

DRAFT

Revised September 13, 2003
Executive Committee

ASSOCIATED BUSINESSES OF THE CULTURAL DISTRICT, INC.

RESOLUTIONS

WHEREAS, the Associated Businesses of the Cultural District (“ABCD”) has the mission to promote and support economic development in the Cultural District of the City of Fort Worth (“District”) through strategic initiatives in commercial development, redevelopment of properties, and retention of businesses; and

WHEREAS, The Cultural District is an important and unique district that serves and is a benefit to the entire city and region. The privately owned area surrounding the Cultural District core currently offers great potential for redevelopment. The institutions of the District - the city’s major museums, Will Rogers Memorial Center with its equestrian venues, and adjoining gardens - provide a catalysis for development of the adjacent land at the highest and best use possible; and

WHEREAS, the City of Fort Worth through its Commercial Corridor Task Force, has designated the area within the Cultural District as an “Urban Village.” The Cultural District Urban Village is made up of the Trinity Park and West 7th – University areas and encompasses the business locations within the Cultural District. It represents an urban core of approximately 200 acres and an entire development zone of 928 acres; and

WHEREAS, the city has enlisted ABCD’s support as the non-profit business corporation focused on the economic and social well-being of the District. ABCD’s role is to support redevelopment efforts through the implementation of the Commercial Corridor Task Force’s findings for the Cultural District Urban Village. ABCD will implement short term design standards and long term design guidelines as recommended by the City of Fort Worth’s Urban Village strategy; and

WHEREAS, ABCD was formally registered on July 24, 2003 as the non-profit corporation designated by the City of Fort Worth as The Neighborhood Redevelopment Organization. The boundary for the area is set as the Neighborhood Empowerment Zone; and

WHEREAS, the Cultural District has been designated as an Urban Village by the City of Fort Worth and describes an Urban Village as an area that:

(a.) offers a mix of uses, jobs, public spaces, transportation connections, pedestrian activities, and a sense of place.

(b.) is centered around significant intersections – University at West 7th Street, West 7th Street at Carroll Street, and Montgomery at Lancaster and Camp Bowie.

(c.) acts as a catalyst with the City of Fort Worth for public/private partnerships created for investment and economic activity through use of

frameworks that may include, Tax Incremental Financing (TIF), Public Improvement Districts (PID), and Neighborhood Empowerment Zones (NEZ), and other partnership forms.

(d.) encompasses development areas knitted together by transportation links such as the proposed on-street ultra light rail system and a street grid network which provides a compact, walkable framework for infill development.

(e.) encompasses development areas identified for redevelopment support within the Cultural District include: the former Montgomery Wards location, South of Seventh development at Trinity Park, Left Bank at the Trinity, Historic Camp Bowie, West 7th / University / Bailey Intersection, Montgomery Street from Lancaster to I-30, and the Warehouse District bounded by West 7th / Lancaster / University and Foch Street.

WHEREAS, the City of Fort Worth has taken enabling actions to support redevelopment efforts for revitalization, the city council has enacted the following policies and ordinances:

Neighborhood Empowerment Zone (NEZ). On December 12, 2000, the City of Fort Worth designated specific areas urban villages as eligible for Neighborhood Empowerment Zone status through Chapter 378 of the Texas Local Government (5/99). Mayor & Council Communication ("M&C") 12897 (4/00) established policy for NEZ designation. M&C 13030 established administration procedures for designation.

Mixed-Use Zoning. On March 3, 2001, the City of Fort Worth enacted mixed-use zoning amendments to the city's zoning ordinance to be used to promote compact, pedestrian-friendly, infill development through M&C 0-14556, as amended by M&C-0-2091 on April 10, 2002.

Development Incentives. On July 31, 2001 the City of Fort Worth established rezoning requirements for the village core area to mixed-use as a prerequisite for incentives available under the NEZ through M&C 13208, which were established to spur public/private investment partnerships.

Planning for the Cultural District. The core of the District is guided by the *Cultural District Plan of 1984* that was updated and modified by the *Cultural District Plan of 1990*. The urban village area is also guided by the *Central City Commercial Corridors Revitalization Strategy* (Commercial Corridors Plan) that was adopted by the City Council in June 2003.

Unified Planning Document. The 2003 Comprehensive Plan specifies the need for updating the Cultural District Plan by ABCD and the Cultural District Committee. This should be accomplished by a joint effort from ABCD and the restated Cultural District Committee.

Comprehensive Plan Change. The Cultural District plan, which was completed in 1990, provided a comprehensive look at the Cultural District. This plan directs the future growth of the Fort Worth Cultural District for the next decade and has the goal of creating a unique, vital, and responsive cultural facility unlike any other in the United States; and

WHEREAS, many of the *1990 Cultural District Plan* recommendations have been implemented, others need to be reviewed and revised as needed to meet current conditions. The Cultural District Committee that was created by M&C 6501 in 1985 and has been operating in an *ad hoc* capacity, has begun the process of re-establishing itself legally to act on behalf of the public/private institutions within the Cultural District; and

NOW, THEREFORE, BE IT RESOLVED, that the ABCD represents the business interest in the Cultural District in cooperation with the Cultural District Committee, to represent the museums, cultural institutions, botanic gardens, and Will Rogers Memorial Center. Both ABCD and the Cultural District Committee must provide input and oversight to the City of Fort Worth on all matters that have a direct bearing on the economic and social well-being of the entire Cultural District – its businesses, institutions, and residents; and

BE IT FUTHER RESOLVED, that ABCD will promote growth of new and existing businesses within the Cultural District. Both ABCD and the Cultural District Committee share a common goal to protect the quality of the facilities owned by the city as well as private institutions. These venues make-up the magnet for visitation by over 11 million local, state, regional, national, and international visitors annually. ABCD is committed to implementing the goals of the Cultural District Village as it becomes a true urban center and acknowledges that design guidance that promotes compatible, sustainable, and vibrant infill development, as it emerges within the Cultural District core, is a key element in the economic viability of the Cultural District business community; and

BE IT FUTHER RESOLVED, that ABCD supports the Urban Village Plan adopted by the Fort Worth City Council that sets out the need for design criteria and standards as part of the implementation plan for revitalization. For the guidelines to be implemented, Chapter 4 of the City of Fort Worth Zoning Ordinance No. 13896 will need to be amended to provide a Cultural District Urban Design District.

BE IT FUTHER RESOLVED, that (i) the City of Fort Worth should adopt standards for private development for remodeled or new construction within the District boundary, and (ii) all new work should require a Certificate of Appropriateness before a building permit can be issued or secured.

BE IT FUTHER RESOLVED, that Chapter 2 of City of Fort Worth Zoning Ordinance No. 13896 should be amended to add a Cultural District Design Review Board. The Cultural District Urban Design District is accomplished by a City Council-approved overlay supporting the mixed-use zoning established by a majority of property owners petitioning for that mixed-use District.

BE IT FUTHER RESOLVED, that the Cultural District Design Review Board should be appointed from the ABCD membership with experience in design, real estate, or other qualified professional fields and that this board will serve as the review body for development in all privately-owned areas of the Cultural District.

Presented to the Executive Board of the Associated Businesses of the Cultural District and adopted this ____ day of _____, 2003 by the following vote:

VOTE	ABCD EXECUTIVE BOARD
Phillip Poole	_____ Phillip Poole, President
Janice Payne	_____ Janice Payne, Vice President
Diana McDowell	_____ Diana McDowell, Treasurer
Norman Hoyt	_____ Norman Hoyt, Historian
Morris Gardner	_____ Morris Gardner, Past President
Warren Wolf	_____ Warren Wolf, Membership
Sue Johnson	_____ Sue Johnson, Membership
Barney Holland	_____ Barney Holland, Program
Reagan Ferguson	_____ Reagan Ferguson, Publicity
Robert Chicotsky	_____ Robert Chicotsky, Refreshments

ATTEST:

Susan R. Petty, Secretary