



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

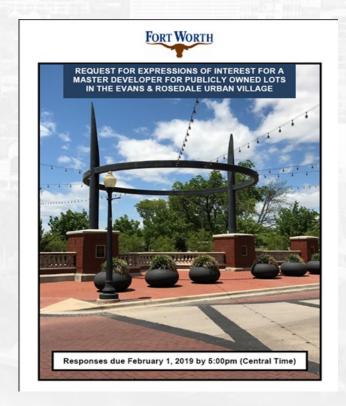
February 2023:

- 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, pedestrianoriented 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



- 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.