City of Fort Worth
Oakland Corners Urban Village Master Plan

December 2007

Prepared by:
Freese and Nichols, Inc.
4055 International Plaza, Suite 200
Fort Worth, Texas 76109
(817) 735-7300
www.freese.com

In conjunction with:
Open Channels Group
Komatsu Architecture
Buxton Company
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Acknowledgements

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

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

Mike Moncrief  
Mayor

Sal Espino  
District 2 Councilmember

Chuck Silcox  
District 3 Councilmember

Danny Scarth  
District 4 Councilmember

Frank Moss  
District 5 Councilmember

Jungus Jordan  
District 6 Councilmember

Carter Burdette  
District 7 Councilmember

Wendy Davis  
District 9 Councilmember

Charles Boswell  
City Manager

**City Plan Commission**

Christopher Combest  
District 1 Commissioner

Mark Barnes  
District 2 Commissioner

Charles Edmonds, Jr.  
District 4 Commissioner

Jacq Duncan  
District 5 Commissioner

Namon Hollis  
District 6 Commissioner

Dennis Shingleton  
District 7 Commissioner

Ramon Romero  
District 8 Commissioner

Kim Martin  
District 9 Commissioner

**City Staff**

Dale Fisseler, Assistant City Manager

Fernando Costa, Director, Planning and Development Department

Dana Burghdoff, Deputy Director, Planning and Development Department

Eric Fladager, Planning Manager, Planning and Development Department

Patrina Newton, Project Manager, Planning and Development Department

Kathleen Hicks, District 8 Councilmember, Mayor Pro Tem

Wendy Davis, District 9 Councilmember

Noah Heath, GIS Planner, Planning and Development Department

We also would like to thank the following City departments for their participation and support in this planning process:

- Code Compliance
- Community Relations
- Department of Engineering
- Economic & Community Development
- Housing Department
- Police Department
- Parks & Community Services
- Transportation & Public Works
- Water Department
Acknowledgements

Local Agencies
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.
East Fort Worth Business Association

Stakeholders
Central Meadowbrook Neighborhood Association
East Fort Worth Business Association
West Meadowbrook Neighborhood Association

Project Team

Alfred Vidaurri Jr., AIA, AICP
Principal-In-Charge, Freese and Nichols, Inc.

Wendy Shabay, AICP, Assoc. AIA
Planner (Project Manager), Freese and Nichols, Inc.

Chris Bosco, P.E.
Transportation Manager, Freese and Nichols, Inc.

Mark Trance, Assoc. AIA, LEED
Intern Architect, Freese and Nichols, Inc.

Shad Comeaux, Assoc. AIA
Planner, Freese and Nichols, Inc.

Tonya Veasey
President (Public Relations), Open Channels Group, L.L.C.

Karl Komatsu, AIA
President, Komatsu Architecture, Inc.

Gordon Marchant, AIA
Architect, Komatsu Architecture, Inc.

Eugene Dominguez, AIA
Architect, Komatsu Architecture, Inc.

Charles Wetzel
Chief Operating Officer, Buxton Company

Chris Briggs
Project Manager, Buxton Company
Project Team Roles

Freese and Nichols, Inc. (Lead Firm)

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

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

Komatsu Architecture

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

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

Buxton Company

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

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

Open Channels Group

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

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

The 16 designated urban villages have been clustered into three groups. The scope of this plan addresses the Oakland Corners Urban Village located in the Southeast Cluster.
• 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 Oakland Corners Urban Village master plan identifies transportation improvements, preliminary phasing, and cost estimates.

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

**PHASE ONE**

**PHASE TWO**
Map of Southeast Cluster Urban Villages

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The mixed-use zoning classifications are:

- **MU-1 Low-Intensity Mixed-Use District** — Provides areas in which a variety of housing types may exist among neighborhood-serving commercial and institutional uses.
- **MU-1G Greenfield Low-Intensity Mixed-Use District** — Promotes low intensity mixed-use development in undeveloped mixed-use growth centers.
• MU-2 High-Intensity Mixed-Use District — Provides areas in which a variety of higher density housing types may exist among commercial, institutional, and selected light industrial uses.
• MU-2G Greenfield High Intensity Mixed-Use District* — Promotes high-intensity, mixed-use development in undeveloped mixed-use growth centers.

* The greenfield zoning classifications are limited to sites of at least 100 acres.

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

Southeast Fort Worth Action Plan (1999)
The Southeast Fort Worth Action Plan identified more specific plans and a series of action steps to fulfill specified economic goals over a 10-year period. These economic development actions are designed to complement the 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 Oakland Corners 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; 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 Oakland Corners’ 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 Oakland Corners Urban Village are listed in the recommendations section.

### Public Meetings

<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>Meeting</th>
<th>Location</th>
<th>Attendance</th>
</tr>
</thead>
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<tr>
<td>4-12-07</td>
<td>6:30-8:30 p.m.</td>
<td>Public Meeting #1</td>
<td>Polytechnic United Methodist Church</td>
<td>76</td>
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<tr>
<td>7-19-07</td>
<td>6:30-8:30 p.m.</td>
<td>Public Meeting #2</td>
<td>Dunbar High School</td>
<td>59</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>
<td>60</td>
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<tr>
<td>9-27-07</td>
<td>6:30-8:30 p.m.</td>
<td>Public Meeting #3</td>
<td>Morningside Middle School</td>
<td>44</td>
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<tr>
<td>11-16-07</td>
<td>10:00 a.m.- noon</td>
<td>City Plan Commission Briefing and Public Hearing</td>
<td>City Hall</td>
<td>*</td>
</tr>
<tr>
<td>11-27-07</td>
<td>8:30-10:00 a.m.</td>
<td>Pre-Council Briefing</td>
<td>City Hall</td>
<td>*</td>
</tr>
<tr>
<td>12-4-07</td>
<td>7:00-9:00 p.m.</td>
<td>City Council Public Hearing</td>
<td>City Hall</td>
<td>*</td>
</tr>
</tbody>
</table>

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

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

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

The Oakland Corners Urban Village is located in southeast Fort Worth approximately four miles southeast of Downtown. East Lancaster Avenue runs through the heart of the urban village, intersecting Oakland Boulevard near the village center. Loop 820 is approximately two miles east of the village.

The Oakland Corners Urban Village is approximately 90 acres. Oakland Corners is zoned mixed-use. There are a few scattered residential properties within the village boundary already, and mixed-use zoning should encourage more residential uses within the village.

The Fort Worth Independent School District has four schools less than a mile from this urban village: Sagamore Hill Elementary School, Horizons Alternative School, and Meadowbrook Elementary and Middle Schools.

There are five parks within a mile of the urban village. The Meadowbrook Municipal Golf Course is located a mile and a half northeast of the urban village.

The Fort Worth Transportation Authority has several routes that run through the village, with an existing transfer center.

Major Accomplishments

Several major activities have been accomplished within this village, including:

• MU-1 zoning recently put in place.
• Retail storefronts renovated with a tax abatement, fee waivers, and HUD EDI grant ($198,000) funding.
Urban Village Existing Conditions

Oakland Corners Urban Village Boundary

The Oakland Corners Urban Village is bounded by Ayers Avenue on the west and one block past Rand Street on the east. The northern and southern boundaries of the village basically comprise the commercial property parcels that front on East Lancaster.

East Lancaster Avenue is a primary arterial. There are 13 north-south streets primarily connecting the residential neighborhoods to the north and south. Oakland Boulevard is the major north-south street. The intersection of East Lancaster and Oakland provides the most potential for mixed-use development.
The current zoning in the Oakland Corners Urban Village is entirely low intensity mixed-use (MU-1).

MU-1 zoning allows a variety of housing types to exist among neighborhood-serving commercial and institutional uses, while encouraging a pedestrian-oriented urban form. MU-1 supports the urban village concept outlined in this master plan.

The design characteristics of MU-1 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 future land use maps of the City of Fort Worth’s 2007 Comprehensive Plan designate the Oakland Corners Urban Village as primarily neighborhood commercial.

The neighborhood commercial designation promotes retail services, office, and mixed uses serving the daily needs of the adjacent neighborhood. The current MU-1 zoning conforms to the neighborhood commercial designation.
Based on Tarrant Appraisal District property records, much of the property in this village is in single-lot ownership. The largest property owners in this village are Oakland Associates and Oakland Shopping Center. The other property owners listed own between one and three acres.
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.
Oakland Corners Urban Village Master Plan

City of Fort Worth

existing conditions

Oakland Corners Brownfield Sites

BF Site #133 - 4401 East Lancaster Ave.

BF Site #191 - 4328 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
- Transportation Improvements
Summary of Recommendations
Following is a summary of recommendations pertinent to this village followed by the concept plan depicting proposed developments.

Development
- Encourage mixed-use infill developments along East Lancaster Avenue.
- Secure high-quality tenants for lease space.
- Promote development of vacant/underutilized land.
- Concentrate new development, consistent with urban characteristics, at the Oakland/East Lancaster intersection.
- Designate a Neighborhood Empowerment Zone to provide incentives for infill development.

Streetscape/District Identity
- Create district identity, including monument signs, banner poles, and signage.
- Improve and provide landscaping of varying size, height, and materials in medians to enhance the area and discourage pedestrians from crossing mid-block.
- Concentrate existing grant funds for dedicated public art at the Sargent Street and the East Lancaster Avenue intersection to improve the pedestrian experience near the bus transfer center.

Transportation
- Install a new traffic signal at Oakland Boulevard and East Lancaster Avenue.
- Improve signal and crosswalks at The T’s bus transfer center.
- Address drainage problems along East Lancaster Avenue. Conduct necessary geotech and drainage studies. Remove pavement to a depth of two inches below original gutter elevation, and replace asphalt overlay.
- Relocate overhead utility lines underground on major streets within village, particularly along Oakland Boulevard and East Lancaster Avenue.
- Implement offset left-turn lanes at the Oakland/East Lancaster intersection as suggested by the Transportation and Public Works Department.

Safety
- Increase pedestrian and street lighting.
- Improve pedestrian safety at crossings with additional crosswalks, signage, and flashing lights.
- Install traffic calming devices along East Lancaster Ave.
- Extend and improve sidewalks for continuous and unobstructed movement.
Concept Plan

Oakland Corners Urban Village

Legend

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

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

- Land recommended to continue current usage for the foreseeable future (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.
Development Opportunities Zones
The concept plan is divided into four zones for the purpose of focusing on the detail of proposed improvements, approximate land area, density, and development potential.
Zone A

Recommendations
Zone A is planned to include a mix of ground floor retail/commercial with residential on one or two stories above, or stand-alone two-story residential buildings.

There is a cluster of small single-story existing buildings along the south side of East Lancaster. These structures should be retained and rehabbed as professional (office) buildings.

A unique item of public art or physical monument(s) will be installed just east of the Lancaster/Rand intersection to identify the eastern gateway to the urban village.

Building Opportunity Analysis

<table>
<thead>
<tr>
<th>Description</th>
<th>Measurement</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROSS LAND AREA</td>
<td>788,460 SF/18.1 ac.</td>
</tr>
<tr>
<td>LAND WITH DEVELOPMENT POTENTIAL</td>
<td>701,686 SF/16.1 ac.</td>
</tr>
<tr>
<td>DENSITY/SF OF BUILDING AREAS</td>
<td>299,650 SF</td>
</tr>
<tr>
<td>OPEN SPACE</td>
<td>86,773 SF/2.0 ac.</td>
</tr>
<tr>
<td>FLOOR AREA RATIO</td>
<td>0.43</td>
</tr>
</tbody>
</table>
Zone B

Recommendations

Zone B should be a dense area of ground floor retail/commercial with one to two floors of residential above with central at-grade surface parking. These parking areas should be enhanced with colored and textured pavement treatments, pedestrian amenities including benches, pedestrian-level lighting, signage/wayfinding, and information/directory signage/kiosk to facilitate use of these parking areas as event plazas for special occasions.

Completion of the main intersection improvement slated for the Lancaster Avenue/Oakland Boulevard intersection should occur in this zone.

Building Opportunity Analysis

<table>
<thead>
<tr>
<th>Category</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROSS LAND AREA</td>
<td>744,339 SF/17.09 ac.</td>
</tr>
<tr>
<td>LAND WITH DEVELOPMENT POTENTIAL</td>
<td>653,253 SF/15.0 ac.</td>
</tr>
<tr>
<td>DENSITY/SF OF BUILDING AREAS</td>
<td>357,850 SF</td>
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<tr>
<td>OPEN SPACE</td>
<td>0 SF/0 ac.</td>
</tr>
<tr>
<td>FLOOR AREA RATIO</td>
<td>0.55</td>
</tr>
</tbody>
</table>
### Recommendations

Zone C includes the potential for long-range redevelopment of the existing large pad site stores south of the intersection of Oakland and East Lancaster to become a higher-density area similar to Zone B.

### Building Opportunity Analysis

- **GROSS LAND AREA**: 330,422.5 SF/7.59 ac.
- **LAND WITH DEVELOPMENT POTENTIAL**: 0 SF/ 0 ac.
- **DENSITY/SF OF BUILDING AREAS**: N/A
- **OPEN SPACE**: 0 SF/0 ac.
- **FLOOR AREA RATIO**: N/A
## Zone D

### Building Opportunity Analysis

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>GROSS LAND AREA</td>
<td>893,220 SF/20.51 ac.</td>
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<tr>
<td>LAND WITH DEVELOPMENT POTENTIAL</td>
<td>782,224 SF/17.96 ac.</td>
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<td>DENSITY/SF OF BUILDING AREAS</td>
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<td>OPEN SPACE</td>
<td>0 SF/0 ac.</td>
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<tr>
<td>FLOOR AREA RATIO</td>
<td>0.37</td>
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</tbody>
</table>

### Recommendations

Recommendations for development in this zone incorporate a mixture of new retail including ground floor retail/commercial with upper stories devoted to residential use.

Several existing structures will likely remain in place for the near future. Their current commercial functions may continue, or similar retail/commercial functions should replace them. Future development in this zone should include upgrading or removal of these structures to accommodate higher density uses.

This zone also includes the western terminus urban village gateway feature to be located to the east of the intersection of East Lancaster Avenue and South Ayers Avenue.
Streetscape and District Identity

The streets in this village should be safe for pedestrian walking and crossing. They should also provide amenities to establish a comfortable walking environment. Improved crosswalks and landscaped medians will help promote a safer environment.

Recommendations for streetscape and district identity include:
- Create district identity: locate monument signs at each entrance to the village and at the intersection of Oakland Boulevard/East Lancaster Avenue intersection. Banner poles should be placed along East Lancaster Avenue.
- Improve and provide landscaping in medians to enhance area and discourage pedestrians from crossing mid-block.
- Improve sidewalks for continuous, unobstructed movement.
- Create a gateway monument for the village, particularly at East Lancaster/Oakland Boulevard intersection.
Transportation Improvements

Assessment
East Lancaster Avenue is a six-lane divided asphalt roadway within the limits of the Oakland Corners Urban Village. Oakland Boulevard is the most significant cross street, and it is a four-lane divided roadway. There are existing traffic signals at the East Lancaster Avenue intersections of Oakland Boulevard, South Sargent Street, Rand Avenue, and South Ayers Avenue.

Transportation Deficiencies
The Lancaster corridor within the Oakland Corners Urban Village has some drainage deficiencies. The drainage deficiencies are related to the lack of drainage infrastructure combined with pavement overlays that have resulted in only a 1-inch curb height in some sections (image 1). The minimal curb height does not provide enough drainage capacity, and it creates a safety concern because pedestrians are no longer protected by a vertical barrier between the sidewalk and street. The traffic signal at Oakland also needs to be upgraded to current City standards (image 2).

Transportation Recommendations
The following are the transportation recommendations for Oakland Corners Urban Village:
- Install a new traffic signal at the intersection of Oakland Boulevard and East Lancaster Avenue. This should be a decorative signal with ADA compliant ramps.
- Perform a geotechnical study to determine the existing pavement thickness.
- Remove the overlay pavement to a depth two inches below the original gutter elevation and construct a new two-foot overlay (pending geotechnical study).
- Address drainage problems within the village. Conduct drainage study within this corridor prior to any streetscape improvements to evaluate the capacity of the existing drainage system.
- Improve access management by eliminating the head-in parking west of Sargent Street.
- Sidewalk improvements.
- Improve crosswalks along East Lancaster Avenue.
- Landscape median with low-level vegetation and low-maintenance hardscaping treatments to discourage mid-block crossings. Medians should be irrigated to maintain landscaping.
Transportation Recommendations (cont.)

<table>
<thead>
<tr>
<th>Project</th>
<th>Construction Cost</th>
<th>Design and Administration</th>
<th>Funding Source</th>
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<tr>
<td>Intersection improvements on Lancaster and Oakland and 500' in each direction</td>
<td>$900,000.00</td>
<td>$190,000.00</td>
<td>Unknown, CIP, Developer Assisted</td>
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<tr>
<td>Street improvements on Lancaster from Rand Street and 500' east of Oakland Boulevard</td>
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<td>$70,000.00</td>
<td>Unknown, CIP, Developer Assisted</td>
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<tr>
<td>Street improvements on Lancaster from Ayers to Sargent</td>
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<td>$190,000.00</td>
<td>Unknown, CIP, Developer Assisted</td>
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</table>

Construction Items (Preliminary)
- One-Course Slurry Seal.
- New Sidewalks and ADA Ramps.
- New Crosswalks.
- Minor Curb Repair.
- Major Drainage Improvements.
- Roadway Lighting.
- Pedestrian Lighting.
- Landscaping and Irrigation.
- Traffic Signal Replacement.
- Design and Administration fees.
Character Sketch of Southwest Corner Intersection of Sargent and East Lancaster Avenue. Example of landscaped median and paver crosswalks to discourage mid-block crossings.
Character Sketch of Northwest Corner of the Intersection of Oakland and East Lancaster Avenue. Example of mixed-use higher density development with on-street parking and an improved streetscape.
appendix
### Building Opportunity Analysis

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

<table>
<thead>
<tr>
<th>Building</th>
<th>Use Key</th>
<th>Proposed Ground Floor SF</th>
<th>2nd Floor SF</th>
<th>1st Floor SF</th>
<th>Retail SF</th>
<th>Assumed Retail Use</th>
<th>Parking Required (square feet)</th>
<th>Building:-story</th>
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<td>23,600</td>
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Notes: 1,250,000

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<th>2nd Floor SF</th>
<th>1st Floor SF</th>
<th>Retail SF</th>
<th>Assumed Retail Use</th>
<th>Parking Required (square feet)</th>
<th>Building:-story</th>
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<tr>
<td>B-3</td>
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<td></td>
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Notes: 1,250,000
Building Opportunity Analysis Legend
SOUTHEAST CLUSTER URBAN VILLAGES

MEETING NOTES

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

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

CONTACT INFORMATION

Patricia Yeany
Senior Planner
City of Fort Worth
817-761-7239
pyeany@fortworth.com

Wendy Mabey
Project Manager
Frease and Nichols
817-232-0461
wendy@fnn.com

Tanya Yeany
Public Involvement
Open Channels Group
817-322-0461
tygangʔ³n@openchannelsg.com

Opening Session

The April 12 public meeting is the first of three scheduled meetings for the southeast cluster urban villages. The purpose of the public meetings is to receive citizens' input on the development of master plans for five urban villages located in southeast Fort Worth. The City Council approved a consultant team led by Frease and Nichols, Inc. to develop the master plans for the southeast cluster villages that include Berry/Riverside, Berry/Navasota, Near East Side, Oakland Corners, and Palacios/Whipline, and to engage the community in this process by holding three 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 for residents to discuss 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 $50,000 each to twelve urban villages to develop master plans. The master plan process, or Phase One planning, began in March 2007 and will be completed by November 2007. When the plans are completed, they will be presented to the City Council for adoption. In addition, the City allocated $740,000 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 are working on designs 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 to create walkable communities and promote compact development that supports mass transit, increases public spaces, and encourages social interaction. The master plan process will help the City in its efforts to create urban villages in the southeast Fort Worth area.

The urban village master plans will outline strategies to achieve each village's unique characteristics that will help the City achieve its overall goals and objectives. The plans will provide a blueprint for future development and will guide the City in its efforts to achieve its vision for southeast Fort Worth.

The table below shows the total costs for the master plan and design and construction phases.

<table>
<thead>
<tr>
<th>Southeast Cluster Urban Villages</th>
<th>Phase One</th>
<th>Phase Two</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Planning</td>
<td>Improvements</td>
<td>(Maximum)</td>
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<tr>
<td>Near East Side</td>
<td>$50,000</td>
<td>$740,000</td>
<td>$790,000</td>
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<tr>
<td>Berry/Riverside</td>
<td>$50,000</td>
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<td>$790,000</td>
</tr>
<tr>
<td>Oakland Corners</td>
<td>$50,000</td>
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<td>$50,000</td>
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<tr>
<td>Palacios/Whipline</td>
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<td>-</td>
<td>$50,000</td>
</tr>
<tr>
<td>Berry/Navasota</td>
<td>$50,000</td>
<td>-</td>
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<tr>
<td>Total</td>
<td>$250,000</td>
<td>$1,480,000</td>
<td>$1,730,000</td>
</tr>
</tbody>
</table>
Public Meeting Notes - April 12, 2007

Question: What improvements would you like to see?
- Signal light at the corner of Riverside and Berry.  
- Getting rid of the median around Riverside and Berry.  
- Systematic Creek channel needs to be cleaned after a heavy rain to drain the creeks overflows.  
- Minimize the small convenience and liquor stores which turn into drug stores for young people.  
- Get rid of all the smoking areas.  
- Build a major grocery store.  
- Give Berry/Riverside the same renovations as seen on West Rosemont near Forest Park and the Evans & Roseville village.  
- Remove the old Montgomery Ward store like the Montgomery Ward renovations on 7th Street.  
- Preferred uses include:  
  - AMC theater.  
  - Note restaurant.  
  - Grocery store.  
  - Blame.  
  - Drug store.

Question: What types of character changes would you like to see?
- Preserve the Briscoe school's architectural character.  
- Add sidewalks and curb.  
- Landscape (remove weeds, illegal dumping of trash).
- There is too much dereliction in the district.  
- Relax the use of the land is the problem.
- Add character to play off the future development.
- There are too many wrecks in the area.
- Give the district a historic preservation theme.

Question: What about Cobb Park?
- On the weekend, the park is the problem.  
- On the weekdays, the misuse of the land is the problem.  
- Safety is a huge issue.
- Restrict the hours and add a road which is accessible.
- Locate a park around Cobb Park, lack of access and lighting have created a huge safety concern, nobody goes there at night and the neighborhood doesn't see it the way they should because of safety.
- Create a Kids Zone in the park.

Question: If improvements are made to the park, would it then be considered an asset?
- In the near future, yes.

Question: Would crossing only 2nd or neighborhood associations improve the conditions at the park?
- In the near future, no.

Question: What type of transportation improvements would you like to see?
- Railways.
- Glen Garden is the current street, in need of many repairs.
- Buses are fairly adequate, many people no longer use the bus.
- Lighting: pedestrian and street (on Berry after 9 pm.
- Sidewalks: ADA compliant, pedestrian crosswalks, signal buttons for pedestrians.
- Implementing a signal light at the intersection of Berry and Riverside to include a better pedestrian crossing.
- Zoning change for Berry at the intersection to get rid of all of the diesel trucks.

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

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

- Oak Park
- Berry/Riverside
- Overall improvements

- No police in the area.
- Enforcement City ordinances, i.e., convenience and liquor stores closing at the proper time.
- Get rid of all the convenience stores and hotels along Berry and Riverside.
- Get rid of or minimize all the Pawn shops in the district.

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
<th>Name</th>
<th>Organization</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mary Baker</td>
<td>New Improved Hilda RA</td>
<td>Margaret Daniels</td>
<td>New Improved Hilda RA</td>
</tr>
<tr>
<td>Donna Bass</td>
<td>Sierra Vista</td>
<td>Tom Carter</td>
<td>New Improved Hilda RA</td>
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<tr>
<td>Mary Goff</td>
<td>New Improved Hilda RA</td>
<td>Andie McEvoy</td>
<td>Fort Worth Metro Black Chamber</td>
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<tr>
<td>Terry Bailey</td>
<td>Southeast FN Inc</td>
<td>Kevin U. Beebe</td>
<td>Code Compliance</td>
</tr>
<tr>
<td>June Allen Harris</td>
<td>Venango RA</td>
<td>Greg &amp; Jessica Scott</td>
<td>Hilda RA</td>
</tr>
<tr>
<td>Jense Kemp</td>
<td>Berry Street TIF</td>
<td>Kathleen Hicks</td>
<td>District 8 Representative</td>
</tr>
<tr>
<td>Martha Tomasetti</td>
<td>A Prep Center of TIC</td>
<td>Jessica Martin</td>
<td>-</td>
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<tr>
<td>Glenn Forbes</td>
<td>Southeast Fort Worth Inc</td>
<td>Curved Hapkins</td>
<td>The T</td>
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<tr>
<td>Mohammed Rahman</td>
<td>Food Heaven</td>
<td>Shamas Chaudhry</td>
<td>Food Heaven</td>
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<tr>
<td>Jarad Duncan</td>
<td>Planning Commissioner</td>
<td>Patricia Newton</td>
<td>City of Fort Worth</td>
</tr>
<tr>
<td>Patricia Beals</td>
<td>Congressman Burgess</td>
<td>Clifford Martin</td>
<td>Riding Hills Addition</td>
</tr>
</tbody>
</table>
Public Meeting Notes - April 12, 2007

Oakland Corners Urban Village Master Plan

Brookside Session: April 12, 2007

Question: What land uses are not wanted?
- Adult entertainment
- Liquor stores
- Convenience stores
- Service stations
- Rave shops
- What about churches? Not an asset in a mixed use development.
- Nightlife (avoid uses that attract prostitution)
- Car washes
- Anything that creates an unsafe environment
- Places with benches
- Blood and plasma donor stations
- Theaters
- Homelessness shelters "there are enough on the Eastside"
- More apartments
- Gentrification is a major concern
- Increased taxes
- Trailer blight
- "Gentrify" - single outlet development

Question: What land uses are wanted?
- Marketing to people with disposable income
- Funding for non-improvements
- Crime free community
- Name brand restaurants e.g., Cheesecake Factory, Panera Bread
- Small business development (Poydras, Subway)
- Minority owned businesses (Baton Rouge can help)
- Startups
- Young urban professionals returning to neighborhood
- Spas & boutiques
- Department stores
- Children's programs
- Beaches
- Replace "Camp River" shops
- Create jobs to get people from selling drugs
- WM-MRT
- Two-story development
- True mixed use is desired and will bring new developers

Final comments and summary
- 50% of properties currently vacant
- Transactional is a major factor
- Landbanking
- Pursue a theme or create culture and an enhance environment
- Healthy eating establishments
- The location of the village boundaries were discussed

Breakout Session Breakout Session Attendees

<table>
<thead>
<tr>
<th>Name</th>
<th>Organization</th>
<th>Name</th>
<th>Organization</th>
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<tbody>
<tr>
<td>Trudy White</td>
<td>Garden Club Heights NA</td>
<td>Louis Armstrong</td>
<td>LEACH</td>
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<tr>
<td>Jane Meltzer</td>
<td>Garden Club Heights NA</td>
<td>Jason Jones</td>
<td>谶</td>
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<tr>
<td>Neil Criss</td>
<td>Soundstage Diner 5</td>
<td>Franklin D. Watts</td>
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<tr>
<td>Dolores Cook</td>
<td>Garden Club Heights NA</td>
<td>Jacq. A. Duncan</td>
<td>CSVSA Planning</td>
</tr>
<tr>
<td>Tommy P.</td>
<td>*Based on sign up sheet</td>
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Appendix

Oakland Corners Urban Village Master Plan

Brookside Session: April 12, 2007

Facilitators: Scott Fisher, Teri Allen

Question: What improvements would you like to see?
- Intersection safety improvements at East Meadowbrook and I-30
- Extend sidewalks, add curbs and gutters
- Request for additional street trees to say "Oakland Corners"
- Median 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 do their own landscaping, some property owners would like the city to maintain their landscaping
- Comment from resident - "Don't touch my street" is not a TXDOT requirement. It is only the responsibility of the person who pays for the street
- Public art
- Problem with automotive and mobile business in the area
- Sidewalk is too narrow to encourage a mix of businesses
- Request for lights to be turned off (determined by homeowner only, all offenders"
- Historical preservation along with street art for pedestrian walkway
- Building closer to the street
- Sidewalk and on-street parking with single family homes is the major concern with the village concept that encourages parking to be located in the rear 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 downtown still in the area
- Safety for pedestrians in cross walk
- Landscaping
- Suggestions have a landscape context for medians, suggest to local business owners, schools and residents to get involved
- Residents with disabilities - what is being done to improve handicap ramps and accessibility to business
- More police stations
- Address vagrancy while implementing the program
- Liquor stores and gambling is a problem
- Can these meetings start later, e.g., 6:30 or 7:00 p.m.?

Oakland Corners Brochure Session Attendees*

<table>
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<tr>
<th>Name</th>
<th>Organization</th>
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<tr>
<td>Harvey Rayburn</td>
<td>Cotton Meadows Community</td>
<td>Grig Sharp</td>
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<td>Edward Riviera</td>
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<td>Tonya Ferguson</td>
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<td>Jimmy Sanders</td>
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<td>Marsha Johnson</td>
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<td>Don Berry</td>
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<td>John Doe</td>
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<td>Louis D. Moore</td>
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<td>Ray Moore</td>
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<td>Clarence and Margaret Moore</td>
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*Based on sign in sheet

City of Fort Worth

Oakland Corners Urban Village Master Plan

Page 6 of 15

Southwest Cotton Meadows Village, Public Meeting #1
Public Meeting Notes - April 12, 2007

**Question:** What are your dreams for this community?
- Better traffic flow.
- Sidewalks and crosswalks.
- Better lighting for pedestrains.
- Clean, bright and safe streets within the village and extend to Riverstone Drive.
- Style not as important as functionality.
- Again, lighting, really, bright lighting, no pockets of darkness, particularly under I-30.
- Landscaping.
- Buffers to control business perimeters.
- Signage.
- Create a campus for Presbyterian Night Shelter.
- U.S. 381 service road very dangerous. Improvement is needed.
- Funding for building improvements.
- Create a sense of safety is most important.
- Stop the flow of drug traffic and tolering.
- Become an arts district.
- Add warehouse strips.
- Add retail studies.
- Add a variety of retail/business to include a coffee house, photography studio, performance studio, etc.
- A plan to better accommodate homeless population and create a safe clean village for the art 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 a placement of benches.

**Question:** Why do you not want in this community?
- Satellite townhouses or at least restructured 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.
- The stealers will most likely leave the City to install the “Treelessing” signage on City-owned property.
- The Day Resource Center has outgrown its building and needs to be relocated within the village.
- The Presbyterian Night Shelter would like to consider fencing their facility to create a campus environment.
- Promote safety features on East Lancaster:
  - Address traffic:
    - Consider street closures on S Place, Chambers, Providence, and Cypress.
  - Improve lighting.

**Near Deadline Breakout Session: Attendee List**

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<th>Name</th>
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<tr>
<td>Glen F. Pershing</td>
<td>City of Fort Worth</td>
<td>Janie Ghelft</td>
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<td>Tom James</td>
<td>City of Fort Worth</td>
<td>Lizette Valdez</td>
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<td>Denise Miller</td>
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<td>Barbara Ashby</td>
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<tr>
<td>Z. H. Bland</td>
<td>City of Fort Worth</td>
<td>D. M. Curney</td>
<td>City of Fort Worth</td>
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<tr>
<td>Laura Thomas</td>
<td>City of Fort Worth</td>
<td>D. M. Curney</td>
<td>City of Fort Worth</td>
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*Based on breakout session sign-in sheet*

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**Question:** What are your dreams for the Polytechnic/Wesleyan Village?
- Cyberspace/cities—are they elementary, middle & high schools, lots configured to have access to computers.
- Bring more traffic to areas that are attractive to a younger population.
- There’s an essential need to provide, particularly for the college students, need restaurants.
- Connectivity with area is a long time coming.
- Classroom between residents, college, police department.
- No connectivity between the school and adjacent neighborhood.
- We need two streets where people will want to patronize.
- Currently, residents do not go to the existing convenience stores. Business owners 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 to develop to the point.
- People are afraid to get out their night.
- The streetlights are more important. The City of Fort Worth (FW) cannot be expected to be the full-time business. Business needs to be encouraged. There are a few now in the area (Wesleyan, Alamo). The consultant team needs to be aware of what’s in the area (Amish communities).
- The area is strongly populated by Hispanic. The consultant team needs to go out in the community and get their input.
- We will want the same things, stores, restaurants, and we should have what other areas have.
- Number one priority is to prevent students from hanging out and throwing up 600+ feet. We should get more design guidelines are needed. Currently, there are no residential guidelines and builders are setting up all kinds of stuff (houses) over there.

**Question:** What is this meeting intended for the community?
- There is an issue we need to bring to the fore:
  - Open house attended on several, several, several, several, etc.
  - The City of Fort Worth has been vacant for over 10 years.
  - Friends of Wesleyan (FW), have made an effort and want to build.
- Group would like to use development such as Grand’s Plaza, Cyber Space (CAF), coffee shops, eateries, and gas stations around the university.
  - The problem is not about the students, but the students and all the things that we need to improve.
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- The problem is not about the students, but the students and all the things that we need to improve.

**Final thoughts and summary**
- The Polytechnic/Wesleyan area is stereotyped. Perception has been around for years. Against stereotype.
- We know we need to deal with infrastructure and stereotypes but Wesleyan (FW) is stereotyped also as the money maker.
Public Meeting Notes - April 12, 2007

- Market the area to quality convenience stores, outlet stores, cleaners, franchise stores, health food store, drug store, etc.
- Cyberspace café
- Build a community space
- Address sustainability
- Historic preservation is important
- Food & mixed type restaurants
- Nightlife places (i.e. clubs)
- Arts & cultural type events (art galleries)
- A Community/educational center is needed
- Improve overall neighborhood image by hosting block parties, celebrations, etc.

Polytheism/Westway Breakout Session Attendance*:

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<td>Gunner Jones</td>
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<td>Sharon Armstrong</td>
<td>Stapp/Plum Creek Association</td>
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<td>Faye M. Brown</td>
<td>Foley Heights</td>
<td>Paul &amp; Tonia Meadows</td>
<td>Burge Harwae</td>
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<td>Ramon Romero</td>
<td>Plan Commission &amp; ED</td>
<td>Joann Turner</td>
<td>Home Owner</td>
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<td>Cindy Olivera</td>
<td>Sigma Kappa Lambda</td>
<td>L.E. Walker</td>
<td>Herzog &amp; Wagner</td>
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<td>Jason O'Conor</td>
<td>HERSOG &amp; Wagner</td>
<td>Christopher Johnson</td>
<td>Herzog &amp; Walker</td>
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<td>Debbie Risley</td>
<td>Texas Wesleyan University</td>
<td>Sara Herleen</td>
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<td>Harold S. Jefferson</td>
<td>Texas Wesleyan University</td>
<td>Nada Nalakini</td>
<td>Royal Children's Home Inc</td>
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<td>Albert Woodbridge</td>
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<td>Edward Kelley</td>
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<tr>
<td>Claudia Lowie</td>
<td>Polytechnic CEC</td>
<td>Pablo Serrano</td>
<td>Teller and Dev. Dept</td>
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<td>Doroteo Garcia</td>
<td>CFW Economic and</td>
<td>Eric Fledgler</td>
<td>CFW Planning and Dev. Dept</td>
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</table>

*Based on group in session
## Public Meeting Notes - April 12, 2007

### Participants & Organization
- Barbara Williams
- Mary Brakewood, New Improved Hillside NA
- Mary Gray, New Improved Hillside NA
- Margaret Daniels, New Improved Hillside NA
- Tim Carter, New Improved Hillside NA
- Brasil Beazly, Sierra Vista
- Kerlin Beene, Code Compliance
- Jocie Allen, Mainor, Morningside NA
- Ugo & Jessica Scott
- Jesse Kemp, First Street TIF
- Kathleen Hicks, City of Fort Worth, District 8
- Martha Xonk, A Peap Center
- Jerrie Martin
- Clifford Martin, Rolling Hills Addition
- Patricia Gerald, Congressman Burgess Office
- Terry Olley, Northeast Fort Worth Inc.
- Glenn Forbes, Northeast Fort Worth Inc.
- Cuma Hawkins, The T
- Mohamad Rahbani, Food Heaven
- Shamesh Owedzi, Resident
- Tosha White, Historic Creve Coeur Heights NA
- Louis Armstrong, BERMCH
- Hei Cais, Eastland NA
- Tammy Pierce, Council Candidate, District 5
- Franklin Moss, Moss Real Group
- Jason Jones, Rail's Development Group
- Jane Mcgonigle, Heritage Park Heights NA
- Dennis Pennington, FHS
- Todd James, CHW
- Suzette Wilkins, Riverside Kennel
- Harvey Garesay, Central Meadowbrook NA

### Participants & Organization
- Michael Matthews
- Kiki Gentry, West Meadowbrook NA
- Tonya Ferguson, West Meadowbrook NA
- Claudia & Marcus
- Don Starnes, East Fort Worth Business Association
- Karen Poyey, Health
- Julie Beavers, Central Meadowbrook NA
- Mary Delia, West Meadowbrook NA
- Logie Swift, Swift
- Edward Seltzer, West Meadowbrook NA
- Michael Phillips, West Meadowbrook NA
- William Vondracha
- Louis McRae, West Meadowbrook NA
- Gunnar James, New World Industries, Inc.
- Sharon Armstrong, St. Gilbey NA
- Fay M. Brown, Pol Heights
- Paul & Tammy Moncrief, Texas Hardyman
- Claudine Lee, Poltechnics CDC
- Reba Henry, Resident
- John Turner, Homeowner
- Cindy Olvera, Sigma Kappa Lambda
- L. E. Walker, Harding & Wagner
- Jason Gholson, Harding & Wagner
- Christopher Johnson, Harding & Walker
- Albert Washburn, Resident & Business Owner
- Edward Kelley
- Haroldráf, Texas Wesleyan University
- Delilah Raish, Texas Wesleyan University
- Mustafa Kallawacha, Royal Children's Home
- Sarah Hornell, 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

Patricia Newton
Senior Planner
City of Fort Worth
817-884-8056
patricia.newton@fortworth.gov

Wendy Shabazz
Project Manager
Frease and Nichols
817-733-7209
wendy@frease.com

Tanya Veney
Public Information
Open Channels Group
817-332-9804
openchannels@attglobal.net

Opening Session

The July 10 public meeting was the second of three public meetings or workshops for the southeast cluster urban villages. At the July 10 public meeting, the consultant team presented their findings and preliminary recommendations for the five urban villages.

The meeting opened with welcome and other remarks by City Councilmembers Frank Moore, District 5, and Kathryn 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

**Transportation Issues**
- Too many tight curves.
- Overflow from Scoville Creek Bridge.
- Question: What is being recommended in Phase One?
  - Answer: Streetcar improvement on Berry Street.
- Question: Should the streetcar be restricted to certain areas?
  - Answer: Yes, to maintain the character of the neighborhood.
- Question: What is the estimated cost of the streetcar project?
  - Answer: The consultants have secured preliminary cost estimates which indicate costs might be in the $30 million range.
- Question: How long will the project take?
  - Answer: The project is expected to take approximately two years.
- Question: Will there be a bike lane on the streetcar line?
  - Answer: Yes, bike lanes will be included in the design.

**Sierra Vista Breakout Session Attendance**
- Carol Potter - United Neighborhood Assoc. of South Tarrant
- Debbie Bozic - Sierra Vista Development
- Taneesha Thomas - North East Tarrant
- Terry Clay - Southeast Fort Worth, Inc.
- Mel McGowen - Northeast Tarrant
- Timmy Bess - South Oak

**General Questions/Comments**
- Would like the traffic improvements to extend to Village Creek.
- Would like to see a Dairy Queen or Starbucks in the area.
- What is the plan for the vacant lots? Will owners be required to build on the lots?
  - Answer: There will be recommendations for development, including incentives for re-development.
- Is there an opportunity to rezone the area to Village Creek?
  - Answer: The primary area for the rezoning is the land surrounding the Village Creek intersection. Attendees discussed this issue at length.
- Is it possible to get a park?
  - Answer: Yes, it is proposed to be part of the plan.
- Future development should include consideration of a neighborhood association.

**Berry/Riverside Breakout Session Attendance**
- Paul Pantoja - AT&T
- Linda Horner - City of Fort Worth
- Donald Dyer - City of Fort Worth
- Mrs. Anna Allen - City of Fort Worth
- Regina J. Baker - Step Six Sunrise Edition NA
- Regina Dunlop - Step Six Sunrise Edition NA
- Keith Cox - Eastland NA
- Anne & Amedal Humann - City of Fort Worth
- Timmy Bess - South Oak
- Anita Simmons - Greater Tarrant Metro Chamber of Commerce
- James Herring - Metro Chamber
- Joyce Simmons - Daimler Chrysler

*Based on the break-out session sign-up sheet*
Public Meeting Notes - July 19, 2007

50Oakland Corners Urban Village Master Plan
City of Fort Worth
Oakland Corners Urban Village Master Plan

appendix

Public Meeting Notes - July 19, 2007

50Oakland Corners Urban Village Master Plan
City of Fort Worth
Oakland Corners Urban Village Master Plan

appendix

Public Meeting Notes - July 19, 2007

50Oakland Corners Urban Village Master Plan
City of Fort Worth
Oakland Corners Urban Village Master Plan

appendix
Public Meeting Notes - July 19, 2007

Breakout Session: Polytechnic/Western
Facilitators: Gordon Marchant, Kesteven, and Chris Briggs, Burton

General Questions/Comments:
- The village boundary was extended to the Navion area.
- The initial Polytechnic/Western village was named MUS; some parcels along the newly added area along Navion are also zoned MUS-1 and MUS-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.
- The Tech Western Urban Village (TWU) is perceived as an economic engine for the village.
- A mixed-use district is a combination of residential and commercial in order to create a desirable mix of uses in a more complete community.
  - Mu-1 – Low intensity
  - Mu-2 – High intensity
- Discussion of arterial:
  - Rotorway – primary arterial (vehicle), mostly perceived as the main roadway for ingress and egress.
  - Vicinity has role of secondary arterial route
- Collect has role of secondary arterial.
- Introduce a gateway at both Navion and Vickers at Beach Street.
- Place signs (lanes/lanes) 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, Finesse & Natiohe, and Open Channels will continue to seek ways to improve the meeting notification.

Transportation Issues:
- Gordon Marchant outlined the recommended transportation improvements center on pedestrian-oriented improvements that include:
  - Lidocasting
  - Signal upgrades with pedestrian usage.
  - Pedway widening.
  - ADA compliance with ramps, etc.
- There were questions about the status of TWU’s development plans and when those plans will be presented to the neighborhood. The consultant’s are aware that TWU is developing their expansion plans but are not privy to any updated information to report.

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

Market Analysis:
- Chris Briggs provided information on the market analysis.
- Burton uses psychographic analysis to find the right retailer for an area. Psychographic analysis study of categories for every household is generated to factor 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 Polytechnic and Polytechnic/Western villages.
- Question: Is the analysis done for all urban villages? Answer: For the Polytechnic and Polytechnic/Western villages.
- Question: How does the analysis overlap from one village to another and with this to be detrimental for the Polytechnic/Western village? Answer: There will be some overlap with the Barri/Stacum village.
- Question: How does the analysis involved with the objectives for the Polytechnic/Western village? Answer: The analysis takes into account the type of village that the MUS-1 and current urban village concept seems to achieve. The goal is to analyze the overall demographics of the neighborhood, taking 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 exist.
- Burton will identify retailers that have a consistently make location decisions to areas similar to the Polytechnic/Western neighborhood.
- Question: The analysis indicates there is an opportunity for grocers. The issue is finding retailers that are a 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 create prospective retailers about the attributes of this village and the potential market. Vendors would create this marketing and then identify outlets to help them make location decisions.
- Question: What happened to the retailers that were previously in the neighborhood? Answer: Due to the partnership with village stakeholders, retailers were notified to this level of marketing analysis to help them make location decisions.

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<tr>
<td>Peter Lyten</td>
<td>Polytechnic Group</td>
<td>Greg Fox</td>
<td>St-Telegram</td>
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<td>Robert McKeen-</td>
<td>Polytechnic Group</td>
<td>Donnie Craft</td>
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<td>Katriona Mayes</td>
<td>K-Strategies Group</td>
<td>Jayne Simmons</td>
<td>Diamond M-Ben Race Inc</td>
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<td>Eugene Rodriguez</td>
<td>K-Martells</td>
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<td>John Sogges</td>
<td>Polytechnic CDC</td>
<td>John O.</td>
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*Based on the breakout session sign-up sheet*
Public Meeting Notes - July 19, 2007

City of Fort Worth

Appendix

Participants & Organizations

Public Meeting Notes - July 19, 2007

Participants & Organizations

- Kenneth Collee
- Kimberly Clark, TNEER
- Bernard Walker, Quorum Commercial
- Don Boren, East Fort Worth Business Assoc.
- Wanda Cortez, East Fort Worth Business Assoc.
- Aaron & Aminiatou Vlajcic
- Candido (last name illegible), Fort Worth ISD
- Robert & Dolores Howey, Central Meadowsbrook, NA
- Louis Mabey, Eastern Hills Home Owners Assoc.
- Regina Dunsan, Our Six Milestone
- Ilia Bowles, New East Side NA
- Sandy Joyce, LaFolita News
- Viellette Hul, OSO Advertising
- Kenneth Sanders
- Joya Simmons, Diamond Hiller Place
- Les Ross
- Kukla, Mores, K Strategies
- Lila Turner, Jim Austin Company
- Bondi Debbi, West Meadowsbrook NA
- Mary Daris, West Meadowsbrook NA
- Peter Luden, Main Street Llano Polytechnic
- Tonya Ferguson, West Meadowsbrook NA
- James Brooks, Lowry, Martin
- David Edwards, Tarrent County College
- Theresa Bowers, Greater Ft. Tatler Church
- Greg Fox, Star Telegram
- Robert McManus-Smith, The Paladium Group
- Donald Cage, City of Fort Worth, Housing Dept.
- Charlette (last name illegible)
- Rebecca Thompson
- Debra Johnson

City of Fort Worth

Oakland Corners Urban Village Master Plan
Public Meeting Notes - September 27, 2007

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

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

CONTACT INFORMATION
Patricia Nouveau
Senior Planner
City of Fort Worth
817-302-8008
prouxworth@fortworthgov.org

Wendy Shalvey
Project Manager
Freese and Nichols
817-755-7259
wshalvey@fnn.com

Tanya Venoso
Public Involvement
Open Channels Group
817-332-0404
venoso@openchannelsgroup.com

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 Council member Kathleen Hicks, Wendy Shalvey of Freese and Nichols provided an overview of the City’s Urban Village Development Program and explained the process the consultant team used to develop the final recommendations. That process included: 1) mobilization, 2) data gathering, 3) analysis, 4) review, and 5) recommendations. In addition, information on the market analysis for the Berry Street and Polyanne/Westby urban villages was presented.

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

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

City of Fort Worth
Oakland Corners Urban Village Master Plan

Question: What are the plans for retail development?
Answer: Deborah Bosco, a representative from the Mallin Company stated that there has been a lot of interest from retailers to locate to the Berry/Downs area; however, no deals have been finalized. Over the next few months, the old Montgomery Ward and Target stores 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 Mallin’s redevelopment and the Fort Worth Transportation Authority’s proposed bus transfer center.

The breakout closed with stakeholders in agreement on the recommendations. The attendees appeared excited about the proposed plan.

Berry/Downs Breakout Session Attendance*

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<td>Emma Johnson Hurley</td>
<td>International House of Blues</td>
<td>Lawrence Horvitz</td>
<td>Movie Live</td>
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<td>Marta (last name not</td>
<td>Todd Walker</td>
<td>Joanna McCall</td>
<td>Stray CD</td>
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<td>Debbie Bosco</td>
<td>Mallin Company (Barnes Vilas, Ltd.)</td>
<td>-</td>
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<td>Brian M. Linn</td>
<td>First Baptist Church</td>
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<td>Helen J. Daniels</td>
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<td>Pat Brown</td>
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<td>Linda Lee</td>
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<td>Jennifer L. Davis</td>
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<td>Larry Johnson</td>
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*Based on the breakout session sheet.

Page 3 of 13

Southeast Cluster Urban Villages, Public Meeting #3
Public Meeting Notes - September 27, 2007

Breakfast Session: Barry/Dasburg
Facilitators: Naehu Cawson, Prose and Nichols and Charles Webster, Busen

Exciting Conditions
The current zoning and land use in the village area is presented.

The current zoning is a variety of zoning classes including industrial, single-family, neighborhood commercial, and institutional. This zoning was not intended for the mixed-use uses development and is not recommended to be changed to a low-density mixed-use (MU-1) district for all properties except the freeway frontage properties which may be analyzed for high-density mixed-use (MU-2). MU-1 would support a variety of residence and retail/commercial uses. The MU-2 would allow the same uses, with higher residential density, and include selected light industrial.

The current land use includes vacant gas stations along the eastern area of the village, vacant land, strip shopping center, etc.

Urban Village Boundary
The recommendation to extend the village boundary to include the northeast parcel (current commercial use) that is adjacent to Loop 202 was accepted by attendees. The issue of extending the village boundary to include Loop 380 was discussed. Westac emphasized the importance of a focused effort on the area between Loop 202 and 1-285 in the area. Also, it was pointed that property owners located outside the recommended village boundary would pursue mixed-use zoning without being located in the Village. Mixed-use zoning would allow for higher density and mixed-use projects.

A representative from the Greater Mt. Tabor Church, which is located on Village Creek, appeared to understand the importance of a smaller village boundary and stated the church's proposed development would like to beThematically similar to what exists in the urban village.

Recommended 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/Camp intersection. Gateways are recommended for the east and west terminus of the village. Open space area that includes a new trail is recommended along the southern boundary of the Village at Wilkerson Branch Creek. In addition, a parks area is recommended along the creek. These improvements along with bus stop improvements (signage, shelter, pedestrian stop) would increase safety for pedestrians. District identity would be achieved with monument signs, banner poles, public art and signage, heritage features in the creek corridor that highlight the History of the South Side area.

The following question and comment was made: Will sidewalk improvements be made west of the urban village? Attendees are encouraged to be brought forward. They are located further west in Wilkerson Creek. Attendees are encouraged to be brought forward. Attendees are encouraged to be brought forward.

Development Opportunities
The real estate values within the village are evaluated to determine what parcels were suitable for redevelopments and to develop the village concept plan. Most of the parcels were recommended to be redeveloped to neighborhood shops, retail and commercial uses, along with open space along Wilkerson Branch Creek.

The major features of the concept plan were presented and include a pedestrian network and bike trail along Wilkerson Branch Creek, mixed-use, and commercial development featuring Berry Street with its bike and pedestrian networks.

The proposed square footage for the retail and commercial uses were listed in the concept plan.

Below are some of the questions and comments from attendees:

Page 5 of 13

Southside Cluster Urban Villages, Public Meeting 

Comment: The possibility of using a variety of zoning classes including industrial, single-family, neighborhood commercial, and institutional is important. This zoning was not intended for the mixed-use development and is not recommended to be changed to a low-density mixed-use (MU-1) district for all properties except the freeway frontage properties which may be analyzed for high-density mixed-use (MU-2). MU-1 would support a variety of residence and retail/commercial uses. The MU-2 would allow the same uses, with higher residential density, and include selected light industrial.

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Below are some of the questions and comments from attendees:
Public Meeting Notes - September 27, 2007

Breakout Session: Oakland Corners
Facilitator: Scott Fisher, Ft. Worth

Existing Conditions
The current zoning in the village is MU-2 and Planned Development (PD). The parcels zoned PD are associated with the homeless shelters operated by the Presbyterian Night Shelter and the Union Gospel Mission. The land use in the area is primarily social service organizations, including homeless shelters, a warehouse/toll apartment, and undereveloped buildings.

Recommended Street Improvements and enhancements
New driveways and sidewalk improvements, curbs and pedestrian lights, larger parkways, barrier noise, etc. are proposed. All improvements are to be provided at the expense of the developer. The improvements would enhance pedestrian safety and improve the visual appearance of E. Lancaster. Also, additional medians, signage, lighting, traffic calming devices and new parking on E. Lancaster and surrounding streets. Gateways are recommended at the west and east terminus of the village. Public art is recommended for the Woodruff area.

Traffic engineering options were presented. The transportation recommendations include increasing parking as new and existing projects move in, increase parkways, consider one-way streets, such as E. Lancaster, and improve the intersection at Pine and E. Lancaster. The 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 fund ($34,000), stakeholders prioritized street improvements along E. Lancaster from the 1359 Woodruff to the 1399 Woodruff, and intersection improvements at Pine Street and E. Lancaster. The following elements are proposed:

- New traffic signal at Pine Street
- Defensive crosswalks (96)
- New 100 foot medians
- A6A: pedestrian ramps
- New pedestrian lighting
- Trees (100 each) with irrigation system
- Curb reconstruction and median drainage

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

Development Opportunities
The use eligible within the village was evaluated to determine which parcels were suited for redevelopment and to develop the concept plan. The parcels that are in use for the homeless shelters 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 Woodruff.

Flora Brewer
Researcher

*Based on the breakout session agenda sheet

City of Fort Worth

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Oakland Corners Urban Village Master Plan
Public Meeting Notes - September 27, 2007

- Question/Comment: Will Freear 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.
- Response: Freear and Nichols will be working on the Phase II project for Bybee/Riverside and the new East Side Village. For Oakland Corners, City staff will work with stakeholders on implementing the master plan recommendations based on available resources. The final master plan report will be available on the City’s website.
- Question: Is the City enthusiastic about the plan?
- Response: Yes, an example is the recent City assistance to rehab a strip shopping store in the Oakland Corners Urban Village.

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<tr>
<th>Name</th>
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<tr>
<td>Devon Allen</td>
<td>City of Fort Worth</td>
<td>Michael Phillips</td>
<td>Weatherford NA</td>
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<td>Tonya Ferguson</td>
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<td>Think Green Builders</td>
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*Based on the break-out session sign-in sheet*

Preceding the Coleman's Urban Village Master Plan

<table>
<thead>
<tr>
<th>Breakout Session: Polylactic/Weatherway</th>
<th>Facilities: Gordon Merchand, Komatsu, and Chris Bragg, Burton</th>
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### Existing Conditions

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

Within the urban village, the major circulation pattern is along Rosedale Street. The secondary circulation pattern is along Coleman, Weatherway, Southlake, Victory, and Vaughn streets.

### Recommended Street Improvements and Gateways

Street improvements (pavement, ADA compliance, median canopies, pedestrian facilities, and lighting) are recommended along Rosedale and Vaughn streets. These improvements will encourage pedestrian activity by increasing safety. Gateways are designed to achieve a prominent role, barrier free, and public art.

### Gateway Features

Features are proposed along Rosedale Street. Gateway designs would include signage, pedestrian access, and public art.

The streetscape plan is at the pedestrian scale and is recommended for the village. Attendees were informed that the TUM scheduled a meeting for residents to the area would not occur around the TUM campus, as that portion of Rosedale is not on the TUM campus system.

### Development Opportunities

The area within the village was designed to determine which parcels were suited for reconfiguration, and to develop the concept plan. The areas with institutional uses, such as, TWU, FWISD middle school, Boys & Girls Club, churches, etc., are recommended to remain in their current use. The remaining parcels are recommended for reconfiguration or open space.

Under the proposed concept plan, preservation of historic structures is recommended. New infill buildings are recommended to be integrated with a focus on support of the existing neighborhood and commercial uses.

Attendees had questions about the Rosedale historic structures and were informed that there was renewed interest in renovating the infrastructure for neighborhood and commercial use.

Attendees were informed of the new police station that is being built on the corner of the street.

### Market Analysis

Based on the market analysis, the following retailers were determined to be the best retail matches for the Polylactic/Weatherway Village village and surrounding area...

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<th>Ace Hardware</th>
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<th>Golden Corral</th>
<th>Priority Carpet</th>
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<td>Advance Auto Parts</td>
<td>Deli Deli X</td>
<td>KFC</td>
<td>Raisin's Bakery</td>
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<td>Dollar General</td>
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<td>Shoney's Restaurant</td>
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<td>Captain's Steakoo</td>
<td>Food City</td>
<td>Hungry Horse</td>
<td>Sirloin's Restaurant</td>
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<td>Eat 'n Park</td>
<td>Fresh Market</td>
<td>In &amp; Out</td>
<td>Sbarro</td>
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<td>Goldielocks</td>
<td>Friendly's</td>
<td>Jimmy John's</td>
<td>TGI Friday's</td>
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<td>Ichibana</td>
<td>Java John's</td>
<td>Texas John's</td>
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| South East Urban Village, Public Meeting #2 | Southeast Clare Urban Village, Public Meeting #2 |

City of Fort Worth
Oakland Corners Urban Village Master Plan
Public Meeting Notes - September 27, 2007

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<td>Cynthia Garcia</td>
<td>City’s Economic and Devel., CFO Dept.</td>
<td>Eugene Domínguez</td>
<td>Armitage Architecture, Inc.</td>
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<td>Patti Hope</td>
<td>Houston, Texas, Ltd.</td>
<td>James Weisenberg</td>
<td>Eagle Heights</td>
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<td>Debbie Rankel</td>
<td>TCU</td>
<td>Dr. Jeffrey</td>
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<td>Simon Romanos</td>
<td>TCU</td>
<td>Jimmy Cobernion</td>
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<td>Ron Atkins, National Bank MBA Assoc.</td>
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<td>Deanna Sisak, Malott Co. (Eva's Vets Dev.)</td>
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<td>Emma Boman/Matte, Historic Landmark</td>
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<td>Don Benin and Wanda Carlin, West Meadowbrooke NA</td>
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<td>Patricia Boalch, Congressman Michael Burgess' Office</td>
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<td>Theron Reimann, Greater Mt. Tabor Church</td>
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<td>Flora Denee, Near Carrollton NA</td>
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<td>Debra Dorey, Morningside NA</td>
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<td>Hugh Bracke, Think Green Builders</td>
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<td>Monique Bowers</td>
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<td>Jerry Brown, Historic Poteet/Need NA</td>
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<td>Lillian Bush</td>
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<td>Tom Cate, Redland NA</td>
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<td>Johanna McCullum, Corner Real Estate Agency</td>
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<td>Andre McKee, Fort Worth Metropolitan Black Chamber of Commerce</td>
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<td>Linda Mariani, South Edgewater NA</td>
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<td>Larry Hemphill, Amsco Properties LLC</td>
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