


 TRINITY
UPTOWN


 TRINITY RIVER VISION

 A Master Plan for the Trinity River
and Major Tributaries in Greater Fort Worth

Trinity River Vision UPDATE

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Read how this local artist, *Letitia Huckaby*, became involved with the *Trinity River Vision* on page 3.

Trinity Uptown Officially Underway: First Contracts Signed!

The first contracts for work on Trinity Uptown have been issued. The City of Fort Worth has awarded a \$1.35 million contract for bridge design and engineering. This contract, which provides for 26.4 percent minority participation, has already exceeded the 25 percent city goal. "What a great start!" says Councilwoman Kathleen Hicks. "I hope this sets the standard for future projects." The second contract was issued by the Tarrant Regional Water District for relocation assistance. It was awarded to an M/WBE certified firm in its entirety, so "It exceeded a 25 percent goal by four times!" notes pleased board member Jim Lane.

TRINITY UPTOWN: KEEPING FORT WORTH ECONOMICALLY STRONG

By now, almost everyone has seen the exciting concepts of what Trinity Uptown could look like. **But not everyone realizes what a huge major economic stimulus it could be to all areas of Fort Worth.**

Not only will the project pay for itself over the next 20 to 25 years, it will also contribute to the tax base to support initiatives and improvements in other areas of the city so everybody benefits. It does that because the local funding for the project will come substantially from added public revenues - not from the existing tax base.

Trinity Uptown is just one project of the Trinity River Vision, a master plan for the entire 88 miles of river, tributaries, and greenbelt in the Fort Worth area. About 800 acres of land will directly benefit from flood protection and waterfront improvements in the central city north of downtown, opening adjoining neighborhoods to benefit from improved quality of life, parks, schools, jobs and community services. Trinity Uptown will result in beautiful new neighborhoods, thousands of

construction and permanent jobs, retail support and large permanent growth of the tax base for local governments.

More than 10,000 residential units are anticipated for the Uptown area, providing much needed housing for the central city of Fort Worth. City leaders are committed to making sure that these new neighborhoods include a mix of affordable housing, schools, parks and other amenities leading to a high quality of life. "The plan is to encourage families to return to the urban fabric of the city," says James Toal, urban planner for the project. "These neighborhoods will celebrate and include a diversity of Fort Worth residents."

During the closing decades of the last century, Fort Worth experienced a flight of families out to the suburbs. Now, with the rebirth of Downtown, Fort Worth South and the Cultural District, Fort Worth is seeing the return of important residential, retail and commercial tax bases to the central city.

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**TRINITY UPTOWN:
KEEPING FORT WORTH
ECONOMICALLY STRONG**

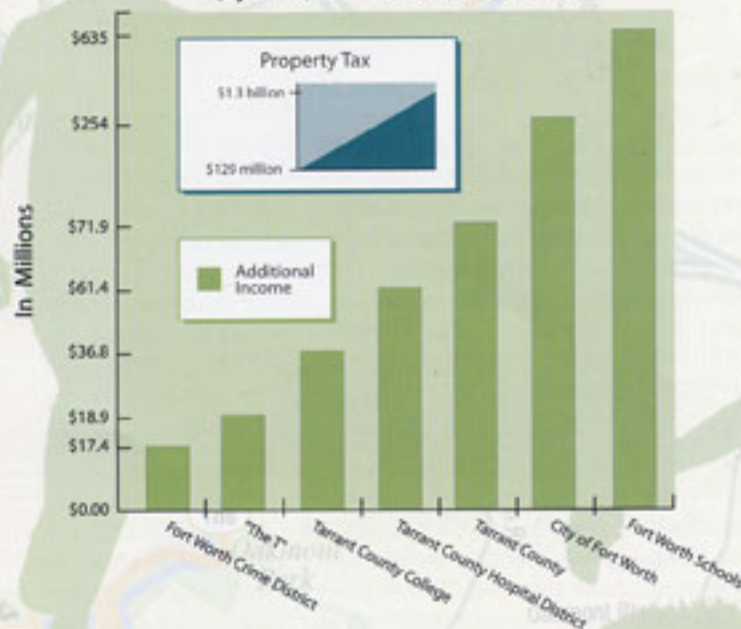
The Trinity River Vision will be a key factor in making sure that this inner-city reinvestment continues well into the current century.

While half the funds for this project will come from federal sources, a Tax Increment Finance district (TIF) has been put in place to finance the majority of the local infrastructure costs. The TIF district captures the added values created by Trinity Uptown to fund the eligible public infrastructure costs. As a result, local taxing jurisdictions do not have to use existing general fund revenues to pay for Uptown so local residents benefit from the project without having to increase their local tax costs. With the TIF financing, the tax base of the area will grow from a value of \$139 million to a value of **more than \$1.3 billion** over the next 40 years! And that's measured in constant 2005 dollar values.

In addition to the funds going to the TIF district, the area will generate more than \$1 billion of new revenue to the local taxing jurisdictions in the next 40-year period. These funds will go directly to the general funds of the Fort Worth School District, City of Fort Worth, Tarrant County, Hospital District, Crime District, Transit Authority, Tarrant County College, and the Tarrant Regional Water District to address needs throughout our community.

ECONOMIC IMPACT*

(By 2040, estimated in 2005 dollars)



*Source: UNT Center for Economic Development and Research

**WITH EXPECTED DEVELOPMENT
THIS PROJECT WILL:**

- Create \$958 million of business activity per year
- Boost the economy by over \$1.6 billion per year
- Support over 16,000 new jobs

About 16,000 permanent jobs will be created by the Trinity River Vision project in all sectors of the economy. In addition, there will be about 600 construction jobs per year during the approximate 10-year construction time period. The local, state and federal governments are working to ensure vast majority of these jobs can be filled by Fort Worth and Tarrant County residents. All of these governmental entities are also working on a diversity strategy for businesses that are owned by women, minorities, or socially or economically disadvantaged owners.

A great characteristic of the Trinity River Vision is that it brings people back to a "sustainable environment," which means that people can live, work, learn, shop and play in the same general area without congesting freeways or polluting the air and water. Trinity Uptown will create a momentum of reinvestment and vitality that will support all of the central city of Fort Worth. Bringing people back to the central city means that sales tax and property taxes are paid to local governments instead of neighboring municipalities, which greatly helps to keep our tax base strong.

Tarrant County College is building a community college campus that links Downtown and Uptown, providing both higher education and continuing education for all segments of the Tarrant County community. The campus will open in 2008 with more than 400,000 square feet of academic space. This will bring thousands of students into the central city, taking advantage of public transportation, easy access and future job opportunities.

In short, Trinity Uptown is a great local investment that pays for itself in economic returns, quality of life and environmental terms forever. ■

TRINITY RIVER VISION: CONNECTING OUR WORLD

While the media's attention is focused on Trinity Uptown, work on the rest of the Trinity River Vision is quietly proceeding. Designed to address all 88 miles of the Trinity River and its major tributaries that flow through the Fort Worth area, the master plan is responsible for improving and enhancing trails and greenspace throughout the city, one neighborhood at a time. Fort Worth's 18th trailhead opened with little fanfare this summer, although residents of the near northeast neighborhoods around Riverside Park certainly celebrated.

Sarah Walker, long-time Riverside resident, welcomed the improvements with open arms. "We're delighted to have paved trails now," she says. "And with new parking spaces, all of our community can have access to the river. We can enjoy the family-friendly benefits and charm of jogging, biking or just sitting on the riverbanks." The shaded picnic table, the water fountain for dogs and the Dogipot™ clean-up station are much-appreciated additional amenities, as is the giant Texas star embedded in the concrete. "Everything is beautiful!"

The new trailhead includes 15 parking spaces, a new covered picnic table on a concrete pad, a year-round drinking fountain for people and dogs, paved trails by the river, and a restroom facility. The trailhead's proximity to the 4th Street dam provides an excellent launch site for canoeists.

Work isn't complete yet, however. Edmund and Robert Frost have donated funds to install two more park benches in memory of their brother, George Frost, a long-time Streams and Valleys board member. Streams and Valleys is the non-profit organization charged by the city to safeguard and protect our river and its trail system. The organization has contracted with **Letitia Huckaby** (see picture on page 1), a local artist, to install oversized panels with photographs that depict life in the Riverside neighborhood. A fall dedication is planned when the work is complete.

The new trailhead is on top of the levee bordering the river, which makes the connection to the river more apparent. "The great thing about the Trinity River Vision plan is the neighborhood connectivity," says Erma Johnson Hadley, a Streams and Valleys board member. "With our improved river access, we can easily get to Downtown, Greenway neighborhood, the north side, and points farther west, like Benbrook Lake. Some people think this project only benefits downtown Fort Worth, but it's reaching out to neighborhoods all across Fort Worth," she notes. "Everybody benefits!"

River-lovers like Tracy Holmes agree. A frequent trail user, Tracy was dismayed by the "preponderance of doggie poop" along the trails. Instead of complaining, she offered a solution: She would donate the funds to install Dogipots at many trailheads throughout the city. Convenient plastic bags and a sanitary disposal container have gone a long way toward solving the problem.

Adelaide Leavens, executive director of Streams and Valleys, is enthused by support for neighborhood connectivity. "The Trinity River Vision is connecting our whole world," she explains. "At least, our world here in Fort Worth! Our 19th trailhead is planned for Delga Park near the Greenway neighborhood.

We'll plan a neighborhood town hall meeting this fall to determine what residents there would like to achieve." The 17th trailhead was in West Fort Worth, near White Settlement and Isbell. Others are spread throughout various neighborhoods: University Drive near Riverfront, Bellaire Drive South at Channel, Bryant Irvin near River Park, South Drive at Trail Lake, Meandering Road at Anahuac, Sansom Park Drive, and many others.

"Neighborhoods farther away from the river are admittedly harder to connect," she notes. "But not impossible." The Parks Department has received a TCSP federal grant for a study to explore how neighborhoods such as Wedgwood can connect to others. Results should be available later this year.

And when the river can't get to the people, S&V brings the people to the river through a series of events and entertainment. Mayfest, Trinity Fly Fest, Trash Bash, kayak clinics and many others have brought hundreds of thousands of residents to the river banks. New this year will be Friends of the River Run on Oct. 26 in the University Park shopping center. Designed for the non-runner or non-serious runner, this introductory 5K is "more like a party with a run than a run with a party," Leavens notes. Organizers expect 500 people to walk, stroll, jog, or, yes, even run the 5K on the Trinity Trails near University and I-30 that evening, and then enjoy music by Parti Gras while sampling food from more than 20 area restaurants set up in kiosks.

"Not only will we have a ton of fun," Leavens quips, "but we'll raise more money for more improvements for the river corridor. Isn't that what it's all about?" ■



Riverside trailhead and the Trinity River Vision trails

OUR COMMUNITY.

The investment opportunity of a lifetime.

At First Horizon Bank we like to invest in a sure thing. That's why we support the Trinity River Vision plan. Won't you please join us? Economic development, charitable contributions, and community support make up a portfolio that rewards like no other.



This issue of the Trinity River Vision newsletter underwritten by First Horizon Bank.



A Master Plan for the Trinity River and Major Tributaries in Greater Fort Worth

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817-335-2491 • www.trinityrivervision.org



Party in the Village
3.4 Mile Walk/Run/Stroll
Thursday, October 26, 2006

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FAIR CONTRACTING OPPORTUNITIES ABOUND

“It's the best workshop I ever attended, and I've attended zillions.”

—Sandra Davis, Minority and Women Business Enterprise, City of Fort Worth

“It's the best workshop I ever attended,” Sandra Davis raved, “and I've attended zillions.” Sandra is the manager of the Minority and Women Business Enterprise department for the City of Fort Worth and an integral member of the Fair Contracting Opportunities committee for Trinity Uptown. She was speaking

about the first community workshop hosted by the committee in June, but was equally complimentary of the second workshop in July. Each attracted more than 100 representatives of companies who were eager to bid on construction projects for the upcoming infrastructure planned for Trinity Uptown.

Rosa Navejar, president of the Fort Worth Hispanic Chamber of Commerce and chairman of the Fair Contracting committee, was equally enthused. “These have been great workshops that attracted strong interest. We're working very hard to make sure that both prime and subcontractors are prepared and eligible to bid on projects let by federal, state or local governments. Unfortunately, certifications among these governments are not reciprocal, so a company with the M/WBE certification

required by the City and Water District might not be eligible for projects let by TxDOT or USACE without additional certifications. We're reaching out to make sure that all contractors are prepared and qualified well in advance.”

The Trinity River Vision Web site will be a clearinghouse for all contracting opportunities.

Visit <http://www.trinityrivervision.org/ContractingOverview.asp> for details on schedules, types of projects, minority goals, certifications available and upcoming workshops. ■



Be sure to attend the
**“Friends of the River Party
in the Village”**

Thursday • October 26, 2006 • 6 PM
University Park Village Shopping Center

Call 817-926-0006 or
visit www.TrinityRiverVision.org for more details.