinity River. The master plan for this park, originally adopted in 1988, was updated in 2002. The update was developed and evolved at the same time as the Trinity River Vision Master Plan, and it was coordinated with the joint efforts of the Tarrant Regional Water District, the U.S. Army Corps of Engineers, Streams and Valleys, Inc. and the community. The update includes plans for entry road realignment and observation towers; ecosystem restoration at the oxbow; development of an amphitheater complex, a skate park, playgrounds, athletic fields, additional trails and pavilions; a junior golf teaching facility; and an equestrian facility. With the 2008 expansion of the Trinity Uptown flood control project to include the Gateway Park area, an additional refinement of the 2002 Gateway Park Master Plan is expected.

## - Chapter 7: Libraries -

### Facilities Master Plan (2021)

The Facilities Master Plan will provide a flexible framework that can be adapted and updated over time in response to the Fort Worth Public Library’s changing needs and opportunities. The goals of this plan are to:

- Assess the condition and capacity of current library facilities to support 21st century service and adapt to future changes;

- Identify appropriate metrics and “triggers” to guide action;
- Recommend improvements to current library facilities and new location needs;
- Explore alternative service and facility models and partnerships;
- Create a roadmap for capital investments, including near-term and long-term priorities; and
- Propose a realistic, implementable, and flexible plan.

### Fort Worth Public Library Strategic Services Plan 2019-2021 (2004, 2019)

This Strategic Plan will serve as a road map for library staff as they drive the expansion and evolution of the Fort Worth Public Library. It will also provide a blueprint for staff and decision-making stakeholders as they work to position the Library as a relevant and essential civic asset, responsive to the many ways the Library can and will serve the community now and in the future. The primary objectives of this plan are to:

- Re-envision the Library’s programs and services to create meaningful and impactful customer experiences;
- Lay the groundwork for future community partnerships and collaborations with other like-minded organizations; and
- Provide Library staff with direction for the future.

### 20/20 Vision: A System Master Plan for the Fort Worth Library (2011)

The Fort Worth Library’s system master plan, “20/20 Vision,” was developed through the joint efforts of Buxton Company, Godfrey’s Associates, and the Planning Advisory Committee. Based on market-segmentation data and generally accepted facilities standards, the plan’s recommendations are intended to enhance the library system so that it is able to better meet the needs of the 21st century—proposing enhancements to facilities, targeted services, enhanced technologies, and operational efficiencies. This plan will ensure that the Library continues to meet the needs of Fort Worth’s diverse and rapidly growing population, and remains a sound investment in Fort Worth’s future.

## PART III: DEVELOPING A SOUND ECONOMY

### - Chapter 10: Economic Development -

#### Neighborhood Empowerment Zone Strategic Plans

A Neighborhood Empowerment Zone (NEZ) is an area created to promote 1) the development and rehabilitation of affordable housing within the zone; 2) an increase in economic development within the zone; and 3) an increase in the

quality of social services, education, or public safety provided to residents of the zone. Nineteen NEZs have been designated by the City Council. The primary purpose of NEZ plans is to provide guidance to neighborhoods and development project proponents seeking NEZ incentives. The strategic plans describe neighborhood conditions and aspirations, and typically include design guidelines for residential and commercial projects. The following NEZ Strategic Plans are complete:

- Lake Arlington (2004)
- Berryhill-Mason Heights (2007)
- Oakland Corners (2009)
- Stop Six (2010, 2019)
- Como/Sunset Heights (2017)

### Como/Sunset Heights NEZ Strategic Plan (2017)

Adopted in 2017, The Como/Sunset Heights NEZ Strategic Plan proposes a comprehensive, holistic approach intended to revitalize the Como neighborhood. The plan builds on existing assets and strengths in the Como neighborhood and outlines a vision, goals, plan framework, and implementation strategies to achieve the aspirations of residents and stakeholders of the Como neighborhood. Additionally, the Como/Sunset Heights NEZ Strategic Plan is intended to serve as a guiding document that provides general direction to Como stakeholders, developers, and investors. Implementation of the Como/Sunset Heights NEZ Strategic Plan will be guided by benchmarks and measures to track the progress and effectiveness of the proposed strategies. An implementation matrix is provided as a scheduling and tracking tool.

### Economic Development Strategic Plan (2017)

In 2017, City Council endorsed its first ever economic development strategic plan. The City of Fort Worth engaged the business community and local stakeholders to create a strategic framework to guide the City's economic development activities. The economic development strategic plan that emerged has very specific outcomes:

- High-wage job growth.
- A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment.
- An economy that capitalizes on high-growth businesses and the creative individuals who fuel them.
- A commitment to "quality of place" throughout the community.

The plan is a roadmap for the city's economic development program with initiatives and actions organized into the themes of competitiveness, creativity,

and community vitality. In support of these goals, there is an implementation section, including a recommended organizational structure and necessary tools and resources.

### Northside Economic Development Strategy (2011)

The Northside Economic Development Strategy report was a joint effort of the City of Fort Worth and the Fort Worth Hispanic Chamber of Commerce to formulate and integrate key revitalization strategies to address economic development needs in the Northside area. The report describes eight principle revitalization strategies and includes an implementation plan detailing actions and identifying responsible parties.

### Urban Village Master Plans (2007)

In January 2006, the City Council authorized funding for planning in twelve urban villages, with additional funding for design and construction in five of those villages. In accordance with this authorization, the City Manager appointed a Citywide Screening Panel and Cluster Interview Panels to assist the Planning and Development Department in selecting qualified planning and design consultants for the twelve urban villages that are divided into the following three geographic clusters: central, southeast, and southwest. Each of these panels reflected a balance of interests, including neighborhood groups, economic development organizations, historic preservation groups, appointed boards and commissions, and City departments.

The 12 urban village master plans were the result of a 10-month effort designed to seek input and ideas from all stakeholders who may have an interest in the urban village's future. The planning process included three public work sessions and input from various City departments, stakeholders, neighborhood residents, and potential developers. While each of the master plans reflects the unique identity of the urban village, all of the master plans contain common elements including a conceptual redevelopment plan and recommendations for implementation. The following urban village master plans were adopted in December 2007:

#### Central Cluster

- Historic Handley
- Six Points
- South Main

#### Southeast Cluster

- Berry/Stalcup
- Berry Riverside
- Near East Side
- Oakland Corners
- Polytechnic/Wesleyan

#### Southwest Cluster

- Berry/Hemphill
- Berry/University
- Bluebonnet Circle
- Ridglea



## Evans & Rosedale Urban Village Master Plan (2004)

In 2004, the City of Fort Worth hired a consultant team led by the Stanley Love Stanley architectural firm in Atlanta to develop a master plan for the Evans & Rosedale Urban Village. The master plan includes a conceptual redevelopment plan and design guidelines to create a mixed-use, pedestrian-oriented urban village. In addition, recommendations to redevelop the broader Near Southeast neighborhood are presented along with strategies to capitalize on the rich culture and heritage of the Near Southeast community as a tool for revitalization. The City Council adopted the master plan in 2004.

## Comprehensive Economic Development Strategy (2003)

The City of Fort Worth Comprehensive Economic Development Strategy (CEDS) describes current demographic and economic trends in the City, the vision statement and goals for future economic growth, and the programs and projects that will assist the City in achieving those goals. The CEDS is required to apply for funding assistance under programs administered by the U. S. Department of Commerce, Economic Development Administration.

## Southside Medical District Strategic Plan (1995, 2003)

The Strategic Plan for the Southside Medical District was completed by a team of consultants led by Sasaki Associates, Inc., in order to present overall guiding development principles on which to base decision-making within the District. The Plan addressed issues such as land use, redevelopment opportunities, housing, urban design and open space, transportation, and parking. In October 2003, an interdisciplinary panel of experts conducted a public planning workshop to update the 1995 plan for Fort Worth South, Inc. The consultants issued a final report that serves as a supplement to the 1995 plan. This report, Assessment of Opportunities and Recommendations for Future Direction, recommends certain policy and urban design strategies to encourage continued revitalization throughout Fort Worth South. 2003 Assessment of Opportunities report serves as an addendum to the 1995 plan.

## Central City Commercial Corridors Revitalization Strategy (2002)

The Commercial Corridors Revitalization Strategy is the result of a two-year study undertaken by the City of Fort Worth under the direction of the mayor-appointed Commercial Corridors Task Force. The mission of the Task Force was to create economic development opportunities in high-priority central city commercial corridors that can be measured by increases in employment, tax base, business growth and quality-of-life improvements, particularly in low- and moderate-income areas. The study includes detailed plans for the revitalization of 10 mixed-use areas, or urban villages, along these five corridors,

as well as revitalization strategies that can be applied to other urban villages and commercial districts.

## Model Block Plans

Since 1993, model block plans have been prepared for neighborhoods to identify needed housing improvements and revitalization initiatives. They include the following:

- Eastwood (1993)
- Near Southeast (1994)
- Jennings, May, St. Louis (1995)
- Lake Como (1995)
- Fairmount (1996)
- Mitchell Boulevard (1997)
- Poly (1997)
- Riverside (1998)
- Near Northside (1995)
- Far Greater Northside (1999)
- Greenway (2000)
- Worth Heights (2001)
- Handley (2002)
- Carver Heights (2003)
- North Greenbriar (2004)
- Stop Six Sunrise Edition (2005)
- South Hemphill Heights (2005)
- Historic Carver Heights (2006)

## - Chapter 11: Transportation -

## Fort Worth Active Transportation Plan (2019)

The Fort Worth Active Transportation Plan (ATP) serves as an update to the 2010 Bike Fort Worth Plan and the 2014 Walk Fort Worth Plan, and it is Fort Worth's first ever citywide trails master plan. The Fort Worth ATP aims to create a regionally coordinated and locally connected bicycle and pedestrian system that provides a safe, comfortable, accessible, and equitable network of trails, sidewalks, and on-street bicycle facilities for people of all ages and abilities that encourages a healthy lifestyle, economic development, and increases community awareness and funding for alternative modes of transportation.

## Transportation Engineering Manual (2019)

For the City of Fort Worth, the Transportation Engineering Manual defines the design requirements for transportation infrastructure. The design requirements outlined in this manual offer recommendations, standards, and criteria for design questions that frequently arise in transportation planning, traffic operations, street design, and site development. The key intention of the manual is to provide consistency of traffic and transportation design practices for existing and future site development in the City. In addition, the Transportation Engineering Manual provides design criteria for street elements required by the City's adopted Master Thoroughfare Plan (MTP) and Complete Streets Policy. This manual is intended for use as a professional design resource by the City, the professional development community, and any individuals or groups involved in the planning

and design of the City's street network. The manual applies to all projects that impact public right-of-way along the City streets, including improvements to existing streets and alleys, construction of new streets, and redevelopments.

### **Walk Fort Worth Plan (2014)**

Walk Fort Worth is the City's comprehensive pedestrian transportation plan for developing a more pedestrian friendly environment for those who travel by foot, wheelchair, motorized scooter, or other mobility aid. Investing transportation funds in sidewalks, traffic-calming devices, greenways, trails and public transit makes it easier for people to walk to destinations. The most successful business districts in Fort Worth rely on high levels of foot traffic. Cities with vibrant walkable places attract tourists as well as visitors from nearby communities. The Walk Fort Worth plan was created to accomplish the following:

- Recommend appropriate pedestrian infrastructure and improve design standards.
- Identify highest priority needs to direct limited funding.
- Recommend targeted policies.

### **Bike Fort Worth Plan (2010)**

Bike Fort Worth is the City's comprehensive bicycle transportation plan for developing a friendlier bicycle environment. Recommendations for supportive policies, programs and facilities are included to increase bicycle transportation within the City of Fort Worth. Implementation of this plan will provide a safe and attractive alternative mode of transportation. The Bike Fort Worth plan identifies existing and proposed on- and off-street facilities, and describes policies and programs to improve bicycling conditions for people who use their bicycle instead of a vehicle to get to destinations as well as for recreation. The bikeway network identified in this plan primarily describes on-street facilities, but off-street multi-purpose trails can provide connections as well. Existing and future off-street trails are included as well, with special focus on those that provide connectivity to the on-street system and the regional bicycle transportation network.

### **City of Fort Worth Street Development Standards: Roadway Standards and Master Thoroughfare Plan (2009)**

The Fort Worth Master Thoroughfare Plan provides a network of public streets that offers access to private and public properties on one hand and mobility on the other. The Plan is made up of the following elements: freeways, principal arterials, major arterials, and minor arterials. Principal arterials carry significant intra- and inter-urban travel between urban and suburban centers of activity, while major and minor arterials interconnect with and augment the principal arterial system. The location of each MTP element is based on existing roadways,

approved plans and programs for realignment and extension, approved concept plans, preliminary plats, and final plats. Roadway locations also are developed with attention to topography, lakes, waterways, flood-prone areas, and other natural features. Existing manmade features such as railroads, roadways, major utility lines and facilities, existing developments, and property lines are considered as well. The City Council adopted an update to the MTP and street development standards in March 2009. The updated standards include the City's first policy on Context Sensitive Street Design (CSS) that incorporates the needs of pedestrians, bicyclists, and public transit riders into the design of streets.

### **Fort Worth Hazard Mitigation Action Plan (2009)**

In January 2009, the City Council adopted the Fort Worth Hazard Mitigation Action Plan. The Plan was coordinated by the Fort Worth-Tarrant County Office of Emergency Management. The jurisdictions participating in the plan represent unincorporated portions of Tarrant County as well as nineteen of the forty-one cities in the county. The Tarrant County Hazard Mitigation Team consisting of staff from all participating jurisdictions and external agencies contributed to creating the Fort Worth Hazard Mitigation Action Plan.

Specific hazards and risks in each jurisdiction have been identified and are addressed in each jurisdiction's section of this plan. The Fort Worth Hazard Mitigation Action Plan identifies natural hazards that pose a risk to our area. Vulnerabilities to those risks are identified and quantified as appropriate. Goals, strategies, and projects to mitigate those risks are identified and analyzed.

### **Mobility and Air Quality Plan (2009)**

In January 2009, the City Council adopted the Mobility and Air Quality Plan (MAQ), which identifies, analyzes, and recommends transit and roadway projects that will reduce congestion and air pollution. The MAQ Plan also provides a strategic implementation plan, including a financial element. The final product is a comprehensive and multimodal transportation system plan and a programmed effort to improve mobility and air quality.

### **Transit Alternatives Analysis (2002)**

The City of Fort Worth and the Fort Worth Transportation Authority (the T) jointly conducted a transit alternatives analysis to identify potential transit corridors connecting central city growth centers and urban villages. The study resulted in the City's and the T's endorsement of three transit plan elements: the Year 2030 Fort Worth Long-Term Transit Vision Plan, the Alternatives Analysis Locally Preferred Alternative (LPA), and the Light Rail Streetcar Starter Project with an accompanying Financial Plan. The proposed light rail streetcar starter project extends from Texas Wesleyan University in southeast Fort Worth,

through the Medical District, north to Downtown—with a connection to the Intermodal Transportation Center—and west to the Cultural District.

## - Chapter 13: Historic Preservation -

### Citywide Historic Preservation Plan (2003)

In July 2003, the City adopted the Citywide Historic Preservation Plan. The plan identifies a series of goals and strategies for future action relating to five major topics:

- Historic resources survey
- Historic preservation ordinance
- Historic preservation incentives
- Historic preservation in City policies and decisions
- Public education

## - Chapter 14: Urban Design -

### Berry/University Development Plan – An Urban Village Plan Update (2016)

The Berry/University plan outlines key steps, recommendations, and policies for future development; complete streets design; multimodal transportation improvement; potential funding mechanisms; strategies for implementing stormwater management; and improving pedestrian safety and connectivity. The plan depicts short-term and long-term development scenarios based on market conditions and infrastructure capacity, while responding to opportunities for more effective stormwater management that accommodates and enhances future urban development. The plan describes character areas within the project boundary and depicts allowed building types, generalized land uses, and general height and setback parameters that serve as a guide for developing the implementing form-based code for the Berry/University Urban Village area.

### Downtown Fort Worth Strategic Action Plan (1993, 2003, 2013)

The 1993 Downtown Strategic Action Plan was sponsored by the City of Fort Worth, Downtown Fort Worth, Inc., and the Fort Worth Transportation Authority. The purpose of the plan was to capitalize on the momentum of Downtown’s success by creating a strong action plan, coupled with full commitment from government, business, and residents. The report includes recommendations for business development, education, entertainment, housing, land use, open space, public art, transportation, and urban design. The plan was updated in 2003 and again in 2013 to reflect changing conditions and new opportunities.

## - Chapter 15: Arts and Culture -

### Public Art Plan for the 2014 Bond Program

In accordance with City Ordinance, the 2014 Bond Program includes nearly \$3.6 million for permanent public artworks associated with capital improvement projects, including streets, urban villages, parks, fire stations, libraries, and other municipal facilities. The Fort Worth Art Commission is charged with recommending a public art plan to City Council which identifies specific projects in each bond proposition that offer the best opportunities for artist involvement, public engagement, and geographic distribution. City Council adopted the Public Art Plan for the 2014 Bond Program on October 21, 2014. Implementation of public art projects follow the City’s schedule for design and construction of the capital improvement projects in the plan. The process for artist selection and design review is outlined in the Fort Worth Public Art Master Plan. The goals of the Fort Worth Public Art program are to:

- Create an enhanced visual environment for Fort Worth residents.
- Commemorate the City’s rich cultural and ethnic diversity.
- Integrate the design work of artists into the development of the City’s capital infrastructure improvements.
- Promote tourism and economic vitality in the City through the artistic design of public spaces.

### Fort Worth Cultural Plan (2002, 2014)

The 2002 cultural plan was a comprehensive one. Its key theme was to retain, preserve, promote, and enhance the best of Fort Worth and Tarrant County’s cultural past and present while building the quality of life for the new century. Key goals emphasized increasing the level of financial support from the public and private sectors; encouraging broader and more diverse participation in arts and culture; and strengthening arts and cultural education. In March, 2014 the Arts Council of Fort Worth initiated a process to update the community’s Cultural Plan completed in 2002. Many things have changed since the completion of the 2002 Cultural Plan – within the cultural sector, in Fort Worth, the region, and in the nation. Few people anticipated the economic crisis that gripped the country and affected the ability to implement much that was recommended. Thus, some of the same themes have emerged in this update, which also provides an opportunity to review and update goals and action steps to account for the changes in the past 12 years. A current theme is: “Much has been accomplished, but there is much that remains to be done.”

### Public Art Plan (Long Range) for the Water Fund (2006)

The Long Range Public Art Plan for the Water Fund, which was developed by the

Fort Worth Art Commission, creates an interest-bearing Conservation Fund and an annual process for recommending new public art projects throughout Fort Worth. The City Council adopted the Long Range Public Art Plan for the Water Fund in May 2006.

**Public Art Plan (Long Range) for the 2004 CIP (2005)**

The Long Range Public Art Plan, which was developed by the Fort Worth Art Commission, identifies capital improvement projects that provide the best opportunities for artist involvement and allow for the greatest public visibility and geographic distribution throughout Fort Worth. The City Council adopted the Long Range Plan in May 2005.

**Public Art Master Plan (2003)**

In October 2001, the City of Fort Worth adopted an ordinance to set aside two percent of capital construction costs for the creation of public art. The ordinance also established the Fort Worth Art Commission to advise the City Council on matters of public art and on the development of the Fort Worth Public Art Program. The program is managed by the Arts Council of Fort Worth and Tarrant County. In September 2003, the City Council adopted the Fort Worth Public Art Master Plan, which was the result of an inclusive, community-based process.

**PART IV: PROVIDING A SAFE COMMUNITY**

**- Chapter 17: Fire and Emergency Services -**

**Local Mitigation Action Plan, Tarrant County (2015)**

Mitigation should form the foundation of every emergency management agency's plans and procedures. Emergency management agencies must adopt mitigation practices to reduce, minimize, or eliminate hazards in their community. The Tarrant County Local Mitigation Action Plan (LMAP) identifies the hazards faced in the community, vulnerabilities to these hazards, and mitigation strategies for the future. The plan fulfills the requirements of the Federal Disaster Mitigation Act as administered by the Texas Division of Emergency Management (TDEM) and the Federal Emergency Management Agency (FEMA).

**- Chapter 18: Water Supply and Environmental Quality -**

**Comprehensive Solid Waste Management Plan 2017-2037 (2017)**

Rethinking Waste – For a Greener Fort Worth, adopted in 2017, is a comprehensive solid waste management plan that will serve as a blueprint for

how waste is handled and managed for the next 20 years. The purpose of this plan is to re-think and re-evaluate the very notion of “waste” in the City of Fort Worth; not just residential waste, but including commercial, industrial and institutional waste as well. This plan considers emerging technologies and sustainable practices in managing solid waste, engaging the entire community, preserving the City’s Southeast Landfill, and moving beyond traditional waste management programs to find the best material management program and solutions for the city’s future generations. The plan includes 129 individual action items and the initial 5-Year Action Plan supporting the five key goals:

- Preservation of the Southeast Landfill
- Incorporate Commercial & Industrial Waste Strategies
- Engage and Promote Environmental Stewardship
- Grow Top-Shelf Residential Services
- Roadmap for Future Policy Considerations

**Lake Worth Watershed Greenprint (2015)**

The Lake Worth Watershed Greenprint identifies lands that are most important for protecting and enhancing Lake Worth’s water quality. The Greenprint describes opportunities to protect water quality by reducing pollutant loads from contributing areas while enhancing recreational opportunities in the Lake Worth Watershed. Through community engagement and state-of-the-art computer modeling, community priorities and preferences are blended with science and research to identify these lands and to inform action plan strategies to protect water quality and enhance recreation in the Lake Worth watershed.

**- Chapter 19: Public Health -**

**Stormwater Management Program Master Plan (2018)**

In May 2018, the City Council adopted the Stormwater Management Program Master Plan, which outlines a realistic and well-prioritized strategic direction to guide the program’s next 10 years. The Master Plan identifies and prioritizes 13 strategic initiatives to help ensure the optimal use of program resources to advance the city’s strategic goals and respond to community needs. The initiatives focus on the overall program as well as the program’s four program elements: system maintenance, flood and erosion mitigation, flood and erosion warning, and private development review. The plan also identifies the need for formal policy guidance in four areas:

- Identification, communication, and regulation of local floodplains.
- Use of voluntary property buyouts as a flood and erosion mitigation tool.
- Level of city engagement relative to severe erosion in private creeks and channels.

- Reviewing existing regulations specific to development in flood-prone areas to consider the cumulative impact of development on flood risk.

## Floodplain Management Plan (FMP) (2016)

In August, 2016, the City Council adopted the Floodplain Management Plan (FMP) in support of the City’s ongoing participation in the National Flood Insurance Program (NFIP). Although the focus of the FMP is on the floodplains identified by the Federal Emergency Management Agency (FEMA), the FMP recognizes that the City experiences significant flooding problems outside the FEMA floodplains and recommends undertaking additional mitigation planning efforts to address those problems. Following the standard FEMA 10-step planning process with significant Stakeholder and public participation, the FMP achieves the following goals:

- Document flood risk areas City-wide, with a focus on the FEMA regulatory floodplains.
- Evaluate economic impacts of flooding to properties within the FEMA regulatory floodplains.
- Evaluate levees, dams, mapped flood zones, and drainage complaint locations.
- Document a prioritized Mitigation Action Plan based upon public input.

The FMP Mitigation Action Plan is consistent with the “STAPLE+E” criteria utilized in the City’s Hazard Mitigation Action Plan (HazMAP), and the action items in the FMP are intended to augment or replace the flood hazard action items in the HazMAP document. The FMP will be supplemented with a Repetitive Loss Area Analysis (RLAA) that provides a more thorough analysis of the areas of the City that have documented multiple significant flood events and provide possible mitigation plans for each location.

## Drought Contingency and Emergency Water Management Plan (2014)

This plan outlines strategies for response to temporary and potentially recurring water supply shortages and other water supply emergencies. It was adopted in April 2014 as an update to the previous plan from May 2008. Specific objectives are to:

- Conserve available water supply in times of drought and emergency;
- Maintain supplies for domestic water use, sanitation and fire protection;
- Protect and preserve public health, welfare and safety;
- Minimize the adverse impacts of water supply shortages; and
- Minimize the adverse impacts of emergency water supply conditions.

## Water Conservation Plan (2014)

This plan reflects the City of Fort Worth’s commitment to enhanced water conservation and efficiency strategies through the implementation of best management practices. It was adopted in April 2014, updating the previous plan from March 2009. The specific objectives of the plan are to:

- Reduce water consumption;
- Reduce the loss and waste of water;
- Improve water use efficiency;
- Encourage efficient outdoor water use;
- Document the level of recycling and reuse in the water supply; and
- Extend the life of current water supplies by reducing the rate of growth in demand.

### - Chapter 20: Municipal Facilities -

## Sustainability Action Plan (2010)

The City of Fort Worth established a Sustainability Task Force to create and implement a comprehensive Sustainability Action Plan for the City. This plan improves coordination of energy related policies interdepartmentally within the City and at the community level with other local jurisdictions. Involved stakeholders include the Fort Worth Transportation Authority, area universities, school districts, neighborhood leaders, and public utility partners. The Sustainability Action Plan provides a road map for improving sustainable development practices, City operations, and includes an education and outreach component for residents, employees, and businesses.

## PART V: TOOLS FOR IMPLEMENTATION

### - Chapter 21: Capital Improvements -

## 5-Year Capital Improvements Plans and Program

The five-year Capital Improvements Plan (CIP) forecasts anticipated expenditures on capital improvements over a five-year period. A description of needed capital improvements is presented for each City department, along with the rationale for including each item. A schedule of estimated project expenditures by year and amount is also provided. The five-year CIP presents the most current plan for programming financial resources to address capital and infrastructure requirements. However, the integrated plan does not imply any obligation to expend funds for the proposed projects, and it should be expected that as the City’s physical environment, demographics, and needs change,

revisions will be made to the project lists.

**Lake Worth Capital Improvement and Implementation Plan (2007)**

The Lake Worth Capital Improvement and Implementation Plan includes a comprehensive list of capital improvements around Lake Worth. The plan includes dredging, watershed management, drainage improvements, water facilities, stump and navigation obstacle removal, and access control to vacant land. The plan is funded with gas well revenues.



# APPENDIX B

# POPULATION AND EMPLOYMENT DATA

## POPULATION AND EMPLOYMENT DATA

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The Comprehensive Plan relies on several key data sources for demographic information including the U.S. Census Bureau, the Bureau of Labor Statistics, and North Central Texas Council of Governments (NCTCOG).

### Current Population and Ranking

The Population Division of the U.S. Census Bureau produces a report detailing ranks and growth for places with population greater than 50,000 on a yearly basis. This annual report released in May is our data source for current city population, growth per year, and ranking.

### Demographic Data

The U.S. Census Bureau's American Community Survey (ACS) is another vital resource for demographic and housing information in the Comprehensive Plan, such as age, gender, race/ethnicity, and educational attainment. The ACS is a yearly survey of 3.5 million households across the country. The ACS produces 1, 3, and 5 year estimates. When citing information about Fort Worth as a whole, 1-year estimates are utilized. 5-year ACS data are used to create maps of Fort Worth by block groups, census tracts.

Detailed Demographic Profiles:

### Population Projection

The North Central Texas Council of Government's 2045 population projections are used in the Comprehensive Plan. NCTCOG produces projections of population, households, and employment in order to model anticipated transportation demand. These projections are available by a Transportation Survey Zone (TSZ) geography.

### Employment Data

The US Census Bureau's Longitudinal Employer-Household Dynamics (LEHD) data and The Perryman Group are two key resources for employment information in the Comprehensive Plan. Employment data from the LEHD program is available in a tool called "OnTheMap".

Other Helpful Data Sources:





# APPENDIX C

# FUTURE LAND USE BY SECTOR

Fort Worth is divided into 16 planning sectors. Future land uses and land use policies for each sector are included on the following pages in alphabetical order by sector.

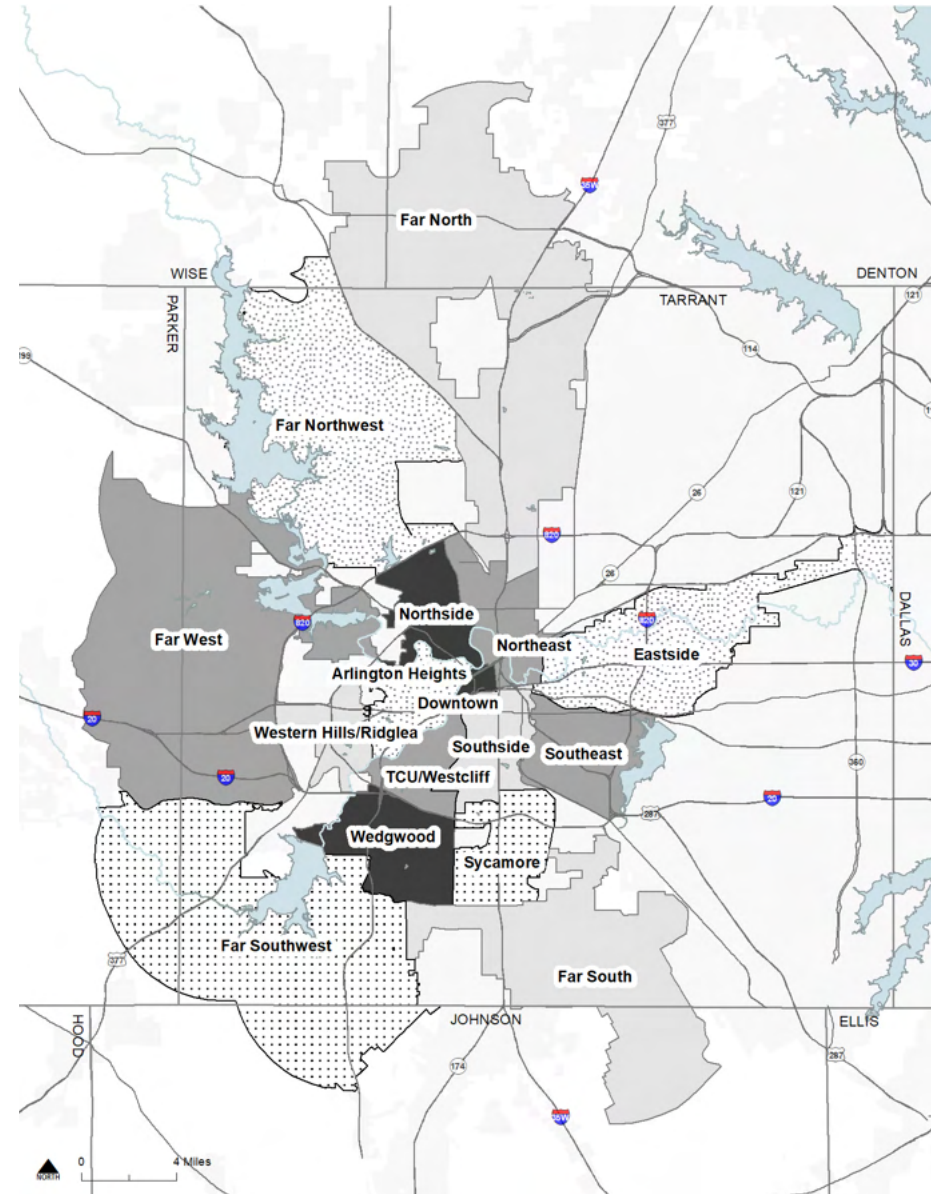
## PLANNING SECTORS

Fort Worth is divided into 16 planning sectors, as shown on the map to the right. The planning sectors are listed below with their corresponding City Council districts.

Sector	Council Districts
<a href="#">1) Far North</a>	2, 4, 7
<a href="#">2) Far Northwest</a>	2, 7
<a href="#">3) Far West</a>	3, 7
<a href="#">4) Northside</a>	2, 7
<a href="#">5) Northeast</a>	2, 4, 8, 9
<a href="#">6) Eastside</a>	4, 5, 8
<a href="#">7) Arlington Heights</a>	2, 3, 7, 9
<a href="#">8) Downtown</a>	9
<a href="#">9) Western Hills/Ridglea</a>	3
<a href="#">10) Southside</a>	8, 9
<a href="#">11) TCU/Westcliff</a>	3, 9
<a href="#">12) Southeast</a>	5, 8
<a href="#">13) Far Southwest</a>	3, 6
<a href="#">14) Wedgwood</a>	3, 6, 8
<a href="#">15) Sycamore</a>	8, 9
<a href="#">16) Far South</a>	6, 8

Future land uses and land use policies for each sector are included on the following pages in alphabetical order by sector.

## PLANNING SECTORS

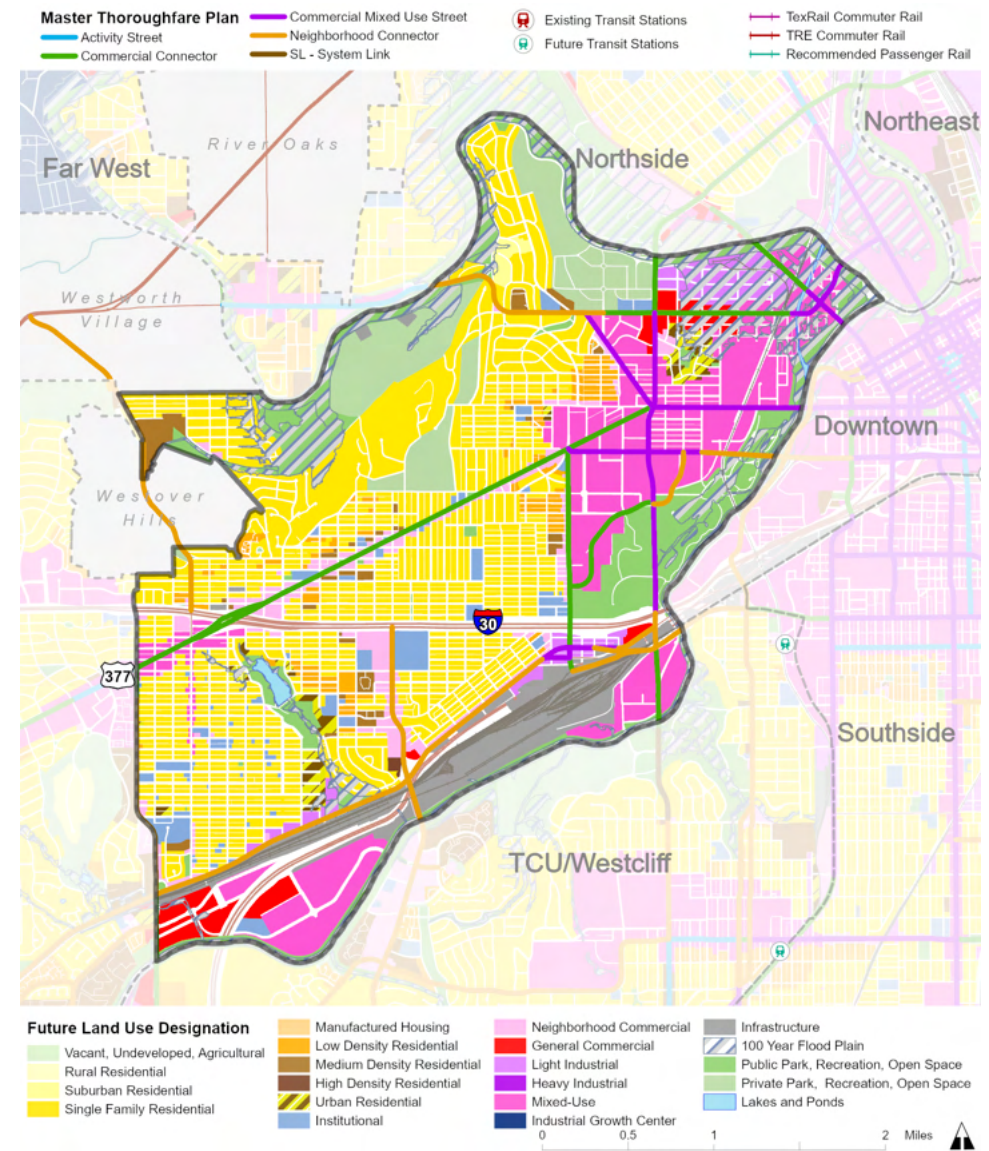


Source: City of Fort Worth, Planning and Data Analytics Department, 2020.

## ARLINGTON HEIGHTS SECTOR FUTURE LAND USE

### Sector Land Use Policies

1. Promote transit-oriented development (TOD) along West 7th Street where it could be served by a future western bypass alignment of the TEX Rail commuter rail corridor and/or future modern streetcar service on West 7th Street.
2. Promote commercial and urban residential development within the Cultural District and Clear Fork Mixed-Use Growth Centers.
3. Promote a desirable combination of compatible residential, office, retail, commercial, and selected light industrial uses in the mixed-use and urban residential zoning districts of the West Seventh Urban Village.
4. Protect land needed for Green Infrastructure projects such as natural stormwater conveyance and detention, riparian buffer protection, and linear greenways with hike & bike trail alignments.
5. Maintain the neighborhood commercial scale and character of the historic section of Camp Bowie Boulevard bounded by Montgomery Street and Interstate 30. Promote the preservation of historic buildings, head-in parking, storefronts, awnings, brick pavers, and compatible development between residential and commercial uses. Discourage mixed use zoning or higher density developments which may be out of scale for the historical development pattern.
6. Maintain the neighborhood residential scale and character of the White Settlement Road boundaries of the Monticello and Crestwood neighborhoods. Discourage commercial or mixed use zoning or higher density developments out of scale and character with the existing residential development.
7. Stimulate the redevelopment of the Camp Bowie Boulevard, West 7th Street, White Settlement Road, and Vickery Boulevard/Lovell Avenue commercial, mixed-use, and urban residential districts.
8. Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
9. Seek to attract at least one convention hotel to the Cultural District.
10. Encourage compatible land use and infill development in the Como neighborhood consistent with its neighborhood empowerment zone plan.
11. Promote the revitalization of the Horne Street commercial district.
12. Encourage compatible development between residential and commercial properties along the west side of the Montgomery Street corridor.
13. Honor agreements between the University of North Texas Health Science Center and the adjacent residential communities to meet expansion needs, while protecting the residential communities.

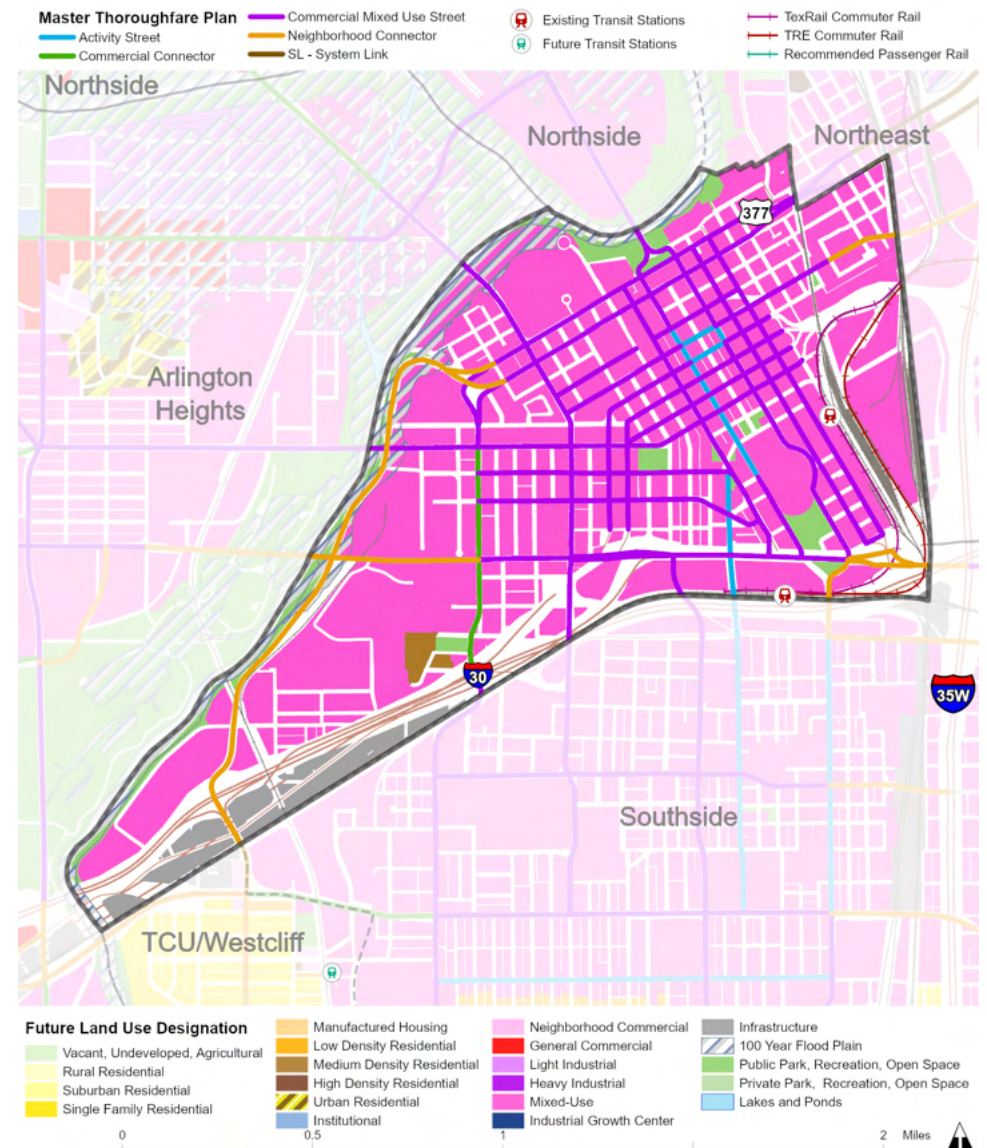


*"A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."  
Texas Local Government Code, Section 219.005.*

## DOWNTOWN SECTOR FUTURE LAND USE

### Sector Land Use Policies

1. Promote commercial and multifamily development within the Downtown Mixed-Use Growth Center.
2. Facilitate higher density transit-oriented development (TOD) around the Intermodal Transportation Center and T&P Terminal commuter rail stations and along future modern streetcar corridors.
3. Promote the development of a fixed-rail transit system linking Downtown to other growth centers and urban villages.
4. Encourage mid-rise or high-rise development for the central core area bounded by Henderson Street, Lancaster Avenue, BNSF railroad, and Belknap Street.
5. Encourage specialty retail between Throckmorton Street and Commerce Street, from 2nd Street to 8th Street.
6. Encourage mid-rise, up to 8 stories, mixed-use development along West 7th Street and West Lancaster Avenue.
7. Encourage low-rise to mid-rise office, mixed-use, and urban residential development throughout the remainder of the Downtown Sector.
8. Increase the number and quality of public spaces (i.e. plazas, parks, enhanced streetscapes).
9. Implement appropriate recommendations of the Downtown Strategic Plan, Lancaster Redevelopment Plan, and the Intermodal Transportation Center (ITC) Study.
10. Encourage installation of wide sidewalks and street trees between new residential districts and the central core.
11. Promote pedestrian and bicycle connectivity between Downtown, Panther Island, the Near Southside, the West Seventh Urban Village, and the Trinity Trails.
12. Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
13. Attract and expand educational institutions.
14. Promote preservation of the historic residential character of the Sunset Terrace neighborhood.

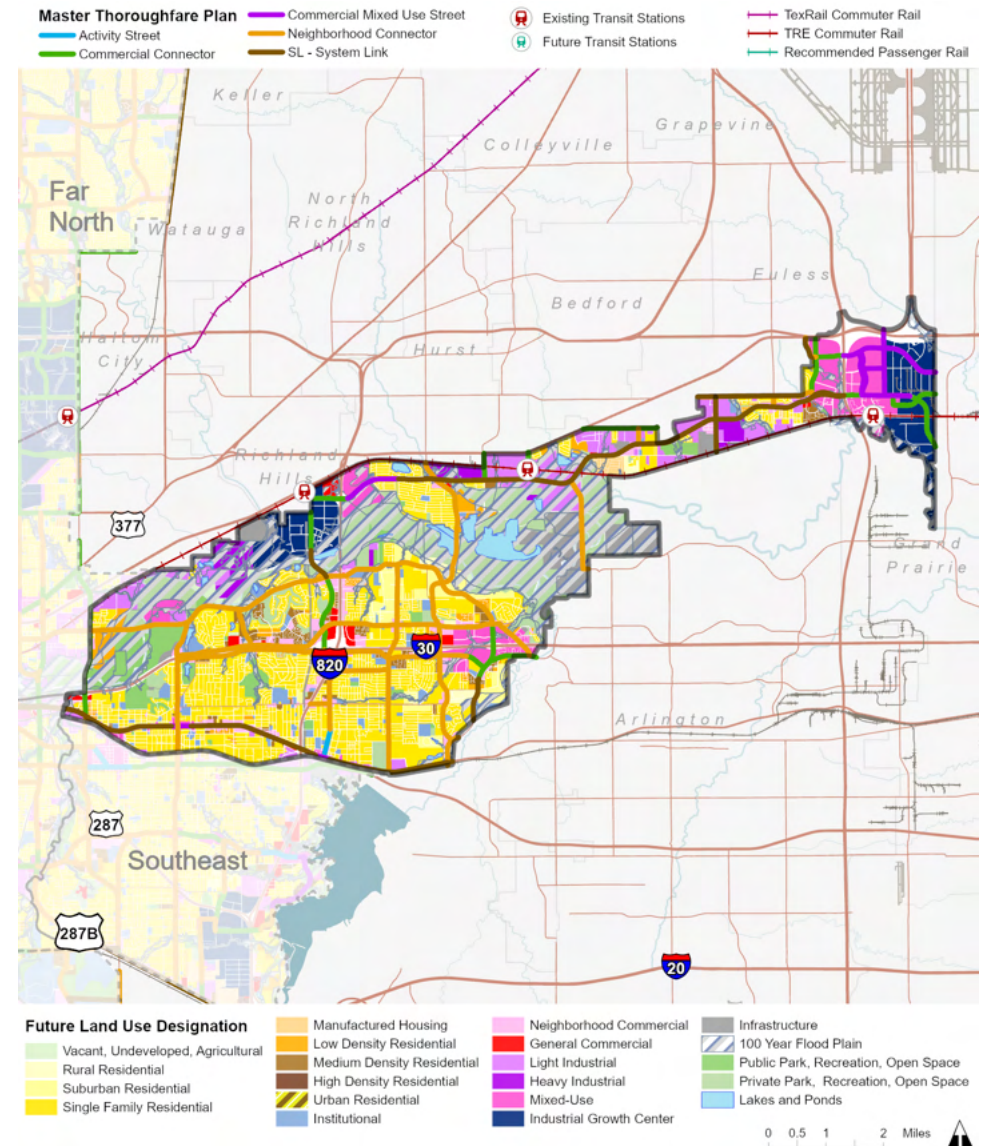


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## EASTSIDE SECTOR FUTURE LAND USE

### Sector Land Use Policies

1. Promote commercial, mixed-use, and urban residential development within the CentrePort and Eastchase Mixed-Use Growth Centers, ensuring that uses and building heights are compatible with the Airport Overlay District.
2. Promote a desirable combination of compatible residential, office, retail, and commercial uses in the mixed-use zoning districts of the Oakland Corners Urban Village, Historic Handley Urban Village, and the Trinity Lakes form-based code district.
3. Encourage redevelopment of the Oakland Corners Urban Village consistent with its urban village and neighborhood empowerment zone plans.
4. Reduce the amount of undeveloped multifamily zoning outside of mixed-use growth centers, urban villages, and transit-oriented development (TOD) areas. Use urban residential and mixed-use zoning to accommodate walkable multifamily development in these areas.
5. Expand and enhance the public hike & bike trail system between Downtown Fort Worth and Downtown Dallas. Connect neighborhoods to the expanded Trinity Trails system.
6. Encourage the use of floodplains for agricultural or recreational uses, including hike & bike trails.
7. Encourage the protection of mature woodlands and other sensitive natural areas, while incorporating protected woodland areas as amenities in new developments.
8. Promote the restoration of historic homes and buildings.
9. Encourage the reuse of vacant buildings.
10. Encourage demolition of buildings that cannot be economically rehabilitated.
11. Stimulate the redevelopment of the East Lancaster Avenue and Brentwood Stair commercial districts.
12. Promote industrial development within the Riverbend and CentrePort Industrial Growth Centers.

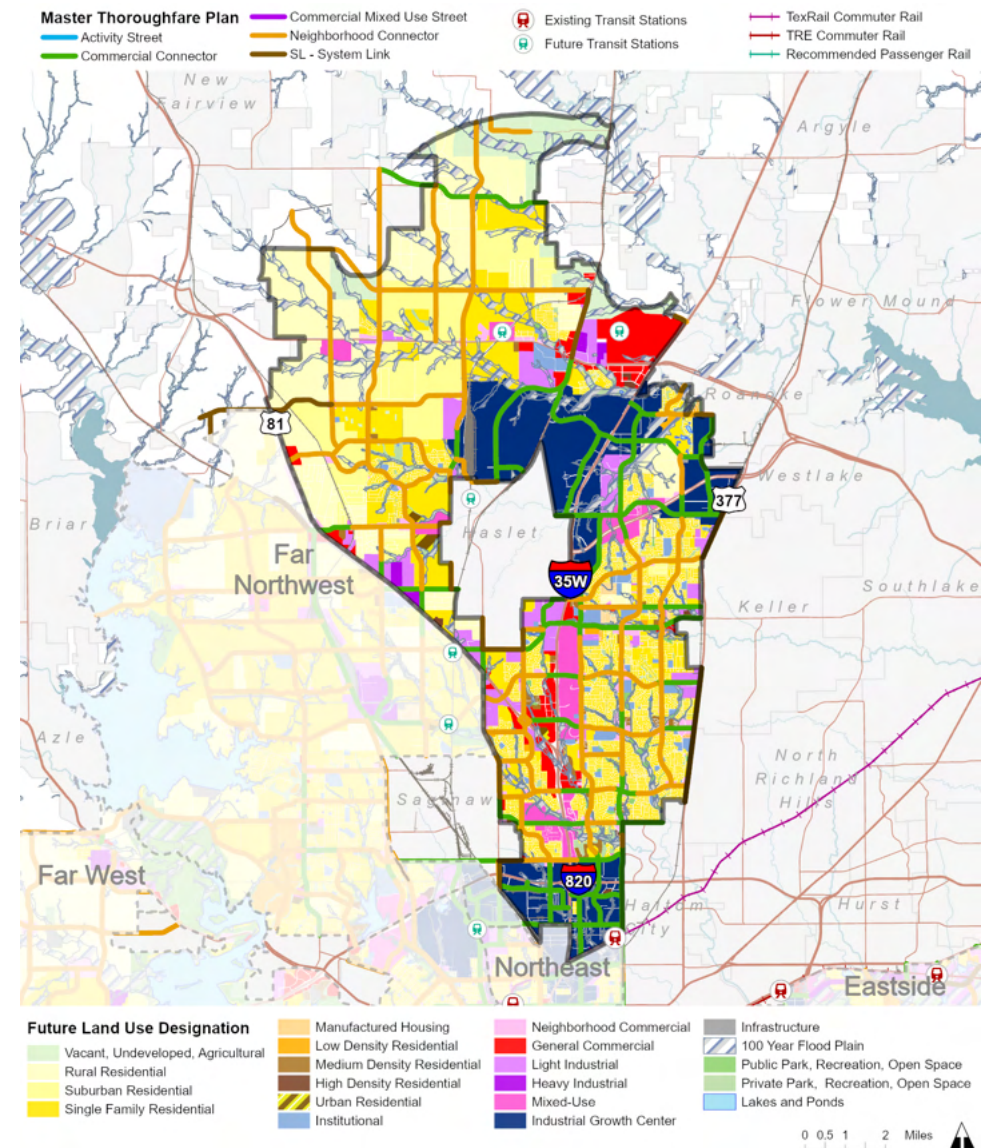


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## FAR NORTH SECTOR FUTURE LAND USE

### Sector Land Use Policies

1. Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
2. Promote the use of parallel local access lanes along major roadways to encourage development in which the front façade of homes can face the street without the need for multiple driveway curb-cuts on the major street, thereby preserving traffic flow and safety, increasing the pedestrian friendliness of the street, and eliminating the canyon effect of backyard fences lining the street.
3. Promote development of rail transit serving the Texas Motor Speedway and stations along the line.
4. Promote appropriate commercial, mixed-use, and urban residential development within the Alliance Gateway West, Alliance Town Center, Fossil Creek, and Nance Ranch Mixed-Use Growth Centers. Discourage single-family residential development within these growth centers.
5. Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
6. Protect land needed for Green Infrastructure projects such as natural stormwater conveyance and detention, riparian buffer protection, and linear greenways with hike & bike trail alignments.
7. Create a hike & bike trail network in growing areas by promoting a connected system of pathways within floodplains, riparian buffers, and other open space corridors.
8. Encourage the preservation and enhancement of the natural landscape by retaining trees, natural drainage ways, and unique vistas.
9. Work with school districts to identify suitable sites for future school development that make efficient use of existing infrastructure.
10. Promote healthy physical activity among children by designing enhanced walkability into neighborhoods surrounding new and proposed school sites.
11. Encourage co-location of schools and public parks to promote shared use of facilities and to reduce maintenance costs.
12. Promote industrial development within the Meacham, Alliance, and Alliance Gateway East Industrial Growth Centers.
13. Promote commercial and industrial development near Alliance Airport, BNSF rail yards, and Texas Motor Speedway that would not be adversely affected by noise.
14. Discourage residential development within areas affected by noise levels from Alliance Airport greater than 65 decibels and especially at the ends of the runways.
15. Promote the free flow of traffic on North Tarrant Parkway and other major roadways by implementing access management techniques to reduce individual commercial curb cuts.

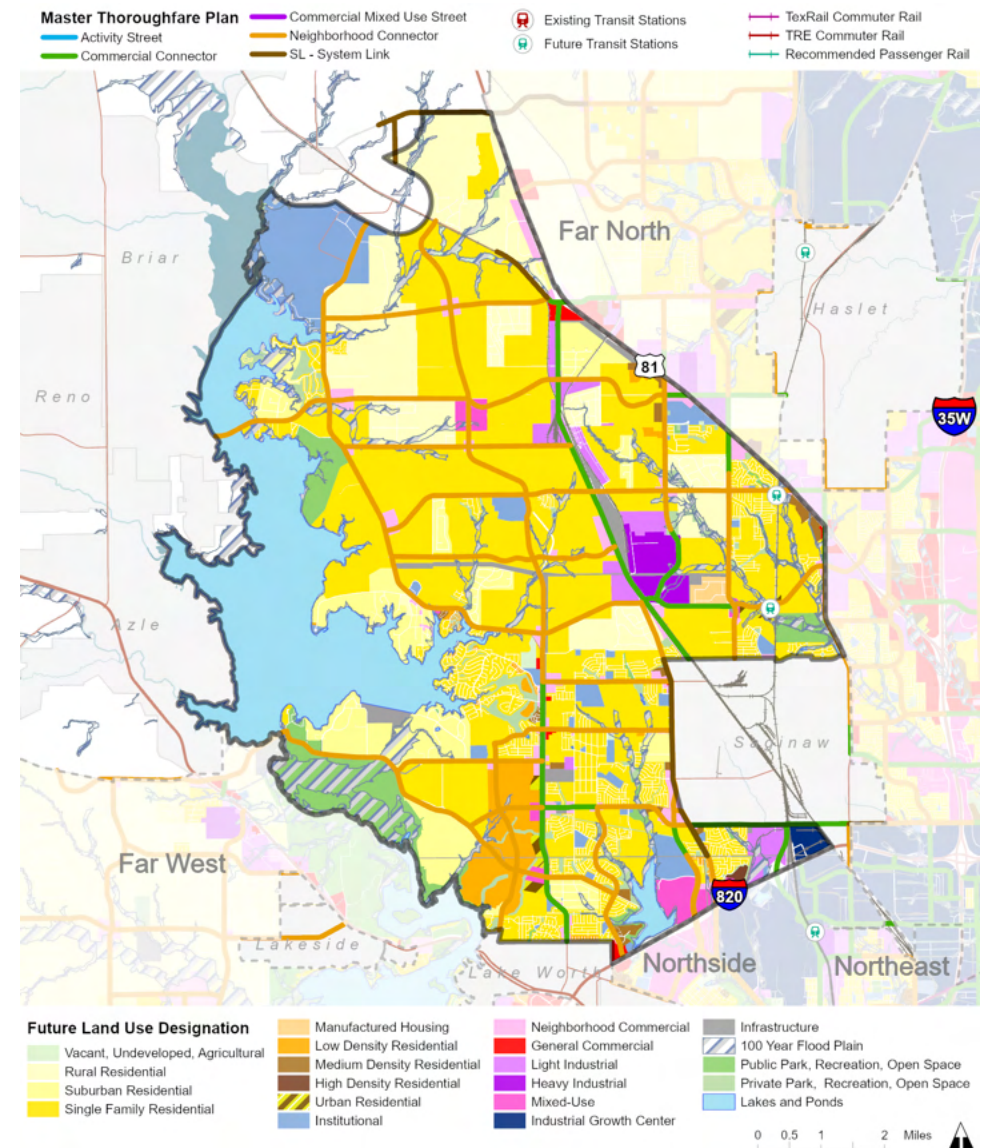


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## FAR NORTHWEST SECTOR FUTURE LAND USE

### Sector Land Use Policies

1. Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
2. Consult the adopted Lake Worth Vision Plan for guidance on all land use, environmental, transportation, development, and infrastructure investment decisions for all areas within the Lake Worth Vision Plan Implementation Area.
3. Within the Lake Worth watershed, promote the clustering of new residential development to preserve as common open space or dedicated parkland the following types of land features: floodplains, riparian buffers, steep slopes, wooded areas, special habitat areas, and unique views.
4. Promote commercial, mixed-use, and urban residential development within the Marine Creek Mixed-Use Growth Center.
5. Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
6. Promote innovative development projects that showcase Green Infrastructure practices, conserve riparian buffers to protect the water quality of Lake Worth and Eagle Mountain Lake, and extend greenway networks with hike & bike trails.
7. Protect land needed for Green Infrastructure projects such as natural stormwater conveyance and detention, riparian buffer protection, and linear greenways with hike & bike trail alignments.
8. Encourage land uses and development practices that will reduce the amount of sediment and pollution entering Eagle Mountain Lake and Lake Worth.
9. Encourage the preservation and enhancement of the natural landscape by retaining trees, natural drainage ways, and unique vistas.
10. Promote the use of parallel local access lanes along major roadways to encourage development in which the front façade of homes can face the street without the need for multiple driveway curb-cuts on the major street, thereby preserving traffic flow and safety, increasing the pedestrian friendliness of the street, and eliminating the canyon effect of backyard fences lining the street.
11. Create a hike & bike trail network in growing areas by promoting a connected system of pathways within floodplains, riparian buffers, and other open space corridors.
12. Work with school districts to identify suitable sites for future school development that make efficient use of existing infrastructure.
13. Promote healthy physical activity among children by designing enhanced walkability into neighborhoods surrounding new and proposed school sites.
14. Encourage co-location of schools and public parks to promote shared use of facilities and to reduce maintenance costs.
15. Encourage large lot residential or agricultural uses in the far northern portion of the Far Northwest sector, especially in areas with large numbers of gas wells.

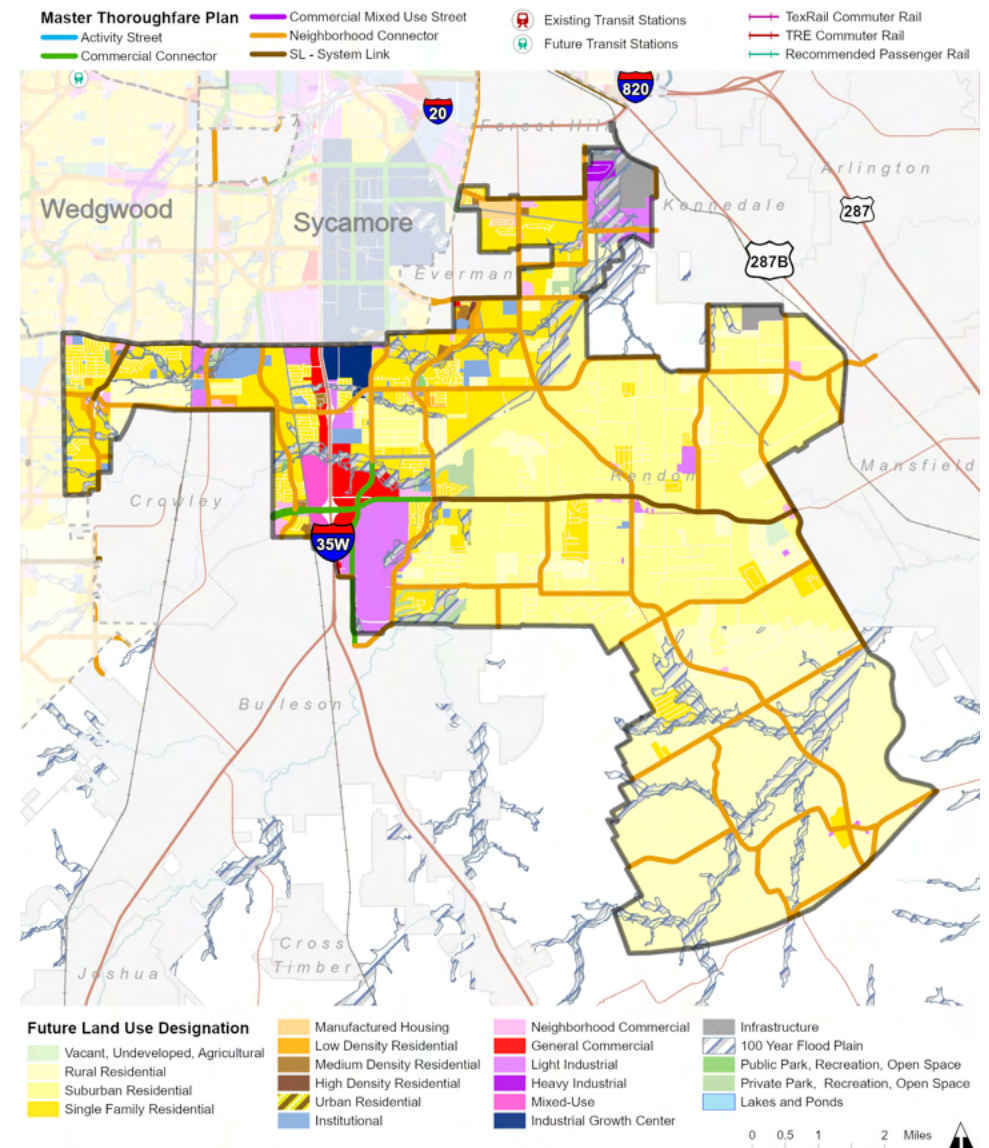


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## FAR SOUTH SECTOR FUTURE LAND USE

### Sector Land Use Policies

1. Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
2. Within the Lake Arlington watershed, promote the clustering of new residential development to preserve as common open space or dedicated parkland the following types of land features: floodplains, riparian buffers, steep slopes, wooded areas, special habitat areas, and unique views.
3. Support innovative development projects that showcase Green Infrastructure practices, conserve riparian buffers within the Lake Arlington watershed, and extend greenway networks with hike & bike trails.
4. Promote commercial, mixed-use, and urban residential development within the Spinks/Huguley Mixed-Use Growth Center.
5. Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
6. Encourage land uses and development practices that will reduce the amount of sediment and pollution entering Lake Arlington.
7. Encourage the preservation and enhancement of the natural landscape by retaining trees, natural drainage ways, and unique vistas.
8. Protect land needed for Green Infrastructure projects such as natural stormwater conveyance and detention, riparian buffer protection, and linear greenways with hike & bike trail alignments.
9. Promote the use of parallel local access lanes along major roadways to encourage development in which the front façade of homes can face the street without the need for multiple driveway curb-cuts on the major street, thereby preserving traffic flow and safety, increasing the pedestrian friendliness of the street, and eliminating the canyon effect of backyard fences lining the street.
10. Create a hike & bike trail network in growing areas by promoting a connected system of pathways within floodplains, riparian buffers, and other open space corridors.
11. Work with school districts to identify suitable sites for future school development that make efficient use of existing infrastructure.
12. Promote healthy physical activity among children by designing enhanced walkability into neighborhoods surrounding new and proposed school sites.
13. Encourage co-location of schools and public parks to promote shared use of facilities and to reduce maintenance costs.
14. Discourage the concentration of sexually oriented businesses along the South Freeway (I-35W).
15. Encourage large lot residential or agricultural uses in the far southern (Johnson County) portion of the Far South sector, especially in areas with large numbers of gas wells.



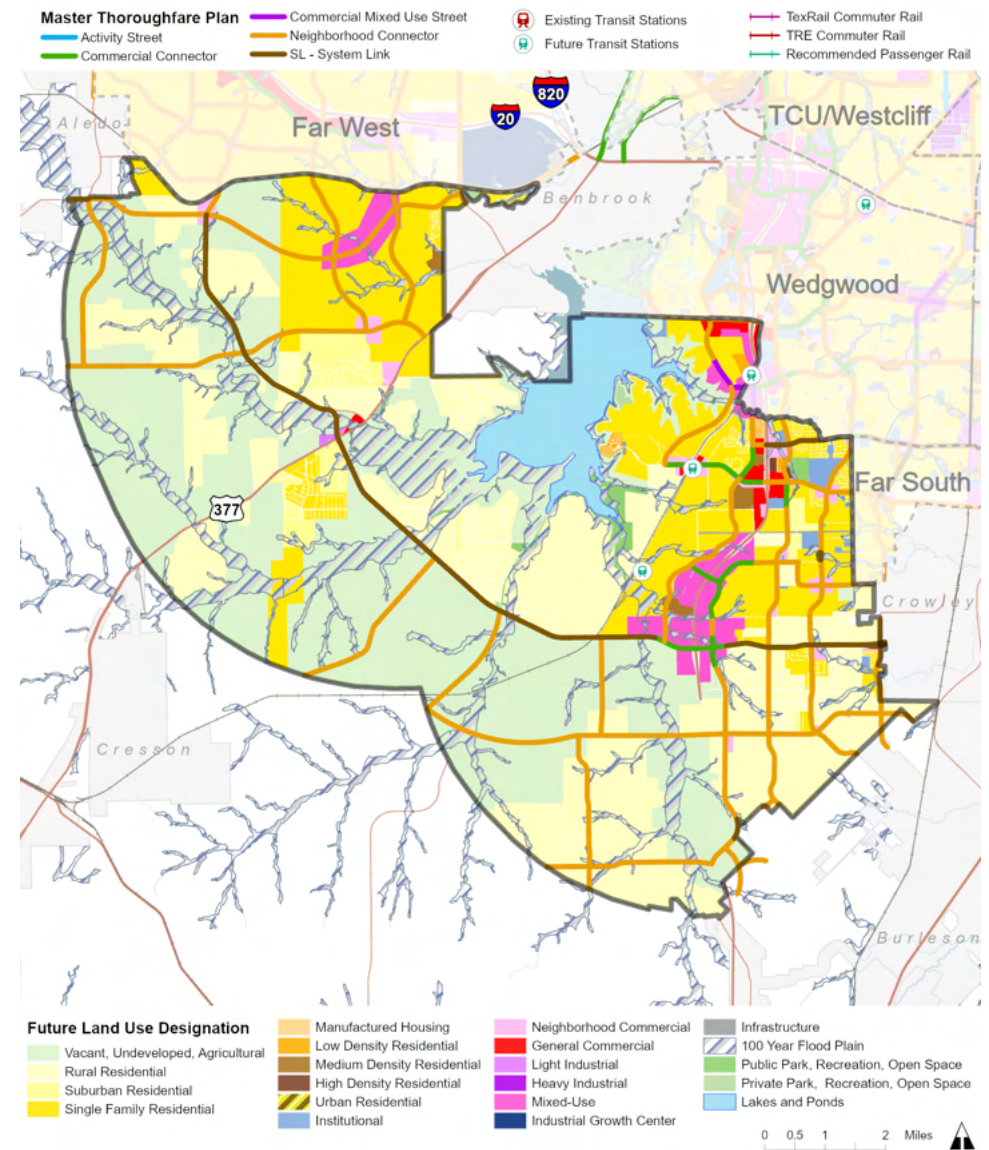
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## FAR SOUTHWEST SECTOR FUTURE LAND USE

### Sector Land Use Policies

1. Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
2. Support the extension of rail transit to the Far Southwest sector.
3. Promote transit-oriented development (TOD) around the planned Summer Creek TEX Rail station.
4. Promote commercial, mixed-use, and urban residential development within the Summer Creek TOD and SH 121/FM 1187 Mixed-Use Growth Centers, including the new Tarleton State University campus area.
5. Within the Lake Benbrook watershed, promote the clustering of new residential development to preserve as common open space or dedicated parkland the following types of land features: floodplains, riparian buffers, steep slopes, wooded areas, special habitat areas, and unique views.
6. Promote only those uses near Lake Benbrook that will ensure protection of water quality, including protection of riparian buffers and use of Green Infrastructure techniques.
7. Encourage the preservation and enhancement of the natural landscape by retaining trees, natural drainage ways, and unique vistas.
8. Protect land needed for Green Infrastructure projects such as natural stormwater conveyance and detention, riparian buffer protection, and linear greenways with hike & bike trail alignments.
9. Create a hike & bike trail network in growing areas by promoting a connected system of pathways within floodplains and other open space corridors.
10. Promote the use of parallel local access lanes along major roadways to encourage development in which the front façade of homes can face the street without the need for multiple driveway curb-cuts on the major street, thereby preserving traffic flow and safety, increasing the pedestrian friendliness of the street, and eliminating the canyon effect of backyard fences lining the street.
11. Encourage major employers, retail, and urban residential to locate at or near proposed transit stops and entryways to the Chisholm Trail Parkway toll road.
12. Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
13. Work with school districts to identify suitable sites for future school development that make efficient use of existing infrastructure.
14. Promote healthy physical activity among children by designing enhanced walkability into neighborhoods surrounding new and proposed school sites.
15. Encourage co-location of schools and public parks to promote shared use of facilities and to reduce maintenance costs.

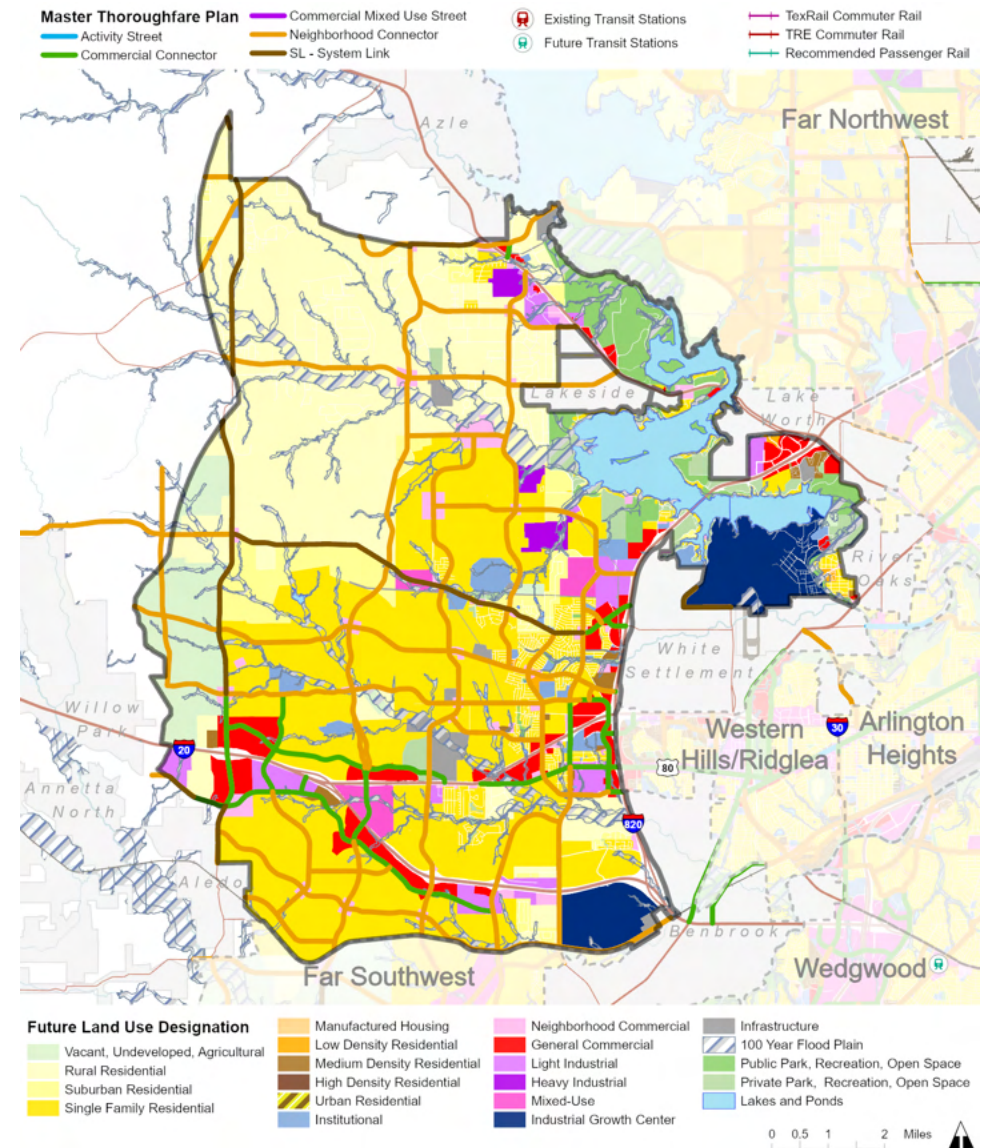


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## FAR WEST SECTOR FUTURE LAND USE

### Sector Land Use Policies

1. Promote fiscally sustainable growth on the periphery of the city by encouraging development adjacent to existing adequate infrastructure and discouraging leapfrog development.
2. Consult the adopted Lake Worth Vision Plan for guidance on all land use, environmental, transportation, development, and infrastructure investment decisions for all areas within the Lake Worth Vision Plan Implementation Area.
3. Within the Lake Worth watershed, promote the clustering of new residential development to preserve as common open space or dedicated parkland the following types of land features: floodplains, riparian buffers, steep slopes, wooded areas, special habitat areas, and unique views.
4. Support innovative development projects that implement the Lake Worth Vision Plan and showcase Green Infrastructure practices, conserve riparian buffers, and extend greenway networks with hike & bike trails.
5. Encourage land uses and development practices that will reduce the amount of sediment and pollution entering Lake Worth.
6. Encourage the preservation and enhancement of the natural landscape by retaining trees, natural drainage ways, and unique vistas.
7. Protect land needed for Green Infrastructure projects such as natural stormwater conveyance and detention, riparian buffer protection, and linear greenways with hike & bike trail alignments.
8. Consider partnering with a land trust to protect appropriate High Priority Water Quality Zones in the Lake Worth watershed.
9. Promote commercial, mixed-use, and urban residential development within the Walsh Ranch Mixed-Use Growth Center.
10. Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
11. Discourage incompatible uses within the NASFW JRB runway Clear Zone and Accident Potential Zones. Discourage residential development or require sound mitigation within areas of noise levels greater than 65 decibels for all airports to ensure compatibility between surrounding land uses while providing additional protections to airport operations.
12. Promote industrial development within the NAS-JRB/Lockheed-Martin Industrial Growth Center that is compatible in use and height with the area flight operations.
13. Create a hike & bike trail network in growing areas by promoting a connected system of pathways within floodplains, riparian buffers, and other open space corridors.
14. Phase out mining operations and landfills that may silt or pollute Lake Worth and generate undesired truck traffic.
15. Encourage the reclamation of mined lands and landfills for appropriate uses.
16. Consider locating a community park and branch library within the sector.
17. Work with school districts to identify suitable sites for future school development that make efficient use of existing infrastructure.
18. Promote healthy physical activity among children by designing enhanced walkability into neighborhoods surrounding new and proposed school sites.
19. Encourage co-location of schools and public parks to promote shared use of facilities and to reduce maintenance costs.

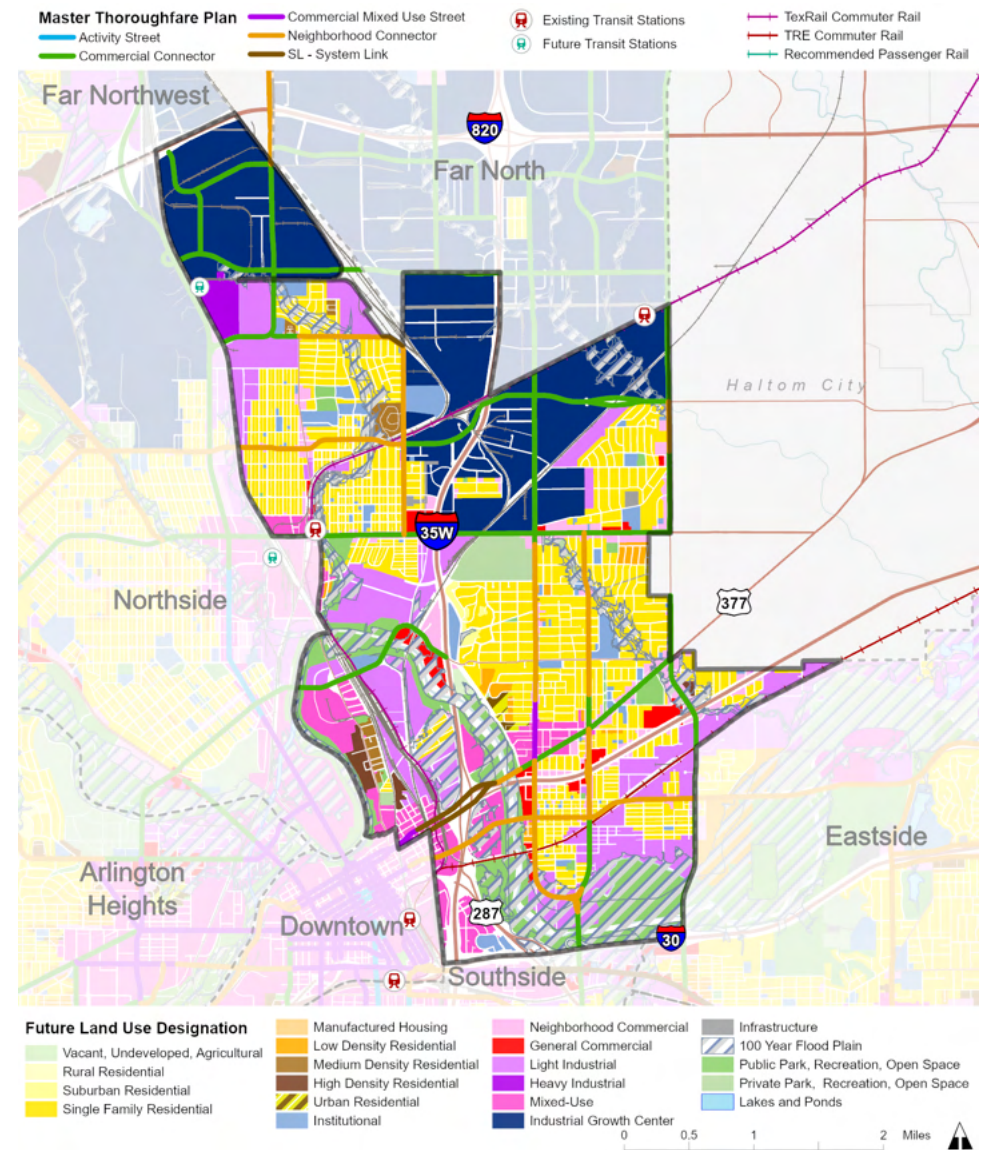


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## NORTHEAST SECTOR FUTURE LAND USE

### Sector Land Use Policies

1. Promote transit-oriented development (TOD) around the Beach Street Station on the TEX Rail line.
2. Promote transit-oriented development (TOD) around the Northside/Stockyards Station on the TEX Rail line.
3. Integrate the Lebow Channel flood mitigation project into the surrounding urban fabric so it can connect the TOD to surrounding neighborhoods, Panther Island, and the Stockyards, while serving as an enhanced and unifying open space and stormwater park that helps stimulate redevelopment.
4. Encourage redevelopment of the Six Points Urban Village consistent with its urban village plan and CNU design charrette report.
5. Promote commercial and multifamily development within the Downtown Mixed-Use Growth Center.
6. Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
7. Promote industrial development in the Meacham Industrial Growth Center.
8. Promote extension of the public trail system along the Trinity River, and convenient trail connections to neighborhoods.
9. Encourage the revitalization of commercial districts with neighborhood-oriented retail, services, and office space.
10. Encourage compatible redevelopment along the Trinity River, particularly within the Rock Island Bottoms and Butler Place sites.
11. Protect neighborhoods from commercial and industrial encroachment from Belknap Street, 28th Street, Sylvania Avenue and Riverside Drive.
12. Stimulate the redevelopment of the East Belknap Street, Sylvania Avenue, and NE 28th Street commercial districts.

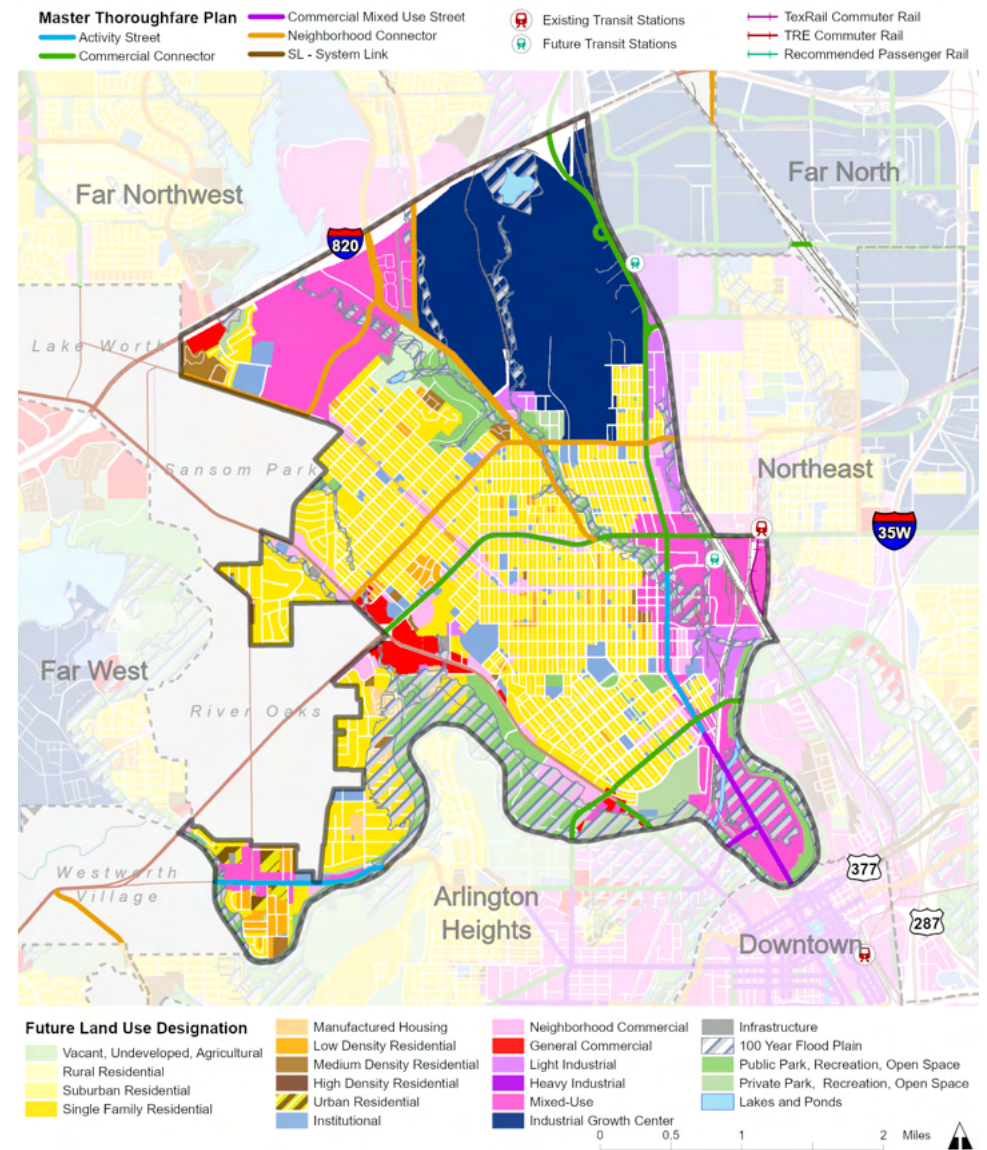


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## NORTHSIDE SECTOR FUTURE LAND USE

### Sector Land Use Policies

1. Support the development of a fixed-rail transit system that links the Historic Stockyards and Panther Island with Downtown.
2. Promote transit-oriented development (TOD) around the Northside/Stockyards Station on the TEX Rail line.
3. Integrate the Lebow Channel flood mitigation project into the surrounding urban fabric so it can connect the TOD to surrounding neighborhoods, Panther Island, and the Stockyards, while serving as an enhanced and unifying open space and stormwater park that helps stimulate redevelopment.
4. Promote transit-oriented development (TOD) along North Main Street where it could be served by the potential western bypass alignment of the TEX Rail line and/or future modern streetcar service on North Main Street.
5. Encourage redevelopment of the Historic Marine Urban Village consistent with its urban village plan.
6. Promote a desirable combination of compatible urban residential, office, retail, and commercial uses in the Historic Marine Urban Village.
7. Promote a desirable combination of compatible urban residential, office, retail, commercial, and selected light industrial uses in Panther Island.
8. Promote commercial, mixed-use, and urban residential development within the Downtown, Historic Stockyards, and Marine Creek Mixed-Use Growth Centers.
9. Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
10. Encourage and support implementation of the 2011 Northside Economic Development Strategy Report.
11. Encourage land uses which are compatible with tourism and nearby residences along North Main Street.
12. Promote industrial development within the Meacham Industrial Growth Center. Encourage the redevelopment of North Main Street around Meacham airport for airport-related uses.
13. Support and facilitate relocation of the recycling yards and other heavy industrial uses along North Main Street to more appropriate locations in the city, such as immediately west of Meacham Airport.

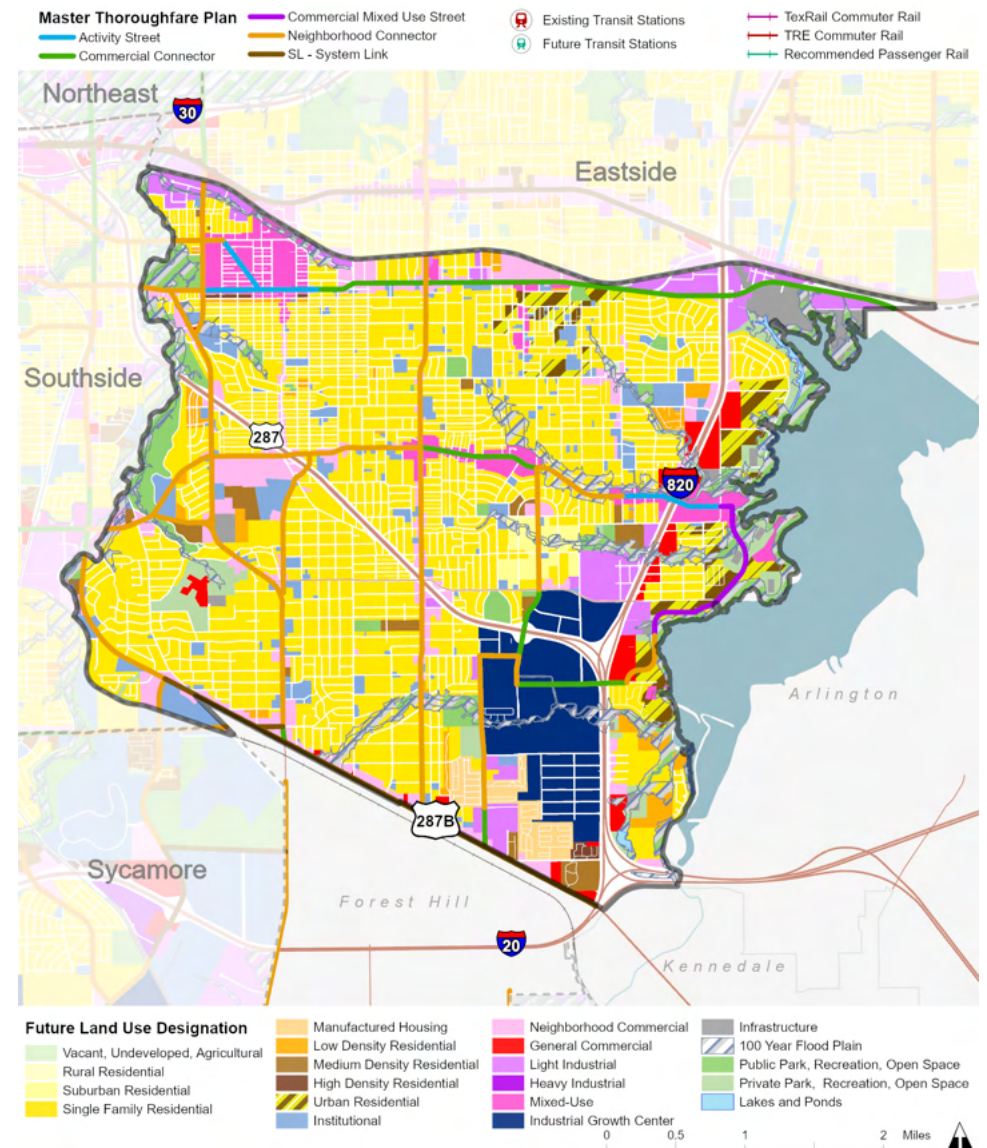


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## SOUTHEAST SECTOR FUTURE LAND USE

### Sector Land Use Policies

1. Promote commercial, mixed-use, and urban residential development within the Polytechnic/Texas Wesleyan, Lake Arlington, and Miller/Berry Mixed-Use Growth Centers.
2. Rezone property between Loop 820 and Lake Arlington to promote development of the Lake Arlington Urban Village in accordance with the Lake Arlington Master Plan.
3. In accordance with the Lake Arlington Master Plan, establish a publicly-accessible shoreline on the Fort Worth side of Lake Arlington by acquiring a public access easement for a lakeshore trail.
4. In accordance with the Lake Arlington Master Plan, encourage quality, low-impact residential development near, but not directly on the west shoreline of Lake Arlington, while maximizing public access to the lakeshore.
5. Encourage redevelopment of the Polytechnic/Wesleyan and Lake Arlington Urban Villages consistent with their urban village plans and the Lake Arlington Master Plan.
6. Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
7. Protect the environmental quality of Lake Arlington and the surrounding area.
8. Protect land needed for Green Infrastructure projects such as natural stormwater conveyance and detention, riparian buffer protection, and linear greenways with hike & bike trail alignments.
9. Encourage attractive freeway and mixed commercial uses along East Loop 820.
10. Protect residential areas from commercial encroachment adjacent to Mansfield Highway, Wilbarger Street, East Berry Street, and East Rosedale Street.
11. Promote a balance of residential, commercial, and industrial uses in the Southeast sector.
12. Promote the expansion of the Polytechnic/Texas Wesleyan educational complex.
13. Stimulate the redevelopment of the East Rosedale, East Berry Street, Miller Avenue, and Mansfield Highway commercial districts.
14. Encourage marketable infill houses, particularly in the Polytechnic and Stop Six neighborhoods.
15. Promote industrial development within the Loop 820 East Industrial Growth Center.

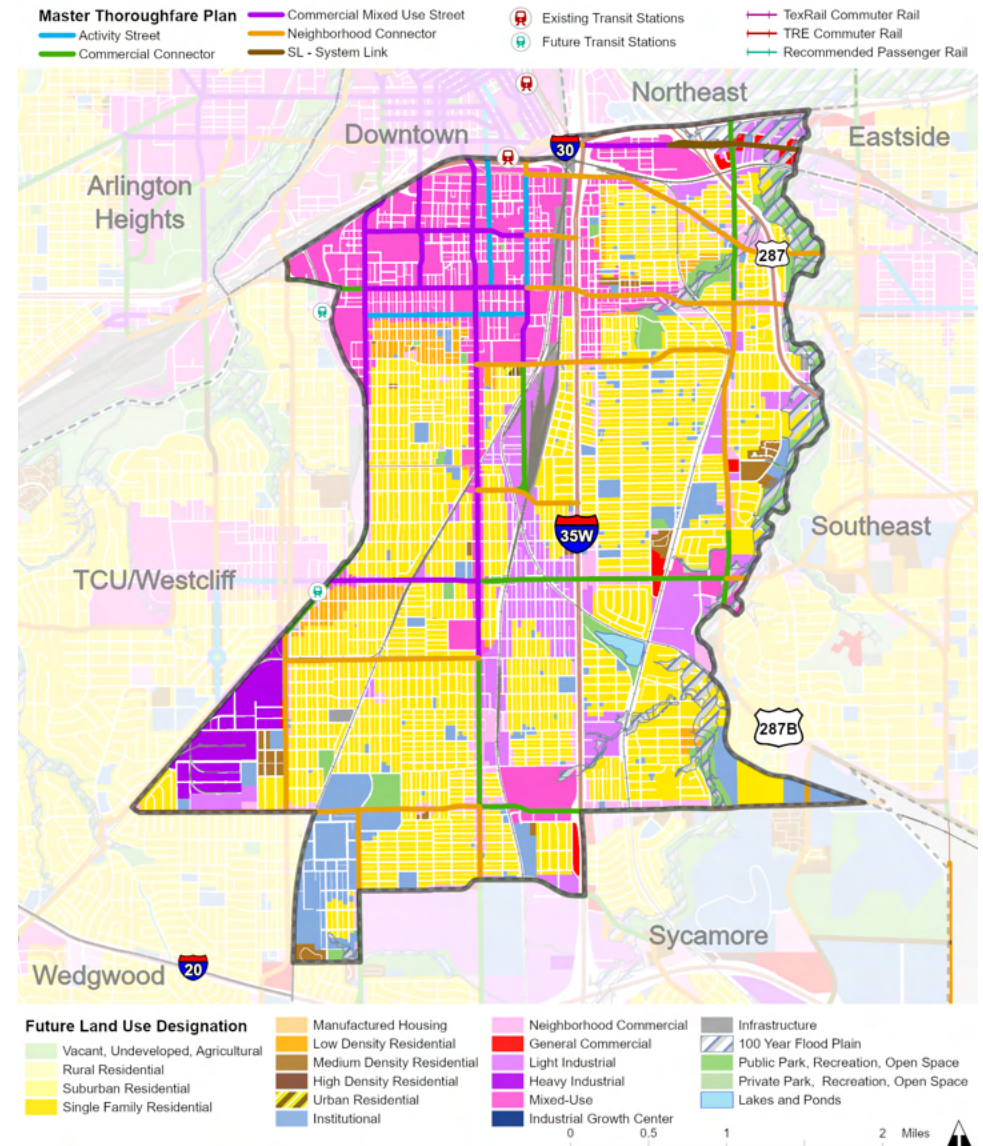


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## SOUTHSIDE SECTOR FUTURE LAND USE

### Sector Land Use Policies

1. Promote transit-oriented development (TOD) around the planned Medical Center and TCU/Berry TEX Rail stations.
2. Encourage redevelopment of the South Main, Hemphill/Berry, Evans & Rosedale, Berry/Riverside, and Near East Side Urban Villages consistent with their urban village plans.
3. Promote commercial, mixed-use, and urban residential development within the Near Southside, Near Southeast, La Gran Plaza, and Downtown Mixed-Use Growth Centers.
4. Promote a desirable combination of compatible residential, office, retail, and commercial uses in a mixed-use or form-based zoning district in Magnolia Village, Evans and Rosedale Village, Hemphill/Berry Urban Village, Berry/Riverside Urban Village, Near East Side Urban Village, and South Main Urban Village.
5. Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
6. Seek to expand West Berry Street urban design initiatives to other commercial districts within the sector.
7. Encourage infill of compatible housing.
8. Attract high quality freeway commercial development along the interstate highways.
9. Promote adaptive re-use of older buildings and the renovation of existing multifamily units.
10. Encourage the enhancement of the educational training complex at Morningside and Briscoe schools.
11. Reinforce medical institutions by providing opportunities for expansion.
12. Encourage office and high density residential uses which will support area commercial uses.
13. Stimulate the redevelopment of the Hemphill Street, Berry Street, Evans Avenue, 8th Avenue/Cleburne Road/McCart Avenue, Pennsylvania Avenue, Magnolia Avenue, Rosedale Street, Seminary Drive, and South Riverside Drive commercial districts.

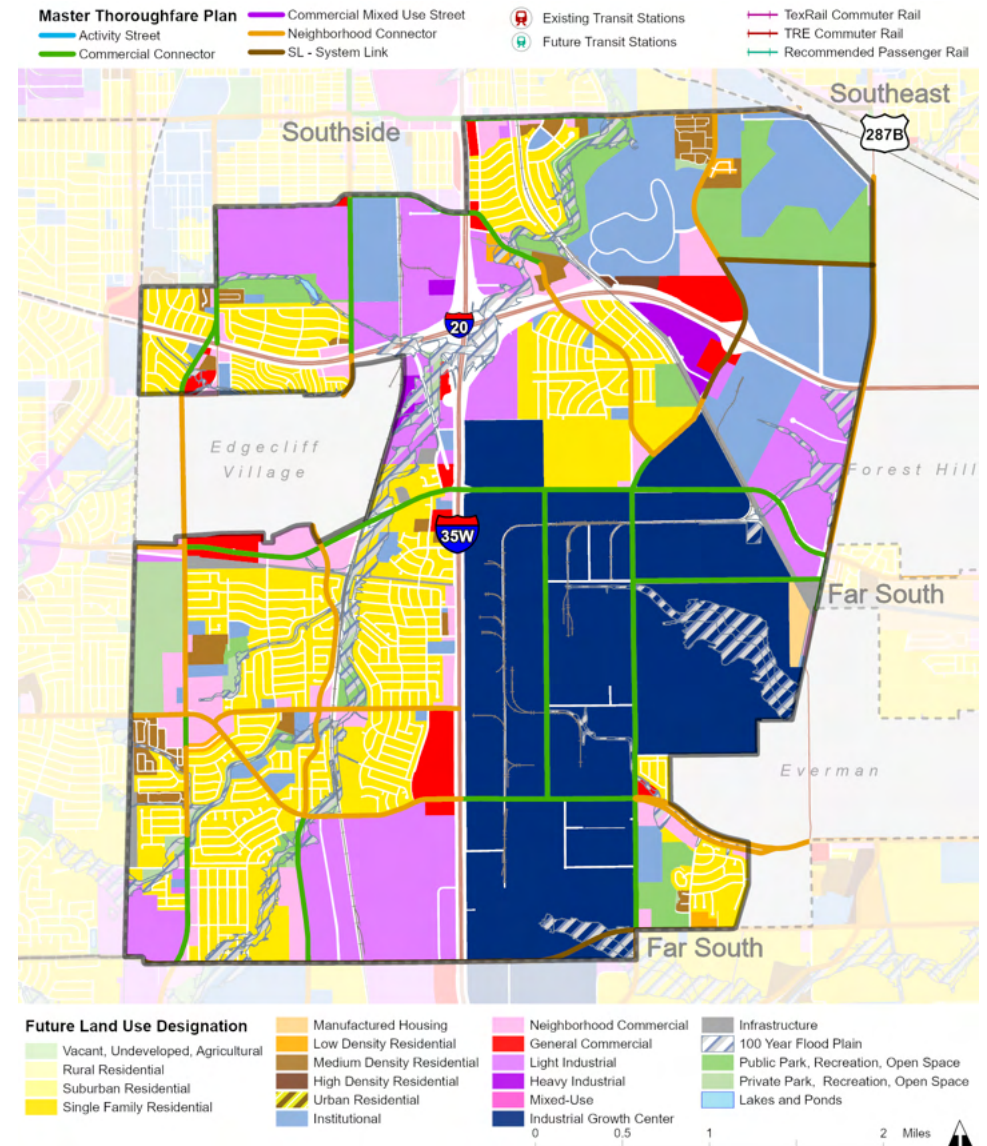


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## SYCAMORE SECTOR FUTURE LAND USE

### Sector Land Use Policies

1. Promote industrial development within the Carter Industrial Park Industrial Growth Center.
2. Protect residential areas from encroachment by commercial and industrial uses.
3. Encourage redevelopment of Highland Hills consistent with the Highland Hills Revitalization Plan.
4. Attract freeway commercial uses that portray a positive image and lasting investment.
5. Stimulate the redevelopment of the Seminary Drive commercial district.
6. Encourage additional development around the Tarrant County College South Campus and the Veterans Administration clinic.
7. Discourage the concentration of sexually oriented businesses along South Freeway (I-35W).

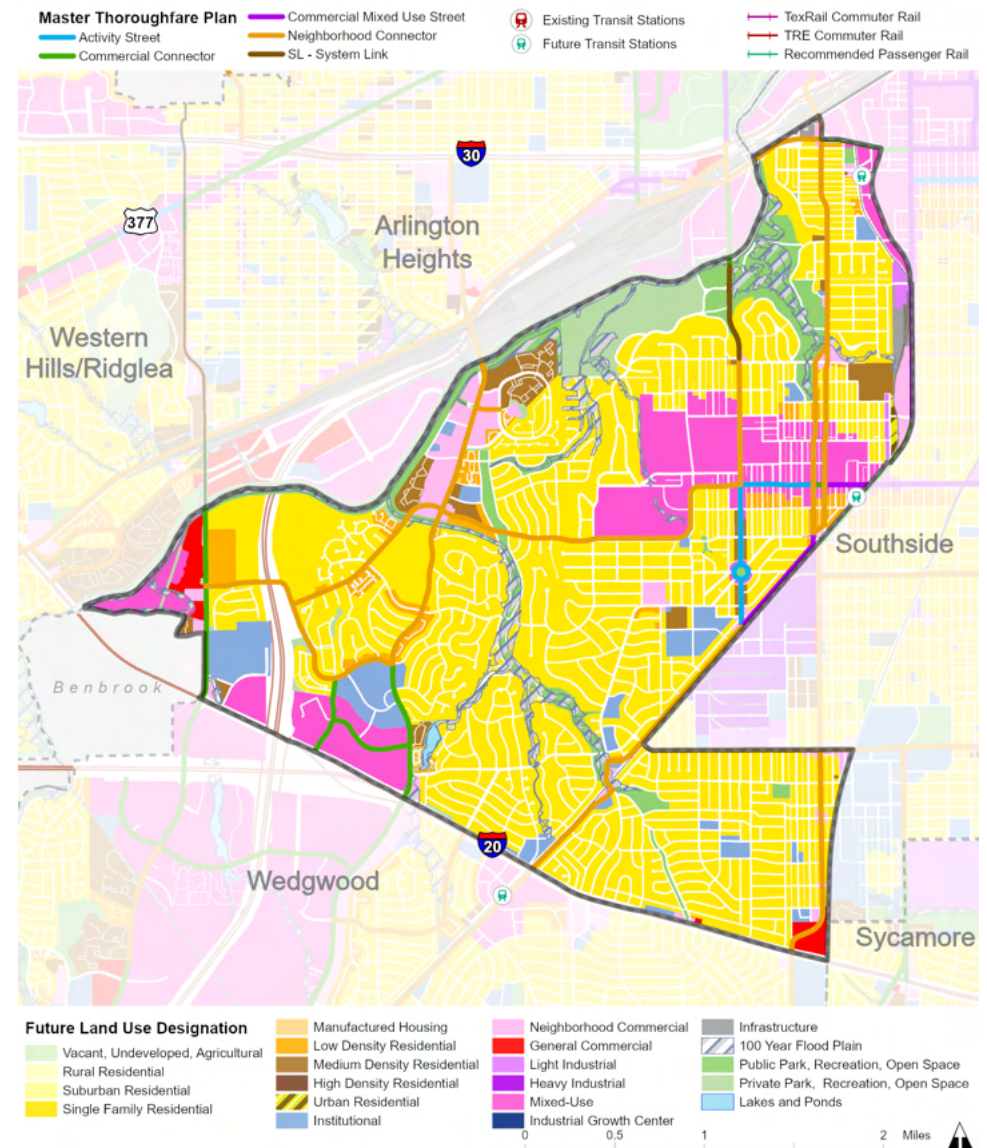


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## TCU/WESTCLIFF SECTOR FUTURE LAND USE

### Sector Land Use Policies

1. Promote transit-oriented development (TOD) around the planned TCU/Berry TEX Rail station.
2. Encourage redevelopment of the Berry/University and Bluebonnet Circle Urban Villages consistent with their urban village plans.
3. Promote a desirable combination of compatible residential, office, retail, and commercial uses in a form-based zoning district in the Berry/University Urban Village.
4. Promote commercial, mixed-use, and urban residential development within the Hulen/Cityview and TCU Mixed-Use Growth Centers.
5. Preserve the residential character of University Drive north and south of the TCU campus. Encourage mixed-use development in the growth center portion of University Drive.
6. Encourage redevelopment along West Berry Street while preserving the adjacent single-family neighborhoods.
7. Orient businesses to Berry Street to encourage pedestrian shopping and reduce traffic on residential side streets.
8. Encourage the revitalization of the Westcliff shopping district with retail uses and improvements that are compatible with adjacent neighborhoods.
9. Encourage compatible development along the Chisholm Trail Parkway corridor between the Trinity River and Arborlawn Drive.
10. Promote single-family and low-density residential development on the east side of the tollway, adjacent to the Overton Woods neighborhood.
11. Promote low-density residential, urban residential, institutional, and neighborhood commercial development on the west side of the tollway.
12. Stimulate redevelopment of the Berry Street, University Drive, and 8th Avenue/Cleburne Road/McCart Avenue commercial districts.
13. Encourage recreational development along the Trinity River corridor.



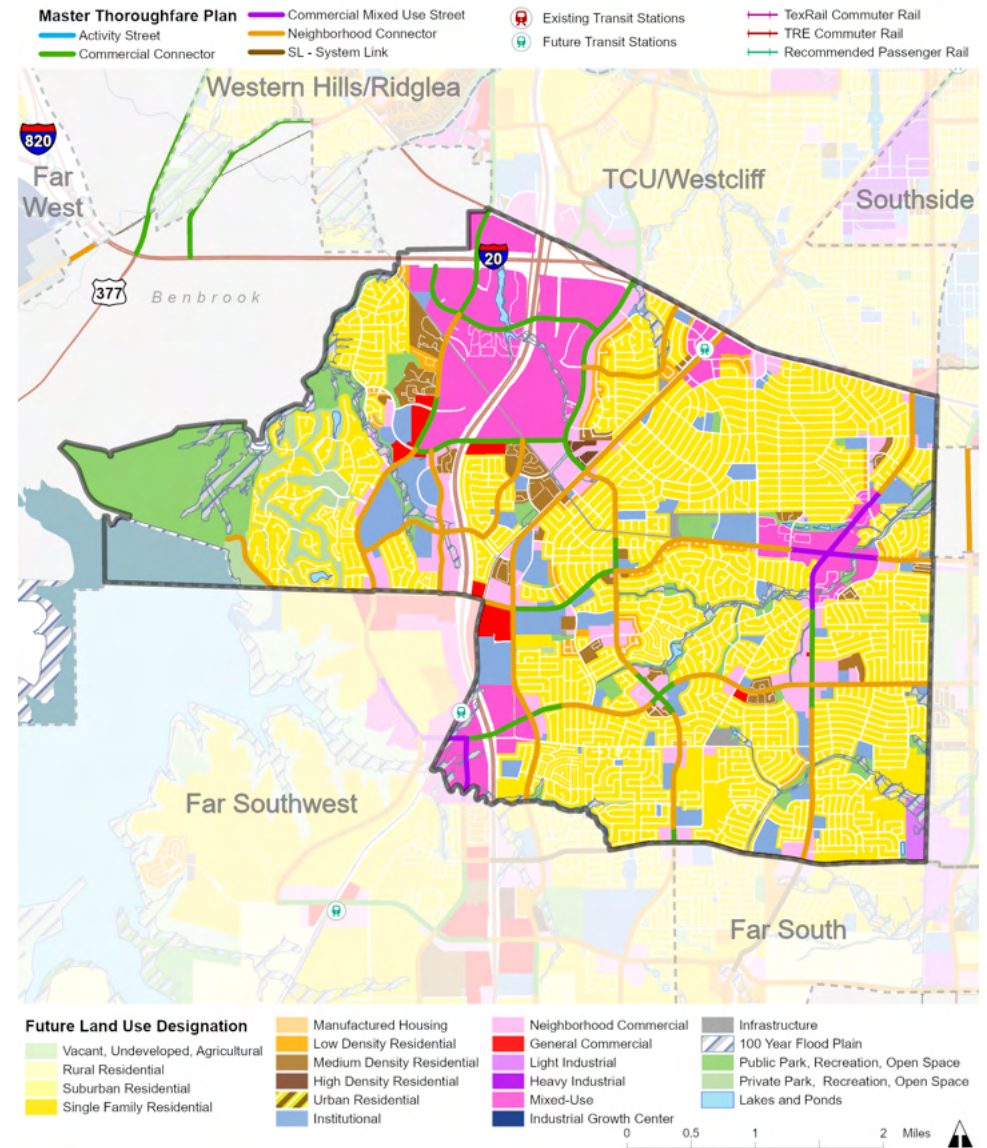
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## WEDGWOOD SECTOR FUTURE LAND USE

### Sector Land Use Policies

1. Promote transit-oriented development (TOD) around the planned Summer Creek and I-20/Granbury TEX Rail stations.
2. Promote commercial, mixed-use, and urban residential development within the Hulen/Cityview Mixed-Use Growth Center.
3. Encourage major employers, retail, and urban residential to locate at or near proposed transit stops and entryways to the Chisholm Trail Parkway toll road.
4. Pursue commuter rail along the South Orient/FWWR line to the Hulen/Cityview Mixed-Use Growth Center.
5. Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
6. Encourage quality park and recreational developments such as those found around French Lake.

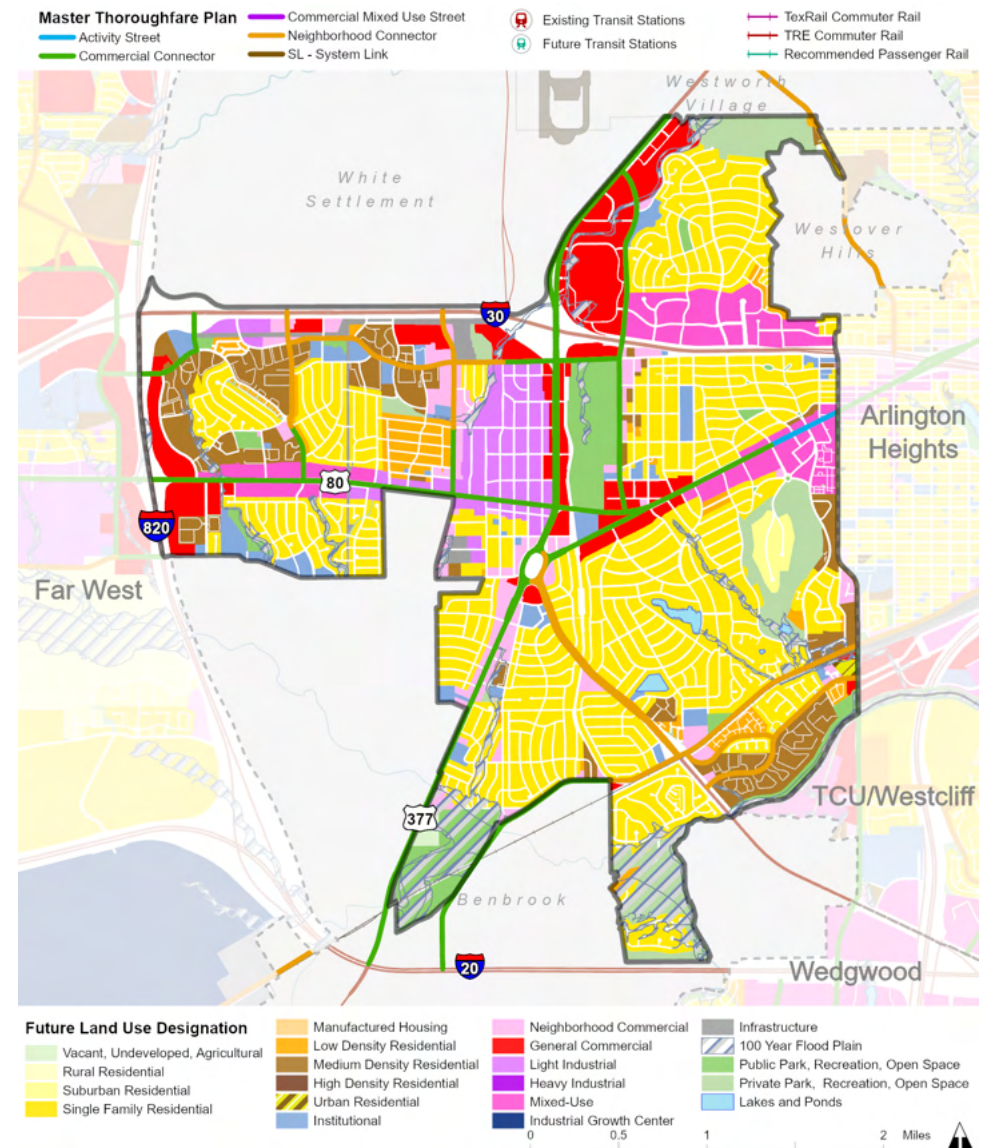


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## WESTERN HILLS/RIDGLEA SECTOR FUTURE LAND USE

### Sector Land Use Policies

1. Encourage redevelopment of the Ridglea Urban Village consistent with its urban village plan.
2. Promote a desirable combination of compatible residential, office, retail, and commercial uses in a mixed-use or form-based zoning district in the Ridglea Urban Village.
3. Promote commercial, mixed-use, and urban residential development within the Ridgmar Mixed-Use Growth Center.
4. Discourage incompatible uses within the NASFW JRB runway Clear Zone and Accident Potential Zones. Discourage residential development or require sound mitigation within areas of noise levels greater than 65 decibels for all airports to ensure compatibility between surrounding land uses while providing additional protections to airport operations.
5. Protect residential neighborhoods from encroachment by commercial uses.
6. Stimulate redevelopment of the Camp Bowie Boulevard, Camp Bowie West, Altamere Drive/US 377, and Lackland Road/Green Oaks Road commercial districts.
7. Reduce the density of multifamily units outside of the mixed-use growth centers.
8. Encourage urban residential development in appropriate locations to create more walkable, pedestrian-oriented neighborhoods.
9. Promote compatibility of infill housing with existing residential uses.
10. Encourage recreational development along the Clear Fork of the Trinity River corridor.
11. Promote buffers and other compatible uses between multifamily and single-family residential.



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TITLE

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Body text.

MAP TITLE

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[CLICK HERE FOR MORE INFORMATION](#)

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**67k**

Total Riders

**254k**

Total Trips Taken

**46M**

Est. Calories Burned

**1.1M**

Est. Pounds of  
Carbon Offset

**KEEP THIS  
PAGE AS A  
REFERENCE FOR  
TEXT BOXES,  
BUTTONS, AND  
SPACING.**

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Source: Fort Worth Bike Sharing.

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Source: City of Fort Worth, Planning & Data Analytics Department, 2021.



# APPENDIX D

# PROPOSED CAPITAL IMPROVEMENTS

## PROPOSED FIVE-YEAR CAPITAL IMPROVEMENTS PLAN (CIP)

Appendix D incorporates the citywide five-year Capital Improvements Plan along with a graphic, consolidated summary of its content. This appendix also includes a combined capital improvement projects table for Independent School Districts operating within the City of Fort Worth.

The citywide CIP forecasts anticipated expenditures on capital improvements over a five-year period, from FY 2021 through FY 2025. A description of needed capital improvements is presented for each City department, along with the rationale for including each item. A schedule of estimated project expenditures by year and amount is also provided.

The five-year CIP presents the most current plan for programming financial resources to address capital and infrastructure requirements. However, the integrated plan does not imply any obligation to expend funds for the proposed projects, and it should be expected that as the City's physical environment, demographics, and needs change, revisions will be made to the project lists. The most current information on the status of any specific project can be obtained by contacting the responsible department or agency.

## FUNDING SOURCES REPRESENTED IN THE FIVE-YEAR CIP

2014 Bond Program

2018 Bond Program

Gas Well Revenues

- Aviation
- Park and Recreation
- Golf

Grants

- Federal Aviation Administration
- Texas Department of Transportation
- North Central Texas Council of Governments (NCTCOG)

Impact Fees

- Sewer
- Water
- Transportation

Legacy Water/Sewer Capital fund

Park Dedication Fees

Parks Donations

Pay As You Go

- Crime Control Prevention District Fund
- Culture and Tourism Fund
- DFW Airport Revenue Sharing Fund
- Environmental Management Fund
- General
- ITS
- Solid Waste
- Storm Water
- Water

Public Education in Government Fees

Seven-Year Tax Notes (Fire Apparatus Acquisition and Replacement)

Stormwater Capital Projects Fund (Earned Interest and Available Appropriations)

Tarrant County 911 Assistance Program

Texas Water Development Board (TWDB) Revolving Loan Fund

TWDB Water Implementation Revenue Fund

# PROPOSED CAPITAL IMPROVEMENTS PROJECTS

Capital Improvement Projects	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
<b>Aviation</b>					
Assessments	\$14.44 M	\$6.87 M			
Equipment	\$0.20 M	\$0.66 M	\$0.35 M	\$0.53 M	\$0.25 M
Facilities Improvements	\$2.75 M	\$0.25 M	\$0.30 M	\$0.23 M	\$0.30 M
Land Acquisition					
New Facilities				\$0.14 M	
New Runway/Taxiway	\$18.40 M	\$11.25 M	\$9.86 M	\$7.91 M	
Redevelopment/Renovations	\$0.48 M				
Rehabilitation	\$5.40 M	\$5.23 M	\$22.89 M	\$29.42 M	\$24.53 M
<b>Total:</b>	<b>\$41.67 M</b>	<b>\$24.25 M</b>	<b>\$33.39 M</b>	<b>\$38.22 M</b>	<b>\$25.08 M</b>
<b>Code Compliance</b>					
<b>Communications &amp; Public Engagement</b>					
<b>Culture &amp; Tourism</b>					
Equipment		\$1.50 M		\$1.00 M	\$1.00 M
Redevelopment/Renovations	\$2.73 M	\$6.31 M	\$6.79 M	\$8.69 M	\$8.94 M
<b>Total:</b>	<b>\$2.73 M</b>	<b>\$7.81 M</b>	<b>\$6.79 M</b>	<b>\$9.69 M</b>	<b>\$9.94 M</b>
<b>Economic Development</b>					
Community Partnerships	\$0.75 M	\$0.75 M	\$0.72 M	\$0.73 M	\$0.75 M
<b>Total:</b>	<b>\$0.75 M</b>	<b>\$0.75 M</b>	<b>\$0.72 M</b>	<b>\$0.73 M</b>	<b>\$0.75 M</b>
<b>Fire</b>					
Vehicles	\$11.77 M	\$12.24 M	\$12.74 M	\$13.26 M	\$13.80 M
<b>Total:</b>	<b>\$11.77 M</b>	<b>\$12.24 M</b>	<b>\$12.74 M</b>	<b>\$13.26 M</b>	<b>\$13.80 M</b>

# PROPOSED CAPITAL IMPROVEMENTS PROJECTS

Capital Improvement Projects - continued	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
<b>Information &amp; Technology Solutions</b>					
Business Applications	\$0.60 M	\$1.35 M	\$0.58 M	\$0.59 M	\$0.60 M
Hardware	\$2.02 M	\$2.07 M	\$2.03 M	\$2.04 M	\$2.14 M
Technology Infrastructure	\$5.21 M	\$4.53 M	\$4.51 M	\$4.87 M	\$4.76 M
Vehicles	\$0.12 M	\$0.12 M	\$0.12 M	\$0.12 M	\$0.12 M
<b>Total:</b>	<b>\$7.96 M</b>	<b>\$8.07 M</b>	<b>\$7.24 M</b>	<b>\$7.62 M</b>	<b>\$7.63 M</b>
<b>Neighborhood Services</b>					
Facility Improvements	\$0.13 M	\$0.13 M	\$0.13 M	\$0.13 M	\$0.13 M
Neighborhood Street Improvements	\$0.21 M	\$0.21 M	\$0.20 M	\$0.20 M	\$0.20 M
Redevelopment/Renovations	\$3.19 M	\$3.22 M	\$3.09 M	\$3.12 M	\$3.19 M
<b>Total:</b>	<b>\$3.53 M</b>	<b>\$3.55 M</b>	<b>\$3.42 M</b>	<b>\$3.45 M</b>	<b>\$3.53 M</b>
<b>Non-Departmental</b>					
<b>Park &amp; Recreation</b>					
Athletic Field Improvements	\$2.40 M				
Community Park Improvements	\$1.03 M	\$0.17 M	\$0.01 M	\$0.16 M	\$0.01 M
Community Partnerships	\$0.01 M	\$1.04 M	\$1.00 M	\$1.00 M	\$1.03 M
Drives & Parking Lots		\$0.13 M		\$0.50 M	
Facility Improvements	\$4.10 M	\$3.01 M	\$3.24 M	\$2.35 M	\$3.85 M
New Facilities	\$0.81 M				
Playground Improvements	\$0.75 M				
Redevelopment/Renovations	\$0.10 M	\$0.43 M	\$0.28 M	\$1.18 M	\$0.31 M
Studies	\$0.20 M	\$0.05 M	\$0.05 M	\$0.20 M	
<b>Total:</b>	<b>\$9.40 M</b>	<b>\$4.83 M</b>	<b>\$4.58 M</b>	<b>\$5.40 M</b>	<b>\$5.20 M</b>

# PROPOSED CAPITAL IMPROVEMENTS PROJECTS

Capital Improvement Projects - continued	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
<b>Police</b>					
Equipment	\$0.10 M	\$0.20 M	\$0.27 M	\$0.10 M	\$0.14 M
Vehicles	\$9.07 M	\$9.65 M	\$9.38 M	\$9.51 M	\$9.66 M
<b>Total:</b>	<b>\$9.17 M</b>	<b>\$9.85 M</b>	<b>\$9.65 M</b>	<b>\$9.61 M</b>	<b>\$9.80 M</b>
<b>Property Management</b>					
Equipment	\$0.08 M	\$0.07 M	\$1.03 M	\$0.22 M	\$0.04 M
Redevelopment/Renovations	\$3.92 M	\$3.95 M	\$3.79 M	\$3.82 M	\$3.92 M
Vehicles	\$3.22 M	\$3.00 M	\$3.00 M	\$3.00 M	\$3.92 M
<b>Total:</b>	<b>\$7.22 M</b>	<b>\$7.02 M</b>	<b>\$7.82 M</b>	<b>\$7.04 M</b>	<b>\$6.96 M</b>
<b>Transportation &amp; Public Works</b>					
Business Applications	\$0.10 M		\$0.10 M	\$0.10 M	\$0.10 M
Community Facilities Agreements	\$14.00 M	\$14.00 M	\$14.00 M	\$14.00 M	\$14.00 M
Community Partnerships	\$0.85 M	\$1.50 M	\$1.44 M	\$1.45 M	\$1.49 M
Drainage Improvements	\$2.75 M	\$3.48 M	\$2.38 M	\$2.60 M	\$2.60 M
Equipment	\$0.04 M	\$0.17 M	\$0.17 M	\$0.17 M	\$0.17 M
Floodplain Management	\$0.70 M	\$0.70 M	\$0.70 M	\$0.70 M	\$0.70 M
Hardware	\$0.13 M	\$0.14 M	\$0.14 M	\$0.15 M	\$0.16 M
Heavy Equipment	\$0.90 M	\$0.96 M	\$1.03 M	\$1.10 M	\$1.18 M
Neighborhood Drainage Improvements	\$17.77 M	\$0.60 M	\$0.60 M	\$1.03 M	\$1.10 M
New Transportation	\$3.53 M				
Railroad Crossings	\$1.55 M				
Roadway Crossings & Channel Improvements	\$20.64 M	\$2.82 M	\$3.26 M	\$5.41 M	\$4.63 M
Redevelopment/Renovations	\$15.57 M	\$2.54 M	\$3.16 M	\$7.24 M	\$6.84 M
Rehabilitation	\$7.48 M			\$1.62 M	\$0.90 M
Sidewalk Infrastructure	\$3.97 M	\$0.77 M	\$0.74 M	\$0.75 M	\$0.76 M



# PROPOSED CAPITAL IMPROVEMENTS PROJECTS

Capital Improvement Projects - continued	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
<b>Transportation &amp; Public Works - continued</b>					
Street Light Infrastructure	\$4.52 M	\$0.52 M	\$0.50 M	\$0.50 M	\$0.51 M
Street Maintenance	\$24.40 M	\$24.58 M	\$23.59 M	\$23.82 M	\$24.41 M
Technology Infrastructure	\$0.23 M	\$0.23 M	\$0.23 M	\$0.23 M	\$0.23 M
Traffic Signals	\$8.41 M	\$5.80 M	\$5.57 M	\$5.62 M	\$5.76 M
Vehicles	\$0.28 M	\$0.28 M	\$0.28 M	\$0.28 M	\$0.28 M
<b>Total:</b>	<b>\$127.82 M</b>	<b>\$59.09 M</b>	<b>\$57.89 M</b>	<b>\$66.78 M</b>	<b>\$65.84 M</b>
<b>Water/Wastewater</b>					
Assessments	\$1.50 M	\$13.30 M	\$3.70 M	\$0.40 M	\$1.40 M
Community Facilities Agreements	\$8.26 M	\$5.00 M	\$5.00 M	\$5.00 M	\$5.00 M
New Facilities	\$41.17 M	\$24.70 M	\$23.40 M	\$5.30 M	\$5.00 M
Redevelopment/Renovations	\$16.80 M	\$16.80 M	\$16.30 M	\$16.05 M	\$16.05 M
Sewer Overflow Program	\$12.50 M	\$12.50 M	\$12.50 M	\$12.50 M	\$12.50 M
Street Maintenance	\$34.29 M	\$39.45 M	\$42.45 M	\$45.45 M	\$48.45 M
Transmission Mains	\$8.78 M	\$7.93 M	\$37.76 M	\$9.50 M	\$51.31 M
Trinity River Vision		\$39.46 M	\$5.87 M		\$4.43 M
Wastewater Treatment Plants	\$11.25 M	\$11.00 M	\$3.15 M	\$115.00 M	\$16.00 M
Wastewater Collectors	\$30.18 M	\$44.30 M	\$17.85 M	\$12.45 M	\$25.86 M
Water Treatment Plants	\$45.00 M	\$1.15 M	\$3.00 M	\$5.20 M	\$16.25 M
<b>Total:</b>	<b>\$209.73 M</b>	<b>\$215.59 M</b>	<b>\$170.98 M</b>	<b>\$226.85 M</b>	<b>\$202.25 M</b>
<b>Grand Total:</b>	<b>\$431.74 M</b>	<b>\$353.05 M</b>	<b>\$315.20 M</b>	<b>\$388.64 M</b>	<b>\$350.75 M</b>

## 2018 BOND PROGRAM PROJECTS

Fort Worth Proposition	Approved Amount	2018 Appropriation	2019 Appropriation	2020 Appropriation	Remainder
A: Streets and Mobility Infrastructure Improvements	\$261,630,080	\$157,015,000	\$31,100,000	\$73,515,080	-
B: Parks and Recreation Improvements	\$84,180,600	\$59,520,000	\$16,815,601	\$7,844,999	-
C: Public Library Improvements	\$9,868,500	\$9,675,000	-	\$193,500	-
D: Fire Safety Improvements	\$11,975,820	\$11,741,000	\$234,820	-	-
E: Animal Care and Shelter Facility Improvements	\$13,770,000	\$13,500,000	\$270,000	-	-
F: Police Facility Improvements	\$18,075,000	\$17,720,000	\$355,000	-	-
<b>Total</b>	<b>\$399,500,000</b>	<b>\$269,171,000</b>	<b>\$48,775,421</b>	<b>\$81,553,579</b>	<b>-</b>

INDEPENDENT SCHOOL DISTRICTS (ISD) CAPITAL IMPROVEMENT PROJECTS

RESPONSIBLE DEPT/AGENCY	PROJECT TYPE	PROJECT NAME	PLANNING SECTOR	COUNCIL DISTRICT(S)	ESTIMATED COST
Aledo ISD		<i>No Projects reported in Fort Worth Jurisdiction</i>	Far West, Far Southwest	3, ETJ	
Alvarado ISD		<i>No Projects reported in Fort Worth Jurisdiction</i>	Far South	ETJ	
Arlington ISD		<i>No Projects reported in Fort Worth Jurisdiction</i>	Eastside	5	
Azle ISD		<i>No Projects reported in Fort Worth Jurisdiction</i>	Far Northwest, Far West	7, ETJ	
Birdville ISD		<i>No Projects reported in Fort Worth Jurisdiction</i>	Eastside, Northeast, Far North	4, 5	
Burleson ISD		<i>No Projects reported in Fort Worth Jurisdiction</i>	Far South	6, 8, ETJ	
Castleberry ISD		<i>No Projects reported in Fort Worth Jurisdiction</i>	FarWest, Northside,	2, 7	
Crowley ISD	New Construction	Indoor Practice Facility at North Crowley High School	Far Southwest	6	\$5,000,000
Crowley ISD	New Campus	Bill R. Johnson Career & Technology Center	Far Southwest	6	\$75,000,000
Crowley ISD	New Construction	Central Administration Building	Far South	6	\$16,000,000
Crowley ISD	New Construction	District Central Stadium	Far South	6	\$50,000,000
Eagle Mtn. Saginaw ISD	New Campus	Copper Creek Elementary School	Far Northwest	2	\$25,000,000
Eagle Mtn. Saginaw ISD	New Campus	Lake Country Elementary School	Far Northwest	2	\$25,000,000
Eagle Mtn. Saginaw ISD	Renovation	Boswell High School	Far Northwest	2	\$35,000,000
Eagle Mtn. Saginaw ISD	New Construction	Administration Building	Far Northwest	2	\$25,000,000
Eagle Mtn. Saginaw ISD	New Campus	Wayside Middle School	Far Northwest	2	\$50,000,000
Eagle Mtn. Saginaw ISD	New Campus	Eagle Mountain High School	Far Northwest	2	\$200,000,000
Everman ISD	Renovations/Addition	Charles Baxter Jr. HS	Sycamore	8	\$4,500,000
Everman ISD	Renovations/Addition	John Townley Elementary School	Far South	ETJ	\$5,000,000
Everman ISD	Renovations/Addition	Johnson 6th Grade Center	Sycamore	8	\$1,600,000
Fort Worth ISD	Renovations/Addition	Amon Carter Riverside High School	Northeast	4	\$54,507,967
Fort Worth ISD	Renovations/Addition	Arlington Heights High School	Arlington Heights	9	\$54,816,915
Fort Worth ISD	Renovations/Addition	Diamond Hill Jarvis High School	Northeast	2	\$30,861,075
Fort Worth ISD	Renovations/Addition	Dunbar High School	Southeast	5	\$35,235,737

RESPONSIBLE DEPT/AGENCY	PROJECT TYPE	PROJECT NAME	PLANNING SECTOR	COUNCIL DISTRICT(S)	ESTIMATED COST
Fort Worth ISD	Renovations/Addition	Eastern Hills High School	Eastside	4	\$52,541,225
Fort Worth ISD	Renovations/Addition	O.D. Wyatt High School	Sycamore, Far South	8	\$47,604,751
Fort Worth ISD	New Campus	Overton Park Elementary School	TCU/Westcliff	3	\$31,560,875
Fort Worth ISD	Renovations/Addition	North Side High School	Northside	2	\$36,732,107
Fort Worth ISD	Renovations/Addition	Paschal High School	TCU/Westcliff	9	\$44,909,704
Fort Worth ISD	Renovations/Addition	Polytechnic High School	Southeast	8	\$53,019,241
Fort Worth ISD	Renovations/Addition	Southwest High School	Wedgwood	6	\$44,887,377
Fort Worth ISD	Renovations/Addition	South Hills High School	Wedgwood	6	\$54,749,543
Fort Worth ISD	Renovations/Addition	Tanglewood High School	TCU/Westcliff	3	\$6,227,267
Fort Worth ISD	Renovations/Addition	Trimble Tech High School	Southside	9	\$44,571,761
Fort Worth ISD	Renovations/Addition	Waverly Park Elementary School	Western Hills/Ridglea	3	\$2,340,510
Fort Worth ISD	Renovations/Addition	Young Men's Leadership Academy	Arlington Heights	9	\$39,440,898
Hurst Euless Bedford ISD		<i>No Projects reported in Fort Worth Jurisdiction</i>	Eastside	5	
Keller ISD		<i>No Projects reported in Fort Worth Jurisdiction</i>	Far North	2, 4, 7	
Kennedale ISD		<i>No Projects reported in Fort Worth Jurisdiction</i>	Far South	8, ETJ	
Lake Worth ISD		<i>No Projects reported in Fort Worth Jurisdiction</i>	Far Northwest, Northside	2, 7	
Northwest ISD	New Construction	Aquatic Center	Far Northwest	7	\$36,600,000
Northwest ISD	Renovation/ Addition	Eaton High School	Far Northwest	7	\$16,800,000
Northwest ISD	New Campus	Berkshire Elementary School	Far Northwest	7	\$26,400,000
Northwest ISD	New Construction	Newtork Operations Center	Far Northwest	7	\$2,900,000
Northwest ISD	New Construction	New Hatfield Elementary School	Far Northwest	7	\$27,500,000
Northwest ISD	Renovation/ Addition	Nance Elementary School Addition	Far Northwest	7	\$9,000,000
Northwest ISD	New Campus	New Elementary School	Far Northwest	7	\$27,500,000
Northwest ISD	Renovations/Addition	Northwest High School	Far Northwest	7	\$125,000,000
Northwest ISD	New Construction	New Pike Middle School	Far Northwest	7	\$65,000,000
White Settlement ISD		<i>No Projects reported in Fort Worth Jurisdiction</i>	Far West	3, ETJ	



# APPENDIX E

## 20-YEAR PLANNED SERVICE AREAS

The maps in this appendix depict the Planned Service Areas (PSAs), which are locations in the extraterritorial jurisdiction (ETJ) that the City of Fort Worth expects to be able to serve within the next 20-25 years with appropriate municipal services and infrastructure. The City delineates Planned Service Areas in the ETJ to help guide planning and decision-making on capital improvement projects, future land use allocations, municipal services forecasting, and annexation requests. Inclusion of property in a Planned Service Area does not obligate the City to provide services to the property, nor does it prohibit the City from considering areas outside of PSAs for service provision.

Key factors used to determine Planned Service Areas include proximity to:

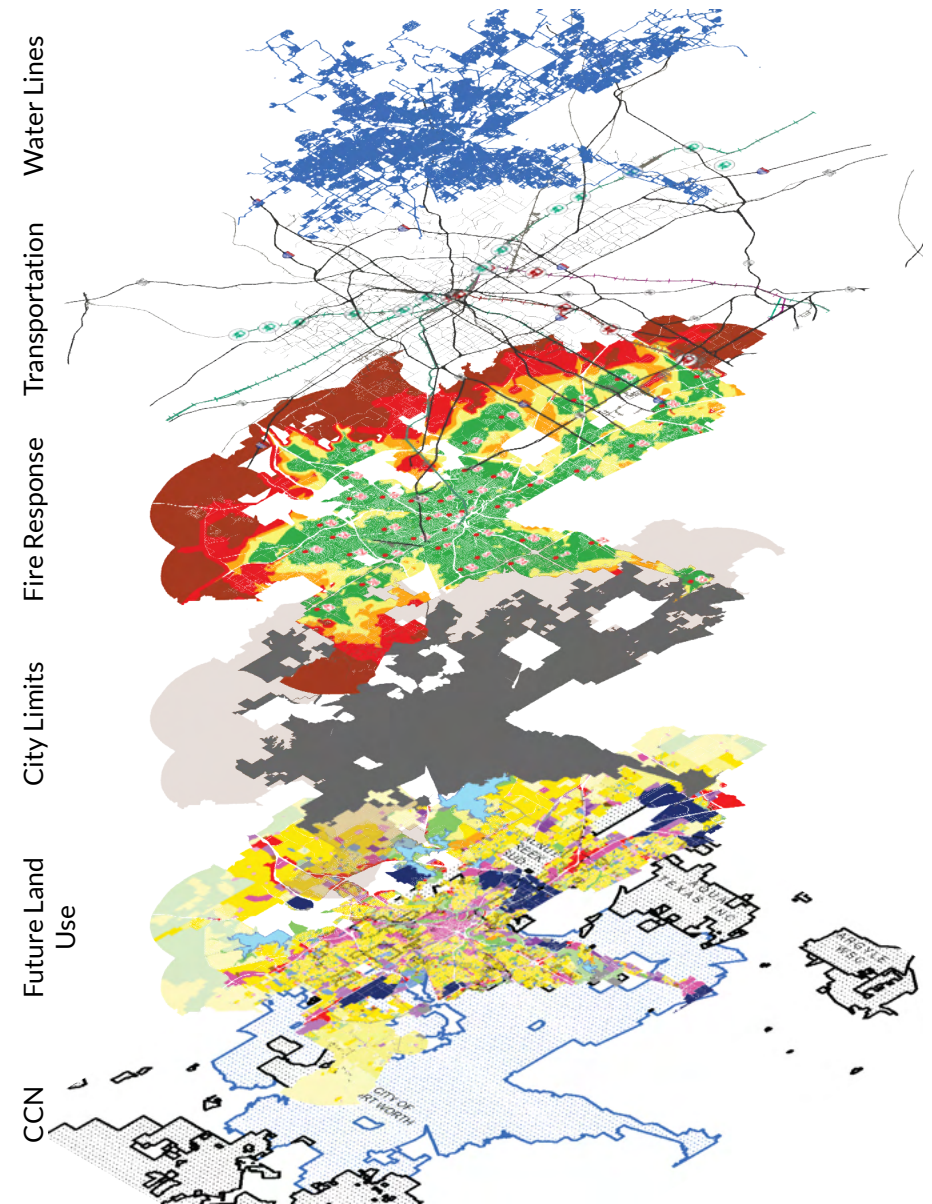
- City limits
- Water lines
- Highways, arterial thoroughfares, and railroads

Other factors considered in determining PSAs include the City's future land use plan, the location and extent of buildable land, fire station response times, and Certificates of Convenience and Necessity (CCNs, which define existing water and sewer service areas).



One million gallon elevated water storage tank in Parker County, constructed north of I-20 to serve development in far west Fort Worth.

## SELECTION FACTORS



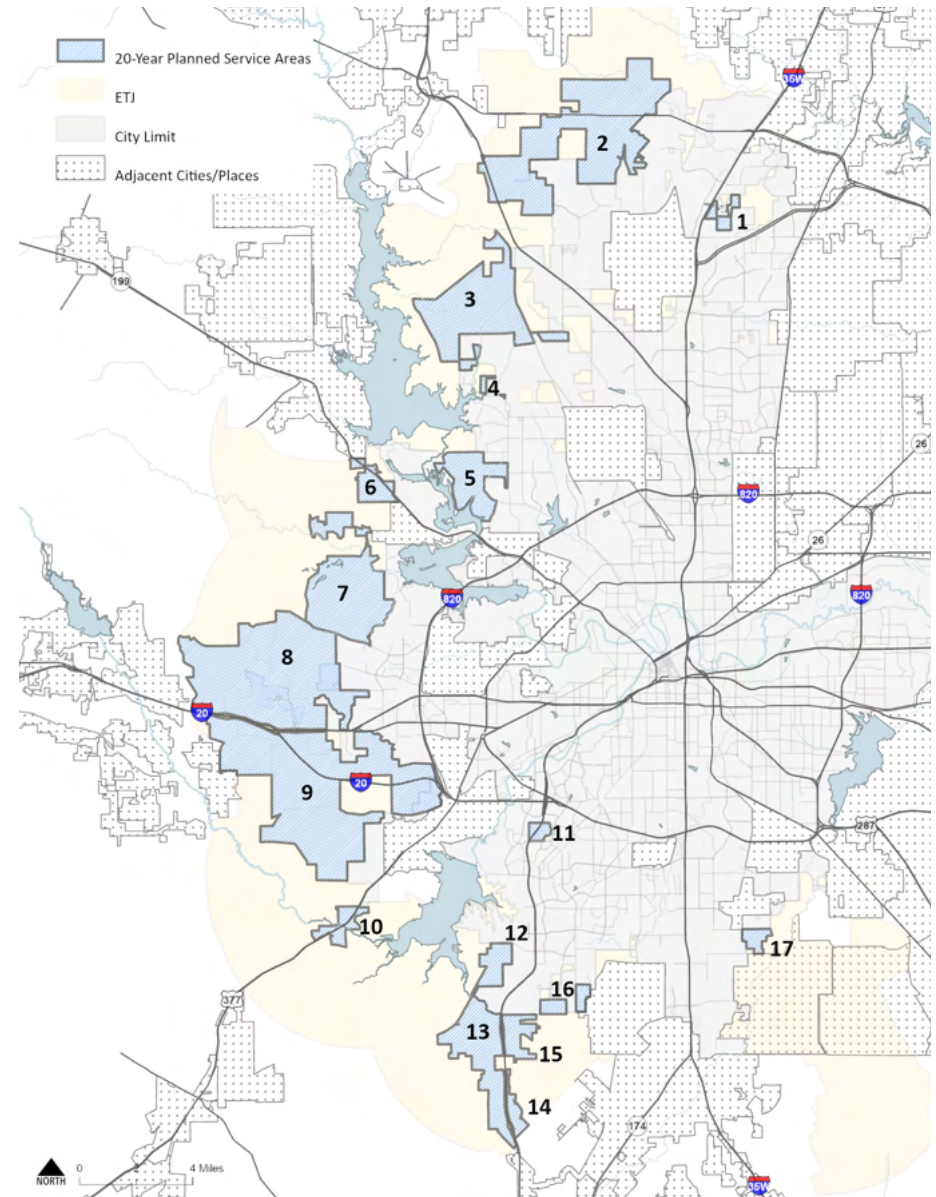
Source: City of Fort Worth Departments: Development Services, Fire & Emergency Services, IT Solutions, Planning & Data Analytics, Water, and the City Manager's Office, 2021.

Fort Worth has 17 Planned Service Areas, as shown on the map to the right. Planned Service Area maps are provided on the following pages in counter-clockwise order, starting with the Far North Area – East.

## Planned Service Areas

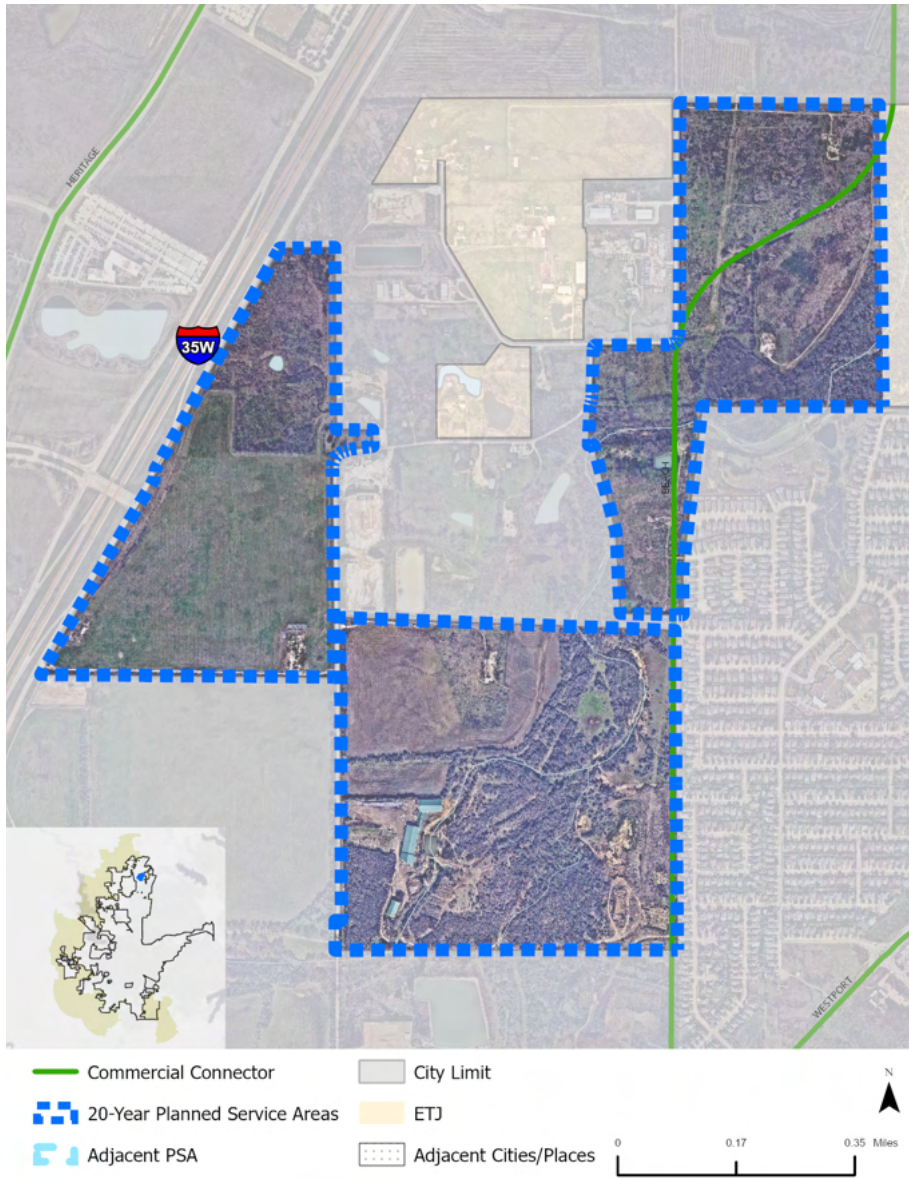
- [1\) Far North Area - East](#)
- [2\) Far North Area - West](#)
- [3\) Eagle Mountain/ Business 287 Area](#)
- [4\) Boat Club & Bailey Boswell Intersection](#)
- [5\) Ten Mile Bridge & Cromwell Marine Creek Area](#)
- [6\) Jacksboro Highway/Nine Mile Bridge Area](#)
- [7\) Live Oak/Silver Creek Area](#)
- [8\) Walsh Ranch North/FM 3325 Area](#)
- [9\) Walsh Ranch South & Veale Ranch Area](#)
- [10\) US 377 & FM 1187 Intersection](#)
- [11\) Oakmont/Chisholm Trail Parkway Area](#)
- [12\) Old Granbury Rd/FWWR/Tarleton North Area](#)
- [13\) Rock Creek Basin/Chisholm Trail Parkway West Area](#)
- [14\) Chisholm Trail Parkway East/South CR 920 Area](#)
- [15\) Chisholm Trail Parkway/ East FM 1187/Cleburne Rd Area](#)
- [16\) Rosemary/Southfork/The Bridges Area](#)
- [17\) Everman Southeast Area](#)

## 20-YEAR PLANNED SERVICE AREAS

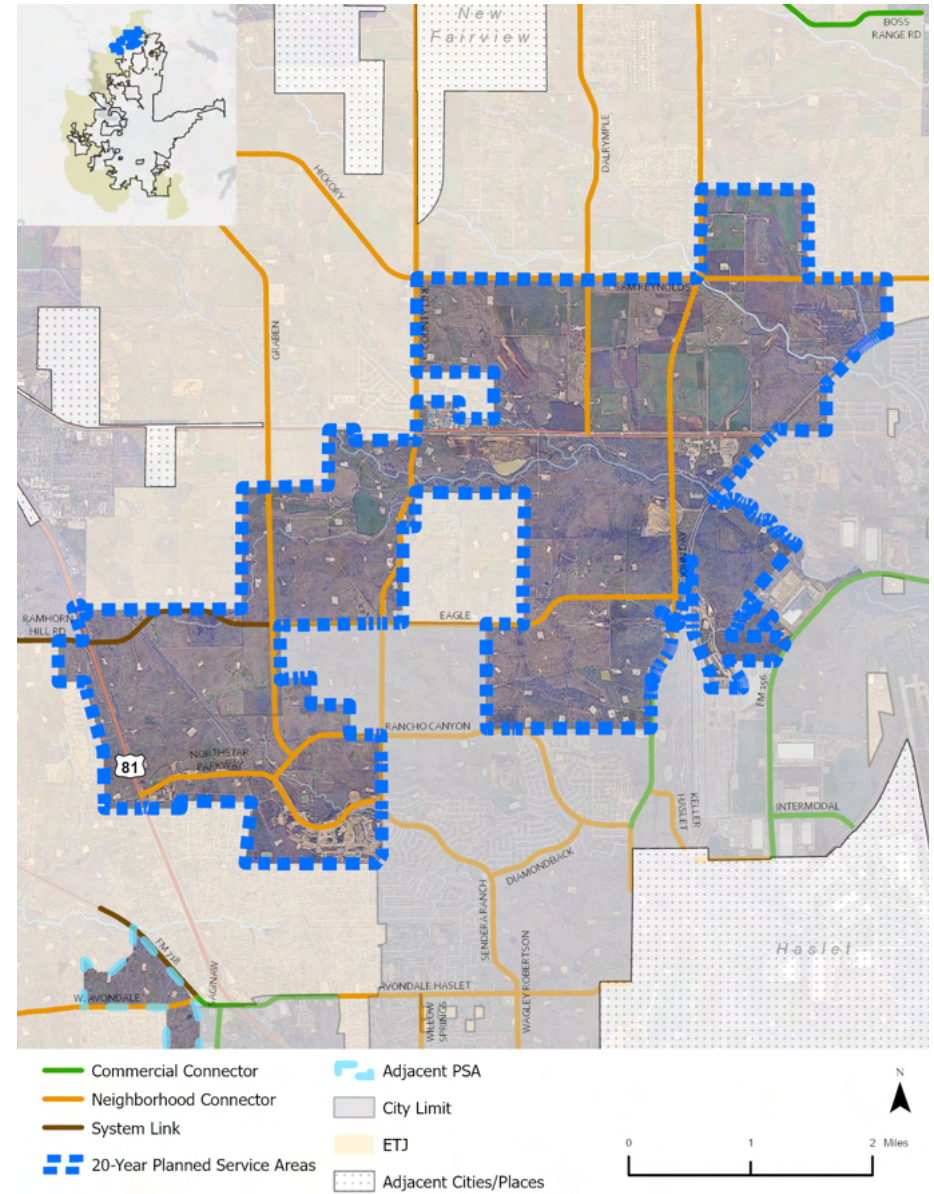


Source: City of Fort Worth Departments: Development Services, Fire & Emergency Services, IT Solutions, Planning & Data Analytics, Water, and the City Manager's Office, 2021.

## 1) FAR NORTH AREA - EAST



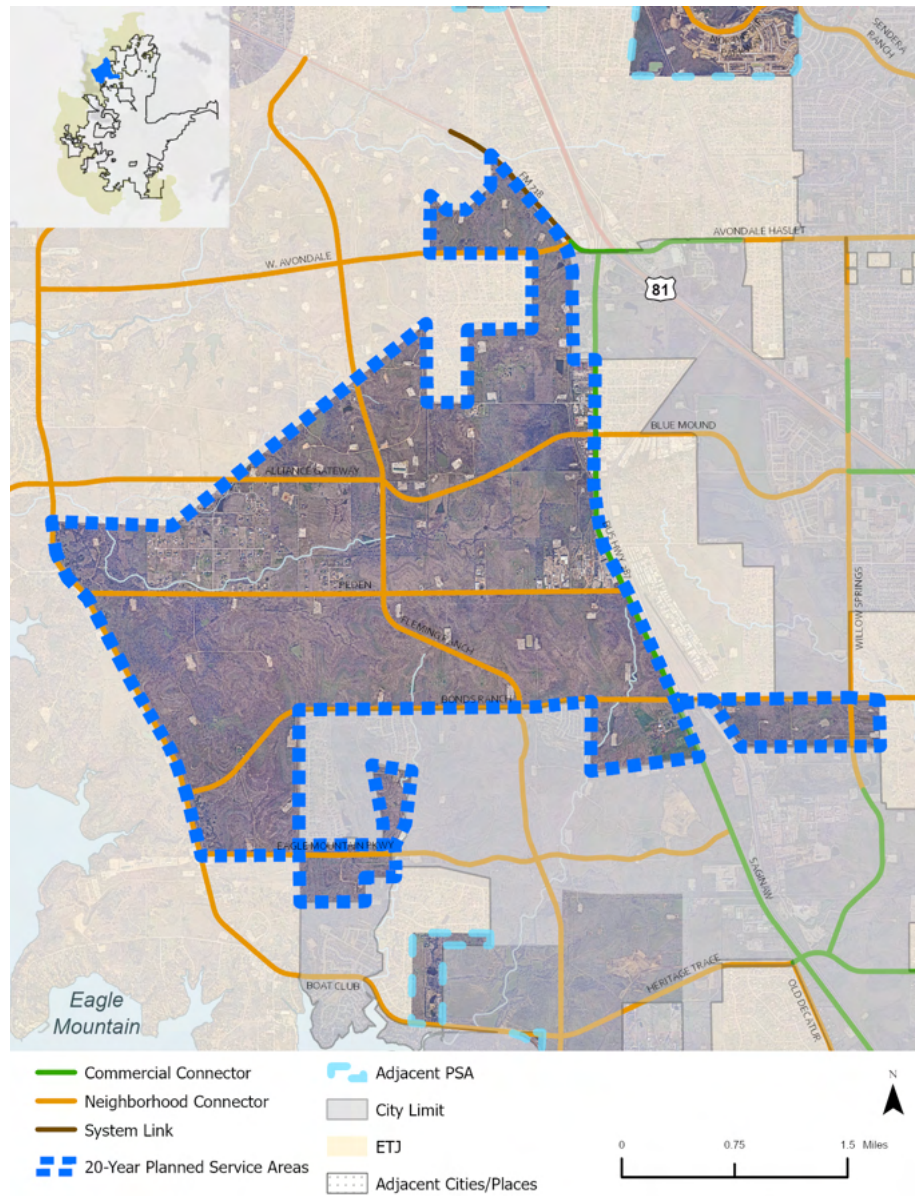
## 2) FAR NORTH AREA - WEST



Source: City of Fort Worth Departments: Development Services, Fire & Emergency Services, IT Solutions, Planning & Data Analytics, Water, and the City Manager's Office, 2021.



## 3) EAGLE MOUNTAIN/ BUSINESS 287 AREA

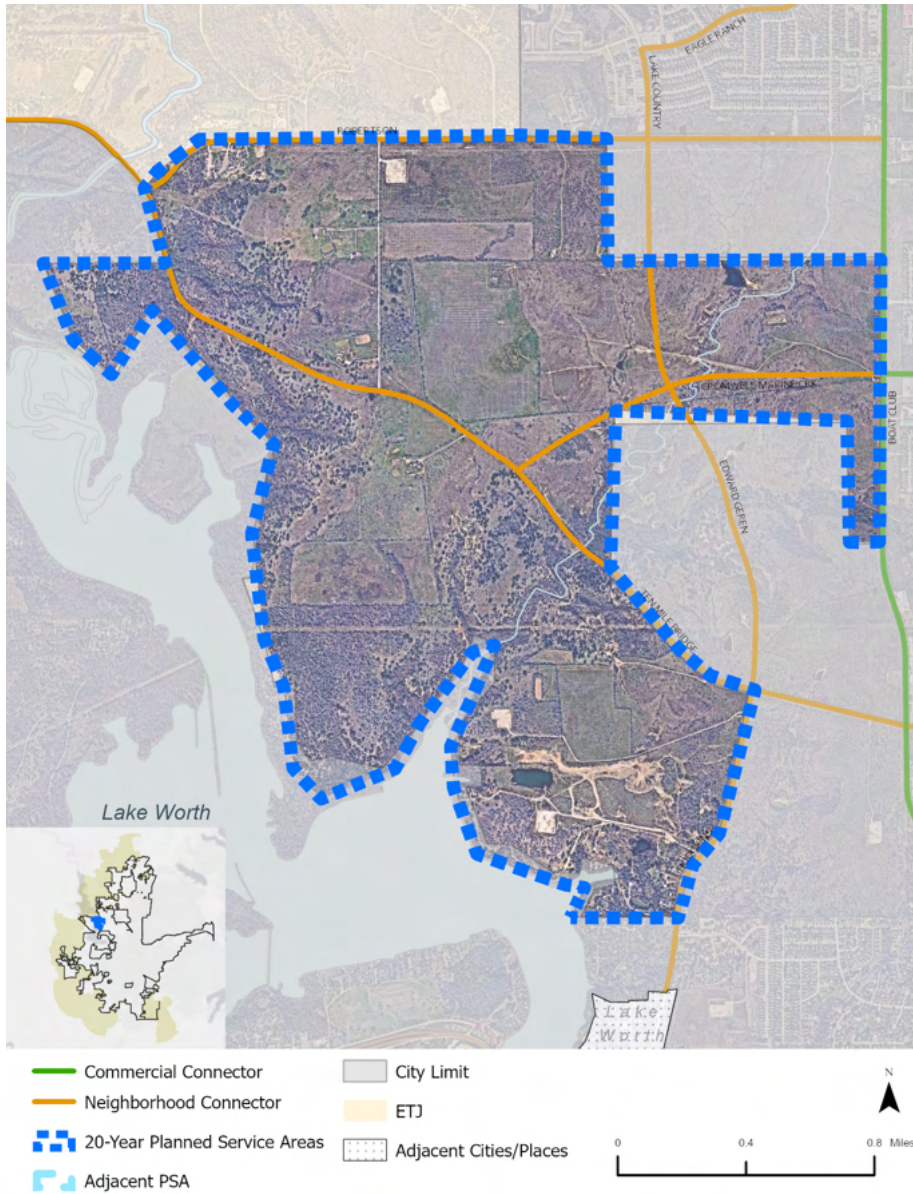


## 4) BOAT CLUB & BAILEY BOSWELL INTERSECTION

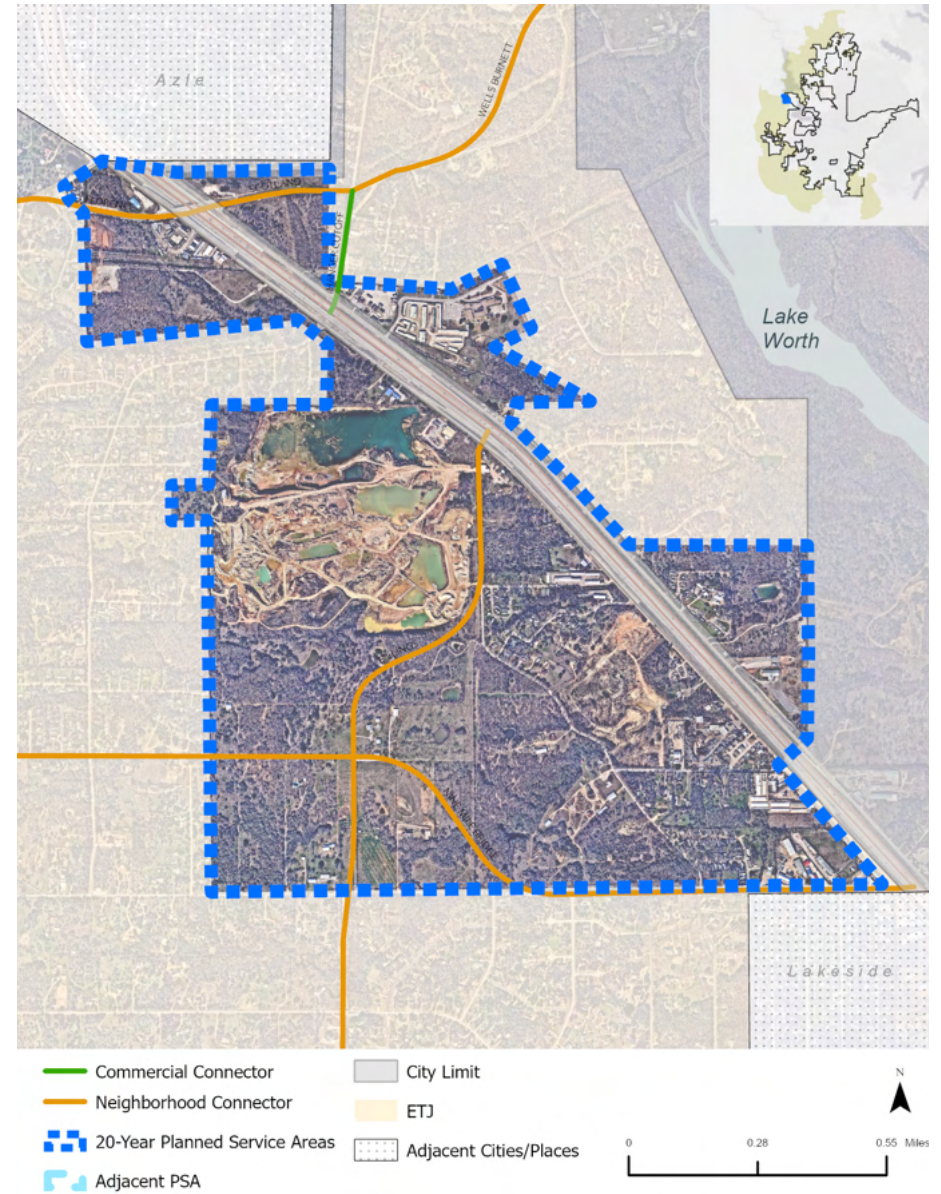


Source: City of Fort Worth Departments: Development Services, Fire & Emergency Services, IT Solutions, Planning & Data Analytics, Water, and the City Manager's Office, 2021.

## 5) TEN MILE BRIDGE & CROMWELL MARINE CREEK AREA

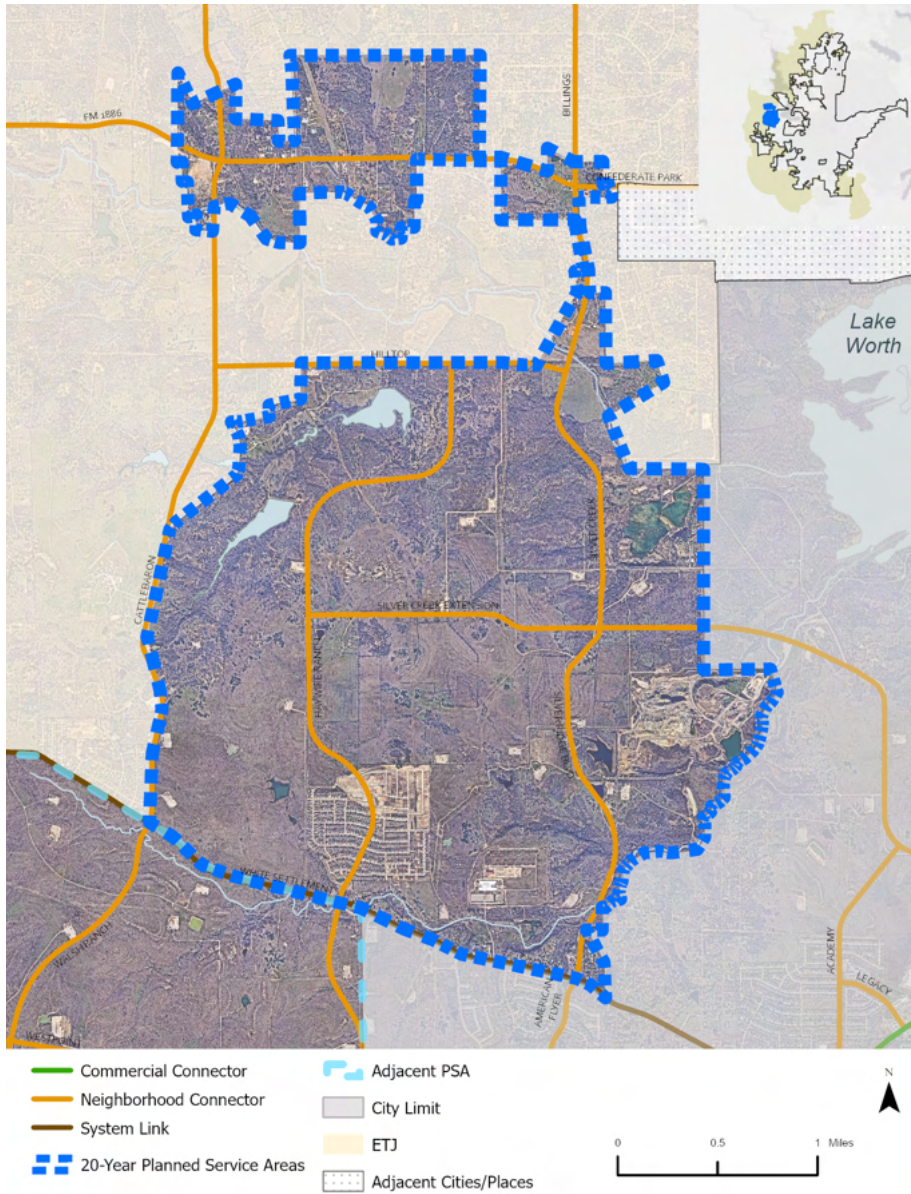


## 6) JACKSBORO HIGHWAY/NINE MILE BRIDGE AREA

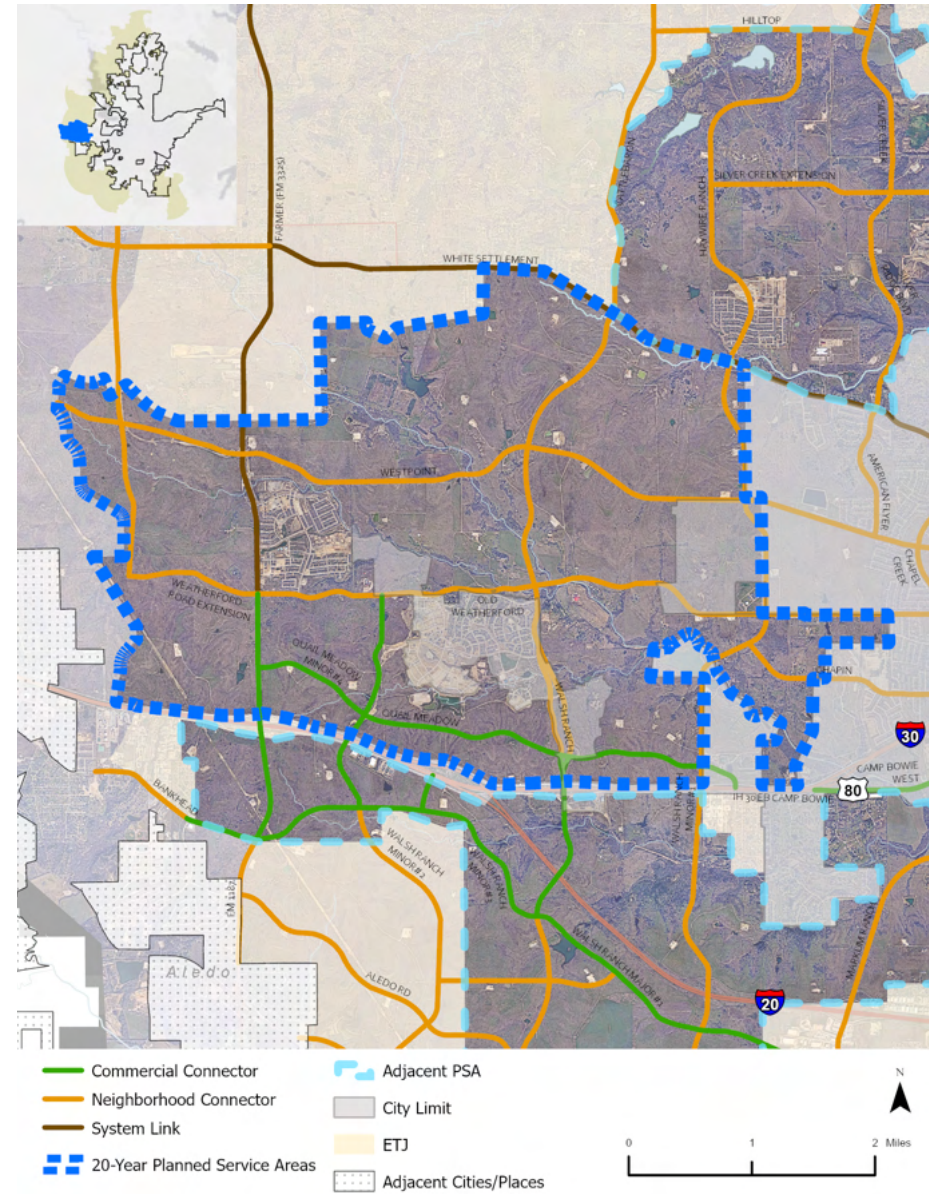


Source: City of Fort Worth Departments: Development Services, Fire & Emergency Services, IT Solutions, Planning & Data Analytics, Water, and the City Manager's Office, 2021.

## 7) LIVE OAK/SILVER CREEK AREA

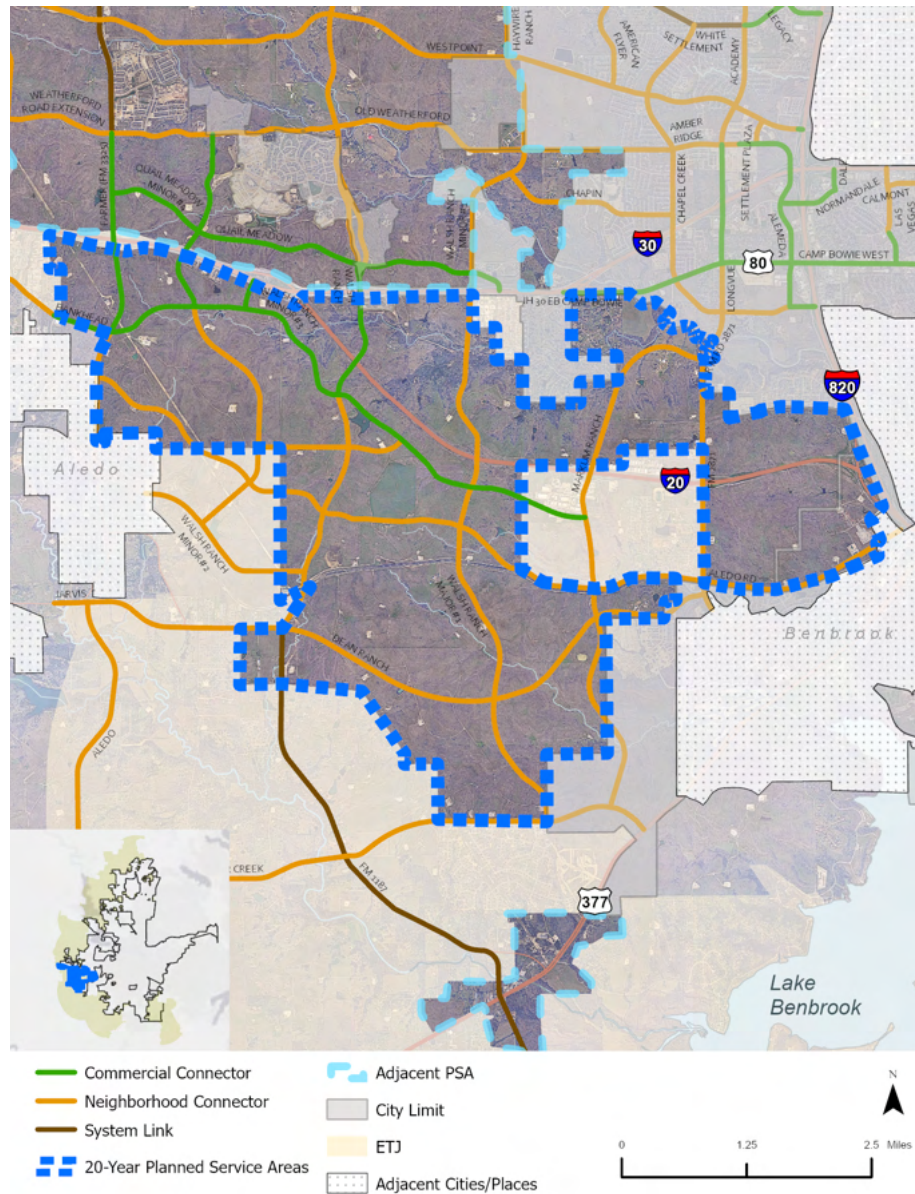


## 8) WALSH RANCH NORTH/FM 3325 AREA

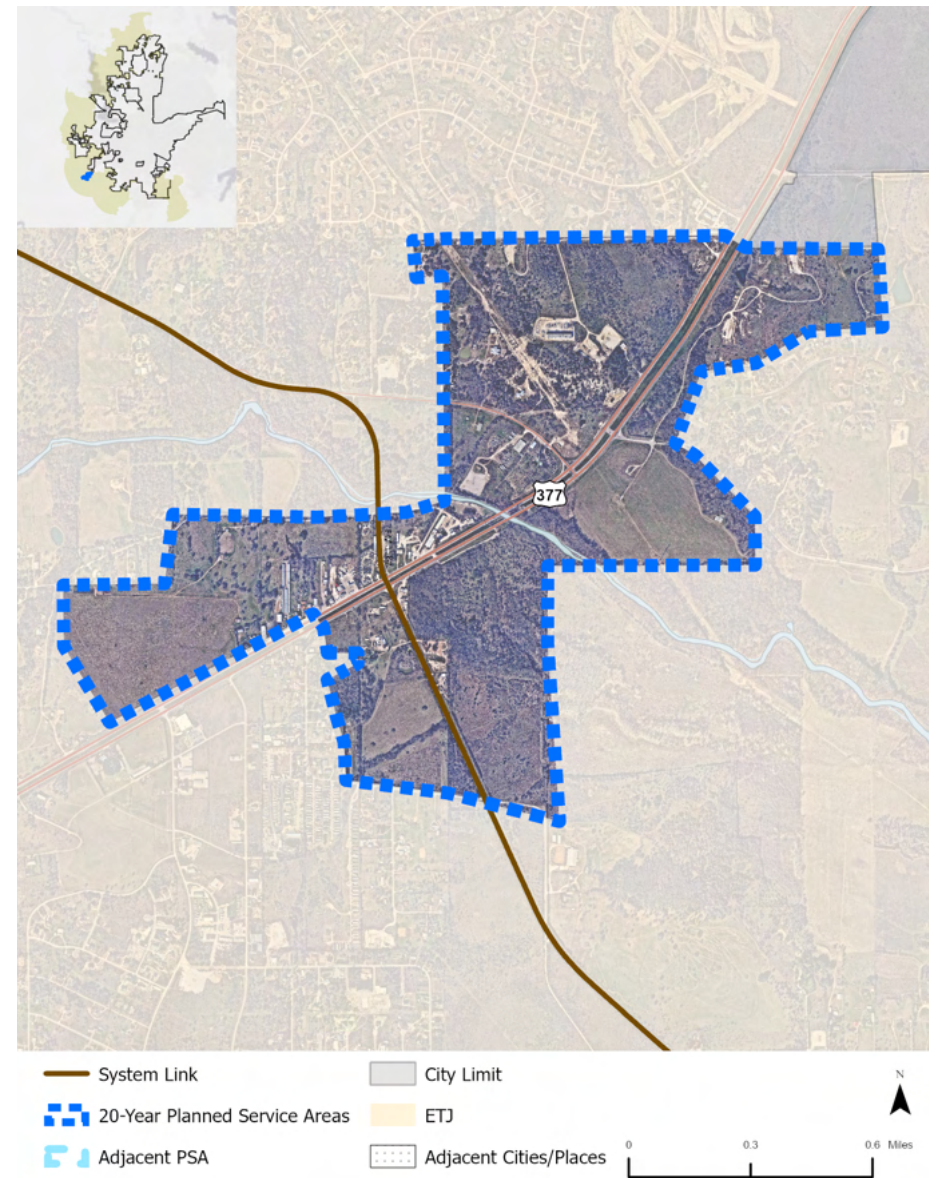


Source: City of Fort Worth Departments: Development Services, Fire & Emergency Services, IT Solutions, Planning & Data Analytics, Water, and the City Manager's Office, 2021.

## 9) WALSH RANCH SOUTH/VEALE RANCH AREA



## 10) US 377 & FM 1187 INTERSECTION

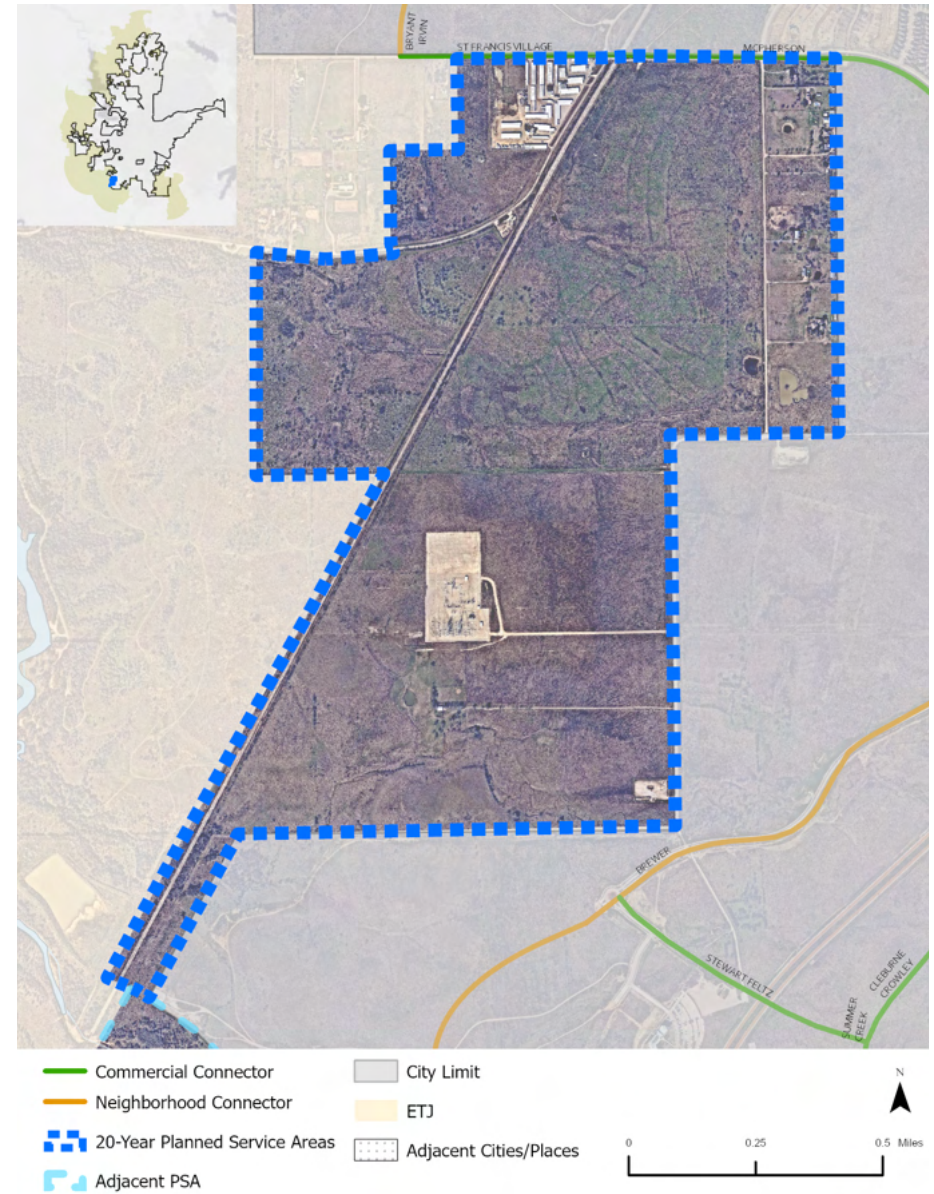


Source: City of Fort Worth Departments: Development Services, Fire & Emergency Services, IT Solutions, Planning & Data Analytics, Water, and the City Manager's Office, 2021.

## 11) OAKMONT/CHISHOLM TRAIL PARKWAY AREA

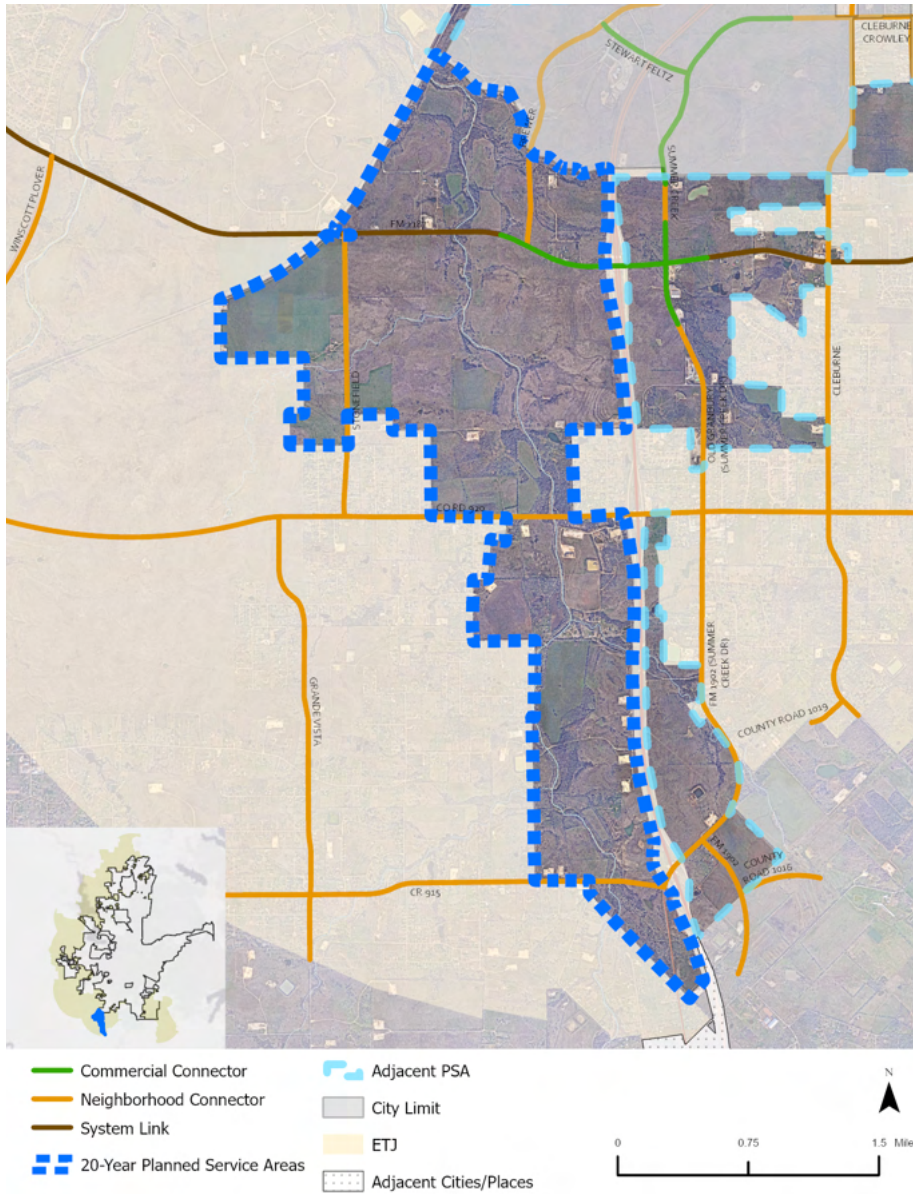


## 12) OLD GRANBURY RD/FWWR/TARLETON NORTH AREA

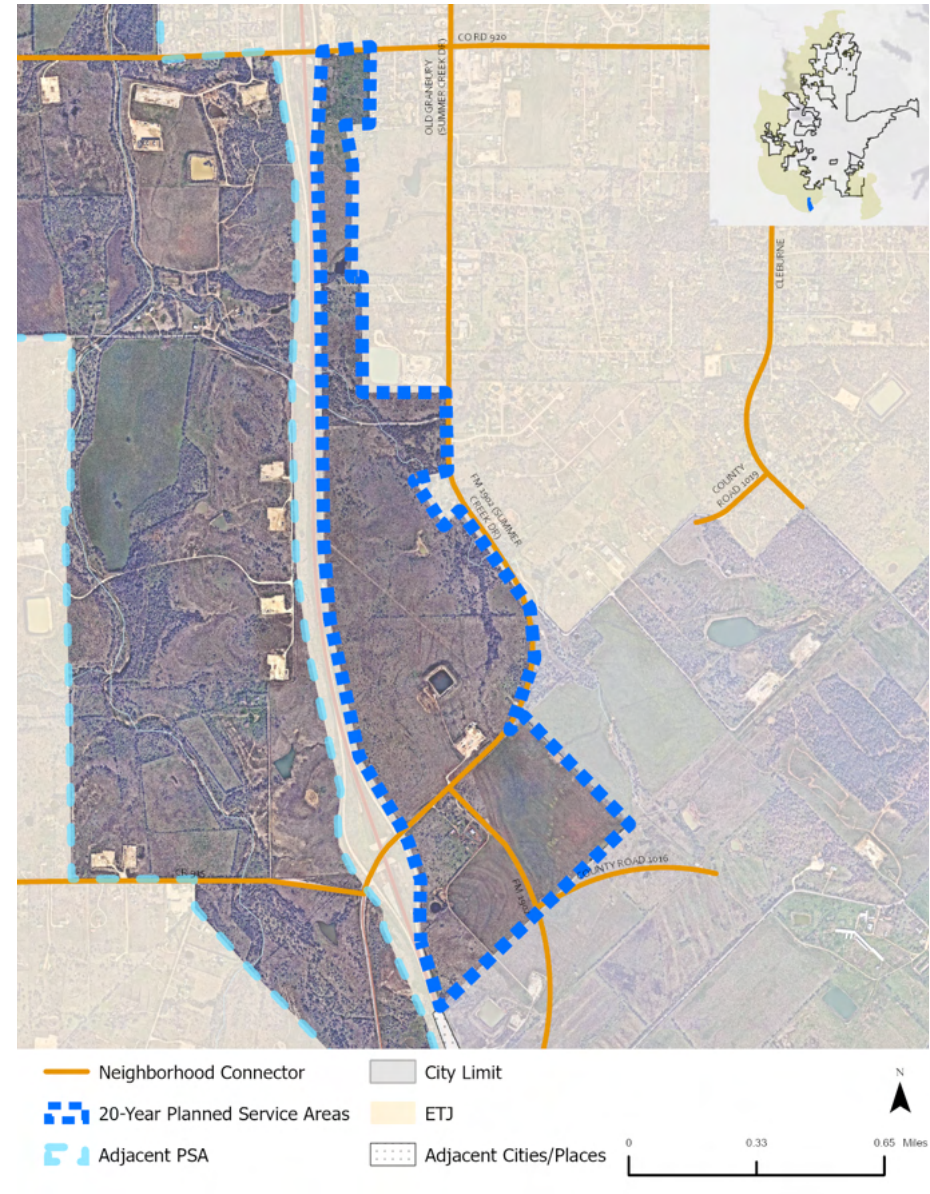


Source: City of Fort Worth Departments: Development Services, Fire & Emergency Services, IT Solutions, Planning & Data Analytics, Water, and the City Manager's Office, 2021.

## 13) ROCK CREEK BASIN & CHISHOLM TRAIL PARKWAY WEST AREA

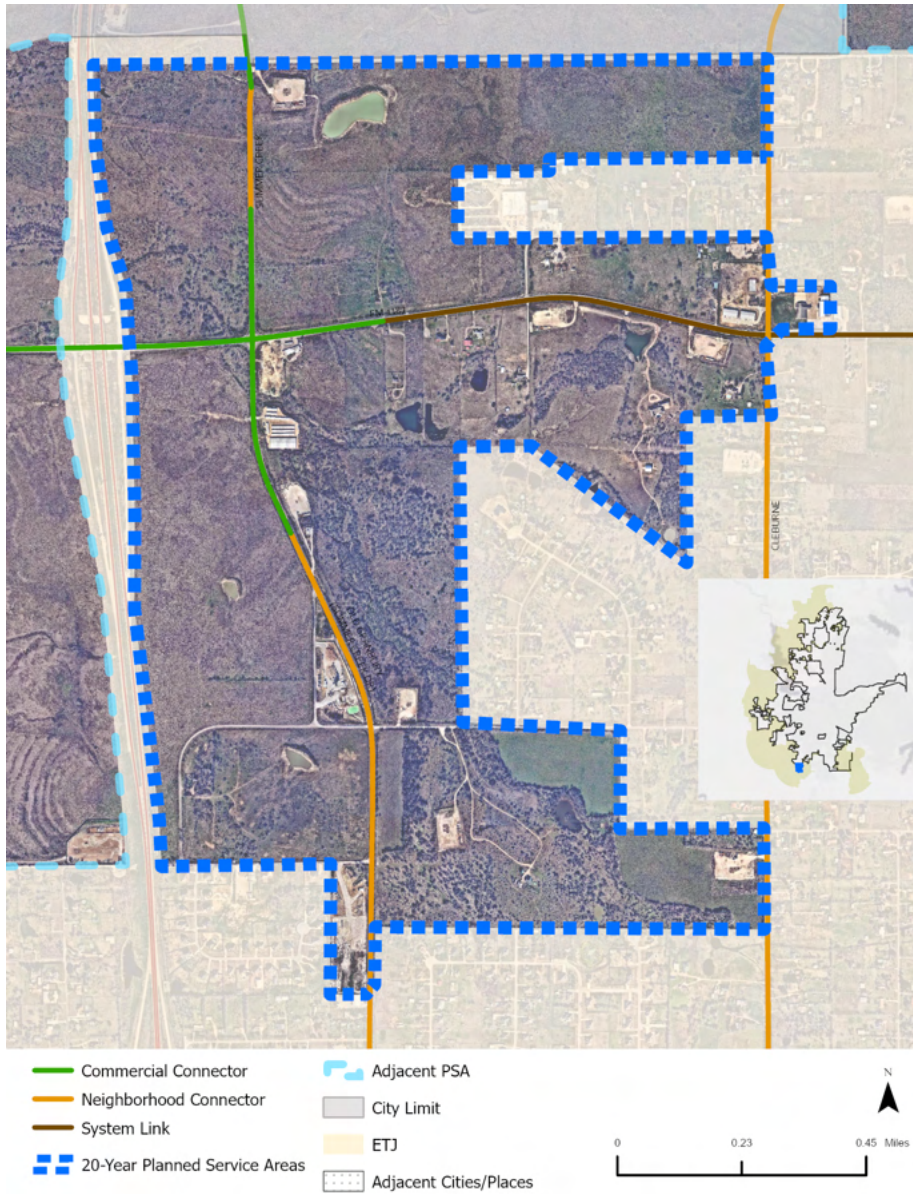


## 14) CHISHOLM TRAIL PARKWAY EAST/SOUTH CR 920 AREA

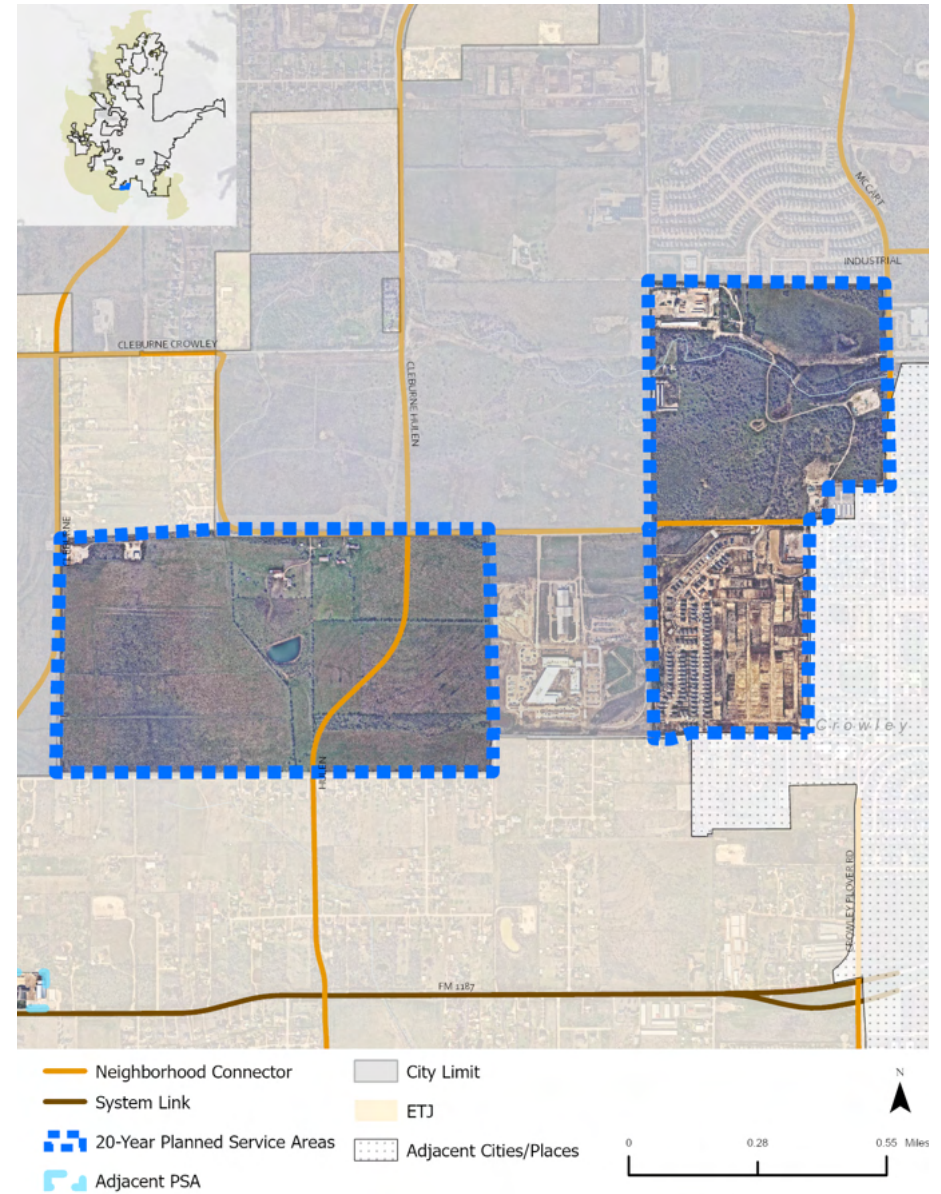


Source: City of Fort Worth Departments: Development Services, Fire & Emergency Services, IT Solutions, Planning & Data Analytics, Water, and the City Manager's Office, 2021.

## 15) CHISHOLM TRAIL PARKWAY/ EAST FM 1187/CLEBURNE RD AREA

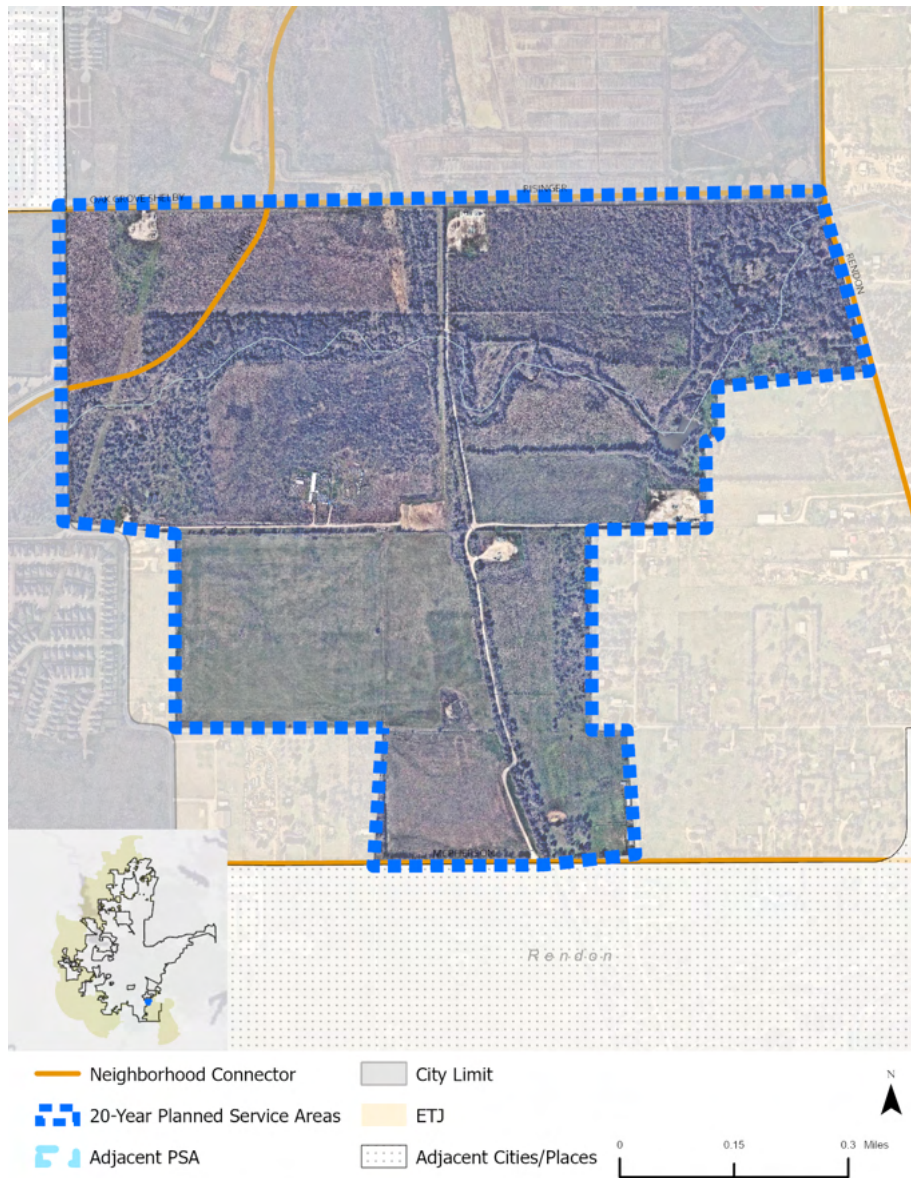


## 16) ROSEMARY/SOUTHFORK/THE BRIDGES AREA



Source: City of Fort Worth Departments: Development Services, Fire & Emergency Services, IT Solutions, Planning & Data Analytics, Water, and the City Manager's Office, 2021.

## 17) EVERMAN AREA - SOUTHEAST



Source: City of Fort Worth Departments: Development Services, Fire & Emergency Services, IT Solutions, Planning & Data Analytics, Water, and the City Manager's Office, 2021.





# APPENDIX F

# ANNEXATION POLICY & PROGRAM

Plan adopted by City Council Res. #2598 on December 14, 1999.  
Plan Amended by City Council Resolutions from 1999 to 2009.  
Policy adopted by City Council Res. #3120 on September 7, 2004.  
Program adopted by City Council Ord. #16304 on February 22, 2005.  
Plan, Policy and Program revised as Comp. Plan, Appendix F from 2010.  
Appendix F revised to reflect Texas Senate Bill 6 in 2018.  
Appendix F revised to reflect Texas HB 347, SB 1024 & SB 1303 in 2020.  
Appendix F revised to reference Appendix E in 2021.

## PURPOSE & INTENT

The City of Fort Worth seeks to annex property within its extraterritorial jurisdiction for the following purposes:

- To promote orderly growth by facilitating long-range planning for the provision of municipal services and by applying appropriate land use regulations, development standards, property maintenance standards, fire codes, construction codes and environmental regulations.
- To diversify the economic base and create job opportunities by annexing property for commercial and industrial development.

To fulfill these purposes, the City has formulated this annexation policy in order to:

- Provide the City Council with more specific, objective, and prescriptive guidance for making annexation decisions.
- Enable the City to be more proactive in identifying areas for annexation by providing for an annually updated five-year annexation program.
- Provide for meaningful public participation in formulating the annexation program as part of the annual update of the City's Comprehensive Plan.

## DEFINITIONS

**Annexation** – The legal process by which a city extends its boundaries. A city may annex property only within its extraterritorial jurisdiction, unless city owns the area.

**Annexation Policy** – A set of guidelines for making annexation decisions.

**Annexation Program** – An annually updated document identifying areas that the City wishes to consider for owner-initiated annexation during the short term (five-year period) and long term (20-year period). The annexation program expresses the City's intent to consider specific areas for annexation, but is not legally binding. Inclusion of an area in the program does not obligate the City to annex that area, nor does exclusion of an area from the program prevent the City from annexing the area.

**Certificate of Convenience and Necessity** – A utility service area permit authorizing a specified utility to be the sole service provider.

**Disannexation** – The legal process for a city to removes an area from its boundaries.

**Enclave (Planning Definition)** – For planning purposes, Fort Worth defines an enclave as an area within the City's extraterritorial jurisdiction that is surrounded by the corporate limits of the City of Fort Worth and/or the corporate limits or extraterritorial jurisdiction of other municipalities.

**Enclave (State Statute)** - An enclave is defined as an area that is wholly surrounded by a municipality's city limits; and has fewer than 100 dwelling units.

**Extraordinary Economic Development Project** – A commercial or industrial project that is eligible for property tax abatement under the City's tax abatement policy as set forth in the Comprehensive Plan.

**Extraterritorial Jurisdiction (ETJ)** – Unincorporated area extending generally five miles from the city limit, excluding other incorporated municipalities and their ETJ, in which the City has the authority to annex property.

**Full Municipal Services** – Services provided by an annexing municipality within its full-purpose boundaries, including water and wastewater services and excluding gas or electrical service. The City of Fort Worth provides the following services, including but not limited to: fire and police protection; emergency medical services; access to water and wastewater services unless such services are provided by another utility; solid waste collection; operation and maintenance of parks, publicly-owned facilities, and streets; library services; drainage and storm sewer maintenance; enforcement of environmental health, zoning and subdivision ordinances; enforcement of building and construction codes; and inspection services.

**Full-Purpose Annexation** – The legal process for annexing an area in order to provide full municipal services. The city enforces all ordinances, provides services as provided by law, and assesses property taxes and sales taxes.

**Growth Center** – An area that contains, or has the capacity to contain, compact, higher intensity urban land uses, as designated by the City Council in the City's Comprehensive Plan. There are two types of growth centers:

- **Mixed-Use Growth Centers** – A highly urbanized area that has many characteristics of a downtown: a concentration of jobs, housing units,

## DEFINITIONS (CONT)

schools, parks, and other public facilities, public transportation hubs, pedestrian activity and a sense of place. This mix of uses supports sustainable development, which seeks to balance access, mobility, affordability, community cohesion, and environmental quality.

- **Industrial Growth Centers** – An area consisting primarily of industrial and commercial uses, with a high concentration of jobs, mostly industrial in nature. Other related and supporting uses include office space and services. Unlike mixed-use growth centers, residential uses are generally discouraged within industrial growth centers.

**Infrastructure** – Facilities necessary to provide city services, usually referring to physical assets such as streets and utility lines.

**Limited-Purpose Annexation** – The legal process for annexing an area in order to provide only certain regulatory services for a specified period of time. Cities with populations of more than 225,000 have the authority to annex property for limited purposes. Cities may enforce planning, zoning, health and safety ordinances in areas annexed for limited purposes, but do not collect property or sales taxes or provide full municipal services. Residents may vote in city council elections and charter elections, but may not vote in bond elections or be elected to a city office.

**Long-Term Development** – Planned construction of residential, commercial and/or industrial uses that is anticipated to occur beyond a three-year timeframe.

**Military Base** – A presently functioning federally owned or operated military installation or facility in which an active training program is conducted.

**Municipal Services Agreement** – A written agreement prepared by a municipality, pursuant to Section 43.0672 of the Texas Local Government Code, prior to annexing an area for full purposes, which lists each service the municipality will provide on the effective date of the annexation; and provides a schedule that includes the period within which the municipality will provide each service that is not provided on the effective date of the annexation.

**Municipal Utility District** – A political subdivision providing water, sewerage, drainage and/or other municipal services within a specified geographic area. This term is also inclusive of other special districts provided for in the Texas Water Code.

**Planning Study** – A document prepared by a municipality, pursuant to Section 43.123 of the Texas Local Government Code, prior to annexing an area for limited purposes, which identifies projected development; the need for annexation; the impact of annexation on surrounding residents, landowners, and businesses; and the proposed zoning of the area.

**Protest Petition** – A statement expressing opposition to a proposed City initiated annexation and containing the signatures of property owners representing 50 percent or more of the parcels within the territory to be annexed and 50 percent or more of the land area within that territory.

**Regulatory Plan** – A document adopted by the City Council, pursuant to Section 43.123 of the Texas Local Government Code, at the time an area is annexed for limited purposes, which identifies the planning, zoning, health and safety ordinances that will be enforced in the area and states the date by which the city will annex the area for full purposes.

**Service Plan** – A document adopted by the City Council, pursuant to Sections 43.056 and 43.065 of the Texas Local Government Code, describing the schedule for a municipality to provide full municipal services to an area annexed for full purposes. On the effective date of annexation, a municipality must provide: police and fire protection; emergency medical services; solid waste collection; operation and maintenance of water and wastewater facilities in the area that are not within the service area of another water or wastewater facility; and operation and maintenance of roads and streets (including lighting), parks, playgrounds, swimming pools and other publicly owned facilities, buildings or services if those services are provided by the municipality within its corporate boundaries. A municipality must provide full municipal services, which means all services provided within the city including water and wastewater services, within 2½ years after annexation but may extend the deadline to 4½ years after annexation for services that cannot reasonably be provided within 2½ years.

**Urban Development** – Development requiring water, sewerage and other municipal services to promote public health, safety and welfare. It may include residential development with a density equal to or greater than one dwelling unit per acre, as well as commercial and industrial development.

## ANNEXATION CRITERIA &amp; PROCEDURE

**A. Full-Purpose Annexation**

The City will consider full-purpose annexation of any area within its extraterritorial jurisdiction if and only if the area meets one or more of the following five criteria:

1. **Enclave**: The area meets both of the following conditions:
  - a. The area is an enclave and the City and its citizens would benefit from a logical city limit boundary that provides for the orderly and efficient provision of services; and
  - b. The City is able to provide adequate municipal services upon annexation in accordance with State law, without negatively impacting service provision within the city.
  - c. The City is subject to TLGC, Section 43.0115, which applies to municipal authority to annex enclaves. Enclaves are wholly surrounded by city limits, and within the City's extraterritorial jurisdiction, and has fewer than 100 dwelling units. Notwithstanding any other law, the governing body of a municipality by ordinance may annex an area without the consent of any of the residents of, voters of, or owners of the land in the area under the procedures described by state law. [TLGC, Subchapter C-1]
2. **Urban Development**: The area meets all three of the following conditions:
  - a. The City is aware of or anticipates development activity of an urban nature in the area, with preference given to non-residential development or uses; and
  - b. The City is able to provide adequate municipal services upon annexation in accordance with State law, without negatively impacting service provision within the city; and
  - c. The City has determined through an appropriate analysis of prospective revenues and expenditures, as described in Section V (Preparation of Fiscal Impact Analysis) below, that cumulative revenues will exceed cumulative expenditures for each affected budget fund over the 10-year period immediately following annexation, or over a longer period as appropriate for long-term development.
3. **Growth Center**: The area meets all three of the following conditions:
  - a. The area encompasses a designated growth center and thus requires urban services to develop as planned; and
  - b. The City is able to provide adequate municipal services upon annexation in accordance with State law, without negatively impacting service provision within the city.
4. **Adverse Impact**: The area meets all both of the following conditions:
  - a. Without annexation, potential development activity is likely to have an adverse fiscal or environmental impact on the City due to unregulated land uses and the City's inability to enforce development standards, building codes, and environmental regulations; and
  - b. The City is able to provide adequate municipal services upon annexation in accordance with State law, without negatively impacting service provision within the city.
5. **Option to Expand**: The area meets all both of the following conditions:
  - a. Without annexation, interested parties may incorporate one or more separate municipalities or take other legal actions that might be detrimental to the City's orderly growth.
  - b. The City is able to provide adequate municipal services upon annexation in accordance with State law, without negatively impacting service provision within the city.
6. **Industrial Districts**: A municipality may annex all or part of the area:
  - a. Located in an industrial district designated by the governing body of the municipality (TLGC, Section 42.044) under the procedures described by Subchapter C-1:
  - b. On or after the date the contract expires, including any period renewing or extending the contract; or
  - c. As provided by the contract. [TLGC, Section 43.0116]
7. **Military Base**: A municipality may annex for full purposes:
  - a. Any part of the area located within five miles of the boundary of a military base in which an active training program is conducted.
  - b. The annexation proposition shall be stated to allow the voters of the area to be annexed to choose between either annexation or providing

## ANNEXATION CRITERIA &amp; PROCEDURE (CONT)

the municipality with the authority to adopt and enforce an ordinance regulating the land use in the area in the manner recommended by the most recent joint land use study. [TLGC, Section 43.0117]

In accordance with Sections 43.056, 43.065 and 43.0672 as applicable of the Texas Local Government Code, the Development Services Department shall prepare a municipal services agreement or service plan that provides for the extension of full municipal services to each area to be annexed for full purposes. The Development Services Department shall prepare the agreement or plan after the City establishes the annexation timetable and shall make the agreement or plan available to the public for review and comment in advance of required public hearing(s). The City shall adopt the agreement or plan by ordinance at the time the City annexes the area for full purposes.

**B. Limited-Purpose Annexation**

The City will consider limited-purpose annexation of any area if one or more of the five criteria in section A (Full-Purpose Annexation) above are met, and if either of the following two criteria is also met:

1. **Continuation of Certain Districts:** A strategic partnership agreement may provide for limited-purpose annexation of certain districts operating under the Water Code on terms acceptable to the municipality and the district provided that the district shall continue in existence during the period of limited-purpose annexation (TLGC, Section 43.0751). The area would be considered for limited-purpose annexation so that the City might control land use and the quality of development in that populated area, pending full-purpose annexation.
2. **Long-Term Development:** The area is proposed for long-term development. The City will determine the feasibility of entering into an agreement with the property owner(s) for limited-purpose annexation so as to establish the timing of full-purpose annexation. The agreement may provide for the property to be annexed for full purposes in phases.

**C. General Provisions**

The following provisions apply to all proposed full- and limited-purpose annexations:

1. As a prerequisite for any proposed annexation, the City Manager shall certify that the proposed annexation would have no adverse effect upon the provision of municipal services within the City.
2. The City will annex any rights-of-way that are adjacent to and provide

access to annexed property.

**D. Protests of City-Initiated Annexation**

1. For any City-initiated annexation not subject to any of the exemptions in paragraph 4 of this section, affected property owners may submit a protest petition to the Development Services Department prior to the date of the second City Council public hearing on that annexation. The Development Services Department shall determine the validity of this protest petition within 15 days of receipt. If the Development Services Department determines that the petition is valid, the City at that time shall request the petitioners to select five representatives to serve on a committee with City representatives to prepare the service plan (in the case of full-purpose annexation) or the regulatory plan (in the case of limited-purpose annexation). The service plan or the regulatory plan, as applicable, shall document any objections that have been expressed by a majority of the petitioners' representatives on this committee. In any decisions regarding the proposed annexation, the City Council shall take under advisement the City's receipt of the protest petition and all deliberations pertaining to the service plan or the regulatory plan, as applicable.
2. **Third-Party Fiscal Impact Analysis:** At the request of affected property owners, through a valid protest petition as defined herein, the City shall hire an independent certified public accountant to conduct a third-party fiscal impact analysis using the methodology set forth in Section V of this policy. This provision for third-party fiscal impact analysis shall not apply, however, to City-initiated annexations that are subject to any of the exemptions in paragraph 4 of this section.
3. **Exemptions:** The following kinds of annexation areas shall be exempt from the provisions of paragraphs 2 and 3:
  - Street rights-of-way;
  - Enclaves existing as of the date of adoption of this policy (see Enclaves Existing as of 2021, page F-9), with fewer than 100 lots or tracts containing residential dwellings;
  - Interjurisdictional boundary adjustments;
  - Areas with environmental conditions that pose an imminent threat to public health and safety, as determined by the City Council;
  - Areas that are subject to extraordinary economic development projects; and
  - Areas with the minimum length and width necessary to provide contiguity with the city limits for owner-initiated annexations.

## DISANNEXATION

In accordance with Section 43.141 of the Texas Local Government Code, a majority of the qualified voters of an annexed area may petition the City Council to disannex the area if the City fails to provide services to the area within the period specified by the service plan. Similarly, the City may seek to disannex an area if it determines that it is unable to provide municipal services to that area in accordance with State law.

## PREPARATION OF FISCAL IMPACT ANALYSIS

For any proposed annexation, the Planning & Data Analytics Department, in cooperation with other pertinent departments, shall conduct a fiscal impact analysis that considers prospective revenues and expenditures for both the General Fund and the Water and Sewer Fund. The Budget Office shall prepare a fiscal impact report for review by the City Council, and shall make such report available for public review upon request.

### A. Revenues

The following revenues shall be considered:

1. Property taxes to be generated by existing land uses, based on Appraisal Districts assessed values and the City's current property tax rate.
2. Property taxes to be generated by proposed land uses, based on anticipated assessed values and the City's current property tax rate.
3. Sales taxes.
4. Other General Fund revenues including: Other Local Taxes, Licenses and Permits, Fines and Forfeitures, Use of Money and Property, Service Charges, and Other Revenue.
5. Water and wastewater tap and impact fees
6. Water and wastewater service fees.

### B. Expenditures

The following expenditures shall be considered:

1. Operation and maintenance costs for all municipal services.
2. Required capital improvements.

### C. Analysis Timeframe

The number of years in the analysis shall be based on the estimated build-out of the development, the repayment timetable for any debt assumed in the analysis, or 10 years, whichever is longer.

### D. Per Capita Data Sources

For budget information, the most recently adopted Annual Budget shall be used. For total population and land use data, the most recently adopted Comprehensive Plan shall be used.

### E. Population Estimate

To estimate population for an area, the number of housing units proposed for construction or annexation shall be multiplied by the average household size for Fort Worth, or for a comparable area within Fort Worth, according to the latest U.S. Census.

### F. Methodology

1. **Areas with Existing or Proposed Development:** If an area is fully developed, or substantially undeveloped but subject to an approved concept plan and/or preliminary plat, the analysis shall be based on the following guidelines.
  - a. For any undeveloped areas, the anticipated rate of development shall be based on the construction timetable provided by the property owner.
  - b. Sales tax revenues and other General Fund revenues (item A 4 above) shall be estimated on a per capita or per acre basis, as appropriate.
  - c. Water and wastewater revenues shall be based on existing land uses and any proposed land uses provided by the property owner.
  - d. Expenditures shall be estimated on a per capita, per acre, or per linear foot basis, as appropriate, unless actual costs can be determined.
2. **Other Areas:** If an area is undeveloped and not subject to an approved concept plan or preliminary plat, the analysis shall be based on the following guidelines.
  - a. The mix of land uses shall be as depicted in the Comprehensive Plan.

**PREPARATION OF FISCAL IMPACT ANALYSIS (CONT)**

- b. The anticipated rate of development shall be based on the annual growth rate for the pertinent planning sector of the city.
- c. Sales tax revenues and other General Fund revenues (item A 4 above) shall be estimated on a per capita or per acre basis, as appropriate.
- d. Water and wastewater revenues shall be based on the future land use identified in the Comprehensive Plan.
- e. Expenditures shall be estimated on a per capita, per acre, or per linear foot basis, as appropriate, unless actual costs can be determined.

**PREPARATION OF SHORT-TERM ANNEXATION PROGRAM**

The Development Services Department and other pertinent departments, shall prepare an annexation program that identifies areas that the City wishes to consider for annexation during the succeeding five-year period. The program shall be incorporated into the City's Comprehensive Plan, and revised as part of the annual update.

The program will estimate the year in which each proposed annexation might occur. In preparing its capital improvement program and annual operating budget, the City shall determine the feasibility of providing municipal services to areas identified in the annexation program. The City shall involve property owners and community organizations from the extraterritorial jurisdiction, as well as those from the City itself, in formulating the five-year annexation program.

The City shall assign priority to annexing areas that are located within the geographic scope of its Certificate of Convenience and Necessity (CCN), within the geographic scope of another CCN that complies with the City of Fort Worth's standards for water and wastewater infrastructure, or within a Special Utility District that complies with such standards. Within these areas, the City shall assign high priority to non-residential development and uses, and shall assign low priority to large-lot (more than 1-acre) residential subdivisions not connected to City water and sewer systems, where a majority of the residents have expressed opposition to annexation.

The City wishes to allocate sufficient time for the transition of proposed annexation areas from the ETJ into the city. This transitional period would enable the City to arrange for the provision of adequate municipal services, and would

**G. Timing for Preparation of Fiscal Impact Analysis**

1. **Annexations Initiated by Property Owners:** Upon receipt of a valid annexation petition and application, the Budget Office shall conduct the fiscal impact analysis within 30 days and prior to the City Council public hearing. As an alternative, the City will verify the accuracy of the fiscal impact analysis submitted by the property owners prior to initiating the annexation process.
2. **Annexations Initiated by the City:** The City will conduct the fiscal impact analysis prior to scheduling the required City Council public hearing.

enable affected property owners to prepare for the impacts of annexation. Accordingly, the annexation program shall delay any City-initiated annexations for three years or more from the date of the annexation area's initial inclusion in the program. The following kinds of annexation areas, however, shall be exempt from this waiting period:

- Street rights-of-way;
- Enclaves existing as of the date of adoption of this policy (see Enclaves Existing as of 2021, page F-9), with fewer than 100 lots or tracts containing residential dwellings;
- Interjurisdictional boundary adjustments;
- Areas with environmental conditions that pose an imminent threat to public health and safety, as determined by the City Council;
- Areas that are subject to extraordinary economic development projects; and
- Areas with the minimum length and width necessary to provide contiguity with the city limits for owner-initiated annexations.

Inclusion of an area in the five-year annexation program does not obligate the City to annex that area. Similarly, exclusion of an area from the five-year annexation program does not prevent the City from annexing the area.

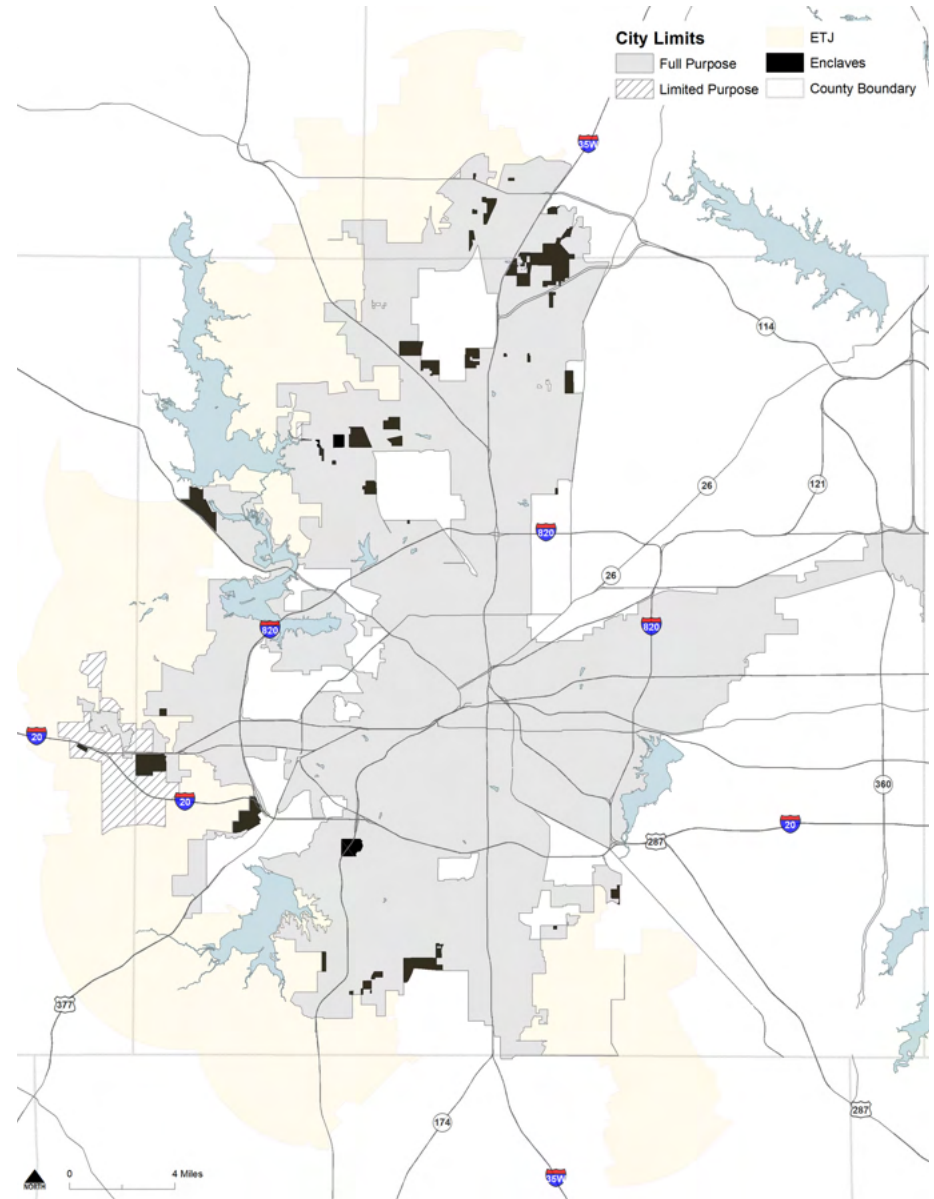
## EXTERNAL COMMUNICATION

In addition to public hearing requirements established by Sections 43.0673 and 43.124 of the Texas Local Government Code, the City of Fort Worth shall seek to communicate with City residents, affected property owners and pertinent government agencies throughout the annexation process. The City shall use its website, community meetings, direct mail, the City Page, and other appropriate media to disseminate information about any City-initiated annexation. Upon request, the City’s Community Relations Department shall assist affected property owners in establishing neighborhood organizations so as to facilitate communication with the City.

The City shall seek public comments during the annual update of the annexation program at a meeting with various community organizations. At this meeting, the City shall explain the benefits of annexation, including full municipal services; planning, zoning, health and safety regulations; economic development; and orderly growth. The City shall also explain the costs to be incurred by the City and by affected property owners as a result of annexation.

Upon adoption of any annexation ordinance, the City shall notify the pertinent county government agencies and affected property owners.

## ENCLAVES EXISTING AS OF 2021



Source: City of Fort Worth, Development Services Department, 2021.



## SHORT-TERM ANNEXATION PROGRAM

On September 7, 2004, the City Council adopted an annexation policy for the City of Fort Worth to provide more specific guidance for making annexation decisions, to be more proactive in identifying annexation areas, and to promote more meaningful citizen participation during the annexation process. The policy calls for the annual preparation of a five-year annexation program. The City Council adopted the first annexation program, as part of the Comprehensive Plan, on February 22, 2005.

This program identifies areas that the City wishes to consider for annexation during the succeeding five-year period. It expresses the City's intent to consider specific areas for annexation, but is not legally binding. Inclusion of an area in the program does not obligate the City to annex that area, nor does exclusion of an area from the program prevent the City from annexing the area. While the annexation program merely serves as a guide, its preparation enables the City to be more proactive in identifying areas that might be suitable for annexation and to involve affected property owners and other stakeholders well in advance of any annexation decisions. The program consists of this narrative and a set of maps and accompanying tables that describe the areas to be considered for annexation.

The annexation program is incorporated into the Comprehensive Plan and updated annually. The annexation program follows calendar years, and each year begins on January 1 and ends on December 31.

The City involves property owners and community organizations from the extraterritorial jurisdiction (ETJ), as well as those from within the City, in formulating the five-year annexation program. The City conducts a meeting with pertinent local governments, property owners, and community organizations directly affected by potential annexations. This narrative discusses the procedures followed to prepare the annexation program, the potential owner-initiated annexation areas over the next five years, the potential annexation areas over the subsequent six to twenty years, and the relationship of the annexation program to the City's Comprehensive Plan and capital improvement program.

**Procedure to Prepare Annexation Program:** The annexation policy provides that the Development Services Department and other pertinent departments, prepare the annexation program. Staff reviewed areas meeting the annexation criteria contained in the annexation policy, including:

- Enclaves,
- Areas of urban development,
- Designated growth centers,
- Areas posing an adverse environmental or financial impact if not annexed, and
- Areas deterring the City's option to expand.

The City assigned priority to areas that are located within the geographic scope of its Certificate of Convenience and Necessity (CCN) or within the geographic scope of another CCN that complies with the City of Fort Worth's standards for water and wastewater infrastructure. City staff from various departments, including Development Services, Planning and Data Analytics, Water, Transportation and Public Works, Fire, Police, Financial Management, and Law, met to discuss potential areas satisfying the annexation criteria and to prioritize them for annexation over the next five years and beyond.

With this information, the Development Services Department prepares a draft annexation program for review and discussion by the City Council, pertinent county governments, property owners, and community organizations directly affected by the annexation program. City staff holds individual work sessions with the City Council members and their appointed City Plan Commissioner and Zoning Commissioner. Citizens were also able to comment on the annexation program at a City Plan Commission public hearing and a City Council public hearing held as part of the annual update of the Comprehensive Plan.

**Relationship to Comprehensive Plan and Capital Improvement Program:** The Comprehensive Plan is a general guide for making decisions about the City's growth and development. It presents a broad vision for Fort Worth's future and describes major policies, programs, and projects to realize that vision. The Comprehensive Plan contains both the annexation program and the capital improvement program as appendices. These programs are revised as part of the annual update of the Comprehensive Plan.

In preparing its capital improvement program, the City must determine the feasibility of providing municipal services to areas identified in the annexation program. The City has identified capital improvements, beyond those covered by the current bond program that will be necessary to provide adequate municipal services to the potential annexation areas. These improvements are addressed to the right according to the potential annexation year.

**Water/Sewer Service for Property in the City's ETJ:** When a property owner requests City water service and/or sewer service within the City's extraterritorial jurisdiction, then the owner must either:

- Petition the City to be annexed if the property can be annexed per state law, or
- Enter into a pre-annexation agreement with the City to be voluntarily annexed at the time the property can be annexed per state law.

The City Council may approve or deny any annexation petitions or pre-annexation agreements.

## POTENTIAL ANNEXATIONS: SHORT TERM

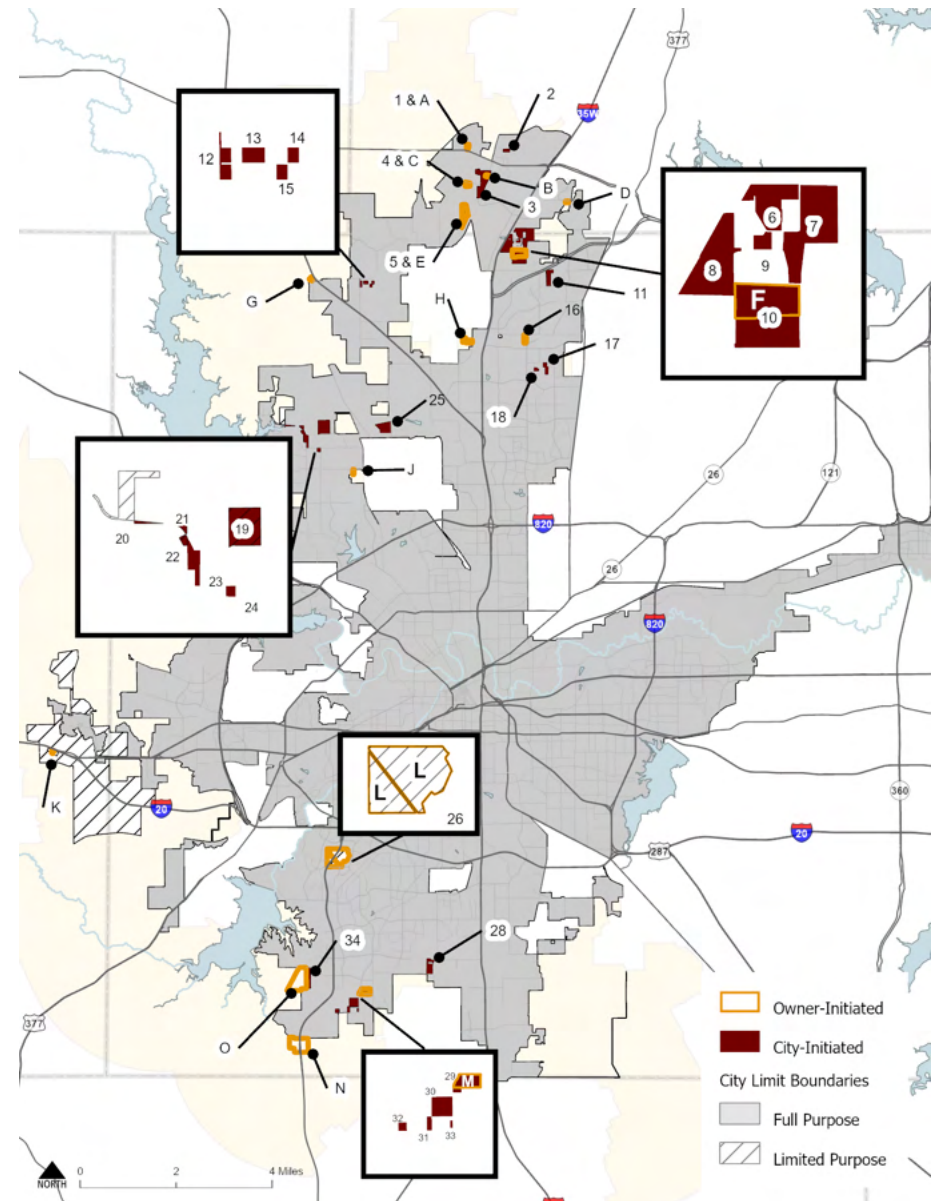
### Potential City-Initiated Annexation

The following sections describe areas for which the City may wish to initiate short-term annexation proceedings. Any of these areas may be subject to property owner-initiated annexation before the year in which it is listed. Thirty-two potential City-initiated annexation areas, consisting of approximately 1,382 acres or 2.16 square miles, are included in the short-term annexation program.

The City wishes to allocate sufficient transition time for proposed annexation areas from the ETJ into the city. This transitional period enables the City to arrange for the provision of adequate municipal services, and enables affected property owners to prepare for the impacts of annexation. Accordingly, the annexation program delays City-initiated annexations, excluding enclaves and other areas described in the policy, for three years or more from the date of the area's initial inclusion.

### Potential Owner-Initiated Annexation

The annexation program also considers areas within the City's ETJ where property owners may wish to initiate annexation and which may meet the annexation criteria noted in the policy. These areas are generally located in close proximity to water, wastewater, and fire services, and may be subject to valid preliminary plats, concept plans, or are anticipated sites for urban development. At this time, seven potential owner-initiated annexation areas have been identified. Area C, the Edwards-Geren limited-purpose annexation area consists of 276 acres, scheduled to be annexed for full purposes during 2020. An enclave (Area 26) created by this limited-purpose annexation area will be considered for annexation through the City-initiated process at the same time. This area may be subject to an additional development agreement due to its agricultural exemption status, which would push the scheduled annexation beyond 2019.



Source: City of Fort Worth, Development Services Department, 2021.

## POTENTIAL ANNEXATIONS: SHORT TERM TABLE

TABLE 1: ANNEXATION PROGRAM - POTENTIAL SHORT TERM ANNEXATION									
Map ID #	CCN	Council District	Future Land Use	Acres	Res Parcels	Res Units	Non-Res Parcels	Criteria to be Met	Comments
<b>POTENTIAL CITY-INITIATED ANNEXATION</b>									
1	CFW	7	SF	10	1	2	2	Enclave	Subject to development agreement to expire 2021.
2	CFW / Town of Northlake	7	LI	13	0	1	1	Enclave	Development Agreement voided thru partial annexation.
3	CFW	7	GC, LI, IGC	171	3	3	9	Enclave	New Enclave, Added in 2019 at Council Member's Request. Large lot with two Ag exemptions.
4	CFW	7	IGC	16	0	0	1	Enclave	New Enclave, Added in 2019 at Council Member's Request. Large lot with two Ag exemptions.
5	CFW	7	IGC	64	0	0	1	Enclave	New Enclave, Added in 2019 at Council Member's Request. Large lot with two Ag exemptions.
6	CFW	7	LI	58	5	5	0	Enclave	Subject to development agreement to expire 2021.
7	CFW	7	LI	115	2	0	1	Enclave	Subject to development agreement to expire 2021.
8	CFW	7	LI, IGC	105	0	0	6	Enclave	Subject to development agreement to expire 2021.
9	CFW	7	LI	11	1	1	1	Enclave	Subject to development agreement to expire 2021.
10	CFW	7	LI	152	0	0	2	Enclave	Subject to development agreement to expire 2021.
11	CFW	7	AG, RURAL, MU, INFRA, LAKES & PONDS	86	32	25	1	Enclave	Subject to development agreement to expire 2021.
12	CFW	7	RURAL	11	2	2	0	Enclave	Subject to development agreements to expire 2023.
13	CFW	7	RURAL	10	1	1	0	Enclave	Subject to development agreements to expire 2023.
14	CFW	7	RURAL	5	1	1	0	Enclave	Subject to development agreements to expire 2023.
15	CFW	7	RURAL	5	1	1	0	Enclave	Subject to development agreements to expire 2023.
16	CFW	7	SF	17	1	0	1	Enclave	Subject to development agreement to expire 2021.
17	CFW	4	SF	28	0	3	6	Enclave	Subject to development agreement to expire 2021.
18	CFW	4	SF	9	0	3	6	Enclave	Subject to development agreement to expire 2021.
19	CFW	7	RURAL, SF	123	10	10	3	Annexed for limited purposes in 2002. Enclave Areas	Eagle Mountain Zone limited-purpose annexation area subject to 6/21/04 contract with property owners and City.
20	CFW / Tarrant County MUD 1	7	SF	4	2	2	3	Annexed for limited purposes in 2002. Enclave Areas	Eagle Mountain Zone limited-purpose annexation area subject to 6/21/04 contract with property owners and City.

CFW: City of Fort Worth

Enclave: (State Statute) - An enclave is defined as an area that is wholly surrounded by a municipality's city limits; and has fewer than 100 dwelling units.

## POTENTIAL ANNEXATIONS: SHORT TERM TABLE (CONT)

TABLE 1 (CONT): ANNEXATION PROGRAM - POTENTIAL SHORT TERM ANNEXATION									
Map ID #	CCN	Council District	Future Land Use	Acres	Res Parcels	Res Units	Non-Res Parcels	Criteria to be Met	Comments
<b>POTENTIAL CITY-INITIATED ANNEXATION (CONT)</b>									
21	CFW / Tarrant County MUD 1	7	NC	6	0	0	1	Annexed for limited purposes in 2002. Enclave Areas	Eagle Mountain Zone limited-purpose annexation area subject to 6/21/04 contract with property owners and City.
22	CFW / Tarrant County MUD 1	7	AG	6	0	0	2	Annexed for limited purposes in 2002. Enclave Areas	Eagle Mountain Zone limited-purpose annexation area subject to 6/21/04 contract with property owners and City.
23	CFW / Tarrant County MUD 1	7	SF, GC, INFRA	38	2	2	6	Enclave	Some properties may be eligible for development agreements at time of annexation.
24	CFW	7	SF	11	0	0	1	Enclave	Church facility.
25	CFW	7	SF	104	20	23	4	Enclave	Large lot residential low priority for annexation.
26	CFW	6	INFRA	7	0	0	3	Enclave	Electrical ROW will come into City with Edwards-Geren limited-purpose annexation area (J).
28	CFW	6	SF, LDR, LI, NC	61	4	20	22	Enclave	Moved from 2016 at Council Member's request.
29	CFW	6	SF, INST	54	2	1	3	Enclave	Subject to development agreement to expire 2020.
30	CFW / Johnson County SUD	6	INST, RURAL	61	0	0	5	Enclave	New Enclave, Added in 2019 at Council Member's Request. Large lot with two Ag exemptions.
31	Johnson County SUD	6	SF	10	1	1	1	Enclave	New Enclave, Added in 2019 at Council Member's Request. Large lot with two Ag exemptions.
32	Johnson County SUD	6	SF, NC	10	0	0	3	Enclave	Area not currently in City's CCN.
33	Johnson County SUD	6	SF	3	1	1	0	Enclave	New Enclave, Added in 2019 at Council Member's Request. Large lot with two Ag exemptions.
34	CFW	6	SF	68	8	9	6	Enclave	New Enclave with annexation of Fraser Ranch
<b>POTENTIAL OWNER-INITIATED ANNEXATION</b>									
A	CFW	7	SF	7	0	2	1	Enclave	Medhir Tract - Development Agreement
B	CFW	7	GC	4	0	0	1	Urban Development	Peterson, Judge, Judge - Development Agreement
C	CFW	7	LI, IGC	16	0	0	1	Urban Development	Shelton Tract - Development Agreement
D	CFW	7	SF	5	0	0	4	Urban Development	Cornerstone Bible Church
E	CFW	7	IGC	73	0	0	1	Urban Development	Fenner Tract - Development Agreement
F	CFW	7	LI, IGC, SF	78	0	0	2	Urban Development	Wiggins Tract - Development Agreement

CFW: City of Fort Worth

Enclave: (State Statute) - An enclave is defined as an area that is wholly surrounded by a municipality's city limits; and has fewer than 100 dwelling units.

Shading in Map ID# column indicates area with properties likely to be offered development agreement.

## POTENTIAL ANNEXATIONS: SHORT TERM TABLE (CONT)

TABLE 1 (CONT): ANNEXATION PROGRAM - POTENTIAL SHORT TERM ANNEXATION									
Map ID #	CCN	Council District	Future Land Use	Acres	Res Parcels	Res Units	Non-Res Parcels	Criteria to be Met	Comments
<b>POTENTIAL OWNER-INITIATED ANNEXATION</b>									
G	CFW	7	NC	5	0	0	1	Urban Development	All Storage Avondale LLC
H	CFW	7	LI	29	1	0	6	Urban Development	Stonemont Harmon
I	CFW	7	SF	17	1	0	0	Enclave	Beltram Tract - Development Agreement
J	CFW	7	SR	6	0	1	1	Urban Development	Fincher Tract - Development Agreement
K	CFW	3	LI	5	0	0	1	Urban Development	All Storage IH 20
L	CFW	6	MUGC	276	0	0	18	Urban Development	Edward-Geren LPA
M	CFW	7	SF	48	1	0	2	Urban Development	Jerry Sevelle Ministries, Inc
N	CFW /None	6	MUGC	202	0	0	4	Urban Development	FW 205 Partners LTD
O	CFW	6	SF, NC	242	0	0	4	Urban Development	Fraser Ranch

CFW: City of Fort Worth

Enclave: (State Statute) - An enclave is defined as an area that is wholly surrounded by a municipality's city limits; and has fewer than 100 dwelling units.

Shading in Map ID# column indicates area with properties likely to be offered development agreement.

## DESCRIPTION OF NEEDED CAPITAL IMPROVEMENTS FOR POTENTIAL CITY-INITATED ANNEXATIONS: SHORT TERM (CONT)

Map ID #	CITY COUNCIL DISTRICT	DESCRIPTION OF NEEDED CAPITAL IMPROVEMENTS						
		Fire Services:			Roadway Improvements:			
		Fire Station	Within an Estimated 5-Minute Response Time		Transortation Comments	Adjacent Impact Fee Area	CIP Planned	
			YES	NO			YES	NO
1	7	11	X		Served by SH 114	AA	Any improvements would be TxDOT led	
2	7	11		X	Served by Three-wide drive	AA		X
3	7	11	X		Served by FM 156 (Blue Mound)	AA	Any improvements would be TxDOT led	
4	7	11	X		Served by FM 156 (Blue Mound)	AA	Any improvements would be TxDOT led	

## DESCRIPTION OF NEEDED CAPITAL IMPROVEMENTS FOR POTENTIAL ANNEXATIONS: SHORT TERM (CONT)

Map ID #	CITY COUNCIL DISTRICT	DESCRIPTION OF NEEDED CAPITAL IMPROVEMENTS						
		Fire Services:			Roadway Improvements:			
		Fire Station	Within an Estimated 5-Minute Response Time		Transortation Comments	Adjacent Impact Fee Area	CIP Planned	
			YES	NO			YES	NO
5	7	35		X	Not served by public roadway as shown.	AA		
6	7	35		X	Day, Old Denton and Elizabeth Town Cemetery Road are currently not constructed to industrial street standards.	A		X
7	7	35		X	Beach north of Litsey is necessary to serve this development.	A and AA		X
8	7	35	X		Old Denton is currently not constructed to industrial street standards. Served by IH-35.	A		X
9	7	35		X	Old Denton and Day are not constructed to industrial standards.	A		X
10	7	35		X	Old Denton is not constructed to industrial standards. Beach is on the MTP as a CCO-L2-T0-NTMS-P0-BOP (110) 110ft. ROW dedication and construction by the land owners are required as the site develops. CIP to construct Beach south of this site. Development to extend this section.	A	X	
11	7	38	X		Served by Keller Haslet.	A		X
12	7	34	X		Willow Spring is on the MTP as an NCO-L2-TO-TWTL-PO-BOP (110). ROW dedication of 55ft and potential construction required as a part of development.	B		X
13	7	34	X		Boaz Road is built to rural street standards.	B		X
14	7	34	X		Boaz Road is built to rural street standards.	B		X
15	7	34	X		Boaz Road is built to rural street standards.	B		X
16	7	37	X		Keller Hicks is on the MTP as an NCO-L1-T0-TWTL-PO-BOP (80). ROW dedication of 40ft and potential construction as a part of development.	D		X

## DESCRIPTION OF NEEDED CAPITAL IMPROVEMENTS FOR POTENTIAL ANNEXATIONS: SHORT TERM (CONT)

Map ID #	CITY COUNCIL DISTRICT	DESCRIPTION OF NEEDED CAPITAL IMPROVEMENTS						
		Fire Services:			Roadway Improvements:			
		Fire Station	Within an Estimated 5-Minute Response Time		Transortation Comments	Adjacent Impact Fee Area	CIP Planned	
			YES	NO			YES	NO
17	4	37	X		The extensions of Broiles, Shelley Ray, Eddleman, and Gadsden are required with development. Ray White is a collector street.	D		X
18	4	37	X		Alta Vista is a collector street.	D		X
19	7	40	X		Park Road is built to rural street standards.	E		X
20	7	40	X		Served by Boat Club (TxDOT).	E	Any improvements would be TxDOT led	
21	7	40	X		Beach north of Litsey is necessary to serve this development.	A and AA		X
22	7	40	X		Served by Boat Club (TxDOT).	E	Any improvements would be TxDOT led	
23	7	40	X		Bowman Roberts is on the MTP as an NCO-L2-T0-NTMS-PO-BOP (110). Boat Club (TxDOT). Park Road is built to rural street standards. ROW dedication and potential construction for Bowman Roberts and Park.	E		X
24	7	40	X		Bailey Boswell is on the MTP as an NCO-L2-T0-NTMS-PO-BOP (110). Bowman Roberts is a collector street.	E		X
25	7	40		X	Wagley Robertson is on the MTP as an NCO-L1-T0-TWTL- PO-BOP (80). Chastien and Ranch are built to rural street standards.	E		X
26	6	36, 39	X (Portions)		Oakmont is on the MTP as an CCO (E).	W		X
28	6	29		X	Risinger is on the MTP (SYS-L2-T0-NTMS-P0-BOP (110). Crowley (TxDOT). Crowley Cleburne is built to rural street standards.	Y		????

## DESCRIPTION OF NEEDED CAPITAL IMPROVEMENTS FOR POTENTIAL ANNEXATIONS: SHORT TERM (CONT)

Map ID #	CITY COUNCIL DISTRICT	DESCRIPTION OF NEEDED CAPITAL IMPROVEMENTS						
		Fire Services:			Roadway Improvements:			
		Fire Station	Within an Estimated 5-Minute Response Time		Transortation Comments	Adjacent Impact Fee Area	CIP Planned	
			YES	NO			YES	NO
29	6	36 (Existing), 46 (Future)		X (Existing) X (Future)	Hulen is on the MTP as an NCO - L1-T0-TWTL-P0-BOP (80). Cleburne is built to county road standards.	Y		X
30	6	36 (Existing), 47 (Future)		X (Existing) X (Future)	Hulen is on the MTP as an NCO - L1-T0-TWTL-P0-BOP (80).	Y		X
31	6	36 (Existing), 48 (Future)		X (Existing) X (Future)	Cleburne is built to county standards.	Y		X
32	6	36 (Existing), 49 (Future)		X (Existing) X (Future)	Summer Creek on MTP as NCO-L2-T0-NTMS-P0-BOP (110). Cleburne on MTP as NCO-L2-T0-TWTL-PO-BOP (110). ROW dedication and potential construction of the roads as a condition of development.	Y		X
33	6	36 (Existing), 50 (Future)		X (Existing) X (Future)	Hulen is on the MTP as an NCO-L1-T0-TWTL-PO-BOP (80).	Y		X
34	6	36 (Existing), 51 (Future)		X (Existing) X (Future)	McPherson is on the MTP as a CCO-L2-T0-NTMS-P0-BOP (110). Old Granbury road is built to county rural standards.	Y		X

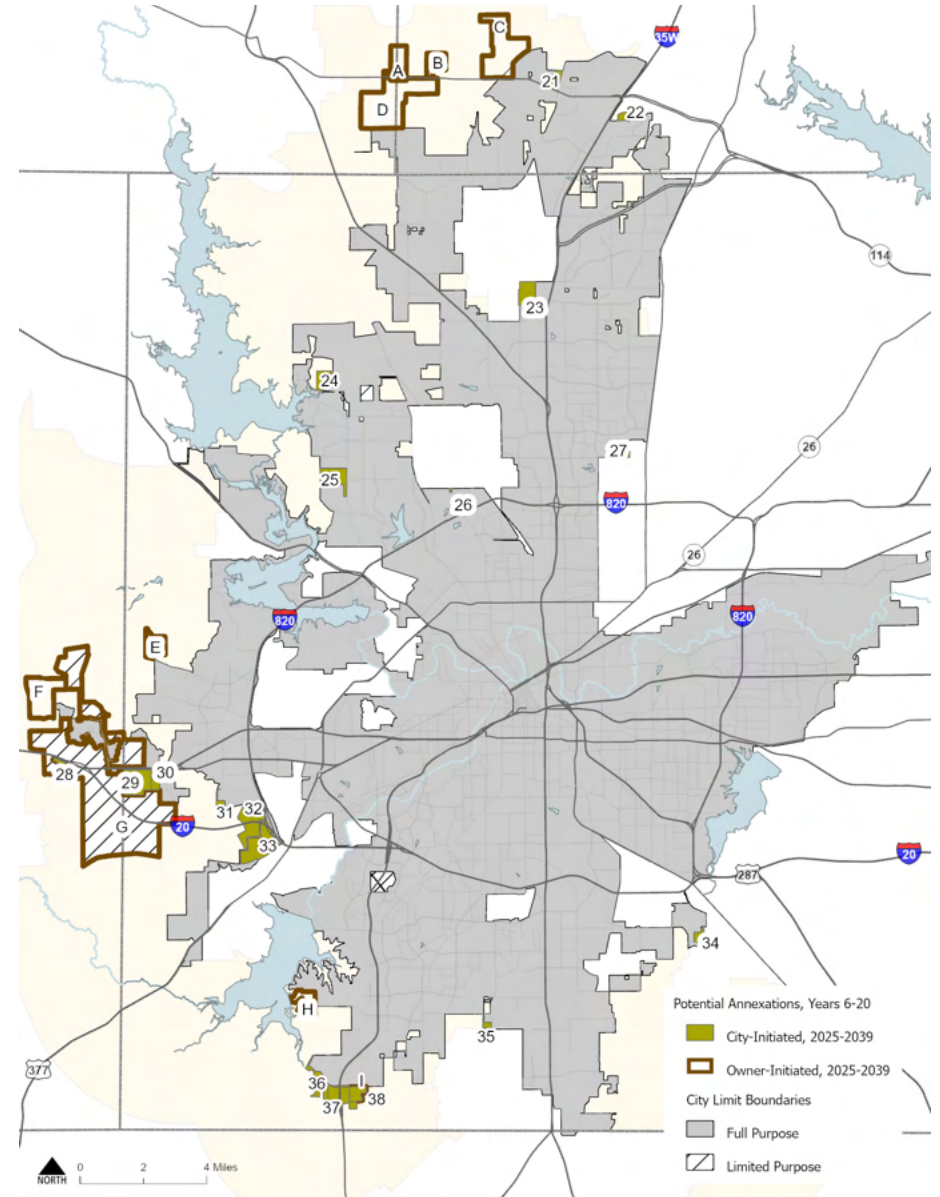


## POTENTIAL ANNEXATIONS: LONG TERM

The City has also evaluated enclaves, limited-purpose annexation areas, concept plans, and preliminary plats that may not be ready for annexation within the next five years, but may be considered long-term. For enclaves and preliminary plats, these areas may not be within the City's CCN or be able to be served with City water, wastewater, or fire services in the near future. Limited purpose annexation areas may be subject to development agreements with property owners, which require that portions of the areas be annexed for full purposes as they are platted.

Eighteen potential annexation areas are considered for long-term annexations. These areas consist of eight existing enclaves, eleven areas with anticipated urban development, one growth center, three potential enclaves, and one area of adverse impact. Additionally, nine areas of anticipated owner-initiated annexation are noted.

The Walsh Ranch limited-purpose annexation area, Area G, consisting of approximately 7,104 acres, is scheduled to be annexed for full purposes as sub-areas are platted with the full area to be annexed by May 26, 2026. An enclave created by this limited-purpose annexation area may be considered for annexation through the City-initiated process at the same time.



Source: City of Fort Worth, Development Services Department, 2021.

## POTENTIAL ANNEXATIONS: LONG TERM (CONT)

TABLE 2: ANNEXATION PROGRAM - POTENTIAL ANNEXATION: LONG TERM									
Map ID #	CCN	Future Land Use	Acres	Res Parcels	Res Units	Vacant Res Parcels	Non-Res Parcels	Criteria to be Met	Comments
<b>POTENTIAL CITY-INITIATED ANNEXATION</b>									
21	Aqua Texas Inc.	GC	134	1	1	0	32	Adverse Impact	Moved from short-term program after 2017 legislative session.
22	CFW	IGC	56	0	0	0	3	Urban Development	Moved from short-term program after 2017 legislative session.
23	CFW	SF, INST, NC, LI	243	9	6	4	32	Enclave, Urban Development	Moved from short-term program after 2017 legislative session.
24	CFW / Tarrant County MUD 1	SF	103	1	1	0	7	Urban Development	Annexed for limited purposes in 2002. Moved from short-term program after 2017 legislative session.
25	CFW	SF, MDR, NC	302	0	0	0	1	Urban Development	Development Agreement for portion of area. Moved from short-term program after 2017 legislative session.
26	CFW	INFRA	6	0	0	0	1	Urban Development	Tarrant County facility, has been receiving water and wastewater service since 2010.
27	CFW	INST, INFRA, OPEN SPACE	12	0	0	0	3	Urban Development	Area is not receiving water or sewer service.
28	CFW / None	LI	29	0	0	0	1	Enclave	Area not currently in City's CCN. Staff does not anticipate ability to provide services in the short-term.
29	CFW	SF, NC, LI	421	2	2	0	14	Enclave	Part of area not currently in City's CCN.
30	None	SF, NC	106	225	149	76	13	Enclave	Part of area not currently in City's CCN.
31	CFW	RURAL, SF	59	0	0	0	4	Urban Development	Moved from short-term program after 2017 legislative session.
32	CFW	SF, IGC	450	0	0	0	3	Enclave	Moved from short-term program after 2017 legislative session.
33	CFW	IGC	513	0	0	0	11	Enclave	Moved from short-term program after 2017 legislative session.
34	City of Kennedale	INFRA, LI	75	5	5	0	13	Enclave, Urban Development	Area not currently in City's CCN. Staff does not anticipate ability to provide services in the short-term.
35	CFW	INFRA, LI	40	1	1	0	14	Enclave, Urban Development	Moved from short-term program after 2017 legislative session.
36	CFW / None	SF, MU	237	0	0	0	0	Urban Development	Moved from short-term program after 2017 legislative session.

CFW: City of Fort Worth

Enclave: For planning purposes, Fort Worth defines an enclave as an area within the City's extraterritorial jurisdiction that is surrounded by the corporate limits of the City of Fort Worth and/or the corporate limits or extraterritorial jurisdiction of other municipalities.

Shading in Map ID# column indicates areas that were moved from 5-year program in 2018

## POTENTIAL ANNEXATIONS: LONG TERM (CONT)

TABLE 2 (CONT): ANNEXATION PROGRAM - POTENTIAL ANNEXATION: LONG TERM									
Map ID #	CCN	Future Land Use	Acres	Res Parcels	Res Units	Vacant Res Parcels	Non-Res Parcels	Criteria to be Met	Comments
37	CFW / None	MU	292	7	3	3	12	Growth Center	Large portion of area has no CCN. Moved from five-year program after 2017 legislative session.
38	CFW / Johnson Co. SUD / None	MU	136	0	0	0	2	Urban Development	Area not currently in City's CCN. Populated Area. Moved from five-year program after 2017 legislative session.

### POTENTIAL OWNER-INITIATED ANNEXATION

A	CFW / Aqua Texas, Inc.	SF, NC, OPEN SPACE	331	282	172	110	8	Urban Development	Shale Creek WCID - Area not entirely in City's CCN. Eligible for annexation on 2/17/2037.
B	Aqua Texas, Inc.	SF, NC, OPEN SPACE	232	821	0	0	17	Urban Development	Brookfield WCID - Area not currently in City's CCN. Eligible for annexation on 2/17/2037.
C	Aqua Texas, Inc. / None	SUB, SF, NC	1,137	1	0	0	23	Urban Development	Tradition / Inspiration MUD not currently in City's CCN. Small portion in Aqua Texas, Inc CCN. CFW to hold CCN in future.
D	Aqua Texas, Inc. / CFW	RURAL, SUB, SF, NC	1,483	3532	0	0	4	Urban Development	Alpha Ranch WCID - Area not entirely in City's CCN. Eligible for annexation on 2/17/2037.
E	CFW	SF, NC, OPEN SPACE, LAKES & PONDS	265	839	221	618	21	Urban Development	Haywire/Life Oak Ranch MUD - small section annexed for limited purposes.
F	CFW	SF, NC	739	2075	348	1727	48	Urban Development	Morningstar Eligible on 8/21/2035, unless the MUD dissolves
G	CFW	SF, MDR, NC, GC, MU, LI, OPEN SPACE	7,104	0	0	0	41	N/A: Annexed for limited purposes in 2003.	Walsh Ranch limited-purpose annexation area subject to 5/6/03 contract with property owners and City decision by 5/26/26.
H	CFW	SF, LDR, INFRA	256	2	400	0	14	Urban Development	St. Francis Village - Emergency services concerns by property owner.
I	Johnson Co. SUD / None	MU	136	0	0	0	2	Urban Development	Portion of the area in Johnson County SUD

CFW: City of Fort Worth

Enclave: For planning purposes, Fort Worth defines an enclave as an area within the City's extraterritorial jurisdiction that is surrounded by the corporate limits of the City of Fort Worth and/or the corporate limits or extraterritorial jurisdiction of other municipalities.

Shading in Map ID# column indicates areas that were moved from 5-year program in 2018



# APPENDIX G

# SPECIAL UTILITY DISTRICTS

Policy adopted by the City Council on May 3, 2005

## POLICY CONCERNING CREATION OF CONSERVATION AND RECLAMATION DISTRICTS

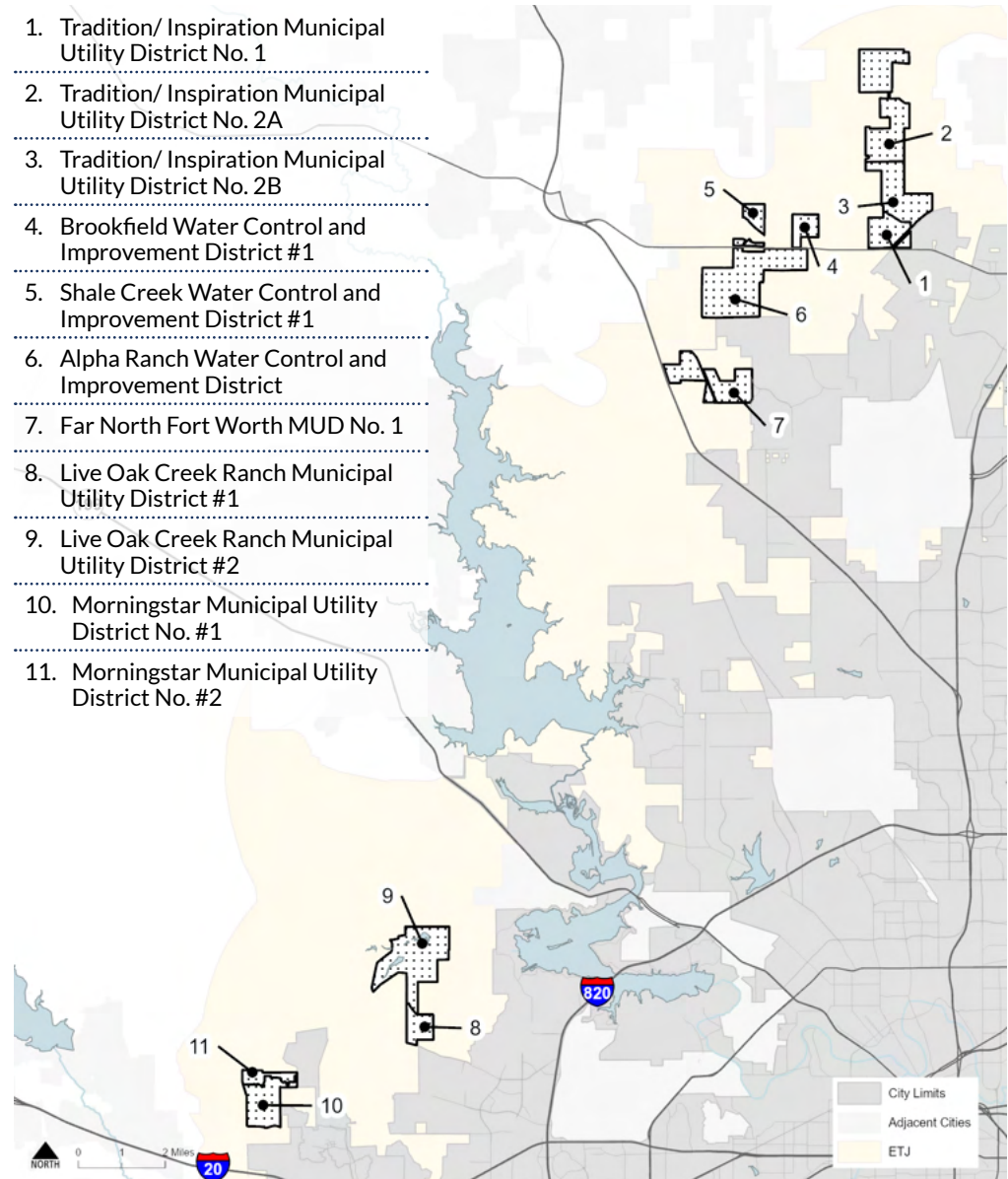
In order to facilitate desirable development within the City’s extraterritorial jurisdiction that is generally consistent with the City’s Comprehensive Plan, the City of Fort Worth has adopted a policy to govern the approval of political subdivisions that are created pursuant to the Texas Constitution and that are authorized by law to provide water, wastewater, drainage, and other services (“districts”).

Prior to considering whether to consent to or support the creation of a special district in the ETJ, the City will consider whether the City is able to provide water and wastewater service to the area proposed to be included in the district, and whether the City wishes to annex such area in the foreseeable future.

The objectives of the City’s special districts policy include the following:

- Allow the City to enforce reasonable land use and development regulations;
- Provide for construction of appropriate cost-effective infrastructure;
- Provide notice that the City may annex the district in the future;
- Provide for extension of water and wastewater lines that will serve future growth in the City and its extraterritorial jurisdiction consistent with the City’s regional utility planning;
- Establish guidelines for reasonable conditions to be placed on:
  - Issuance of bonds by the district; and
  - The City’s consent to creation of the district, including conditions consistent with the City’s water and sewer bond ordinances regarding creation of districts that might otherwise detrimentally compete with the City’s utility systems; and
- Establish guidelines for other mutually beneficial agreements by the City and the district.

## POTENTIAL SPECIAL DISTRICTS



1. Tradition/ Inspiration Municipal Utility District No. 1
2. Tradition/ Inspiration Municipal Utility District No. 2A
3. Tradition/ Inspiration Municipal Utility District No. 2B
4. Brookfield Water Control and Improvement District #1
5. Shale Creek Water Control and Improvement District #1
6. Alpha Ranch Water Control and Improvement District
7. Far North Fort Worth MUD No. 1
8. Live Oak Creek Ranch Municipal Utility District #1
9. Live Oak Creek Ranch Municipal Utility District #2
10. Morningstar Municipal Utility District No. #1
11. Morningstar Municipal Utility District No. #2

Source: City of Fort Worth, Development Services Department, 2021.



# APPENDIX H

# TAX ABATEMENT POLICY

The Tax Abatement Policy is currently in the process of being amended.  
This appendix will be updated with new Tax Abatement Policy information when the policy update is complete.

Please contact the Economic Development Department for more information on the policy.



# GLOSSARY



**-A-**

**Abatement** – Full or partial exemption from ad valorem taxes of certain real property and/or tangible personal property in a reinvestment zone.

**Adaptive Reuse** – Rehabilitation of old property and structures for new purposes.

**Affordable Housing** – For purposes of housing assistance with federal funds, such as Community Development Block Grant and HOME:

- Rental-Housing cost (rent plus utilities) are no more than 30 percent of a household's income.
- Owner-Housing costs (defined as PITI or principal, interest, taxes, and insurance) are not more than 30 percent of a household's income.
- Affordable to Extremely Low Income Households-Housing costs are no more than 30 percent of an income of 30 percent of median income in the Fort Worth-Arlington Metropolitan Area.
- Affordable to Very Low Income Households-Housing costs are no more than 30 percent of an income of 50 percent of the median income in the Fort Worth-Arlington Metropolitan Area.
- Affordable to Low Income Households-Housing costs are no more than 30 percent of an income of 80 percent of median income in the Fort Worth-Arlington Metropolitan Area.

**Arterial** – Major roadways, usually 4 to 6 lanes that serve a large geographic area.

**Aviation Easement** – Provides right of flight at any altitude above the approach surface and a right to create noise, vibrations, dust, fumes, etc. without incurring liability. Aviation easements are usually purchased from the property owner at 10 to 15 percent of the appraised value of the property.

**-B-**

**Birth Rate** – Number of births per 1,000 persons in a population within a specified time period.

**Brownfields** – Vacant, under-utilized, obsolete, or structurally deteriorated industrial or commercial properties where improvements are hindered by real or perceived contamination.

**Buffer** – Separation between land uses by distance, landscaping, berms, fences, masonry walls, or other transitional uses.

**-C-**

**Capital Improvements Program (CIP)** – The tool through which locally funded public facilities, such as sewers, local roads, storm drains, schools, libraries, parks, etc., can be scheduled and built.

**Central City** – The area within Loop 820 consisting of the following: all CDBG-eligible census block groups, all State-designated enterprise zones, and all census block groups that are contiguous by 75 percent or more of their perimeter to CDBG-eligible block groups or enterprise zones.

**Closing Cost** – Includes, but is not limited to, prepayment of insurance and taxes, attorney fees, appraisals, termite inspections, points, mortgage insurance payments, and other miscellaneous expenses associated with the closing on the sale of a property.

**Commuter Rail** – A form of public rail transportation designed for intra-or inter-city commuting with relatively few stops along the route. The train travels along standard tracks and may be pulled by a locomotive or use self-propelled vehicles.

**Comprehensive Plan** – The Comprehensive Plan is a general guide for making decisions about the City's growth and development. It presents a broad vision for Fort Worth's future and describes major policies, programs, and projects to realize that vision. The Plan serves as a continuously updated reference guide and decision-making tool for planners and other city policy-makers. The Plan contains information concerning the current status of land use, transportation, infrastructure, housing, urban design, and economic development, while offering future visions for these components based on population and economic trends and forecasts.

**Consumer Price Index (CPI)** – Measure of the average change over time in the prices paid by urban consumers for fixed-market consumer goods and services. The CPI provides a way for consumers to compare and contrast the cost of market goods and services on different days, months, years, etc.

**Core Based Statistical Area** – A statistical geographic entity consisting of the county or counties associated with at least one core (urbanized area or urban

cluster) of at least 10,000 population, plus adjacent counties having a high degree of social and economic integration with the core as measured through commuting ties with the counties containing the core. Metropolitan and Micropolitan Statistical Areas are the two categories of Core Based Statistical Areas.

## -D-

**Death Rate** – Number of deaths per 1,000 persons in a population within a specified time period.

**Density** – Measure of units within a geographic area, such as number of dwelling units per acre or population per square mile.

**Domestic Migration** – People moving from other parts of the country to take up permanent residence in the local area.

## -E-

**Endangered Building** – Building threatened by deterioration, damage, or irretrievable, irreplaceable loss due to neglect, disuse, disrepair, instability, lack of financial resources, and/or impending demolition.

**Endangered Species** – A species present in such small numbers that it is at risk of becoming extinct.

**Ethnicity** – Categories of people based upon common ancestral culture, customs, or language.

**Exception** – Departure from any provision of the Subdivision Ordinance requirements for a specific parcel, without changing the Subdivision Ordinance.

**Extraterritorial Jurisdiction (ETJ)** – Unincorporated area extending generally five miles from the city limit in which the City has the authority to regulate subdivision and platting of property.

## -F-

**Fair Market Rent** – An amount determined by HUD to be the cost of modest, non-luxury rental units in a specific market area. With certain exceptions, it is the highest rent allowable for that market under the Section 8 Program.

**Fair Market Value** – Highest price a property would bring in a free and open market given a typically motivated, prudent, and well-informed seller and buyer, and assuming typical financing.

**Family Income** – Combined gross money income of all members of a family living in the same household. Concept developed by the U.S. Bureau of the Census.

**Floodplain** – Area adjacent to a river or stream subject to inundation by flood waters.

**Full-Time Employment** – Employment status of an individual who works 35 or more hours per week at an income producing job.

## -G-

**Geographic Information System (GIS)** – Computer system that allows a user to create custom maps depicting the relationships between any number of mappable physical features and events. Since virtually all City data are tied to a specific location and can be mapped, a GIS is an effective tool for land records management, land use planning, infrastructure management, environmental management, or computer-aided dispatch of fire and police and other public service tasks.

**Goal** – A broad and general statement concisely phrased. Goals are broad statements of ideal future conditions that are desired by the community and/or organizations within it. Goals can be pursued on a continuing basis, and may never be satisfied completely. Goals are statements of intention or general direction.

**Gross Domestic Product (GDP)** – Total dollar value of all goods and services produced within the United States.

**Green Infrastructure (GI)** – Green Infrastructure uses plants, soils, and natural processes to manage stormwater and create healthier urban environments. Green Infrastructure practices can reduce the need for more expensive gray infrastructure – pipes, storage facilities, and treatment systems. Green Infrastructure is designed to reduce and treat stormwater at its source, which helps to reduce flooding and improve water quality.

**Gross State Product (GSP)** – Total dollar value of all goods and services produced in the State of Texas.

**-H-**

**Heliport** – Full-service facility for helicopters offering maintenance, fueling, and passenger services.

**HOME** – HOME Investment Partnership Program is a HUD program whereby HUD allocates funds by formula among eligible State and local governments to strengthen public-private partnerships and to expand the supply of decent, safe, sanitary, and affordable housing (with primary attention to rental housing), for very low-income families.

**Household** – A single occupied housing unit and all of its occupants. A household may be comprised of one or more families, one or more unrelated individuals, or a combination of families and unrelated individuals.

**Household Income** – Combined gross money income of all persons who occupy a single housing unit. The household income can be comprised of the gross money income earned by one or more families, one or more unrelated individuals, or a combination of families and unrelated individuals who occupy a single housing unit.

**Housing Unit** – A house, apartment, mobile home, or other unit, occupied or vacant, but intended for occupancy as separate living quarters.

**-I-**

**Impact Fees** – Costs charged to a developer to cover expenses relating to the provision of city services for a new development.

**Immigration** – People moving from foreign countries to take up permanent residence in the local area.

**Industrialized Housing** – Modular or prefabricated units constructed off-site that meet local building codes and Texas Industrial Code specifications. Industrialized housing is exempt by State law from zoning restrictions.

**Infill Housing** – Housing that is constructed on vacant lots within exiting developed neighborhoods. These lots usually contained houses at one time, but demolition of older housing stock has taken place. Rebuilding houses on

these existing lots can provide affordable housing for citizens and revitalize central city neighborhoods.

**-J-**

**-K-**

**-L-**

**Labor Force** – Includes all persons 16 years old and older who are either employed or unemployed but actively looking for work and available to accept employment, plus the members of the Armed Forces.

**Land and Water Conservation Fund (LWCF)** – A federally funded program originally conceived in 1964 as a federal-state partnership program that was created to expand the nation’s park and recreation system. A percentage of these funds are passed through to local governments to expand and enhance local park and recreation facilities.

**Land Use** – Designations of how land is being used or is planned to be used in the future (e.g., single family, commercial, industrial, etc.).

**LDN** – Day-night sound level over a 24 hour period. LDN is used as a means of measuring long-term noise exposure in a community. Sound is measured in decibels, a means of expressing amplitude of sound. The higher the number of decibels, the louder the sound level. Most residential neighborhoods have an LDN of 50 to 60 decibels.

**Level of Service** – Means of rating the movement of vehicles on an arterial street. Service levels range from “A”- free flowing, to “F”- bumper-to-bumper congestion.

**Low-Income** – Households whose incomes are over 50 percent but do not exceed 80 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families. However, HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD’s findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. Note: HUD income limits are updated annually and are available from local HUD offices for the appropriate jurisdictions or from the Texas Department of Housing and Community Affairs.

**Low-Income Housing Tax Credit (LIHTC)** – Credit against regular federal tax liability for investments in low-income housing projects acquired, constructed, or rehabilitated after 1986. The credit is available annually over a 10-year period. The term for compliance with requirements regarding tenant income, gross rents, and occupancy is 15 years. This is to encourage investments by corporations or high-income individuals in low-income housing.

-M-

**Market Demand** – The desire and ability to purchase or lease goods and services.

**Master Plans** – Plans that are developed by individual departments within the City of Fort Worth and by individual agencies that provide greater detail than the Comprehensive Plan concerning departmental plans for future development and service needs. Master Plans generally detail anticipated services and general locations for public facilities such as schools, parks, libraries, and fire and police stations.

**Metropolitan Division** – A county or group of counties within a Core Based Statistical Area that contains a core with a population of at least 2.5 million. A Metropolitan Division consists of one or more main/secondary counties that represent an employment center or centers, plus adjacent counties associated with the main county or counties through commuting ties.

**Metropolitan Statistical Area** – A Core Based Statistical Area associated with at least one urbanized area that has a population of at least 50,000. The Metropolitan Statistical Area comprises the central county or counties containing the core, plus adjacent outlying counties having a high degree of social and economic integration with the central county as measured through commuting.

**Mission** – A statement of core values and ultimate purpose. A mission reflects history and traditions, present culture and resources, and future expectations and intentions.

**Mixed-Use Development** – Combination of different but compatible land uses within a single building, site or district.

**Moderate/Medium Income** – Households whose incomes are over 80 percent of the area median income but do not exceed 120 percent of the area median

income. The area median income is determined by HUD with adjustments for smaller and larger families.

**Multi-modal** – A type of transportation system that incorporates multiple forms of movement: vehicular, public transportation, bicycle, aviation, and pedestrian. A solid multi-modal system minimizes congestion, improves air quality, and provides all citizens with the means of safe and efficient transportation.

**Multifamily Absorptions** – The change in occupancy over a given time period. Lease renewals are not factored into absorption unless the renewal includes occupancy of additional space. Pre-leasing of space in non-existing buildings is not counted in absorption until the actual move-in data.

**Multifamily Completions** – The number of units (or square feet) where developers have finalized construction, where a certificate of occupancy has been issued, and the space is ready to be leased in the market.

**Multifamily Residential** – Three or more dwelling units attached with a common wall regardless of ownership. Multifamily units are commonly known as apartments or condominiums.

-N-

**Neighborhood Unit** – An area of approximately one square mile with a population of 3,000 to 6,000, typically bounded by principal arterial streets. The neighborhood unit is characterized by a centrally located neighborhood park. The Neighborhood Park is one of the primary components that comprise “local close to home park space” in the City of Fort Worth.

**Nonpoint Source Pollution** – Pollution that does not originate from a single point. It is transported primarily by storm water runoff, and also discharges from solid waste disposal sites and septic systems.

**North Central Texas Council of Governments (NCTCOG)** – The regional planning agency for the Dallas/Fort Worth area. The agency assists local governments in the 16-county region in coordinating sound regional development, encouraging cooperation for mutual benefit, and planning for common need.

-O-

**Objective** – A statement of attainable, quantifiable, time-constrained achievement that helps accomplish goals.

-P-

**Part I Offenses** – Measure of crimes in communities (index) that include murder, rape, robbery, aggravated assault, burglary, larceny-theft, arson, and auto theft.

**Part Time Employment** – Employment status of an individual who works less than 35 hours per week at an income-producing job.

**Personal Income** – Consists of wage and salary disbursements, profits from businesses that are not corporations, net rental income, dividends, personal interest income, and transfer payments (such as pensions and welfare assistance). It includes wages and salaries paid in-kind, the net rental value of owner-occupied houses, and the net value of food and fuel produced on farms. Capital gains are not included because they are not attributable to current economic activity.

**Planned Development (PD) District** – A zoning district that allows for a mix of land uses and development standards as outlined in a City Council- adopted plan.

**Policy** – A predetermined directive of the City Council designed to guide thinking, decision making, and actions of decision makers and their subordinates in implementing goals or stated missions. Once a policy is adopted, it helps support or guide the creation/change of specific rules or strategies (such as development regulations, budgets, or supplemental plans). For purposes of the Comprehensive Plan, policies should be directly linked to stated goals. Policies are intended to guide implementation.

**Preservation Easement** – A legal document that regulates the use of or changes to real property and may be given or sold by a property owner to a charitable organization or government body. Once recorded, an easement becomes part of the property’s chain of title and usually ‘runs with the land’ in perpetuity, thus binding not only the present owner who conveys it, but all future owners as well. A preservation easement gives the organization to which it is conveyed the legal authority to enforce its terms. Exterior and

facade easements protect the outside appearance of buildings by controlling alterations and requiring maintenance; they may also control development and air rights of a building.

**Program** – A formalized, defined strategy which has been authorized, funded, and/or designed for specific purposes. Can be long-range ongoing programs such as the national Low Income Tax Credit program or short-range, locally initiated programs.

**Project** – A specific work-oriented program that has been created to achieve special purposes and has narrowly defined scopes and time frames.

-Q-

-R-

**Race** – Categories of people based upon traits that may be inherited or passed through a gene pool.

**Rezone** – An amendment to the map and/or text of a zoning ordinance to affect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

**Right-of-Way** – Width of land available to incorporate all elements of a roadway, including traffic lanes, turn lanes, frontage roads, shoulders, medians, bicycle lanes, sidewalks, and landscaping. A right-of-way may also contain certain public utilities.

-S-

**Sidewalk** – Layer of the streetscape that is dedicated exclusively to pedestrian activity.

**Spatial** – Relationship between locations or regions, such as distance, area, coincidence, or adjacency.

**Special Exception** – A use permitted in a specific zoning district if the Board of Adjustment determines that the use would be compatible with development of adjacent properties and would comply with other criteria established by the zoning ordinance.

## Standard Industrial Classifications

- **Agriculture** – Firms involved in the production of food crops, livestock, poultry, timber, game, other plant and animal products, and services related to the production of these products.
- **Mining** – Firms involved in the extraction and processing of materials occurring naturally in the Earth’s crust, including oil and gas exploration, drilling, and refining.
- **Construction** – Firms engaged in building construction, remodeling, repair, and heavy construction such as highway and bridge construction or repair, and water and sewer line construction.
- **Manufacturing** – Firms engaged in the mechanical or chemical transformation of agricultural and mining raw materials into final products.
- **Transportation, Communication and Utilities** – Firms engaged in providing passenger or freight transportation, telecommunications services, water, sewer, gas, or electric utilities and all services of the U.S. Postal Service.
- **Trade** – Firms engaged in selling and distributing raw materials and final products between the producer and the final consumer, including retail and wholesale establishments.
- **Finance, Insurance, and Real Estate** – Firms engaged in banking, lending, securities, commodities, underwriting, property ownership, brokerage, and management.
- **Services** – Firms providing a wide range of personal, professional, educational, membership, social, emergency, security services. Services closely related to another industry are classified with that industry.

**Strategic Goal** – A statement of purpose describing a critical, long-term outcome toward which the entire organization directs its efforts.

**Strategy** – An administrative approach to achieve goals and/or policies.

**Streetscape** – All the elements that make up the physical environment of a street and define its character. This includes a combination of planters,

sidewalks, street trees, street signs, street furniture, and street lights.

**Subdivisions** – Division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed.

**Sustainable Development** – Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

-T-

**Tax Abatement** – [see Abatement].

**Texas Department of Transportation (TxDOT)** – The Texas state agency for highway, bridge, public transportation, and other state-sponsored construction. TxDOT deals with both rural and urban transportation projects throughout the State. The projects are managed through a district structure with a statewide transportation commission.

**Traffic Calming** – The practice of using physical devices or roadway design techniques to reduce automobile speeds, usually in residential neighborhoods and parking facilities. Calming measures include, but are not limited to, 85% low speed limits, speed humps, narrow lanes, curb bulb-outs, and on-street parking.

**Transit-Oriented Development (TOD)** – TODs are dense urban development areas located within 1/4 to 1/2 mile of commuter rail stations, modern streetcar stops, and similar fixed-route transit stations. Successful TODs contain a mix of uses, including higher density residential, and are carefully designed to be pedestrian-friendly and specifically oriented to the transit station or stop. TODs accommodate growth more efficiently than low-density subdivisions, while supporting increased use of transit and its associated traffic congestion and air quality benefits.

-U-

**Underemployment** – Individuals working in jobs requiring a lower skill-base than their training or abilities permit.

**Undevelopable Land** – Land that has significant regulatory or cost constraints based on site conditions. For example, portions of the 100-year floodplain are

undevelopable.

**Urban Village** – A highly urbanized place that has a concentration of jobs, housing units, commercial uses, public spaces, public transportation, pedestrian activity, and a sense of place. Villages are frequently located at significant intersections. Within this relatively compact geographic area, different land uses are found side-by-side or within the same structures.

**Use Permit** – Discretionary and conditional review of an activity, function, or operation on a site or in a building or facility. The review generally precedes the actual operational use.

-V-

**Variance** – Departure from any provision of the zoning requirements for a specific parcel, except use, without changing the zoning ordinance or the underlying zoning of the parcel. The Board of Adjustment grants variances only upon demonstration of hardship based on the peculiarity of the property in relation to other properties in the same zoning district.

**Veloweb** – Interconnected network of off-street trails designed for bicycle commuters. The trails will provide access to employment centers, schools, shopping, and parks. Because the trails will have few signalized or stop sign intersections, and will go over or under major roadways, the veloweb is a safe and efficient way to commute.

**Vision** – A mental image of a possible and desirable future state. It succinctly conveys and reinforces a shared long-term view of where a community wants to be, and serves as the basis for developing goals, objectives, policies, and strategies.

-W-

**Watershed** – Topographical areas that catch precipitation and drain to specific water bodies or aquifers.

**Wetlands** – Areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

-X-

**Xeriscaping** – Landscaping that conserves water and protects the environment, typically through the use of native drought-resistant vegetation.

-Y-

-Z-

**Zoning** – Division of land into districts based on the allowable use of the land. These districts have uniform zoning regulations including those on land use, height, setbacks, lot size, density, and coverage.