Vision North Texas Regional Summit 2010

North Texas 2050 and its support for sustainable revitalization of existing communities & neighborhoods.

"An Investment in Southeast Fort Worth, is an Investment in our Citizens of Fort Worth!"

March 5, 2010

Who we are

◉ 10 year old economic development organization

◉ Mission is to facilitate and create economic development in southeast quadrant of Fort Worth in collaboration with various community stakeholders, government agencies and private developers

◉ Value Added Services – Marketing And Economic Tools
  ◦ Southeast Fort Worth “Blueprint Brochures”
  ◦ Commercial Site Description and Marketing Analysis (Buxton Group, Gideon Toal )
  ◦ Website Communication – Monthly Community Newsletter
  ◦ Southeast Fort Worth Economic Indicator
  ◦ Economic Development Community Meetings and Neighborhood Advocacy
  ◦ Economic Development Financing Incentives
Southeast Fort Worth Economic Development Features

- Mixed – Use Economic Development
  - Commercial and Retail
  - Urban Village

- Historical Neighborhoods
  - Pedestrian Friendly

- Affordable Quality Housing
  - New Residential Construction
  - Residential Rehabilitation

- Public Services
  - Education
  - Health
  - Public Transportation

- Employment
  - Training

BOUNDARIES
- I-30 to North
- East Loop 820 – East
- West I-35 – West
- I-20 - South

Southeast Fort Worth 2006 Demographics
- Approx. Population - 100,000
- Low-to-Moderate income area
- Diversity – White -31%, Hispanic, 23%, African-American 43%, Other 3%
- Avg. Age - 32
- Avg. Household Income - $35K
- Home Owner Occupied - 63%
- Avg. Housing Value - Owner Occupied $50K
- Educational Level Achieved - High School Graduate - College
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Andre McEwing Presentation 4

Conceptual Master Plan

Evans/Rosedale Urban Village

- Total Project $7.5 Mil.
- 36,800 Sq. Ft.
- 1,200 Sq. Ft. public meeting room
- 67 parking spaces in the adjacent lot and 146 spaces in a lot across the street
- The city’s first building designed to meet the Leadership in Environmental Excellence Design (LEED) Silver standard

Hazel Harvey Peace Center for Neighborhoods

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Evans & Rosedale Cultural District
Shamblee Library/Tommy Tucker

- $200 million project – Cypress Equities
- New Municipal Center and Public Library
- 15-acre remake of the East side of I – 35 and North of Rosedale and Evans intersection
- Evans and Rosedale Cultural District near Medical District and Downtown
- Affordable Single Family housing, retail, and office buildings expected

The dedication of the Ella Mae Gratts Shamblee Library on June 13 marked a new chapter in Fort Worth Public Library’s 107 year history. As part of the City’s Urban Village concept, the branch is envisioned as a destination attraction for visitors from all over the city and country. This striking 12,590 square foot library incorporates the historic Tommy Tucker Building as a place for community meetings and events and offers a host of special features and amenities.

Jack In the Box

- Project Value $2.0 Mil.
- Job Created - 20
Terrell Heights
Neighborhood Homes

“Neighborhood Homes”

- New homes from the $90’s, echoing the style of the 1920's and 30's
- Financing available, even for first time homeowners
- Quality construction with 10-year builder warranty
  - Avg. Sq Ft – 1500
- 3 Bedroom, 2 bath, & 1 car detached garage
- Brick exteriors
- Energy-saving insulation and air conditioning
- Hardwood floors and long-wear carpeting
- Landscaped front yard, fenced back yard

2 Neighborhood Service Projects
Apparel and Laundrymat

“Men’s Collection”

- 15,000 sq ft
- Men and Women Apparel
- Tailoring
- Youth Sports

“Express Wave”

- 10,000 Sq. Ft.
- 20 New Washing Machines
- 7 TV Screens
- Opening Spring 2010
Private Investment  Townsite Company- $2,000,000
EDI Grant - $960,000
Repair the facades on the buildings located in the 3000 and 3100 Block of Rosedale
Tenant Anchor – TWU Bookstore
Retail Tenants
Professional, Financial, Physician, Legal Services, Tenants
Sierra Vista Phase I Residential

- Phase I - Residential
- 232 Single Family - History Maker Builder
- Avg. Sq Ft 1,300 – 3,300
- Avg. Sale Price $89K - $131K
- 70 sold and 12 in construction

1703 South Freeway

- 14 Fueling Lanes
- 2 Quick Serve Restaurants
- Full Service Convenient Stores
- 6,000 total Sq. Ft.
- Total Project $4Mil
- Jobs Created - 10
Residences at Eastland

- Mixed Income Townhome Rental
- 146 Townhomes
- 2-4 Bedrooms
- 16.5 million Dollar Investment
  - includes $900,000 federal funds
- Rents $352- $770
- Amenities
  - Pool
  - Playground
  - Clubhouse
VA Fort Worth Outpatient Clinic

- 225,000 Sq Ft
- Medical Service for Active, Retired and Reservist
- Outpatient / Day Surgery

Neighborhood Housing Revitalization – Owner Improvement Program

Sponsors

Wachovia Bank

Bank of America

Omni American Bank

Chase Bank
The porch was replaced on the 1,130 Sq. Ft. home.

Removed roof off the 910 Sq. Ft. home.
Southeast Fort Worth hopes home upgrades spur development

BY ALESIA HOWE

Southeast Fort Worth is buzzing with new activity as developments long in the making are finally coming to fruition. So it’s no surprise the leadership of Southeast Fort Worth Inc. is trying to spur that development — starting with its residential piece.

Andre McEwing, president and CEO of Southeast Fort Worth Inc., is aggressively working on a program to pump exterior improvement dollars into existing homes in the city’s Southeast section in hopes of starting a domino effect. And so far, McEwing has $40,000 in commitments to get the program rolling.

"We’re working on creating a balance in Southeast Fort Worth and all that starts with our residents," he said. "In Southeast Fort Worth, McEwing said there is a list "a mile long" of foreclosed or vacant commercial properties that will "sky fall" into disrepair if we don’t get something going." But before he can sell those properties to developers as viable investments, McEwing said he must start from the ground up — and that means taking a look at housing, much like South Fort Worth Inc. did several years ago at the brink of its revitalization.

McEwing said the new homes being built in Southeast Fort Worth, such as those in the Sierra Vista development and throughout the Riverside neighborhood is wonderful growth for the area, but further growth is being hampered by existing homes falling into disrepair. To help these homeowners make exterior improvements — which would in turn improve area home values for new homes coming onto the market — Southeast Fort Worth Inc. will introduce a Neighborhood Housing Revitalization plan.

The plan will provide direct housing support to homeowners for exterior enhancement for items such as porches, painting, landscaping or window and door weatherization. "We have to work in tandem on these projects, both with our commercial and our residential in Southeast Fort Worth," he said. "But everything starts with infill housing. If the market is not attractive for a developer, then they’re not going to follow through. We have options on land, and values are going down, then it’s hard for me to keep them.

The neighborhoods have to be stable to support the growth." Southeast Fort Worth is getting help from a few developers currently.

Several sizable projects are making headway in the area including the 225,000-square-foot VA Fort Worth Outpatient Clinic currently under construction, the $57 million Renaissance Square mixed-use development at the site of the former Masonic Home of Texas along East Barry Street and the more than $2.5 million Poly Retail project currently being built along East Rosedale Street by Fort Worth’s Texellis Co.

To keep the momentum going, McEwing is hard at work with both private companies as well as city leaders to make the Neighborhood Housing Revitalization program a reality. To date, McEwing has secured $80,000 from local banks including OmniAmerican Bank, The Wachovia Foundation, Chase and Bank of America, and local companies such as Johnson Controls and Fluor as private companies as well as city leaders to make the Neighborhood Housing Revitalization program a reality. To date, McEwing has secured $80,000 from local banks including OmniAmerican Bank, The Wachovia Foundation, Chase and Bank of America, and local companies such as Johnson Controls and Fluor.

For the first Neighborhood Housing Revitalization plan effort, Southeast Fort Worth Inc. will choose five homes that are at least 40 years old, which will get $8,000 each for exterior improvements. McEwing said he hopes to have five candidates ready by mid-August and funds distributed by Nov. 1.

"We’ll be taking a look at the areas first and the homes that need improvements in those areas, than we will start walking through them and determine the ones we can do for $8,000 and we’ll be looking for some commitment from the homeowner in return," McEwing said. "This program is still young, but we’re working through it.

Home owners must agree to attend classes for maintenance and be able to come in and help us. We want the homeowners to be working on their homes, which in turn helps their neighborhood.

For the first round of homes, he hopes the idea catches on and it can be an annual program. Personally, there is nothing more rewarding to me than see a homeowner who has been working hard, but maybe fallen behind on maintenance and be able to come in and help them, which in turn helps their neighborhood, And that neighborhood helps our whole area," McEwing said. "That’s what it’s all about — us helping each other to make this area better."