

From: [GRA](#)
To: [Maura Gast](#)
Subject: Fort Worth: This \$1.7B west side project will be 'uniquely Fort Worth,' developer says
Date: Wednesday, July 9, 2025 5:16:00 AM

EXTERNAL: USE CAUTION when clicking on links and opening attachments!

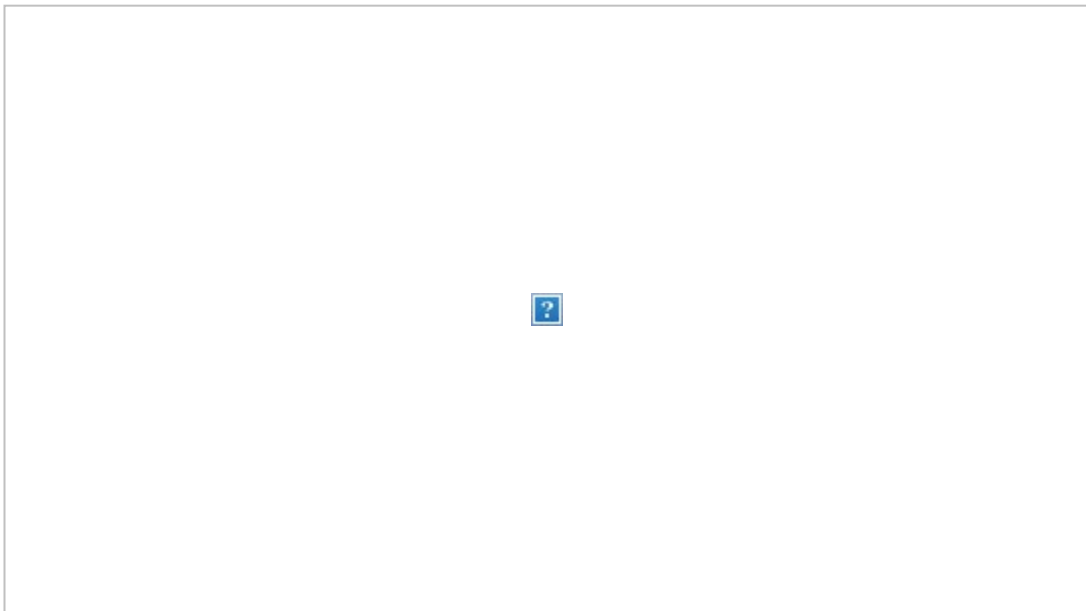
[Report Suspicious](#)

This \$1.7B west side project will be 'uniquely Fort Worth,' developer says

Fort Worth Star-Telegram

By Samara Gerstle

July 7, 2025 3:35 PM



Westside Village, the new development by University Drive and White Settlement road, will mix the urban, modern style with Fort Worth architecture. It will include shops, apartments, offices and more. Courtesy of Larkspur Capital

A new west side Fort Worth development will have a modern, sophisticated look while still being "uniquely Fort Worth," according to the developer.

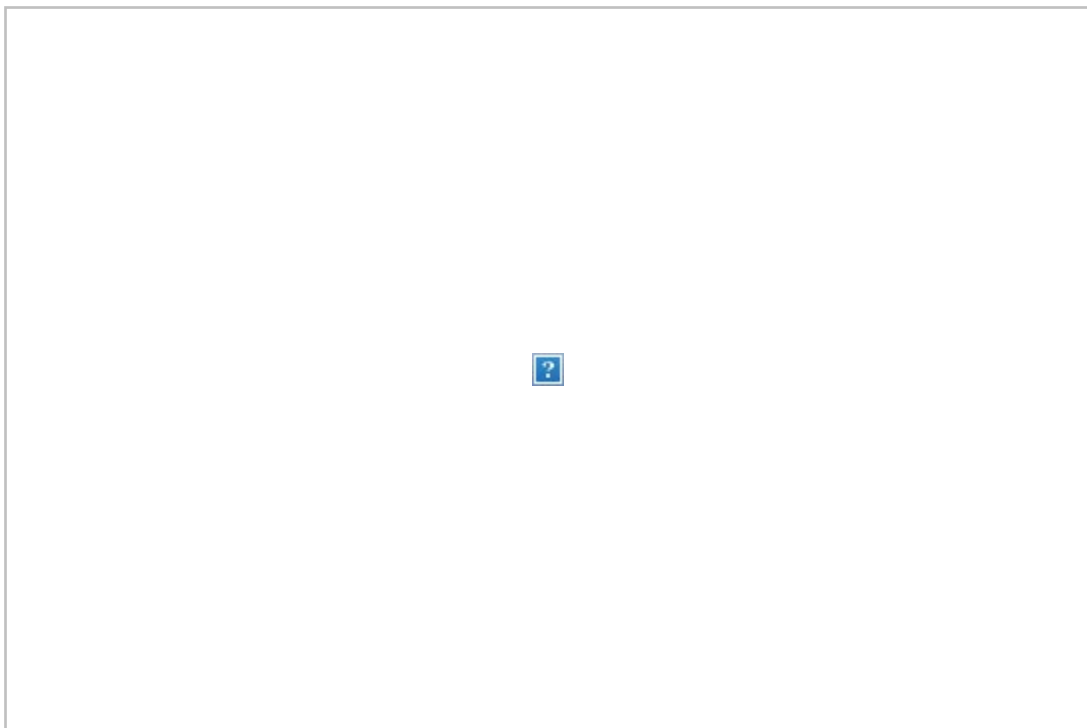
Developers of "Westside Village," the upcoming 37-acre mixed-use development, plan to incorporate both modern construction and the style of Fort Worth architecture, according to Schafer Smartt, vice president of Dallas-Based developer Larkspur Capital LP.

Larkspur is the developer on many retail and apartment projects in Dallas and developed the Jimmy John's on South Freeway in Fort Worth.

The project is the largest “new office inventory” project in 43 years, according to a city of Fort Worth news release. Developers plan to use mass timber — a structural component made of engineered wood — in new buildings, renovate industrial buildings and have a walkable landscape.

Some of the buildings will be made out of mass timber and parking lots will all be below ground to create the sophisticated look, Smartt said. The mass timber will give the buildings a “warmer, more inviting” feel, with large windows and engineered wood.

To maintain the architectural look of Fort Worth, the developers plan to bring in local and regional tenants and renovate certain industrial buildings in the district, according to Smartt.



Westside Village developers will incorporate retail, office, apartment and green spaces into the development that will be complete by 2035. Courtesy of Larkspur Capital

There will also be plazas throughout the district, with one central green space, Smartt said. The development will have “intimate paseos, public plazas, and lush courtyards,” according to the Larkspur website.

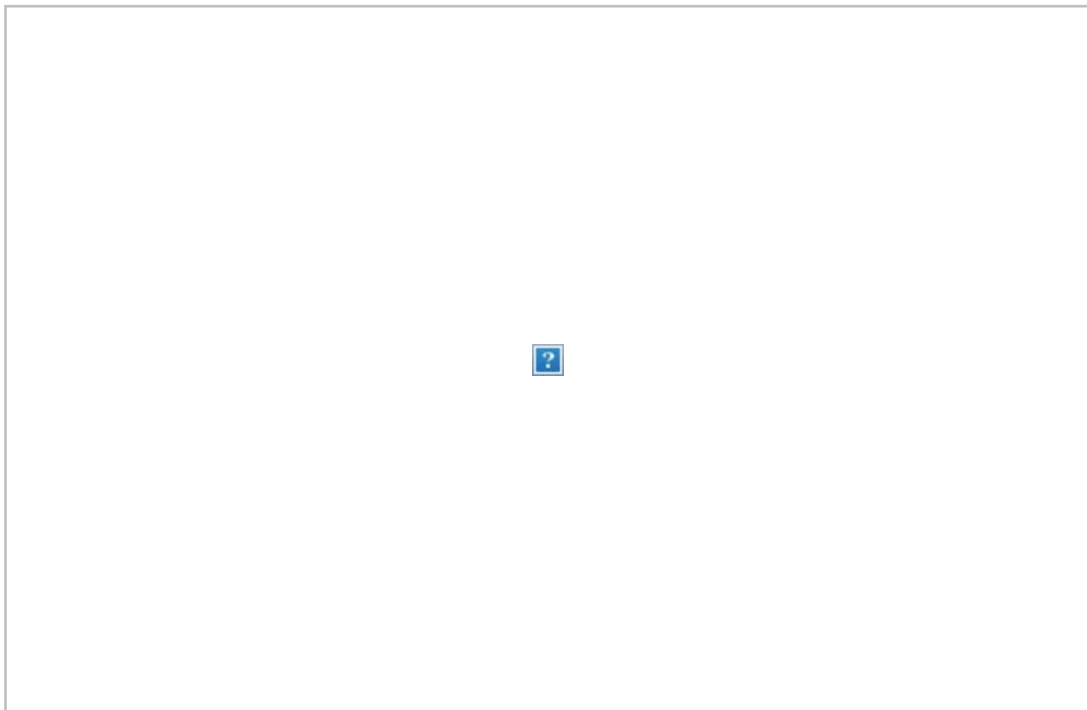
To incorporate both the modern construction and the style of Fort Worth architecture, many different architects will be on the project with design guidelines, according to Smartt.

“We want the buildings to feel like family members, not identical twins,” Smartt said.

Austin-based Michael Hsu Office of Architecture, Dallas-based Corgan and Seattle-based GGN are designing the buildings and landscape of the development, according to the Larkspur website.

The developers intend to make the development feel local and authentic to Fort Worth, Smartt said.

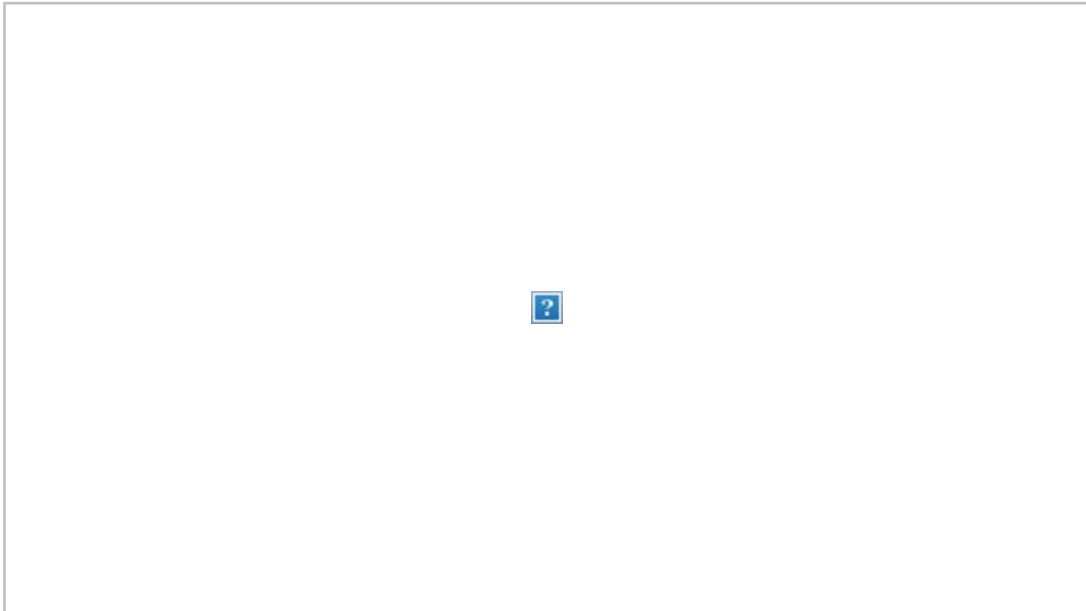
“A signal of success is if we were to pick this up, put it in another metro area somewhere else in the country, and it worked, then we haven’t done our job,” Smartt said.



Each of the buildings are going to look different, with varying architects on the project, according to developers. Courtesy of Larkspur Capital

About Westside Village

Westside Village is an upcoming 37-acre mixed-use development that will host a variety of retail, office, apartment, hotel and green spaces, according to the Larkspur website.



The developers of the \$1.7 billion development will incorporate both modern and Fort Worth styles into the 2035 mixed-use development. Courtesy of Larkspur Capital

The space intends to “honor Fort Worth’s heritage” and “embrace forward-looking urbanism,” according to the news release.

The development will include 238,000 square feet of retail space, 880,000 square feet of office space, 1,785 apartments and a 175-room hotel.

There are two developers on the project: Larkspur Capital, a Dallas-based developer, and Keystone, according to the news release.

It will be located on the site previously home to the Fort Worth school district administration building, settled between University Drive, White Settlement Road, Foch Street and the West Fork of Trinity River.

The project will cost \$1.7 billion and will be built in four phases over the course of 15 years.

Fort Worth City Council approved a \$125 million incentive package for the project last

week to fix storm and floodwater issues, according to the Fort Worth website.

The first phase is set to begin at the end of 2025, Smartt said. It will include a below-ground parking garage, an office building designed by Michael Hsu and a mixed-use apartment, office and retail building designed by Corgan, according to Larkspur.

2131 N Collins Ste 433-721
Arlington TX 76011
USA

[Unsubscribe](#) | [Change Subscriber Options](#)