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Acknowledgements

City of Fort Worth elected and appointed officials, staff members, and key stakeholders from the Southeast Urban Villages provided invaluable assistance and insight throughout the process of developing this plan. The contributions of the following are truly appreciated:

Fort Worth’s Mayor, City Council, and City Manager

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Mayor

Sal Espino
District 2 Councilmember

Chuck Silcox
District 3 Councilmember

Danny Scarth
District 4 Councilmember

Frank Moss
District 5 Councilmember

Jungus Jordan
District 6 Councilmember

Carter Burdette
District 7 Councilmember

Kathleen Hicks
District 8 Councilmember, Mayor Pro Tem

Wendy Davis
District 9 Councilmember

Charles Boswell
City Manager

City Plan Commission

Christopher Combest
District 1 Commissioner

Mark Barnes
District 2 Commissioner

Charles Edmonds, Jr.
District 4 Commissioner

Jacq Duncan
District 5 Commissioner

Namon Hollis
District 6 Commissioner

Dennis Singleton
District 7 Commissioner

Ramon Romero
District 8 Commissioner

Kim Martin
District 9 Commissioner

City Staff

Dale Fisseler, Assistant City Manager
Fernando Costa, Director, Planning and Development Department
Dana Burghdoff, Deputy Director, Planning and Development Department
Eric Fladager, Planning Manager, Planning and Development Department
Patrina Newton, Project Manager, Planning and Development Department
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Fort Worth Transportation Authority
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Southeast Fort Worth, Inc.

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Carver Heights East Neighborhood Association
Eastland Neighborhood Association
Historic Carver Heights Neighborhood Association
Ramey Place Neighborhood Association
Stop Six Sunrise Edition Neighborhood Association, Inc.

Project Team
Alfred Vidaurri Jr., AIA, AICP
Principal-In-Charge, Freese and Nichols, Inc.
Wendy Shabay, AICP, Assoc. AIA
Planner (Project Manager), Freese and Nichols, Inc.
Chris Bosco, P.E.
Transportation Manager, Freese and Nichols, Inc.
Scott Fisher, AIA
Architect, Freese and Nichols, Inc.
Mark Trance, Assoc. AIA, LEED
Intern Architect, Freese and Nichols, Inc.
Shad Comeaux, Assoc. AIA
Planner, Freese and Nichols, Inc.
Tonya Veasey
President (Public Relations), Open Channels Group, L.L.C.
Karl Komatsu, AIA
President, Komatsu Architecture
Gordon Marchant, AIA
Architect, Komatsu Architecture
Eugene Dominguez, AIA
Architect, Komatsu Architecture
Charles Wetzel
Chief Operating Officer, Buxton Company
Chris Briggs
Project Manager, Buxton Company
Project Team Roles

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

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

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

**Komatsu Architecture**

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

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

**Buxton Company**

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

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

**Open Channels Group**

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

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

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

Purpose

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

As a result of a planning grant awarded for the Berry/Stalcup area, the City selected a team of consultants led by Freese and Nichols to focus on issues that included:
- Determination of an appropriate boundary for mixed-use zoning.
- Analysis of existing and proposed land uses.
- Identification of transportation needs and priorities.
- Exploration of development opportunities.

This plan is designed to attract new and quality businesses, promote higher-density residential development, generate economic opportunities, and improve the pedestrian experience. It is a working document and can assist the City of Fort Worth in prioritizing capital improvement projects for urban villages over the next decade and beyond.
Background
Since 2002, the City of Fort Worth has been working with private developers, business groups, and neighborhood associations to transform many of the central city’s older yet memorable commercial districts into vibrant “urban villages.” Active, diverse and prosperous urban villages will help promote the central city as an appealing alternative for families, businesses, and individuals.

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

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

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

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

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

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

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

Mixed-Use Zoning
Mixed-use zoning helps provide a desirable combination of compatible residential, office, retail, and selected light industrial uses. Vibrant, compact, mixed-use districts:
• Help reduce the frequency and distance of car trips.
• Foster safe, active pedestrian environments.
introduction

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

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

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

Capital Improvements
One of the strategies for revitalizing the urban villages is to provide capital improvements that leverage private investment and enhance pedestrian and transit access. Three types of public investment will help spur development in the villages:
• Off-site improvements (infrastructure, streetscape, and landscape improvements).
• Specific community facilities (structured parking, water and sewer service, roadways and sidewalks, or other public amenities).
• Collaboration with developers and investors through Community Facilities Agreements (CFA) or by facilitating the approval process.

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

Priority Task
As part of the application for funding, stakeholders identified priority tasks for their respective villages choosing between four tasks: market analysis, traffic engineering, mixed-use zoning, and design guidelines. The chart below depicts the priority in which these items were ranked for each village. Based on this stakeholder prioritization, the Berry/Stalcup Urban Village Master plan includes a market analysis. The market analysis will be used to identify potential businesses for future economic development.

<table>
<thead>
<tr>
<th>Village</th>
<th>Mixed-Use Zoning</th>
<th>Market Analysis</th>
<th>Traffic Engineering</th>
<th>Design Guidelines</th>
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<td>Berry/Riverside</td>
<td>3</td>
<td>4</td>
<td>1</td>
<td>2</td>
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<tr>
<td>Berry/Stalcup</td>
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<td>1</td>
<td>4</td>
<td>3</td>
</tr>
<tr>
<td>Near Eastside</td>
<td>--</td>
<td>3</td>
<td>1</td>
<td>2</td>
</tr>
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<td>Oakland/Corners</td>
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<td>3</td>
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<td>Polytechnic/Wesleyan</td>
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<td>2</td>
<td>3</td>
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<th>PHASE TWO</th>
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<tr>
<td>Berry/Stalcup</td>
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<td>Near Eastside</td>
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<tr>
<td>Polytechnic/Wesleyan</td>
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</tbody>
</table>
Map of Southeast Cluster Urban Villages

Source: Freese and Nichols, Inc.
Previous Planning Documents
Below are previous plans and documents that have addressed the Berry/Stalcup Urban Village, which can also be used in coordination with this Master Plan for guidance in the village's future growth and development.

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

**Comprehensive Plan, City of Fort Worth (2007)**
The Comprehensive Plan is the City of Fort Worth's official guide for making decisions about growth and development. The Plan is a summary of the goals, objectives, policies, strategies, programs, and projects that will enable the City to achieve its mission of focusing on the future, working together to build strong neighborhoods, developing a sound economy, and providing a safe community.

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

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

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

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

The City of Fort Worth seeks to revitalize its central city and commercial corridors by promoting redevelopment in mixed-use growth centers – districts that are compact, contain a mix of land uses, and give emphasis to pedestrian and transit access. Encouraging new investment to develop a mix of land uses in an environment that promotes pedestrian and transit access and that creates a unique sense of place has been identified as the central goal in the renaissance of these mixed-use growth centers. The Commercial Corridors Revitalization Strategy provides the direction to move this vision towards reality.
The Commercial Corridors Task Force identified and prioritized commercial corridors located in the central city. City staff identified 31 corridors, based on three criteria:

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

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

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

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

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

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

The mixed-use zoning classifications are:

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

[Central City Commercial Corridors Revitalization Strategy]

[Fort Worth's Mixed-Use Zoning Standards]
introduction

• MU-2 High-Intensity Mixed-Use District — Provides areas in which a variety of higher density housing types may exist among commercial, institutional, and selected light industrial uses.
• MU-2G Greenfield High Intensity Mixed-Use District* — Promotes high-intensity, mixed-use development in undeveloped mixed-use growth centers.
* The greenfield zoning classifications are limited to sites of at least 100 acres.

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

Southeast Fort Worth Action Plan (1999)
The Southeast Fort Worth Action Plan identified more specific plans and a series of action steps to fulfill specified economic goals over a 10-year period. These economic development actions are designed to complement neighborhood development initiatives and the City’s Comprehensive Plan. The goals of the action plan include major business growth, new business locations, and the creation of quality jobs close to home for southeast residents. This will result in substantial economic empowerment of southeast residents when combined with focused workforce development, training, and neighborhood capacity building.

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

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

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

Southeast Fort Worth Action Plan

City of Fort Worth
Berry/Stalcup Urban Village Master Plan
Model Blocks Program
The Model Blocks (MB) Program is the City of Fort Worth’s premier neighborhood revitalization program aimed at “building strong neighborhoods, a safe community and sound economy”. It makes a visible impact in a manageable geographical area by concentrating City activities and resources of $1.2 million in Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds in the selected neighborhood. From the inception of the program in 1993, 18 MBs have been selected.

The Stop Six Sunrise Edition Model Blocks Plan was completed in 2005. This neighborhood is located in southeast Fort Worth. During the past thirty years, a decline in population, increase in criminal activity, lack of economic investment, and aging housing stock have contributed to the current state of distress. Neighborhood disinvestment is evidenced by the prevalence of vacant lots where homes once stood. The Model Blocks plan addressed housing, infrastructure, and public safety. These same issues will be addressed in the urban village master plan.

The boundary of this Model Blocks neighborhood overlaps the Berry/Stalcup Urban Village boundary. The Model Block’s boundaries are: Ramey to the north, Village Creek to the west, East Berry Street to the south, and Stalcup to the west.

The close proximity of this neighborhood to the urban village will help develop public-private partnerships and leverage resources to become more effective in the redevelopment of both the Stop Six Sunrise Edition and the Berry/Stalcup Urban Village.

Stop Six NEZ Plan
This plan is used by the Historic Stop Six Empowerment Coalition (HSSEC) as a guiding document for itself and its partners to address demographic, economic, and physical challenges facing the Stop Six neighborhood. The NEZ plan specifies the goals, objectives, strategies, and activities that the organization will undertake or facilitate to achieve its vision. The goals of HSSEC’s activities are: improve existing conditions, increase diversity, and promote targeted mixed-use development. The major activities HSSEC envisions include:

Housing and Community Development
• Raise funds from public and private sources to improve the existing housing stock.
• Develop decent, affordable, and diverse housing through land banking, infill development (construction of new homes), and purchase, rehabilitation, and resale of existing homes.
• Facilitate quality housing development initiated by other developers.

Economic Development
• Work with the City to reuse abandoned vacant properties through land banking.
• Raise funds and work with the City and other non-profit organizations to establish a business loan fund, and provide technical assistance and job training programs.
• Raise funds to conduct a market study for the NEZ.

Infrastructure Improvements
• Work with the City and raise funds to improve the conditions of the neighborhood, including streets, sidewalks, water, sewer, streetscape, and parks.

Public Services
• Raise funds and work with the Fort Worth Independent School District and other non-profit organizations to establish youth programs, drug prevention and treatment programs, etc.
• Organize neighborhood clean-ups to improve the image of the neighborhood.
• Organize and work with the city in fighting crime and drug problems.
The implementation time frame for the above activities is ten years. In order to
develop a focus for redevelopment, HSSEC identified five target areas in the NEZ
for commercial and mixed-use development:
1. East Berry Street between Village Creek Boulevard and Edgewood Terrace.
2. East Rosedale Street.
3. Ramey Avenue.
4. Amanda Avenue.
5. Intersection of Loop 820 and Ramey Avenue.

These are the target areas where HSSEC will concentrate its short-term activi-
ties. Specific short-term strategies for the first three years, the funding needed to
accomplish them, and potential funding sources are also identified in the NEZ plan.
At the time the plan was prepared, no funding was committed except for the hous-
ing development projects. HSSEC will raise funds from public and private sources
and partner with various organizations including Southeast Fort Worth, Inc., Stop
Six/Poly Oversight Association, developers, lenders, the City of Fort Worth, and
other partners in the implementation of the NEZ Plan.
Project Process
The planning team employed a proven planning methodology which included five phases of work: Mobilization, Data Gathering, Analysis, Review and Recommendations.

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

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

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

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

Analysis
During the Analysis Phase, the planning team gave thorough consideration of existing conditions. Issues were summarized and potential recommendations were explored. The team received continual feedback from various stakeholders; City staff, District 5 representative, Councilmember Frank Moss; and affected agencies, which brought consensus to recommendations and future improvements.

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

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

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

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

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

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

Following is a summary of the overall public involvement plan:

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

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

### Public Meetings

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

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

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

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

The Berry/Stalcup Urban Village is located in southeast Fort Worth about seven miles southeast of Downtown. East Berry Street and Stalcup Road run through the heart of the urban village. Loop 820 is less than a mile east of the village.

The Berry/Stalcup Urban Village is approximately 37.7 acres. Light industrial, neighborhood commercial restricted, general commercial, and two-family residential are the predominant zoning classifications in this village. There are many vacant lots that have redevelopment potential. The nearby neighborhood just south of East Berry Street has residential infill opportunities.

The Fort Worth Independent School District has four schools less than a mile from this urban village: Sunrise-McMillian Elementary School, Maudrie M. Walton Elementary School, Dunbar Middle and High Schools. There are five parks within two miles of the urban village, with the potential of park development along Wildcat Branch Creek within the village boundaries.

The Fort Worth Transportation Authority has several routes that run through the village connecting residents to various areas of the city.

Stakeholders of the Berry/Stalcup village envision a vibrant, compact, pedestrian-oriented mixed-use environment that provides neighborhood retail services and open-space amenities within walking distance to residential areas.

Major Accomplishments

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

- The area has been designated as a Neighborhood Empowerment Zone.
- Historic Carver Heights, Stop Six Sunrise Edition, and the Carver Heights East neighborhoods were each awarded a $1.2 million grant from the City’s Model Blocks program.
Urban Village Existing Conditions

Berry/Stalcup Urban Village Boundary

This village is bounded by Loop 820 on the east, Wildcat Branch Creek to the north, Raphael Street to the west, and approximately four parcels south of East Berry Street to the south. This includes two large parcels along Loop 820 frontage road: one on the south side of East Berry Street and one just north of Wildcat Branch Creek.
Seven zoning classifications exist in the Berry/Stalcup Urban Village.

The parcels located in the center of the village are primarily zoned duplex (B). The existing commercial zoning is primarily located along the western end of the village near the intersection of East Berry and Stalcup Road. Light industrial (I) and general commercial (F) zoning make up the eastern end of the village.

These zoning classifications reflect past land uses that were generally segregated, e.g., residential and commercial uses were separate. The development standards associated with these zoning districts are not conducive to creating a compact, pedestrian-oriented, mixed-use urban village.

The master plan recommends rezoning the property in the village to an appropriate mixed-use zoning classification (refer to Recommendations section for more detail).
The future land use maps of the City of Fort Worth’s 2007 Comprehensive Plan reflect a traditional neighborhood pattern of predominantly single-family residential uses, with neighborhood commercial centered around a key intersection.

In the Berry/Stalcup Urban Village, the single-family residential designation represents 40.6 percent of the property. To be compatible with the recommended MU-1 zoning, the single-family designation will need to be changed to one that supports MU-1, such as general commercial.

The freeway frontage properties are designated light industrial and a mixed-use growth center, which are appropriate designations for the recommended MU-2 zoning.
Based on Tarrant Appraisal District property records, the two largest property owners in this village are Fort-Rowlett-Land Joint Venture and the City of Fort Worth. The other property owners listed own at least one acre, and the remaining owners in the village own less than an acre.
**Brownfield**

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

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

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

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

Redevelopment of brownfield sites plays an important part in the revitalization of older commercial districts, while supporting economic development and providing land needed for housing, transportation improvements, green spaces, and recreational facilities.

For more information on redeveloping a brownfield site, go to www.fortworthgov.org/dem, or call 817-392-6088.
existing conditions

Berry/Stalcup Brownfield Sites

BF Site #400 - 5729 East Berry Street

BF Site #424 - 3800 E. Loop 820 S.
recommendations

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

• Summary of Recommendations
• Concept Plan
• Development Opportunities
  – Land Analysis
  – Zones
  – Building Opportunity Analysis (see Appendix for calculations)
• Zoning
• Streetscape and District Identity
• Parks/Open Space
• Transportation Improvements
• Market Analysis
Summary of Recommendations
Following is a summary of recommendations pertinent to this village followed by the concept plan depicting proposed developments.

Development
• Concentrate development from Loop 820 to Stalcup.
• Encourage redevelopment of existing strip center.
• Accelerate foreclosures and demolition of run-down vacant building and houses along East Berry and near the Berry/Stalcup intersection.
• Encourage mixed-use development (commercial/office, residential, and retail).

Zoning
• Adopt the Berry/Stalcup Urban Village boundary as depicted in the concept plan on the following page.
• Rezone the area within the urban village boundary to Mixed-Use (MU-1 and possibly MU-2 along freeway frontage).

Streetscape/District Identity
• Create district identity, including monument signs, banner poles, public art, and signage.
• Install trees along East Berry Street and additional landscaping.
• Provide gateway features at East Berry Street/Loop 820.

Parks/Open Space
• Create a linear park along Wildcat Branch Creek. A trailhead for the park with parking and a public plaza should be created on the northeast corner of East Berry and Burnice. Consider commemorating the history of the area through the design of the park/plaza area that is recommended along Wildcat Branch Creek.

Transportation
• Improve intersection at Berry/Stalcup.
• Improve bus stops along East Berry (signage, shelters, and pull-through drop-off/pick-up lanes).
• Create pedestrian-friendly streets with wide sidewalks, street furnishings, and pedestrian lighting.

Market Analysis
• Target and pursue retailers based on the Buxton market analysis that accompanies this report.
Concept Plan

Berry/Stalcup Urban Village

Legend
- Mixed-Use
- Commercial/Retail
- Residential
- Institutional
- Existing Building
Development Opportunities

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

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

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

Land Analysis
Development Opportunities Zones
The concept plan is divided into three zones for the purpose of focusing on the detail of proposed improvements, approximate land area, density, and development potential.
Zone A

Recommendations

Zone A borders Loop 820 on the east, providing an ideal location for a highly visible commercial redevelopment project. The site is proposed to feature an attractive greenway along Wildcat Branch Creek, providing an opportunity for outdoor dining with views of the restaurant/commercial facility envisioned for the northwest corner of East Berry Street and the Loop 820 service road.

The proposed greenway extends for the full length of the urban village. A walking/hiking/biking trail along the creek will provide pedestrian connectivity, recreational opportunities, and an open space corridor through the village. A pedestrian footbridge is recommended to provide pedestrian access to parking adjacent to the intermediate-sized retail store at the extreme northeast corner of the village. This area will provide additional parking for the restaurant as the enhanced pedestrian environment between the buildings promotes shared or complementary functions between the proposed retail store and restaurant.

Vehicle access is provided to the site directly from the Loop 820 service road. The restaurant will be accessible from the service road via a creek crossing provided to connect the parking areas, as well as from East Berry Street.

The recommended use for the southern portion of this zone includes a retail site and/or convenience store at the corner of East Berry Street and Loop 820 along with a mixed-use center along the frontage road.

The village gateway feature for the east terminus of the village will be constructed in this zone on East Berry Street.

Building Opportunity Analysis

<table>
<thead>
<tr>
<th>Description</th>
<th>Area</th>
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</thead>
<tbody>
<tr>
<td>GROSS LAND AREA</td>
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<tr>
<td>LAND WITH DEVELOPMENT POTENTIAL</td>
<td>498,400 SF/11.44 ac.</td>
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<td>DENSITY/SF OF BUILDING AREAS</td>
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<tr>
<td>FLOOR AREA RATIO</td>
<td>0.27</td>
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</tbody>
</table>
Zone B

Recommendations
Zone B should contain urban village gateway features at the west terminus of the village. The intersection of East Berry Street and Stalcup Street should be reconstructed to provide an attractive village focal point with special crosswalk pavement, intersection-control upgrades, and pedestrian upgrades as described in the Transportation Improvements section.

The proposed Wildcat Branch greenway borders the northern edge of Zone B, providing a natural amenity for the planned residential development along the creek. Direct access to the planned hike/bike trail can be provided at numerous points along the northern edge of Zone B.

The new institutional facility proposed adjacent to the existing church is envisioned as a community facility for adult day care, community meetings, and other community center functions. The proposed facility would augment the services to be provided at the church, offering additional parking, food preparation/serving capability, increased meeting room space, and other similar characteristics.

Building Opportunity Analysis
<table>
<thead>
<tr>
<th>Description</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROSS LAND AREA</td>
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<td>LAND WITH DEVELOPMENT POTENTIAL</td>
<td>435,050 SF/9.99 ac.</td>
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<td>DENSITY/SF OF BUILDING AREAS</td>
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<td>FLOOR AREA RATIO</td>
<td>0.78</td>
</tr>
</tbody>
</table>
recommendations

Zone C is the mid-section of this east-west linear village. This area is expected to accommodate new residential development along the creek, as well as, retail/commercial developments with upper level residential along Berry. A park is planned for the area directly north of Berry where the creek bends south. This provides an opportunity for direct access to the hike/bike trail system. The park should include playground facility, a pavilion, and other amenities to enhance the park setting. A small parking lot within the park serves as a trail-head for the linear trail system. A plaza commemorating the historic significance of “Stop Six” is recommended as a part of the open space.

Pedestrian footbridges can provide access from the cul-de-sac at Radford Road and other points along the creek, enhancing connectivity with the neighborhood to the north.

Building Opportunity Analysis

<table>
<thead>
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<th>Description</th>
<th>Measurement</th>
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<td>GROSS LAND AREA</td>
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<tr>
<td>LAND WITH DEVELOPMENT POTENTIAL</td>
<td>274,400 SF/6.3 ac.</td>
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<tr>
<td>DENSITY/SF OF BUILDING AREAS</td>
<td>206,000 SF</td>
</tr>
<tr>
<td>FLOOR AREA RATIO</td>
<td>0.75</td>
</tr>
</tbody>
</table>
The current zoning districts, which promote segregated uses, will not support the community’s vision of a mixed-use, pedestrian-oriented urban village as described in this master plan.

Low intensity mixed-use (MU-1) is recommended for the entire village except for the freeway frontage property, which is recommended for high intensity mixed-used (MU-2).

The design characteristics of both the MU-1 and MU-2 development include pedestrian-friendly streets with wider sidewalks; taller buildings with minimal setbacks and transparent storefronts; on-street parking and street trees to help separate pedestrians from street traffic; and structured parking or surface lots located behind buildings.

MU-2 zoning is more intense than MU-1 and allows for selected light industrial uses.
The Berry/Stalcup Urban Village will have more places to live, work, shop and play. It will be a unique and pedestrian-oriented place, that offers a higher quality of life. This village will serve as the east gateway entrance to the East Berry Street Corridor and the west gateway to Lake Arlington. The streets in this village should be safe for pedestrian walking and crossing. They should also provide amenities to establish a comfortable walking environment. Lighting is an additional need to establish a district identity and to promote a safer environment.

Recommendations for streetscape and district identity include:
- Preserve history of the Stop Six historic area by including public art, signage, public plazas, statues, and other opportunities to display and respect the heritage of the area.
- Create a district identity along East Berry Street by adding appropriate monument signs, banner poles, public art, signage, benches, trash receptacles, and other street furnishings.
- Provide gateways at the corner of East Berry Street and Loop 820, and at the Berry/Stalcup intersection.
- Add street trees and pedestrian lighting evenly spaced along East Berry Street as a first priority and Stalcup as second priority.
- Berry/Stalcup is the major intersection in this village, so it should stand out with special paving patterns, enhanced crosswalks, and public art.
- Add continuous sidewalks along all streets within the village and replace existing sidewalks that are in disrepair.

Example of Streetscape Improvements
The Berry/Stalcup Urban Village has a unique opportunity to take advantage of Wildcat Branch Creek along the northern boundary of the village. The creek is currently overgrown and underutilized. It should be cleaned up and dredged as needed, and a linear park along the creek should be established. Other park and open-space recommendations include:

- Create a trailhead for the community to access the proposed creekside trail and Wildcat Branch linear park.
- Provide a park/plaza area within the village. The ideal spot for a plaza and trailhead is shown on the concept plan. This area is centrally located in the village and, because of the flood plain that encompasses much of these parcels, open space is a viable land use. The plaza could serve as a location for public art to commemorate the history of the area.
Transportation Improvements

Assessment
East Berry Street within the Berry/Stalcup Urban Village limits is a four-lane undivided roadway. The pavement surface is asphalt and in good condition. There is no streetscaping and no pedestrian lighting (image 1). There are overhead utility lines that run along several streets (image 2).

Transportation Deficiencies
The most significant deficiency on the East Berry Street corridor is a lack of ADA compliant accessible ramps.

Other deficiencies include crumbling curbs at East Berry and Loop 820 (northeast corner), and sidewalks in disrepair north of Berry with grass overgrowth along sidewalks and curbs throughout the village. In addition, crosswalks are currently not provided or difficult to distinguish (image 3).
Transportation Recommendations

- Construct new ADA sidewalk ramps at the East Berry Street intersections with Stalcup, Waldorf, and Burnice.
- Close the connection of Radford Road to East Berry Street.
- Improve Bus Stops along East Berry Street, including bus pull off areas.
- Construct surface treatment to East Berry Street to improve roadway aesthetics.
- Bury overhead utility lines.
- Add decorative pedestrian crosswalks.
- Install traffic calming devices as warranted.

<table>
<thead>
<tr>
<th>Planning Level Cost Estimate for Berry-Stalcup Urban Village</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project</td>
</tr>
<tr>
<td>Intersection Improvements at Berry/Stalcup including 400’ roadway approaches in all directions</td>
</tr>
<tr>
<td>Roadway and Intersection Improvements from Waldorf to Loop 820</td>
</tr>
</tbody>
</table>

Note: Costs of burying overhead utility lines are not included in cost estimate.

**Construction Items (Preliminary)**

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

ADA Sidewalk Ramp
Market Analysis

Purpose of the Market Analysis
The Buxton Company was retained to undertake a market analysis to determine the viability of the Berry/Stalcup Urban Village and its surrounding neighborhood to attract retailers and restaurants. The market analysis study that accompanies this master plan is intended to identify specific retailers and restaurants that are most likely to consider the Berry/Stalcup Urban Village as a potential location. The information from the market analysis was used to develop the concept plan by identifying the types and associated size of retail uses that could be sustainable and meet community retail needs.

The Buxton Company used its economic and demographic analysis program (CommunityID) to analyze the characteristics of the Berry/Stalcup trade area. Designed specifically for use in community economic development CommunityID analyzes data down to the household level and looks at lifestyle, behavior patterns, and buying habits.

Findings
The market analysis findings for the Berry/Stalcup Urban Village are:
- The urban village possesses large numbers of nearby households with strong purchasing habits that appeal to a wide variety of retailers and restaurants.
- The urban village benefits from large traffic counts on East Berry Street and its close proximity to Loop 820.
- Overall, the urban village is well situated to attract a quality mix of desired retailers and restaurants.

Selected Retailers and Restaurants
Buxton examined thousands of retailers and restaurants to determine those with location requirements that best match the buying habits and demographics within the Berry/Stalcup trade area. Initially, hundreds of quality matches surfaced which is a testament to the character of the Berry/Stalcup trade area as an attractive retail location. The initial list was narrowed to approximately 39 targets based on additional research of each retailer and restaurant. Factors used in the additional research included relative match scores, community preference, business strategies and conditions, and proximity to existing retail locations.
How to Use The Market Analysis Report
The Buxton market analysis report will be used in conjunction with the master plan to market sites within the Berry/Stalcup Urban Village market to the retail and restaurant firms identified as a good match for the Berry/Stalcup area. The City of Fort Worth, Southeast Fort Worth, Inc., and Berry/Stalcup stakeholders will market the urban village to the retail and restaurant firms identified in the market analysis report.

Local small businesses seeking to fill the area's market demand can also use the market analysis to determine if the Berry/Stalcup Urban Village is an appropriate location for their business. Small businesses that may need financial and technical assistance can use the services offered at the Fort Worth Business Assistance Center (BAC). For a complete list of services offered at the BAC, visit www.fwbac.com.

For additional information on the market analysis results, visit www.fortworthgov.org (navigate to the Urban Village section on the Planning and Development Department’s webpage, or call 817-392-8000).

<table>
<thead>
<tr>
<th>Retailer</th>
<th>Retailer Classification</th>
<th>US Locations</th>
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</thead>
<tbody>
<tr>
<td>A1's Formal Wear</td>
<td>Bridal/formal wear</td>
<td>395</td>
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<tr>
<td>Applebee's Neighborhood Grill</td>
<td>Accessories, restaurants/bars</td>
<td>1,896</td>
</tr>
<tr>
<td>Belk</td>
<td>Department stores</td>
<td>233</td>
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<tr>
<td>Big 5 Sporting Goods</td>
<td>Sporting goods/athletic wear</td>
<td>335</td>
</tr>
<tr>
<td>Braum's Ice Cream/Dairy</td>
<td>Candy/ice cream/yogurt</td>
<td>280</td>
</tr>
<tr>
<td>Casa Ole Mexican Restaurant</td>
<td>Restaurants/bars</td>
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</tr>
<tr>
<td>Chick-fil-A</td>
<td>Fast Food</td>
<td>1,250</td>
</tr>
<tr>
<td>Chuck E Cheese Pizza</td>
<td>Amusement/play centers, restaurants/bars</td>
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</tr>
<tr>
<td>Cinemark Theaters</td>
<td>Movie theaters</td>
<td>199</td>
</tr>
<tr>
<td>Conn's Appliances</td>
<td>Electronics, major appliances</td>
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</tr>
<tr>
<td>Country Kitchen Restaurant</td>
<td>Restaurants/bars</td>
<td>145</td>
</tr>
<tr>
<td>Dairy Queen</td>
<td>Candy/ice cream/yogurt, coffee bars/ice bars, fast food</td>
<td>5,643</td>
</tr>
<tr>
<td>Denny's Restaurant</td>
<td>Fast food, restaurants/bars</td>
<td>1,559</td>
</tr>
<tr>
<td>Eye Masters</td>
<td>Optical/eyewear</td>
<td>178</td>
</tr>
<tr>
<td>Family Video</td>
<td>DVD rentals/sales</td>
<td>472</td>
</tr>
<tr>
<td>Famous Footwear</td>
<td>Shoes</td>
<td>970</td>
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<tr>
<td>Fox's Pizza Den</td>
<td>Fast food</td>
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<tr>
<td>Godfather's Pizza</td>
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<tr>
<td>Golden Fried Chicken</td>
<td>Fast food</td>
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<td>Goody's Family Clothing</td>
<td>Apparel, Children's, men's, women's, shoes</td>
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<tr>
<td>Grandy's Country Cookin</td>
<td>Restaurants/bars</td>
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<tr>
<td>Hastings Books Music Video</td>
<td>Book stores, cd/dvd, music, gift rentals/sales</td>
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<td>Hibbett Sporting Goods</td>
<td>Sporting goods/athletic wear</td>
<td>491</td>
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<tr>
<td>Hungry Howie's Pizza &amp; Subs</td>
<td>Fast food</td>
<td>530</td>
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<tr>
<td>Johnny Carino's</td>
<td>Restaurants/bars</td>
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<tr>
<td>Krysal</td>
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<td>Logan's Roadhouse Inc</td>
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<tr>
<td>Movie Gallery</td>
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<td>Mr Gatti's Inc</td>
<td>Fast food</td>
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<td>Ponderosa</td>
<td>Restaurants/bars</td>
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<td>Shoe Show</td>
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<td>Sizzler</td>
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<td>Southern Maid Donuts</td>
<td>Bakeries/bagels/pretzels</td>
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<td>Taco John's</td>
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<td>Taco Mayo</td>
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<td>United Supermarkets</td>
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<td>Western Sizzlin Steakhouse</td>
<td>Restaurants/bars</td>
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<tr>
<td>Wingzone</td>
<td>Restaurants/bars</td>
<td>86</td>
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</tbody>
</table>
appendix
# Building Opportunity Analysis

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

<table>
<thead>
<tr>
<th>ZONE</th>
<th>Building</th>
<th>Use Key</th>
<th>Estimated Ground Floor SF</th>
<th>2nd Floor SF</th>
<th>3rd Floor SF</th>
<th>4th Floor SF</th>
<th>5th Floor SF</th>
<th>Total Building SF</th>
<th>Parking Required (Spaces)</th>
<th>Total Residential Area</th>
<th>No. Units</th>
<th>Res. Area bt</th>
<th>Parking Required (Spaces)</th>
<th>Future Use Key</th>
<th>Notes</th>
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<td>A</td>
<td>A-1</td>
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Building Opportunity Analysis Legend
SOUTHEAST CLUSTER URBAN VILLAGES

MEETING NOTES

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

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

CONTACT INFORMATION

Patricia Newton
Senior Planner
City of Fort Worth
817-758-7239
pnewtonfortworthcc@gmail.com

Wendy Shlay
Project Manager
Frease and Nichols
817-332-9694
wshlay@fandn.com

Tanya Vemcy
Public Information
Open Channels Group
817-332-9694
openchannelsgroup@hkoltd.net

Opening Session

The April 12 public meeting is the first of three scheduled meetings for the southeast cluster urban villages. The purpose of the public meetings is to receive citizens’ input on the development of master plans for five urban villages located in southeast Fort Worth. The City of Fort Worth is a consultant team led by Frease and Nichols, Inc., to develop master plans for the southeast cluster villages. The Berry/Stalcup Urban Village meetings focus on the Berry/Weinberger, Berry/Stalcup, New East Side, Oak Hill, and Tanglewood/Weslayan, and to engage the community in this process by hosting three public meetings.

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

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

The following information was presented. The City of Fort Worth approved twelve urban villages for master plan development, which includes the five southeast cluster villages. The remaining seven villages are located in either the central or southwest clusters, which are located in other parts of the city. The City allocated $200,000 each to twelve urban villages to develop master plans. The master plan process, or Phase One planning, began in March 2007 and is scheduled to end in November 2007 when the plans are scheduled to be presented to the City Council for adoption. In addition, the City allocated $740,000 to each of the five villages for the design and construction (Phase Two) of transportation-related improvements that would be determined during the planning process. The Berry/Rivera, Weinberger, New East Side, and Oak Hill/Weslayan were approved for design and construction work.

An urban village is an urbanized place with a mix of uses, jobs, public spaces, transportation connections, pedestrian activity, and a sense of place. The City is promoting the development of urban villages by constructing capital improvements to upgrade infrastructure and create high-quality public spaces, applying economic incentives to make urban villages attractive to potential developers, and applying land-use design to permit high-density, pedestrian-oriented development consistent with the community’s vision.

The urban village master plan will outline strategies to revitalize each village and include transportation and infrastructure improvements, development opportunities, and zoning recommendations. Shlay explained that the consultant team is working to identify and develop a vision for development, identify potential improvements, and engage with community planners in collaboration on the effort. The purpose of Phase Two is to design and construct transportation-related improvements with the $740,000 funds that stakeholders prioritized during the planning phase.

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Public Meeting Notes - April 12, 2007

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

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

Question: what type of character changes would you like to see?
- Preserve the Berry School’s architectural character.
- Add sidewalks and curbs.
- Landscape (remove weeds, illegal dumping of trash).
- There is too much garbage in the district. Therefore this area doesn’t have a lot of history or abitual character to play off for future development.
- There are too many wrinkled yards.
- Give the district a historic preservation fame.

Question: What about Cobb Park?
- On the weekends, the use of the park is the problem.
- Safety is a huge issue.
- Restrict the entrance and add a road which is accessible.
- Land use around Cobb Park, lack of access and lighting have created a huge safety concern. Nobody goes there at night and the neighborhood doesn’t use it the way they should because of safety.
- Create a Kids Zone in the park.

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

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

Question: What type of transportation improvements would you like to see?
- Highway.
- Glen Garden is the worst street, in need of many repairs.
- Buses are fairly adequate, many people no longer use the buses.
- Lighting: need to be improved for pedestrian safety.
- Implement a pedestrian signal at the intersection of Berry and Riverside to include a better pedestrian crossing.
- Zoning change for Berry at Missouri to get rid of all the diesel trucks.

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

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

Berry/Riverside Breakout Session Attendees*

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<td>Kevin G. Brown</td>
<td>Code Compliance</td>
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<td>Greg H. Scott</td>
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<td>Jesse Kemp</td>
<td>Berry Street T/F</td>
<td>Kyleen Hicks</td>
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<td>Martha Townsend</td>
<td>A Prep Center of TX</td>
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*Based on the sign-in sheet
Public Meeting Notes - April 12, 2007

Berry/Stalcup Urban Village Master Plan
City of Fort Worth
Appendix

Brookside Session: Berry/Stalcup
Facilitator: Charles Vest, Boudreaux

Question: What land uses are not wanted?
- Adult entertainment
- Liquor stores
- Convenience stores
- Service stations
- Pawn shops
- What about churches? Not an asset in a mixed use development.
- Nightclubs (avoid uses that attract prostitution).
- Car washes
- Anything that creates a negative environment
- Bars with branches
- Blood and plasma donor stations
- Theaters
- Homelessness shelters "there are enough on the Eastside"
- More apartments
- Parking garages a major concern.
- Increased taxes.
- Trailer blocks
- "Don't double duty" development.

Question: What land uses are wanted?
- Marketing to people with disposable income.
- Funding for home improvements.
- Crime free community.
- Name brand restaurants (e.g., Chilis, La Madeleine, Panera Bread).
- Small business development (Floyd's, Subway).
- Mobility-served businesses (Bunn Owl can help).
- Starbucks
- Young urban professionals returning to neighborhood.
- Spas & boutiques
- Department stores
- Check-in, A.A.
- Replace "church row" shops.
- Create jobs to get people from selling drugs.
- Wi-Fi Service
- Two-story development.
- True mixed-use is desired and will bring new developers.

First comments and summary:
- 50% of property currently vacant.
- Transportation a major factor.
- Landscaping
- Purpose is to create culture and an enhanced environment.
- Healthy eating establishments.
- The location of the village boundaries were discussed.

Brookside Session: Berry/Stalcup Session Attendees*

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<td>Franklin D. Watts</td>
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*Based on sign-in sheet

Brookside Session: Oakland Corners
Facilitator: Scott Fisher, Frease & Nichols

Question: What improvements would you like to see?
- Intersection safety improvements at East Lancaster and Oakland.
- Extend sidewalk, add bicycle tracks.
- Request for additional street signs to say "Oakland Corners".
- Median islands.
- Need for public art.
- Drainage problems need to be addressed before any improvements can be made.
- (Resident feel it is a waste of money if city does not fix drainage problems before making other improvements). street improvements (allow property owners to do their own landscaping, some property/business owners would be willing to maintain their landscaping).
- Comment from a resident: "TDOT has to approve infrastructure. State does not allow planting in median. If you invest in median landscaping TDOT will reimburse 50% of all median improvements. Most residents in this area do not know about the 50% reimbursement information. It is only the responsibility of the person who pays the cost of the trees.
- Recieve area
- Comment: Councilwoman has requested help from property owners to rezone the village.
- Problem with automotive and motel business in the area.
- Point of view: village is to encourage a mix of businesses.
- Request for lights to be turned off (deterrent from crime not only, all others disagreed).
- Houston Street lined with street art for pedestrian sidewalks.
- Buildings closer to the street.
- Safety and enforcement with single family homes is the major concern with the village concept that encourages panning to be located in the area of a business instead of in the front.
- Incorporate some of the downtown design and style into the standards for this area.
- What is the future outlook of businesses still in the area.
- Safety for pedestrian in cross walk.
- Landscaping
- Suggestions: have a landscape contest for medians, suggest to local business owners, schools and residents to get involved.
- Residents with disabilities: what is being done to improve handicapped ramp and accessibility to business.
- More police stations.
- Address vagrancy while implementing the program.
- Liquor store and pet shop is a problem.
- Can these meetings start later, e.g., 6:30 or 7:00 p.m.?

Oakland Corners Brookside Session Attendees*

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

City of Fort Worth
Berry/Stalcup Urban Village Master Plan
47
Public Meeting Notes - April 12, 2007

Breakout Session: Near East Side
Facilitators: Chris Bosco, Frisco & Nichols

Question: What are your dreams for this community?
- Better traffic flow.
- Sidewalks and crosswalks.
- Better lighting for pedestrians.
- Clean, bright and safe streets within the village and extend to Riverside Drive.
- Style not as important as functionally.
- Again, lighting, really bright lighting, no pockets of darkness, particularly under I-35W.
- Landscaping.
- Buffers to control business perimeters.
- Signage.
- Create a campus for Presbyterian Night Shelter.
- U.S. Hwy 367 ramp is very dangerous...improvement is needed.
- Funding for building improvements.
- Create a sense of safety is most important.
- Stop the flow of drug traffic at boarding.
- Become an anti-block.
- Add warehouse fronts.
- Add retail "yards.
- Add a variety of retail business to include a coffee house, photography studio, performance studio, etc.
- A plan to better accommodate the homeless population and create a safe clean village for the arts community.
- A new police station located within the village.
- Benches (or at least some method of controlling littering and the homeless sleeping on the benches). Be more strategic on design and placement of benches.

Question: What do you not want in this community?
- Satellite towers or whatever or at least reconstituted so they are more pleasing to look at.
- Do not want Kennedy (street closed), but would like to see "no parking signs" up.

Final comments and summary
- The plan should consider fencing along the railroad tracks.
- The steak houses would like the City to install "Fireproofing" signs on City-owned property.
- The Day Resource Center has outgrown its building and needs to be relocated within the village.
- The Presbyterian Night Shelter would like to consider fencing their facility to create a campus environment.
- Promote safety features on East Lancaster.
- Address traffic.
- Consider street closures on Oil Plant, Chambers, President and Cypress.
- Improve lighting.

Breakout Session: Polytechnic/University
Facilitators: Sharon Marshburn, Ft. Worth

Question: What are your dreams for the Polytechnic/University Village?
- Cynterpace calls--there are elementary, middle & high schools, lots ventured to have access to computers.
- Bring more retail/establishments that are attractive to a younger population.
- There’s an essential need to provide parking, particularly to the college student, need restaurants.
- Connectivity can be an issue, especially between residents, college, police department, no connectivity between the school and adjacent neighborhoods. We need to overcome where people would want to patronize. Currently, residents do not go to the existing convenience stores. Business owners need to improve their services... bring to the next level, not just a store.
- Businesses that were part of the Poly area have gone to other areas. Overall improvement to the area is necessary in order for development to occur.
- People are afraid to get out at night.
- Crime in the past year was more prevalent. This was an incorporated city at one time. Villages (TWU) cannot be expected to take the full load. Business needs to be encouraged. There are not any nearby take-out stores (restaurant). The consultant team needs to be aware of who is in the open (African American) are not representative of the Poly area. The area is highly populated by Hispanics. The consultant team needs to get in touch with the community and get their input.
- We all want the same things, stores, restaurants and we should have what other areas have.
- Number one priority is to prevent students from eating in and throwing up 600 sq. ft. ... Of course. More design guidelines are needed. Currently, there are no residential guidelines and builders are "setting up all kinds of stuff (guided by) over here."

Question: Was this meeting introduced to the community?
- This is an issue we need to bring to the forefront. Open Channel worked with the city and made several notices to several neighborhood associations and property owners along with sending email reminders.
- Group doesn’t think this meeting was publicized well—advertising should be in the Black Voice and/or the Levitt Paper.
- Everyone in this area doesn’t have computers and they are Spanish speaking.
- Hispanic community—It is hard to reach them because of language barrier. The way to reach them is through churches & schools.
- A Spanish translator is needed at the public meetings.

Questions and comments regarding TWU and crime
- Number one priority for Polytechnic is marketing. TWU is going to have to be involved in what’s going on in the neighborhood. TWU representatives stated they want to learn what the community wants.
- The properties across Rossard from TWU have been vacant for over 10 years.
- Friends of Wesleyan (TWU) have made an offer and want to buy.
- Group would like to see development such as Mamas & Pizzas, Cynterpace Cafe, coffee shops, eateries, and gas stations around the university.
- Techs Wesleyan says it’s not just about the students, but they are also interested in what the community wants.
- We had those things in but students/faculty didn’t patronize them.
- Wesleyan has been around for a long time but has not had the money to invest in land owned by third parties.
- The vacant Rosard streetfront buildings are having a negative impact on the remaining existing businesses.
- The representatives gave assurance that they want to be part of the solution and work with the community in identifying retail uses that the community would like to see along with costs that would be sustainable.
- What is the City going to do about the crime in the area? Cars are broken in to everyday, trees stolen. Before improvements are made the crime issue would need to be addressed.
- Comment from a police officer in the group:
  o Pol is a very safe neighborhood stabilized speaking.
  o Crime is down 12%...robbery is down—65% in a year.
  o A new police station is proposed in the village along Roosevelt. The additional police force that will be part of the neighborhood will help reduce crime further.
  o The police are doing all they can...people pressure can only go so far.

Final thoughts and summary
- The Polytechnic/University area is stereotyped. Perception has been around for years. Stereotype is not true.
- We know we need to deal with infrastructure and stereotypes but Wesleyan (TWU) is stereotyped also as the money maker.
Public Meeting Notes - April 12, 2007

- Market the area to quality convenience stores, outlet stores, cleaners, franchise stores, health food store, drugstore, etc.
- Cyberpace walk.
- Build open spaces.
- Address sustainability.
- Historic preservation is important.
- Food & drink type restaurants.
- Nightlife places (bars, clubs).
- Arts & cultural type places (art galleries).
- A Community/educational center is needed.
- Improve overall neighborhood image by hosting block parties, celebrations, etc.

Appendix of Westway Breakout Session Attendance

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
<th>Name</th>
<th>Organization</th>
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<tbody>
<tr>
<td>Faye M. Brown</td>
<td>Poly Heights</td>
<td>Sharon Armstrong</td>
<td>FortWorthWestward</td>
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<tr>
<td>Ramon Ramon</td>
<td>Plan Commission &amp; E</td>
<td>Joann Turner</td>
<td>State Owner</td>
</tr>
<tr>
<td>Cindy Olivera</td>
<td>Sigma Kappa Lambda</td>
<td>L.E. Walker</td>
<td>Herweg &amp; Wagner</td>
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<tr>
<td>Jason Gilson</td>
<td>Texas Wesleyan</td>
<td>Christopher Johnson</td>
<td>Herweg &amp; Wagner</td>
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<tr>
<td>Debbie Risley</td>
<td>Texas Wesleyan</td>
<td>Sara Hofer</td>
<td>Texas Wesleyan</td>
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<tr>
<td>Harold E. Jeffcoat</td>
<td>Texas Wesleyan</td>
<td>Multacali Natahawa</td>
<td>Royal Children</td>
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<tr>
<td>Albert Woodbridge</td>
<td>Texas Wesleyan</td>
<td>Edward Kelley</td>
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<tr>
<td>Chasen Lowe</td>
<td>Polytechnic CUC</td>
<td>Robo Hary</td>
<td>Planning &amp; Dev.</td>
</tr>
<tr>
<td>Dolores Garcia</td>
<td>City of Fort Worth</td>
<td>Eric Radlager</td>
<td>Planning &amp; Dev.</td>
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*Based on data in report*
Public Meeting Notes - April 12, 2007

<table>
<thead>
<tr>
<th>Participants &amp; Organization</th>
<th>Participants &amp; Organization</th>
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<tbody>
<tr>
<td>Barbara Williams</td>
<td>Michael Matthews</td>
</tr>
<tr>
<td>Mary Brakmoore, New Improved Hillside NA</td>
<td>Kiji Sheehan, West Meadowbrook NA</td>
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<tr>
<td>Mary Gray, New Improved Hillside NA</td>
<td>Tonya Ferguson, West Meadowbrook NA</td>
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<tr>
<td>Margaret Covell, New Improved Hillside NA</td>
<td>Crawford &amp; Morgan</td>
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<tr>
<td>Torn Carter, New Improved Hillside NA</td>
<td>Don Stover, East Fort Worth Business Association</td>
</tr>
<tr>
<td>Deanna Bazz, Sierra Vista</td>
<td>Karen Foley, Work in Health</td>
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<tr>
<td>Kelvin Sebene, Code Compliance</td>
<td>Julie Bues, Central Meadowbrook NA</td>
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<tr>
<td>Jura Allen, Holmsdale NA</td>
<td>Mary Della, West Meadowbrook NA</td>
</tr>
<tr>
<td>Ozzie &amp; Jessica Scott</td>
<td>Logan Swords, Swords</td>
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<tr>
<td>Jesse Kemp, Enry Street TIF</td>
<td>Edward Selinka, West Meadowbrook NA</td>
</tr>
<tr>
<td>Kathleen Hecks, City of Fort Worth, District 8</td>
<td>Michael Phillips, West Meadowbrook NA</td>
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<tr>
<td>Martha Tsomik, A Peap Center</td>
<td>William Vandeberg</td>
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<tr>
<td>Janice Martin</td>
<td>Louis McLean, West Meadowbrook NA</td>
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<tr>
<td>Clifford Martin, Rolling Hill Additions</td>
<td>Gunnar James, New World Industries, Inc.</td>
</tr>
<tr>
<td>Patricia Steed, Congressman Burgess Office</td>
<td>Shawn Armstrong, Step Off Hwy NA</td>
</tr>
<tr>
<td>Terry Oleary, Southeast Fort Worth Inc.</td>
<td>Fay M. Bowen, Pop Heights</td>
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<tr>
<td>Shere Forbes, Southeast Fort Worth Inc.</td>
<td>Paul &amp; Thun Meadowrun, Baran Hardware</td>
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<tr>
<td>Cyndi Hawkins, The T</td>
<td>Claudia Caro, Polyclinic OCD</td>
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<tr>
<td>Mohammad Rahim, Food Heaven</td>
<td>Reba Henry, Resident</td>
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<tr>
<td>Sharron Owlets, Resident</td>
<td>John Turner, Homeowner</td>
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<tr>
<td>Tonya White, Historic Interior Heights NA</td>
<td>Cindy Oliva, Sigma Kappa Lambda</td>
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<tr>
<td>Louis Armstrong, SEMCOH</td>
<td>L.E. Walker, Herzig &amp; Wagner</td>
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<tr>
<td>Neil Case, Eastland NA</td>
<td>Jason Goldson, Herzig &amp; Wagner</td>
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<tr>
<td>Tammy Pierce, Council Candidate, District 5</td>
<td>Christopher Johnson, Herzig &amp; Walker</td>
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<tr>
<td>Franklin Moore, Moss Real Group</td>
<td>Albert Wesbridge, Resident &amp; Business Owner</td>
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<tr>
<td>Jason Jones, Railways Development Group</td>
<td>Edward Kelley</td>
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<tr>
<td>Jane Morgan, Interior Historic Heights NA</td>
<td>Harrell Jeffrey, Texas Wesleyan University</td>
</tr>
<tr>
<td>Dennis Pennington, PHN</td>
<td>Delilah Raah, Texas Wesleyan University</td>
</tr>
<tr>
<td>Todd James, CBH</td>
<td>Mutaz Katarwala, Royal Children’s Home</td>
</tr>
<tr>
<td>Suzette Walkins, Riverside Kennel</td>
<td>Sarah Hornall, Texas Wesleyan University</td>
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<tr>
<td>Harvey Caraway, Central Meadowbrook NA</td>
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SOUTHEAST CLUSTER URBAN VILLAGES

MEETING NOTES

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

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

CONTACT INFORMATION

Patrick Newman
Senior Planner
City of Fort Worth
817-392-3000
pnewman@fortworthgov.org

Wendy Shabany
Project Manager
Freese and Nichols
817-733-7229
wshabany@fni.com

Troya Venoy
Public Involvement
Open Channels Group
817-332-0404
openchannelsreception@texasglobal.net

Opening Session

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

The meeting opened with welcome and other remarks by City Councilmembers Frank Moore, District 5, and Katherine Hillis, District 6. Following the opening remarks, Wendy Shabany of Freese and Nichols provided an overview of the City’s Urban Village Development program and the master plan development process.

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

City of Fort Worth

Public Meeting Notes - July 19, 2007

Breakout Session: Berry/Stalcup Urban Village
Facilitators: Charles Watson, Benton, and Mark Triones, Freeze & Hemenway

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

Development Opportunities:
- The market analysis and trade area methodology was presented.
- When thinking about a Starbucks, don't forget teachers and other business people who come into the area. We want to encourage them to spend money.
- Suggested themes: WestVillage, Historic Step Six theme.
- The demand for retail. Restaurants would like more drive-through restaurants, more food choices and less fast food restaurants.
- The following are some of the drive-thru restaurants and retail: Chick-Fil-A, HOP, LaBry's, Fort's, McDonald's, Wendy's.
- Communities: Golden Gate, Black Eyed Pea, Carleton Co., southern caves, Co's Place, Barbeque, coffee place.
- Entertainments: movies, bowling, family oriented, Bioworks, Jazz place.
- Provide franchise opportunities for local small business owners.

Berry/Stalcup Breakout Session Attendance*

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
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<tbody>
<tr>
<td>Paula Washington</td>
<td>ARA</td>
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<tr>
<td>Christine Parnagian</td>
<td>City of Fort Worth</td>
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<tr>
<td>Fran Ginnetti</td>
<td>ATUC</td>
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<tr>
<td>Johnnie Zemp</td>
<td>Ms. Allen</td>
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<tr>
<td>M. Davis Johnson</td>
<td>Step Six Sunrise Edition NA</td>
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<tr>
<td>Regina Bakuba</td>
<td>Step Six Sunrise Edition NA</td>
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<tr>
<td>Neil Cases</td>
<td>Eastland NA</td>
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<tr>
<td>Rebecca Thompson</td>
<td>James Whited</td>
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<tr>
<td>Eri clutch</td>
<td>City of Fort Worth</td>
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<tr>
<td>Jaxt R. Durley</td>
<td>Fort Worth Plan Commission</td>
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*Based on the break-out session sign-in sheet.

Berry/Rivarde Breakout Session Attendance*

<table>
<thead>
<tr>
<th>Name</th>
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<tbody>
<tr>
<td>Carl Porter</td>
<td>Urban Neighborhood Assoc. of South PW</td>
</tr>
<tr>
<td>Debra Beez</td>
<td>Sierra Vista Development</td>
</tr>
<tr>
<td>Tammy Thomas</td>
<td>Smith Cuyres</td>
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<tr>
<td>Terry Oglesby</td>
<td>Suncoast, Fort Worth, Inc.</td>
</tr>
<tr>
<td>P.J. Male</td>
<td>Congressional Budget Office</td>
</tr>
</tbody>
</table>

*Based on the breakout session sign-in sheet.
Public Meeting Notes - July 19, 2007

Breakout Session: Near East Side
Facilitator: Chris Beesley, Froese & Wilhems, and Afflito Volzmann, Froese & Wilhems

Current Conditions
- The urban village was created in 2005.
- Challenges: Parking on the streets, need for sidewalks, traffic safety, proposed bike trails.
- Street and gateway improvements are needed.

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

Recommended Improvements
- Streetcar provides along E. Lancaster corridor.
- Alley access could be used for walk (long range possibilities).
- Gateways need to define the area.
- Question: What are the priorities for the Phase 1 funds?
  - Parking is important.
  - Combining the area appealing for people coming in from the outside.

Near East Side Breakout Session Attendees*

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
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<tbody>
<tr>
<td>Charnelle Fulwood</td>
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<tr>
<td>Flora Brewer</td>
<td>Near East Side NA</td>
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<tr>
<td>Jason &amp; Ron Cheek</td>
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<tr>
<td>Clay Byrnes</td>
<td>City of Fort Worth</td>
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<td>Domi Farrel</td>
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*Based on the breakout session sign-in sheet

Breakout Session: Oakland Center
Facilitator: Scott Fisher, Froese & Wilhems

General Questions/Comments
- Question: What is a master use zone?
  - Answer: A combination of residential, commercial, institutional, and light industrial that provides a range of goods and services near a neighborhood. People can get all their needs in that area. Environmentally friendly, less traffic because everything is close by, and jobs can be created for residents.
- The two transfer stations will be located on E. Lancaster.
- Question: Is it true that bike lanes are planned on Ayers, Sanger, and Rand?
  - Answer: Yes, bike lanes are planned along Sanger, Ayers, and Rand.
- Question: Is there a future plan for the area?
  - Answer: The Oaklawn corridor is part of the City’s Master Plan.
  - Question: Oakland is too busy for a bike lane.
  - Answer: Oakcliff recently completed a bike lane.
  - Question: Is there a plan for a bike lane in the future?
    - Answer: Yes, there is a plan for a bike lane in the future.
  - Question: Are there any written rules regarding structures in different areas and districts?
    - Answer: Yes, there are written rules regarding structures in different areas and districts.
  - Question: What is the best location for a gateway that would provide entrance to the urban village?
    - Answer: Oakcliff Street and Oak Street.
  - Question: Are there any new businesses in the area?
    - Answer: Yes, there are new businesses in the area.
  - Question: What is the City’s plan to start implementing the recommended improvements?
    - Answer: The City’s plan to start implementing the recommended improvements is to have a public meeting followed by a City Council for adoption.

Transportation Issues
- Fixed signal improvements, traffic signal and intersection improvement, address drainage problems, crosswalk improvements, ADA compliance.
- Road work on Sanger near Camp Bowie.
- Credit card containers.
- Residents would like the N. Oakcliff area to be addressed.
- Improve crosswalks and landscaping to discourage crossing in the middle of the block.
- New development in the area would support the urban village.

Oakland Center Breakout Session Attendees*

*Based on the breakout session sign-in sheet
Public Meeting Notes - July 19, 2007

Breakout Session: Polytechnic/Wesleyan
Facilitators: Gordon Marchant, Keane, and Chris Briggs, Burton

General Questions/Comments:
- The village boundary was extended to the north of the area.
- The initial Polytechnic/Wesleyan village was divided into MU-1, some parcels along the newly added area along Nashua are also zoned MU-1 and MU-1 is recommended for the entire expanded area.
- As gleaned from the first public meeting responses and discussions, residents and users want to see more retail development.
- Texas Wesleyan University (TWA) is perceived as an economic engine for the village.
- A mixed-use district is a combination of residential and commercial in order to create a desirable mix of uses in a more urban setting.
  - MU-1 – Low intensity.
  - MU-2 – High intensity.
  - Discussion of a high-rise.
  - Wesleyan – primary arterial (vehicular) most perceived as the main roadway for ingress and egress.
- The City of Fort Worth, The News, and Open Channels will continue to seek ways to improve the meeting notification.

Transportation Issues:
- The design should be intended to support pedestrian-oriented improvements that include:
  - Landscaping.
  - Signal upgrades with pedestrian usage.
  - Pedestrian crossings.
  - ADA compliance with ramps, etc.

There were questions about the status of TWA’s development plans and when those plans would be presented to the neighborhood. The consultants are aware that TWA is developing their expansion plans but are not privy to any updated information to report.

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

Market Analysis: Chris Briggs presented information on the market analysis.
- Burton uses psychographic analysis to find the right retailer for an area. Psychographic analysis uses six categories for every household on a group to build a profile to determine the ideal area.
- Question: Is Burton providing a market analysis for all urban villages? Answer: Burton is providing market analysis for the Berry/Stalcup and Polytechnic/Wesleyan villages.
- Question: How does the analysis overlap from one village to another and would this be detrimental for Polytechnic/Wesleyan? Answer: There will be some overlap with the Berry/Stalcup village.
- Question: How does the analysis dovetail with the objectives for the Polytechnic/Wesleyan village? Answer: The analysis looks into the type of village that the MU-1 and current village concepts appear to achieve. The goal is to analyze the overall demographics of the neighborhood, take into account income and buying patterns. This information will be used to market to retailers that currently do not exist in the neighborhood and ones that a market demand exists.
- Burton will identify retailers that have consistently make location decisions on areas similar to the Polytechnic/Wesleyan neighborhood.
- The analysis indicates there is an opportunity for grocers. The issue is finding retailers that are right for the area.
- Question: Regarding retailers that are already in the area, will they be forced out? Answer: No.
- Question: Explain the marketing of the village. Answer: Burton is partnering with village stakeholders to educate prospective retailers about the attributes of this village and the potential market. Retailers look to this level of marketing analysis to better understand location decisions.
- Question: What happened to the retailers that were previously in the neighborhood? Answer: Sales were relocated and some additional businesses due to past consumer trends that favored shopping at regional malls. However, current trends include consumers shopping at neighborhood-scale retailers to find goods and services.

Question: Why not seek to get a mall in the area? There are parcels of land available that could support this? Answer: The current trend is toward the neighborhood-scale approach.

Comments: TWA is a small school with less than 3,000 students most of whom commute. Less than 50% students live on campus. The students and faculty don’t live in the area so they really don’t care. Students and faculty may not need housing but they do need food and other services. More retailers are needed to serve the needs of both TWA and the neighborhood.

Question: At the next meeting Burton will provide a list of retailers determined to be a good fit for the neighborhood? Answer: Yes, we will have that information.

Polytechnic/Wesleyan Breakout Session Attendance:

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<tr>
<th>Name</th>
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<tbody>
<tr>
<td>Peter Lytton</td>
<td>Residence Land Holding</td>
<td>Greg Fox</td>
<td>Site-Telegram</td>
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<tr>
<td>Robert Markley-Smith</td>
<td>The Paladium Group</td>
<td>Donna Craft</td>
<td>AC The company</td>
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<tr>
<td>Richard Golde</td>
<td>-</td>
<td>Leo Riosa</td>
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<tr>
<td>Kenneth O. Sander</td>
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<td>Carolyn Teahan</td>
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<tr>
<td>Katarina Kowal</td>
<td>K Strategies Group</td>
<td>Joyce Simmons</td>
<td>Diamond M-Ben Race Inc</td>
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<tr>
<td>Eugene Terzaghi</td>
<td>Knoll Inc</td>
<td>Don Singuyan</td>
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<tr>
<td>Bernard Whaler</td>
<td>-</td>
<td>Tenny Quezada</td>
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<tr>
<td>Travis Lemmert</td>
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<td>Celeste O.</td>
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*Based on the break-out session sign-in sheet*
## Public Meeting Notes - July 19, 2007

### City of Fort Worth: Elected and Appointed Officials

<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
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<tbody>
<tr>
<td>Frank Moss</td>
<td>Councilmember, District 5</td>
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<tr>
<td>Kathleen Holle</td>
<td>Councilmember, District 6</td>
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<tr>
<td>Jim Duggan</td>
<td>Planning Commissioner</td>
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### City of Fort Worth: Staff

<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
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<tbody>
<tr>
<td>Patrina Hawthorn</td>
<td>Senior Planner</td>
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<tr>
<td>Erik Fladager</td>
<td>Planning Manager</td>
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<tr>
<td>Scott Sellen</td>
<td>Senior Planner</td>
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<tr>
<td>Olga Thomeen</td>
<td>Homeless Coordinator</td>
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<tr>
<td>Angelina Cruz</td>
<td>Spanish Translator</td>
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<tr>
<td>Kevin Beene</td>
<td>Supervisor</td>
</tr>
<tr>
<td>Bryan Budlan</td>
<td>Captain</td>
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</tbody>
</table>

### Freese and Nichols Consulting Team

- Freese and Nichols, Inc.
  - Urban Design Consultant and Project Manager: Alfred Veddem
  - Urban Design Consultant: Mark Trice
  - Transportation Planning Consultant: Chris Evans

### Busch Company

- Charles Sibley
- Chris Higgins
- Tim Keith
- Phillip Dews

### Korando Architecture, Inc.

- Architecture Consultant: Architecture Consultant
- Architecture Consultant: Architecture Consultant

### Open Chord Group LLC

- Public Involvement Consultant: Torre Veleka
- Public Involvement Consultant: Joyce Blymurry
- Public Involvement Assistant: Nicole Austin
- Public Involvement Assistant: Mary Edward
- Public Involvement Assistant: Krysal James

### Participants & Organizations

- Bernard Colone
- Kimberly Clark, TISD
- Bernard Walker, Quorum Commercial
- Don Boren, Fort Worth Business Assoc
- Wanda Condit, Fort Worth Business Assoc
- Aaron & Anjutual  Vizap
- Camille (last name illegible), Fort Worth ISD
- Robert & Denise Haney, Central Meadowbrook, NA
- Louis Melilli, Eastern Hills Home Owners Assoc
- Regina Duncan, Shaw Series Edition, Inc., NA
- Ross Bowers, New East Side NA
- Sandy Joyce, LeBlanc News
- William Hall, OCG Advertising
- Kenneth Sanders
- Joyce Simmons, Diamond Millar Place
- Les Ross
- Kevin Atkinson, K Strategies
- Lorraine Niles, Jim Austin Company
- Sandy Dills, Wind Meadowbrook NA
- Mary Darby, Wind Meadowbrook NA
- Peter Dyrek, Main Street Lions Network
- Tonya Ferguson, Wind Meadowbrook NA
- James Brooks, Lockwood Martin
- David Edwards, Tarrent County College
- Theron Busam, Greater Ft. Talbot Church
- Greg Fox, Star Telegram
- Robert McKeever-Smith, The Palladium Group
- Donald Cage, City of Fort Worth, Housing Dept.
- Charlotte (last name illegible)
- Rebecca Thompson
- Dora Johnson

### City of Fort Worth: Stakeholder Participants

- Sarah Herrnstein, City of Fort Worth
- Fran Bonner, ATC Corp
- Ron & Jessica Cherico, New East Side NA
- Alejandro Tiz, Iglesia San Miguel
- Donna Croft, Active Co.
- Deanna Boaz, Sierra Vista
- Terry Oleny, Southeast Fort Worth, Inc.
- Jim Austin, Austin Co.
- Carl Fleming, United Rok of South FW
- Paul Washington
- Don Simpson, Poly
- Carlyn Tomassy, Police District 6 Neighborhood Group
- Michelle Hamilton
- Lori Thomsen, Firehouse Gallery
- Tamara Thompson, Smith Cypress
- Zella & Johnson Taylor, Sunrise
- Kay Brooks, Think Green Homes
- Hugh Brooks, Think Green Homes Meadowbrook
- Edward Shelton, Wind Meadowbrook NA
- Michael Hipo, Estabrook Sector Association/MMBPA
- Don Hassen
- Matt Caw, Southwest NA
- Christine Parapagoudas, City of Fort Worth
- Connie Hawkins, The T
- Tammy Swann
- Timothy Jimenez
- Andrew McElroy, Greater Fort Worth Metropolitan Black Chamber
- PK, Infinity, PCDC
- Linda Mowen, South Edgewood NA
SOUTHEAST CLUSTER URBAN VILLAGES

MEETING NOTES

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

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

CONTACT INFORMATION

Patricia Nester
Senior Planner
City of Fort Worth
817-352-4068
patricia.nester@fortworth.gov

Wendy Shalvey
Project Manager
Freese and Nichols
817-733-7259
shalvey@fni.com

Tanya Venable
Public Involvement
Open Channels Group
817-332-5404
venable@openchannels.com

Opening Session

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

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

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

The opening session was followed by questions from attendees. Attendees were directed to the five breakout sessions to discuss the recommendations for each urban village.
Public Meeting Notes - September 27, 2007

Existing Conditions

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

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

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

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

Recommended Street, Sidewalk, and Open Space Improvements

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

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

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

- New streetlights
- New ADA ramps
- Decorative sidewalks
- New pedestrian lights
- New traffic signals
- New ADA streetlights
- New pedestrian signals
- New trees with an irrigation system

Development Opportunities

The real estate within the village was evaluated to determine which parcels were suited for redevelopment and to develop the urban village concept plan. Most of the parcels were determined to be redevelopment for neighborhood and urban village uses. A few parcels, however, were determined to be appropriate for the development of higher density residential. To further enhance the concept plan, new buildings are recommended to be oriented to the street with minimal building setbacks. Parking is recommended to be located behind buildings and small open space areas are proposed in the larger parking lots in order to break up large surface parking areas with landscaping, shade trees, and other features that enhance the pedestrian experience.

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

Below are some of the questions and comments from attendees:

- **Question:** Will all the hotels in the area have to close?  
  **Answer:** No, the rezoning is support of the existing businesses.

- **Question:** Will the property values increase?  
  **Answer:** Yes, the rezoning is support of the existing businesses.

- **Comment:** The recent new developments are not using quality building materials.
Public Meeting Notes - September 27, 2007

Urban Village Boundary

The recommendation to extend the boundary of the current urban village to include the area adjacent to Loop 820 was accepted by attendees. The issue of extending the boundary further to include the area northeast of Loop 820 was discussed. It was pointed out that property owners located outside the recommended seals community would benefit from extensions of the neighborhood without being included within the proposed new urban village boundary. A representative from the Stancil neighborhood, which is located west of the current urban village, expressed concern about the extension of the urban village boundary and stated that the church's proposed development would be the most likely to be affected by the extension.

Development Opportunities

The current urban village was evaluated to determine what opportunities exist. The current urban village contains opportunities to develop new retail and commercial centers, with open space areas along with possible urban development along Loop 820. The proposed square footage for the new retail and commercial centers was based on the market analysis results (see below).

Below are some of the questions and comments from attendees:

- Comment: The development is in bad shape and they are being used to sell drugs.
- Comment: The businesses that are located in the Berry Street strip shopping center are a problem (poor service, etc.). Please recommend changing the current zoning.
- Comment: An effective way to address this issue is to work with the property owners. If the business owner is a tenant, the property owner can exert pressure on the business to correct problems. However, if the business owner is also the property owner, it is more difficult to resolve issues.
- Question: Would the recommended open space area (eastern hill, bike and trail to Haltom?)
- Answer: Yes, to Haltom.
- Question: Is the recommended zoning designation in MU-1? Could MU-2 also be designated?
- Answer: Yes. MU-2 includes all uses under MU-1 plus light industrial and is recommended for the freeway frontage properties.

Market Analysis

The results of the market analysis studies indicated the following: the best markets for the Berry/Stancil urban village are as follows:

- A/B: Formal Wear
- C: Eve Masters
- D: Moe’s Gallery
- A/B: Apparel’s Neighborhood
- C: Family Video
- D: Mr. Gartis Inc
- B: Shark Fins
- C: Famous Fishery
- D: Ponderosa
- B: Big Spots
- C: Back Porch
- D: Shoe Show
- B: Banana Ice Cream
- C: Goofell’s Pizza
- D: Cafe Satine
- B: Caffeine
- C: Soldier Field
- D: Chicken Joe’s
- B: Chick-A-Duck
- C: Goody’s Family Clothing
- D: Taffi Joans
- B: Church & Cheese Pizza
- C: Grady’s Country Grocer
- D: Tally Party
- B: Cinema Theaters
- C: Meath’s Steak House
- D: United Supermarkets
- B: Conoco
- C: Hiltz Sporting Goods
- D: Western Strip
- B: Country Kitchen
- C: Honey’s Pizza & Steak
- D: Winter’s Delicatessen
- B: Rocky’s
- C: Rocky’s
- D: Winger’s
- B: Denny’s Restaurant
- C: Denny’s Restaurant
- D: Legal’s Roadhouse

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

- Question: What will happen on upper level buildings?
- Answer: This will be worked out in the future (during development).

Comments: There was an emphasis on the importance of understanding the market and developing projects that appeal to different market segments. The necessity for community involvement in the decision-making process was emphasized.

The current urban village was evaluated to determine opportunities to develop new retail and commercial centers, with open space areas along with possible urban development along Loop 820. The proposed square footage for the new retail and commercial centers was based on the market analysis results (see below).

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Public Meeting Notes - September 27, 2007

### Breakdown Session: Near East Side

**Facilitator:** Chris Bosco and Alfred Urbani

### Existing Conditions

The current zoning and land use were presented.

The current zoning in the area is primarily urban service land, including homes, low density apartment, and underutilized buildings.

### Recommended Street Improvements and Gateways

New sidewalks and streetlight improvements (street and pedestrian lighting, street parks, barrier, etc.) are recommended in the area to improve accessibility for pedestrians.

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### Transportation

Traffic engineering options were presented. The transportation recommendations include:

- Increase parking
- Improve pedestrian movement
- Consider one-way streets
- Improve the intersection at Pine and E. Lancaster

### Development Opportunities

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

### Breakdown Session: Oakland Drive

**Facilitator:** Scott Fisher, Presidio and Mccords

### Existing Conditions

The current zoning and land use were presented.

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

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

### Recommended Street Improvements and Gateways

New sidewalks and streetlight improvements (street and pedestrian lighting, street parks, barrier, etc.) are recommended in the area to improve accessibility for pedestrians.

### Transportation

The following transportation improvements are recommended:

- Install AIP compliance ramp at Oakland and Lancaster
- Signal and crosswalk improvements near the bus transfer center
- Add median strip to discourage mid-block crossings
- Upgrade to pedestrian signals

### Development Opportunities

The area within the village was evaluated to determine which parcels were suited for redevelopment and to develop the concept plan. About fifty percent of the current land use is recommended for redevelopment to mixed-use neighborhood retail/commercial and residential use. The parcels identified for redevelopment are relatively small and provide an opportunity for smaller mixed-use projects. Since the current retail base is older and in some cases not even existent, it is recommended that higher quality retail be secured.

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

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

The following questions and comments were made:

**Question:** Was there an opportunity for an irrigation system?

**Answer:** Sprinkler heads could potentially cause accidents or be run over. The Texas Department of Transportation (TxDOT) requires landscaping on a case-by-case basis. Regarding the issue of a solid structure in the median, that is not within a pedestrian-oriented portion and may not be allowable by TxDOT.

**Question:** Residents are concerned with the sale of existing and new house for sale within 1000 feet of schools.

**Response:** The school sites along E. Lancaster are at the local distance from schools. Currently, all Park SD public schools are adjacent to the Oakleaf Drive urban village. A private school academy is located in the area and a 2000 feet from the nearest vacant home.

**Question:** Does The T plan to relocate the bus transfer center from E. Lancaster?

**Response:** There has not been any mention by The T of relocating the bus transfer center.
Public Meeting Notes - September 27, 2007

- Question/Comment: Why freeze and Nichols continue on this project after the master plan recommendations are presented to the City Council? Residents would like for the recommendations to be available online.
- Answer/Response: Freeze and Nichols will be working on the Phase Two projects for Berry/Stalcup and the Bear East Side Villages. For Oakcliff Corners, City staff will work with stakeholders on implementing the master plan recommendations. A final report will be available on the City's website.

- Question: Is the City enthusiastic about the plan?
- Response: Yes, an example of the recent City assistance is the strip shopping store in the Oakcliff Corners Urban Village.

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
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<th>Organization</th>
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<tbody>
<tr>
<td>Kevin Allen</td>
<td>City of Fort Worth</td>
<td>Richard &amp; Linda Leek</td>
<td>Vision</td>
</tr>
<tr>
<td>Tonyva Ferguson</td>
<td>West Meadowbrook NA</td>
<td>Michael Phillips</td>
<td>West Meadowbrook NA</td>
</tr>
<tr>
<td>Mary &amp; Hardy Davis</td>
<td>West Meadowbrook NA</td>
<td>Don Birn &amp; Friends Cain</td>
<td>West Meadowbrook NA</td>
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<td>Chris Shane</td>
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<td>Ellie Safford</td>
<td>West Meadowbrook NA</td>
</tr>
<tr>
<td>Hugh Brooks</td>
<td>Think Green Builders</td>
<td>Lon Thomson</td>
<td>Hawthorne Gallery, West Meadowbrook NA</td>
</tr>
<tr>
<td>Harvey &amp; Dorene Robbels</td>
<td>Central Meadowbrook NA</td>
<td>&quot;Based on the break-out session sign-in sheet&quot;</td>
<td>&quot;Based on the break-out session sign-in sheet&quot;</td>
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Southwest Oakcliff Urban Villages, Public Meeting 93
Public Meeting Notes - September 27, 2007

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

Attendees agreed to maintain the current width of Old Roseadele in order to have a pedestrian scale street. They favor the proposed early childhood development center that the YWCA and TVU plan to develop. They stressed the need for renewed retail/commercial growth and see it as the primary means to stabilize their community. They agreed on the concept of landscape improvements with the emphasis on developing and retaining an identity for the Fort Worth/Kilgore neighborhood by using existing streets, signage, etc.

Project Team/Workshop Breakout Session Attendees

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
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</tr>
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<tbody>
<tr>
<td>Cynthia Garcia</td>
<td>Citywide Economic, Dept</td>
<td>Eugene Dominguez</td>
<td>Architecture, Inc.</td>
</tr>
<tr>
<td>Tuffy Spence</td>
<td>Fort Worth Planning Group</td>
<td>Betty DeGeneres</td>
<td></td>
</tr>
<tr>
<td>Denise Nunn</td>
<td>TVU</td>
<td>Dr. Jeffery</td>
<td></td>
</tr>
<tr>
<td>Garnet Roberts</td>
<td>TVU</td>
<td>Faith Sanctuary Church</td>
<td>Faith Sanctuary Church</td>
</tr>
</tbody>
</table>

*Based on the breakout session sign-in sheet.

City of Fort Worth Elected and Appointed Officials

Kathleen Hicks          Council Member, District 8
Ramon Noriega          City Planning Commissioner
Jeri Encinia            City Plan Commissioner

City of Fort Worth Staff

Patricia Newton        Senior Planner
Dina Thorton           Homelessness Coordinator
Cornelia Garcia        Manager
Barbara Meier           Senior Planner
Esmeralda Del Rio     Planner
Devin Ashen            District 6 Role

Firms and Consultants- Team

Foresite and Associates, Inc
Wendy Brinkley          Urban Design Consultant and Project Manager
Melissa Foster          Planning Manager
Seth Clovis             Urban Design Consultant
Seth Rafter             Urban Design Consultant
Chris Rosco             Transportation Planning Consultant

RTNC Group
Doris Spence
Charles Wexler          Market Analyst Consultant

Kimberly Architect, Inc.
William Johnson         Architecture Consultant
Eugene Dominguez        Architecture Consultant

Other Consultants
Femsa Veasey, Ltd.
Nicole Axtford           Public Involvement Consultant
Karen de la Torre        Public Involvement Consultant
Mary Edwards              Public Involement Consultant
Kashish High             Public Involvement Consultant
Joyce Simmons            Public Involvement Consultant
## Public Meeting Notes - September 27, 2007

### Participants & Organizations
- Ron Abrams, National Bank/MBA Assoc.
- Deanna Beaty, Maitland Co. (Van Nort Dev.)
- Emma Bonneau-Matte, Historic Landmarks
- Don Berin and Wanda Cartin, West Meadowbrook NA
- Patricia Bozic, Congressman Michael Burgess Office
- Therion Broomall, Greater Mt. Tabor Church
- Floyd Brown, North Oaklawn NA
- Odelia Brooks, Morris group NA
- Hugh Brooks, Think Green Builders
- Monetta Brooks
- Gaye Brown, Historic Polytechnic NA
- Phil Dugger, The T
- Lillian Etheredge
- VIV CARE, Shareland NA
- Haley Clarren
- Ray A.J. Dolfson, Mt. Rose Baptist Church
- Mary & Randy Della, West Meadowbrook NA
- Anapago Designers, South Politechnic
- Tonya Ferguson, West Meadowbrook NA
- Glenn Foxes, Southeast Fort Worth Inc and JP Morgan Chase
- Sims Johnson Medley, International House of Stars
- VIM Harris
- C. Rease Hawkins, The T
- Participants & Organizations
- Gena Lee, CCHD/CRC Inc.
- Richard and Linda Lindsley
- Johanna McCurry-Bornert, Corner Real Estate Agency
- Andre McEvoy, Fort Worth Metropolitan Black Chamber of Commerce
- Linda Marrone, South Edgewood NA
- Terry Odby, Southwest Fort Worth, Inc.
- Mike Phipps, West Meadowbrook NA
- Deborah Rose, TAC
- Harvey & Deborah Roberts, Oakland Corners
- Pamala Hackett, Poly-Plaza
- Edmundo Saenz, West Meadowbrook NA
- Chris Selman
- Edward Skirz, Vestal Meadowbrook NA
- Lon Thompson, Forehouse Gallery
- Martha Tiscornia
- Bernard Walker, Quantum Commercial
- Mike Zalewski, V.A.
- Larry Hopps, Asara Properties LLC
- Linda Hsu
- David Howard, EmpowerMe Inc.
- Dr. Hal Jeffcoat, TMU
- Larry Johnson, Hillside NA