



Woodhaven

NEIGHBORHOOD

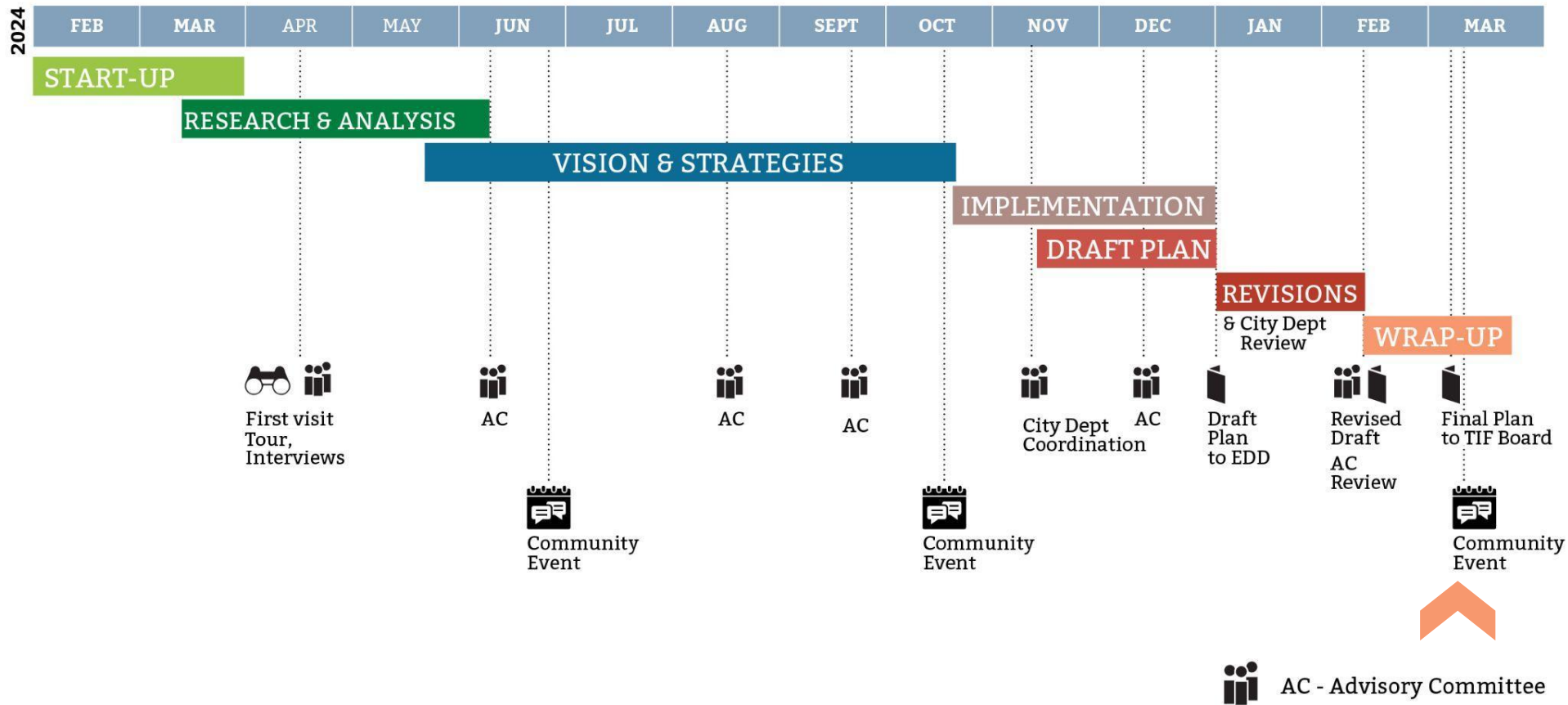
Conservation Plan

Presentation to TIF #13 Board | March 5, 2025

Supported by:
MAYOR PRO TEM BIVENS
FORT WORTH.



Wrapping Up the Plan & Preparing for Implementation





Objectives for the Health & Wellbeing Recommendations

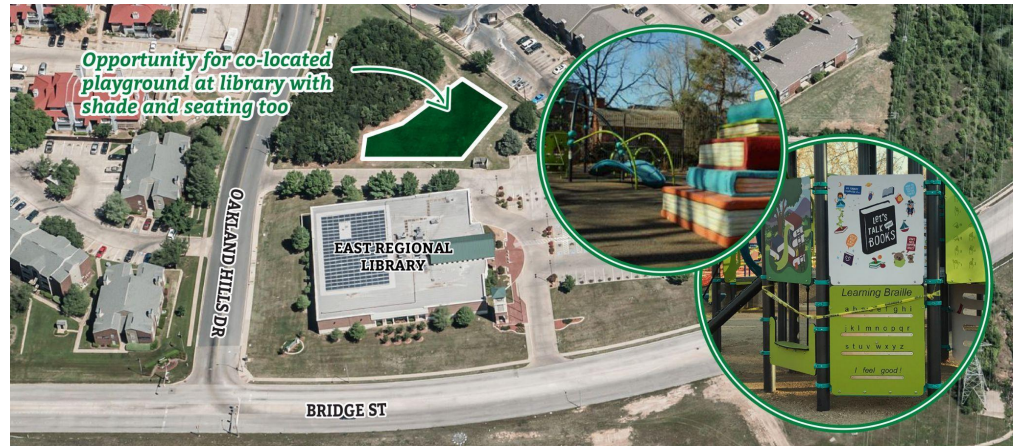
Establish a community space in the neighborhood with an indoor gym and rooms for meetings and celebrations

Add safe and accessible outdoor play spaces, as well as clean, safe walking and biking paths

Strengthen and sustain the strong bond among neighbors with programs, activities, and spaces that bring people together

Key Recommendations include:

- **Publicly accessible indoor community space** (with a gym, meeting space, and access to programs and services for all ages)
- **A new playground at the East Regional Library**
- **Improvements to the intersection of Woodhaven Boulevard and Randol Mill Road**
- **Protected bike lanes** along Boca Raton Boulevard
- **Intersection improvements** to reduce vehicular crashes
- **Community events and programming**





Objectives for the Environmental Recommendations

Preserve Woodhaven's mature trees and plant new ones to increase shade throughout the community

Maintain natural views and protect open spaces and water features as community space and habitat

Design with mother nature in mind, avoiding development within the floodplain

Key Recommendations include:

- **Protect and expand the tree canopy**
 - Additional street trees & greening of school yards
- **Advocate for green parking lot retrofits** that add shade and absorb stormwater
- **Offer programs that connect people to nature and local bodies of water**
- **Preserve and expand the network of open space and walking/biking trails**
 - Oncor easement, Trinity Trail access, conservation of open space
- **Gateway improvements**





Objectives for the Economic Opportunity Recommendations

Catalyze denser, mixed use redevelopment of underutilized commercial properties

Where feasible, incorporate smaller commercial or public spaces that can serve as gathering places that support the social life of the community

Improve outside perceptions of Woodhaven to correct the narrative about the neighborhood

Invest in job training, business development, and infrastructure

Key Recommendations include:

- **Welcome a mix of uses to drive quality redevelopment** of the Clubhouse and grounds in a walkable hub
- **Upgrade commercial centers** in the heart of the neighborhood
- **Bring the facade improvement program to Woodhaven**
- **Encourage denser, mixed use redevelopment of underutilized commercial properties** near the highway
- **Change the narrative with marketing & branding**





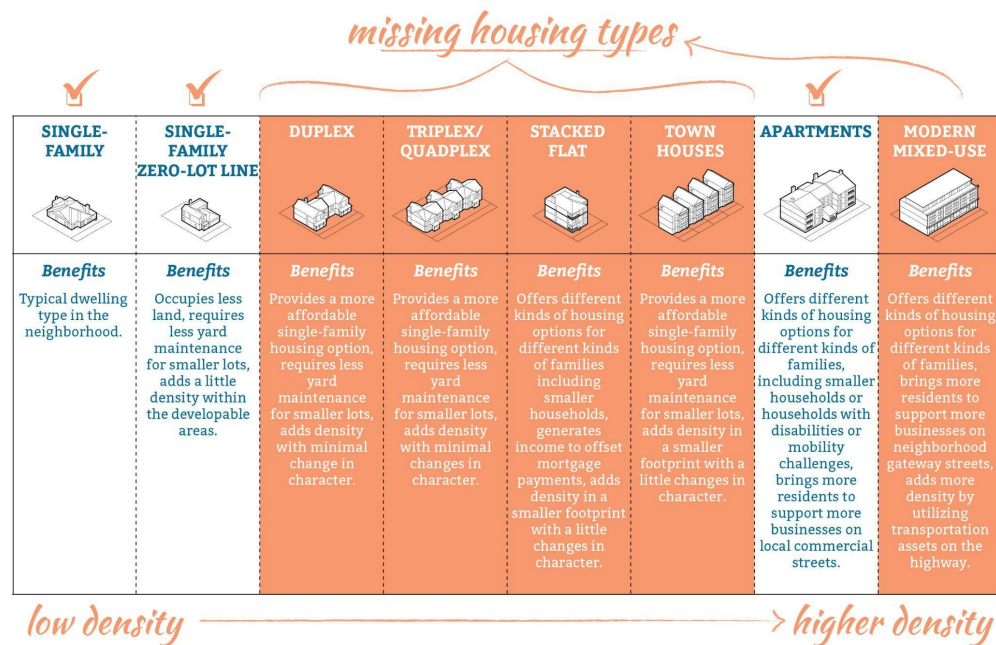
Objectives for the Housing Recommendations

Reinvest in existing homes and residential developments to ensure safe, quality housing for all residents and encourage residents to remain in Woodhaven

Continue to add to the mix, welcoming new housing developments and neighbors in order to help support new businesses and amenities

Key Recommendations include:

- Preserve the iconic single-family housing stock
- Ensure safe, quality housing for all residents
 - Code enforcement, upgrades, and / or redevelopment of select rental complexes
- Encourage missing middle housing that appeals to different life stages





Objectives for Implementation

Making it Happen in Woodhaven

Link the *Neighborhood Conservation Plan* goals and recommendations with TIF decision making

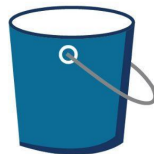
Align resources (TIF and others) and policies to fuel action and follow-through

Clarify roles and responsibilities of community groups and expand local capacity to advocate for and usher change in keeping with local vision

Key Recommendations include:

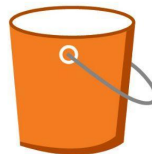
- Set aside a portion of the TIF funds to invest in **administrative organizational capacity** and community capacity building
- Adopt a **decision-making matrix** to guide evaluation of projects seeking TIF funds
- Align plan recommendations with **City work plans and other funding sources** to complement TIF investment

The plan clarifies the rules guiding expenditure of TIF dollars



CORRIDOR IMPROVEMENTS

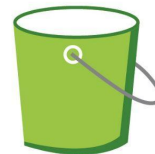
Street (including Bicycle & Pedestrian Facilities), Traffic, Utility, Drainage, and other Public Infrastructure Projects within the TIF Boundaries



PUBLIC INFRASTRUCTURE IMPROVEMENTS

Water, Sewer, Roads, Sidewalks, Drainage, or Demolition Costs that set the stage for mixed-use development, including:

Renovation of old strip centers along Boca Raton or Woodhaven



GATEWAY ENHANCEMENTS

Along key corridors including Woodhaven, Randol Mill, Boca Raton, and Bridge Street

Redevelopment of former apts... now IL Texas, Woodhaven School



ADMINISTRATIVE EXPENSES

Up to 4% of Annual TIF Revenue for Management & Administration

The plan identifies which plan recommendations are eligible for TIF funds.

HEALTH & WELLBEING

Young at Heart in Woodhaven

New **Community Center**

New **Play Spaces** on Public Land

Improve **Gateway to Quanah Parker Park**

Redesign intersection of Woodhaven and Randol Mill

Improve gateway and safety along Randol Mill

Add bike lanes on Boca Raton and Oakland Hills Drive

Introduce traffic calming on key streets

ENVIRONMENT

Surrounded by Nature in Woodhaven

Plant additional **street trees**

Add shade and nature education in school yards

Encourage **green retrofits** at large parking lots

Add **environmental programming** on land and water

Transform the Oncor easement to a **multi-use trail**

Expand the network of **walking trails** through the golf course

Where possible, avoid development within the floodplain

IMPLEMENTATION

Making it Happen in Woodhaven

Adopt a decision-making matrix to guide evaluation of potential TIF-funded projects

Invest in administrative organizational capacity and community capacity building

Complement TIF-funded investments with other sources

Maintain alignment and coordination with other City plans and department work plans

CORRIDOR IMPROVEMENTS

PUBLIC INFRASTRUCTURE IMPROVEMENTS

GATEWAY ENHANCEMENTS

ADMINISTRATIVE EXPENSES

ECONOMIC OPPORTUNITY

Work and Prosper in Woodhaven

Encourage **mixed-use redevelopment** of underutilized properties

Build a **walkable Main Street** through the driving range

Redevelop nuisance properties near IL Texas School and other out-moded commercial strips

Expand the Storefront/Facade Improvement Program into Woodhaven

Encourage **trail-related businesses** to locate near the Trinity Trail

Undertake a marketing and branding campaign to improve perceptions

Partner to **pilot a local workforce development program**

Improve **connections to existing and new transit stops**

Encourage development of additional **4G and 5G capability**

HOUSING

At Home in Woodhaven

Preserve Woodhaven's iconic single-family housing stock

Maintain a range of quality housing options in the neighborhood

Increased code enforcement and coordination to address issues at apartment complexes

Track repeat citations and foreclosure risk and encourage change in ownership at problem properties

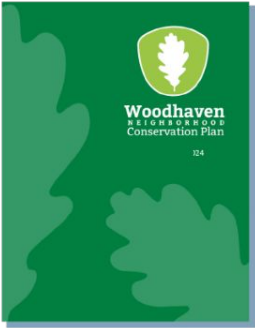
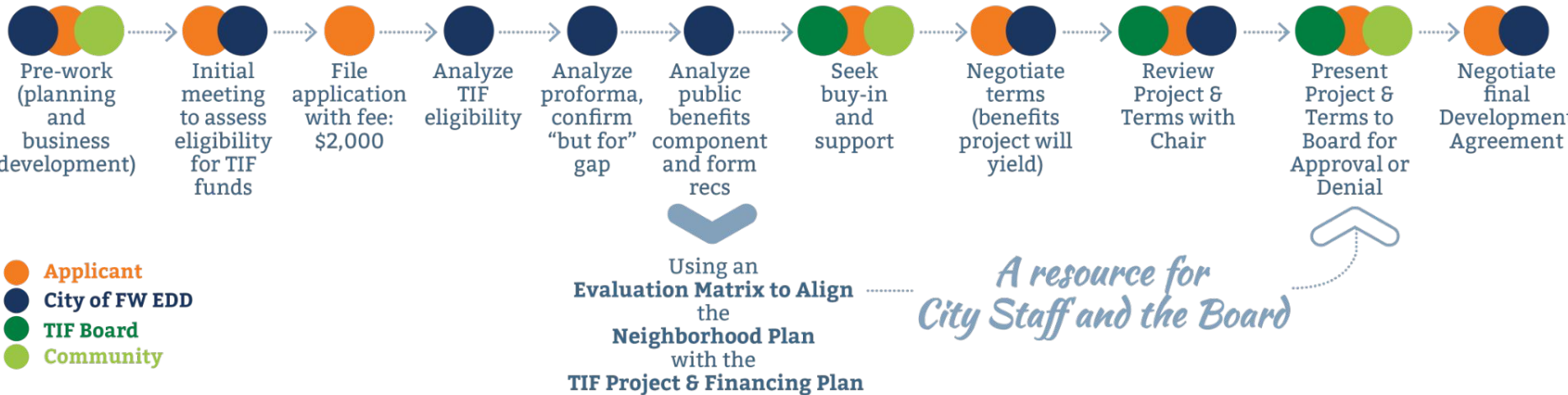
Consider **added lighting and safety cameras** for safety

Introduce new housing types and a range of price points

Attract an active senior living community

It also explains the TIF fund decision making process works, and how the Plan will factor into decisions regarding TIF funding.

The Process



The TIF Project Evaluation Matrix is a tool to help determine whether and to what extent a proposed project advances the community's vision and goals, as defined in the Neighborhood Plan.

Evaluation Matrix

	Potential Points: Development	Potential Points: Corridor & Gateway
Economic Opportunity (20)		
Is there a mixed-use component?	5	
Will the project create permanent local jobs?	5	
Does the project bring needed commercial amenities?	3	
Does the project help bring entrepreneurial and/or workforce training opportunities to the neighborhood?	3	
Does the project include a gateway or beautification element that improves sense of place and perceptions?	2	2
Does the project create or support opportunities for youth?	2	1
Health & Wellbeing (10)		
Will the project create places that bring people together?	3	
Is there a public indoor recreation component?	3	
Is there an public outdoor amenities (park, playground, trail, public plaza)?	3	3
Does the project foster safer pedestrian or bicycle connections?	1	1
Environment (5)		
Does the project add to the tree canopy? Or remove mature trees (neg. pts.)?	+3 (-3)	+3 (-3)
Does the project avoid developing in the floodplain?	2	
Housing (10)		
Does the project bring more rooftops to support businesses?	3	
Does the project add to the local mix of housing types and choices with mixed-income and/or missing middle housing?	4	
Does the project improve the safety and quality of existing housing?	3	
SUBTOTAL	45	10
Extra Credit (10)		
Does the project address a hotspot of illicit activity?	5	
Does the project include a public realm safety component that addresses community needs?	2	2
Does the project foster a walkable environment?	1	1
Does the project support the vision for a family-friendly neighborhood?	1	1
Does the project support the vision for a neighborhood where residents can age in place?	1	1
TOTAL	55	15

45 points for Development
(Public Infrastructure Improvement Projects)
+ 10 possible bonus points

10 points for Public Realm
(Corridor or Gateway Projects)
+ 5 possible bonus points

ALIGNMENT WITH PLAN GOALS

BONUS

What happens next? Identify Early Action Steps, Partners & Additional Sources

In the short term: build momentum with early wins that advance quality of life and new development

- **Aim to sustain plan momentum with staff focused on implementation**
- **Bring the facade improvement program to Woodhaven**
- **Discover where Woodhaven Conservation Plan projects can be included in upcoming bond projects, such as:**
 - **New park/playground at the East Regional Library**
 - **Redesign and construction of Woodhaven Blvd & Randol Mill Rd intersection coupled with nearby connections to the Trinity Trails or the length of Boca Raton** to lay the groundwork for a catalytic economic development site
 - *TIF dollars could be used to leverage these opportunities, offering to partner by paying for the design or a portion of the work*

In the long term: pursue major transformation through development that meets community needs AND catalyzes the market

- **Prioritize catalytic development at one of the sites identified in the plan**
- **Explore the creation of a community center pending PARD Master Plan and review**

Potential Community Partners include:

- Woodhaven Neighborhood Association
- Woodhaven Community Development, Inc.
- The Potter's House
- Econautics
- Trinity Habitat
- Eastside Y
- Local Schools

Other Additional Sources include:

- Bond financing for major capital projects
- Community and Economic Development program dollars
- Supplemental grants
- Private investors and nonprofit partners
- The creation of a PID
- 380 Economic Development Agreements, after the TIF expires

But first...

We will share and celebrate the final plan and acknowledge the community & Advisory Committee's contributions to the process tomorrow evening!

Join us! for the *third & final*
PUBLIC MEETING
for the
Woodhaven
Neighborhood Conservation Plan



THURSDAY, MARCH 6, 2025 from 6:00-7:30 pm
Bridgewood Church (6561 Brentwood Stair Road)

COME SEE & CELEBRATE
the **FUTURE OF WOODHAVEN!**

The plan is complete, and all are welcome!
Stop by this open house-style event to share in the celebration of Woodhaven's vision for the future.

We'll have sweet treats and summary boards recapping the planning process and the plan's recommendations.



SIGN UP IN ADVANCE to receive a reminder fortworthtexas.gov/woodhaven

Supported by:

MAYOR PRO TEM BIVENS



Grateful for Sustained City Coordination Throughout

CITY STAFF

**Met at least twice during planning process,
to share research and vet recommendations**

Code Enforcement

Communications & Public Engagement

Development Services

Economic Development

Fort Worth LAB

Fort Worth Police Department

Neighborhood Services

Park & Recreation

Stormwater Management

Transportation & Public Works

- Plus additional coordination meetings with
Eastside Transportation Plan consultant team

DISTRICT 5

**Standing bi-weekly meetings to coordinate
across multiple projects**

Mayor Pro Tem Bivens' Office

Economic Development

Communications & Public Engagement

plus

Woodhaven Neighborhood Conservation Plan Team

Crescendo Development Team

Grateful for Sustained Community Engagement Throughout

ADVISORY COMMITTEE

Met five times throughout process

John Bartosiewicz, resident
Charles Edmunds, White Lake Hills Neighborhood Association
Krista Daniels, resident
Erika Graham, resident
Arthur Harrell, resident, Oncor
Calvin Harris, resident
Blake Moormon, resident
Amy Olle, resident
Sunil Patel, resident, Woodhaven Community Development, Inc.
Deacon Elbert Penson, The Potter's House of Fort Worth
Clarita Porter, resident, Woodhaven Neighborhood Association
Penny Sheetz, Senior Community Manager, Sares Regis Group
Frank Thomas, resident, Woodhaven Neighborhood Association
Pastor Patrick Winfield II, The Potter's House of Fort Worth
John Wood, resident, Econautics
Vicki Zangara, resident, Woodhaven Neighborhood Association

MEETINGS WITH PARTNERS

Neighborhood Tours

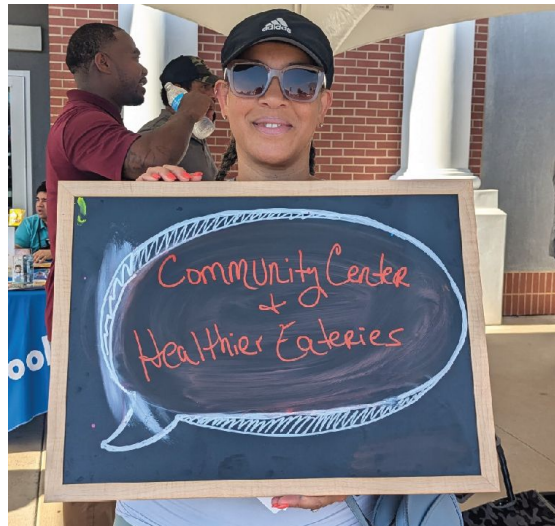
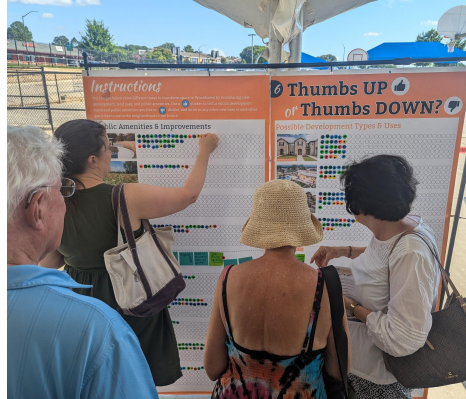
Woodhaven Neighborhood Association Leadership
Fort Worth Police Department
Crescendo Development

Interviews

Woodhaven Community Development, Inc.
Fort Worth ISD (David Rush)
Eastside YMCA (AJ McCleod)
Trinity Habitat (Michelle Kennedy)

Grateful for Sustained Community Engagement Throughout

All in, about **400 community members** helped shape the plan



Questions? Comments?

Martha Collins, City of Fort Worth
martha.collins@fortworthtexas.gov

Mindy Watts, Interface Studio
mindy@interface-studio.com

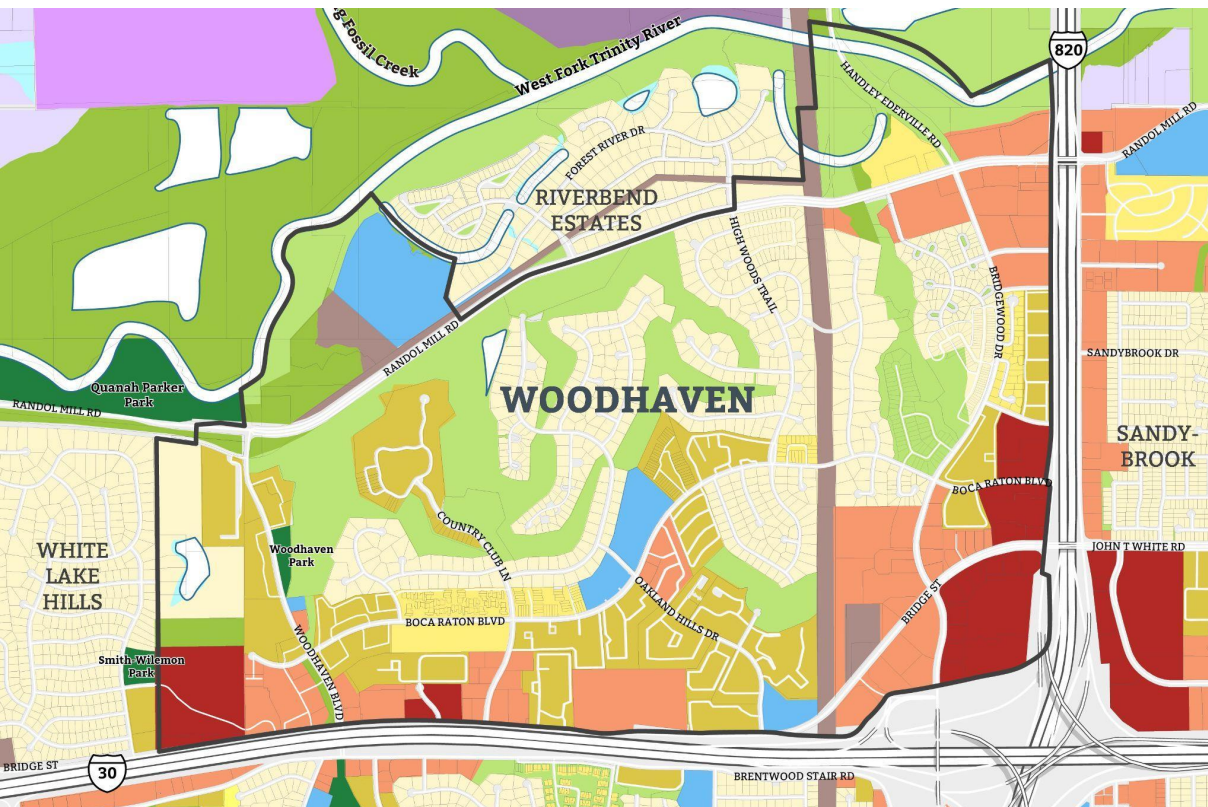
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brooke.goggans@thecollaborativefw.com

Susan K. Medina, The Collaborative
susan.medina@thecollaborativefw.com

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FORT WORTH®


To remain a neighborhood of quality homes and amenities...

Evaluate land use and zoning decisions against the Plan



Existing Future Land Use (in City's GIS)

- Single Family Residential
- Low Density Residential
- Medium Density Residential
- Low-intensity Mixed Use
- High-intensity Mixed Use
- Neighborhood Commercial
- General Commercial
- Institutional
- Infrastructure
- Heavy Industrial
- Light Industrial
- Industrial Growth Center
- Open Space
- Agricultural (Vacant)
- Public Parkland
- STUDY AREA**



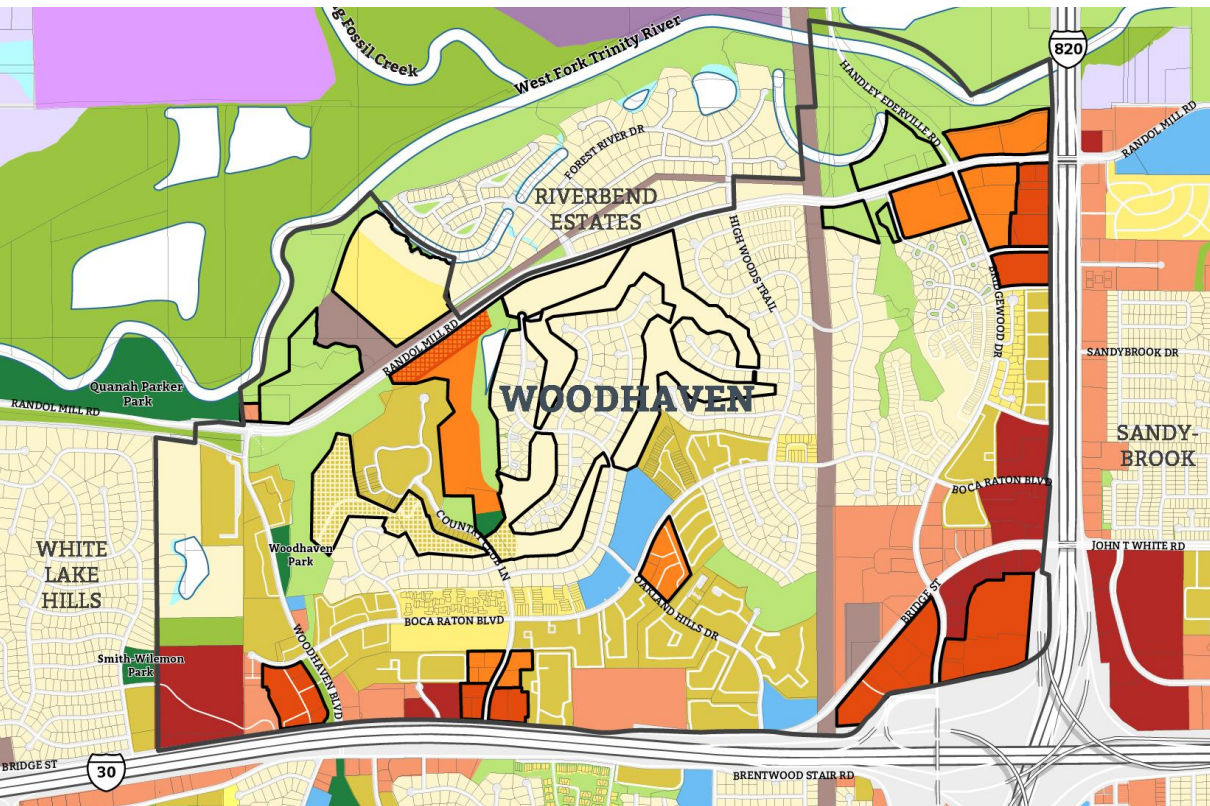
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To remain a neighborhood of quality homes and amenities...

**Evaluate land use and zoning decisions against the Plan;
Encourage missing middle housing in addition to mixed use**

**Proposed Changes to Future
Land Use Consistent with Plan**



- Single Family Residential
- Low Density Residential
- Low-Medium Density Residential
"Missing Middle"
- Medium Density Residential
- Low-intensity Mixed Use
- Higher intensity allowed along
Randol Mill
- High-intensity Mixed Use
- Neighborhood Commercial
- General Commercial
- Institutional
- Infrastructure
- Heavy Industrial
- Light Industrial
- Industrial Growth Center
- Open Space
- Agricultural (Vacant)
- Public Parkland
- STUDY AREA**



If a portion of the golf course is redeveloped...

Welcome a **mix of uses** to drive quality redevelopment of the Clubhouse and grounds in line with community priorities (community space, recreation amenities, a sit down restaurant, other local businesses) in a walkable hub



If a portion of the golf course is redeveloped...

Welcome a **mix of uses** to drive quality redevelopment of the Clubhouse and grounds in line with community priorities (community space, recreation amenities, a sit down restaurant, other local businesses) in a walkable hub

