

An aerial photograph of Fort Worth, Texas, showing a mix of modern high-rise buildings and green park spaces. The skyline is visible in the background under a clear blue sky. In the foreground, there's a large, modern building with a distinctive facade, and a park area with trees and a winding path. A bridge with a unique arch design is visible in the lower left corner.

Evans and Rosedale Redevelopment Community Update: Plans & Next-Steps

December 12, 2024

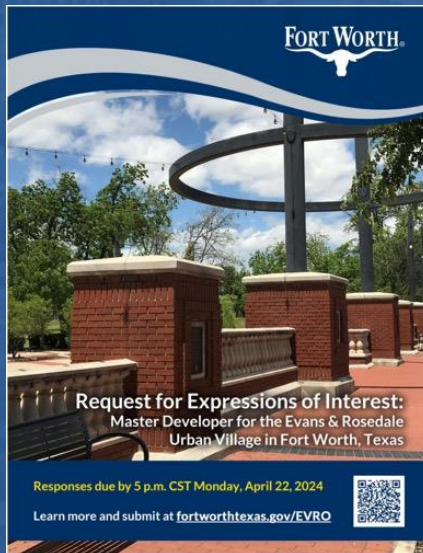


Agenda:

- Welcome: *Councilmember Nettles*
- Process Recap: *Robert Sturns, Economic Development Director*
- Community Feedback Recap: *Royal Capital*
- Plans Reveal & Concept Renderings: *Royal Capital*
- Next Steps: *City of Fort Worth & Royal Capital*
- Questions & Answers: *Royal Capital & City of Fort Worth*
- Concept Rendering Community Feedback: *Come talk with us! Stay tuned for virtual office hours.*

RFEI

“Request for Expression of Interest”



- Community input & feedback via survey and neighborhood meeting on **February 7, 2024**
- Request for Expression of Interest (RFEI) issued **March 5, 2024**
 - The RFEI emphasized a partnership “with an experienced mixed-use developer who can respect the history while maximizing the use of the property for the current market.”
- Responses Due **April 22, 2024**
 - 11 firms, local & national, responded
- Selection Committee review **May – July**
 - Selection committee of senior city staff and Historic Southside stakeholders
- Master developer selected & announced: **August**

Developer Highlights:

- Experienced in both developing and financing complex, urban, mixed-use development
- “Best in class” in minority participation and business equity practices
- Innovative community engagement and inclusion tactics
- Demonstrated flexibility, capability, and creativity
- Partnership with previous engineering and architectural firms allows for quicker pre-development (speed to development)



Since August:

- **Communications Infrastructure:**
 - Website: EvansandRosedale.com
 - Social Media, Text to Subscribe, Yard Signs, Collaboration with HSNA, etc.
- **Community Engagement:**
 - Series of community meetings with developer and city:
 - Meet the Developers Block Party: September 25
 - Community Visioning Session & Charette: October 23rd
 - Community Update: Plans Reveal & Next-Steps: **Today!**
 - Developer meetings with local stakeholders and organizations
- **Developer Research, Due Diligence, Define Plans**

Stakeholder engagement recap

FWR
FORT WORTH REPORT

Breaking bread: New Southside urban village developer meets Fort Worth community

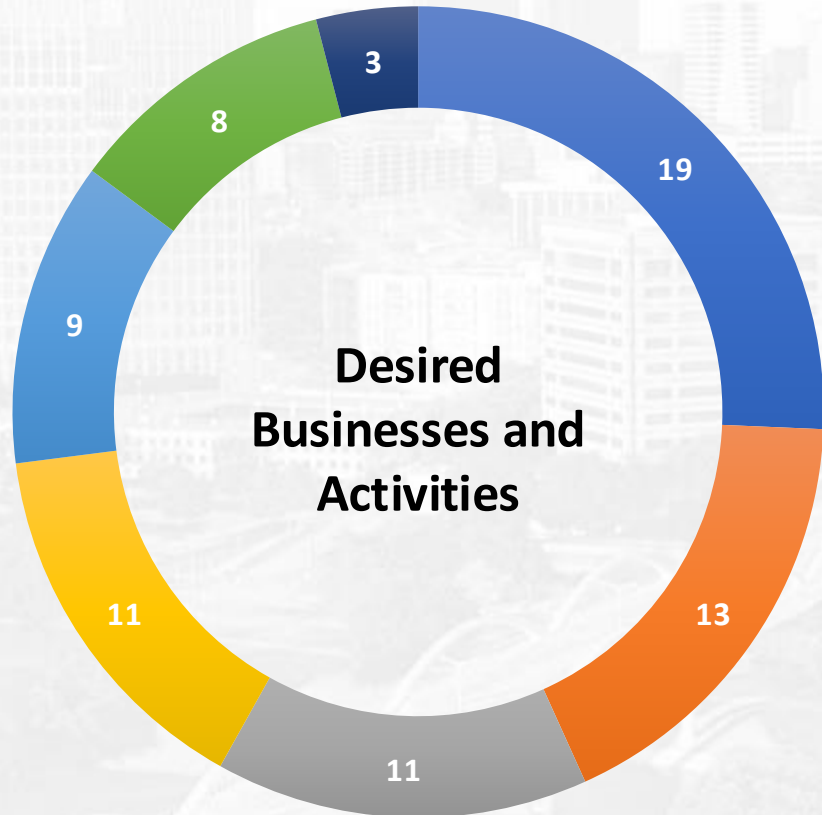


FWR
FORT WORTH REPORT

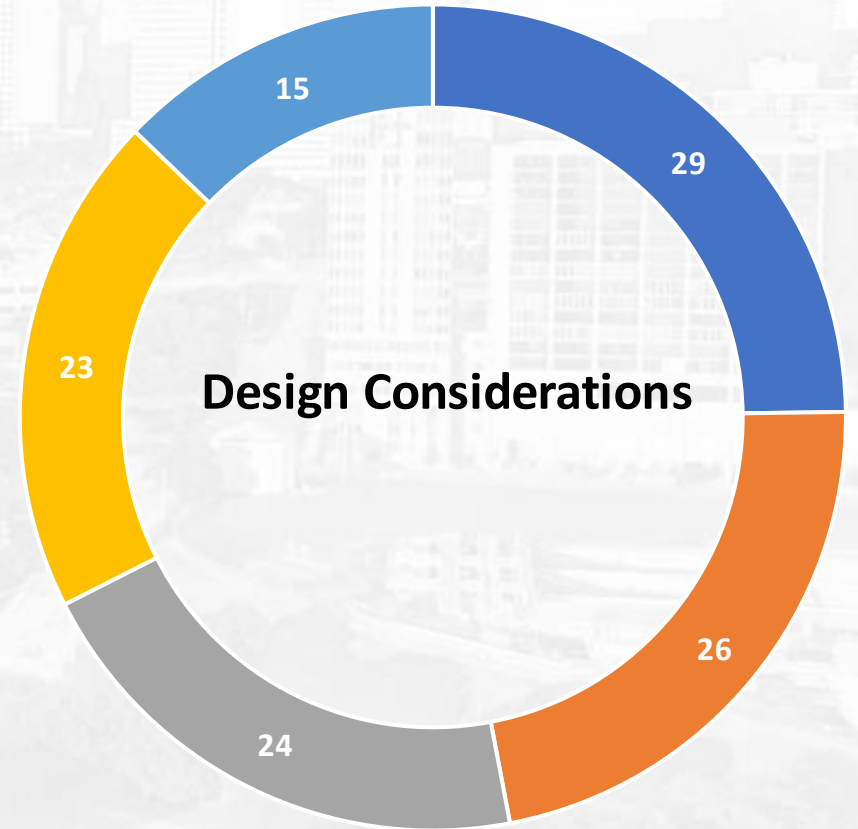
How should Fort Worth develop Historic Southside urban village? Residents have their say



EVRO Public Engagement Workshop 2019

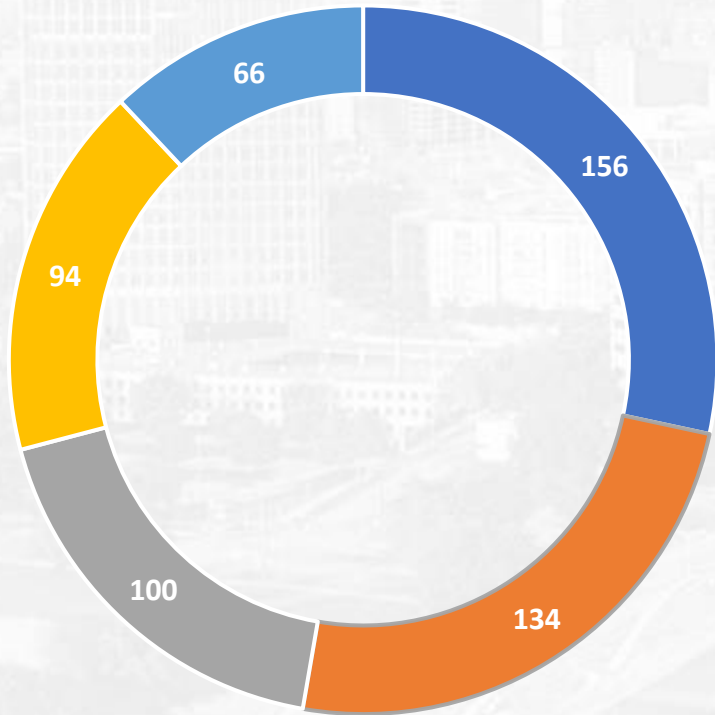


- Grocery Store
- Café
- Housing
- Entertainment
- Restaurants
- Health & Wellness
- Barber / Beauty



- Shading / Landscape
- Seating
- Art
- Play
- Lighting

EVRO Community Visioning 2024 Community Participation



- Retail
- Housing
- Historic Naming
- Site Programming
- Entertainment and Gathering

Retail

1. Grocery Store
2. Farmers Market
3. Casual Dining / Restaurants
4. Gym / Fitness
5. Coffee Shop

Housing

1. Affordable
2. No Tall Buildings
3. Aesthetically Pleasing
4. Adequate Parking
5. Green Space

Entertainment & Gathering

1. Food truck park
2. Outdoor pavilion
3. No tall buildings/preserve
4. Game area/sports area
5. Community engagement hall

Site Programming

1. Kids Area / Childcare
2. Office Space
3. Garden or Green Space
4. Food Trucks
5. Outdoor Event Space

Historic Naming

1. Historic Southside Leaders
2. Shirley and/or Johnny Lewis
3. Name to Include Southside
4. Update Community Plaques
5. Opal Lee

EVANS *&* ROSEDALE

FORT WORTH, TEXAS

SITE AND BUILDING INFORMATION

Existing Zoning: NS-T4R

Proposed Use: Multifamily / Commercial / Retail

1 BR Units	60 Units
2 BR Units	42 Units
3 BR Units	74 Units
2 BR Units (Live Work)	5 Units

Development Unit Total: 184 Units



SITE AND BUILDING INFORMATION

PROVIDED PARKING SPACES

Garage Spaces (Building 01)	42 Spaces
Garage Spaces (Building 02)	33 Spaces
Garage Spaces (Stacked Flats and Live Work Buildings)	55 Spaces
Accessible Garage Spaces	11 Spaces
Surface Lot Spaces	117 Spaces
Accessible Lot Spaces	5 Req.
Existing Street Parking (Missouri & Evans Ave.)	54 Spaces
Provided Total (Not Counting Existing Street Parking)	247 Spaces





















Next-Steps: *What to expect from us over next year*

- **Continued Community Engagement** – office hours, project updates, community updates for business equity engagement, small businesses, etc.
- **Pre-Development Process: *Early 2025 (8-14 mo. process)***
 - Site engineering, stormwater, traffic studies, etc.
 - Architecture and design approvals (HSNA/TIF 4, UDC)
- **Secure Construction Partner & Begin BEF bidding process: *Early 2025***
- **Park Community Design Process: *Begin early 2025***
- **Deal Refinement & Negotiations: *In process (3-6 mo. process)***
 - ***Q1: Term Sheet Negotiations***
 - ***Q1: Approvals***
 - ***City Council, FW Local Dev Corporation, FW Housing & Finance Corporation, TIF 4 District***
 - ***Q2: Development Agreements & Negotiations***

Connect with us!

Follow along at [EvansAndRosedale.com](https://www.evansandrosedale.com)

- Sign up for text message updates
- Book office hours
- Get project updates, and more!

Get involved with the [Historic Southside Neighborhood Association](https://www.historicsouthside-fw.org) for more regular project updates.
([historicsouthside-fw.org](https://www.historicsouthside-fw.org))



Questions?