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**
- Community-Driven Planning and Development
- Culturally Inclusive Community Outreach and Engagement
- Physical Planning and Human Capital Planning on a Parallel Path

**PEOPLE**
- Transparent, Realistic, Implementable
- Create Opportunities for Economic Inclusion
- Leverage Partnerships & Resources (LMI, NMTC, local / Federal State / Philanthropy)
- Coordinate with and improve schools, anchors and amenities

**NEIGHBORHOOD**
- Develop & Manage to Market Rate Standards
- Provide Supports that Help Residents Live Successfully in the Revitalized Community
- Build on Success
Introduction to Choice Neighborhoods

Team Roles

- **FORT WORTH HOUSING SOLUTIONS**
  - Lead Applicant

- **CITY OF FORT WORTH**
  - Co-Applicant & Neighborhood Lead

- **URBAN STRATEGIES**
  - People Lead

- **MCCORMACK BARON SALAZAR**
  - Housing Lead

- **FORT WORTH ISD**
  - Educational Partner

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

- **CAVILE & STOP SIX RESIDENTS**
  - Residents and Stakeholders

- **CVR Associates**
  - Choice Neighborhood Consultants

- **URBAN DESIGN ASSOCIATES**
  - Master Planners
PROCESS
Next Steps
Schedules & Milestones

- **June**
  - Resident and Community Meetings

- **July**
  - Community Strategy Sessions

- **August**
  - Update Transformation Plan

- **Fall 2019**
  - Submit CNI Application
WORKSHOP SCHEDULE

MONDAY, JULY 8TH
- 5:00 PM Listening Session

TUESDAY, JULY 9TH
- Stakeholder & Focus Group Meetings

WEDNESDAY, JULY 10TH
- Stakeholder and Focus Group Meetings
- Design Workshop
- 5:30 PM Open House

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

### City Staff
- Transportation & Public Works
- Parks and Recreation
- Planning & Development
- 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

### 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

### Pastors & Faith Leaders
- Mount Horum
- House of Prayer and Praise
- New Christian Fellowship Church
- Greater Mount Tabor Christian Center

### 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

### Safety & Security
- Community members
- Fort Worth Police Dept.
- Fort Worth Fire Dept.
- Congregational Security

### 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

Tierney & Rosedale
Rosedale Plaza Park
Antigua Village
Apartments
Businesses on Amanda
MLK Park
Businesses near Ramey and Stalcup
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

- 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
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:**
  - 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
NEIGHBORHOOD PLAN
STOP SIX HISTORY AND IDENTITY

Off for a Big Time on The Interurban Line between Ft. Worth and Dallas.
NEIGHBORHOOD ASSETS
CONNECTING TO ASSETS
A SAFE, WALKABLE NEIGHBORHOOD
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
- Early Head Start/Head Start
  - Classrooms
  - Children’s play space
- Health Clinic
  - Exam rooms
  - Waiting room
- Community Gardens
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
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?