



# Central Arlington Heights

## Pre-Proposal Meeting

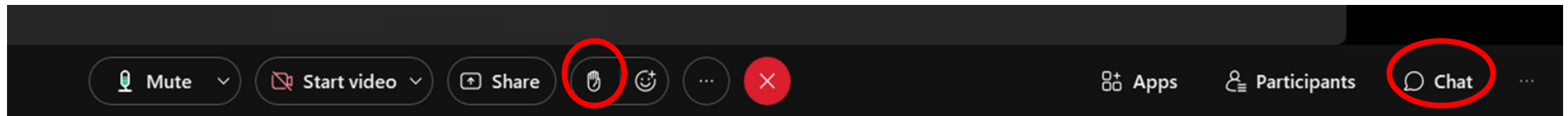
September 13, 2023

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

*Transportation Public Works Department*

**This Meeting will be  
Recorded**

- 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
- Subject matter experts are attending to help answer questions and we will follow up after if needed
- The presentation will be recorded and added to the website after the meeting. Thank you!

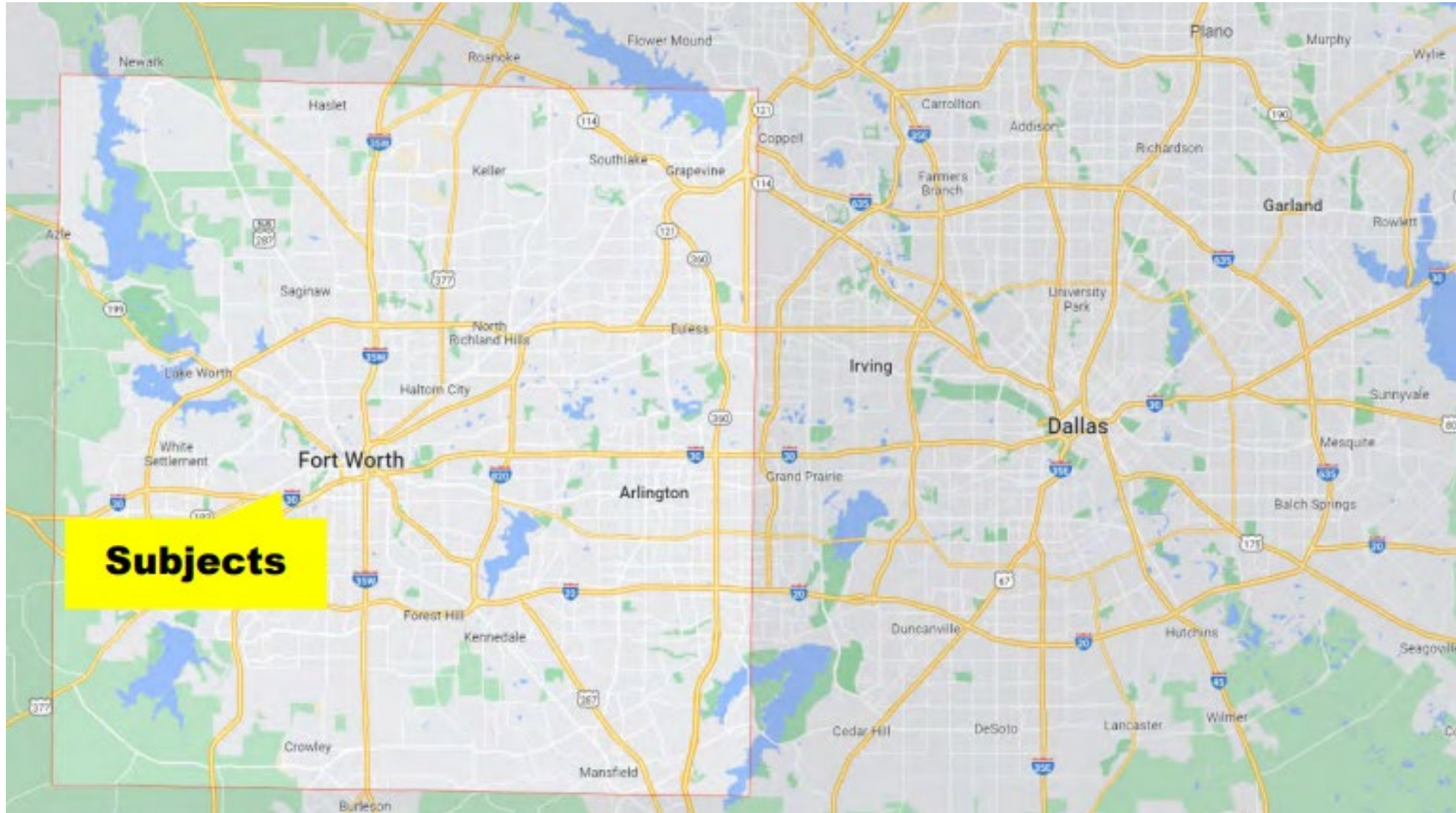




# **Agenda**

- Property location
- Flood risk
- Notice of Sale (NOS) highlights
- Evaluation process
- NOS timelines

# Location





# Location



## **Arlington Heights Neighborhood**

~3 miles west of  
Fort Worth Central  
Business District

~West of the  
Cultural District &  
Medical District

# Location

## Central Arlington Heights

- Suburban
- Over 75% built-up
- Stable growth
- Residential demand in the area is high and there is currently a lack of adequate supply
- Given the foreseeable increases in population growth for the area and the stable demand for residential uses, values are expected to increase in the foreseeable future

More detailed location and property information can be found in the appraisal reports at:

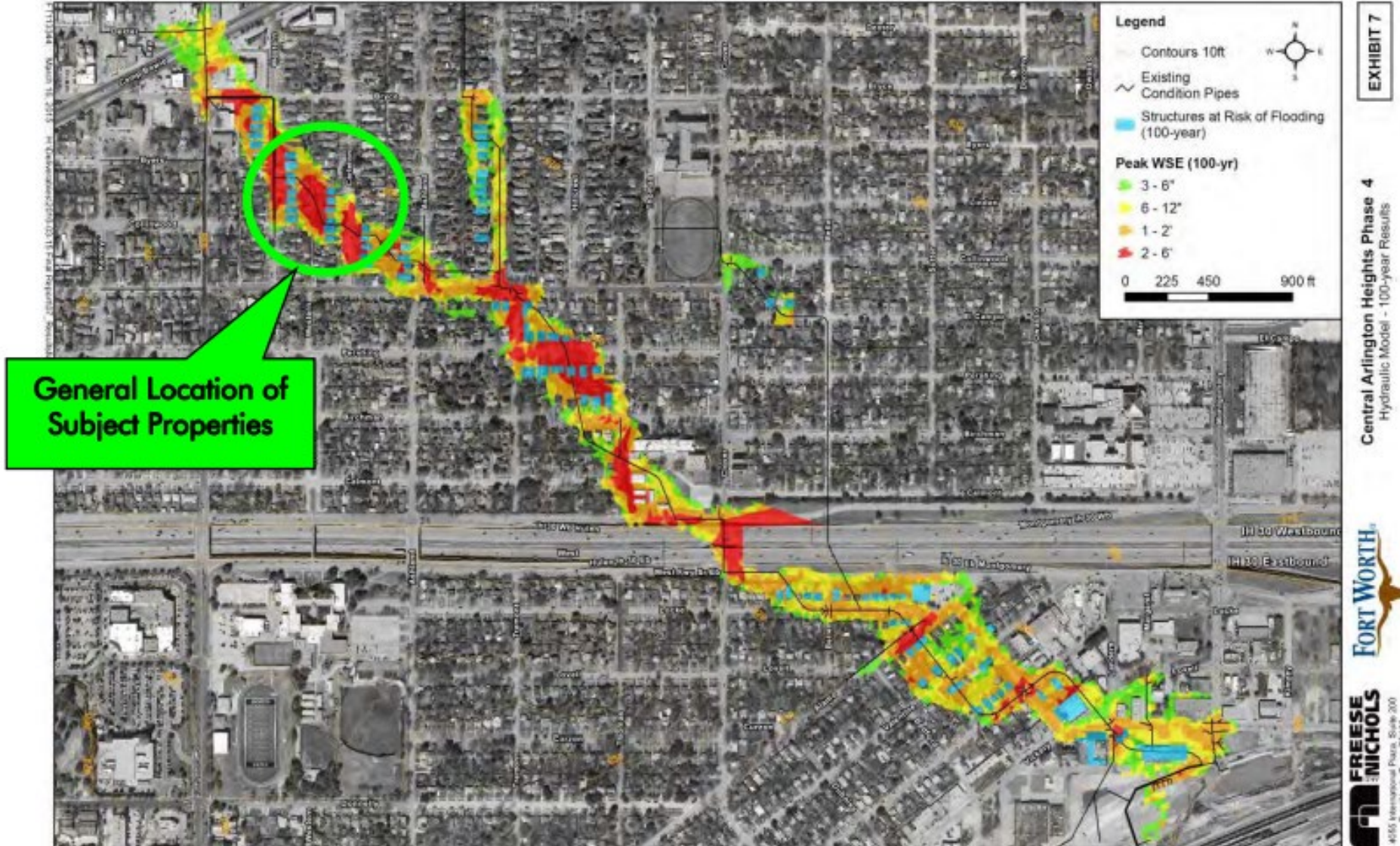
<https://www.fortworthtexas.gov/departments/property-management/real-estate-division/real-property-sales-section>

### NEIGHBORHOOD HOUSING TRENDS

Property Values:	<i>(increasing, stable, declining)</i>		Stable
Demand/Supply:	<i>(shortage, in balance, oversupply)</i>		In Balance
Marketing Time:	<i>(&lt; 3 months, 3-6 months, &gt; 6 months)</i>		3 - 6 Months
	Low	High	Median
Price (\$000's):	\$300,000	\$1,500,000	\$450,000
Year Built	1920	2015	1950
Source: CBRE			

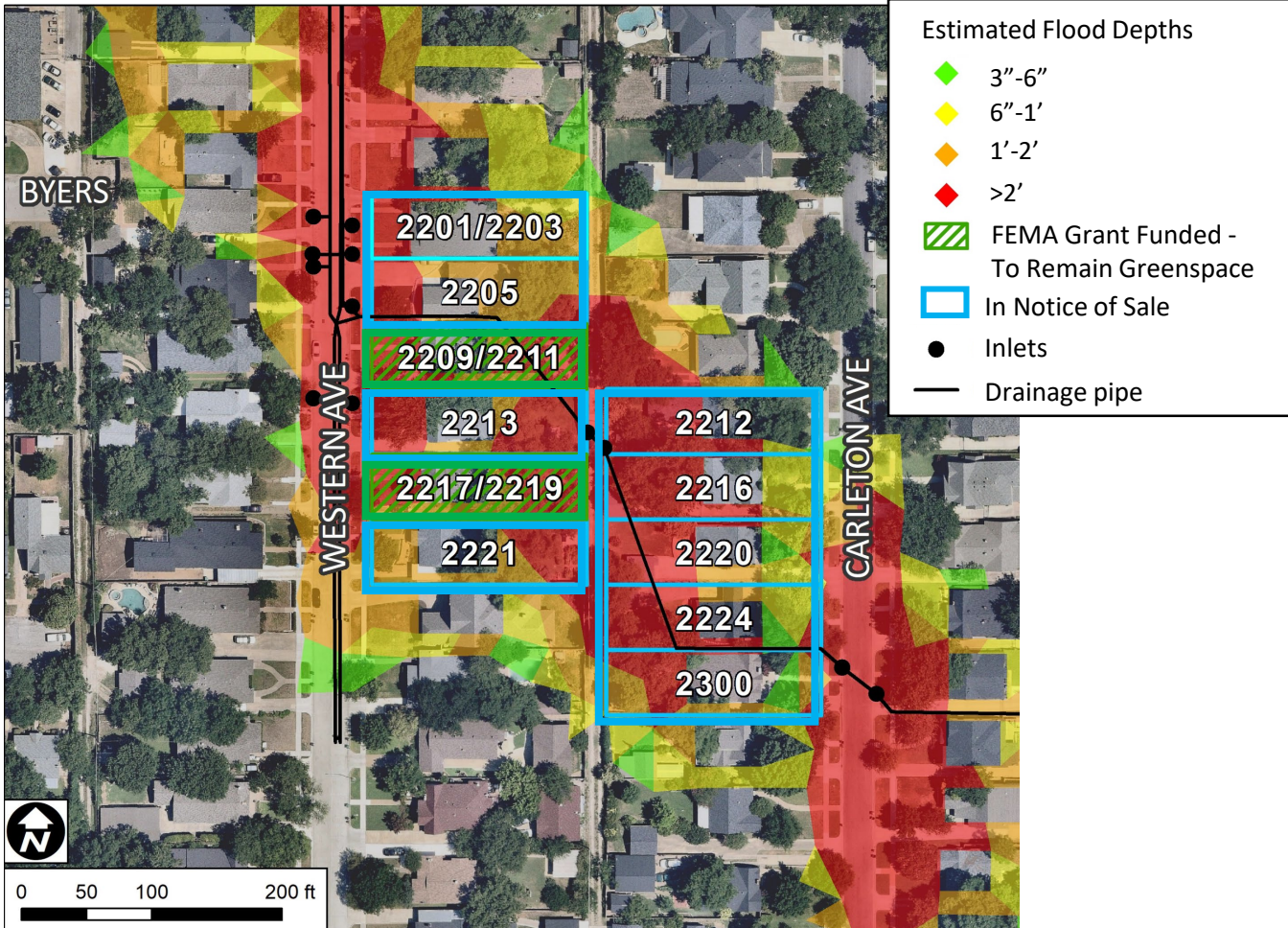


# Flood Risk





# Flood Risk



Estimated Flood Depths for a 100-Year Event

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

## Properties included in the NOS

- Western Avenue – 4 properties
- Carleton Avenue – 5 properties
- Flood Risk
  - Prone to flooding due to intense storm events- undersized storm drain system
  - Not in FEMA floodplain high risk areas (Zones A & AE)
  - FEMA moderate to low risk Zone X shaded & unshaded
  - Non-FEMA flood risk – City Flood Risk Area



# Flood Risk



Video Carleton Flooding 2015

<https://www.youtube.com/watch?v=K-RawrD5upo>

Play Western Ave flooding video from June 27, 2016

June 27, 2016

3.1" in 1 hour

~ 4% chance/25yr storm

2209/2211 Western & 2213 Western



# Properties Acquired with FEMA Grant

- Are NOT included in the Notice of Sale
- 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
- Sod and sprinklers installed
- City will water every 7-10 days, April - Nov., weather permitting
- Based on community feedback:
  - Properties are not 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*



# Notice of Sale Key Features

- Single entity must buy all 9 properties
- Must complete all redevelopment within 48 months (4 years) after closing
  - If developer fails to meet conditions, City has option to buy properties back for \$10
  - Developer has 90-day opportunity to cure failure
- New or elevated homes must be at least 2' above 100-year non-FEEMA flood level & comply with Stormwater development regulations- Elevation Certificates required
  - Will be ~3' to 4.5' higher than current finished floors- red line estimated new finished floor in photos to the right
- Ultimate purchasers must sign a statement included in the deed 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
- Stormwater can provide engineering reports and models upon request

# 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
- 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 (no McMansions)
- 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





# NOS Redevelopment Guidelines- Highlights

- Allow City access to record historic structures before demo or elevation
  - All properties except 2205 Western
- Existing storm drain system runs between these properties. Developer must either-
  - Convey or allow City to reserve 30' easement over current alignment OR
  - Relocate drainage pipe within properties and then convey easement to City
    - Compliance with City Infrastructure Plan Review Center (IPRC) review
- Existing and/or new structures within easement footprint would require Encroachment Agreement
- Follow City standards
- City can provide plans, condition assessment of pipes upon request



# **Condition of Future Sale**

- The successful bidder may resell the properties
- The NOS Conditions will run with the land and be binding on subsequent owners
- The City will release the Conditions upon successful redevelopment of the properties with the exception of requirements to
  - Elevate finished floor elevation at least 2' above non-FEMA flood elevation
  - Provide flood risk notice to future buyers and renters



# 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
    - No minimum bid
  - Up to 20 points for elevating existing homes vs. new build
    - 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 of compliance with Neighborhood Community Development Checklist
    - Tree preservation, flood mitigation techniques such as bioswales and permeable pavement, salvage plan if homes are to be demolished, structure retention, and if elevation follows Secretary of the Interior standards
    - Community group assigns qualitative score for each bid (“Exceptional” to “Poor”)
    - City assigns points based on community group input
    - The majority of members of the community group will live on the blocks where the project will occur



2212 Carleton



2224 Carleton



2300 Carleton



2213 Western

# **Future Community Involvement**

- The successful bidder must agree to hold a community meeting with area residents to discuss the development plans
- Opportunity to potentially acquire adjacent properties for redevelopment and/or sell salvage items to area residents



# Addenda

- Working to post Addenda 1 on website shortly
- Changes to date consist of:
  - Bids will be opened and read aloud and then taken for evaluation vs. not being immediate opened on Nov. 30<sup>th</sup>
  - Star Telegram add says that 2212 Carleton has FEMA floodplain but it does not
- Questions consist of:
  - Are the properties livable- not until conditions are met such as elevation
  - Can new homes be built over platted property lines, reducing density and providing for larger housing with more yard space- the larger housing product is not acceptable- the community would like the scale to follow the established scale of the existing homes per pg. 16 of the bid packet

# Timeline

- Aug. 18, 2023- First NOS Advertisement
- Sept. 13, 2023- Pre-Proposal Meeting
- Sept 20-21, 2023- Due Diligence Site Visit
  - Wed. 9/20- 9:00 AM to 1:00 PM
  - Thurs. 9/21- 1:00 PM to 5:00 PM
- Oct. 20, 2023 by noon- Deadline to submit remaining questions to [CAH.Sale@fortworthtexas.gov](mailto:CAH.Sale@fortworthtexas.gov)
- Oct. 27, 2023- Addenda will be added to website, those expressing interest will be notified
- **Nov. 30, 2023 by 1:30 PM- Proposal/Bid due date**
  - Purchasing Dpt from 8:30-1:30 PM – lower level City Hall, 200 Texas St.
- Jan 2024- Anticipated preliminary award



# Questions

A link to the meeting recording will be posted on the City's website at:

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