

# POLYTECHNIC/WESLEYAN URBAN VILLAGE MASTER PLAN

DECEMBER 2007



# City of Fort Worth Polytechnic/Wesleyan 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](http://www.freese.com)

In conjunction with:

**Open Channels Group**  
**Komatsu Architecture**  
**Buxton Company**



## table of contents

Acknowledgements .....	4
Project Team .....	6
<b>Chapter One: Introduction</b>	
Purpose .....	7
Background .....	8
Previous Planning Documents .....	11
Project Process .....	15
Public Involvement .....	17
<b>Chapter Two: Existing Conditions</b>	
Urban Village Context .....	19
Urban Village Existing Conditions .....	20
<b>Chapter Three: Recommendations</b>	
Summary of Recommendations .....	27
Concept Plan .....	28
Development Opportunities .....	29
Zoning .....	43
Streetscape and District Identity .....	44
Historic Preservation .....	45
Transportation Improvements .....	46
Market Analysis .....	47
<b>Appendix</b>	
Development Opportunities Building Analysis .....	50
Public Meeting Notes .....	53

# acknowledgements

## 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

**Kathleen Hicks**  
District 8 Councilmember, Mayor Pro Tem

**Wendy Davis**  
District 9 Councilmember

**Charles Boswell**  
City Manager

### City Plan Commission

**Christopher Combest**  
District 1 Commissioner

**Mark Barnes**  
District 2 Commissioner

**Charles Edmonds, Jr.**  
District 4 Commissioner

**Jacq Duncan**  
District 5 Commissioner

**Namon Hollis**  
District 6 Commissioner

**Dennis 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

**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

## Acknowledgements (cont.)

### 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.

### Stakeholders

Texas Wesleyan University

### Project Team

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

# project team

## Project Team Roles

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



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

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

### Komatsu Architecture



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

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

### Buxton Company



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

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

### Open Channels Group



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

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



## Introduction

In April 2007, the City of Fort Worth engaged the planning, architectural and engineering firm of Freese and Nichols, Inc. to produce a master plan for five of the City's urban villages in southeast Fort Worth. This document addresses the Polytechnic/Wesleyan 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 Polytechnic/Wesleyan area, the City selected a team of consultants led by Freese and Nichols to focus on issues that included:

- Determination of additional areas to include in the urban village and rezone to mixed-use.
- 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.

# introduction

## 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 neigh-

borhood 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.

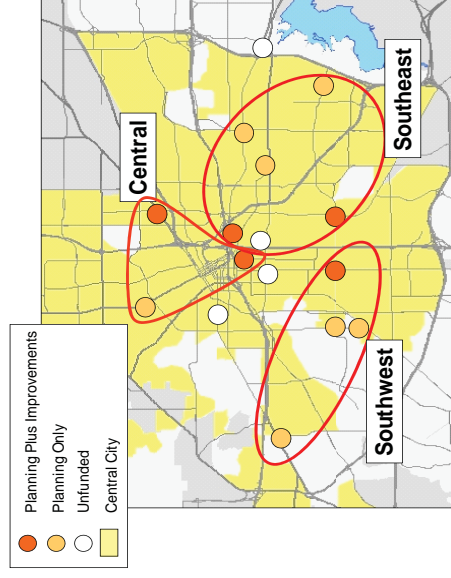
## The Urban Village Development Program

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.

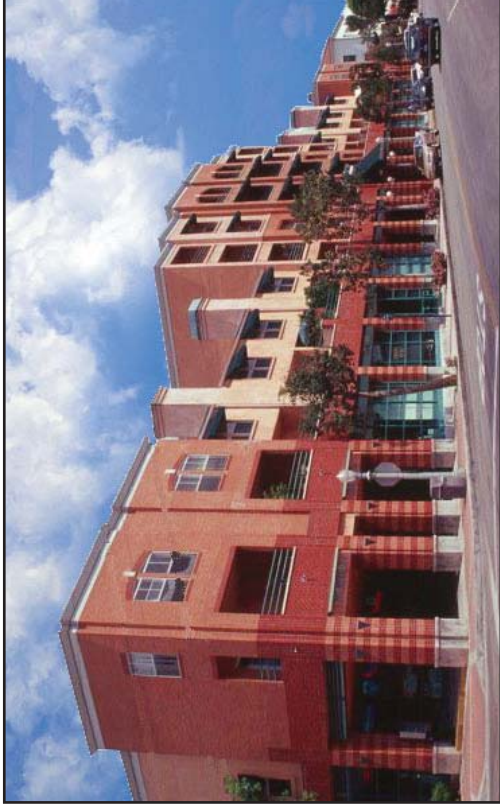


The 16 designated urban villages have been clustered into three groups. The scope of this plan addresses the Polytechnic/Wesleyan Urban Village located in the Southeast Cluster.



# introduction

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



Mixed-use retail and residential development

## 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.

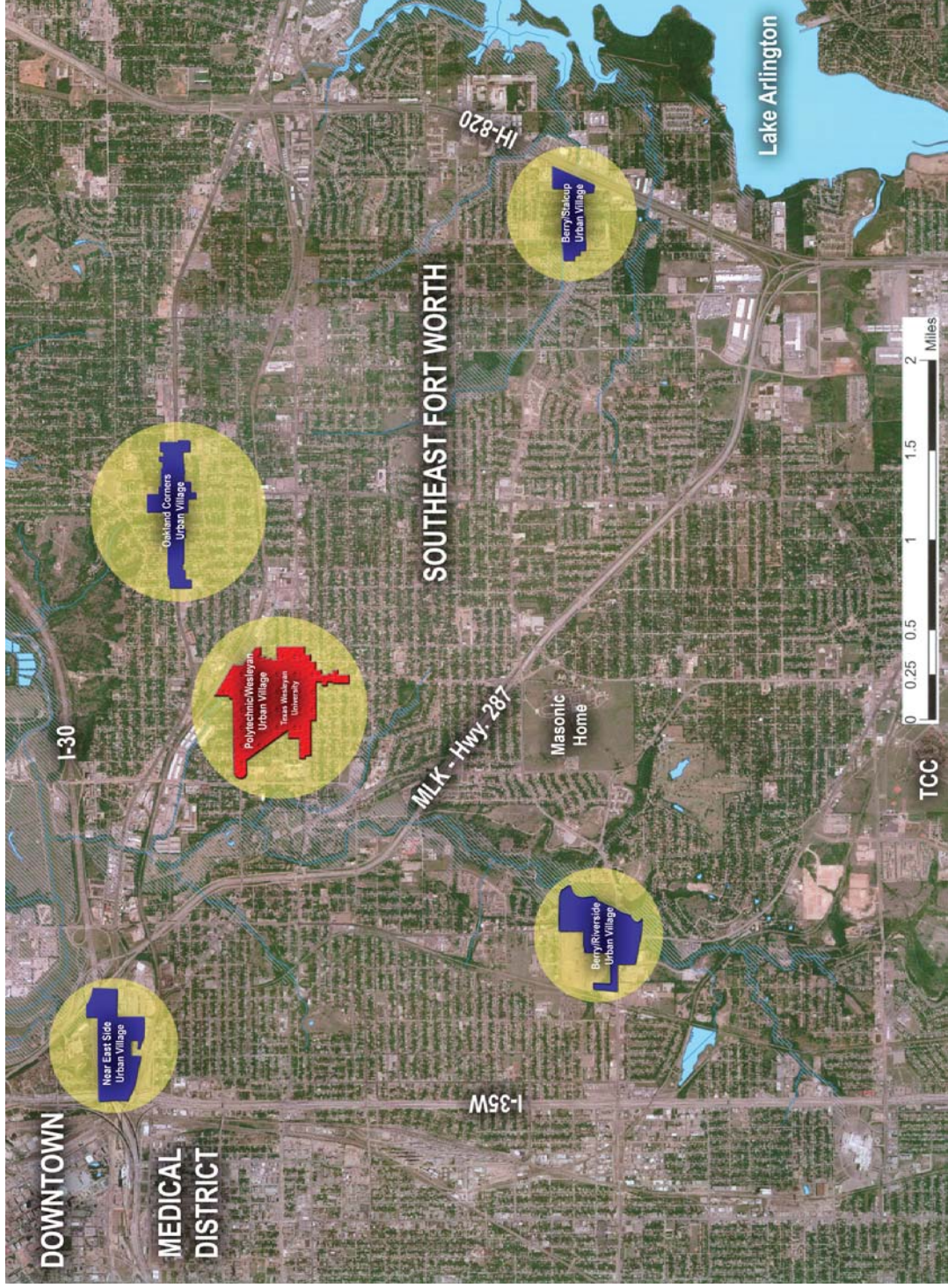
## Priority Task

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 Polytechnic/Wesleyan Urban Village master plan includes a market analysis. The market analysis will be used to identify potential businesses for future economic development.

Village	PHASE ONE				PHASE TWO
	Mixed-Use Zoning	Market Analysis	Traffic Engineering	Design Guidelines	
Berry/Riverside	3	4	1	2	✓
Berry/Stalcup	2	1	4	3	
Near Eastside	--	3	1	2	✓
Oakland Corners	4	2	1	3	
Polytechnic/Wesleyan	4	1	2	3	

# introduction

Map of Southeast Cluster Urban Villages



Source: Freese and Nichols, Inc.

## introduction

### Previous Planning Documents

Below are previous plans and documents that have addressed the Polytechnic/Wesleyan 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:

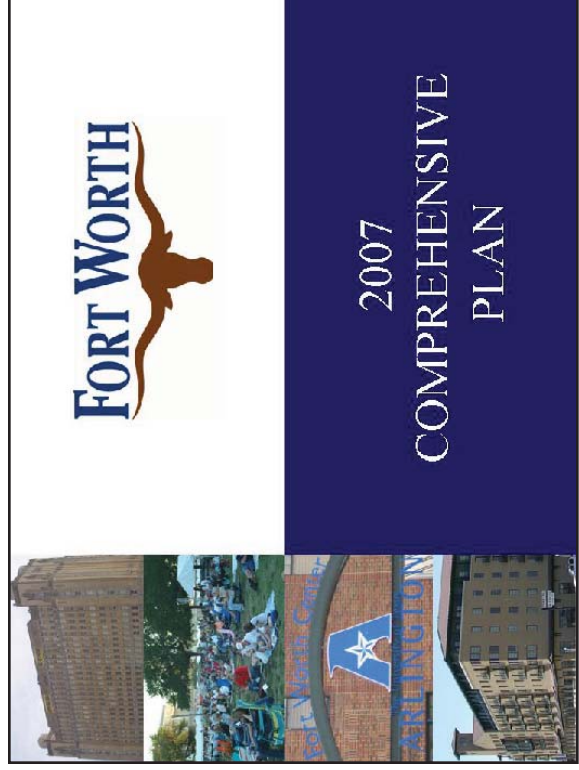
- Presence of a market opportunity in the near/long-term.
- Upward trend in local investment.
- Ability to create mixed-use activity centers, emphasizing live/work/play opportunities with multi-modal access.
- Demonstrated community need, both perceived and quantified, and presence of unified, energetic 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](http://www.fortworthgov.org) (navigate to the Comprehensive Plan on the Planning and Development Department's web page).

### Central City Commercial Corridors: Revitalization Strategy, Final Report of the Commercial Corridors Task Force (2002)

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.



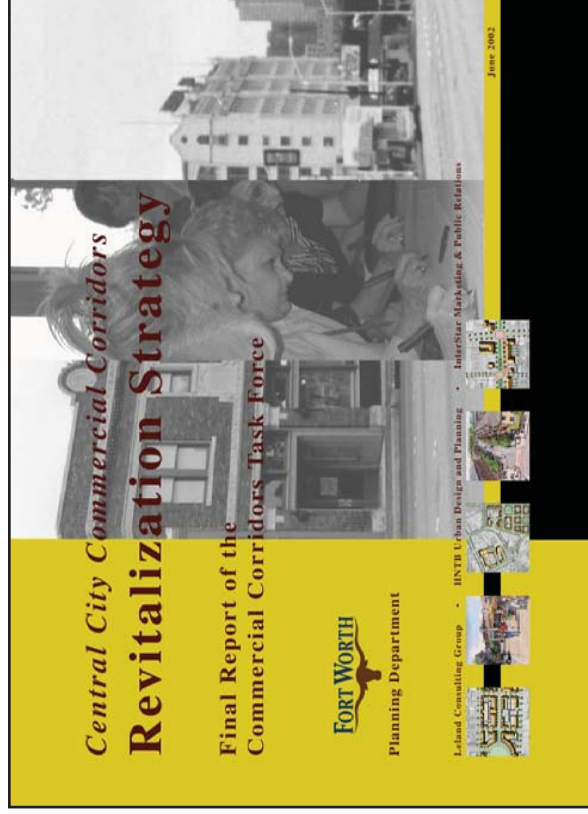
City of Fort Worth's 2007 Comprehensive Plan

# introduction

The Commercial Corridors Task Force identified and prioritized commercial corridors located in the central city. City staff identified 31 corridors, based on three criteria:

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

Given the large number of corridors and limited City resources, the Task Force 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



Central City Commercial Corridors

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](http://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.



Fort Worth's Mixed-Use Zoning Standards

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.

# introduction

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

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



MU-1: Low-Intensity Mixed-Use Development.



MU-2: High-Intensity Mixed-Use Development.

For more information, go to [www.fortworthgov.org](http://www.fortworthgov.org) (navigate to the Mixed-Use Zoning Guide on the Planning and Development Department's web page).

## Southeast Fort Worth Action Plan (1999)

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

This plan established key action steps:

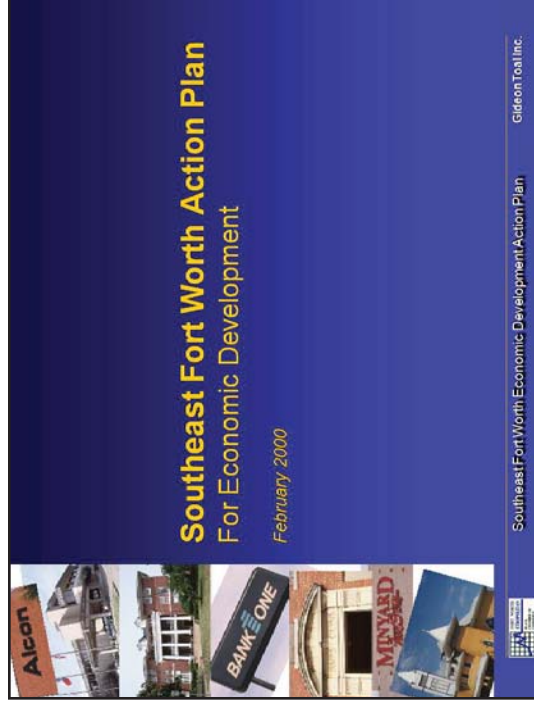
- Establish and sufficiently fund Southeast Fort Worth, Inc. The absence of "master developers/investors" to plan and promote all or portions of the southeast is the main

obstacle to attaining the economic potential and goals of the area. Businesses that are expanding and relocating expect to find the services and investment confidence that comes from committed investors/developers.

1. Apply an "all-day-every-day" focus on the economic development action steps.
  2. Fulfill the role of "master developer/investor." Advocate for the economic zones and business park areas in collaboration with all stakeholders.
  3. Be a facilitator for investors and businesses to be assured that their investments will have short term and long term value success.
- Start immediate implementation of one or two initiatives in each of the target areas. There are nine initiatives recommended for immediate implementation.
  - Create hiring priorities, customized training, and similar programs to maximize hiring and upward mobility for residents of the southeast area.

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

For more information, contact Southeast Fort Worth, Inc. at 817-871-6542 or [www.southeastfw.com](http://www.southeastfw.com)



Southeast Fort Worth Economic Development Action Plan  
Gideon Tool Inc.  
Southeast Fort Worth Action Plan

## introduction

ment of Housing and Urban Development for the revitalization of the Polytechnic/Wesleyan Urban Village. The combined grants total \$961,212 and are intended to leverage private sector investment for façade renovation and redevelopment of buildings in the Polytechnic/Wesleyan Urban Village.

On December 18, 2007, the City Council approved an economic development agreement with Texas Wesleyan University (TWU) to use the \$961,212 EDI grant for façade renovation and redevelopment of the East Rosedale storefronts located in the 3000, 3100, and 3200 blocks of East Rosedale Street. The TWU bookstore, which is planned to relocate from the campus to 3020 East Rosedale, will act as the anchor site for the redevelopment.

The total private investment for the project is estimated at \$2.7 million. TWU will partner with TSC Poly Retail, LLC on the project, which is expected to begin in January 2008.

For more information, contact the City's Economic and Community Development Department at 817-392-6103.



Storefronts on East Rosedale Street across from Texas Wesleyan University

### Polytechnic Heights/Wesleyan Corridor Preliminary Strategic Plan (July 2000)

This preliminary strategic plan summarizes the vision of corridor property owners and stakeholders that participated in a strategic planning process in 2000. Although the plan was not officially adopted by the City, it provides thorough background information on past developments and stakeholder aspirations in 2000.



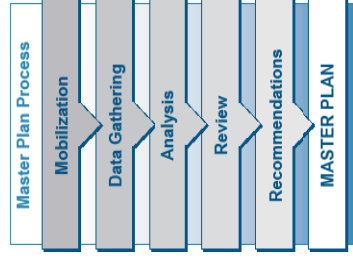
### Economic Development Initiative - Special Project Grant for Building Restoration in the Polytechnic/Wesleyan Urban Village

On September 30, 2003, the City Council authorized execution of two grant agreements for receipt of Economic Development Initiative (EDI) – Special Project Grants in the amounts of \$223,538 and \$737,674 from the United States Depart-

# introduction

## Project Process

The planning team employed a proven planning methodology which included five phases of work: Mobilization, Data Gathering, Analysis, Review and Recommendations.



## 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.



## 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.



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



# introduction

## Analysis

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



## Recommendations

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



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

## Review

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

The input from all the parties above resulted in some changes 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 Polytechnic/Wesleyan's master plan was an integral part of the planning effort to help build consensus among stakeholders.

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

Following is a summary of the overall public involvement plan:

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

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

## Public Meetings

Date	Time	Meeting	Location	Attendance
4-12-07	6:30-8:30 p.m.	Public Meeting #1	Polytechnic United Methodist Church	76
7-19-07	6:30-8:30 p.m.	Public Meeting #2	Dunbar High School	59
7-25-07	1:30-4:00 p.m.	City Plan Commission Briefing	City Hall	*
9-20-07	5:30-8:30 p.m.	Congressman Burgess' Economic Summit	Tarrant County Resource Connection	60
9-27-07	6:30-8:30 p.m.	Public Meeting #3	Morningside Middle School	44
11-16-07	10:00 a.m.- noon	City Plan Commission Briefing and Public Hearing	City Hall	*
11-27-07	8:30-10:00 a.m.	Pre-Council Briefing	City Hall	*
12-4-07	7:00-9:00 p.m.	City Council Public Hearing	City Hall	*

\* 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.

## existing conditions

### Urban Village Context

Polytechnic/Wesleyan Urban Village is located in southeast Fort Worth about three miles southeast of downtown. East Rosedale Street runs through the heart of the urban village. Interstate 30 is less than three miles north of the village.

The Polytechnic/Wesleyan Urban Village is approximately 170.8 gross acres. Low intensity mixed-use, medium-density multifamily, and two-family residential are the predominant zoning classifications in this village. Texas Wesleyan University is located in the urban village and is planning for future development of its campus.

The Fort Worth Independent School District has three schools less than a mile from this urban village: D. McRae Elementary School, William James Middle School, and Polytechnic High School.

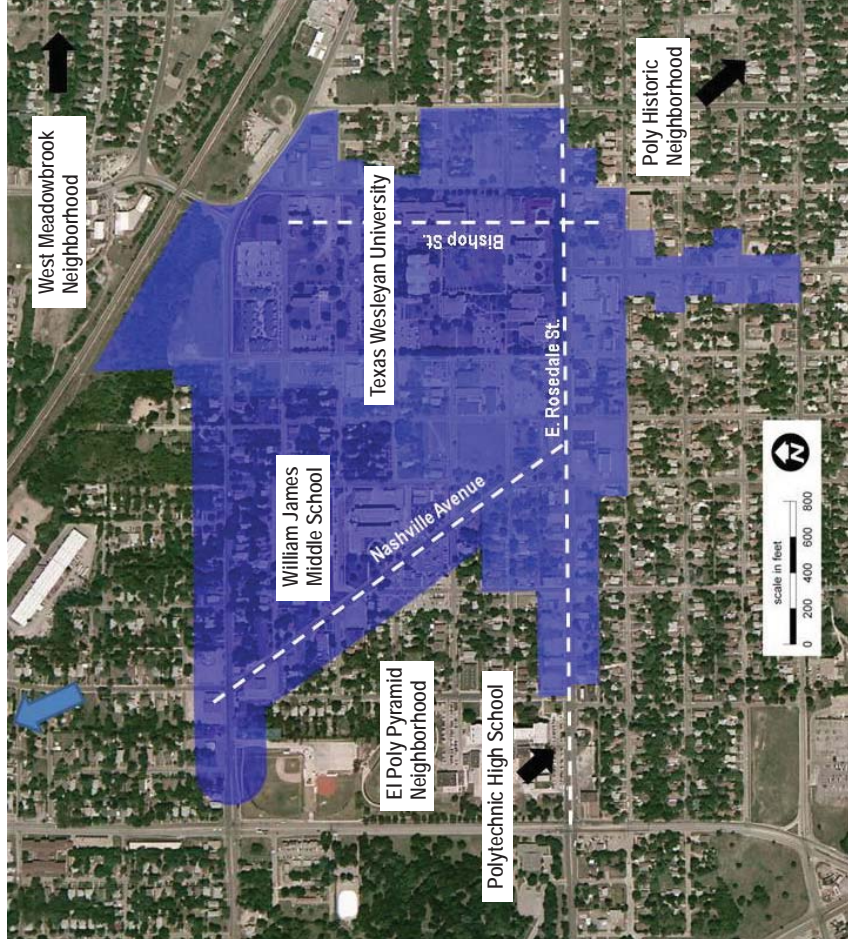
There are six parks within a mile of the urban village. The Sycamore Creek Golf Course is located one mile northwest of the village.

The Fort Worth Transportation Authority has several routes that run through the village.

### Major Accomplishments

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

- MU-1 zoning.
- Texas Wesleyan University's 250 apartment-style student housing units.
- Street and sidewalk improvements along Nashville Avenue.
- Expanded police station.
- HUD EDI grant for renovation of the historic Rosedale storefronts.



Source: Freese and Nichols, Inc.

## existing conditions

### Urban Village Existing Conditions

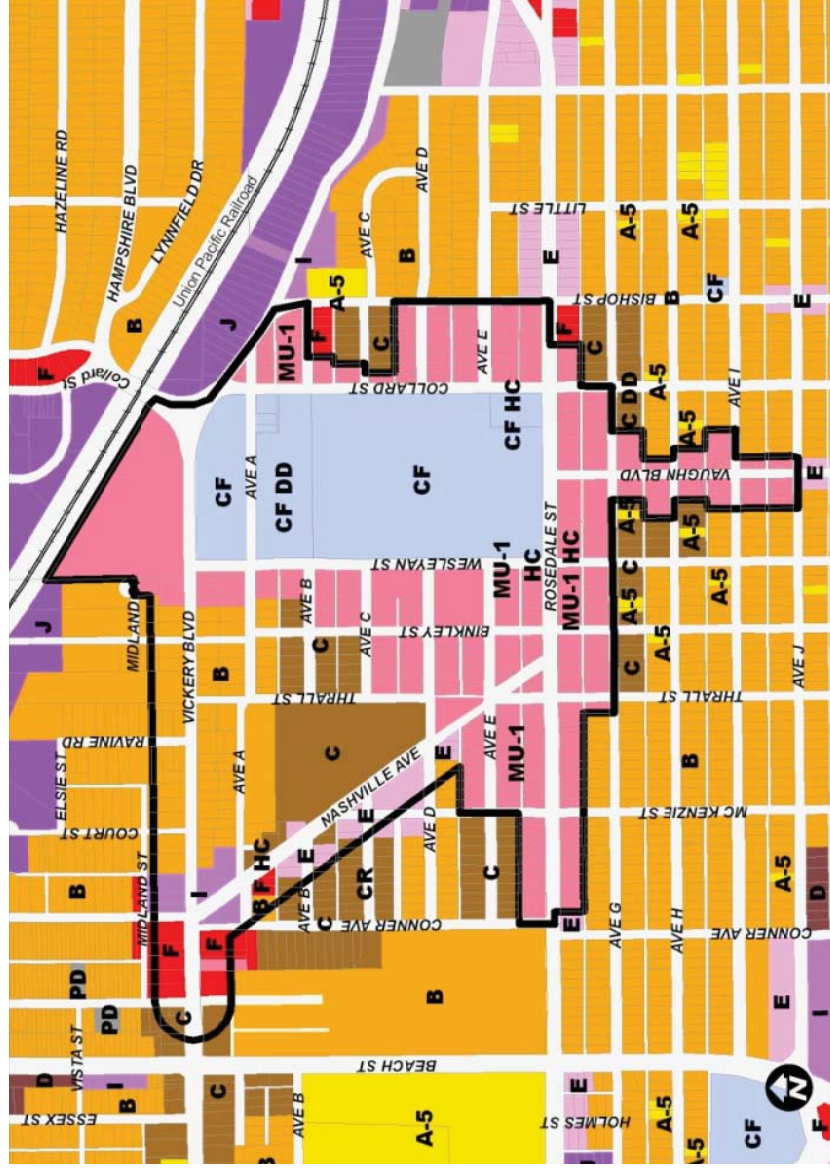
#### Polytechnic/Wesleyan Urban Village Boundary



This village is bounded on the north by the Union Pacific railroad line and the northern lots fronting East Vickery Street; roughly Nashville and Conner Streets to the west; one or two lot depths south of Rosedale Street until Vaughn Boulevard, where the village extends southward to include parcels fronting Vaughn Boulevard to Avenue J; and East Vickery and Bishop to the east, except for a group of lots near Vickery.

# existing conditions

## Current Zoning



Source: City of Fort Worth, Planning and Development Department

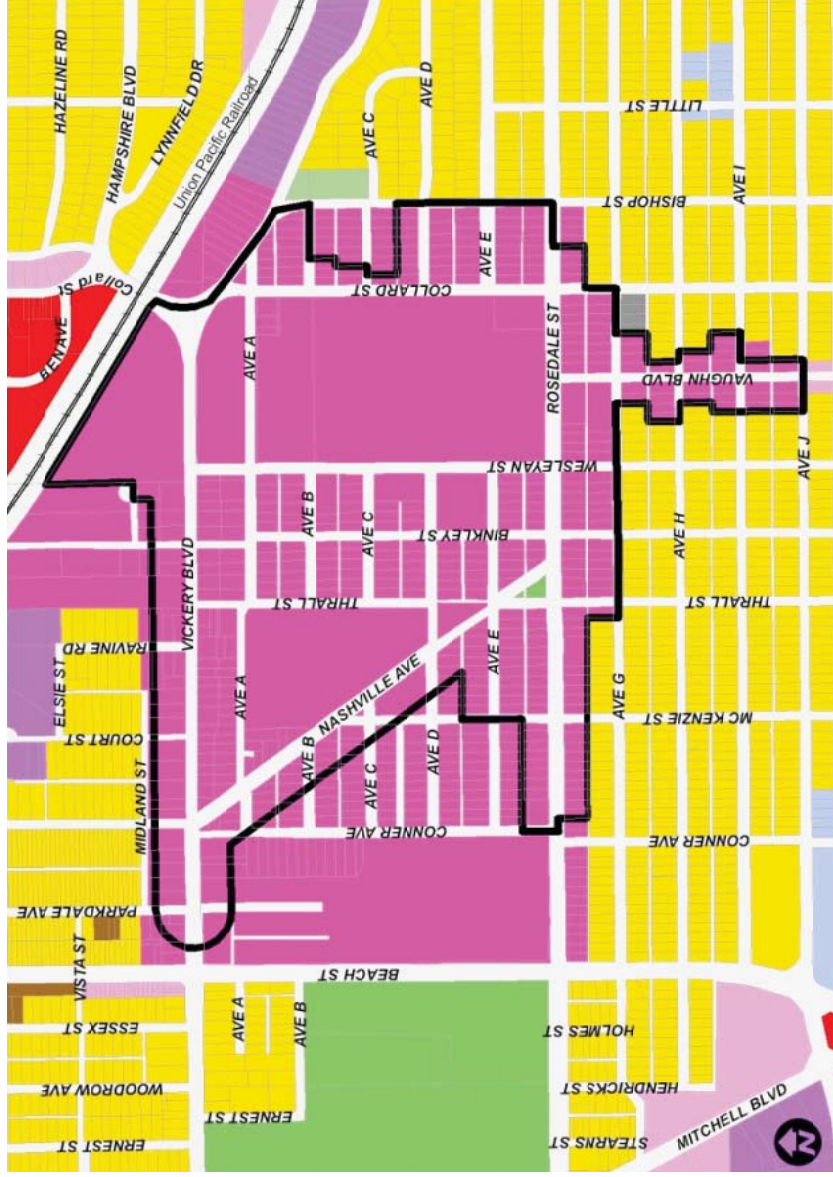
Residential Districts	Commercial Districts	Industrial Districts	Special Districts
"A-21" - Suburban Residential	"ER", "E" - Neighborhood Commercial	"I", "IP" - Light Industrial	"CF" - Community Facilities
"A-7.5", "A-5" - Single Family Residential	"FR", "F", "G" - General Commercial	"J" - Medium Industrial	"PD" - Planned Development
"B" - Low Density Residential	"MU-1" - Low Intensity Mixed-Use	"K" - Heavy Industrial	
"CR", "C" - Medium Density Residential	"MU-2" - High Intensity Mixed-Use, "NS" Near Southside		
"D" - High Density Residential			

The properties immediately surrounding the Texas Wesleyan University campus are zoned low intensity mixed-use (MU-1). MU-1 zoning allows a variety of housing types to exist among neighborhood-serving commercial and institutional uses.

Within the expanded village area, which currently has no MU-1 zoning, the zoning is primarily duplex (B) and medium density multifamily (C). Some commercial and light industrial zoning also exists in this area. The development standards associated with these zoning districts are not conducive to creating a compact, pedestrian-oriented, mixed-use urban village.

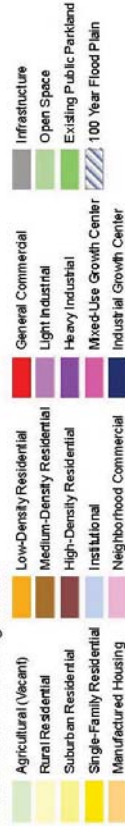
# existing conditions

## Future Land Use



Source: City of Fort Worth, Planning and Development Department

### Future Land Use Designations



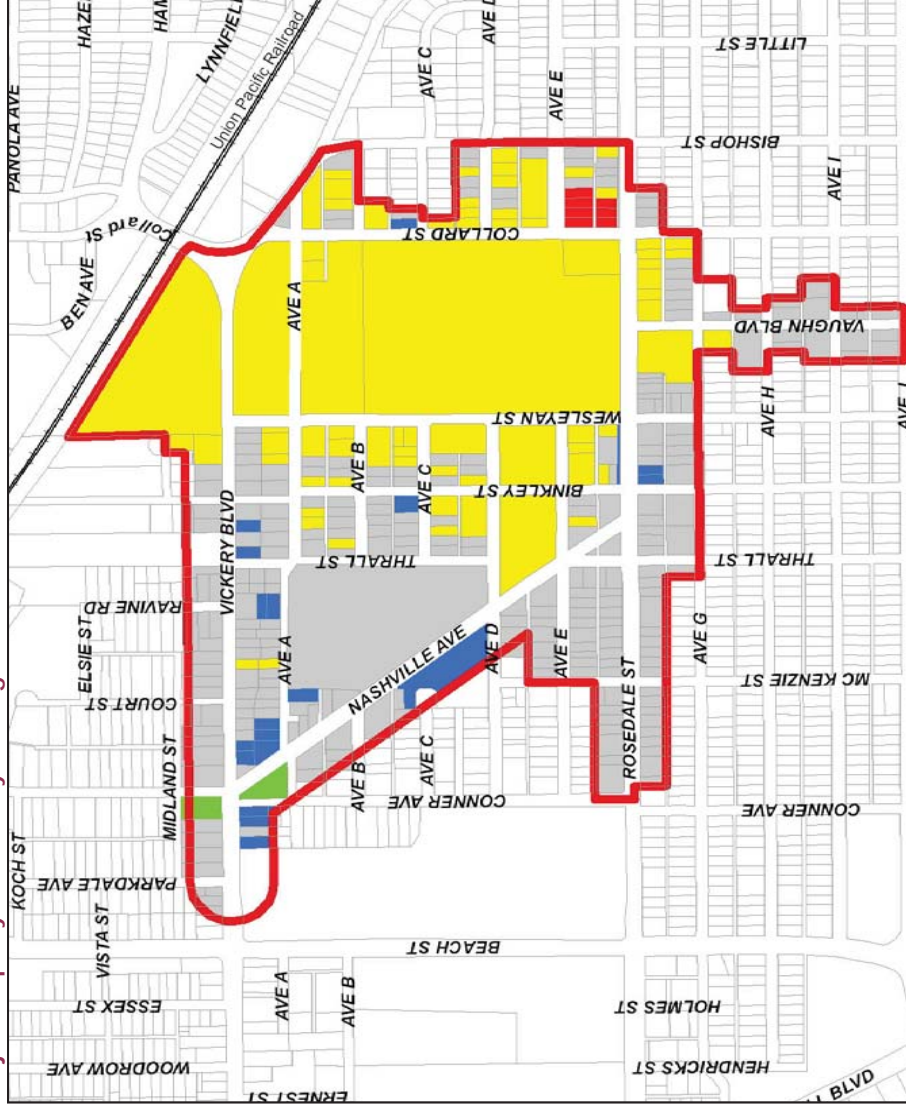
The future land use maps of the City of Fort Worth's 2007 Comprehensive Plan designate the Polytechnic/Wesleyan Urban Village as a mixed-use growth center.

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

The current and proposed MU-1 zoning conforms to the mixed-use growth center designation.

# existing conditions

Major Property Owners by Acreage



ID	Property Owner	# Parcels	Acres
1	Texas Wesleyan University	70	63.93
2	City of Fort Worth	20	5.61
3	City Vending Company, Inc.	6	1.04
4	New ML Carmel Missionary Baptist Church	6	1.02

Source: Tarrant Appraisal District, 2007

Based on Tarrant Appraisal District property records, much of the property in this village is in single-lot ownership. The largest property owner is Texas Wesleyan University with close to 64 acres. The other property owners listed own between one and six acres, while the remaining owners (mostly single-family residential owners) less than an acre.

## existing conditions

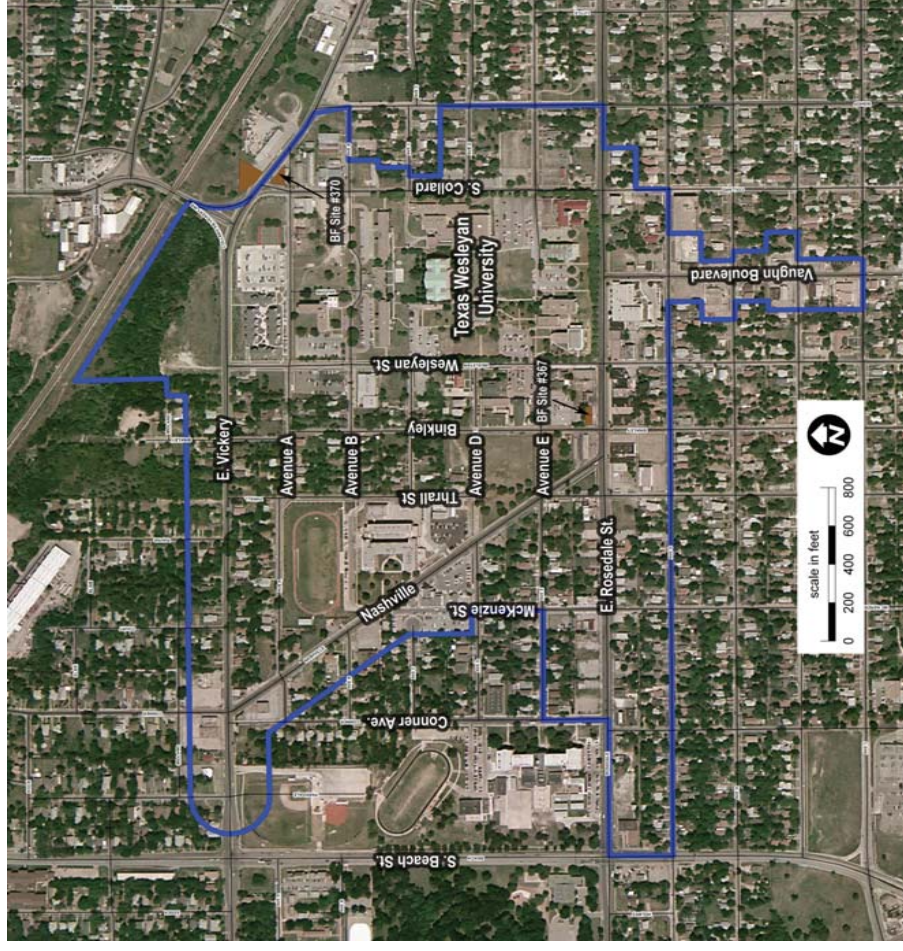
### Brownfield

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



### Legend

 Brownfield Parcels

Source: City of Fort Worth Environmental Management Department



## existing conditions

### Polytechnic/Wesleyan Brownfield Sites

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](http://www.fortworthgov.org/dem), or call 817-392-6088.



BF Site #367 - 3001 East Rosedale Street



BF Site #370 - 3300 E. Vickery Blvd.



## recommendations

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)
- Zoning
- Streetscape and District Identity
- Historic Preservation
- Transportation Improvements
- Market Analysis

# recommendations

## Summary of Recommendations

The following is a summary of recommendations pertinent to this village, followed by concept plans depicting proposed developments.

### Development

- Encourage more retail/restaurants to support the neighborhood and college population.
- Expeditiously apply the approved EDI grant to new development plan before grant expiration date in 2008.
- Establish Texas Wesleyan University campus boundary from Binkley on the west to Collard on the east.

### Zoning

- Adopt the Polytechnic/Wesleyan Urban Village boundary as depicted in the concept plan on the following page.
- Rezone the expanded Nashville area to Mixed-Use (MU-1).
- Extend the urban village boundary west to South Beach Street along the south side of East Rosedale. This allows for an extension of development and continuity along East Rosedale and an identity gateway at the intersection of East Rosedale and South Beach Streets.
- Rezone above expansion area to MU-1.

### Streetscape/District Identity

- Improve gateways and pedestrian improvements along East Rosedale Street and Nashville Avenue.
- Create district identity, including monument signs, banner poles, and public art.
- Encourage streetscape improvements that enhance pedestrian connectivity between the village and the new community center planned to be located adjacent to the village on Avenue I.

### Transportation

- Within the village boundary, keep East Rosedale Street a pedestrian-friendly street and do not widen.
- Preserve land at northwest corner of Vickery Boulevard and Collard Street for a future commuter rail station site.
- Screen all parking lots adjacent to residential neighborhoods with appropriate landscaping to provide a buffer between commercial areas and existing residential neighborhoods.
- Continue to work with NCTCOG and The "T" for transit contingency planning.

### Historic Preservation

- Preserve historic buildings including the storefront facades along East Rosedale Street between Vaughn Boulevard and Binkley Street. These buildings provide a distinct architectural character that enhances the neighborhood's sense of place. Once renovated, the buildings can accommodate a variety of neighborhood-serving uses.

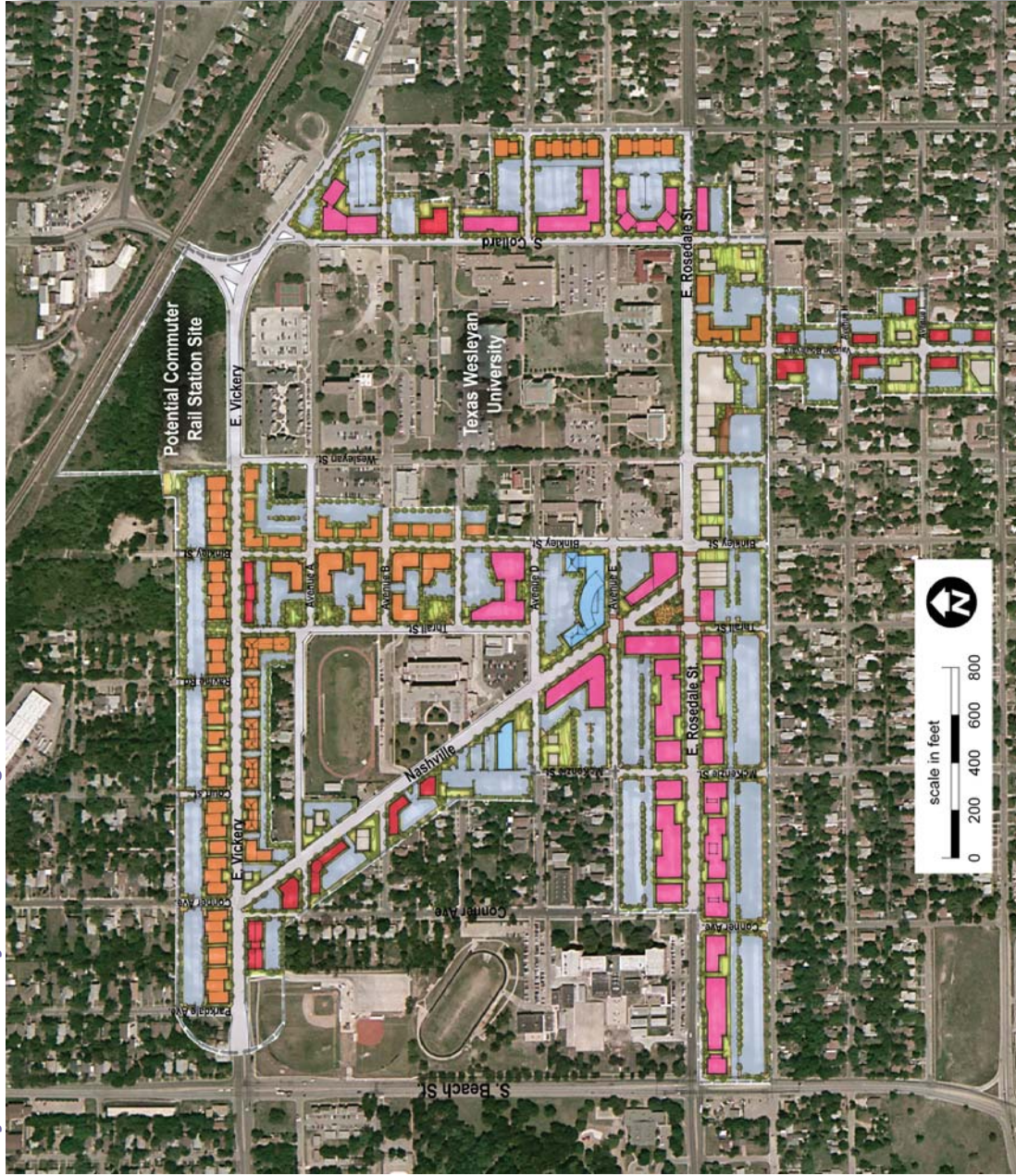
### Market Analysis

- Target and pursue retailers based on the Buxton market analysis that accompanies this report.






# recommendations

## Concept Plan

### Polytechnic/Wesleyan Urban Village



#### Legend

-  Mixed-Use
-  Commercial/Retail
-  Residential
-  Institutional
-  Existing Building

# recommendations

## Development Opportunities

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

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

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

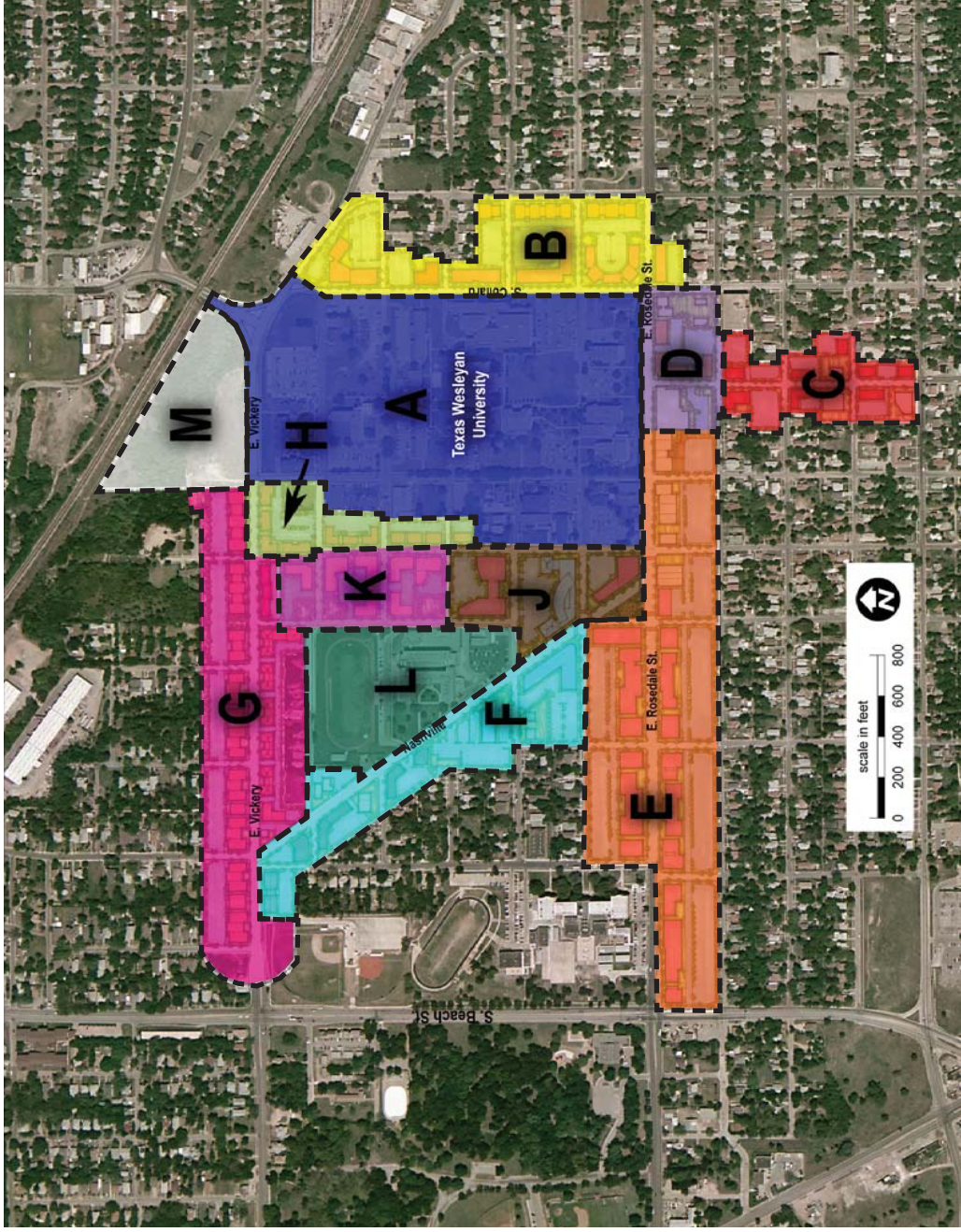
## Land Analysis



# recommendations

## Development Opportunities Zones

The concept plan is divided into 12 zones for the purpose of focusing on the detail of proposed improvements, approximate land area, density, and development potential.



# recommendations

Zone A



## Recommendations

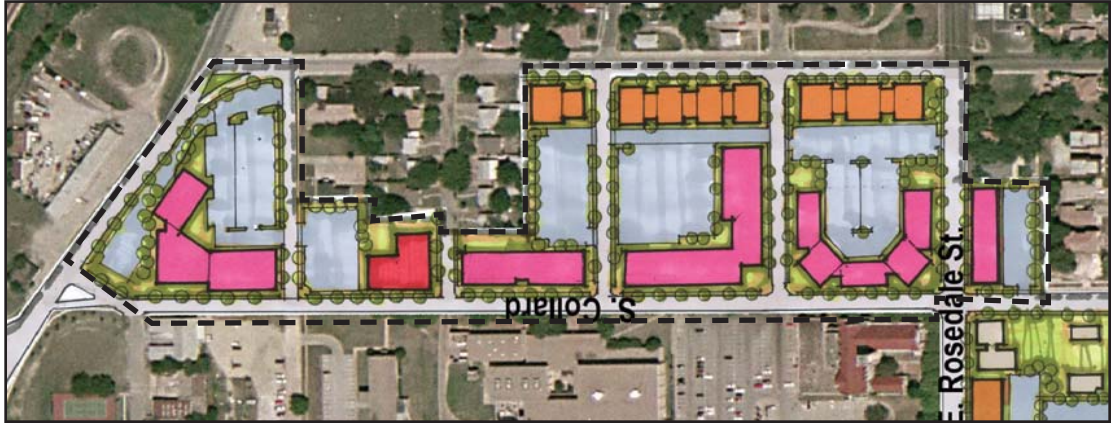
Zone A contains the Texas Wesleyan University campus. This area is not included in the calculations of developable land for the Urban Village.

### Building Opportunity Analysis

GROSS LAND AREA	2,170,609 SF/49.83 ac.
LAND WITH DEVELOPMENT POTENTIAL	0 SF/0 ac.
DENSITY/SF OF BUILDING AREAS	0 SF
FLOOR AREA RATIO	0

# recommendations

Zone B



## Recommendations

Zone B contains the proposed eastern terminus gateway to the Polytechnic/Wesleyan Urban Village, which will be developed at the intersection of East Rosedale Street and South Collard Street. Recommended uses include mixed-use, retail, and apartment-like residential to support Texas Wesleyan University's population.

Building Opportunity Analysis	
GROSS LAND AREA	450,000 SF/10.33 ac.
LAND WITH DEVELOPMENT POTENTIAL	450,000 SF/10.33 ac.
DENSITY/SF OF BUILDING AREAS	309,200 SF
FLOOR AREA RATIO	0.69



# recommendations

Zone C



## Recommendations

The recommended uses in Zone C include a mix of small professional and retail/commercial development, with three existing structures retained to accommodate retail commercial functions.

### Building Opportunity Analysis

GROSS LAND AREA	181,850 SF/4.16 ac.
LAND WITH DEVELOPMENT POTENTIAL	181,850 SF/4.16 ac.
DENSITY/SF OF BUILDING AREAS	65,100 SF
FLOOR AREA RATIO	0.36

# recommendations

Zone D



## Recommendations

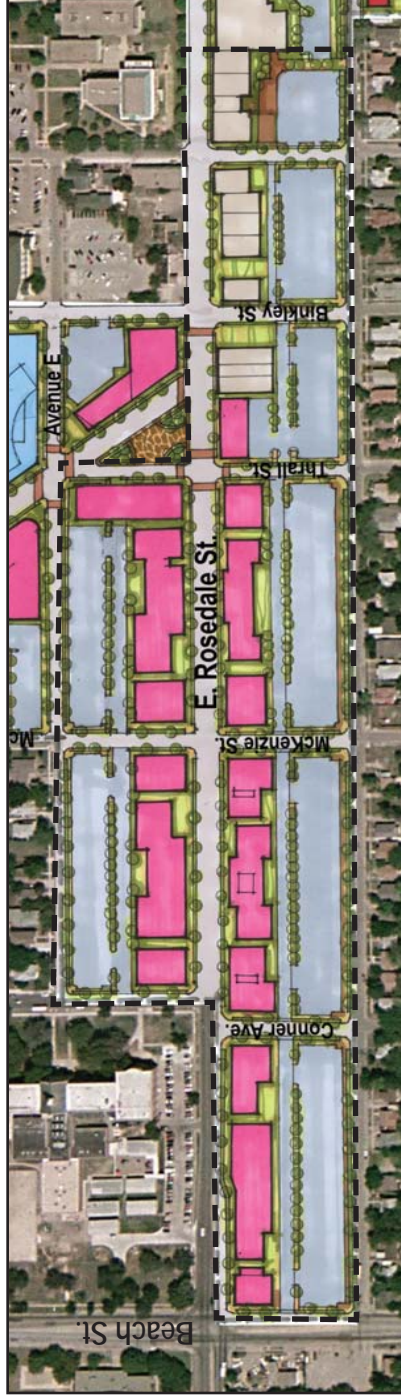
Zone D will see the development of new married-student housing on a mix of primarily TWU property and a smaller area of private property. The potential for this tract is the long-range acquisition of the entire area for the TWU married-student housing. A component of this overall plan is the relocation of the historic Dillow House, a property also owned by TWU. This house is targeted for restoration and rehabilitation to become an administrative and visitor center for the school. These objectives for the Dillow House are not part of the urban village concept.

The Boys and Girls Club also occupies part of this zone; this property to remain and continue its current function and purpose.

Building Opportunity Analysis	
GROSS LAND AREA	158,350 SF/3.64 ac.
LAND WITH DEVELOPMENT POTENTIAL	60,400 SF/1.39 ac.
DENSITY/SF OF BUILDING AREAS	48,000 SF
FLOOR AREA RATIO	0.79

# recommendations

Zone E



### Building Opportunity Analysis

GROSS LAND AREA	826,000 SF/18.96 ac.
LAND WITH DEVELOPMENT POTENTIAL	826,000 SF/18.96 ac.
DENSITY/SF OF BUILDING AREAS	672,400 SF
FLOOR AREA RATIO	0.81

### Recommendations

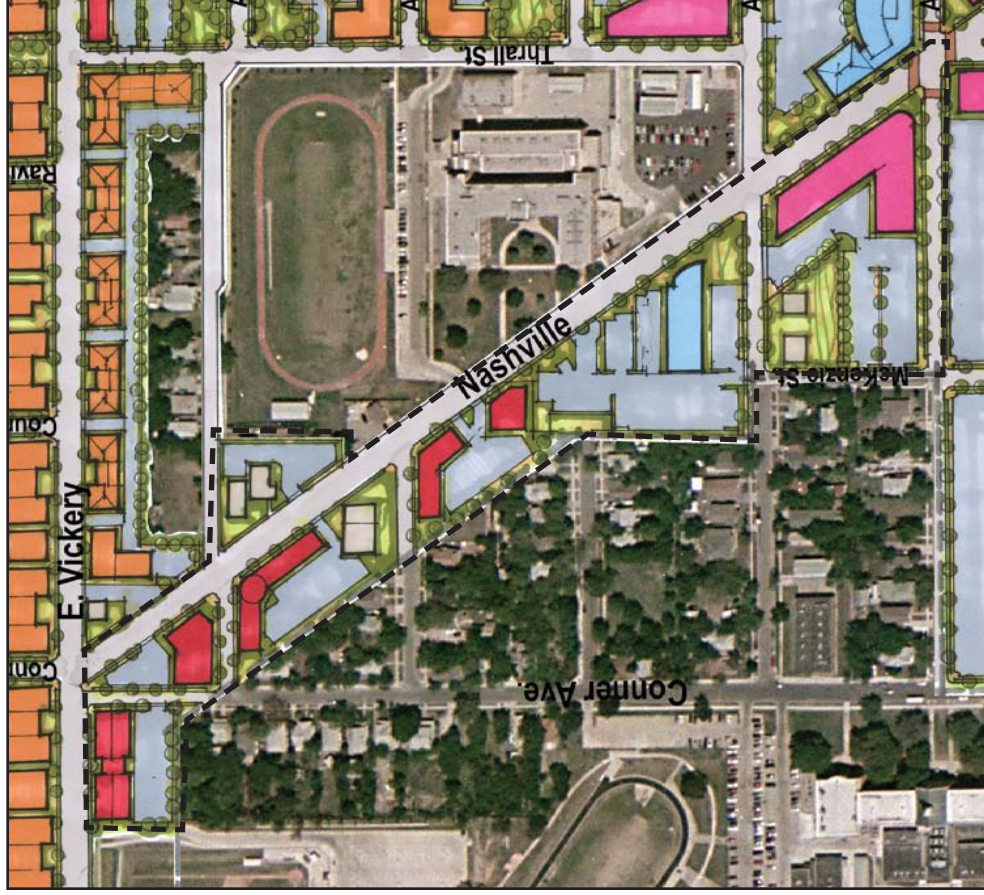
Zone E embraces the most concentrated and contiguous opportunities for combined retail/commercial and residential in the village.

Zone E includes several historic or potentially historic structures. These properties are targeted for restoration/adaptive reuse. Facade preservation is recommended for these structures. Retaining the character of these buildings will contribute to the return of the vibrant retail climate that once existed in the Polytechnic/Wesleyan neighborhood.

The first of two western terminus gateways to the Polytechnic/Wesleyan Urban Village will be developed at the intersection of East Rosedale Street and South Beach Street.

# recommendations

Zone F



## Recommendations

Zone F contains a mix of retail/commercial, limited mixed-use, and institutional uses. The police substation will remain and retain its functionality. There are two potential historic buildings located in this zone that are planned for new adaptive commercial reuse (retail/commercial). Several new structures are proposed for retail/commercial purposes.

### Building Opportunity Analysis

GROSS LAND AREA	335,432 SF/7.7 ac.
LAND WITH DEVELOPMENT POTENTIAL	254,432 SF/5.84 ac.
DENSITY/SF OF BUILDING AREAS	94,900 SF
FLOOR AREA RATIO	0.37

# recommendations

Zone G



<b>Building Opportunity Analysis</b>	
GROSS LAND AREA	599,330 SF/13.76 ac.
LAND WITH DEVELOPMENT POTENTIAL	465,050 SF/10.68 ac.
DENSITY/SF OF BUILDING AREAS	284,000 SF
OPEN SPACE	24,180 SF/.56 ac.
FLOOR AREA RATIO	0.61

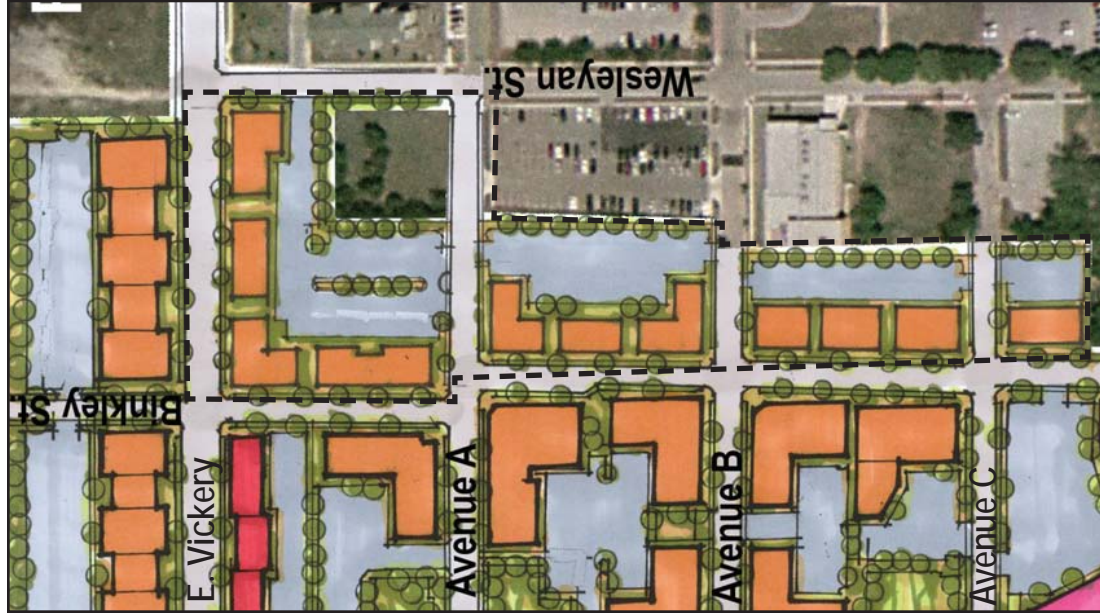
## Recommendations

Zone G offers the most contiguous and concentrated potential for townhouse residential in the village. In addition, a small number of existing single-family dwellings are slated to remain and offer potential for long-term residential development. One small structure is recommended for new retail/commercial.

The second of two western terminus gateways to the Polytechnic/Wesleyan Urban Village will be developed at the intersection of Vickery Boulevard and South Beach Street.

# recommendations

Zone H



## Recommendations

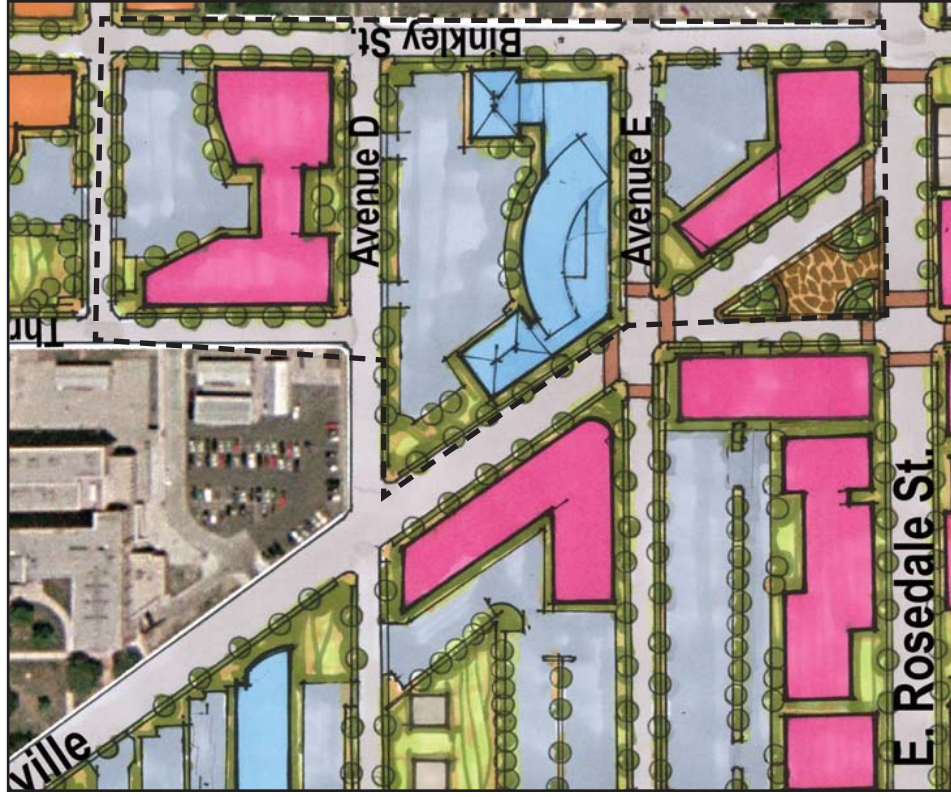
Twelve units of new townhomes are contemplated for Zone H. Long-range planning for Texas Wesleyan University could result in the entire Zone H being incorporated into a contiguous TWU campus. The school's internal plan envisions a central contiguous campus bounded by Vickery Boulevard on the north, Collard Street to the east, East Rosedale Street on the south, and Binkley Street on the west.

### Building Opportunity Analysis

GROSS LAND AREA	142,250 SF/3.27 ac.
LAND WITH DEVELOPMENT POTENTIAL	142,250 SF/3.27 ac.
DENSITY/SF OF BUILDING AREAS	80,200 SF
FLOOR AREA RATIO	0.56

# recommendations

Zone J



## Recommendations

Zone J consists of several discreet properties offering potential for recommended retail/commercial and/or professional service functions. The YWCA Fort Worth & Tarrant County is teaming up with TWU to establish an early childhood development center on a portion of this property. The center will provide child day-care services to students, faculty, and staff of TWU as well as to the greater Polytechnic/Wesleyan neighborhood. Additionally, the center will serve as a laboratory for an Early Childhood Studies curriculum to be offered by TWU.

### Building Opportunity Analysis

GROSS LAND AREA	228,000 SF/5.23 ac.
LAND WITH DEVELOPMENT POTENTIAL	216,280 SF/2.8 ac.
DENSITY/SF OF BUILDING AREAS	95,300 SF
FLOOR AREA RATIO	0.44

# recommendations

Zone K



## Recommendations

Zone K is planned for redevelopment from single-family dwellings to multifamily dwellings/townhomes. The success of this area is dependent upon the potential market generated in part by future residential needs of Texas Wesleyan University.

Building Opportunity Analysis	
GROSS LAND AREA	182,500 SF/4.19 ac.
LAND WITH DEVELOPMENT POTENTIAL	182,500 SF/4.19 ac.
DENSITY/SF OF BUILDING AREAS	141,200 SF
FLOOR AREA RATIO	0.77



# recommendations

Zone L



## Recommendations

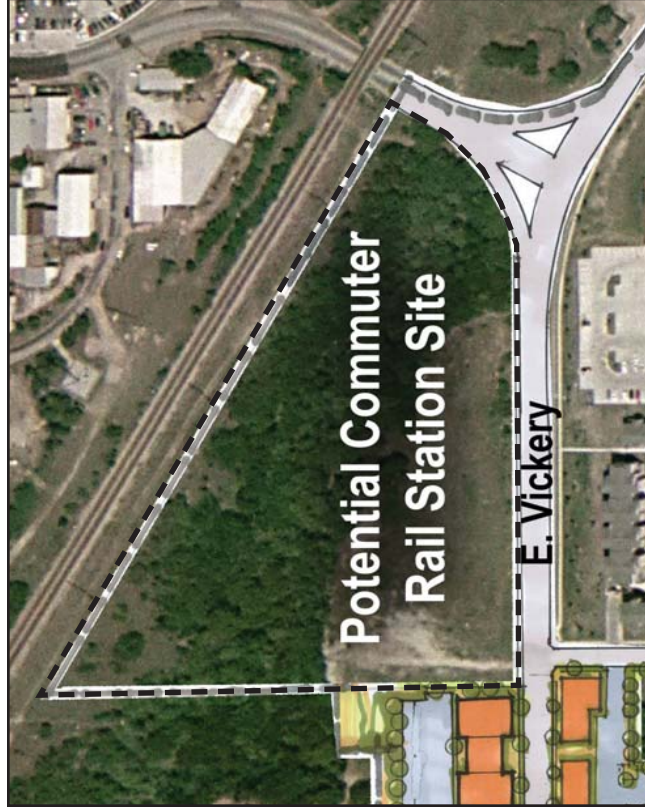
Zone L encompasses the property of the William James Middle School. No new development is recommended for this area.

### Building Opportunity Analysis

GROSS LAND AREA	461,400 SF/710.59 ac.
LAND WITH DEVELOPMENT POTENTIAL	0 SF/0 ac.
DENSITY/SF OF BUILDING AREAS	0 SF
FLOOR AREA RATIO	0

# recommendations

Zone M



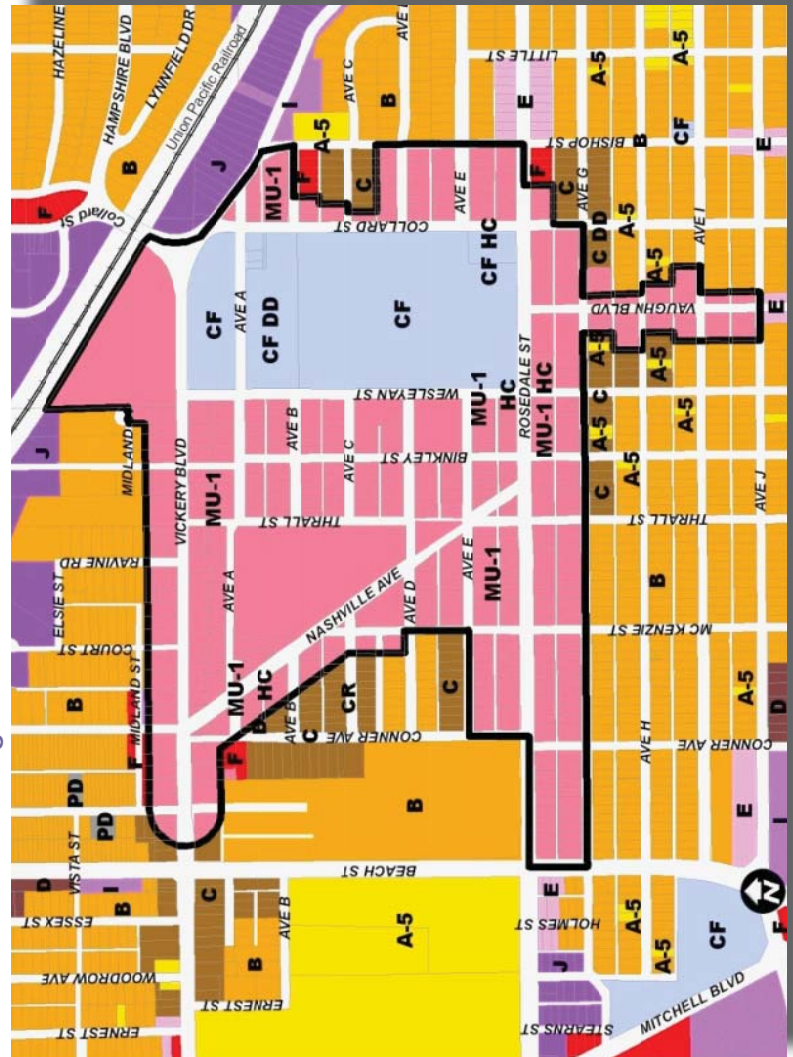
## Recommendations

Zone M is a large undeveloped area adjoining the railroad right-of-way at the northern edge of the village. This tract is currently the subject of a preliminary evaluation by the North Central Texas Council of Governments of transit-oriented development (TOD) opportunities associated with the potential siting of a commuter rail station at this location. For this reason, no development is proposed for Zone M at this time. All efforts to secure funding and commuter rail access to the Union Pacific railroad right-of-way should be strongly encouraged.

Building Opportunity Analysis	
GROSS LAND AREA	338,900 SF/7.78 ac.
LAND WITH DEVELOPMENT POTENTIAL	60,000 SF/1.38 ac.
DENSITY/SF OF BUILDING AREAS	0 SF
OPEN SPACE	278,900 SF/6.4 ac.
FLOOR AREA RATIO	0

# recommendations

## Recommended Zoning



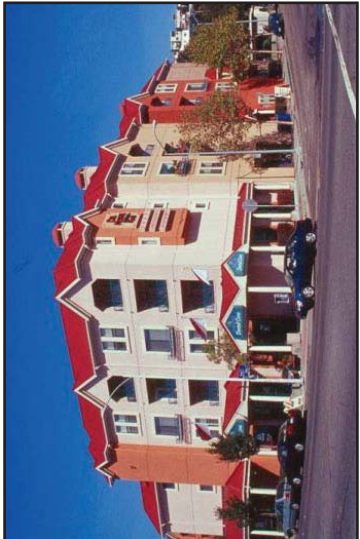
Source: City of Fort Worth, Planning and Development Department

Residential Districts	Commercial Districts	Industrial Districts	Special Districts
"A-21" - Suburban Residential	"ER", "E" - Neighborhood Commercial	"I", "IP" - Light Industrial	"CF" - Community Facilities
"A-7.5", "A-5" - Single Family Residential	"FR", "F", "G" - General Commercial	"J", "M" - Medium Industrial	"PD" - Planned Development
"B" - Low Density Residential	"CR", "C" - Medium Density Residential	"K" - Heavy Industrial	
"CR", "C" - Medium Density Residential	"MU-1" - Low Intensity Mixed-Use		
"D" - High Density Residential	"MU-2" - High Intensity Mixed-Use, "NS" Near Southside		

Low intensity mixed-use (MU-1) is recommended for the properties located in the recently expanded village area, as well as in the proposed expansion area outlined in this master plan.

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.

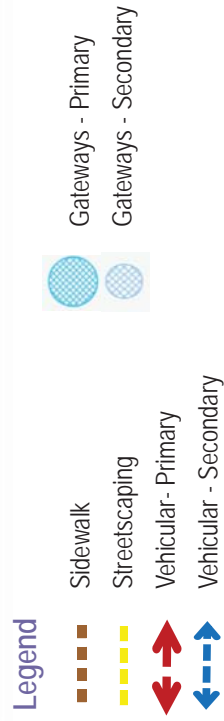
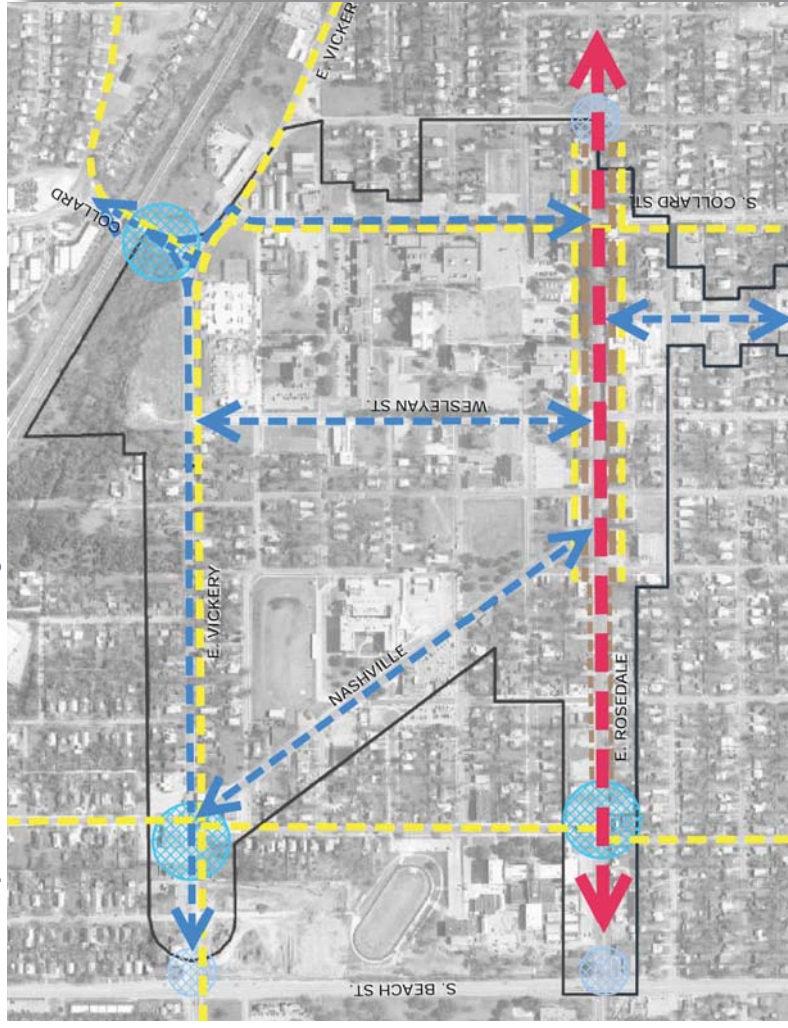
The design characteristics of MU-1 development include pedestrian-friendly streets with wider sidewalks; taller buildings with minimal setbacks and transparent storefronts; on-street parking and street trees to help separate pedestrians from street traffic; and structured parking or surface lots located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



Example of MU-1: Retail and Residential

# recommendations

## Streetscape and District Identity



- Recommendations for streetscape and district identity include:
- Improve gateways and pedestrian improvements along East Rosedale Street and Nashville Avenue.
  - Create district identity, including monument signs, banner poles, and public art.

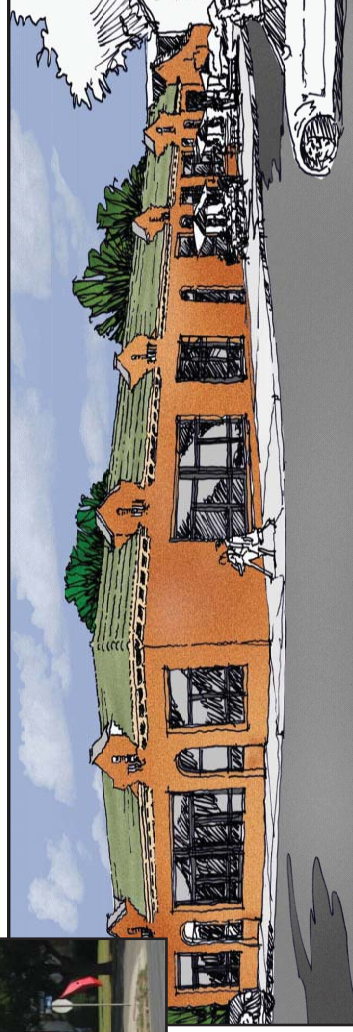


# recommendations

## Historic Preservation



Preserve historic buildings including the storefronts or at least facades along East Rosedale Street between Vaughn Boulevard and Binkley Street. These buildings provide a distinct architectural character and can be used for neighborhood serving retail.



Proposed TWU Art Gallery/Cafe. Source: Texas Wesleyan University

# recommendations

## Transportation Improvements

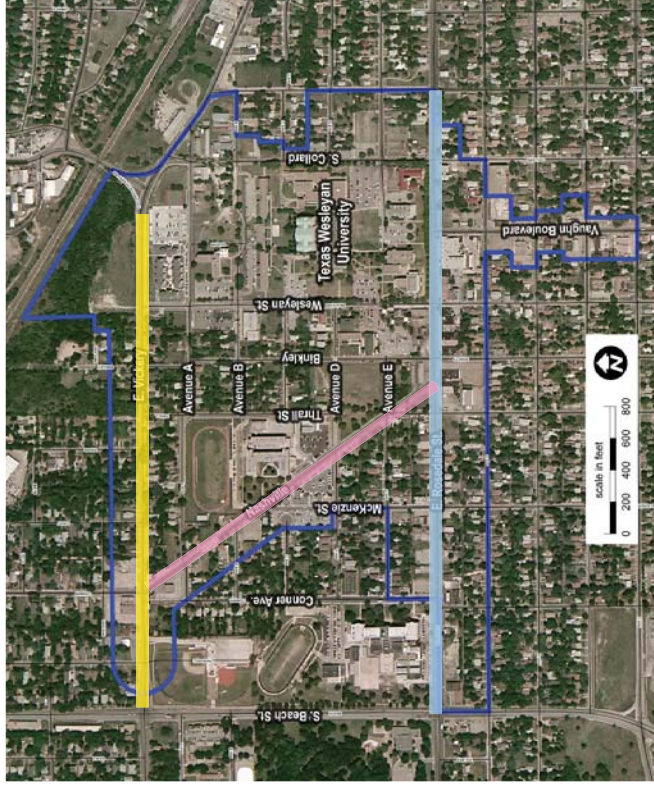
### Assessment

The two primary corridors within the Polytechnic/Wesleyan Urban Village are East Rosedale and Nashville Boulevard. Both of these corridors vary from four-lane undivided roadways to five-lane sections. In addition, East Vickery serves as the east and west corridor along the northern boundary of the village



- Add intersection sidewalks.
- Sidewalk repair where needed.
- Traffic calming features along Nashville Boulevard and East Vickery Street.
- Create bicycle and pedestrian pathways.

Planning Level Cost Estimate for Polytechnic/Wesleyan Urban Village			
Project	Construction Cost	Design and Administration	Funding Source
Rosedale Streetscape Improvements	\$900,000.00	\$180,000.00	Unknown, CIP, Developer Assisted
Nashville Streetscape Improvements	\$940,000.00	\$180,000.00	Unknown, CIP, Developer Assisted
East Vickery Streetscape Improvements	\$1,280,000.00	\$245,000.00	Unknown, CIP, Developer Assisted



Source: Freese and Nichols, Inc.

## Transportation Deficiencies

This village does not have any significant transportation deficiencies; however, all corridors need some sidewalk and ADA ramp improvements.

## Transportation Recommendations

- Construct new ADA-compliant sidewalk ramps and sidewalks.
- Construct surface treatment along East Rosedale and Nashville to improve the roadway aesthetics.
- Install pedestrian and roadways lighting.
- Install landscape buffers within each parkway.
- Minor traffic signal improvements.

## Market Analysis

### Purpose of the Market Analysis

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

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

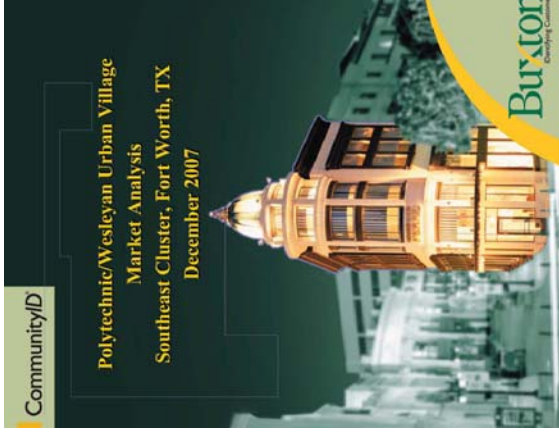
### Findings

The market analysis findings for the Polytechnic/Wesleyan Urban Village are:

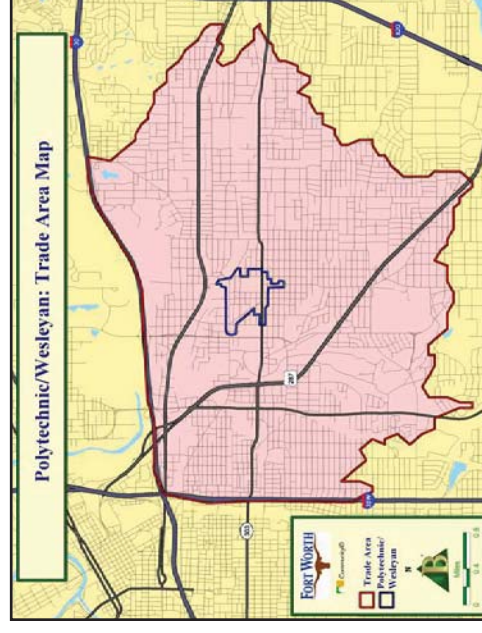
- The urban village possesses large numbers of nearby households with strong purchasing habits that appeal to a wide variety of retailers and restaurants.
- The urban village benefits from large traffic counts on East Rosedale and its relative proximity to Interstate 30.
- Overall, the urban village is well situated to attract a quality mix of desired retailers and restaurants.

### Selected Retailers and Restaurants

Buxton examined thousands of retailers and restaurants to determine those with location requirements that best match the buying habits and demographics within the Polytechnic/Wesleyan trade area. Initially, hundreds of quality matches surfaced which is a testament to the character of the Polytechnic/Wesleyan trade area as an attractive retail location. The initial list was narrowed to approximately 50 targets based on additional research of each retailer and restaurant. Factors used in the additional research included relative match scores, community preference, business strategies and conditions, and proximity to existing retail locations.



Polytechnic/Wesleyan Market Analysis Final Report



# recommendations

## How to Use The Market Analysis Report

The Buxton market analysis report will be used in conjunction with the master plan to market sites within the Polytechnic/Wesleyan Urban Village market to the retail and restaurant firms identified as a good match for the Polytechnic/Wesleyan area. The City of Fort Worth, Southeast Fort Worth, Inc., and Polytechnic/Wesleyan stakeholders will market the urban village to the retail and restaurant firms identified in the market analysis report.

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

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

Retailer	Retailer Classification	US Locations
ACE HARDWARE	Hardware/home improvement	4,600
ADVANCE AUTO PARTS	Auto supplies/car care	3,000
BLIMPIE SUBS & SALADS	Fast casual restaurants	2,600
BROOKSHIRE'S	Supermarkets	122
BURGER KING	Fast Food	7,534
CAPTAIN D'S	Restaurants/bars	600
CARL'S JR RESTAURANT	Fast food	1,049
CASA OLE	Restaurants/bars	46
CHECKER AUTO PARTS	Auto supplies/car care	456
CHECKERS DRIVE IN	Fast food	800
CHICK-FIL-A	Fast food	1,250
CINEMARK THEATERS	Movie theaters	399
COUNTRY KITCHEN	Restaurants/bars	145
DAIRY QUEEN	Fast food	5,643
DAYLIGHT DONUTS	Bakeries/bagels/prezels	735
DEB SHOP	Apparel - Men's, apparel - women's	327
DOLLAR DISCOUNT	Dollar/variety stores	150
EL CHICO	Restaurants/bars	100
EYE CARE CENTERS OF AMERICA	Optical/Eyewear	378
EYE MASTERS	Optical/eyewear	378
EYEMART EXPRESS	Optical/eyewear	57
FALLAS PAREDES	Apparel - Children's, apparel - men's, apparel - women's	83
FAMILY VIDEO	DVD rental/sales	472
FAMSA	Department stores	403
FASHION BUG	Apparel - Women's	1,051
GODFATHER'S PIZZA	Fast food	570
GOLDEN CORRAL	Restaurants/bars	478
GOLDEN FRIED CHICKEN	Fast food	13
GOODY'S	Apparel - Children's, apparel - men's, apparel - women's	385
HUNGRY HOWIE'S	Fast food	530
IHOP	Restaurants/bars	1,302
JIMMY JOHN'S	Fast casual restaurants	440
KRAGEN AUTO SUPPLY	Auto supplies/car care	502
MASTERCUTS	Beauty salons	11,477
MAZZIO'S PIZZA	Fast food, restaurants/bars	121
MEDICINE SHOPPE	Drug stores	751
MOVIE GALLERY	DVD rental/sales	4,749
MR GATTI'S INC	Fast food	149
PAPA JOHN'S PIZZA	Fast food	3,015
PICCADILLY CAFETERIA	Restaurants/bars	128
RALLY'S HAMBURGERS INC	Fast food	800
SHOE DEPARTMENT	Shoes	1,007
SHONEY'S RESTAURANT	Restaurants/bars	334
SIRLOIN STOCKADE	Restaurants/bars	51
TACO JOHN'S	Fast food	431
TACO TIME	Fast food	2,600
TRUE VALUE HARDWARE	Hardware/home improvement	4,100
WESTERN SIZZLIN	Restaurants/bars	130
WIENERSCHNITZEL	Fast food	458
WINGZONE	Restaurants/bars	86



# appendix

---



# 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.

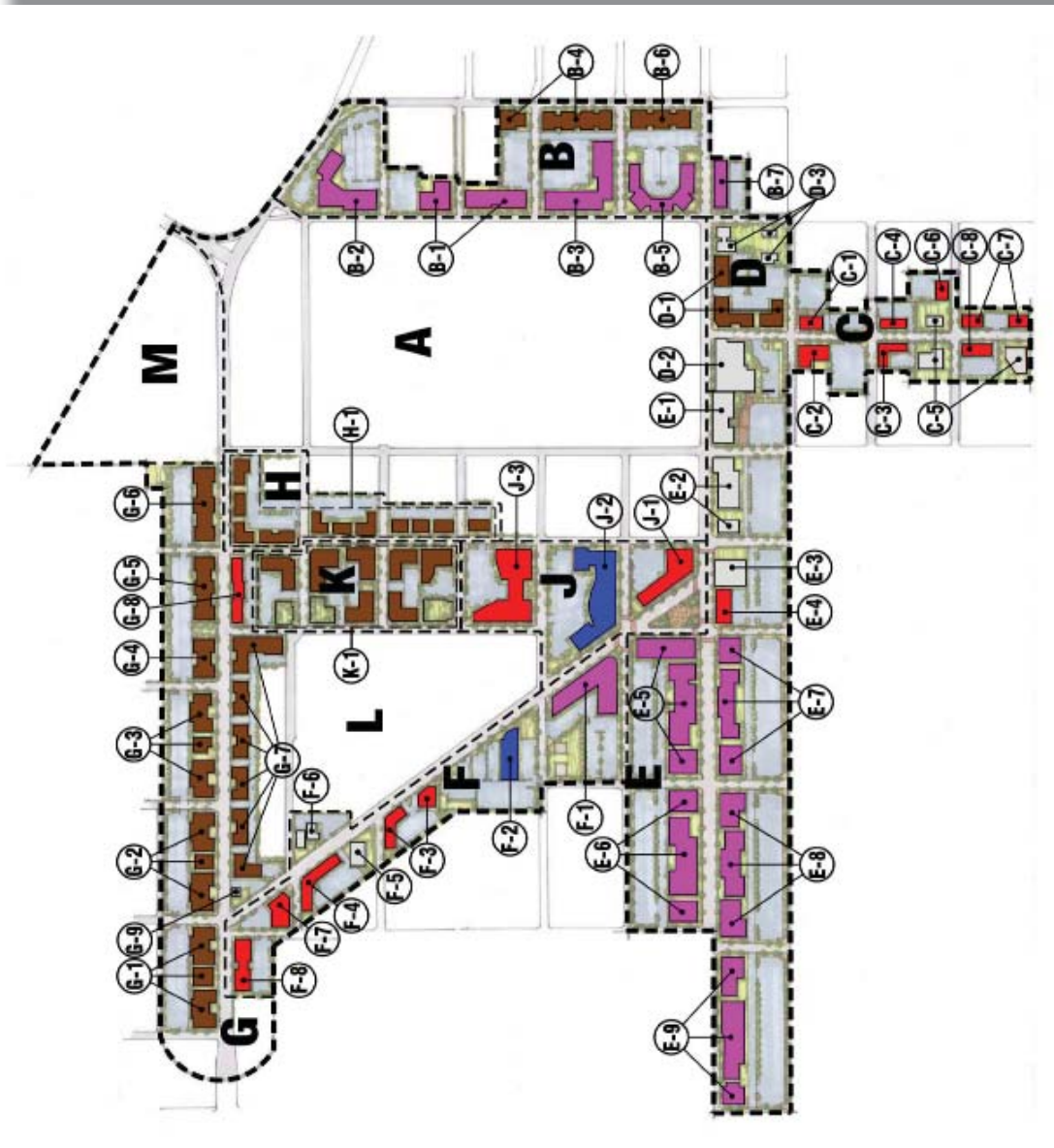
This table indicates the assumptions made related to mix of use, height, and unit size for each new building depicted on the concept plan. The building square footages reflect the actual building footprints shown on the plan, and parking requirements are based roughly on the requirements of the City's development codes.

ZONE	Building	Use Key	Estimated Ground Floor SF		2nd Floor SF Usage	3rd Floor SF Usage	4th Floor SF Usage	5th Floor SF Usage	Total Bldg SF	Parking Required (spaces) Retail, Comm.	Total Residences (No. Units)	Area/Unit	Parking Required Res. Residential Criteria	Building Notes	Future Use Key Notes
			Use Key	Area											
<b>POLYTECHNIC/WESLEYAN</b>															
<b>Land Use Types</b>															
<b>Mixed-Use</b>															
<b>Commercial or Retail</b>															
<b>Residential</b>															
<b>Institutional</b>															
<b>A</b>	TWU Campus		0	0	0	0	0	0	0	0	0	0	0	TWU Campus	
<b>Totals</b>			0	0	0	0	0	0	0	0	0	0	0		
	B-1	25,000 Ret.	25,000	0	0	0	0	0	25,000	77	25,000	14	1,825	B-1	
	B-2	25,200 Res.	25,200	0	0	0	0	0	50,400	76	25,200	14	1,900	B-2	
	B-3	31,000 Ret.	31,000	0	0	0	0	0	62,000	93	31,000	24	2,292	B-3	
	B-4	24,500 Res.	24,500	0	0	0	0	0	48,000	74	48,000	20	2,450	B-4	
	B-5	23,000 Ret.	23,000	0	0	0	0	0	46,000	68	23,000	16	1,436	B-5	
	B-6	15,300 Res.	15,300	0	0	0	0	0	30,600	48	15,300	12	2,550	B-6	
	B-7	10,000 Ret.	10,000	0	0	0	0	0	20,000	30	10,000	8	1,250	B-7	
<b>Totals</b>			154,000	154,000	0	0	0	0	308,200	464	154,000	108	12,868		
	C-1	5,000 Comm.	5,000	0	0	0	0	0	5,000	15				C-1	
	C-2	7,000 Comm.	7,000	0	0	0	0	0	7,000	21				C-2	
	C-3	6,000 Comm.	6,000	0	0	0	0	0	6,000	18				C-3	
	C-4	4,000 Comm.	4,000	0	0	0	0	0	4,000	12				C-4	
	C-5	25,100 Comm.	25,100	0	0	0	0	0	25,100	75				C-5	Continued use as Commercial/Retail
	C-6	3,000 Comm.	3,000	0	0	0	0	0	3,000	9				C-6	
	C-7	9,000 Comm.	9,000	0	0	0	0	0	9,000	27				C-7	
	C-8	6,000 Comm.	6,000	0	0	0	0	0	6,000	18				C-8	
<b>Totals</b>			65,100	65,100	0	0	0	0	65,100	195					
	D-1	24,000 Res.	24,000	0	0	0	0	0	48,000		48,000	24	2,000	D-1	Existing Bldg (Boys and Girls Club) Continuing Use as TWU Housing
	D-2	26,210 Inst.	26,210	0	0	0	0	0	26,210					D-2	Continued use as TWU Housing
	D-3	8,800 Res.	8,800	0	0	0	0	0	8,800		8,800			D-3	Continued use as TWU Housing
<b>Totals</b>			59,010	59,010	0	0	0	0	83,010	6	56,800	24	2,000		
	E-1	15,000 Ret.	15,000	0	0	0	0	0	15,000	45				E-1	Continued use as Commercial/Retail
	E-2	20,000 Ret.	20,000	0	0	0	0	0	20,000	60				E-2	Continued use as Commercial/Retail
	E-3	12,200 Ret.	12,200	0	0	0	0	0	12,200	37				E-3	Continued use as Commercial/Retail
	E-4	7,650 Ret.	7,650	0	0	0	0	0	7,650	23				E-4	Continued use as Commercial/Retail
	E-5	42,000 Ret.	42,000	0	0	0	0	0	126,000	127	84,400	50	1,888	E-5	Continued use as Commercial/Retail
	E-6	44,900 Ret.	44,900	0	0	0	0	0	134,700	134	88,800	40	2,245	E-6	Continued use as Commercial/Retail
	E-7	35,000 Ret.	35,000	0	0	0	0	0	105,000	105	70,000	40	1,765	E-7	Continued use as Commercial/Retail
	E-8	42,600 Ret.	42,600	0	0	0	0	0	127,800	128	85,200	40	2,130	E-8	Continued use as Commercial/Retail
	E-9	41,160 Ret.	41,160	0	0	0	0	0	123,450	123	82,300	40	2,058	E-9	Continued use as Commercial/Retail
<b>Totals</b>			246,160	246,160	0	0	0	0	672,450	782	411,700	210	9,871		420

Building Opportunity Analysis

POLYTECHNIC/WESLEYAN																			
Land Use Types																			
	Mixed-Use Commercial or Retail	Residential	Institutional																
ZONE	Building	Use Key	Estimated Ground Floor SF	Usage	2nd Floor SF	Usage	3rd Floor SF	Usage	4th Floor SF	Usage	5th Floor SF	Total Bldg. SF	Parking Required (spaces) Retail, Comm.	Total Residential Area	No. Units	Area/Unit Res.	Residential Criteria	Building Notes	Future Use Key Notes
F-1			20,000	Res.	20,000	Res.						58,000	84	20,000	28	1,077	F-1	Police Substation	
F-2			31,050	Inst.								31,050					F-2		
F-3			11,400	Ret.								11,400	34				F-3		
F-4			10,500	Ret.								10,500	32				F-4		
F-5			5,300	Inst.								5,300	16				F-5	Existing Historic Bldg.	Continued use as institutional
F-6			4,700	Ret.								4,700	14				F-6		Continued use as Commercial/Retail
F-7			8,500	Ret.								8,500	26				F-7		
F-8			10,500	Ret.								10,500	32				F-8		
<b>F Totals</b>			<b>109,950</b>		<b>28,000</b>		<b>0</b>		<b>0</b>		<b>0</b>	<b>137,950</b>	<b>237</b>	<b>28,000</b>	<b>28</b>	<b>1,077</b>			
G-1			18,000	Res.	18,000	Res.						36,000		36,000	28	1,286	G-1		
G-2			21,000	Res.	21,000	Res.						42,000		42,000	32	1,313	G-2		
G-3			19,000	Res.	19,000	Res.						38,000		38,000	30	1,267	G-3		
G-4			8,000	Res.	8,000	Res.						16,000		16,000	14	1,143	G-4		
G-5			15,000	Res.	15,000	Res.						30,000		30,000	28	1,143	G-5		
G-6			15,000	Res.	15,000	Res.						30,000		30,000	28	1,143	G-6		
<b>G Totals</b>			<b>87,000</b>		<b>87,000</b>		<b>0</b>		<b>0</b>		<b>0</b>	<b>174,000</b>	<b>0</b>	<b>174,000</b>	<b>142</b>	<b>1,143</b>			
G-7			40,000	Res.	40,000	Res.						80,000		80,000	60	1,333	G-7		
G-8			8,000	Ret.								8,000					G-8		
G-9			2,250	Ret.								2,250					G-9	Existing Bldg.	Continued use as Commercial/Retail
<b>G Totals</b>			<b>148,250</b>		<b>138,000</b>		<b>0</b>		<b>0</b>		<b>0</b>	<b>286,250</b>	<b>0</b>	<b>276,000</b>	<b>226</b>	<b>8,827</b>			
H-1			40,100	Res.	40,100	Res.						80,200		80,200	50	1,604	H-1		
<b>H Totals</b>			<b>40,100</b>		<b>40,100</b>		<b>0</b>		<b>0</b>		<b>0</b>	<b>80,200</b>	<b>0</b>	<b>80,200</b>	<b>50</b>	<b>1,604</b>			
J-1			18,700	Ret.								18,700	58				J-1		Conceptual TMA/IVACA Early Childhood Development Site
J-2			40,000	Inst.								40,000	120				J-2		
J-3			38,500	Comm.								38,500	110				J-3		
<b>J Totals</b>			<b>118,200</b>		<b>0</b>		<b>0</b>		<b>0</b>		<b>0</b>	<b>78,700</b>	<b>288</b>	<b>0</b>	<b>0</b>	<b>0</b>			
K-1			70,600	Res.	70,600	Res.						141,200		141,200	75	1,883	K-1		
<b>K Totals</b>			<b>70,600</b>		<b>70,600</b>		<b>0</b>		<b>0</b>		<b>0</b>	<b>141,200</b>	<b>0</b>	<b>141,200</b>	<b>75</b>	<b>1,883</b>			
L			N/A																Wm. James Middle School (Existing)
<b>L Totals</b>			<b>0</b>		<b>0</b>		<b>0</b>		<b>0</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			Wm. James Middle School
M																			Open Space with potential for Commuter Rail Station
<b>M Totals</b>			<b>0</b>		<b>0</b>		<b>0</b>		<b>0</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			
<b>Village Totals</b>			<b>1,003,916</b>		<b>661,150</b>		<b>293,350</b>		<b>0</b>		<b>0</b>	<b>1,870,616</b>	<b>1,964</b>	<b>1,185,308</b>	<b>1,426</b>	<b>1,426</b>			

Building Opportunity Analysis Legend



Public Meeting Notes - April 12, 2007

**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  
 Freese and Nichols, Inc.

**CONTACT INFORMATION**

**Patrina Newton**  
 Senior Planner  
 City of Fort Worth  
 817-392-8668  
[patrina.newton@cityoffortworth.org](mailto:patrina.newton@cityoffortworth.org)

**Wendy Shabay**  
 Project Manager  
 Freese and Nichols  
 817-352-7229  
[wshabay@freese.com](mailto:wshabay@freese.com)

**Tonya Vesey**  
 Public Involvement  
 Open Channels Group  
 817-332-6494  
[tonyav@openchannelsgroup.com](mailto:tonyav@openchannelsgroup.com)

**Opening Session**

The April 12 public meeting is the first of three scheduled meetings for the southeast cluster urban villages. The meeting was held at the Polytechnic United Methodist Church, 1310 Collard Street, Fort Worth. The meeting was held at the Polytechnic United Methodist Church, 1310 Collard Street, Fort Worth. The meeting was held at the Polytechnic United Methodist Church, 1310 Collard Street, Fort Worth. The meeting was held at the Polytechnic United Methodist Church, 1310 Collard Street, Fort Worth.

The meeting was convened by the City of Fort Worth and Freese and Nichols, Inc. Fort Worth Councilmember Kathleen Hicks made opening remarks. At the April 12 public meeting, the consultant team presented an overview of the five urban villages, along with a timeline of the master planning process. The meeting format included an opening session and separate breakout sessions for the five urban villages. The breakout sessions provided an opportunity to focus on issues unique to each urban village.

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

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

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

Southeast Cluster Urban Villages	Phase One: Planning	Phase Two: Unspecified Improvements	Total (Maximum)
Near East Side	\$50,000	\$740,571	\$790,571
Berry/Riverside	\$50,000	\$740,571	\$790,571
Oakland Corners	\$50,000	---	\$50,000
Polytechnic/Wesleyan	\$50,000	---	\$50,000
Berry/Stalcup	\$50,000	---	\$50,000
<b>Total</b>	<b>\$250,000</b>	<b>\$1,481,142</b>	<b>\$1,731,142</b>

## Public Meeting Notes - April 12, 2007

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

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

**Question: What type of character changes would you like to see?**

- Preserve the Brecoe school's architectural character.
  - Add sidewalks and curbs.
  - Landscape (remove weeds, illegal dumping of trash).
  - There is too much demolition in the district, therefore this area doesn't have a lot of history or architectural character to play off for future development.
  - There are too many wrecking yards.
  - Give the district a historic preservation flare.
- Question: What about Cobb Park?**
- On the eastside, the creek is the problem.
  - On the westside, the misuse of the land is the problem.
  - Safety is a huge issue.
  - Redirect the channel and add a road which is accessible.
  - Land uses around Cobb Park, lack of access and lighting have created a huge safety concern, nobody goes there at night and the neighborhood doesn't use it the way they should because of safety.
  - Create a Kids Zone in the park.

**Question: If improvements are made to the park would it then be considered an asset?**

- In unison the reply was yes
- Question: Would creating Code Blue or neighborhood associations improve the conditions at the park?**
- In unison the reply was no.

**Question: What type of transportation improvements would you like to see?**

- Biking.
- Glen Garden is the worst street, in need of many repairs.
- Buses are fairly adequate, many people no longer use the buses.
- Lighting, pedestrian and street (on Berry after you pass I-35W there is no lighting).
- Sidewalks: ADA compliance; pedestrian crosswalks, signal buttons for pedestrians.
- Improvements of the signal light at the intersection of Berry and Riverside to include a better pedestrian crossing.
- Zoning change for Berry at Mississippi to get rid of all of the diesel trucks.

**Question: What final comments do you have regarding improvement in this district?**

- Many motels, boarded up houses and buildings.
- Bring the zoning up to compliance.
- Beautification—too much concrete and asphalt.
- Create a motel ordinance—the motels 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.

- No police storefronts, build a police station
- Enforce 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.

**Final Comments and summary**

- Create better usage of land.
- Safety.
- Clean up Cobb Park.
- Beautician throughout the district.
- Lighting.

**Berry/Riverside Breakout Session Attendance\***

Name	Organization	Name	Organization
Mary Blakemore	New Improved Hillside NA	Margaret Daniels	New Improved Hillside NA
Deanna Boaz	Sierra Vista	Tom Carter	New Improved Hillside NA
Mary Gray	New Improved Hillside NA	Andie McEwing	Fort Worth Metro Black Chamber
Terry Otley	Southeast FW Inc.	Kevin D. Beene	Code Compliance
Jana Allen Harris	Morningside NA	Greg & Jessica Scott	Hillside NA
Jesse Kemp	Berry Street TIF	Kathleen Hicks	District 8 Representative
Martha Townsend	A Prep Center of TC	Janice Martin	-
Glenn Forbes	Southeast Fort Worth Inc.	Curvie Hawkins	The T
Mohammad Raliman	Food Heaven	Shamraz Chowdhury	Food Heaven
Joaq Duncan	Planning Commissioner	Patrina Newton	City of Fort Worth
Patricia Bostic	Congressman Burgess	Clifford Martin	Rolling Hills Addition

\*Based on the sign-in sheet

## Public Meeting Notes - April 12, 2007

**Breakout Session: Berry/Stalcup**  
**Facilitator: Charles Wetzel, Buxton**

**Question: What land uses are not wanted?**

- Adult entertainment.
- Liquor stores.
- Convenience stores.
- Service stations.
- Pawn shops.
- What about churches? Not an asset in a mixed use development.
- Nightlife (avoid uses that attract prostitution).
- Car washes.
- Anything that creates unsafe environment.
- Prostitution.
- Blood and plasma donor stations.
- Theaters.
- Homelessness shelters "there are enough on the Eastside".
- More apartments.
- Gentrification is a major concern.
- Increased taxes.
- Trailer blocks.
- "Don't cookie cutter" development.

**Question: What land uses are wanted?**

- Affordable housing with disposable income.
- Funding for improvements.
- Crime free community.
- Name brand restaurants e.g., Chili's, La Madeline, Panera Bread.
- Small business development (Floyds, Subway).
- Minority owned businesses (Buxton can help).
- Starbucks.
- Young urban professionals returning to neighborhood.
- Spas & boutiques.
- Department stores.
- Chick-Fil-A.
- Replica of "Camp Bowie" shops.
- Create jobs to get people from selling drugs.
- Walkability.
- Town-center development.
- True mixed use is desired and will bring new developers.

**Final comments and summary**

- 60% of property currently vacant.
- Transportation a major factor.
- Landbanking.
- Purpose is to create culture and an enhanced environment.
- Healthy eating establishments.
- The location of the village boundaries were discussed.

Berry/Stalcup Breakout Session Attendance*		
Name	Organization	Organization
Torchy White	Historic Carver Heights NA	SEARCH
Jane Mergerson	Historic Carver Heights	Rollins Development Group
Nell Cass	Council Candidate	Moss RED Group
Dolores Connor	District 5	CFV/Plan Commission
Tammy Plenci	Historic Carver Heights NA	Phase 5

\*Based on sign-in sheet

**Breakout Session: Oakland Corners**  
**Facilitator: Scott Fisher, Freese and Nichols**

**Question: What improvements would you like to see?**

- Intersection safety improvements at East Lancaster and Oakland.
- Extend sidewalks, add curbs and gutters.
- Request for additional street signs to say "Oakland Corners".
- Median irrigation.
- Need for public art.
- Drainage problems need to be addressed before any improvements can be made.
- Residents feel it is a waste of money if city does not fix drainage problems before making other improvements.
- Homeowners need to do their own landscaping, some property/business owners would be willing to maintain their landscaping.
- Comment from a resident: TXDOT has to approve infrastructure. State does not allow planting in median. If you invest in median landscaping TXDOT will reimburse 50% of all median improvements. Most residents in this area do not know about this 50% reimbursement information. Irrigation is not a TXDOT requirement. It is only the responsibility of the person who takes care of the trees.
- Rezone area. Comment: Councilwoman has requested help from property owners to rezone the village.
- Problem with automotive and motel business in the area.
- Point of urban village is to encourage a mix of businesses.
- Request for lights to be turned off (statement from one resident only, all others disagree).
- Historic preservation sign on street art for pedestrian sidewalk.
- Buildings closer to the street.
- Safety and encroachment 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 businesses still in the area.
- Safety for pedestrian in cross walk.
- Landscaping.
- Suggestion: have a landscape contest for medians, suggest to local business owners, schools and residents to get involved.
- Residents with disabilities: what is being done to improve handicap ramps and accessibility to business.
- More bike stations.
- Address vacancy while implementing the program.
- Liquor stores and paring is a problem.
- Can these meetings start later, e.g. 6:30 or 7:00 p.m.?

**Oakland Corners Breakout Session Attendance\***

Name	Organization	Name	Organization
Harvey Caraway	Central Meadowbrook NA	F. Sturlyn	
Michael Matthews	West Meadowbrook NA	Gigi Gosling	West Meadowbrook NA
Edward Sateka	West Meadowbrook NA	Tonya Ferguson	West Meadowbrook NA
Michael Phipps	West Meadowbrook NA	William Vandegriff	
Jimmy Starford	Fort Worth PD	Sam Brinegar	Fort Worth PD
Marisa Couin	CFWTPW	Don Boren	West Meadowbrook NA
Julie Bewis	Central Meadowbrook NA	Karen Foley	Herb Health
Logan Swords	Swords Co.	Mary Dellis	West Meadowbrook NA
Louis McBee	West Meadowbrook NA	Ray Mow	West Meadowbrook NA
Clarence and Margaret Reimer	CMNA		

\*Based on sign-in sheet

## Public Meeting Notes - April 12, 2007

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

**Question: What are your dreams for this community?**

- Better traffic flow.
- Sidewalks and crosswalks.
- Better lighting for pedestrians.
- Clean, bright and safe streets within the village and extend to Riverside Drive.
- Style not as important as functionality.
- Again, lighting, really bright lighting, no pockets of darkness, particularly under I-35W.
- Buffers to control business perimeters.
- Signage.
- Create a campus for Presbyterian Night Shelter.
- U.S. Hwy 287 ramp is very dangerous...improvement is needed.
- Funding for building improvements.
- Create a sense of safety is most important.
- Stop the flow of drug traffic and loitering.
- Become an art district.
- Add warehouse bits.
- Add variety of retail businesses to include a coffee house, photography studio, performance studio, etc.
- A plan to better accommodate the homeless population and create a safe clean village for the art community.
- A new police station located within the village.
- Benches (or at least some method of controlling loitering and the homeless sleeping on the benches). Be more strategic on design and placement of benches.

**Question: What do you not want in this community?**

- Satellite towers removed or at least reconstructed so they are more pleasing to look at.
- Do not want Kennedy Street closed, but would like to see "no parking signs" put up.

**Final comments and summary**

- The plan should consider fencing along the railroad right-of-way. A significant amount of drug activity occurs south of the railroad tracks.
- The stakeholders would like the City to install "No Trespassing" signs on City-owned property.
- The Day Resource Center has outgrown its building and needs to be relocated within the village.
- The Presbyterian Night Shelter would like to consider fencing their facility to create a campus environment.
- Prioritize safety features on East Lancaster.
- Consider street closures on El Paso, Chambers, Presidio and Cypress.
- Improve lighting.

**Near Eastside Breakout Session Attendance\***

Name	Organization	Name	Organization
Dennis Pennington	PNS	Bob Gallant	Eastside Marble
Todd James	CEHH	Suzette Watkins	Riverside Kennel
Debi Mitchell	Code Compliance	Shirana Atsbury	Housing Dept.
Dan B. Rogers	Fort Worth PD	D.L. Gram	Fort Worth PD
Larisa Thomas			

\*Based on the break-out session sign-in sheet

**Breakout Session: Polytechnic/Wesleyan**  
**Facilitator: Gordon Marchant, Komatsu**

**Question: What are your dreams for the Polytechnic/Wesleyan Village?**

- Cyberspace cafes—there are elementary, middle & high schools. Kids want/need to have access to computers.
- Bring more retail establishments that are attractive to a younger population.
- There's an essential need to provide connectivity, particularly to the college students, need restaurants.
- Connectivity was lost a long time ago. Disconnect between residents, college, police department. No connectivity between the school and adjacent neighborhood. We need businesses where people would want to have services, "bring it to the next level" not just a storefront.
- Businesses that were part of the "Poly" area have gone to other areas. Overall improvement to the area is necessary in order for development to occur.
- People are afraid to get out at night.
- There was a time when the Poly strip was more vibrant. This was an incorporated city at one time. Wesleyan [TWU] cannot be expected to take the full load. Business needs to be encouraged. There are not any nearby take out places (restaurants). The consultant team needs to be aware of who is in the room (African Americans) to go out in the community and get their input.
- We all want the same things, stores, restaurants and we should have what other areas have.
- Number one priority is to prevent slumlords from coming in and throwing up 600 sq. ft. shacks. More design guidelines are needed. Currently, there are no residential guidelines and builders are "setting up all kinds of stuff [Houses] over here".

**Question: Was this meeting advertised to the community?**

- Open Channels worked with the City and mailed several notices to several neighborhood associations and property owners along with sending email reminders.
- Group doesn't think this meeting was publicized well—advertisement should have been in the Black Voice and/or the LaVida newspapers.
- Everyone in this area doesn't have computers and they are Spanish speaking.
- Hispanic community—it is hard to reach them because of language barrier. The way to reach them is through churches & schools.
- A Spanish translator is needed at the public meetings.

**Questions and comments regarding TWU and crime**

- Number one priority for Polytechnic is marketing. TWU is going to have to be involved in what's going on in the neighborhood. TWU representatives stated they want to learn what the community wants.
- The properties on Rosedale across from TWU have been vacant for over 10 years.
- Friends of Wesleyan [TWU] have made an offer and want to buy.
- Group would like to see development such as Mama's Pizza, Cyberspace Cafe, coffee shops, eateries, and gas stations around the university.
- Texas Wesleyan says it's not just about the students, but they are also interested in what the community wants to do for the school.
- We had all those things but students/faculty didn't patronize them.
- Wesleyan has been around for a long time but has not had the money to invest in land owned by third parties.
- The vacant Rosedale storefront buildings are having a negative impact on the remaining existing businesses.
- TWU representatives gave assurances that they want to be part of the solution and work with the community in identifying retail uses that the community would like to see along with ones that would be sustainable.
- What is the City going to do about the crime in the area? Cars are broken in to everyday, trees stolen. Before improvements are made the crime issue would need to be addressed.
- Community police officers:
  - o Poly is a very safe neighborhood statistically speaking.
  - o Crime is down 10%, violent crime is way down, property crime is down—48 in a month.
  - o A new police station is proposed in the village along Nashville. The additional police force that will be part of the new station will help reduce crime further.
  - o The police are doing all they can...police presence can only go so far.

**Final thoughts and summary**

- The Polytechnic/Wesleyan area is stereotyped. Perception has been around for years. Repaint stereotype.
- We know we need to deal with infrastructure and stereotypes but Wesleyan [TWU] is stereotyped also as the money maker.



## Public Meeting Notes - April 12, 2007

- Marked the area to quality convenience stores, outlet stores, cleaners, franchise stores, health food store, drugstore, etc.
- Cyberpace café.
- Build spec houses.
- Address sustainability.
- Historic preservation is important.
- Fox & Hound type restaurants.
- Nightlife places (jazz clubs).
- Arts & cultural type places (art galleries).
- A Community/educational center is needed.
- Improve overall neighborhood image by holding block parties, celebrations, etc.

### Polytechnic/Wesleyan Breakout Session Attendees\*

Name	Organization	Name	Organization
Gumar Jones	New World Industries	Sharon Armstrong	Stap/Polytechnic Association
Faye M Brown	Poly Heights	Paul & Thann Meadows	Burge Hartware
Ramon Romero	Plan Commission & El	Joann Turner	Home Owner
Cindy Oliveira	Poly Pyramid	L.E. Walker	Hertzog & Wagner
Jason Gibson	Sigma Kappa Lambda	Christopher Johnson	Hertzog & Walker
Debbie Roark	Herzog & Walker	Sara Horsfall	Texas Wesleyan
Harold G. Jeffcoat	Texas Wesleyan University	Murtaza Natalwalla	Royal Childrens Home Inc.
Albert Woodbridge	University	Edward Kelley	
Claudean Love	Owner	Reba Harry	Resident
Dolores Garza	Polytechnic CDC	Eric Fladager	CPW Planning and Dev. Dept.

\*Based on sign-in sheet

### PUBLIC MEETING #1 CITY OFFICIALS AND CONSULTANT TEAM

#### CITY OF FORT WORTH ELECTED AND APPOINTED OFFICIALS

Kathleen Hicks  
Councillmember, District 8

Jacq A. Duncan  
Planning Commissioner

#### CITY OF FORT WORTH STAFF

Patrina Newton  
Senior Planner  
Planning and Development Dept.

Eric Fladager  
Senior Planner  
Planning and Development Dept.

Scott Bellen  
Homeless Coordinator  
Housing Dept.

Otis Thornton  
Spanish Translator  
Economic and Community Dev. Dept.

Angela Cruz  
Community Director  
Economic and Community Dev. Dept.

James Garza  
Specialist  
Code Compliance Dept.

Dennis Michell  
Police Officer  
Fort Worth Police Dept.

D.K. Eldridge  
Police Officer  
Fort Worth Police Dept.

D.L. Crim  
Police Sergeant  
Fort Worth Police Dept.

Jimmy Stanford  
Supervisor  
Code Compliance Dept.

Kevin Beene  
Supervisor  
Code Compliance Dept.

#### FRESSE AND NICHOLS CONSULTANT TEAM

**Fresse and Nichols, Inc.**

Wendy Shabby  
Principal/Charge  
Urban Design Consultant and Project Manager

Shirley Tidburn  
Urban Design Consultant

Mark Trance  
Transportation Planning Consultant

Chris Bosco

#### BIXION CONSULTANT

Charles Weizel  
Market Analysis Consultant

Chris Biggs  
Market Analysis Consultant

Timothy Gault  
Market Analysis Consultant

Philip Davis  
Market Analysis Consultant

#### KOZMATSU ARCHITECTURE, INC.

Gordon Marchant  
Architectural Consultant

Eugene Dominguez  
Architectural Consultant

#### GREEN CHANNEL GROUP, LLC

Tonya Veasey  
Public Involvement Consultant

Keeshi High  
Public Involvement Assistant

Joyla Simmons  
Public Involvement Assistant

Nicole Ashford  
Public Involvement Assistant

Mary Edward  
Public Involvement Assistant

Krystal James  
Public Involvement Assistant

## Public Meeting Notes - April 12, 2007

PUBLIC MEETING #1 STAKEHOLDER PARTICIPANTS	
<p><b>Participants &amp; Organization</b></p> <ul style="list-style-type: none"> <li>o Barbara Williams</li> <li>o Mary Blakemore, New Improved Hillside NA</li> <li>o Mary Gray, New Improved Hillside NA</li> <li>o Margaret Daniels, New Improved Hillside NA</li> <li>o Tom Carter, New Improved Hillside NA</li> <li>o Deanna Boaz, Sierra Vista</li> <li>o Kevin Beene, Code Compliance</li> <li>o Jura Allen Harris, Morningside NA</li> <li>o Greg &amp; Jessica Scott</li> <li>o Jesse Kempa, Berry Street TIF</li> <li>o Kathleen Hicks, City of Fort Worth, District 8</li> <li>o Marsha Toombs, A Prep Center</li> <li>o Janice Martin</li> <li>o Clifford Martin, Rolling Hills Addition</li> <li>o Patricia Botic, Congressman Burgess Office</li> <li>o Terry Otley, Southeast Fort Worth Inc.</li> <li>o Glenn Forbes, Southeast Fort Worth Inc.</li> <li>o Curvie Hawkins, The T</li> <li>o Mebannad Rahman, Food Heaven</li> <li>o Shahamat Chowdhury, Resident</li> <li>o Touchy White, Historic Carver Heights NA</li> <li>o Louis Armentrout, SEARCH</li> <li>o Neil Calais, Eskaland NA</li> <li>o Termy Pierce, Council Candidate, District 5</li> <li>o Franklin Moss, Moss Red Group</li> <li>o Jane Mergenson, Rollins Development Group</li> <li>o Dennis Pennington, PWS             <ul style="list-style-type: none"> <li>o Todd James, CEHH</li> <li>o Suzette Walkers, Riverside Kennel</li> <li>o Harvey Caraway, Central Meadowbrook NA</li> </ul> </li> </ul>	<p><b>Participants &amp; Organization</b></p> <ul style="list-style-type: none"> <li>o Michael Matthews</li> <li>o Gigi Goelsing, West Meadowbrook NA</li> <li>o Tonya Ferguson, West Meadowbrook NA</li> <li>o Clarence &amp; Margaret</li> <li>o Don Boren, East Fort Worth Business Association</li> <li>o Karen Foley, Herb N Health</li> <li>o Julie Bewis, Central Meadowbrook NA</li> <li>o Mary Dellis, West Meadowbrook NA</li> <li>o Logan Swords, Swords</li> <li>o Edward Sakerka, West Meadowbrook NA</li> <li>o Michael Phipps, West Meadowbrook NA</li> <li>o William Vandergriff</li> <li>o Louis McBea, West Meadowbrook NA</li> <li>o Gurnar Jones, New World Industries, Inc.</li> <li>o Sharon Armstrong, Stop 8/Poly NA</li> <li>o Faye M. Brown, Poly Heights</li> <li>o Paul &amp; Thann Meadows, Bunge Hardware</li> <li>o Claudean Love, Polytechnic CDC</li> <li>o Reba Henry, Resident</li> <li>o Jekun Turner, Homeowner</li> <li>o Cindy Oliver, Sigma Kappa Lambda</li> <li>o L.E. Walker, Herzog &amp; Walker</li> <li>o Jason Gabeen, Herzog &amp; Walker</li> <li>o Christopher Johnson, Herzog &amp; Walker</li> <li>o Albert Woolridge, Resident &amp; Business Owner</li> <li>o Edward Kelley</li> <li>o Harold Jiricoat, Texas Wesleyan University</li> <li>o Debbie Roark, Texas Wesleyan University</li> <li>o Munaza Natarwalla, Royal Children's Home</li> <li>o Sarah Horstall, Texas Wesleyan University</li> </ul>

## 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  
 Freese and Nichols, Inc.

#### CONTACT INFORMATION

**Patrina Newton**  
 Senior Planner  
 City of Fort Worth  
 817-392-8968  
[patrina.newton@fortworth.gov](mailto:patrina.newton@fortworth.gov)

**Wendy Shaboy**  
 Project Manager  
 Freese and Nichols  
 817-735-7259  
[wshab@freese.com](mailto:wshab@freese.com)

**Tonya Vessey**  
 Public Involvement  
 Open Channels Group  
 817-332-0404  
[tonychanneisgroup@sbglobal.net](mailto:tonychanneisgroup@sbglobal.net)

#### Opening Session

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

The meeting opened with welcome and other remarks by City Councilmembers Frank Moss, District 5, and Kathleen Hicks, District 8. Following the opening remarks, Wendy Shaboy of Freese and Nichols provided an overview of the City's Urban Village Development program and the master plan development process.

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

## Public Meeting Notes - July 19, 2007

**Breakout Session: Berry/Riverside**  
**Facilitator: Wendy Shabay, Freese & Nichols**

### Current Conditions

Current progress: Neighborhood Empowerment Zone (NEZ) and a Tax Increment Financing (TIF) District designations. The TIF will fund public infrastructure improvements along the East Berry Street corridor including water, sewer, drainage, roads, and sidewalks associated with mixed-use development. Also, the Sierra Vista residential development includes 232 single-family affordable homes built by History Maker Homes.

### Transportation Issues

- Too many light poles.
- Overgrowth on Sycamore Creek Bridge.
- Question: What is being recommended in Phase One?  
 Answer: Streetscape improvement on Berry Street.
- Streetscaping should reflect the character of the neighborhood.
- Question: Is there sufficient space near businesses for streetscaping?  
 Answer: Yes.
- The city has secured preliminary cost estimates which indicate enough funds to possibly fund new pedestrian lighting, new sidewalk, and a pathway at the bridge, and improvements to the Berry/Riverside intersection.
- Create streetscape improvements that are highly visible and inspirational. It is better to do a smaller section of the road and do it right, than extend improvements with little or no visual impact.
- Sidewalks are needed for pedestrian safety.
- Question: Can money be leveraged with other dollars?  
 Answer: Yes, but there is a timeframe for using the TxDOT Phase One and Phase Two funds.
- The TIF and The T also have dollars which could be used to fund additional improvements.
- Question: What are the priorities?  
 Answer: Pedestrian lighting, street lighting, sidewalks, intersection crosswalks. The intersection at Berry and Riverside is a high priority.
- Question: What locations are being considered for the bus transfer center?  
 Answer: Riverside at Gen Garden (SE corner) or Riverside at Berry (any of the 4 corners) or on the west side of Riverside near the Sierra Vista housing development. Operational safety is a concern with a transfer center being located at an intersection.
- Recommended transportation improvements:
  - o Railways/bike trail
  - o Sidewalks
  - o Street lighting
  - o Defined crosswalks.
  - o Gateways
  - o Intersection improvement.

### Berry/Riverside Breakout Session Attendance\*\*

Name	Organization	Name	Organization
Carl Pointer	United Neighborhood Assoc.	Cleveland Harris	Morningside N.A.
Dwain Boaz	Sierra Vista Development	Sarah Hernandez	City of Fort Worth
Tamela Thornton	Smith Congress	Andre McEwing	Greater FW Metro Black Chamber
Terry Ottley	Southeast Fort Worth, Inc.	James Brooks	...
Erik With	Congressman Burgess' Office	Tammy Piene	The Political Advisor

\*\*Based on the breakout session sign-in sheet

**Breakout Session: Berry/Statcup**  
**Facilitators: Charles Wetzel, Buxton, and Mark Trance, Freese & Nichols**

### 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.
- Wildcat Branch Creek would be a beautiful place to have a riverwalk or park. Creek clean-up is needed.
- Question: How long will it take to get up to the creek?  
 Answer: There will be recommendations for development. The Stop Six NEZ includes incentives for redevelopment.
- Question: Is there an opportunity to extend the village boundary to Village Creek?  
 Answer: The primary area for the village is the land surrounding the Berry/Statcup intersection. Attendees discussed this issue at length.
- Question: Is it possible to get a park?  
 Answer: It is proposed to be part of the plan.
- Future development should also consider any programs planned by the neighborhood association.

### Development Opportunities

- The market analysis and trade area methodology was presented.
- When thinking about a Starbucks, don't forget teachers and other business people who come into the area. We want to encourage them to spend money.
- Suggested themes: Wildcat Village, Historic Stop Six theme.
- List of desired retail: Residents would like more sit down restaurants, more food choices and less fast food restaurants.
- The following are some of the desired restaurants and retail: Chick-Fil-A, Hop, Libby's, Furr's, McDonald's, Wendy's, The Garden, Golden Coral, Black Eyed Pea, Captain D's, Southern cuisine, Chick's Pizza, Baboquet, coffee place, apparel store, fitness, movies, bowling, family-oriented, food/buster, jazz place. Provide franchise opportunities for local small business owners.

### Berry/Statcup Breakout Session Attendance\*\*

Name	Organization	Name	Organization
Paula Washington	City of Fort Worth	Charma Reynold	S. Edgewood NA
Christine Panagopoulos	ATLC	Linda Morrow	City of Fort Worth
Fran Bowman	...	Donald Cagler	...
Mark Trance	...	Rose Wilam	...
Mrs. Dick Johnson	...	Regina Duncan	Stop Six Sunrise Edition NA
Regina J. Blair	Stop Six Sunrise Edition NA	Aaron & Amrullah Waaajid	Stop Six Sunrise Edition NA
Neil Cases	Eastland NA	James Whited	...
Rebecca Thompson	City of Fort Worth	La'Trece Myles	Jim Austin Company
Eric Fladager	Fort Worth Plan Commission	Joyce Simmons	Diamond Miller Place, Inc.
Jacq A. Durcain	...		

\*\*Based on the breakout session sign-in sheet

## Public Meeting Notes - July 19, 2007

**Breakout Session: Near East Side**  
**Facilitators: Chris Bosco, Freese & Nichols, and Alfred Vidaurni, Freese & Nichols**

### Current Conditions

- The urban village was rezoned to MU-2 a few years ago.
- Challenges: Parking on the streets, need crosswalks, traffic safety, proposed bike trails.
- Street and gateway improvements are needed.

### Transportation Issues

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

### Recommended Improvements

- Streetscape priorities along E. Lancaster corridor.
- Alley spaces could be used for retail (long range possibilities).
- Gateways need to define the area.
- Question: What are the priorities for the Phase Two funds?
  - o Making the area appealing for people coming in from the outside.
  - o Combine E. Lancaster improvements with downtown development.

### Near East Side Breakout Session Attendance\*

Name	Organization
Charollette Fulkerson	-
John Brewer	Near East Side NA
John R. Brown	-
Chris Thornbor	City of Fort Worth
David Forrest	-

\*Based on the breakout session sign-in sheet

**Breakout Session: Oakland Corners**  
**Facilitator: Scott Fisher, Freese & Nichols**

### General Questions/Comments

- Question: What is a mixed-use zone?  
 Answer: A combination of residential, commercial, institutional, and light industrial that provides a range of goods and services in close proximity to each other in their environment. Environmentally friendly, less traffic because everything is close by, and jobs created for residents.
- The bus transfer station supports the area by bringing shoppers to E. Lancaster.
- Question: Is it true that bike lanes are planned on Ayers, Sargent, and Rand?  
 Answer: Freese & Nichols will check the City's bike master plan to verify. Comment: Oakland is too busy for a bike lane.
- TxDOT discourages planting large shade trees on state highways for safety reasons.
- Some attendees expressed a desire for an overhead crosswalk at Oakland.
- Question: Is there a height restriction on landscaping in the median?  
 Answer: The regulation is the big tree for TxDOT. The structures on medians in other areas and districts? Comment: The City will verify with the City but based on previous discussions TxDOT does not want to build any structures in the median. They prefer landscaping.
- Residents feel that concrete medians do not look as good.
- There are still drainage improvements that need to be done.
- Adding bus shelters, pedestrian lighting and adding landscaping is preferred.
- Question: Where is the best location for a gateway that would announce entrance to the urban village? Would it be Rand Street and E. Lancaster or Sargent Street and Lancaster? Response: Ayers and Lancaster.
- Improvements are needed at Oakland and E. Lancaster.
- Question: What is the best use for the site?  
 Answer: Public art is proposed for Sargent Street. No new updated information is known at this time. Approximately \$55,000 exists for public art in that area.
- Residents feel that area is not safe.
- A HUD Economic Development Initiative grant of \$198,000 has been allocated to redevelop a retail business.
- Question: Could a percentage of the zoning be residential? Answer: Mixed-use incorporates residential.
- Residents feel there are too many business signs on E. Lancaster and Oakland, they would prefer a combined sign for all businesses.
- Question: When does the City plan to start implementing the recommended improvements?  
 Answer: In September, feedback updated to December. All the master plans will be presented to the City Council for adoption. The City will work on implementing the recommendations in partnership with other organizations and based on availability of funds.

### Transportation Issues

- Need sidewalk improvements, traffic signal and intersection improvement, address drainage problems, crosswalk improvements, ADA compliance.
- No signs in the areas like Camp Bowie.
- Question: How do we address the numerous curb cuts to be addressed?  
 Answer: Implement crosswalks and landscaping to discourage crossing in the middle of the block.
- New development in the area should support the urban village.
- Residents would like a grocery store and Starbucks.
- A lot of positive feedback was received from attendees.

### Oakland Corners Breakout Session Attendance\*

Name	Organization	Name	Organization
Mark & Mary Dallas	West Meadowbrook NA	Don Hazze	Central Meadowbrook NA
Tony Ferguson	West Meadowbrook NA	Debrae Roberts	West Meadowbrook NA
Harvey Robert	Central Meadowbrook NA	Don Boren	West Meadowbrook NA
Wanda Corrin	West Meadowbrook NA	Louis McBee	EHAA
David Edmonds	Tarrant County College	High Brooks	Think Green Builders
Kay Brooks	Think Green Builders	Mike Phipps	WMNA/Eastside Sector Alliance
Lon Thompson	Firehouse Gallery/WMNA	Edward Sakeko	West Meadowbrook NA

\*Based on the breakout session sign-in sheet

## Public Meeting Notes - July 19, 2007

**Breakout Session: Polytechnic/Wesleyan**  
**Facilitators: Gordon Marchant, Komatsu, and Chris Briggs, Buxton**

### General Questions/Comments

- The village boundary was extended to the Nashville area.
- The initial Polytechnic/Wesleyan village was rezoned to MU-1, some parcels along the newly added area along Nashville are also MU-1 and MU-1 is recommended for the entire expanded area.
- As noted from the first public meeting responses and discussions, residents and users want to see more retail development.
- Texas Wesleyan University (TWU) is perceived as an economic engine for the village.
- A mixed-use district is a combination of residential and commercial in order to create a desirable mix of uses in a more dense urban form.
  - MU-1 – Low intensity.
  - MU-2 – High intensity.
- Division of arterial (vehicular), mostly perceived as the main roadway for ingress and egress.
  - Rosedale has role of secondary east/west route.
  - Vickery has role of secondary east/west route.
- Collard has role of secondary arterial.
- Introduce a gateway at both Rosedale and Vickery at Beach Street.
- Place signs (gateways) 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, Freese & Nichols, and Open Channels will continue to seek ways to improve the meeting notification.

### Transportation Issues

- Gordon Marchant stated the recommended transportation improvements center on pedestrian-oriented improvements that include:
  - Landscaping.
  - Signal upgrades with pedestrian usage.
  - Trailway widening.
  - Additional bus lanes, etc.
- There were questions about the status of TWU's development plans and when those plans would be presented to the neighborhood. The consultants are aware that TWU is developing their expansion plans but are not privy to any updated information to report.

### Development Opportunities

- The historic structures are recommended to be preserved and reused for neighborhood serving retail and commercial uses.
- Question: Have you looked at streetscapes in terms of safety?
  - Answer: Street safety has been examined and the recommended sidewalk width would improve pedestrian safety.
- Market Analysis: Chris Briggs presented information on the market analysis.
- Buxton uses psychographic analysis to find the right retailer for an area. Psychographic analysis: sixty-six categories for every household are grouped together to build a profile to determine the trade area.
- Question: Is Buxton providing a market analysis for all urban villages? Answer: Buxton is providing market analysis for only the Berry/Stalcup and Polytechnic/Wesleyan villages.
- Question: How does the analysis overlap from one village to another and would this be detrimental for the neighborhood? Answer: There will be some overlap with the Berry/Stalcup village.
- Question: How does the analysis dovetail with the objectives for the Polytechnic/Wesleyan village? Answer: The analysis takes into account the type of village that the MU-1 and current urban village concept seeks to achieve. The goal is to analyze the overall demographics of the neighborhood, taking into account incomes 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 demands exist.
- Buxton identifies retailers that have consistently made location decisions to areas similar to the Polytechnic/Wesleyan village.
- 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: Buxton in partnership with village stakeholders would educate prospective retailers about the attributes of this village and the potential market. Retailers look to this kind of marketing analysis to help them make location decisions.
- Question: What happened to the retailers that were previously in the neighborhood?

- Answer: Some relocated and some discontinued their business due in part to past consumer trends that favored shopping at regional malls. However, current trends indicate consumers are shopping at neighborhood-scale retailers to find goods and services.
- Question: Why not seek to get a mall in the area? There are parcels of land available that could support this. Answer: The current trend is toward the neighborhood scale approach.
- Comments: TWU is a small school with less than 2,000 students most of whom commute. Less than 500 students live on campus. The students and faculty don't live in the area so they really don't care. Students and faculty may not need anything do need food and other services. More retailers are needed to serve the needs of both TWU and the neighborhood.
- Question: Have you made a survey of the people living in this area?
  - Answer: Yes, we have this information.

### Polytechnic/Wesleyan Breakout Session Attendance\*

Name	Address	Organization	Session Attendance*
Robert McKenzie-Smith	The Palladium Holding	AC Fire company	
Richard Colwell	The Palladium Group	-	
Kenneth D. Sanders	-	Carolyn Tennison	
Katrina Keyes	K Strategies Group	Joyce Simmons	Diamond Miller-Place Inc.
Eugene Dominguez	Komatsu	Don Simpson	-
Bernard Walker	-	Tammy Guerrero	-
Trinidad Jimenez	-	Cindy O.	-
PK Jopeay	-	-	-

\*Based on the break-out session sign-in sheet

## Public Meeting Notes - July 19, 2007

PUBLIC MEETING #2 CITY OFFICIALS AND CONSULTANT TEAM	
<b>City of Fort Worth Elected and Appointed Officials</b>	
Fresh Meadows Kathleen Hicks Jacq Duncan	Councilmember, District 5 Councilmember, District 8 Planning Commissioner
<b>City of Fort Worth Staff</b>	Planning and Development Dept. Planning and Development Dept. Planning and Development Dept. Housing Dept. Community Relations Dept. Code Compliance Dept. Police Dept.
Rafina Newton Eric Fladger Scott Bellon Chris Thornton Angelica Cruz Kelvin Beene Bryan Sudan	Senior Planner Planning Manager Senior Planner Homeless Coordinator Spanish Translator Supervisor Captain
<b>Fresser and Nichols Consultant Team</b>	
Wendy Shabby Shifer Vidauri Mark Trance Chris Bosco	Urban Design Consultant and Project Manager Principal-in-Charge Urban Design Consultant Transportation Planning Consultant
<b>Buxton Company</b> Charles Weibel Chris Briggs Tina Gaudin Philip Davis	Market Analysis Consultant Market Analysis Consultant Market Analysis Consultant Market Analysis Consultant
<b>Komatsu Architecture, Inc.</b> Gordon Marchant Eugene Dominguez	Architecture Consultant Architecture Consultant
<b>Geo Charles Group, LLC</b> Tonya Vessey Keshi High Joyce Simmons Nicole Ashford Mary Edward Krystal James	Public Involvement Consultant Public Involvement Assistant Public Involvement Assistant Public Involvement Assistant Public Involvement Assistant

PUBLIC MEETING #2 STAKEHOLDER PARTICIPANTS	
<b>Participants &amp; Organization</b>	
Richard Colwell Kimberly Clark, THSTEP Bernard Walker, Quorum Commercial Don Boren, East Fort Worth Business Assoc. Wanda Conlin, East Fort Worth Business Assoc. Aaron & Amalullah Waajid Camille (last name illegible), Fort Worth ISD Robert & Dolores Harvey, Central Meadowbrook, NA Louis McBea, Eastern Hills Home Owner Assoc. Regina Duncan, Stop Six Sunrise Edition, Inc., NA Flores Brewer, Near East Side NA Sandy Joyce, LaVida News Willette Hall, GCG Advertising Kenneth Sanders Joyce Simmons, Diamond Miller Place Les Ross Kahrina Keyes, K Strategies La'Trece Myles, Jim Austin Company Randy Dellis, West Meadowbrook NA Mary Dellis, West Meadowbrook NA Peter Lyden, Main Street Land Polytechnic Tonya Ferguson, West Meadowbrook NA James Brooks, Lockheed Martin David Edwards, Tarrant County College Theron Bowman, Greater Mt. Tabor Church Greg Fox, Star-Telegram Robert McKenzie-Smith, The Palladium Group Donald Cager, City of Fort Worth, Housing Dept. Charlote (last name illegible) Rebecca Thompson Doris Johnson	
<b>Participants &amp; Organization</b>	
Sarah Hernandez, City of Fort Worth Fran Bonner, ATLC Corp. Ron & Jessica Cheek, Near East Side NA Alejandra Tiz, Iglesia San Miguel Donna Croft, Actrie Co. Deanna Boaz, Sierra Vista Terry Otley, Southeast Fort Worth, Inc. Jim Austin, Austin Co. Carl Pointer, United NA of South FW Paula Washington Don Simpson, Poly Carolyn Tension, Police District 8 Neighborhood Group Melinda Hamilton Lori Thomson, Firehouse Gallery Tameila Thornton, Smith Cypress Zella & Johnson Taylor, Sunrise Kay Brooks, Think Green Homes Hugh Brooks, Think Green Homes Meadowbrook Edward Saleko, West Meadowbrook NA Michael Phipps, Eastside Sector Association/MWNA Dan Haase Neil Cass, Eastland NA Christine Panagopoulos, City of Fort Worth Curvie Hawkins, The T Tammy Guerrero Trinidad Jimenez Andie McEwing, Greater Fort Worth Metropolitan Black Chamber PK Joppey, PCDC Linda Morrow, South Edgewood NA	



Public Meeting Notes - September 27, 2007

**SOUTHEAST CLUSTER URBAN VILLAGES**



**MEETING NOTES**

**Public Meeting #3  
September 27, 2007  
6:30 p.m.**

**Morningside Middle School  
2751 Mississippi Avenue, Fort Worth**

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

**CONTACT INFORMATION**

**Patrina Newton**  
Senior Planner  
City of Fort Worth  
817-392-8068  
[patrina.newton@fortworth.gov](mailto:patrina.newton@fortworth.gov)

**Wendy Shabay**  
Project Manager  
Freese and Nichols  
817-332-0404  
[wsh@freese.com](mailto:wsh@freese.com)

**Tonya Vesey**  
Public Involvement  
Open Channels Group  
817-332-0404  
[tonyavesey@openchannelsgroup.com](mailto:tonyavesey@openchannelsgroup.com)

04/09/2008

**Opening Session**

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

Following opening remarks by District 8 Councilmember Kathleen Hicks, Wendy Shabay of Freese and Nichols provided an overview of the City's Urban Village Development Program and explained the process the consultant followed to develop the Urban Village Development Program. She then presented the consultant's market analysis, 4) review and 5) recommendations. In addition, information on the market analysis for the Berry/Stalcup and Polytechnic/Wesleyan urban villages were presented.

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

The opening session closed with no questions from attendees. Attendees were directed to the five breakout sessions to discuss the recommendations for each urban village.

Page 2 of 13

Southeast Cluster Urban Villages, Public Meeting #3



Public Meeting Notes - September 27, 2007

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

**Existing Conditions**

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

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

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

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

Attendees were informed of the proposed improvements (landscaping, banner poles, and monument signs) are recommended along the primary circulation routes that include Berry, Riverside, and Glenn Garden. A new trail is recommended in the open space area along the eastern village boundary. These improvements will encourage pedestrian activity by increasing safety with wider sidewalks and installing streetscape improvements that would make the pedestrian experience more comfortable and appealing. District identity will be achieved with banner poles, monument signs, and other street signage.

Intersection improvements are recommended for the intersection of Berry and Riverside and gateway features recommended at the east and west termini of the village along Berry at Sycamore Creek and the Union Pacific rail line. Access management was recommended for the Berry and Riverside intersection on the northwest corner lot with the gas station as a way to improve roadway and pedestrian safety, reduce traffic congestion, and free land that is now used for a driveway for landscaping and streetscaping.

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

- New traffic signal.
- New 5' sidewalks.
- New ADA ramps.
- Decorative crosswalks.
- New bridge handrail.
- New roadway street lights.
- New pedestrian lights.
- New trees with an irrigation system.

**Development Opportunities**

The real estate within the village was evaluated to determine which parcels were suited for redevelopment and to develop the urban village concept plan. Most of the parcels were determined to be redevelopable for neighborhood retail and commercial uses, along with open space on the eastern boundary of the village. Under the proposed concept plan, new buildings are recommended to be oriented to the street with minimal building setbacks. Parking is recommended to be located behind buildings and small open space areas are proposed in the larger parking lots in the surface parking areas with landscaping, shade trees, and other features that enhance the pedestrian experience.

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

Below are some of the questions and comments from attendees:

- Question: Will all the hotels in the area have to close?
- Answer: No, if the rezoning is approved the existing businesses are grandfathered in but new businesses that are not permitted under mixed-use zoning would not be able to be built.
- Comment: The recent new developments are not using quality building material.

- Question: What are the plans for retail development?
- Answer: Deanna Boaz, representative from the Mallick Company stated that there has been a lot of interest from retailers to locate in the Berry/Riverside area; however, no deals have been finalized. Over the next few months, the old Montgomery Ward and Towne Plaza buildings are scheduled to be torn down.
- Question: Will tax abatements be available for this area? Answer: Yes.
- Comment: Ensure compatibility between new projects that will be part of Mallick'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/Riverside Breakout Session Attendees\***

Name	Organization	Name	Organization
Erma Johnson	International House of Stars	Cleveland Harris	Morningside
Martha (last name not legible)	A Prep Center	Bernard Walker	Quorum Commercial
Deanna Boaz	Mallick Company (Sierra Vista)	Johanna McCully-Borner	Borner Real Estate
Unknown (name not legible)	Mt. Rose Baptist Church	Andre McEwing	Fort Worth Metropolitan Chamber of Commerce
Heleen J. Clemmis	-	Erma Borner-Platter	Realtor
Linda Hicks	-	Ron Abram	The T
Terry Otley	Southeast Fort Worth, Inc.	Curvie Hawkins	Southeast Fort Worth, Inc.
Larry Hemphill	Acura Properties, LLC	Glenn S. Forbes	& JPM Chase
Larry Johnson	Hillside NA		

\*Based on the break-out sign-in sheet.

Public Meeting Notes - September 27, 2007

**Breakout Session: Berry/Slaloup**  
**Facilitators: Shad Comeaux, Freese and Nichols and Charles Wetzel, Buxton**

**Existing Conditions**

The current zoning and land use in the village was presented. The current zoning includes a variety of zoning districts including duplex, single-family, neighborhood commercial, and industrial. This zoning would not allow for the desired mixed-use developments and is recommended to be changed to a low intensity mixed-use (MU-1) district for all properties except the freeway frontage properties which will be analyzed for high intensity mixed-use (MU-2). MU-1 would allow for a variety of residential 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, church, etc.

**Urban Village Boundary**

The recommendation to extend the village boundary to include the northeast parcel (current commercial use) that is adjacent to Loop 820 was accepted by attendees. The issue of extending the village westward to Village Creek was also discussed. Attendees were in favor of extending the village boundary to Loop 820 and Slaloup in order to achieve a more compact village footprint. Also, it was pointed out that some properties located outside the recommended village boundary could 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 at Village Creek, appeared to understand the importance of a smaller village boundary and stated the church's proposed development would like to be thematically similar to what occurs 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/Slaloup intersection. Gateways are recommended for the east and west terminus of the village. An open space area that includes a new trail is recommended along the northern boundary of the village at Wildcat Branch creek. In addition, a new trail is recommended along the creek. The trail would increase safety for pedestrians. District identity would be achieved with monument signs, banner poles, public art and signage, history features in the creek park/plaza that highlight the history of the Stop Six area.

The following question and comment was made: Will sidewalk improvements be made west of the urban village? Currently, there are no sidewalks in front of houses that are located further west to Minnyards at Miller Avenue. Sidewalks can be extended further west in the future. Once the village develops, improvements along with retail opportunities could be sought for properties that are located west of the village. The comments received now about other suitable locations will be helpful in determining appropriate locations for future developments outside the Berry/Slaloup village. Attendees were encouraged to be involved in the upcoming 2008 bond program and to consult with their Councilmember on the infrastructure (sidewalks, etc.) that is needed in their community. Also, each bond project will include a small percentage of funds for public art, which could be used to develop art about the historic Stop Six area.

**Development Opportunities**

The real estate within the village was evaluated to determine which parcels were suited for redevelopment and to develop the village concept plan. Most of the parcels were recommended to be redeveloped to neighborhood serving retail and commercial uses, along with open space along Wildcat Branch creek.

The major features of the concept plan were presented and include a pedestrian and hike/bike trail along Wildcat Branch Creek, mixed-use and commercial development fronting Berry Street with minimal building setbacks, commercial uses located on the freeway-adjacent parcels, and the preservation of key institutional uses (e.g., churches). The proposed square footage for the retail and commercial uses were based in part on the market analysis results (see below).

Below are some of the questions and comments from attendees.

- Comment: The nearby duplexes are in bad shape and they are being used to sell drugs. People are worried that the improvements will trickle outward and positively impact surrounding land uses which could result in undesirable land uses like the duplexes being squeezed out.
- Comment: The businesses that are located in the Berry Street strip shopping center are a problem (poor service, etc.). Please recommend changing the current owners.
- Response: An effective way to address this issue is to work with the property owners if the business owner is a tenant. The property owner can exert pressure on the business to correct problems. However, if the business owner is also the property owner, it is more difficult to resolve issues.
- Question: Would the recommended open space area (pedestrian, hike and bike trail) extend to I-8207
- Answer: The recommended open space area is located between the freeway and the village. The future development.
- Question: If the recommended zoning is MU-1 plus light industrial and MU-2 also be considered?
- Answer: Yes. MU-2 includes all uses under MU-1 plus light industrial and is recommended for the freeway frontage properties.

**Market Analysis**

The results of the market analysis study indicated the following retailers were the best matches for the Berry/Slaloup village and its surrounding neighborhood.

Alex Formal Wear	Erin Masters	Movie Gallery
Apple's Neighborhood Grill	Family Video	Mr. Gatti's Inc
Beik	Famous Footwear	Ponderosa
Big 5 Sporting Goods	Fox's Pizza Den	Shoe Show
Braum's Ice Cream/Dairy Restaurant	Godfather's Pizza	Sizzler
Case Ole Mexican	Golden Fried Chicken	Southern Maid Donuts
Chick-fil-A	Goody's Family Clothing	Tao John's
Chuck E Cheese Pizza	Grandy's Country Cooking	Tao Mayo
Cinemark Theaters	Hasting's Book/Music Video	United Supermarkets
Com's Appliances	Hibbett Sporting Goods	Western Sizzlin
Country Kitchen Restaurant	Hungry Howie's Pizza & Subs	Wienerschnitzel
Dairy Queen	Krystal	Wingzone
Derry's Restaurant	Logan's Roadhouse	

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

- Question: What will happen on upper-level buildings?
- Answer: This will be worked out in the future (during a development's feasibility analysis).
- Question: Can retailers in the future (during a development's feasibility analysis) be encouraged to target the village? The market analysis is a good starting point for the village. The City website www.fortworth.org. Dogstons and Gas stations did not surface as good matches for this community due to the lack of demand. Attendees heard that a Starbucks is seeking to locate to the community. Another expressed the need for business diversity (not just restaurants) in order to achieve a mixed-use village.
- Question: Who was the best retail match?
- Answer: All the retailers identified are considered good matches. There's a demand for sit-down restaurants, entertainment uses and fashion retailers.

Attendees were informed that the draft plans are scheduled to be presented to the City Council in November. The schedule was updated to December 4. The session went well. Attendees seemed excited and ready to move forward on the village recommendations.

Berry/Slaloup Breakout Session Attendance*		Organization	
Name	Organization	Name	Organization
Linda Morrow	South Edgewood NA	Neil Cass	Eastland NA
Theron Bowman	Greater Mt. Tabor Church	Barbara Abbruy	City's Housing Dept.
Chris Salome		Amparo Escamillo	South Polytechnic
Patrina Newton	City's Planning and Development Dept.		

\*Based on the break-out session sign-in sheet

## Public Meeting Notes - September 27, 2007

**Breakout Session: Near East Side**  
**Facilitators: Chris Bosco and Alfred Vidaurri, Freese and Nichols**

**Existing Conditions**

The current zoning and land use were presented.

The current zoning in the village is MU-2 and Planned Development (PD). The parcels zoned PD are associated with the historic buildings that are owned by the Freese and Nichols. The parcels zoned MU-2 are currently residential. The area is primarily social service organizations including homeless shelters, a warehouse loft apartment, and underutilized buildings.

**Recommended Street Improvements and Gateways**

New sidewalks and streetscape improvements (street and pedestrian lights, larger parkways, banner poles, etc.) are recommended along E. Lancaster and Presidio and the streets that intersect E. Lancaster from the south. These improvements are recommended along E. Lancaster from the west to the intersection with Pine Street. Traffic calming devices (speed bumps, flashing lights, traffic calming devices) along E. Lancaster are recommended. Gateway features are recommended at the west and east terminus of the village. Public art is recommended for the I-35W underpass. District identity will be achieved with public art, monument signs, banner poles, etc.

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

**Transportation**

Transportation options were presented. The transportation recommendations include increasing parking as new retail tenants move in, increase parkways, consider one-way streets south of E. Lancaster, and improve the intersection at Pine and E. Lancaster.

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

For the Phase Two funds (\$740,571), stakeholders prioritized streetscape improvements along E. Lancaster from the I-35W frontage road to Cedar Street, and intersection improvements at Pine Street and E. Lancaster. The following elements are proposed:

- New traffic signal at Pine Street.
- Decorative crosswalks (10').
- New 10' sidewalks.
- ADA sidewalk ramps.
- New pedestrian lighting.
- New trees (100 gal.) with an irrigation system.
- Curb reconstruction and minor drainage.

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

**Development Opportunities**

The real estate 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 remaining 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 Presidio.

Name	Organization	Name	Organization
Erma Bonner-Platte	Historic Landmark	Esmeralda DeLaCruz	City's Transportation and Public Works Dept.
Phil Dupler	The T	Mike Zeilanko	V.A.
Flore Brewer	Near East Side NA	Otis Thornton,	City's Planning and Development Dept.

\*Based on the break-out session sign-in sheet

Page 7 of 13

Southeast Cluster Urban Villages, Public Meeting #3

**Breakout Session: Oakland Corners**  
**Facilitator: Scott Fisher, Freese and Nichols**

**Existing Conditions**

The current zoning, land use, and traffic circulation were presented.

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

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

**Recommended Street Improvements and Gateways**

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

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

**Transportation**

The following transportation improvements are recommended:

- Replace the signal at Oakland and Lancaster.
- Install ADA compliant ramps at Oakland and Lancaster.
- Signal and crosswalk improvements near the bus transfer center.
- Median treatment to discourage mid-block crossings.
- Connections to the drainage problem.
- Use access management to limit the number of driveways on a street like East Lancaster by promoting shared access with adjacent developments in order to improve roadway and pedestrian safety, reduce traffic congestion and air pollution, and increase the number of areas available for landscaping and streetscaping.

**Development Opportunities**

The real estate within the village was evaluated to determine which parcels were suited for redevelopment and to develop the concept plan. About fifty percent of the current land use is recommended for redevelopment to mixed-use neighborhood retail/commercial and residential use. The parcels identified for redevelopment are relatively small and provide an opportunity for smaller mixed-use projects. Since the current retail base is older and in some cases considered lower-end, it is recommended that higher quality retail firms be secured.

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

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

The following questions and comments were made:

- Question: Why was there not a recommendation for an irrigation system?  
 Answer: Sprinkler heads could potentially cause accidents or be run over. The Texas Department of Transportation (TxDOT) handles landscaping on a case-by-case basis. Regarding the issue of a solid structure in the median, that is not in line with a pedestrian-oriented village and may not be allowable by TxDOT.
- Question: Residents are concerned with the sale of alcohol and wonder if it is legal for some of the liquor stores to sell liquor within 1000 feet of schools.  
 Response: The liquor stores along E. Lancaster are at the legal distance from schools. Currently, no FWISD schools are within 1000 feet of the village. A private school academy is located in the village but is over a 1000 feet from the nearest liquor stores.
- Question: Does The T plan to relocate the bus transfer center from E. Lancaster?  
 Response: There has not been any mention by The T of relocating the bus transfer center.

Page 8 of 13

Southeast Cluster Urban Villages, Public Meeting #3

## Public Meeting Notes - September 27, 2007

- Question/Comment: Will Freese and Nichols continue on this project after the master plan recommendations are presented to the City Council? Residents would like for the recommendations to be available online.  
Answer/Response: Freese and Nichols will be retained to work on the Phase Two projects for Berry/Riverside and the Near East Side villages. 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 ([www.fortworthgov.org](http://www.fortworthgov.org)).
- Question: Is the City enthusiastic about the plans?  
Response: Yes, an example is the recent City assistance to rehab a strip shopping store in the Oakland Corners Urban Village.

Oakland Corners Breakout Session Attendance\*

Name	Organization	Name	Organization
Devern Allen	City of Fort Worth	Richard & Linda Lewis	Visitor
Tonya Ferguson	West Meadowbrook NA	Michael Phipps	West Meadowbrook NA
Mary & Randy Dellis	West Meadowbrook NA	Don Boren & Wanda Collin	West Meadowbrook NA
Chris Salome	-	Eddie Saloria	West Meadowbrook NA
Hugh Brooks	Think Green Builders	Lori Thomson	Firehouse Gallery, West Meadowbrook NA
Honey & Dolores Roberts	Central Meadowbrook NA		

\*Based on the breakout session sign-in sheet

### Breakout Session: Polytechnic/Wesleyan Facilitators: Gordon Marchant, Komatsu, and Chris Briggs- Buxton

#### Existing Conditions

The current zoning, land use, and traffic circulation were presented.

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

#### Recommended Street Improvements and Gateways

Streetscape improvements (parkway, ADA compliance, landscaped islands, signal upgrades, and lighting) are recommended along Rosedale and Nashville streets. These improvements will encourage pedestrian activity by increasing safety. District identity will be achieved with monument signs, banner poles, and public art.

Gateway features are proposed along Rosedale Street at Beach, Corner, and Bishop, and along Vickers Boulevard at Beach, Corner, and Collard.

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

#### Development Opportunities

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

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

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

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

#### Market Analysis

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

Ace Hardware	Dairy Queen	Golden Corral	Picadilly Cafeteria
Advance Auto Parts	Daylight Donuts	Golden Fried Chicken	Rally's Hamburgers
Blimpie Subs	Deb Shop	Goody's Family Clothing	Shoe Department
Brookshire's Food Stores	Chair Discount	Hungry Howie's Pizza	Shoney's Restaurant
Burger King	Chick-A-Roon	IHOP	Siron Sirocabe
Carl's Jr. Restaurant	Chick-A-Roon	Jimmy John's	Taco John's
Casey's	Chick-A-Roon	Kragen Auto Supply	Tacoline
Casey's	Chick-A-Roon	Mastercuts	True Value Hardware
Checker Auto Parts	Chick-A-Roon	Mazzio's Pizza	Western Sizzlin
Checkers Drive In Restaurant	Chick-A-Roon	Medicine Shoppe	Wienerschnitzel
Chick-FILA	Chick-A-Roon	Movie Gallery	Wingzone
Cinemark Theaters	Chick-A-Roon	Mr. Galt's Pizza	

## Public Meeting Notes - September 27, 2007

Country Kitchen Restaurant	Godfather's Pizza	Papa John's Pizza
----------------------------	-------------------	-------------------

Attendees were informed that the market analysis results would be used to recruit some of the retailers listed. Attendees agreed to maintain the current width of East Rosedale in order to have a pedestrian scale street. They favor the proposed early childhood development center that the YWCA and TWU plan to develop. They stressed the need for renewed retail/commercial growth and see it as the primary means to revitalize their community. They expressed interest in the City of Fort Worth's efforts to help in the area of developing and/or renewing an identity for the Polytechnic/Wesleyan neighborhood by using emblems, street signage, etc.

### Polytechnic/Wesleyan Breakout Session Attendance\*

Name	Organization	Name	Organization
Cynthia Garcia	City's Economic and Community Dev. Dept.	Eugene Dominguez	Komatsu Architecture, Inc.
Faye M Brown	Historic Polytechnic NA	Pansy Dawson	Engle Heights
Abbie Roark	Poly (Grand, NA and FW)	Dr. Jeffcoat	TWU
Ramon Romero	Planning Commissioner	Jimmy Crittendon	Faith Sanctuary Church

\*Based on the breakout session sign-in sheet

### CITY OFFICIALS AND CONSULTANT TEAM

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

Kathleen Hicks  
 Council Member, District 8  
 Ray Poyner  
 City Commissioner  
 Jacqu Duncan  
 City Plan Commissioner

#### City of Fort Worth Staff

Patricia Newton  
 Chief of Staff  
 Cynthia Garcia  
 Barbara Ashbury  
 Esmeralda DeLaCruz  
 Devan Allen

Senior Planner  
 Planning and Development Dept.  
 Planning and Development Dept.  
 Economic & Community Dev. Dept.  
 Housing Dept.  
 Transportation and Public Works Dept.  
 Mayor and Council Office

#### Fresse and Nichols Consultant Team

*Fresse and Nichols, Inc.*  
 Wendy Shabay  
 Alfred Valauri  
 Shad Comeaux  
 Scott Fisher  
 Chris Bosco

Urban Design Consultant and Project Manager  
 Principal-in-Charge  
 Urban Design Consultant  
 Urban Design Consultant  
 Transportation Planning Consultant

*Barton Company*  
 Chris Biggs  
 Charles Wezel

Market Analysis Consultant  
 Market Analysis Consultant

*Korntek Architecture, Inc.*  
 Gordon Yonker  
 Eugene Dominguez

Architecture Consultant  
 Architecture Consultant

*Open Chazmak Group, LLC*  
 Tonya Veasey  
 Nicole Ashford  
 Wesley de la Torre  
 Michael Howard  
 Keshi High  
 Joyia Simmons

Public Involvement Consultant  
 Public Involvement Assistant  
 Public Involvement Assistant  
 Public Involvement Assistant  
 Public Involvement Assistant  
 Public Involvement Assistant



## Public Meeting Notes - September 27, 2007

### PUBLIC MEETING #3 STAKEHOLDER PARTICIPANTS

#### Participants & Organization

- o Ron Abram, National Black MBA Assoc.
- o Deanna Boaz, Mallick Co. (Sierra Vista Dev.)
- o Erma Bonner-Platto, Historic Landmark
- o Don Boren and Wanda Conlin, West Meadowbrook NA
- o Patricia Bostic, Congressman Michael Burgess' Office
- o Theron Bowman, Greater Mt. Tabor Church
- o Flora Brewer, Near Eastside NA
- o Della Brooks, Morningside NA
- o High Brooks, Think Green Builders
- o Monette Brooks
- o Faye Brown, Historic Polytechnic NA
- o Phil Dupler, The T
- o Lillian Bush
- o Nell Cass, Eastland NA
- o Helen Clemmons
- o Rev. A. J. Collins, Mt. Rose Baptist Church
- o Mary & Randy Dellis, West Meadowbrook NA
- o Amparo Escamillo, South Polytechnic
- o Tonya Ferguson, West Meadowbrook NA
- o Glenn Forbes, Southeast Fort Worth Inc. and JPMorgan Chase
- o Erma Johnson Hadley, International House of Stars
- o Wei Harris
- o Curvie Hawkins, The T

#### Participants & Organization

- o Claude and Erma Latta
- o Obal Lee, CCHDCRC Inc.
- o Richard and Linda Lewis
- o Johanna McCully-Bonner, Conner Real Estate Agency
- o Andre McEwing, Fort Worth Metropolitan Black Chamber of Commerce
- o Linda Morrow, South Edgewood NA
- o Terry Otley, Southeast Fort Worth, Inc.
- o Mike Phipps, West Meadowbrook NA
- o Deborah Roark, TWU
- o Harvey & Lobres Roberts, Oakland Corners Stakeholders
- o Bernice Romero, Poly Pyramid
- o Eddie Sakerida, West Meadowbrook NA
- o Chris Sabine
- o Edward Skirts, West Meadowbrook NA
- o Lori Thomson, Firehouse Gallery
- o Maltra Toombs
- o Bernard Walker, Quorum Commercial
- o Mike Zelaniko, V.A.
- o Larry Hemphill, Acura Properties LLC
- o Lenda Hicks
- o David Howard, Empower Me, Inc.
- o Dr. Hal Jeffcoat, TWU
- o Larry Johnson, Hillside NA