

Woodhaven

Neighborhood *Conservation* Plan

Public Meeting 2
October 16, 2024



Supported by:
MAYOR PRO TEM BIVENS

FORT WORTH®



Team Introductions

CONSULTANT TEAM



plus

**TIF 13:
WOODHAVEN**

with support from

MAYOR PRO TEM BIVENS

**Woodhaven
Neighborhood
Plan
Advisory
Committee**

INTERFACE STUDIO

Philadelphia

**PLANNING
&
URBAN DESIGN**

Scott Page, Principal-in-Charge
Mindy Watts, Principal / Project Manager
Chris DiStasi, Associate
Tobin Stuff, Urban Designer
Hongyi Li, Urban Designer

**COMMUNITY
OUTREACH
&
ENGAGEMENT**

THE COLLABORATIVE

Fort Worth

Brooke Goggans, Managing Partner
Susan K. Medina, Managing Partner

**ECONOMIC
STRATEGY**

NINIGRET PARTNERS

Boston

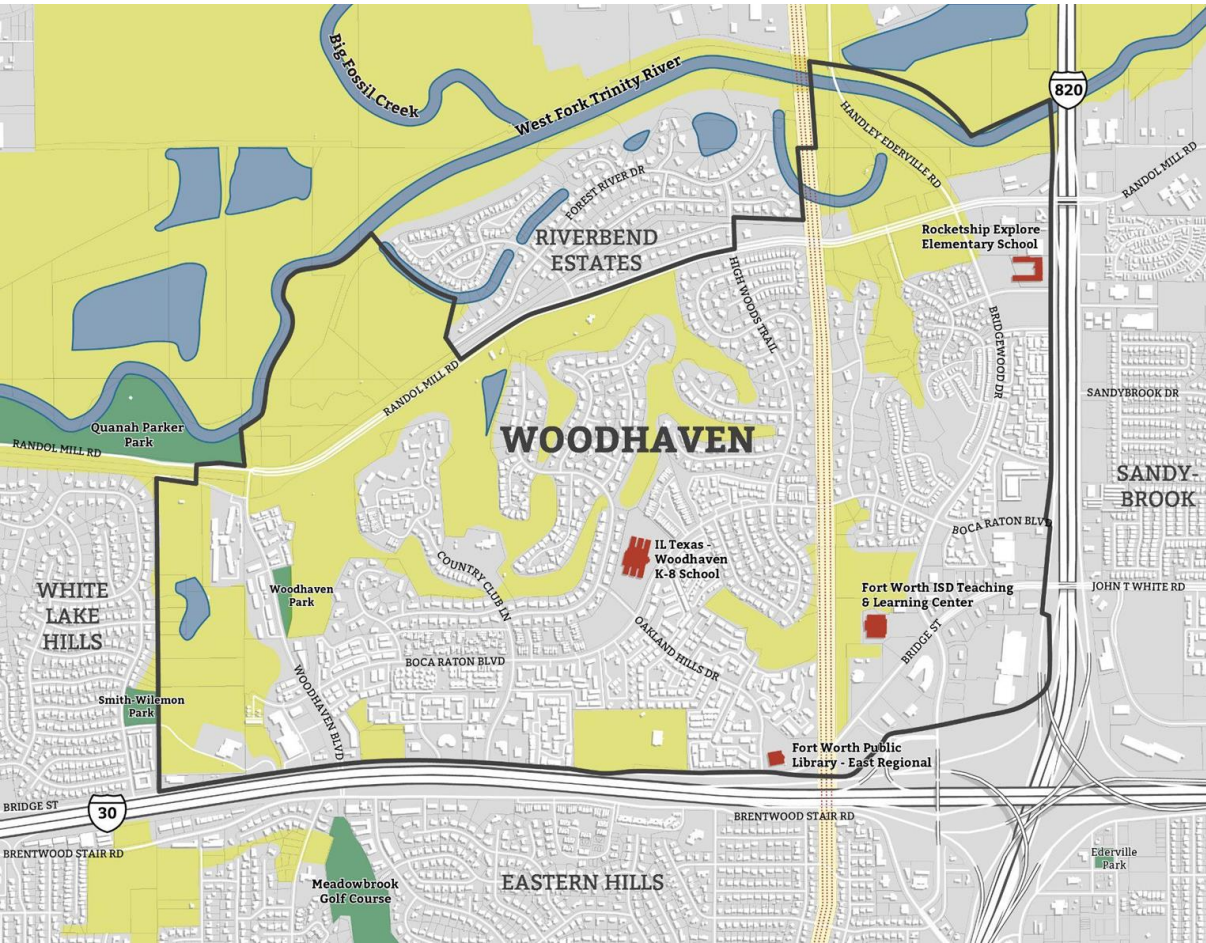
Kevin Hively, President

The **Woodhaven Neighborhood** *Conservation Plan*

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

This is the study area for the Neighborhood Plan

It includes the Woodhaven Neighborhood plus TIF District 13.



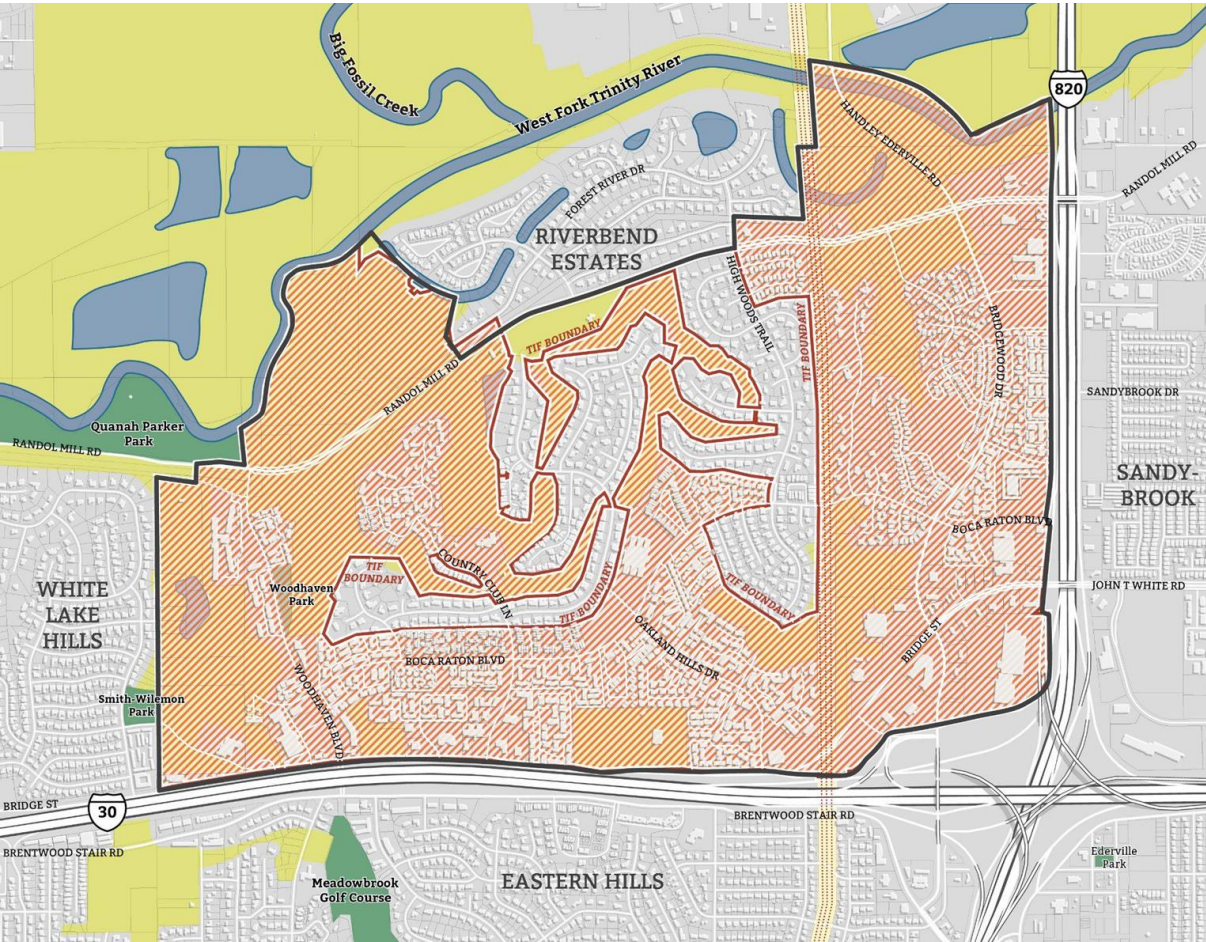
□ STUDY AREA



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

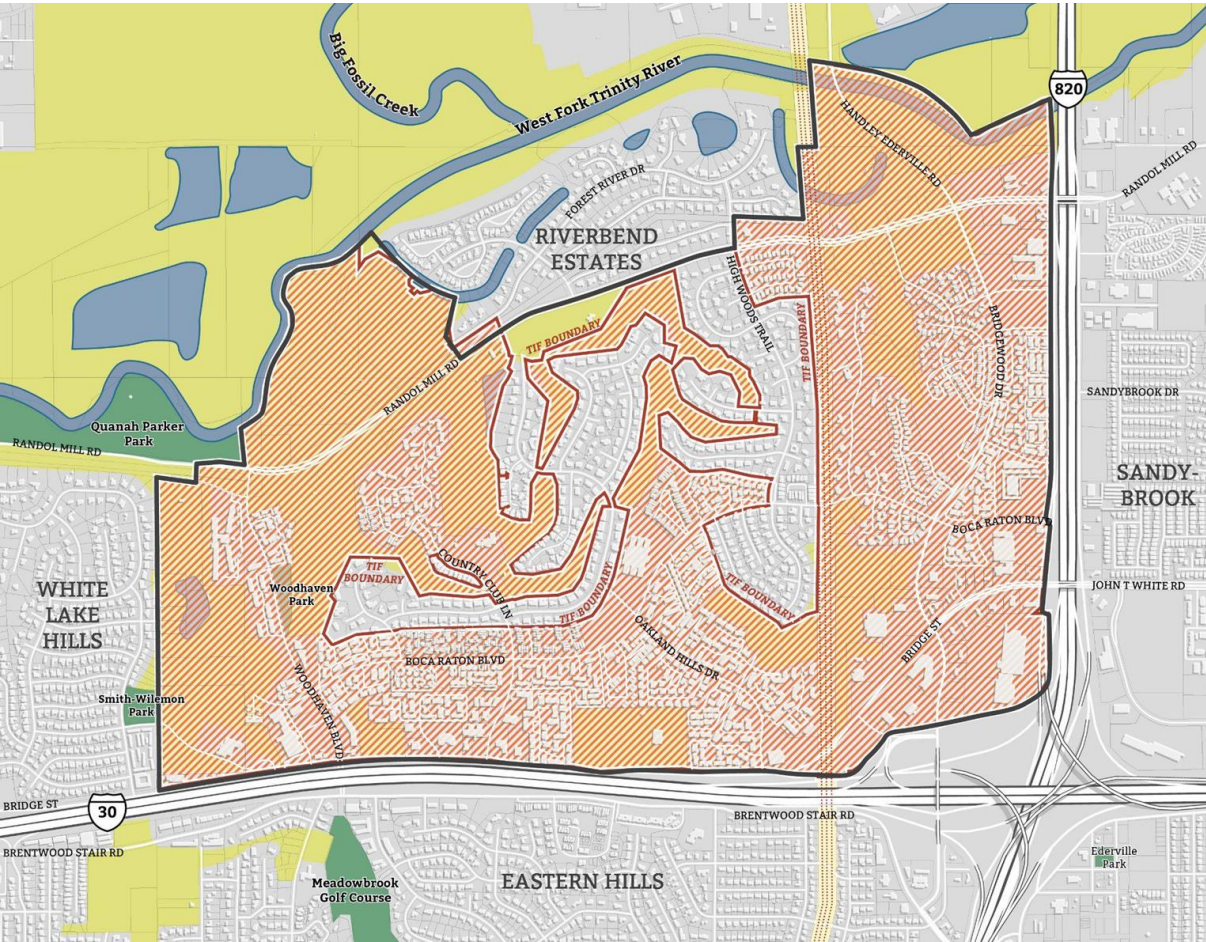


The hatched area is the TIF District



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.

The hatched area is the TIF District



The Woodhaven TIF District has raised **over \$13 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



There are other plans and projects afoot in Woodhaven

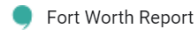
Part of our role is to **coordinate with** and **inform these efforts** with what we learn through the neighborhood planning process.



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...

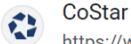
3 weeks ago



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... ⋮

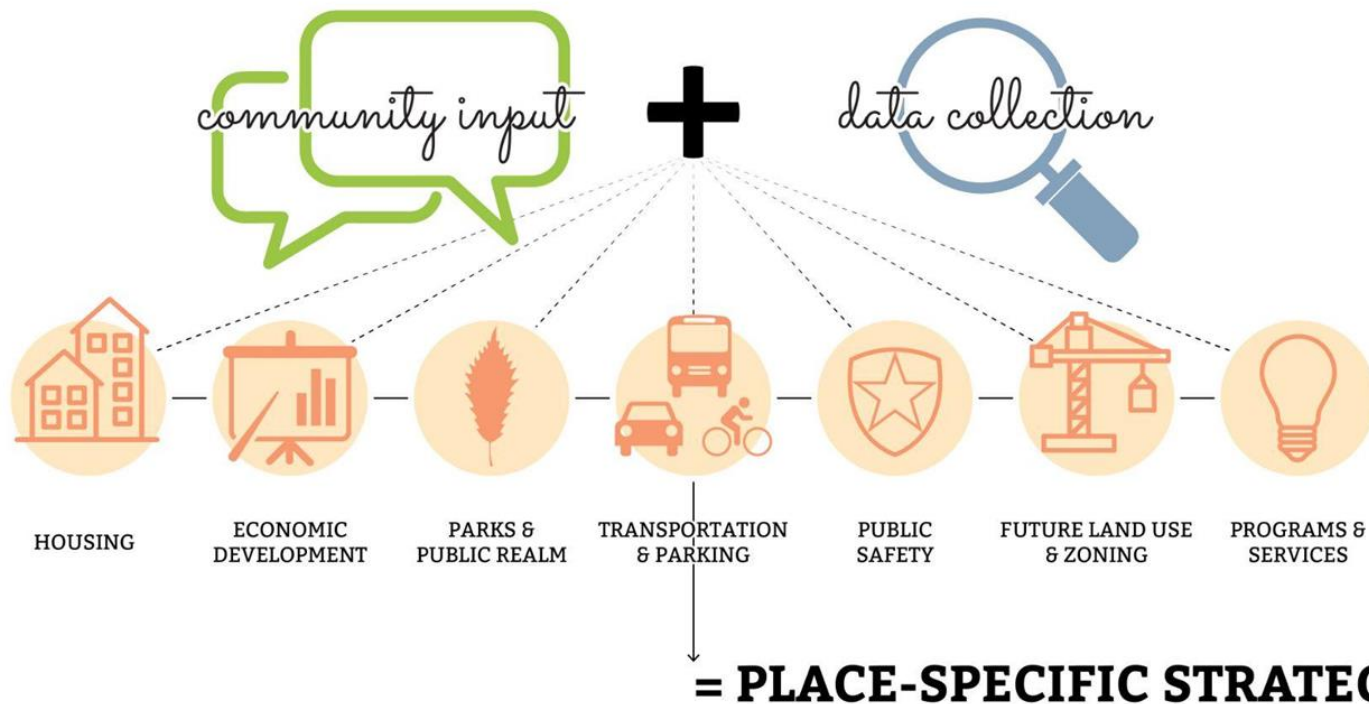
Fort Worth Native Finds Promise in Former Golf Course ...

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 ...



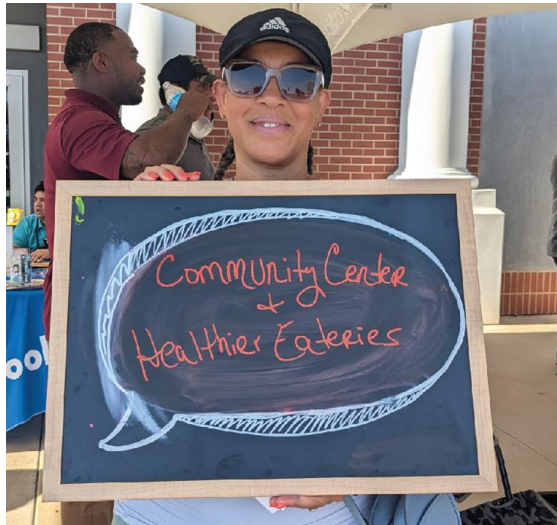
We blend community input, data, and planning expertise

to develop preliminary strategies for the future...



...and that's what we're here to share tonight.

Last time, we asked about your vision, ideas & priorities



Supported by:

MAYOR PRO TEM BIVENS



Now we're ready to talk about...

**ideas for the
future!**

Let's start with the vision...

IF YOU HAD ONE WORD or PHRASE TO DESCRIBE

Woodhaven today

WHAT WOULD IT BE?

write your word on a post-it and place it in the space below

IF YOU HAD ONE WORD TO DESCRIBE

Woodhaven tomorrow

AS YOU WOULD LIKE TO SEE IT, WHAT WOULD IT BE?

write your word on a post-it and place it in the space below



A Shared Vision for Woodhaven *(your words in green)*

Woodhaven is a **friendly, family-oriented** neighborhood full of tall **trees** and **beautiful blocks** nestled in a natural setting. Woodhaven is also a **uniquely diverse** neighborhood -- it is home to a mix of incomes, building styles, housing types, and opportunities. Though some say the neighborhood has been **overlooked** in recent years, residents all see **potential** for the future as the community reimagines and reconnects with the Clubhouse, the grounds, and other gathering places. Of course, residents also see much to **love**, preserve, and protect as the community considers future change and growth.

To Woodhaven, neighborhood conservation means celebrating our proud **sense of community**, protecting the people and **families** who live here, preserving the **peaceful** and **natural** character, and reflecting our shared love of recreation and **fun**, which drew many of us to Woodhaven in the first place.

As we imagine the next chapter of Woodhaven's growth and evolution, we envision a **beautiful, safe, vibrant**, and **connected** community that is **diverse, warm**, and **inviting** -- a place where **kids** can grow up and families choose to **stay** for decades or generations. We choose to stay because of **strong connections** with our neighbors, **thriving** new **destinations** that bring us together, businesses that meet our needs, housing options for **a mix of incomes** and comfortable to different life stages, and a collection of **natural** and **recreational amenities** unique in the Fort Worth region.

Goal Areas to Organize the Recommendations

HEALTH & WELLBEING

Young at Heart in Woodhaven

ECONOMIC OPPORTUNITY

Work and Prosper
in Woodhaven

*Community
Connectivity &
Transformation*

ENVIRONMENT

Surrounded by Nature
in Woodhaven

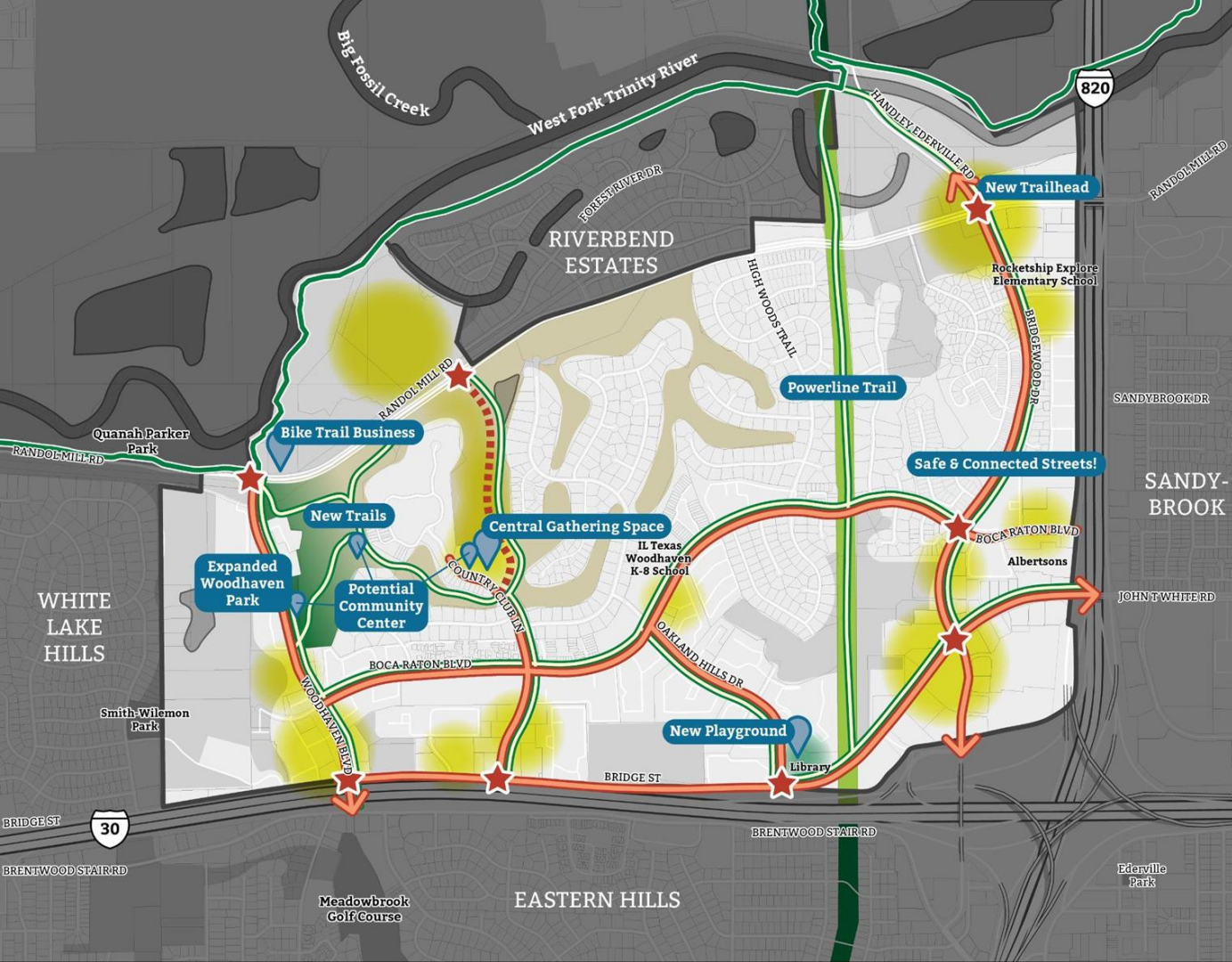
HOUSING











At Home in Woodhaven

IMPLEMENTATION

Making it Happen in Woodhaven

Framework for Community Connectivity & Transformation



-  Safe & Connected Street
 -  Potential Street
 -  Existing Trail
 -  Potential Trail
 -  Community Gateway
 -  Key Project Location
 -  Potential Investment / Redevelopment Opportunity
 -  Former Golf Course Redevelopment Area
 -  STUDY AREA
-  0 .1 .2 .3 .4 .5 Mile

Health & Wellbeing

Strategies to remain Young at Heart in Woodhaven

Goals:

- Create a **community center** in the neighborhood with indoor gym space and meeting space
- Add **safe and accessible outdoor play spaces**, as well as **clean, safe walking and biking paths**
- Strengthen and sustain the strong bond among neighbors with **programs, activities, and spaces** that bring people together

To stay young at heart in Woodhaven...

PUBLIC AMENITIES THUMBS UP    OR THUMBS DOWN 

TOP 3

Sidewalks and Trails



Community Center



Access to Sports



Shaded Splash Pad



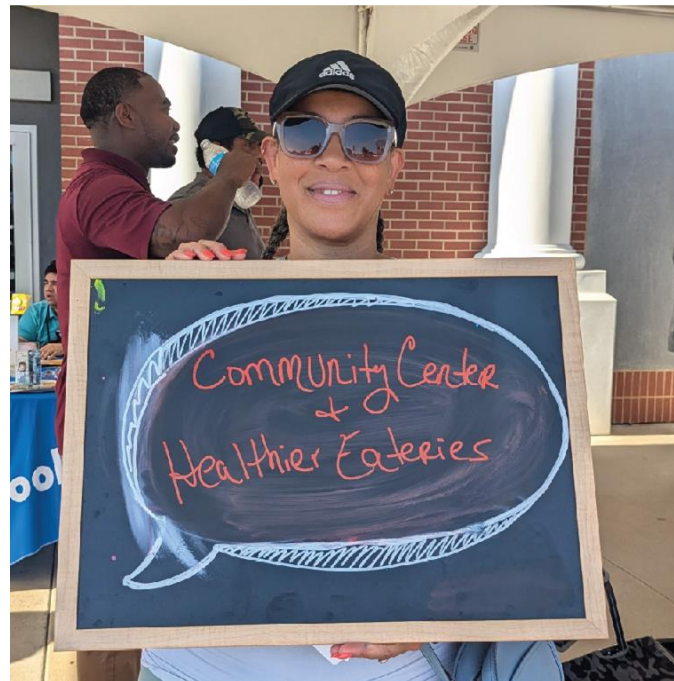
Nature Preserve



Pedestrian Scale Lighting

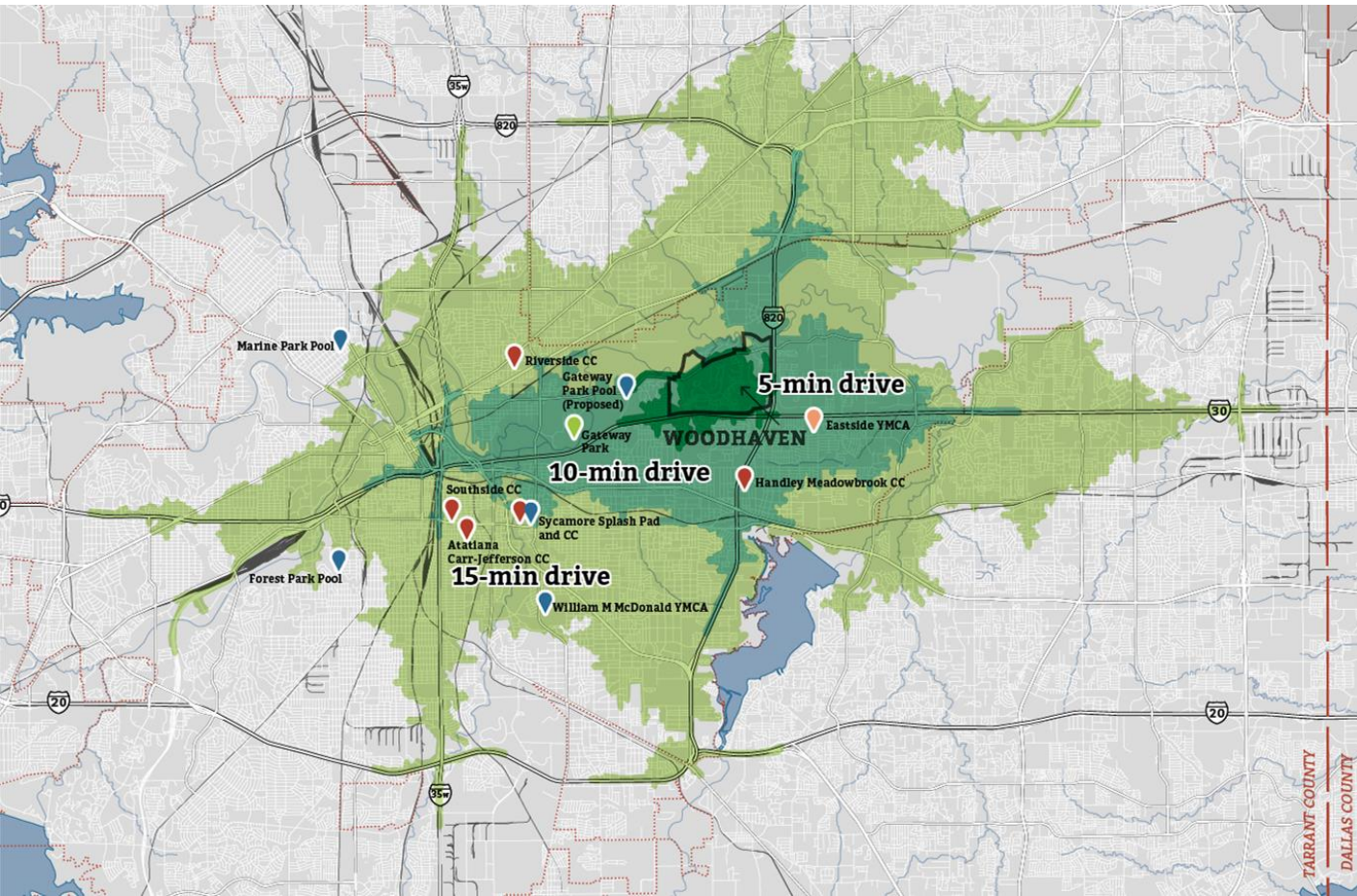


There's a strong desire (and need) for a community center







Youth programs, childcare, and early learning programs were the top need identified by the community survey

A few notes from the research:



There are no indoor play spaces or public places to cool off within walking distance of Woodhaven

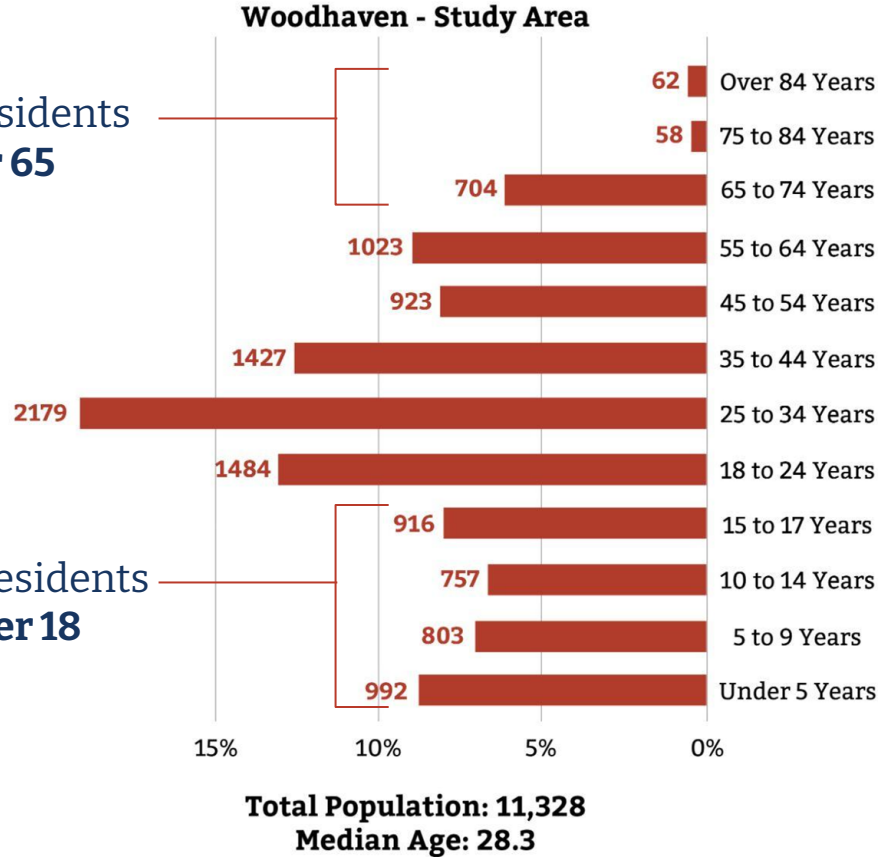
Community Centers and Public Pools closest to Woodhaven

-  PARD Community Center (CC)
-  Community center operated by third party
-  PARD Pool or Splash Pad
-  Gateway Park

A few notes from the research:

7% of residents are **over 65**

31% of residents are **under 18**



50% of households earn less than \$40K per year

20% earn less than \$20K per year

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

To stay young at heart in Woodhaven...

Create a community center in the neighborhood with indoor gym space as well as community meeting space and access to programs and services for **youth, seniors, and all ages in between**



Consider a nature-based model like Chisholm Trail Community Center to cultivate strong connections with nature through play and education



Test the feasibility of Woodhaven Park on Woodhaven Blvd as a potential site with good visibility and accessibility

To stay young at heart in Woodhaven...

Add play space in the unprogrammed outdoor space near the Library, with shade and seating too

Opportunity for co-located playground at library with shade and seating too



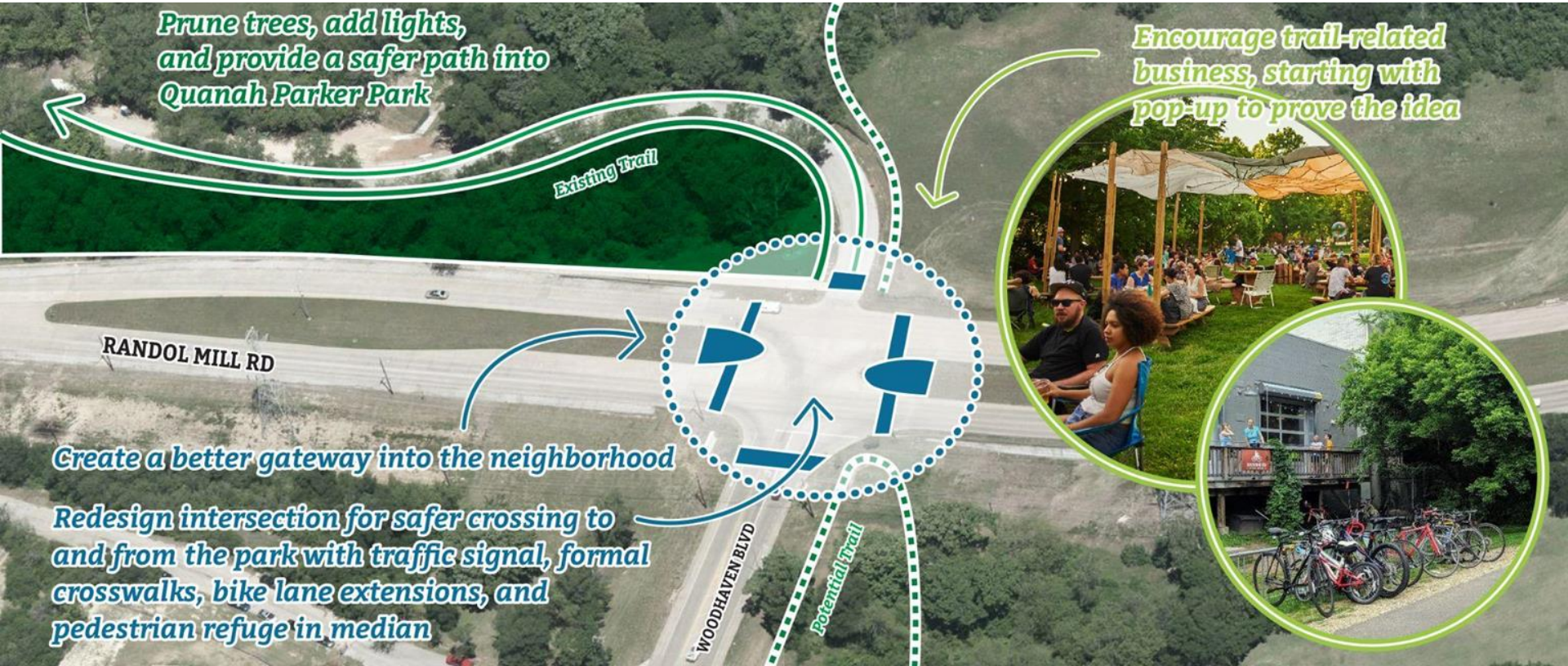
Park improvements were the top improvement identified in the survey as a way to improve the look and feel of Woodhaven

BRIDGE ST



To stay young at heart in Woodhaven...

Create safer connections between open space amenities and seek strategic locations to incorporate commercial or public space that can serve as **gathering places** that support the **social life of the community**



*Prune trees, add lights,
and provide a safer path into
Quanah Parker Park*

Existing Trail

*Encourage trail-related
business, starting with
pop-up to prove the idea*

RANDOL MILL RD

Create a better gateway into the neighborhood

*Redesign intersection for safer crossing to
and from the park with traffic signal, formal
crosswalks, bike lane extensions, and
pedestrian refuge in median*

WOODHAVEN BLVD

Potential Trail

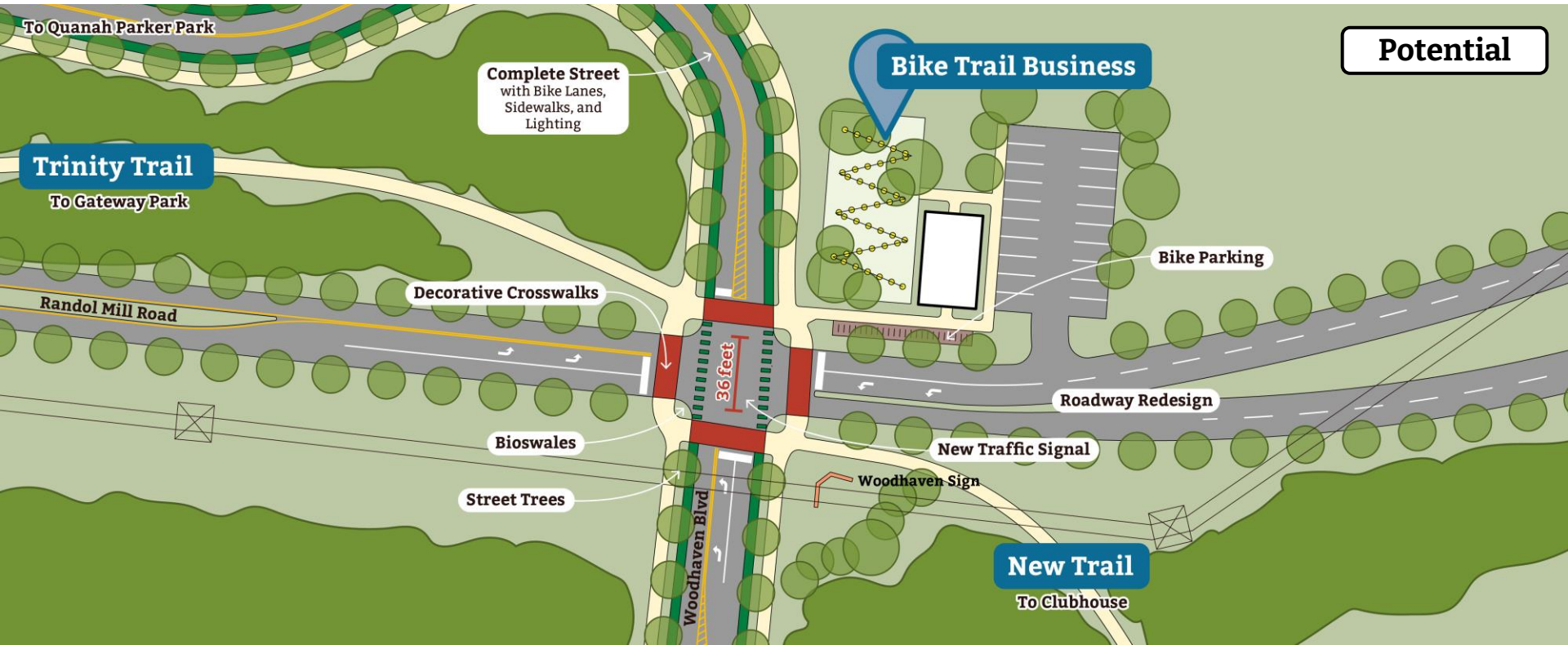
To stay young at heart in Woodhaven...

Create safer connections between open space amenities and seek strategic locations to incorporate commercial or public space that can serve as gathering places that support the social life of the community



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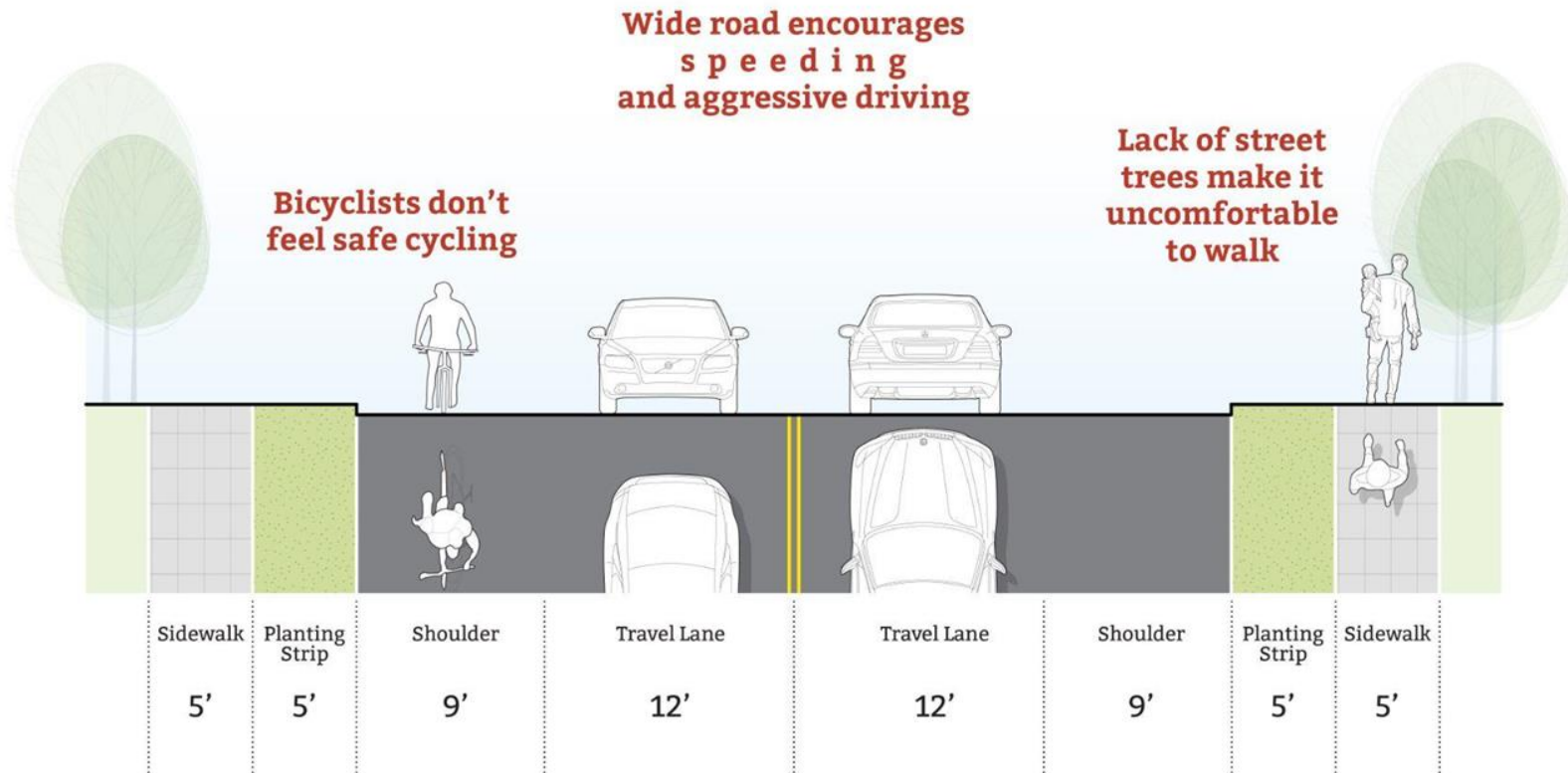


Local Example: The Woodshed

Pop-ups can test the market and provide proof of concept for a more permanent brick and mortar destination

To stay young at heart in Woodhaven...

Create safer connections for kids along key streets too...



Boca Raton Blvd, today

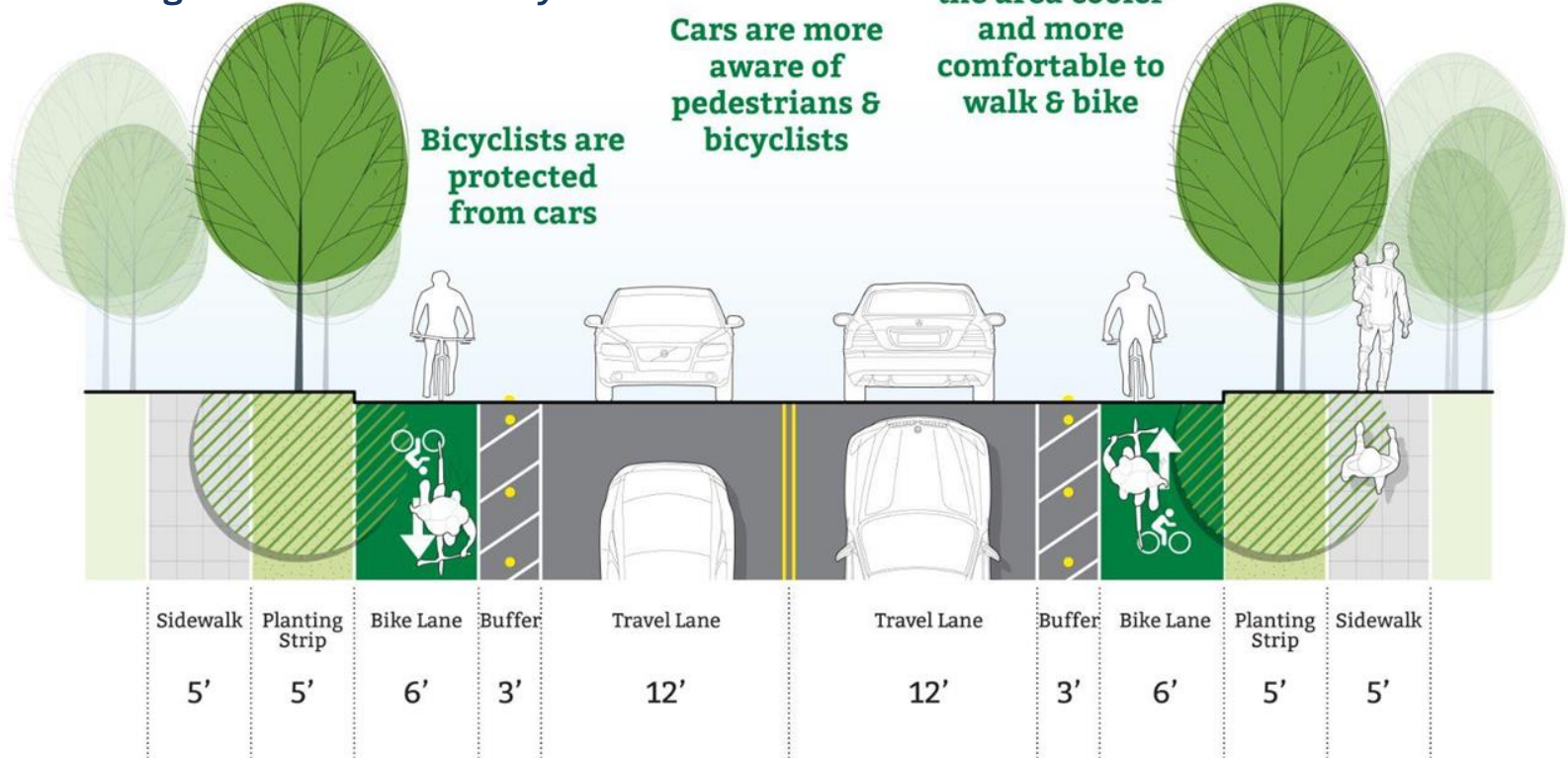
To stay young at heart in Woodhaven...

Boca Raton Blvd and Oakland Hills Dr are key streets for kids heading to school or the library.

Street trees keep the area cooler and more comfortable to walk & bike

Cars are more aware of pedestrians & bicyclists

Bicyclists are protected from cars



Boca Raton Blvd, as a greener, safer, more complete street

Boca Raton Blvd, today



Boca Raton Blvd, as a greener, safer, more complete street



Environment

Strategies to remain Surrounded by Nature in Woodhaven

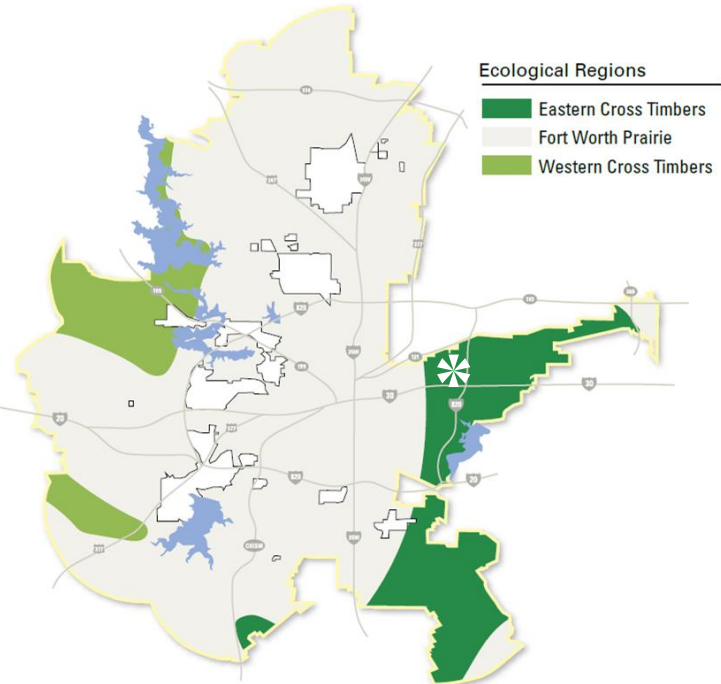
Goals:

- Preserve Woodhaven's mature trees and plant new ones to **increase shade** throughout the community
- Maintain natural views and **protect open spaces** and **water features** as community space and habitat
- Design with mother nature in mind, **carefully considering development within the floodplain**

To remain surrounded by nature in Woodhaven..

Expand Woodhaven's tree canopy to provide shade along key pedestrian routes and places where people gather and play

Woodhaven is named for its tree canopy, but it is not evenly distributed. Apartment complexes, new developments, and sidewalks need shade.



Source: 2023 Urban Forest Master Plan



115°



Sept 25, 2pm, Tides at 5400



31.1°



Sept 25, 2pm, Cholla



FLIR

To remain surrounded by nature in Woodhaven..

Fill in gaps working with PARD's Neighborhood Tree Planting Program to plant **additional street trees** and the Texas Trees Foundation **Cool Schools Program** that focuses on school yards.



TEXAS TREES
FOUNDATION
COOL SCHOOLS PROGRAM™

Advocate for the addition of a **parking lot shading ordinance** (ex. Sacramento) or **incentive program** (ex. Philadelphia's Stormwater Fee for impervious surfaces) to **encourage green retrofits at large commercial parking lots and apartment developments.**



To remain surrounded by nature in Woodhaven..

Adapt existing area programs that encourage people to connect to the water (like TPWD's Neighborhood Fishin' and Tackle Loaner library sites) **for Woodhaven**

Program could be publicly-run, or overseen by a private or nonprofit entity



NEIGHBORHOOD FISHIN'
REEL FUN
CLOSE TO HOME



This 2.7 acre pond is 30% bigger than the Neighborhood Fishin' stocked pond in Chisholm Park (Hurst, TX)

To remain surrounded by nature in Woodhaven...

Transform the Oncor transmission line easement into a natural asset that provides a multi-use trail alongside wildflower meadows that add beauty and habitat for pollinators



Economic Opportunity

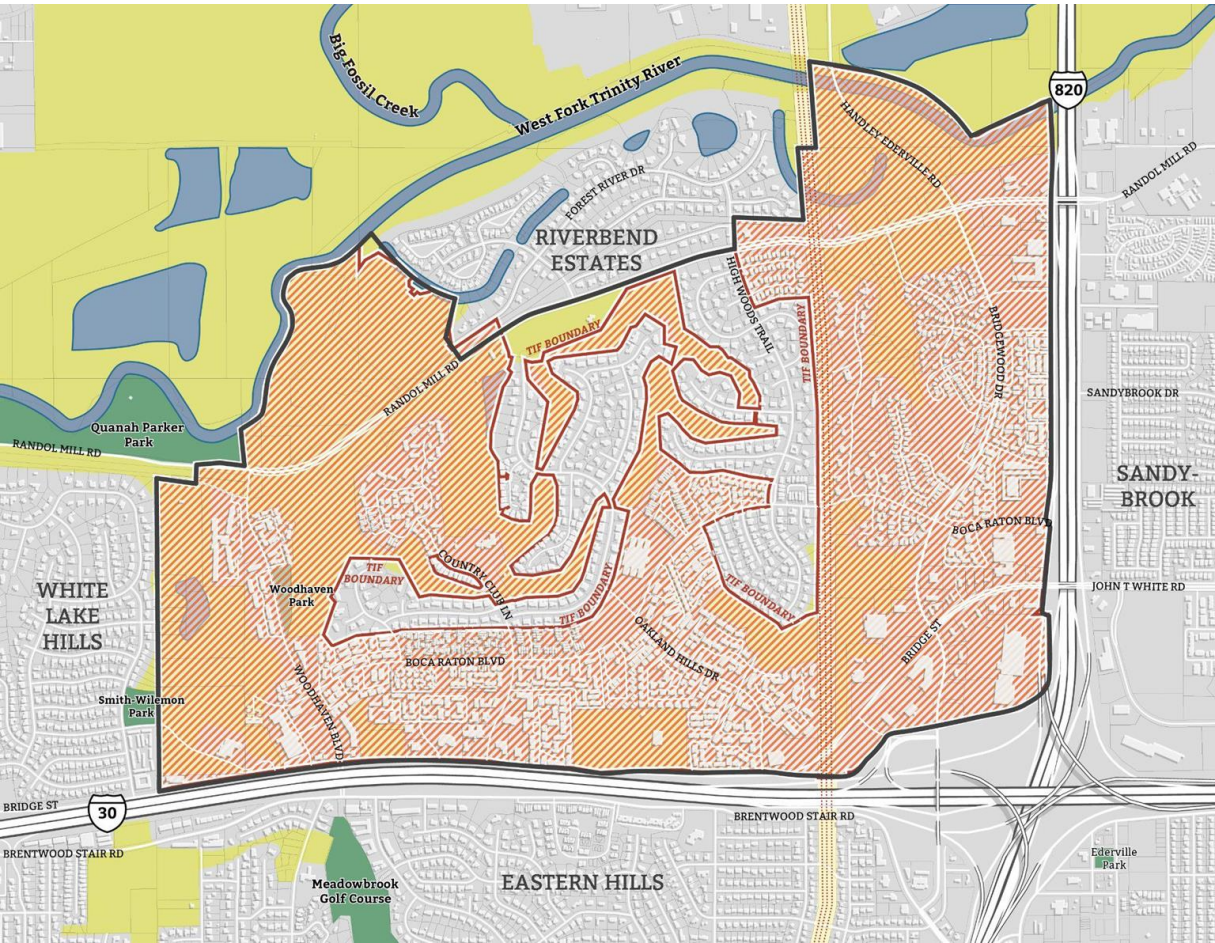
*Strategies that create opportunities to
Work & Prosper in Woodhaven*

Goals:

- Catalyze **denser, mixed use redevelopment** of underutilized commercial properties at the neighborhood's edges
- Where feasible, incorporate smaller commercial or public spaces that can serve as **gathering places** that support the social life of the community
- Invest in **job training, business development, and infrastructure**

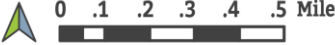
Reminder of the TIF Purpose

TIF District #13 was created to help fund public infrastructure improvements that will provide a "foundation for development" to encourage and support the long-term public needs of the neighborhood, and secure mixed-use economic growth opportunities in the Woodhaven area.



 TIF BOUNDARY

 STUDY AREA



Consistent with Community Input from the June Festival

DEVELOPMENT

THUMBS UP



OR THUMBS DOWN



TOP 3

Sit-Down Restaurant



Walkable Mixed-Use Hubs



55+ Communities



Local Coffee/Sandwich Shop



Small Business Incubator/Pop-Up




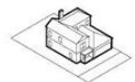






Farmers' Market



Woodhaven needs more residents to support new businesses

... in particular, residents with disposable income (and a habit of spending it)

missing housing types

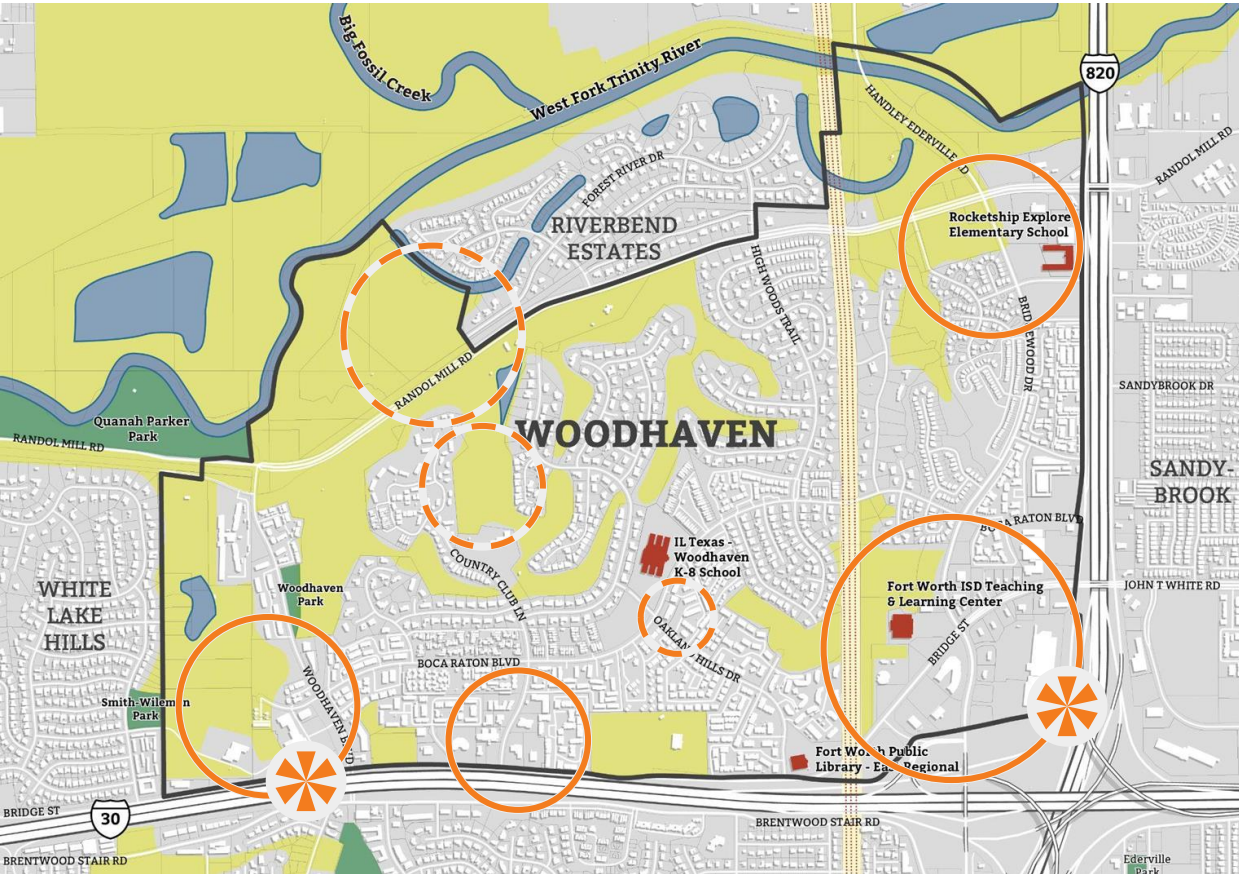
✓	✓	←				✓	
SINGLE-FAMILY	SINGLE-FAMILY ZERO-LOT LINE	DUPLEX	TRIPLEX/QUADPLEX	STACKED FLAT	TOWNHOUSES	APARTMENTS	MODERN MIXED-USE
							
Zoning - A One-family detached dwelling	Zoning - AR One-family zero-lot line detached dwelling	Zoning - B / R1 Two-family dwellings where two homes are attached by a common wall	Zoning - CR Multi-family dwellings with 3-4 units next to each other	Zoning - C Multi-family dwellings with a smaller unit on top of a multi-story unit	Zoning - R2 One-family attached townhouse / rowhouse dwellings where neighbors share a common wall on both sides	Zoning - D A multi-story building where multiple residences are contained within one structure	Zoning - MU A multi-story building with residential units over ground floor retail
Benefits Typical dwelling type in the neighborhood.	Benefits Occupies less land, requires less yard maintenance for smaller lots, adds a little density within the developable areas.	Benefits Provides a more affordable single-family housing option, requires less yard maintenance for smaller lots, adds density with minimal changes in character.	Benefits Provides a more affordable single-family housing option, requires less yard maintenance for smaller lots, adds density with minimal changes in character.	Benefits Offers different kinds of housing options for different kinds of families including smaller households, generates income to offset mortgage payments, adds density in a smaller footprint with a little changes in character.	Benefits Provides a more affordable single-family housing option, requires less yard maintenance for smaller lots, adds density in a smaller footprint with a little changes in character.	Benefits Offers flexible housing option for smaller households, households with disabilities or mobility challenges, or households not ready to buy a home, and brings more residents to support more local businesses.	Benefits Offers different quality housing option with walkability and convenience, brings more residents to support local businesses, adds more density by utilizing transportation assets nearby.

low density




higher density

To create opportunities to work and prosper in Woodhaven..

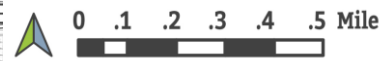
Catalyze denser, mixed use redevelopment of underutilized commercial properties at the neighborhood's edges



Make the most of Woodhaven's **proximity to adjacent interstate corridors** where residents can access new transit corridors and roadway access during commutes and businesses can benefit from high visibility

-  Susceptible to change, with potential for denser, mixed use development
-  Additional sites with potential, not adjacent to highway
-  Featured in Eastside Transportation Plan

 **STUDY AREA**



Country Club Lane

Reimagine this neighborhood gateway...



CLUB HOUSE

Parking in front of Club House

MULTI-FAMILY RESIDENTIAL

MULTI-FAMILY RESIDENTIAL

BOCA-RATON-BLVD

BOCA CLUB CONDOMINIUMS

THE BOROUGH APARTMENTS

Unsafe Intersection for Cyclists

Inactive Frontage

LOW GRADE COMMERCIAL

WESTERN INSURANCE

No Gateway Signage

BRIDGE-ST

Buildings surrounded by Parking Lots

I-30

Country Club Lane

Reimagine this neighborhood gateway with mixed use development



RENOVATED CLUB-HOUSE

WOODHAVEN'S MAIN STREET

New Community Park - Central Gathering Space

BOCA RATON BLVD

Intersection Improvements

Potential Trails

TOWNHOUSES

TOWNHOUSES

Cafes/Restaurants

Parking behind Mixed-Use Hub

New Community Gateway

MIXED-USE HUB

PARKING

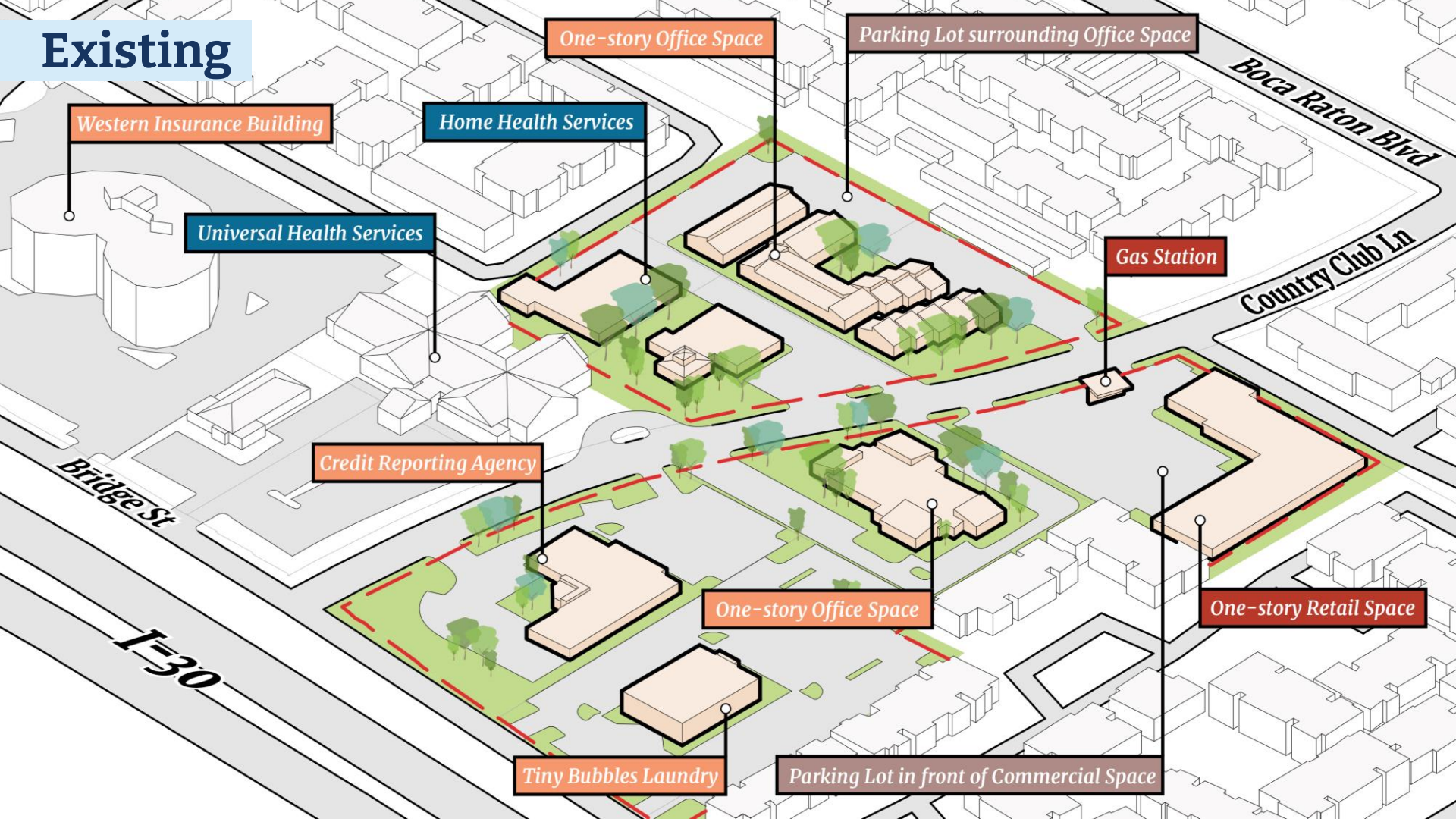
EXISTING BUILDING RENOVATION

BRIDGE ST

Roadway Improvements - New Smart Lanes

I-30

Existing



Western Insurance Building

Home Health Services

Universal Health Services

One-story Office Space

Parking Lot surrounding Office Space

Gas Station

Credit Reporting Agency

One-story Office Space

One-story Retail Space

Tiny Bubbles Laundry

Parking Lot in front of Commercial Space

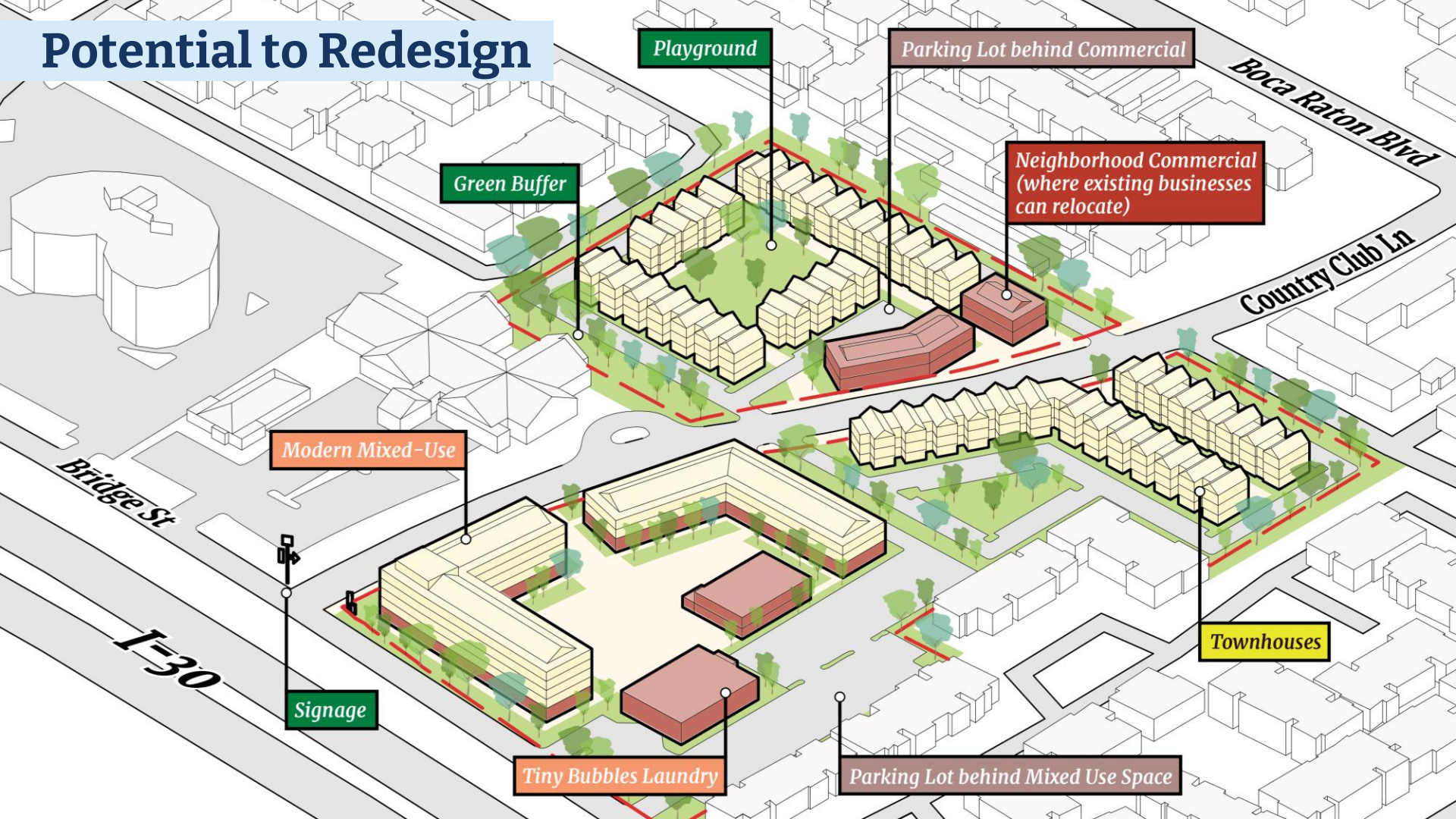
Boca Raton Blvd

Country Club Ln

Bridge St

I-30

Potential to Redesign



Playground

Parking Lot behind Commercial

Green Buffer

Neighborhood Commercial
(where existing businesses
can relocate)

Modern Mixed-Use

Townhouses

Signage

Tiny Bubbles Laundry

Parking Lot behind Mixed Use Space

Randol Mill



Existing Trail on the Riverfront

WEST FORK TRINITY RIVER

Levee protecting the Site from Flooding

RIVERBEND ESTATES

RIVERBEND ESTATES

POND

OPPORTUNITY SITE

EXISTING UTILITY INFRASTRUCTURE

Utility Lines north of Randol Mill

FORMER GOLF COURSE

RANDOL-MILL RD

CREEK

Establish Randol Mill as a front door to Woodhaven & its natural amenities

If a portion of the golf course is redeveloped...

Welcome a mix of uses to drive quality redevelopment of the Clubhouse and grounds in line with community priorities (community space, recreation amenities, a sit down restaurant, other local businesses) in a walkable hub



If a portion of the golf course is redeveloped...

Welcome a mix of uses to drive quality redevelopment of the Clubhouse and grounds in line with community priorities (community space, recreation amenities, a sit down restaurant, other local businesses) in a walkable hub



If a portion of the golf course is redeveloped...

Welcome a mix of uses to drive quality redevelopment of the Clubhouse and grounds in line with community priorities (community space, recreation amenities, a sit down restaurant, other local businesses) in a walkable hub



To create opportunities to work and prosper in Woodhaven...

Where possible, provide **job training** and **economic opportunity** through new developments in the community and connections to jobs elsewhere in the region

- Partner with the Eastside Y to pilot a workforce development program focused on landscaping, arborist training, and natural land management and connect with local developments and initiatives
- Increase access to financial literacy classes to support transitions from renter to owner
- Offer small business trainings and programs for interested entrepreneurs

In service of the mission of TIF 13, support **investments in key transportation initiatives and infrastructure** that provide connections within Woodhaven and between Woodhaven, the surrounding area, and destinations farther afield

- In addition to public infrastructure such as water and sewer upgrades, sewer connections, road and sidewalk construction, lighting, etc.:
 - Improve connections to existing and new transit stops
 - Encourage development of additional 4G and 5G capability for improved connectivity across Woodhaven

Housing

Strategies to remain a neighborhood of Quality Homes and Amenities in Woodhaven

Goals:

- **Reinvest in existing homes and residential developments** to ensure safe, quality housing for all residents and encourage residents to remain in Woodhaven
- **Continue to add to the mix, welcoming new housing developments and neighbors** in order to help support new businesses and amenities

To remain a neighborhood of quality homes and amenities..

Reinvest in existing homes and residential developments

- Preserve Woodhaven's **iconic single-family housing stock** as well as the **diversity of housing options** that is emblematic of the neighborhood
 - Assemble a contractor list and preservation tips for community members as homes begin to show their age
 - Make sure neighbors know about City and County programs that support rehabilitation and adaptive modifications for seniors who wish to remain in their homes



Housing repair assistance was the second most important need identified in the community survey

To remain a neighborhood of quality homes and amenities..

Reinvest in existing homes and residential developments

- Ensure **safe, quality housing** through code enforcement, upgrades, and/or redevelopment of select problematic rental complexes
 - Hold property owners and managers accountable for the safety, cleanliness, and quality of their properties through increased code enforcement and coordination
 - Track repeat citations and foreclosure risk and seek opportunities to acquire problem properties in order to make necessary improvements to units, grounds, and management
 - Secure non-TIF dollars for needed investments in safety measures, including gate removal or repair, added lighting, and safety cameras



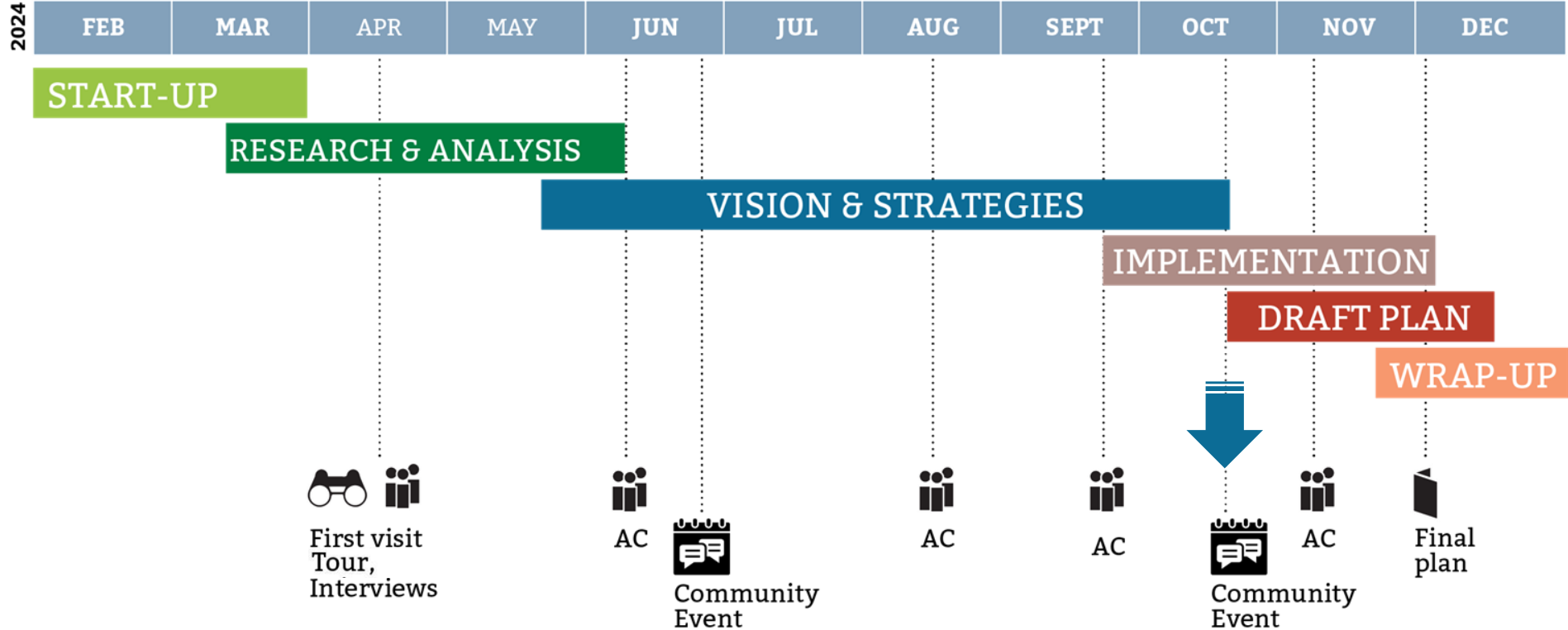
Housing repair assistance was the second most important need identified in the community survey

So...

**What
happens
next?**

We're in the home stretch of the planning process.

We'll integrate tonight's feedback, and finish a draft plan by December.



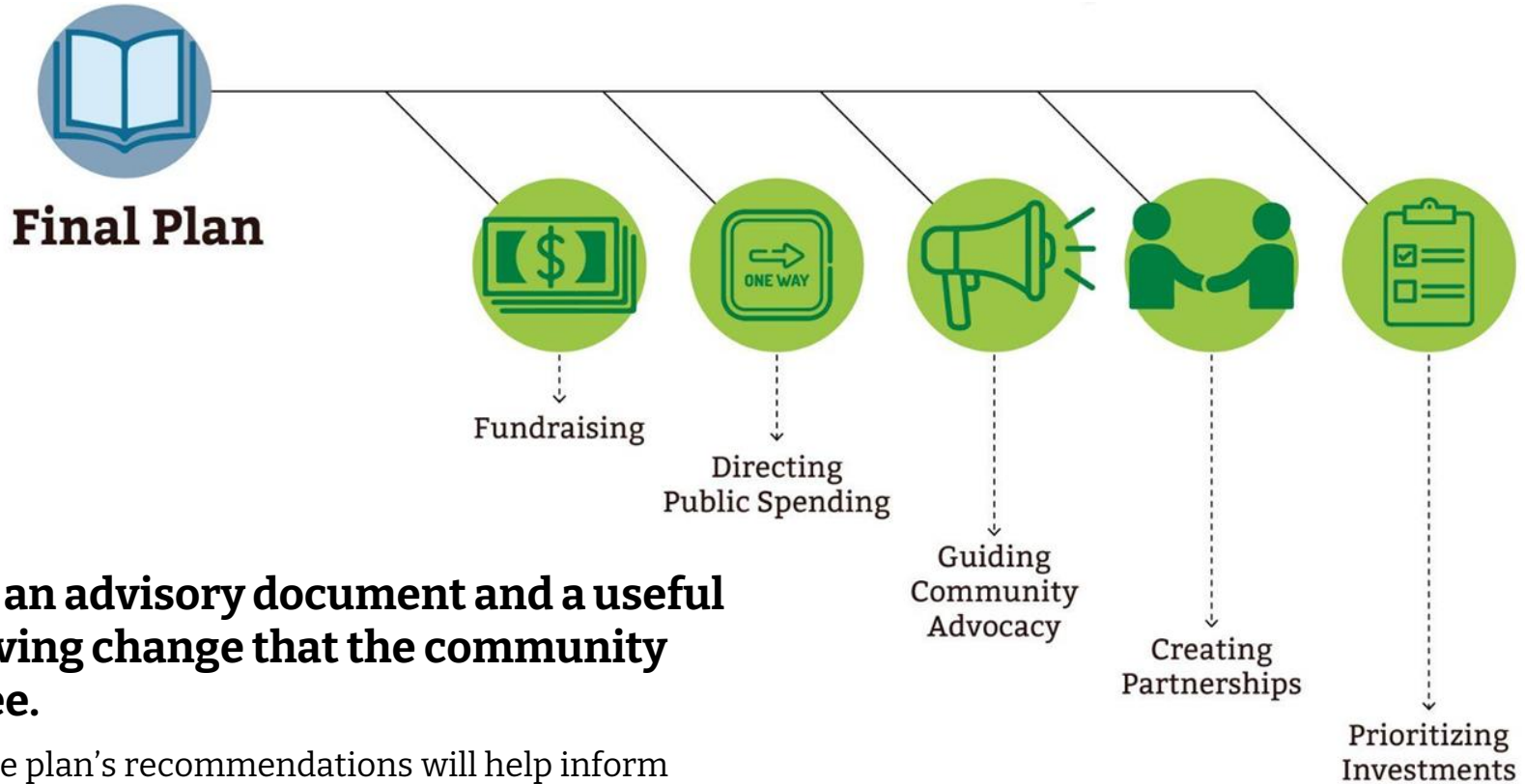
Implementation

Strategies to Make it All Happen in Woodhaven

Goals:

- **Link** the Neighborhood Conservation Plan **goals and strategies** with **TIF decision making**
- **Align resources (TIF and others) and policies** to fuel action and follow-through
- **Clarify roles and responsibilities** of community groups and **expand capacity** to advocate and usher change in keeping with local vision
- Create a **list and tools to help prioritize** investments
- **Integrate plan recommendations** with Imagine Fort Worth Comprehensive Plan

Once the Plan is done, the hard work begins...



The plan is an advisory document and 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.

Before you go, please:

Complete the worksheet to let us know what you think about the ideas we shared



Show us the money to help us understand your priorities for investment

Woodhaven
Neighborhood Conservation Plan

Thanks for joining us this evening!

Woodhaven is a special place. It's a mix of old and new, of nature and city, of history and progress. We're proud to have you here, and we're excited to hear your thoughts on the future of our neighborhood. Your input is important to us, and we'll use it to help shape the plan that will guide our development for years to come.

Thank you for your time and input. We look forward to working with you to create a better future for Woodhaven.

HEALTH & WELLBEING
Young at Heart in Woodhaven

- Create a community center in the neighborhood with indoor game space and meeting space and access to programs and services for youth, seniors, and all ages in between.
- Add play space in the unprogrammed outdoor space near the library, with shade and seating too.
- Plant trees, add lights, and provide a safer path into Quaid Parker Park.
- Realign the intersection of Woodhams Boulevard and Randal Hill with a traffic signal, crosswalks, and bike lane extension.
- Reduce the width of Randal Hill and create an improved gateway into the neighborhood.
- Add bike lanes and shade for kids walking or biking to school on the library on Boca Raton and Oakland Hills Drive.

What do you think? Will these ideas support health & wellbeing in Woodhaven?
Mark the scale to show your support, and add your comments below.

YES! Yes Not Sure No

ENVIRONMENT
Surrounded by Nature in Woodhaven

- Work with Randal's Neighborhood Tree Planting Program to plant additional street trees.
- Partner with the Tenor Tree Foundation's Cool Corridors Program to add shade and nature education to school routes.
- Advocate for the addition of a parking lot shade ordinance or incentive program to encourage green shade at all ages, including for walking, biking, and outdoor recreation.
- Adopt any programs that encourage people to volunteer to water. (aka Randal's Neighborhood Park and Tackle Trash Library site for Woodhams in partnership with private or non-profit partners)
- Transform the former transmission line easement into a natural area that provides a more trail, complete with native vegetation, that can be used for walking or jogging.
- Preserve and expand the network of walking trails through the golf course.
- Design with nature in mind, carefully considering development within the floodplain.

Will these ideas support the environment in Woodhaven?

YES! Yes Not Sure No

ECONOMIC OPPORTUNITY
Work and Prosper in Woodhaven

- Make the most of Woodhaven's proximity to adjust interstate corridors where residents can access new transit corridors and walking access during commutes and businesses can benefit from high visibility.
- Welcome opportunities to create new mixed-use developments that establish an improved sense of place and community entry points at Bridge and Woodhams, County Club Lane, and Bridgewater Trail.
- Build a walkable main street from the Clubhouse and an improved central gathering space for the neighborhood with a destination business overlooking the pond.
- Redesign the commercial properties across from Interconnection Leadership School with businesses that are more family-friendly and safe for youth.
- Encourage trail-related businesses to locate at the intersection of Randal Hill and Woodhams Boulevard Hills Drive.
- Partner with the Randal Y's club to work on a workforce development program focused on landscaping, arborist training, and natural land management, and connect with local developers and suppliers.
- Improve connections to existing and new transit stops.
- Encourage development of additional 45 and 50 capacity for improved connectivity across Woodhams.

Will these ideas support economic opportunity in Woodhaven?

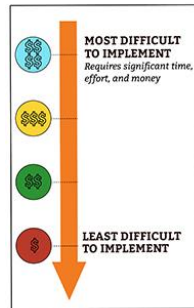
YES! Yes Not Sure No

HOUSING
At Home in Woodhaven

- Revitalize Woodhaven's iconic, single-family housing stock as well as the diversity of housing options that are needed in the neighborhood.
- Share property reviews and management accountability for the library, clubhouse, and quality of their properties through increased code enforcement and coordination.
- Track repair estimates and maintenance and use code opportunities to solve problem properties in order to create consistent improvements to some, animals, and maintenance.
- Encourage new TYP (Township) for needed investments in safety measures, including game room and repair, added lighting, and better security.
- Introduce new housing types and a range of price points that enable residents to age in place and afford to live in the community.
- Attract an on-site senior living community.
- Stretch Randal Hill as a front door to Woodhams with new housing along the corridor.

Will these ideas support the housing investments in Woodhaven?

YES! Yes Not Sure No



Please help us *Prioritize for Woodhaven's future...*

Take 2 sets of dot stickers (8 stickers in total) and show us how you would allocate the limited budget to implement strategies:

HEALTH & WELLBEING: Young at Heart in Woodhaven

1. Create a community center in the neighborhood with indoor game space and meeting space and access to programs and services for youth, seniors, and all ages in between.	2. Add play space in the unprogrammed outdoor space near the library, with shade and seating too.	3. Plant trees, add lights, and provide a safer path into Quaid Parker Park.	4. Realign the intersection of Woodhams Boulevard and Randal Hill with a traffic signal, crosswalks, and bike lane extension.	5. Reduce the width of Randal Hill and create an improved gateway into the neighborhood.	6. Add bike lanes and shade for kids walking or biking to school on the library on Boca Raton and Oakland Hills Drive.
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ENVIRONMENT: Surrounded by Nature in Woodhaven

1. Work with Randal's Neighborhood Tree Planting Program to plant additional street trees.	2. Partner with the Tenor Tree Foundation's Cool Corridors Program to add shade and nature education to school routes.	3. Advocate for the addition of a parking lot shade ordinance or incentive program to encourage green shade at all ages, including for walking, biking, and outdoor recreation.	4. Adopt any programs that encourage people to volunteer to water. (aka Randal's Neighborhood Park and Tackle Trash Library site for Woodhams in partnership with private or non-profit partners)	5. Transform the former transmission line easement into a natural area that provides a more trail, complete with native vegetation, that can be used for walking or jogging.	6. Preserve and expand the network of walking trails through the golf course.	7. Design with nature in mind, carefully considering development within the floodplain.
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ECONOMIC OPPORTUNITY: Work and Prosper in Woodhaven

1. Make the most of Woodhaven's proximity to adjust interstate corridors where residents can access new transit corridors and walking access during commutes and businesses can benefit from high visibility.	2. Welcome opportunities to create new mixed-use developments that establish an improved sense of place and community entry points at Bridge and Woodhams, County Club Lane, and Bridgewater Trail.	3. Build a walkable main street from the Clubhouse and an improved central gathering space for the neighborhood with a destination business overlooking the pond.	4. Redesign the commercial properties across from Interconnection Leadership School with businesses that are more family-friendly and safe for youth.	5. Encourage trail-related businesses to locate at the intersection of Randal Hill and Woodhams Boulevard Hills Drive.	6. Partner with the Randal Y's club to work on a workforce development program focused on landscaping, arborist training, and natural land management, and connect with local developers and suppliers.	7. Improve connections to existing and new transit stops.	8. Encourage development of additional 45 and 50 capacity for improved connectivity across Woodhams.
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HOUSING: At Home in Woodhaven

1. Revitalize Woodhaven's iconic, single-family housing stock as well as the diversity of housing options that are needed in the neighborhood.	2. Share property reviews and management accountability for the library, clubhouse, and quality of their properties through increased code enforcement and coordination.	3. Track repair estimates and maintenance and use code opportunities to solve problem properties in order to create consistent improvements to some, animals, and maintenance.	4. Encourage new TYP (Township) for needed investments in safety measures, including game room and repair, added lighting, and better security.	5. Introduce new housing types and a range of price points that enable residents to age in place and afford to live in the community.	6. Attract an on-site senior living community.	7. Stretch Randal Hill as a front door to Woodhams with new housing along the corridor.
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A few more announcements

Join the Woodhaven Neighborhood Association
for **The Ultimate Casino Night**

Saturday, October 19th @ 6:30 pm
at Riverbend Cafe & Trinity Event Place

Join the Crescendo Development Team
for a project update

Tuesday, October 29th @ 6:00 pm
at The Potter's House

Join us in wishing Mayor Pro Tem Bivens a very

Happy Birthday!

(thanks for spending it with us!)

WOODHAVEN NEIGHBORHOOD ASSOCIATION
Presents

The Ultimate CASINO NIGHT

SATURDAY
OCTOBER 19TH
AT RIVERBEND CAFE &
TRINITY EVENT PLACE
7251 STONEWAY DR N
SUITE 400, FORT
WORTH, TX 76118

TICKETS:
\$50
PER PERSON

Try your
luck at
blackjack,
poker,
roulette &
other
gaming
tables

DOORS OPEN AT
6:00PM FOR VIP LEVELS
6:30 PM FOR GENERAL PUBLIC
MUST BE 21 YEARS OLD TO
PARTICIPATE

SCAN QR
CODE TO
REGISTER

Highlights:

CASINO GAMES - APPETIZERS & DOOR PRIZES
WINE, BEER & MIXED DRINKS - SILENT AUCTION-MUSIC

Buy your tickets online:
https://buy.ticketstothecity.com/venue.php?org_id=79

Questions? Comments?

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