

Welcome!

Woodhaven

*Neighborhood Festival
and Conservation Plan Party*



Supported by:

MAYOR PRO TEM BIVENS

FORT WORTH®



June 26, 2024

The **Woodhaven Neighborhood** *Conservation Plan*

will provide a roadmap for investment, preservation, and growth in the neighborhood over the next 15 years.

The Woodhaven Neighborhood *Conservation* Plan

will echo the values, voices, and
vision of the community... so we
need to hear from **YOU!**

THANK YOU

for stopping by to
help shape the future
of your neighborhood

... we know it's hot!

Join Us! **Woodhaven**
Neighborhood Festival
and Conservation Plan Party



* snow cones * water slide * music *



WEDNESDAY, JUNE 26, 2024 from 4:00-6:30 pm
International Leadership of Texas, Woodhaven

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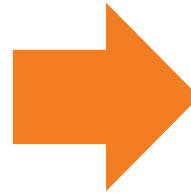
Today's event is a Show & Tell...

We'll **show** you information about what we've learned about your neighborhood so far

And we hope you'll **tell** us about your concerns and priorities for the future

When you're done with the **activities**,

grab some food and **enjoy!**



Woodhaven NEIGHBORHOOD FESTIVAL *Checklist* LISTA DE ACTIVIDADES

Welcome and thank you for coming to share your thoughts and ideas!
Please make sure to you check off each of the activities as you finish them.

¡Bienvenido/a y gracias por venir a compartir sus opiniones e ideas!
Por favor, marque cada actividad a medida que las vaya completando.

- WELCOME AND SIGN-IN | BIENVENIDA Y REGISTRO
- TODAY AND TOMORROW | HOY Y MAÑANA
- BIG IDEA | GRAN IDEA
- COLLABORATIVE MAP | MAPA COLABORATIVO
- COMPLETE THE NEIGHBORHOOD SURVEY
COMPLETE LA ENCUESTA DEL VECINDARIO
- THUMBS UP OR THUMBS DOWN
ME GUSTA / NO ME GUSTA
- SPIN THE WHEEL | GIRE LA RUEDA



WHAT ELSE IN ON YOUR MIND?

Use the back of this card to share any thoughts or comments.

¿QUÉ MÁS PIENSA SOBRE WOODHAVEN?

Utilice el reverso de esta tarjeta para compartir su idea o comentario.

Thanks for participating!
¡Gracias por participar!

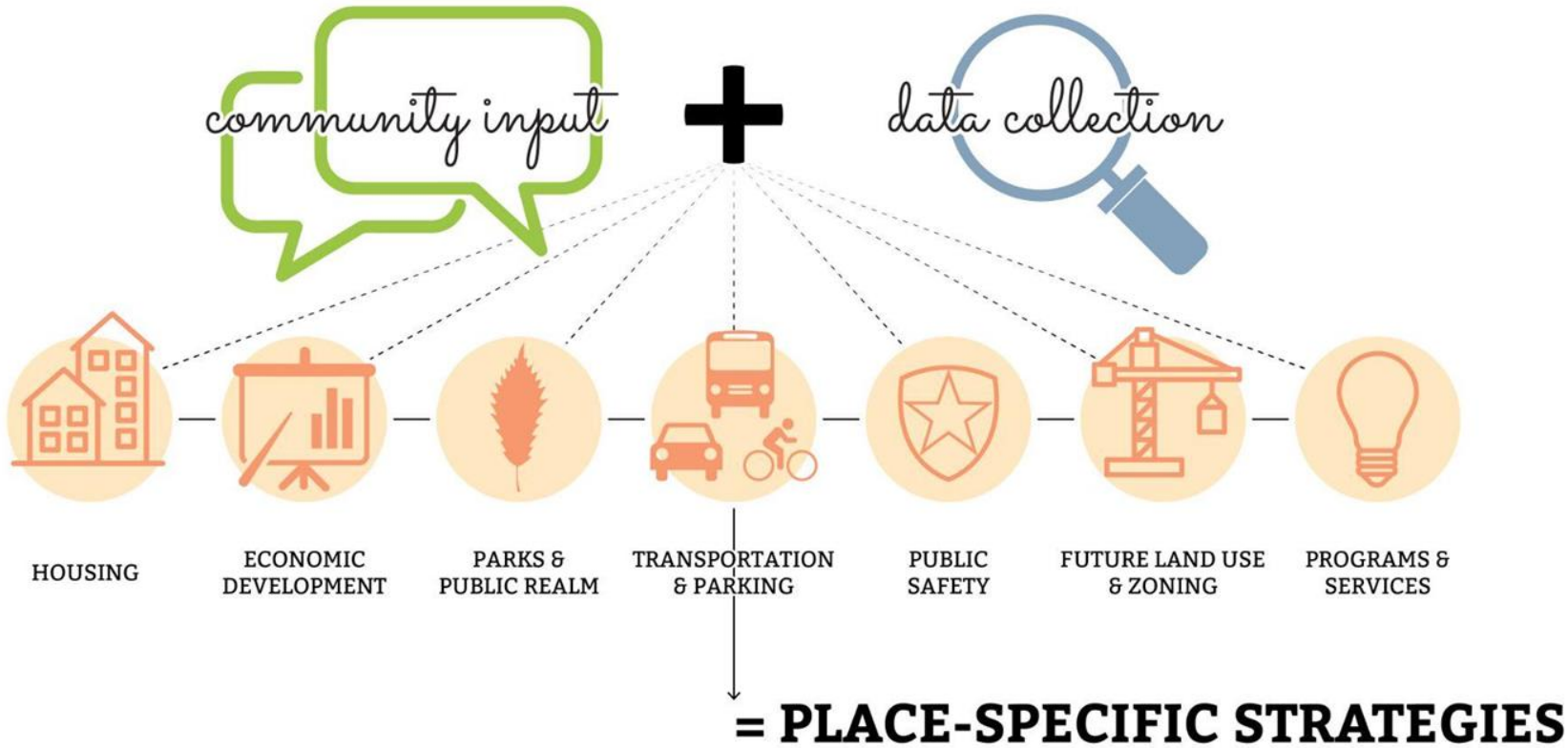
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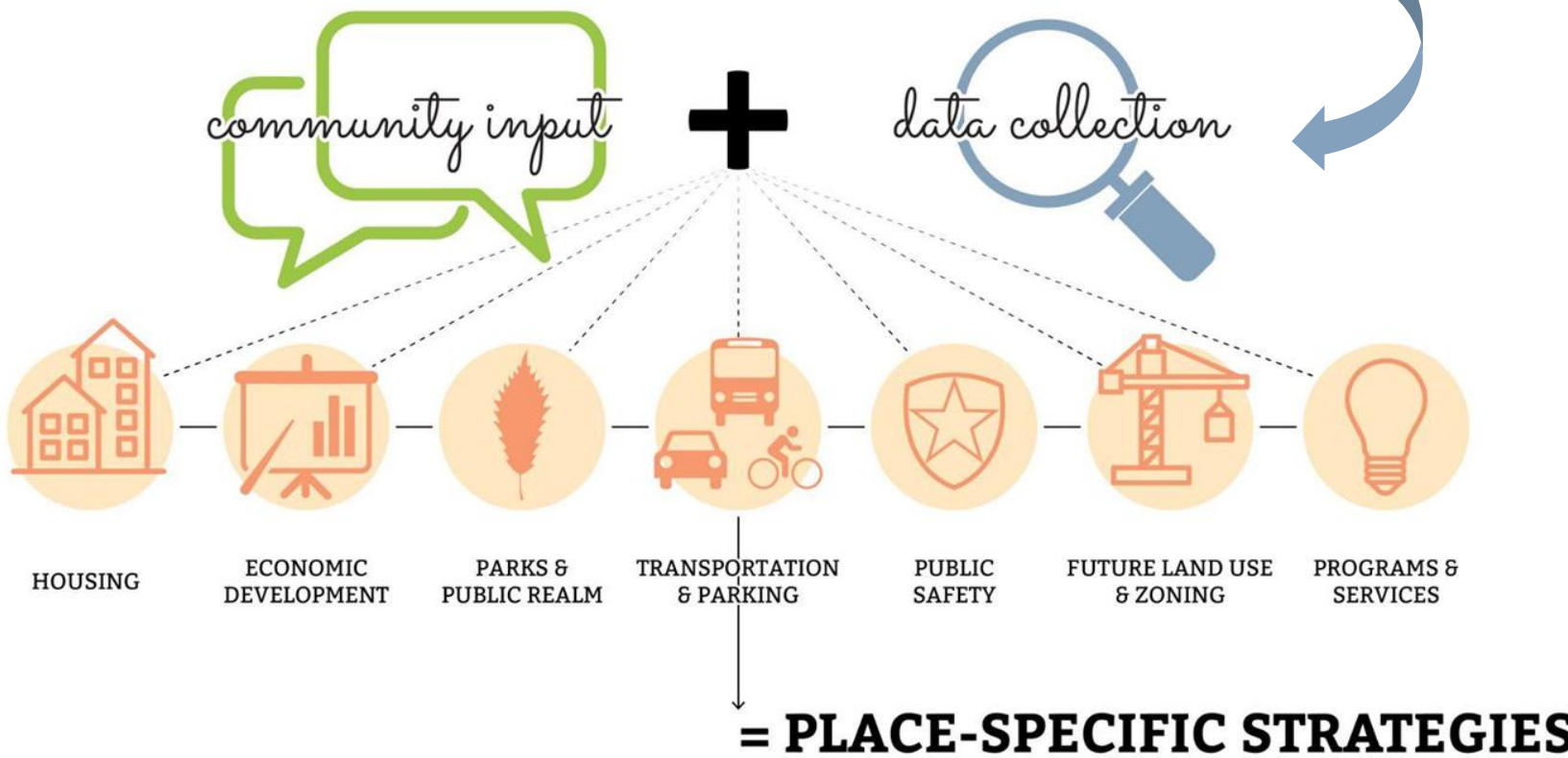
So, what goes into a Neighborhood Plan?

And what is the result?

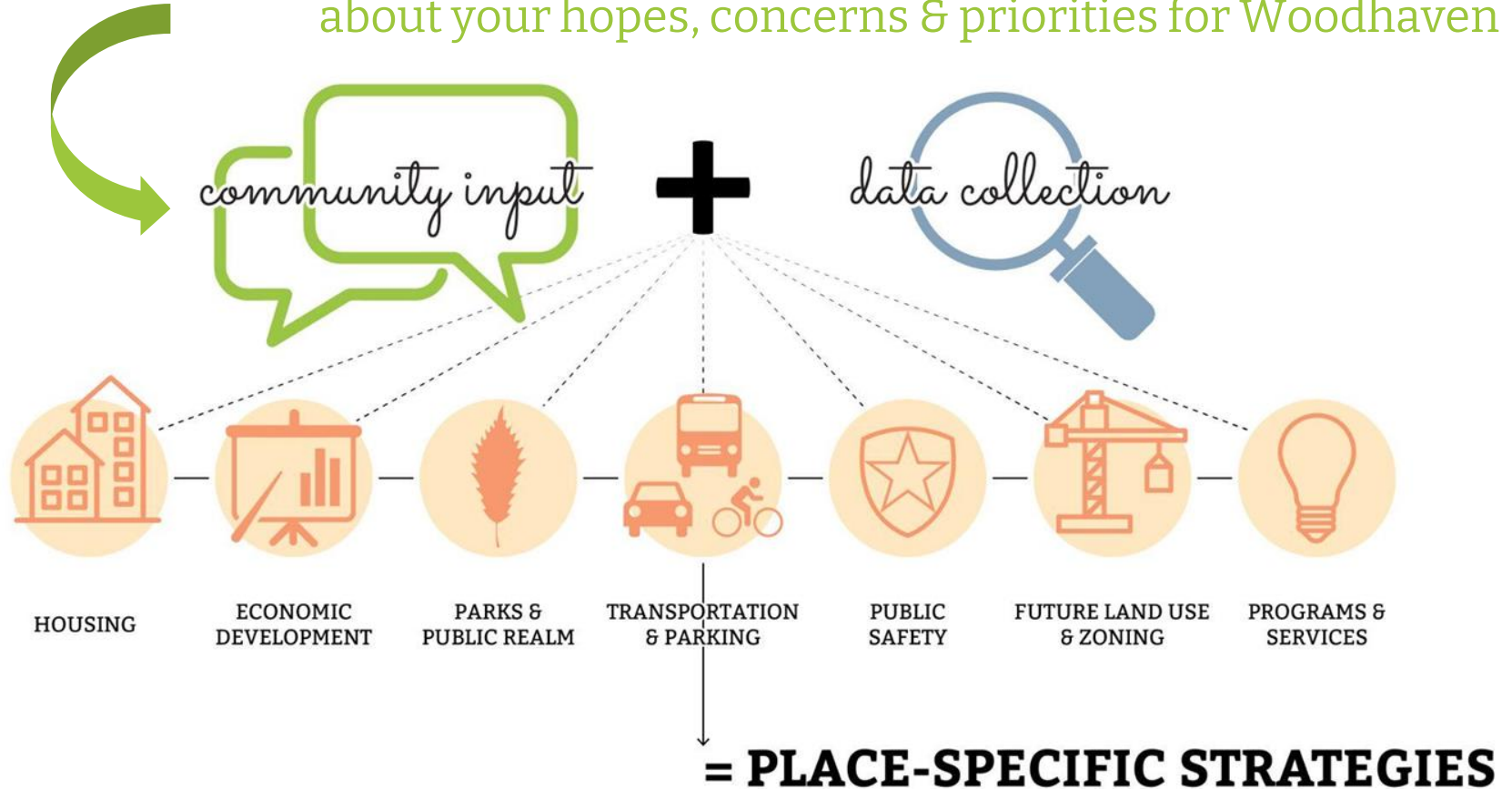


So far we've focused on data

and this presentation will share some of what we've learned

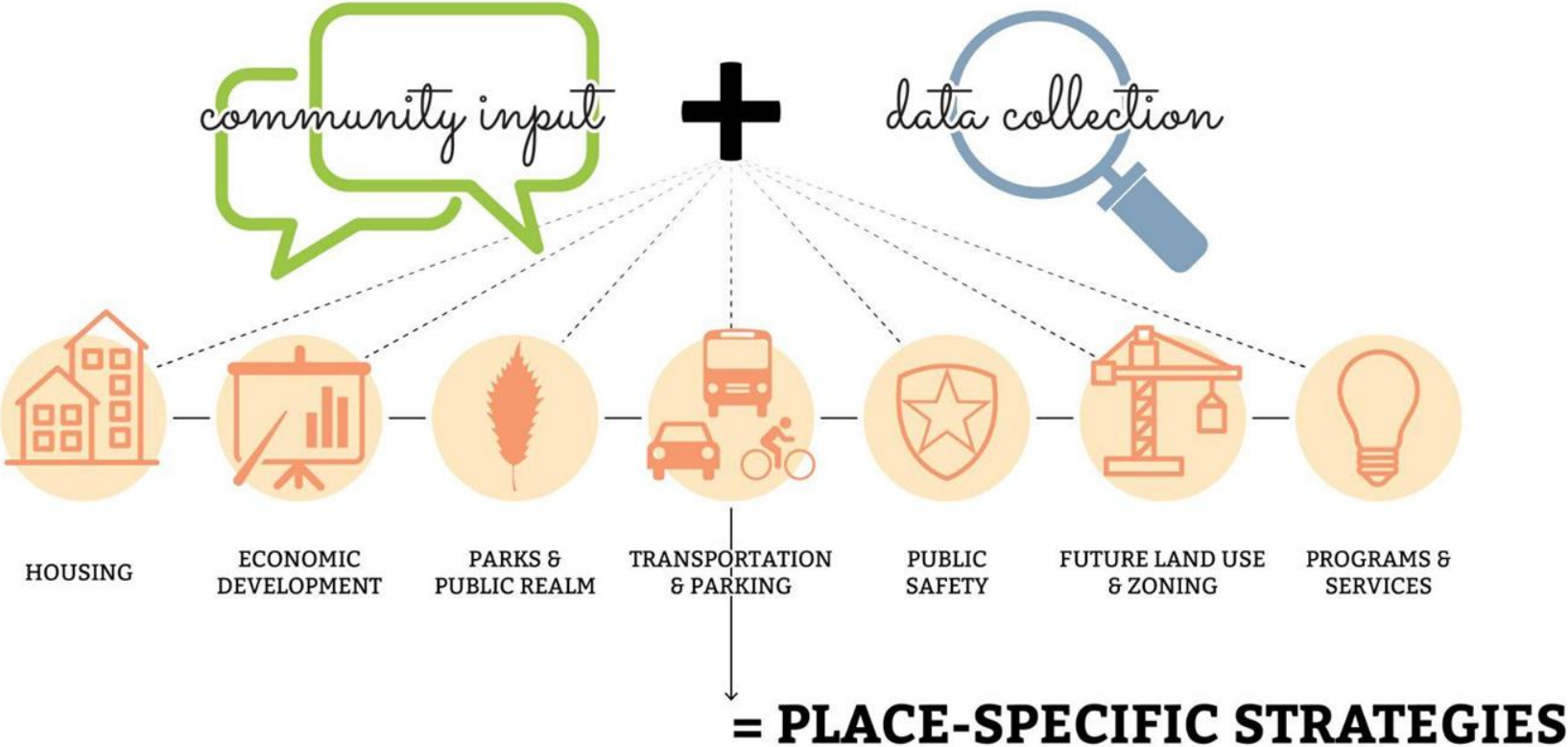


Today's activities will help us learn from you about your hopes, concerns & priorities for Woodhaven



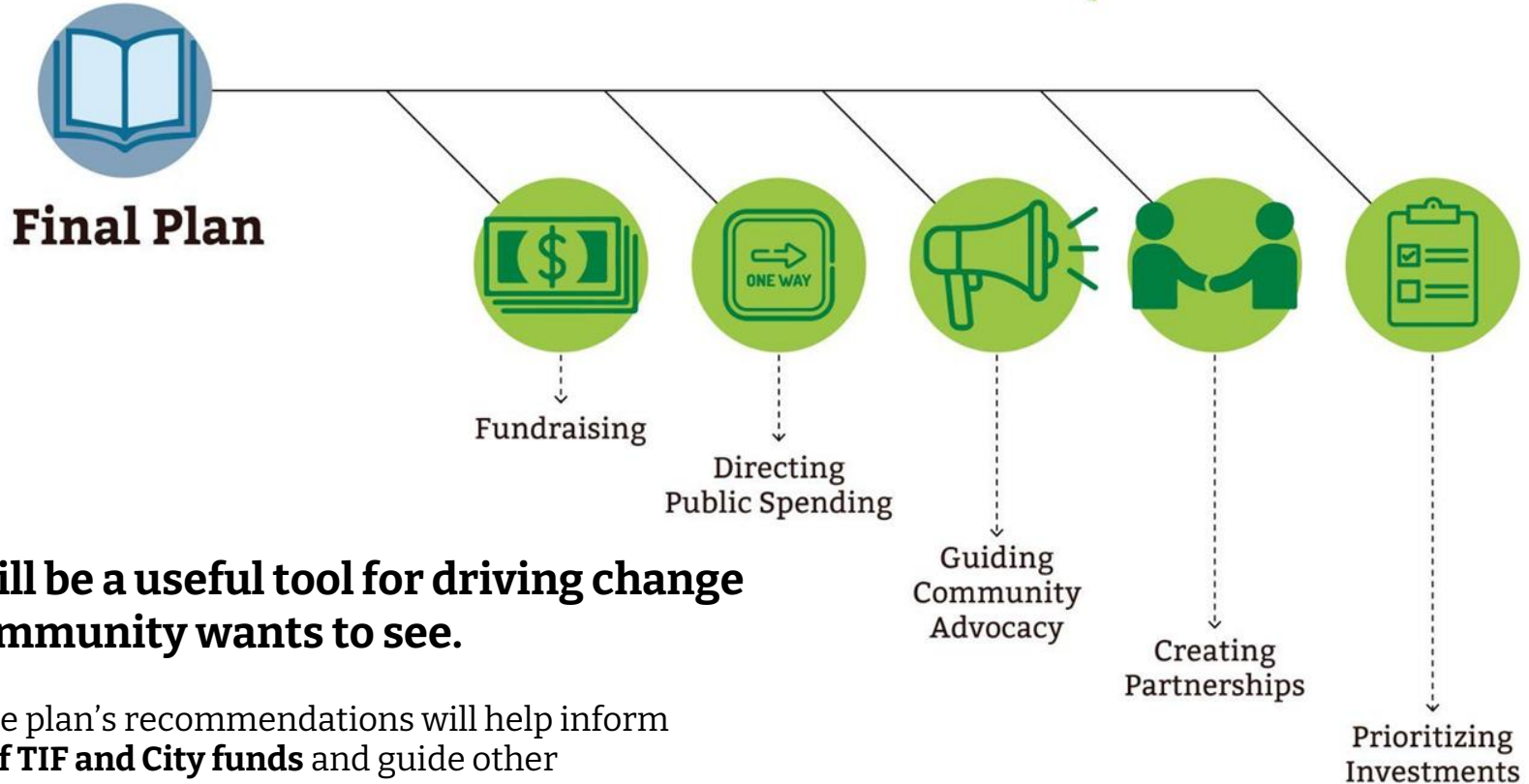
The plan will blend community priorities with data

to develop actionable strategies for Woodhaven



And once the Plan is done...

what is it for?

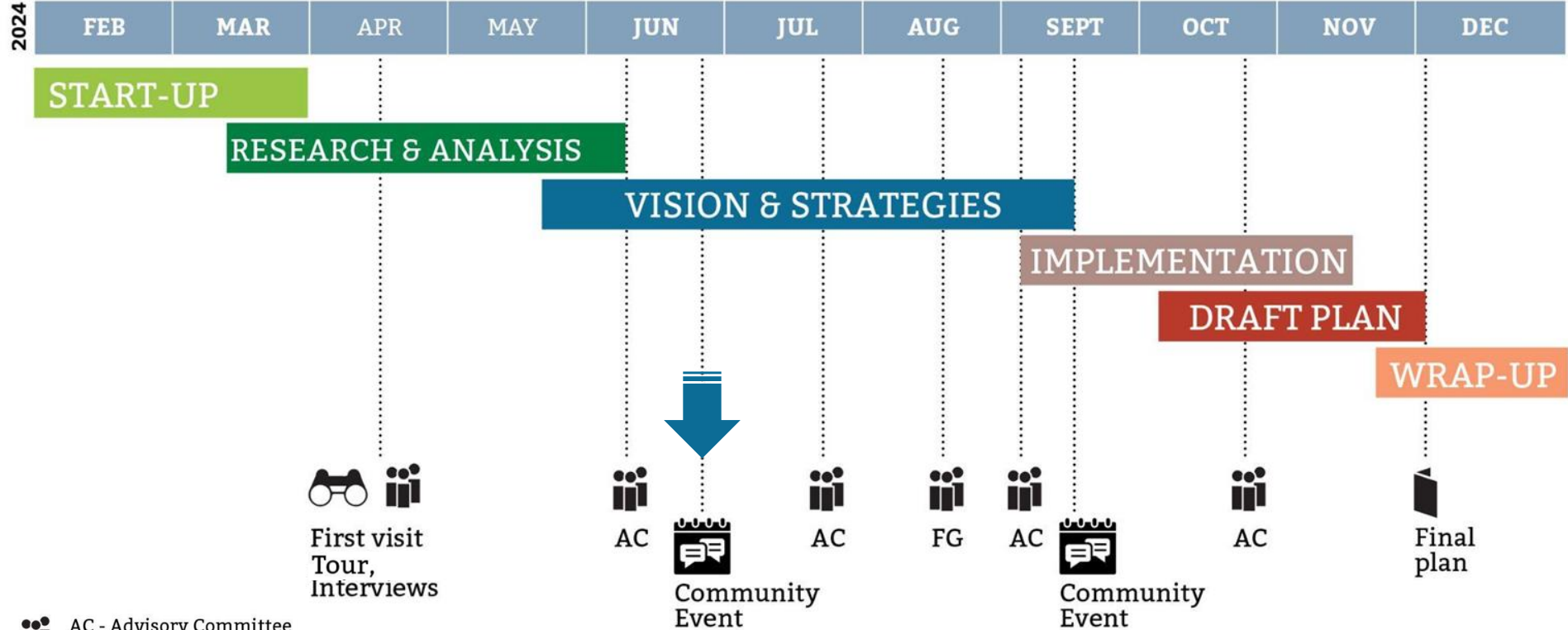


The plan will be a useful tool for driving change that the community wants to see.

Specifically, the plan's recommendations will help inform **investments of TIF and City funds** and guide other **implementation efforts**.

We're almost at the mid-point in the planning process.

This fall, we'll share draft recommendations based on what we learn today. And we'll finish a draft of the plan by the end of the year.

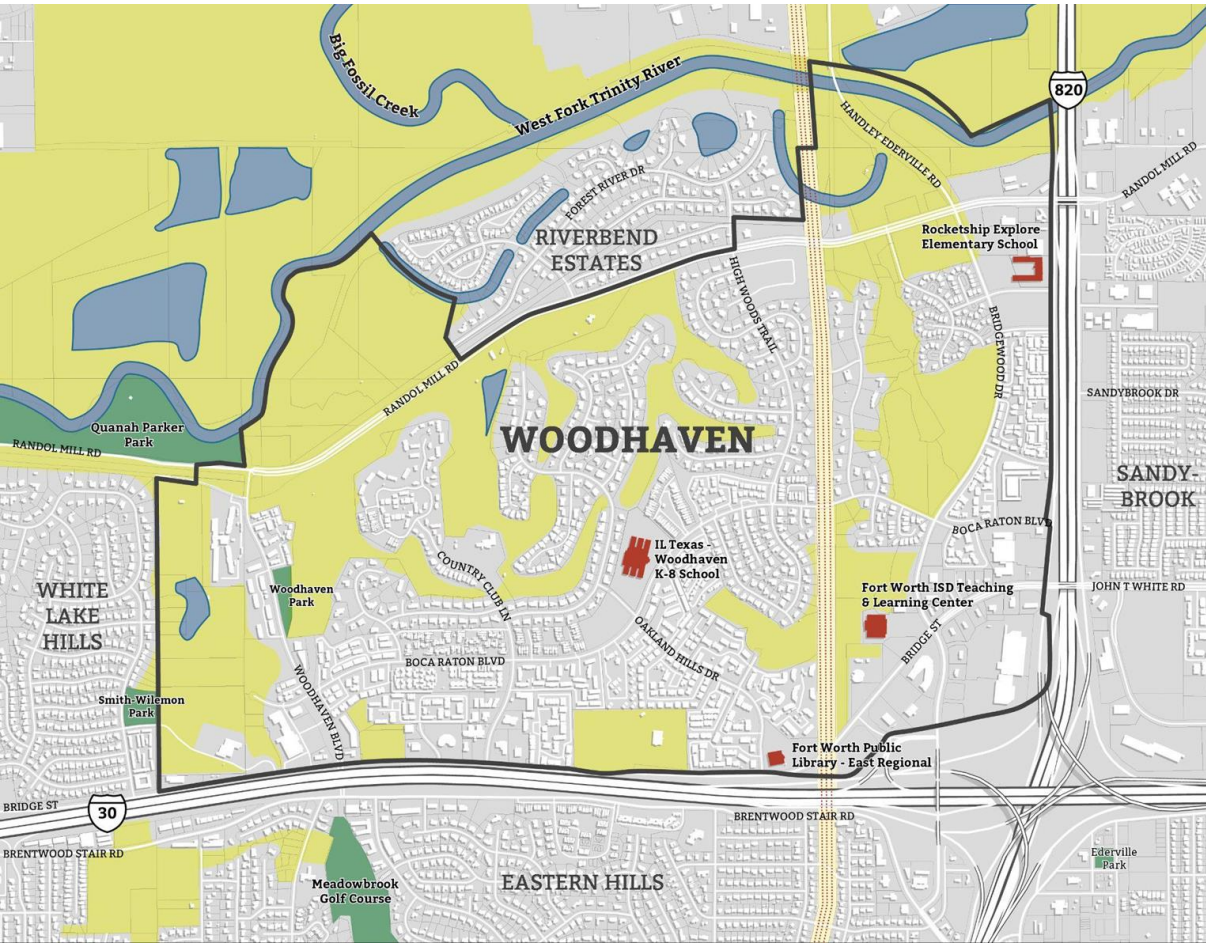


Enough background...

**Let's look at
some maps
and data!**

This is the study area for the Neighborhood Plan

It includes the Woodhaven Neighborhood plus TIF District 13



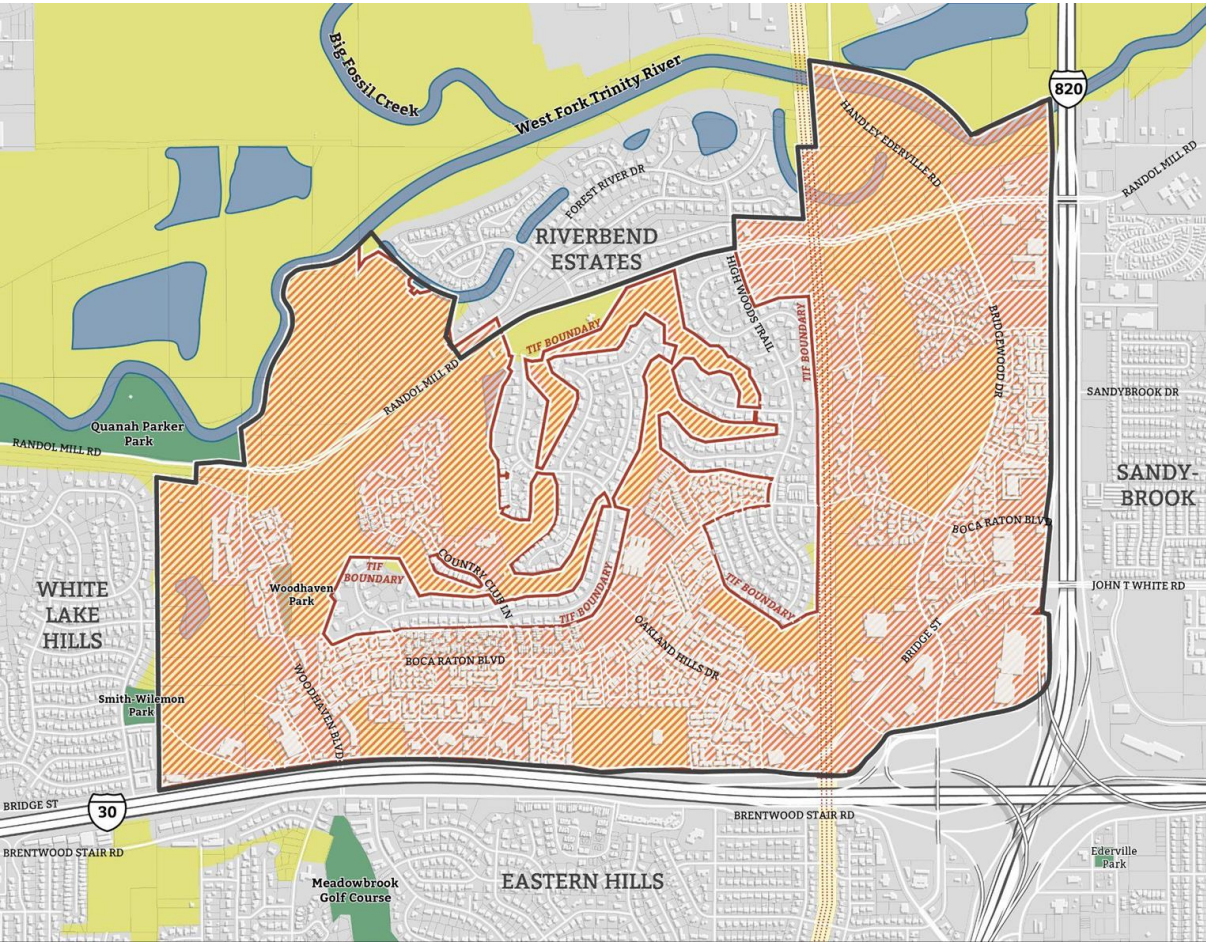
□ STUDY AREA



0 .1 .2 .3 .4 .5 Mile



The hatched area is the TIF District



The Woodhaven TIF District was established in 2008 as a way to help **fund public infrastructure improvements** that **encourage development** and **mixed-use economic growth opportunities** in Woodhaven.

 **TIF BOUNDARY**

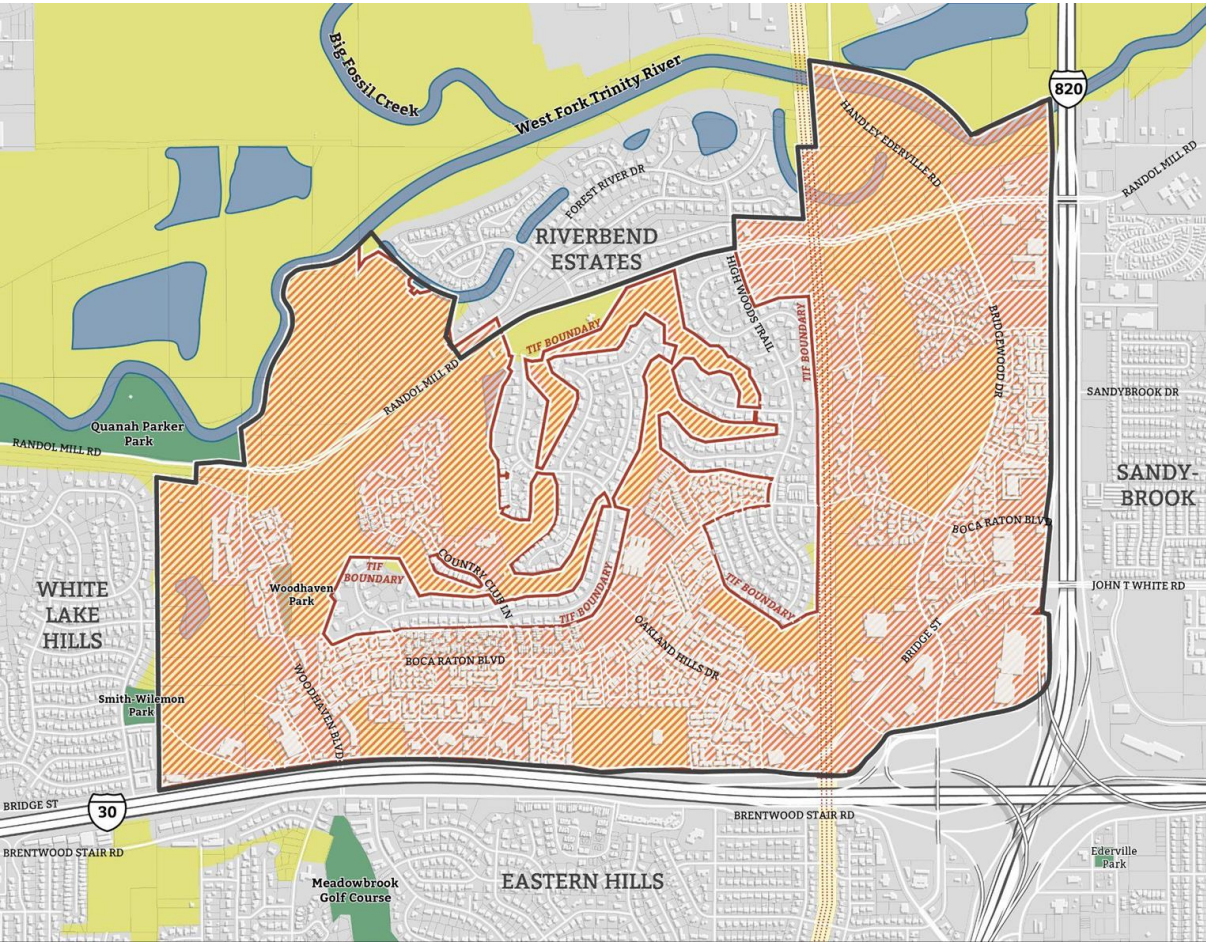
 **STUDY AREA**



0 .1 .2 .3 .4 .5 Mile



The hatched area is the TIF District



The Woodhaven TIF District has raised **over \$14 million** so far!

The funds must be allocated by 2028, and this planning process will help **guide how those dollars are invested.**

 **TIF BOUNDARY**

 **STUDY AREA**



0 .1 .2 .3 .4 .5 Mile



But that's not all...

**Other change
is afoot too**

The former golf course has been sold

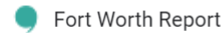
The neighborhood plan is a separate project, but **each project will influence the other**



Fort Worth, Texas' Woodhaven Country Club site purchased

FORT WORTH, Texas — Read this story and more North Texas business news from our partners at the Dallas Business Journal. A closed country...

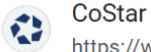
3 weeks ago



Fort Worth real estate leader plans to redevelop 160 acres in Woodhaven area

The land includes apartment complexes and the former Woodhaven Golf Course on the east side of the city.

1 month ago



<https://www.costar.com> › article › fort-worth-native-find... ⋮

Fort Worth Native Finds Promise in Former Golf Course ...

May 14, 2024 — A **Fort Worth**, Texas, development firm has acquired 160 acres, including a former **golf course**, in the city's **Woodhaven** neighborhood at a ...



There are other ongoing plans & initiatives too

The Woodhaven Neighborhood Conservation Plan will **align with and complement** these efforts



Now is the time to create a shared vision for the Woodhaven



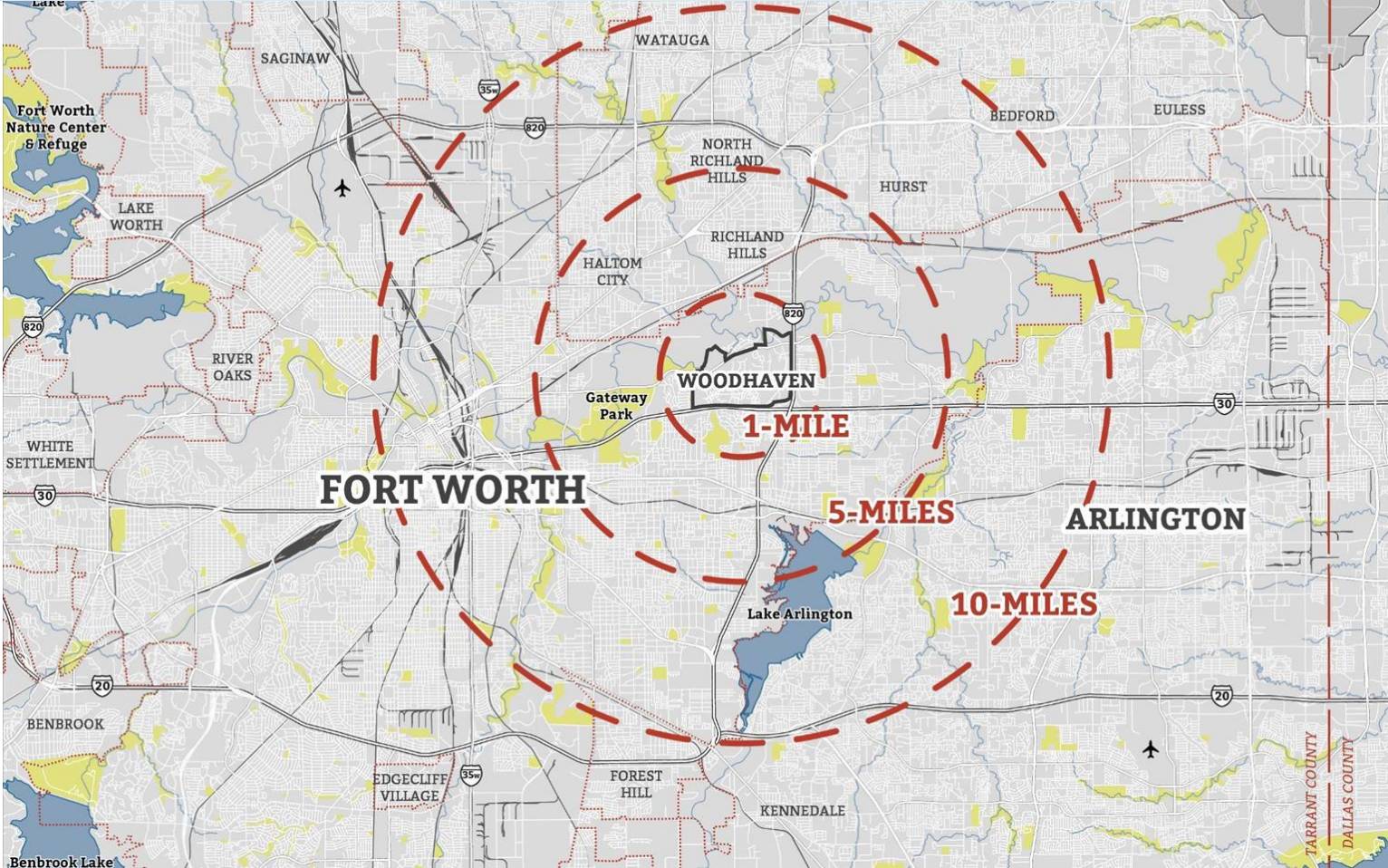
WHAT HAVE WE LEARNED *so far?*

about Woodhaven as a *place* and the *people* who live here



Woodhaven is centrally located in the DFW metroplex

DFW Int'l Airport



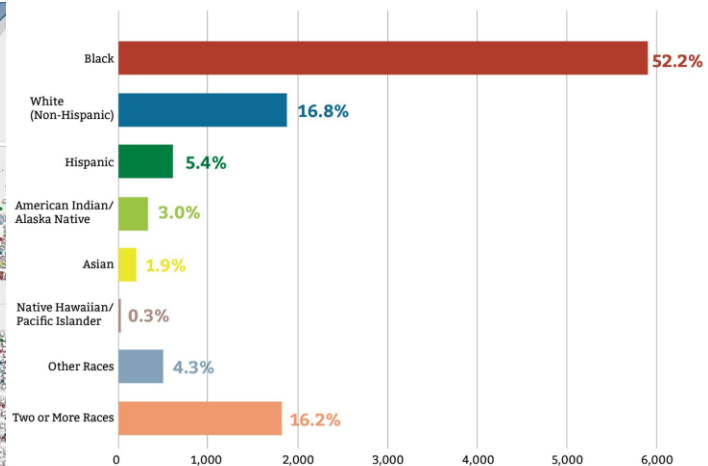
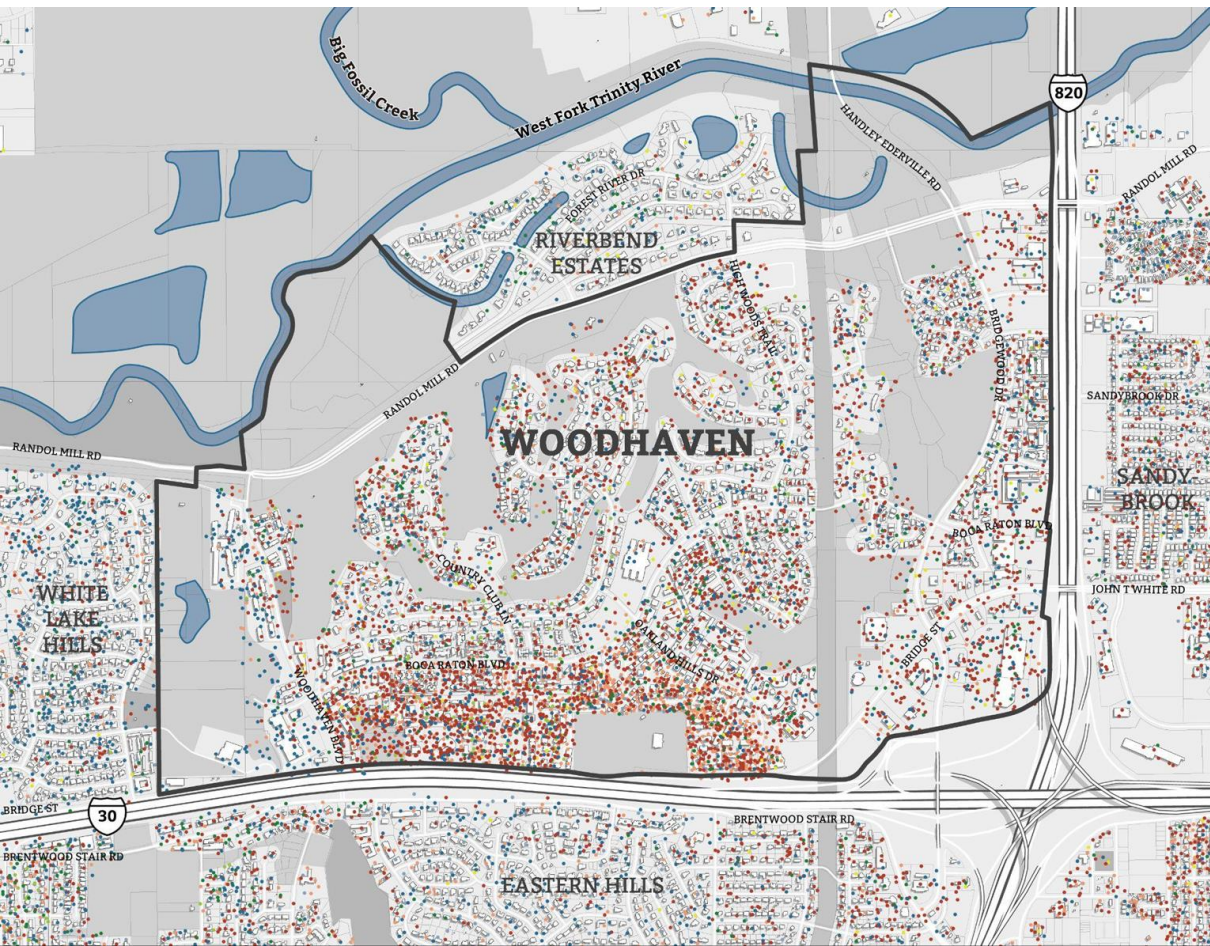
Many think of Woodhaven as a tree-filled neighborhood with large, single-family homes...



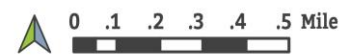
However, Woodhaven is also home to a renter community that may have different needs and experiences in the neighborhood



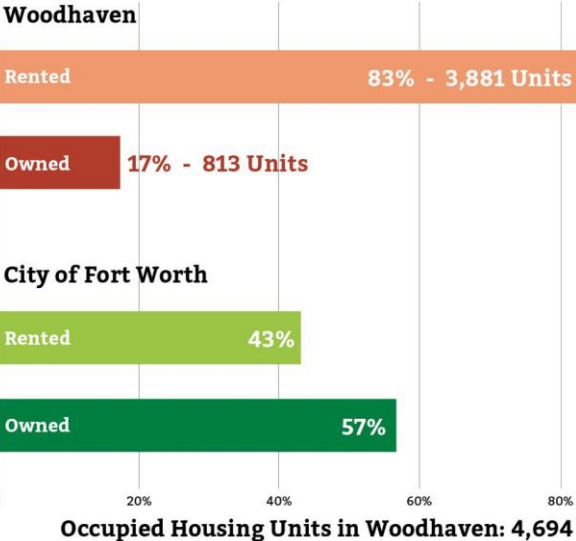
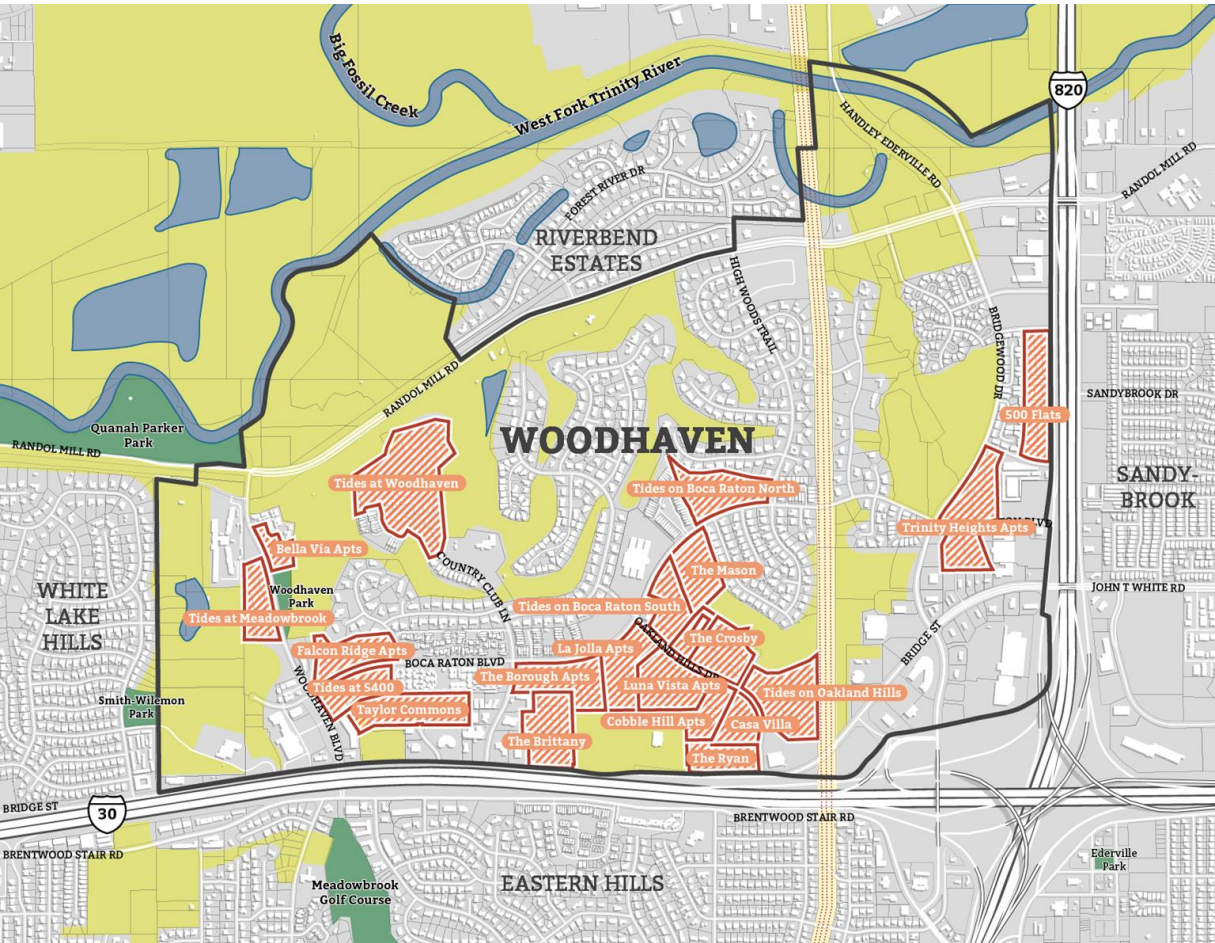
Woodhaven is a diverse community with over 11,000 residents



- Black
 - White (Non-Hispanic)
 - Hispanic
 - American Indian /Alaskan Native
 - Asian
 - Native Hawaiian /Pacific Islander
 - Other Races
 - Two or More Races
- (1 dot = 2 people)



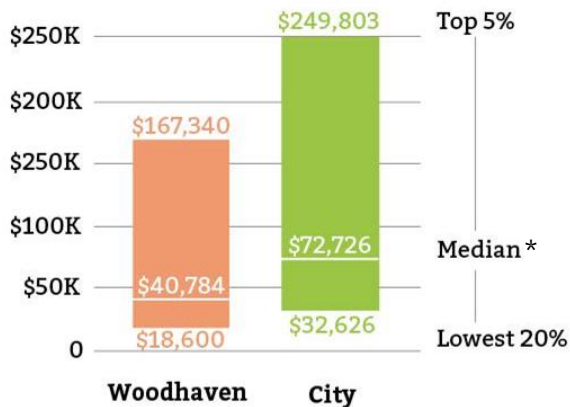
Of Woodhaven's 4,700 housing units, ~3,900 (83%) are rentals



Woodhaven's housing mix creates a mixed-income community

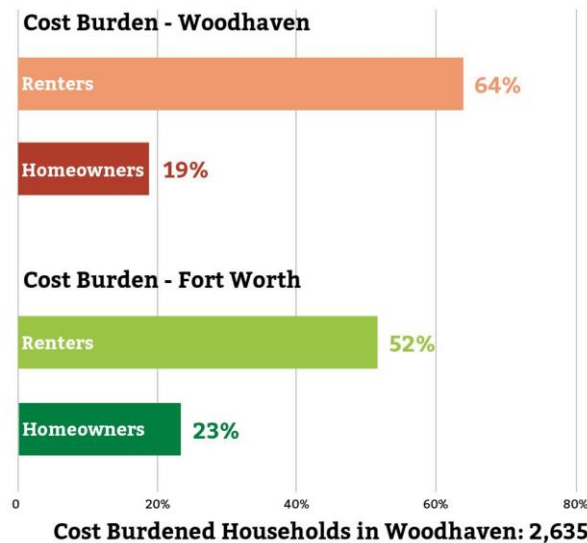
But in reality, there is **wide disparity within the community**

The lowest income households earn just 11% of the highest income households



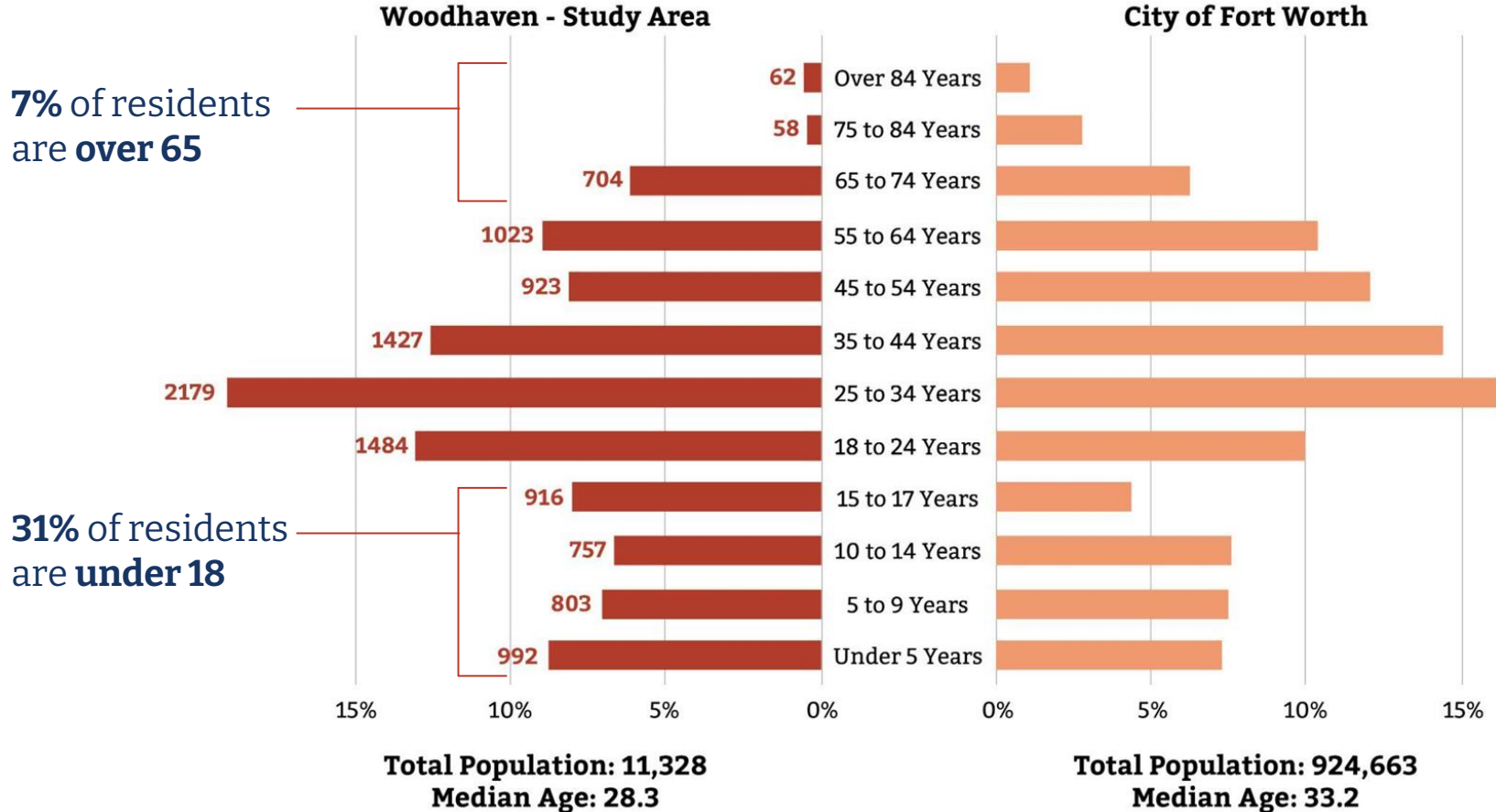
* *Half of households earn less than the median, and half of households earn more*

56% of households in the neighborhood are Cost Burdened*



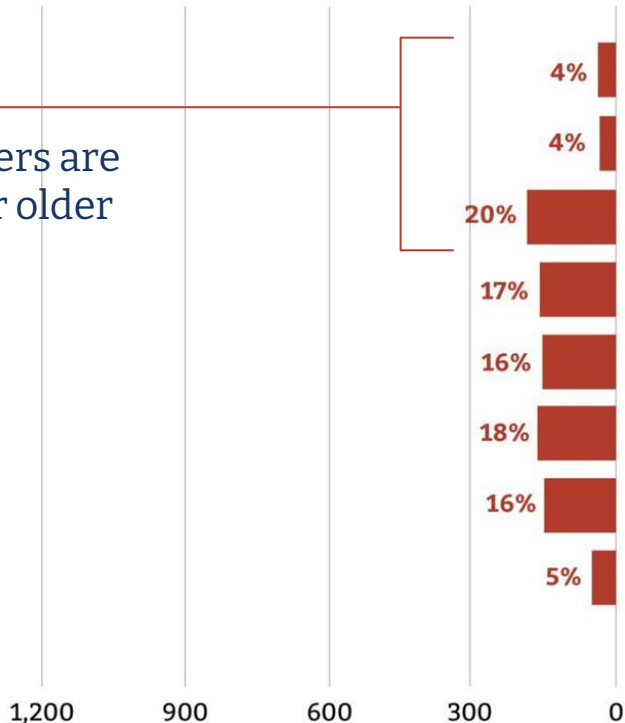
* *Cost burdened households pay more than 30% of their income on rent or housing costs, which means there often isn't enough to cover other basic needs such as food, transportation, and childcare*

Many think of Woodhaven as an older community but it's young!



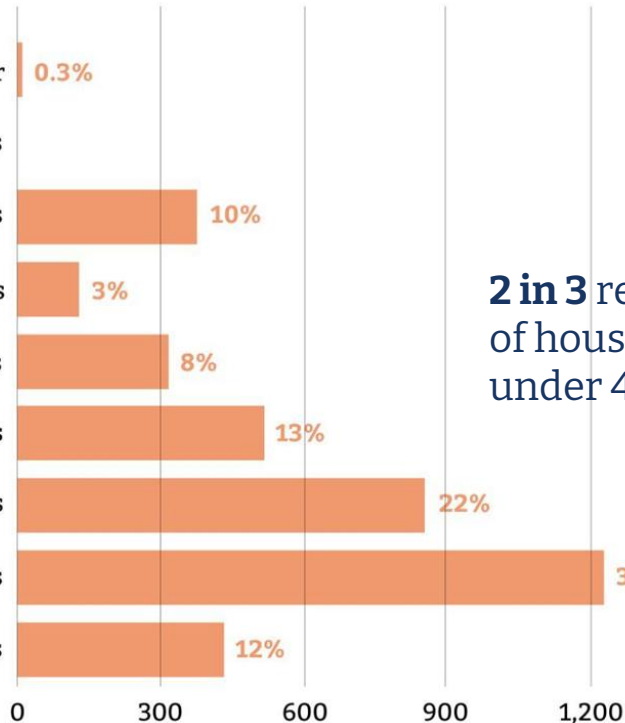
This is more noticeable when looking at heads of households

Homeowner Head of Household



~1 in 4
homeowners are
65 years or older

Renter Head of Household



2 in 3 renter heads
of households are
under 45 years

Households: 813

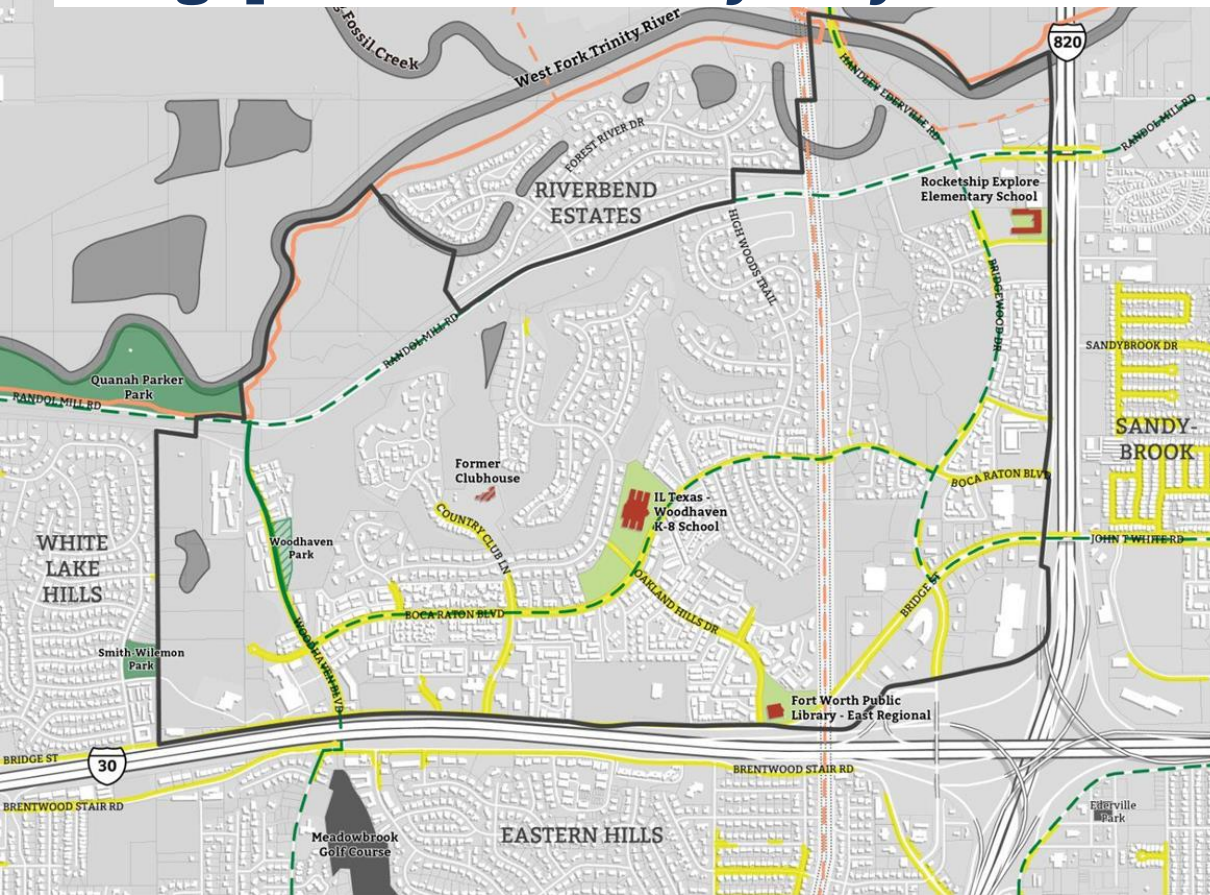
Households: 3,881

Approximately 1,500 students go to school in Woodhaven



PHOTOGRAPHY
by Black History Month
from 2000 (2000-2001)
Cassie Neta

There are limited community facilities and gaps in connectivity for youth and families



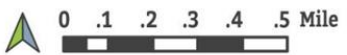
72% of households with children under 18 are single-parent households

This indicates youth need more community facilities and after-school programming

COMMUNITY FACILITIES

City of Fort Worth GIS

- Open Space**
 - Community Park
 - Educational Facility
- Pedestrian & Bicycle Infrastructure**
 - Existing Trail
 - Existing Bike Lane
 - Existing Sidewalks
 - Proposed Trail
 - Proposed Bike Lane



Woodhaven is adjacent to regional outdoor amenities, but they are not easily accessible from the neighborhood



Outdoor amenities in the neighborhood are limited and vary in condition



The former clubhouse was a social hub for Woodhaven

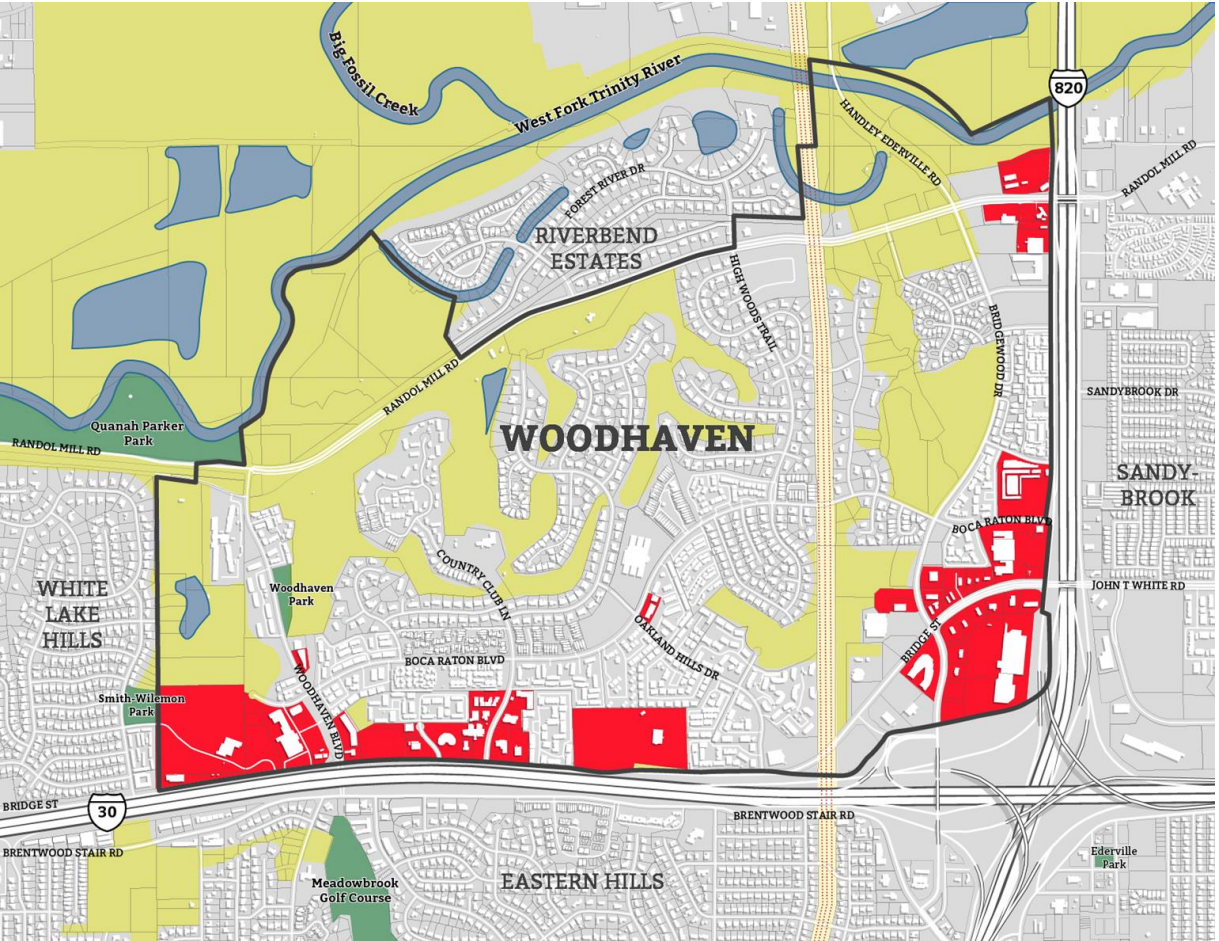


There are limited places to gather as a community



Most of the commercial uses line the highway edge

There are ~1,600 jobs in the neighborhood, but most residents leave Woodhaven to go to work



General Commercial

STUDY AREA

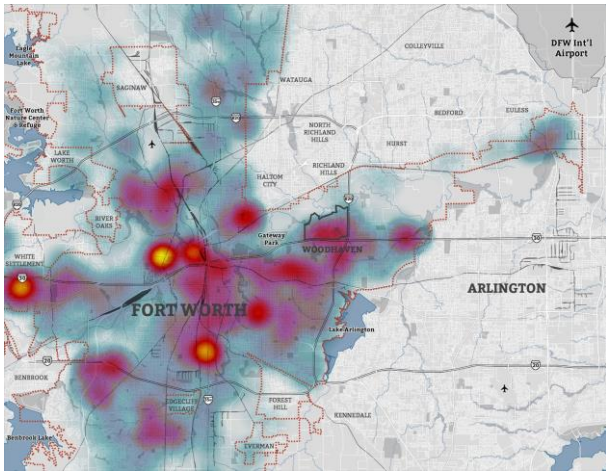
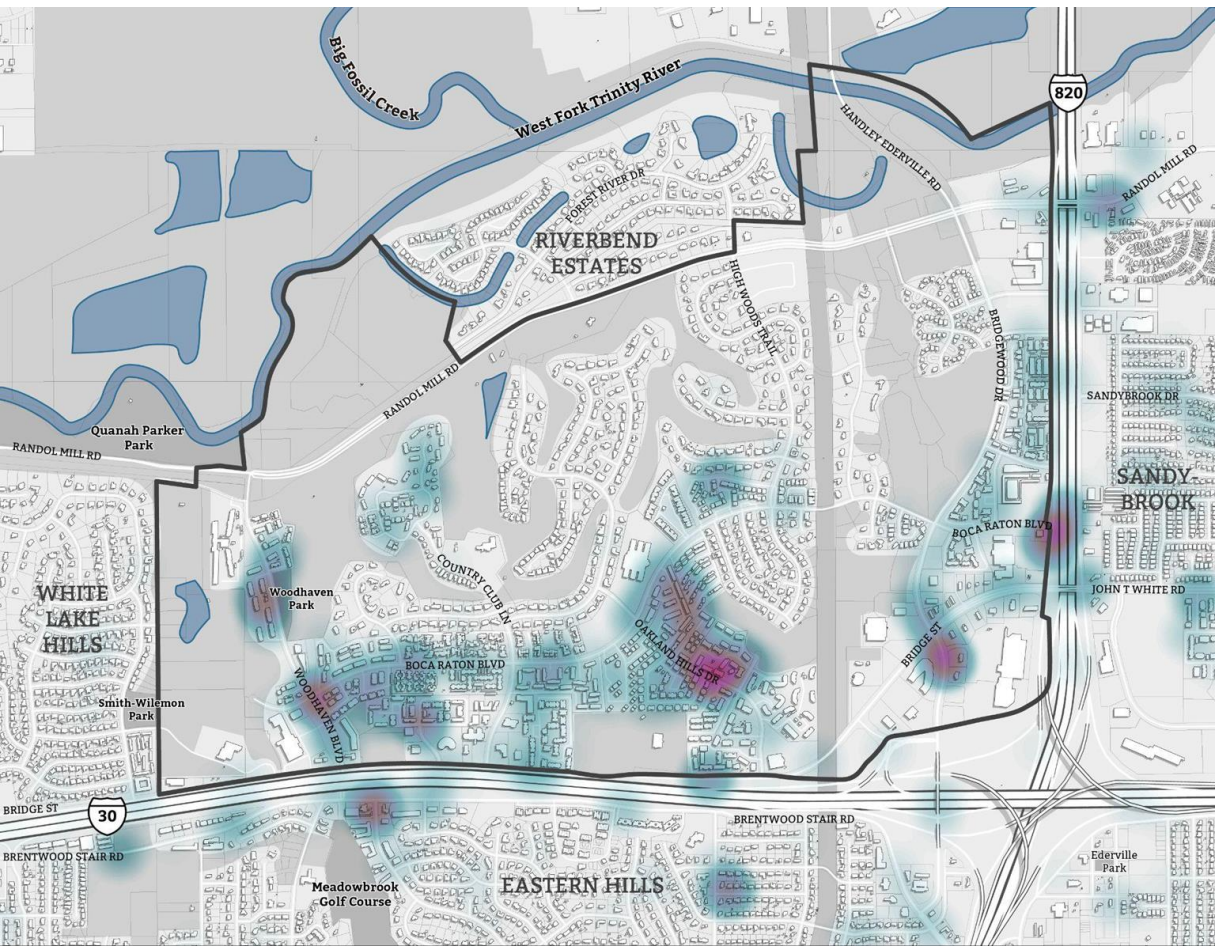


Of the ~120 commercial spaces, 1 in 6 are vacant

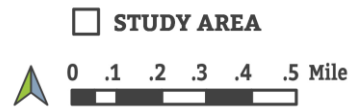
Woodhaven Business Mix by Type



Crime impacts quality of life for residents



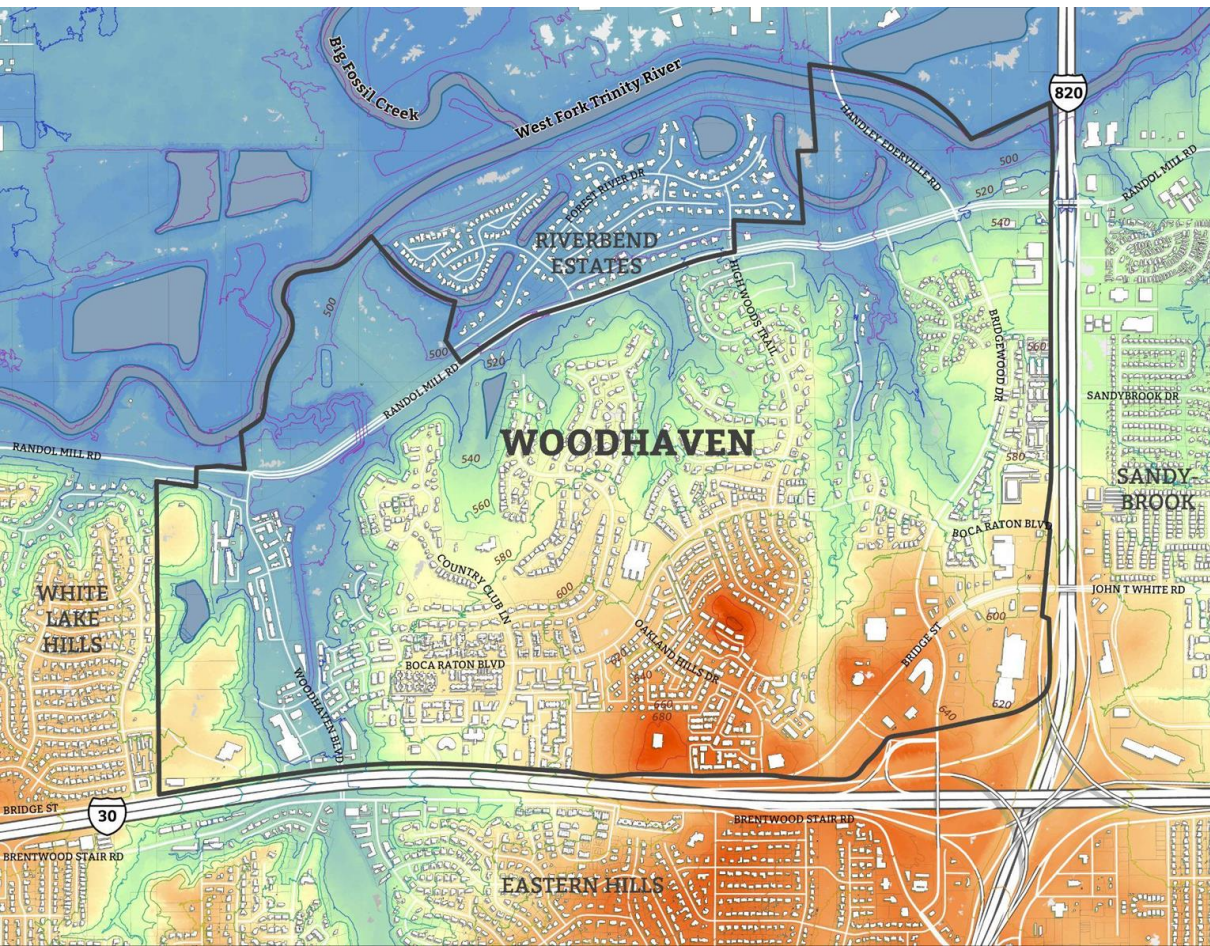
These maps show hot spots of non-violent crimes (2019-2023) in the neighborhood and citywide, for comparison





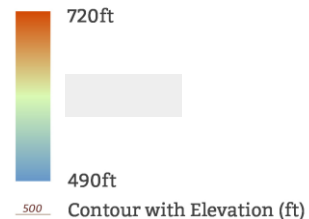
Woodhaven's tree canopy is really special

Woodhaven is quite hilly

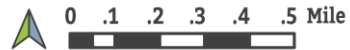


The red areas are the hilltops in the neighborhood, and the blue areas are lower in elevation

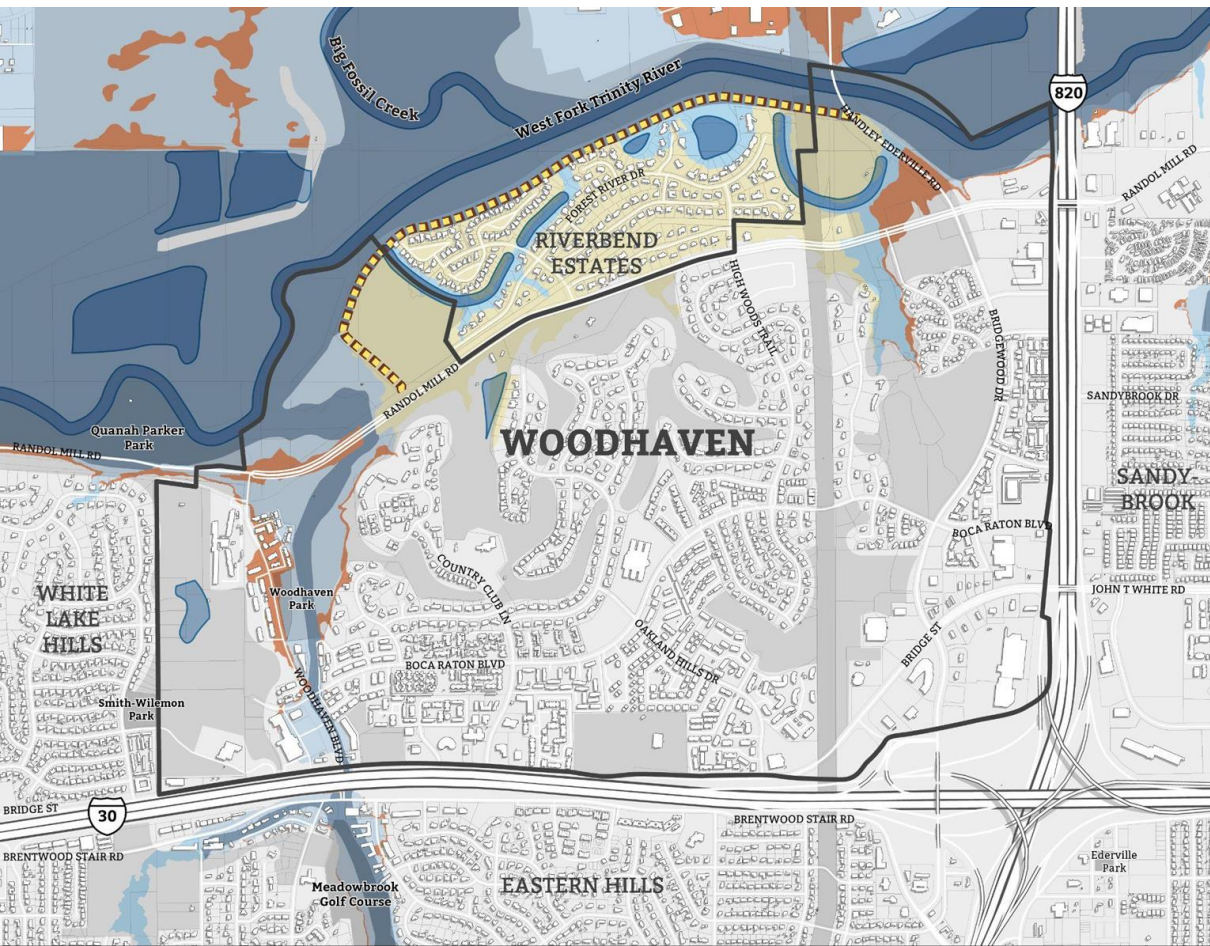
Elevation



STUDY AREA



Hills and floodway limit development potential in some areas



1949 Flood: Randall Mill Road, White Lake Hills, Woodhaven; *Courtesy of Fort Worth History Center, Fort Worth Public Library*

- Waterbody
- Regulatory Floodway
Zone AE
- Without Base Flood Elevation
Zone AE
- 0.2% Annual Chance Flood
Hazard Zone X
- Area with Reduced Flood Risk
due to Levee Zone X
- Levee
- STUDY AREA



The Woodhaven Neighborhood *Conservation* Plan

will help think through which areas
require preservation, and where
there is potential to encourage
mixed-use development in line
with the community's vision

THAT'S WHERE
you come in!

thanks for stopping by and sharing your ideas about the neighborhood's future!



For more information, contact:

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