



**REQUEST FOR EXPRESSIONS OF INTEREST FOR A
MASTER DEVELOPER FOR PUBLICLY OWNED LOTS
IN THE EVANS & ROSEDALE URBAN VILLAGE**



Responses due February 1, 2019 by 5:00pm (Central Time)



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EXECUTIVE SUMMARY

In a joint offering, the City of Fort Worth, the Fort Worth Housing Finance Corporation, and the Fort Worth Local Development Corporation (“Requestors”) are seeking a Master Developer arrangement in and near the historic Evans & Rosedale Urban Village located minutes from downtown Fort Worth, for properties owned by the three entities. We are soliciting expressions of interest from local, regional, and national developers.

The Fort Worth Housing Finance Corporation and the Fort Worth Local Development Corporation are public instrumentalities of the City of Fort Worth.

HISTORY AND HERITAGE

The Evans and Rosedale area was an economic and social center for the African-American community in the 1930s and 40s. It was a quiet, upscale neighborhood filled with professionals and thriving businesses like Joe Terrell’s Hotel. Crowds flocked to the area to see big band greats like Lionel Hampton play the Zanzibar nightclub, or to eat at the Red and White Café. The neighborhood is one of the few original African-American communities remaining in Fort Worth. Historians interested in the accomplishments of Fort Worth’s African-American residents have studied Evans Avenue and the adjacent Historic Southside neighborhoods. This area has supported many of Fort Worth’s African-American entrepreneurs, social activists, and artists. This section of Evans Avenue was a commercial center for the area around it. Now, as stated in the 2004 market study, local architectural landmarks are symbolic reminders of the prosperous period before disinvestment transformed the Historic Southside and other central city neighborhoods. The revitalization of this area is important to Historic Southside residents and Fort Worth. It is also important to integrate elements of its history in the building interiors and exteriors, and the overall design of the development.

PUBLIC INVESTMENT

Significant public investment has been made in the Evans & Rosedale Urban Village through federal and local funding streams.

- Neighborhood Empowerment Zone, Urban Village, and Tax Increment Financing Reinvestment Zone designations
- 2003 - The Terrell Heights single family redevelopment project has been evolving over the past 15 years. Fort Worth has invested approximately \$25 million from grants including CDBG, HOME, Economic Development Initiative funding, as well as Section 108 financing and other funding sources to spur growth southeast of downtown.
- 2004- Rosedale reconstruction, streetscaping
- 2004 - Evans Avenue Plaza construction and Street Reconstruction
- 2008 - Shamblee Library construction
- 2009 - Hazel Harvey Peace Center for Neighborhoods construction, a City building occupied by Code Compliance, Community Relations, and a Police Storefront



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AREA PLANS AND POLLS

The Evans & Rosedale Urban Village has been the subject of many studies, plans, and opinion polls throughout the years. The Requestors are now interested in partnering with a developer who can respect the history while maximizing the use of the property for the current market. Land prices in the medical district just across the highway have skyrocketed, pushing interest to the east, making this the ideal time finally to revitalize the Evans & Rosedale Urban Village.

2005 Evans & Rosedale Urban Village Master Plan

The lots owned by the Requestors are within a designated “Urban Village” with a Master Plan that envisions a walkable community with a mix of housing, commercial, retail and community spaces, a new library (completed in 2008), cultural heritage and tourist attractions, and open space with an increasing tree canopy. The Master Plan advocates for mixed-use buildings that integrate into the existing urban fabric, and walkable urban design that recalls the best of America’s successful Main Streets. Targeted industries include hospitality, food, professional services, housing, banking, and health care services. Design guidelines were drafted in the past but not adopted, and these guidelines and the Master Plan should inform but not dictate proposals submitted. They provide important context, and should also be viewed from the perspective of the opportunities the current market presents.

The Urban Village Development Program is an effort by the City of Fort Worth (“City”) to revitalize older commercial districts within or near its central city. Urban Villages are small areas that have been zoned for denser mixed-use developments with a focus on pedestrian friendly design and maximizing connections to mass transit where possible. The goal of the program is to create vibrant, multi-story mixed-use nodes and walkable neighborhoods with distinct character that build on the city’s history and reflects what makes it unique.

2009 Proposed Evans & Rosedale Design Standards and Guidelines

In 2009, Design Standards and Guidelines were proposed but not officially adopted. Although not adopted, the importance of these standards and guidelines should not be underestimated in creating the response submitted. They should inform but not direct the response. These Design Standards and Guidelines were developed in order to promote the following goals and objectives:

- To provide an overall framework for allocating various development typologies within the Evans & Rosedale Urban Village, allowing for a range of uses and densities while maintaining compatibility and character with established historic patterns.
- To preserve the existing building stock and neighborhood character of the Terrell Heights Historic District and to provide for compatible new infill development.
- To define appropriate design guidelines for certain transitional areas bordering the Terrell Heights Historic District that will allow for denser forms of residential development and mixed-use urban infill.



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2017 Targeted Area Plan and Poll

In 2017, the City chose to devise its first ever economic development strategic plan. The plan calls for partner organizations, such as the Fort Worth Local Development Corporation (“LDC”), to expand and support economic development. The plan’s recommendations seek four specific outcomes: 1) High-wage job growth, 2) A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment, 3) An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, and 4) A commitment to “quality of place” throughout the community.

As part of the 2017 Economic Development Strategic Planning efforts with Fregonese Associates and TIP Strategies, community polling data contributed by sixteen stakeholders shows very strong support for mixed use housing and commercial projects within the Urban Village. Design concepts that support gathering spaces and small scale commercial, including a grocery or farmer’s market, received overwhelming support among respondents.

2017 City of Fort Worth Economic Development Strategic Plan

The development of the Evans & Rosedale Urban Village is part of the implementation of the City’s 2017 Economic Development Strategic Plan, which resulted in this Vision: To compete successfully on the national and international stage for creative, high-growth businesses and the talented individuals who fuel them. Supporting the vision are three goals addressing competitiveness, creativity, and community vitality:

- Goal 1. Establish Fort Worth’s Competitive Edge
- Goal 2: Become A Hub For Creative Businesses
- Goal 3: Ensure Community Vitality

Potential RFEI respondents are particularly encouraged to review the Strategic Plan’s Executive Summary as well as Volume 3 Section 3.2 Neighborhood Alignment and page 47 Target Area, Evans and Rosedale. The Strategic Plan emphasizes encouragement of growth in the urban core and areas immediately adjacent, such as the Evans & Rosedale Urban Village: “Fort Worth’s downtown and its surrounding urban districts—including the close-in target areas that have struggled to develop (Evans and Rosedale, Near Northside, and East Lancaster—are where public resources can and should play the biggest role in facilitating economic development. According to recent data from ESRI, urban residential growth is accelerating in the City’s urban core. The 2016 Downtown Fort Worth, Inc. annual report confirms these trends.” (Vol. 1 Competitiveness, p. 10) In addition, the City as a whole is attracting rapid growth. The Strategic Plan also provides statistics demonstrating that the Dallas-Fort Worth area is a talent magnet, drawing new residents from other major cities across the United States.

2018 Historic Southside Neighborhood Association Member Poll (55 respondents)

In early 2018, the Historic Southside Neighborhood Association conducted a poll of residents in the neighborhood adjacent to the Evans & Rosedale Urban Village to discover preference and perceptions of ongoing issues. Results are contained Appendix B.



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ADDITIONAL INFORMATION

Please see <http://fortworthtexas.gov/evans-rosedale-rfei/> for prior plans, zoning information, and other background data.

PROJECT GOALS

1. Economic Feasibility

Redevelopment proposals should outline the taxable end-uses and financial viability of the project by including market analysis, budget and pro forma data with proposal submissions. Projects demonstrating a financing gap should also outline the proposed structure and nature of public participation.

2. Community Support

Community and stakeholder engagement during the development process is critical to the project's success. Neighborhood associations, faith based institutions, and community development stakeholder groups were all active participants in the master planning exercises for this urban village. To help ensure community support for the project, the master developer must engage these groups by hosting information sessions as part of pre-development phases. City of Fort Worth Economic Development staff will be available to assist with meeting accommodations at City facilities.

3. Long Term Development

This RFEI presents a unique opportunity to redevelop a sizable tract of contiguous parcels in the heart of the city. The previous planning efforts anticipated that redevelopment of the urban village would likely occur in phases. The streetscape and road infrastructure improvements along the Evans and Rosedale corridors and new public library, all of which have been completed, are examples of the initial phase of investment and development. For catalytic developments, Requestors have demonstrated a willingness to leverage public-private partnerships by negotiating fair market purchase or lease option agreements for publicly owned land as part of the toolkit of available incentives.

4. Sustainability, Connections, and Linkage

This project represents an opportunity to capitalize on the streetscape, lighting, pedestrian pathways, and infrastructure investments already made along the Evans Avenue and Rosedale Street corridors. The site is served by public bus transit with access to the adjacent medical and central business district employment centers and entertainment districts. Inclusion of plans to upgrade pedestrian access under the interstate and to enhance the gateway into the village is encouraged.



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SITE DETAILS

Respondents should be prepared to complete site assemblage with one or two lots currently outside the Requestors’ control, as well as platting. In addition, lots were purchased with various funding sources including CDBG, and a portion of the proceeds will need to be returned to the City as program income. See maps in Appendix A. Although some lots are owned by the Fort Worth Housing Finance Corporation (“FWHFC”), construction of housing on those lots is not required.

Zoning will need to be consolidated as well, due to the existence of multiple Planned Development and other zoning designations; please see webpage link <http://fortworthtexas.gov/evans-rosedale-rfei/> for information on current zoning. The expectation is that the expression of interest will be based on MU-1, NS/T4R, or NS/T4NR standards or similar.

Environmental evaluation and, where needed, remediation, has been completed on each of the lots owned by the Requestors through the Texas Commission on Environmental Quality (TCEQ) Voluntary Cleanup Program (VCP). TCEQ VCP Certificates for each lot are transferrable to new owners and recognized by the EPA. These certificates certify that there are no known environmental issues that require action. The lots are therefore already cleared of any required due diligence unless activities at the properties have changed that would indicate the need to reassess. Activities on these properties have not changed since receiving the TCEQ VCP certificates.

POSSIBLE INCENTIVES

Most lots in the master development area are within Tax Increment Reinvestment Zone #4 (Near Southside, or “TIF 4”). TIF 4, with the approval of the governing board, may be able to provide funding for infrastructure, including partial funding for a shared parking garage within the area, to support the desired density. In addition, all of the lots are within the Evans & Rosedale Neighborhood Empowerment Zone (NEZ), which provides for fee waivers and release of City liens, and for lots outside TIF 4, tax abatements. The Urban Village designation within the NEZ enables the use of the Urban Village Storefront/Façade Improvement Program that provides limited funding for façade improvements on existing buildings.

TIMELINE

RFEI Issued:	12/06/18
Optional Pre-Submittal Meeting/Conference Call:	12/13/18
Q and A Addendum Posted:	12/17/18
Responses Due by 5:00 P.M CST:	02/01/19
Top Three Selected	Mid-February
Top Three Displayed for Public Comment	Late February
Recommendation to Requestors of One Master Developer	March



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SUBMISSION REQUIREMENTS

The Requestors understand the importance of Public-Private-Partnerships to foster a collaborative, productive relationship with the development team in order to reach a successful outcome for the project. The Requestors seek a highly qualified master developer to plan and execute all phases of the development program. The developer or development team shall be capable of managing the site assemblage, zoning, permitting, environmental remediation, infrastructure development, site preparation, financing, and project management that will be required to support vertical development in the near term.

Responses should include all of the information described below (or explanations for any missing pieces of information) and be submitted in electronic format by the deadline. All responses submitted by Respondents shall become property of the Requestors upon submission. All responses to this RFEI are public records and may be reviewed by any member of the public.

Questions and Final Submissions must be made to:

M. Isabel Villegas, Administrative Technician, Maria.Villegas@fortworthtexas.gov
Economic Development Department, City of Fort Worth, Texas



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COMPANY INFORMATION

Please provide the following information electronically, in the order requested:

1. A summary letter that introduces your firm or development team, briefly states your interest in the development opportunity, briefly outlines your firm's or team's experience and qualifications, summarizes the approach you would anticipate taking to the development of the project regarding staffing, financing, partnerships, etc. Discuss any major concerns or questions that you have regarding the project and express the reason that your firm or team is the logical choice for this project.
2. Table of Contents of the material contained in your response
3. Description of your firm or team's corporate/organization structure and the credentials of its leadership and key staff likely to be assigned to responsible roles in the project. The contact person for further communication regarding the project shall also be specifically identified, including name, phone, and e-mail information. Also, this section should include an outline of the general business approach to the project along with a brief summary of the Respondent's vision regarding how the partnership will work.
4. Detailed descriptions of past and current projects of similar scope, size, character, and project requirements that demonstrate the capacity and quality of performance of your firm or team. This should include for each project its location, size, cost, financing, team composition, current status, occupancy, and contact information for the owner or other responsible party.
5. At least three selected business references from individuals who have had a particularly strong working relationship with the developer or team on one or more specific projects and who would be capable of speaking broadly to the firm's or team's approach and performance. Please provide full contact information for these references and notify them that they may be contacted.
6. Description of the financial strength and ability of the firm or team to obtain and sustain project financing, both debt and equity.
7. Respondent's Detailed Expression of Interest as described below:

The intent of this solicitation is to select a Master Developer who will then work with the Requestors to create and execute detailed proposals for construction on the publicly owned lots within the Evans & Rosedale Urban Village shown on the map on page 17 of this RFEI.

Respondents are encouraged to express any preferences or priorities regarding specific components of the development opportunity. Please provide comments on the overall mixed-use development being sought for the area. You may submit qualifications as an individual company or as a development team.

Individual Respondents seeking participation with others in only one or two uses or development types should clearly indicate this interest. Respondents interested in providing Master Developer



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services should indicate this interest as well as any interest in identifying partners or sub-developers for specialty uses.

Respondents should submit a narrative outlining, in as much detail as possible, which component or multiple components they have an interest in pursuing. Indicate any factors that might increase or decrease your interest in the opportunity. Please propose any applicable ideas. Character sketches or representative photos are strongly encouraged; the top three candidates will be displayed to solicit public opinion shortly after they are selected.

Respondents are encouraged to discuss financing options that they can bring or would like the Requestors to sponsor, obstacles they have encountered in the past, creative financing strategies that may be available to the organization, and how to best manage the project to ensure success.

FINANCIAL INFORMATION

Each Respondent must submit the following information electronically on a cd or memory stick, in Excel format (soft-coded):

1. Statement of assumptions on which all calculations are based, including all assumptions typically provided in a pro forma for the proposed use.
2. General construction budget delineating hard and soft costs.
3. Sources and uses of funds for development, including details of equity and financing sources, an assessment of the risk associated with securing those sources and a break-out of all soft and hard costs and development and financing fees to be paid on the “uses” side.
4. Proposed sources of capital financing for any infrastructure investments required.
5. Description of proposed economic terms of the purchase or lease of the development site.

SELECTION CRITERIA

The Requestors reserve the right, at any time and in its sole discretion, to cancel this RFEI, to select one, some, or all of the responses for purposes of a future RFP, to reject all responses, and to release another RFEI in the future on substantially the same, or different, terms from those contained herein.

Prior to submitting an Expression of Interest, Respondents are strongly encouraged to review any and all publicly available sources of information regarding the proposed site. Prior plans and additional site information have been posted to this webpage: <http://fortworthtexas.gov/evans-rosedale-rfei/>

Master Developer selection will be based on the information ascertained from the submittal using the following Selection Criteria.



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MAX POINTS	SELECTION CRITERIA
25	<p>DESIGN</p> <ul style="list-style-type: none"> • Is responsive to and specifically informed by historic and cultural context • Provides quality design and construction in building elements • Provides quality urban design elements: <ul style="list-style-type: none"> ○ pedestrian connections through and within the site; ○ public plazas and open spaces; ○ landscape elements; ○ treatment, phasing, and arrangement of parking; and ○ active, pedestrian-friendly mix of uses and structures. • Optimizes the use of the site for economic impact to the City's tax base and the potential to catalyze other development. • If residential is proposed, mixed income residential is preferred.
25	<p>QUALIFICATIONS</p> <ul style="list-style-type: none"> • Demonstrates qualifications to execute the delivery of a development with the complexity and market challenges of this specific site. • Includes information on comparability (scale, mix of uses, etc) and success (time to stabilized occupancy, etc) of past projects undertaken by the developer within similar historic and cultural contexts. • Demonstrates financial capacity to deliver a project of this scope in the near term. • Identifies estimated timeframes for design, construction, and occupancy. • Inclusion of Minority or Historically Underutilized Businesses on the development team is strongly preferred.
20	<p>COMMUNITY ENGAGEMENT</p> <ul style="list-style-type: none"> • Benefits and Engages the Community, especially the Historic Southside Neighborhood Association. • Demonstrates a strong record of meaningful community engagement in past projects
20	<p>HISTORY AND VISION</p> <ul style="list-style-type: none"> • Fulfills the vision of the 2005 Historic Evans & Rosedale Urban Village Master Plan and 2009 Proposed Design Standards and Guidelines or similar. • Honors the history, prominent people, and culture of Southeast Fort Worth.
10	<p>ALIGNMENT WITH OTHER PLANS</p> <ul style="list-style-type: none"> • Demonstrates alignment with the following plans: <ul style="list-style-type: none"> ○ City of Fort Worth Economic Development Strategic Plan, ○ City of Fort Worth Comprehensive Plan, and ○ Fort Worth Chamber of Commerce “Fortify” Four Year Strategic Plan.
100	MAX TOTAL POINTS



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SELECTION PROCESS

Upon receiving responses to this RFEI, the Requestors may, in their sole discretion, elect to proceed in any of the following or possibly other directions:

- City staff may appoint a Selection Advisory Committee of local stakeholders to evaluate all responses and make recommendations to Developer Selection Committee for its consideration and action.
- The Committees may rank the responses to this RFEI.
- The Committees may select a “short list” of teams for a second round process. This second round might entail interviews, a formal Request for Proposals (RFP) process, or some other means of selection.
- Information from the responses selected as the top three will be displayed for public viewing in order to gather comments from the community.
- The Committees may opt to select a single team, without going to a second round process, and negotiate the terms of a transaction with that team.
- The Committees may opt to reject any or all proposals regarding any or all of the properties.

POST SELECTION PROCESS

Upon selection of a developer or team, the Requestors intend to enter into an Exclusive Negotiating Agreement with the selected developer or team, providing for a defined time period during which the parties will attempt to negotiate the deal terms for the transaction. During this period, City staff will work with the selected developer or team to refine its approach. It is anticipated that during this period the program, deal structure, financing, composition of the team, or other components may be modified as a more solid proposal is developed. The Master Developer is expected to work closely with surrounding neighborhood residents and other community stakeholders throughout the negotiation and development process.

During this pre-development phase, the Requestors intend to negotiate with the selected developer or team a Memorandum of Understanding (MOU) or other agreement as appropriate, setting forth in non-binding terms the financial, programmatic, and other general aspects of the project. This MOU will also serve as the basis for the negotiation and execution of subsequent binding agreements (which may take any of several forms, to be determined as a result of the negotiations). The final, binding document(s) will govern the final disposition of the property, setting forth the terms of the transactions.

Any such MOU will include provisions reserving to the Requestors the right to terminate negotiations with the selected developer or team, if one of the entities in its sole discretion determines that negotiations during the pre-development phase are not progressing in a satisfactorily or timely manner. Should this occur, City staff might then work with another developer or team, or might decide to not pursue the project further.



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Generally Desired Timeline (provided as an example; actual timeline may vary):

After MOU is executed:

Months 1-9: With community input, produce three concept plan options with development zones, land uses, and potential tenants.

Months 10-11: Have approval of a concept plan by the Requestors.

If no concept plan approved within 12 months – possible contract termination

Months 12-17: Rezone and replat.

Months 18-23: Begin construction of part of the development.

Months 24-35: Provide some occupied buildings.

It is expected that representatives of the Development Team will meet with the community for input in a meaningful way at preliminary stages to help shape the concept plan, and at later stages to review specific proposals.



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RESERVATION OF RIGHTS

The Requestors reserve the right to:

- Cancel or withdraw the RFEI prior to or after the submission deadline
- Modify or issue clarifications to the RFEI prior to the submission deadline
- Reject any submission it deems incomplete or unresponsive to the submission requirements
- Consider a submission that is in non-compliance with the submission requirements
- Reject all submissions that are submitted under the RFEI
- Modify the deadline for submissions or other actions
- Reissue the RFEI, a modified RFEI, or a new RFEI, RFQ, or RFP whether or not any submissions have been received in response to the initial RFEI issuance.

Notice of Modification

The Requestors may post on the City's official webpage <http://fortworthtexas.gov/evans-rosedale-rfei/> notices or information regarding cancellations, withdrawals, modifications to deadlines, and other modifications to this RFEI. Developers shall have the obligation to check the webpage for any such notices and information, and the Requestors shall have no duty or obligation to provide direct notices to developers.

Ownership and Use of Submissions

All submissions shall be the property of the Requestors, which may use any and all ideas in any submission, whether the submission is selected or rejected.

Further Efforts

The Requestors may request that developers clarify their submissions or submit additional information pertaining to their submissions. The Requestors may request best and final submissions from any developer or request an oral presentation from any developer.

Non-Binding

The selection by the Requestors of a developer indicates only an intent by the organization to continue with the selection process and or negotiate, and the selection does not constitute a commitment by the Requestors to execute a final agreement or contract with the developer.

Non –Liability

By participating in the RFEI process, the developer agrees to hold the Requestors and their officers, employees, agents, representatives, and consultants harmless from all claims, liabilities, and costs related to all aspects of this solicitation



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7. Urban Village Boundaries
8. Neighborhood Empowerment Zone
9. Opportunity Zone
10. Recent and Future Development in the Vicinity
11. FEMA and Local Flood Hazard Maps
12. Traffic Counts
13. Transit Nearby

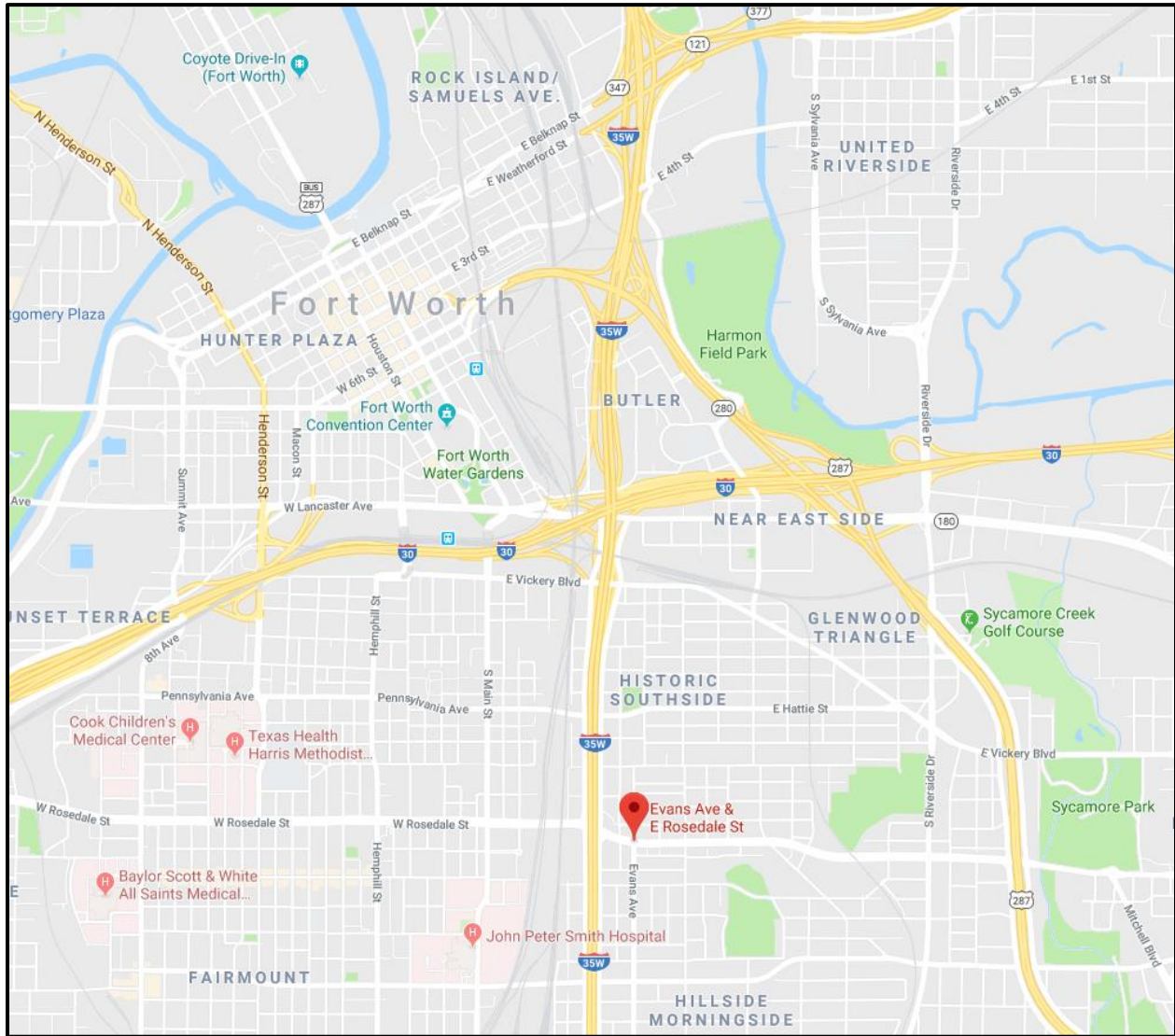
APPENDIX B - ECONOMIC AND DEMOGRAPHIC DATA



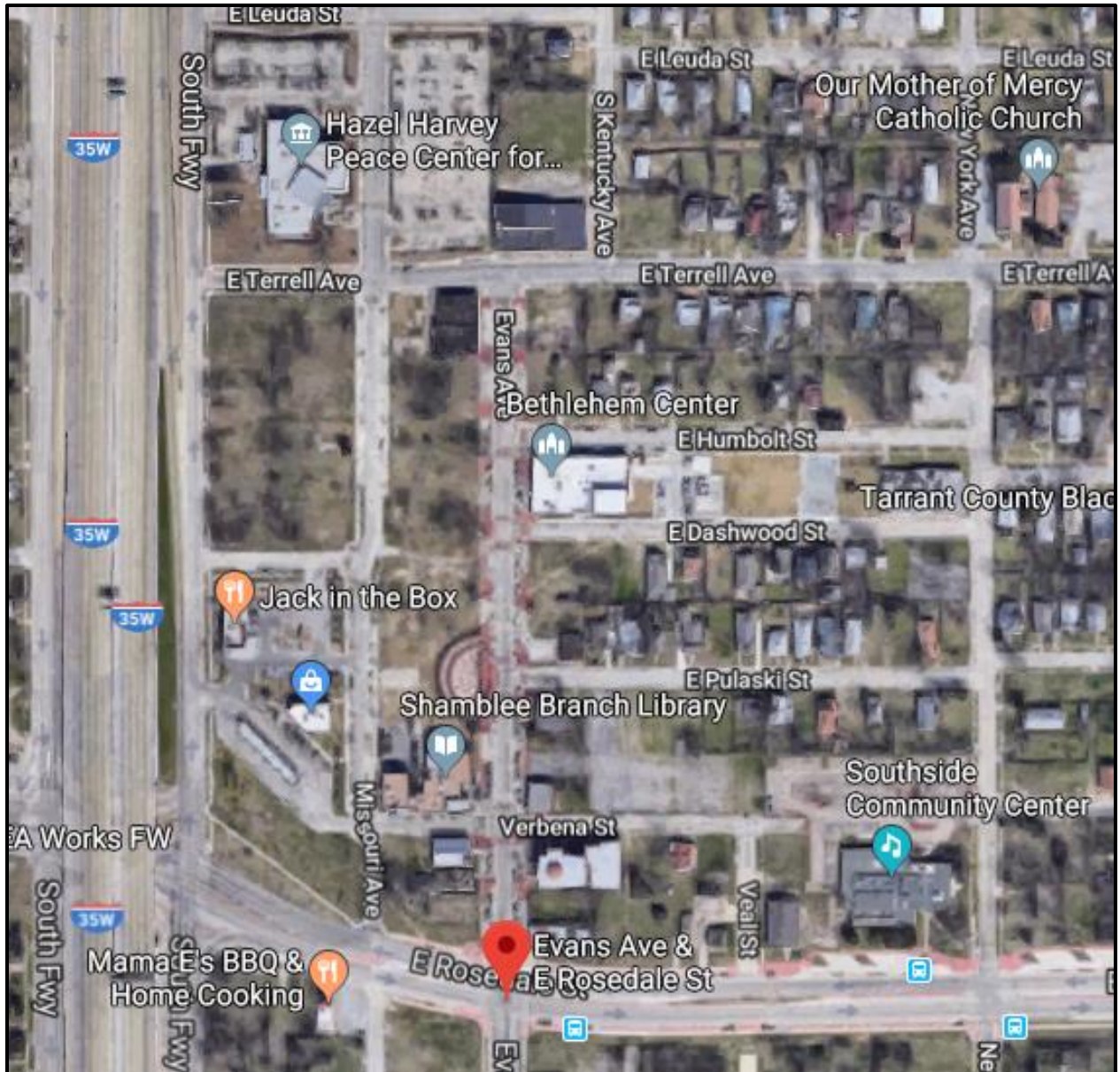
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APPENDIX A - MAPS

1. Vicinity



2. Aerial





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3. Parcels Included in the RFEI and Ownership

Some private parcels included may provide the opportunity for partnership within the development. Others such as Mount Zion Church (private) and the Bethlehem Center (public) are included because they are architecturally significant to the area and help set the tone. Parcels and institutions just outside the development area remain influential, including the former Pinkston’s Mortuary (837 E Terrell), Association of Federated Women’s Club Building (1051 Evans), and NAACP office (1063 Evans).

Red Outline = Master Development Area

- = Owned by City of Fort Worth, Texas, the Fort Worth Housing Finance Corporation, or the Fort Worth Local Development Corporation
- = Owned Privately

Please see <http://fortworthtexas.gov/evans-rosedale-rfei/> for the list in excel, with coordinates.





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OWNER	ADDRESS	FID	SUBDIVISIO	BLOCK	LOT	TAD_ACCOUNT
FORT WORTH, CITY OF	1012 EVANS AVE	0	EVANS SOUTH ADDITION	3	4	879878
FORT WORTH, CITY OF	924 MISSOURI AVE	1	SCHLALTERS SUBDIVISION	1	7	2689391
FORT WORTH, CITY OF	916 MISSOURI AVE	3	SCHLALTERS SUBDIVISION	1	5	2689375
FORT WORTH, CITY OF	912 MISSOURI AVE	4	SCHLALTERS SUBDIVISION	1	4	2689367
FORT WORTH, CITY OF	1008 EVANS AVE	12	EVANS SOUTH ADDITION	3	3	879851
FORT WORTH, CITY OF	904 MISSOURI AVE	13	SCHLALTERS SUBDIVISION	1	2	2689340
FORT WORTH, CITY OF	801 E PULASKI ST	16	EVANS SOUTH ADDITION	3	11	879932
FORT WORTH, CITY OF	928 MISSOURI AVE	17	SCHLALTERS SUBDIVISION	1	8	2689405
FORT WORTH, CITY OF	917 SOUTH FWY	19	SCHLALTERS SUBDIVISION	1	12	2689456
FORT WORTH, CITY OF	813 SOUTH FWY	20	ALFORD & VEALS ADDITION	6	1R	41437160
FORT WORTH, CITY OF	1108 EVANS AVE	23	EVANS SOUTH ADDITION	5	29	880841
FORT WORTH, CITY OF	901 SOUTH FWY	25	SCHLALTERS SUBDIVISION	1	14	2689472
FORT WORTH, CITY OF	810 MISSOURI AVE	26	EVANS SOUTH ADDITION	3	12	879940
FORT WORTH, CITY OF	1000 EVANS AVE	36	EVANS SOUTH ADDITION	3	1	879843
FORT WORTH, CITY OF	800 VERBENA ST	39	EVANS SOUTH ADDITION	5	4	880698
FORT WORTH, CITY OF	921 SOUTH FWY	42	SCHLALTERS SUBDIVISION	1	11	2689448
FORT WORTH, CITY OF	900 MISSOURI AVE	45	SCHLALTERS SUBDIVISION	1	1	2689316
FORT WORTH, CITY OF	831 E ROSEDALE ST	48	EVANS SOUTH ADDITION	5	27A	6930298
FORT WORTH, CITY OF	1056 EVANS AVE	54	EVANS SOUTH ADDITION	3	6R	41329961
FORT WORTH, CITY OF	759 E DASHWOOD ST	57	SCHLALTERS SUBDIVISION	1	9	2689413
FORT WORTH, CITY OF	908 MISSOURI AVE	60	SCHLALTERS SUBDIVISION	1	3	2689359
FORT WORTH, CITY OF	925 SOUTH FWY	63	SCHLALTERS SUBDIVISION	1	10	2689421
FORT WORTH, CITY OF	913 SOUTH FWY	65	SCHLALTERS SUBDIVISION	1	13	2689464
FORT WORTH, CITY OF	804 E LEUDA ST	72	ALFORD & VEALS ADDITION	5	1R	41437101
FORT WORTH CITY OF	920 MISSOURI AVE	5	SCHLALTERS SUBDIVISION	1	6	2689383
FORT WORTH HOUSING FINANCE COR	1000 EVANS AVE	7	EVANS SOUTH ADDITION	3	2	879843
FORT WORTH HOUSING FINANCE COR	920 EVANS AVE	8	MC ANULTY & NESBITT SUB EVANS	1	6	879339
FORT WORTH HOUSING FINANCE COR	861 WHITE ST	22	EVANS SOUTH ADDITION	5	30	880841
FORT WORTH HOUSING FINANCE COR	900 EVANS AVE	28	MC ANULTY & NESBITT SUB EVANS	1	1	879266
FORT WORTH HOUSING FINANCE COR	928 EVANS AVE	30	MC ANULTY & NESBITT SUB EVANS	1	8	879355
FORT WORTH HOUSING FINANCE COR	924 EVANS AVE	33	MC ANULTY & NESBITT SUB EVANS	1	7	879347
FORT WORTH HOUSING FINANCE COR	901 SOUTH FWY	40	SCHLALTERS SUBDIVISION	1	16	2689472
FORT WORTH HOUSING FINANCE COR	831 E ROSEDALE ST	43	EVANS SOUTH ADDITION			4874323
FORT WORTH HOUSING FINANCE COR	916 EVANS AVE	46	MC ANULTY & NESBITT SUB EVANS	1	5	879320
FORT WORTH HOUSING FINANCE COR	901 SOUTH FWY	52	SCHLALTERS SUBDIVISION	1	15	2689472
FORT WORTH HOUSING FINANCE COR	912 EVANS AVE	55	MC ANULTY & NESBITT SUB EVANS	1	4	879304
FORT WORTH HOUSING FINANCE COR	900 EVANS AVE	66	MC ANULTY & NESBITT SUB EVANS	1	3	879282
FORT WORTH HOUSING FINANCE COR	831 E ROSEDALE ST	69	EVANS SOUTH ADDITION	5	28A	6930298
FORT WORTH HOUSING FINANCE COR	900 EVANS AVE	70	MC ANULTY & NESBITT SUB EVANS	1	2	879274
FORT WORTH LOCAL DEV CORP	722 E ROSEDALE ST	18	EVANS SOUTH ADDITION	5	38	880930
FORT WORTH LOCAL DEV CORP	909 EVANS AVE	35	MC ANULTY & NESBITT SUB EVANS	2	30	879673
FORT WORTH LOCAL DEV CORP	901 EVANS AVE	37	MC ANULTY & NESBITT SUB EVANS	2	1	879363
FORT WORTH LOCAL DEV CORP	901 EVANS AVE	53	MC ANULTY & NESBITT SUB EVANS	2	2	879363
7-ELEVEN INC	1050 MISSOURI AVE	2	EVANS SOUTH ADDITION	3	17R1	41526678
ALYAH HOLDING INC	1162 MISSOURI AVE	31	EVANS SOUTH ADDITION	5	50	4327705
ALYAH HOLDINGS INC	1162 MISSOURI AVE	14	EVANS SOUTH ADDITION	5	52	4327713
ALYAH HOLDINGS INC	1162 MISSOURI AVE	51	EVANS SOUTH ADDITION	5	51	4327713
ANDERSON, LOUIS	1158 EVANS AVE	44	EVANS SOUTH ADDITION	5	55	881031
BRANCH, MARIA JACKSON	911 E ROSEDALE ST	15	WHITE'S SUBDIVISION	1	3	3513424
CABANSAG, F WAYNE	1153 EVANS AVE	62	WHITE'S SUBDIVISION	4	32	4667441
DUNNAGAN, JAMES R	730 E ROSEDALE ST	9	EVANS SOUTH ADDITION	5	35	4324757
EDMOND, SAMMY G	736 WHITE ST	47	EVANS SOUTH ADDITION	5	34	880884
EDMOND, SAMMY G	818 E ROSEDALE ST	58	EVANS SOUTH ADDITION	5	33	880884
JACK IN THE BOX EASTERN DIV LP	700 E DASHWOOD ST	34	EVANS SOUTH ADDITION	3	13R	41507657
KARMALI HOLDINGS INC	1100 SOUTH FWY	21	EVANS SOUTH ADDITION	5	46	4667379
KARMALI HOLDINGS INC	1100 SOUTH FWY	27	EVANS SOUTH ADDITION	5	48	4667395
KARMALI HOLDINGS INC	728 WHITE ST	38	EVANS SOUTH ADDITION	5	49	4667409
KARMALI HOLDINGS INC	1100 SOUTH FWY	61	EVANS SOUTH ADDITION	5	47	4667387
KARMALI HOLDINGS INC	728 E ROSEDALE ST	64	EVANS SOUTH ADDITION	5	36	4667352
L L ATKINS FAMILY LP THE	908 E TERRELL AVE	50	MC ANULTY & NESBITT SUB EVANS	2	3	879371
LEE, OPAL	901 E ROSEDALE ST	41	WHITE'S SUBDIVISION	1	4	4327454
MT ZION BAPTIST CHURCH	1101 EVANS AVE	24	WHITE'S SUBDIVISION	1	1	3513408
MT ZION BAPTIST CHURCH	903 E ROSEDALE ST	56	WHITE'S SUBDIVISION	1	2	3513408
PRITCHETT, THOMAS M	907 E HUMBOLT ST	71	MC ANULTY & NESBITT SUB EVANS	2	29	879665
SUNSHINE CUMBERLAND PRES CH	1100 EVANS AVE	6	EVANS SOUTH ADDITION	5	3	880671
SUNSHINE CUMBERLAND PRES CH	1100 EVANS AVE	10	EVANS SOUTH ADDITION	5	2	880671
SUNSHINE CUMBERLAND PRES CH	1100 EVANS AVE	68	EVANS SOUTH ADDITION	5	1	880671
TARRANT DEVELOPMENT GROUP INC	716 WHITE ST	29	EVANS SOUTH ADDITION	5	39	880949
TARRANT DEVELOPMENT GROUP INC	724 E ROSEDALE ST	59	EVANS SOUTH ADDITION	5	37	4667360
TAYLOR, BOB BENJAMIN	821 SOUTH FWY	49	ALFORD & VEALS ADDITION	6	6R	41437179
	1153 EVANS AVE	11	WHITE'S SUBDIVISION	4	31	0
	850 E ROSEDALE ST	32	EVANS SOUTH ADDITION	5	31	0
	1154 EVANS AVE	67	EVANS SOUTH ADDITION	5	56	0



REQUEST FOR EXPRESSIONS OF INTEREST: EVANS & ROSEDALE URBAN VILLAGE

4. Zoning and Historic Overlay

Please see <http://fortworthtexas.gov/evans-rosedale-rfei/> for information and links regarding zoning and design standards and the Terrell Heights Historic District. The expectation is that the expression of interest will be based on MU-1, NS/T4R, or NS/T4NR standards or similar, and be in conformance with the standards of the Historic Overlay where applicable.

The primary objective of the Terrell Heights Historic District Guidelines is to preserve the overall character, identity, and presence of the Terrell Heights neighborhood, buildings, sites, and landscapes that help to define its distinct identity and character. While many of the subject parcels are vacant, the historic development of these parcels is relevant. New construction within the District shall not emulate a historic building, but it should reflect the contributing elements and patterns found within the neighborhood, the streetscape, and the block where it will be located.

Red Outline = Master Development Area

Legend of Zoning:

MU-1 = Low Intensity Mixed-Use: higher density, mixed-use, pedestrian-oriented development for designated mixed-use growth centers and urban villages, to concentrate a variety of housing types among neighborhood-serving commercial and institutional uses. Maximum height 3-5 stories.

PD = Planned Development; see link above for information on each numbered PD

A-5 = One-family detached dwellings (min. lot size 5,000 sq. ft.), churches, schools, parks, etc.

Legend of Historic Overlay Designations:

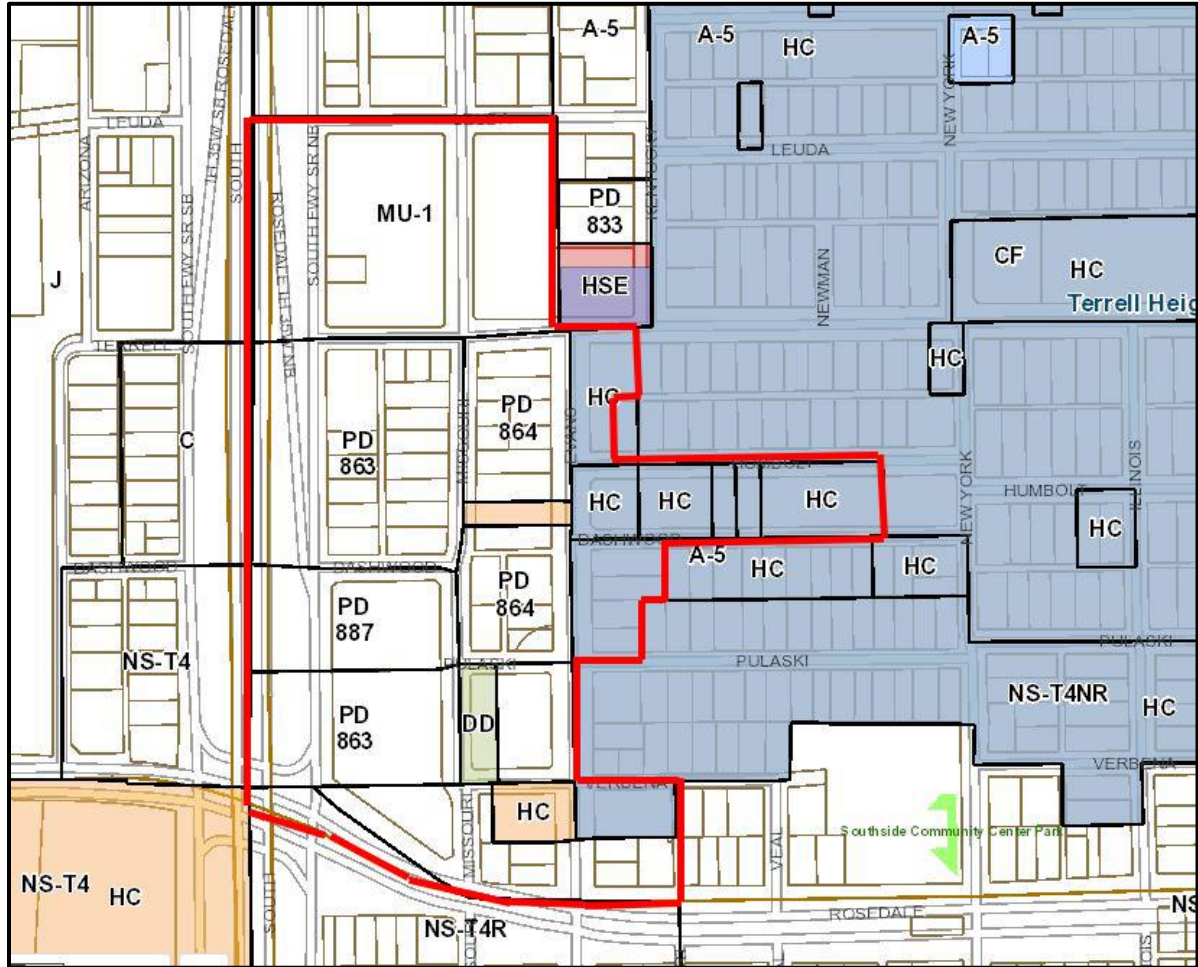
 = Terrell Heights Historic District (Local)

HSE = Highly Significant Endangered

HC = Historic and Cultural Landmark

DD = Demolition Delay

**REQUEST FOR EXPRESSIONS OF INTEREST:
EVANS & ROSEDALE URBAN VILLAGE**



5. National Historic Register

Red Outline = Master Development Area

- Historical Marker
- ★ National Register Property
- National Register District






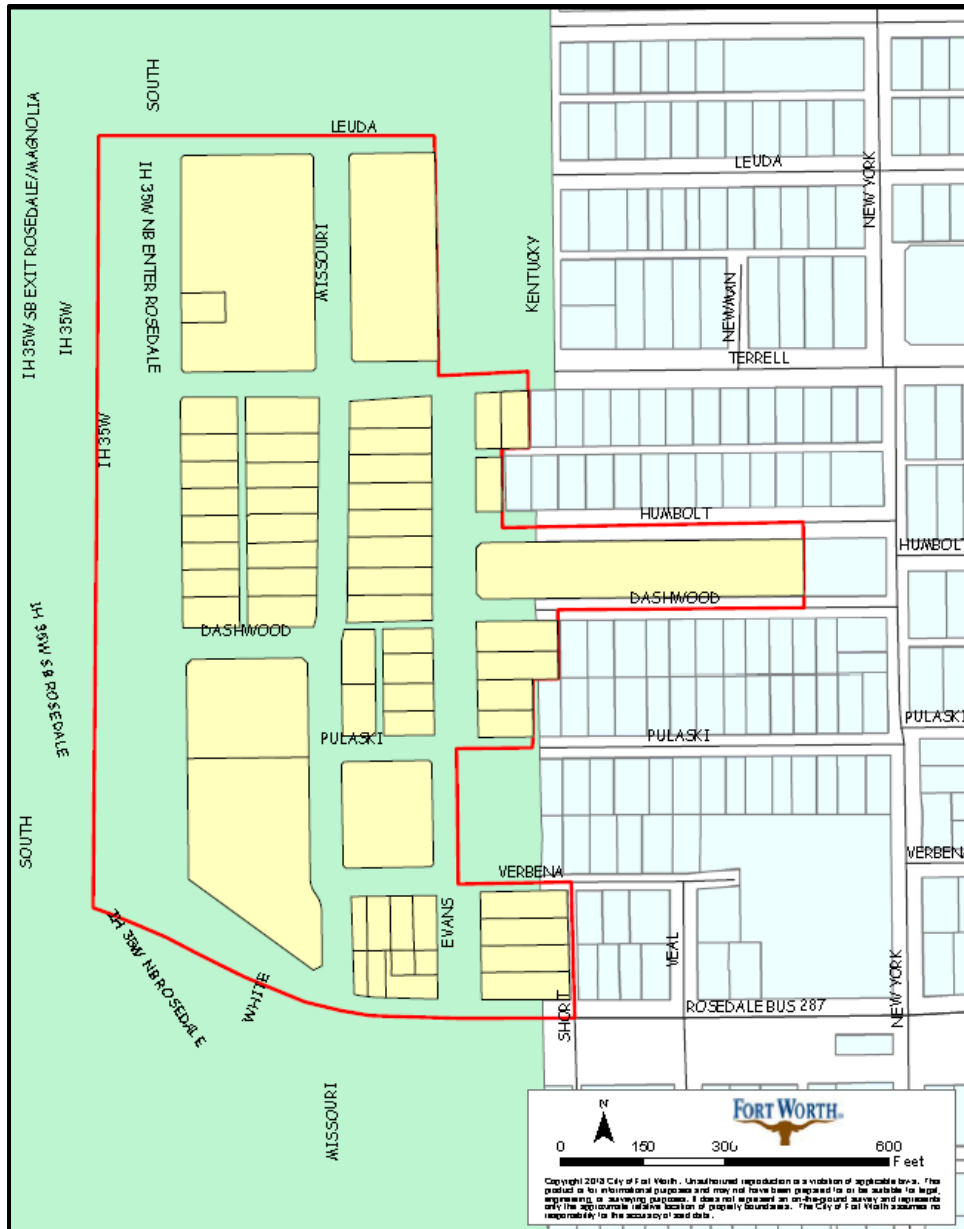
REQUEST FOR EXPRESSIONS OF INTEREST: EVANS & ROSEDALE URBAN VILLAGE

6. TIF 4 Boundary

Much of the Evans and Rosedale Master Development Area lies within Tax Increment Financing District 4 (Southside). A TIF District provides incentive funding for infrastructure and other publicly beneficial development and redevelopment projects by allocating a share of the property tax revenue generated within the district. TIF District 4 was created in 1997 with an end term of 2022, and was designed to revitalize Fort Worth’s Near Southside and Medical District as an economically viable, mixed use, central city neighborhood. Projects supported include business development, on-street and structured parking, signage, streetscapes, transportation infrastructure, residential developments, and schools.

Red Outline = Master Development Area

 = TIF 4 Boundary



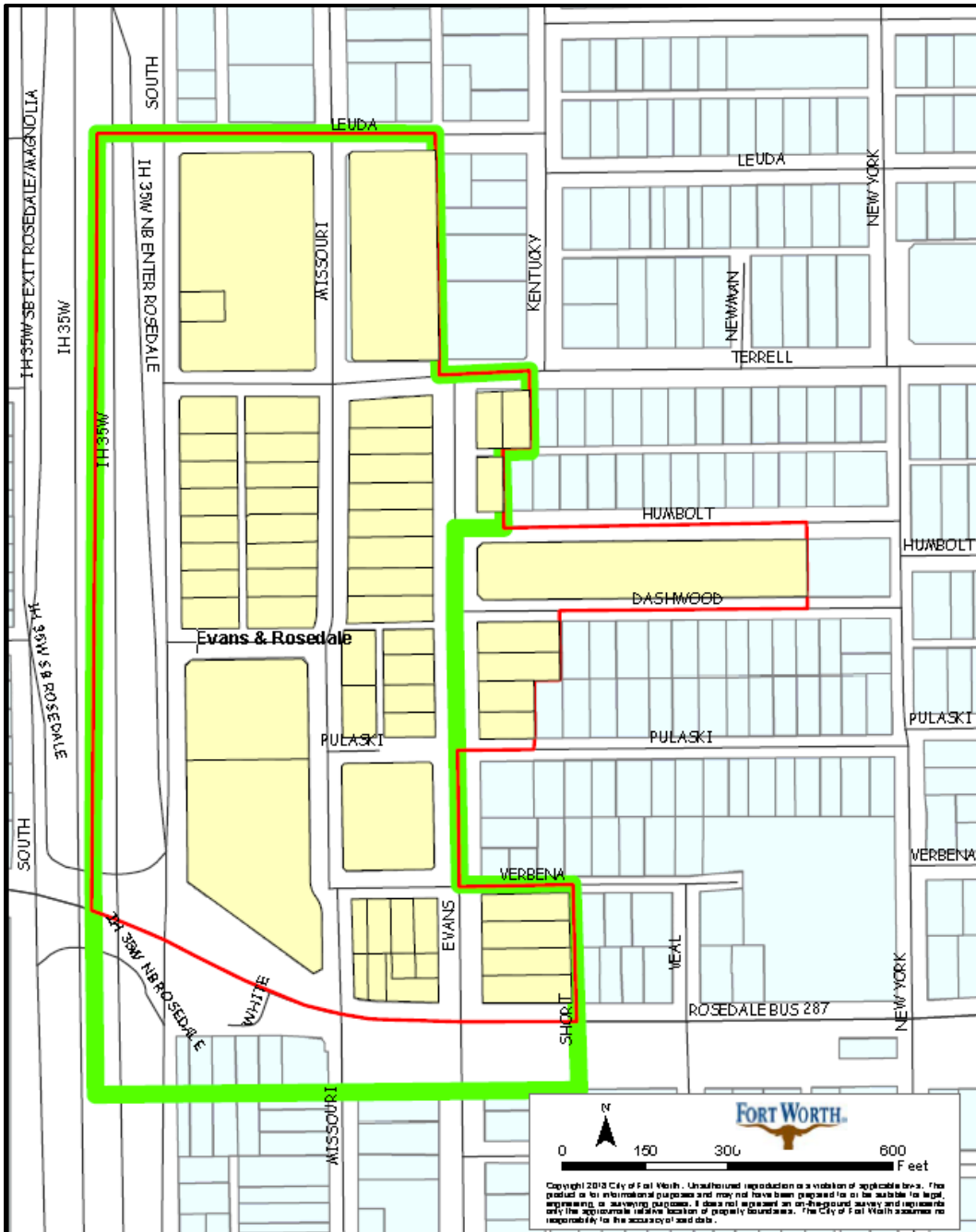


REQUEST FOR EXPRESSIONS OF INTEREST: EVANS & ROSEDALE URBAN VILLAGE

7. Urban Village Boundaries

Red Outline = Master Development Area

Green Outline = Evans & Rosedale Urban Village Boundary (currently being revised to include all lots in the Master Development Area)





REQUEST FOR EXPRESSIONS OF INTEREST: EVANS & ROSEDALE URBAN VILLAGE

8. Neighborhood Empowerment Zone

A NEZ is created by the City Council to focus energy and resources on economic development, the creation and rehabilitation of affordable housing, social services, quality education, and increased public safety within the NEZ. The program was created in 2001 for designated areas within the Central City that are at least 75% Community Development Block Grant (CDBG) eligible, as defined by the U.S. Department of Housing and Urban Development (HUD), or areas close to Central City. There are 20 NEZs throughout Fort Worth.

The entire Master Development Area lies within the Evans & Rosedale Neighborhood Empowerment Zone.



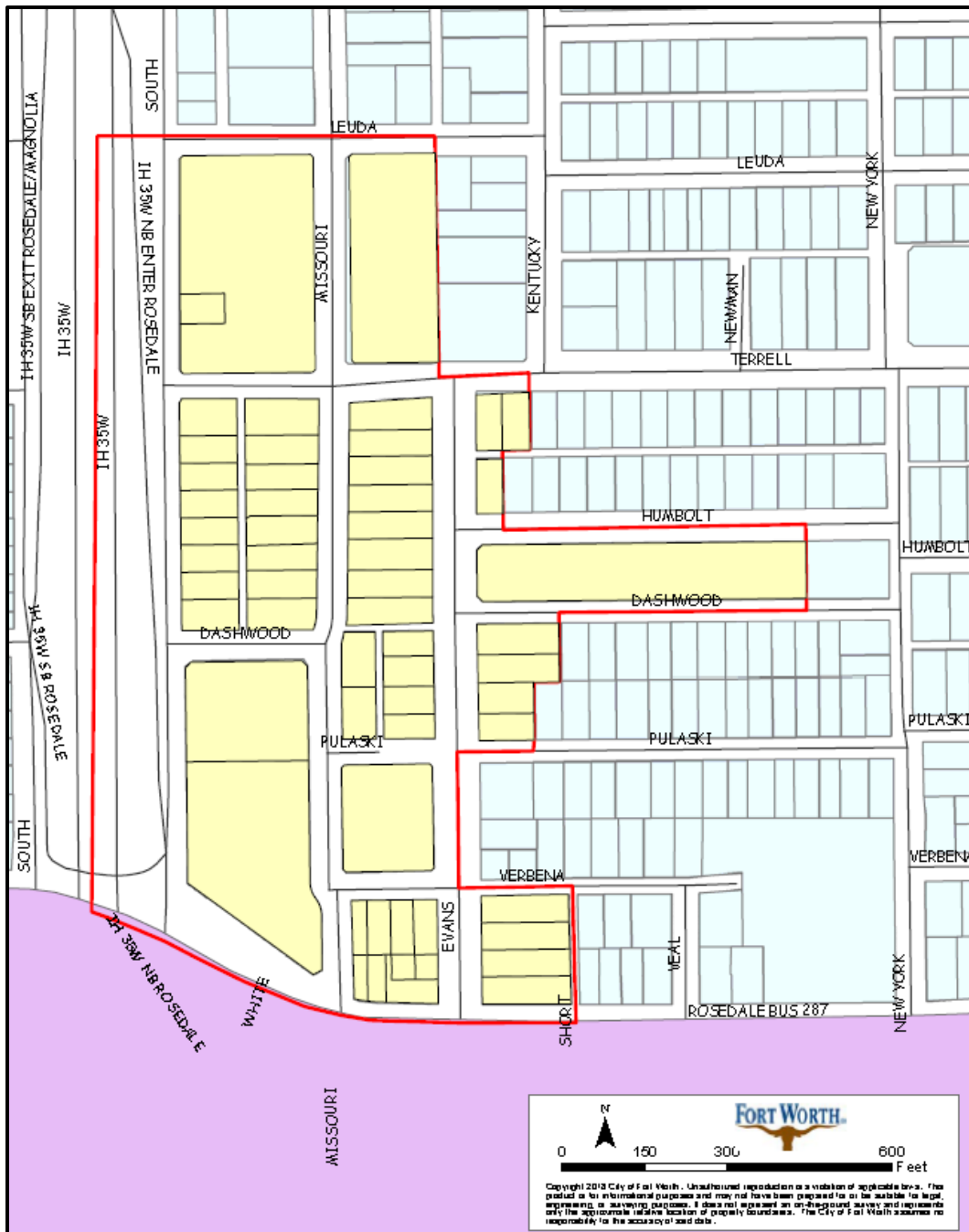
REQUEST FOR EXPRESSIONS OF INTEREST: EVANS & ROSEDALE URBAN VILLAGE

9. Opportunity Zone

An Opportunity Zone has been designated just south of the Master Development Area.

Red Outline = Master Development Area

 = Opportunity Zone





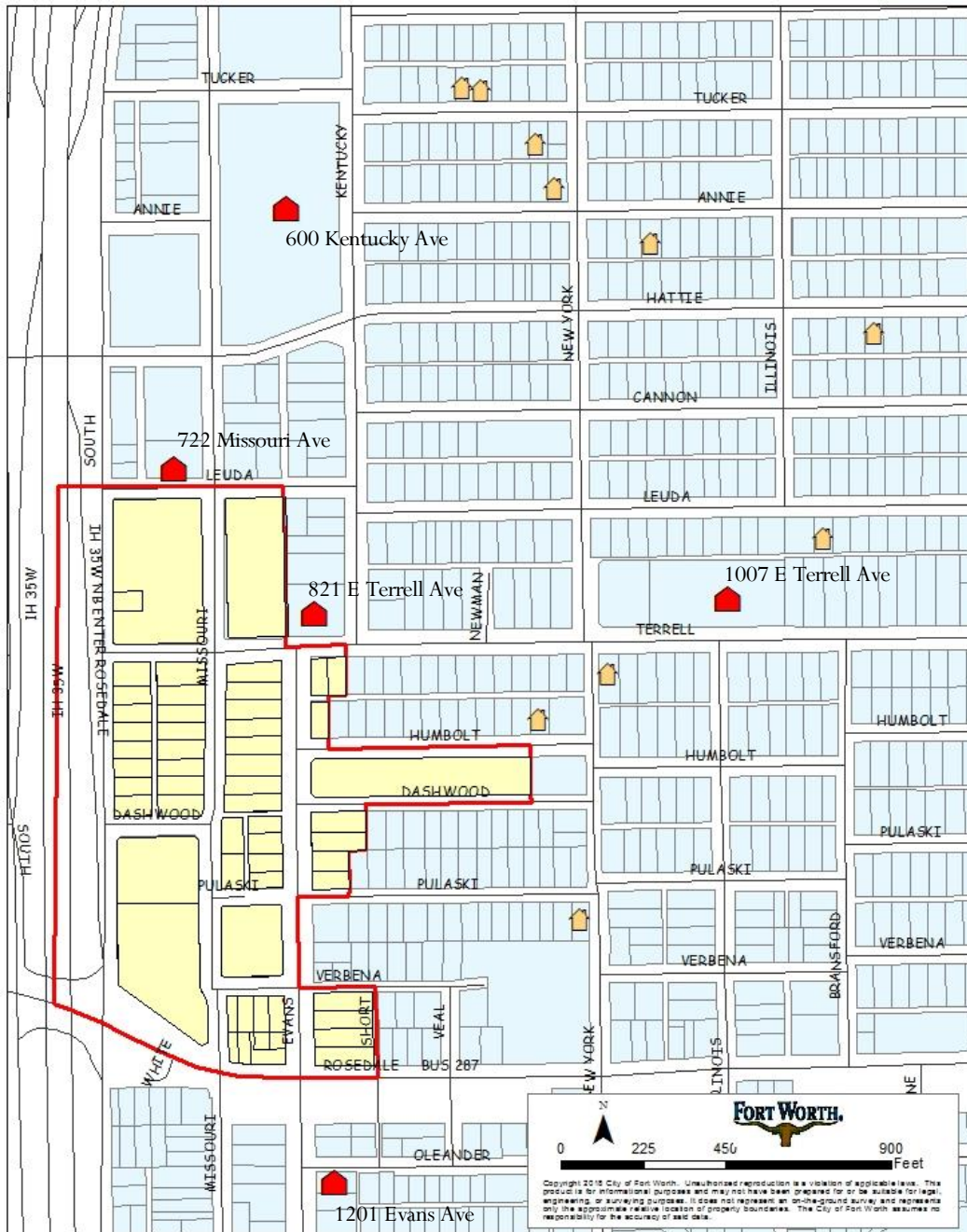
REQUEST FOR EXPRESSIONS OF INTEREST: EVANS & ROSEDALE URBAN VILLAGE

10. Recent and Future Development in the Vicinity

Red Outline = Master Development Area

■ = Commercial Renovation or New Construction 🏠 = New Single Family

- 821 E Terrell Ave Pinkston's Building Renovation and Repurpose to mixed use with Citizen's Theater
- 722 Missouri Ave Clark Felt Building Renovation to Basecom Headquarters
- 1007 E Terrell Ave New Construction - Christo Rey High School
- 1201 Evans Ave New Construction - Connex Office Building
- 600 Kentucky Ave New Construction - Van Zandt Guinn Elementary School





REQUEST FOR EXPRESSIONS OF INTEREST: EVANS & ROSEDALE URBAN VILLAGE

11. FEMA and Local Flood Hazard Maps

Map 1 – Areas with Confirmed Flooding

The area in pink is not FEMA floodplain, however, it has confirmed flooding according to the stormwater study “Near Southside” SWS-056. Staff recommend that any buildings being built near the pink area have a minimum finished floor elevation that is at least 2’ above the elevation of the pink area.

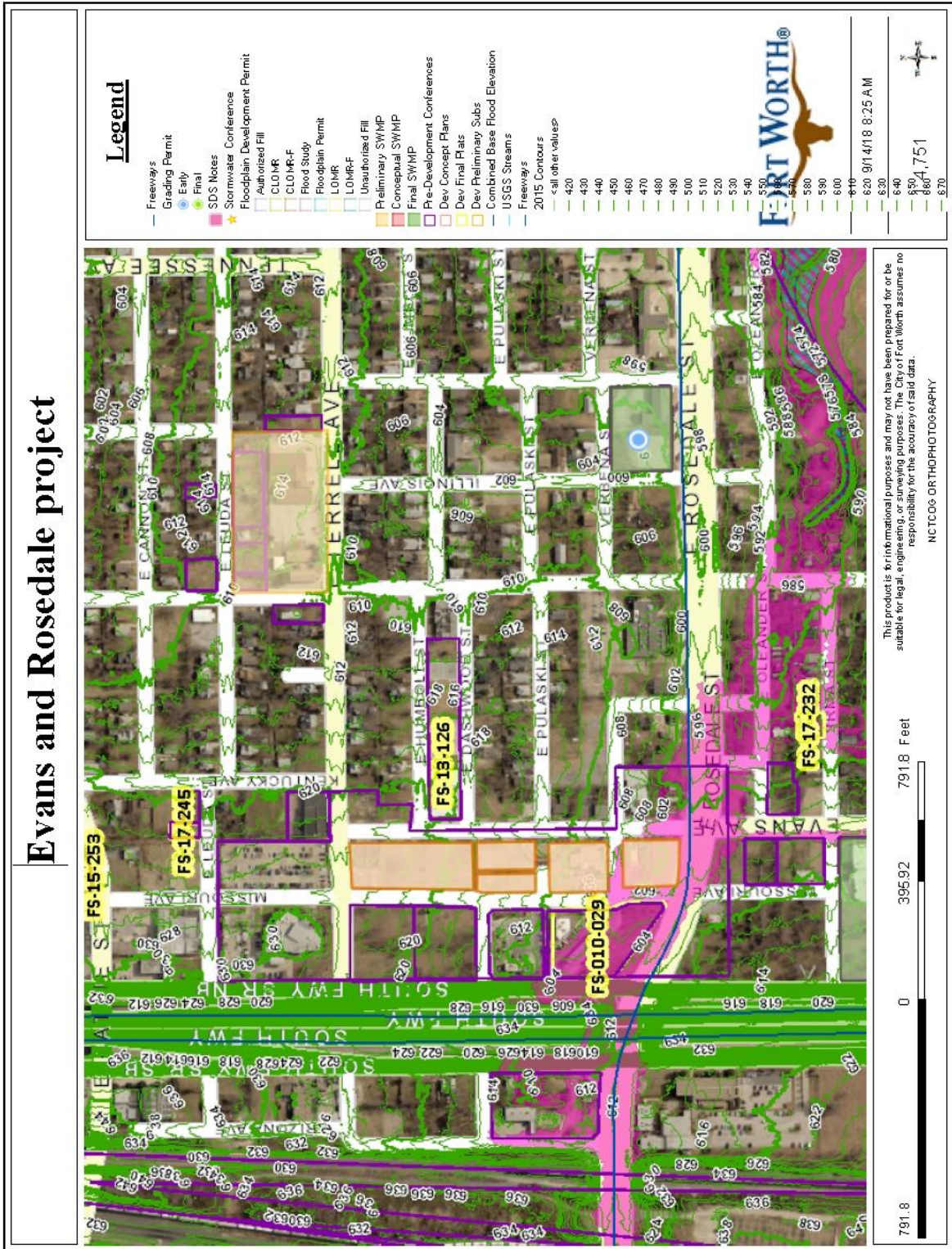
Map 2 – FEMA Floodplain

The FEMA floodplain is farther to the east of the site location; it crosses Rosedale at just to the west of Troost St. The area in the blue hatched pattern is FEMA floodplain.



REQUEST FOR EXPRESSIONS OF INTEREST: EVANS & ROSEDALE URBAN VILLAGE

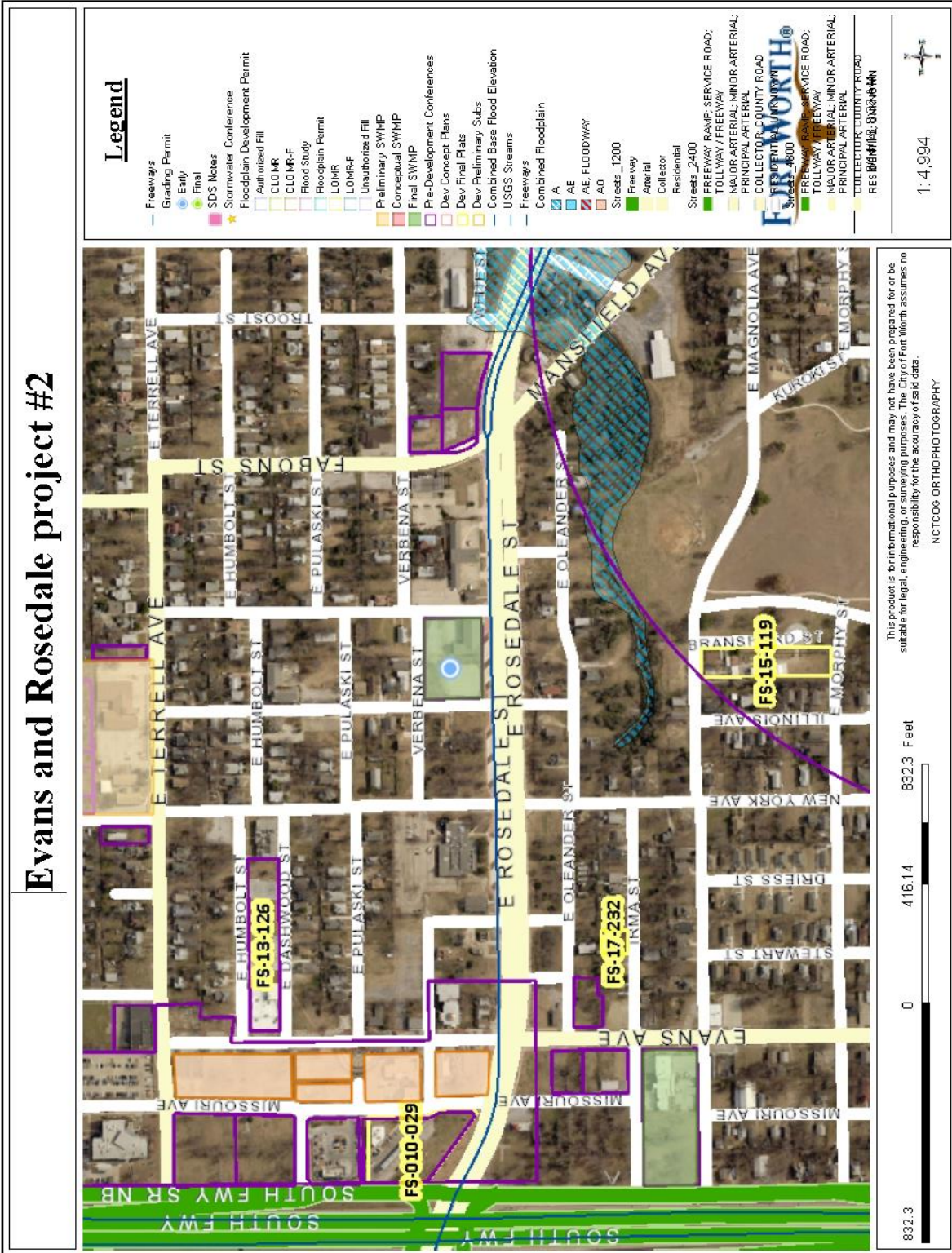
Map 1





REQUEST FOR EXPRESSIONS OF INTEREST: EVANS & ROSEDALE URBAN VILLAGE

Map 2



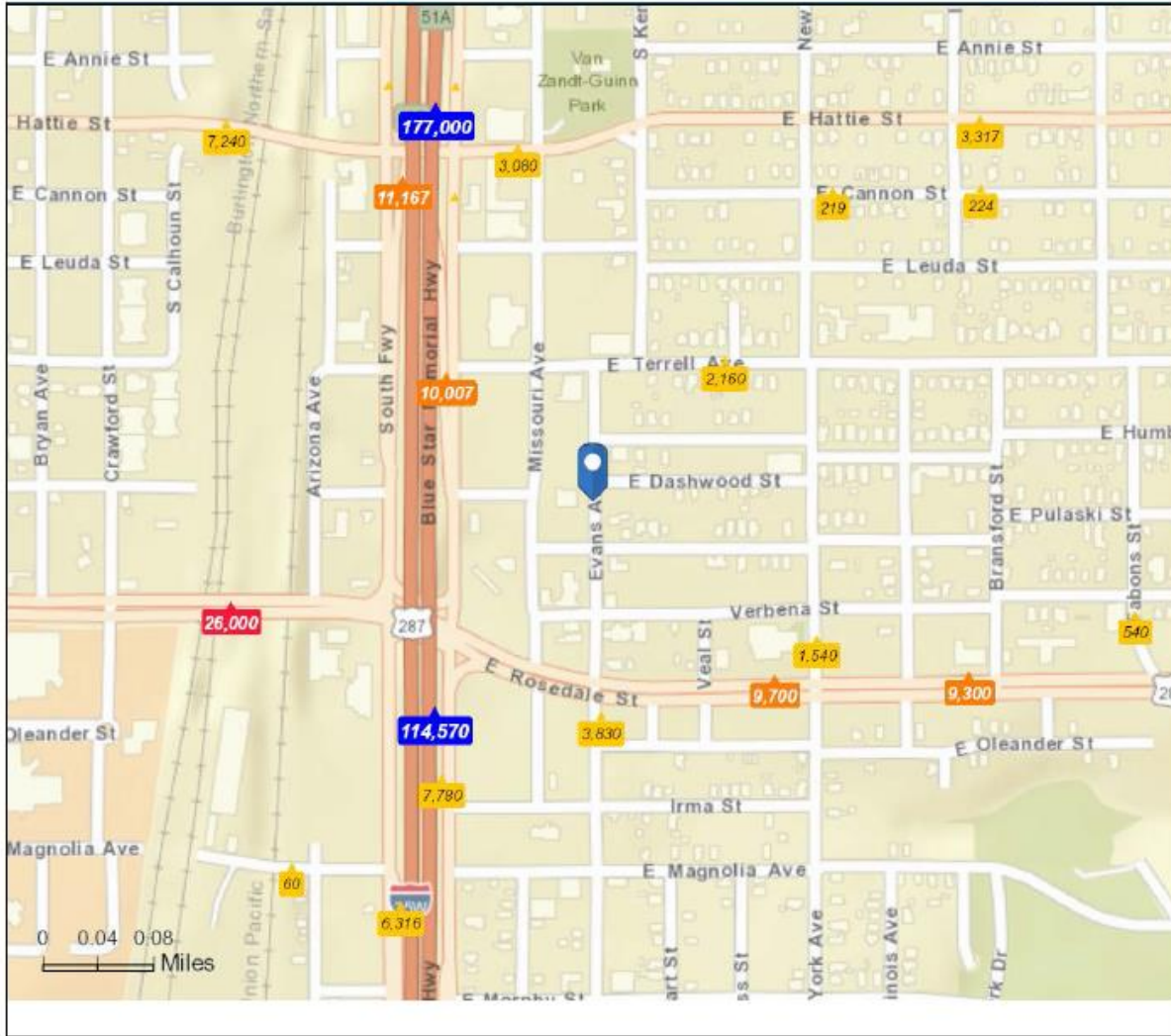
12. Traffic Counts



Traffic Count Map - Close Up

1000 Evans Ave, Fort Worth, Texas, 76104
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 32.73406
Longitude: -97.31838



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day




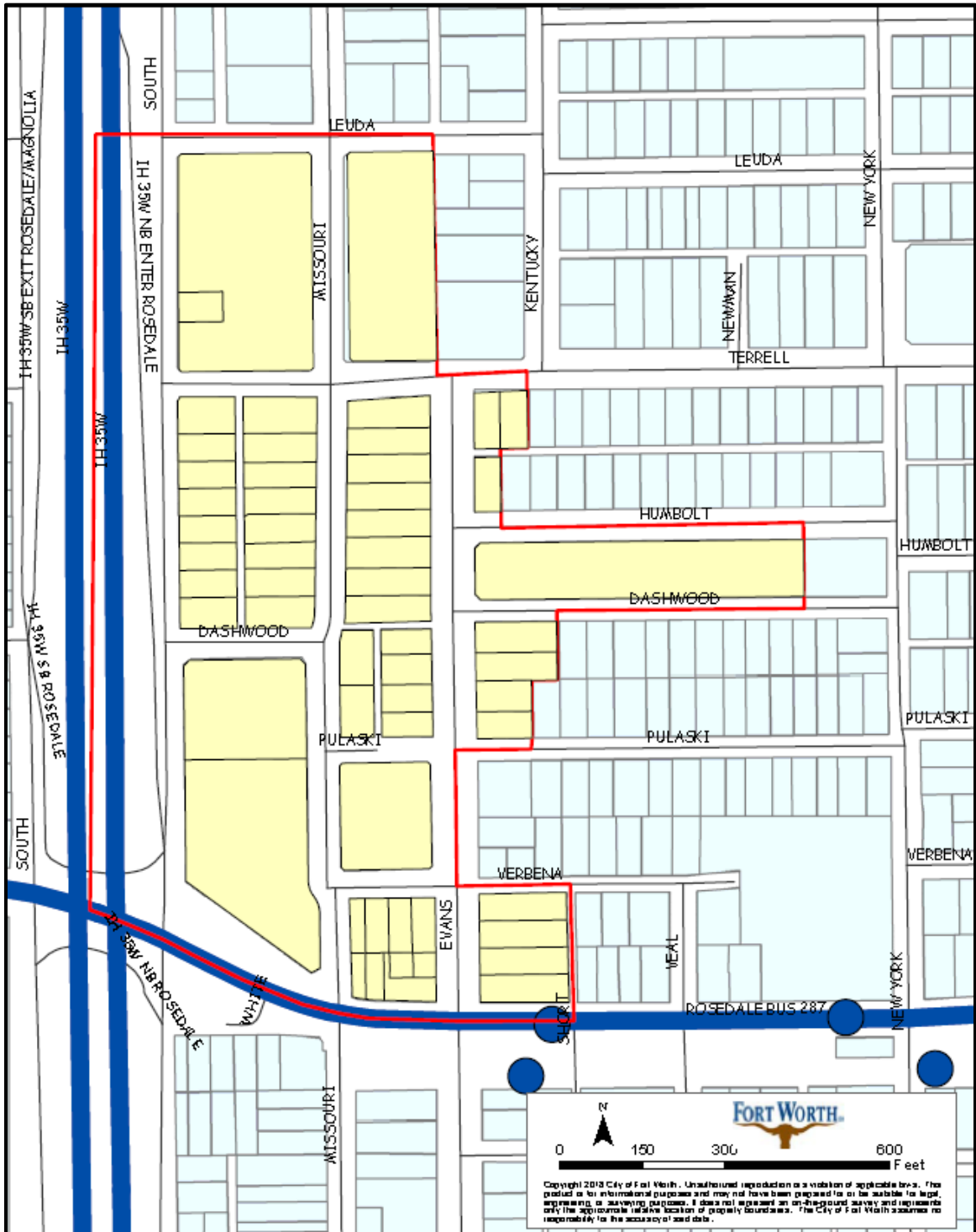
Source: © 2018 Kalibrate Technologies (Q1 2018).

August 03, 2018

13. Transit Nearby

Red Outline = Master Development Area

 = Bus Route and Stop





**REQUEST FOR EXPRESSIONS OF INTEREST:
EVANS & ROSEDALE URBAN VILLAGE**

APPENDIX B - ECONOMIC AND DEMOGRAPHIC DATA

2017 City of Fort Worth Economic Development Strategic Plan

COMMUTING PATTERNS

Evans & Rosedale is not a strong employment destination, based on commuting patterns. A total of 1,193 workers commute in to the area, 861 residents of the area work elsewhere, and 22 residents live and work within the area.

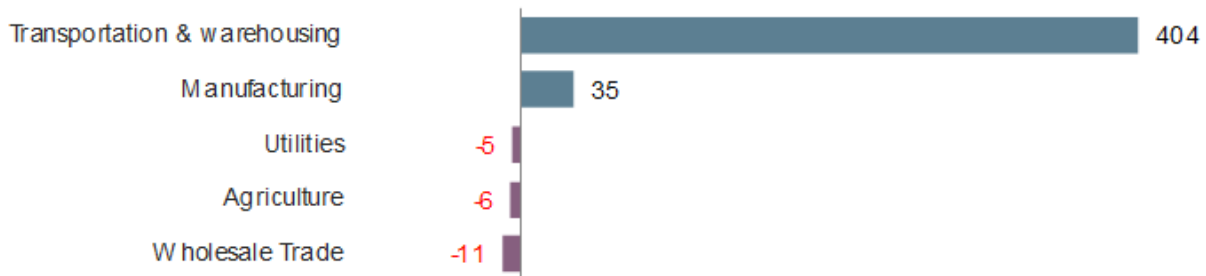
Where Evans & Rosedale workers live

Location	Count	Share
1 76119	68	5.4%
2 76133	64	5.1%
3 76112	59	4.7%
4 76104	48	3.8%
5 76140	48	3.8%
6 76134	41	3.3%
7 76123	36	2.9%
8 76110	27	2.2%
9 76028	26	2.1%
10 76116	26	2.1%
All Other Locations	812	64.7%
Total	1,255	100.0%
Fort Worth	639	50.9%
Tarrant County	967	77.1%

Where employed Evans & Rosedale residents work

Location	Count	Share
1 76102	116	6.0%
2 76107	115	6.0%
3 76104	107	5.6%
4 76119	53	2.8%
5 76111	48	2.5%
6 76011	38	2.0%
7 76116	38	2.0%
8 76137	34	1.8%
9 76110	31	1.6%
10 76106	29	1.5%
All Other Locations	1,316	68.4%
Total	1,925	100.0%
Fort Worth	813	42.2%
Tarrant County	1,249	64.9%

FIGURE 66. EVANS & ROSEDALE NET COMMUTING FLOWS BY MAJOR INDUSTRY SECTOR (TOP 5)
NET FLOWS = INBOUND – OUTBOUND FLOWS



Source (all figures this page): US Census Bureau, Local Employment Dynamics.



REQUEST FOR EXPRESSIONS OF INTEREST: EVANS & ROSEDALE URBAN VILLAGE

COMMUNITY INPUT

A community workshop was held on April 20, 2017 and had 16 participants, who engaged in a map-based community visioning exercise and answered instant polling questions. The feedback received is illustrated below:

FIGURE 69. EVANS & ROSEDALE POLLING RESULTS: DESIRED DEVELOPMENT

TYPES OF DEVELOPMENT APPROPRIATE FOR EVANS & ROSEDALE	AGREE	NEUTRAL	DISAGREE
Smaller Lot Single Family	64%	0%	36%
Townhouses & Apartments	67%	7%	27%
Mixed-Use Apartments & Condos	75%	13%	13%
Mixed-Use Commercial	79%	7%	14%
Small Scale Commercial	100%	0%	0%
Large Scale Commercial	19%	6%	75%
Storefront Improvement	85%	15%	0%
Restaurants, Cafes, Bars, Music Venues & Gathering Spaces	100%	0%	0%
Grocery, Public Market, Farmers Market	100%	0%	0%
Food Cart Pods	29%	21%	50%

FIGURE 70. EVANS & ROSEDALE POLLING RESULTS: STRATEGIES

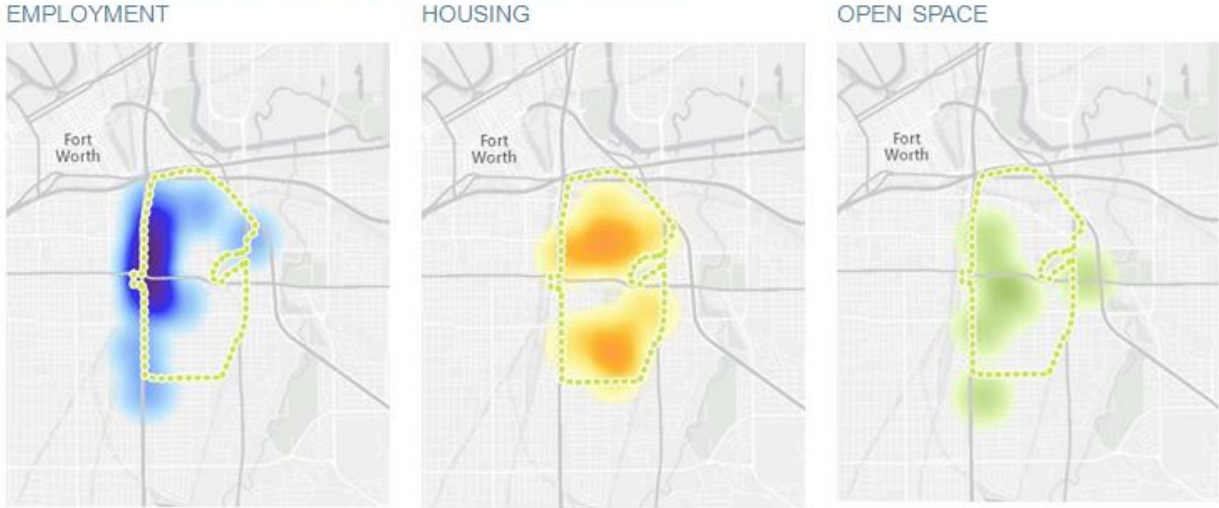
DEVELOPMENT STRATEGIES	AGREE	NEUTRAL	DISAGREE	CHOOSE ONE?
Eliminate Regulatory Barriers	53%	13%	33%	31%
Solicit Designs on City-Owned Site	79%	0%	21%	62%
ECONOMIC STRATEGIES	AGREE	NEUTRAL	DISAGREE	CHOOSE ONE?
Partner with Major Institutions	73%	13%	13%	13%
Invest in Homegrown Entrepreneurs	87%	0%	13%	27%
Bring New Businesses & Jobs	100%	0%	0%	53%
INFRASTRUCTURE STRATEGIES	AGREE	NEUTRAL	DISAGREE	CHOOSE ONE?
Public Space Improvements & Beautification	92%	0%	8%	75%
Road Improvements	80%	20%	0%	0%
Street Lighting	100%	0%	0%	25%
Better Sidewalks & Bike Lanes	85%	15%	0%	0%

Source (all figures this page): Participant responses at community workshop

Participants showed support for many types of new development. For new housing, they showed highest support for multi-story and mixed-use types. Small-scale commercial was strongly favored, whereas large-format commercial (such as big box stores) was deemed less appropriate for Evans & Rosedale. Participants showed interest in new restaurants, cafes, gathering spaces, and food vendors such as a grocery store, farmers' market, or public market, but the likelihood of these additions will rest on market forces in addition to community interest. They were not interested in food carts or trucks.

For the map exercise, participants used blue stickers representing future jobs, orange stickers for housing growth, and green stickers for parks. Participants indicated a desire for employment clustered along the western border of the study area along 35W, clustered around the intersection with Rosedale Street and extending north. Housing stickers centered in the two parts of the study area bisected by Rosedale Street, but avoiding that corridor and the area just south of it, maintaining the strong residential core of the area. Parks clustered in that area particularly on the western edge of the study area.

FIGURE 71. EVANS & ROSEDALE MAP EXERCISE RESULTS



Source: Participant responses at community workshop

EMPLOYMENT GROWTH ALLOCATION

As Fort Worth continues to grow between now and 2040, the City aims to maintain the current ratio of two jobs per household. The NCTCOG’s regional 2040 forecast anticipates the City will add more housing than jobs, dropping the jobs-housing balance below that of Tarrant County. To maintain the current jobs-housing balance, Fort Worth will need to add 35% more jobs than the current regional forecast expects. The City should track employment growth, using these localized targets to monitor progress against the 2040 goal.

The Fregonese Associates (FA) employment growth targets were based on a geographic analysis of capacity (that is, availability of vacant and redevelopable land) and Comprehensive Plan designation (future land use type and intensity) to allocate the citywide employment forecast at a smaller scale, enabling more localized employment targets. Growth targets were created at a granular scale (Traffic Survey Zones, or TSZs), which allows for analysis and reporting at the district and neighborhood level, and allows for 1 to 1 comparison to the NCTCOG forecast. In Evans & Rosedale, the TSZs align closely to the study area boundary.

FIGURE 72. EVANS & ROSEDALE FUTURE EMPLOYMENT GROWTH COMPARISON, 2040

GROWTH TARGET:	
2005	2,402
2040	8,233
Increase	5,831 added jobs by 2040

Source: FA Envision Tomorrow analysis

COG FORECAST:	
2005	2,402
2040	4,373
Increase	1,971 added jobs by 2040

Source: NCTCOG 2040 regional growth forecast



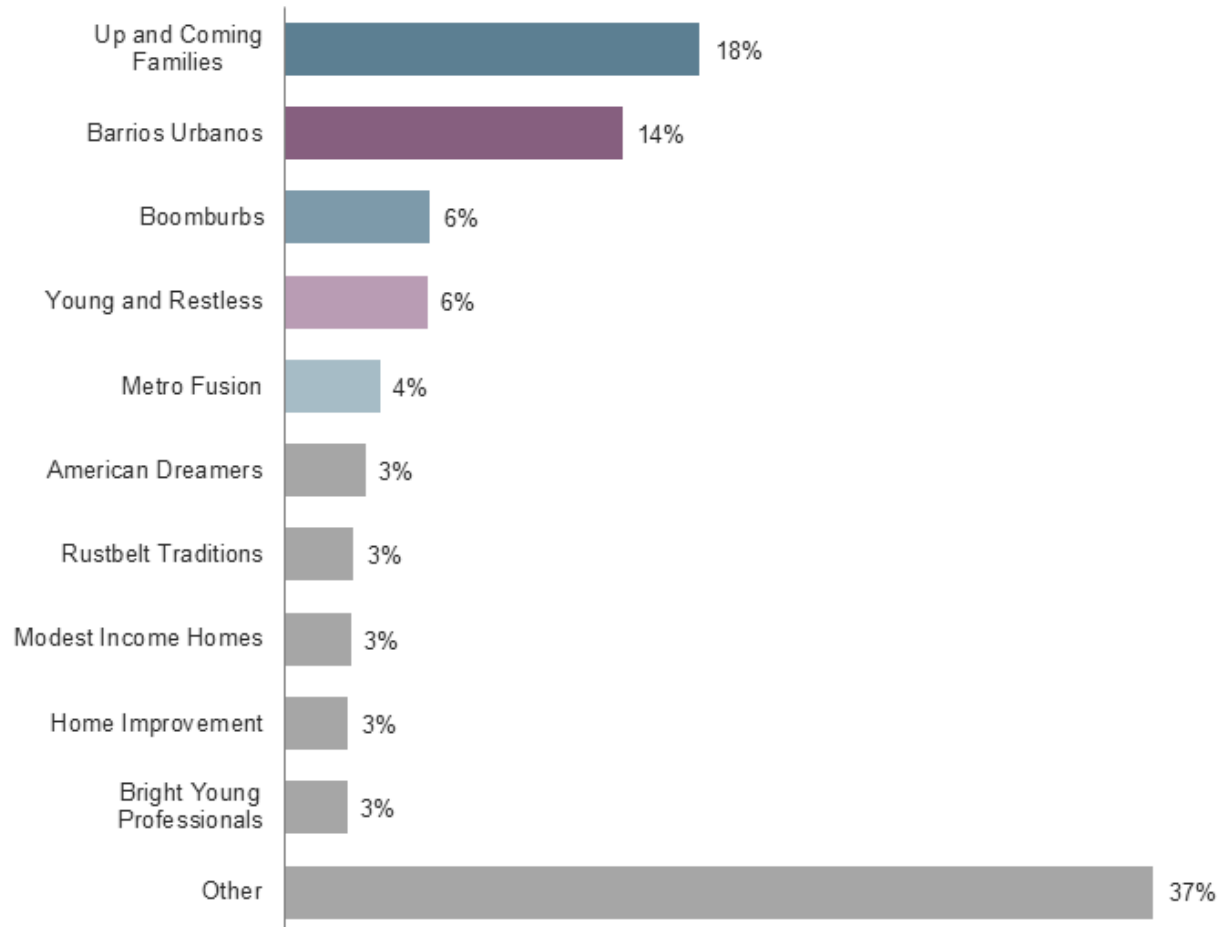
REQUEST FOR EXPRESSIONS OF INTEREST: EVANS & ROSEDALE URBAN VILLAGE

MARKET SEGMENTS

Market segments (also called psychographics) are data collected primarily for marketing, but which provide insight into the city's residents and workforce that is useful for planning and development activity. Market segment data goes beyond Census demographics to shed light on age, income, family size, housing and neighborhood preference, average housing costs, occupation and earnings, and spending patterns.

Esri identifies 67 distinctive segments based on their socioeconomic and demographic composition. The City of Fort Worth has a wide range of segments in the top 10 by population, including Up and Coming Families (18 percent), Barrios Urbanos (14 percent), Boomburbs (6 percent), Young and Restless (6 percent), Metro Fusion (4 percent), American Dreamers (3 percent), Rustbelt Traditions (3 percent), Modest Income Homes (3 percent), Home Improvement (3 percent), and Bright Young Professionals (3 percent). The top 10 segments compose 63 percent of all households in the city.

FIGURE 95. TOP 10 TAPESTRY SEGMENTS IN FORT WORTH



Source: Esri Tapestry Segmentation 2014

EMPLOYMENT NODE DISTRICTS

DOWNTOWN (ZIP CODE 76102)

FIGURE 50. DISTRICT SNAPSHOT, 2016

INDICATOR	VALUE
Population, 2016	8,576
Change since 2010 (#)	+465
Change since 2010 (%)	+6%
Age, 2016 (% of total population)	
Less than 25 years old	27.4%
25 to 64 years	62.6%
65 years and older	10.1%
Jobs, 2016	45,454
Change since 2010 (#)	+4,395
Change since 2010 (%)	+11%

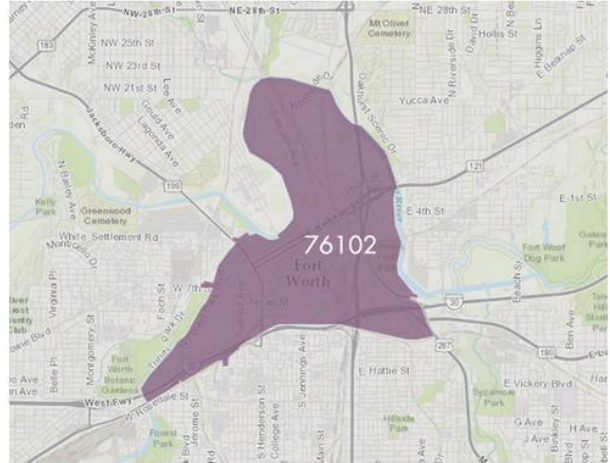


FIGURE 52. COMMUTING PATTERNS



REQUEST FOR EXPRESSIONS OF INTEREST: EVANS & ROSEDALE URBAN VILLAGE

NEAR SOUTHSIDE (ZIP CODE 76104)

FIGURE 55. DISTRICT SNAPSHOT, 2016

INDICATOR	VALUE
Population, 2016	20,753
Change since 2010 (#)	+1,735
Change since 2010 (%)	+9%
Age, 2016 (% of total population)	
Less than 25 years old	37.8%
25 to 64 years	49.8%
65 years and older	12.5%
Jobs, 2016	28,771
Change since 2010 (#)	+4,484
Change since 2010 (%)	+18%

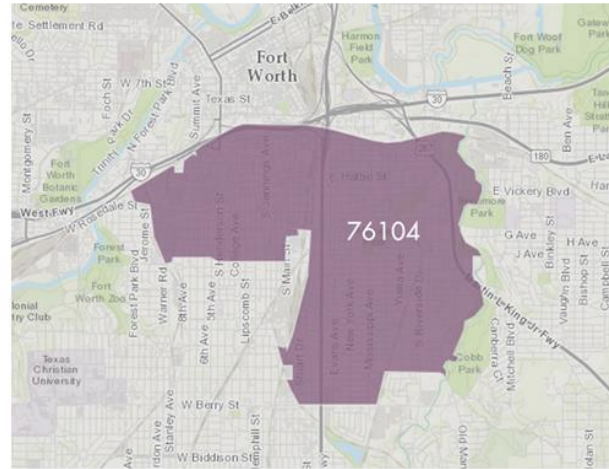
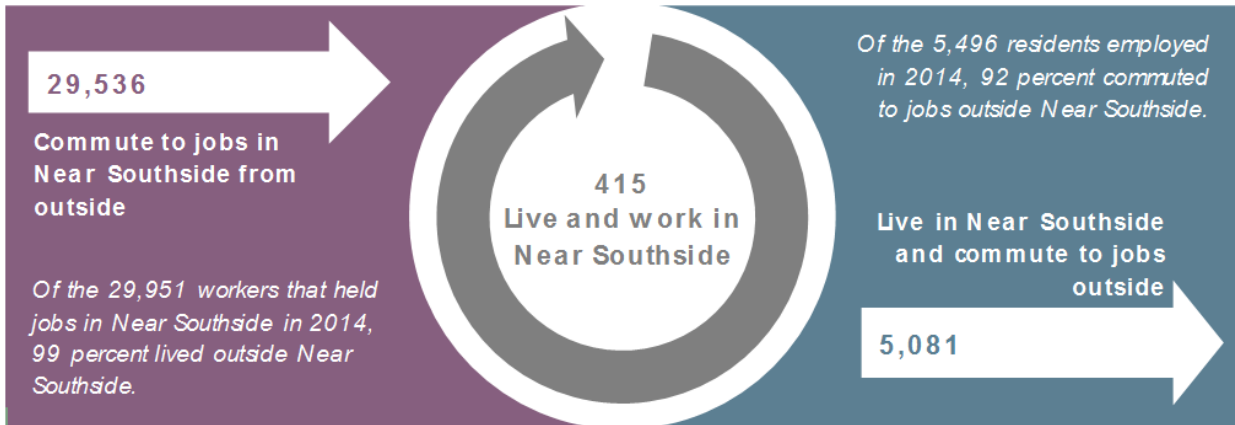


FIGURE 57. COMMUTING PATTERNS





REQUEST FOR EXPRESSIONS OF INTEREST: EVANS & ROSEDALE URBAN VILLAGE

ESRI Community Analyst Data



Retail MarketPlace Profile

1000 Evans Ave, Fort Worth, Texas, 76104
Ring: 5 mile radius

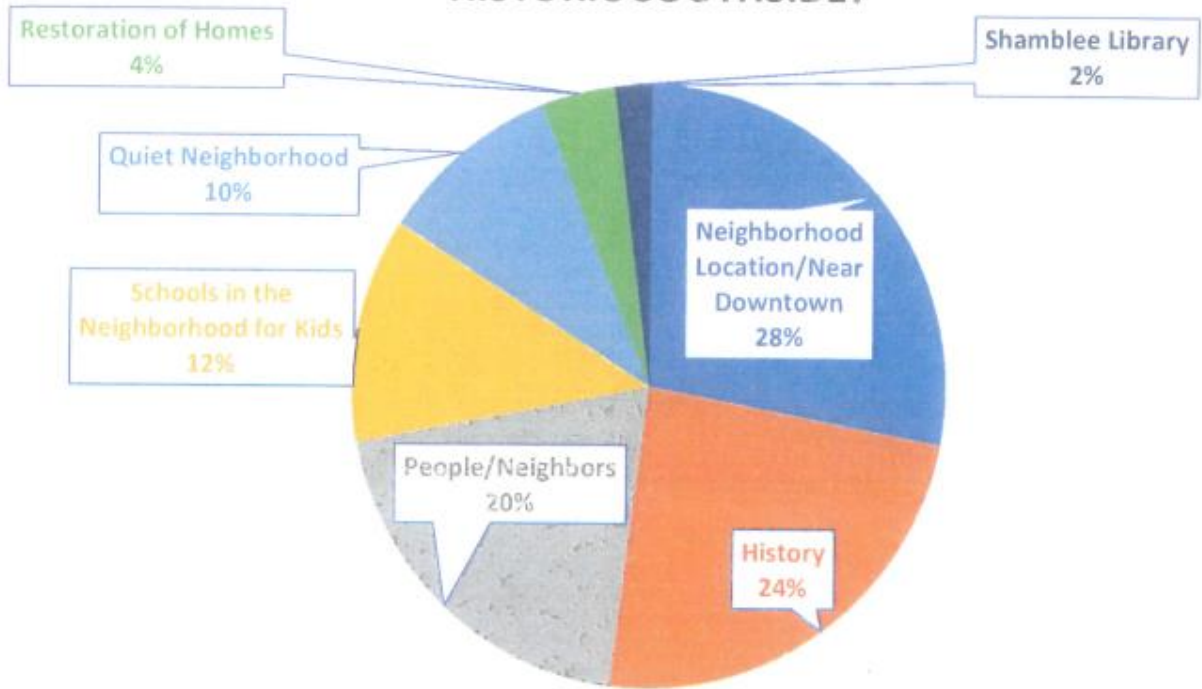
Prepared by Esri
Latitude: 32.73406
Longitude: -97.31838

Summary Demographics	
2018 Population	279,101
2018 Households	92,281
2018 Median Disposable Income	\$35,470
2018 Per Capita Income	\$21,455

2018 Historic Southside Neighborhood Association Member Poll

See the complete survey results here: <http://fortworthtexas.gov/evans-rosedale-rfei/>

QUESTION #1 - WHAT DO YOU LIKE ABOUT LIVING IN THE HISTORIC SOUTHSIDE?



QUESTION #4 - WHAT WOULD YOU LIKE TO SEE IMPROVE?

