# Near East Side Urban Village Master Plan

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City of Fort Worth

## Project Team

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Acknowledgements

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Mike Moncrief
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District 4 Councilmember

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District 5 Commissioner

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District 7 Commissioner

Ramon Romero
District 8 Commissioner

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District 9 Commissioner

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Parks & Community Services

Transportation & Public Works

Water Department
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Fort Worth Metropolitan Black Chamber of Commerce
Fort Worth Transportation Authority
Office of Congressman Michael Burgess, M.D.
Texas Department of Transportation - Fort Worth District
Southeast Fort Worth, Inc.

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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, interior design, renovation, and adaptive reuse. Established in 1959, Komatsu has enjoyed a long history providing architecture and related services to local, state, national, and international clients.

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

Buxton Company

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

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

Open Channels Group

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

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

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

Purpose

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

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

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

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

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

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

Near East Side Urban Village Master Plan

City of Fort Worth

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 in and around the villages strengthens the market for area businesses. These businesses, in turn, provide goods, services and jobs for area residents. Central city economic redevelopment also expands the city’s tax base.

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

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

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

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

<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>
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Map of Southeast Cluster Urban Villages

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

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

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

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.
introduction

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 was asked 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.

Fort Worth's Commercial Corridors

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 designated urban villages, mixed-use zoning helps provide a desirable combination of compatible residential, office, retail, and selected light industrial uses. Fort Worth’s Mixed-Use Zoning Standards (2005) Fort Worth’s Mixed-Use Zoning Standards

Mixed-use zoning classifications are:

- MU-1 Low-Intensity Mixed-Use District — Provides areas in which a variety of mixed-use development is appropriate, especially in mixed-use growth centers.
- MU-1G Greenfield Low-Intensity Mixed-Use District* — Promotes low intensity mixed-use development in undeveloped mixed-use growth centers.
- MU-2 High-Intensity Mixed-Use District — Provides areas in which a variety of mixed-use development is appropriate, especially in mixed-use growth centers.
- MU-3 Core City Mixed-Use District — Provides areas in which a variety of mixed-use development is appropriate, especially in mixed-use growth centers.
- MU-4 Entertainment Mixed-Use District — Provides areas in which a variety of mixed-use development is appropriate, especially in mixed-use growth centers.
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.
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

Recommendations

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

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

Analysis

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

Review

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

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

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

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

Following is a summary of the overall public involvement plan:

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

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

<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>
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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>
<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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<td>9-27-07</td>
<td>6:30-8:30 p.m.</td>
<td>Public Meeting #3</td>
<td>Morningside Middle School</td>
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<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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<td>11-27-07</td>
<td>8:30-10:00 a.m.</td>
<td>Pre-Council Briefing</td>
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<td>12-4-07</td>
<td>7:00-9:00 p.m.</td>
<td>City Council Public Hearing</td>
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</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 Near East Side Urban Village is located in southeast Fort Worth less than a mile southeast of Downtown. East Lancaster Avenue runs through the heart of the urban village. I-35W borders the west of the urban village and I-30 borders the north. US Highway 287 (Martin Luther King Freeway) runs along the eastern edge of the village and the Union Pacific railroad forms the southern edge. This urban village is well situated along major transportation corridors, providing a range of transportation opportunities.

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

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

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

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

Major Accomplishments
Several major activities have been accomplished within this village. These accomplishments include:
• MU-2 zoning.
• Designation as a Neighborhood Empowerment Zone.
• Conversion of a historic, four-story property to loft apartments.
• Neighborhood logo design, street sign toppers, and district sign paid for by property owners.
• New facility and renovation of building owned by Union Gospel Mission.
• Various interior and exterior remodels from property owners.
• Addition of several public art murals.

existing conditions
Urban Village Existing Conditions

Near East Side Urban Village Boundary

This village is bounded by I-30 to the north, I-35W to the west, the Union Pacific railroad to the south, and Pine Street and US Hwy. 287 to the east. There is a parcel of land along the railroad that is not included in the boundary which is owned and operated by Sprint.
The current zoning in the Near East Side Urban Village is high intensity mixed-use (MU-2) and Planned Developments (PD).

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

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

The two PDs in this village allow for all uses in MU-2 plus homeless shelters. The properties zoned PD are currently used as homeless shelters.
The future land use maps of the City of Fort Worth's 2007 Comprehensive Plan designate the Near East Side Urban Village as a mixed-use growth center.

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

The current MU-2 and PD zoning conform to the mixed-use growth center designation.
Based on Tarrant Appraisal District property records, the Presbyterian Night Shelter and Union Gospel Mission own over 5 acres each. The other property owners listed own at least two acres, and the remaining owners in the village own less than an acre.
Brownfield

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

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

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

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

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

BF Site #295 - 1200 East Lancaster Ave.

BF Site #301 - 1110 East Lancaster Ave.

BF Site #302 - 1112 East Lancaster Ave.

BF Site #304 - 1402 East Lancaster Ave.

BF Site #305 - 1410 East Lancaster Ave.

BF Site #306 - 1500, 1502, 1504 East Lancaster Ave.
Recommendations for improvements and future development are depicted in the following section. These include:

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

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

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

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

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

Transportation
- Increase parking as retail tenants move into the village.
- Increase parkways by narrowing outside lane on East Lancaster to create wider sidewalks and landscaped buffers.
- Improve intersection at Pine and East Lancaster with wider turning radius for buses and paver crosswalks.
- Coordinate with the Fort Worth Transportation Authority for future bus rapid transit (BRT) along East Lancaster.
Development Opportunities
To determine viable opportunities for future development, the land within the village boundary was assessed for the following:
• Land recommended to continue current usage for the foreseeable future (shown in red).
• Underutilized land recommended for higher and better uses (shown in green).
• Unimproved or vacant land that offers a potential for development (shown in purple).
• Unimproved land recommended for open space (shown in gray).

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

Land Analysis
Development Opportunities Zones
The concept plan is divided into five zones for the purpose of focusing on the detail of proposed improvements, approximate land area, density, and development potential.
Zone A presents the opportunity to enhance the major village intersection at the confluence of Lancaster Avenue and Pine Street. This includes the completion of decorative intersection upgrades, wider turning radii, pedestrian enhancements, and decorative paving. An urban village gateway structure should be built in this zone at the eastern terminus of the village boundary.

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

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

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

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

**Recommendations**

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

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

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

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

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

**Recommendations**

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

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

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

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

---

**Building Opportunity Analysis**

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
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</thead>
<tbody>
<tr>
<td>GROSS LAND AREA</td>
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<td>LAND WITH DEVELOPMENT POTENTIAL</td>
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Zone D currently holds several institutional facilities including the Presbyterian Night Shelter (PNS). Several future building sites in Zone D may be needed for long-term expansion of existing institutional uses. The orientation of the Presbyterian Night Shelter should be modified to create more of a campus environment. (For purposes of development potential, the institutional uses shown here are not included in the calculations.)
Zone E

Building Opportunity Analysis

<table>
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<td>LAND WITH DEVELOPMENT POTENTIAL</td>
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<td>DENSITY/SF OF BUILDING AREAS</td>
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<tr>
<td>OPEN SPACE</td>
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<tr>
<td>FLOOR AREA RATIO</td>
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Recommendations

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

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

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

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

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

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

Other recommendations include:

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

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

Transportation Deficiencies
The Near East Side Urban Village does not have any significant transportation deficiencies related to the roadway or drainage. The wide outside lanes allow vehicles to travel at higher speeds, which is a safety concern for pedestrian traffic. The corridor does have some infrastructure deficiencies for pedestrians, which include:
- Intersection with no curb ramps (image 1).
- Sections of damaged sidewalk (image 2).
- Pedestrian crossings at uncontrolled intersection (image 3).
- Lack of sidewalks and lighting on side streets (image 4).
- Lack of lighting under the I-35W overpass.
- Lack of sidewalks extending east under the US Hwy. 287 overpass.
- ADA ramps need to be upgraded to current standards.
Transportation Recommendations
The transportation plan for the Near East Side Urban Village includes a combination of aesthetic improvements and solutions to the current deficiencies. The following is a list of recommendations:

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

<table>
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<tr>
<th>Project</th>
<th>Construction Cost</th>
<th>Design and Administration</th>
<th>Funding Source</th>
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<td>Intersection improvements for the intersection of Pine Street and Lancaster, Including the Bus Stop on the northeast corner</td>
<td>$110,000.00</td>
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<td>Street improvements on Lancaster from Kentucky to Cedar</td>
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<td>Streetscape improvements - lighting under the I-35W bridge *</td>
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<td>TBD</td>
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<td>Sidewalks and ADA ramps under US Hwy 267 Overpass</td>
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<td>$8,000.00</td>
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* Lighting under I-35W 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.
recommendations

Character Sketch of Williamson-Dickie Building looking west on East Lancaster Ave. Example of renovation projects, new development, and streetscape improvements.
Character Sketch of Near East Side Urban Village looking west on East Lancaster Ave. Example of streetscape improvements.
appendix
## Near East Side Urban Village Master Plan

### 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.

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<th>Commercial</th>
<th>Institutional</th>
<th>Parking</th>
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### Table Notes:
- Parking requirements may vary based on the City’s development codes.

City of Fort Worth
Near East Side Urban Village Master Plan
43
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

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Project Manager
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Opening Session

The April 12 public meeting is the first of three scheduled meetings for the southeast cluster urban villages. The purpose of the public meetings is to receive citizen input on the development of master plans for five urban villages located in southeast Fort Worth. The City of Fort Worth hired a consultant team led by Frease and Nichols, Inc. to develop the master plans for the southeast cluster villages that include: Berry/Riverside, Berry/Elmwood, Near East Side, Oakmont Gardens, and Polytechnic/Westgate, and to engage the community in this process by hosting these public meetings.

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

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

The following information was presented. The City of Fort Worth approved twelve urban villages for master plan development, which includes the five southeast cluster villages. The remaining seven villages are located in either the central or southwest clusters, which are located in other parts of the city. The City allocated $800,000 each to twelve urban villages to develop master plans. The master plan process, or Phase One planning, began in March 2007 and is scheduled to end in November 2007 when the plans are scheduled to be presented to the City Council for adoption. In addition, the City allocated $740,571 each to five villages for the design and construction (Phase Two) of transportation-related improvements that would be determined during the planning phase. The Berry/Riverside and Near East Side villages were approved for design and construction work.

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

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

<table>
<thead>
<tr>
<th>Southeast Cluster Urban Villages</th>
<th>Phase One Planning</th>
<th>Unspecified Improvements</th>
<th>Phase Two Total (Estimated)</th>
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<td>Berry/Riverside</td>
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<td>Berry/Elmwood</td>
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<td>$800,000</td>
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<td>Near East Side</td>
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<td>$800,000</td>
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<td>Oakmont Gardens</td>
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<td>Polytechnic/Westgate</td>
<td>$800,000</td>
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<td>Total</td>
<td>$3,000,000</td>
<td>$3,421,142</td>
<td>$3,801,142</td>
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Public Meeting Notes - April 12, 2007

Question: What improvements would you like to see?
- Signal light at the corner of Riverwalk and Berry.
- Getting rid of the retention pond at Riverwalk and Berry.
- Improve creek channel needs to be cleaned out. (Many say it's not a low overflow. Comment made that the Parks and Community Services Department is working on this problem.)
- Minimize the small convenience store, liquor store which turns into a hangout spot for young people.
- Get rid of all the wrecking yards.
- Build a new convenience store.
- Give Berry/Riverside the same renovations as seen on West Rosemont near Forest Park and the Evans & Roseway Village.
- Remove the old Montgomery Ward store like the Montgomery Ward renovations on 7th Street. (Refer to uses include:
  - AMC theater
  - Food restaurants
  - Grocery store
  - Bank
  - Drug store.

Question: What type of character changes would you like to see?
- Preserve the Briscoe school's architectural character.
- Add walkways and curbs.
- Landscape (no utility lines, rainwater harvesting).
- There is too much open space in the district. Therefore, there is not a lot of density or architectural character to the project at this time. (Refer to new development options, there are no new developments planned).
- Give the district a historic preservation plan.

Question: What about Cobb Park?
- On the weekends, the sidewalks are the problem. (Refer to the use of the land is the problem.
- Safety is a huge issue.
- Restricted hours and are no roads which is accessible.
- Land uses around Cobb Park, lack of access and lighting have created a huge safety concern. Nobody goes there at night or the neighborhood doesn't see it, the way they should be.
- 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 yes.

Question: What type of transportation improvements would you like to see?
- Rails: (Refer to Glen Garden, the current street in need of many repairs,
- Buses are fairly adequate, many people no longer use the buses.
- Lighting: pedestrian and bike (Berry after you pass 10th Street there is no lighting).
- Sidewalks: ADA compliance, pedestrian crosswalks, signal buttons for pedestrian.
- Improvements of the signal light at the intersection of Berry and Riverwalk to include a better pedestrian crossing.
- Zoning changes for Berry at Hollywood to get rid of all the diesel trucks.

Question: What final comments do you have regarding an improvement in this district?
- Pressure the city to take the vacant lots, bounded up houses and buildings.
- Bring it in on the land.
- Bring the zoning up to compliance.
- Change street - too much concrete and asphalt.
- Create a master ordinance - the master plan to go.
- Whatever you do, take time and do it right and proper. (Refer to means development is slow to start.)
- Have police do their job.

Final Comments and Summary
- Come better usage of land.
- Safety.
- Everyone to organize.
- Beautify throughout the district.

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

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
<th>Name</th>
<th>Organization</th>
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<tbody>
<tr>
<td>Mary Bernal</td>
<td>New Improved Hilside RA</td>
<td>Margaret Daniels</td>
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<tr>
<td>Deanna Basz</td>
<td>Sierra Vista</td>
<td>Tom Carter</td>
<td>New Improved Hilside RA</td>
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<tr>
<td>Marya Giley</td>
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<td>Ande McEwing</td>
<td>Fort Worth Metro Black</td>
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<tr>
<td>Tony Oliver</td>
<td>Southeast TX Inc</td>
<td>Kevin U. Beene</td>
<td>Code Compliance</td>
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<tr>
<td>June Allen Harris</td>
<td>Womengarde RA</td>
<td>Greg &amp; Jessica Scott</td>
<td>Hilside RA</td>
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<tr>
<td>Jesse Kemp</td>
<td>Berry Park TIF</td>
<td>Kathleen Ikeda</td>
<td>District 8 Representative</td>
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<tr>
<td>Marsha Tomasi</td>
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<td>Janice Martin</td>
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<td>Glenn Forbes</td>
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<td>Curt Keating</td>
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<td>Mohammad Rahman</td>
<td>Food Heaven</td>
<td>Shamu Chottuvathy</td>
<td>Food Heaven</td>
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<tr>
<td>James Duncan</td>
<td>Planning Commissioner</td>
<td>Patricia Newton</td>
<td>City of Fort Worth</td>
</tr>
<tr>
<td>Patricia Beso</td>
<td>Congressman Burgess</td>
<td>Clifford Martin</td>
<td>Hating Hill Addition</td>
</tr>
</tbody>
</table>

*Based on the sign-in sheet*
Public Meeting Notes - April 12, 2007

Breakout Session: BexarStarkup
Facilitator: Charles Woot, Guide

Question: What land uses are not wanted?
- Adult entertainment
- Liquor stores
- Convenience stores
- Service stations
- Pawn shops
- Anywhere that creates a dive environment
- Parks with barbecues
- Blood and plasma donor stations
- Theaters
- Homelessness shelters
- "Don't miss out" development

Question: What land uses are wanted?
- Marketing to people with disposable income
- Funding for home improvements
- Crime free community
- Name brand restaurants (e.g., Chili's, La Madeleine, Perkins Restaurant)
- Small business development (Floyd's, Subway)
- Minority owned businesses (Staples can help)
- Starbucks
- Young urban professionals returning to neighborhood
- Spas & boutiques
- Department stores
- Check-in facilities
- Replace "Camps" shops
- Create job for people selling drugs
- WM-Mkt
- Two-story development
- True mirror image is desired and will bring new developers

Final comments and summary:
- 50% of property currently vacant
- Tax increment is a major factor
- Landbanking
- Purpose is to create culture and an enhanced environment
- Healthy eating establishments
- The corner of the village boundaries were discussed

Breakout Session: Oakland Corners
Facilitator: Scott Fisher, Friends

Question: What improvements would you like to see?
- Intersection safety improvements at East Lancaster and Oakland
- Extend sidewalks, add curbs and gutters
- Request for additional street signs to say "Oakland Corners"
- Modern improvements
- Need for public art
- Drainage problems need to be addressed before any improvements can be made
- Residents feel it is a waste of money if city does not fix drainage problems before making other improvements
- Street improvements (allow property owners to do their own landscaping)
- Comment from a resident: TxDOT has to approve infrastructure. State does not allow planting in median. If you invest in median landscaping TxDOT will reimburse 50% of all median improvements. Most residents in this area do not know about this 50% reimbursement information. In Atlanta, residents are only responsibility of the person who takes care of the trees
- Recycle area
- Comment: Councilman has requested help from property owners to recycle the village
- Problem with automotive and retail business in the area
- Point of route village is to encourage a mix of businesses
- Request for lights to be turned off (deterrent for some residents)
- Historic development along with street art for pedestrian walkway
- Building closer to the street
- Safety and environment with single family homes is a major concern with the village concept that encourages people to be located in the heart 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 business still in the area
- Safety for pedestrian in cross walk
- Landscaping
- Suggestion: have a landscape contest for residents, suggest to local business owners, schools and residents to get involved
- Readers with disabilities, what is being done to improve handicap ramps and accessibility to businesses
- More police stations
- Address vagrancy while implementing the program
- Liquor stores and peddling is a problem

Can these meetings start later, e.g., 6:30 or 7:00 p.m.?

Oakland Corners Breakout Session Attendees*

Name | Organization | Name | Organization
--- | --- | --- | ---
Harvey Caraway | Central Meadowsbrook | F. Starnes | NA
Edward Russianski | West Meadowsbrook NA | Tanya Ferguson | West Meadowsbrook NA
Michael Phinj | West Meadowsbrook NA | William Vandergriff | West Meadowsbrook NA
Danny Stanglin | Fort Worth PO | Sam Brasher | Fort Worth PO
Mark Collin | CF/PW | Don Brown | West Meadowsbrook NA
John Beas | Central Meadowsbrook | Karen Bailey | West Meadowsbrook NA
Logan Storv | Swords Co. | Mary, Debo | West Meadowsbrook NA
Louise Miley | West Meadowsbrook NA | Ray Mear | West Meadowsbrook NA
Damaso and Margaret | OWH |

*Based on sign-in sheet
Public Meeting Notes - April 12, 2007

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

Question: What are your dreams for this community?
- Better traffic flow.
- Sidewalks and crosswalks.
- Better lighting for pedestrians.
- Clean, bright and safe streets within the village and extend to Riverbend Drive.
- Style not as important as functionality.
- Again, lighting, more bright lighting, no potholes of darkness, particularly under I-20.
- Landscaping.
- Buffers to control business perimeters.
- Signage.
- Create a campus for Presbyterian Night Shelter.
- U.S. Hwy 307 ramp is very dangerous. Improvement is needed.
- Funding for building improvements.
- Create a sense of safety is most important.
- Stop the flow of drug traffic and dealing.
- Become an art district.
- Add warehouse site.
- Add retail studios.
- Add a variety of retail business to include a coffee house, photography studio, performance studio, etc.
- A plan to better accommodate the homeless population and create a safe clean village for the act community.
- A new police station located within the village.
- Benches (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/receivers or at least reconstructed so they are more pleasing to look at.
- Do not want Kennedy Street closed, but would like to see “no parking signs” put up.

Final comments and summary
- The plan should consider fencing along the railroad right-of-way. A significant amount of drug activity occurs south of the railroad tracks.
- Theeben/Southern would like the City to install the “Treeseesing” 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 factors on East Lancaster.
- Address traffic.
- Consider street closures of 31st Place, Chambers, Presidio and Cypress.
- Improve lighting.

Breakout Session: Polytechnic/West Manor
Facilitator: Gorden Marshant, Sheatsley

Question: What are your dreams for the Polytechnic/West Manor Village?
- Cyberplace cafes—there are elementary, middle & high schools, lots wanted to have access to computers.
- Bring more retail establishments that are attractive to a younger population.
- There’s an essential need to provide connectivity, particularly to the college students, need restaurants.
- Connectivity was last a long time ago. Dishonesty between residents, college, police department. No connectivity between the school and adjacent neighborhood. We need to see some where people would want to patronize. Currently, residents do not go to the existing convenience stores. Businesses need to improve their services… bring it to the next level, not just a storehouse.
- 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.
- Poly is becoming more robust. This was an incorporated city at one time. West Manor (TWM) cannot be expected to be the full food. Business needs to be encouraged. There are not any nearby take out stores (restaurant). The consultant team needs to be aware of what is in the open (African Americans) are not representative of the Poly area. The area is highly populated by Hispanics. The consultant team needs to go out in the community and get their input.
- We will want the same things, stores, restaurants and are we should have what other areas have.
- Number one priority is to prevent customers from leaving in and returning up 400 to 6000 ft, services. More design guidelines are needed. Currently, there are no residential guidelines and buildings are just getting up各种 kinds of stuff that’s on the street.

Question: Was this meeting attended to the community?
- This is an issue we need to bring to the board.
- 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—advertisement should have been in the Black Voice and/or the Levittown newspapers.
- Everyone in this area doesn’t have computers and they see Spanish speaking.
- Hispanic community—It is hard to reach them because of language barrier. The way to reach them is through churches and schools.
- A Spanish translator is needed at the public meetings.

Questions and comments regarding TVU and crime
- Number one priority for Polytechnic is marketing. TVU is going to be important in what’s going on in the neighborhood. TVU representatives stated they want to learn what the community wants.
- The properties in Rosedale across from TVU have been vacant for over 10 years.
- Friends of West Manor (TWM) have made an offer and we want to buy.
- Group would like to see development such as Maran’s Plaza, Cyberpace (Cafe), coffee shops, eateries, and gas stations around the university.
- TWM is looking for the students but are also interested in what the community wants.
- We had all those things but student occupancy didn’t participate them.
- Rosedale has been around for a long time but has not had the money to invest in land owned by third parties.
- The vacant Rosedale storefront buildings are having a negative impact on the remaining existing businesses.
- The city representatives gave assurances that they want to be part of the solution and we want to create a community in identifying retail users that the community would like to see along with costs that would be sustainable.
- Why is the City going to do the crime in the area? Cars are broken in everyday, doors, stolen. Before improvements are made the crime issue would need to be addressed.
- Comment from a police officer in the group:
  - Poli is a very safe belt but statistically speaking:
    - Crime is down 12%, violent crimes are down 46% in a month.
    - A new police station is proposed in the village along with other.
  - A new police officer is needed to patrol the area.

Final thoughts and summary
- The Polytechnic/West Manor area is stereotyped. Perception has been around for years. Ridicule stereotypes.
- We know we need to deal with infrastructure and stereotypes but TWM is stereotyped also as the money seeker.

Page 7 of 11

Southwest Cities Urban Villages, Public Meeting H

City of Fort Worth
Near East Side Urban Village Master Plan
Public Meeting Notes - April 12, 2007

- Market the area to quality convenience stores, outlet stores, cleaners, franchise stores, health food store, drugstore, etc.
- Cyberspace cafes.
- Build-in parking.
- Add historic preservation.
- Historical preservation is important.
- Fix & Mix type restaurants.
- Nightlife (21+ clubs).
- Arts & culture (i.e., plays, art galleries).
- A Community/Cultural center is needed.
- Improve overall neighborhood via by holding block parties, celebrations, etc.

Provisions of Weslayan Breakout Session Attendance*

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
<th>Name</th>
<th>Organization</th>
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</thead>
<tbody>
<tr>
<td>Donna B. Jones</td>
<td>Near World Industries</td>
<td>Sharon Armstrong</td>
<td>Stroup/Krueger Business Advisory</td>
</tr>
<tr>
<td>Yvonne Brown</td>
<td>Holy Heights</td>
<td>Paul &amp; Trimm Meadows</td>
<td>Burge-Hanley</td>
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<td>Ramon Ramirez</td>
<td>Plain Commission &amp; EI</td>
<td>Joann Turner</td>
<td>Home Owner</td>
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<tr>
<td>Cindy Olivena</td>
<td>Sigma Kappa Lambda</td>
<td>LE Walker</td>
<td>Herzig &amp; Wagner</td>
</tr>
<tr>
<td>Jason O'Toole</td>
<td>Hispanic University</td>
<td>Christopher Johnson</td>
<td>Herzig &amp; Wagner</td>
</tr>
<tr>
<td>Debra Haskie</td>
<td>Texas Wesleyan University</td>
<td>Sara Hester</td>
<td>Texas Wesleyan</td>
</tr>
<tr>
<td>Harold S. Jeffcoat</td>
<td>Texas Wesleyan University</td>
<td>Multa Nativella</td>
<td>Royal Children's Home Inc</td>
</tr>
<tr>
<td>Alvin Woddispie</td>
<td>Fire &amp; Business</td>
<td>Edward Kelley</td>
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<tr>
<td>Claudia Lowie</td>
<td>Projected CO</td>
<td>Patricia Henry</td>
<td>Parent</td>
</tr>
<tr>
<td>Doreen Garcia</td>
<td>CFV Economic and Community Dev Dept</td>
<td>Eric Fladager</td>
<td>CFV Planning and Dev Dept</td>
</tr>
</tbody>
</table>

*Provided on sign-in sheet
Public Meeting Notes - April 12, 2007

Participants & Organizations

- Barbara Williams
- Mary Branson, New Improved Hillside NA
- Mary Gray, New Improved Hillside NA
- Margaret Connette, New Improved Hillside NA
- Tom Carter, New Improved Hillside NA
- Deanna Deters, Sierra Vista
- Kevin Davenport, Code Compliance
- Jerri Mae Sisco, Meadowbrook NA
- Greg & Jessica Scott
- Jesse Kemp, Envy Street TIF
- Kathleen Hecks, City of Fort Worth, District 8
- Martha Taormina, A Pizz Center
- James Martel
- Clifford Martin, Rolling Hills Addition
- Patricia Giusti, Congresswoman Burgess Office
- Terry Ottery, Southeast Fort Worth Inc.
- Sherr Fordke, Southeast Fort Worth Inc.
- Corina Hawkins, The T
- Mohammad Rahim, Food Heaven
- Sharron Voelker, Resident
- Tony White, Historic Upland Heights NA
- Louis Armstrong, SEMCOH
- Neil Coss, Eastland NA
- Tammy Pierce, Council Candidate, District 5
- Franklin Moss, Moss Real Group
- Jason Jones, Retail Development Group
- Jane Meggison, Historic Upland Heights NA
- Dennis Pennington, PHS
- Todd Jones, CBNAV
- Suzette Wilkins, Riverside Kennel
- Harvey Casaway, Central Meadowbrook NA

Participants & Organization

- Michael Matthews
- Kiki Gowing, West Meadowbrook NA
- Tracy Ferguson, West Meadowbrook NA
- Clarence & Margaret
- Don Stener, East Fort Worth Business Association
- Karen Poley, Metro Life Health
- Julie Sikes, Central Meadowbrook NA
- Mary Dutka, West Meadowbrook NA
- Logan Swords, Swords
- Edward Selenga, West Meadowbrook NA
- Michael Phillips, West Meadowbrook NA
- William Vandevert
- Louis McBee, West Meadowbrook NA
- Gannan James, New World Industries, Inc.
- Sharon Armstrong, Step Inside NA
- Fay M. Sherrill, Poy Heights
- Paul & Thoma Westmore, Home Hardware
- Claudelene Love, Pecos Wealth
- Reba Henry, Resident
- John Turner, Homeowner
- Cindy Ohrens, Sigma Kappa Lambda
- L.E. Walker, Heinz & Wagner
- Jason Goldsby, Heinz & Wagner
- Christopher Johnson, Heinz & Wagner
- Albert Washington, Resident & Business Owner
- Edward Kelley
- Harold Jeffcoat, Texas Wesleyan University
- Delisa Raff, Texas Wesleyan University
- Mustafa Natahewa, Royal Children’s Home
- Sarah Hornall, Texas Wesleyan University
Public Meeting Notes - July 19, 2007

SOUTHEAST CLUSTER URBAN VILLAGES

MEETING NOTES

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

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

CONTACT INFORMATION

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Tracy Venuesy
Public Involvement
Open Channels Group
817-332-0404
svn@openchannelsgroup.com

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 welcoming remarks by City Councilmembers Frank Moore, District 5, and Kathleen Hicks, District 8. Following the opening remarks, Wendy Shabazz of Frease and Nichols provided an overview of the City's Urban Village Development program and the master plan development process.

The opening session closed with no questions from attendees. Attendees were directed to the five breakout sessions to discuss the existing conditions, consultant analysis and findings, transportation issues, development opportunities, and preliminary recommendations for each urban village.
Public Meeting Notes - July 19, 2007

Near East Side Urban Village Master Plan

City of Fort Worth

Near East Side Urban Village Master Plan
Current Conditions
- The urban village was rezone to MU-2 a few years ago.
- Challenges: Parking on the streets, need crosswalks, traffic safety, proposed bike trails.
- Street and gateway improvements are needed.

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

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

Near East Side Breakout Session Attendee*

<table>
<thead>
<tr>
<th>Name</th>
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<tbody>
<tr>
<td>Charlette Fulcher</td>
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<tr>
<td>John Brewer</td>
<td>Near East Side NA</td>
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<tr>
<td>Lewis &amp; Ron Cheek</td>
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<tr>
<td>City Council</td>
<td>City of Fort Worth</td>
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<tr>
<td>David Futrell</td>
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</tbody>
</table>

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

Breakout Session: Polytechnic/Weslayan
Facilitators: Gordon Marchant, Kristin, and Chris Briggs, Buchan.

General Questions/Comments:
- The village boundary was extended to the Haskell area.
- The initial Polytechnic/Weslayan village was reaped to MU-1; some parcels along the newly-added area along Haskell are also zoned MU-1 and MU-1 is recommended for the entire expanded area.
- As gleaned from the first public meeting responses and discussions, residents and users want to see more retail development.
- Texas Wesleyan University (TWU) is perceived as an economic engine for the village.
- A retail-use district is a combination of residential and commercial in order to create a desirable mix of uses in a more walkable neighborhood.
  - MU-1: Low intensity.
  - MU-2: High intensity.
- Discussion of a Trolley:
  - Wesleyan — primary arterial (vehicular); most believed as the main roadway for ingress and egress.
  - Victory has role of secondary east-west route.
- Collect has role of secondary arterial.
- Introduce a gateway at both Roosevelt and Victory at Beach Street.
- Place signs (perhaps) along U.S. Hwy. 287.

Question: Will notification of these meetings be improved? Did not hear about the meeting (many others indicated that they had heard about it from several sources).
Answer: The City, Ironside & Noland, and Open Channels will continue to seek ways to improve the meeting notification.

Transportation Issues:
- Gordon Marchant stated the recommended transportation improvements center on pedestrian-oriented improvements that include:
  - Lanes/shoulders
  - Traffic signal/pedestrian usage.
  - Parkways.
  - ADA compliance with ramps.
- These are questions about the status of TWU’s development plans and when those plans would be presented to the neighborhood. The consultants are aware that TWU is developing their expansion plans but are not privy to any updated information to report.

Development Opportunities:
- The consultants are recommended to be preserved and awarded for neighborhood serving retail and commercial uses.
Question: Have you looked at townhouses 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: sixty-six categories for every household is grouped together to build a profile to determine the market area.
- Question: In Burton providing a market analysis for all urban villages? Answer: Burton is providing market analysis for only the Benji/Stark and Polytechnic/Weslayan villages.
- Question: How does the analysis overlap from one village to another and would this be detrimental for Polytechnic/Weslayan? Answer: There will be some overlap between the villages.
- Question: How does the analysis dovetail with the objectives for the Polytechnic/Weslayan Village? Answer: The analysis takes into account the type of village that the MU-1 and current urban village concept seeks to achieve. The goal is to analyze the current 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 to areas similar to the Polytechnic/Weslayan neighborhood.
- The analysis indicates there is an opportunity for growth. The issue is finding retailers that are right fit for the area.
- Question: Regarding retailers that are already in the area, will they be forced out? Answer: No.
- Question: Explain the marketing of the village.
Answer: Burton in partnership with village stakeholders would educate prospective retailers about the attributes of this village and the potential market.
- Retailers look to this level of marketing analysis to help them make location decisions.
- Question: What happened to the retailers that were previously in the neighborhood?
Answer: Some relocated and some discontinued their businesses due to past consumer trends that favored shopping at regional malls. However, current trends indicate consumers are shopping at neighborhood-scale retailers to find goods and services.

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Near East Side Urban Village Master Plan

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Near East Side Urban Village Master Plan
Public Meeting Notes - September 27, 2007

SOUTHEAST CLUSTER URBAN VILLAGES

MEETING NOTES

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

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

CONTACT INFORMATION

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Tanya Versoy
Public Involvement
Open Channels Group
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tversoy@openchannelsgroup.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 Frenese and Nichols provided an overview of the City’s Urban Village Development Program and explained the process the consultant team used to develop the final recommendations. That process included: 1) mobilization, 2) data gathering, 3) analysis, 4) review, and 5) recommendations. In addition, information on the market analysis for the Berry Street and Ryan Nichols/Westley urban villages was presented.

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

The opening session consisted of no questions from attendees. Attendees were directed to five breakout sessions to discuss the recommendations for each urban village.
Near East Side Urban Village Master Plan
City of Fort Worth
appendix

Public Meeting Notes - September 27, 2007

**Near East Side Urban Village Master Plan**
**City of Fort Worth**
**appendix**

**Public Meeting Notes - September 27, 2007**

<table>
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<tr>
<th>Broken Out by:</th>
<th>Description</th>
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<tr>
<td>Facilitator:</td>
<td>Wandy Merary, Focus and Nichols</td>
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**Existing Conditions**

All 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 zoning to MU-1 would increase property taxes. These questions were answered by Mr. Steve Sayer, the planner for the City, based on the City’s website, and they don’t 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 Otey Garden and includes Yuma in the Sierra Vista housing development and a couple of streets south of Berry located in an industrial section.

**Recommended Street, Pedestrian, and Open Space Improvements**

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

Intersection improvements are recommended for the intersection at Berry and Riverside and gateway facades are recommended at the east and west terminus of the village along Berry, Yuma, Sycamore Creek and the Elm Street Pacific oil line. Access management was recommended for the Berry and Riverside intersection on the northwest 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 streetleaning.

For the Phase Two funds ($745,571), stakeholders prioritized Berry Street from Yuma Street to Sycamore Creek as the location to spend the funds, and approved the following stakeholders items:

- New traffic signal
- New S. signals
- A new ADA ramp
- Decorative crosswalks
- New bridge handrail
- New roadway street lights
- New pedestrian lights
- New trees with an irrigation system

**Development Opportunities**

The real estate within the village was evaluated to determine which parcels were suitable for redevelopment and to develop the urban village concept plan. Most of the parcels were determined to be redevelopable for neighborhood retail and employment. The village concept includes the complete development of the village, including new buildings, and new open space. The village concept plan, new buildings, and new open space 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 structures, 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 Cork Park and the Trinity Trails network.

Below are some of the questions and comments from attendees:

- **Question:** What are the plans for retail development?
  **Answer:** Dennis Bock, a representative from the Mallik Company, stated that there have been a lot of interest from retailers to locate to the Berry/Riverside area, however, deals have not been finalized. Over the next few months, the old Montgomery Ward and Target Plaza buildings are scheduled to be torn down.

- **Question:** Will tax abatements be available for this area?
  **Answer:** Yes.

- **Comment:** Ensure compatibility between new projects that will be part of Mallik’s redevelopment and the Fort Worth Transportation Authority’s proposed bus transfer center.

The breakout session of stakeholders in agreement on the recommendations. The attendees appeared excited about the proposed plan.

**Berry/Riverside Breakout Session Attendance**

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<tr>
<th>Name</th>
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<th>Name</th>
<th>Organization</th>
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<tbody>
<tr>
<td>Enka Johnson Hoots</td>
<td>International House of Stars</td>
<td>Carried Horne</td>
<td>急忙屋</td>
</tr>
<tr>
<td>Martha Jack (name not legible)</td>
<td>Malik Center</td>
<td>Caddell Worker</td>
<td>Quantum Commercial</td>
</tr>
<tr>
<td>Deanna Bock</td>
<td>Malik Company (Barnes</td>
<td>Johanna McElroy-Brown</td>
<td>Bonner Real Estate</td>
</tr>
<tr>
<td></td>
<td>Valley)</td>
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<td>Agency</td>
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<tr>
<td></td>
<td></td>
<td>Andre McIvering</td>
<td>Fort Worth Metropolitan Black Chamber of Commerce</td>
</tr>
<tr>
<td>Heidi J. Dietrich</td>
<td>-</td>
<td>Erin Boner-Plater</td>
<td>Retail</td>
</tr>
</tbody>
</table>
| Linda Haltab      | -                             | Ron Archer        |### City of Fort Worth

Near East Side Urban Village Master Plan
Public Meeting Notes - September 27, 2007

**Near East Side Urban Village Master Plan**

City of Fort Worth

appendix

Near East Side Urban Village

- **Future Land Use:**
  - The current zoning includes a variety of zoning classes including duplex, single-family, neighborhood commercial, and industrial. This zoning is primarily for residential use and is recommended to be changed to a low-intensity mixed-use (MU-2) district for all properties except the freeway frontage properties which would remain zoned to support retail/commercial uses. The MU-2 would allow the same uses, with higher residential density, and include selecting site-specific parking.

- **Current Land Use:**
  - Uses include vacant gas stations along the eastern area of the Village, vacant land, strip shopping center, church, etc.

**Urban Village Boundary**

The recommendation is to extend the Village boundary to include the northeast parcel (commercial/retail/commercial use) that is adjacent to Loop 820, which was accepted by the City of Fort Worth. The issue of extending the Village boundary to Village Creek was discussed, with emphasis placed on the importance of a focused effort on the area between Loop 820 and Village Creek in order to achieve a visual impact when improvements are made. It was pointed out that the property area located outside the recommended Village boundary would pursue mixed-use zoning without being located in the Village.

- **Mixed-Use Zoning:**
  - Mixed-use zoning would allow higher density and mixed-use projects.

- **Representative from the South Side Village:**
  - This representative expressed the importance of the eastern boundary and the need for a proposed development to be aesthetically similar to what exists in the urban village.

**Renewed Street, Gateway, and Open Space Improvements**

New sidewalks and streetscape improvements are recommended along Berry Street and the streets that intersect Berry. New crosswalks, improved signal lights, and other features are recommended for the Berry Street intersection. Gateways are recommended for the east and west termini of the Village. An open space area that includes a trail that is recommended along the northern boundary of the Village at Village Creek branch creek. In addition, a pedestrian walk is is recommended in the creek. These improvements along with bike stop improvements (signage, shelter, public toilet stop, etc.) would increase safety for pedestrians. District identity would be achieved with monument signs, banners, poles, public art, signage, and signage features in the creek landscapes that highlight the history of the Street.

**Additional Notes**

- **Development Opportunities:**
  - The real estate within the Village was evaluated to determine which parcels were suitable for redevelopment and to develop the Village concept plan. Most of the parcels were recommended to be redeveloped in neighborhood shopping retail and commercial uses, along with open space along Village Creek branch creek.

- **Major Features:**
  - The major features of the concept plan were presented and include a pedestrian trail and bike trail along Village Creek, mixed-use and commercial development fronts Berry Street with small building setbacks, walkable streets, and street trees. The proposed square footage for retail and commercial uses was based in part on the market analysis.

- **Questions and Comments from Attendees:**
  - The following questions and comments were made:
    - Will walkway improvements be made within the urban village?
    - Will public art be included in the walkway improvements?
    - Will the Gateways be implemented?
    - Will the parks be improved?

- **Market Analysis:**
  - The results of the market analysis study indicated that the following schemes were the best matches for the Berry/Garza Village and are recommended for implementation:

- **Appendix:**
  - The following questions and comments about the market analysis:
    - What will happen on upper-level uses?
    - What will be the best retail mix?
    - Will the relationships identified be considered good matches?
    - What is the demand for a vision/resident restaurants, entertainment uses, and traffic flows?

- **Southwest Cluster Urban Villages, Public Meeting #9:**
  - The station was well attended and ready to move forward on the Village recommendations.

- **Berry/5th at Gateway Area/Adjacencies:**
  - The station was well attended and ready to move forward on the Village recommendations.

- **Southwest Cluster Urban Villages, Public Meeting #9:**
  - The station was well attended and ready to move forward on the Village recommendations.
Public Meeting Notes - September 27, 2007

Near East Side Urban Village Master Plan

City of Fort Worth

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Near Eastside Breakout Session Attendance*

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<tr>
<th>Name</th>
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<tbody>
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<td>Erna Bonner-Pate</td>
<td>Domestic Wellness</td>
<td>City Transportation and Public Works Dep't</td>
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<td>Philip Dunkle</td>
<td>Texas A&amp;M</td>
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<td>Flori Brouwer</td>
<td>Near East Side Task</td>
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*Based on the breakout session sign-in sheet

Southwest Charter Urban Villages, Public Meeting #3

Breakout Session: Near East Side
Facilitators: Chris Rosco and Alfred Ubaldo, Freese and Nichols

Existing Conditions

The current zoning and land use were presented.

New amenities and neighborhood improvements for streets and pedestrian lighting, logo, public art, monument signs, barrier walls, etc. are recommended along a section that improves E. Lancaster from the south. These improvements would enhance pedestrian safety and improve the visual appearance of E. Lancaster. Additional crosswalks, signage, planing rights, traffic calming devices along E. Lancaster are recommended. Gateway features are recommended at the west and east termini of the village. Public art is recommended for the I-30W underpass.

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

Transportation

Traffic engineering options were presented. The transportation recommendations include increasing parking as new retail and services move in, increase sidewalks, consider one-way streets such as L. and E. Lancaster, and improve the intersection at Pine and E. Lancaster.

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

For the phase two funds (S425,576), stakeholders prioritized street improvements along E. Lancaster from the I-35W frontage road to Cedar Street and intersection improvements at Pine Street and E. Lancaster. The following elements are proposed:

- New traffic signal at Pine Street
- Depressed crosswalks (W)
- New 100’ sidewalks
- ADA sidewalk ramps
- New pedestrian lighting
- New trees (100’ apart) with irrigation system
- Cutback reconstruction and minor drainage

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

Development Opportunities

The city rezone within the village was evaluated to determine which parcels were suited for redevelopment and to develop the conceptual plan. The parcels that are zoned for commerce and services are recommended to remain. The remainder parcels are recommended for redevelopment or open space.

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

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

Near Eastsite Breakout Session Attendance

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Southwest Charter Urban Villages, Public Meeting #3

Breakout Session: Oakland Center
Facilitator: Scott Fisher, Freese and Nichols

Existing Conditions

The current parking, land use, and traffic conditions were presented.

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

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

Recommended Street Improvements and Gateway

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

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

Transportation

The following transportation improvements are recommended:

- Replace the signal at Oakland and Lancaster
- Install A2A compliant ramps at Oakland and Lancaster
- Sign and crosswalk improvements near the bus transfer center
- Median treatment to discourage mid-block crossings
- Landscaping in the drainage system
- New process management to limit the number of driveways on a street like East Lancaster by promoting shared access with segment improvements in order to improve pedestrian safety with reduced traffic congestion and air pollution, and increase the number of areas available for landscaping and streetscape.

Development Opportunities

The city evaluated within the village was evaluated to determine which parcels were suited for redevelopment and to develop the conceptual 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 small-scale mixed-use projects. Since the current retail base is older and in some cases considered to be mid, 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.

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

If the following questions and comments were made:

- Question: What were the criteria for an irrigation system?
  - Answer: Sprinkler heads could potentially cause accidents or be torn up. The Texas Department of Transportation (TxDOT) mandate landscape and irrigation systems on all new construction. The issue is a code issue, and it may not be allowable by TxDOT.
- Question: What is the concern with regard to the sale of school property? Is this legal for some of the school property to sell or corner to sell to public school districts? Does this allow for new construction of school property?
  - Answer: The city allows the sale of school property to school districts. Currently, no public school districts are located in the village, as the land is designated as non-revenue. Private schools are located in the village, and there is no 1,000 feet of school property.
- Question: Does the TIF provide for the bus transfer center on E. Lancaster?
  - Answer: Yes, there has been an agreement to locate the bus transfer center on E. Lancaster.

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Southwest Charter Urban Villages, Public Meeting #3
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- Question/Comment: Will Ferree 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: Residents will be kept informed of the project status.
- Question: Is the City enthusiastic about the plan? Response: Yes, an example is the recent City assistance to help with a strip shopping store in the Oakland Corners Urban Village.

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<tr>
<th>Name</th>
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<tr>
<td>Devlin Meno</td>
<td>City of Fort Worth</td>
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<tr>
<td>Tony Neppendorf</td>
<td>West Meadow Brook NA</td>
<td>West Meadow Brook NA</td>
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<td>Mary &amp; Brian Dallek</td>
<td>West Meadow Brook NA</td>
<td>West Meadow Brook NA</td>
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<td>Chris Brown</td>
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<td>Hugh Brooks</td>
<td>Think Green Builders</td>
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<td>Harvey &amp; Colleen Roberts</td>
<td>East Meadow Brook NA</td>
<td>East Meadow Brook NA</td>
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*Based on the breakout session attended.

Existing Conditions

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

Within the village, the major circulation pattern is along Rosedale Street. The secondary circulation pattern is along Collin, Westmoreland, Nash, and Valley streets.

Recommended Street Improvements and Gateways

Structural improvements (sidewalks, ADA compliance, interdisciplinary, and lighting) are recommended along Rosedale and Nashville streets. These improvements will encourage pedestrian activity by increasing safety. Gateway features are proposed along Rosedale Street on Beach, Conner, and Bishop, and along Valley Boulevard at Beech, Conner, and Collin.

The current street width of 22 feet is at the pedestrian scale and is recommended for the village. Attendees were informed that the TWU scheduled widening of Rosedale to the east and west would not occur around the TWU campus as that part of Rosedale is not on the campus site's highway system.

Development Opportunities

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

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

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

Market Analysis

Based on the market analysis, the following retailers were determined to be the best retail matches for the Fort Worth/Wesleyan Village and surrounding area:

- Ace Hardware
- Advance Auto Parts
- Dairy Queen
- Delray Donuts
- Golden Corral
- Good Forest Stationers
- Godby Clothing
- Hall’s Department
- Branch’s Food Store
- Dollar Discount
- Burger King
- Ethan Allen
- Urban Outfitters
- Captain Dan’s Seafood
- El Dorado Center of America
- Jimmy John’s
- East Dallas
- Lil’ Brian’s
- Meyer Auto Supply
- O’Neil
- Cleo’s
- SpaSource
- Cheesecake Factory
- Fatburger
- Checkers
- Friday’s
- Chuck E. Cheese
- Cinemark
- Green Mill
- Mr. Gatti’s Pizza
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Attendees were informed that the market analysis results would be used to recruit some of the retailers listed.

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

Appendix

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

PUBLIC MEETING #9
CITY OFFICIALS AND CONSULTANT TEAM

City of Fort Worth Elected and Appointed Officials
Kathleen Hicks
Kurran Ramsey
Jack Curet

Council Member, District 8
City Plan Commissioner

City of Fort Worth Staff
Pattie Newton
Dita Thorton
Cynthia Garcia
Barbara McKinley
Eunice Del Rio
Devin Adams
Senior Planner
Housing Coordination Manager
Senior Planner
Senior Planner
Planner
District 8 Aide

Press and Nicholls Consultant Team

Fenyes and Nicholas, Inc.
Vandy Bishay
Urban Design Consultant and Project Manager
Sehgal Architects
Shel Cooper
Principal/Design
Shel Cooper
Urban Design
Chris Bosco
Urban Design Consultant

Shel Cooper
Transportation Planning Consultant

Benson Company
Chris Blegen
Market Analyst Consultant

Benson Company
Chades Webel
Market Analyst Consultant

Kharbou Architectural, Inc.
Dorien Merchant
Architecture Consultant

Kharbou Architectural, Inc.
Eugene Dominguez
Architecture Consultant

Other Consultants
Frias Vessery, LLC
Nicole Tschida
Public Involvement Consultant

Kearney de la Enna
Public Involvement Consultant

Mary Edwards
Public Involvement Consultant

Kris Elzinga
Public Involvement Consultant

Joy Simmons
Public Involvement Consultant

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City of Fort Worth
Near East Side Urban Village Master Plan

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## Public Meeting Notes - September 27, 2007

### PUBLIC MEETING #3

#### STAKEHOLDER PARTICIPANTS

<table>
<thead>
<tr>
<th>Participants &amp; Organizations</th>
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<tbody>
<tr>
<td>Ron Ashers, National Black MBA Assoc.</td>
<td>Clete and Erna Bates</td>
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<td>Deanna Beatt, Mallinckrodt Co. (Elmira Vets Dev.)</td>
<td>Cipriano Lee, CCH/WICCC Inc.</td>
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<tr>
<td>Erma Bowman (Realty, Historic Landmark)</td>
<td>Richard and Linda Lewis</td>
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<tr>
<td>Don Berrin and Wanda Cartin, West Meadowbrook NA</td>
<td>Johanna McCarty-Barnier, Corner Real Estate Agency</td>
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<tr>
<td>Patrick Bostic, Consultant, Michael Bostic’s Office of Tabor Church</td>
<td>Andre McElroy, Fort Worth Metropolitan Black Chamber of Commerce</td>
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<tr>
<td>Floyd Bover, NE Band of Indians</td>
<td>Linda Munroe, South Edgewood NA</td>
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<td>Debra Brown, Morningdale NA</td>
<td>Terry Obrey, Southwest Fort Worth, Inc.</td>
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<td>Hugh Brooks, Think Green Builders</td>
<td>Mike Phillips, West Meadowbrook NA</td>
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<td>Monette Boose</td>
<td>Deborah Rosas, TAVU</td>
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<td>Fayre Brown, Historic Polk and Polk</td>
<td>Harvey &amp; Dobrow, Roberts, Oakland Church</td>
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<td>Phil Dugger, The T</td>
<td>hardwoods, Amarillo</td>
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<td>Lillian Buck</td>
<td>Rαsun Bomar, Poly-Pyramid</td>
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<td>Wend Cope, Elkhorn NA</td>
<td>Eddie Sadowski, West Meadowbrook NA</td>
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<td>Helen Claxton</td>
<td>Chris Selmeri</td>
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<td>Rev. A. J. Collins, Mt. Rose Baptist Church</td>
<td>Edward Sims, West Meadowbrook NA</td>
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<td>Mary &amp; Randy Delia, West Meadowbrook NA</td>
<td>Ron Thomas, Firetower Gallery</td>
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<td>Amareo Dixon &amp; Associates, South Polk</td>
<td>Martha Toombs</td>
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<td>Tonya Ferguson, West Meadowbrook NA</td>
<td>Bernard Walker, Quantum Commercial</td>
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<td>Glenn Fordes, Southwest Fort Worth Inc. and The Morgan Chase</td>
<td>Mike Zelbovitz, VA</td>
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<td>Erma Johnson Hadley, International House of Stars</td>
<td>Larry Hempel, Access Properties LLC</td>
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<td>Vail Harris</td>
<td>Linda Nokes</td>
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<td>Currey Hawkins, The T</td>
<td>David Howard, Empower Me, Inc.</td>
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<td>Dr. Hal Jefford, TTU</td>
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