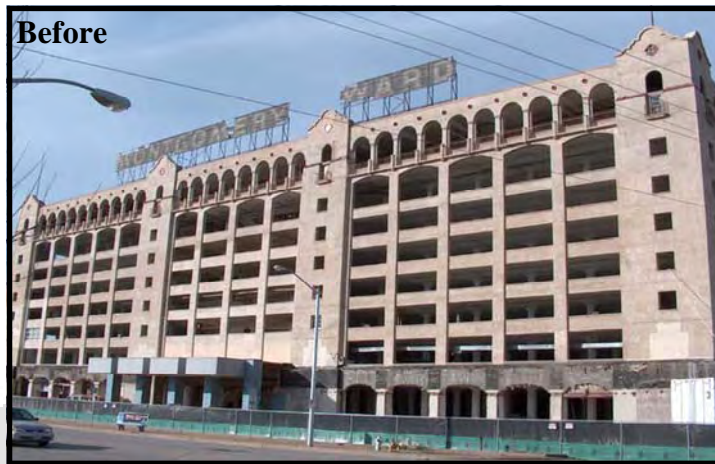


# MONTGOMERY PLAZA FORT WORTH, TEXAS

Construction for redeveloping the 46-acre Montgomery Plaza site in the Trinity Park Urban Village in Fort Worth, Texas is well underway. The plan consists of the development of 365,000 square feet of retail, including the first floor of the old Montgomery Ward catalog building. In addition, a SuperTarget will add another 170,000 square feet of retail, including a full-service grocery store to the site, scheduled to open in fall 2005.



In 1928, Montgomery Ward built an eight-story regional retail and mail order warehouse just across the Trinity River from downtown Fort Worth. The site was one of nine regional centers constructed in the United States between 1926 and 1929. An automobile service center was built on the site in 1936. In 1961, a massive distribution center was constructed on the rear of the property. In 1986 the catalog operation closed on the site and ten years later Montgomery Ward filed for bankruptcy protection. In March 2000 the distribution center took a direct hit from a tornado, killing one person. The tornado left the warehouses severely damaged, and six months later Montgomery Ward completely vacated the site.



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Before

Challenges to redevelopment included: extensive environmental remediation; damage from the 2000 tornado; updating an aging infrastructure while accommodating sustainable investment; and adaptive reuse of the former catalog building on a difficult site.



Artist's Sketch

The catalog building is slated for loft apartments and specialty retail. A six-story-high passage was carved out through the center of the U-shaped building, allowing traffic to access the rear of the site, and creating a more pedestrian-friendly facade.



After