



# CHAPTER 20

# MUNICIPAL FACILITIES

Municipal facilities are the City-owned structures and grounds that provide a location for a variety of uses including municipal offices, courts, community centers, maintenance, parking lots and garages, and gathering spaces for carrying out multiple community and government functions.

**48**

Average Age of all General Fund Buildings

**12.9M**

Square Feet of City-Owned Facilities

**45**

Average Age of all Buildings Maintained by Property Management Department

**296**

Acres of City Facilities

**231,000**

Square Feet of Leased Property

**\$1.51 Per SF**

5-Year Average Maintenance Cost for General Fund Buildings

**1.7M**

Square Feet of Buildings and Grounds to Serve Code Compliance, Police, and Fire Uses

**2.6M**

Square Feet of Buildings and Grounds to Serve Aviation at 4 City Airports

**709,000**

Square Feet of Water Facilities, Including Water Treatment Plants, Pipelines, and Service Equipment and Yards

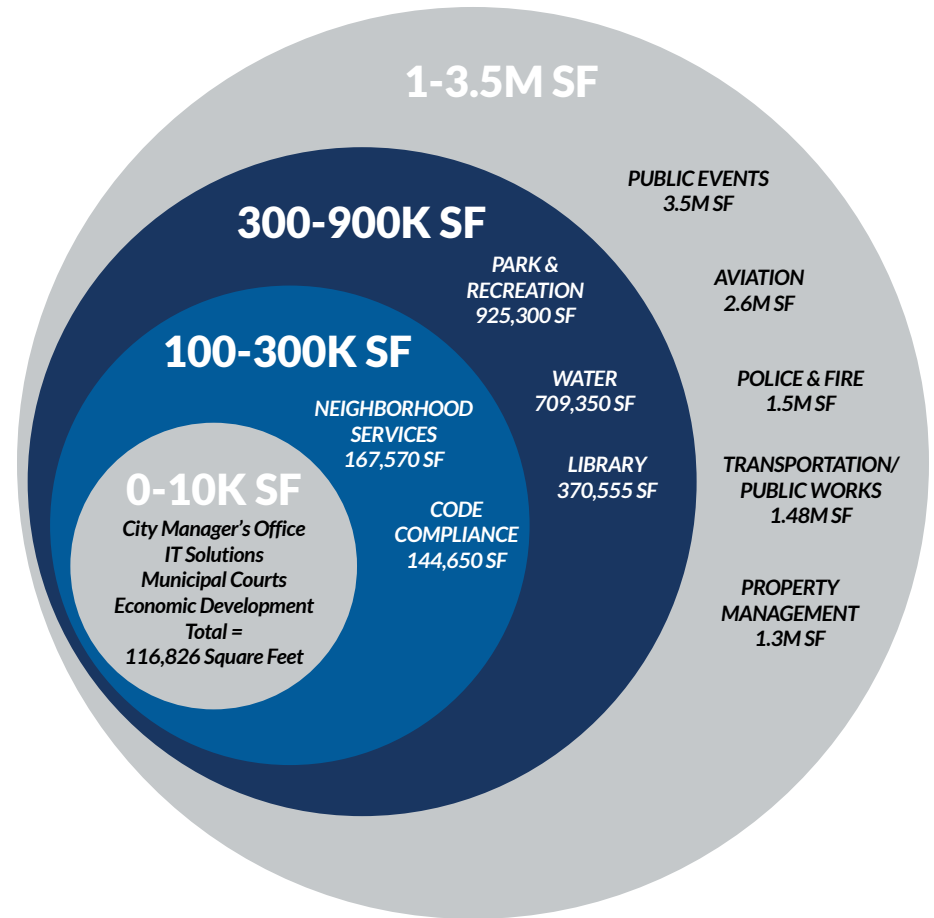
**34,000**

Square Feet at the North Fort Worth Service Center Houses Three Co-located Departments Offices: Code Compliance, Stormwater, and a Fleet Service Center

**80**

Employees Relocated to New Facilities Constructed through the 2018 Bond Program

**CITYWIDE FACILITY INVENTORY CATEGORIES, IN SQUARE FEET**



The current Capital Improvements Plan (CIP) reflects a sustained commitment by the Property Management Department to the upkeep of approximately 3 million square feet of City facilities over five years — including projects such as these:

- Facilities renovations, remodels, maintenance and repair, HVAC and plumbing, structural, roof and floor replacements
- Facility planning
- Architectural and construction management services

Source: City of Fort Worth, Property Management Department, 2021.

Municipal facilities provide services that allow the City of Fort Worth to grow and respond to the needs of its population. City Hall, libraries, police and fire stations, municipal courts, community centers, and park facilities are the municipal facilities people think of first, but the City provides water treatment at large treatment plants, disposes of household waste and hazardous materials at drop-off recycling stations, and maintains the mechanical equipment and automobiles of the fire and police departments at municipal service centers. Infrastructure including streets, water and sewer lines, and the stormwater conveyance lines hidden below the surface are yet another kind of municipal facilities. The City of Fort Worth also owns various arts and entertainment venues including Will Rogers Coliseum and Amphitheater, in addition to the convention center.

More information about specific municipal facilities, such as libraries, parks, transportation, and environmental services — and maps of those facilities — are covered throughout the Comprehensive Plan in those respective chapters.



*CITY MANAGER'S OFFICE: The Rose Marine Theater and Gallery are City-owned property.*

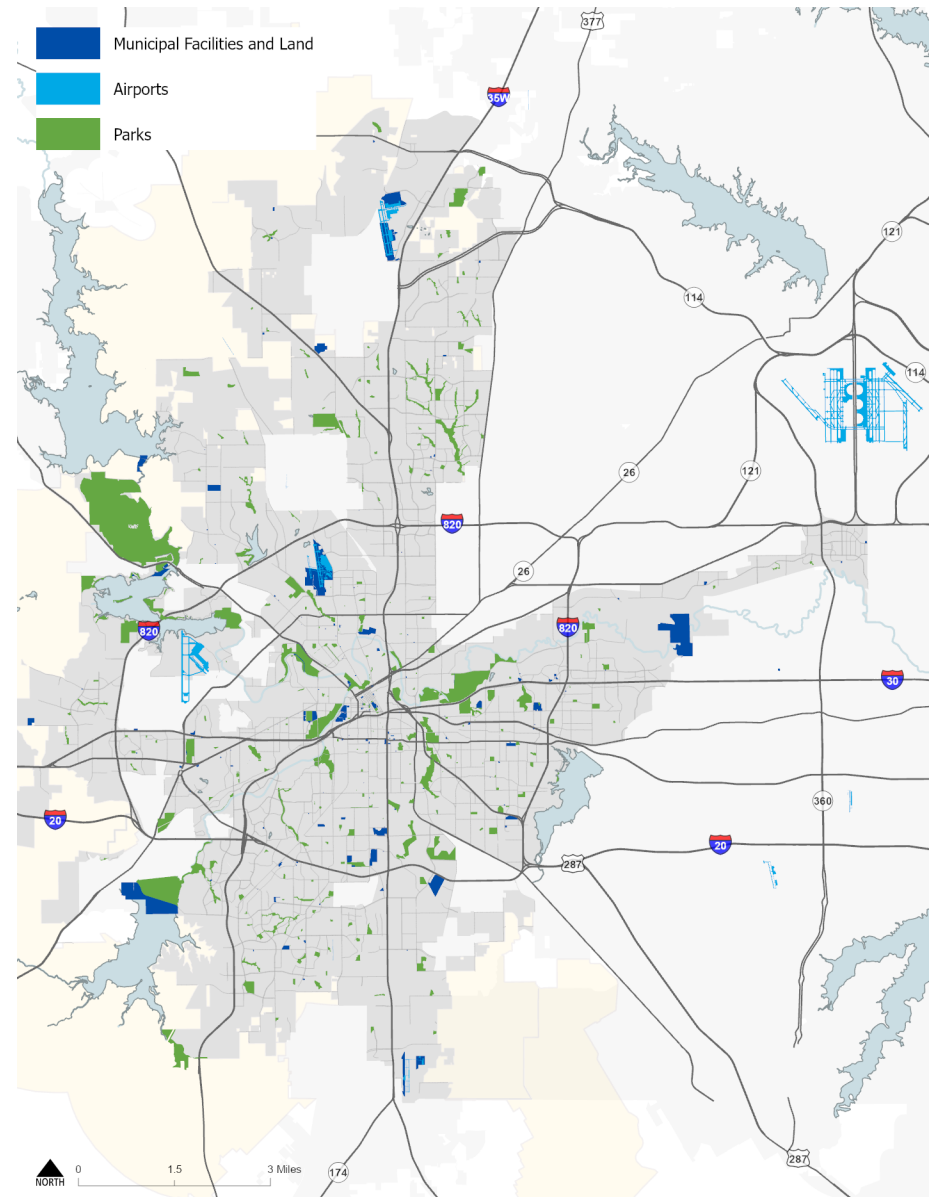


*AVIATION: Facilities include Meacham International Airport's 900 acres.*



*CODE COMPLIANCE: Animal Care and Adoption Campus groundbreaking, 2021.*

## MUNICIPAL FACILITIES & LAND



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

## 1893 - 1937



Fort Worth's first City Hall building, located at the corner of Throckmorton and Tenth Streets. The limestone building was completed in 1893, and demolished 44 years later to make room for a new City Hall on the same site.

**26,688**

Total Population in Fort Worth in 1900

**\$125,000**

Cost of Construction in 1892

## 1938 - 1971



The second City Hall opened in 1940. It was designed by Wyatt C. Hedrick in the Art Deco style, of a "modern masonry construction desired for a densifying and modernizing city." The building is now the A.D. Marshall Public Safety and Courts Building, which houses the Municipal Courts and City Marshal's offices.

**177,662**

Total Population in Fort Worth in 1940

## 1971 - 2024



Fort Worth's third City Hall, which has served for over 50 years, was designed with influences of Brutalist and International styles by Edward Durell Stone. Following the grand opening in 1971, the press reported the need "to provide expanded space for police headquarters and to house the municipal staff for more efficient government."

**393,455**

Total Population in Fort Worth in 1970

Source: City of Fort Worth, Development Services Department, Historic Preservation Division, 2021; Tarrant County Population Growth Chart 1850-1958; Fort Worth Star-Telegram Collection, University of Texas at Arlington Libraries Digital Gallery, 1971

## THE SEARCH FOR NEW CITY HALL FACILITIES

As Fort Worth’s land area and population continues to grow, the number of staff has been increasing to meet the needs of the public. Additional office, meeting, and public space is needed for each department and for City Council and Council staff offices. Consequently, a larger City Hall is needed that is better equipped to meet the growing service needs of the public, with opportunities to implement technological advances and increased security. An awareness of these needs has led to planning for a new City Hall.

Future office space utilization and programming for the new City Hall, and nine other City-owned buildings — including assessment of the City’s leased spaces — are being reviewed for possible cost savings. A new location for City Hall has been identified, and the programming-related moves and improvements to several other City-owned buildings is underway. This has been a need for over a decade, as neither City Hall nor the A.D. Marshall Public Safety & Courts Building has surplus office space.

**50**

Age of the Current City Hall

**134%**

Population Increase from Opening of Current City Hall to 2020

**13**

Leased and Owned Buildings that Could be Consolidated in the New City Hall

**9**

City-Owned Properties that Could be Offered for Sale

**\$19M**

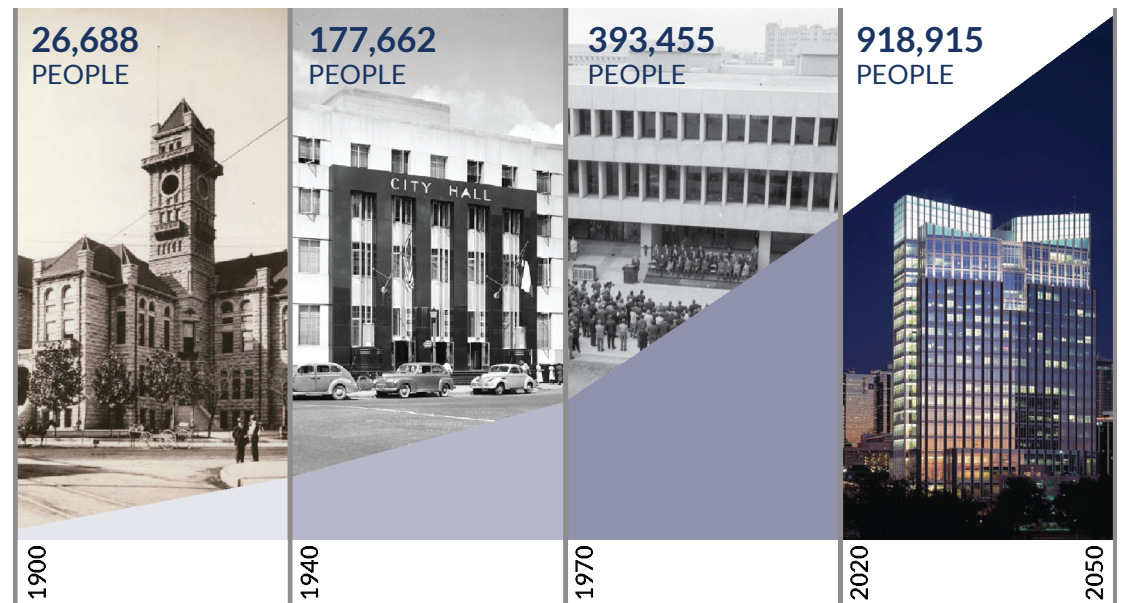
Estimated Savings from Staff Relocations and Space Consolidation

Source: Athenian Group, 2021.

## NEW CITY HALL FACILITY GOALS

- 1 A vision for the next 50 years.
- 2 Transformational delivery of City services.
- 3 Sustainable and cost-efficient building.
- 4 Efficient, equitable, and flexible workspaces.
- 5 Inclusive and engaging public spaces to create a welcoming workplace and municipal center for public services.
- 6 Consolidate City staff and functions for cost savings.

## POPULATION AT CITY HALL OPENING, 1900 – 2020



Source: U.S. Census Bureau, 2020 Census; NCTCOG; and City of Fort Worth, Planning & Data Analytics Department, 2021.

## NEW CITY HALL FACILITIES

The former Pier 1 Imports headquarters building at 100 Energy Way is a landmark glass tower that commands the skyline on the west side of Fort Worth’s Downtown. This Class-A office building has been purchased for the new City Hall building. Renovations will include constructing new public meeting spaces, City Council chambers, parking, and departmental offices.

Each floor is being considered to align with the goals set forth by the City and to leverage best practices from around the nation. This stacking program follows key principles:

- Bring together customer-facing City services on the lower floors for ease of access by residents.
- Empower departments to collaborate by identifying strong adjacencies both intra-floor and to adjacent floors.
- Empower employees to collaborate in shared workspaces and in easy to access locations.
- Enable the City to strategically grow in the building by programming flexibility into floor designs and aligning private lease expirations with City expansion plans.
- Minimize cost where possible through alignment of the split elevator system with departmental needs, and re-purposing of reinforced floor areas for secure storage.

### 11.9

Acres for the New City Hall Campus overlooking the Trinity River

### 2,000+

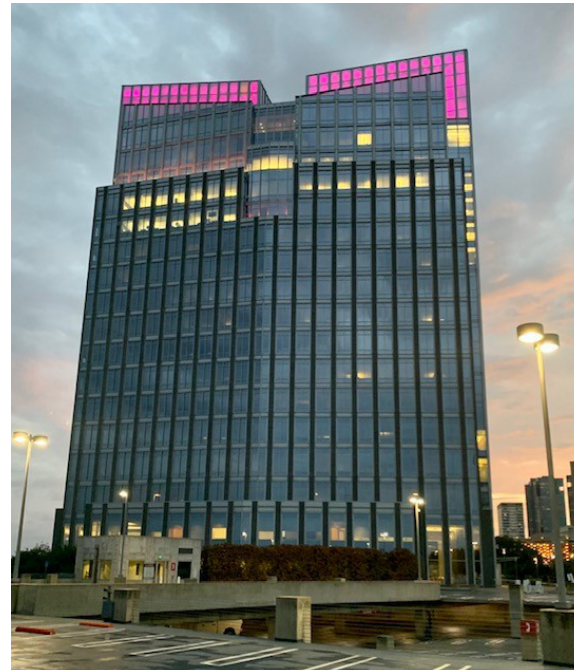
Employees will Occupy the New City Hall by 2030

### 1,412

Employees to Relocate to the New City Hall

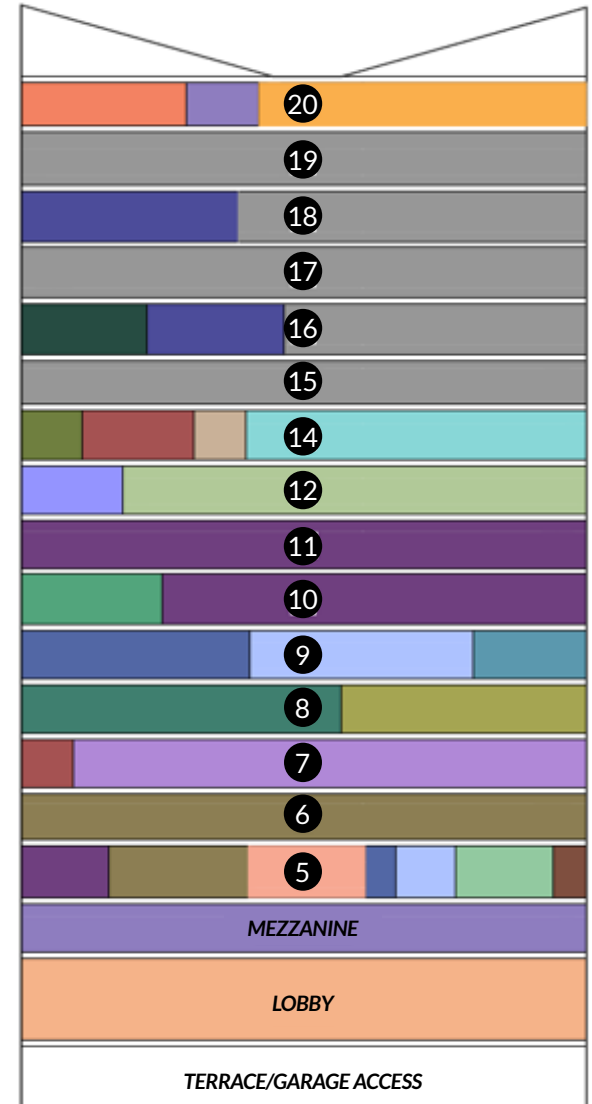
### 203,000

Square Feet to be Occupied by the City at Move-In *\*Some private tenants will remain over the next 5 years.*



A new City Hall is being planned in the former Pier 1 building. It is scheduled to be open to the public in 2024.

Source: Athenian Group, 2021,



This “stacking model” represents the space and adjacency needs of all the departments that will be housed within the new City Hall. At time of publication, department locations had not be finalized.

## GOALS & OBJECTIVES

---

- 1** **Ensure the best placement of City services and facilities.**
  - Plan ahead and, when appropriate, purchase properties in growth center areas before these areas experience further development.
  - Carefully plan for new facilities and continually review existing facilities for potential cost savings and increased service to the public.
  - New service centers should be planned for industrial growth centers.
  - Co-locate facilities where possible.
  
- 2** **Provide municipal facilities to effectively and efficiently meet the needs of City service providers and the public.**
  - Continue to review the feasibility of expanded services to include additional locations and expansion of service options for flexibility and accessibility to customers.
  
- 3** **Provide facilities that are sustainable, secure, aesthetically pleasing, and environmentally sound.**
  - Implement annual security measures throughout municipal complexes.

## STRATEGIES

---

- Encourage shared facilities for the provision of services by City departments by implementing a review program for all proposed facilities that includes all City service providers.
- When feasible, locate public facilities, schools, parks, libraries, and police and fire stations in designated mixed-use growth centers.
- Anticipate future needs of the community by identifying and purchasing sites in developing areas that will serve multiple departments in the efficient provision of services.