

Central Arlington Heights

Property Acquisition Update

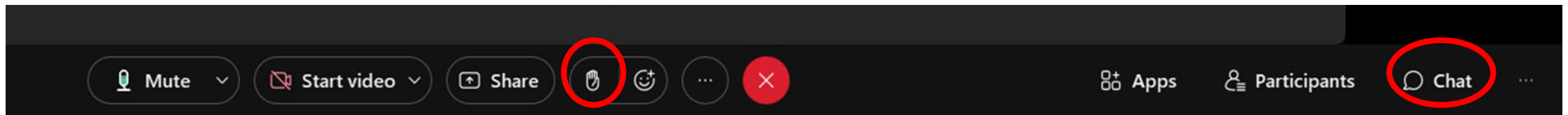
May 25, 2023 Public Meeting

Jennifer Dyke, *Assistant Director, Stormwater Mgmt. Program*

Transportation Public Works Department

Good Evening!
**The presentation will
begin at 6:05.**

- During the presentation, everyone will be muted, except the presenters
- We will answer questions at the end of the meeting
- If you have a question, please post it in the chat section using the chat button OR use the hand button to be called on to ask your question verbally
- The presentation will be recorded and shared after the meeting. Thank you!



Agenda

- Background
- Vacant parcels purchased with FEMA grant funding
- Notice of Sale (NOS) requirements and next steps
- Questions/Discussion

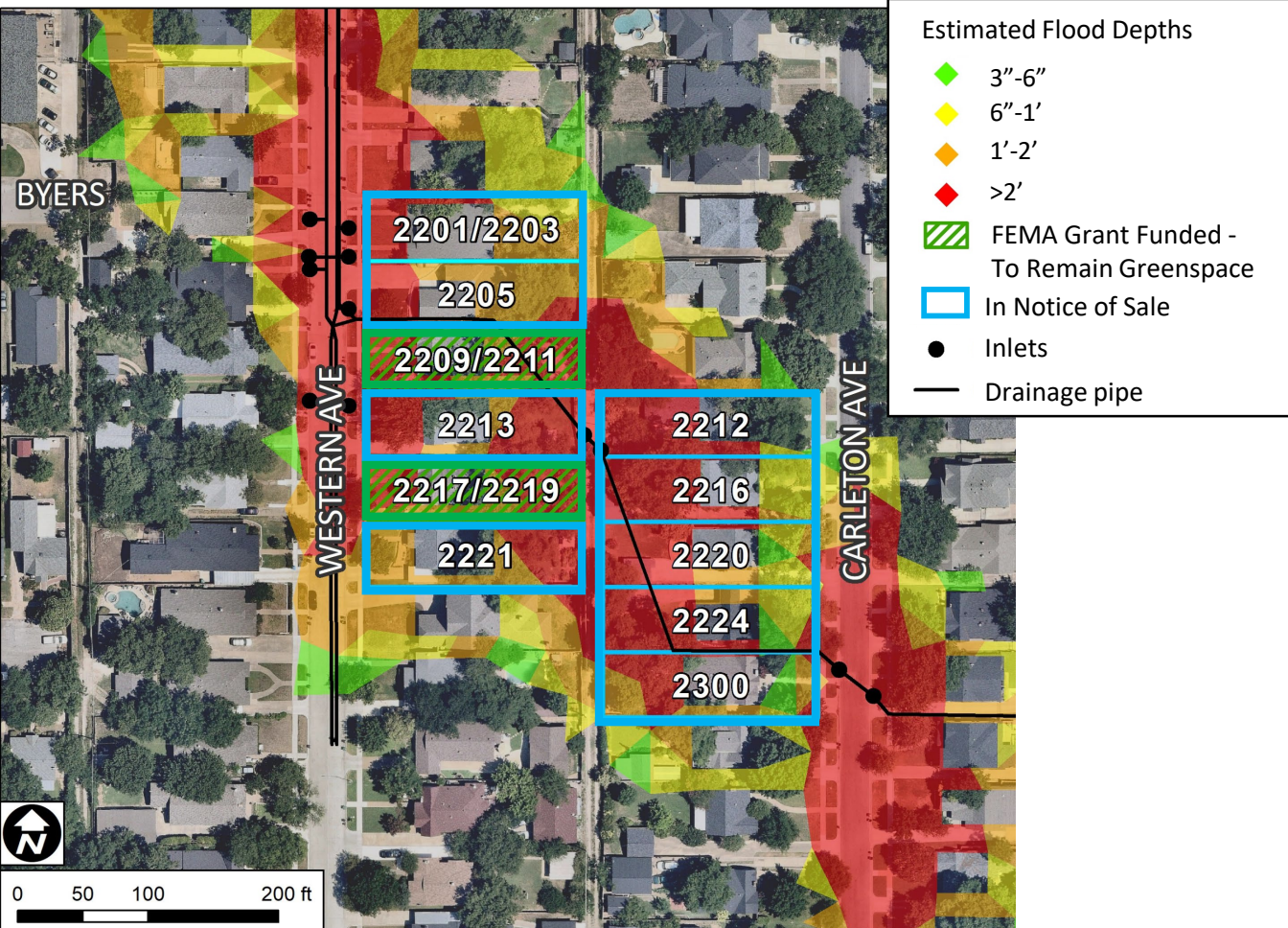
Background

- Last community meeting May 19, 2022 covered
 - Why the area is flood prone
 - Projects implemented
 - Why voluntary buyout was pursued
 - Notice of Sale (NOS) plans
 - Reviewed draft Open Space Use Plan for properties acquired with FEMA grant funding
- Recording and PowerPoint are posted online at
<https://www.fortworthtexas.gov/projects/cfw-central-arlington-heights-property>

Since the May 2022 Meeting

- We received more feedback from community residents, developers, Councilmember Firestone, and City management
- We revised the NOS based on feedback working to balance community cohesiveness of the new/redevelopment with enough flexibility for a developer to implement

Properties Acquired



Estimated Flood Depths for a 100-Year Event

A 100 year event has a 26% chance of occurring over a 30 year mortgage

- Oct. 2018 – Public meeting on voluntary acquisition project
- Summer 2019 to Summer 2020 – 9 properties acquired with only City funding
- 2022: 2 additional properties acquired with FEMA grant funding

Properties Acquired with FEMA Grant

- 2209/2211 & 2217/2219 Western were acquired with FEMA grant funding
- Required to remain greenspace in perpetuity per grant restrictions- City cannot sell to private owner
- Structures and impervious surfaces removed
- Habitat for Humanity salvaged usable materials before demolition
- Sod and sprinklers installed
- Mow every 7-10 days, April - Nov., weather permitting
- Based on community feedback:
 - Properties will not be used for community gathering
 - Clear views into each property to deter unauthorized use
 - Properties can potentially be used/maintained by future adjacent property owners as yard space in compliance with grant allowable uses
- For security concerns, please call the police
- For maintenance issues, please call 817-392-1234 and ask to report Stormwater property maintenance needs



2209 Western



2217 Western

Notice of Sale Key Features

- Single entity must buy all 9 properties
- Winning bidder can resell properties. However, NOS requirements will remain in place until City signs off on each property.
- Best value selection
 - Appraisal stipulates minimum acceptable bid price (currently \$1.37M)
 - Appraisal takes into account the restrictions imposed and reduced profitability to prospective bidders
- Must complete all redevelopment within 48 months (4 years) after closing
 - Initially, it was 30 months after closing, but revised to 48 months to provide more time for the developer
 - If developer fails to meet conditions, City has option to buy properties back for \$10
 - Developer has opportunity to cure failure
- New or elevated homes must be 2' above flood level & comply with Stormwater development regulations
 - Will be ~3' to 4.5' higher than current finished floors- red line estimated new finished floor
- Ultimate purchasers must sign a statement acknowledging the flood risk
- Must demonstrate how downstream and adjacent properties will be protected during redevelopment



2300 Carleton



2220 Carleton



Example elevated home

Consideration of Adjacent/Downstream Properties

- Will have to demonstrate through plan submittal to Stormwater Development Services that the project is not aggravating existing flood risk
- Ultimate & interim development plans will be required and reviewed by Stormwater Development Services
- Maintain existing fencing
- Maintain flow paths around the homes
- Maintain or offset new impervious cover
- No significant change to grading

NOS Redevelopment Guidelines- Highlights

- Considers input received from Arlington Heights property owners
- Developer's plans will be reviewed for compliance with guidelines prior to issuance of a building permit
- Requirements work to balance community cohesiveness with enough flexibility for developer to implement
 - A-5 single family zoning; no replatting
 - Exception - If the existing duplex on Western is elevated, it can remain a duplex
 - Observe existing front, rear and side yard building setbacks as much as possible
 - Overall scale of new construction shall be consistent with that of adjacent structures
 - Facades shall be in harmony with neighborhood character
 - Garages located at rear of lots, carports ok at rear of lots



Examples of new construction that fit the neighborhood's look and feel



Notice of Sale Selection Process

- “Best Value” selection
 - Other factors besides price are considered
 - “Best value” bidder is the one who gets the most points
- 100 point system
 - 70 points for highest bid with a sliding scale from there
 - Up to 20 points for home elevations
 - 4 points each for the 4 high priority homes (*see photos*)
 - 1 point each for 4 other homes
 - No points for 2205 Western (recent build)
 - Up to 10 points for degree to which the bid addresses other community preferences
 - Tree preservation, bioswales, permeable pavement, rain barrels, elevation, and if elevation follows Secretary of the Interior standards
 - Community group assigns qualitative score for each bid (“Poor” to “Exceptional”)
 - City assigns points based on community group input
 - The majority of members of the community group should live on the block where the project will occur
 - 4 Western and 4 Carleton property owners, 2 members representing Arlington Heights Neighborhood Association



2212 Carleton



2224 Carleton



2300 Carleton



2213 Western

Next Steps

- June 2023: Update appraisal and finalize Notice of Sale
 - Consider changes in market, NOS revisions, and structure changes
- July 2023: Issue Notice of Sale for 100 days
 - Initially 60 days planned but extended to allow potential bidders more time
 - Will ask City Development Dpt. & historic community to help us advertise
 - 2 half days for potential bidders to visit the properties (initially only 1 day was proposed)
- Nov. 2023: Complete evaluation of bids & determine if there is a viable bidder
- Early 2024: Complete sale of properties if a viable bidder is identified

NOTE: If no viable bids are received, the City will work with the community to develop a stormwater detention concept incorporating all 11 properties

Questions/Discussion

A link to tonight's meeting recording and the DRAFT Design Standards and Guidelines will be posted on the City's website next week

<https://www.fortworthtexas.gov/projects/cfw-central-arlington-heights-property>

If we run out of time to answer all your questions tonight, please send them and your feedback to Jennifer.Dyke@FortWorthTexas.Gov by Friday June 2, 2023