

LOCAL PRODUCT COUNCILS PRESENT

# WHAT'S NEW WHAT'S NEXT?



## MUC & SSDC

Mixed-Use

Small-Scale  
Development

### Differing Implementation Approaches to Mixed-Use Districts

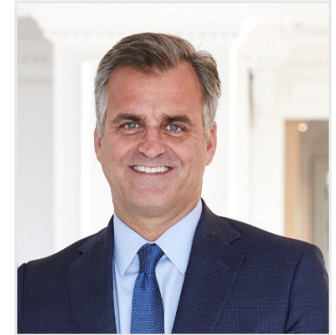
MODERATOR



**Andrew Blake**  
Presidio Interests,  
LLC



**Mike Brennan**  
Near Southside, Inc.



**Paris Rutherford**  
Catalyst Urban  
Development

This session will combine three viewpoints with direct experience in the creation of walkable, mixed-use districts. Andrew Blake of Presidio Interests has a long career in the delivery of incremental, smaller scale development that contributes well to a mixed-use place. He will talk about his efforts and related challenges / opportunities of working within such a context. Paris Rutherford of Catalyst Urban Development has delivered larger “institutional” scale mixed-use developments as anchors within such districts and will share his insights. And, Mike Brennan of the Near Southside District of Fort Worth will bring his experiences as a non-profit leader that has helped curate one of the more interesting mixed-use districts in the region that has combined public and private investment at both the incremental and institutional scale.

Amidst this landscape of opportunity, Waterfall Development, under the guidance of developer Craig International, is seizing upon the region’s momentum by acquiring over 3,000 acres along the picturesque shores of Lake Texoma. This visionary project entails the creation of a thriving community, featuring 7,500 homes, an array of retail spaces, culinary delights, a marina, and the iconic Margaritaville resort.



## BIOS

### **Andrew Blake**

Andrew is co-founder and managing partner of Presidio Interests, a Fort Worth-based commercial real estate investment and development firm with an unconventional, forward-thinking approach. Presidio specializes in strategic, transformative urban redevelopment projects, often converting obsolete and underperforming buildings into meaningful, attractive properties, thereby greatly enhancing value for building occupants, the surrounding community, and for the project's financial stakeholders. Presidio

has completed a number of successful urban infill development and redevelopment projects involving a variety of uses (creative office, class A office, retail, restaurant, residential, industrial/flex). Superior design and positive impact on the surrounding environment are essential elements of each Presidio project. Andrew oversees all aspects of the company's investment and development activities including new acquisitions, development/ redevelopment management, and asset management of existing portfolio properties. He has served in transaction and portfolio management roles for several commercial real estate firms in Texas and California including Trammell Crow Company and CarrAmerica Realty Corp. Since forming Presidio Interests with Jim Harris in 2007, Andrew has managed the acquisition, development or redevelopment of over 230,000 square feet of urban infill commercial projects with estimated value in excess of \$55 million.

### **Mike Brennan**

Mike is president of Near Southside, Inc., the non-profit economic and community development organization leading the revitalization of Fort Worth's historic Near Southside. This eclectic mixed-use district is home to six world-class healthcare anchors and a rapidly growing creative sector. The widely renowned work of district's artists, musicians, and arts organizations led the Texas Commission on the Arts to recognize the Near Southside as a state-designated cultural district in 2020. Mike became NSI's president in 2018 after leading the organization's planning and development efforts for 12 years. In addition to leading placemaking projects and the Near Southside's Tax Increment Reinvestment Zone (TIRZ), NSI is also responsible for a wide variety of community-focused promotional programs, including festivals and events that attract thousands, and a wide range of business assistance initiatives. Mike received a masters degree in urban planning from Harvard's Graduate School of Design and worked in the City of Fort Worth's Planning Department prior to joining NSI. He has served on the Board of Directors for the Fort Worth Transportation Authority (Trinity Metro) and on the Fort Worth City Plan Commission. He was a founding leader of Fort Worth's bike sharing system and continues to be closely involved with its expansion.



## BIOS

### **Paris Rutherford**

For nearly 30 years, Paris Rutherford has had a consistent track record in the creation of market-leading mixed-use, residential and transit-oriented districts. His focus is delivering profitable urban investment that capitalizes on the broader community's desire for Great Places as defined through design, market and social success.

He has worked on hallmark destinations across the United States, and was instrumental in the rejuvenation of urban communities in Dallas, Houston, Phoenix, Los Angeles, Denver, Atlanta and other cities through walkable urbanism. Since Catalyst's inception, Mr. Rutherford has guided the company's award-winning development and strategic planning efforts following a methodology that generates innovative investment, successful relationships, and enhanced market demand.

Prior to forming Catalyst, Mr. Rutherford was a managing partner at RTKL Associates where he lead the firm's planning division across eight global offices and served on its Board of Directors. His work has received over 100 awards including multiple ULI Impact and project awards, and he has been published or highlighted in such publications as The New York Times, Wall Street Journal, and Urban Land Magazine. He has been asked to speak at a host of venues including the National Press Club, ULI, ICSC, CNU and others, and been featured on national broadcasts such as CNBC's Closing Bell and PBS's News Hour. Mr. Rutherford is a graduate of the University of Southern California and Harvard University.

## NOTES

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