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CULTURAL DISTRICT

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APPLICATION FOR ABCD MEMBERSHIP

Keep informed and have input to influence what is happening in your community!

Complete this form and send it along with your check in the amount of \$100 to:
ABCD, P.O. Box 9162, Fort Worth, TX 76147-2162

Business Name: _____
Address: _____
Products and Services Offered: _____
Telephone: _____
Contact: _____
Fax: _____
Mailing address: (if different from above). _____
Are you the property owner of this location? YES NO (if no please supply information below).
Property Owner's Name: _____
Telephone: _____
Address: _____
For information or assistance, contact Glenna Crocker at 817-731-6412 or glenna@monticellogallery.com.



APRIL MEETING

ABCD held its April meeting at Angelo's Barbeque on White Settlement Road. A large group came out to hear Fernando Costa, Director of Planning, City of Fort Worth, discuss plans for the Cultural District and other parts of the City.

Costa reminded us that Fort Worth is the fastest growing large city in the United States, having added 37,000 people last year to make our population 661,000, surpassing Baltimore and making us the 18th largest.

Two basic models of change continue to compete for money, time and attention. First, is suburban sprawl, which is a growth pattern that consumes land and resources faster than job population growth and exacerbates air quality and transportation problems. Second, is central city revitalization which takes advantage of existing resources inside Loop 820 and finds new uses for them. It seems unlikely that both can continue indefinitely at their current pace, but Fort Worth City Government is working hard on policies to make the most of all opportunities.

Central City Initiatives include the following:

Trinity River Vision ... for which clearance has been received from the Army Corps of Engineers. RadioShack, Tarrant County College Downtown Campus, Trinity Bluff, LaGrave Field are all projects that will be greatly enhanced by TRV and encourage more private development to occur.

Downtown Segment of Lancaster Avenue.... is due to be completed by the end of 2006, including public art to make it a wonderful public space and entryway to downtown.

Convention Center Hotel, (an Omni Property), Sheraton Grande Hotel, (presently the Ramada), the Texas and Pacific Building Lofts and the Texas and Pacific Warehouse Building converted into residential and commercial spaces ... all on-going projects that will bring new vitality to the southern end of downtown.

Sixteen urban villages, identified and prioritized by the City Council Planning Department several years ago, with lots of input from the community.... a way to allocate capital improvement funds and create high quality public spaces as redevelopment is occurring

Within and around the Urban Villages, Neighborhood Empowerment Zones have been created. NEZs offer economic incentives such as municipal tax abatements, waivers of many fees and release of city liens

Another helpful tool that encourages redevelopment is Mixed Use zoning, which allows business and residential uses to coexist in two categories, MU 1 and MU 2. Both make best use of available resources in ways that were previously against the zoning laws that strictly separated the two. Successful examples of MU projects include Montgomery Plaza, So7 Townhomes, Museum Place and Foch Street Warehouses.

Costa put forth the following "food for thought", as issues that will help determine the future of West 7th Street and the surrounding areas.

1. *The Trinity Parkway Alignment Study is concerned with the efficiency of transportation and the role that major arterial streets will play. Do we want a streetcar system?*
2. *Scenic Preservation will determine what the area will look like*
3. *Historic Preservation will determine what is historic and what is not and will play an important role in "place-making".*
4. *The Linwood Neighborhood of single family and duplex homes; it is time to use the land for something else or is it important to retain affordable housing for the workers needed to staff all the nearby businesses being created?*

In response to questions from ABCD members, Costa encouraged all to get acquainted with the Water Board candidates and vote on May 13. It is imperative that new water resources for North Central Texas start to be developed now, even though they will not be needed for 20 years.

ABCD thanks Mr. Costa and Angelo's for a great evening and looks forward to our May meeting at BK's Catering on University Drive when we will host, City Councilman, Carter Burdette on May 13.





UPDATE...

CDDI has asked Jorg Mast with Hughes Development, the SO7 developer, to make a presentation regarding the 80' height variance (for the proposed 200' tower) that was continued at the April 5 Board of Adjustment hearing. There were several notable figures voicing protest to the variance and the developer asked for a continuance in order to get before interested individuals and present the impacts of the proposal. Specific dates and times will be posted on the CDDI website at www.cddi.org.

UPDATE...

North Central Texas Council of Governments (NCTCOG) ranked the West 7th Street Corridor project 7th of 27 for the Statewide Transportation Enhancement Program. They have forwarded their recommendations to the State Department of Transportation for a final decision, coming later this summer.

UPDATE...

The City of Fort Worth has encouraged CDDI to initiate a Public Improvement District (PID) to accomplish many of the items that property owners have voiced as priorities for this area.

PUBLIC IMPROVEMENT DISTRICTS (PID)

What a PID Can Do Under State Law:

- *Reinvestment in the established district:*
- *Water improvements*
- *Sewer improvements*
- *Drainage improvements*
- *Roadway acquisition; construction; improvements; widening/narrowing; closing; or rerouting*
- *Mass transit cooperative funding*
- *Public off-street parking acquisition; construction; improvements*
- *Landscaping*
- *Fountains*
- *Lighting*
- *Signs*
- *Sidewalk acquisition; construction; improvements; widening/narrowing; closing; or rerouting*
- *Art acquisition; installation*
- *Library acquisition; construction; improvements*
- *Park acquisition; construction; improvements*
- *Acquisition of real property*
- *Similar or supplemental services*
- *Help individuals pursue opportunities offered under the Neighborhood Empowerment Zone – offers municipal tax abatements to individual projects that relinquish 100% of the property taxes back to the individual*
- *Generate immediate cash – by attracting redevelopment, the tax base and PID base is increased and generates immediate results*
- *Cohesive, complementary development – ensures that projects build on each other to produce a complete end product for public use versus a patchwork of sporadic, individualized projects that put money back into private property*
- *Public-private partnerships*
- *Neighborhood Empowerment Zone – offers municipal tax abatements to individual projects that relinquish 100% of the taxes back to the individual*
- *Support redevelopment organization to pursue public private partnerships*

WITHOUT A PID :

- Neighborhood Empowerment Zone – offers municipal tax abatements to individual projects that relinquish 100% of the property taxes back to the individual
- None of the above listed improvements can be expected outside the city schedule
- Floodplain issues – without area-wide flood control issues in place, individual projects are required to comply with storm valley flood mitigation at a ratio of 1:1, which is cost prohibitive on an individual basis, resulting in stagnation
- Unusual conditions of title – funds used to defeat the VanZandt reversion interest by deed restriction could be withdrawn because, even with successful results, poor infrastructure continues to be a hindrance
- Property values continue to inch along at an unpredictable, market driven pace

WHAT IS DOES PID MEAN TO YOU:

- Additional PID tax ... i.e. \$.15 per \$100 of value
- City holds PID funds, reimburses administrator as expenses incurred
- Petition signed by 51% property area and either 51% property value or 51% ownership
- Can address beautification as well as function
- Offers a forum to facilitate communication and task management between individual property owners, neighborhood associations, developers and the City
- Provides comfortable, understandable education on government policy that impacts this area
- The PID investment is reconsidered every five years

CULTURAL DISTRICT DEVELOPMENT INITIATIVES, INC.

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ABCD MARCH MEETING

Four Star Coffee Bar hosted ABCD at its monthly meeting on March 21, 2006. Fort Worth Police Department's Homeland Security Supervisor, Sergeant Banda was the guest speaker. Sergeant Banda and his unit, working in the Intelligence section of the Special Services Bureau, are aided by our local ATF office who deal with explosives to include bomb threats. The Intelligence unit has two Fort Worth officers tasked forced out to the ATF. The Intel unit also has one Fort Worth officer assigned to the FBI/ Joint Terrorism Task Force (JTTF) office.

Their mission is two-fold. First, to collect, evaluate and disseminate intelligence data regarding criminal activity including that in other jurisdictions that may adversely affect the City of Fort Worth. Secondly, they disrupt and dismantle any criminal activity both foreign and domestic.

Their responsibilities include terrorist groups, subversive and extremist groups, racial and anti-Semitic activities, organized crime and labor or strike activity. All the while, officers recognize the delicate balance between the rights of the citizens and the needs of law enforcement.

In addition to the FBI and ATF they work closely with Immigration and Customs Enforcement, US Marshall, Department of Public Safety, USPS, JRS NAS and Lockheed.

Banda recalled that two International terrorists had ties to this area. A current concern is the terrorist videos produced in English and posted on the Internet to get our young people interested in "the cause" and perhaps convince our youth to embrace the world of terrorism.

Citizens can obtain more information at www.fortworthpd.com or call 817-392-4460 with concerns. Citizen awareness is of utmost importance and encouraged! Certainly, we are comforted to know that our area law enforcement is working hard to keep us safe. Appreciation for their efforts is seldom expressed, but ABCD thanks

Sergeant Banda and all his fellow officers for the job they do everyday and for his informative program! **A B C D**

UPCOMING ABCD MEETINGS

Arrive at 5:30 to take advantage of the informal networking opportunity. The meeting and program are from 6:00 to 7:00 pm.

Tuesday, May 16th

B.K.'S CREATIVE CATERING

275 University Drive

Speaker: Carter Burdette - City Councilman

Tuesday, June 20th

UNT HEALTH SCIENCE CENTER

275 University Drive

Speaker: Greg Upp

Tuesday, August 15th

Speaker: Mark Presswood - Fort Worth Cats



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