

CITY OF FORT WORTH, TEXAS



COUNCIL PROPOSAL

Date: 1/13/04	File Number: 236	Subject: Consideration of the Designation of the Lake Arlington Area as a Neighborhood Empowerment Zone
Proposed By: Frank Moss	City Manager's Review: <i>[Signature]</i>	Page: PAGE 1 OF 5
	City Attorney's Review: <i>[Signature]</i>	

PROPOSAL

It is proposed that the City Council:

1. Authorize the City Manager to prepare a resolution and ordinance to designate the Lake Arlington area as a NEZ and Reinvestment Zone; and
2. Schedule a City Council Agenda item for January 27, 2004 to designate the Lake Arlington area as a Neighborhood Empowerment Zone (NEZ) and Reinvestment Zone.

DISCUSSION:

I. NEZ Designation Criteria and Eligibility

On April 25, 2000 (M&C G-12897), the City Council approved the Policy Statement on the Creation of Local NEZs in accordance with Chapter 378 of the Texas Local Government Code. The City Council also authorized the City Manager to identify neighborhood areas that may be eligible for NEZ designation and to develop administrative procedures for the NEZ Program.

The NEZ Administrative Procedures were adopted by the City Council on October 3, 2000 and amended on April 2, 2002 to fine tune program requirements. The procedures included two methods by which a NEZ may be designated: 1) City Council Proposal and designation; or 2) an application process.

Community leaders and citizens have long expressed concern of the lack of new subdivisions offering middle and upper middle income housing for residents wishing to stay or move to the Southeast quadrant of Fort Worth. The alternative for residents seeking a larger home is to relocate outside of the Southeast quadrant. The Lake Arlington shoreline is one of the few areas of the Southeast quadrant that has large parcels in excess of 100 acres for new single-family neighborhood subdivisions. Currently, approximately 410 acres of vacant and underdeveloped land exists along the Lake Arlington shoreline in Fort Worth between Ramey Avenue on the north and Interstate 20 on the south and East Loop 820 on the west and Lake Arlington on the east.

In 1999, the Southeast Fort Worth Economic Development Action Plan was developed in partnership with the City of Fort Worth and the Fort Worth Metropolitan Black Chamber of Commerce. The Southeast Action Plan proposes residential development along the western shores of Lake Arlington. A subsequent plan entitled *A Conceptual Residential Master Plan for the Lake Arlington Shoreline Properties* was undertaken in 2002 to further examine the feasibility of market rate housing along Lake Arlington. The Conceptual Residential Master Plan included major facts and findings on the current conditions that exist along the western part of Lake Arlington and made recommendations to help spur development of low-density residential, and new neighborhood retail businesses.

LEGALITY

- FISCAL NOTE
- CITY MANAGER'S COMMENTS
- CITY POLICIES MANUAL

CITY OF FORT WORTH, TEXAS



COUNCIL PROPOSAL

Date: 1/13/04	File Number: 236	Subject: Consideration of the Designation of the Lake Arlington Area as a Neighborhood Empowerment Zone
Proposed By: Frank Moss	City Manager's Review:	Page: Page 2 of 5
	City Attorney's Review:	

To achieve the residential objectives for Lake Arlington and achieve the City Council's goal of providing housing opportunities for all income groups, Councilmember Frank Moss is seeking NEZ designation for the Lake Arlington area. City staff has prepared a plan according to submission requirements under the NEZ policy (Attachment A). The boundaries of the proposed Lake Arlington NEZ are Truman Drive on the north; Interstate 20 on the south; the Fort Worth City limits on the east; and East Loop 820 to the west (Attachment B). The Lake Arlington NEZ has a population of 3,382 and meets the following designation requirements under the City's NEZ policy.

- Promotes economic development through the development of neighborhood retail and market rate housing;
- Promotes the rehabilitation of affordable housing;
- Promotes quality public services by encouraging the development of a north/south arterial, park and open space areas, and a public school;
- Is located entirely within a HUD Community Development Block Grant (CDBG) eligible area;
- Has a population less than 6,000;
- Includes in its boundaries a mixed-use growth center (East Loop 820/Lake Arlington), and a City designated Model Blocks (Carver Heights East);
- Is considered distressed based on the 2000 Census socio-demographic data. For example, according to the 2000 Census, 10.1 percent of households in the Lake Arlington area receive public assistance compared to a citywide percentage of 3.1. Also, the 2002 unemployment rate for the Lake Arlington area was 13.5 percent compared to the citywide rate of 8.1 percent according to the Texas Workforce Commission; and
- The proposed Lake Arlington NEZ meets the criteria for Reinvestment Zone designation because the area is reasonably likely as a result of the designation to contribute to the retention or expansion of primary employment or to attract major investment in the zone that would be a benefit to the property and that would contribute to the economic development of the municipality.

The Lake Arlington NEZ plan outlines the following development opportunities and strategies:

II. Development Opportunities

Residential Development: Approximately 410 acres of vacant and underdeveloped land exist in the proposed NEZ. The 410 acres are located along the Lake Arlington shoreline and considered suitable for low-density residential development.

Commercial Development: Neighborhood retail is proposed at major gateways located in the Lake Arlington NEZ area. The proposed community retail would provide services and goods to the new residential neighborhoods.

Public Services: With ample vacant and undeveloped land, the development of the following public services is recommended in order to accommodate the increased population that may occur from the proposed new residential development.

- LEGALITY
- FISCAL NOTE
- CITY MANAGER'S COMMENTS
- CITY POLICIES MANUAL

CITY OF FORT WORTH, TEXAS



COUNCIL PROPOSAL

Date: 1/13/04	File Number: 236	Subject: Consideration of the Designation of the Lake Arlington Area as a Neighborhood Empowerment Zone
Proposed By: Frank Moss	City Manager's Review:	Page: Page 3 of 5
	City Attorney's Review:	

Proposed North/South Arterial

Currently, the Lake Arlington area does not have a continuous north/south arterial. The properties along the shoreline are currently not accessible. For this reason, a north/south arterial is proposed for the Lake Arlington area that would extend from Ramey Avenue to Wilbarger Street.

Public Open Space Areas

Currently, the Lake Arlington area has approximately 290 acres located in the floodplain. The floodplain areas may be suitable for development as public open space areas (e.g., trails and parks). It is recommended that the open space area be developed in conjunction with the proposed new residential developments.

New School Site

As the population base increases with family households, a school site may be feasible for the Lake Arlington area.

II. Development Strategies

Housing:

- Establish a task force to oversee the implementation of the plan.
- Market the Lake Arlington NEZ to potential residential investors and developers.
- Seek assembly of a critical mass of land for a phase one development.
- Rezone property located in the 410 acres to lower density residential.
- Determine the feasibility of medium density in the planned developments.
- Incorporate buffers between the proposed new residential development and current industrial, manufactured home areas, and older single-family residential areas.
- Market the NEZ incentives to potential investors, developers, new home buyers, and existing home owners

Commercial:

- Encourage the development of neighborhood retail at major gateways.
- Market the NEZ incentives to potential commercial investors and developers.

Public Services:

- Develop a north/south arterial roadway.
- Develop open space areas to include public trails and parks.
- Work with officials of the Fort Worth Independent School District to determine the feasibility of an elementary school site in the Lake Arlington area.

_LEGALITY

- FISCAL NOTE
- CITY MANAGER'S COMMENTS
- CITY POLICIES MANUAL

CITY OF FORT WORTH, TEXAS



COUNCIL PROPOSAL

Date: 1/13/04	File Number: 236	Subject: Consideration of the Designation of the Lake Arlington Area as a Neighborhood Empowerment Zone	
Proposed By: Frank Moss		City Manager's Review:	Page: Page 4 of 5
		City Attorney's Review:	

IV. Projects Eligible to Receive NEZ Incentives

In order to increase the market potential and attractiveness of the western portion of the Lake Arlington area as a place for quality single-family development, the industrial uses should be restrained from expanding. It is recommended that the only projects eligible for NEZ incentives be located in the following zoning districts:

- Residential districts: A-43, A-21, A-10, A-7.5, A-5, AR, B, R1, R2, CR, C, and MH.
- Commercial districts: ER, E, MU-1, and FR.

The approval of this proposal by the City Council authorizes the City Manager to prepare a resolution and ordinance for the designation of the Lake Arlington area as a NEZ and Reinvestment Zone.

LEGALITY:

The Department of Law finds that this proposal is legal and that it is within the authority of the City Council.

FISCAL NOTE:

The Finance Director certifies that the approval will not require the appropriation of additional funds at this time.

CITY MANAGER'S COMMENT:

Creation of the Lake Arlington NEZ through Council Proposal is consistent with the NEZ Administrative Procedures as approved by the City Council on October 3, 2000, under M&C G-13030, and amended on April 2, 2002.

- LEGALITY
- FISCAL NOTE
- CITY MANAGER'S COMMENTS
- CITY POLICIES MANUAL

CITY OF FORT WORTH, TEXAS



COUNCIL PROPOSAL

Date: XXXX 1/13/04	File Number: 236	Subject: Consideration of the Designation of the Lake Arlington Area as a Neighborhood Empowerment Zone
Proposed By: Frank Moss	City Manager's Review: <i>Amy W. Jacob</i>	Page: PAGE 5 OF 5

Mayor

Frank Moss
Councilmember

City Manager

Wendy A. Davis
Councilmember

APPROVED
CITY COUNCIL

JAN 13 2004

Gloria Pearson
City Secretary of the
City of Fort Worth, Texas

- LEGALITY
- FISCAL NOTE
- CITY MANAGER'S COMMENTS
- CITY POLICIES MANUAL

LAKE ARLINGTON NEIGHBORHOOD EMPOWERMENT ZONE PLAN

Council Proposal
Councilmember Frank Moss
District 5



Prepared by the City of Fort Worth
Planning Department
December 2003

TABLE OF CONTENTS

Background	1	Tables		
Community Input	1	Table 1	Lake Arlington NEZ Socio-Demographics	3
Location of Proposed Neighborhood Zone (NEZ)	2	Table 2	Lake Arlington Current Zoning	5
Eligibility of Proposed Lake Arlington NEZ	2	Table 3	Lake Arlington Future Land Use	5
Existing Conditions	3	Figures		
Demographics	3	Figure 1	Lake Arlington Location Map	1
Existing Land Use	4	Figure 2	Lake Arlington Proposed NEZ	2
Current Zoning	5	Figure 3	Existing Land Use	4
Future Land Use	5	Figure 4	Current Zoning	6
Access and Road Conditions	5	Figure 5	Future Land Use	6
Utilities	7	Figure 6	Existing Roadways	7
Undeveloped Land and Ownership Pattern	8	Figure 7	Vacant Parcels Ownership Pattern	9
Goals	8	Figure 8	Residential Zoning Recommendations	10
Recommendations	8	Figure 9	Proposed Arterial Parkway, Lakeshore Drive	13
Residential Development	8	Appendix		
Area A	9		Carver Heights East Neighborhood Model Blocks Plan	
Area B	9			
Area C	10			
Assembly of Land	10			
Buffer from Adjoining Incompatible Land Uses	10			
Zoning	11			
Financial Incentives	11			
Public Services	12			
Public Park Areas	12			
Public School	12			
Proposed Arterial Roadway	12			
Organizational Structure	12			
Potential Funding Sources	12			

Background

The City of Fort Worth Comprehensive Plan and the 1999 Southeast Fort Worth Action Plan for Economic Development both recommend that the western shores of Lake Arlington be considered for single-family planned residential development. The City commissioned the Gideon Toal consulting firm to prepare a study entitled “*A Conceptual Master Residential Plan for Lake Arlington Shoreline Properties*”, which proposed lower density residential developments along the shoreline. All three plans propose to utilize Lake Arlington’s natural features and available views. To succeed, the city and other interested parties will have to cooperate with zoning, platting, and land assembly.

Citizens and community leaders in the southeast area of Fort Worth believe that more families would remain in and relocate to the area, if there were new quality single-family communities being developed in the area. A quality single-family community would include quality construction of homes, parks and open space, a community activity center and proper landscaping to screen neighboring non-residential land uses. The belief is that homes in the price ranges of \$120,000 to \$250,000 would be in strong demand. This range of home prices is thought by stakeholders and community leaders as being a price range that fits the expected market in terms of size and quality of homes. Home buying families are often having to leave the southeast area to find new homes of this quality and price range.

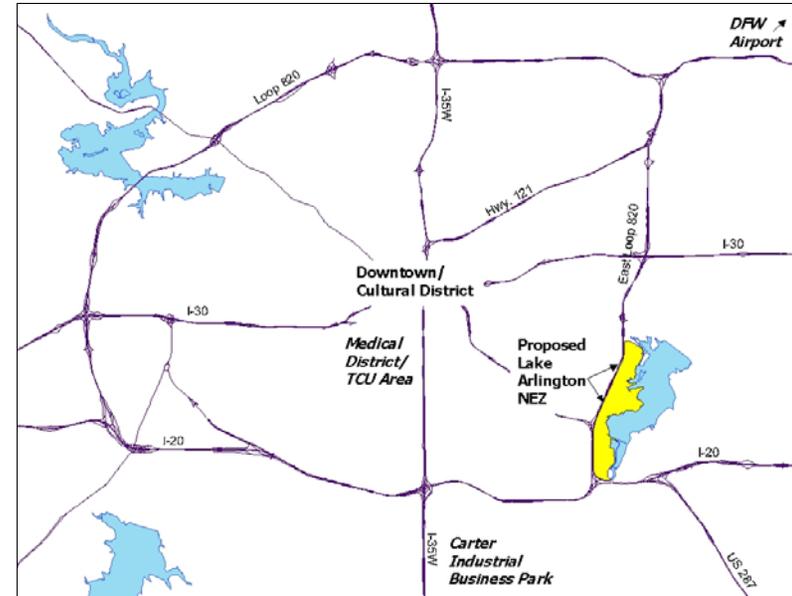
Community stakeholders expressed a desire to see the Lake Arlington shoreline area develop into a planned single-family residential community. The Stakeholders believe a successful single-family residential development will spur the development of community retail to this area.

In order to spur quality residential development, a variety of public resources will be needed, including incentives offered through the City of Fort Worth’s Neighborhood Empowerment Zone (NEZ) program.

Community Input

During the development of the aforementioned residential study, city officials, major landowners and others were interviewed. In addition, several workshops were held at the beginning of the process, after completion of preliminary concepts and near the end of the planning process. The vision of these stakeholders was to put in place zoning and other initiatives that would result in a planned residential development on the western shores of Lake Arlington. The stakeholders envision residential developments that take advantage and preserve much of the

Figure 1: Lake Arlington NEZ Location



Source: City of Fort Worth, Planning Department, 2003.

beautiful forested area, rolling terrain, lake views and lake access. In addition, the stakeholders propose a new north-south arterial, which would include gateways to the neighborhood. The new north-south arterial would separate commercial/ industrial traffic from the residential development area. Access to the lake would be provided in public and private parks incorporated into the overall design.

Location of Proposed Neighborhood Empowerment Zone (NEZ)

The proposed Lake Arlington NEZ would be located in Southeast Fort Worth, directly west of Lake Arlington, and entails approximately 1,402 acres (Figure 1).

The Lake Arlington NEZ boundaries are proposed as follows: the northern lot lines of the Carver Heights subdivision to the north; Interstate 20 to the south; East Loop 820 to the west; and the Fort Worth City limits to the east (Figure 2).

Two major thoroughfares, East Loop 820 and Interstate 20, provide convenient access to major employment centers, such as Downtown Fort Worth and other areas in the metroplex.

Eligibility of Proposed Lake Arlington NEZ

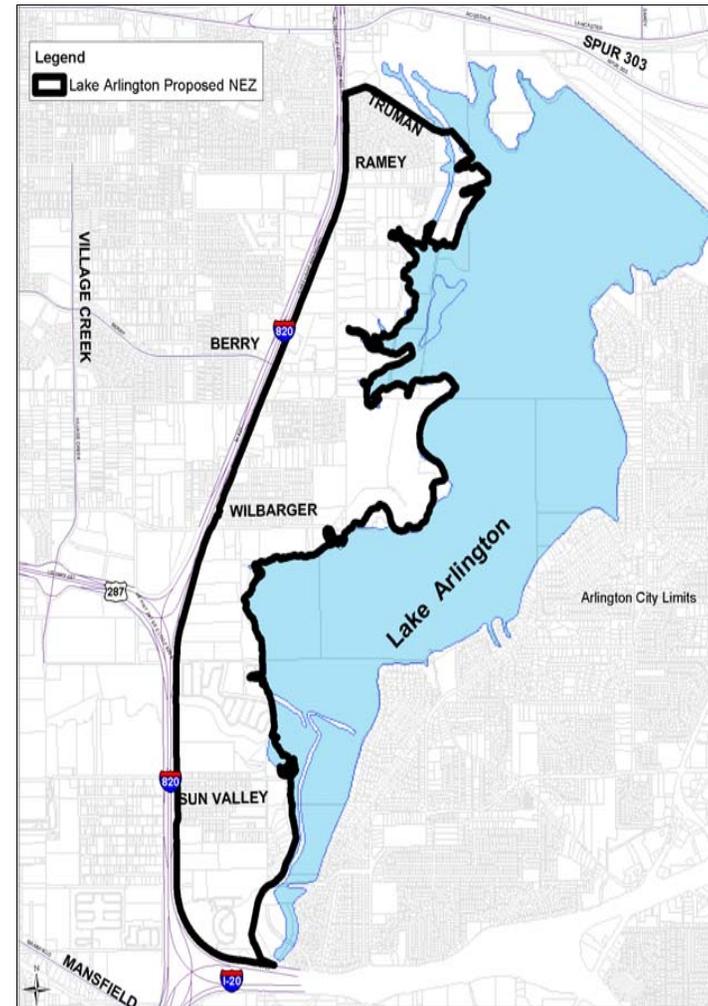
The criteria for NEZ designation is:

- The proposed NEZ must promote creation or rehabilitation of affordable housing; increase in economic development; or increase in the quality of social services, education, or public safety provided to residents in the zone.
- At least 50% of the NEZ is located in Community Development Block Grant (CDBG)-eligible areas or the "Central City".
- Bounded by clearly defined boundaries (streets, railroads, creeks or other logical boundaries).
- No more than 6,000 people at the time of designation. If more than 6,000 people, the geographic area cannot be larger than 1.5 square miles.
- Meeting criteria for reinvestment zone.

In addition, priority will be given to areas within or which include:

- State or federal designated enterprise or empowerment zones;
- Mixed-use growth centers, as defined and identified by the City's Comprehensive Plan;
- Existing Model Blocks or special target areas recognized by the City;
- A high priority commercial corridor; or
- U.S. Department of Housing and Urban Development (HUD)-eligible areas.

Figure 2: Lake Arlington Proposed NEZ



Source: City of Fort Worth, Planning Department, 2003.

The proposed NEZ boundary is located entirely within a Housing and Urban Development CDBG area.

The population is 3,382 based on the 2000 Census, which is less than the NEZ criteria of 6,000. The size of the Lake Arlington NEZ is 1.98 square miles.

The proposed NEZ includes the Carver Heights East Model Blocks, and a portion of the Loop 820 East/Lake Arlington Mixed-Use Growth Center.

The primary objective of the proposed NEZ is to develop undeveloped and under-utilized parcels by promoting quality single-family residential, and economic development through new community retail, public services improvements and affordable housing development. An additional objective is to help improve and strengthen the housing stock located in the existing single-family subdivisions.

Existing Conditions

The western shores of Lake Arlington, which is in the Fort Worth city limits, is a mix of developed, vacant, and undeveloped parcels. Single-family residential development along the west side of the lake has not developed as rapidly as the eastern shores due to the barrier of East Loop 820. Several mobile home communities have developed primarily south of Martin Street. In addition to residential, there is a mix of land uses along East Loop 820 which include industrial, commercial, and some community retail.

Demographics

According to the 2000 Census, the population in the Lake Arlington NEZ is approximately 3,382, which represents less than one percent of the population in the city of Fort Worth (Table 1).

The majority of residential developments along the western shores of Lake Arlington were built in the mid 1960s.

According to the 2000 Census, the median value of owner-occupied housing in the Lake Arlington area is \$33,967. The city’s owner-occupied median value is \$71,100. The data from the 2000 Census indicates a higher percentage of lower-income households. Approximately 10.1 percent of households receive public assistance compared to a citywide figure of 3.1 percent. The Lake Arlington per capita income is \$11,492 compared to the citywide figure of \$18,800.

According to the Texas Workforce Commission, the 2002 unemployment rate for

Table 1: Lake Arlington Socio-Demographics

Demographic Information	Lake Arlington NEZ	City of Fort Worth
Population	3,382	535,420
<i>Population Characteristics</i>		
65 years and over	11.4%	9.6%
Family Households	67.6%	65.8%
Children under 18 years old	33.5%	35.5%
<i>Housing Conditions</i>		
Housing Units	1,338	211,165
Vacancy Rate	10.7%	7.6%
Ownership Rate	73.8%	55.9%
Median Year Structure Built	1967	1966
Median Value for Owner Occupied Units	\$33,967	\$71,100
<i>Economic Conditions</i>		
Median Household Income	\$28,610	\$37,074
Households Receiving Public Assistance	10.1%	3.1%
Per Capital Income	\$11,492	\$18,800
Income Below Poverty Level	23.9%	15.9%
Unemployment Rate*	13.5%	8.1%
<i>Education Attainment</i>		
Less than 9th Grade	17.4%	12.5%
High School Graduate	36.8%	24.1%

Sources: U.S. Bureau of the Census, 2000, and *Texas Workforce Commission, 2002.

the Lake Arlington area was 13.5 percent compared to a citywide rate of 8.1 percent.

Existing Land Use

Land uses adjoining the specific study area create some land use compatibility issues and challenges. The mix of commercial and industrial businesses along East Loop 820 between Ramey Avenue and US Highway 287 include outdoor storage, manufacturing, tilt slab, and prefabricated metal buildings. Several outdoor manufactured home sales lots exist on both sides of East Loop 820. While it is a successful location and business environment for these types of businesses, these uses are not generally considered compatible land uses adjacent to single-family neighborhoods. The East Loop 820 corridor has very little neighborhood or community retail shopping opportunities on either side.

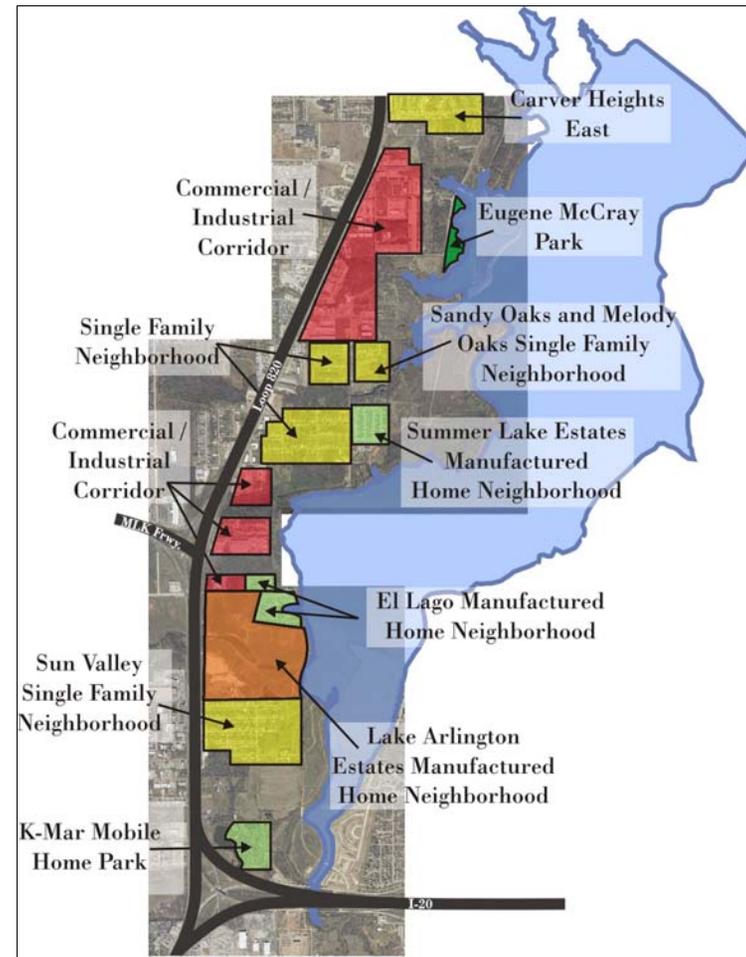
There are existing single-family neighborhoods along the western shores of Lake Arlington (Figure 3). Carver Heights East neighborhood is located in the northern section with approximately 347 residential lots on 82 acres. The lots in Carver Heights average about 5,500 square feet. In 2003, the residents of Carver Heights East organized and developed a neighborhood improvement plan and sought funding from the City to cover the costs of the improvements. The City, through its Model Blocks program, awarded the neighborhood \$1.2 million in CDBG funds to implement the improvement initiative. The Carver Heights neighborhood improvement plan is attached in the appendix.

Sandy Oaks and Melody Oaks neighborhoods are located between Eastland Street and Wilbarger Street. These neighborhoods have approximately 400 single-family lots and are in a generally stable state. The neighborhood lots average about 8,400 square feet. Of the 400 lots, there are only about 300 residential units. In many cases, adjoining lots have been consolidated to create larger lots. It is not uncommon to see large animals including horses, cattle, and goats grazing in the adjoining undeveloped lots.

Summer Lake Estates, a 20-acre manufactured home development, is located just east of Cravens Road. This development contains approximately 160 ‘pad sites’. Approximately 85 percent of the home sites are occupied. The density is about eight units per acre and very few natural trees, but it is fairly maintained and appears to be financially successful due to the occupancy rate.

Immediately south of Wilbarger Street is Lake Arlington Estates, a new manufactured home neighborhood. The neighborhood appears to be about 40 to 50 percent

Figure 3: Existing Land Use



Source: *A Conceptual Master Residential Plan for Lake Arlington Shoreline Properties*, GideonToal, Inc. 2003.

developed north of the creek. With concrete streets and nice landscaping, the area is maintained and could have sustainable quality. Bordering the Lake Arlington shoreline and on the east end of Wilbarger Street is the El Lago manufactured home neighborhood, which has existed for many years and has maintained a quality environment. The neighborhood has two common open spaces for residents on the lake shore with swimming and picnic facilities, and well-landscaped open spaces. This sustained quality neighborhood is a good indication that well-managed and maintained manufactured home developments can be compatible with future single-family neighborhoods. Elements that sustain quality are maintained landscaped common areas including the entry gate areas, neighborhood association covenants and regulations that assure that front and side yards are maintained, kept clean of front yard encroachments, storage, carports, and front yards that are clear of parked vehicles, and other items. Other covenants help assure that homes are maintained in good condition with high aesthetic qualities, especially as viewed from the public realm.

The Sun Valley neighborhood is further south and centered around Sun Valley Road. This neighborhood contains about 300 lots averaging 6,600 square feet. It has characteristics very similar to the Sandy Oaks and Melody Oaks neighborhoods described previously. To the far south is K-Mar Mobile Home Park, also in good condition, with natural tree cover and maintained landscaping.

Current Zoning

Two-family zoning is the predominant zoning category in the Lake Arlington area; followed by industrial; and single-family zoning categories (Table 2 and Figure 4).

Future Land Use

Single-family is the predominant future land use category identified in the Comprehensive Plan for the Lake Arlington area (Figure 5); followed by manufactured housing, and low-density residential (Table 3). In order to achieve the future land patterns emphasizing single-family and low-density residential, changes to the current zoning are needed.

Access and Road Conditions

The current road network is comprised primarily of old county type roadways. A county type road consists of no curb and gutter system. Willard Street, Quail Road, Cravens Road, Martin Street, and Wilbarger Street are all 24 feet to 30 feet county type roadways (Figure 6). Berry Street is concrete curb and gutter between East Loop 820 and Cravens Road. Once away from the industrial and commercial

Table 2: Lake Arlington Current Zoning

Major Zoning Categories	Acres	Percent
Two-Family (B)	470.8	33.6%
Industrial (I, IP, J)	284.3	20.3%
Single-Family (AR, A-5, A7.5, A-10)	266.6	19.0%
Manufactured Housing (MH)	200.7	14.3%
Agricultural (AG)	119.1	8.5%
Commercial (E, F, FR)	28.6	2.0%
Planned Development (PD)	23.3	1.7%

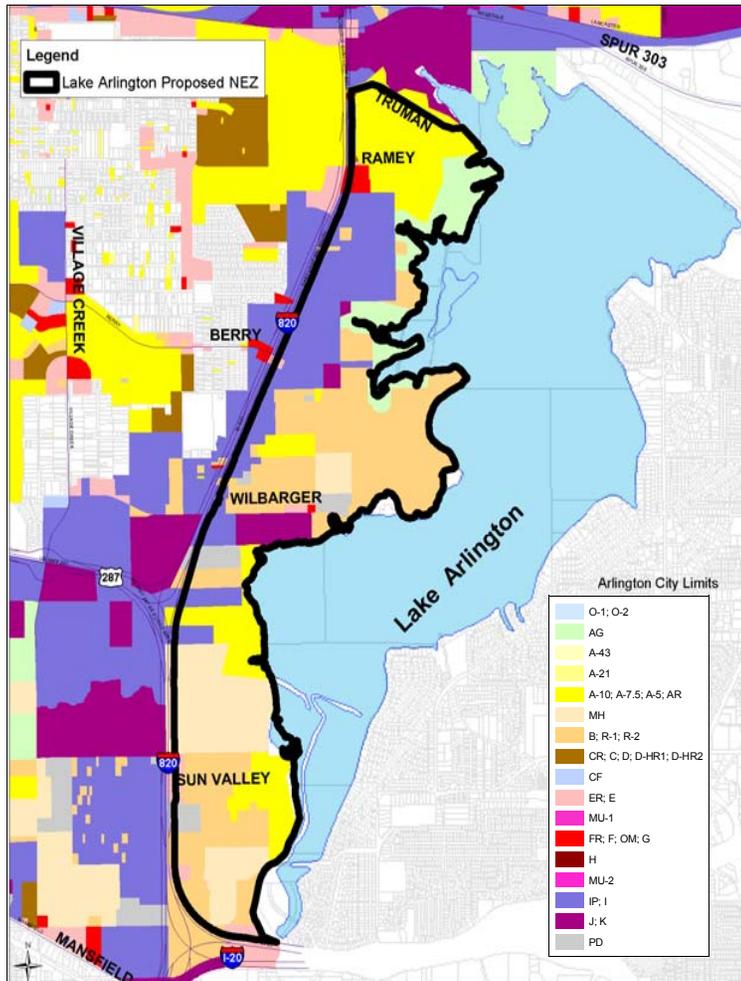
Source: City of Fort Worth, Development Department, 2003.

Table 3: Lake Arlington Future Land Use

Land Use Categories	Acres	Percent
Single-Family	712.0	56.4%
Manufactured Housing	195.3	15.5%
Low-Density Residential	125.3	9.9%
Mixed-Use Growth Center	104.6	8.3%
Light Industrial	90.9	7.2%
Neighborhood Commercial	13.1	1.0%
Infrastructure	12.0	1.0%
Public Park	6.9	.5%
Institutional	2.1	.2%

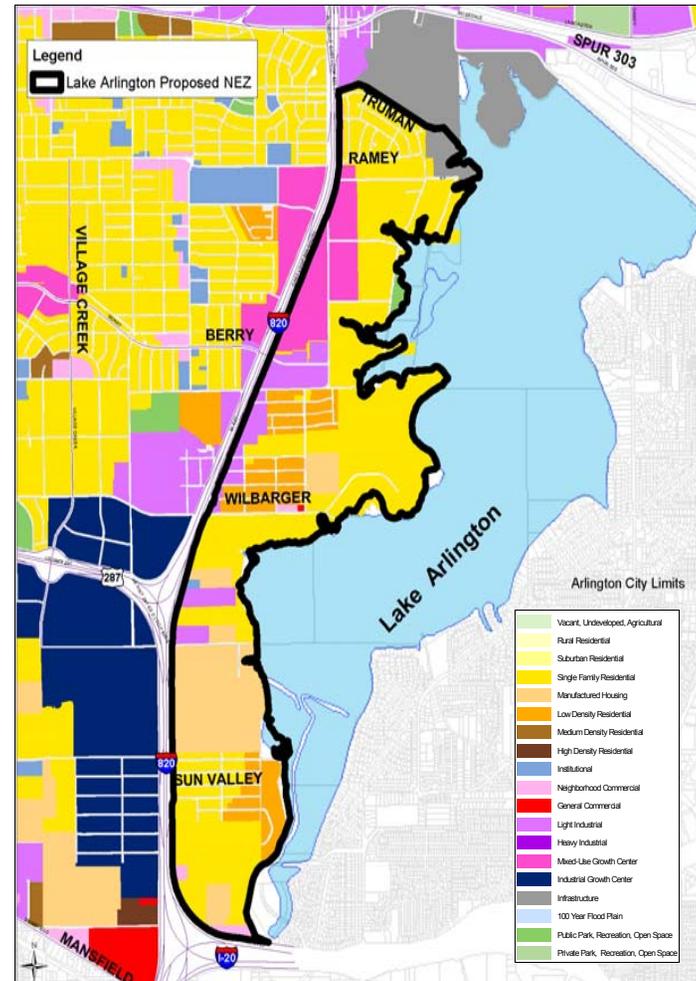
Source: *City of Fort Worth 2003 Comprehensive Plan*, Southeast Sector Land Use Map, 2003.

Figure 4: Current Zoning



Source: City of Fort Worth, Planning Department, 2003.

Figure 5: Future Land Use



Source: City of Fort Worth, Planning Department, 2003.

area that is adjacent to the East Loop 820 corridor, the roadways are generally scenic with natural tree-filled areas and prairie lands. The current north-south road system comprised of Quail Road and Cravens Road will not be part of a proposed planned residential development. These roads will continue to serve the existing developments. This old "county type" road system has been in place nearly fifty years.

Currently, the only public access on the west side of Lake Arlington is from Quail Road at Eugene McCray park which is located further north. As residential neighborhoods are developed, it is important to include some strategic access points to the lake further south near the extension of Berry Street and near the extension of Wilbarger Street.

Regarding access along East Loop 820, the Texas Department of Transportation (TxDOT) is currently reviewing alternatives for East Loop 820. Proposed changes include additional lanes feeding the freeway system and the addition of HOV lanes to help traffic flow. Intelligent Transportation System (ITS) will be added to the roadway from East Loop 820, US Highway 287, and Interstate 20 through the Lake Arlington area. ITS uses technology and effective management strategies to collect, transfer, process, and share historic and real-time information about how the transportation system is functioning. East Loop 820 can be accessed both north and south at Berry Street, Ramey Street, Fitzhugh Street, and David Strickland Road. Northbound access is available at Martin Street and southbound access is available at Wilkes Drive. Northbound access at Wilkes Drive and access south of Martin Street will be eliminated. There are several minor arterials proposed between East Loop 820 and Lake Arlington. The proposed arterial, Lakeshore Drive, follows some of those proposed roadways.

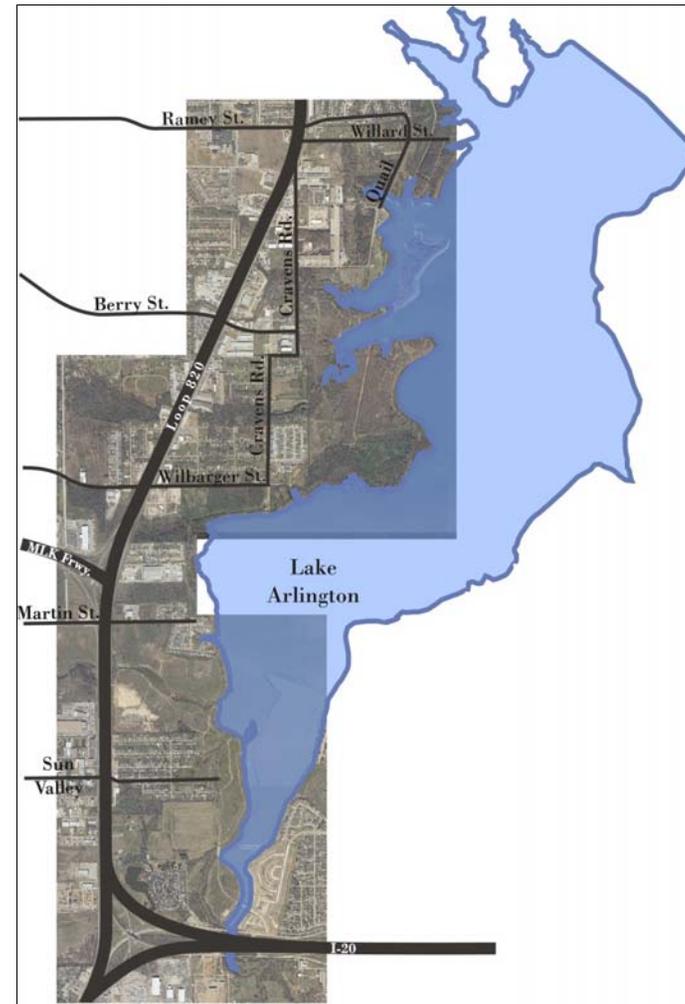
Utilities

There are two major sanitary sewer collector lines that traverse the subject in a north and south alignment. These Village Creek collector lines (54" and 39") provide more than enough capacity to support a major residential development on the western shores of Lake Arlington. The easements for these lines will pose some minor challenges in terms of the alignment of Lakeshore Drive and residential lot layouts. However, there are several methods to accommodate the easements and still have a quality development.

The current alignment of utilities can be platted as utility easements associated with the following types of lands:

- The utility easements can be platted with larger single-family lots. These util-

Figure 6: Existing Roadways



Source: *A Conceptual Master Residential Plan for Lake Arlington Shoreline Properties*, GideonToal, Inc., 2003.

ity easements can be used as landscaped and garden areas. They cannot be used as areas for buildings for human occupancy. These larger lots will appeal to people who wish to have significant gardens or limited number of allowed domestic animals, such as riding horses.

- The utility easements can be used as common lineal parks for pedestrian/bike access routes that lead to larger parks, a school campus, or the lake.
- In some areas, the utility easements can be platted into the proposed parkway and adjoining landscaped rights-of-way.

All other utilities (water, electric, gas, and telecommunications) extend into or adjacent to the proposed NEZ area and can be easily extended at the time of development.

Undeveloped Land and Ownership Pattern

Based on the Gideon Toal residential study, the Lake Arlington area has approximately 700 acres of undeveloped land. Of the 700 acres, 410 acres is considered suitable for development. The remaining 290 acres is considered not suitable due to the 100-year floodplain and the mobile home developments.

The ownership pattern for the 410 acres is owned by relatively few major property owners (Figure 7), which increases the likelihood of assembling developable tracts of land.

Goals

The following goals have been expressed by community leaders and stakeholders:

- Develop quality, market-rate, low-density, single-family housing;
- Develop community retail at major gateways;
- Improve public services;
- Construct a north-south arterial roadway; and
- Provide resources to help improve and strengthen the affordable housing stock and infrastructure located in the existing single-family neighborhoods.

Recommendations

Residential Development

There are approximately 410 acres of undeveloped lands on the western shores of Lake Arlington that are considered suitable for quality residential development, as depicted in Figure 8. The potential gateway areas to new residential developments include: Berry Street, Wilbarger Street, Ramey Street, and Willard Street. Entries to future residential developments should be aesthetically pleasing. This could be



Current roadways in the proposed Lake Arlington NEZ are predominantly “county type” construction, with no sidewalks, curbs or gutters. Source: *A Conceptual Master Residential Plan for Lake Arlington Shoreline Properties*, GideonToal, Inc., 2003.

done in combination with attracting community retail developments at the gateway areas.

Area A

There are 120 acres of land between Willard Street and Berry Street (Area A in Figure 8) that could be developed into quality single-family areas with views and access to the lake. This area is served by Eugene McCray park, and has convenient access to Walton Elementary School, Dunbar High School, and Dunbar Middle School. This area contains some beautiful tree-filled areas and a meandering lake shore. Critical issues and recommendations for Area A include:

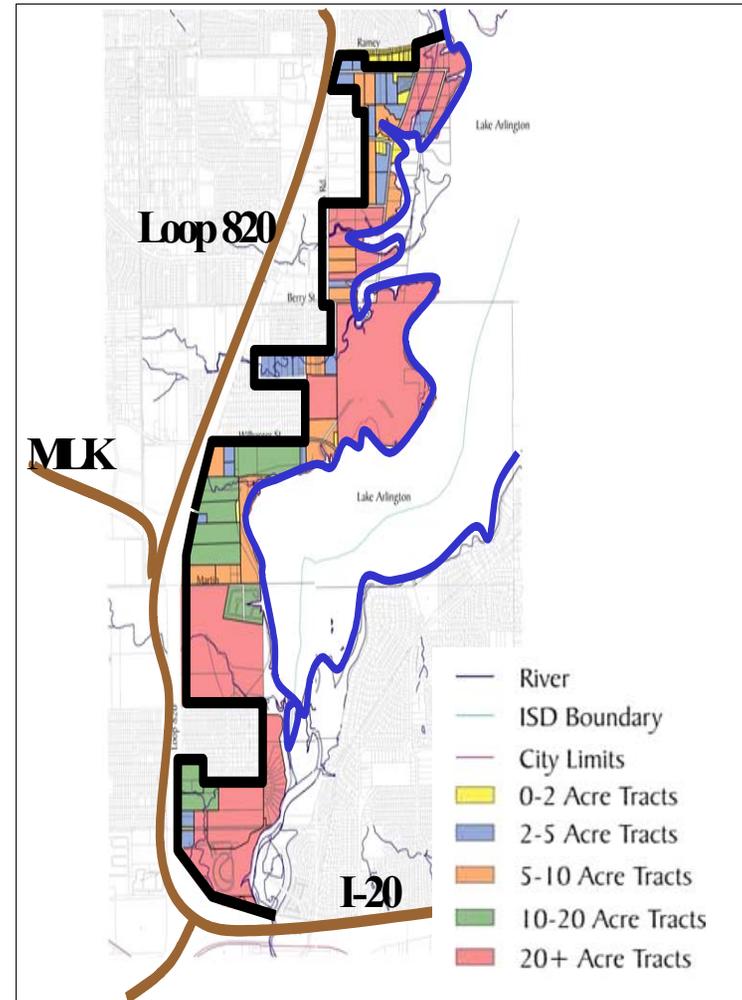
- Provide a proper buffer between the industrial/commercial land uses to the west and the proposed residential land use.
- Provide attractive gateways at Ramey Avenue, Willard Street and Berry Street.
- Encourage the development of community retail at the proposed gateways.
- Coordinate with current landowners (approximately 19) to develop an overall planned development.
- Rezone all land to lower density residential.
- If townhomes and other medium density residential fits into a planned development, then zoning for these unique conditions can occur at the time that a planned development occurs.
- Area A can work as a distinct separate phase from Area B, but it is important for the proposed arterial, Lakeshore Drive, to eventually continue south to Wilbarger Street.

Area B

Area B, approximately 220 acres, is also suitable for quality residential development. This area between Berry Street and Wilbarger Street has beautiful forested and prairie lands. The shoreline in this area is scenic with views across the lake. Critical issues and recommendations for Area B include:

- Provide a proper buffer between the manufactured home development to the west and the proposed residential land use.
- Rezone industrial lands along Wilbarger Street to low density residential.
- Rezone all land to lower density residential.
- If townhomes, community facilities, or other medium density fits into a planned development, then zoning for these unique conditions can occur at the time that a planned development occurs.
- Provide an attractive gateway and community retail at Wilbarger Street and East Loop 820.

Figure 7: Vacant Parcels Ownership Pattern



Source: *A Conceptual Master Residential Plan for Lake Arlington Shoreline Properties*, GideonToal, Inc., 2003.

- Coordinate with the six current land owners to develop an overall planned development.
- Provide at least one new scenic public access park on the lake shore. This park should be located in the south portion of Area B, on the shoreline, and east of Cravens Road. The park should be about 15 acres in size. It could be adjacent to a private access area that might be for residents of the development.
- Work with officials of the Fort Worth Independent School District to determine if an elementary school site could be supported in this area. If so, it could be centered in Area B between the existing neighborhoods to the west and the proposed arterial road, Lakeshore Drive. Approximately 12 to 15 acres would provide an excellent elementary school site along with open playfields for community use.

Area C

While not proposed to be connected to the proposed Lakeshore Drive arterial, Area C, approximately 70 acres, can be a very scenic development on Lake Arlington. This potentially scenic area is currently comprised of approximately four land owners.

In August 2003, a preliminary plat for a 51-acre single-family development was approved by the Fort Worth City Plan Commission. The proposed development is located in Area C in the following general location: north of Interstate 20, south of Martin Street, east of East Loop 820, and west of Lake Arlington. The proposed development includes 33.5 acres for 804 single-family residential lots; 6.1 acres for one public park; .5 acres for a private park; and the remaining acres allocated for rights-of-way.

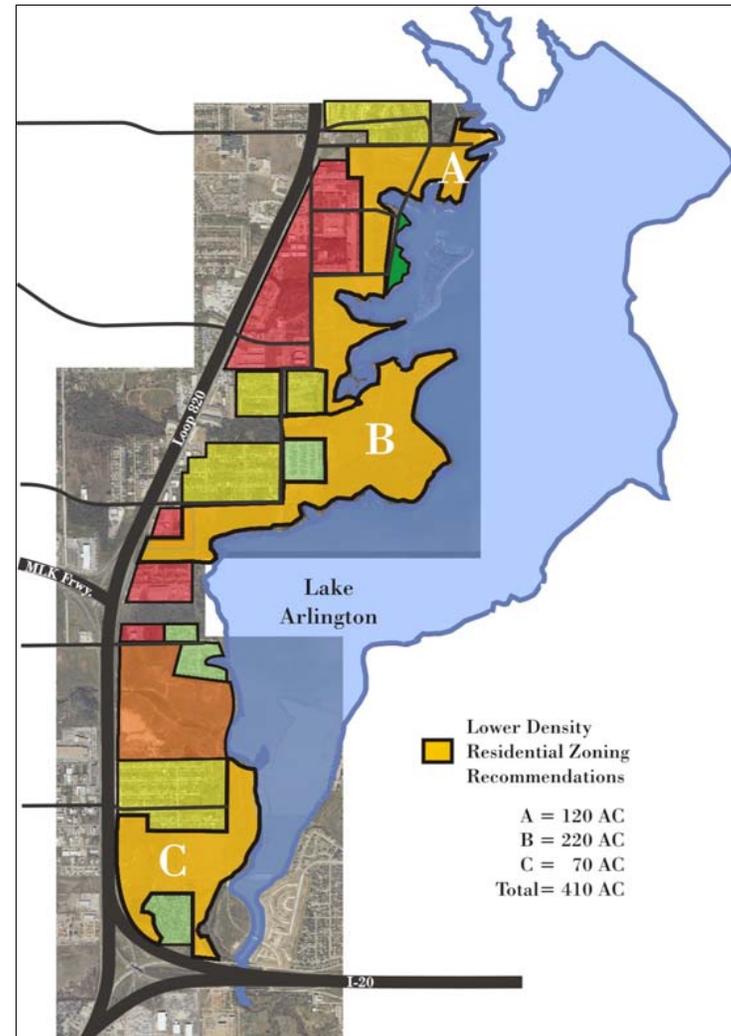
Assembly of Land

It will be essential that a critical mass of land be assembled by an investor/developer group to create a phase one development. Ideally, an area of about 200 acres can be assembled for a phase one development that would include at least one major quality gateway from East Loop 820. For example, if the 220-acre area "B" as depicted in Figure 8 could be developed with a major gateway from Berry Street or Wilbarger Street, this would then be a critical mass of land to create a sustainable quality neighborhood.

Buffer from Adjoining Incompatible Land Uses

The recommended residential developments described above should incorporate buffers between the proposed new residential development and the current indus-

Figure 8: Residential Zoning Recommendations



Source: *A Conceptual Master Residential Plan for Lake Arlington Shoreline Properties*, GideonToal, Inc., 2003.

trial land uses, manufactured home neighborhoods, and older neighborhoods that currently exist along Cravens Road, Wilbarger Street, and East Loop 820. This is important for home buyers who need to have confidence that their neighborhood integrity and home values will be preserved over time.

Zoning

Efforts to rezone Areas A-C in conformance with the land use strategy should be pursued through the City's petition-based process or Council-initiated process.

Financial Incentives

The Neighborhood Empowerment Zone (NEZ) program offered by the City of Fort Worth can help spur private investment toward the development of market rate single-family homes and neighborhood commercial retail, as well as help improve the affordable housing stock located in the existing single-family neighborhoods.

The NEZ incentives include:

- Municipal property tax abatement;
- Development and impact fee waivers; and
- Release of City liens.

Property tax abatements and fee waivers would reduce the construction costs for new residential developments. In addition, a five-year property tax freeze would be passed to the new homeowner.

The NEZ incentives can help spur existing home improvements by providing eligible homeowners and/or investors with a five-year tax abatement, fee waivers, and release of City liens.

The strategic use of these incentives and other public and private-sector resources can potentially play a major role in the development of quality single-family residential units, improvements to existing housing, and the development of new neighborhood commercial retail.

In order to increase the market potential and attractiveness of the western portion of Lake Arlington as a place for quality single-family development, the existing industrial uses should not be allowed to expand. For this reason, the NEZ incentives are proposed for uses located in the following zoning districts:



Future residential land uses will need to be properly buffered from existing industrial land uses. Source: *A Conceptual Master Residential Plan for Lake Arlington Shoreline Properties*, GideonToal, Inc., 2003.

- Residential districts: A-43, A-21, A-10, A-7.5, A-5, AR, B, R1, R2, CR, C, and MH.
- Commercial districts: ER, E, MU-1, and FR.

Public Services

Public Park Areas

Create open space areas for public use for properties located in the floodplain. An example is the proposed 12 to 15 acre park on the lake at the end of Wilbarger Street. The park is proposed to be a public park with off street parking for 30 to 50 cars, and other amenities to include trails, picnic areas, a picnic shelter for group outings, fishing platform, and a play equipment area.

Public School

A 15-acre elementary school is envisioned to be built east of East Loop 820 near the intersection of Wilbarger Street and the proposed north-south arterial, Lakeshore Drive. A new elementary school would help attract families to the Lake Arlington area.

Proposed Arterial Roadway

The development of an arterial roadway, Lakeshore Drive, is proposed for the Lake Arlington NEZ area (Figure 9). Currently, two alternatives are being discussed. One is a four-lane divided rural road and the other a four-lane undivided urban road. The rural type road is typically allowed in large lot developments of one acre or more. The urban road is seen as being able to accommodate the proposed residential developments previously described. For both roadways, additional studies including drainage, floodplain, and hydraulic analysis will be needed. In addition, approval by the Federal Emergency Management Agency (FEMA) is required due to the proposed roadway impacting the floodplain. The estimated costs for the rural and urban road is \$7.6 million and \$8.5 million, respectively.

Organizational Structure

The organizational structure suggested to address the market feasibility and implementation of the plan is to create a task force. The Task force would be comprised of Southeast Fort Worth, Inc., the City of Fort Worth, representatives from existing Lake Arlington neighborhoods; and residential market experts.

Potential Funding Sources

A variety of public and private funding sources should be sought to achieve the proposals outlined above for new single-family construction, community retail,



Open space areas for public use are proposed along the Lake Arlington shoreline.

Source: *A Conceptual Master Residential Plan for Lake Arlington Shoreline Properties*, GideonToal, Inc., 2003.

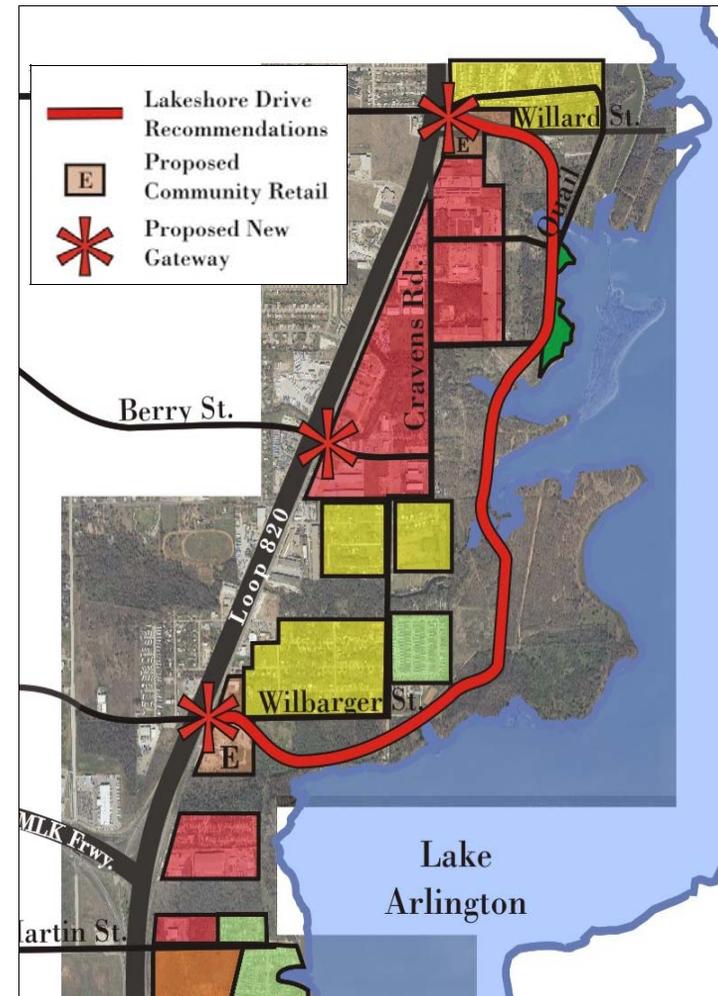
and improvements to the housing stock and infrastructure of existing neighborhoods.

Examples of potential public incentives and funding sources include: NEZ incentives; HUD funds; special assessments from a public improvement district; bond funds; and community facility agreements.

Examples of potential private funding sources include: developer equity and bank community reinvestment funds.

These and other funding sources should be explored by the task force.

**Figure 9: Proposed Arterial Parkway
Lakeshore Drive**



Source: *A Conceptual Master Residential Plan for Lake Arlington Shoreline Properties*, GideonToal, Inc., 2003.

