



**Request for Expressions of Interest:
Master Developer for the Evans & Rosedale
Urban Village in Fort Worth, Texas**

Responses due by 5 p.m. CST Monday, April 22, 2024

Learn more and submit at fortworthtexas.gov/EVRO





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EVANS & ROSEDALE URBAN VILLAGE**

TIMELINE OVERVIEW

Neighborhood Community Meeting	02/07/24
Community Survey	02/07/24- 02/15/2024
RFEI Issued:	03/05/24
Registration request and questions regarding the RFEI due to RFEI@fortworthtexas.gov	03/19/24 at 5 pm
Pre-submittal meeting (Web Optional) and Site Visit	03/25/24 at 2:00 pm
Q&A Addendum video and/or written posted on RFEI webpage:	03/28/24
Responses Due by 5:00 P.M CST:	04/22/24
Potential interviews with finalists (<u>Please save these dates on your calendar</u>)	05/14/24
Recommendation of Requestors of Master Developer, community meeting, refinement of deal, negotiations, and MOU/term sheet finalized	
Internal city management approvals	
Council & board action	
Final Agreements Signed	2024



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EXECUTIVE SUMMARY

In a joint offering, the City of Fort Worth, the Fort Worth Housing Finance Corporation, and the Fort Worth Local Development Corporation (“Requestors”) are seeking an arrangement with a developer who can best achieve the Requestors’ Goals as set forth herein beginning on page 9 (“Master Developer”) in and near the historic Evans & Rosedale Urban Village located minutes from downtown Fort Worth, for properties owned by the Requestors.

We are soliciting new expressions of interest from local, regional, and national developers. The Requestors envision a public-private partnership that results in a context-sensitive neighborhood redevelopment including both residential and commercial uses.

A solicitation was conducted in 2018, that resulted in the selection of a Master Developer and over four years of collaboration, but ultimately the agreements between the Requestors and the first master developer were terminated in December 2023. To ensure the redevelopment occurs consistent with the vision of the neighborhood residents, we have planned a quick yet, thorough selection of a new Master Developer.

The Fort Worth Housing Finance Corporation and the Fort Worth Local Development Corporation are public instrumentalities of the City of Fort Worth.

HISTORY AND HERITAGE

The Evans and Rosedale area was an economic and social center for the African American community in the 1930s and 40s. It was a quiet, upscale neighborhood filled with professionals and thriving businesses like Joe Terrell’s Hotel. Crowds flocked to the area to see big band greats like Lionel Hampton play at the Zanzibar nightclub or to eat at the Red and White Café. The neighborhood is one of the few original African American communities remaining in Fort Worth. Historians interested in the accomplishments of Fort Worth’s African American residents have studied Evans Avenue and the adjacent Historic Southside neighborhoods. This area has supported many of Fort Worth’s African American entrepreneurs, social activists, and artists like William Madison “Gooseneck” McDonald, Lucille Bishop Smith, Hazel Harvey Peace, and many more iconic Fort Worth and Texas figures. This section of Evans Avenue was a commercial center for the area around it. Now, as stated in the 2004 market study, local architectural landmarks are symbolic reminders of the prosperous period before disinvestment transformed the Historic Southside and other central city neighborhoods. While the built environment no longer represents the thriving business hub it formerly was, the community and prominent Fort Worthians still reside and socialize in this area with national figures like Opal Lee and Leon Bridges having ties back to the area and the local chapter of the NAACP.



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PUBLIC INVESTMENT OVER THE YEARS

Significant public investment has been made in the Evans & Rosedale Urban Village through federal and local funding streams totaling more than \$30 million over the years with focused designations, planning, and more from the City of Fort Worth and other partners.

- Incentive zones were established including Neighborhood Empowerment Zone, Urban Village, Revitalization Target Area, and Tax Increment Financing Reinvestment Zone designations. There is also a bordering Opportunity Zone.
- 2001-2002 – Fort Worth Housing Finance Corporation and Fort Worth Local Development Corporation acquire properties in the Evans & Rosedale area for redevelopment
- 2003 - The Terrell Heights single-family redevelopment project has been evolving over the past 15 years. Fort Worth has invested approximately \$25 million from grants including CDBG, HOME, and Economic Development Initiative funding, as well as Section 108 financing and other funding sources to spur growth southeast of downtown.
- 2003- Rosedale reconstruction and streetscaping
- 2003 - Evans Avenue Plaza construction and street reconstruction
- 2006 - Shamblee Library built including the Tommy Tucker building construction
- 2009 - Hazel Harvey Peace Center for Neighborhoods construction, a City building occupied by Code Compliance, Neighborhood Services Home Repair programs, and Community Relations
- 2011-2012 - Bethlehem Center, 7-Eleven, and Jack in the Box constructed
- 2020-2021 - East Rosedale Avenue road reconstruction and streetscape completed
- 2021-2022 - City of Fort Worth staff rezoned all development parcels to NS/T4R (Near Southside Form-Based Code) and secured the lifting of a Local Historic District to allow redevelopment to proceed
- 2022-2023 - the City of Fort Worth conducts Phase I ESA, and Phase II ESA, and funds a cleanup of lead in the soil of two development parcels to ensure cleanup certifications from the Texas Department of Environmental Quality
- 2023 - The City allocates \$2.2 million Community Development Block Grant (CDBG) funding to develop the Evans & Rosedale Plaza Park. This project is on hold and awaiting new master developer plans to incorporate
- 2023 – City pledges \$15 million to the proposed National Juneteenth Museum, to be located in the Historic Southside Neighborhood; Texas legislature pledges \$1 million; Tarrant County pledges \$1 million
- 2023 – 2025 Approx. \$2 million Rosedale Underpass Enhancement with contributions from Near Southside TIF 4 and Fort Worth Public Art
- 2024 – 2025 Evans Ave Corridor Plan (streetscape and development opportunity plan for Evans Ave. between E. Rosedale St. and Allen Ave)



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AREA PLANS AND POLLS

The Evans & Rosedale Urban Village has been the subject of many studies, plans, and opinion polls throughout the years, not only because of its history but because of its adjacency to the I-35 & I-30 job corridor and location less than five minutes from downtown the innovation hub including the new Texas A&M Innovation Center and Convention Center. The Requestors are now interested in partnering with a developer who can respect and celebrate the neighborhood’s history while maximizing the use of the property for current market conditions. Land prices in the medical district and Near Southside to the west, across the highway have skyrocketed, pushing commercial interest to the east. Residential lots have been turning over at a high rate for infill and redevelopment of new single-family homes and the new National Juneteenth Museum is slated to develop within the neighborhood. This is the ideal time to revitalize the Evans & Rosedale Urban Village.

2005 Evans & Rosedale Urban Village Master Plan

The lots owned by the Requestors are within a designated “Urban Village” with a Master Plan that envisions a walkable community with a mix of housing, commercial, retail, and community spaces, a new library (completed in 2008), cultural heritage and tourist attractions, and open space with an increasing tree canopy. The Master Plan advocates for mixed-use buildings that integrate into the existing urban fabric, and walkable urban design that recalls the best of America’s successful Main Streets. Targeted industries include hospitality, food, professional services, housing, banking, local mom-and-pop shops, and health care services. One can read more about the Urban Village here:

<https://www.fortworthtexas.gov/departments/the-fwlab/planning/urban-villages/evans-rosedale>.

The Urban Village Development Program is an effort by the City of Fort Worth to revitalize older commercial districts within or near its central city. Urban Villages are small areas that have been zoned for denser mixed-use developments with a focus on pedestrian-friendly design and maximizing connections to mass transit where possible. The goal of the program is to create vibrant, multi-story mixed-use nodes and walkable neighborhoods with a distinct character that builds on the city’s history and reflects what makes it unique. The program has been very successful with revitalizations occurring in every designated Urban Village, including the West 7th Street area, Magnolia (Near Southside), and the Berry/University area.

2009 Evans & Rosedale Design Standards and Guidelines

In 2009, Design Standards and Guidelines were created. These Design Standards and Guidelines were developed to promote the following goals and objectives:

- To provide an overall framework for allocating various development typologies within the Evans & Rosedale Urban Village, allowing for a range of uses and densities while maintaining compatibility and character with established historic patterns.
- To preserve the existing building stock and neighborhood character of the Terrell Heights Historic District and to provide for compatible new infill development.



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- To define appropriate design guidelines for certain transitional areas bordering the Terrell Heights Historic District that will allow for denser forms of residential development and mixed-use urban infill.

2017 Economic Development Strategic Plan with a Targeted Area Plan and Poll

In 2017, the city chose to devise its first-ever [economic development strategic plan](#). The plan calls for partner organizations, such as the Fort Worth Local Development Corporation (“LDC”), to expand and support economic development. The plan’s recommendations seek four specific outcomes: 1) High-wage job growth, 2) A more sustainable tax base, driven less by residential property valuation and more by commercial and industrial investment, 3) An economy that capitalizes on high-growth businesses and the creative individuals who fuel them, and 4) A commitment to “quality of place” throughout the community. Potential RFEI respondents are particularly encouraged to review the 2017 Strategic Plan Executive Summary as well as Volume 3 Section 3.2 Neighborhood Alignment and page 47 Target Area, Evans and Rosedale.

As part of the 2017 Economic Development Strategic Planning efforts with Fregonese Associates and TIP Strategies, community polling data contributed by sixteen stakeholders shows very strong support for mixed-use housing and commercial projects within the Urban Village. Design concepts that support gathering spaces and small-scale commercials, including a grocery or farmer’s market, received overwhelming support among respondents.

2022 Economic Development Strategic Plan Update

Following COVID-19, the City conducted the [2022 Economic Development Strategic Plan Update](#) which resulted in three bold initiatives of focus:

- • INITIATIVE 1: INVESTMENT FRAMEWORK. Adopt an investment framework to drive public-private development projects, align City incentives to create new jobs and private sector investment, and build capacity in Fort Worth businesses.
- INITIATIVE 2: EQUITABLE REAL ESTATE DEVELOPMENT. Position Fort Worth for equitable real estate development Citywide—including catalyst projects in historically underserved areas and foundational infrastructure in new growth centers—through external funding, City resources, and private sector engagement.
- • INITIATIVE 3: HUMAN CAPITAL INVESTMENTS. Focus on human capital investments that attract, retain, and develop a broad base of creative talent in Fort Worth.

The first two initiatives draw particular focus to projects in East and Southeast Fort Worth and the Evans & Rosedale project as well as the focus of the city on business equity. The Strategic Plan emphasizes encouragement of growth in the urban core and areas immediately adjacent, such as the Evans & Rosedale Urban Village: “Fort Worth’s downtown and its surrounding urban districts—including the close-in target areas that have struggled to develop (Evans and Rosedale, Near Northside, and East Lancaster)—are where public resources can and should play the biggest role in facilitating economic development. [The Plan 2033 Downtown Fort Worth, Inc.](#) confirms the rapid growth and demonstrates the nearness of a cluster of major projects in the newly established innovation hub that are clustered just on the other side of highways from



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the Historic Southside (pgs. 16 & 17). [A recent](#) article highlighting the growth just on the other side of the highway in South Main Urban Village demonstrates the effects of this just on the other side of the highway. The Strategic Plan also provides statistics demonstrating that the Dallas-Fort Worth area is a talent magnet, drawing new residents from other major cities across the United States.

Full-Strength Fort Worth Revitalization Strategy

[The Full-Strength Fort Worth framework and Revitalization Toolkit](#) has been introduced to focus the city's economic and community vitality efforts to create a more equitable Fort Worth – specifically in key business corridors that serve as the heart of their communities.

The Full-Strength Fort Worth framework encourages both public and private investment, combining the expertise of local and national partners to create a comprehensive revitalization toolkit that will help the city become a leader in creating vibrant communities where everyone can thrive.

A major focus of this strategy includes city-led catalytic development, creating new mixed-income housing, building community partnerships, aligning our resources, and more. It also identifies specific areas of the city to begin focusing these efforts on, called [Revitalization Target Areas \(RTAs\)](#). Evans & Rosedale Urban Village falls in our Historic Southside RTA and this opportunity for a public-private partnership to come to realize a catalytic development comes together as a top priority for the city, its departments, and its political leaders.

City of Fort Worth Neighborhood Conservation Plan & Housing Affordability Strategy

In 2023, The City of Fort Worth passed the [CFW Neighborhood Conservation Plan & Affordable Housing Strategy](#). The Plan states that “*Every Fort Worth resident deserves to live in a high-quality neighborhood that they can afford, and neighborhood improvements should not fuel the displacement of anyone who wishes they could stay in their home.*” The Plan features an evaluation of displacement and gentrification in the City and found that the Historic Southside Neighborhood was at the highest threat level of gentrification and was already likely experiencing displacement. It is a City priority to preserve the people, diversity, authenticity, and cultures that exist within the Historic Southside neighborhood. As such, any proposed development plan should first consider the historical and existing neighborhood context and strive to benefit the neighbors through deep and meaningful neighborhood inclusion in the planning, hiring, and occupancy of future development.

2018 Historic Southside Neighborhood Association Member Poll (55 respondents)

In early 2018, the Historic Southside Neighborhood Association conducted a poll of residents in the neighborhood adjacent to the Evans & Rosedale Urban Village to discover preferences and perceptions of ongoing issues. Results are contained in Appendix B.



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2019 Near Southside Design District & Form-Based Code Development

Near Southside Inc. worked with the community to develop new form-based “MU” (Mixed Use) standards that focus on form and urban design for the Near Southside TIF (TIF 4) and used 2009 design standards as its overall guiding principles.

In 2022, to facilitate the former master development plan, the City rezoned a majority of the development site to Near Southside Form-Based Code NS-T4R with the Eastside of Evans Ave remaining NST-4RN. The new form-based code offers mixed-use designations and illustrative design codes to assist developers in meeting project goals. The Form-based zone NS-T4R is similar to the base zone NS-T4 except that bars and industrial uses are not allowed. NS-T4R zoning was chosen to offset neighborhood concerns about bars and other potentially conflicting uses, although restaurants that serve alcohol are permitted and widely desired by the neighborhood (must make at least 51% of their earnings on something other than alcohol).

ADDITIONAL INFORMATION

Please see <https://www.fortworthtexas.gov/departments/econdev/rfei/evans-rosedale> for prior plans, zoning information, and additional background and plans.

REQUESTORS GOALS

1. Ability to Deliver on Time with Complexity

The requestor is seeking an experienced Master Developer familiar with urban, infill, mixed-use neighborhood development to plan and execute all phases of the development program within a specific time frame. Delivery must occur within a timeframe that maximizes incentives.

The developer or development team shall be capable of:

- Securing financing
- Delivery of robust business equity, MWBE participation, and hiring from within the neighborhood where possible to ensure that residents benefit from the development
- Extensive neighborhood engagement and neighborhood communication
- Pre-development activities, such as environmental assessment & engineering evaluations
- Platting, site plan approval, and permitting from several jurisdictions
- Working with City staff, Plan Commission, TIF Board, and Urban Design Commission to achieve a feasible and widely accepted redevelopment
- Infrastructure development and engineering, including but not limited to stormwater and streetscape, as well as traffic design to minimize impact on the residential neighborhood
- Site preparation
- Project management

- Preferred but not required: experience with a grocery store or grocery concept, recruiting local small businesses, and/or economic opportunities or beneficial programs for neighborhood residents
- Ability to work with the neighborhood and local small businesses to also include ideal retail concepts requested by the Historic Southside Neighborhood including sit-down restaurant(s), neighborhood services, etc.
- Experience incorporating programable outdoor spaces or plazas into design and operations
- Experience incorporating historical context both in design and with the community
- Development team make-up that reflects the diversity of Fort Worth and the Historic Southside Neighborhood preferred but not required.

2. Economic Feasibility & Financial Capacity

Redevelopment proposals should outline the taxable end-uses and financial viability of the project by including market analysis, budget, and pro forma data with proposal submissions. Projects demonstrating a financing gap should also outline the proposed structure and nature of public participation if necessary, ideally using similar incentives and commitments outlined in this RFEI. The development team **must demonstrate financial capacity** to deliver the proposed project.

3. Proven experience

To deliver a financially viable and high-quality product on time, **prior experience** is key for the requestors. Proposals **must highlight previously completed projects of similar size and scale**, particularly completed within the last five years, explaining how those products and experiences will relate to the ability of the development team to deliver on what is being proposed.

4. Community Support & Benefit

Community and stakeholder engagement during the development process is critical to the project’s success as well as incorporating the community's priorities. Neighborhood associations, faith-based institutions, and community development stakeholder groups were all active participants in the master planning exercises for this urban village. To help ensure community support for the project, the master developer **must:**

- **Engage community groups** by hosting information sessions as part of pre-development phases and continue to communicate with the neighborhood throughout the development process- with updates for the monthly Historic Southside Neighborhood Association or their Economic Development Committee. City of Fort Worth Economic Development staff will be available to assist with meeting accommodations at City facilities.
- Have a strong MWBE/**Business Equity Firm component**.
- Hire from within the neighborhood where possible. Raising local talent will also be encouraged.

- The project should have aspects that benefit the neighborhood through economic mobility opportunities, job opportunities, opportunities to be included in leases, or other creative means of neighborhood inclusion or benefit.
- Development plan considers and incorporates identified neighborhood priorities (see Appendix)

5. Long Term Development

This RFEI presents a unique opportunity to redevelop a sizable tract of contiguous parcels in the heart of the city. The previous planning efforts anticipated that redevelopment of the urban village would likely occur in phases. The streetscape and road infrastructure improvements along the Evans and Rosedale corridors and public library are examples of the initial phase of investment and development. For catalytic developments, Requestors have demonstrated a willingness to leverage public-private partnerships by negotiating the fair market purchase or extremely low lease option agreements for publicly owned land as part of the toolkit of available incentives. The long-term vitality of the area and development should be considered.

6. Respect and incorporate design goals

This project represents an opportunity to capitalize on the existing streetscape, lighting, pedestrian pathways, and infrastructure investments already made along the Evans Avenue and Rosedale Street corridors, as well as the historical, pedestrian-oriented design of the neighborhood. As a designated City of Fort Worth Urban Village with a form-based code, the intent is to be a walkable and community-oriented district, restoring a portion of the commercial heart of the Historic Southside. The history of this neighborhood should be considered in the design and honored in the process and development.



SITE DETAILS & DUE DILIGENCE

SITE ASSEMBLAGE: Requestors own all parcels within the development area except one lot, 912 Missouri Ave, which is in the middle of a Development Site block and currently outside the Requestors’ control. The City of Fort Worth is willing to sell 911 E. Rosedale Avenue to the developer for fair market value to facilitate a land swap for this parcel. There is a second “outside of Requestor’s control” parcel, at 904 E Dashwood Street that is an optional parcel to acquire and utilize towards the development. (See maps in Appendix A). The majority of the lots in the Development Site are owned by the Fort Worth Housing Finance Corporation (“FWHFC”), 5 lots are owned by the Local Development Corporation, and one lot is owned by the City of Fort Worth. Construction of housing on lots owned by the Fort Worth Housing Finance Corporation is not required, but strongly encouraged.

PLATTING: The Development Site will require re-platting.

ZONING: As mentioned above after the last RFEI, the City initiated a rezoned of all the former PD sites to NS/T4R through council action. The remaining lots are all NS/T4RN. [The form-based standards can be found HERE at Near Southside Standards on the City of Fort Worth Website.](#) The expectation is that the expressions of interest will comply with the requirement of the Near Southside Form-Based Codes zoning standards.

ENVIRONMENTAL EVALUATION AND REMEDIATION: Evaluation of the development parcels (Phase I ESA, Phase II ESA) has been completed and have met the required cleanup standards established by the Texas Commission on Environmental Quality (TCEQ) receiving a Voluntary Cleanup Program (VCP) certificate of closure on all but four properties owned by the Requestors. These four properties include 810 Missouri, 924 Evans, 1000 Evans, and 1009 Evans. We are working on remediating and submitting for approval of these four properties and expect to have certificates by the fourth quarter of 2024.

The TCEQ VCP Certificates for each lot are transferrable to new owners and recognized by both the USEPA and TCEQ. VCP certificates certify that there are no known environmental issues that require action. Activities on these properties have not changed since receiving the TCEQ VCP certificates.

EVANS PLAZA PARK: The City allocated \$1.2 million in Community Development Block Grant funds to preserve the existing Evans Plaza, expand the area of the green space, and create an activated and programmable green space serving the neighborhood and new development. Additionally, the City has agreed to dedicate the Plaza and green space to create a new public park. It is envisioned that the new public park will be used for community gatherings and events as it is currently the site of several community and neighborhood festivals. The City Parks and Recreation Department has engaged consultants to begin design, but design has been paused to ensure collaborative engagement with both the community and the updated development plans. If the engineering of the redevelopment requires it, underground storage of stormwater could be incorporated into the design. The land surrounding the plaza is owned by the CFW HFC, but once the park is completed will be dedicated as a City of Fort Worth park.

STREETSCAPE: The City invested over \$2.2 million in federal funds between 2002 and 2003 to develop a streetscape with amenities such as streetlights, parallel parking spaces, and decorative sidewalks to attract and support a future redevelopment along Evans Avenue, Missouri Avenue, and Terrell Avenue.

Requestors expect the selected development team to re-use the existing streetscape as much as possible and/or improve it to the newer standards and preserve the plaques and items that were collaboratively developed with the community.

POSSIBLE INCENTIVES

- **Tax Increment Reinvestment Zone (TIRZ or TIF):** Most lots in the master development area are within Tax Increment Reinvestment Zone #4 (Near Southside, or “TIF 4”). TIF 4 expired in 2023 but was renewed for 10 years by Council. TIF 4, with the approval of the governing board, may provide funding for infrastructure, including partial funding for a shared parking garage within the area or the desired density at a similar capacity as the previous agreement (see below).
- **Neighborhood Empowerment Zone (NEZ):** All of the lots are within the Evans & Rosedale NEZ, which provides for substantial permitting fee waivers and release of City liens, and for lots outside TIF 4, tax abatements are possible.
- **Texas Chapter 380 Grant:** All parcels reside in a Revitalization Target Area which allows for the use of Chapter 380 Grants. These are grants based on the property and sales tax generated by the project upon completion.
- **Discounted land** will also be considered under a public/private partnership tied to the land conveyance which will require a financial guarantee. The amount of incentives will be determined in proportion to the quality of the project- including meeting community desires, amount of overall investment, and financial and market analysis as to what the market will support.
- **City Process Facilitation:** In addition to financial incentives, City staff will be assigned to special assistance with this project. Staff from the Economic Development and Neighborhood Services Departments will serve as **project managers** and will serve as the main points of contact with the developer for contract negotiations. A Development Services Department **project facilitator** will be assigned to this project to assist in navigating the platting, engineering, permitting, and inspection timeline and will work to collapse timelines where possible. **An [expedited plan review team](#)** may also be secured by the developer for engineering and permitting. The City’s Business Equity office will assign a **facilitator** to assist the chosen General Contractor with the Business Equity Firm process and neighborhood hiring.



SUBMISSION REQUIREMENTS

Responses should include all of the information requested and described below (or explanations for any missing pieces of information) and should be submitted in PDF format by the deadline as outlined on page 3.

All responses submitted by Respondents will become the property of the Requestors upon submission. Additionally, all responses to this RFEI are public records, will be posted on City webpages, and may be reviewed by the public, neighborhood organizations, City officials, and the media.

For companies that make the interview stage, any confidential company financials required to determine the financial strength and ability to complete their proposed project will be considered private and governed by a non-disclosure agreement.

Questions and Final Submissions must be made to:

RFEI@fortworthtexas.gov
Economic Development Department
City of Fort Worth, Texas

- **Please register for the pre-submittal Q&A conference and send questions with the subject line:
[EVRO RFEI: Question Submission or Registration Request](#)**
- **Please send submissions with the subject line:
[EVRO RFEI: Final Submission – Development Group Name](#)**
- **No questions or submissions will be accepted after the deadlines.**
- **If time permits, after the pre-submitted questions are answered on the Q&A conference call, additional questions may be asked.**
- **Please see the Reservations of Rights section for further submission notes.**

COMPANY INFORMATION

Please provide the following information electronically, in the order requested:

1. **SUMMARY LETTER:** A summary letter that introduces your firm or development team, briefly states your interest in the development opportunity, briefly outlines your firm’s or team’s experience and qualifications, summarizes the approach you would anticipate taking to the development of the project regarding staffing, financing, partnerships, etc. Discuss any major concerns or questions that you have regarding the project and express the reason that your firm or team is the logical choice for this project.

2. **EXPERIENCE:** Description of your firm or team’s corporate/organization structure and the credentials of its leadership and key staff likely to be assigned to responsible roles in the project. The contact person for further communication regarding the project shall also be specifically identified, including name, phone,



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and e-mail information. Also, this section should include an outline of the general business approach to the project along with a brief summary of the Respondent’s vision regarding how the partnership will work.

3. **PAST PROJECTS:** Detailed descriptions of past completed and current projects of similar scope, size, character, and project requirements that demonstrate the capacity and quality of performance of your firm or team. This should include each project’s location, size, cost, financing, team composition, current status, occupancy, and contact information for the owner or other responsible party. Projects within the past five years are preferred.

4. **REFERENCES:** At least three selected business references from individuals who have had a particularly strong working relationship with the developer or team on one or more completed projects of similar size and who would be capable of speaking broadly to the firm’s or team’s approach and performance including their ability to get a project financed and completed on time. Please provide full contact information for these references and notify them that they may be contacted.

5. **FINANCIAL STRENGTH:** Financial strength/capacity and the confidence in the Master Development team to be able to secure and prove financing ability is going to be a priority item for our selection team. Please provide a description and statement regarding the financial strength and ability of the firm or team to obtain and sustain project financing, both debt and equity for the size and cost of the development proposal proposed. See additional in the financial information section below on page 17.

If selected for the interview stage, please be prepared to submit evidence demonstrating this description and statement at the time of the interview. Items and/or a combination of items like three years of audited financials, references from financial institutions, proof of open lines of credit, letters from lenders and/or clients or previously completed project references are among some recommendations.

URBAN DESIGN & USE CONCEPT

In this section, please provide information directly relevant to the Requestor’s intention to provide a mixed-use and mixed-income redevelopment that is pedestrian-oriented, context-sensitive, and meets the spirit and intent of the existing form-based code and neighborhood plans. This information should include, at a minimum, a site plan and a use plan (indicate uses and square feet of uses in each building). Concept ideas, floor plans, sketches, drawings, color palettes, or renderings may also be submitted that show an understanding of the development opportunity presented within this RFEI on the publicly owned lots within the Evans & Rosedale Urban Village on page 33.

Respondents are encouraged to express any preferences or priorities regarding specific components of the development opportunity, particularly the mix of uses that the Respondents believe are feasible at the location and any phasing that might be required. Respondents should indicate any partners or sub-developers for specialty uses.



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COMMUNITY ENGAGEMENT

Please submit a plan for engaging with the neighborhood and collaborating with the Requestor team. This should include engagement at each period of development. Explain the staffing for this piece of your Master Development planning, including the staff that will be directly engaged with the neighborhood and the staff that will directly be engaged with the Requestors.

The respondent's experience with community engagement and collaboration on other completed projects should also be detailed in this section.

BUSINESS EQUITY FIRM UTILIZATION

Please submit a plan and/or statement for your commitment and experience with the utilization of Business Equity Firms (MWBES). Please provide a detailed description and information that demonstrates your experience in utilizing BEFs, highlighting what goal was set, any good faith efforts attempted, the type of outreach that was done, and what the outcome of your efforts were (were the goals met, or exceeded and how much was paid to BEFs as an amount of the total paid for full project completion spent in those efforts) for at least one completed project. Please provide at least one BEF reference from any tier of those project efforts.

For your convenience, the City of Fort Worth's instructions to bidders about business equity goals is attached in Appendix D on page 45.

FINANCIAL INFORMATION

Please submit a development financial proforma that is consistent with the site plan and use plan submitted in the Urban Design and Use Concept section. In addition to the proforma, please provide:

1. Statement of assumptions on which all calculations are based, including all assumptions typically provided in a pro forma for the proposed use.
2. General construction budget delineating hard and soft costs.
3. Sources and uses of funds for development, including details of equity and financing sources, an assessment of the risk associated with securing those sources, and a break-out of all soft and hard costs and development and financing fees to be paid on the "uses" side.
4. Proposed sources of capital financing for any infrastructure investments required. Letters of support from lenders and financial institutions that you have used in the past and may be interested in assisting with the financing of this development. Description of proposed economic terms of the purchase or lease of the publicly owned properties
5. Respondents are encouraged to discuss financing options that they can bring or would like the Requestors to sponsor, obstacles they have encountered in the past, creative financing strategies that may be available to the organization, and how to best manage the project to ensure success.

SELECTION CRITERIA

The Requestors reserves the right, at any time and in its sole discretion, to cancel this RFEI, to select one, some, or all of the responses for purposes of a future solicitation to reject all responses, and to release another RFEI in the future on substantially the same, or different, terms from those contained herein.

Before submitting an Expression of Interest, Respondents are strongly encouraged to review any publicly available sources of information regarding the proposed site. Prior plans, development agreements, incentive agreements, and site information have been posted to this webpage:

<https://www.fortworthtexas.gov/departments/econdev/rfei/evans-rosedale>

Master Developer selection will be based on the information ascertained from the submittal using the following Selection Criteria.

Section 1: The Master Developer **must** meet the following criteria to be considered for the selection process:

- Has financed, built, and received a certificate of occupancy on a mixed-use development with a total project value of at least \$50 million (yes/no)
- Has completed at least one project that met or exceeded the local community participation or Business Equity Firm (MWBE) goal/component (yes/no)

Section 2: The Master Developer's proposal must include the following

- Mixed-use elements of commercial and retail for small businesses and residential (yes/no)

Section 3: Master Developer and proposals that meet the above criteria will then be evaluated based on the following criteria:



**REQUEST FOR EXPRESSIONS OF INTEREST:
EVANS & ROSEDALE URBAN VILLAGE**

MAX POINTS	SELECTION CRITERIA
50	<p>MASTER DEVELOPER QUALIFICATIONS TO EXECUTE DELIVERY</p> <ul style="list-style-type: none"> • Demonstrates qualifications to execute the delivery of development with the complexity and market challenges of this specific site • Includes information on comparability (scale, mix of uses, etc.) and success (time to stabilized occupancy, etc.) of past projects undertaken by the developer within similar historic and cultural contexts • Demonstrates financial capacity to deliver a project of this scope in the near term. • Identifies estimated timeframes for design, construction, and occupancy • Partnership with Minority or Historically Underutilized Businesses in previous developments or on the development team • Has successfully completed 2-3 developments of similar scope or nature
20	<p>URBAN DESIGN & USES PROPOSED</p> <ul style="list-style-type: none"> • Is responsive to and specifically informed by historic and cultural context • Provides quality design and construction in building elements • Provides quality urban design elements: <ul style="list-style-type: none"> ○ pedestrian connections through and within the site; ○ public plazas and open spaces; ○ landscape elements; ○ treatment, phasing, and arrangement of parking; and ○ active, pedestrian-friendly mix of uses and structures. • Optimizes the use of the site for economic impact on the City's tax base and the potential to catalyze other development • Uses include first-floor commercial uses that will enhance the neighborhood • If residential uses are proposed, mixed-income residential is preferred.
10	<p>COMMUNITY ENGAGEMENT</p> <ul style="list-style-type: none"> • Proposal demonstrates ability and willingness to engage with the Neighborhood and Community, especially the Historic Southside Neighborhood Association • Demonstrates a strong record of meaningful community engagement in past projects
10	<p>HISTORY AND VISION</p> <ul style="list-style-type: none"> • Fulfills the spirit and intent of the 2005 Historic Evans & Rosedale Urban Village Master Plan and the Near Southside Form-Based Code • Design and concepts honor the history, historic buildings, prominent people, and culture of Southeast Fort Worth and the Historic Southside Neighborhood
10	<p>ALIGNMENT WITH PLANS & CODES</p> <ul style="list-style-type: none"> • Demonstrates alignment with the following plans: <ul style="list-style-type: none"> ○ City of Fort Worth Economic Development Strategic Plan & Update ○ City of Fort Worth Neighborhood Conservation Plan and Housing Affordability Strategy ○ Full-Strength Fort Worth ○ City of Fort Worth Comprehensive Plan ○ Near Southside Form-Based Code and MU design standards
100	MAX TOTAL POINTS

SELECTION PROCESS

Upon receiving responses to this RFEI, the Requestors may, in their sole discretion, elect to proceed in any of the following or possibly other directions:

- City staff may appoint a Selection Committee comprising of local stakeholders and city staff to evaluate all responses and make recommendations to city staff to bring before City Council for its consideration and action.
- The Committee may rank the responses to this RFEI.
- The Committee may select a “short list” of teams for a second-round process. This second round might entail interviews or some other means of selection.
- The Committee may opt to select a single team, without going to a second-round process, and negotiate the terms of a transaction with that team.
- The Committee may opt to reject any or all proposals regarding any or all of the properties.

POST SELECTION PROCESS

Upon selection of a developer or team, the Requestors intend to enter into an Exclusive Negotiating Agreement with the selected developer or team, providing for a defined period during which the parties will attempt to negotiate the deal terms for the transaction. During this period, City staff will work with the selected developer or team to refine its approach. It is anticipated that during this period the program, deal structure, financing, composition of the team, or other components may be modified as a more solid proposal is developed. The Master Developer is expected to work closely with surrounding neighborhood residents and other community stakeholders throughout the negotiation and development process.

During this pre-development phase, the Requestors intend to negotiate with the selected developer or team a Memorandum of Understanding (MOU) or other agreement as appropriate, setting forth in non-binding terms the financial, programmatic, and other general aspects of the project. This MOU will also serve as the basis for the negotiation, council and board action, and execution of subsequent binding agreements (which may take any of several forms, to be determined as a result of the negotiations). The final, binding document(s) will govern the final disposition of the property, setting forth the terms of the transactions.

Any such MOU will include provisions reserving to the Requestors the right to terminate negotiations with the selected developer or team if one of the entities in its sole discretion determines that negotiations during the pre-development phase are not progressing in a satisfactory or timely manner. Should this occur, City staff might then work with another developer or team or might decide to not pursue the project further.



RESERVATION OF RIGHTS

The Requestors reserves the right to:

- Cancel or withdraw the RFEI before or after the submission deadline
- Modify or issue clarifications to the RFEI before the submission deadline
- Reject any submission it deems incomplete or unresponsive to the submission requirements
- Consider a submission that is in non-compliance with the submission requirements
- Reject all submissions that are submitted under the RFEI
- Modify the deadline for submissions or other actions
- Reissue the RFEI, a modified RFEI, or a new RFEI, RFQ, or RFP whether or not any submissions have been received in response to the initial RFEI issuance.

Notice of Modification

The Requestors may post on the City’s official webpage <http://fortworthtexas.gov/evans-rosedale-rfei/> notices or information regarding cancellations, withdrawals, modifications to deadlines, and other modifications to this RFEI. Master Developers shall have the obligation to check the webpage for any such notices and information, and the Requestors shall have no duty or obligation to provide direct notices to developers.

Ownership and Use of Submissions

All submissions shall be the property of the Requestors, who may use any ideas in any submission, whether the submission is selected or rejected.

Further Efforts

The Requestors may request that developers clarify their submissions or submit additional information about their submissions. The Requestors may request the best and final submissions from any developer or request an oral presentation from any developer.

Non-Binding

The selection by the Requestors of a developer indicates only an intent by the organization to continue with the selection process and or negotiate, and the selection does not constitute a commitment by the Requestors to execute a final agreement or contract with the developer.

Non –Liability

By participating in the RFEI process, the developer agrees to hold the Requestors and their officers, employees, agents, representatives, and consultants harmless from all claims, liabilities, and costs related to all aspects of this solicitation. The City is not responsible for any costs associated with preparing or submitting a response to the solicitation.



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 - d. 2006 Partners for Sacred Places Presentation
 - e. 2004 Evans Ave. Storytelling Presentation
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APPENDIX D – BUSINESS EQUITY FIRMS

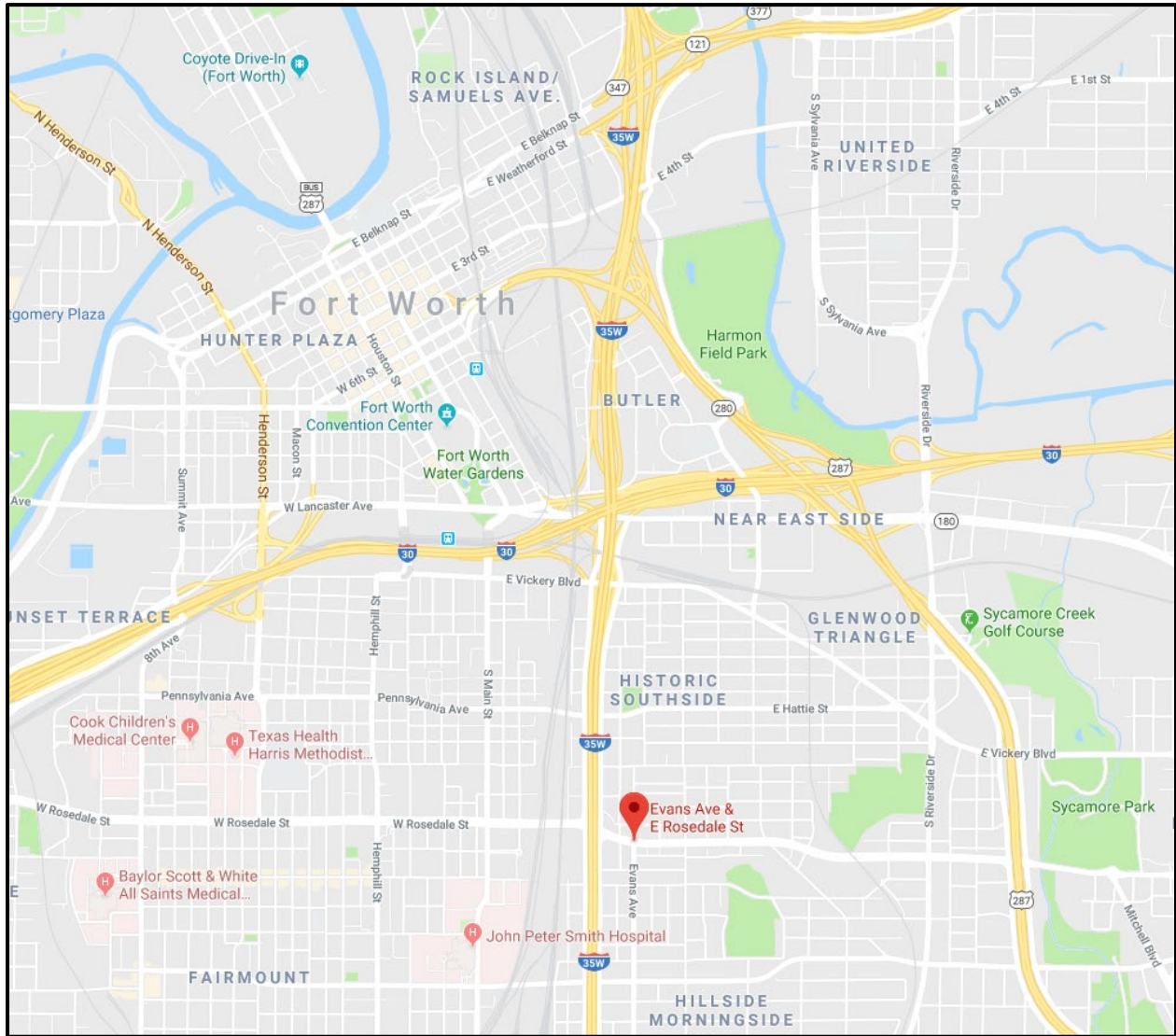
1. Instruction to bidders about business equity goals



REQUEST FOR EXPRESSIONS OF INTEREST: EVANS & ROSEDALE URBAN VILLAGE

APPENDIX A - MAPS

1. Vicinity

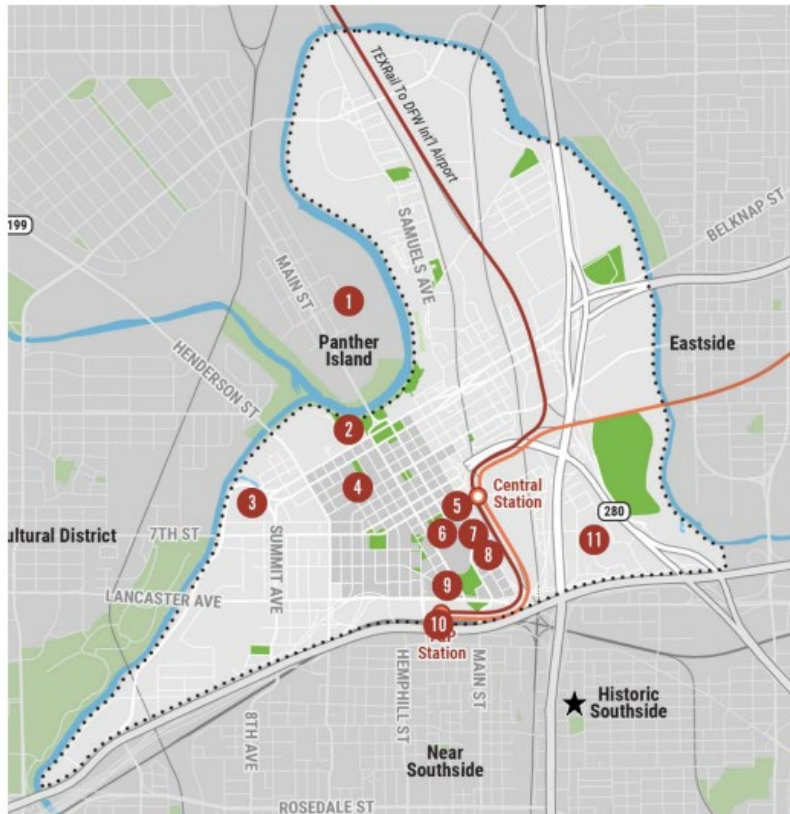


2. Vicinity to Current Major Downtown Catalytic Projects

LINK: [Current, Recent, and Planned Development in Downtown](#) (Downtown Fort Worth Inc.)

1. Panther Island & Central City Flood Control Project
2. Heritage & Paddock Park
3. New City Hall
4. Dart Interests/Library Site
5. Deco 969
6. Convention Center Expansion
7. Convention Center Headquarters Hotel
8. Texas A&M Expansion
9. Omni Hotel Expansion
10. Transportation Improvements
11. Butler Place Redevelopment

Black Star = Project Site

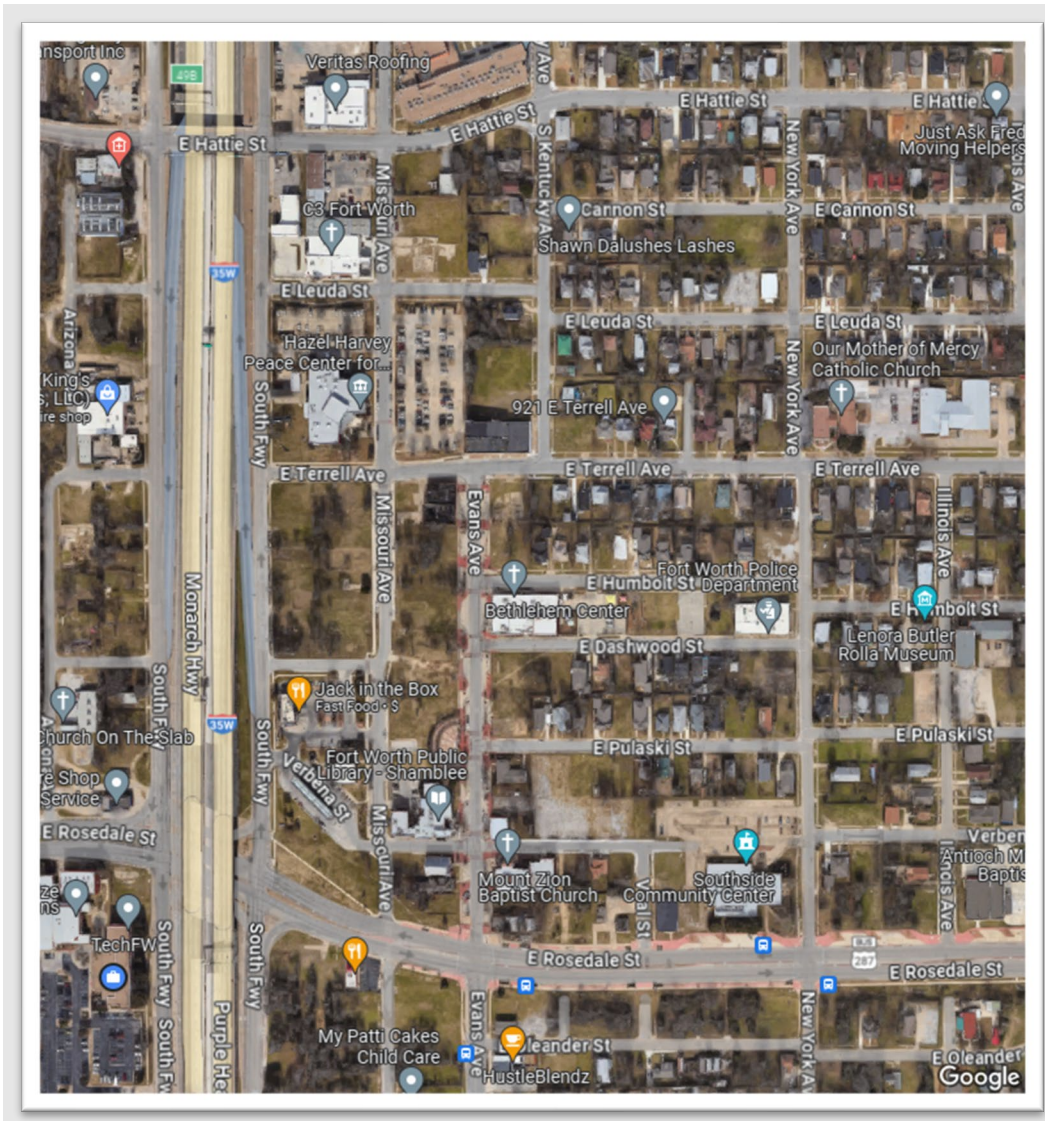


Catalytic Project Locations

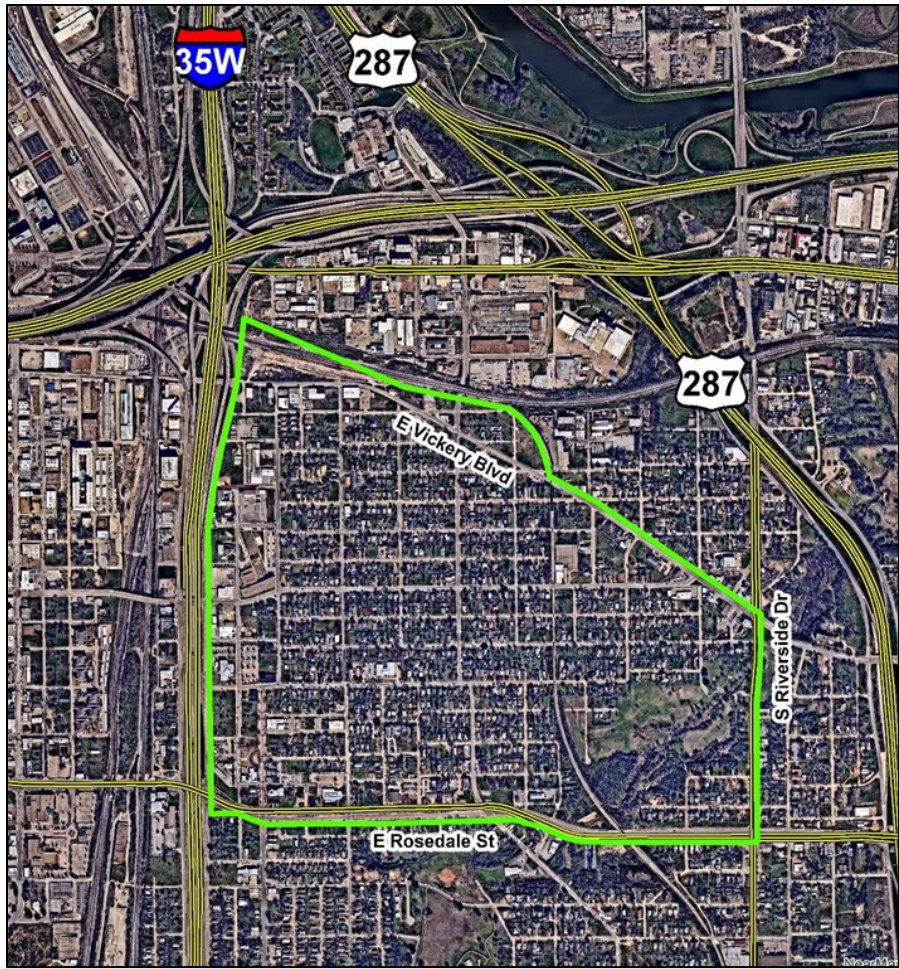
Source: City of Fort Worth GIS; various sources

[Source: Plan 2033 – Downtown Fort Worth Inc.](#)

3. Aerial



4. Historic Southside Neighborhood Boundaries



5. Parcels Included in the RFEI and Ownership

Some private parcels included or bordering the public land may provide the opportunity for partnership within the development.

There are two parcels included in the development area that are not under the ownership of a public entity- 912 Missouri which is essential for the developer to assemble, and in the former deal, the city was willing to sell 722 E. Rosedale (not within boundaries) for fair market price to the developer to facilitate a land swap agreement. 904 W Dashwood St. also remains privately owned and is encouraged, yet optional to assemble as a part of the master development.

Parcels and institutions just outside the development area remain influential including Mount Zion Church (private) and the Bethlehem Center (public) because they are architecturally significant to the area and help set the tone and others include the former Pinkston’s Mortuary (837 E Terrell), Association of Federated Women’s Club Building (1051 Evans), the Shamblee Library’s Tommy Tucker Building (1056 Evans), and NAACP office (1063 Evans).

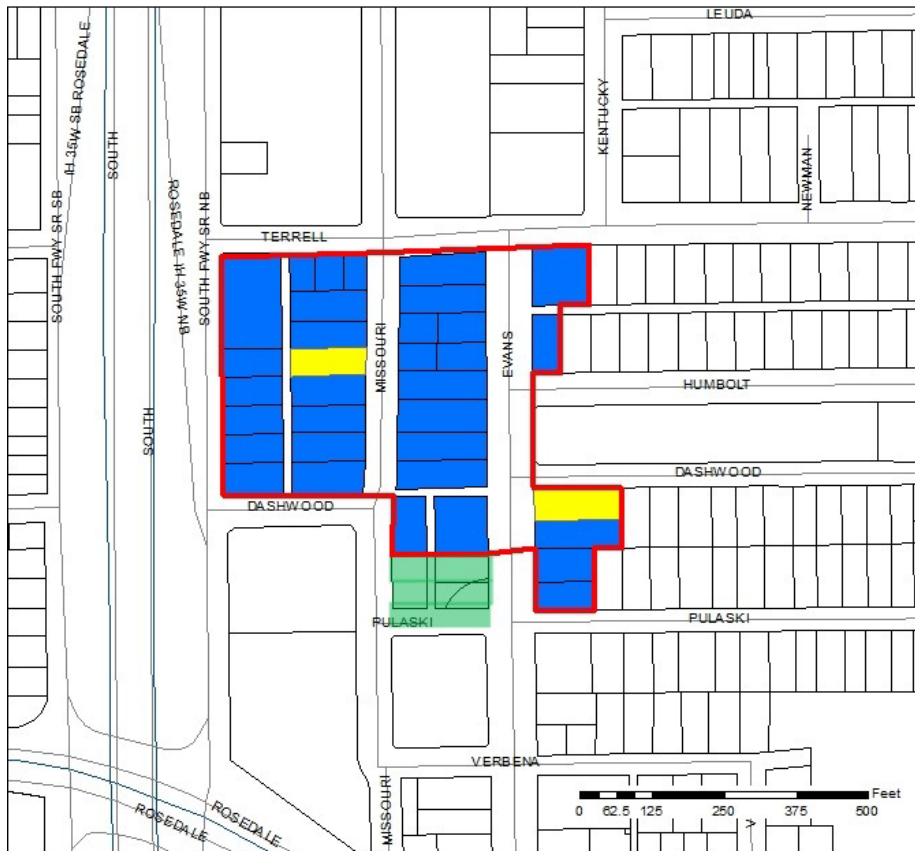
More detailed information can be found at <https://www.tad.org/interactive-maps> or

Red Outline = Master Development Area

= Owned by the City of Fort Worth, Texas, the Fort Worth Housing Finance Corporation, or the Fort Worth Local Development Corporation

= Owned Privately

= Evans Plaza & Future Park





**REQUEST FOR EXPRESSIONS OF INTEREST:
EVANS & ROSEDALE URBAN VILLAGE**

TAD Account	Owner Name	Address	Legal Description
00879266	FORT WORTH HOUSING FINANCE COR	900 EVANS AVE	EVANS SOUTH ADDITION Block 1 Lot 1
00879274	FORT WORTH HOUSING FINANCE COR	900 EVANS AVE	EVANS SOUTH ADDITION Block 1 Lot 2
00879282	FORT WORTH HOUSING FINANCE COR	900 EVANS AVE	EVANS SOUTH ADDITION Block 1 Lot 3 E 84'3 BLK 1
00879290	FORT WORTH HOUSING FINANCE COR	900 EVANS AVE	EVANS SOUTH ADDITION Block 1 Lot 3 W 67'3 BLK 1
00879304	FORT WORTH HOUSING FINANCE COR	912 EVANS AVE	EVANS SOUTH ADDITION Block 1 E 86'LOT 4
00879312	FORT WORTH HOUSING FINANCE COR	915 MISSOURI AVE	EVANS SOUTH ADDITION Block 1 Lot 4 W 65'4 BLK 1
00879320	FORT WORTH HOUSING FINANCE COR	916 EVANS AVE	EVANS SOUTH ADDITION Block 1 Lot 5
00879339	FORT WORTH HOUSING FINANCE COR	920 EVANS AVE	EVANS SOUTH ADDITION Block 1 Lot 6
00879347	FORT WORTH HOUSING FINANCE COR	924 EVANS AVE	EVANS SOUTH ADDITION Block 1 Lot 7
00879355	FORT WORTH HOUSING FINANCE COR	928 EVANS AVE	EVANS SOUTH ADDITION Block 1 Lot 8
00879363	FORT WORTH LOCAL DEV CORP	901 EVANS AVE	MC ANULTY & NESBITT SUB EVANS Block 2 Lot 1 & 2
00879673	FORT WORTH LOCAL DEV CORP	909 EVANS AVE	MC ANULTY & NESBITT SUB EVANS Block 2 Lot 30
00879843	FORT WORTH HOUSING FINANCE COR	1000 EVANS AVE	EVANS SOUTH ADDITION Block 3 Lot 1 & 2
00879940	FORT WORTH HOUSING FINANCE COR	810 MISSOURI AVE	EVANS SOUTH ADDITION Block 3 Lot 12
00880280	FORT WORTH, CITY OF	1005 EVANS AVE	KRAUSE, A SUBDIVISION Block 4 Lot 1E
00880299	RENNIE, SHERRY	904 W DASHWOOD ST	KRAUSE, A SUBDIVISION Block 4 Lot 1D
00880639	FORT WORTH LOCAL DEV CORP	1013 EVANS AVE	KRAUSE, A SUBDIVISION Block 4 Lot 2F
00880655	FT W LOCAL DEVELOPMENT CORP	1009 EVANS AVE	KRAUSE, A SUBDIVISION Block 4 Lot 2E
02689316	FORT WORTH HOUSING FINANCE COR	900 MISSOURI AVE	SCHLATERS SUBDIVISION Block 1 Lot 1 E41' LOT 1
02689324	FORT WORTH HOUSING FINANCE COR	708 E TERRELL AVE	SCHLATERS SUBDIVISION Block 1 Lot 1 W43' LOT 1 76102
02689332	FORT WORTH HOUSING FINANCE COR	710 E TERRELL AVE	SCHLATERS SUBDIVISION Block 1 Lot 1 W41'E82' LOT 1
02689340	FORT WORTH HOUSING FINANCE COR	904 MISSOURI AVE	SCHLATERS SUBDIVISION Block 1 Lot 2



**REQUEST FOR EXPRESSIONS OF INTEREST:
EVANS & ROSEDALE URBAN VILLAGE**

02689359	FORT WORTH HOUSING FINANCE COR	908 MISSOURI AVE	SCHLATERS SUBDIVISION Block 1 Lot 3
02689367	ALYAH HOLDINGS INC	912 MISSOURI AVE	SCHLATERS SUBDIVISION Block 1 Lot 4
02689375	FORT WORTH HOUSING FINANCE COR	916 MISSOURI AVE	SCHLATERS SUBDIVISION Block 1 Lot 5
02689383	FORT WORTH HOUSING FINANCE COR	920 MISSOURI AVE	SCHLATERS SUBDIVISION Block 1 Lot 6
02689391	FORT WORTH HOUSING FINANCE COR	924 MISSOURI AVE	SCHLATERS SUBDIVISION Block 1 Lot 7
02689405	FORT WORTH HOUSING FINANCE COR	928 MISSOURI AVE	SCHLATERS SUBDIVISION Block 1 Lot 8
02689413	FORT WORTH HOUSING FINANCE COR	759 E DASHWOOD ST	SCHLATERS SUBDIVISION Block 1 Lot 9
02689421	FORT WORTH HOUSING FINANCE COR	925 SOUTH FWY	SCHLATERS SUBDIVISION Block 1 Lot 10
02689448	FORT WORTH HOUSING FINANCE COR	921 SOUTH FWY	SCHLATERS SUBDIVISION Block 1 Lot 11
02689456	FORT WORTH HOUSING FINANCE COR	917 SOUTH FWY	SCHLATERS SUBDIVISION Block 1 Lot 12
02689464	FORT WORTH HOUSING FINANCE COR	913 SOUTH FWY	SCHLATERS SUBDIVISION Block 1 Lot 13
02689472	FORT WORTH HOUSING FINANCE COR	901 SOUTH FWY	SCHLATERS SUBDIVISION Block 1 Lot 14 THRU 16

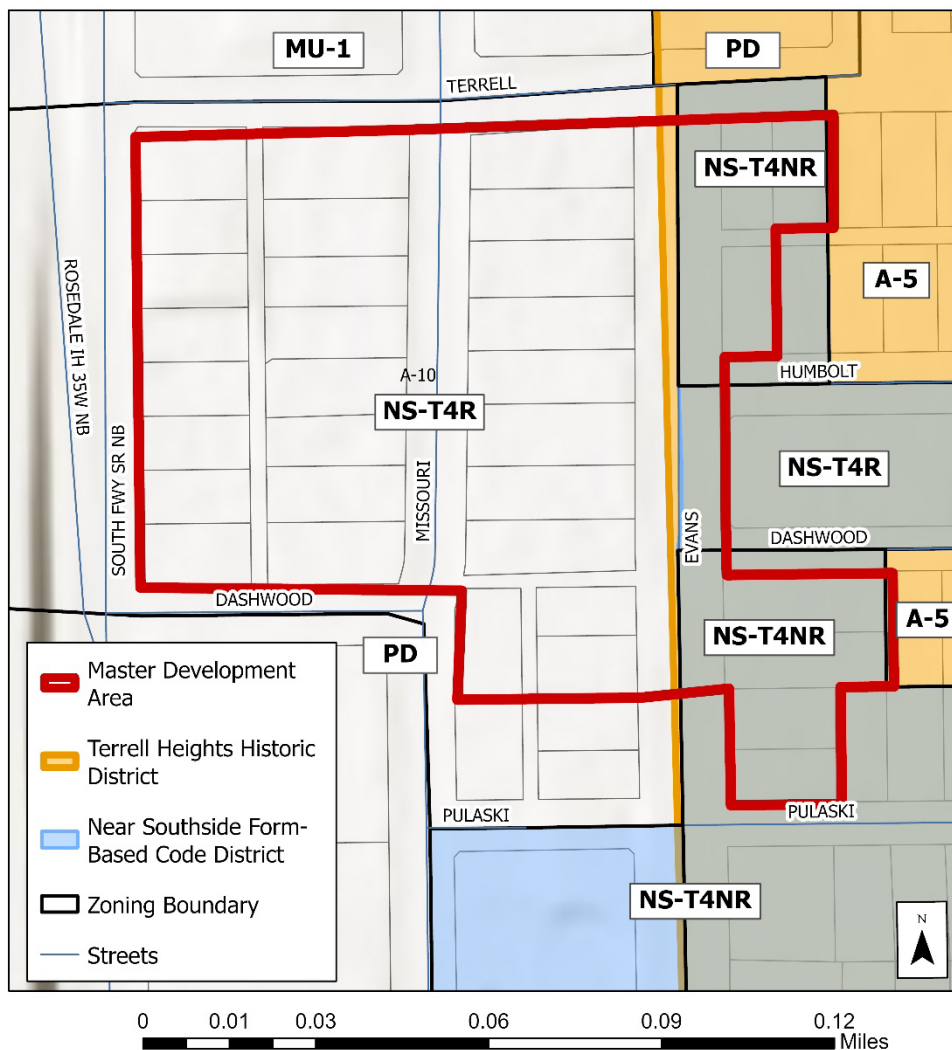
Required parcel to acquire

Optional parcel to acquire

6. Zoning

Please see <https://www.fortworthtexas.gov/departments/econdev/rfei/evans-rosedale> for information and links regarding zoning and design standards, including the Near Southside Development Standards & Guidelines and the [Terrell Heights Historic District](#). The expectation is that the expression of interest will be based on MU-1, NS/T4R, or NS/T4NR standards or similar, and be in conformance with the standards of the Historic Overlay where applicable.


The primary objective of the [Terrell Heights Historic District Guidelines](#) is to preserve the overall character, identity, and presence of the Terrell Heights neighborhood, buildings, sites, and landscapes that help to define its distinct identity and character. While many of the subject parcels are vacant, a development that is compatible with the historical context surrounding these parcels is required. New construction within the District shall not emulate a historic building, but it should reflect the contributing elements and patterns found within the neighborhood, the streetscape, and the block where it will be located.

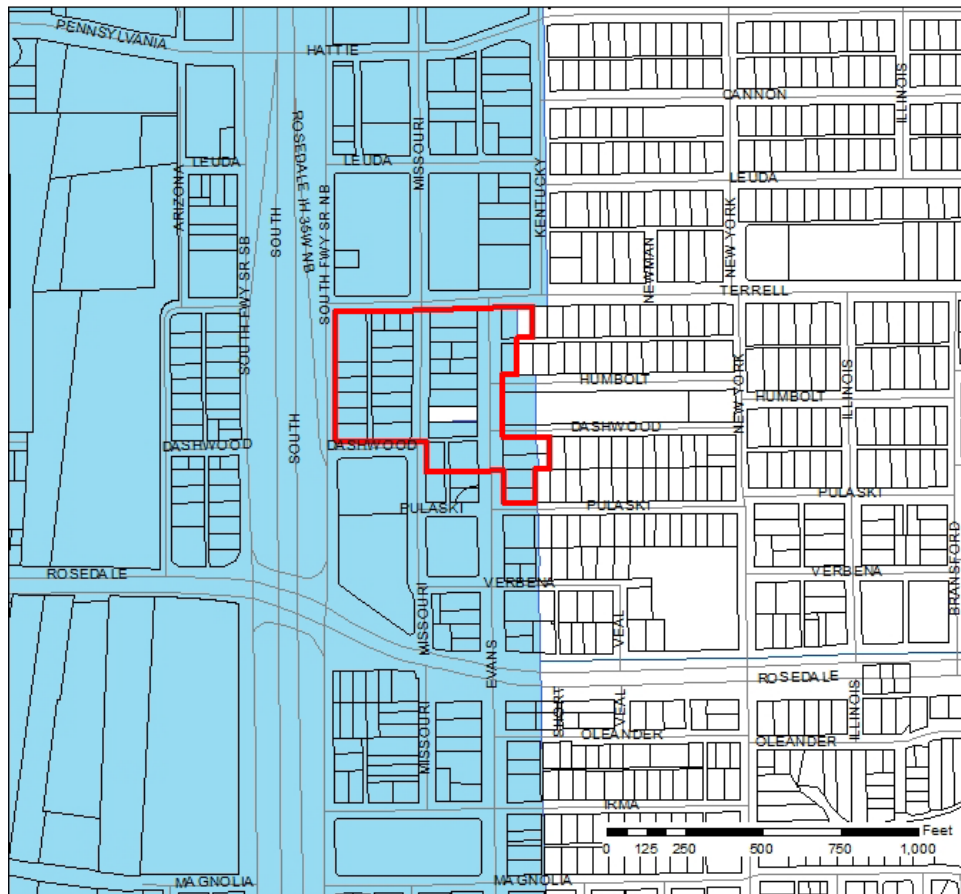


7. TIF 4 (Southside) Boundary

Much of the Evans and Rosedale Master Development Area lies within Tax Increment Financing District 4 (Southside). A TIF District provides incentive funding for infrastructure and other publicly beneficial development and redevelopment projects by allocating a share of the property tax revenue generated within the district. TIF District 4 was created in 1997 with an end term of 2022, designed to revitalize Fort Worth’s Near Southside and Medical District as an economically viable, mixed-use, central city neighborhood. The TIF has recently been extended through 2032. Projects supported include business development, on-street and structured parking, signage, streetscapes, transportation infrastructure, residential developments, and schools.

Red Outline = Master Development Area

 = TIF 4 Boundary

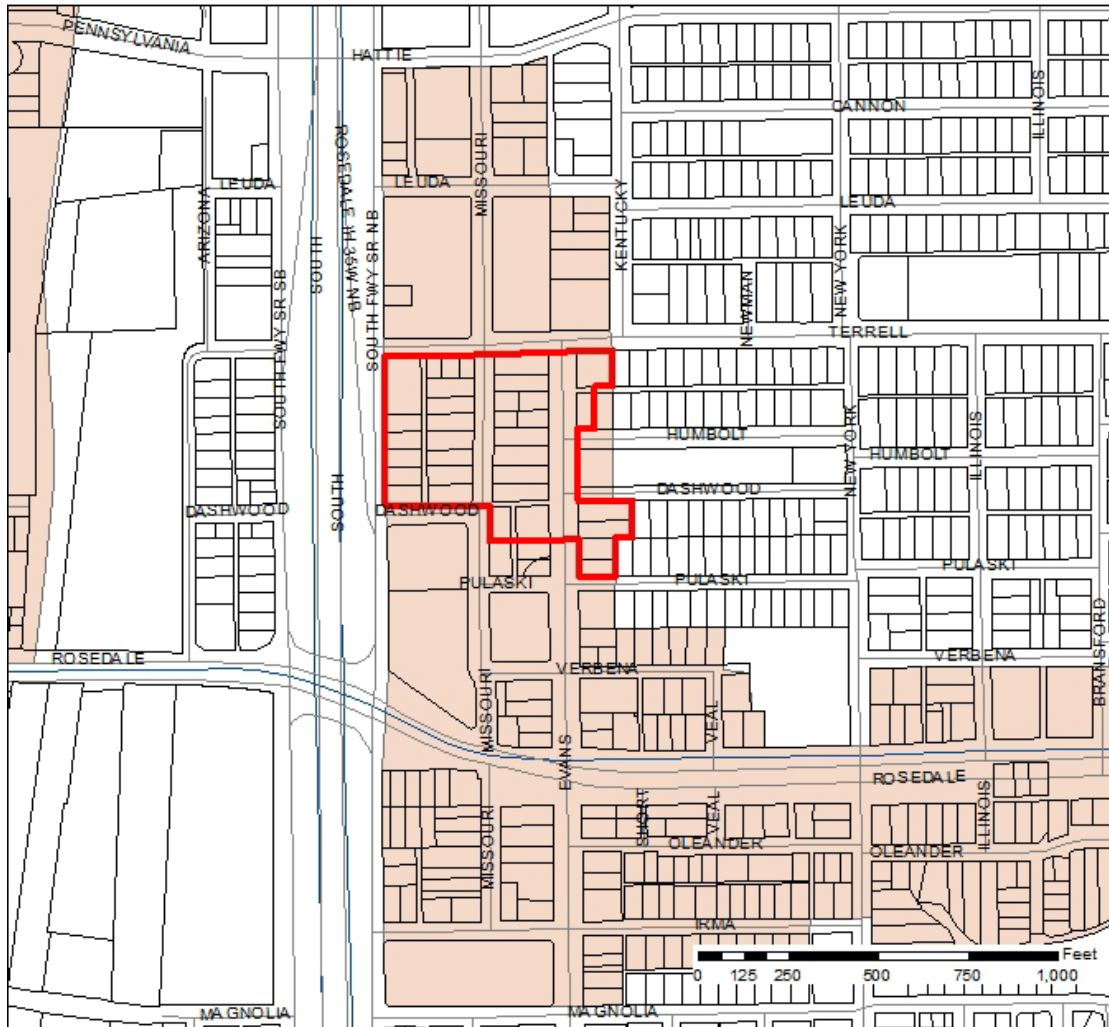


8. Urban Village Boundaries

An [Urban Village](#) is a compact, urbanized place with a mix of land uses, jobs, public spaces, transportation connections, pedestrian activity, and a sense of place. The City of Fort Worth has designated 17 urban villages and is working with developers, business groups, and neighborhood associations to revitalize these older commercial districts throughout the Central City. Find out more about [Evans & Rosedale Urban Village here](#).

Red Outline = Master Development Area

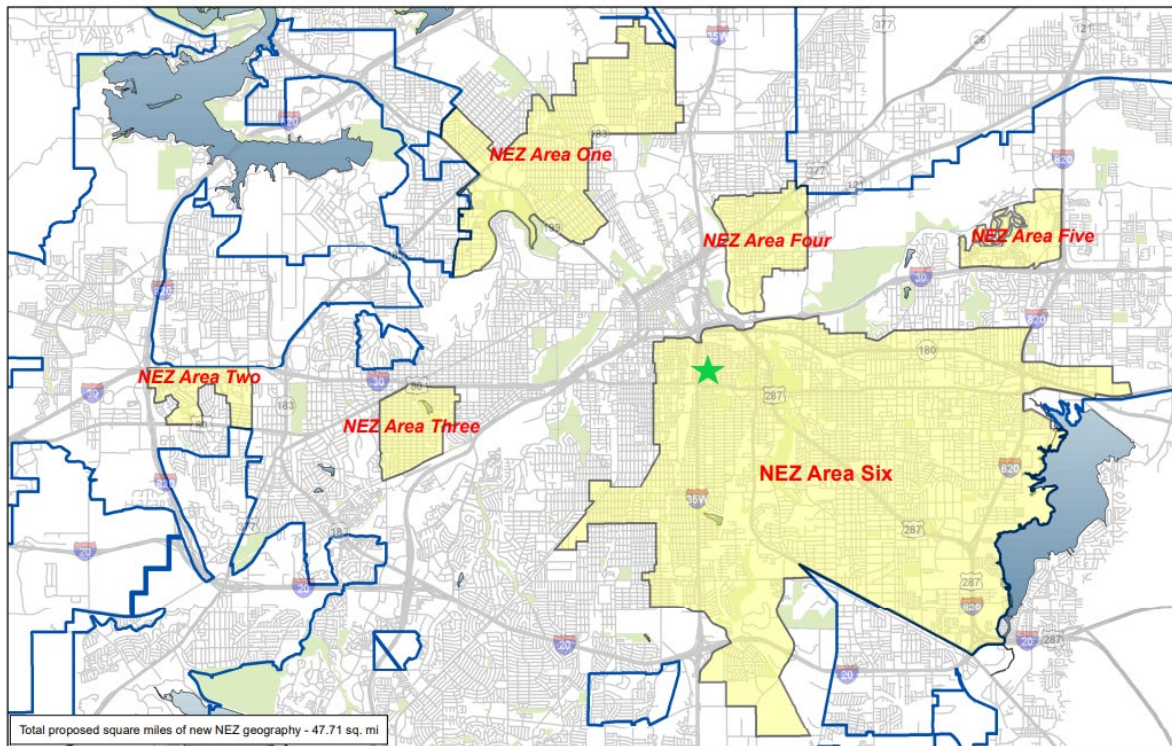
= Urban Village Boundary



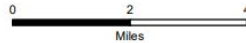
9. Neighborhood Empowerment Zone

Neighborhood Empowerment Zones (NEZs) promote housing, economic development, and quality services in central Fort Worth. Now there are more reasons than ever to build in Fort Worth thanks to an incentives package approved by the City Council for any NEZs designated in the city. Municipal property tax abatements, fee waivers, and release of city liens are available to property owners who build or rehabilitate property within an NEZ.

The entire Master Development Area lies within the Evans & Rosedale Neighborhood Empowerment Zone.







Neighborhood Empowerment Zone Areas

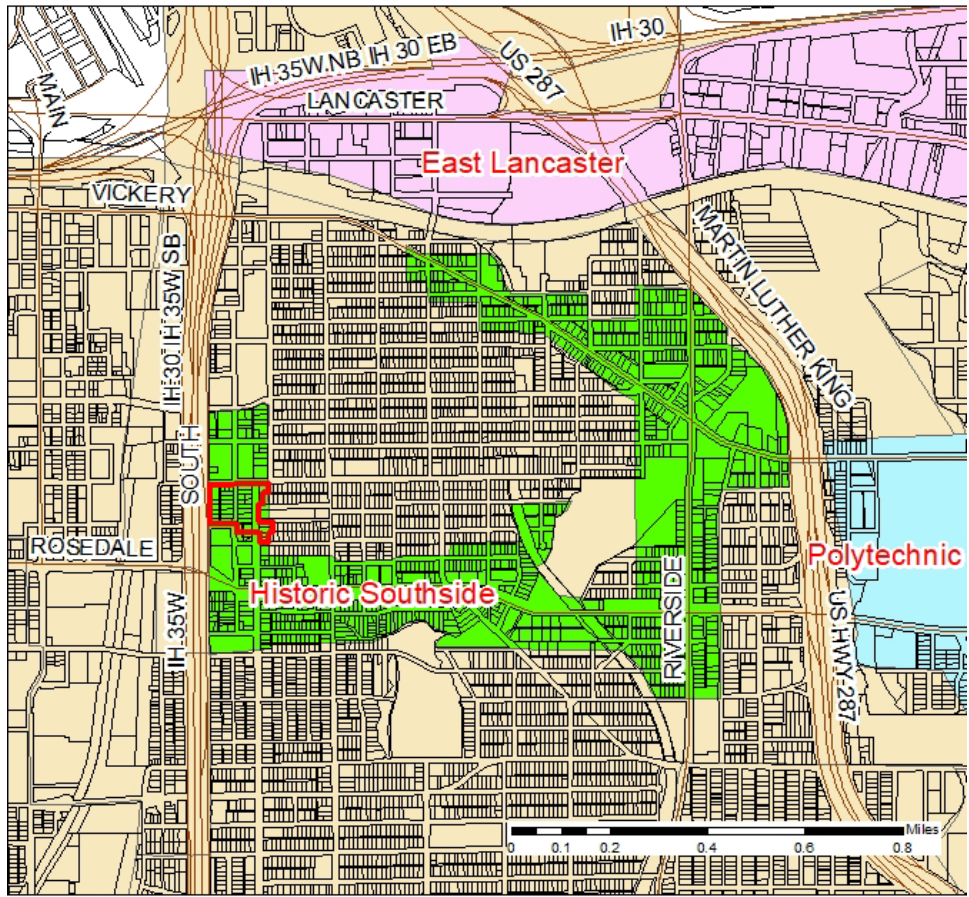


© Copyright 2017 City of Fort Worth. Unauthorized reproduction is a violation of applicable laws. This product is for informational purposes and may not have been prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only approximate relative location of property boundaries. The City of Fort Worth assumes no responsibility for the accuracy of said data.

10. Revitalization Target Areas

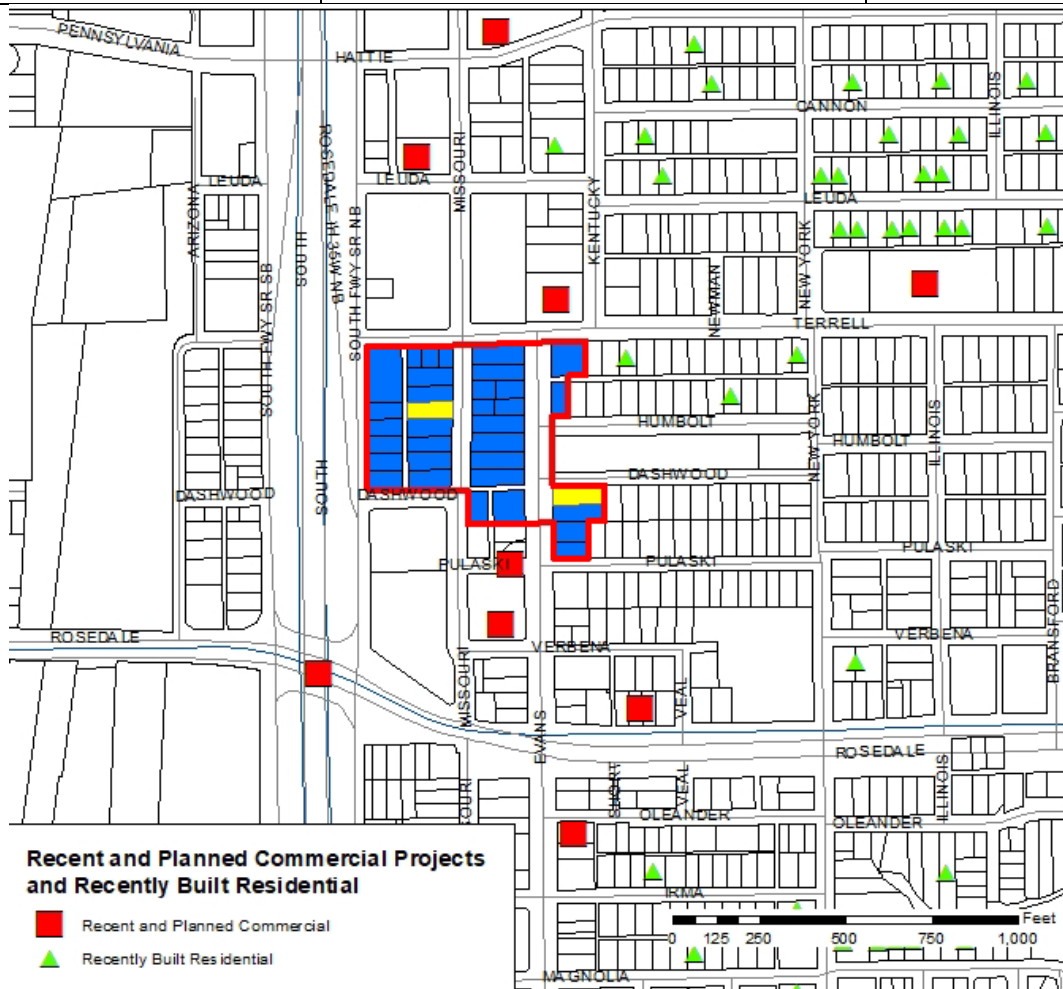
A City of Fort Worth Revitalization Target Area had been established for targeted incentives and a priority area for investment. It is also within a Designated Investment Zone and nearby other Revitalization Target Areas. All these zones allow for certain Economic Development tools like Chapter 380 [Grants](#) to be utilized when analyzing public participation in projects.

- Red Outline** = Master Development Area
-  = Designated Investment Zone
-  = Historic Southside Revitalization Target Area
-  = East Lancaster Revitalization Target Area
-  = Polytechnic Revitalization Target Area



10. Recent and Future Developments in the Vicinity

1012 Evans Ave.	Evans Plaza Park	On hold for a new developer to partner with the community & city on the design plan
Rosedale & I-35	Rosedale Gateway Project	In development
1108 Evans Ave	Historic Sunshine Cumberland Adaptive Reuse Project	In development
919 E Rosedale (Approximately)	National Juneteenth Museum	In development
722 Missouri Ave	Clark Felt Building Renovation to Basecom Headquarters	Completed
1201 Evans Ave	Connex Office Building	Completed
600 Kentucky Ave	Van Zandt Guinn Elementary School	Completed



More information on upcoming developments:

National Juneteenth Museum: <https://nationaljuneteenthmuseum.org/>



Rosedale Gateway Project:

Project Summary

The Rosedale Street Gateway project is one location identified within a larger initiative that proposes opportunities and improvements for public infrastructure that would physically and visually connect adjacent urban Fort Worth communities, in this case the Historic Southside neighborhood and the Near Southside district. Working in partnership with Fort Worth Public Art and the City of Fort Worth, Near Southside Inc. began this project several years ago. NSI gained funding and approval in 2021, through the City’s Southside TIF board to oversee an initial conceptual study and cost estimate.

This Schematic Design package carries the initial vision a step further by closely examining the existing conditions, proposing a potential material palette, and laying out detailed sections and site plans. The following pages outline a design that proposes strongly connected pedestrian and cycling infrastructure, maintains vehicular circulation as it is currently, and creates an opportunity to showcase a public art installation that will result in an iconic urban gateway between the Historic Southside neighborhood and the Near Southside district.

The consultant team held several public meetings, gathering important input and feedback from community members and local stakeholders that would ultimately establish a vision for this space.



*THIS PERSPECTIVE IS INTENDED TO REFLECT THE DESIGN FOR PUBLIC INFRASTRUCTURE ONLY. THE PUBLIC ART SHOWN IS A REPRESENTATION AND WILL BE MORE ACCURATELY DEPICTED IN ARTIST SUBMITTAL.



Rosedale Street - Urban Gateway
Project Summary
10/24/2023

Near Southside Inc.
Fort Worth, TX

Camden/Zeus Landscape Architects
40231 Evans, #41122810
Dallas, TX 75218

This information is based on the most current information available and is intended for conceptual use only.

11. FEMA and Local Flood Hazard Maps

Map 1 – Areas with Confirmed Flooding

The area in pink is not a FEMA floodplain, however, it has confirmed flooding according to the stormwater study “Near Southside” SWS-056. Staff recommends that any buildings being built near the pink area have a minimum finished floor elevation that is at least 2’ above the elevation of the pink area.

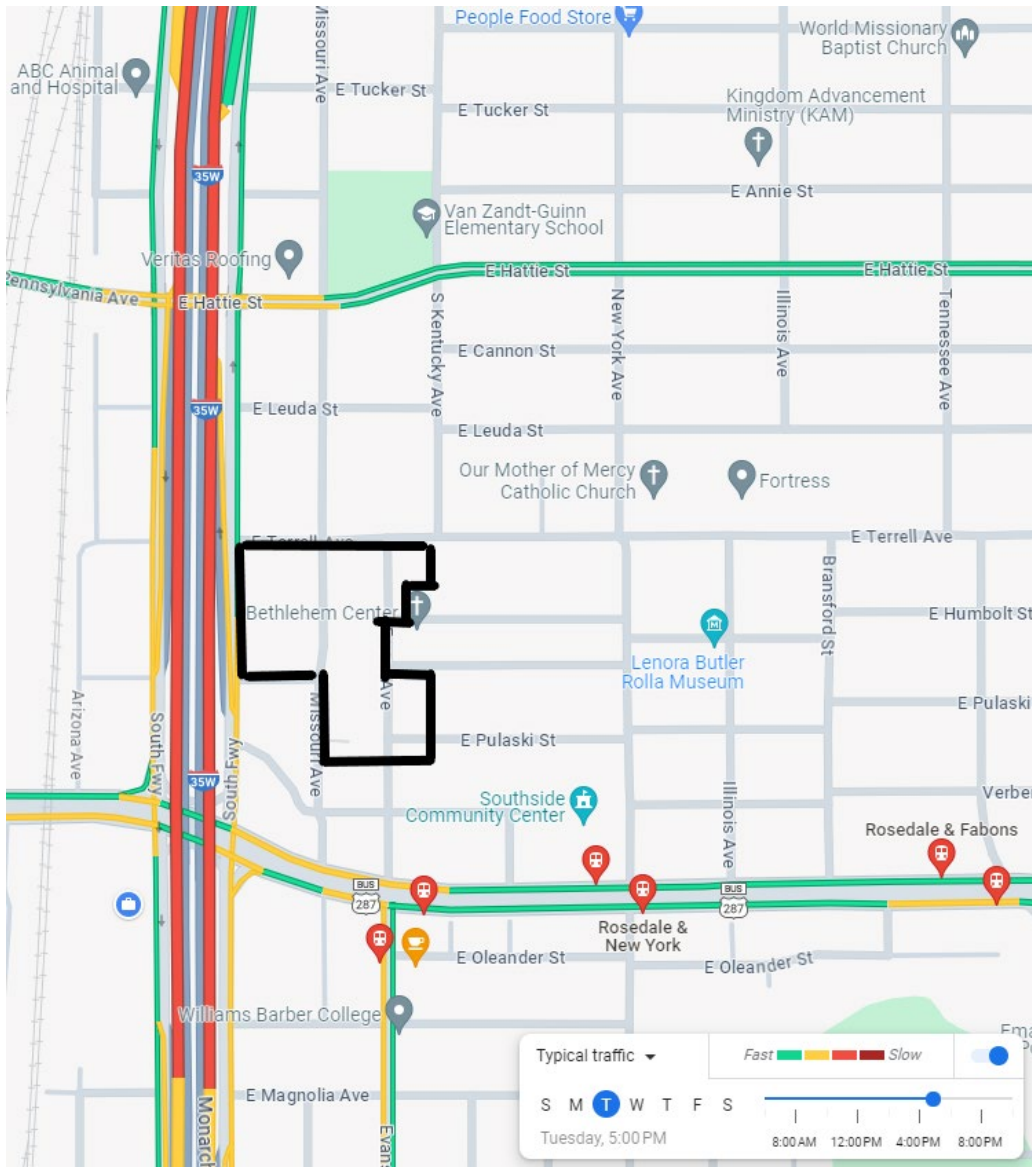
Map 2 – FEMA Floodplain

The FEMA floodplain is farther to the east of the site location; it crosses Rosedale just to the west of Troost St. The area in the blue-hatched pattern is the FEMA floodplain.

13. Transit Nearby

= Boundary of project site

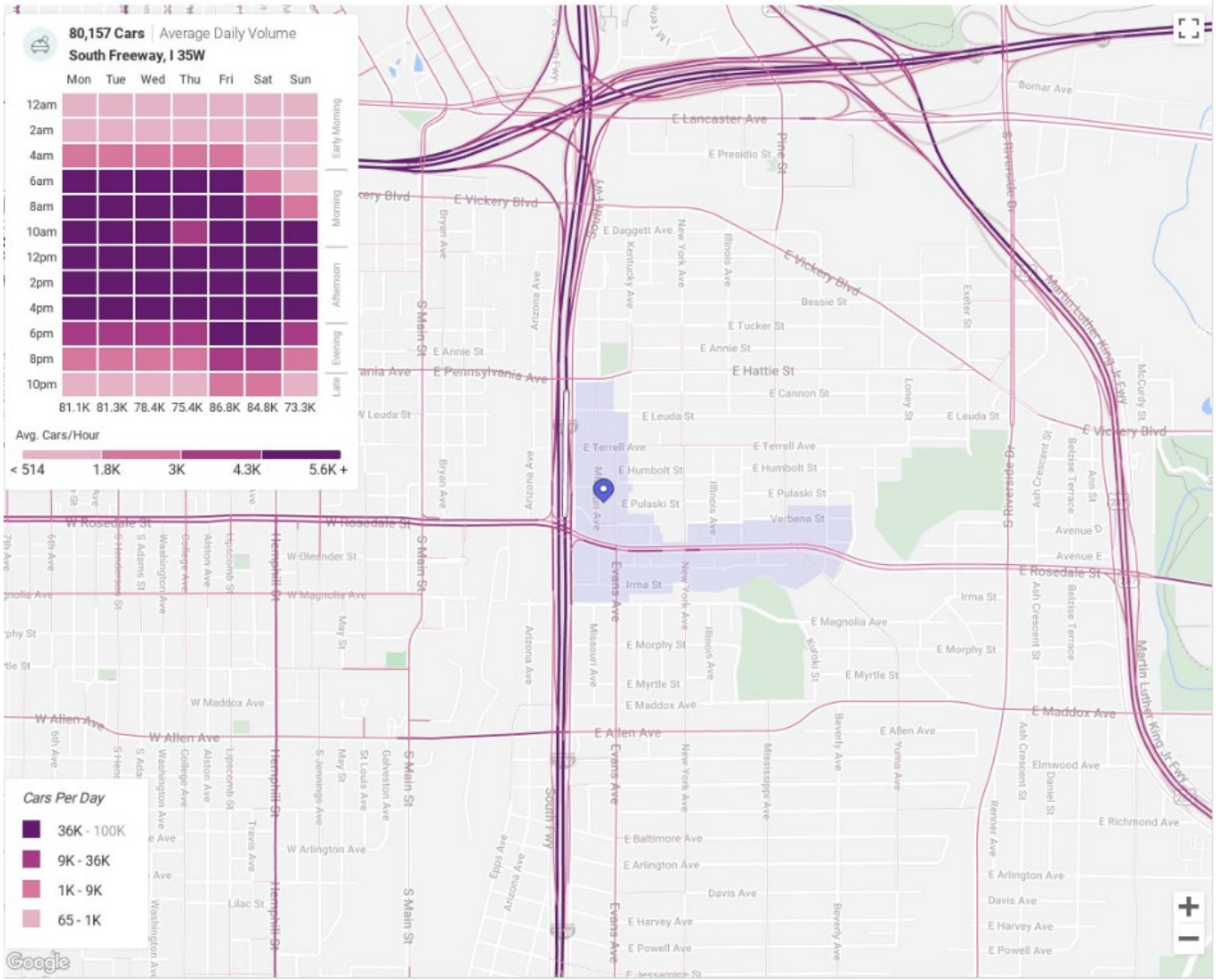
 = Bus Route and Stop



14. Traffic Volume

Vehicle Traffic Volume

● **Evans & Rosedale**
Fort Worth, TX



Jan 1st, 2023 - Dec 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



* The average daily volume table is based on a portion of South Freeway going Northbound on I-35 traffic, north of Rosedale Ave on an average day in 2023.



REQUEST FOR EXPRESSIONS OF INTEREST: EVANS & ROSEDALE URBAN VILLAGE

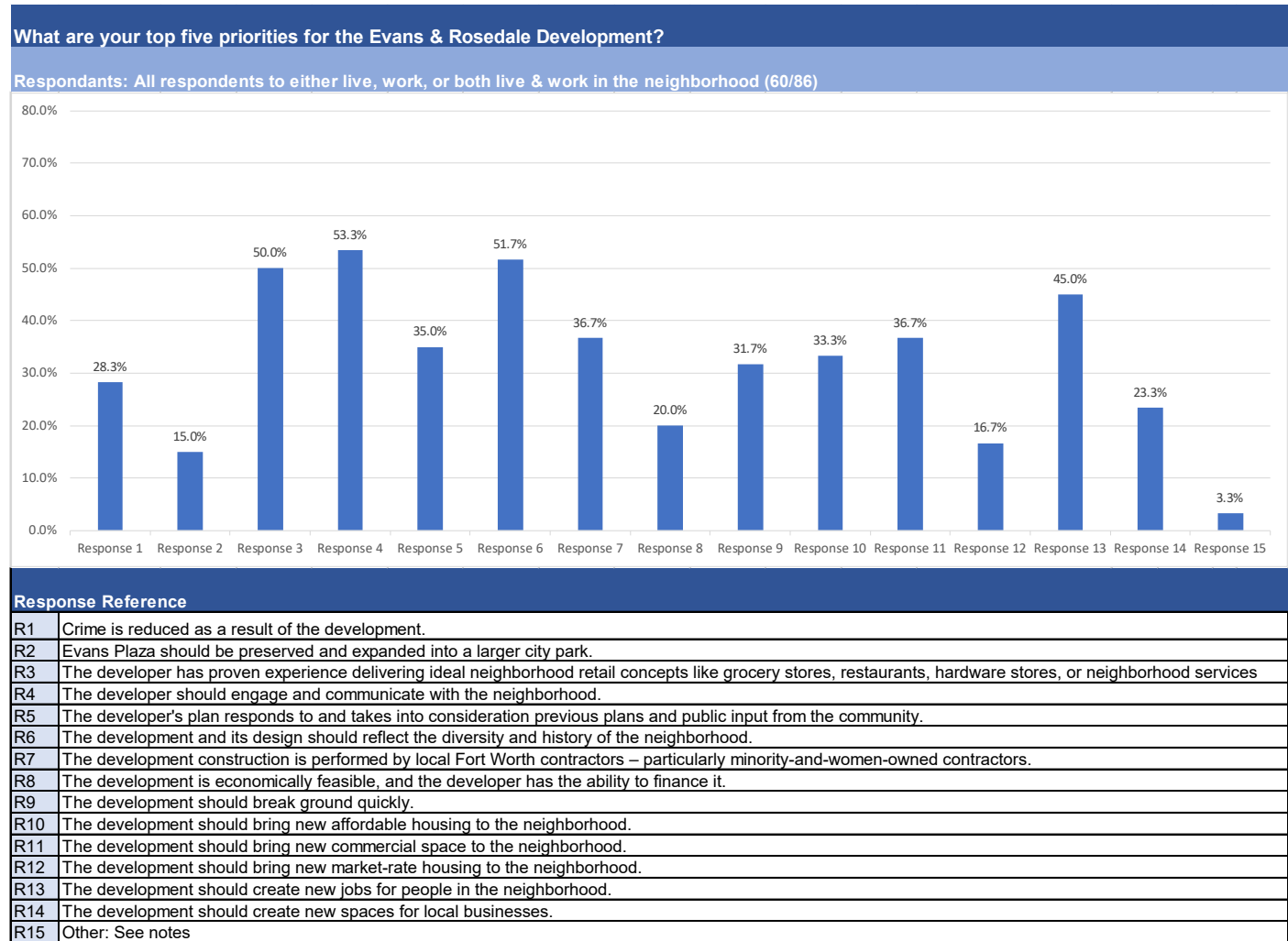
APPENDIX B - ECONOMIC AND DEMOGRAPHIC DATA

Mobility data property overview reports for residents, visitors, and employees comparing:

1. [76104 & Evans & Rosedale Urban Village](#)
2. [Historic Southside Neighborhood & Evans & Rosedale Urban Village](#)

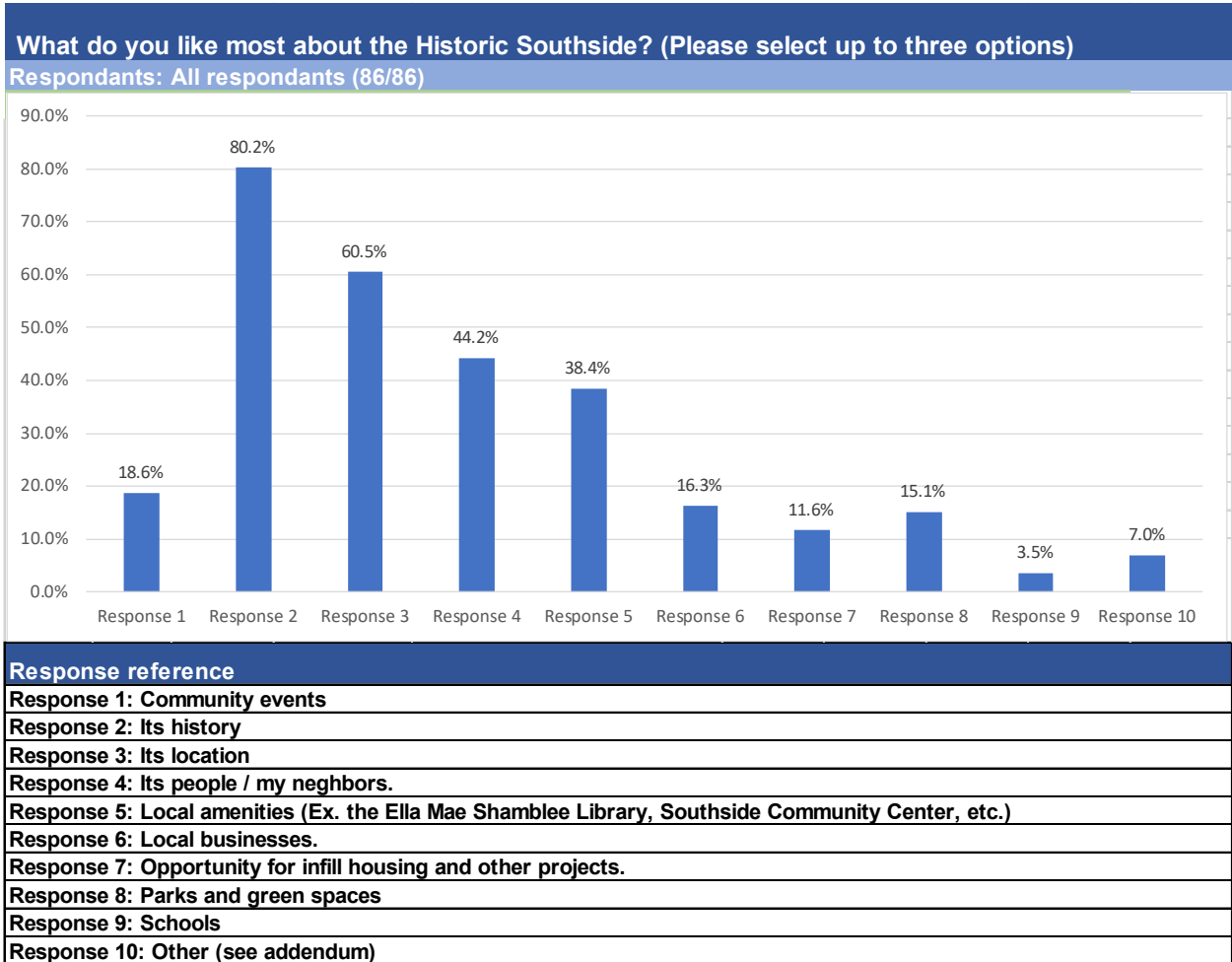
APPENDIX C - AREA PLANS & COMMUNITY FEEDBACK

1. Evans & Rosedale Urban Village: 2024 Community Survey Results





**REQUEST FOR EXPRESSIONS OF INTEREST:
EVANS & ROSEDALE URBAN VILLAGE**



Please review the entire survey responses linked on the Evans & Rosedale Redevelopment Project webpage:

https://www.fortworthtexas.gov/files/assets/public/v/1/ecodev/documents/rfei/evans-rosedale/2024/2024-community-survey-results_final.pdf

2. 2024 Historic Southside Neighborhood Association Letters

The following documents were provided to the City of Fort Worth on behalf of the Historic Southside Neighborhood Association.

- [February 2024 Historic Southside Community Business Pillars Designation Letter](#)
- [February 2024 Historic Southside Neighborhood Associations Vision Plan](#)

3. Past planning & community feedback

- [2019 RFEI Public Engagement Workshop Summary](#)
- [2018 Historic Southside Neighborhood Association Member Survey & Survey Results](#)
- [2005 Evans & Rosedale Urban Village Master Plan](#)
- [2006 Partners for Sacred Places Presentation](#)
- [2004 Evans Ave. Storytelling Presentation](#)
- [2000 - Vision Plan 2000](#)



APPENDIX D – BUSINESS EQUITY FIRMS INFORMATION

INSTRUCTIONS TO BIDDERS ABOUT THE BUSINESS EQUITY GOAL

It is the policy of the City of Fort Worth to ensure the full and equitable utilization of Business Equity Firms when appropriate, in the procurement of all goods and services. When a Business Equity Goal is established for a bid, it means that the City of Fort Worth believes that there are Business Equity Firms available that can provide goods or services requested by the bid.

The Business Equity Goal for Bid number _____ is __%. This means that the City believes that there are available Business Equity Firms that can provide goods or services required by this bid and therefore, __% of the Bidder’s awarded amount must be spent with a Business Equity Firm. All requirements and regulations stated in the City’s current [Business Equity Ordinance #25165-10-2021](#) apply to this bid.

Because a Business Equity Goal has been established for this bid, in order for your bid to be considered, a Bidder **must satisfy one (1) of the conditions below.**

A. Commit to Meet or Exceed the Business Equity Goal

Hire Business Equity Firm(s) to provide goods or services and spend at least the goal amount with the Business Equity Firm(s).

Step 1: Obtain a listing of Business Equity Firms by completing the “**Request for Listing of Certified Firms Form**” located at the City of Fort Worth’s [Business Equity Division](#) website.

Step 2: Request bids from Business Equity Firms to provide goods or services at least 10 calendar days before bid opening.

Step 3: Submit the following two (2) forms:

- a. Utilization Plan
- b. Letter(s) of Intent

B. Prove a Good Faith Effort

Show attempt to hire Business Equity Firms to meet or exceed the goal, but was unsuccessful.

This can occur in two (2) ways:

- 1) Bidder proposes a smaller Goal

Step 1: Obtain a listing of Business Equity Firms by completing the “Request



REQUEST FOR EXPRESSIONS OF INTEREST: EVANS & ROSEDALE URBAN VILLAGE

for Listing of “Certified Firms Form” located at the City of Fort Worth’s [Business Equity Division](#) website.

Step 2: Request bids from Business Equity Firms to provide goods or services at least 10 calendar days before bid opening.

Step 3: Submit the following three (3) forms:

- a. Utilization Plan
- b. Letter(s) of Intent
- c. Good Faith Effort

2) Bidder proposes a 0% Goal

Step 1: Obtain a listing of Business Equity Firms by completing the “Request for Listing of “Certified Firms Form” located at the City of Fort Worth’s [Business Equity Division](#) website.

Step 2: Request bids from Business Equity Firms to provide goods or services at least 10 calendar days before bid opening.

Step 3: If unsuccessful, submit Good Faith Effort Form. Please see [Ordinance §20-370 \(g\)](#) page for requirements of an acceptable Good Faith Effort.

C. Prove that the Bidder Can Perform the Service and Provide all Materials on the Project as the Prime Contractor

Bidder must show that the Bidder is providing all of the goods and services through their own company and that there are no goods or services provided by a third party or an affiliate. Bidder will not purchase any supplies or inventory from a third party.

Step 1: Must submit Prime Contract Waiver Form

D. Create a Joint Venture with a Business Equity Firm

At least one or both of the firms must be a Business Equity Firm

Step 1: Must submit Joint Venture Form

Forms can be obtained on the [Project Resources](#) website under section 60 - MWBE.

VIOLATIONS AND SANCTIONS

- 1. Failure to comply with the City’s Business Equity Ordinance will result in the bid being considered “Non-Responsive.”



REQUEST FOR EXPRESSIONS OF INTEREST: EVANS & ROSEDALE URBAN VILLAGE

Failure to submit the required Business Equity forms and documentation will result in the bid being considered non-responsive and a “written warning” letter that may impact the Offeror’s evaluation scoring on future City bid opportunities for up to 12 months, refer to [Ordinance §20-373 on VIOLATIONS AND SANCTIONS](#) for continued offenses or failures to comply.