

North Fort Worth Alliance

July 17, 2010 Meeting

Meeting was called to order by Rusty Fuller at Fellowship of the Parks Church at the corner of Alta Vista and North Beach at 9:00AM.

ALLIANCE TOWN CENTER AND SURROUNDS:

Rusty introduced Mark Miller and Robert Folzenlogen of Hillwood Properties to speak about the current expectations for the Alliance Town Center and surrounds.

There has been a bit of a change in the design and construction timing for the Center due to market changes. The residential construction is probably 5 plus years in the future; however, significant interest in retail and office development is still being planned in the near future.

The current area as planned has been filled with all the restaurants allowed. This is determined by parking spaces available. The existing restaurants are doing very well. Olive Garden is slated to open in August. Chick-fil-a will be opening around December near the Wells Fargo Bank. Other restaurants that have committed to spaces are Cousins Bar B Q, Zoe's Kitchen (Mediterranean-style sandwiches) and discussions are being held with a noted Mexican restaurant.

Kroger is building a relatively new, upscale version of their store. It is called a Kroger Marketplace. The concept is innovative. The grocery section of the complex will have the usual food selections with added features such as a bakery, specialty cheese shop, prepared foods and such. The concept also includes an Ashley Furniture store, sale of jewelry and linens. It may also include a coffee shop, like a Starbucks, or Dunn Brothers. There will also be a Kroger Gas Station. The store complex is scheduled to open in January.

The area to the south of the Belk has been redesigned to bring in a movie theatre and potentially add some big box stores, e.g., TJ Maxx, Ross.

Several questions were asked about the possibilities of specific stores and restaurants. Mr. Miller gave answers to each where possible.

Alliance Town Center has a Facebook page.

Riverside Drive/Old Denton Road south of Heritage Trace Parkway to Dalton, about 300 yards, will be completed by Hillwood as a four lane, divided, concrete road. This work will start in August and be completed by January, 2011. This project is a partnership between Hillwood, City of Fort Worth and TIF 7. They are now looking at options for expanding the remainder of Riverside from Golden Triangle to North Tarrant Parkway.

The City is currently working on putting a traffic light at the corner of Old Denton and Heritage Trace Parkway.

It seems that development at the Presidio site on the west side of 35W on N. Tarrant Parkway is on hold due to the economy. We may see some individual development of some restaurants and maybe a Lowes.

North Fort Worth Alliance July 17, 2010 Meeting

At the north end of Old Denton Road at the corner with Golden Triangle, Texas Health Resources has acquired 40 acres in anticipation of building an hospital. Initially, they will build an ambulatory care facility with a few beds and a medical office building.

On the northeast corner of 35W and N. Tarrant Parkway, HCA has 70 acres for an hospital facility. Their initial project will be an ambulatory care facility.

Hillwood has made some design changes to Alliance Town Center to make it and access to it more pedestrian and bicycle friendly. We should see the construction of some of those changes soon. They are actively working with various agencies to develop bike and hiking trails that will coordinate with the Arcadia Trail project.

AIR QUALITY COMMITTEE:

Rusty Fuller gave an update on the status of the Fort Worth Air Quality Committee. The committee has selected a vendor after a rigorous evaluation process. Study design is currently underway as are negotiations of price and the final contract terms. Data collection may begin as early as August.

There was a question about the finding by the City Ethics Committee that the industry members of the Committee had a conflict of interest. Rusty explained that City Staff had done an analysis of the RFQ analyses and subsequent selection of the top three vendors. This analysis showed that the same three vendors would have been selected absent the voting of the industry members of the committee. He also went on to explain that the industry members had excused themselves from voting during the selection process of the final vendor. It is Rusty's opinion that the industry members are (1) necessary to the Committee to provide expertise and ensure as fair a study design as possible and (2) that the industry members are cooperating and contributing to the study process with integrity and as good corporate citizens. Rusty went on to explain that in addition to industry members, there were members from the Environmental Defense Fund, a citizen watchdog group, the Texas Commission on Environmental Quality and the EPA. He also felt that the citizen members of the Committee were strong enough to make up their own minds without feeling pressured by any interest groups.

Rusty did say that he expected that this study would be definitive and would give residents a good indication of the air quality safety around schools, residences and commercial buildings located near gas well facilities.

ARTERIALS AND INTERSECTIONS:

Shirley Gansser presented information on arterials in the NFWA area that she had received from City Staff. She stressed that it is necessary for us to keep track of the progress of the projects and the process for getting new projects considered for the next bond issue. We must get our voices heard or we won't be in the running for funds.

North Fort Worth Alliance

July 17, 2010 Meeting

Current projects and their status:

Golden Triangle: this contract has been awarded, design is complete and work is expected to start in August.

Ray White from N. Tarrant Parkway to Shiver Road: this is still in the design phase. Construction is expected to begin in April, 2011.

North Beach (Alta Vista) from Keller-Hicks to Timberland: currently purchasing rights-of-way with construction expected to start in January 2011. The City is building the section between K-H and Brae Birch. New Quest, the developers of the new Kroger store at Timberland, is building the rest. Staff did indicate there were some issues with New Quest that are affecting the start of the project.

North Beach from Golden Triangle to Keller-Hicks: construction is expected to start in January 2011.

North Beach from Shiver to the intersection of Alta Vista, Vista Meadows: due to constraints on the quantity of bonds that can be issued by the City for roads, this project has been postponed to 2014.

Keller-Hicks from North Beach (Alta Vista) to Park Vista: currently under design. Construction is expected to start in January 2011.

New Project List: These are projects we think need to be on the next bond issue.

Complete Timberland to 377: There are two sections of Timberland that need to be completed. There is a remaining 100 to 150 yards from the east end of Timberland to the intersection of 377 at Mt. Gilead. The second is to either cross or go around the property of Christ Haven.

Keller-Hicks from Park Vista to 377 including the Caty Road intersection.

Resolve the section of Alta Vista from North Beach to Ray White: This includes the section in front of Eagle Ridge Elementary School.

Kroger Road east of Ray White: This is the section along the side of Central High School.

Shiver between Meridian and Stirrup Way.

You are welcome to contact the North Fort Worth Alliance using the information at north-fortworth-alliance.com to suggest other arterials, roads and intersections that need to be addressed. The next bond issue is not expected until 2012.

35W COALITION:

Please visit the 35W Coalition website, www.35wcoalition.com and click the "Take Action Now" button to send a letter to your representatives to encourage them to vote for the funding necessary to improve 35W and the 35W/820 intersection. This funding is necessary to preserve economic development in our area, improve air quality and

North Fort Worth Alliance

July 17, 2010 Meeting

maintain the quality of life for one of the fastest-growing regions in the United States. This is important to the region and to the state as a whole. Tell your neighbors, too.

NEIGHBORHOOD EDUCATION:

Ibiso Charles pointed out that each HOA should ensure that their information on file with the City is current.

She handed out spiral bound copies of services and agencies of the City.

The meeting was adjourned at 10:37AM.

Respectfully submitted,

Russell Fuller, Vice President