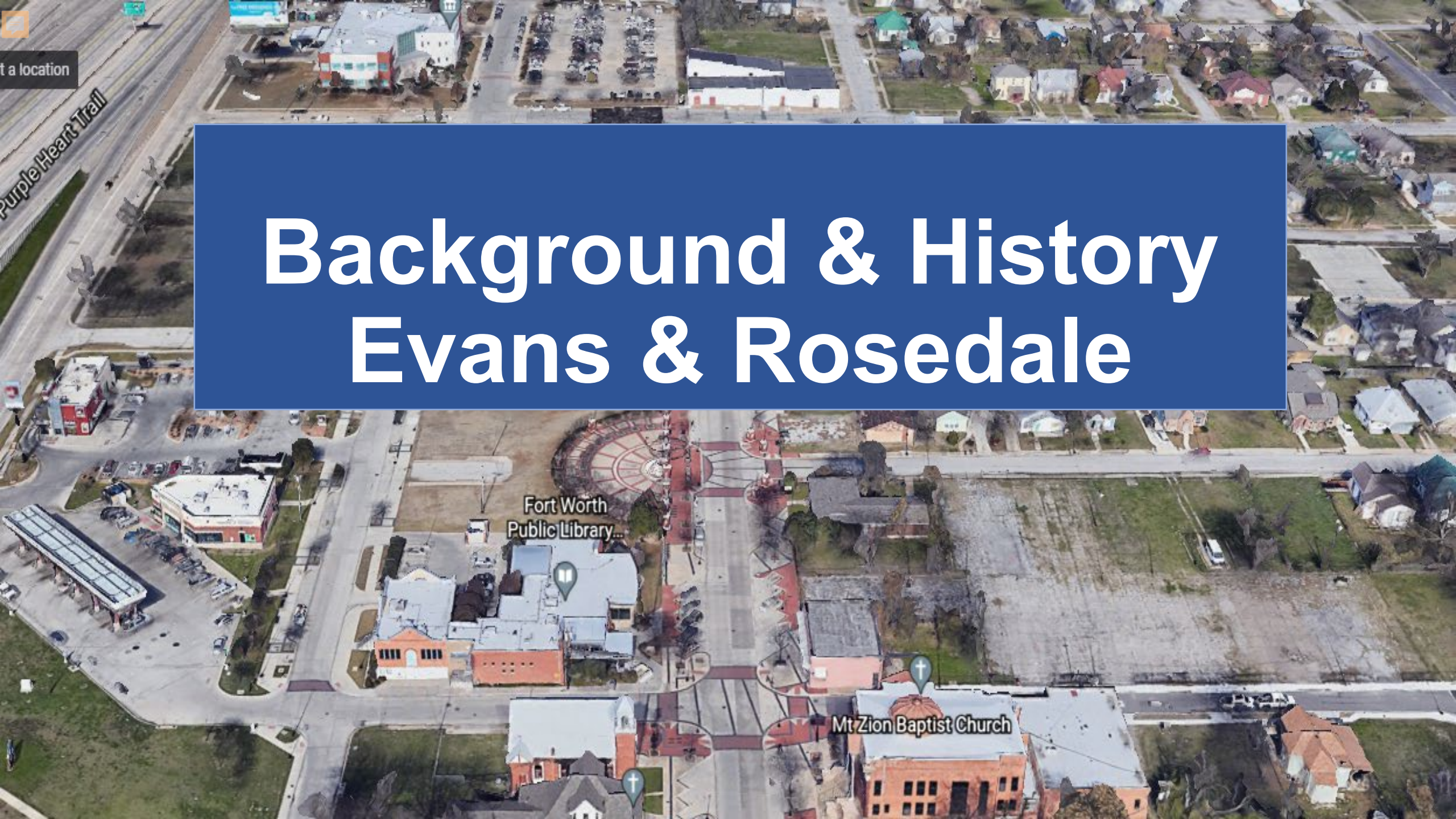


Evans and Rosedale Redevelopment

Progress Report Community Meeting

January 19, 2023





Background & History Evans & Rosedale

Fort Worth
Public Library...

Mt Zion Baptist Church

Public funding over the years

\$30+ million

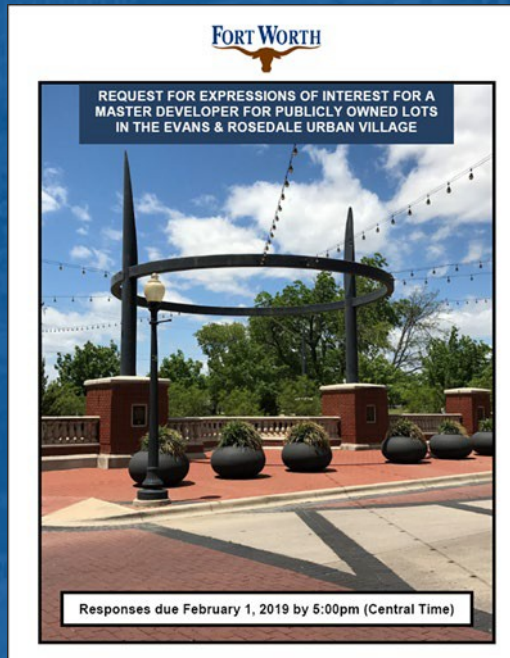
Public Funds Allocated to the Evans & Rosedale Urban Village, 1998 to 2015 (Excludes TIF funds)

Funding Source	Amount	Project Details
U.S. Economic Development Administration, Community Development Certificate of Obligations, Community Development Block Grant	\$1,231,284	Evans Ave reconstruction & Heritage Park/Plaza
HUD Section 108, Community Development Block Grant	\$10,495,305	Hazel Harvey Peace Center for Neighborhoods
Community Development Block Grant	\$5,414,881	Ella Mae Shamblee Library
City of Fort Worth	\$22,145	Demolition & clearance
U.S. Environmental Protection Agency	\$370,000	Demolition & clearance
Local Development Corporation (City of Fort Worth)	\$598,053	Environmental assessments & clean-up
NCTCOG Sustainable Development Grant	\$210,000	Master Plan (\$150,000) and Market Analysis (\$60,000)
HOME	\$65,000	Planning project - urban design standards & housing market assessment (TIF match)
HOME, Community Development Block Grant	\$1,008,059	New Construction of Single Family home on vacant site in Terrell Heights Neighborhood
HOME	\$79,156	Home Improvement Program
Community Development Block Grant	\$900,000	Land acquisition for 54 single family rental houses on sites in the Terrell Heights Neighborhood
Community Development Block Grant, City of Fort Worth	\$155,870	Infrastructure improvements in CDBG-eligible areas in the Terrell Heights Neighborhood
Community Development Block Grant	\$813,000	Evans Avenue street reconstruction
Section 108, HUD Economic Development Initiative	\$2,789,915	Streetlights in Terrell Heights
Community Development Block Grant	\$4,900,000	Bethlehem Center
Community Development Block Grant	\$440,588	Jack in the Box land acquisition
Community Development Block Grant	\$529,116	7-Eleven land acquisition
Total	\$30,022,372	

Year	Development History
1997	Near Southside CDC issues a planning document showing need for economic development
1997	Fort Worth TIF #4 Established
1999	Fort Worth South, Inc. issues urban design guidelines
2000	Fort Worth Metropolitan Black Chamber of Commerce issues Economic Development Action Plan
2000	Vision Plan for Evans & Rosedale adopted & endorsed by Evans & Rosedale Advisory Committee
2000	City receives \$1.5M EDI grant and \$7.5M in Section 108 loans to redevelop
2000-2002	Property acquisition
2002-2003	Streetscape Project
2005-2006	Shamblee Library Constructed & Tommy Tucker building preserved
2009	Hazel Harvey Peace Center for Neighborhoods Constructed
2011	Jack in the Box & Bethlehem Center constructed
2012	7 Eleven Constructed
2016-2017	Hotel development considered
2018	Request for Economic Interest - 8 Responses
2019	Hoque Global selected as Master Developer

RFEI

“Request for Expression of Interest”



- Neighborhood Meeting Held **November 28, 2018** for RFEI Input and Feedback
- HFC, LDC, and City Council Briefing **December 4, 2018**
- Request for Expression of Interest (RFEI) issued **December 6, 2018**
 - The RFEI emphasized a partnership “with a developer who can respect the history while maximizing the use of the property for the current market.”
- Responses Due **February 1, 2019**
- Stakeholder review **February – March 2019**
 - Community Input Workshops (facilitated by University of Texas at Arlington) **February 9, 2019**
 - Online



News and Events

Hoque Global is selected (April 2019)
– can refer to the timeline
handout Hoque Global selected
(April 2019)
Continued community meetings
(2019-Current)
Final term sheet signed and seeking
necessary approvals to move
forward



Trending Posts



EVANS & ROSEDALE

Dallas developer plans mixed-use project in historic Fort Worth neighborhood

2021-09-30



EVANS & ROSEDALE

Developer Hoque Global Announces Initial Plans for Evans & Rosedale Development

2021-09-20



EVANS & ROSEDALE

Developer Hoque Global Announces Initial Plans for Evans & Rosedale Development

2021-09-20

ALL

REAL ESTATE

HOSPITALITY

CORPORATE LOGISTICS

Redevelopment Timeline

**Request
for
Economic
Interest**

Nov '18 –
Apr '19

**Term Sheet
Negotiations
& Re-analysis**

July '19 – Sept '21

**Legal
Negotiations**

Jan – April '22

**Construc
tion
Begins**

Q2 '23

**Phase II
Completion**

2025

Pandemic

**Community
Workshops**

Apr '19; May
'19; Jun '19

**City
Approvals
&
Rezoning**

Sep – Dec '21

**Permitting
& Financing**

~~April – Dec '22~~
April-Mar '22

**Phase I
Completion**

2024

Agenda:

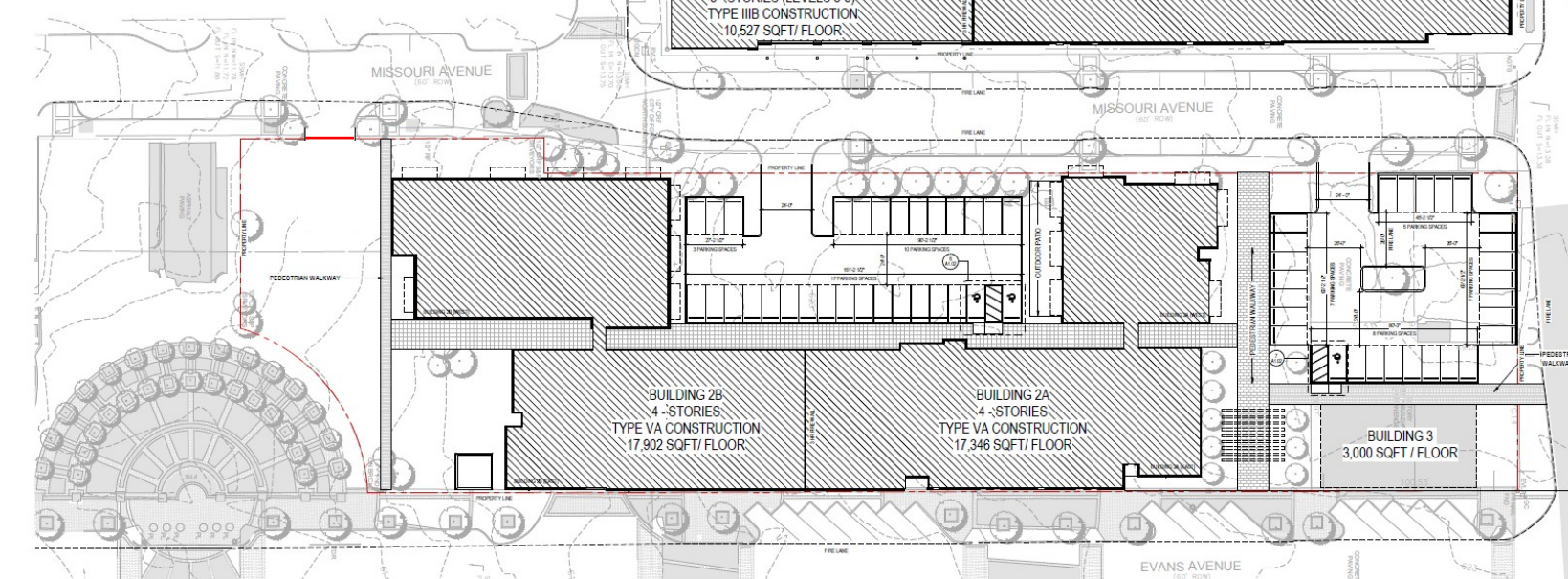
- **Project Update (Hoque Global)**
- **Evans Plaza Park Update (City of Fort Worth)**
- **Questions & Answers (Hoque Global & City of Fort Worth)**
 - **please utilize the microphone for your question so online participants can also hear*
- **Closing (City of Fort Worth)**

Evans & Rosedale

Development Updates

January 2023
Hoque Global



[illegible]

Development Updates

Civil Plans

Will be ready for permit submittal in the coming weeks

Architectural Plans

Will be ready for permit submittal in the coming weeks

We are due to have a permit set of plans completed in the coming weeks which we will be providing to the City immediately for review. Specific timing for groundbreaking will depend on the City's review processes for Community Facilities Agreement(s) and permit, but we anticipate groundbreaking in the second quarter.



Projected Unit Counts

Our projected number of unit counts, and parking spaces exceed the required amount. The allocated number of parking spaces specifically for retail is still being determined as plans for the garage and surface lots are being finalized.

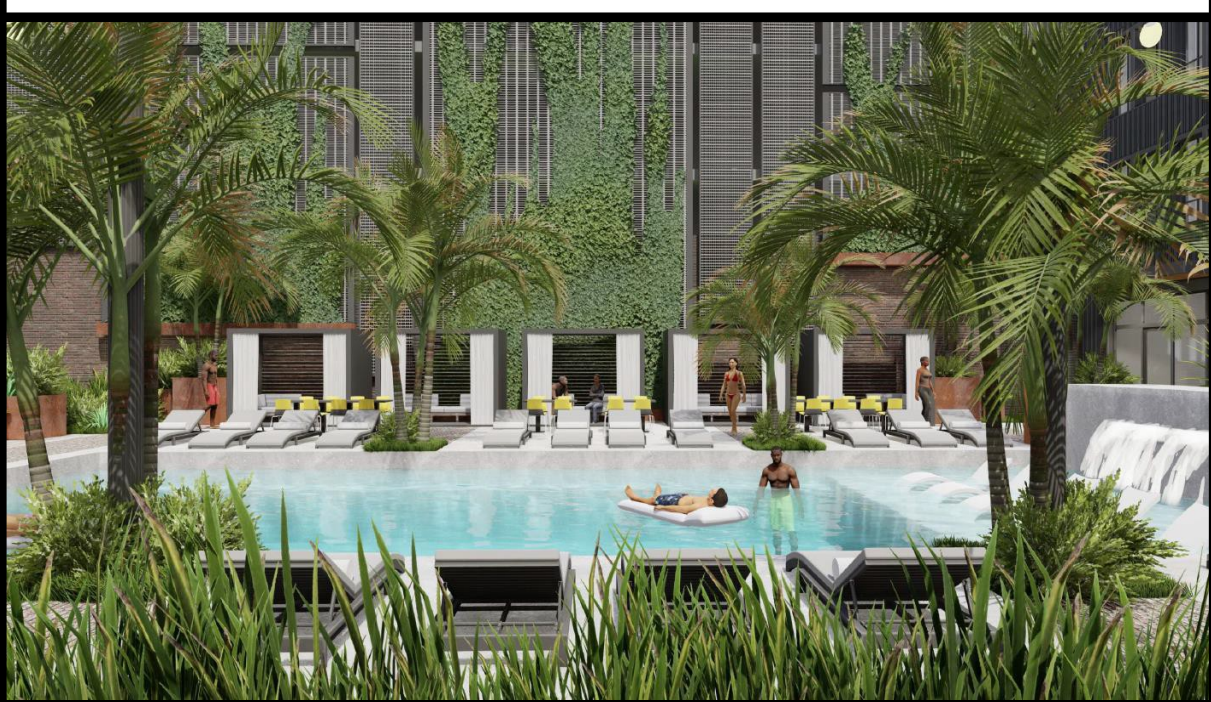
1 Bed	2 Bed	Live/Work
274	68	28

Estimated Rents

Market rate units will target pricing in line with comparable properties in Near Southside. Rent-restricted units will be capped at TDHCA limits, which change from year to year. Current rents are showing the following:

	60% AMI	80% AMI
1BR	\$1,017	\$1,357
2BR	\$1,221	\$1,628

A minimum of 37 units will be at the 60% AMI level and 37 units will be at the 80% AMI level. These units will be distributed evenly among the unit mix/property overall.



Other Development Updates

Retail/Grocery Tenant

The development team is working with the City and brokerage community to identify a potential grocery tenant for the community. We understand the need for a grocery store in this area and hope to make this a possibility.

TxDot Communication

The development team has reached out to TxDOT to study the traffic impacts on the ramp. Further information related to this will be discussed in the slides to follow.



Other Updates

Gravel on Sidewalks Being a Concern for ADA Accessibility/Goals for Walkability & Creating an Urban Experience

It is a priority for the development team to make the community walkable and accessible to everyone. We are working with our architects and design team to make sure of this.

Local Artists Being Represented/Public Art

What makes this is a special community is its people. We plan on showcasing the culture and work of local creators through the art and design of the community. We are working to integrate existing and historical neighborhood features that are unique to Evans and Rosedale.

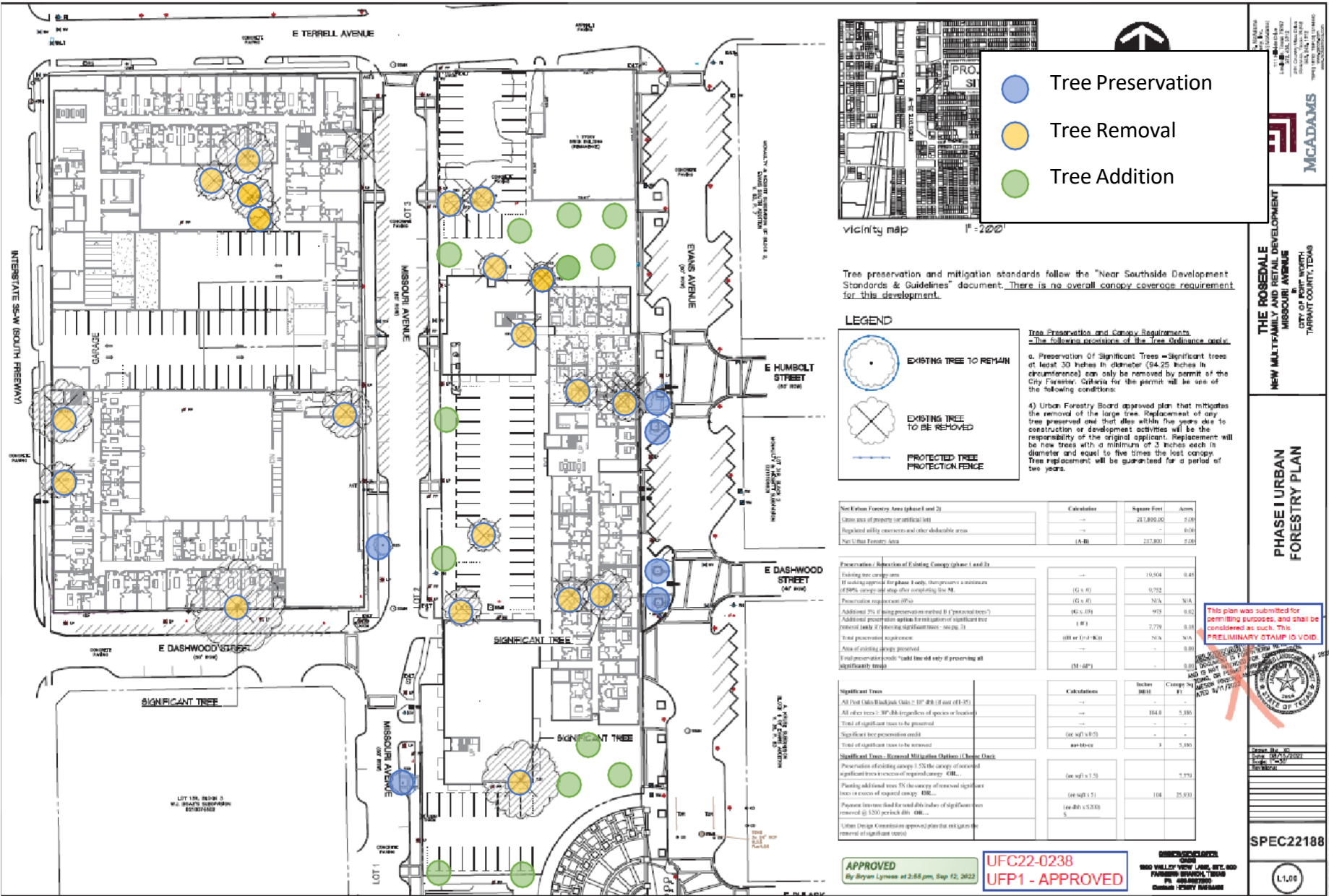


Urban Forestry Plan

The following is the City-approved, tree mitigation plan that demonstrates where trees will be removed / preserved / planted to show they will be meeting at least the minimum required. It does not reflect all the trees that will be included for instance the additional trees in the streetscape plan which is still be finalized.*

This urban forestry process was completed in good faith by our engineers using a previous version of our site plan (see slide 10 for current site plan).

(*Updated Jan 20, 2023 with corrected information)



Intersection Capacity Analysis Summary							
Intersection	2022 Existing		2024 No Build		2024 Build		2024 Build W/ Mitigations
	AM	PM	AM	PM	AM	PM	PM
IH 35 SB + E. Hattie	B	C	B	C	B	C	B
IH 35 NB + E. Hattie	C	C	C	C	C	C	C
IH 35 SB + E. Rosedale	B	F	B	F	B	F	D
IH 35 NB + E. Rosedale	D	E	D	E	D	E	D
E. Rosedale + Evans	B	B	B	B	B	B	B
E. Rosedale + New York	A	A	A	A	C	A	A
IH 35 NB + E. Dashwood	A	A	A	A	A	A	-
IH 35 NB + E. Terrell	A	A	A	A	A	A	-
New York + E. Terrell	A	A	A	A	A	A	-

A – Very Low/No Delays

B – Short Delays

C – Average Delays

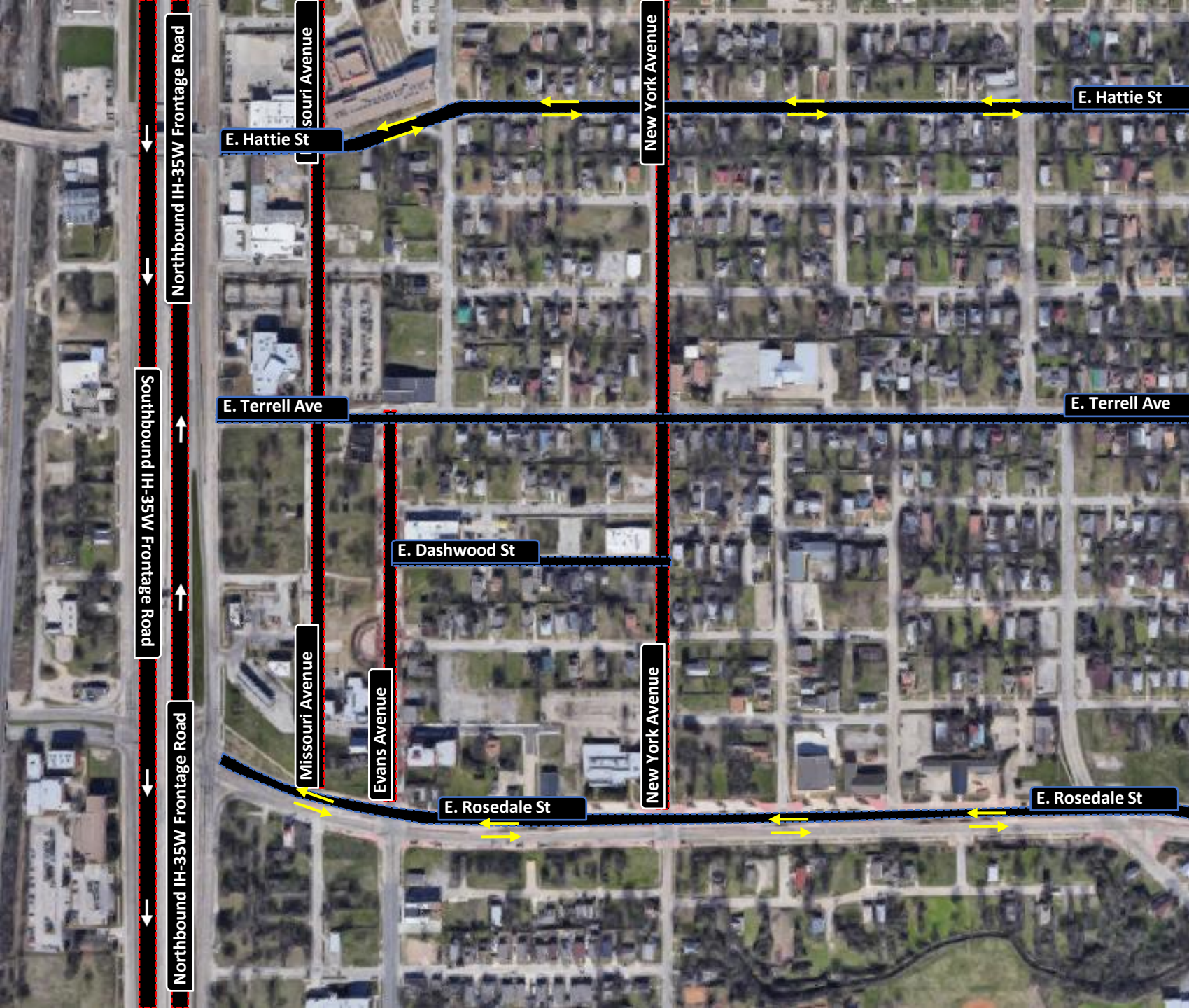
D – Long Delays

E – Long Delays (Max Capacity)

F – Worst Delays (Over Saturated)

*“There are no overall intersection
LOD degradations when comparing
the 2024 No Build condition to the
2024 Build condition.*

*“The proposed development will
not significantly alter overall
intersection operations in the
study area”*

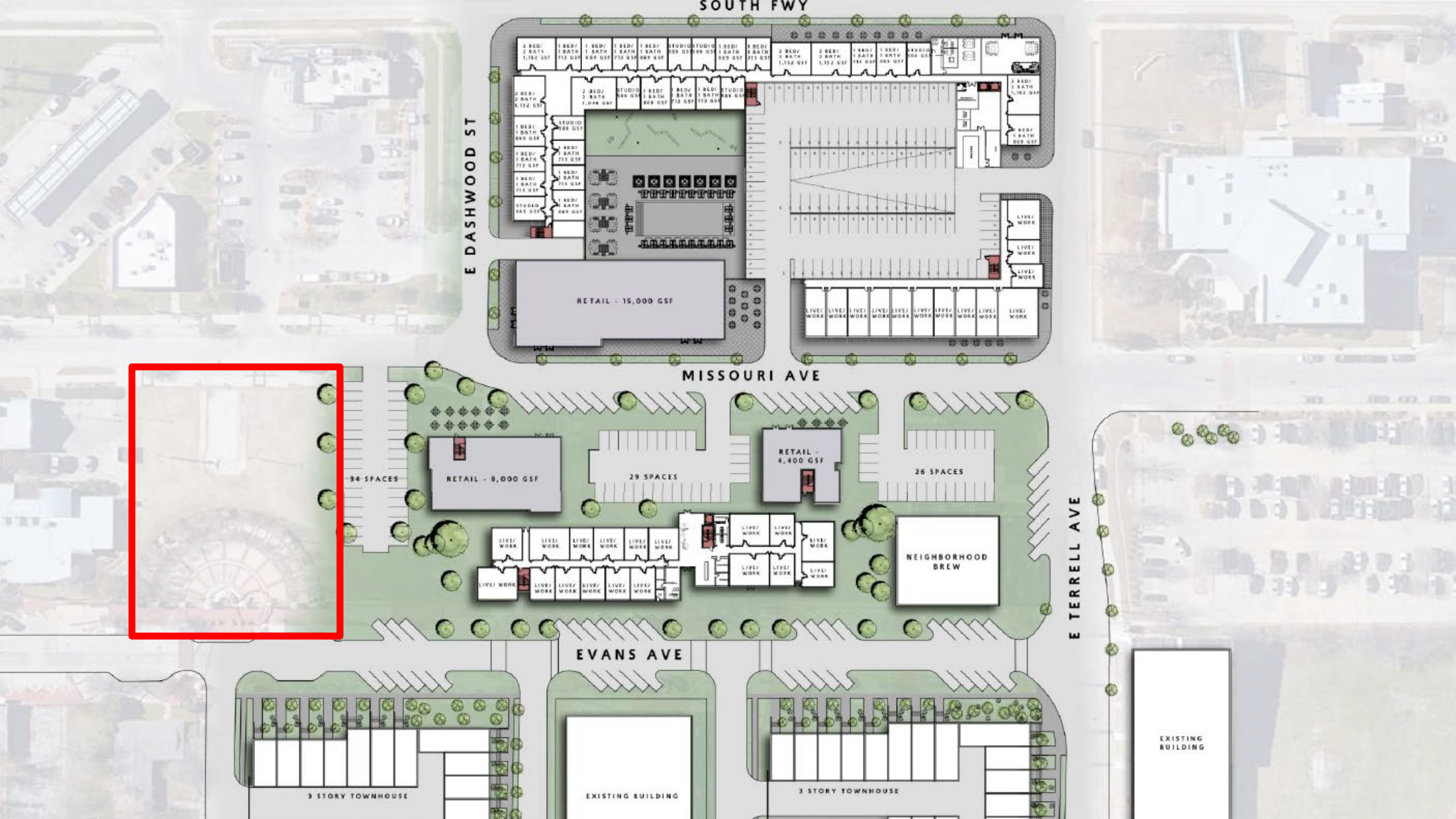


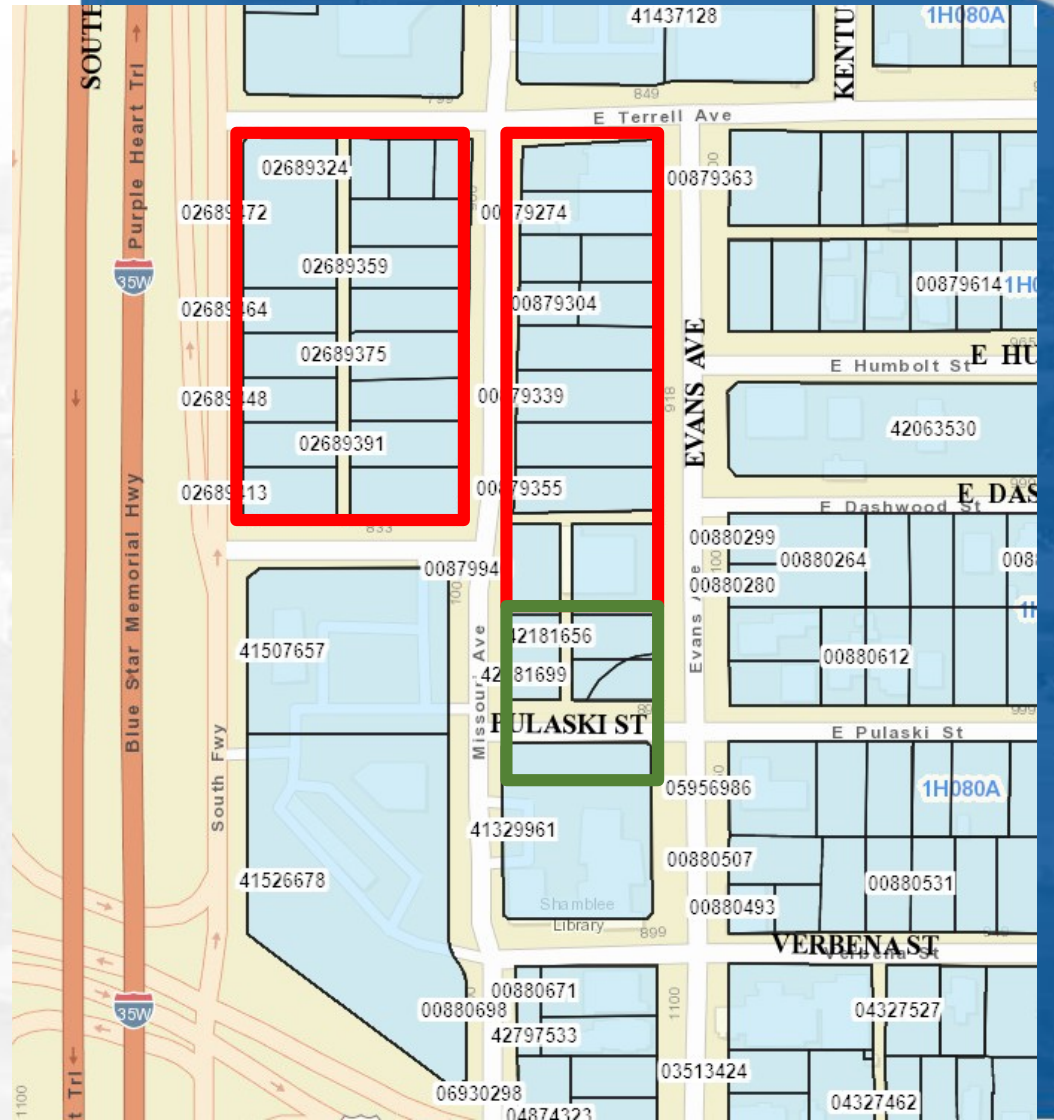
An aerial photograph of Fort Worth, Texas, featuring the city skyline in the background and Evans Plaza Park in the foreground. The park includes a winding river, green spaces, and a modern bridge. A semi-transparent blue rectangle is overlaid on the right side of the image, containing text and the city logo.

Evans Plaza Park

Amy Connolly, Neighborhood Services
Lori Gordon, Parks & Recreation
January 19, 2023











Evans Plaza & Future Park

What We've Heard

- Focus on preserving & protecting Evans Plaza and its historic elements, such as plaques
- Build the new park to allow existing neighborhood programming to continue & expand, such as events, markets, food trucks (electrical, water, grass/flat, etc.)
- Consider connection to and compliment new development to North and Shamblee Library to the south
- Opportunity for neighborhood and public input on schematic/conceptual design will be a part of the design process



Progress to Date

- \$1.225M committed to park design & construction by Neighborhood Services
- Awaiting HUD approvals & Council allocation
- Neighborhood Services, Park & Recreation, and Economic Development collaborating on:
 - Federal Environmental Review clearance
 - Property acquisition & plat of dedication
 - Coordinating with developer/easements
 - Environmental Site Assessments - Phase I/II
 - Request for Proposals for design firms & contractor
 - Ensuring community engagement on park design



Next Steps

- **March 2023:** Finalize HUD approvals & City Council allocation
- **May 2023:** Federal ER clearance
- **July 2023:** Request for proposals issued by Park & Recreation for designer/contractor
- **September 2023:** Designer/contractor selected
- **October 2023:** Begin neighborhood consultation on design
- **June 2024:** Construction begins
- **June 2025:** Park improvements completed

An aerial photograph of Fort Worth, Texas, showing a mix of modern skyscrapers and green spaces. The city skyline is visible in the background under a clear blue sky. In the foreground, there are lush green parks, a winding river, and a modern bridge with a curved design. A semi-transparent dark blue rectangle is overlaid on the center of the image, containing the text and logos.

Q&A

FORT WORTH®

The Fort Worth logo features a white silhouette of a longhorn's head and horns, positioned centrally below the text "FORT WORTH®".The Hoque Global logo consists of a white circular icon containing a stylized lowercase "h" and "g" intertwined, followed by the text "hoque global" in a lowercase sans-serif font.

hoque
global

An aerial photograph of the Fort Worth skyline, featuring various skyscrapers and modern buildings. The image is partially covered by a semi-transparent blue overlay that contains text and logos.

Thank you!

