



# BUTLER PLACE

A Community Workshop about  
Preservation, Community, &  
Development

September 23 and 24, 2019  
Fort Worth Housing Solutions Headquarters







The City of Fort Worth, in partnership with Fort Worth Housing Solutions, conducted two public workshops at Butler Place on September 23rd and 24th, 2019 to hear the community's ideas about historic preservation, community, and redevelopment options.

The purpose of the workshops was to listen to residents and community leaders about the important resources in Butler Place to preserve and the types of development that should be considered by the City and Fort Worth Housing Solutions as redevelopment plans come together.

Facilitators and scribes from multiple Fort Worth city departments and staff from Fort Worth Housing Solutions welcomed a packed auditorium of residents and community leaders at both sessions, held Monday, September 23, from 3:30 to 5 p.m. and Tuesday, September 24 from 9 to 10:30 a.m.

Presentations were made by Mary-Margaret Lemons, President of Fort Worth Housing Solutions, on the relocation of Butler Place residents. Fernando Costa, Assistant City Manager for the City of Fort Worth, presented a history of Butler Place. Chad Edwards, Regional Transportation Coordinator, City of Fort Worth, presented options on transportation connections from downtown to the Butler Place neighborhood. These presentations served as background information for the participants and helped to focus the discussion.

City staff facilitated small-group discussions after the presentations, and scribes for each small-group documented the exchange of ideas and feedback provided through answering a series of questions.





## SUMMARY OF BIG IDEAS

Participants in the sessions had consensus on several big ideas related to the redevelopment of Butler Place:



**Any new development in this area should be transformative, exceptional, and catalytic, and we should use this site as an opportunity to move Fort Worth ahead.**

When discussing what type of development should replace the existing development, participants felt that we should take time to understand the site and the market potential, and make public infrastructure investments necessary to ensure that the site is developed to its full potential. Words used by several groups to describe future development include: “too many possibilities”, “extension of downtown”, “development on steroids”, “opportunities to attract larger companies to Fort Worth”, “destination”, “think bigger than what the market will accept”.



**The site should contain a mix of uses in the future: residential, commercial, office, and institutional.**

Participants felt that the site was large enough that it could have various districts or areas that could have different types of development. Participants mentioned higher density housing with commercial on the first floor and corporate campus development. Several participants mentioned preserving one small part of the existing Butler Place buildings (in the National Historic Register area), but redeveloping other areas of the site by tearing down the older buildings and developing in modern patterns. Participants felt that it was important that the site not be a single-use area with ONLY industrial or ONLY housing and several mentions of avoiding industrial development and food deserts.





### Accessibility by car, transit, foot, or bike is key to the site's redevelopment potential and future value.

Participants had a strong consensus that the site's potential as a redevelopment area can be enhanced with investments in site accessibility. Participants mentioned that automobile access is only one part of accessibility – transit and bike travel connections to downtown and nearby neighborhoods is also key.



### There should be a mix between market rate housing and affordable housing within the site.

Participants said that there should be housing redevelopment on the site, and the housing should have price points that allow a range of family incomes to live within the area. Market rate and affordable housing was mentioned in every group. The need to have permanent supportive housing (housing for the homeless) was also mentioned in several groups.



### There is interest in preserving history on the site.

There was overall a desire to see I.M. Terrell High School and the Carver Elementary School preserved and used, but no consensus on how little or how much of the existing housing stock of Butler Place to preserve. Generally, it is thought that some of the National Historic Register properties could be preserved, but significant rehabilitation and, potentially, sensitive infill development would be required. A museum featuring African American culture and art, as well as featuring the Butler Place community and its history, was also a very popular idea among the groups. It was suggested by several small groups that the Tarrant County Black Genealogical & Historical Society would be interested and capable of managing a museum on the site.





## MOST COMMON RESPONSES TO QUESTIONS

After presentations from City and FWHS Staff, participants returned to five color-coded small group tables and were given approximately 45 minutes to go through a series of 11 questions. After responses were recorded, a reporter from each small group shared their group's ideas. The following is a list of the most common responses received for each question asked during the small group discussions.

### QUESTION 1:

**Fort Worth Housing Solutions believes that any plans for Butler Place should support the agency's mission: "to develop housing solutions where people can flourish." Accordingly, how can plans for Butler Place provide more families with housing assistance and expand the supply of affordable housing in Fort Worth?**

- Include mixed use development
- Affordable and workforce housing requirements
- A mix of development - commercial and office/medical development with jobs
- Maximize sales price, highest price sale to developer
- Historic preservation and museum
- Attractions necessary (e.g., sporting complex, theater, museum)
- Shopping and grocery
- Use revenue from the sale of the property toward affordability & amenities

### QUESTION 2:

**What kind of development would be most appropriate for the Butler Place site?**

- Mixed use development
- High and mid-rise residential housing development
- Creating connections to downtown and surrounding neighborhoods
- Extension of downtown (scale, jobs)
- Dense/density to support neighborhood commercial development
- Office/corporate campus development (research, innovation, tie to STEM High School)
- Development should provide jobs
- Development that is complimentary to I.M. Terrell High School
- Neighborhood that is affordable and creates opportunities
- Keep some history, keep the neighborhood feel, grow out of history
- Not industrial
- Not a food desert
- Spectacular, catalytic, uplift, move Fort Worth ahead





### QUESTION 3:

**What historic resources should be preserved in some way at Butler Place?**

*a. If one or more existing buildings are to be preserved, then who should own, operate, and maintain them? For what purpose should they be used?*

- I.M. Terrell High School - continue use as a high school with FWISD
- Carver Elementary School – location of a museum or community center
- A collection or “pod” of the National Historic Register Butler Place housing – after rehabilitation
- Museum featuring African American history, culture, music, and art should be created, but no clear consensus on where it should be located
- Historic signs – City of Fort Worth/County
- Cultural history from Butler Place community –tell the story inside a museum or with the preserved housing from Butler Place

*b. If an appropriate museum were to be created, then who should develop, own, operate, and maintain it?*

- Tarrant County Black Genealogical & Historical Society
- Nonprofit organization
- City of Fort Worth
- Fort Worth Housing Solutions
- Use profits from sale of the property to fund a museum

### QUESTION 4:

**How might the project serve as a catalyst for improving conditions in nearby neighborhoods, including Downtown and the Near Eastside?**

- Improving access and connections improves both Butler Place and surrounding neighborhoods
- Transit connections are critical
- Increased density/housing resolves food desert and homelessness problems
- Recreation connections increase access to river and downtown





#### **QUESTION 5:**

**How should we improve the site's accessibility?**

- Connection to Downtown necessary
- Multiple points of connection important
- Improved multi-modal access (foot, bike, car, transit)
- Connections to park/Trinity River/Trinity River Trail
- Sidewalk and interior network
- Transit (light rail, shuttle)



#### **QUESTION 6:**

**How would new connections between the Butler Place site and Downtown favorably or adversely affect property owners?**

- Access between Butler Place and Downtown would improve property values in both locations
- Could help Fort Worth have better downtown employment
- Could have a reduced commute to downtown
- All positive affects
- Potential impacts to existing industrial/warehouse uses along E 8th Street corridor.



#### **QUESTION 7:**

**What infrastructure improvements would be most critical?**

- Connectivity is most important
- Will likely need new water, sewer, electrical grid, and fiber infrastructure
- Infrastructure has to be solved first or directly after land use determined
- Flood control may be necessary



#### **QUESTION 8:**

**What kinds and amounts of potential land uses -- including affordable housing, market-rate housing, office, institutional, and retail -- would the market be most likely to support at the Butler Place site?**

- Housing (urban housing, apartments, condos, medium to high density)
- Recreation (capitalize on river, amphitheater, open space)
- Corporate campus/office/Medical facilities
- Industrial not a good fit





#### QUESTION 9:

**What zoning classifications would be most appropriate?**

- No clear direction given on a particular zoning classification
- Residential/housing
- Mixed use
- Planned Development (possibly with commercial district)



#### QUESTION 10:

**Should we...**

- a. Leave the current zoning as it is and allow any future owner to propose appropriate zoning changes, or
- b. Change the zoning to appropriate classifications before marketing the property for sale?

- Zoning now may limit potential
- Zoning now means the public has a strong “say-so”
- Work with developer to design then address zoning
- Address zoning once design is complete
- Master plan after a design competition



#### QUESTION 11:

**How might the existence and possible expansion of on-site public school facilities support potential land uses?**

- School would be a good/great addition to the neighborhood
- School may be needed if multi-family is included in redevelopment
- Suggests that any school complement the existing STEM School
- School may need additional parking, could take up a lot of space, could limit commercial development





## APPENDICES



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## INVITED GUESTS

### Community Leaders and Preservation Interests

Monday, September 23, 3:30 to 5:00 p.m.

FWHS Administration Building Auditorium

Aaron	Terry	TCC South
Alanis	Susan	TCC
Allen	Brandon	HCLC
Beaulieu	Faye	United Way
Bennett	Michael	RECGFW
Brooks	Roy Charles	Tarrant County Commissioner
Daniels, Jr.	B.R.	HCLC
Gomez	Gillermo	Legal Aid
Hall	Brittany	FWHS
Howard	Randall	R.D. Howard Construction
Jennings	Devoyd	Black Chamber of Commerce
Komatsu	Karl	Komatsu & Assoc.
Kraus	Chief Edwin	Police Department
Landeros	Annett	FWHCC
Mallard	James	I.M. Terrell High School Alumni Association
Matthews	Wesley	NAACP
McGhee	Tammy	TCHC
Miller	Murray	CFW
Mitchell	Melissa	CTL
Owen	Toby	PNS
Ramirez	Michael	FWHS
Ray	Jason	EFWBA
Roberts	John	Historic Fort Worth
Sanders	Brenda	Black Historical and Genealogical Society
Shisler	Don	Union Gospel Mission
Sims	Dr. T.A.	FWISD
Smyers	TD	United Way
Tracy	Jerre	Historic Fort Worth
Walker	Sarah	Riverside Neighborhood Alliance
Williams	Estella	NAACP





## INVITED GUESTS

### Business Leaders and Development Interests

Tuesday, September 24, 9:00 to 10:30 a.m.  
FWHS Administration Building Auditorium

Aaron	Terry	TCC South
Austin	Jim	Austin Company
Babers	Don	Consultant
Barr	Kenneth	RECGFW
Baulsir	Bob	Trinity Metro
Biggins	Lillie	Community leader
Brennan	Mike	Fort Worth South, Inc.
Bussell	Loyl	TxDOT
Camareno	Kristen	Tarrant County Transportation
Campbell	Johnny	Sundance Square
Casarez	Richard	Oncor
Conlin	Wanda	EFWBA
Dansby	Walter	Consultant
Davis	Jeff	Tarrant Transit Alliance
Harder	Chris	CFW
Hatfield	Dak	Hatfield Advisors
Holliday	Dr. Marie	DFWI
Howard	Jarred	Fort Worth Chamber of Commerce
Howard	Randall	R.D. Howard Construction
Jones	Maggie	Tarrant County Housing
Lee	Opal	Community leader
Marshal	Stacy	Southeast Fort Worth, Inc.
Miller	Lorraine	Southeast Fort Worth, Inc.
Morris	Michael	Dir of Transportation
Pirtle	Adam	Texas Housers
Roberts	Caleb	Legal Aid
Rutherford	Paris	Catalyst Urban
Scarth	Danny	FWHS
Shorr	Manya	Library
Shuman	Tony	YMCA
Stinson	Richard	FWHS
Winfield	Darwin	Atmos
Zadeh	Ann	Councilmember





## SUPPORT STAFF



Fernando Costa  
Sonia Singleton  
Amy Connolly  
Randle Harwood  
D.J. Harrell  
Robert Sturns  
Chad Edwards

Michelle Gutt  
Catherine Huckaby  
Kelli Gregory  
Joanna Hudspeth  
Michelle Pantaleo-  
Clough  
Dianna Carranza

Shauna Shepherd  
Eric Vodicka  
Celeste Macklin  
Michael Vega  
(photographer)



Mary-Margaret  
Lemons  
Margaret Ritsch

Ramon Guajardo  
Brian Dennison  
Sonya Barnette



Art Cavazos



Andy Taft



Jeff Neal





## BUTLER ADVISORY COMMITTEE



Terri Attaway	Board of Commissioners Fort Worth Housing Solutions
Don Babers	Urban development consultant
Sonya Barnette	Fort Worth Housing Solutions
Lillie Biggins	community leader
Art Cavazos	Fort Worth ISD
Fernando Costa	City of Fort Worth
Jack Clark	R.O. Realty
Brian Dennison	Fort Worth Housing Solutions
Yvonne Garcia	Fort Worth ISD
Kelly Allen Gray	City Council member, District 8
Randle Harwood	City of Fort Worth
Devoyd Jennings	Fort Worth Metropolitan Black Chamber of Commerce
Mary-Margaret Lemons	Fort Worth Housing Solutions
James Mallard	I.M.Terrell Alumni Association
Brenda Sanders-Wise	Tarrant County Black Historical and Genealogical Society
Sonia Singleton	City of Fort Worth
Robert Sturns	City of Fort Worth
Andy Taft	Downtown Fort Worth Inc.
Sarah Walker	Tarrant County Black Historical and Genealogical Society
Jimmy Walker	Tarrant County Black Historical and Genealogical Society
Beverly Washington	I.M.Terrell Alumni Association





## AGENDA



### Welcoming remarks

Councilmember Kelly Allen Gray, Dist. 8

Terri Attaway, FWHS Board Chair

### Staff Briefings

Tenant relocation plan

Mary-Margaret Lemons

Butler Place history & 2015 ULI Report

Fernando Costa

Transportation improvement concepts

Chad Edwards

### Small group discussions

Group A (Yellow)

Sonia Singleton, facilitator

Group B (Blue)

Randle Harwood, facilitator

Group C (Red)

Robert Sturns, facilitator

Group D (Green)

D.J. Harrell, facilitator

Group E (Orange)

Amy Connolly, facilitator



*Butler Place*

September 27, 2019 7:28 AM MDT

Q1 - 1. The mission at Fort Worth Housing Solutions is to develop housing solutions where people can flourish. Any plans for Butler Place should enhance the agency's ability to fulfill its mission. That said, how can future plans for Butler Place support the housing authority's goal to help more families with housing assistance and expand the supply of affordable housing in Fort Worth?

1. The mission at Fort Worth Housing Solutions is to develop housing solut...

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Allow for a range of density and housing types, at both market and affordable rates.

Ownership...make Butler into low cost renovated condos. Emphasis on low cost for low income families who can afford to maintain the properties but use homebuyer assistance programs for ownership. This way the families can build wealth and break their families out of the cycle of poverty. There are not enough affordable condos/housing units for single income families.

Some ideas: mixed-income community, easy access to public transit, mixed-use



## Q2 - 2. What historic elements should be preserved in some way at Butler Place?

2. What historic elements should be preserved in some way at Butler Place?

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The site should be fully redeveloped.

The location close to downtown, on the bus line, close to services are important for single income families.

Would it make sense to have a marker of some kind? Any key elements that are particularly important that should be preserved? What do people relate to the most?



Q3 - 3. If one or more buildings are preserved, then who should fund, operate and maintain them?

3. If one or more buildings are preserved, then who should fund, operate a...

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Private entities.

Condo association, affordable homeowners association. Turn one into an office like luxury apartments have with a business center for use by residents, a gym, a gathering area. Be sure to include a careteam, a retired couple who communicates with residents and coordinates community activities like bike rides, Thanksgiving dinners, Blue Zone activities.

Great question! Depends on the use of the buildings.



Q4 - 4. Which particular building(s) should be preserved, if any, and what should it/they be used for?

4. Which particular building(s) should be preserved, if any, and what shou...

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The high school and academy should be left in place only.

See #3

Something to think about: which buildings are currently widely used now and for what purpose?



Q5 - 5. If a museum were to be created, then who should develop, own, operate and maintain it?

5. If a museum were to be created, then who should develop, own, operate a...

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It should be part of the school facility.

I'm not that familiar with the history of Butler. However it could be a great project for the new I.M. Terrell Academy for STEM and VPA students and alumni to operate and maintain.

Great question! Depends on the audience and purpose of the museum.



Q6 - 6. If any materials, such as bricks, are preserved, then what should they be used for?

6. If any materials, such as bricks, are preserved, then what should they...

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No materials to be preserved other than trees where possible.

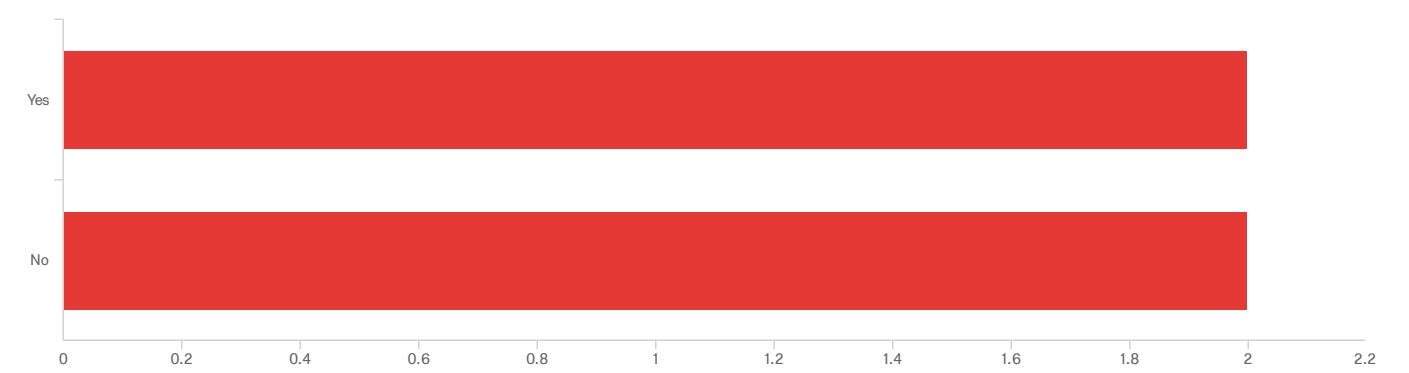
A living outdoor wall around a park area, maybe 4 foot tall and curving, retention type wall that can be walked along and read the history on the wall both in the bricks and in placards around the wall.

On. This. One. I. Think. The. Next. View. For. Whatever. Gets. Build. There. Should. Look. More. Like. A. Fort. Worth. Western. Type. !!!!!!!

Oh, bricks are fun! You could do a pathway or wall in the new development as a tribute. You might also think about engaging the students at the nearby STEAM school to get their ideas.



# Q7 - 7. Should plans for Butler Place be contingent upon any specific development restrictions? If yes, what kinds of restrictions would be appropriate?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	7. Should plans for Butler Place be contingent upon any specific development restrictions? If yes, what kinds of restrictions would be appropriate? - Selected Choice	1.00	2.00	1.50	0.50	0.25	4

#	Field	Choice Count
1	Yes	50.00% 2
2	No	50.00% 2
		4

Showing rows 1 - 3 of 3

Q7\_1\_TEXT - Yes

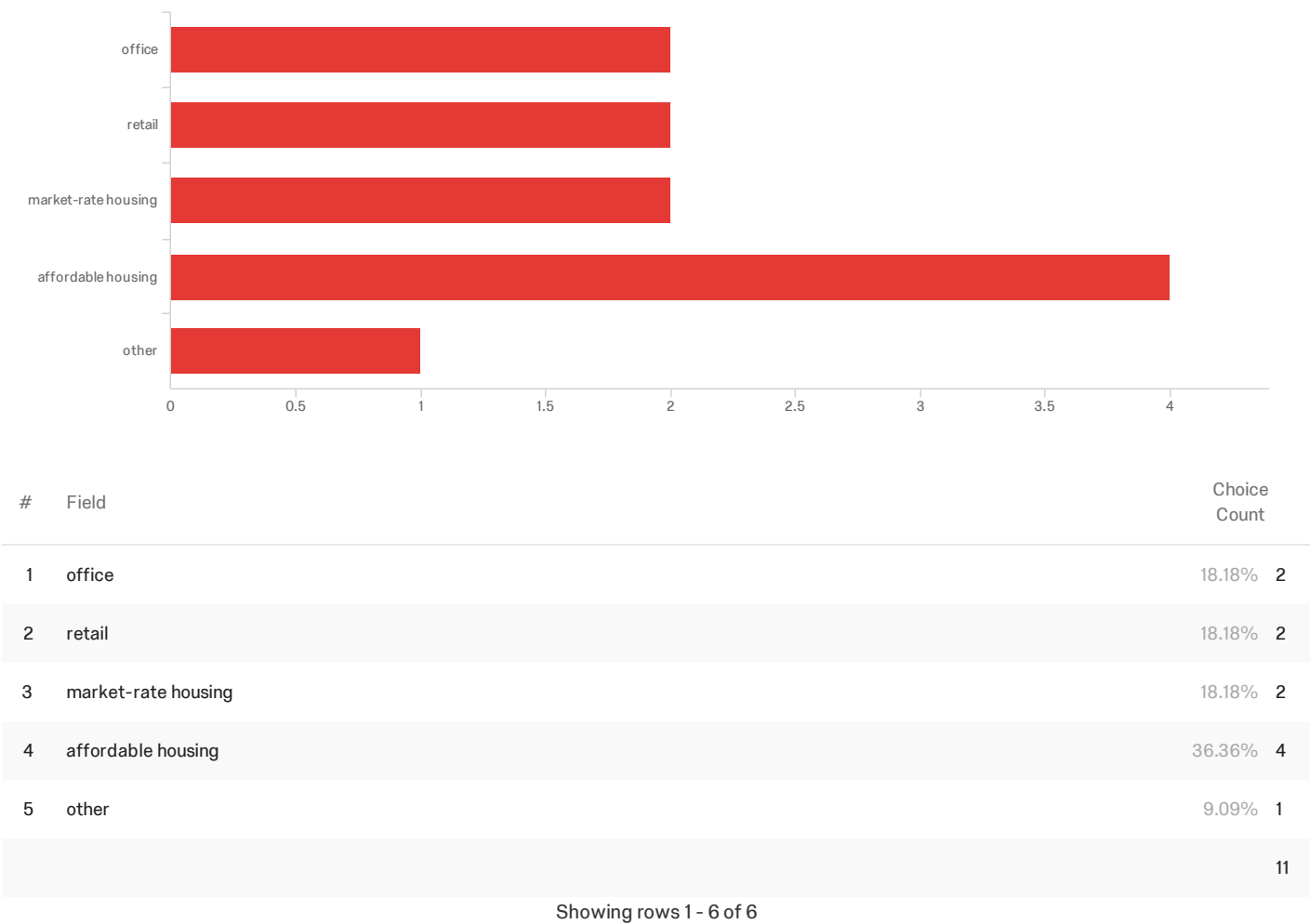
Yes

Must be affordable living opportunities where families can live and grow with pride. Ownership is important for dignity and for growing out of poverty.

Yes, but I do not know. Depends on what is planned. It should align with FWHS' mission.



Q8 - 8. What kinds and amounts of potential land uses would the market be most likely to support at the Butler Place site? Check all that apply.



Q8\_1\_TEXT - office

office

live / work units

Q8\_2\_TEXT - retail

retail

small service and restaurant

Q8\_3\_TEXT - market-rate housing



market-rate housing

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#### Q8\_4\_TEXT - affordable housing

affordable housing

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This is the most needed use of this property in Fort Worth.

#### Q8\_5\_TEXT - other

other

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I think you could likely do all of the things, maybe even together! Would need to look at a market study.



Q9 - 5. How might the project serve as a catalyst for improving conditions in nearby neighborhoods, inclu

5. How might the project serve as a catalyst for improving conditions in ne...

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It will offer a new development gateway to downtown, with strong visuals from highways.

Ownership of affordable housing is the key to meeting a big need in Fort Worth while restoring dignity and encouraging the maintenance, appearance, and healthy use of the area.

Depends on the needs of the neighborhoods. What do they need to be successful? How can those needs be translated into the development?



## Q10 - 10. How could the site's accessibility be improved?

10. How could the site's accessibility be improved?

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A new connection should be provided over the rail connecting Butler to Lancaster. This will make the current isolated condition more marketable.

My child attends I.M. Terrell Academy. I find the location incredibly easy to access and wonderfully located. I would enjoy living in the area. One item missing, missing from most neighborhoods in Fort Worth, is local grocery shopping. I am so surprised that downtown Fort Worth does not have a farmers market. Butler does have easy access to the bus and train station. I wouldn't change anything about accessibility. I would clean up Lancaster. The crime, the campers, the conditions of that area of Lancaster by the shelters and True Worth have to be changed by the city and the county.

Great question. What are our options?



Q11 - 11. How would new connections between the Butler Place site and the downtown favorably or adversely affect property owners?

11. How would new connections between the Butler Place site and the downto...

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This is necessary for the property to hold its potential value.

Make ownership of Butler renovated condos a point of pride and a place where people want to live and it will have a positive impact on downtown. It may even encourage new retail to develop like a farmers market. In schools when learning challenged students are included in classrooms with regular students their scores improve. Encourage low income ownership and participation in downtown activities with owners of high income properties and I believe the city will see a rise in the success of families who live in the Butler condos.

Always pros (and cons). Increase in property values (taxes), increase in new housing/businesses (traffic), etc.



## Q12 - 12. What zoning classifications would be most appropriate?

12. What zoning classifications would be most appropriate?

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The downtown zone

Housing and retail that supports housing like grocery stores, farmers markets.

Depends on what you want to build!



Q13 - 13. How might the existence and possible expansion of on-site public school facilities support potential land uses?

13. How might the existence and possible expansion of on-site public schoo...

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It would support residential uses through convenience.

Where single income families live children need an education. I believe neighborhood schools are best for families.

I like this idea! Depends on school programming/goals. It would be wonderful to tie the two together in some way.



## Q14 - 14. What infrastructure improvements would be most critical?

14. What infrastructure improvements would be most critical?

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All site utilities should be checked for capacity capability in comparison to the potential density that may be constructed on the property.

Clean out camp grounds and keep illegal activities away from this area. It needs to be a safe place for families to live. No violent felons, no sex offenders, no drug dealers. There is a school next door and for the children who will live there and those attending the school the area needs to be kept safe.

Depends on the allowable access points/mods per TXDot and other controlling entities. What are our options?



## Q17 - 15. (Optional) What is your name?

15. (Optional) What is your name?

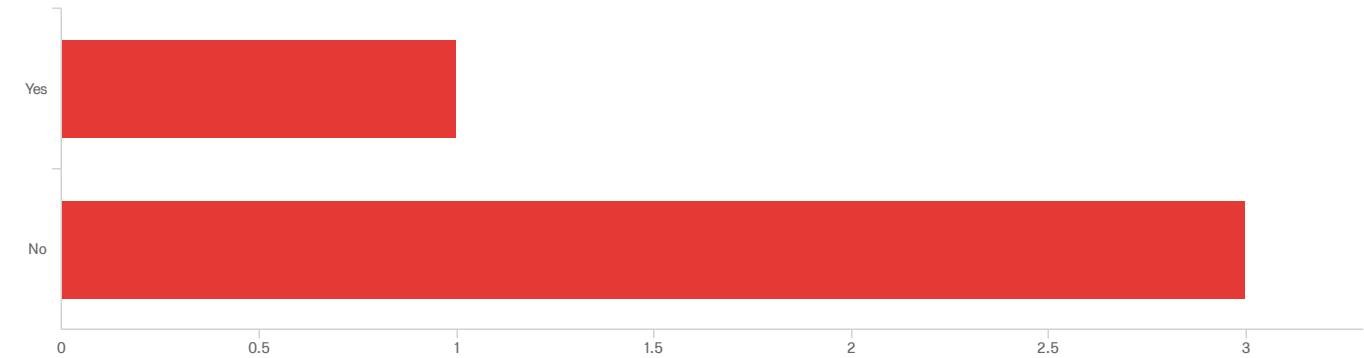
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Dorothea Al-Hammami, LMSW

Maggie Jones (I don't know that my answers are helpful - I have more questions than answers per usual) :)



Q18 - 16. Did you attend, or do you plan to attend a public work session about Butler Place on Sept. 23 or 24?



#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	16. Did you attend, or do you plan to attend a public work session about Butler Place on Sept. 23 or 24?	1.00	2.00	1.75	0.43	0.19	4

#	Field	Choice Count
1	Yes	25.00% 1
2	No	75.00% 3

4

Showing rows 1 - 3 of 3

End of Report



## QUESTION 1:

**Fort Worth Housing Solutions believes that any plans for Butler Place should support the agency's mission: "to develop housing solutions where people can flourish." Accordingly, how can plans for Butler Place provide more families with housing assistance and expand the supply of affordable housing in Fort Worth?**

- Analyze Affordable Housing Market/need & base development off results
- Multi-use, mixed use
- Property requirement for future development: consider income
- Property requirement for future development: zoning to residential
- Use revenue from the sale of the property
- Consider remodeling and rehabbing the existing buildings (new on the inside)
- Location, residents have access to shops, entertainment, jobs
- Leveraging sales price, make part of development affordable
- Benefit for the entire city
- Training and education to help people move up and adjust to new housing
- Mixed use
- Maximum sell price
- If sell, make rule that affordable housing is a component
- Leasing land still gives control. I-30 Hulen owed money, goes to owner and still control
- Chapel Hills different time - Evans Rosedale - lease property, but banks not wanting lease, be careful when leasing
- Proposed museum - funding lease, artist building
- Mixed use - museum and art
- Different funding - grants, loans, assets to overall improve sale
- Sustainability/affordable housing
- Large grants (NCTCOG) planning and funding partner
- MF-I - missing housing
- What should be affordable? Talk to development
- Promote mixed use
- Affordable for college student living at home, not typical population
- Keep @ market rate level
- Several different users, but work in high density multi-family
- Workforce housing
- Opportunity to attract larger companies to drive economy and bring in jobs (Chamber of Commerce, if HSR comes to fruition)
- Mixed use
- What companies would be the best fit for this property and FW? (similar to American Airlines, best fit/resources gives opportunities for school)
- Public parkland near river
- Integrate medical use/businesses into this area - a medical district?
- Maintain Culture
- Must be complimentary with school (I.M. Terrell)
- Education and training
- Mixed use development
- Campus development
- Sporting complex (similar to The Star in Frisco, Texas)
- Historic preservation - save some units and rehab (exteriors - preserve, interiors - renovate)
- Cooperative housing
- Museum with a theater (to the east of IM Terrell High School)
- Site should include attractions, commercial development
- Groceries and fresh foods
- Green space and walking trails
- Zoning should allow higher building limits



- Housing for homeless
- Kept affordable
- Permanent supportive housing
- After residents are moved out, bulldoze the property and build new mixed-income housing units
- Not sell land, maintain control and lease
- Set standard in Request for Proposals geared toward affordable housing
- Sell property for highest price to be used toward development
- Infrastructure
- Maximize value before putting property on market, generating the most available funds
- Encourage developers to include affordable housing, maybe make it a requirement
- Community land trust, create affordable home ownership
- Keep building & remodel? What is cost or look like?
- Consider feasibility of remodel
- Why can't Butler be kept as RAD/Redevelop here and come back?

## QUESTION 2:

**What kind of development would be most appropriate for the Butler Place site?**

- Need high rise and mixed use due to infrastructure in area
- Office and commercial
- Small business incubator
- Small startup and tech services
- Offices for small agencies and business
- Business suites
- Museums
- Health and wellness
- Walking trails
- Amphitheater with areas for bands, like Panther Island
- Historical monuments (contributors to community, use bricks from old buildings to create wall)
- Entrance and exit signs to the neighborhood (building bridge, separation of residential and commercial, public transit)
- Bike share services
- Multi-use area with high density, housing, companies, transit and connections to downtown
- Ensure the value of the property and consider the economics
- Sport complex or stadium
- A good example is Clearfork with destination offices, residential, shopping, walking trails, and great access
- Employment-based housing
- Commercial would probably be inaccessible, best use would likely be affordable housing
- Have major developers come and tell us what they can do
- Short term solution - a multi-use ballpark to bring in revenue from outside of Fort Worth while the long term project is being assessed
- Self-contained mixed-use development
- Innovation district
- High density housing, mixed use
- Transformative - uplift area, move FW ahead, consistent with FW Economic Development Plan
- Renaissance Square on steroids
- Butler Office building
- NY-Cornell Bio Research, industrial housing and research
- Don't put gigantic plant here full of people 24/7
- New age 21, lack of transportation want access, need a major trail, major transportation is a need
- Must be spectacular - recognize FW
- Talk about community
- St. Louis innovation district, Top 50 cities have tech/innovation districts
- Get away from focusing on end use - go with transformative. Submit RFPs as transformative. Don't want standard look. RFP won't limit us.



- Extension of the downtown
- Attractions so that people visit
- Not industrial development
- Educational facility
- Not a food desert - grocery and restaurants, farmer's market
- Urban market
- Library
- Mixed use
- Mixed use (moderate-rise/low-rise)
- Urban Village
- No Industrial
- "Cleveland model" or "Trinity Groves - Dallas" - outsourcing opportunities with hospital
- National contemporary art space to draw in hotel revenue and provide jobs
- Mixed use development
- First solve transportation connections to downtown
- Compatible with school and children
- What will be attractive to a developer to redevelop property
- How can we provide a diverse job market?
- Medical district expected to double (50k-100k ) so connection to Lancaster is Key
- Housing opportunity and employment opportunities to tie into Medical district
- Skating park
- Mixed use - affordable housing and shopping, schools
- Catalytic development that makes a difference in the City, should not be cheap apartments
- Group agrees that should be mixed use, catalyst, affordable housing, grows out of history
- Preserve pieces/museum to show history
- Live-work-play community, workforce housing, small businesses, arts and entertainment
- Don't bulldoze the whole thing
- Sense of newness but not sense of place - need to have both
- Rehab interior/Presidio in San Francisco - mixed use housing evolved positive
- Structure in FWHS old - interior walls concrete
- Holton's on Main Street frame construction/federal tax credits
- Maintain resources - national register maintain, expand sensitively. 1920-2020 look. Mix old and new construction
- Keep school site/auditorium
- How to keep and use as a school?
- Building significance to adaptively/support
- Not a drastic change - keep look and feel of buildings
- Use as a resource place for people that live here
- Mixed income - school/elderly/keep school/open use
- Sense of community
- Museum
- Yes to retain buildings
- Commercial zone - move traffic - keep local, small mixed use, balance, medium intensity
- Too much commercial - lose sense of neighborhood, safety of kids school close. Don't want to lose neighborhood feel, already overpopulated, too much traffic
- Don't want high rises, don't want downtown here, but still want to connect to downtown
- Allow a residential scale that connected to city with high density with keeping sense of space
- Economics are hard to keep if zoning stayed the same
- It's a special historic place and can find its place. Solution is not to eradicate.

### **QUESTION 3: What historic resources should be preserved in some way at Butler Place?**

**a.If one or more existing buildings are to be preserved, then who should own, operate, and maintain them? For what purpose should they be used?**

**b.If an appropriate museum were to be created, then who should develop, own, operate, and maintain it?**



- Repurpose and preserve
- Think Bethlehem and I.M. Terrell
- Need to preserve some locations and facades
- Preserve the story
- Partnership with City
- Private entities
- Schools like I.M. Terrell and Carver school
- Keep one of the housing buildings (consider one or two of the pods)
- Museum is needed, closer to the I.M. Terrell School area
- Street grid should be preserved
- National register area could be preserved and rehabilitated (SW Quadrant)
- We need to ensure that buildings are kept have a funding source and economics
- Tarrant County Black Genealogical Society needs space/Smithsonian
- Preserve some of the space
- Museum would be a good idea
- Nonprofit running and Genealogical Society
- Zoning important, PUD master plan done with City
- Keep history
- Too many possibilities with RFP, city proactive with forward thinking does not want to get prescriptive
- Predictability with our ideas for RFP/Developers. Tell Chamber Hill story, how it transitions to Butler,
- Keep history in museum
- Understand past zoning needs to have wiggle room - PD? MU? Encourage and protect developer's creativity
- SAVE/Keep auditorium and museum
- Amphitheater to compliment I.M. Terrell
- Museum in commercial areas
- 17 acres, 25 buildings, access to I-35 from years ago.
- Candy company
- Cypress Bertha Collins Access
- Trinity River access
- Elementary School
- Housing that's part of historic register
- Something to commemorate historic value (museum)
- Housing Authority should maintain museum
- Historic sign at entrance (City of Fort Worth, County)
- Historic museum that includes facts about the area (TCBHGS & City of Fort Worth - Partners)
- Historic register units should be redeveloped into cooperative housing (FWHS)
- Carver elementary/I.M. Terrell high school should be adaptively re-used (TCC)
- Keep the library and integrate the use (Library - City of Fort Worth)
- Need some units preserved to tell the story of history of affordable housing within Fort Worth - small museum and artistic area
- Need long term funding source to preserve museum - selling property, then portion of proceeds goes to maintenance fund (or lease)
- Create new, not preserve old
- Currently no contemporary art space - could marshal more funds with contemporary art
- Keep connection to people who have lived here - legacy of who has lived here
- Museum on property
- I.M. Terrell Jazz Museum
- New Orleans Jazz (food, jazz, etc.)
- I.M. Terrell/Museum (jazz/African American)
- Highest outcome for cultural heritage of the site
- African American Museum
- Need input from the children - value their opinion and teach them process
- Historic value (add it back in re-development) - business, churches, schools
- Own, operate Tarrant County Black Genealogy and Historical Society
- Portion of sale of the property set aside to fund African American Museum
- Consensus that we need an African American museum, not sure as to location but preserve parts of the building(s)



- No value to tear down auditorium - can add value to building
- Any building can change/what change can happen
- Logistical - parking
- Technical design - change and new development still recognizable
- I.M. Terrell on site
- Use other buildings on site as museum. Keep auditorium as community use. Use other buildings as museum
- Museum is already an idea - African American museum, no concept yet
- Interactive museum; hands on, rich heritage, music
- New ways to keep compatible density, code 60% of land to increase density
- National register - no money unless its protected with local designation
- National register can be changed?
- Local designate historic site
- Historic

#### **QUESTION 4:**

**How might the project serve as a catalyst for improving conditions in nearby neighborhoods, including Downtown and the Near Eastside?**

- Access to river and downtown
- Access to this location is crucial
- Take increasing population into consideration
- Side streets (4th Street)
- Drone taxes
- Stronger connections to downtown (both in terms of access and uses)
- Depends on what is built in the area (example South Lake Town Square)
- Pedestrian Park (may be too expensive)
- Something that moves people that's affordable. Mass transit approach
- Green transportation - electric train
- Create sidewalks
- Bus Bays
- Enhance the current connections
- Maybe create a tunnel
- Lancaster key connection to downtown
- Several uses possible
- Daytime population (business, lunch, errands)
- increased density residential (makes grocery store possible, help with food desert)
- Connection across 30 to I.M. Terrell
- Job creation (all levels of job creation, including low-skilled)
- Access becomes an opportunity, not a barrier
- Model for re-development
- Must improve access for success
- Transit-oriented development (e.g., bus stops, parking, transportation flow, shuttle)
- Alleviate problem of homelessness on Lancaster (ability for homeless to transition to permanent housing)
- Allow zoning for different types of smaller housing (consider SROs, micro units with large shared spaces)
- Access to downtown
- Prime real estate - generate interest in localized areas (N.E. side, etc.)
- Recreation could help connect green-space to East
- Planned Development for whole site
- Neighborhood to the South adds value
- Create a TIF (Tax Increment Finance District) from here to East Lancaster District
- Take Fort Worth to the next level

#### **QUESTION 5:**

**How should we improve the site's accessibility?**



- Direct access of I35
- Open Up!
- Bike trails
- Pedestrian Bridges to Downtown
- Look beyond people getting into cars, example Bus service
- Needs to be frequent for transit services
- Cannot easily walk in the area
- Not cost prohibitive, like light rail or bridge to downtown
- Multiple access points important
- I-35 W Frontage
- N Lancaster is key to improved access
- Vehicle/transit and multimodal/pedestrian - safely connect Butler to South and East (just not Downtown)
- Have access on frontage to Vickery and Pennsylvania
- Integrate neighborhood to neighborhood continuous connection
- Freeway broke apart the connections
- Improve access - keep people to come and go in area
- Transportation Access (barrier and opportunity)
- Environmental concerns from surrounding freeways (CO2 pollution)
- Aesthetics of surrounding freeways
- Need analysis of what's there, opportunities, and what could be
- Multiple points of ingress/egress
- Connection to park
- Connections to downtown
- Connections to pedestrian and bike
- Liked the #1 opportunity presented by FTW/NCTCOG
- Connect to Trinity Trails
- Federal funding for bridge
- Sidewalk plan/network
- More entrances and exits to the site
- More street connections (too much highway)
- Other access than Lancaster
- Potential Uber/taxi hub, air taxi
- Connections to downtown
- Rail system (mono-rail), potentially underground
- What about a land bridge (public walkway)
- Shuttle service (partner with Trinity Transportation to improve transport over and around highways)
- Rail hub (connecting downtown to Butler)
- Accessibility on foot and bicycles as well, not just cars
- Train connection to downtown, like NY
- Connection should be recreational, such as a park
- Connect with City for no isolation - investor requirements
- Developer will want to connect
- Location is walled off - don't want more fly overs
- 30 years lived in FW - didn't know Butler existed

#### **QUESTION 6:**

**How would new connections between the Butler Place site and Downtown favorably or adversely affect property owners?**

- All positive
- 9th Street is an opportunity (improves value of properties across I35)
- Access across I-30 is important
- Ask businesses how to improve access to property (have a meeting)
- Favor: enhance property values
- Potential impacts to existing industrial/warehouse uses along E 8th Street corridor.



- Invest in the area
- Connections to downtown
- Depends on what is developed
- Overall better (employment/commute)
- Lancaster, 8th Street connection
- Freeways have driven away housing
- Above ground pedestrian connection, such as a park
- Improved signage

#### **QUESTION 7:**

**What infrastructure improvements would be most critical?**

- With population growth, increase water and sewer and IT Fiber Cable "grid"
- Treat water before it goes into the river, balloon costs
- Land use first, then infrastructure (transportation/streets, water/sewer, etc.)
- Utilities owned by FWHS
- Bring in utility stubs for future development
- Connectivity to Trinity River projects (trails)
- Connectivity to Riverside and North towards Top Golf
- Re-evaluate Molly the Trolley Connections
- Flood control
- Power grid improvement
- If the Trinity River Vision comes to fruition
- Infrastructure - solve first
- Improved infrastructure - used to be a pedestrian bridge
- The TIF would help pay for infrastructure costs

#### **QUESTION 8:**

**What kinds and amounts of potential land uses -- including affordable housing, market-rate housing, office, institutional, and retail -- would the market be most likely to support at the Butler Place site?**

- Hotel for new convention center
- More rooftops help address the food desert issue
- Office and Urban Housing close to downtown
- Retail at rooftops/base floor
- Industrial not a good fit
- Corporate Campus and housing for workers
- Need land set aside for recreation
- Theater
- Open space
- Capitalize on river
- Medical facilities
- Location (Corporate headquarters)
- Residential (apartments, condos, medium to high density area)
- Zoning question: conceptual master planning, but zoning follows after developer
- Some form of entertainment
- Existing public fees support new housing
- Have to think bigger than what the market will accept
- Expand parking for I.M. Terrell, maybe shared parking if office facilities were on site
- Amphitheater
- Diversity learn about the world - don't forget about balance. More families to live and dream. Good to move residents.



### **QUESTION 9:**

**What zoning classifications would be most appropriate?**

- Cleaner if rezoned into a PD, all in one ownership, zoning is easier
- Let the market dictate zoning
- Master plan
- Need to analyze and adjust zoning
- Residential areas should be together and separate commercial/retail
- Use streets as a buffer
- Zone for high speed rail
- Repurpose housing units as business
- Zoning should be pedestrian oriented
- Zoning: mixed use
- Zoning: TIF - Historic Southside
- Zoning: Catalytic
- Housing for corporate America - must build parameters, must know your plan
- Support a planned district
- Look into PD with Commercial Development (PD/C)
- Planned Development - more flexibility

### **QUESTION 10:**

**Should we...**

- a. Leave the current zoning as it is and allow any future owner to propose appropriate zoning changes, or**
- b. Change the zoning to appropriate classifications before marketing the property for sale?**

- Mistake to zone now
- Zoning now limits ability
- Zoning now potential for rezoning later
- Work with developer over design first, then address zoning
- Zoning needs to be decided before development so that we have a say now
- Capitalize and maximize area for investment
- Master plan with a design competition
- Leave zoning until after design completed
- FWHS may be selling to City, tie to City's economic development
- FWHS, Citizens, City need to be involved

### **QUESTION 11:**

**How might the existence and possible expansion of on-site public school facilities support potential land uses?**

- Helps from District view
- Any family would want to attend
- Highlight of elementary school
- Great for multiple family development
- Potential limit commercial development
- Public schools tend to bring some problems
- No need to create more schools
- Consider a tech campus
- Go to school and then work within the neighborhood after graduating
- School with more parking
- School is a great addition to the neighborhood
- Community garden - sustainability (teach all aspects)
- Develop green space
- Jazz school
- School that complements the existing STEM School, such as engineering
- Traditional elementary school would take too much space



## SIGN-IN SHEET - BUTLER PUBLIC WORKSHOP - MONDAY, SEPT. 23, 2019

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