

Central Arlington Heights

Redevelopment Update

June 20, 2024 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!



 Unmute ▾

 Start video ▾

 Share

 AI Assistant



Agenda

- Background
- Redevelopment Next Steps & Schedule
- Questions/Discussion

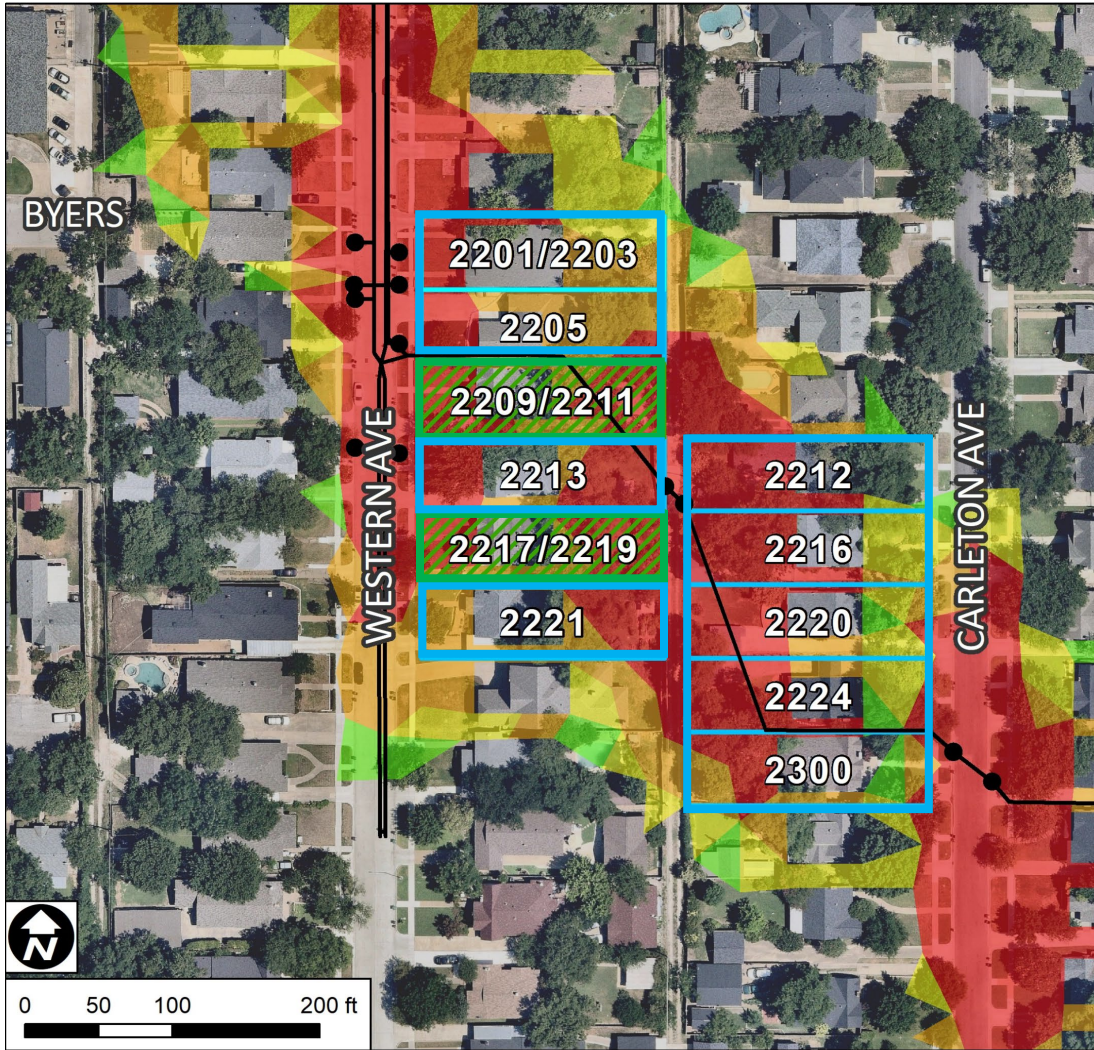
Background

- May 25, 2023 – Last community meeting focused on reviewing key Notice of Sale (NOS) requirements and timelines
- Aug 18, 2023 – Initial NOS issued
 - Sept. 13 – Virtual pre-proposal meeting
 - Sept. 20-21 – Due diligence site visit
- Dec 7, 2023 – NOS closed; one bid received
- Jan–April – City revaluation of redevelopment plan
- May 14, 2024 – City Council authorizes rejection of bid

Why Was the Sole Bid Rejected?

- The City anticipated that multiple bids would be received
- Only one bid was received, indicating that the process was not competitive
- City leadership reviewed the process and findings prior to rejecting the single bid
- Considered feedback from:
 - Developers who did not bid but were interested in the redevelopment plan;
 - Residents living on Western and Carleton; and
 - Arlington Heights Neighborhood Association leadership

City Owned Properties



Estimated Flood Depths

- ◆ 3"-6"
- ◆ 6"-1'
- ◆ 1'-2'
- ◆ >2'
- FEMA Grant Funded - to Remain Greenspace - 2
- Properties Initially Advertised for Sale for Redevelopment- 9
- Inlets
- Drainage pipe

Estimated Flood Depths for a 100-Year Event

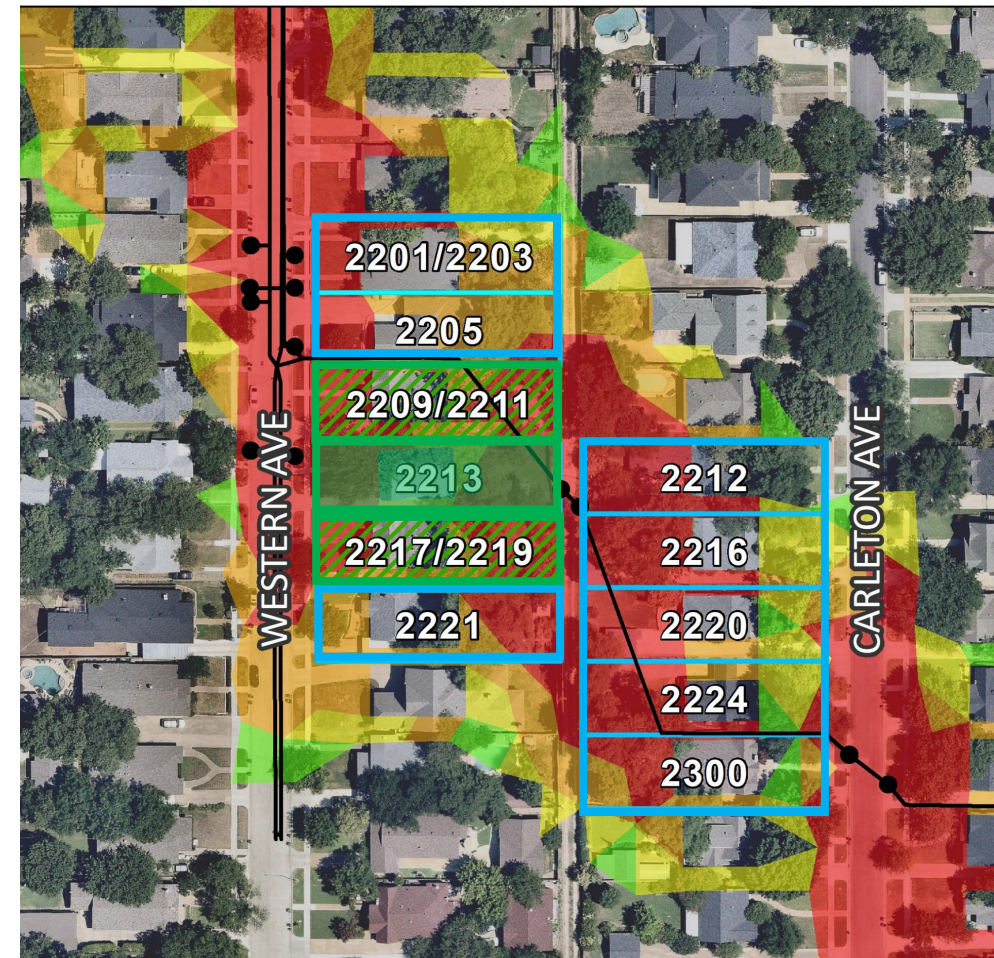
A 100 year event has a 26% chance of occurring over a 30 year mortgage

Redevelopment Strategy – Key Highlights

2213 Western Avenue

- Instead of selling for redevelopment, the City will keep 2213 Western and demo structures to create contiguous greenspace
 - Add irrigation
 - Mow every 7-10 days, April-November, weather permitting
 - FEMA regulations will guide potential future improvements on the two "FEMA" properties
 - Interest in a pet waste station?

-  FEMA Grant Funded – To Remain Greenspace
-  Convert to Greenspace



2213 Western Avenue

July 2024 – demolition and site restoration begins

- Historic mitigation photography completed
- Habitat for Humanity will salvage reusable materials prior to demolition (Council approved action on June 11)
- Demo is a two-day process
- Site restoration will follow over three weeks depending on weather
- Two trees will be removed due to health based on City Forester recommendation

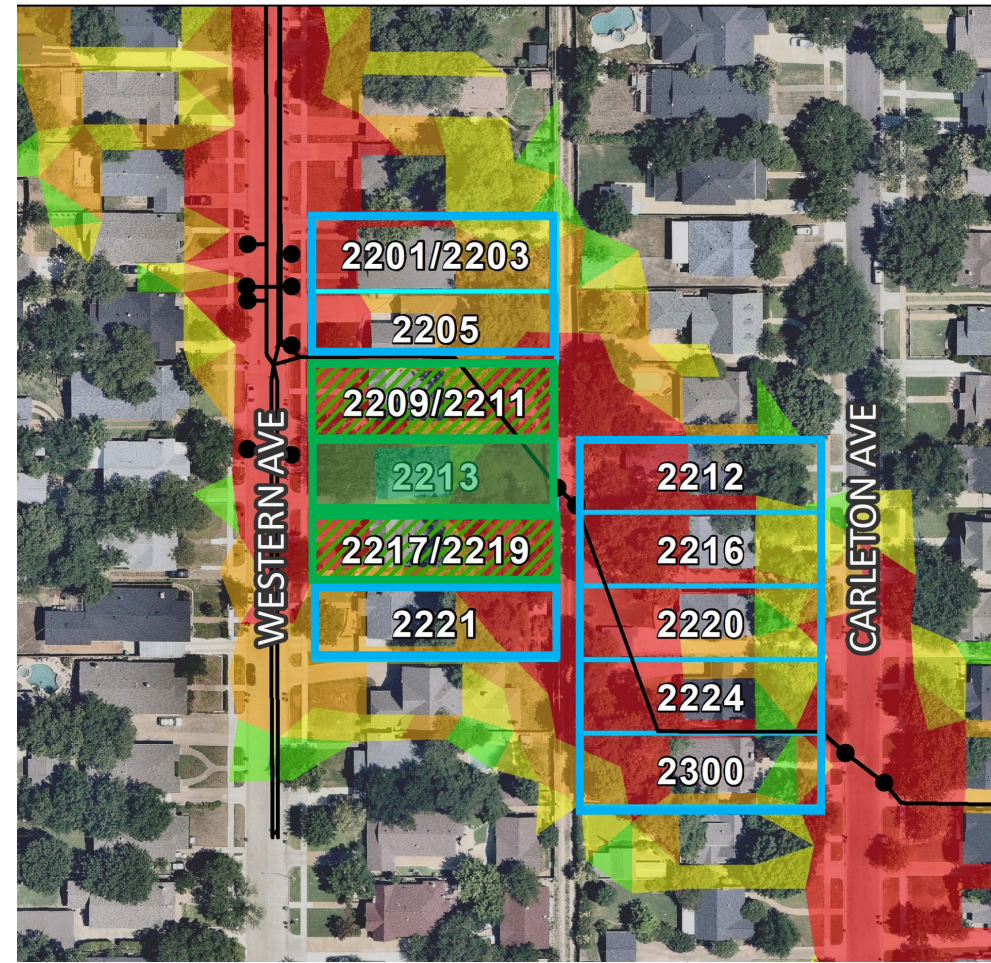
○ Hackberry Trees To Be Removed



Properties to Redevelop

- City to sell 8 remaining properties, **individually**, for redevelopment
- Buyers still have option to elevate existing home or build a new home with the finished floor at least two feet above the 100-year non-FEMA base flood elevation
- Buyers can demolish the existing structures and leave the property green and redevelop it in the future

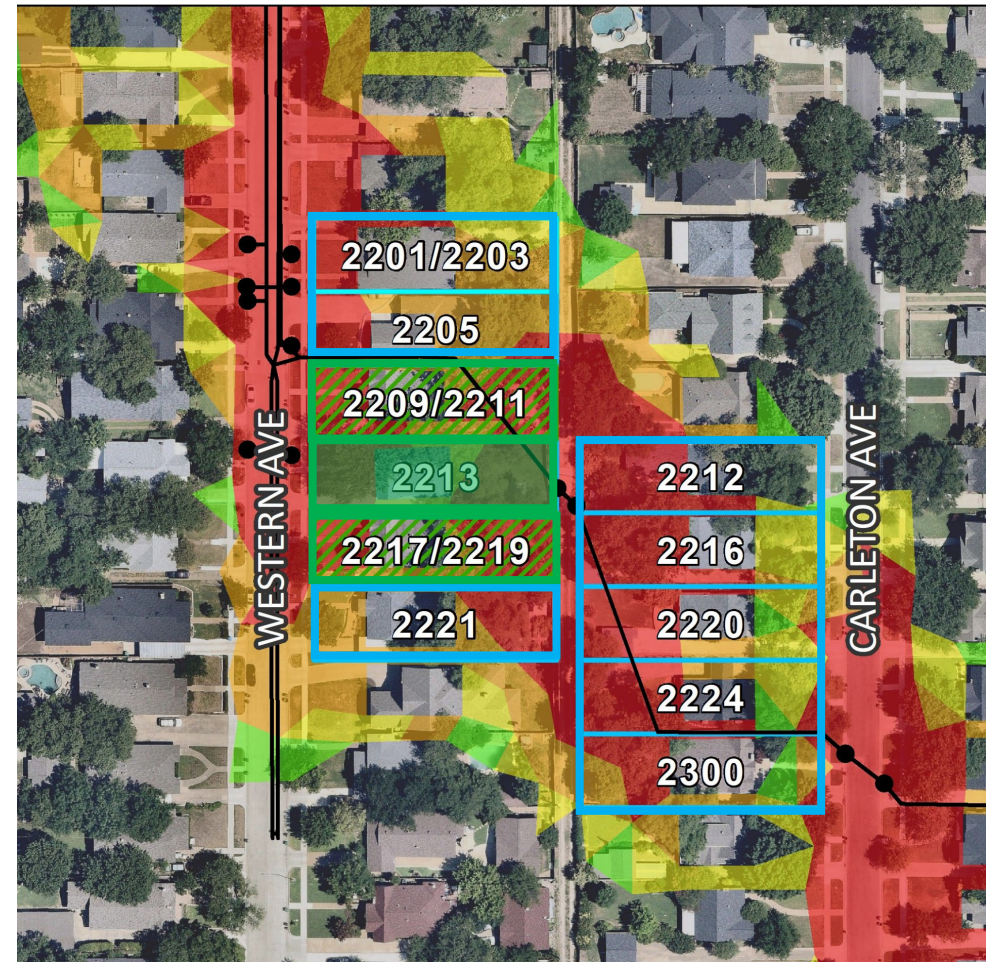
Sell For Redevelopment - 8



Broker Considerations

- Utilize a broker to list and sell the properties
 - 90-day listing on a multiple-listing service
 - Broker determines listing price
 - Reach more interested buyers
 - More time for due diligence
 - Anticipate more offers on each property

Sell For Redevelopment - 8

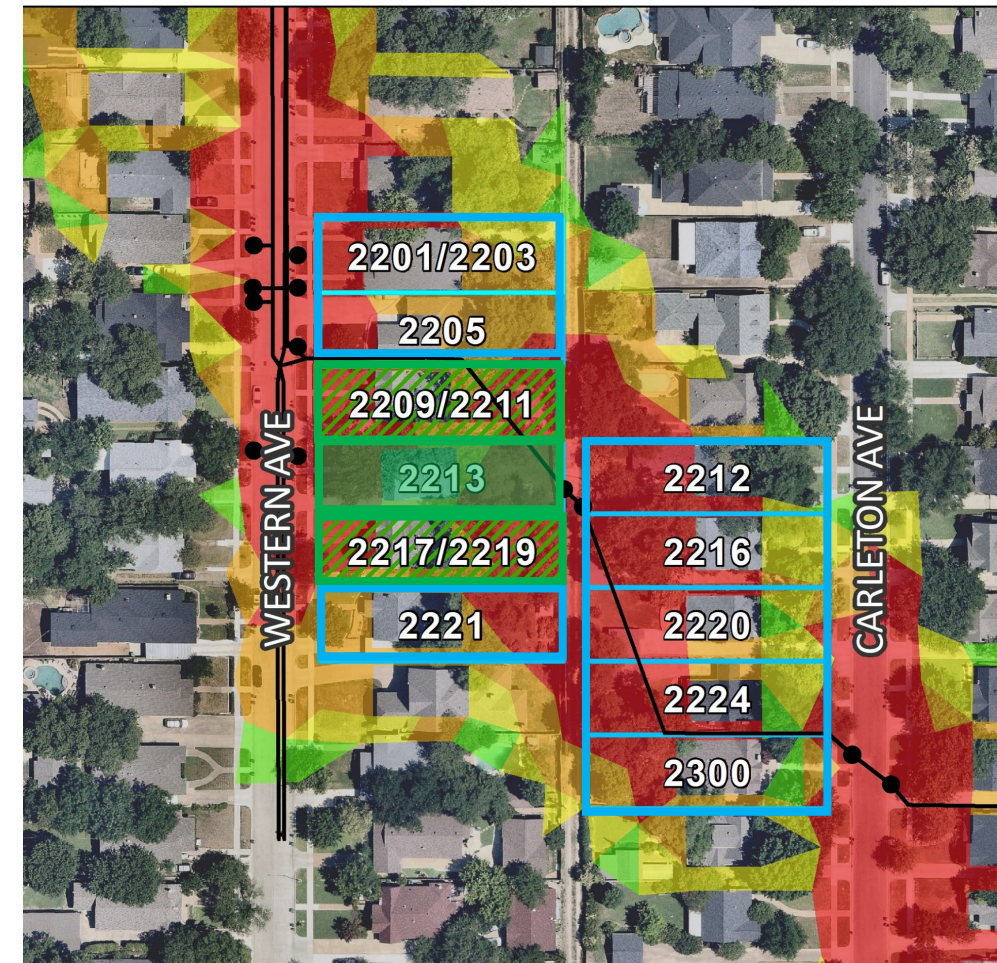


Broker Considerations

In accordance with Section 253.014 of the Texas Local Government Code:

- Properties must be listed with a multiple-listing service for at least 30 days
- Properties must be sold to the ready, willing, and able buyer who submits the highest cash offer
 - No evaluation/scoring of offers

Sell For Redevelopment - 8



Broker Selection Questions

Voluntary Request for Qualifications to select broker:

- Evidence of agent Texas Real Estate License
- Sample marketing campaign
- Information regarding residential properties the firm has provided brokerage services for in Tarrant County
- References
- Proposed fee structure

Broker Selection Questions, cont.

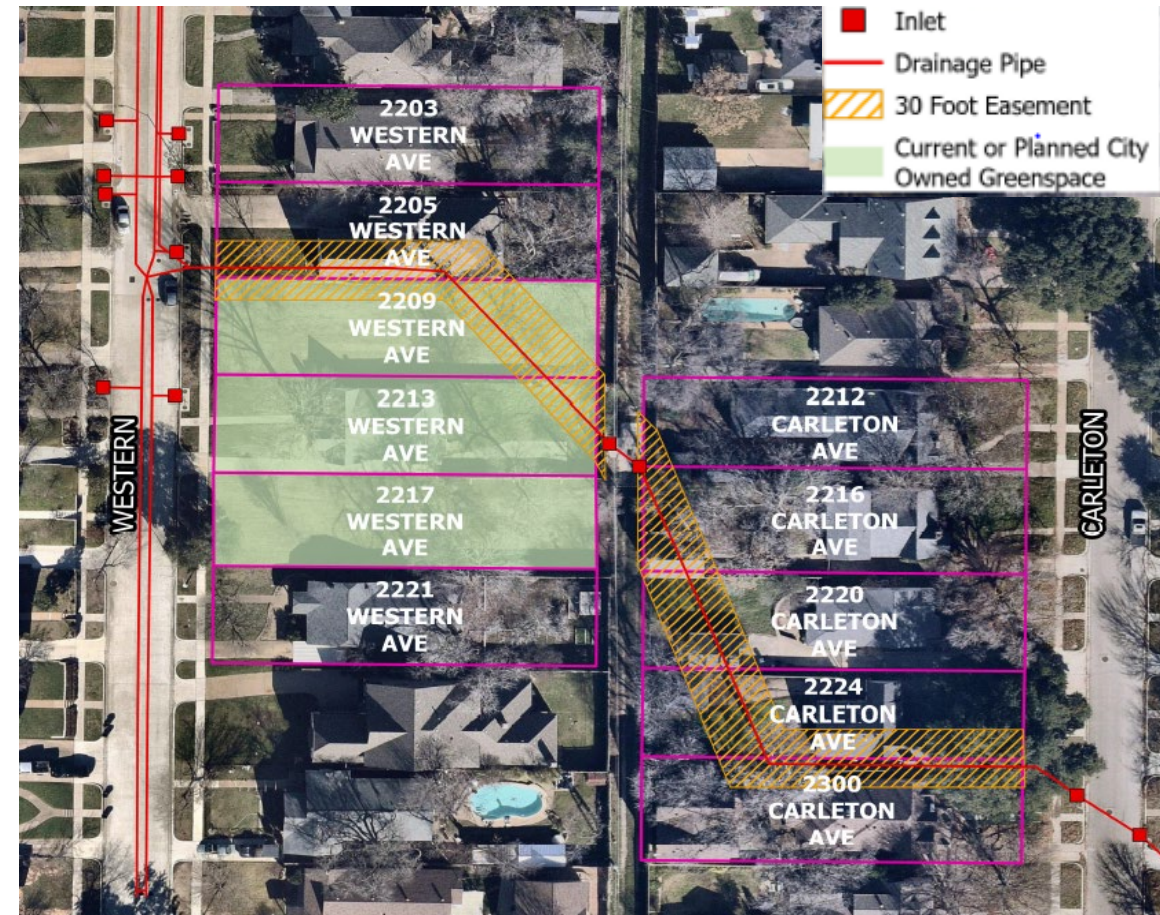
- Previous experience in selling municipal property and of state laws governing sale of municipal properties by a brokerage firm
- How they would establish the minimum selling price for each individual property
- Experience selling flood-prone properties and/or with elevation of existing residential structures
- Experience working within guidelines to preserve historic and culturally significant buildings/landmarks

Broker Selection

- The City will select three staff members to review each voluntary request for qualification (VRFQ)
- Staff will use a metric sheet to assess each submittal
 - Each question answered (Y/N)
 - Rate effectiveness/appeal by Rank 1 -10, 1 = Least, 10 = Most
- The selection committee will recommend a broker to City management for approval

Properties to Redevelop - Timelines

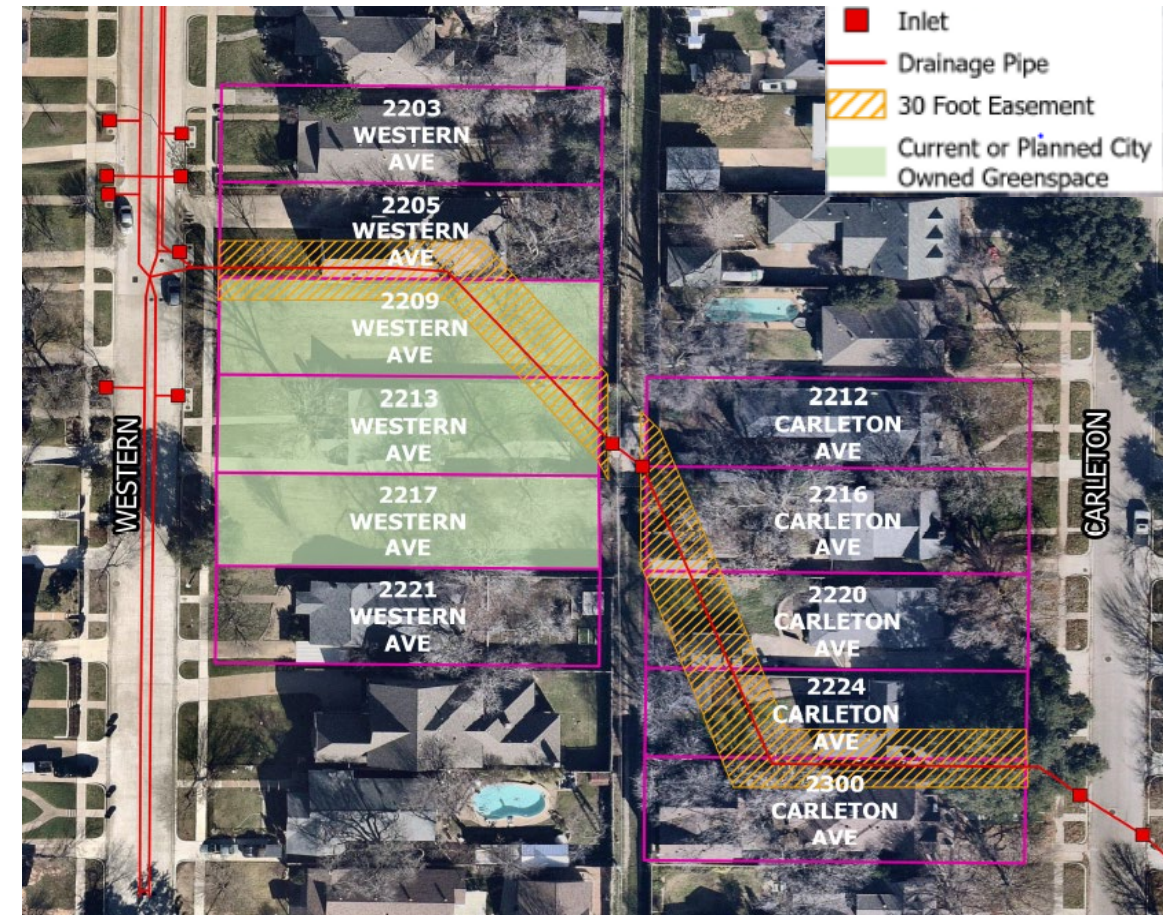
- Require buyers to demo garages over existing drainage pipe at 2216 and 2220 Carleton within one year of closing
- Garage/accessory dwelling unit at 2300 Carleton must be demolished or elevated
- Four years to elevate existing homes and make habitable or two years to demolish for greenspace
- No time requirement to redevelop if lot is vacant/green



Properties to Redevelop, cont.

Each individual buyer is required to:

- Elevate habitable structure least two feet above the 100-year non-FEMA base flood elevation
- Not aggravate flood risk to other properties
- Build in accordance with the prevailing architectural style and residential nature of the surrounding historic community



Properties to Redevelop - Stormwater Review

- A pre-development meeting is required
- A concept plan, or site plan, and lot grading plan must be approved
- Due to the flood-prone nature of the area and to mitigate the risk of adverse impacts to nearby properties:
 - Engineering evaluations must show the development will not increase flood risk
 - A completed City Flood Risk Area (CFRA) certificate must be provided
 - Lot grading cannot significantly change
 - Existing site conditions, grades, elevations, and overland flow characteristics shall be maintained
 - Any additional impervious cover to the overall development footprint must be mitigated

Properties to Redevelop, cont.

- Once redeveloped, requirements will be released with the exception of the following, which will remain in the deed:
 - Elevation of future habitable structure finished floor elevations at least two feet above the 100-year non-FEMA base flood elevation
 - Maintenance of existing (or reconstructed) fencing of the same type, style, material, location, alignment, and overland flow hydraulic characteristics
 - Maintenance of existing lot grading without significant changes and without changing overland flow hydraulic characteristics
 - Provision of a flood risk notice to future buyers and renters

Redevelopment Guidelines- Design Principle Highlights

- 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 and carports ok at rear of lots



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



Timeline & Next Steps



Questions/Discussion

Tonight's meeting recording will be posted to the webpage below within a few days after the meeting

The past May 2022 and May 2023 public meetings are also available online

<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 28