

July 11, 2019

UDA

CAVILE PLACE CHOICE NEIGHBORHOOD PLANNING

Fort Worth, Texas



**FORT WORTH
HOUSING SOLUTIONS**
Housing with a Mission

WELCOME



CHOICE NEIGHBORHOODS UPDATE

Planning Update

Building on the Past & Preparing for the Future

2012-2013

STOP SIX TRANSFORMATION PLAN

Led by FWHS, Cavile and Stop Six Residents, the City of Fort Worth HFC, Gilmore Kean, and Frees and Nichols

Setting a shared vision



2017

STOP SIX NEIGHBORHOOD IMPROVEMENT STRATEGY

Led by the City of Fort Worth

Building a team and starting to take action



2019

CHOICE NEIGHBORHOOD IMPLEMENTATION GRANT

Further defining what we want & finding the resources we need



2020 and beyond
IMPLEMENTATION

Making it happen

Planning Update

Guiding Principles

- Provide opportunity for Cavile residents to return to the redeveloped neighborhood.
- Enhance the neighborhood's unique heritage.
- Develop mixed-income housing.
- Design to blend with the existing neighborhood density and character.
- Feature pedestrian-friendly neighborhood with defensible public spaces.
- Utilize green development elements.



Introduction to Choice Neighborhoods

The Choice Neighborhood Process and Approach

HOUSING

PEOPLE

NEIGHBORHOOD



**FORT WORTH
HOUSING SOLUTIONS**
Housing with a Mission

Introduction to Choice Neighborhoods

Team Roles



CAVILE & STOP SIX RESIDENTS
Residents and Stakeholders



FORT WORTH HOUSING SOLUTIONS
Lead Applicant



Fort Worth
INDEPENDENT SCHOOL DISTRICT

FORT WORTH ISD
Educational Partner



CITY OF FORT WORTH
Co-Applicant & Neighborhood Lead

SERVICE PROVIDERS, LARGE INSTITUTIONS & EMPLOYERS, PHILANTHROPIC COMMUNITY
Additional Partners



USI | **URBAN STRATEGIES, INC.**
Families at the Center of Results

URBAN STRATEGIES
People Lead



CVR Associates
Choice Neighborhood Consultants

**MCCORMACK
BARON
SALAZAR**

MCCORMACK BARON SALAZAR
Housing Lead

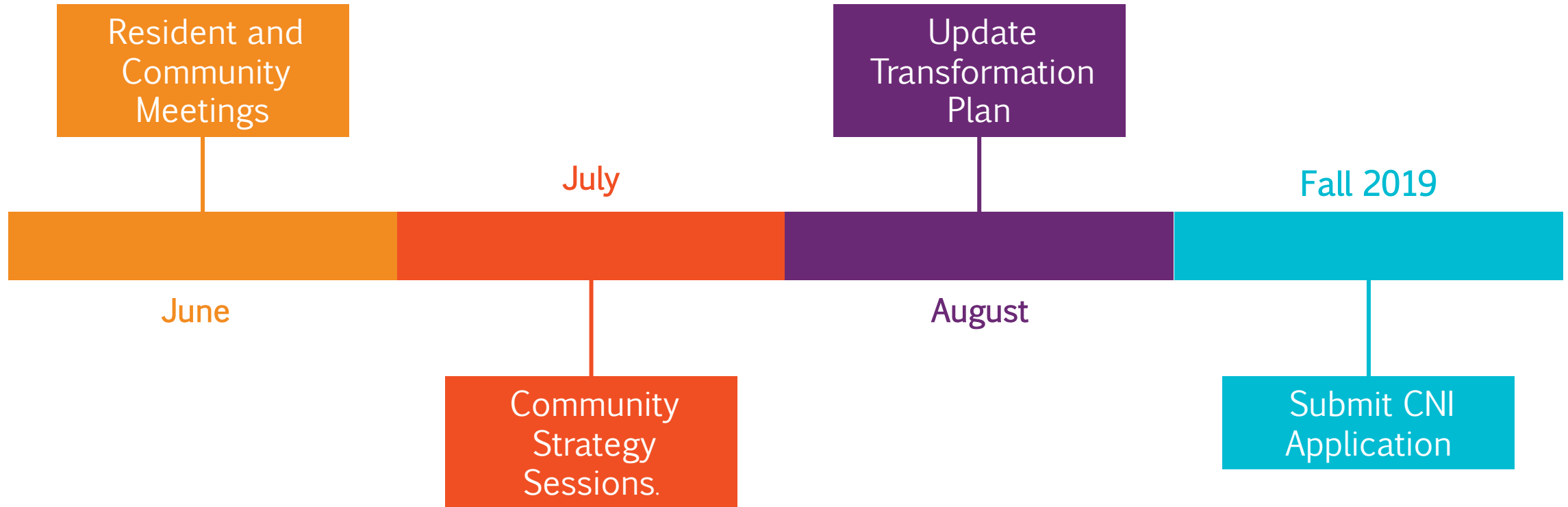


URBAN DESIGN ASSOCIATES
Master Planners

PROCESS

Next Steps

Schedules & Milestones



WORKSHOP SCHEDULE

MONDAY, JULY 8TH

- 5:00 PM Listening Session

WEDNESDAY, JULY 10TH

- Stakeholder and Focus Group Meetings
- Design Workshop
- 5:30 PM Open House

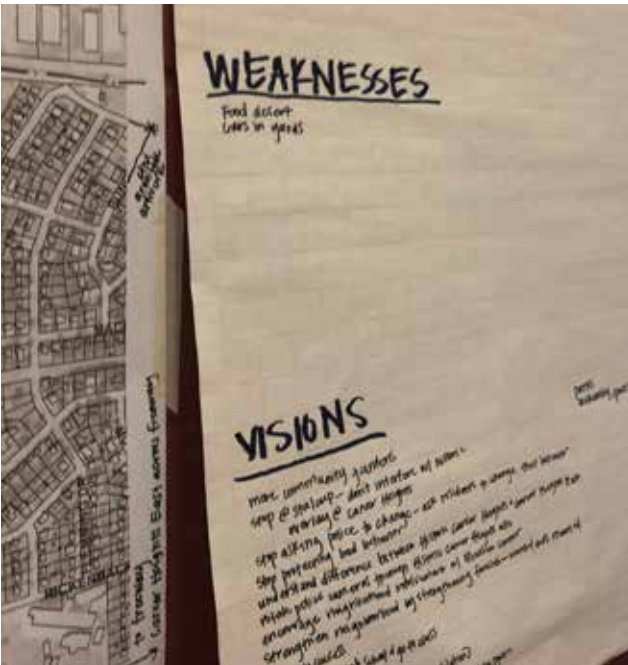
TUESDAY, JULY 9TH

- Stakeholder & Focus Group Meetings

THURSDAY, JULY 11TH

- Design Workshop
- 5:30 PM Community Meeting

MONDAY LISTENING MEETING



WHO WE'VE MET WITH

RESIDENTS

Cavile Residents
Neighborhood Associations
Neighborhood Residents
Neighborhood Youth

PASTORS & FAITH LEADERS

Mount Horum
House of Prayer and Praise
New Christian Fellowship Church
Greater Mount Tabor Christian Center

CITY STAFF

Transportation & Public Works
Parks and Recreation
Planning & Development
Neighborhood Services

COMMUNITY HUB

City of Fort Worth Library
Boys & Girls Club
Childcare Associates
YMCA
Texas Health Resources - Blue Zones
The Center for Psychological Services
Workforce Solutions of Tarrant County
Envision Center
Neighborhood Services

HEALTH & MOBILITY

Cook Childrens
JPS Health
Tarrant County Transportation
Fort Worth Bike Sharing
Trinity Metro
Healthy Tarrant County Collaborative
Grow SE
Lady Butterfly Urban Garden
Greater Mount Tabor Christian Center

SAFETY & SECURITY

Community members
Fort Worth Police Dept.
Fort Worth Fire Dept.
Congregational Security

EDUCATION & TRAINING

Fort Worth ISD
Young Men's Leadership Academy
Dunbar High School
Texas Wesleyan University
Tarrant County College
TCC Opportunity Center
Idea Charter School
Greater Mount Tabor Christian Center

ELECTED LEADERSHIP

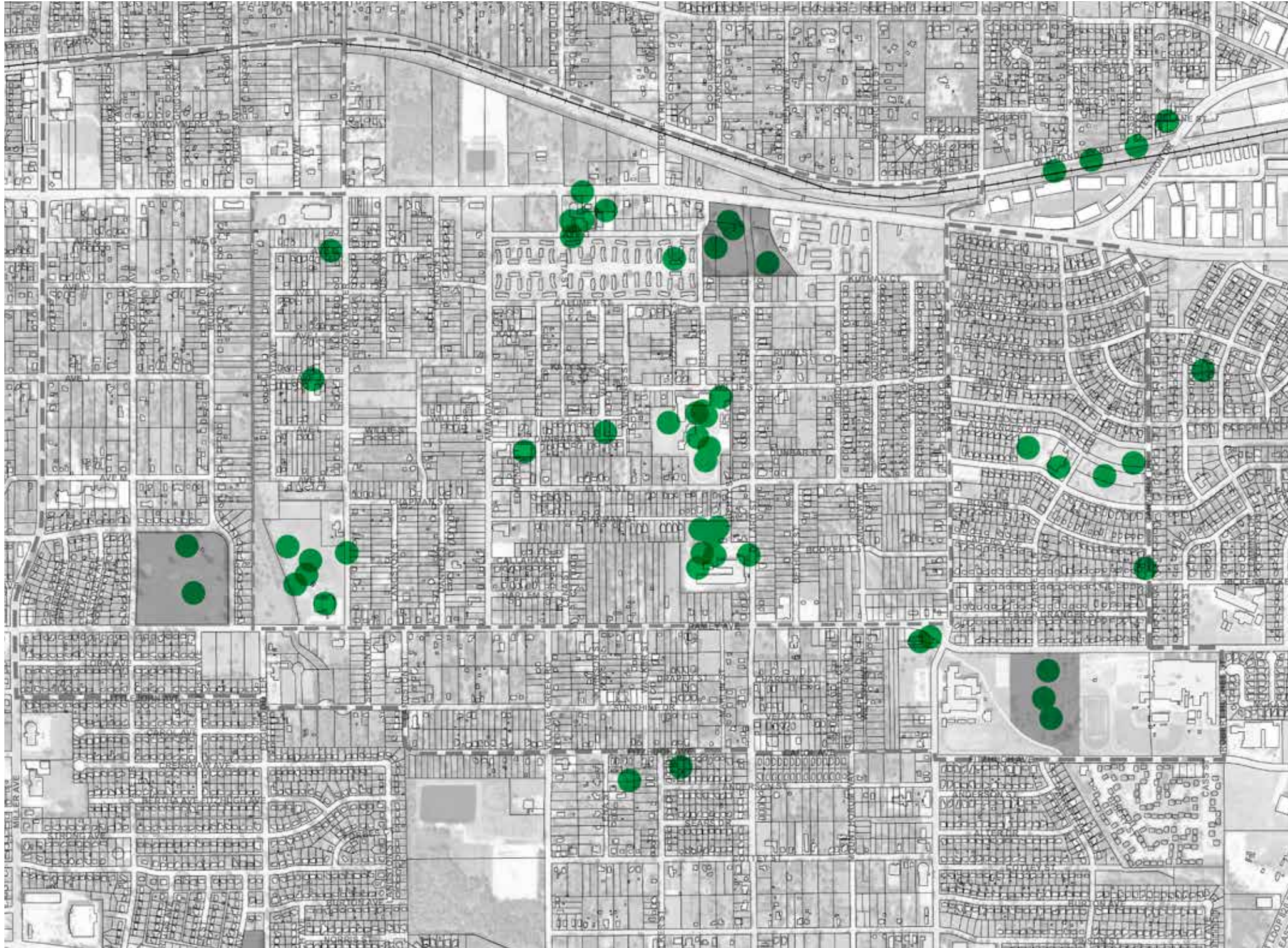
Councilwoman Bivens
Mayor
State Senator Nicole Collier
US Representative Mark Veasy

WEDNESDAY OPEN HOUSE

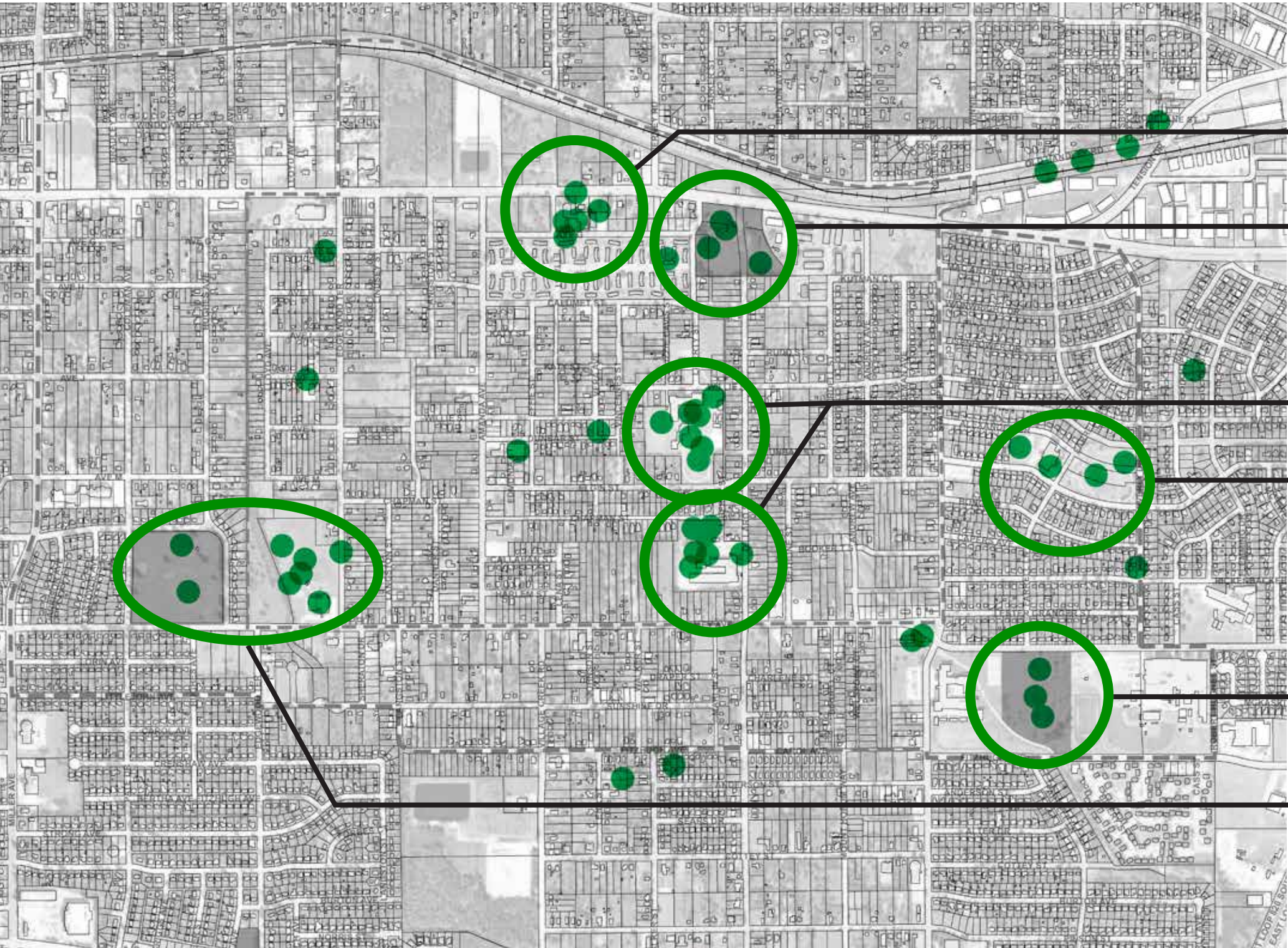




STRENGTHS (GREEN DOTS)



GREEN DOTS — THE BEST PLACES



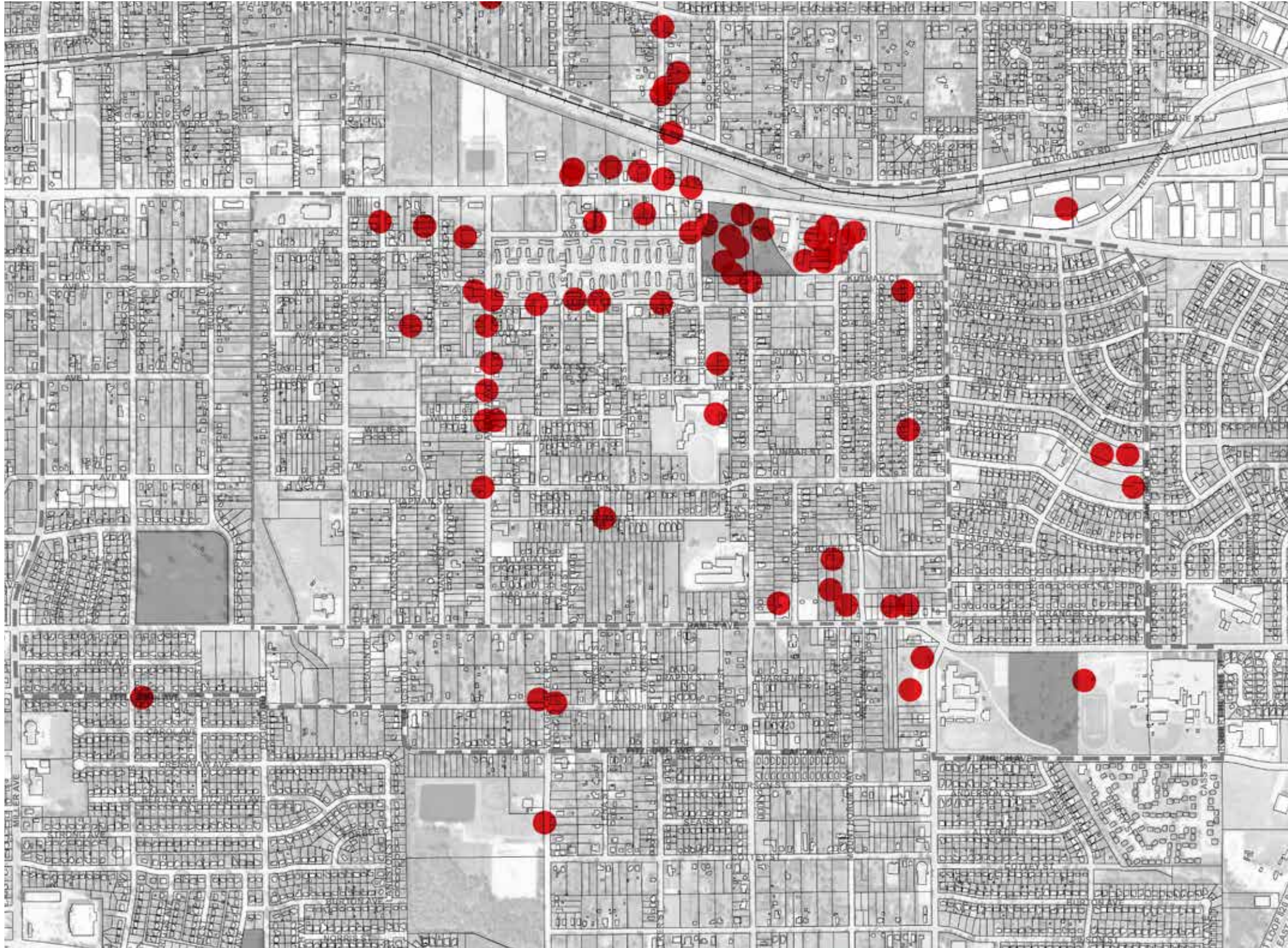
- Boys & Girls Club
- Rosedale Plaza Park
- Schools
- MLK Center & Park
- Bunche Park
- Eastover Park and Eastside Boys & Girls Club

STOP SIX STRENGTHS

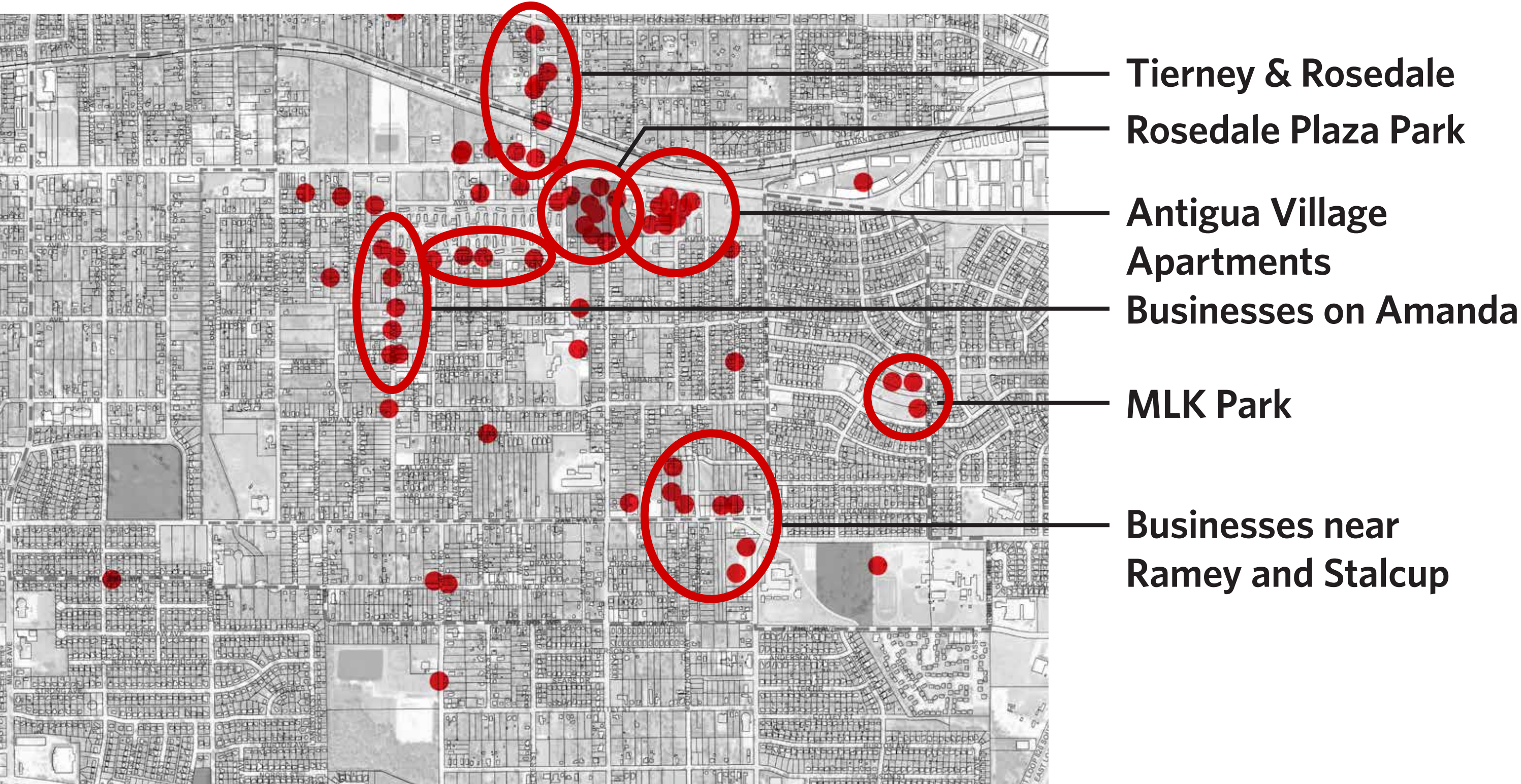
- History and Tradition
- Tight-knit Community
- Neighborhood Pride
- Centrally-located
- Social Services
- Park and Street Improvements
- Vacant Land for Development
- Library at Cavile
- Churches & Faith Leadership
- Teachers & Schools, including Young Men's Leadership Academy
- Boys & Girls Clubs



RED DOTS — PROBLEM PLACES



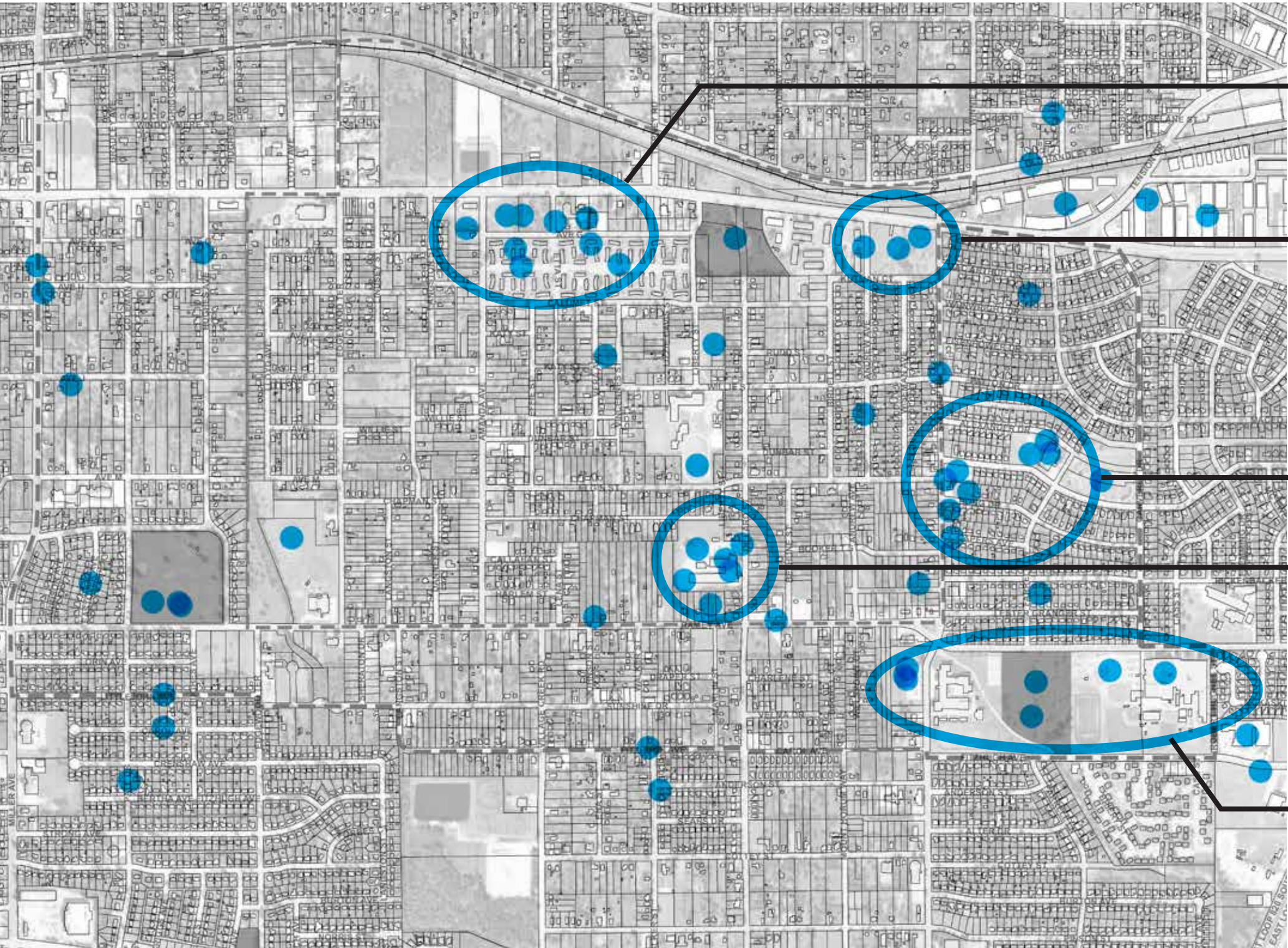
RED DOTS — PROBLEM PLACES



STOP SIX WEAKNESSES

- Perception of crime
- Effects of segregation and lack of investment
- No grocery store
- Old housing and infrastructure
- Vacant lots
- Houses that don't meet standards
- No consistency in the neighborhood
- Sub-market housing in surrounding neighborhoods
- Narrow lots difficult for development

BLUE DOTS — VISIONS FOR THE FUTURE



Redevelopment of Cavile Plan

Land at Stalcup & Rosedale

Stalcup & MLK

Maude Logan Elementary and Butterfly Garden

Partnerships with Schools and TCC

STOP SIX OPPORTUNITIES

- Improved parks and recreation
- Community center with updated technology
- Support for new local businesses, living-wage jobs such as co-working space
- Retail and restaurants
- Grocery store
- Family services and counseling
- Access to healthcare
- Greater engagement
- Walkable neighborhood
- Mixed-use
- Fully-accessible Senior Building
- Full-life education
- Branding, identity, and social unity
- Places that bring people together

PEOPLE PLAN

PILLARS



EDUCATION



HEALTH



HOUSING
STABILITY



ECONOMIC
MOBILITY



POLICY &
RESIDENT
ENGAGEMENT



Children, Youth and Adults are Physically and Mentally Healthy

Connection to Primary Care Provider



Residents Visiting PCP in Past Year (not Emergency)

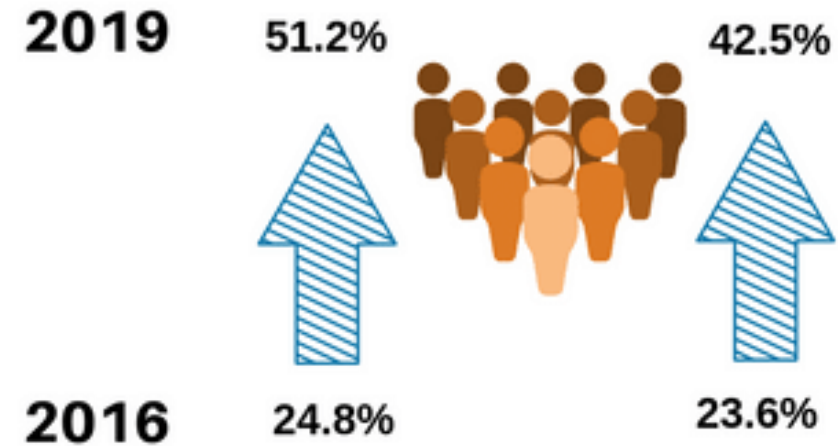


- Strategies under development:
 - Increase access to behavioral and mental health services for children and adults
 - Increase awareness of preventative care and wellness programs
 - Create a sustainable food system
 - Community gardens, urban farming, fresh produce for sale in neighborhood

Households are Economically Stable and Self-Sufficient

- Strategies under development:
 - Increase adult educational attainment
 - Increase opportunities for job training in growth sectors
 - Increase opportunities for wealth generation through entrepreneurship

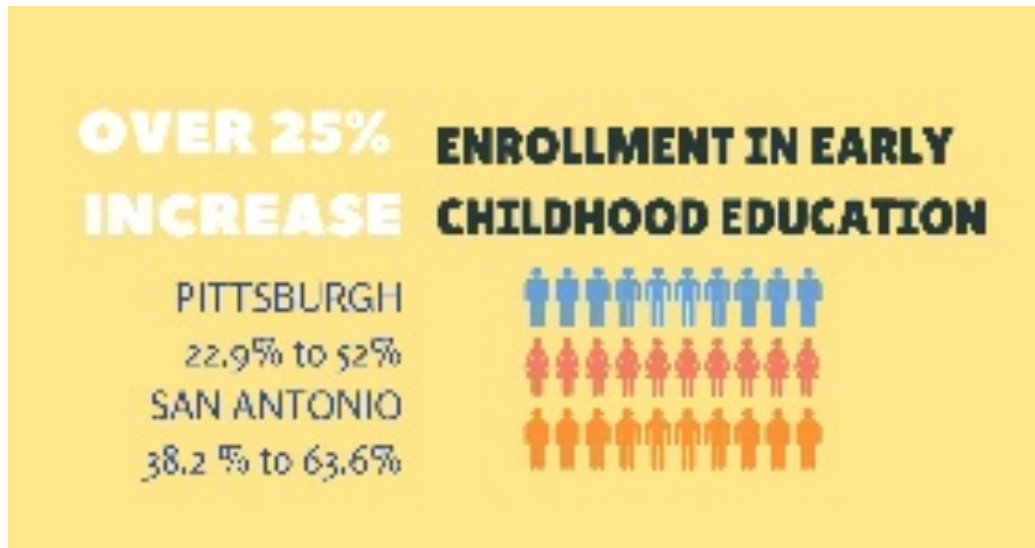
Employment Rate of Target Residents



Decrease in % of Households Living in Poverty



Children Enter Kindergarten Ready to Learn



- Strategies under development:
 - Increase enrollment in high quality early learning programs
 - Increase family based literacy
 - Increase participation in screening for healthy development for all children 0-5

School Age Students are Proficient in Core Subjects

■ Strategies under development:

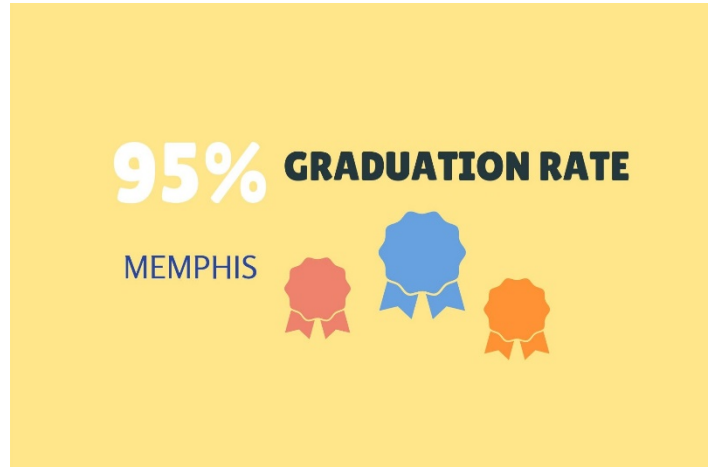
YOUTH DEVELOPMENT 55% INCREASE



SAN ANTONIO
2014-present
18% to 73.9%

- Increase participation in high quality extended learning opportunities
- Enhance innovative school-based learning opportunities to improve academic performance
- Decrease chronic absenteeism

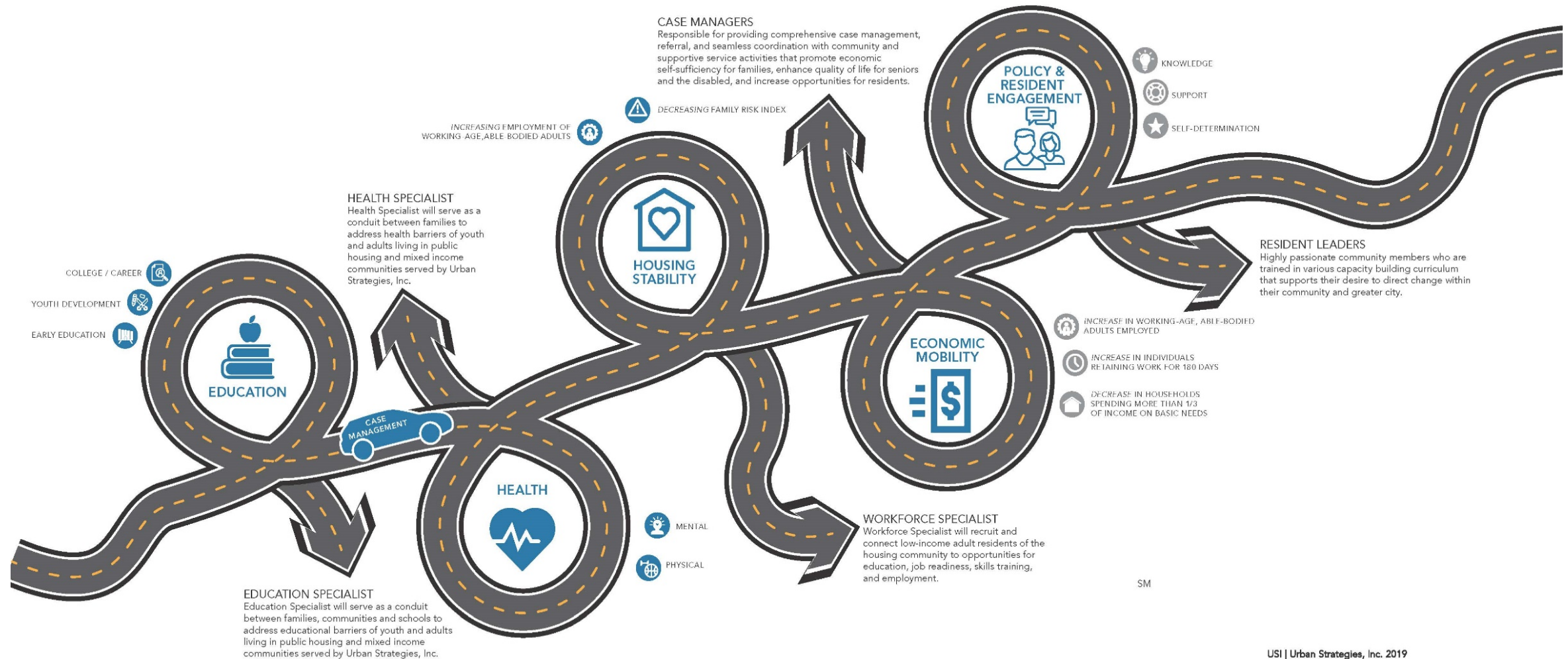
Students Graduate College and Career Ready



■ Strategies under development:

- Increase participation in STEM based certification and training programs
- Increase participation in AP and Dual-enrollment courses
- Increase opportunities for youth internships and employment

How We Work

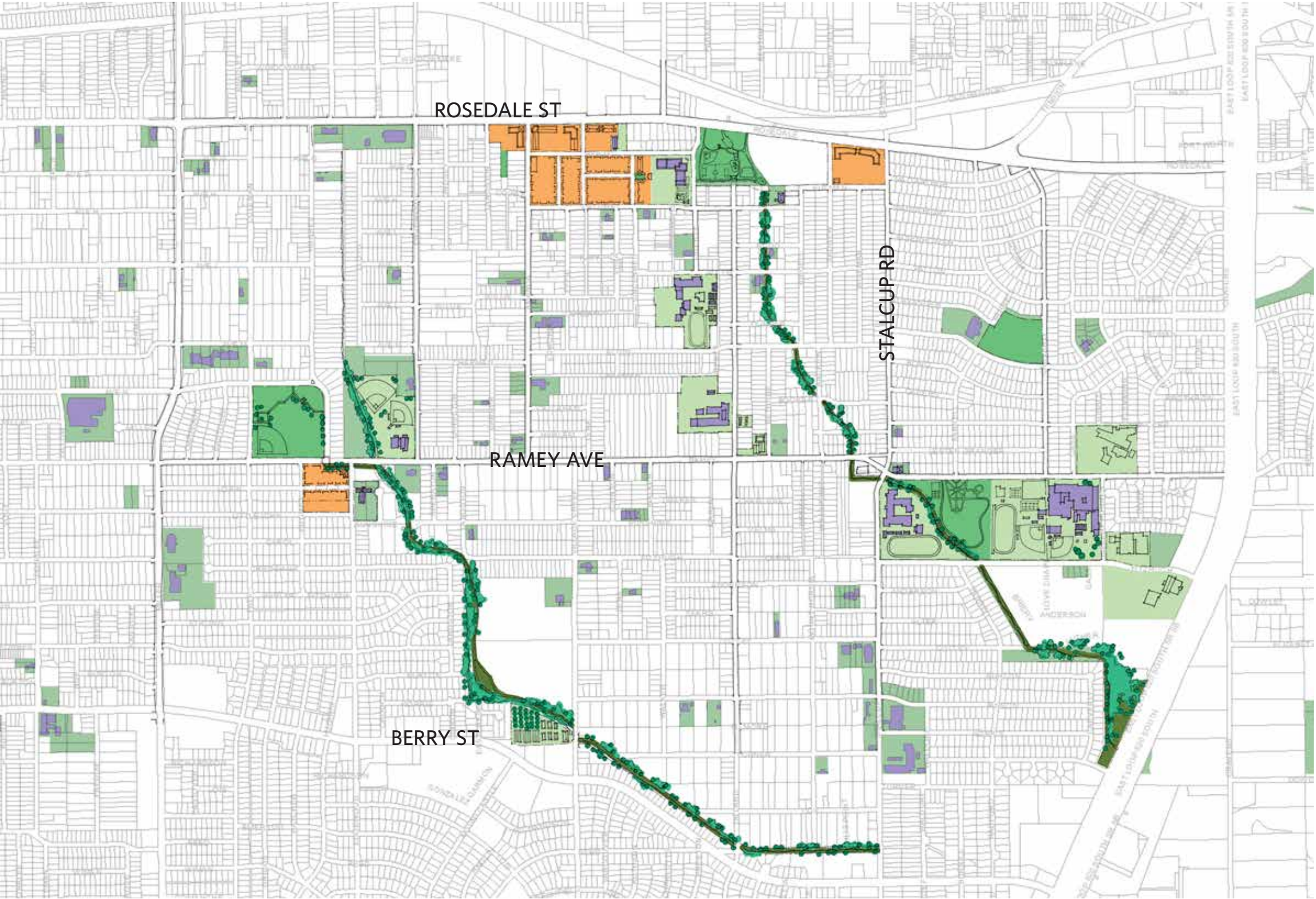


NEIGHBORHOOD PLAN

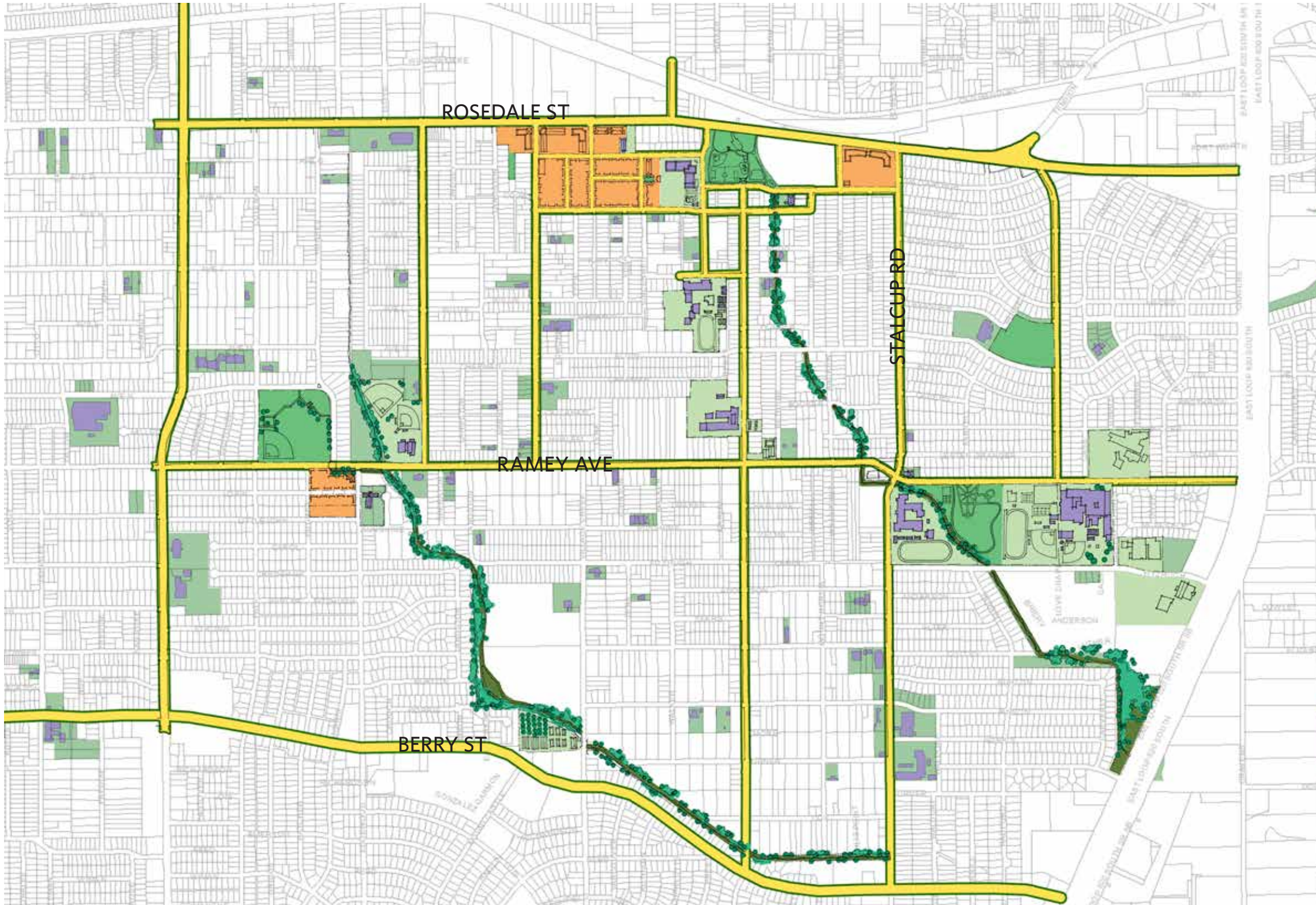
STOP SIX HISTORY AND IDENTITY



NEIGHBORHOOD ASSETS



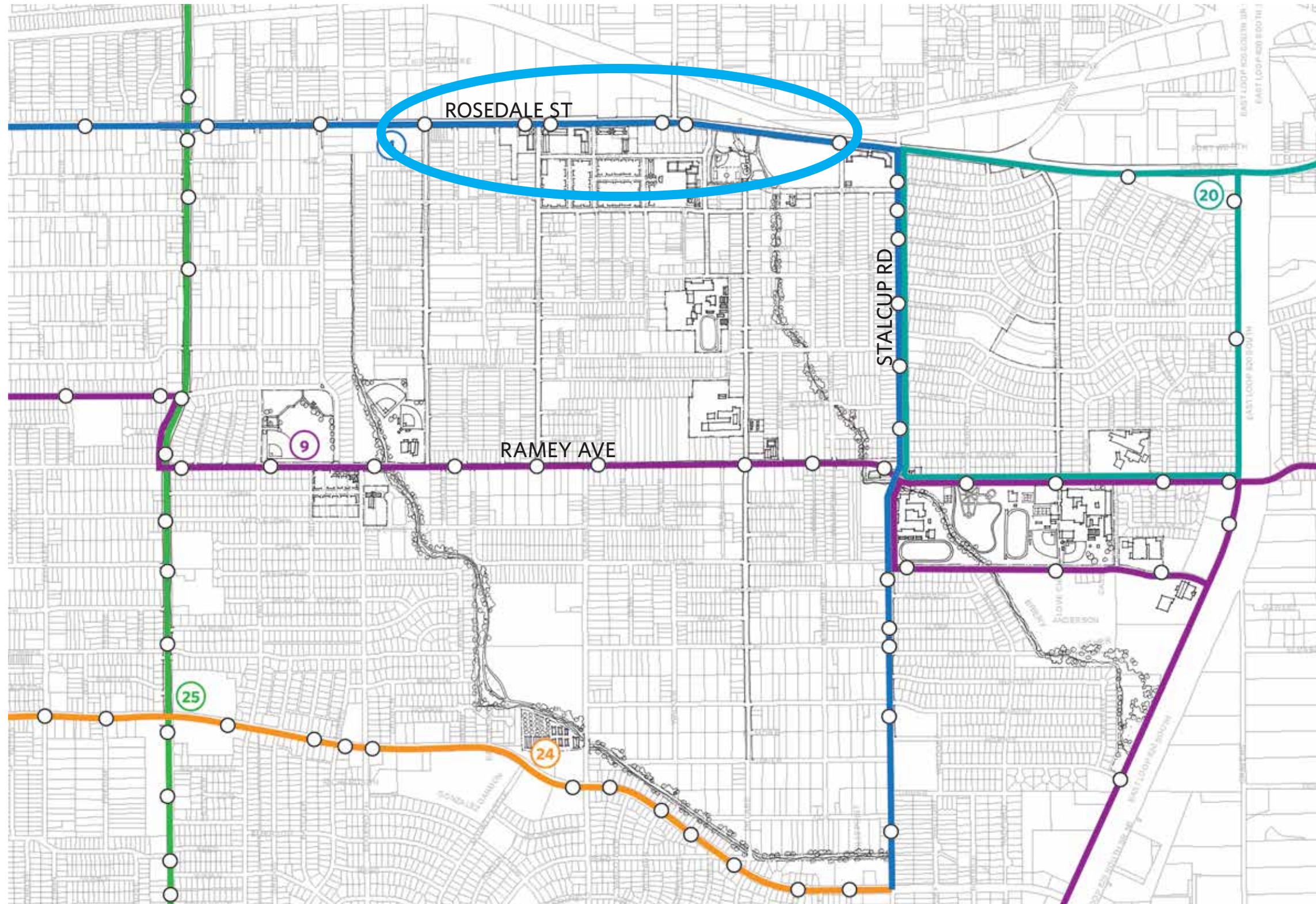
CONNECTING TO ASSETS



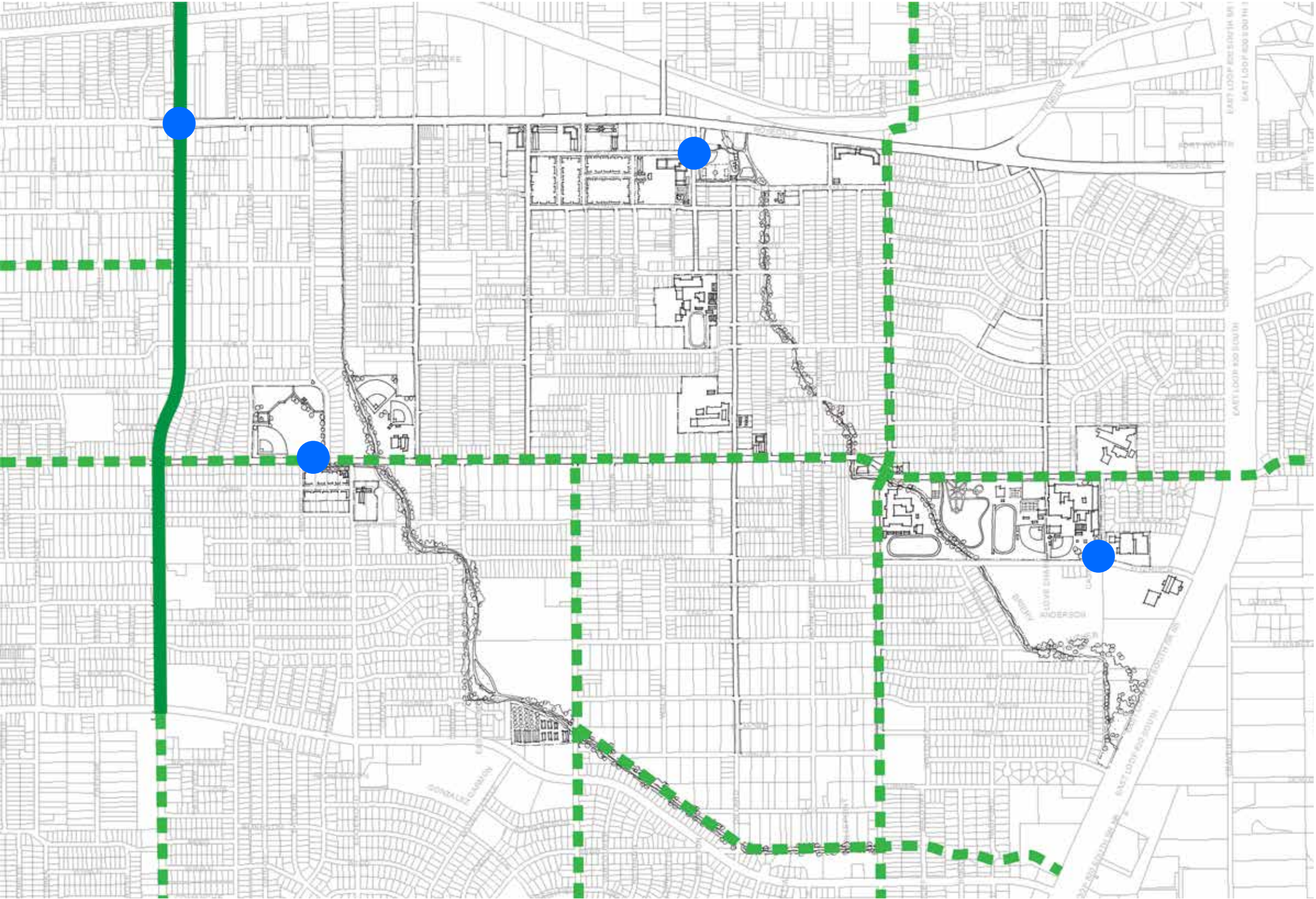
A SAFE, WALKABLE NEIGHBORHOOD



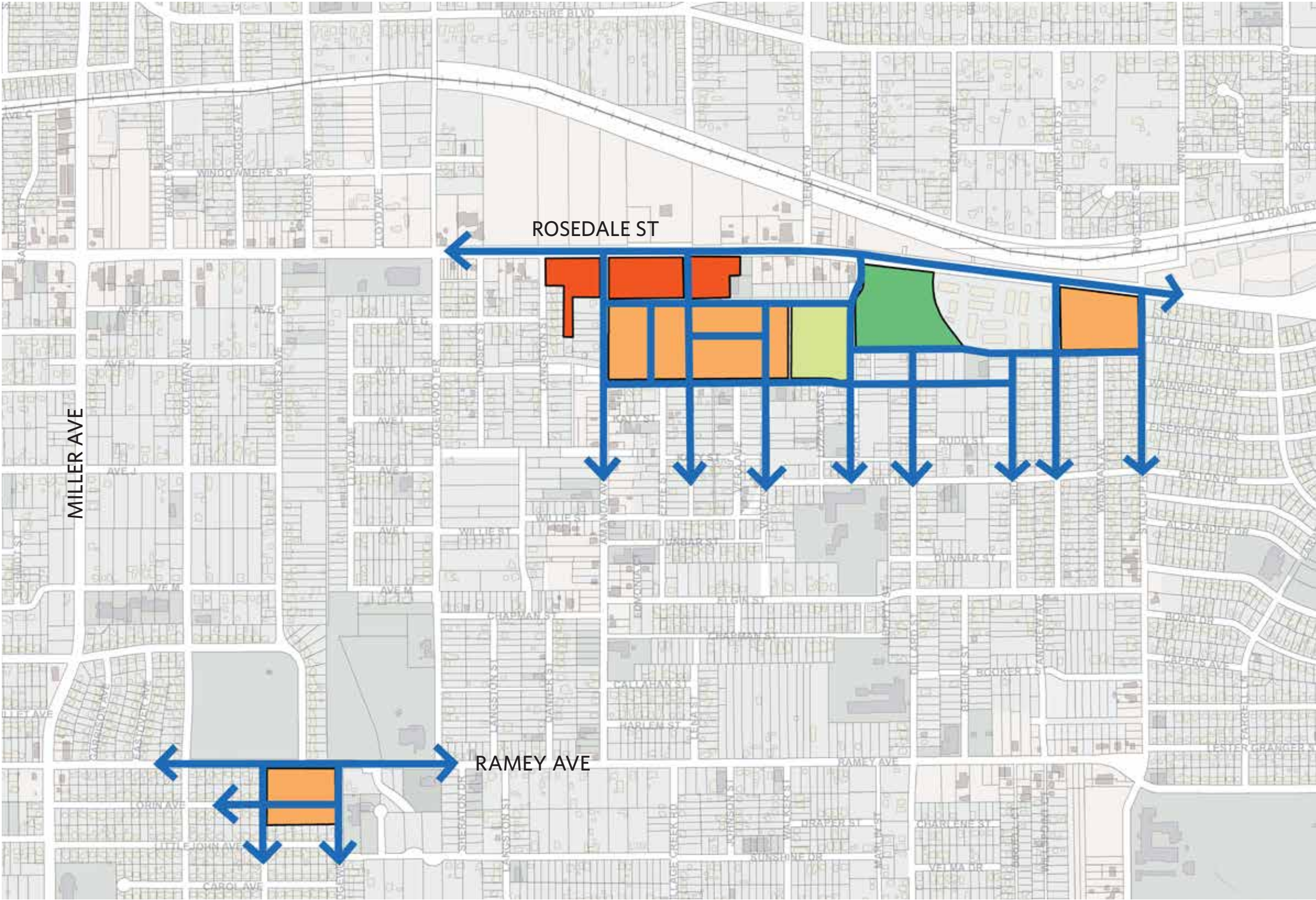
TRANSIT AND TRANSPORTATION



BIKE TRAILS & BIKE SHARE

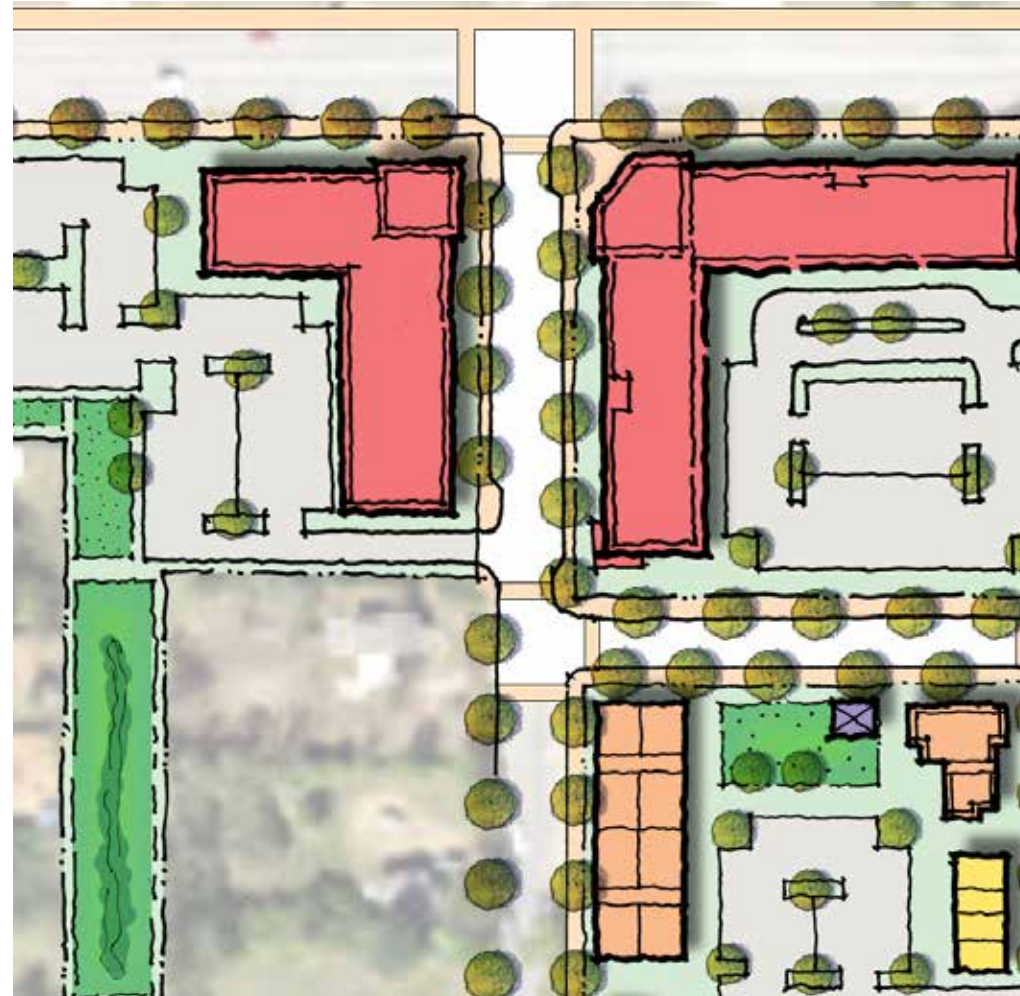
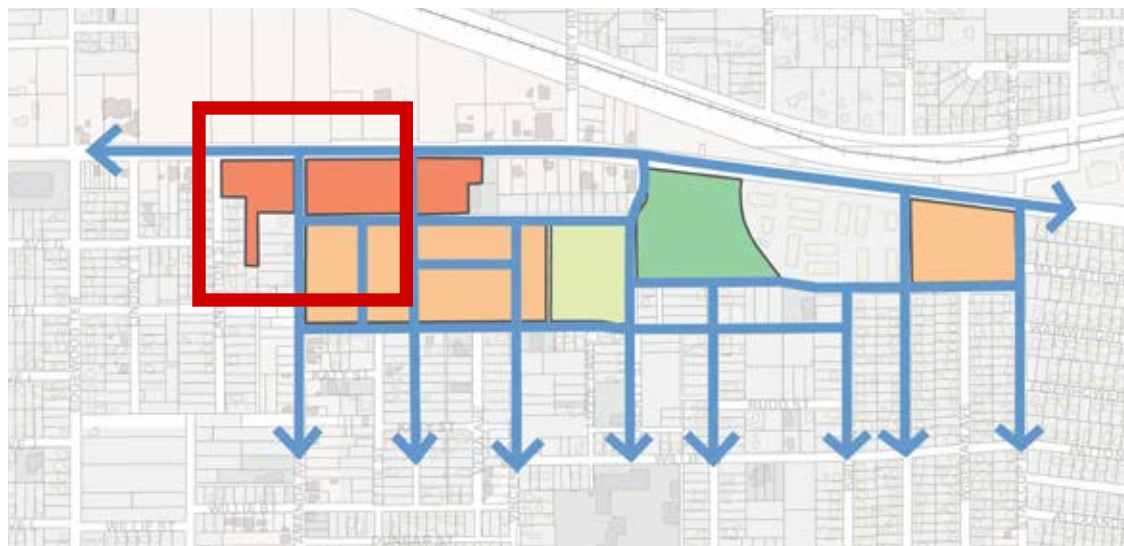


TRANSFORMATION PLAN



MIXED-USE AT ROSEDALE & AMANDA

- Historic Neighborhood retail street
- Opportunities to honor the history
- Historic churches located along Amanda Street
- Pedestrian street lights and sidewalks



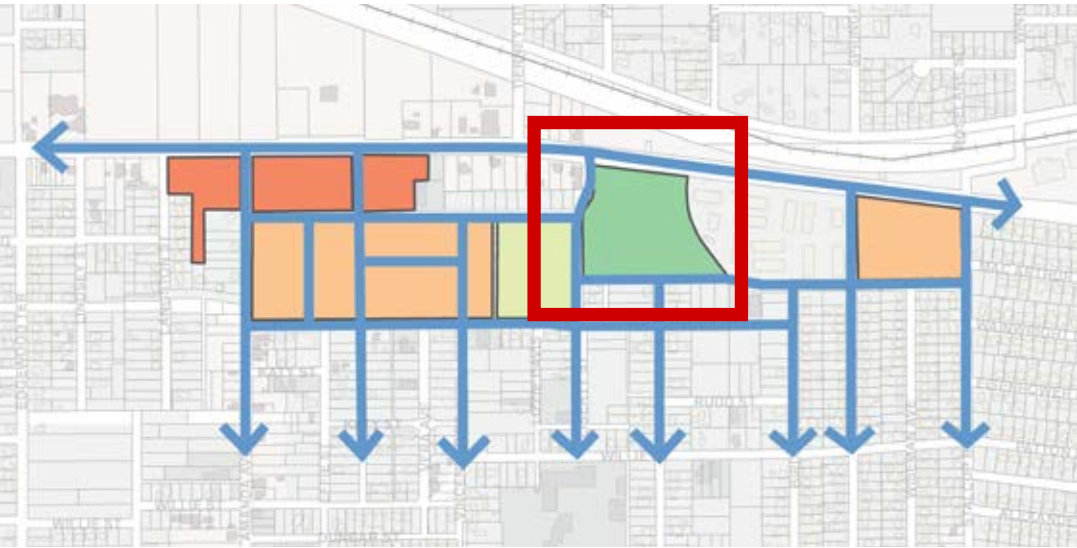
ROSEDALE & AMANDA TODAY



ROSEDALE & AMANDA TOMORROW



ROSEDALE PLAZA PARK

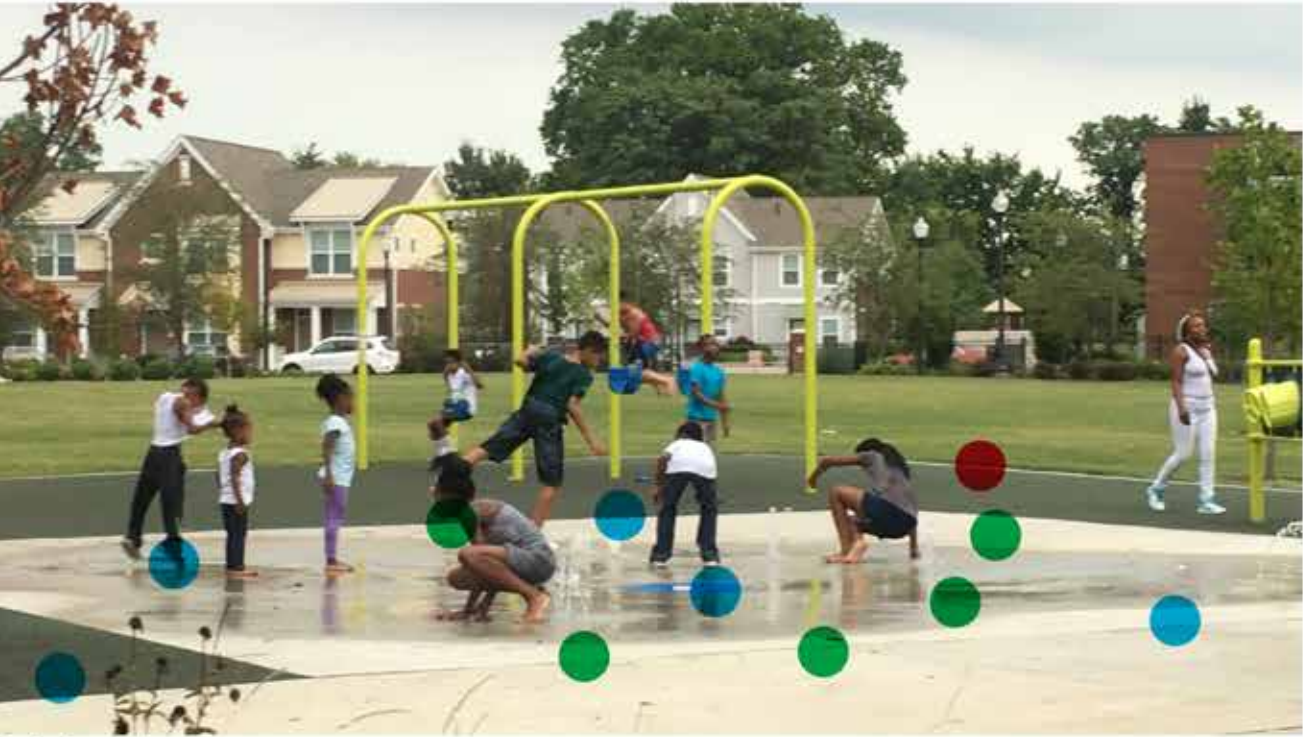


ROSEDALE PLAZA PARK IMPROVEMENTS

- Improve circulation and access around the park
 - The City is extending Liberty Street north to Rosedale (90% Design, planned for construction in the next year)
 - Extend Kutman Court west to Liberty
 - Locate a new active use in the southeast corner of the park



COMMUNITY INPUT — AMENITIES



Splash pad



Playground for kids



Community pavilion



Green space



Playground for kids



Community garden with raised planters

COMMUNITY INPUT — AMENITIES



Indoor gathering space



Community patio space



Fitness center



Community pool



Outdoor Seating



Game room

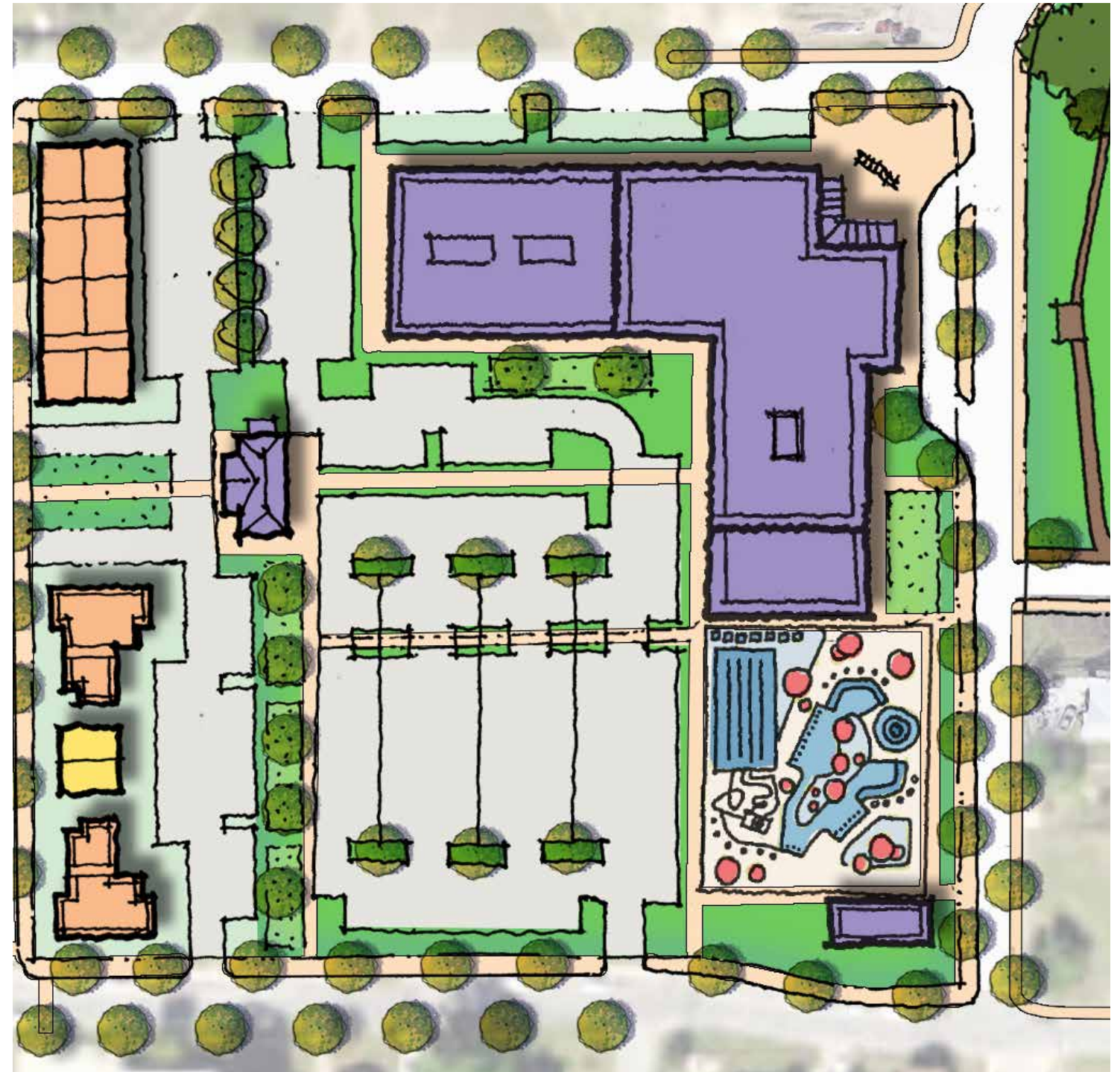
EXISTING ENVISION CENTER AT MLK

- Designated June 2018 by HUD Secretary Ben Carson
- Four Pillars
 - Economic Empowerment
 - Educational Advancement
 - Health & Wellness
 - Character & Leadership
- Existing size (20,000 sq. ft.) is too small to accommodate all the services



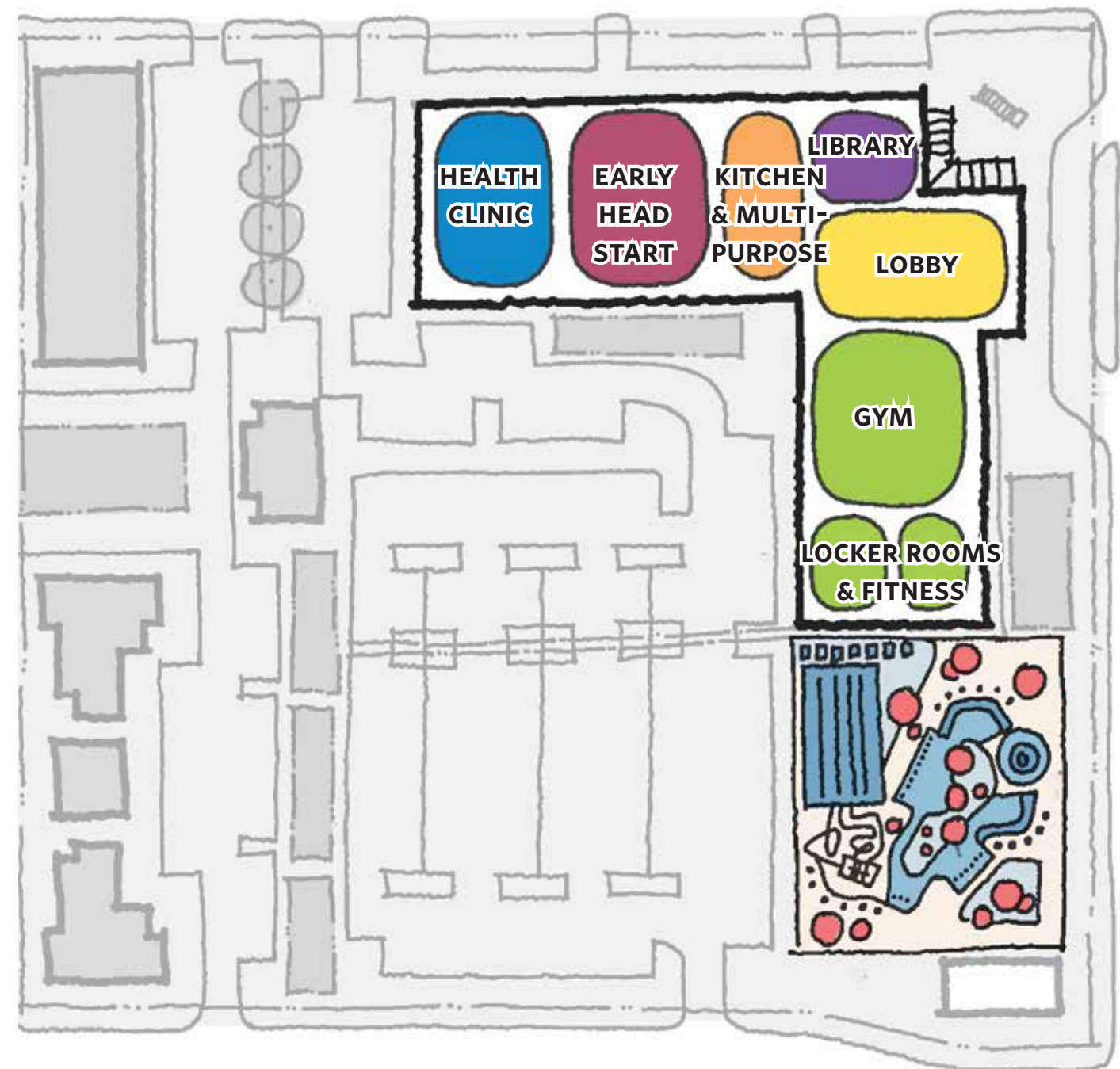
COMMUNITY HUB & ENVISION CENTER

- **Partnership between:**
 - Envision Center
 - Fitness Center
 - Library
 - Early Head Start/Head Start
 - Mental Health Services
 - Medical Health Clinic
 - Fort Worth Police Department
- **Adjacent to Rosedale Plaza Park**



COMMUNITY HUB PROGRAM

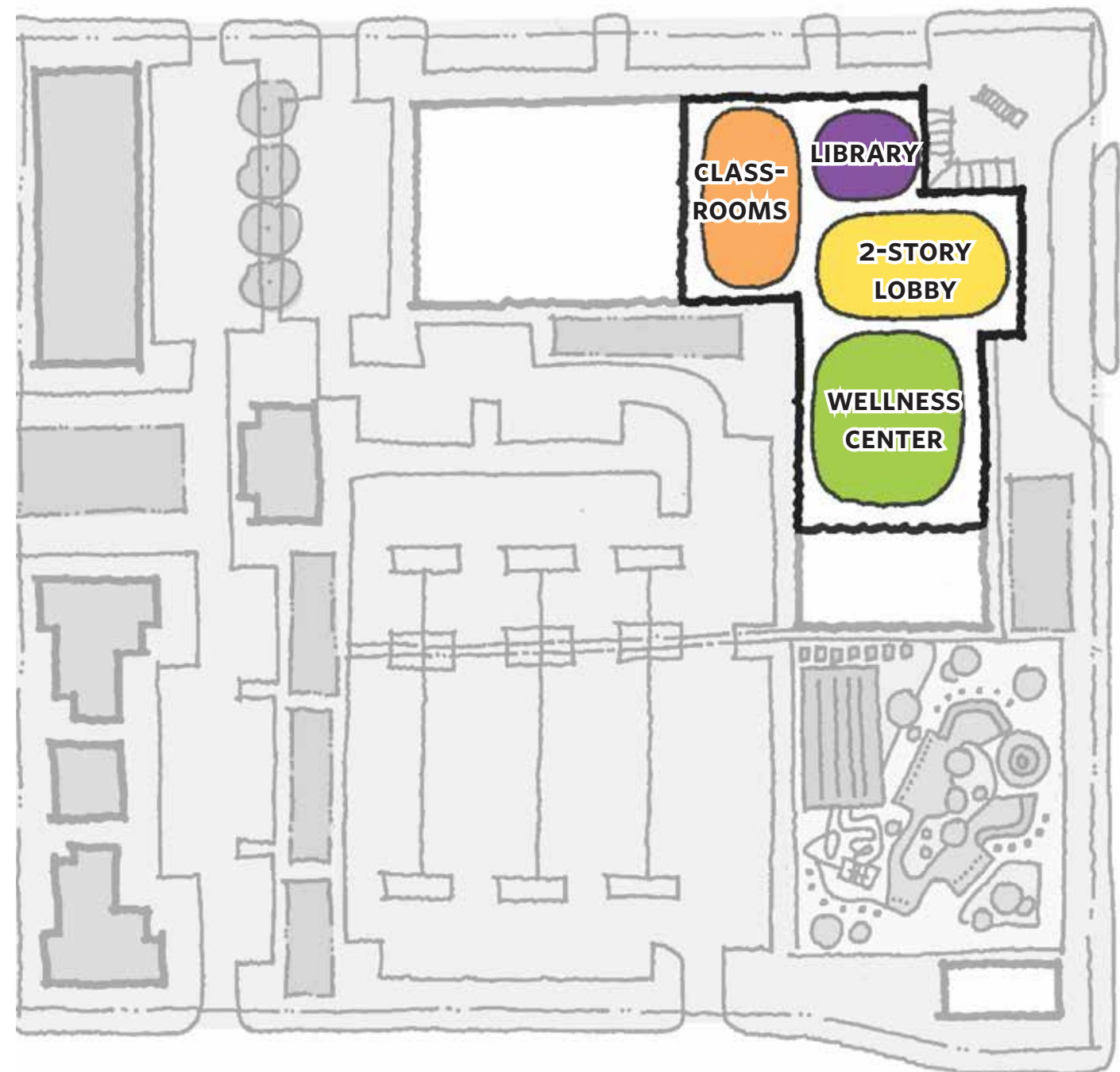
- Envision Center (shared space)
 - Classrooms/study rooms
 - Multi-purpose rooms
 - Conference room
 - Commercial kitchen
- Fitness
 - Gymnasium
 - Weight/fitness room
 - Fitness classrooms
 - Aquatic Center



FIRST FLOOR

COMMUNITY HUB PROGRAM

- Library
 - Classrooms
 - Children's play space
- Health Clinic
 - Exam rooms
 - Waiting room
- Community Gardens



SECOND FLOOR

COMMUNITY HUB INSPIRATION IMAGES



LIBERTY STREET & ROSEDALE PARK — TODAY



VISION FOR A COMMUNITY HUB



HOUSING PLAN

EXISTING CAVILE PLACE UNITS

60 1 Bedroom units
144 2 Bedroom units
70 3 Bedroom units
26 4 Bedroom units
300 total unit

These bedroom sizes will be replaced in the new housing

All current residents will be given the option to return to the new housing



MIXED-INCOME HOUSING

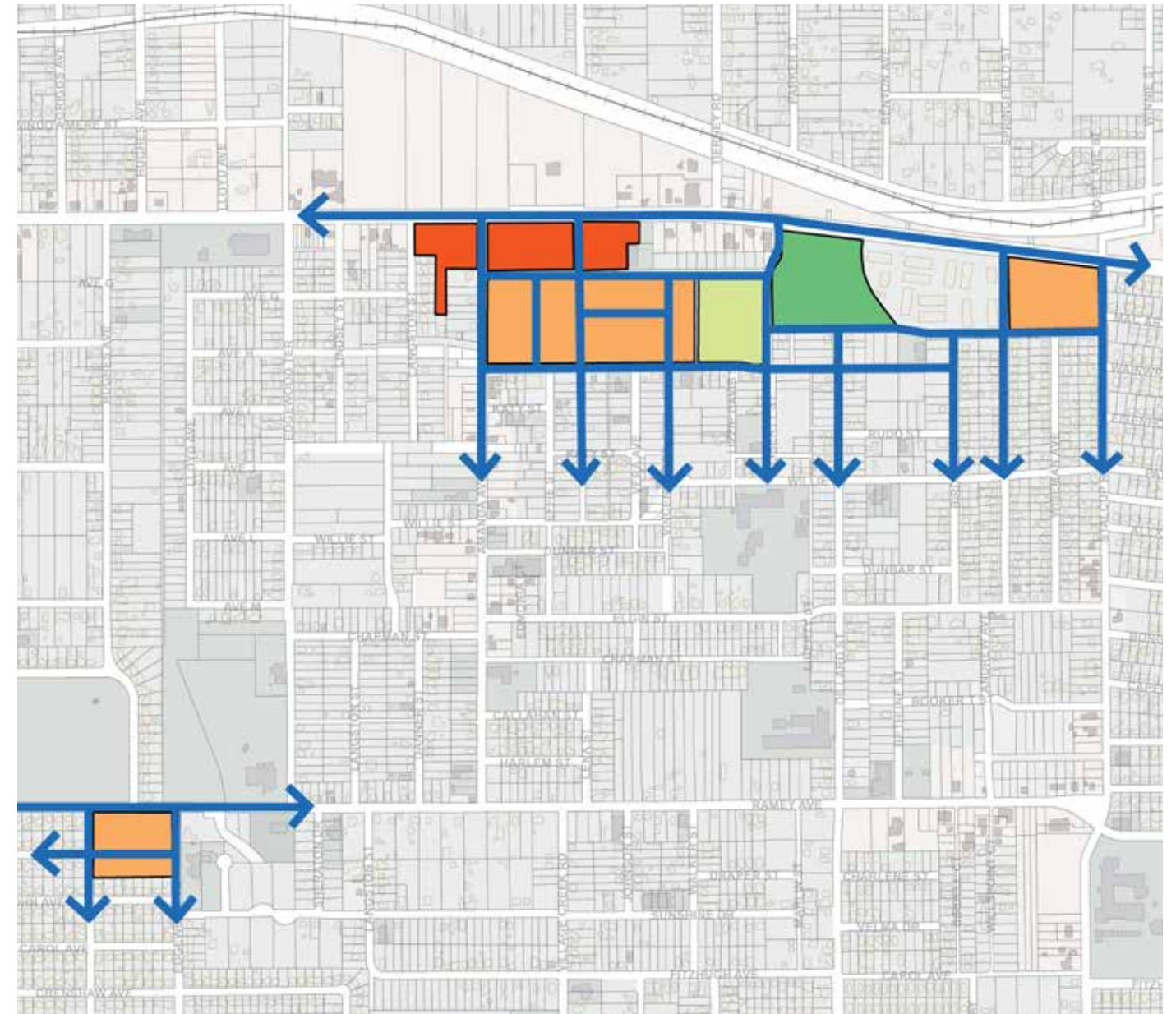
300 units of housing to replace Cavile Place

600-700 additional units

Totaling approximately 1,000 new units of rental housing

- Each phase of housing will include a mix of incomes and family sizes

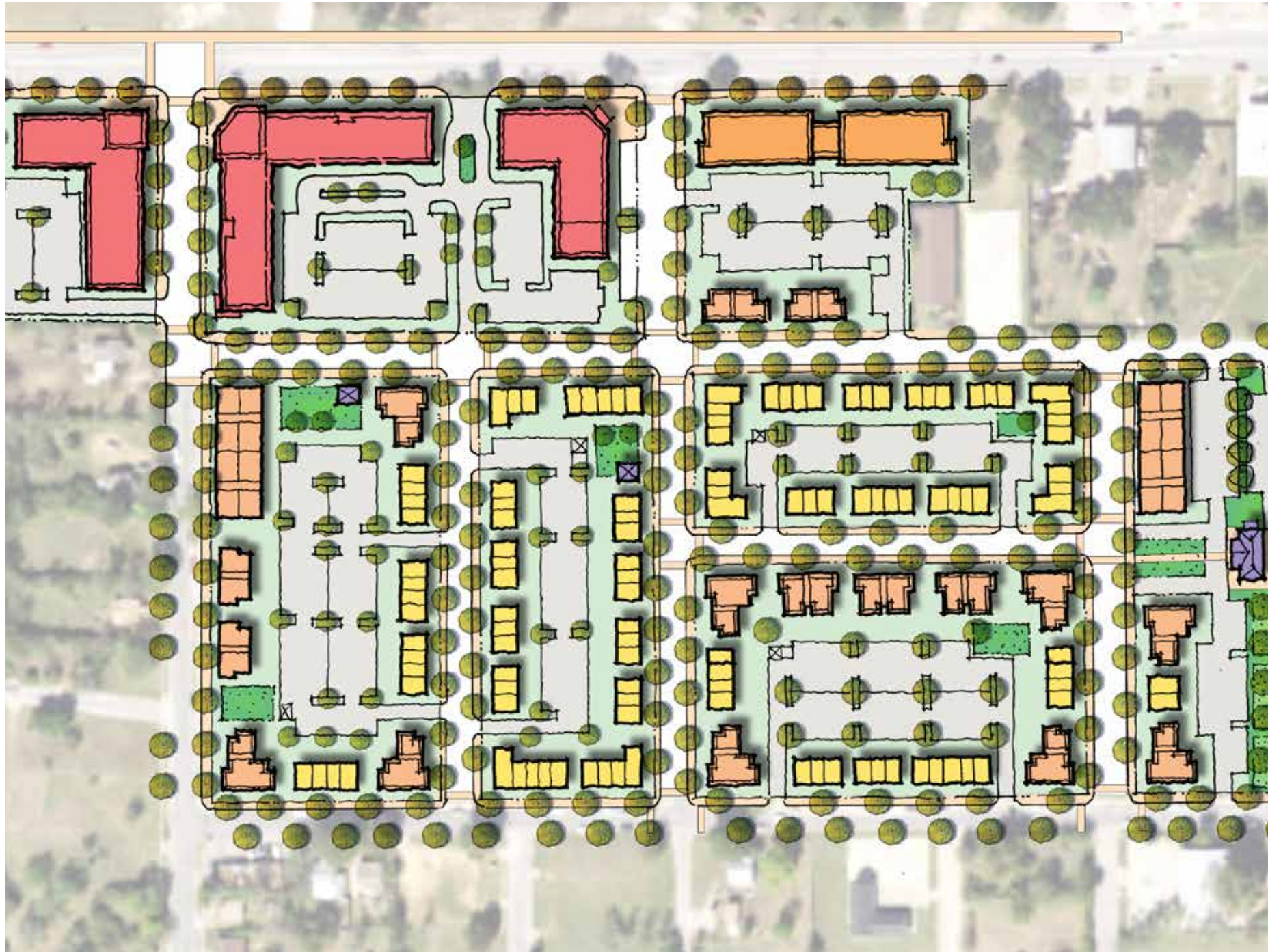
All housing will be built to market-rate quality



CAVILE REDEVELOPMENT PLAN



CAVILE REDEVELOPMENT PLAN



- Mix of building types
 - Elevator buildings
 - Walk-up garden apartments
 - Townhouses
- Buildings fronting new streets
 - Front doors
 - Front porches
- Parking behind buildings

CAVILE HOUSING TODAY

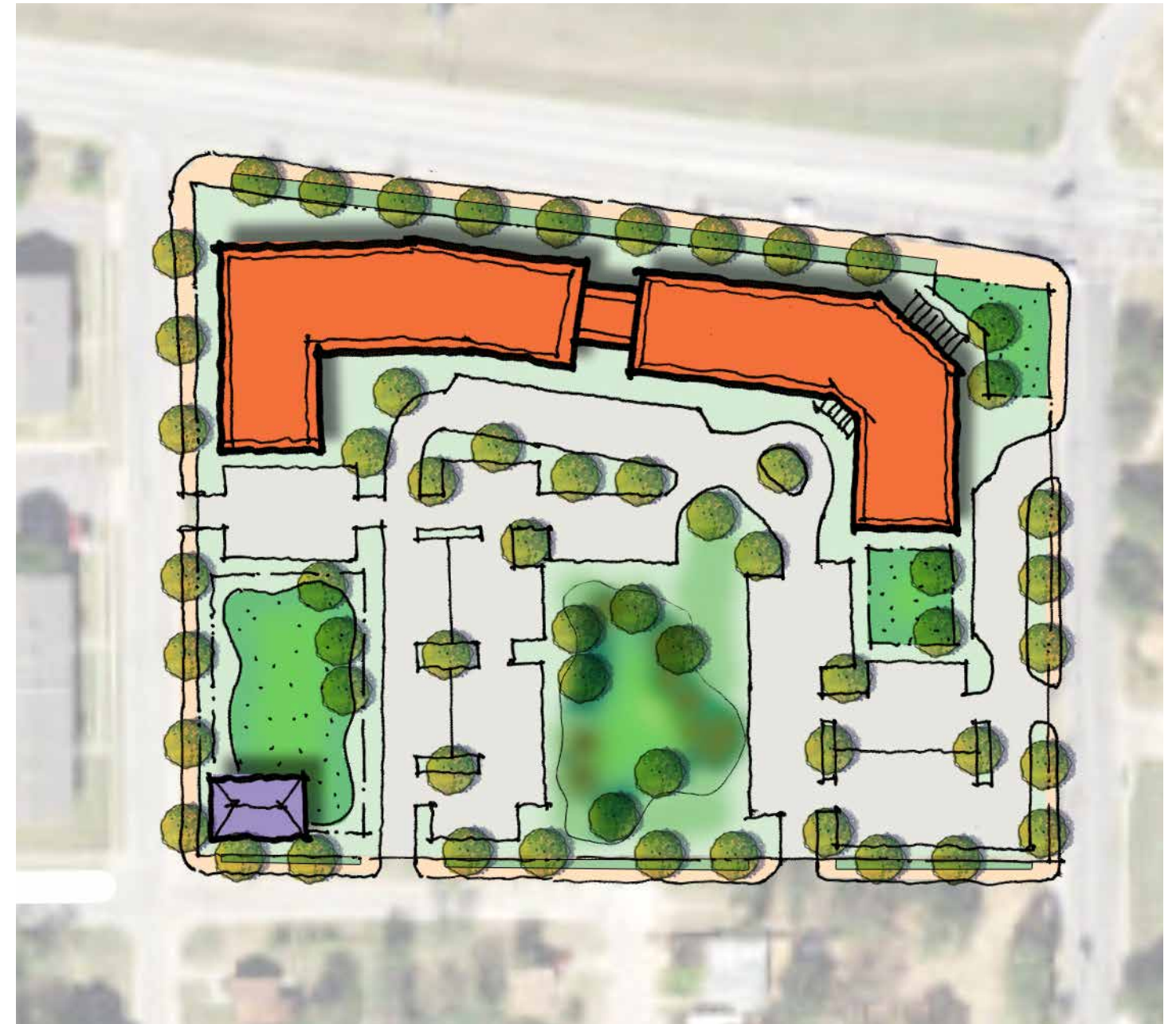
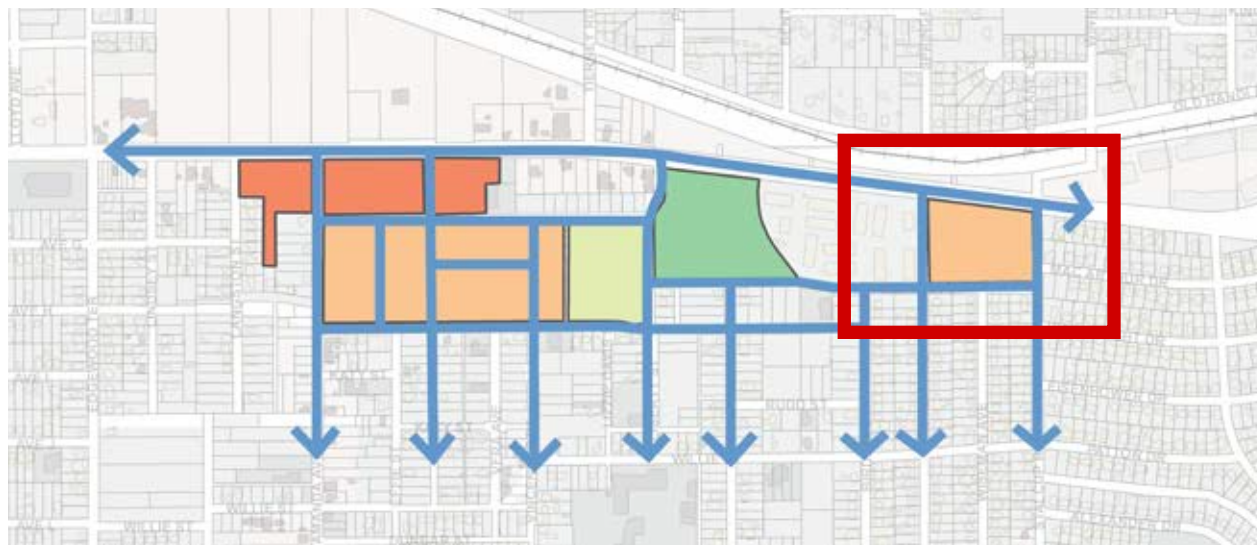


NEW NEIGHBORHOOD HOUSING TOMORROW



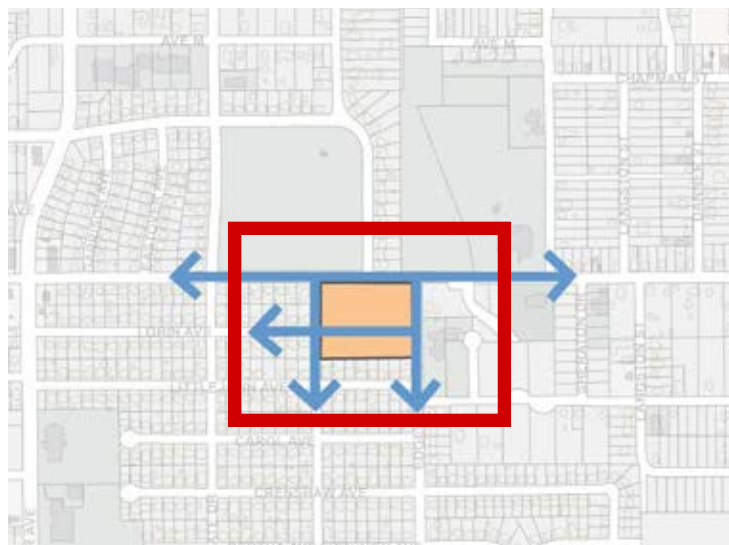
SENIOR HOUSING

- Approximately 120 Units
- 3 Story Building with elevator
- Senior amenities (community room, billiards room, fitness room, visiting clinic rooms, hair salon)
- Outdoor space for community gardens, gazebos, and gathering areas



RAMEY & EASTOVER PARK HOUSING

- 2-story neighborhood scale buildings
- On-site management and amenities
- Trail connection to Eastover Park



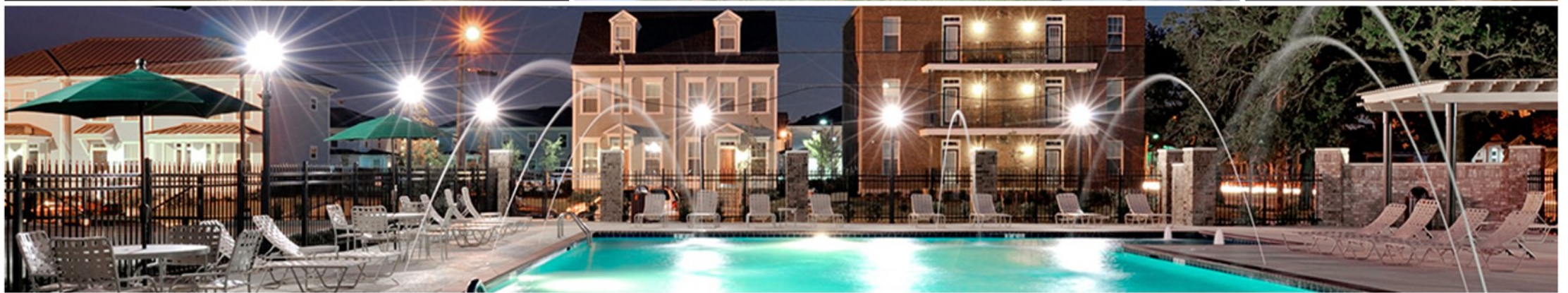
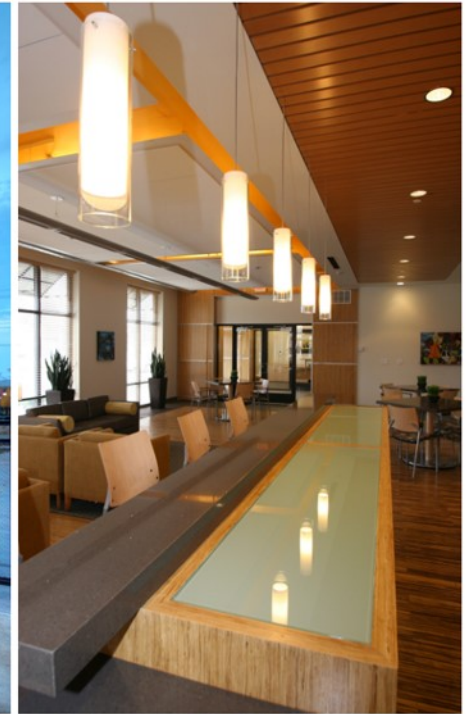
UNIT AMENITIES



- Open floor plan
- Market rate kitchen & bathrooms
- Larger closets
- Energy efficient heating & cooling



Market-Rate Design Standards & Community Features



MCCORMACK BARON SALAZAR

Market-Rate Finishes and Amenities



NEXT STEPS

WHAT HAPPENS NEXT FOR CHOICE NEIGHBORHOODS?

- HUD releases the application
- 90 days to put the application together
 - Confirm partnerships
 - Additional community meetings
- Application submitted
- Approximately 6 month HUD evaluation period
- Notice of Award

WE WANT TO HEAR FROM YOU...

- What did you hear & see that you like?
- What did you hear & see that you don't like?
- What other ideas do you have that weren't mentioned?

