

Evans and Rosedale Urban Village

2024 Community Survey Summary

Completed in February 2024

I. Overview

The City of Fort Worth held a public meeting regarding the Evans & Rosedale Development Project, on Feb. 7, 2024, at the Shamblee Public Library. Attendees were given an update regarding the Evans and Rosedale Development Project and were able to participate in a Q&A/comment section at the end of the meeting.

Attendees were also provided with a QR code to complete an online survey regarding Historic Southside. Paper copies were also supplied to those who needed/wanted one. The survey was open one week, and a total of 86 responses were collected.

The purpose of the survey was to collect feedback from local residents, workers, and local stakeholders on their priorities, ideas, and desires for 2024 Evans & Rosedale RFEI refresh, as the City of Fort Worth prepared to seek a new master developer for the project. Survey findings will be incorporated into the upcoming Request for Expressions of Interest (RFEI), will be made available to developers, and will be utilized along with prior community surveys and feedback to help the selection committee determine how the submitted proposals align with the community's priorities and desires.

II. Survey results

Of the 86 total respondents, the following represents the breakdown of their relationship to the Historic Southside neighborhood, which includes the Evans & Rosedale Urban Village and the future development site:

How are you connected to the Historic Southside?

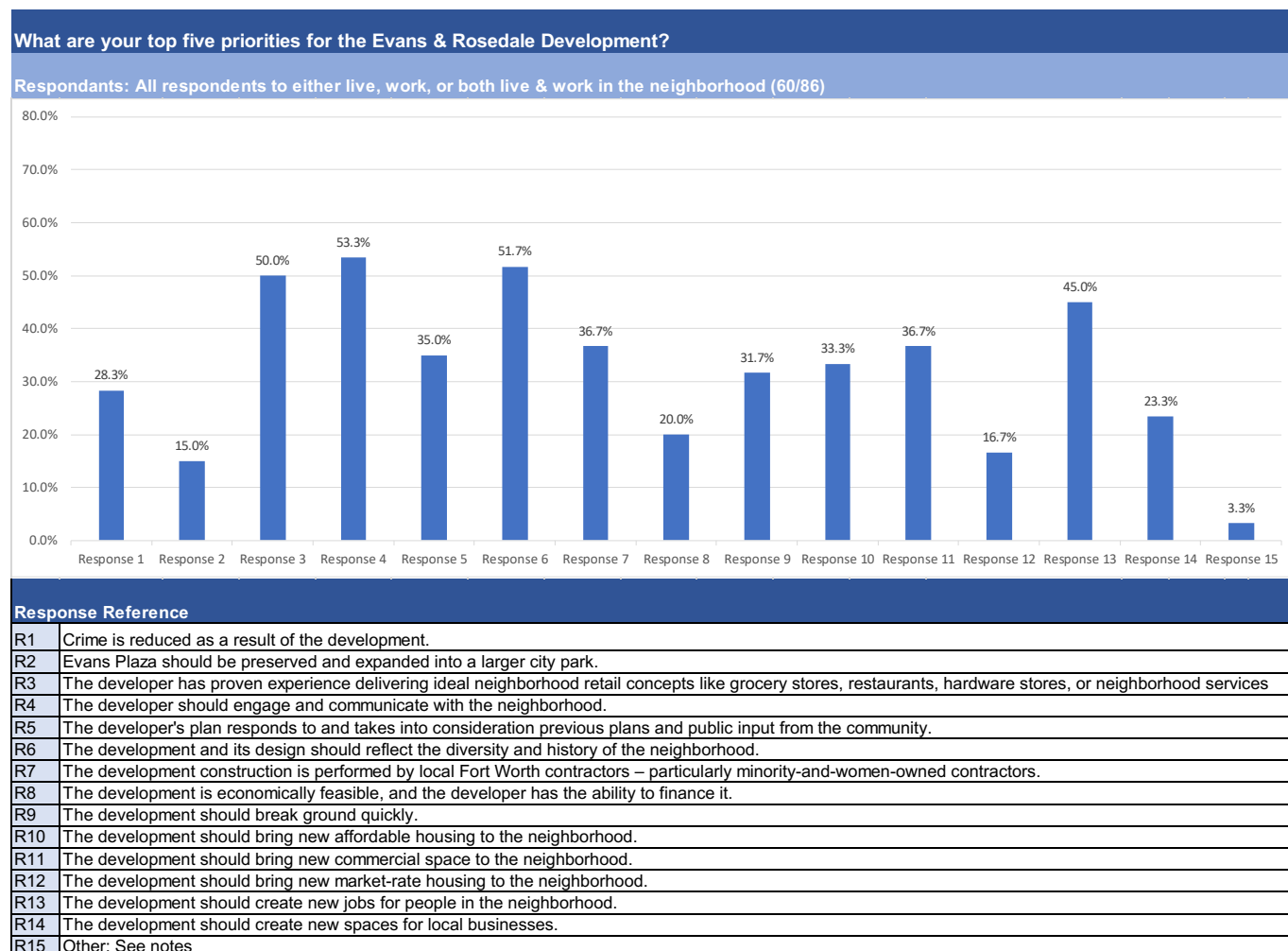
- 29/86 survey respondents stated they **lived** within Historic Southside area (33.72%),
- 16/86 responded they **worked** within the area (18.6%),
- 15/86 responded they **both lived and worked** within the area (17.44%) and,
- 26/86 respondents stated they **neither lived or worked** in the area (30.23%).

1. What are your top five priorities for the Evans & Rosedale Development? (Please select up to five options.)

The following graph represents the top 5 priorities for the Evans & Rosedale Development from the respondents who either live, work or both live and work in Historic Southside (60 out of 86 respondents).

The list of priorities was compiled from community engagement over the past few years of the previous master development project and all of them represent desires that have been continually expressed over the years.

The purpose of this question was to identify what the top priorities were of the many desires of the project to help the developer and selection committee identify what is most important.



Of all the responses from those who live, work or both live and work in the neighborhood, the top priorities were:

1. The developer should engage and communicate with neighborhood. (53.3%)
2. The development and its design should reflect the diversity and history of the neighborhood. (51.7%)
3. The developer has proven experience delivering ideal neighborhood retail concepts like grocery stores, restaurants, hardware stores, or neighborhood services (dry cleaners, etc.) (50%)
4. The development should create new jobs for people in the neighborhood. (45%)
5. The development construction is performed by local Fort Worth contractors – particularly minority-and-women-owned contractors. (36.7%)
6. The development should bring new commercial space to the neighborhood. (36.7%)

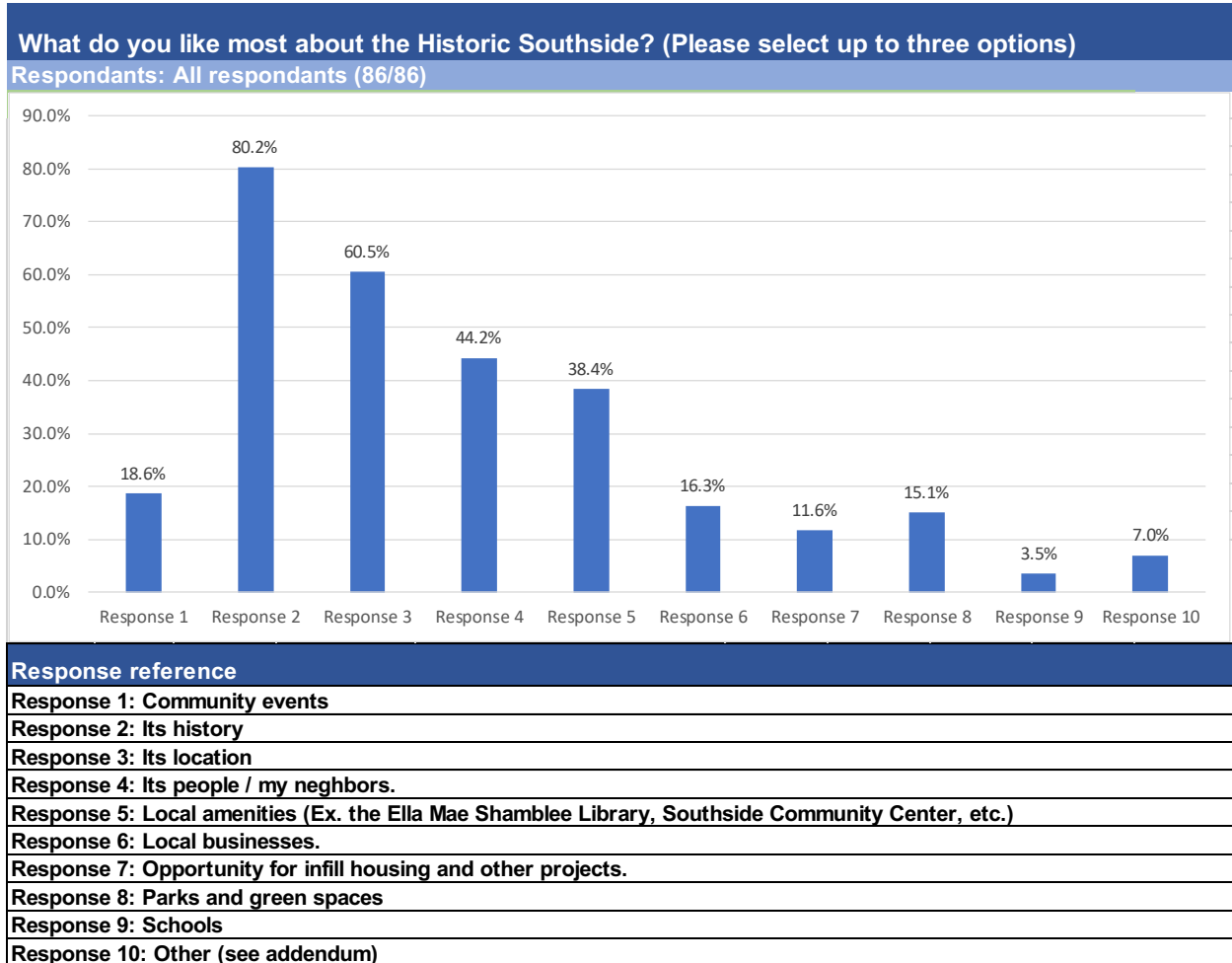
Other responses included:

- Regarding the housing component, future development should aim for both market-rate and affordable housing.

- Redevelopment potential
- The entire area should be accessible for residents with disabilities.
- Support local businesses.

2. What do you like most about the Historic Southside? (Please select up to three options.)

The following represent the view of all respondents, regardless of connection to Historic Southside, (86 of the 86 respondents), who were asked to select the top 3 things they like most about Historic Southside:



Of all the respondents, the respondents selected the following as their favorite or “what they liked the most about Historic Southside”:

1. Its history. (80%)
2. Its location. (60%)
3. Its people/neighbors. (44.2%)
4. The local amenities. (Ex. Ella Mae Shamblee Library, Southside Community Center, etc.) (38.4%)
5. Community events. (18.6%)
6. The local businesses. (16.3%)

Other responses included:

- Redevelopment potential
- Affordability (for now)
- It represents Black culture
- Proximity to downtown
- Historical churches
- Public infrastructure nearby

3. What would you like this neighborhood to be known for?

The following word cloud visualizes what residents – those who either live OR live and work in the Historic Southside (44 out of the 86 respondents) – believe their community should be known for, and how the proposed development should complement these attributes.



History: 13 responses

Culture/Black Culture: 8

Safety: 6 responses

Black History: 6 responses

Community: 6 responses

Please see the addendum below to read the full, longform responses to Question 3.

4. How can the Evans & Rosedale Development help accomplish these goals?

The following word cloud visualizes how residents – those who either live OR live and work in the Historic Southside (44 out of the 86 respondents) – think the Evans and Rosedale Development can help reflect the desired attributes identified in the previous question.



Community Driven: 11 responses

Affordability: 4

Black History/History: 5 responses

Grocery Store: 3 responses

Local Businesses: 3 responses

Please see the addendum below for full, longform responses to Question 4.

5. Do you have any other thoughts on the future of the Evans & Rosedale Urban Village and Development? What would you most want to tell the future developer?

The following word cloud visualizes the thoughts of residents – those who either live OR live and work in the Historic Southside (44 out of the 86 respondents)– on the future of the Evans & Rosedale Urban Village, and what they would like to tell the future developer.



Community: 5 responses

Grocery Store: 4

Engagement: 3 responses

History: 3 responses

Priority: 2 responses

Please see the addendum below for full, longform responses to Question 5.

III. Addendum

Below are the full, longform responses to questions 3-5.

Question 3: “What would you like this neighborhood to be known for?”

Full responses below for those who live or both live and work in Historic Southside (44/86).

- Black history, black owned business.
- Safe family friendly shopping housing and entertainment splash pads Historic Trolley Tour.
- The rich history of the African-American culture.
- Strong cultural history and vibrance.
- Its history.
- Clean, modern, safe, and walkable community with easy access to grocery and other amenities.
- Community, accessibility, and inclusion.
- For its historic black culture presence and diversity.
- Its rich history and preservation, community service.
- Its history, and the community that lives here. It was once a thriving neighborhood and it can still be that. But the city has forgotten and neglected it. It’s time to make it right. Do it justice.

- A welcoming place where everyone is accepted & a great place to live & hang out.
- Its history.
- A diverse cultural hub for the city. Representing the rich history of the people of color who lived and worked in the area.
- The city's Black cultural district.
- African-American history and culture.
- Inclusivity.
- Creativity.
- Home for diverse humans that love the history of their neighborhood as well as the progressive changes and improvements.
- Rich culture.
- Small businesses, community resources, jobs, crime and drug free, a safe place for children to grow.
- Equal opportunity for everyone.
- Diverse Culture.
- Our real history, not what the white historians are portraying for their gentrification purposes.
- Safe, reasonable development with some personality.
- Black History.
- Beauty.
- A destination spot for people outside of the community to enjoy meanwhile pouring into the community for a better standard of living.
- It's history and relating cultural significance and representation.
- A neighborhood that came back to life with thriving businesses.
- Known as a welcoming hub place for African American business. A neighborhood where there are lots of activities for children & youth.
- Just as long of an expected lifespan as other neighborhoods in FW.
- Having a life expectancy as comparable to other FW neighborhoods. Your zip code should not be known for having the shortest life span in the city.
- The national Juneteenth museum.
- Arts and commerce.
- Arts, culture and entertainment.
- History and contributions to Fort Worth and Texas history.
- Historic Community driven.
- Compatible work space, living units, & amenities that reflect location & history.
- The Developer SHOULD KEEP the ADA in mind throughout ALL PROJECTS and make sure ALL the surfaces are smooth NO FANCY SIDEWALKS OR WALKWAYS.
- Support of local business.
- Good entertainment, art and food.
- Its history, local/black owned restaurants, and community unity.
- History, things that are free to our youth and help the growth and development of them in a positive way.
- Culture, history, opportunities and togetherness.
- It needs to be known as a livable area more than any historic concerns.
- Affordable housing accessible to a major grocery store and promoting a safe neighborhood.

Full responses below for those who work or neither work or live in Historic Southside (42/86).

- Businesses.
- I would like the area to be known as a place people visit for its African American history, good restaurants and entertainment. Also, quality homes and a safe place to live.
- Diversity and diverse options for residents and visitors to engage in and enjoy the community.

- Fort Worth's epicenter of Black culture .
- The energy and vibrancy of the people and their history. The area should be as special as they are and show honor and respect to their contributions in Fort Worth.
- African-American cultural hub centered around a vibrant, revitalized Evans Avenue.
- A thriving community for middle class people of color.
- Having a little something for everyone. Safety.
- A place that offers a unique and different experience that reflects the place, the people and the history.
- Rich Black history and cultural/economic influence through the early 20th century. Ms Opal Lee.
- A haven of black history and black excellence where the citizens in the have strong and healthy community both economically and socially.
- A diverse cultural hub for the city. Representing the rich history of the people of color who lived and worked in the area.
- All that it was and is. The 1st Black millionaire in TX lived here. Doctors, teachers, attorneys, & entrepreneurs lived (and live) here. Their contributions to the community & the City should be known.
- Preserving it's history while projecting the future.
- Good Schools, good place to call home, Crime free.
- None of these are currently true about the neighborhood. The exact opposite.
- Celebrating its history and uplifting voices that have been historically marginalized.
- Safe and clean.
- Connections, community, green spaces, walkability.
- History and safety.
- Safe place to live, shop and hear music.
- The National Juneteenth museum.
- Arts and commerce.
- A thriving walkable neighborhood anchored by the Juneteenth museum.
- A neighborhood that was revitalized, and is interesting to visit.
- Affordable homes and jobs.
- Historic southside.
- The history of the neighborhood. Highlighting the impact of residents and honor the former glory of the neighborhood.
- This area has many historical homes that need to be recognized and preserved.
- Resiliency.
- Black owned businesses and events. A gathering place for all cultures.
- Its community.
- Its historical churches, and the history of black churches in the area. A cathedral would be nice. Increasing the urban density and businesses.
- Good food. Grocery Store. Retail needs. A neighborhood for the people that live here.
- I would like this neighborhood to be known for its continual survival, despite years of neglect by this city. It's time out for empty promises, and make Fort Worth reflective of all ethnicities!
- Preserving history, culture and pride of African American leaders.
- Being a vibrant cultural hub of Fort Worth, and being a good steward of its own neighborhood history.
- This neighborhood should be known for its history. It should reflect the culture of the people living there, however be welcoming to all cultures.
- Its history, restaurants, art and local businesses.
- Culture, history, opportunities and togetherness.

Question 4: “What would you like this neighborhood to be known for?”

Full responses below for those who live or both live and work in Historic Southside (44/86).

- Honor the neighborhood.
- Lol. SMH ..You tell us. Who developed the near Southside area. Finance it
- By breaking ground, and making the project not only suitable for the community, but suitable for visitors as well.
- Getting the community involved and also get sponsorship
- Keeping houses/buildings in same models such as the type of structure and also cleaning yards.
- Bring in a grocery store and leasable space to accommodate a wide range of businesses.
- By taking its current community into consideration and following through on the suggestion from its people.
- Be intentional with the approach behind the development and ensure that the community is effectively being served to benefit primarily the people in the community.
- Listen to community members and dedicate time to ensure affordable food, housing, and necessities stay intact or expand to serve the existing community and residents.
- Preserve the history, the architecture and culture of the community. Don't make this Plaza into a high-end retail/housing space that its own community cannot afford. Don't gentrify it.
- Bringing more opportunities for locally owned businesses & keeping housing affordable.
- Prioritize anti-displacement measures, including tax programs to prevent property tax hikes for existing residents.
- Continue to host events that reminds the community of its history
- By creating an economic hub and anchor for the continued investment in the Southeast side and Eastside Fort Worth.
- Work with and on behalf of neighborhood residents
- Help promote African-American history and culture, be intentionally Afro-centric.
- Bring the neighborhood together with what it needs surrounded by local businesses. A grocery store is much needed. Not a huge Walmart but a good size grocery with local business around it.
- Quickly make it happen.
- Provide affordable housing.
- No gentrification
- Staying real to the causes of Southside, and not falling for the gentrification lies and fallacies.
- Pick a responsible developer who will listen to the community and keep their promises.
- Nice businesses and stores with plenty of parking please
- By creating commercial buildings businesses can move into. Also, by renovating the existing buildings that have amazing history and make them available for retailers.
- Support affordable rents for local organizations to support this communities' vision.
- making sure that includes all the neighborhoods.
- The development will help to attract business to the area tied to the HSNA recruitment of business.
- The development should address the larger needs of the community, i.e. food desert, health care availability east of I-35 and job creation.
- The Evans & Rosedale development can help accomplish these goals by addressing crucial needs - food desert, health care access and job creation.

- Create a livable environment that encourages visitors and commerce like the Near Southside project.
- Selecting the right the developer. Being transparent.
- A new community center with great amenities
- DON'T overbuild the neighborhood. Utilize those who know the history & stories of the area.
- Make it affordable for local businesses to come into the area and support them with advertising and community events
- I believe the downtown, cultural district, redeveloping north-side, magnolia ALL 'communicate' the strength, history and heart of FW
- History: murals, statues, art installations
- Black owned restaurants: Make sure spaces in the mixed used buildings are marketed and priced to allow black owned small business to occupy space.
- By coming together to work with the neighborhood associations, and informing us of everything.
- Bringing more diverse business into the community, in turn creating job and engagement opportunities for residents
- I think it need to bring in a grocery store or similar retail. Right now, it's a food desert which doesn't really help grow a community.
- Design housing, grocery store options, and promote safety concerns

Full responses below for those who work or neither work or live in Historic Southside (42/86).

- Including space
- Collaborate with the neighborhood. Transparency with the neighborhood on the redevelopment, e.g., sustainable retail mix, etc.
- Involve the community in the planning process.
- Make that a true goal along with profit and collaborate with stakeholders who want that as well.
- Discernment in the selection process, set expectations high of the development plan.
- Superb architecture and urban design, good mix of commercial spaces for local businesses, housing mix of market-rate and income-restricted units, ideally with some rent-to-own options, grocery store
- By making the area more attractive to residential, commercial, and mixed-use development.
- Be smart with planning
- The City needs to listen and respect the community and create a balance between a unique development site and economics and creating a destination where history lives in the people.
- Prioritize anti-displacement measures, including tax programs to prevent property tax hikes for existing residents.
- Build affordable housing, trails, access to fresh food, health clinic and strong public schools
- By creating an economic hub and anchor for the continued investment in the Southeast side and Eastside Fort Worth.
- It should both market without and serve within. Whatever comes needs to be an economic generator spurring revitalization but also cater to the needs of those who live there (i.e., grocery store, etc.)
- STOP TALKING ABOUT IT; JUST DO IT! This project has been more than 20 years in the making and we are still TALKING ABOUT IT!
- New Police Station, Remove the homeless and relocate, New Schools, New retail commercial development
- Gather feedback from community leaders on how they envision the future of this community to ensure we don't necessarily increase cost of living and rather elevate the existing community.
- Create the museum, venues, retail, etc. that draws more people regularly throughout the day/evening. This'll make the area at least feel safe + hopefully curb the loitering of homeless, the trash, etc.

- Parks, sidewalks, community events
- Education and law enforcement
- Don't overdo the development. Keep it simple and affordable, while improving the neighborhood.
- get input and buy-in from the local stakeholders of the neighborhood - residents, library, Councilmember Nettles, Opal Lee
- Create a livable environment that encourages visitors and commerce like the Near Southside project.
- A lot of new affordable and market rate housing in a pedestrian friendly form with neighborhood scale commercial space for local businesses.
- Try to find investors to fund affordable (not cheap.) housing. It will be difficult to continue to fund the area without residential taxation.
- Remove neighborhood blight and offer affordable homes
- Renovate existing buildings that have been abandoned. Like the old Grand Movie Theater.
- City on a hill. A symbol of hope and prosperity that honors the past.
- Research the area history
- Maintain connection to the people and the history
- Talk with the neighbors. Have discussions with the Black Chamber members.
- Communication and transparency with the community.
- Connect with local black historical churches, allow market rate housing from any developer (regardless of race). Stop limiting development which causes lower housing supply in the long term.
- Upgrade the current buildings.
- Listening to the collective will of the people, who call the Historic South Side home. Ensuring every dollar embarked for this vast redevelopment, is spent with purpose, intent, and consideration.

Question 5: "Do you have any other thoughts on the future of the Evans & Rosedale Urban Village and Development? What would you most want to tell the future developer?"

Full responses below for those who live or both live and work in Historic Southside (44/86).

- Please honor the history and the residents. This neighborhood should be a destination area, not a faceless development.
- Go all out on this development. Show the world a vibrant minority community resurrected.
- To be swift and diligent about the project and insuring that you are getting opinions from the community as to what they would like to see the project to develop into.
- My number one concern is access to grocery. Preferably not just a big box Walmart grocery option, but something that has great produce and healthier options.
- Keep the community in mind in all stages of planning and execution.
- Make it count and represent the people by including the people within the community.
- We do not need more cookie cutter, expensive apartments!!!!
- Give us a grocery store like we've been asking for for years. Actually, engage with the community. This is the first engagement I've seen and it was on Facebook. Canvas the community and ask us.
- The existing infrastructure and community are vibrant and they matter. Restoration and equity should be at the absolute forefront of any plans.
- The museum should be the primary focus.
- Work with those of us that have been here and preserved the community, and LISTEN!
- Grocery! Not Walmart!
- More jobs and local businesses.
- Don't force those out who have spent their lives here. Keep it affordable for everyone.

- It should be a priority project for your firm.
- Stop trying to erase our history. You are attempting to make it less than what it is.
- Keep your promises.
- Grocery store
- Plenty of parking areas please.
- Include that arts, and create an opportunity for culture to drive the narrative of what nss as he's this development unique and attractive.
- Making sure the Hillside and Morningside neighborhoods are included
- The development should be inviting and innovative. Thinking out of the box and being creative!
- Black lives matter - past, present, and future
- Fort Worth has waited too long to redevelop and invest in this area. The long history of racism in Fort Worth has prevented forward momentum. Put that aside.
- Don't dropped the ball again.
- Respect the people who call it home
- New community center
- Utilize new designs that reflect existing buildings and be able to complete process in terms of finance. DON'T alienate the neighborhood.
- ADA ADA ADA
- Above
- There's a rich history here and efforts should be budgeted/made to honor that.
- To have an open mind for the low-income people that can and will make their way out, for a better life.
- Make it more livable as opposed to just a bunch of residential lots. Add green space and commercial options.
- Get it done and stop making promises that never come to fruition.

Full responses below for those who work or neither work or live in Historic Southside (42/86).

- Include Harambee Fest
- Include tourism expertise as part of the redevelopment.
- Be sure and consider the south side of Rosedale and going south on Evans as ideas and opportunities become available.
- We need seat at the table. We don't need to know your profit margin but our goals need to be as important.
- The people and preserving their culture should be the priority.
- The neighborhood expects and deserves excellence, in outreach, design, and execution
- Be smart. Be respectful of the area. Bring things needed for this neighborhood.
- The city and the developer need to listen and respond to the community in a timely and inclusive manner. There should be a community benefits agreement.
- The existing infrastructure and community are vibrant and they matter. Restoration and equity should be at the absolute forefront of any plans.
- Help rebuild what was stolen from a once vibrant community. A strong Southside makes for stronger Fort Worth.
- The development should embody the rich history of the area in its design and be a warm welcome sign inviting people to exit the highway and spend time (and money) in the Historic Southside.
- Get on with turning dirt!
- Follow urban design principles that the Near Southside has found success with. Be an extension of that successful development for faster growth.
- Changing the environment to facilitate walkability and connection can make people healthier.
- It needs to fit in— not be some “builder” concept

- I work in 76104 West of 35 and this should be an extension of the type of development that has succeeded west of the freeway.
- I am impressed with the present renovations, just continue with the same or similar style.
- Plan for a brighter future.
- As you build also include the history of this area.
- Make all major plans and contract bids public on an easy to navigate webpage and central physical location such as the library.
- Don't run the neighborhood residents out of the community.
- Do not exclude churches from the development, showcase Fort Worth's unique western black culture. Create urban density and urban green spaces.
- Respect this community as your own, and know that accountability will be held to the highest degree!
- Make sure there is green space.
- Provide opportunities for small business to occupy affordable space for daily operations.
- The community should decide what type of businesses they would like to have and work with the City to bring those businesses into the neighborhood. The developer should not decide their needs.
- I would love to see a revitalized or installed historically appropriate movie theatre and a focus on the arts, music and walkability.
- Developers should be passionate about the development project, as residents have voiced interest and concerns for far too long.