

EVANS & ROSEDALE PUBLIC ENGAGEMENT WORKSHOP SUMMARY

WHERE ARE YOU FROM

Residents were asked to identify where they live and work by placing a thumb tack on the map – a red tack for where they live and a blue tack for where they work. Three scales of maps – Fort Worth, Historic Southside, Evans & Rosedale were provided.

URBAN VILLAGES

The history, details and locations of Fort Worth's urban villages were provided to residents, so they could better conceptualize Evans & Rosedale in context with the city's other urban villages. Residents were encouraged to examine this background information, and share their thoughts about urban villages in general, or about Evans & Rosedale in the context of the city's other urban villages.

Thoughts on Venues and Features of Urban Villages

- Grocery (x4)
- Mixed-Income Housing and/or Affordable Housing (x4)
 - Loft apartments
- Vibrant event space for outdoor concerts, plays, etc. (x3)
 - Music venue (x2)
- Open green space (x2)
- Bike trails (x3)
- Movie theatre/skating rink (x2)
- Gym, Food Market, Small FedEx, Coffee Shop, Living Space, Bar, Sandwich Shop, Kids' Center (x2)
- Quality day-to-day businesses for small entrepreneurs, such as oil change/lube centers (x2)
- Gym (x2)
 - YMCA



- More restaurants (x2)
 - Unique eats, locally-sourced
 - Rooftop bar
 - Brewery?
 - NO (x3)
 - Not here!
 - Close by already (Rahr and 1-2 others)
- Social services center
- Affordably-priced retail for area residents
- Museum
- Dog park
 - Street scape, sidewalk benches, native landscaping



Additional topics of discussion

- Fair Housing:
 - Property tax abatement
 - Rental gap assistance park
 - Community land trust
 - Community benefits
 - CRA lending for home repairs, CFU HUD programs
 - Affirmative programs to mitigate displacement
 - 60% social housing as protective measure
 - Fair housing in Historic Southside
- AFH Fair Housing protections
- Property tax education
- Homestead exemptions
- Clearing Title/Transfer on death deeds
- Support for the Tarrant County Harambee Festival
- Active lifestyle
- No visible parking, no parking garage with TIF 4
- Regional Pedestrian district- AFH, w/ priority, accessible and affordable houses (parking reductions)
- Better enforcement of laws pertaining to vehicles in pedestrian crosswalks and bicycle lanes
- Grant opportunity for new non-profits, who are doing something in the community or started less than 4 years ago
- Improved pedestrian and bike connection to the city/walkable street design

HONORING LOCAL HISTORY, CULTURE AND PROMINENT PEOPLE

A timeline was provided that showed important historical and cultural events in the history of the Evans & Rosedale community. Residents were encouraged to share their thoughts on any important history, culture, or prominent locals from the area that were missing.

What is the story of Evans & Rosedale?

- This community had the highest level of education in Fort Worth, with doctors, teachers, attorneys, etc.
- Catalog of historic breakthrough Black businesses and professional pioneers situated in the area
- 1800s established St. Andrews UMC – a long-standing Black church and cradle of numerous Fort Worth community leaders and educators. The church has achieved a Historic Landmark designation.
- 1929 Our Lady of Mercy Church (now Sunshine Cumberland). The church was purchased by Brazos River Presbyterian in 1955 and was pastored by Rev. Harold W. Gant for 40 years, and is now pastored by Rev. A.L. Gipson.
- During the 1950s, Black men had to patrol the alley from Allen Ave. to Vickery Blvd., as White men would place satchel bombs under the houses of Black homeowners.
- 1960s saw the start of 1163 Evans Ave. Cleaners (x2)
- 1977 Tarrant County Black Historical and Genealogical Society was established.
- 2005 the refurbishment of Boone House began.
- 2011 Lenora Rolla Heritage Center Museum opened
- Evans Avenue Plaza (year?)
- Barrets Day School
- Universal Life Insurance Company – Black-owned business on Evans Ave.

Additional discussion

- There are some long-time residents in the area who are still living, reach out to them (x2)
- Look at Reba Cary's authored collection of books on Black leaders and organizations for those endemic to this area.
- Look at Calvin Littlejohn's book of photography for a broader history of Fort Worth's African American community and the Southside, more specifically.

How do we preserve, honor and share our history with others?

- Improve/expand Lenora Rolla Heritage Center (x4)
- Recreate music venues (x3)
- Honor but modernize interface (walking tours, electronic/interactive, etc.) (x3)
- Fund the residential/museum of Southside History (Opal Lee) (x2)
- Current residents cannot be pushed out (x2)
 - o Grandfather property taxes

- More quality, Black-owned businesses in neighborhood (x2)
 - Anchor institutions and city-backed funding for micro-enterprises to address local underemployment in Southside, a R/ECAP neighborhood
- Honor and preserve the Grand Theatre (x2)
- Public art emphasis (x2)
- Annual festival to honor history / Black History Month celebrations (x2)
 - Talk to Lee Littlefield about Sankofa festival, or a music/arts festival to celebrate Black contributions to the Arts, held on Evans
- Banners on light posts with images of prominent/historical leaders and personalities (x2)
- Buildings named after historical figures
- Neighborhood historical tours
- Prop up and connect Evans & Rosedale to TCBHGS

Additional discussion

- Consult Visit Fort Worth and Black Chamber of Commerce
- Ability to walk to venues such as restaurant and music venues (great aunt/uncle could walk to events from their home)
- More forward-thinking; our history didn't stop (ex. Leon Bridges)

PRIORITIZING BUSINESS/ACTIVITY TYPES

Residents were shown the 2005 Master Plan for the Evans & Rosedale Urban Village, as well as some of the business and activity types that have been identified by the community during previous engagement events. Residents were asked to vote for businesses and activities that they would like to see in the neighborhood by placing thumb tacks next to the options, and by writing in other types that were not listed. Additionally, they identified specific locations on the map of where they'd like to see specific activities.

Categories and comments are listed below.

- Grocery stores (19 votes)
 - Will not attract new residents (x2)
 - YES in a multi-tier structure, NO in a traditional model
 - Too far of a drive
 - Aldi for low prices
 - Decent eggs
 - Farmer's Market
 - "Build beautiful" but respect the area's history
- Cafes (13 votes)
 - Home cooking cafes

- o Locally-owned restaurants
- o Vegan options
- o Recruit iconic Black restaurants from other parts of Fort Worth or other cities
- o Mom and pop shops (x2)
 - ◇ Magnolia area feel-and-flow
- o Shops that are not new, just not here

- Entertainment (11 votes)
 - o Music Venue (x3)
 - ◇ Live music
 - ◇ Fort Worth needs entertainment venues
 - ◇ Roof-top seating / venue
 - o Minority-owned entertainment
 - o Keep it historic / give it a historic look
 - o Art Galleries / Live art
 - o Pinstax
 - o Present Grand Theatre
 - o Clothing
 - o Upscale hangout for millennials

- Housing (11 votes)
 - o Senior living
 - o Infill housing
 - o High-density development
 - o Infill empty lots
 - o Better oversight of historic standards
 - o No brick front

- Sit-Down Restaurants (9 votes)
 - o Pizza, beer, wings
 - o 24-hour diner/breakfast/coffee for hard-working men and women
 - o Open spaces and unique eats

- Doctor's Offices (8 votes)
 - o Therapy center / health and wellness
 - o Naturalist and herbalist providers

- Barber/Beauty shops (3 votes)

- Additional ideas
 - o Expanded Community Center (x3)
 - ◇ Events center/community center/gym
 - ◇ Center for children's birthday parties

- o Community garden (x2)
- o Dry cleaners (Evans Ave. Cleaner, 1163 Evans Ave.)
- o Day care centers
- o Small tech/live-work spaces
- o New development-adaptable
- o Vegan restaurants
- o Companies that will develop trades for residents in the community
- o Jobs that pay / higher paying jobs
- o Drug stores/Pharmacy
- o Bookstore
- o Parks/Walking Trails (ex: Beltline in ATL)
- o Yoga Studio
- o Jobs to prevent crime
- o Financial Education Center
- o Oil change (neighborhood entrepreneurs)
- o Enhance and leave opportunity for existing neighborhood businesses

Additional discussion

- Not another West 7th (x2)
- Preserve Historic Buildings! (x2)
- Local independent business only; no corporate franchise/big box
- Mixed-use development; high-rise with concealed parking/added parking garage
- Get rid of 7-eleven and Jack in the Box
- Focus on Rosedale
- Grand theatre
- Preserve and outreach, restore historic buildings
- Need multi-structured buildings
- Something that marks the place. seen from afar
- No museum
- Density
- Great locale (referring to proposed theatre location on Evans & Terrell)
- Expand the factors to include some key missing factors (referring to Evans plaza)
- BBQ (referring to proposed destination restaurant on Evans & Pulaski)
- Add lanes to 35W, widen the lanes

ARCHITECTURAL DESIGN AND PROGRAMMING

By voting with thumbtacks, staff tried to get a sense of what residents hope to see in their neighborhood, both in terms of amenities and design expression. Residents were asked questions to

determine what good design means to them, and encouraged them to discuss specific buildings, places, materials, or anything else that they associate with good design. Examples could be from Fort Worth or anywhere else.

Categories and comments are listed below.

- Shading (29 votes)
 - Trees would be nice if city did maintenance regularly
 - Needed on some buildings (referring to awnings)
 - Plant more trees
 - Make it vibrant/colorful

- Seating (26 votes)
 - Different kinds of seating

- Art (24 votes)
 - 20 jazz musicians that came from this neighborhood (x3)
 - Love concept of abstract downtown Fort Worth sculpture
 - Love concept of Shamblee library stained glass mosaic window
 - Unique Fort Worth-centric art
 - Music/Entertainment Venues
 - Arts
 - Mix of abstract/symbolic, sculpture and figurative/portraiture art

- Play (23 votes)
 - Accessible playground
 - Water feature
 - Short fitness circuit
 - Larger community center and playground
 - Areas for older children

- Lighting/Signage (15 votes)
 - Darkness keeps people from walking after sundown
 - Sidewalk, streets, and lighting
 - Better lighting

- Other ideas
 - ADA-accessible, with wide sidewalks and curb ramps
 - Accessible sidewalks and housing
 - Promote lots of foot traffic for walkable community
 - Smoother streets
 - Enhanced safety

- o Retain history/cultural identity of neighborhood, don't want it to look like everywhere else
- o Should have signature design/look that reflects history/culture of neighborhood
- o No cookie-cutter/tract-like homes as in other areas... keep uniqueness of area
- o Green spaces, native trees and plants/Xscaping
- o I would one day love to allow my kid to walk to school unassisted. She is what drives how we would love the neighborhood to be.

Additional discussion

- Doctor's office
- Enhance Evans Ave Cleaners
- Grocery store
- No fast food
- Dog park, cat park or garden
- Save historic building church and parsonage on the corner of Verbena and Evans Ave
across from the public library
- Affordable housing
- Local jobs for residents east of IH-35



ARCHITECTURAL DESIGN AND PROGRAMMING SUMMARY

- There is a palpable sense that the city does not do enough in the neighborhood, in terms of providing safe environment. Not enough sidewalks, lighting on the streets, and enforcement of city ordinances.
- Several people thought that just fixing the current light poles that are not working would improve the neighborhood.
- Emphasis on local business and not fast-food chains.
- Music came up several times with several people.
- Making the area walkable and providing places for children and pets to play. This was particularly important for some of the young families that attended, but also the older, empty nesters who are pet owners.
- There is an overall call for maintaining or recalling the cultural identity and history of the neighborhood. There's a feeling that new buildings should be 'unique' and to avoid looking like other parts of the city.
- Housing should be affordable.
- There is a fear that benches and some of the referenced images may result in more homeless people hanging out in the neighborhood.

HOPES AND FEARS

Residents shared their hopes and fears for the Evans & Rosedale neighborhood, addressing the following:

What would you MOST like to see here in the future?

- New affordable homes that match income of neighborhood (x4)
 - But also second-tier family/young professional homes (middle class heritage)
- Music venues (x3)
- Locally-owned restaurants (x3)
- Black-owned businesses that reflect neighborhood residents (x3)
- Magnolia-like development (x3)
- Rooftop venue (we have great view of downtown) (x3)
- Better lighting / safety (x3)
- Better sidewalks, curb ramps and streets (x2)
- Home-cooking restaurants (x2)
- Grocery stores (x2)
- Preserving historic buildings, such as the Our Mother of Mercy Catholic Church and Parsonage (x2)
- Community garden
- Dog park
- Green space
- Large, 24-hour community center
- Financial education center
- Vegan/health conscious businesses
- People feeling confident about walking these 7-8 blocks
- The burden of all the homeless shelters being equally distributed throughout the city
- Independent, privately-owned “mom and pop” type businesses
- Live/work space for fledgling entrepreneurs, particularly African Americans
- Start-up / tech stuff
- Murals, art and sculptures
- Neighbors/residents keep property owned
- Amenities for an active lifestyle, such as bikes
- Outdoor vendors / public market
- Preserve the Grand Theatre

What would you LEAST like to see here in the future?

- Chain development (x5)
- No cookie-cutter homes; keep the uniqueness of the neighborhood (No tract-type homes, as in other areas) (x3)
- Junky chain food and retail (x2)

- Large surface parking (x2)
- Unchecked gentrification (x2)
- Things that attract homelessness and crime
- Restaurants (no fast food)
- Big box stores
- Visible parking
- Potholes
- Housing value increase / housing that continues to increase the value of the area
- Illegal dumping
- Trees removed
- Lloyd's Bar as it is, with no improvement
- Grocery store across from Lloyd's, with no improvement
- Magnolia – restaurants and stores that aren't for this community, but for outsiders

What would you like this neighborhood to be known for?

- History of African American entrepreneurs, businesses, civic organizations, church leadership, jazz music / culture (x2)
- Historic culture needs to remain in area (x2)
- Inclusion/cultural exchange (x2)
- Historical activities and nature neighborhood
- The epicenter for celebrating the rich Black contribution to Fort Worth's success
- The epicenter of African American culture and heritage
- Community needs to be known for the leadership it produced
- Historical value – architecture, business
- Its historical culture and history
- Southside is a historic African American neighborhood
- Significance of Evans Ave. Cleaners – much history, Black-owned, pass through family, 1163 Evans Ave.
- Cultural entertainment hub for FW
- Jazz club
- The Arts
- Family-friendly
- Local job incubators to support local jobs and businesses
- Redevelopment that affirms fair housing
 - o In a neighborhood with homelessness
 - o Affordable housing, underemployment
 - o And a need for more affordable and accessible housing

HOPES AND FEARS SUMMARY

- There is a lot of incredible African American history in this neighborhood that needs to be recognized and incorporated into its future development.

- Recognize the important history of music and jazz in this area specifically.
- Allow this to be the walkable, culturally-specific neighborhood it was in the past.
- Support local, healthy restaurants and grocery / markets.
- Support local, Black-owned businesses.
- Most residents identified Magnolia as a good example for Evans & Rosedale's scale and variety, though this growth should reflect this specific community.
- Include the community in the development process and make sure that they are not excluded from the future of this neighborhood due to increased prices.
- Residents want local development, as opposed to chains.
- It's essential to provide housing options and business rental space options for local residents at costs that they can afford.
- Address homelessness by spreading out homeless options across the city, instead of putting them all in one location.

TYPE AND TIMELINE OF COMMUNITY ENGAGEMENT

Residents were shown a timeline of the city's understanding of some of the community engagement events that have occurred in the Evans & Rosedale neighborhood. Residents were encouraged to add more events to the timeline, and to share any ideas about what they consider "meaningful" community engagement, with specific notes about how they would like to be involved in the development process moving forward.

What is meaningful community engagement?

- Jobs in the area that pay above poverty level incomes (x2)
- Events in park, like Clyde Park in Dallas (x2)
- That the community is not forgotten, that we are engaged and informed and asked.
- Transparency and open dialogue
- Continuous voice and a seat/vote in decisions, not RFEI/RFQ-based continuous and substantive
- Engage and empower the churches that stood in the footprint for 100+ years
 - Because social media, mailers, phone calls are not enough to communicate with this neighborhood effectively
- More public events at Hazel Harvey Peace Center
- Developer accountability to HSNA collaboration
- Today's process/opportunity is wonderful, need more similar events as development timeline progresses. Other town hall consults also.
- This is an excellent event.
- People in the community working together to/for the good of the community
- Real-time input / feedback using the software that is commercially available like Zen Desk
- Preserve the community's historic value
- School upgrades

How would you like to be involved?

- Working with youth in the community (x3)
- Community involvement (x2)
- Assisting the neighborhood with having that continuous voice (x2)
- Newsletter updates and being a warm body to help pull off this change
- Go to present businesses that are open and speak with them, as well as the Historic Southside Neighborhood Association
- I would volunteer to help with community education
- I want to meet developer
- I would like to help create a community garden
- Events in the park like Clyde Park in Dallas
- School upgrade – Stop Six – to same level as richer communities
- Economic stability – jobs (good-paying) above poverty income levels
- Interest in small business to develop on nearby property
- Community resident/youth programs
- Assistance in renewing the minds of the people in the community (education on living, owning, etc.)

TYPE AND TIMELINE OF COMMUNITY ENGAGEMENT SUMMARY

- There is a strong sense of ownership of the neighborhood among residents and community members.
- Community members appreciated the ability to voice their desires and concerns with the Evans & Rosedale Urban Village project, and unanimously expressed an interest in remaining involved with the process; residents want to give input.
- A number of community members stated that they were frustrated with not knowing what was happening in terms of the development and remained skeptical that this time it would happen (referring to the amount of time it has taken to see changes within the neighborhood.)
- Most expressed that they enjoyed the day's workshop, although they preferred the process to be more democratic (not RFEI/RFQ based process).
- All residents identified the need for other social efforts and programs (i.e. education programs and resources for community members) in addition to redevelopment in order to revitalize the neighborhood.
- All residents identified the desire for the process to be as transparent as possible.

GENERAL COMMENTS

Residents were asked to provide any thoughts on the future of Evans & Rosedale that were not addressed in other areas.

- Don't forget about the current residents, don't push them out! (x2)

- Need more lighting in the city (x2)
- Property value increase is key (x2)
- Infill housing with historically accurate housing (x2)
- Need aggressive stance by city on pushing back against displacement and gentrification (x2)
- Rosedale and Fabons Street: City needs to relocate Sami and Stoner lines!
- Have our city officials care about the citizens east of I-35
 - Amen
- Take care of the homeless issue
- Talk to people who “know”, not “heard”
- 24-hour community center
- Decent planning session with community
- Change the culture that embraces hopeless thoughts
- Let’s think bigger than Evans & Rosedale
- How does this effort expand through southeast Fort Worth?
- Please preserve all our historic buildings and churches.
- Increase awareness of economic programs that empower current residents in home ownership and entrepreneurial endeavoring
- Cat Garden/Park
- Improve neighborhood streets and make sure lights work
- If it looks like trash, people will continue to dump trash
- Please affirmatively further Fair Housing in Historic Southside and surrounding neighborhoods.
- Inform residents that property taxes will increase as new development comes to Southside.
- Allocate resources to affordable housing, proactively build or include deep affordable housing in RFEI, or in tax revenues generated for high opportunity housing in Southside.

