

An aerial photograph of Fort Worth, Texas, showing a mix of modern skyscrapers and older buildings in the skyline. In the foreground, there's a green park area with a winding river and a modern pedestrian bridge. A semi-transparent blue overlay covers the bottom half of the image, containing text and a logo.

# Evans and Rosedale Redevelopment

## 2024 Project Update and Community Meeting

February 7, 2024



## Agenda:

- Welcome
- Project Update
- Community Feedback / Q&A
- Introduction of 2024 Community Survey

# Evans & Rosedale Urban Village Redevelopment Background

- City began acquiring parcels and coordinated over \$30+ million in public investments and community planning efforts since late 90's
- RFP issued in 2002, no submissions
- RFP/Q in 2006, 2008 downturn stopped plans
- Master lease agreement with a development group
- Smaller commercial projects proposed but never came to fruition
- Larger development proposals came in, but not right fit for neighborhood i.e. hotel project

# Evans & Rosedale Urban Village Redevelopment Background

- **2018-2019:**
  - City hosted an RFEI community workshop
  - City issues first Request for Expressions of Interest (RFEI) for master developer to help meet community goals for right project and explore what was possible
- **April 2021:** City enters contract with Hoque Global
- **December 2023:**
  - City terminates contract with Hoque Global
  - City begins to receive multiple calls from developers with interest in the project
- **February 2023:**
  - City plans to utilize previous experience from first RFEI and condense it for a new RFEI to fairly analyze interest and ability to complete the project
  - Will include community feedback
  - Will include increased emphasis on financial capacity and experience with demonstration of completed projects

# RFEI Refresh

- What is a Request for Expressions of Interest (RFEI)?
- How is it same/different than the previous RFEI?



# Selection Criteria

1. **Master developer qualifications** should clearly demonstrate their ability to execute and complete this complex project.
2. **Developer should have strengths in urban design**, and respond to the City's proposed historic and cultural concepts, including economic impact with commercial uses to enhance neighborhood.
3. Developer should demonstrate a strong record of meaningful **community engagement** in past projects and incorporate community feedback.
4. Developer should **honor the history and vision** included in proposal.
5. Developer should **be in alignment** with plans, codes, and design standards.

# Information from Developer

- Intent
- Experience
- References
- Past projects of similar size and scale
- Financial strength
- Community engagement experience
- Minority contractor experience
- Development concepts expressed in a development site and use plan
  - Mixed-use, mixed-income housing, pedestrian-oriented and context-sensitive urban design with an understanding of the neighborhood plans, community feedback, and form-based code.
- Financial information to support the proposed concept

# Selection Process

**A selection committee will be established composed of City of Fort Worth department directors, business organizations, and Historic Southside community members.**



# Process & Proposed Timeline

- **Feb. 7:** Neighborhood Community Meeting
  - **Feb.7 - 15:** Community Survey Responses
  - **Feb. 16:** Responses integrated into RFEI
- **Feb. 20:** RFEI Issued (3 weeks to respond)
- **March 12:** Responses Due
- **March:** Response analysis by staff and selection committee
- **April:** Recommendation of New Master Developer
- **April/May:** Developer community engagement, refinement of deal, term sheet negotiations
- **May/June:** Approvals by city council and various boards\*
- **September:** Final agreements signed\*
- **December:** Financial guarantee on project and land closure\*
- **2025:** Groundbreaking\*

*\*Timelines may vary*



***Questions and Answers***  
***(30 minutes)***

# Community Input & Survey

[fortworthtexas.gov/EVROSurvey](https://fortworthtexas.gov/EVROSurvey)



- **Community Feedback: What we've heard...**
  - Numerous plans since 1998
  - 2018 RFEI Community Workshop with UTA
  - Monthly Neighborhood Association Economic Development Committee Meetings
- **Checking in: 2024 Community Survey**
  - Online and printed versions available
  - **Open now through 11:59 p.m. Thursday, Feb. 15**
  - Responses will be included in the RFEI along with 2018 RFEI community feedback.
  - Will be utilized by the selection committee for judging criteria.