



Woodhaven

NEIGHBORHOOD

Conservation Plan

March 2025

Plan Summary

The *Woodhaven Neighborhood Conservation Plan* is the result of a collaborative effort that unfolded over the course of 2024. The purpose of the plan is to provide a roadmap for investment, preservation, and growth in Fort Worth's Woodhaven neighborhood over the next 15 years.

The year-long planning process, supported by Mayor Pro Tem Bivens, the City of Fort Worth Economic Development Department, and Woodhaven TIF 13 Board, involved Woodhaven community members at every step. As such, the plan echoes the values, voices, and vision of nearly 400 residents, business owners, local organizations, and other stakeholders who helped shape the plan.

The planning process came at a critical time for Woodhaven, creating an important forum for coordination with ongoing City plans and major developments on the horizon within the neighborhood. The timely process also grappled with how best to utilize Woodhaven's Tax Increment Financing District (TIF 13) funds. When the TIF expires at the end of its 20-year term in December 2028, all funds must be allocated to specific projects. The *Woodhaven Neighborhood Conservation Plan* identifies neighborhood priorities to inform the use of the TIF funds.

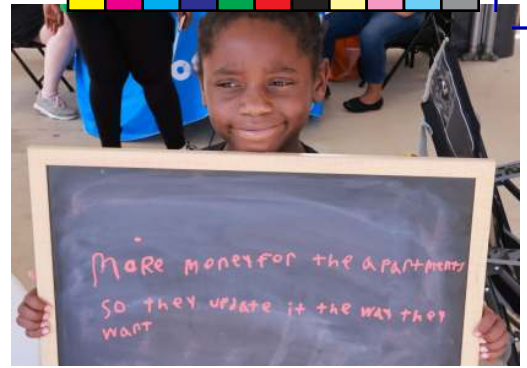
Most importantly, the *Woodhaven Neighborhood Conservation Plan* created space for conversation in all corners of the neighborhood to establish the common ground among neighbors, all of whom – it turns out – want a safe, vibrant, and connected neighborhood where residents of any age can not just meet their needs, but truly thrive and enjoy area's natural beauty, community amenities, and the warm culture that exists between friends and neighbors.

The *Woodhaven Neighborhood Conservation Plan* is structured around five goals:

- **Health & Wellbeing:** Young at Heart in Woodhaven
- **Environment:** Surrounded by Nature in Woodhaven
- **Economic Opportunity:** Work & Prosper in Woodhaven
- **Housing:** Quality Homes and Amenities in Woodhaven
- **Implementation:** Making it Happen in Woodhaven

Each goal has its own chapter that shares data and community input on why the topic matters for the future of Woodhaven, lists specific objectives that describe what Woodhaven aims to accomplish with each goal, and provides detailed recommendations for investments that respond to Woodhaven's unique needs and opportunities.





Acknowledgments

Many thanks to all of the Woodhaven neighbors and community members who attended a community event, completed the survey, participated in an interview, served on the Advisory Committee, and otherwise shared their time and ideas to help shape the *Woodhaven Neighborhood Conservation Plan*. **Your voices and vision punctuate the pages of this plan.**

Thanks, also, to the local land owners and developers who engaged and coordinated with Woodhaven’s neighborhood planning process.

We are grateful to East Regional Library, International Leadership of Texas, Woodhaven Charter School, East Fort Worth Montessori Academy, and Bridgewood Church of Christ for graciously hosting the public events and Advisory Committee meetings convened throughout the planning process.

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Special thanks to City of Fort Worth staff who supported the *Woodhaven Neighborhood Conservation Plan* project from start to end, helping to staff community events, keep residents informed about plan progress, and coordinate work plans to help advance implementation efforts.

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Introduction

Woodhaven Neighborhood Conservation Plan

Purpose of the Plan

The *Woodhaven Neighborhood Conservation Plan* is the result of a collaborative effort that unfolded over the course of 2024. **The purpose of the plan is to provide a roadmap for investment, preservation, and growth in Fort Worth's Woodhaven neighborhood over the next 15 years.**

The year-long planning process, supported by Mayor Pro Tem Bivens, the City of Fort Worth Economic Development Department, and Woodhaven TIF 13 Board, sought to blend data on conditions in Woodhaven today with community input to inform place-based strategies that respond to needs and opportunities particular to Woodhaven. As such, **the plan echoes the values, voices, and vision of**

residents, business owners, local organizations, and City departments who came together to help shape this plan for the future of the neighborhood. Over the course of the year-long process, the community considered which areas and aspects of Woodhaven are beloved, requiring preservation or cultivation, and where there is need or potential for change in line with the community's priorities.

The planning process came at a critical time for Woodhaven, creating **an important forum for discussion with other ongoing City plans, coordination with major developments on the horizon within the neighborhood, and utilization of resources earmarked for investment in Woodhaven.**

WHAT GOES INTO A PLAN?

and what is the result?

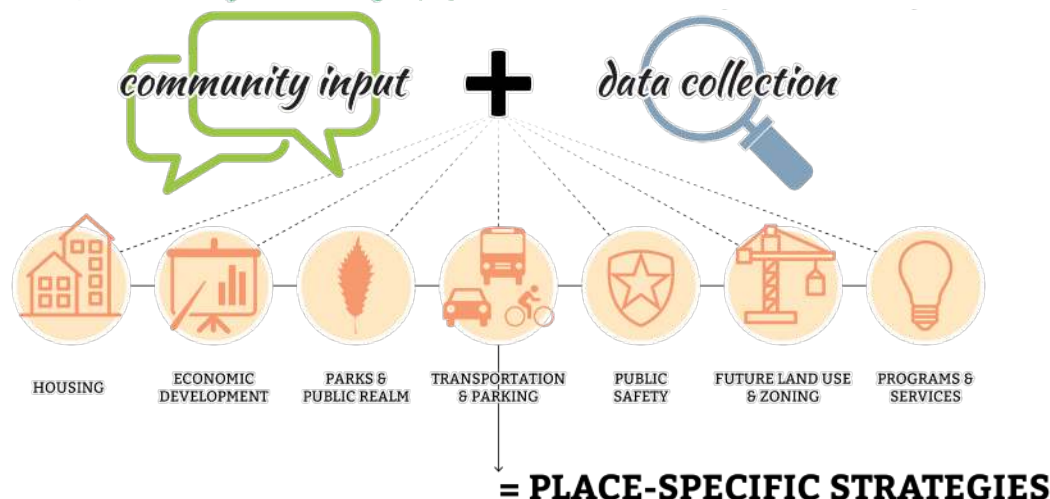


Image of the Community Visioning Event held at International Leadership Texas, Woodhaven School in June 2024.

Likewise, the information gathered through the **Woodhaven Neighborhood Conservation Plan planning process can and should inform these other initiatives, which stand to influence Woodhaven's future.**



Images of the Woodhaven Golf Course prior to its closure in 2021.

Eastside Transportation Plan: Led by the City of Fort Worth Transportation & Public Works Department (TPW), the Eastside Transportation Plan evaluates the potential of high-capacity transit along key corridors in the eastside. The plan coordinates transportation investments with land use policies to spark economic development in areas with notable redevelopment opportunities and the potential to catalyze further change. Proposals for new streets complement transit investments, including a potential roundabout at Woodhaven Boulevard and Brentwood Stair Road, along with potential investments to improve bike and pedestrian connectivity. The plan studies two Woodhaven sites in further detail; Node 1 at the intersection of I-30 and I-820, and Node 3 at the north west corner of Bridge Street and Woodhaven Boulevard. The plan includes a concept plan and proposals for a catalytic project for each location.

Reimagine Fort Worth: Led by Fort Worth Lab (FWLab), Reimagine Fort Worth is the City's 2050 Comprehensive Plan, which will serve as a citywide guide for decisions about long-range growth and development. The new plan will inform future zoning amendments and provide a high-level framework for Fort Worth's efforts to plan for the future, build strong neighborhoods, develop a sound economy, and provide a safe community. Neighborhood plans, like the *Woodhaven Neighborhood Conservation Plan*, should align with the Comprehensive Plan's overarching vision and help the ideas in the Comprehensive Plan touch down locally in communities across the city.

Good Natured Initiative: Established by Mayor Mattie Parker in 2023, the Good Natured Initiative elevates and aligns conservation, parks, trails, and other green space to secure a resilient and thriving future for Fort Worth. Envisioning a generational future (2050+) in which Fort Worth is the "greenest" big city in the country, it celebrates the City's natural heritage as a key strategy to advance recreation, conservation, water quality, and economic development in tandem.

These large-scale city plans were not the only efforts driving change in Fort Worth and the eastside while the *Woodhaven Neighborhood Conservation Plan* was underway. After having been closed for several years, the **Woodhaven Country Club** changed hands early in the neighborhood planning process. The new owner, Crescendo Development, has been working through a parallel process with the community to envision a revitalized future for the site.

The 160-acre site comprises 12% of the neighborhood's land, and its reuse is a major topic of interest among residents, who hope that reinvestment in the golf course and country club building will not only improve maintenance, preserve greenery and natural elements, and retain active recreation opportunities from walking trails to racquet courts and some form of golf, if feasible, but also catalyze a new era of investment and interest in Woodhaven. While many are sad to say goodbye to the golf club as they knew it, most are open to and excited about its next chapter, the plans for which are still taking shape.

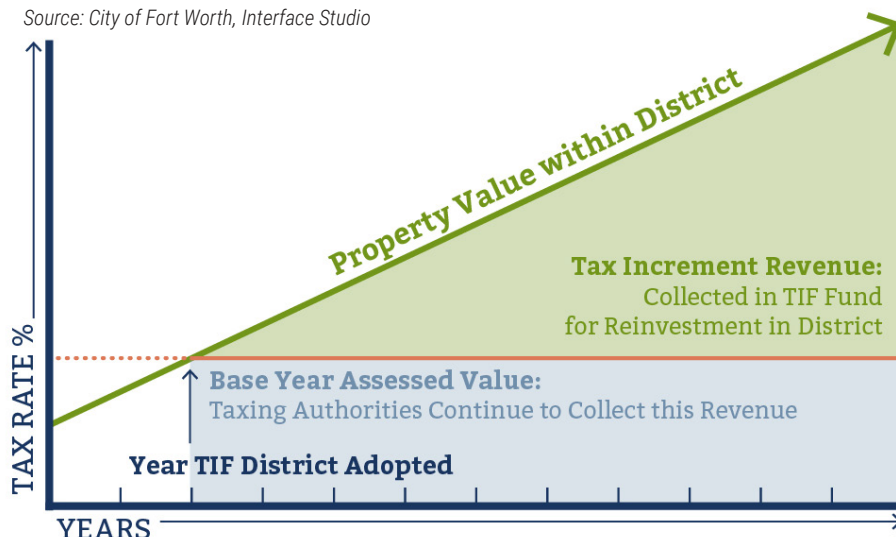
Last but not least, **Woodhaven’s Tax Increment Financing District (TIF 13)** is another key driver of change and a main reason for undertaking the *Woodhaven Neighborhood Conservation Plan* now. TIF is a tool used by local governments to finance public infrastructure improvements that promote development within a designated area – in this case, the Woodhaven Neighborhood. Such districts typically last for 20 years during which the tax revenue from any growth in real estate values is set aside for reinvestment within the district.

Scheduled to expire at the end of its 20-year term in 2028, Woodhaven’s TIF has amassed \$17 million to-date, and may yield as much as \$35 million by the end of its term. All funds must be allocated, though not necessarily spent, by the end of 2028 when the term expires, so the Woodhaven Neighborhood Conservation Plan has worked to identify neighborhood priorities so that they may inform the use of the TIF funds.

For more information on Woodhaven TIF #13 and how TIF funds may be used, see page 6 and Appendix I.

Figure 8. How TIF Districts Accrue Funds for Reinvestment in the District

Source: City of Fort Worth, Interface Studio



In Woodhaven, as in any neighborhood, pending growth, change, and investment of precious resources will be met with a range of opinions and ideas. Woodhaven today tells a tale of two neighborhoods. The neighborhood is home to a beautiful collection of large, single-family homes built on tree-lined streets, many of which flank the golf course. It is also home to a significant concentration – 21 in total – of low-density apartment complexes. While the single family homes have benefited from the consistent care and maintenance of homeowners since they were developed 50 years ago, some of the rental complexes have experienced quite the opposite. As property conditions have deteriorated, rents have fallen in many of these complexes, resulting in stark and startling socio-economic disparity among residents and neighbors in the same community.

And this underscores **the most noble and notable purpose of the Woodhaven Neighborhood Conservation Plan: to create space for conversation in all corners of the neighborhood and find the common ground among neighbors**, all of whom – it turns out – want a safe, vibrant, and connected neighborhood where residents of any age can not just meet their needs, but truly thrive and enjoy the area’s natural beauty, community amenities, and the warm culture that exists between friends and neighbors.

Indeed, **with so much pending change and investment, coupled with the City’s focus on the eastside of Fort Worth and the Woodhaven neighborhood in particular, now is the time to identify and advocate for a shared vision for the future.**

Study Area

The study area for the *Woodhaven Neighborhood Conservation Plan* includes the **Woodhaven neighborhood** and the full extent of **Tax Increment Financing (TIF) District #13**, located on the east side of Fort Worth, Texas. The area is generally bound by the Trinity River to the north, I-820 corridor to the east, I-30 corridor to the south, and White Lake Hills to the west.

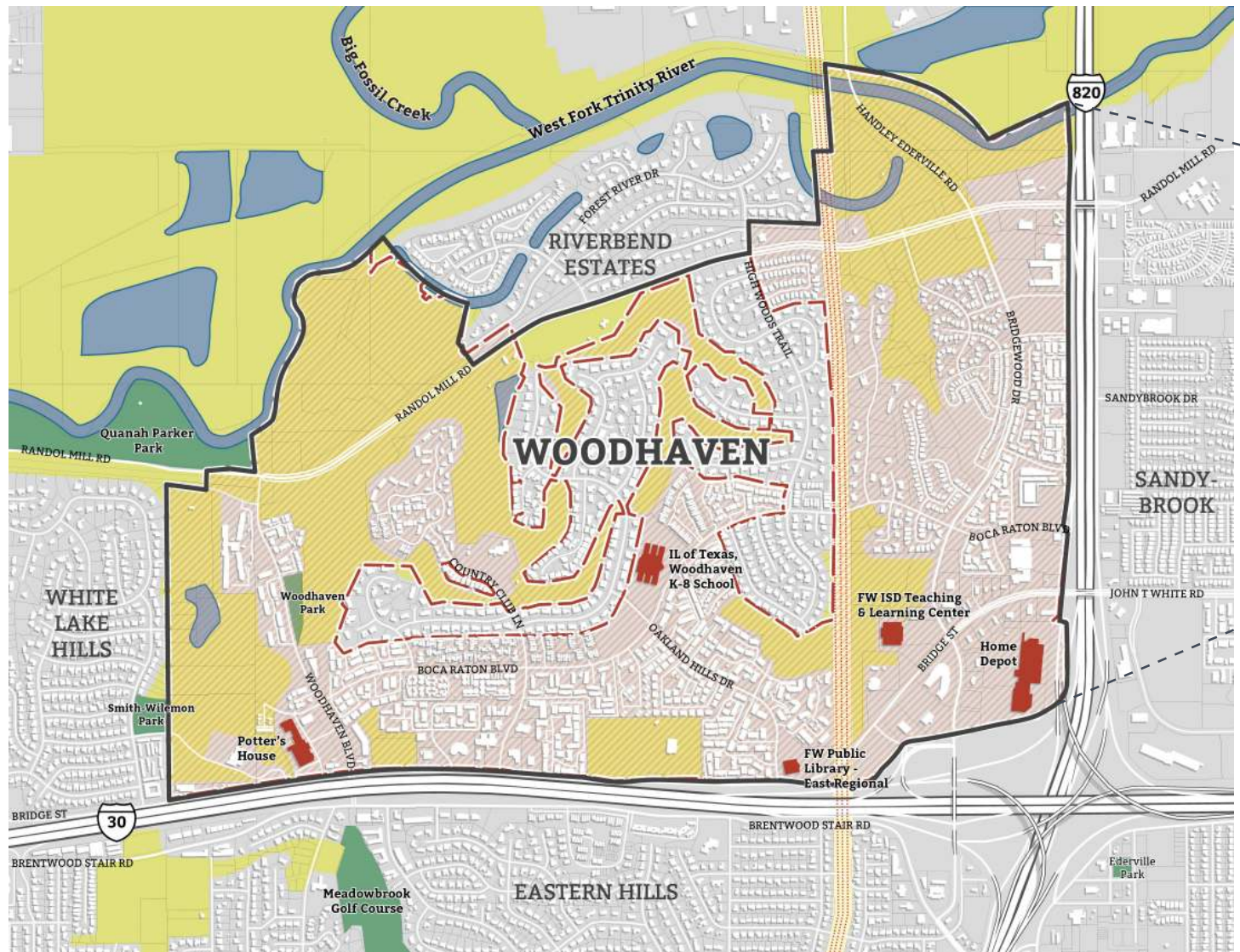


Figure 9. Woodhaven Base Map

STUDY AREA

TIF DISTRICT

0 .1 .2 .3 .4 .5 Mile

Source: City of Fort Worth, Interface Studio

Centrally located in the Fort Worth - Dallas Metroplex, the study area is roughly 6 miles from Downtown Fort Worth, equidistant from Downtown Arlington, and 14 miles from the Dallas-Fort Worth International Airport. Major transportation corridors connect Woodhaven to the broader region.

Encompassing over 1,360 acres of land, **Woodhaven is home to over 11,000 residents, about 4,900 housing units, approximately 1,600 jobs, and critical infrastructure.** The 160-acre former Woodhaven Golf Course and Country Club comprises nearly 12% of the neighborhood.

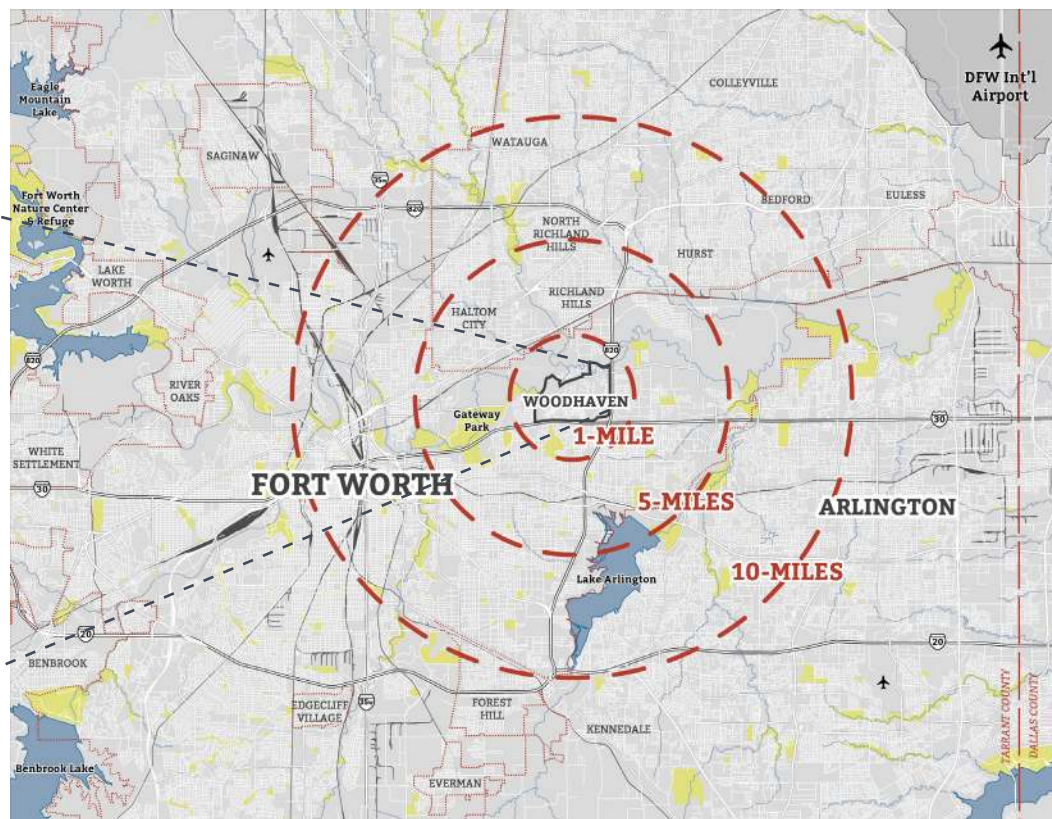
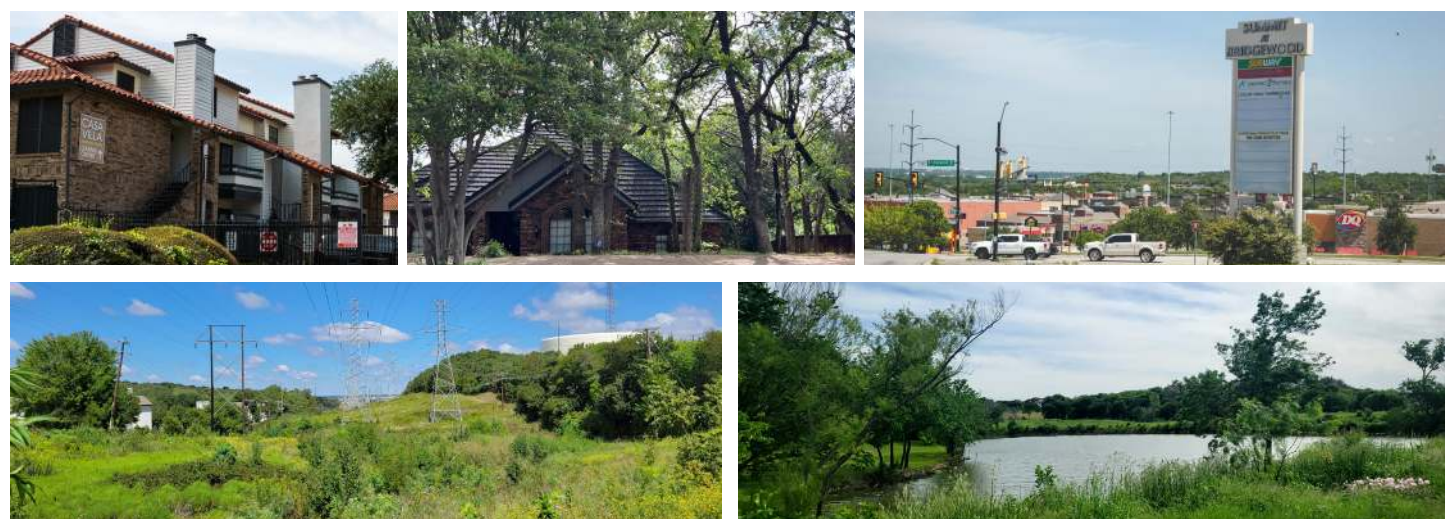


Figure 10. Citywide Context Map

- Fort Worth Boundary
- County Boundary
- Highway
- Rail Line
- River
- Lake
- Park & Golf Course
- STUDY AREA



Images of Woodhaven's housing, commercial, and natural spaces.

What is TIF #13?

The Woodhaven TIF District was established in 2008 as a way to help fund public infrastructure improvements that encourage development and mixed-use economic growth opportunities in Woodhaven. Per the City's TIF policy, any increase in property tax revenue yielded by increases in Woodhaven's property values over a 20 year span (2008 through 2028) will be set aside into a TIF 13 Fund, administered by the TIF 13 Board with support from the City of Fort Worth Economic Development Department. Those dollars are to be reinvested in Woodhaven.

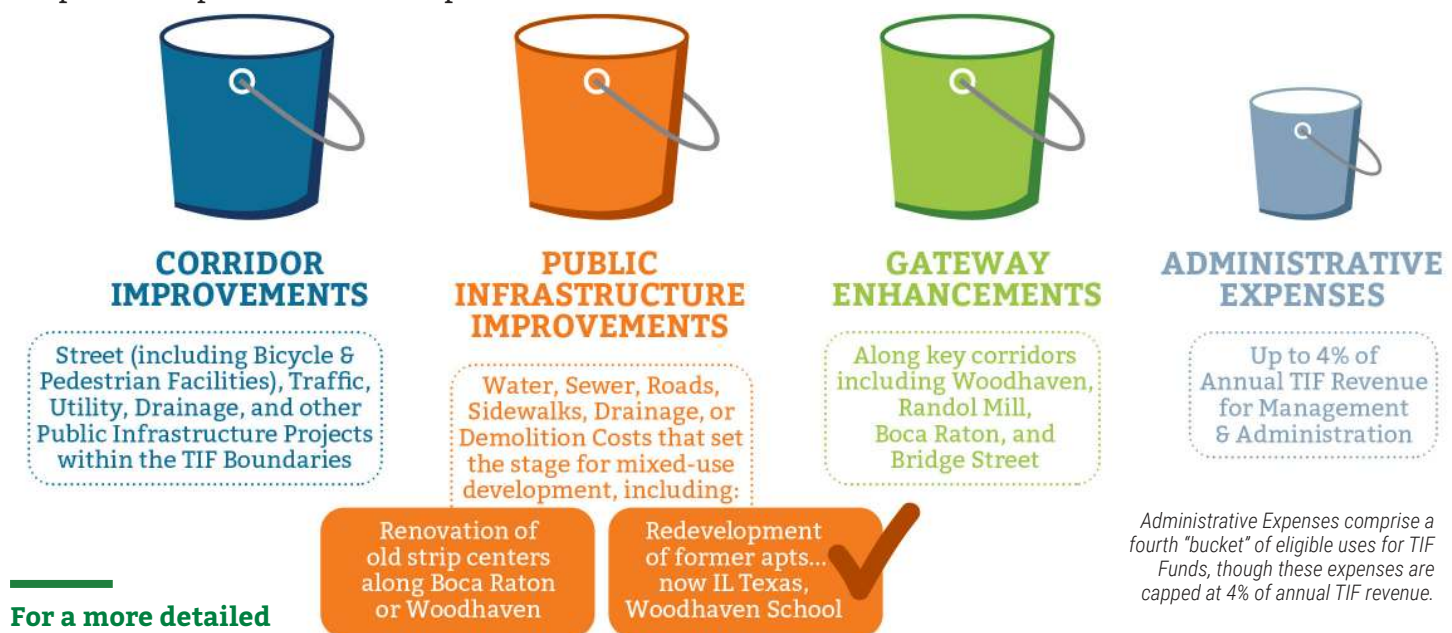
The City and TIF Board use TIF Funds to make public improvements in the area that will attract private development that would not otherwise occur. TIF 13 funding can support larger public infrastructure projects tied to mixed use development or projects that set the stage for mixed use development, such as roads, sewers, sidewalks, lighting, and demolition, among other infrastructure improvements, provided that the projects align with a governing document called the *TIF Project & Financing Plan*, which was initially drafted in 2008 and revised in 2015.

According to the *TIF 13 Project & Financing Plan*, potential development supported by the TIF is expected to include: commercial, retail, restaurants, entertainment, residential uses, and a combination of public improvements and private investment

projects. Funding for initial improvements that are associated with mixed-use development can fall in one of three main buckets:

- **Corridor Improvements** such as streets (including bicycle and pedestrian facilities), traffic, utility, drainage, and other public infrastructure projects within the TIF boundaries
- **Public Infrastructure Improvements** such as water, sewer, roads, sidewalks, drainage, or demolition costs that set the stage for mixed-use development or redevelopment
- **Gateway Enhancements** along key corridors including Woodhaven, Randol Mill, Boca Raton, and Bridge

To date, the Woodhaven TIF District has raised about \$17 million, and it will continue to accrue funds through the end of the 2028 tax year. To date, the majority of these funds have been generated by a significant increase in the taxable value of multi-family residential properties in the District, and projections suggest that TIF 13 may generate up to \$35 million before the TIF term sunsets. All TIF 13 funds must be allocated by December 31, 2028, and the *Woodhaven Neighborhood Conservation Plan* serves as a strategic guide for aligning these funds with projects that reflect the community's values.



For a more detailed explanation of Tax Increment Financing, see Appendix I.

Figure 11. Eligible Uses for TIF 13 Funds Fall into Three Buckets

Source: City of Fort Worth, Interface Studio

Woodhaven Today

Woodhaven is a neighborhood of over 11,000 residents living in approximately 4,900 households. The residential population is quite dense along Woodhaven's southern and eastern edges, where low-rise multi-family apartment complexes are the predominant housing type, framing an interior pocket of large single-family homes within the core of the neighborhood.

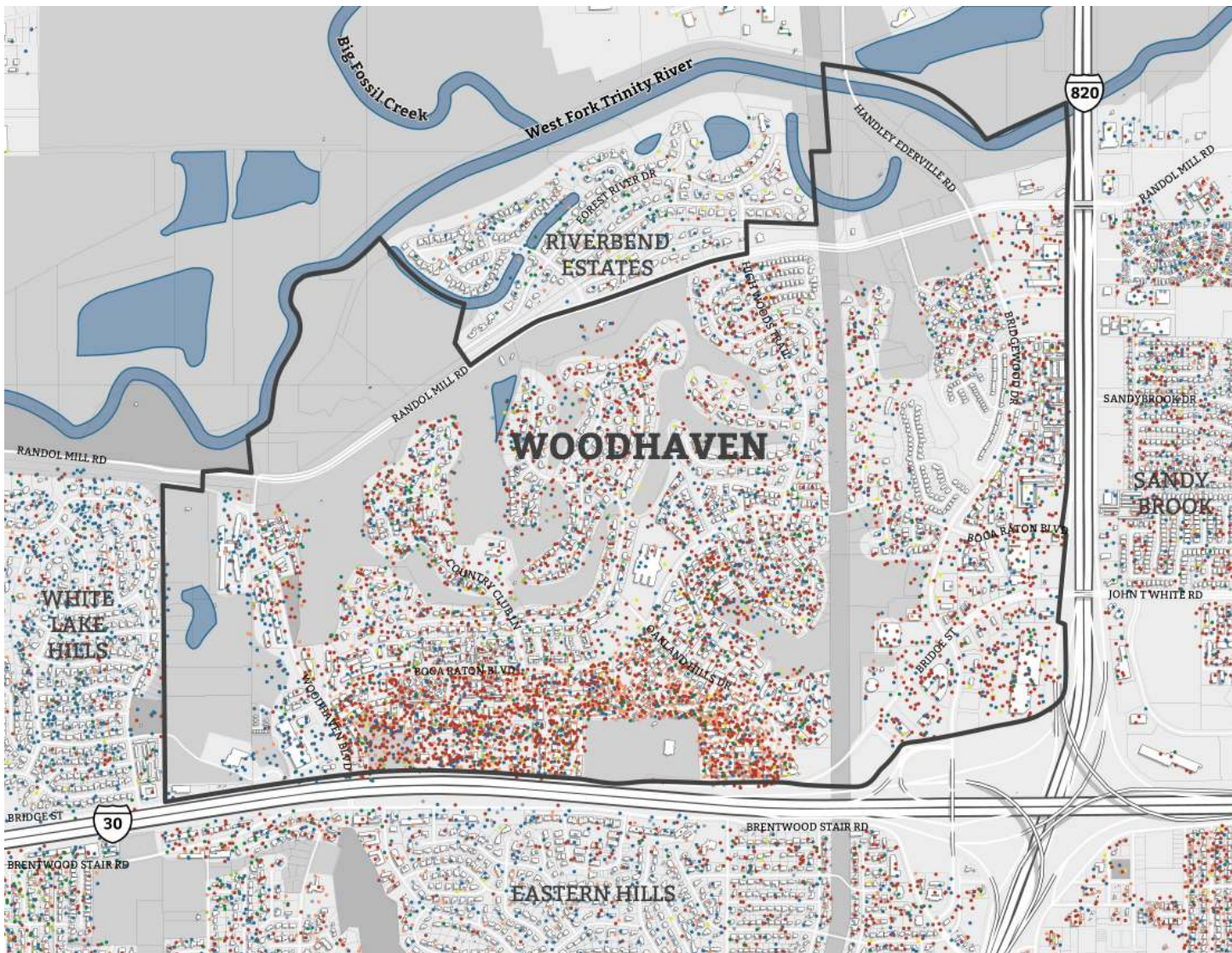
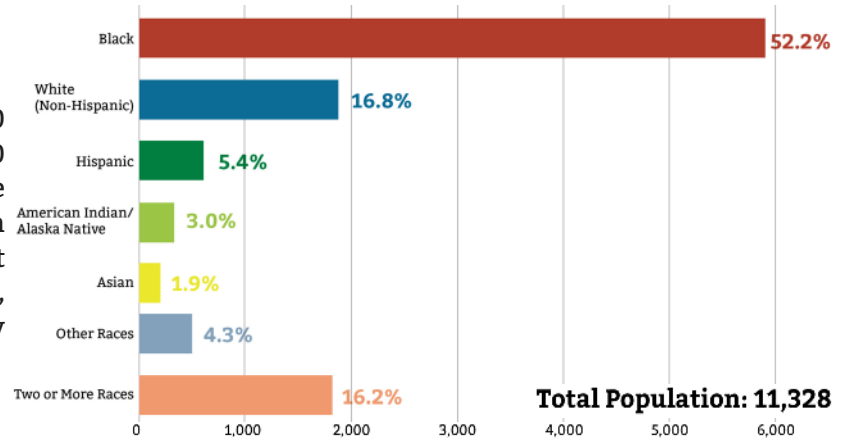


Figure 12. Map of Population Density by Race

Source: US Census, Interface Studio

(1 dot = 2 people)

- Black
- White (Non-Hispanic)
- Hispanic
- American Indian
- Asian
- Native Hawaiian /Pacific Islander
- Other Races
- Two or More Races

The mix of housing types results in a remarkably diverse community. Four in five households (80%) rent their home, and two-thirds of the heads of renter households are younger than 45. The owner households are fairly distributed in terms of age, but more than one in four (28%) are over 65. Nearly a third of residents are under the age of 18.

The relative proximity of Woodhaven's affordable rental apartments and spacious single-family housing stock results in **a mixed-income neighborhood, though in reality, the community is economically quite segregated.**

The median household income of Woodhaven's homeowners is \$117,166, compared to \$37,155 for area renters. The lowest income households earn just 11% of the highest income households' annual earnings.

As the community evolves and prepares to navigate catalytic change fueled by new developments on the horizon, it is important to invite all residents into the planning process, to consider the needs, hopes, and concerns of households of different means and life stages, and to plan for a future where all who wish to live and thrive in Woodhaven have the ability to do so.

Figure 13. Population Pyramid

Source: US Census

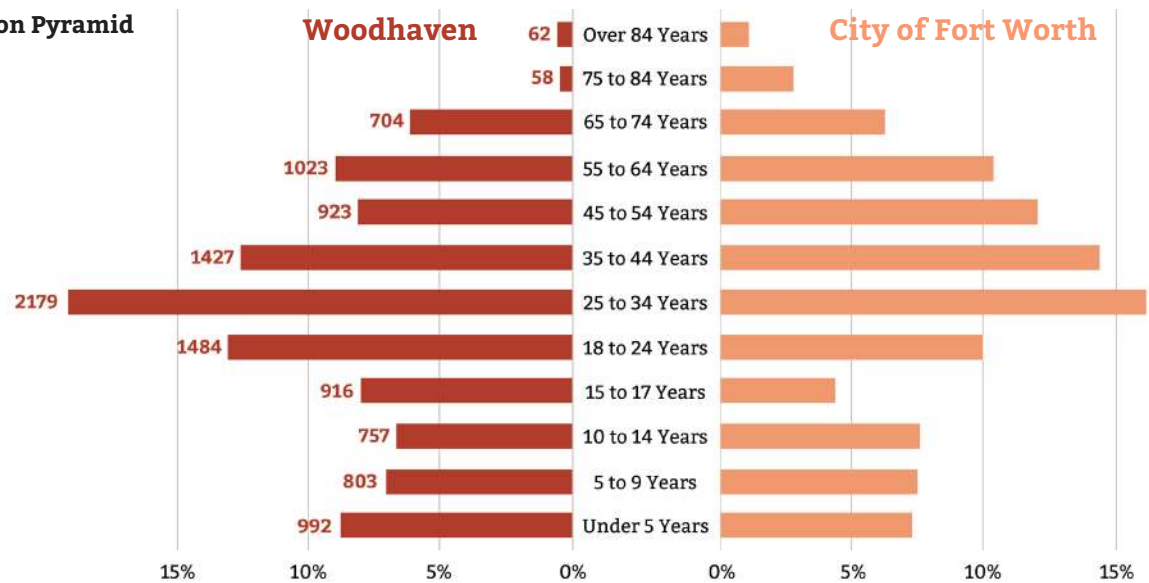
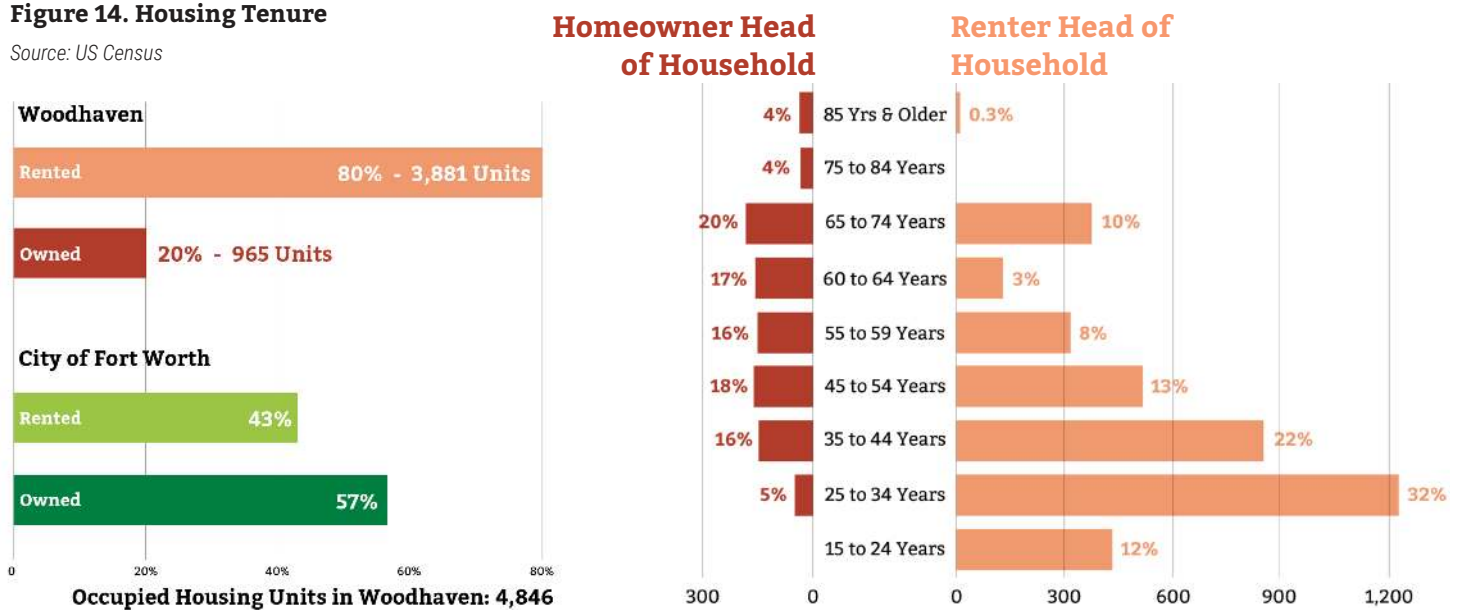


Figure 14. Housing Tenure

Source: US Census



A Community Process

To ensure the Plan embodies the voices and vision of Woodhaven’s residents, the *Woodhaven Neighborhood Conservation Plan* followed a community-driven process with multiple opportunities for residents, neighborhood leaders, and other stakeholders to inform the plan’s development. In total, around **390 different people** contributed to the planning process. Community engagement efforts for the *Woodhaven Neighborhood Conservation Plan* included:

- **Four public events** attended by over **270 residents**
 - An initial presentation to the Woodhaven Neighborhood Association in March 2024 to introduce the planning process and consultant team to the neighborhood
 - A Woodhaven Neighborhood Festival that served as a community visioning event in June 2024
 - A public meeting in October 2024 that created an opportunity for the consultant team to share the draft vision, goals, and recommended strategies for community consideration
 - A final celebration of the plan and next steps toward implementation in March 2025
- **Two neighborhood surveys** with over **180 respondents** sharing their insights and concerns online
- **Five Advisory Committee meetings** where community representatives from across Woodhaven provided crucial feedback and guidance as the plan took shape
- **Six interviews** with community organizations, elected officials, and property owners
- **Three tours of the neighborhood:** one with representatives from the Woodhaven Neighborhood Association (WNA), a ride-around with the Fort Worth Police Department Neighborhood Police Officer (NPO), and a tour of the Woodhaven Golf Course grounds and Club House by the new owner, Crescendo Development.



For more details and documentation of the public process and community input collected throughout, see Appendix II.

Now that the Plan is done, it can serve as a useful tool for helping to inform the investment of TIF funds and other public and private resources to bring the community’s vision to reality. With broad buy-in and support, the Plan can also be used as a starting point for fundraising efforts, community advocacy, seeding and strengthening partnerships, and prioritizing implementation actions in keeping with local values.

The following chapters capture the Woodhaven community’s shared vision and goals for the future, as well as recommendations for growth, change, and preservation in support of that shared vision.

Vision & Goals

A Shared Vision for Woodhaven

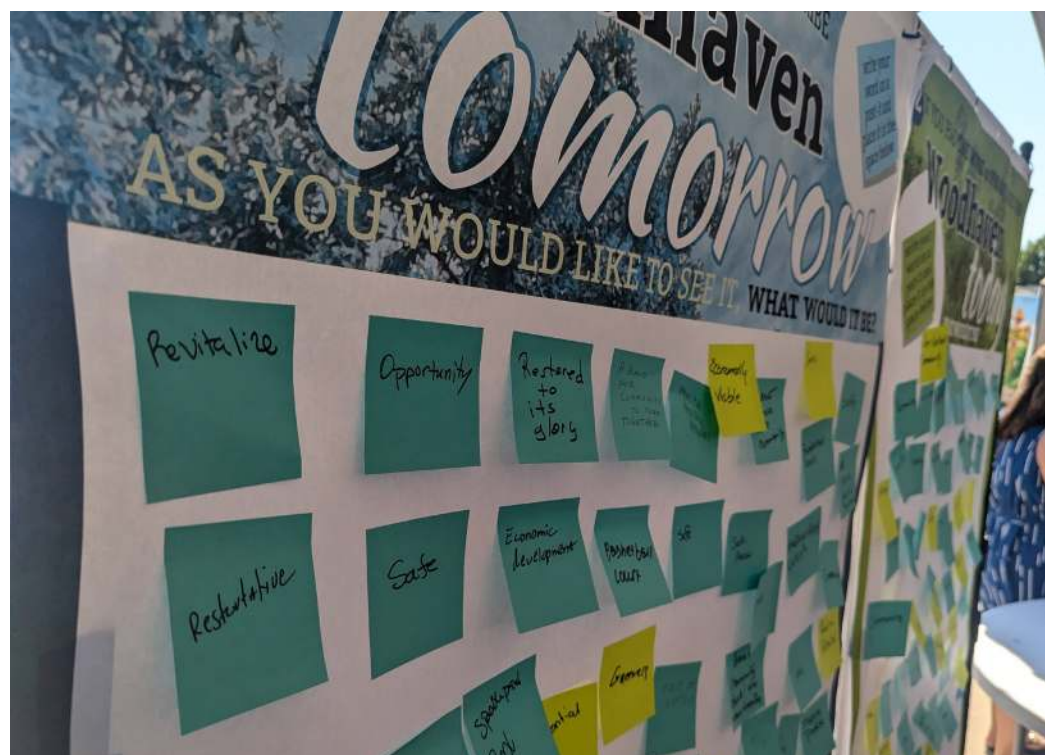
Woodhaven is a **friendly**, **family-oriented** neighborhood full of tall **trees** and **beautiful blocks** nestled in a natural setting. Woodhaven is also a **uniquely diverse** neighborhood -- it is home to a mix of incomes, building styles, housing types, and opportunities. Though some say the neighborhood has been **overlooked** in recent years, residents all see **potential** for the future as the community reimagines and reconnects with the Clubhouse, the grounds, and other gathering places. Of course, residents also see much to **love**, preserve, and protect as the community considers future change and growth.

To Woodhaven, neighborhood conservation means celebrating our proud **sense of community**, protecting the people and **families** who live here, preserving the **peaceful** and **natural** character, and reflecting our shared love of recreation and **fun**, which drew many of us to Woodhaven in the first place.

As we imagine the next chapter of Woodhaven's growth and evolution, we envision a **beautiful**, **safe**, **vibrant**, and **connected** community that is **diverse**, **warm**, and **inviting** -- a place where **kids** can grow up and families choose to **stay** for decades or generations. We choose to stay because of **strong connections** with our neighbors, **thriving** new **destinations** that bring us together, businesses that meet our needs, housing options for **a mix of incomes** and comfortable to different life stages, and a collection of **natural** and **recreational amenities** unique to the Fort Worth region.

The community's shared vision statement is intended to paint a picture of the treasured aspects of Woodhaven today, which must be preserved, as well as the aspirations of the neighborhood and how it should evolve over the next 15 years.

The vision statement echoes the input of Woodhaven residents, with the words in bold coming directly from community members throughout the planning process.



Five goals organize the Plan's strategies to guide investment, growth, and neighborhood conservation in Woodhaven in the coming years.

- Taken together, the goals for Woodhaven support increased community connectivity and transformation of the neighborhood, its social life and sense of place, and the life opportunities of Woodhaven residents of all ages.

The final chapter focuses on how to bring the plan from vision to reality. It includes a discussion of how the *Woodhaven Neighborhood Conservation Plan* aligns with other major planning efforts underway in Fort Worth, an assessment of the partners, tools, resources, and known gaps as implementation commences, and an implementation matrix that identifies early, mid, and long-term strategies, key partners, and potential resources for each strategy.

Vision & Goals



Health & Wellbeing

Young at Heart in Woodhaven

Why Focus on Health & Wellbeing?

As a neighborhood originally built around the Woodhaven Country Club and golf course, **outdoor recreation and play is part of the community's DNA.** Beyond the course itself and the love for the game shared by local golfers, the former clubhouse was an important social hub for Woodhaven, a shared space for meetings, celebrations, and coming together. In recent years, though the course and clubhouse were not operational, the golf cart-turned-walking trails that traverse the course remained an amenity valued by many neighbors. **In Woodhaven, the ability to spend time outdoors, in nature, and at play among friends is core to the community's identity as well as to individual and collective health and wellbeing.**

Many think of Woodhaven as an older community, but it's actually quite young!

31% of residents are under 18, while 7% of residents are over 65.

Access to recreation and community space is particularly important for building and sustaining health and relationships in both of these age groups.

Left to Right: Pond and riparian edge within Woodhaven Golf Course; Wildflowers at green gateway into Woodhaven; and cyclists on the Trinity River Trail

Source: Interface Studio



The Limited Public Parkland & Amenities

At present, however, **recreation space in the neighborhood is quite limited**. Public parkland within Woodhaven's boundaries is limited to Woodhaven Park, which is **devoid of community-serving assets or play equipment**.

Quanah Parker Park, on the far side of Randol Mill, has a nice playground, but it is **difficult to access for residents traveling on foot** or with small children in tow. Not only does the intersection of Woodhaven Boulevard and Randol Mill lack any pedestrian

safety measures such as a signal or crosswalks, but the **entrance to the park is overgrown, with poor lighting and visibility, making the approach feel unsafe to many**. All other outdoor play spaces in Woodhaven are private (within apartment complexes or school grounds), and thus off-limits to the general population most of the time. Where the Trinity River floodplain extends south into Woodhaven (green hatch on map), there is opportunity to preserve this open space and keep it free of development, with the exception of trails to increase access to nature.



Figure 8. Map of Community Facilities

Source: City of Fort Worth, Interface Studio

Open Space

- Community Park
- Educational Facility
- Proposed Open Space

Pedestrian & Bicycle Infrastructure

- Existing Trail
- Existing Bike Lane
- Existing Sidewalks
- Proposed Trail
- Proposed Bike Lane

International Leadership Texas School Yard, limited community access



Gateway Park, 5 miles away



Public Green Space



Private playground in apartment complex



Quanah Parker Park, 35 minute walk from heart of Woodhaven



Park improvements were the number one improvement identified in the community survey as a way to improve the look and feel of Woodhaven.

Outdoor amenities in the neighborhood are limited and vary in condition and features.

Clockwise from top: Youth play basketball outdoors at International Leadership School on a 110 degree day in June; Woodhaven Park, which lacks any recreational amenities; the playground at Quanah Parker Park, at a distance from the heart of the neighborhood; a private playground within a local apartment complex; and soccer fields at Gateway Park, an eastside regional park outside the neighborhood.

Source: Interface Studio

The Mismatch between Population & Play Space

Beyond East Regional Library, **there is no public indoor space for residents within walking distance of Woodhaven.** With soaring temperatures in the summer months and throughout much of the year, **the lack of indoor recreation space where people can escape the heat is notable**, particularly for the neighborhood's youth.

1,500 students go to school in Woodhaven, and 3,500 people under the age of 18 live in the neighborhood. **Nearly three-quarters (72%) of Woodhaven households with children under 18 are single-parent households.** In many cases, **siblings still young themselves look after neighborhood youth outside of school time, underscoring the importance and critical need for more community facilities** that provide free or affordable after-school and summer programming in addition to safe play space.

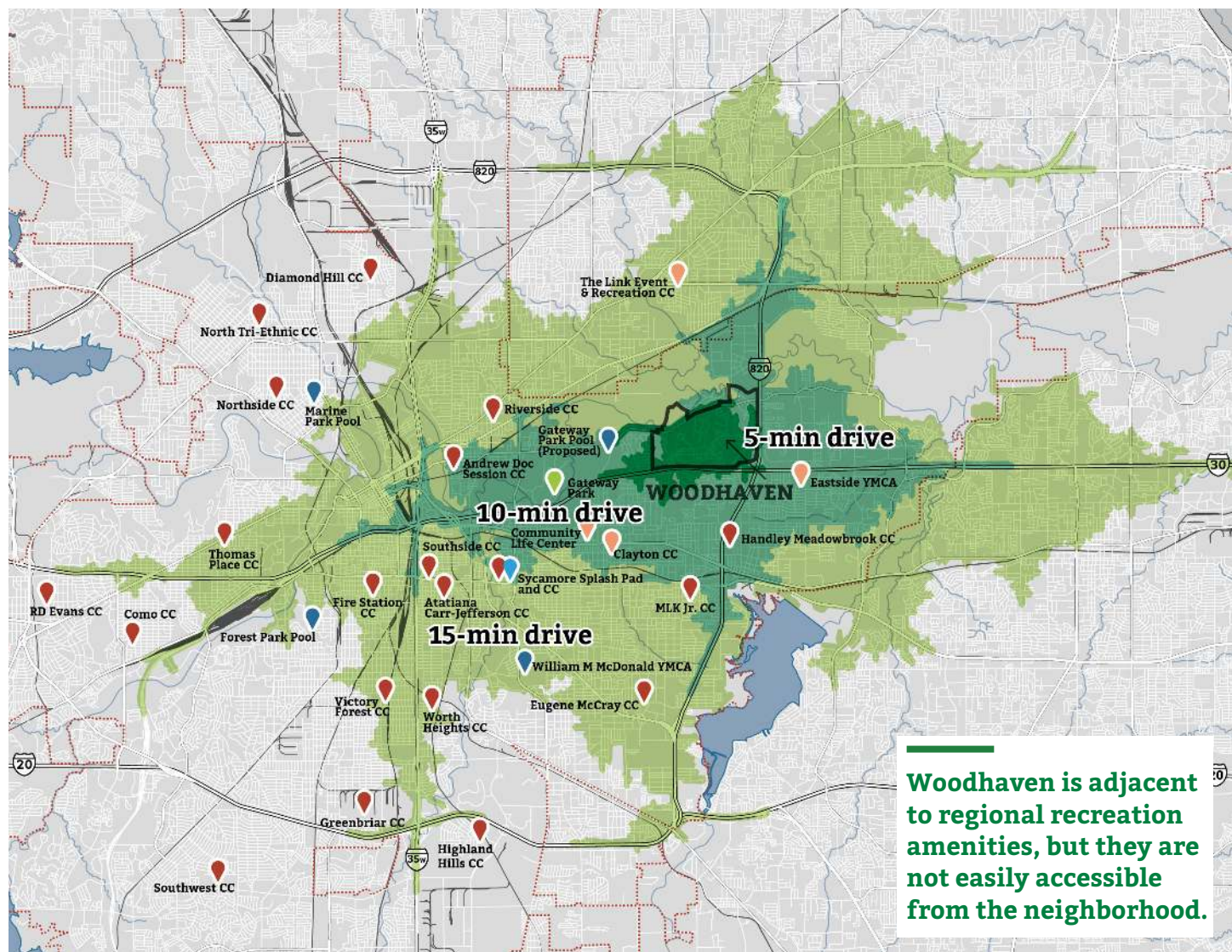


Figure 9. Map of Community Centers & Public Pools Closest to Woodhaven

Source: City of Fort Worth, Interface Studio



- PARD Community Center (CC)
- Community center operated by third party
- PARD Pool
- PARD Splash Pad
- Gateway Park

Youth programs, childcare, and early learning programs were the top need identified in the community survey.

The Need for Improved Pedestrian & Bicycle Connectivity

Finally, the road network in Woodhaven encourages **drivers to drive quickly through the neighborhood**. Residents frequently cite problem intersections where accidents occur, and the paths between neighborhood schools and the library—routes relied upon by local youth—have **few sidewalks that encourage safe and active modes of transportation, like biking and walking**.

Boca Raton Boulevard is the main east-west connector, and though bike lanes have been proposed by the City on Boca Raton and Bridgewood, such facilities only exist along Woodhaven Boulevard at present. The Trinity Trail network offers protected off-road pedestrian and bicycle pathways that connect to the region, but like Quannah Parker Park, accessing the trail requires navigating a dangerous crossing at Randol Mill Road.



Students walking home from International Leadership Texas, Woodhaven School along Boca Raton Boulevard sidewalk.

Source: Interface Studio



Above: Boca Raton Boulevard can function as a speedway through Woodhaven due to the width of the corridor and lack of on-street parking or bike lanes narrow the drive lanes.

Top: Randol Mill Road at Woodhaven's northern edge also functions as a high-speed throughway.

Source: Interface Studio



Objectives for the Health & Wellbeing Recommendations

Establish a community space in the neighborhood with an indoor gym and rooms for meetings and celebrations

Add safe and accessible outdoor play spaces, as well as clean, safe walking and biking paths

Strengthen and sustain the strong bond among neighbors with programs, activities, and spaces that bring people together

Health & Wellbeing Recommendations

The *Woodhaven Neighborhood Conservation Plan* contains six main recommendations to support improved health and wellbeing among residents of all ages within Woodhaven.

1. Create a community center in the neighborhood with indoor gym space as well as community meeting space and access to programs and services for youth, seniors, and all ages in between

Throughout the planning process and from all corners of the neighborhood, residents expressed a need and desire for a local gathering place and space where residents of all ages can come to meet, learn, play, and make memories together. Community Centers come in different shapes and sizes, but a new center, regardless of the format, requires a significant capital investment. The data collected during this planning process—which highlight the number of children in the neighborhood (31% of all residents), the rate of single-parent households with children (72%), the poverty rate (26.4% compared to 13.4% citywide), as well as the rate of households without access to a vehicle (12.7% compared to 6.0% citywide)—underscore the need for locally-accessible indoor recreation and community space in Woodhaven.

There are different ways in which a new community center could be built in Woodhaven. Community advocates should pursue any of the following, or multiple options until one is secured:

- a. **Work with City leaders and the Park & Recreation Department (PARD) to bring a new City-run Community Center to Woodhaven** – PARD is soon to initiate a system-wide master planning process that will inform investments in parks and recreation going forward. Woodhaven residents should be vocal participants in that process, advocating for needed investments in indoor and outdoor recreation within the community. It is important to note that a City-run Community Center would typically be part of a bond package due to the sizable upfront capital costs to build; the next bond cycle is in 2026. Once the Center is built, however, it will require ongoing operating costs to staff and program.

If PARD's master planning process affirms the need for a Community Center in Woodhaven, seek a site that could support a nature-based model like Chisholm Trail Community Center to cultivate strong connections with nature through play and education, if an opportunity presents itself adjacent to natural lands but outside the floodplain (for a map, see Figure 18 on page 33).

The field adjacent to International Leadership Texas, Woodhaven School presents another possible site at the heart of the neighborhood, though this approach would require a partnership with the school.

“A community center for the children and adults... Please make it happen!”

b. Evaluate the feasibility for adaptive reuse of the recently closed Rocketship Explore Elementary School as a Community Center

– Located at 300 E. Loop 820, the site is not as centrally located, but if it has an indoor gym, it could provide a cost-and time-effective option. Investments in signage and sidewalks would be necessary. Reach out to the Police Athletic League, Eastside Y, and other recreation providers to determine whether a private operation might be well suited and interested in expanding services into Woodhaven. Alternately, explore the Rise Community Center model, with staffing and programming provided by a local community nonprofit, while the City is responsible for facility maintenance, repairs, and capital improvements.

c. As another alternative, explore a public-private partnership model in conjunction with a mixed use development – Work with developers of larger-scale projects in the neighborhood (i.e., the golf course or other mixed use redevelopment sites) to develop a mixed use building that includes community recreation space and commercial space within the ground floor, with housing above. With a commercial and mixed use component, this type of project could be eligible for TIF funding.

2. Add play space in the unprogrammed outdoor space near the Library, with shade and seating too

East Regional Library is arguably the most important civic asset in Woodhaven at present. It serves the community and broader eastside with access to books, technology, and other media, as well as meeting space and a range of community programming, including needle work, painting, and adult writing workshops; story time, Kindergarten prep, and music and movement for young children; ESL conversation classes; and a book club designed for adults with intellectual and developmental disabilities.

The publicly-owned land on which the library sits includes a parking lot, and undeveloped swath of flat land, and a wooded hill traversed by residents en route to the library. To augment the role of this

CASE STUDIES



Northtown Branch Library, Chicago, IL

This 2019 project combines a public library & community center on the ground floor with 44 senior apartments above.

Partnership: Chicago Public Library, Chicago Housing Authority, Evergreen Real Estate Group



Cornelius Place, Cornelius, OR

With a public library, YMCA recreation / fitness center, cafe, and courtyard that hosts a farmers' market, the ground floor, functions as a "senior, youth, and community center." The building includes 45 senior apartments on the upper floors.

Partnership: Bienestar, Bridge Housing, City of Cornelius

community anchor and gateway to Woodhaven, work with PARD and Fort Worth Public Library to add a public playground in the open grassy area north of the library. Incorporate seating and shade for guardians watching children play, and formalize a trail up through the woods to provide easier access to the library and new play space.

CASE STUDY

Poudre Valley Library, Fort Collins, CO

The playground at Library Park Playground outside of Poudre Valley Library in Fort Collins, CO includes literacy-themed play equipment and play elements that incorporate Braille, seen in Figure 10.

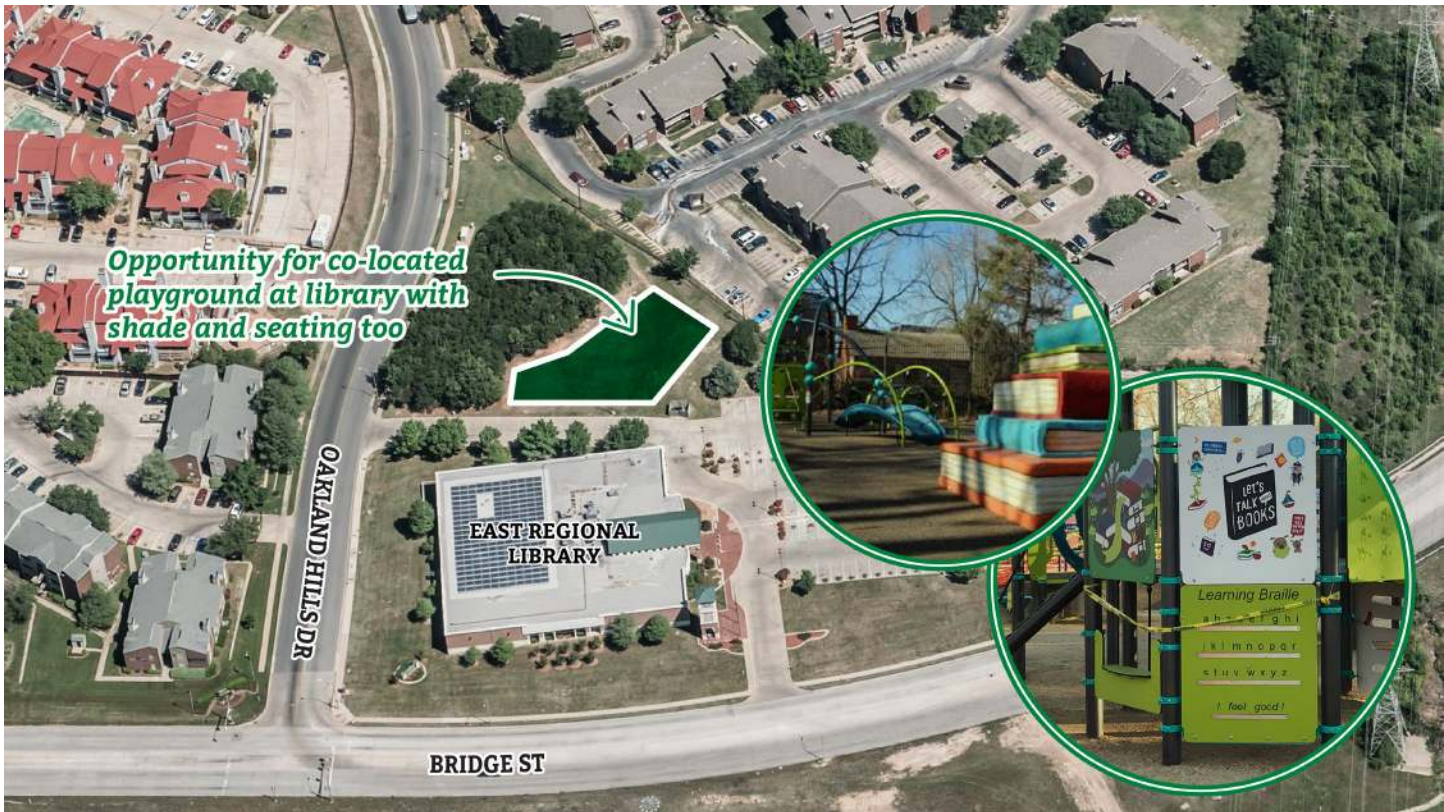


Figure 10. Aerial Map of Potential Playground on Library Property

Source: Interface Studio

3. Create safer connections between open space amenities and seek strategic locations to incorporate commercial or public space that can serve as gathering places that support the social life of the community

Quanah Parker Park, the Trinity River Trail, and planned improvements to Gateway Park five miles to the east all offer outdoor recreational amenities near to the Woodhaven neighborhood, but all of these destinations feel removed from the community due to the barrier created by Randol Mill Road. Designated as a national freight highway, Randol Mill's street section must remain a four-lane divided highway as it passes through Woodhaven, but it is possible to create safer intersections where Woodhaven's streets connect with this thoroughfare to help people traveling on foot, bicycle, or by car reach these nearby recreational assets safely.

- a. **Redesign the intersection of Woodhaven Boulevard and Randol Mill Road to create a safer crossing and better gateway into the neighborhood** – At 100 feet wide, the intersection of Woodhaven and Randol Mill

currently lacks a crosswalk, traffic signal, and sidewalk and bike lane connections. Drivers pass by at high speeds, and the lack of street trees leaves pedestrians even more exposed. Work with TPW to design intersection improvements that will calm traffic, improve pedestrian and bicycle safety, and facilitate safer crossings. Evaluate the need for a traffic signal, install formal crosswalks, extend the bike lane from Woodhaven Boulevard across Randol Mill, and integrate a pedestrian refuge in the median. Landscaping, street trees, and gateway treatments should be included in the design process. Also consider bump outs to reduce pedestrian crossing distances, on-street parallel parking, bicycle parking, and trail extensions that connect into the former golf course's path system.

- b. **Encourage a small-scale land and water-based Trail-Oriented Development to locate at this trail hub** – Work with PARD, Economic Development, and private property owners, to bring a new place-based business to the northeast corner of Woodhaven and Randol Mill, where the site benefits from visibility and connectivity with the Trinity River Trail and the Trinity River itself. Ideas include a bicycle café or bar, a kayak and stand-up

paddleboard rental, and other businesses oriented to outdoor play and social activities. Some cities have had great success with pop-ups that can test the market, build social habits, and provide proof of concept for a more permanent brick and mortar destination akin to the Woodshed in Fort Worth.

As a first step, reach out to local nonprofit, The Bike Gangs of Fort Worth, a group dedicated to fostering free family fun and neighborhood friendships through bike riding. They organize free community bike rides, provide free bikes and bicycle repairs, and have a Neighborhood Bike Shop-In-A-Box concept that would be ideal for this location. Encourage the creation of a Woodhaven Bike Gang Chapter, and work to bring a Bike-Shop-In-A-Box to the neighborhood.

- c. **Prune trees, add lights, and provide a safer path into Quanah Parker Park** – The challenge of crossing Randol Mill Road aside, the long and overgrown entrance to nearby Quanah Parker Park provides a further deterrent for residents who report feeling unsafe due to lack of visibility, lighting, sidewalks, and sight lines as they approach the playground amenities deep within the park. TPW has plans to repave and improve the roadway into the park; coordinate with PARD to prune the trees and address invasive species, and consider options to add additional lighting on trails and pathways into the park.

CASE STUDY



Parks on Tap, Philadelphia, PA

Parks on Tap is a program run by the City of Philadelphia's Department of Parks and Recreation. It brings a pop-up beer garden to a different city park every few weeks throughout the summertime. The popular roving beer garden is a revenue generator for the City's parks department as well as for the local vendor who supplies the food and drink. The temporary set up is easy to set up, break down, and move; comprised of food trucks, lawn chairs, hammocks, simple shade canopies, string lights, and bicycle parking. The impact is huge, as people from near neighborhoods and across the city seek out these opportunities to gather outdoors with friends.

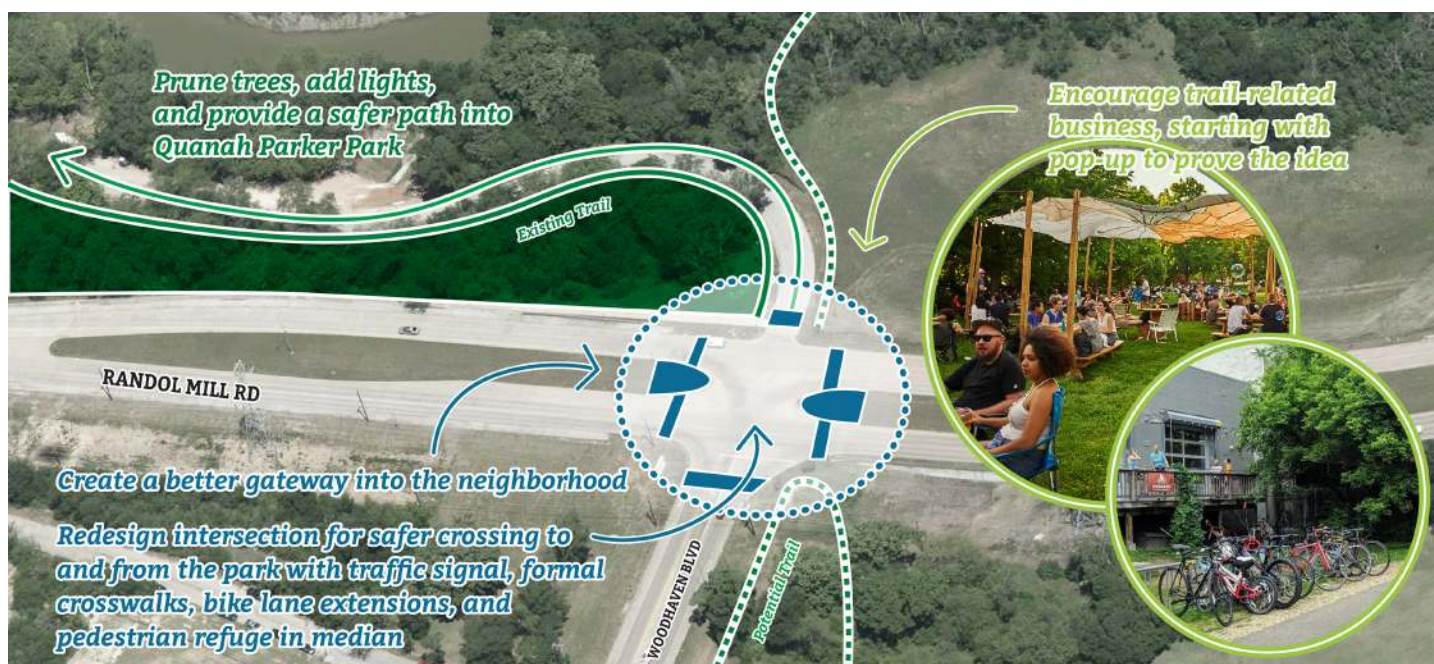


Figure 11. Potential Near-Term Improvements at Woodhaven Blvd & Randol Mill Rd

Source: Interface Studio



Potential



Figure 12. Potential Long-Term Improvements at Woodhaven Blvd & Randol Mill Rd

Source: Interface Studio

4. Create safer connections for kids along key streets

Add bike lanes and shade for kids walking or biking to school or the library on Boca Raton Boulevard and Oakland Hills Drive. Boca Raton is already part of the City's proposed bike lane network. With limited on-street parking and no bike markings, the width of the road encourages speeding and aggressive driving. The lack of street trees makes for an uncomfortable walk. The addition of striped and protected bike lanes will protect bicyclists from cars, increase driver awareness of pedestrians and cyclists, and narrow the vehicular cart-way, encouraging drivers to slow down. The addition of street trees here will provide needed shade. Consider extending these pedestrian and bicycle amenities from Boca Raton down Oakland Hills Drive, where the library and proposed playground (Recommendation 2) are located at the neighborhood's southern edge.

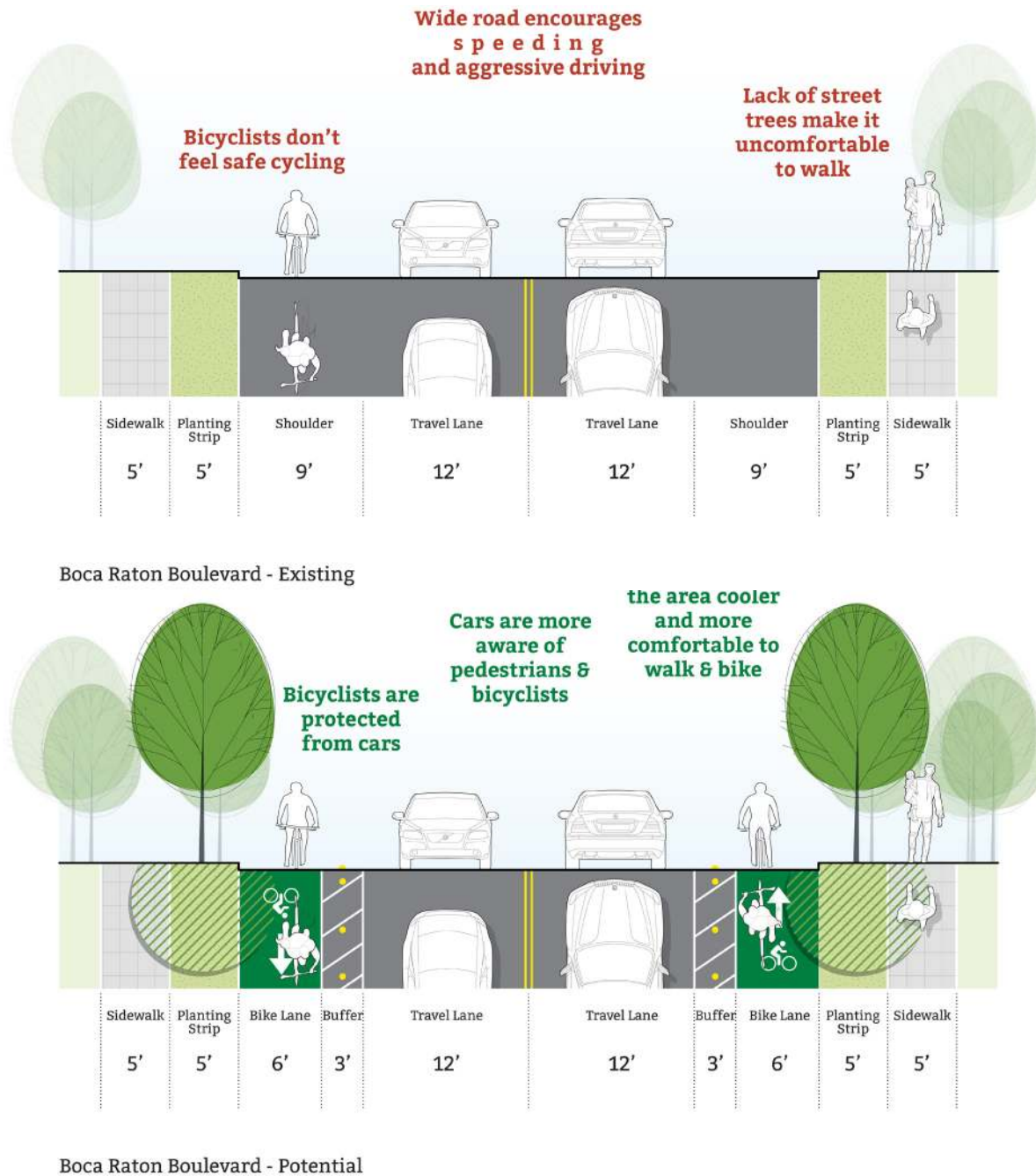


Figure 13. Street Section of Boca Raton Blvd - Existing & Potential

Source: Interface Studio

Existing



Potential



Figure 14. Sketch of Proposed Bicycle Improvements on Boca Raton Blvd

Source: Interface Studio

5. Work with Transportation and Public Works (TPW) to manage traffic and reduce vehicular crashes as development brings more people to the neighborhood

In addition to public realm improvements intended to serve pedestrians and bicyclists, work with TPW to improve roadway safety and connectivity for drivers too.

a. **Encourage a potential new North-South connector and shared pedestrian street on the west side of the neighborhood if redevelopment of the golf course moves forward** – Neighbors have clearly stated that there is no support for extending Oakmont Lane northward to meet Randol Mill; that road should remain a quiet residential street with a dead end to reduce through traffic. However, should plans for the western half of the former golf course move forward with a mixed-use development program that includes residential, commercial, and community space, an additional north-south connection will be instrumental in providing access and increasing connectivity to and through the site. Work with the land owners and TPW to design a street that supports walkability akin to a local “Main Street” and provides the infrastructural bones of a destination development worthy of Woodhaven. (See Recommendation 13 for more details on a popular vision for this concept). This new street segment should be connected to Woodhaven Boulevard via sidewalk for pedestrians.

b. **Explore the need for and feasibility of adding traffic signals at problem intersections** – Residents identified the following areas of concern during the planning process; work with TPW to evaluate potential improvements for these intersections:

- The new street west of Bridgewood Trail at Boca Raton that serves Noble Hill, a new housing development
- Boca Raton & Country Club Lane
- Woodhaven Boulevard & Randol Mill Road
- Any new street (Recommendation 5.a) that meets Randol Mill Road from within the golf course property

6. Strengthen and sustain the strong bond among neighbors with programs, activities, and spaces that bring people together

Beyond physical investments in Woodhaven’s health and wellbeing in the form of indoor and outdoor recreation space, safer streets, and improved connectivity, investments in the community’s social life and community support networks are also important.

a. **Coordinate among area community organizations to build out a neighborhood events calendar** with opportunities for residents to get involved with volunteer projects, plan implementation efforts, and celebrations.

b. **Provide care for neighbors in need by introducing a community market that offers food, health care, and feminine products low or no cost.** This type of space has particular potential in a neighborhood with such marked wealth disparity as Woodhaven. A program of this nature could find a home at the Library, in a church, in a storefront, or in the proposed community center (Recommendation 1).

CASE STUDY



The POP! Market at Petersburg Public Library, Petersburg, VA

The POP! Market (Petersburg Offers Produce) is a farm stand open four days a week inside of Petersburg’s Public Library! Residents can utilize SNAP/EBT benefits that render all fruits and vegetables half off.

Youth who join the POP (Power of Produce) Club can complete activities to earn \$5 POP Club tokens to spend on fresh fruits and vegetables.





Environment

Surrounded by Nature
in Woodhaven

Woodhaven is named for its trees. Situated in the Eastern Cross Timbers ecological zone, the neighborhood's mature oak trees, their dense tree canopy, and the cooling shade it casts **sets Woodhaven apart from Fort Worth's prairie land neighborhoods and provides a buffer against extreme heat.** In Woodhaven, trees, natural areas, and the wildlife that finds home here, are part of the local identity and a source of pride.

“Woodhaven may not have a Starbucks, but it has GREEN – a far more valuable commodity.”



Source: City of Fort Worth 2023 Urban Forest Master Plan

A tall
stand of
trees.

The Importance of Trees

Although clusters of tall oak trees line many neighborhood streets, **Woodhaven's trees are not evenly distributed.** Apartment complexes, new housing developments, large commercial areas surrounded by surface parking, and many sidewalks throughout the community need shade.

The need for trees is most apparent in the hot summer months, when **a ground temperature difference of more than 22 degrees Fahrenheit can be observed** between shaded streets in the heart of the neighborhood where large single family lots have yards full of trees compared to the edges of the neighborhood where the many unshaded parking lots adjacent to multi-family housing complexes lack any tree cover.



Figure 16. Map of Tree Canopy

Source: Aerial photography, Interface Studio

- Apartment Complexes
- Green Space
- Tree Canopy
- STUDY AREA**



A thermal camera registered a 22° difference in ground temperature on a sunny fall afternoon, comparing a tree-lined street with an exposed parking lot.

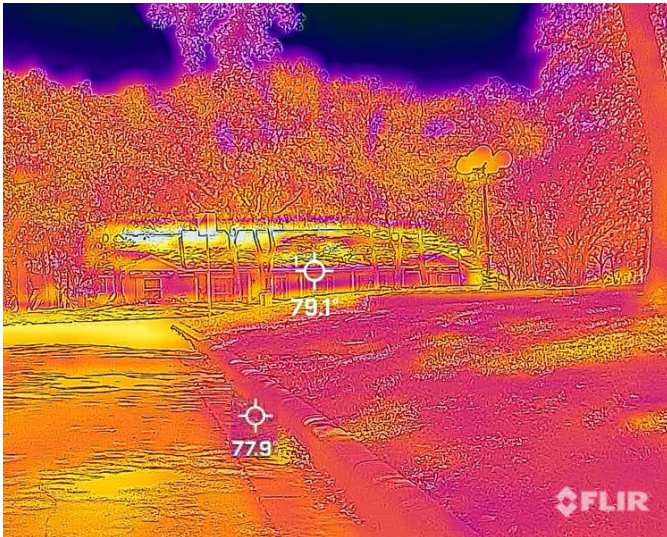


Photo and thermal image taken around 2 pm on September 25, 2024 on tree-lined Cholla Drive. The shaded area registered a ground temperature of 78 degrees Fahrenheit.

Source: Interface Studio

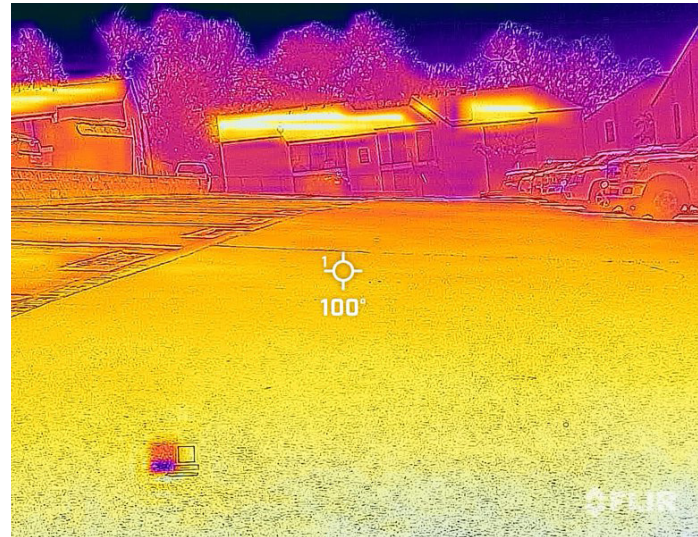


Photo and thermal image taken around 2 pm on September 25, 2024 in the unshaded parking lot at The Tides at 5400 on Boca Raton Blvd. The asphalt registered a ground temperature of 100 degrees Fahrenheit.

Source: Interface Studio

115°

31.1°

The Impact of Topography

Other natural features in Woodhaven include its proximity to the Trinity River and Trinity River Trail system, as well as the neighborhood's hilly topography, which traverses a 200-foot change in elevation from the hilltops to the lowest lying areas. **Steep slopes and the floodplain limit development potential,** but these constraints also present **opportunities to preserve portions of Woodhaven's undeveloped land**

for recreation, exploration, and habitat, and in so doing, preserve an important aspect of Woodhaven's sense of place and identity. Near the floodplain, and in low-lying areas prone to flooding from run-off, potential future development will need to work closely with the City's Stormwater Management Program to ensure that new investments are protected from risk and aligned with low-impact design principles.

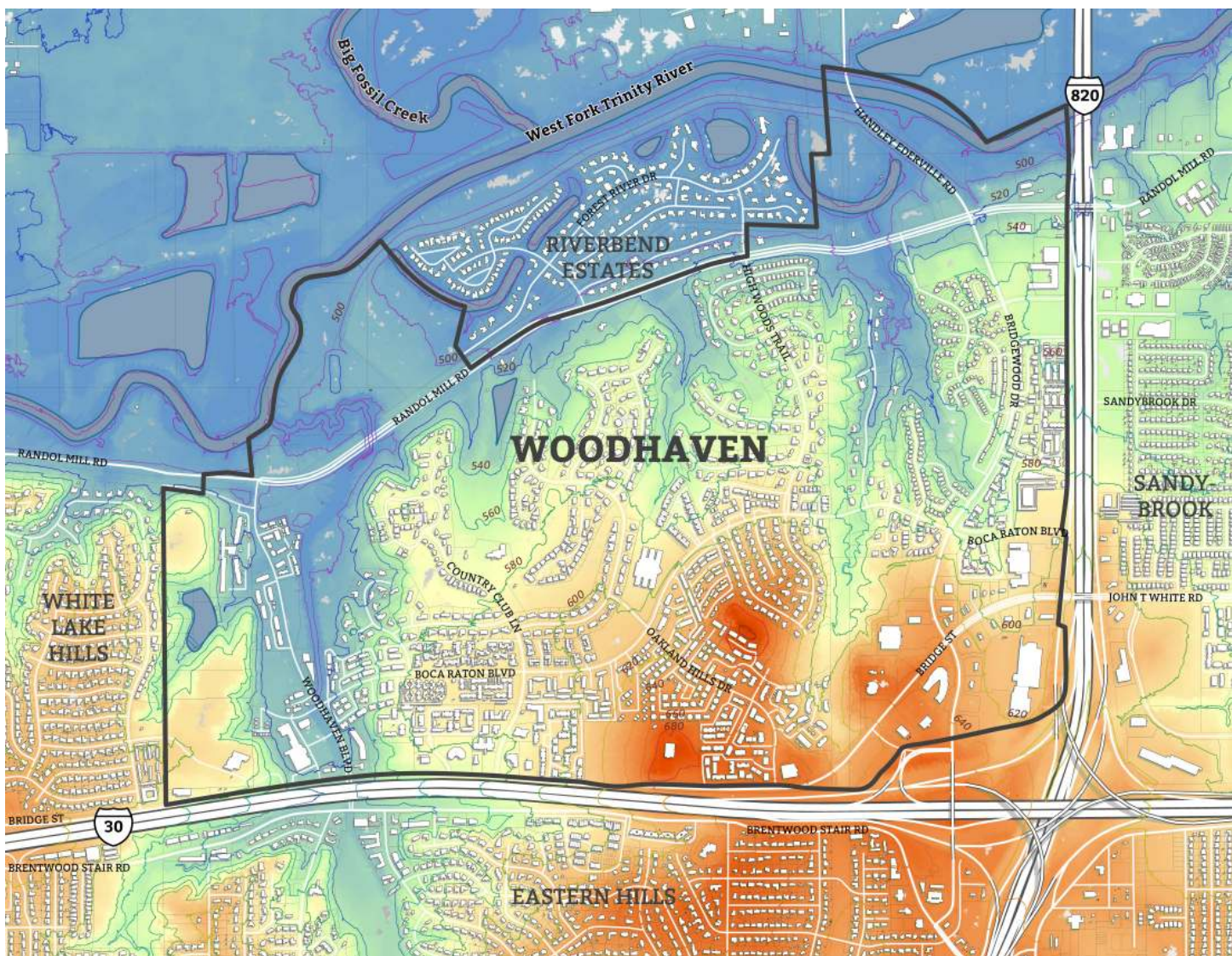
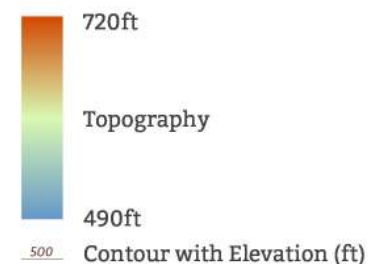


Figure 17. Map of Elevation

Source: Ground Contours 2015, Fort Worth Open Data Portal, Interface Studio



In Woodhaven, flood prone areas are not limited to the floodplain. Valleys and low-lying areas created by local topography are susceptible to flooding as stormwater run-off moves downhill.

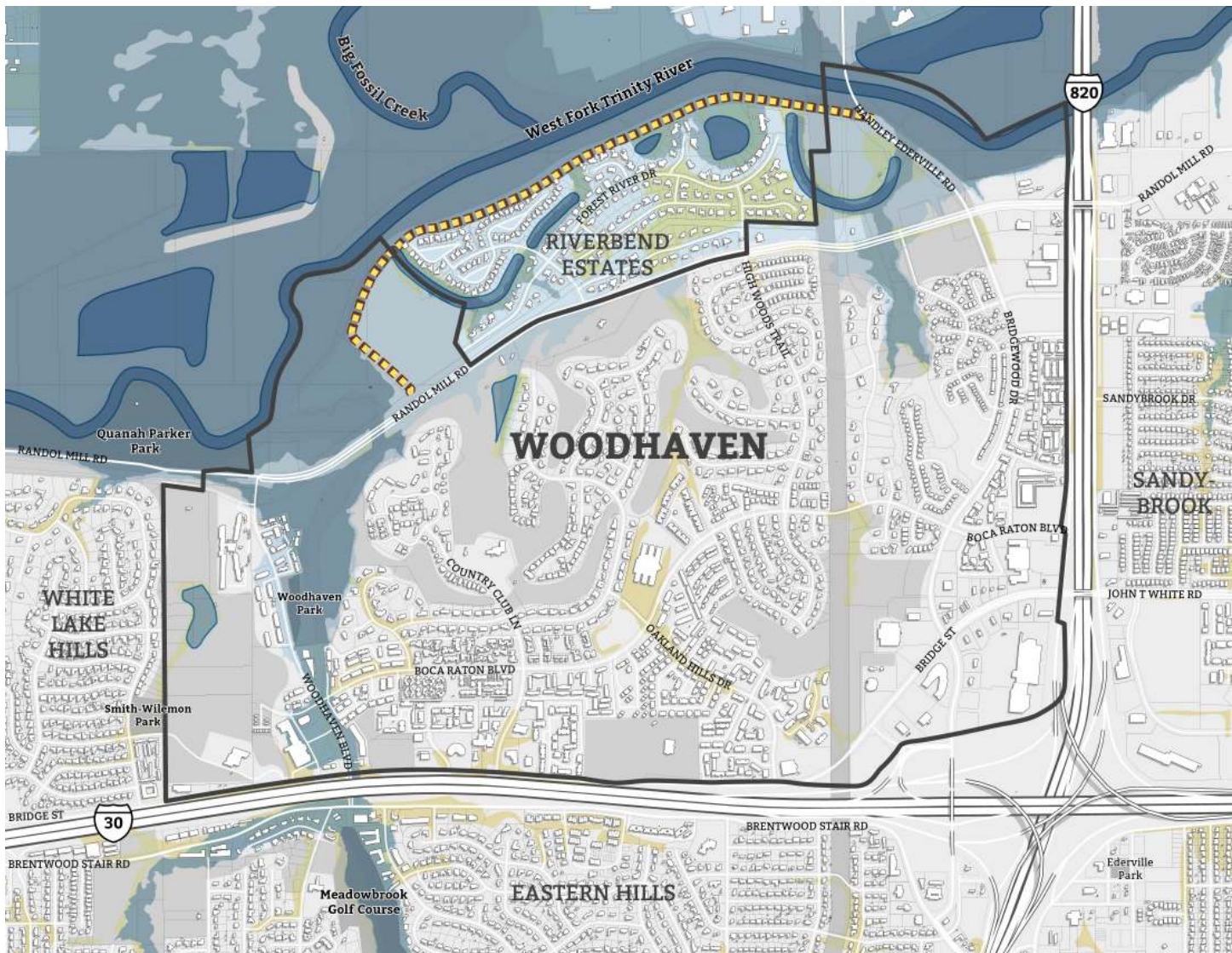


Figure 18. Map of Floodplain and Flood Risk

Source: Fort Worth Flood Risk Viewer, Interface Studio

- Water Feature
Streams & Ponds
- Regulatory Floodplain
Zone AE & Zone A
- 0.2% Annual Chance Flood
Hazard Zone X
- Area with Reduced Flood Risk
due to Levee Zone X
- Flood-prone Areas
100-yr Potential High Water Areas
- Levee



Objectives for the Environmental Recommendations

**Preserve Woodhaven's mature trees
and plant new ones to increase shade
throughout the community**

**Maintain natural views and protect
open spaces and water features as
community space and habitat**

**Design with mother nature in mind,
avoiding development within the
floodplain**

Environmental Recommendations

The *Woodhaven Neighborhood Conservation Plan* contains six main environmental recommendations to support, sustain, and enhance the presence of nature and natural resources in the community.

7. **Protect and expand Woodhaven's tree canopy to provide shade along key pedestrian routes and places where people gather and play**

Woodhaven's trees contribute to the neighborhood's beauty and identity, but they are also a form of critical infrastructure, providing shade and stormwater absorption. According to the City's 2023 Urban Forest Master Plan, many of the mature Post and Blackjack Oaks in the Eastern Cross Timbers region are between 200 and 400 years old. These trees require care, maintenance, and protection, and for future generations, new trees must be planted to ensure that the tree canopy remains healthy and robust.

- a. **Put Woodhaven on the City's Heritage Tree Program Map** – Invite community input to identify special trees within the community, and petition to get at least one Woodhaven tree recognized in the City's Heritage Tree Program.
- b. **Advocate to protect Woodhaven's mature trees from construction-related loss where possible** – As new development projects arise in Woodhaven, particularly projects that will be developing natural or previously undeveloped land, advocate for site designs that preserve as many trees as possible. Where mature trees must be lost to development, hold developers accountable to the planting and watering requirements of the Urban Forestry section of the City's Zoning Code.

c. **Work with PARD's Neighborhood Tree Planting Program (NTPP) to plant additional street trees**

– Through NTPP, neighborhoods can receive free 5-gallon trees for planting in the parkway between October and April. Neighbors or neighborhood groups must agree to water the trees for two years to help the roots establish. New street tree plantings should focus on main pedestrian corridors shown in Figure 19 on page 36 and areas lacking shade relative to other parts of the neighborhood.

d. **Partner with the Texas Trees Foundation's Cool Schools Program to add shade and nature education in school yards (and at the library)**

– Nonprofit partners can also help to grow Woodhaven's tree canopy. Texas Trees Foundation works to build a greener legacy in North Texas through programs that educate and mobilize the public to activate the social, economic, environmental, and health benefits that trees and urban forestry provide for a better quality of life. Their Cool Schools Program focuses on adding shade to school yards, and the lack of shade on the grounds of International Leadership Texas, Woodhaven School make that site a prime opportunity to bring shade and nature-based learning to Woodhaven.





Figure 19. Map of Tree Corridors

Source: Aerial photography, Interface Studio

8. Advocate for greener parking lots that incorporate shade and stormwater management practices

There are approximately 120 acres of parking lots in Woodhaven, equivalent to 91 football fields. 33% of this hardscaped area is within the multi-family residential portions of the neighborhood, and 60% is within commercial properties. In both cases, these large parking lots collect excess heat in the warmer months and cause rapid stormwater runoff during storms, which can result in flooding within the lower-lying areas of the neighborhood.

- a. Work through the Crime-Free Multi-Housing Program to educate property managers about the Stormwater Utility Fee Credit Policy administered by the Stormwater Management Division – Stormwater Utility Fee Credits are awarded on an annual basis to offset monthly stormwater utility fees for non-residential property owners who voluntarily implement Stormwater Best Management Practices (BMPs) to help reduce the amount of runoff from their property. Additional credits may be awarded for green infrastructure treatments that provide cooling effects. Studies show that crime spikes in warmer months; efforts to add natural cooling features to apartment complexes fit within the crime prevention mission of the Crime-Free Multi-Housing Program.

- b. **Conduct similar outreach with major commercial property owners** in an effort to incentivize greener, healthier, and more beautiful parking lots that contribute rather than detract from the local environment.
- c. **If and when properties with large parking lots are redeveloped, advocate for the incorporation of tree plantings and green infrastructure** design features within newly built or improved parking lots.

CASE STUDY

Parking Lot Shading Ordinance, Sacramento, CA

Sacramento's Parking Lot Tree Shading Ordinance requires that trees be planted and maintained throughout new surface parking facilities to ensure that, within 15 years of construction, at least 50% of the parking facility will be shaded. Shading is calculated by using the expected diameter of the tree crown at 15 years. Existing parking lots must be brought into compliance when they are expanded by an area at least half the size of the existing area.

9. **Adapt existing area programs that encourage people to connect to the water for Woodhaven in partnership with private or non-profit partners**

The Texas Parks and Wildlife Department (TPWD) has a Neighborhood Fishin' Program that stocks local ponds and lakes in clean, well-lit city and county parks, inviting kids under 16 to fish for free (adults must buy their licenses). Chisholm Park in Hurst has one such pond, as does Greenbriar Park in Fort Worth. The 2.7-acre pond located in the center of Woodhaven within the former golf course is 30% bigger than the Neighborhood Fishin' stocked pond in Hurst and slightly larger than the stocked pond in Greenbriar Park, but it doesn't currently have the benefit of public access or programming.

- a. **As plans for the reuse and redevelopment of the golf course move forward, work with the property owner, local environmental nonprofit, Econautics, and interested neighbors to establish public access to the pond, improve and maintain water quality and a healthy riparian edge, and pilot a similar to TPWD's Neighborhood Fishin' program through a public private partnership.**

TPWD also supports a Tackle Loaner Program, through which people can borrow fishing equipment (rods, reels, and tackle, including bobbers, weights, and hooks) as easily as borrowing books at a public library.

- b. **Partner with TPWD and East Regional Library to establish the first Tackle Loaner Program in Fort Worth in Woodhaven!** Local nonprofit, Econautics, is dedicated to building healthier, more resilient communities through a living laboratory approach to eco-education. They partner with schools, urban farmers, and others to teach sustainable practices that tackle environmental, health, and economic challenges, and they are working to launch such programming adjacent to the pond. This Woodhaven-based organization could supplement the Tackle Loaner Program with additional nature-based learning opportunities including urban agriculture and birding in close proximity to the pond and the Trinity River.



CASE STUDY

TPWD's Program at Chisholm Park, Hurst, TX

The Neighborhood Fishin' program "brings the great outdoors into the city, providing family fishing opportunities close to home for city-dwelling Texans.

TPWD stocks the pond with catfish in summer and rainbow trout in winter, and residents who do not have their own fishing gear can check it out of the local library.



10. Preserve and expand the network of open space and walking and biking trails in the neighborhood

The former Woodhaven Golf Course includes about four miles of cart paths, which neighbors have used for walking in addition to golf play. These off-street trails are valued in the community for the access to nature they provide as well as their fitness function as safe pedestrian trails. Like trees, these pathways are a part of the community's identity, and the trail network is something to protect and enhance over time.

- a. **Forge new connections to the Trinity Trail network from within the neighborhood** – Work with Oncor to transform the north-south transmission line easement into a natural asset that provides a multi-use trail that connects with the Trinity River Trail to the north. Seed wildflower meadows alongside the trail to add beauty and habitat for pollinators. The proposed bike lanes on Boca Raton (Recommendation 4) will provide an east-west connection to the new trail segment along the transmission line.

CASE STUDY



The Meadoway, Toronto, ON

In addition to trails that will connect to form one of Canada's largest linear parks, The Meadoway is transforming a high-voltage transmission corridor into a vast meadowland, habitat, and migration corridor for butterflies and birds. Through meadow restoration, The Meadoway seeks to bring back native pollinator species, creating a thriving ecosystem that benefits local communities and wildlife.



Figure 20. Aerial Map of Potential Power Line Trail

Source: Interface Studio

- b. **Work with the City to explore opportunities to acquire and protect wild, wooded, and flood-prone open spaces** – While the purpose and priority of the Open Space program is to conserve natural lands, seek low-impact opportunities to incorporate trails that connect people with nearby parkland in Quanah Parker Park, the Trinity River, and other recreational amenities and businesses in the area (Recommendations 1 and 3).
- c. **Should portions of the golf course get redeveloped for new uses, advocate to establish an easement along the cart paths to preserve these pathways for public use and exercise**, while also maintaining mature tree canopy alongside these pedestrian-friendly trail connections.
- d. **Complement these efforts with a plan for the maintenance and stewardship of trails that are outside of PARD's ownership**, along the Oncor line and former golf course (Recommendations 17 and 23).

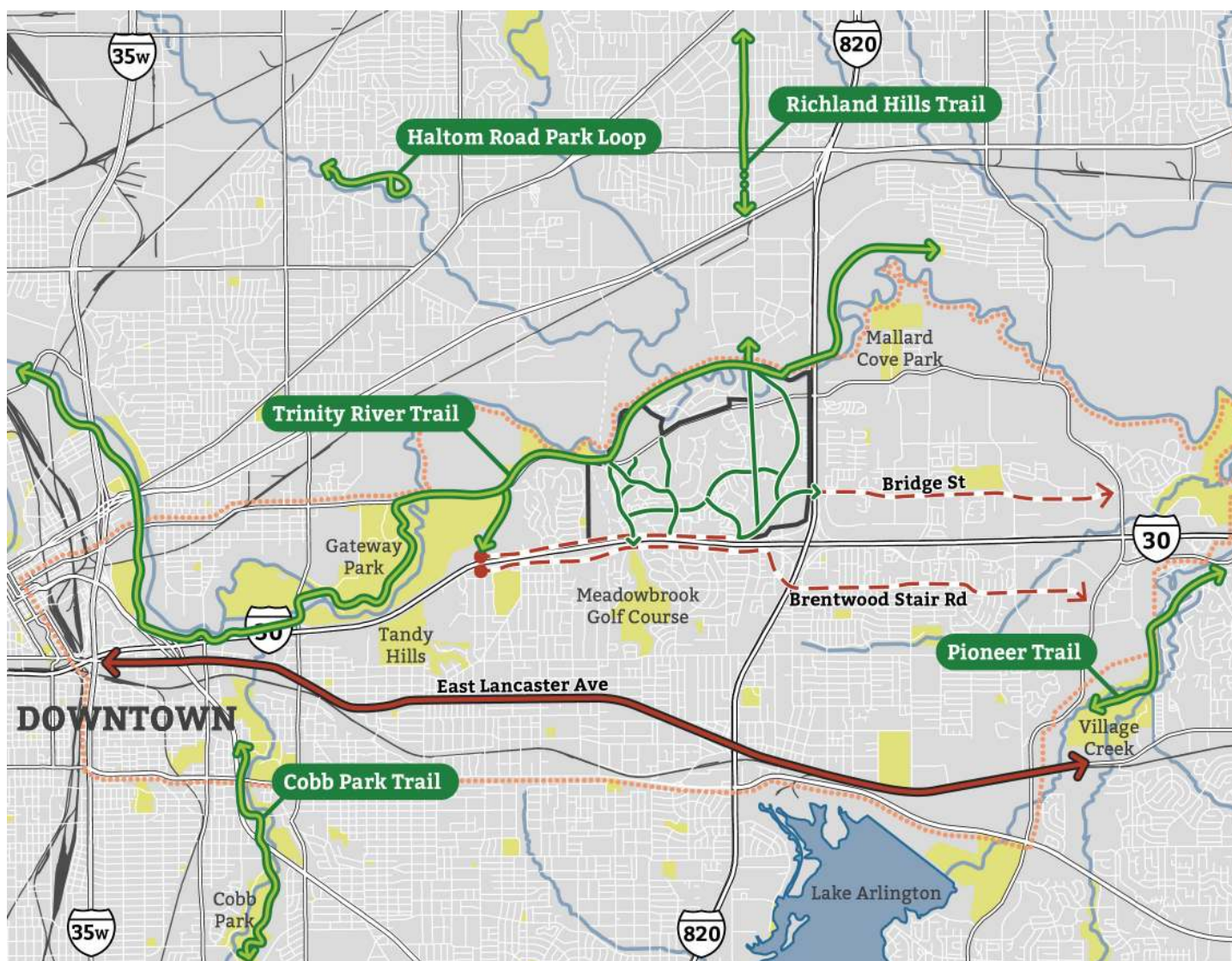


Figure 21. Map of Regional Trails and Potential Trails

Source: Eastside Transportation Plan, Aerial photography, Interface Studio

11. Continue to design and implement gateway improvements with landscaping, public art, and signage

Local community organizations, the Woodhaven Neighborhood Association, Woodhaven Community Development, Inc., and Texas Blossoms, have undertaken important beautification projects that include gateway signage, murals, and the planting of flowering trees. These efforts enhance the sense of arrival in the community and send a message of care, community, and investments underway. Continue to support these gateway investments, focusing on key corridors, intersections, and other opportunities, including:

- Unadorned retaining walls in or around the Woodcreek Village shopping center where Albertsons is located
- Along Randol Mill Road, Woodhaven Boulevard, Boca Raton, Bridge Street, Bridgewood Trail, Oakland Hills Drive, and Country Club Lane
- New gateways or intersections created by the potential addition of new north-south connector on the west side of the neighborhood (Recommendations 5 and 13)

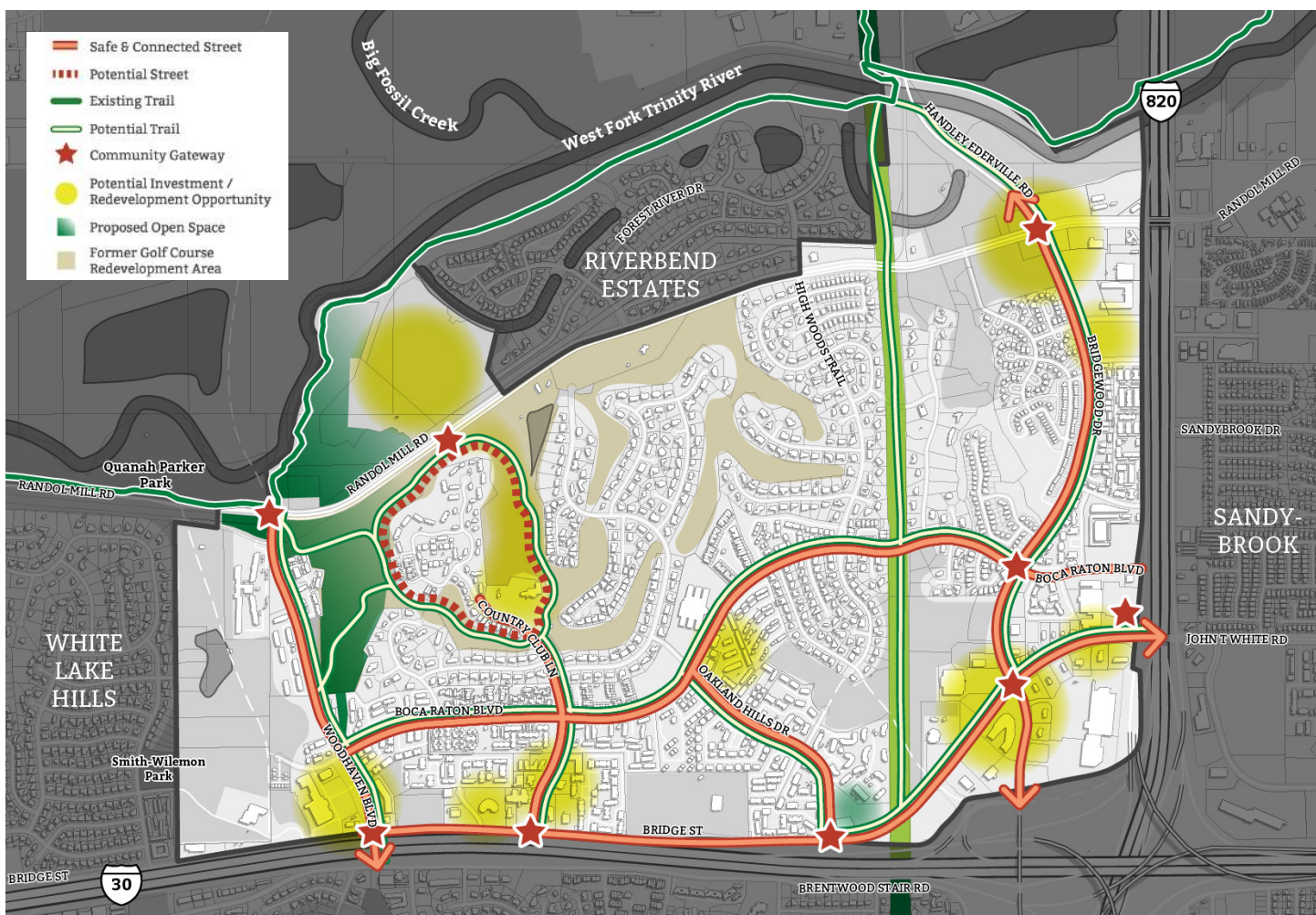


Figure 22. Map of Community Gateways

Source: Interface Studio

12. Design with mother nature in mind, avoiding development within the floodplain, respecting known flood risk zones, and preserving mature trees and natural viewsheds wherever possible

While TIF #13 seeks to catalyze new mixed use development, and development potential exists in Woodhaven both on as-yet undeveloped land as well as sites where redevelopment is warranted, any development in the hilly and river-adjacent Woodhaven neighborhood must coordinate with the City's Stormwater Management Program to ensure compliance with development regulations designed to protect people and property from flooding. Since development is restricted within the floodplain, potential development in or adjacent to the floodplain should consider incorporating green infrastructure features to mitigate their impacts and ensure they do not increase flood risk. The neighborhood's steep slopes further constrain development and afford opportunities to protect natural views and vegetation.





Economic Opportunity

Work & Prosper in Woodhaven

Why Focus on Economic Opportunity?

The purpose of the Woodhaven TIF District is to encourage mixed use economic development opportunities in the neighborhood, in part in response to underperforming commercial properties in the community, and in part inspired by the neighborhood's excellent highway access and proximity to planned transit investments, both of which will drive traffic and potential customers through the area.

Community members throughout Woodhaven are keenly interested in economic development that will draw quality neighborhood-serving businesses and amenities.

Sit-down restaurants and walkable mixed-use hubs scored highest in terms of the kinds of development residents want to see in Woodhaven.

Left to Right: Smaller commercial strip at Boca Raton and Oakland Hills Drive; anchor tenant (Albertsons) at Woodcreek Village shopping center in the southeast corner of the neighborhood; mid-sized commercial properties flanking Country Club Lane at the southern edge of the neighborhood.

Source: Interface Studio



Economic Opportunity

43

Limited Economic Activity at Present

Despite its convenient location at the junction of I-30 and I-820 on the eastside of Fort Worth, Woodhaven is, by and large, a residential neighborhood. **Commercial properties comprise just 12% of the neighborhood**, largely lining the southern and eastern edges of Woodhaven, along the adjacent interstates, with **limited smaller commercial properties within the heart of the neighborhood**.

Figure 23. Breakdown of Jobs

Source: US Census On The Map

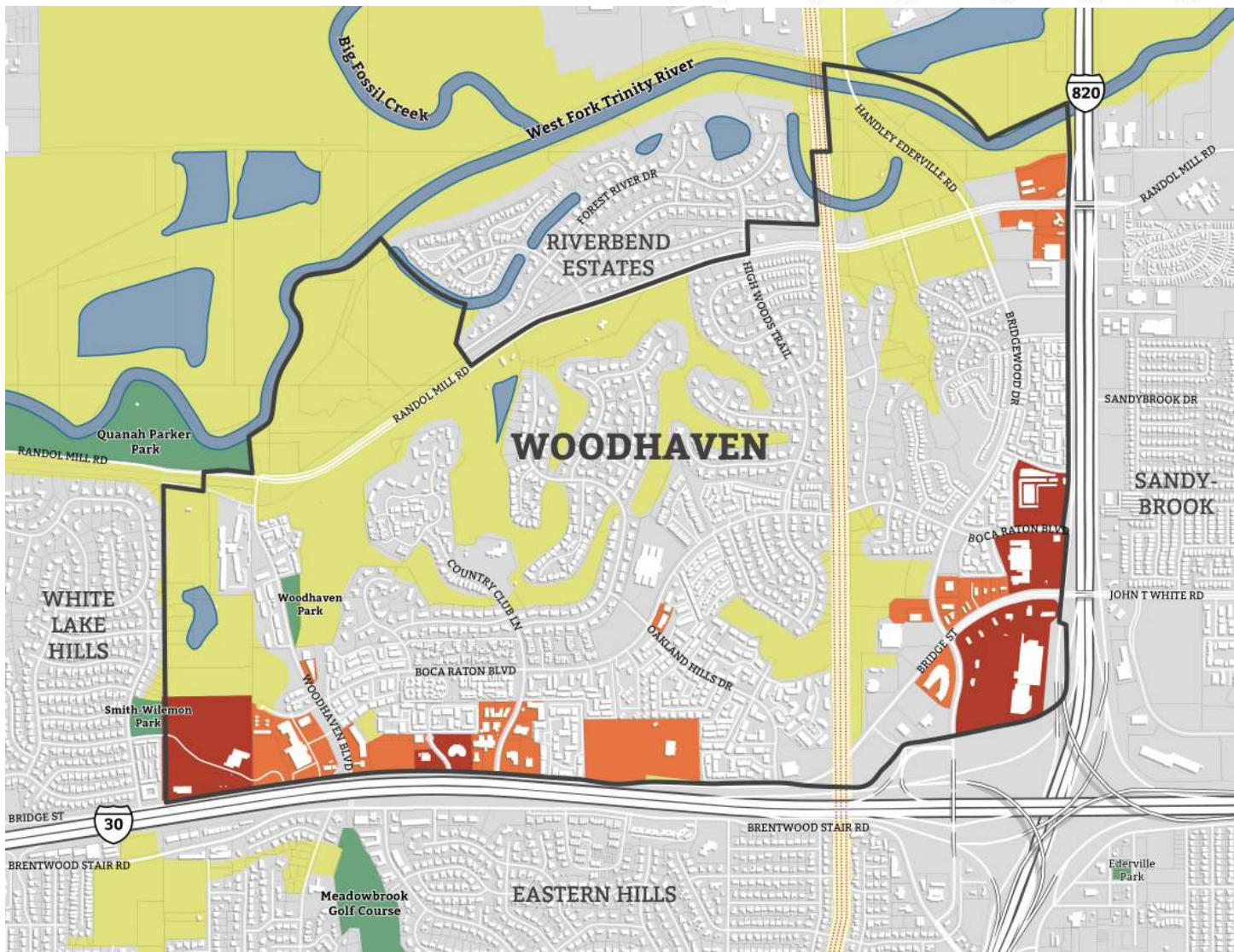
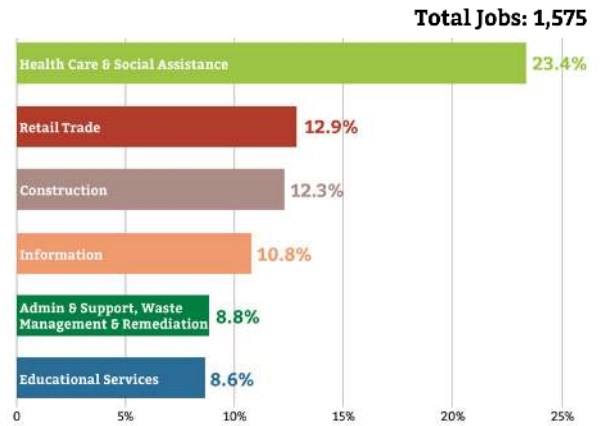


Figure 24. Commercial Land Use

Source: City of Fort Worth, Interface Studio

- Neighborhood Commercial
- General Commercial

STUDY AREA



Together, Woodhaven’s commercial properties host close to 1,600 jobs, but the majority of Woodhaven’s working population (roughly 4,500 people) leave the neighborhood for jobs elsewhere in the metroplex. For the most part, Woodhaven residents leave the neighborhood for entertainment as well, due to the limited offerings available locally.

The average commute time for Woodhaven residents is about 25 minutes.

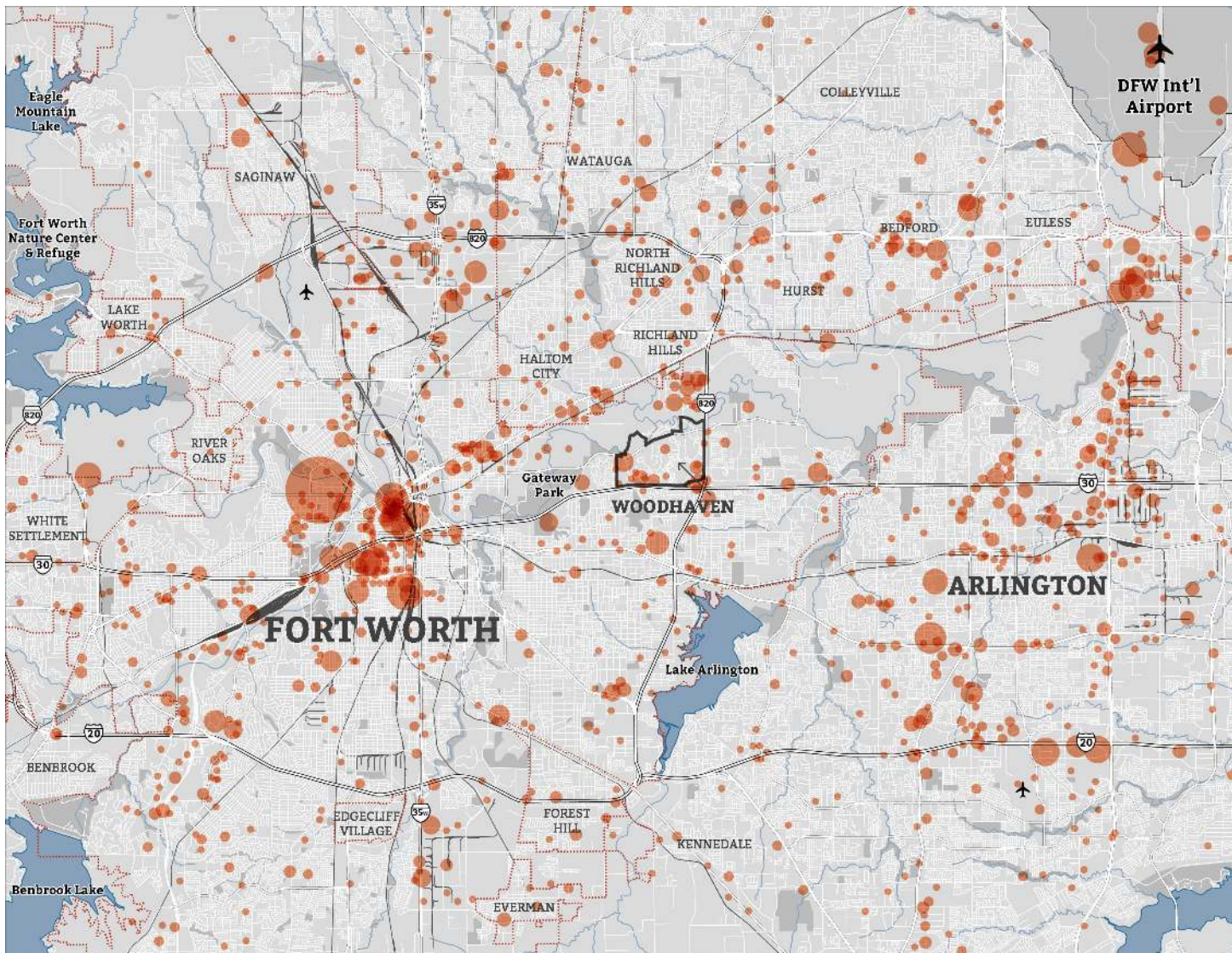
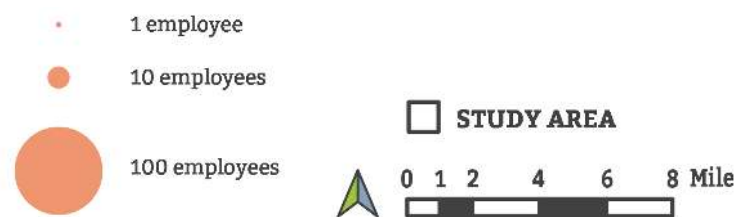


Figure 25. Map of Job Centers in Region

Source: US Census On The Map, Interface Studio



High Commercial Vacancy

Of the 120 commercial spaces in Woodhaven, one in six (17%) is vacant, suggesting that the area's commercial market lags other areas of Fort Worth, which could be attributable to the age and outmoded design of the commercial buildings as much as perceptions about spending power of the local consumer base and concerns about safety.

While it is true that Woodhaven's median household income (\$42,200) is less than nearby areas (\$53,700 within a 10-minute drive of the center of Woodhaven and \$57,000 within a 15-minute drive), income density is relatively high in Woodhaven due to its population density compared to other portions of eastside Fort Worth. Fort Worth Police report that Woodhaven is much safer today and no longer the problem area for violent crimes that it was in the early 2000s, with the rate of incidents much reduced since that time.

Figure 26. Graph of Local Business Mix

Source: Interface Studio



"A sit-down restaurant would be nice."

"We need business incentives to bring healthy food options to this area."

Commercial property with partial vacancy along Woodhaven Boulevard.

Source: Interface Studio



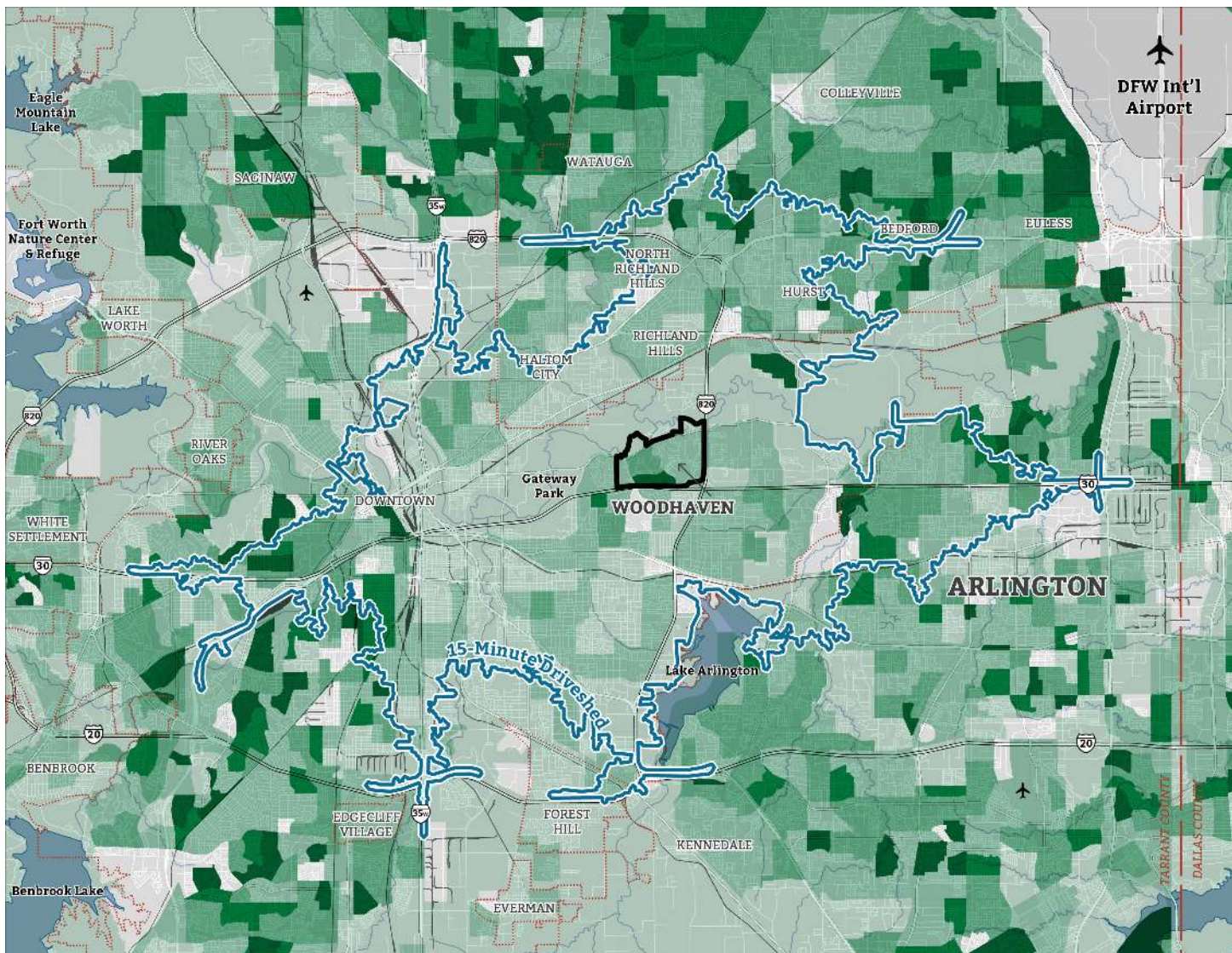
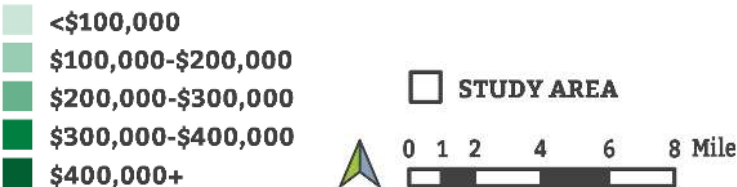


Figure 27. Map of Income Density in Region

Income density by Census Block Group is calculated by multiplying the number of occupied households by the median household income, and then dividing by the area of the Block Group.

Source: US Census, Ninigret Partners, Interface Studio



An Opportunity to Improve Density & Design

Existing neighborhood businesses include a range of services and some major retail offerings, including Albertsons and Home Depot. There are also a large number of fast food and auto-related businesses, likely driven by proximity to the highway. **Community members lament the lack of sit-down restaurants, grocery options, and places to gather as a community.**

Though Woodhaven’s commercial properties are multi-tenant in most cases, they are **not mixed use or walkable**—the form of economic and community development that the Woodhaven TIF #13 seeks to catalyze. **Rather, businesses and office spaces are surrounded by large, and often underutilized parking lots, which present opportunities for denser mixed use redevelopment in the future.**



Objectives for the Economic Opportunity Recommendations

**Catalyze denser, mixed use
redevelopment of underutilized
commercial properties**

**Where feasible, incorporate smaller
commercial or public spaces that
can serve as gathering places
that support the social life of the
community**

**Improve outside perceptions of
Woodhaven to correct the narrative
about the neighborhood**

**Invest in job training, business
development, and infrastructure**

Economic Opportunity Recommendations

The *Woodhaven Neighborhood Conservation Plan* contains six main recommendations for economic development to increase opportunities to work and prosper, eat and enjoy in Woodhaven.

13. Welcome a mix of uses to drive quality redevelopment of the Clubhouse and grounds in line with community priorities in a walkable hub

At the time of the *Woodhaven Neighborhood Conservation Plan*'s writing, the future of the former Woodhaven Golf Club was still in flux. Conversations between the community and current owner suggest that there may be a way to retain golf as a use on the eastern half of the course in the form of an 18-hole, par three course. If an owner and operator cannot be secured, it is likely that the thin, finger-like tracts of land on the eastern half of the golf course will be redeveloped as low density, single-family homes on lots that are at least a half-acre in size.

The western half of the golf course, however, has potential for different land uses and greater density to support some new commercial activity. Potential uses discussed to date are largely in keeping with community land use priorities, though some still lament the loss of the golf course. During this planning process, community members prioritized community space, recreation amenities, a sit down restaurant, local businesses, and a development approach that creates a high-quality destination unique in the Fort Worth region such that visitors from the region help support new economic activity.

As conversations with the current and future land owner progress, the feedback from this planning process suggests that Woodhaven residents, the City, and elected officials should advocate for a development program that has the potential to strengthen the economics of the neighborhood, catalyzing other needed and transformational projects. While this site presents key opportunities to add additional market-rate rooftops and, in so doing, welcome new residents with spending power to support new businesses, care must be taken with regard to the land use and the level of density to ensure that both the mix and density of uses complement Woodhaven's existing residential fabric.

The *Woodhaven Neighborhood Conservation Plan* focused only on the former driving range, as this portion of the golf course is wide, relatively flat, strategically located between the Clubhouse and the pond, and best positioned to host a neighborhood-style, walkable, mixed-used development that TIF #13 is designed to encourage. Many members of the community expressed support for a walkable "Main Street" design, flanked by development on both sides with parking tucked behind the new mixed use buildings, as illustrated in Figure 28 on the following spread. This new main street could link an activated plaza or park space in front of the Clubhouse where a parking lot currently is the front door to the property with a potential destination restaurant overlooking the pond with outdoor dining and a view of the water and its riparian edge.

For more details, see the Proposed Future Land Use Map in Figure 43 and the accompanying text on pages 80-82.



Figure 28. Aerial Map of the Former Golf Course - Existing & Potential

Source: Interface Studio

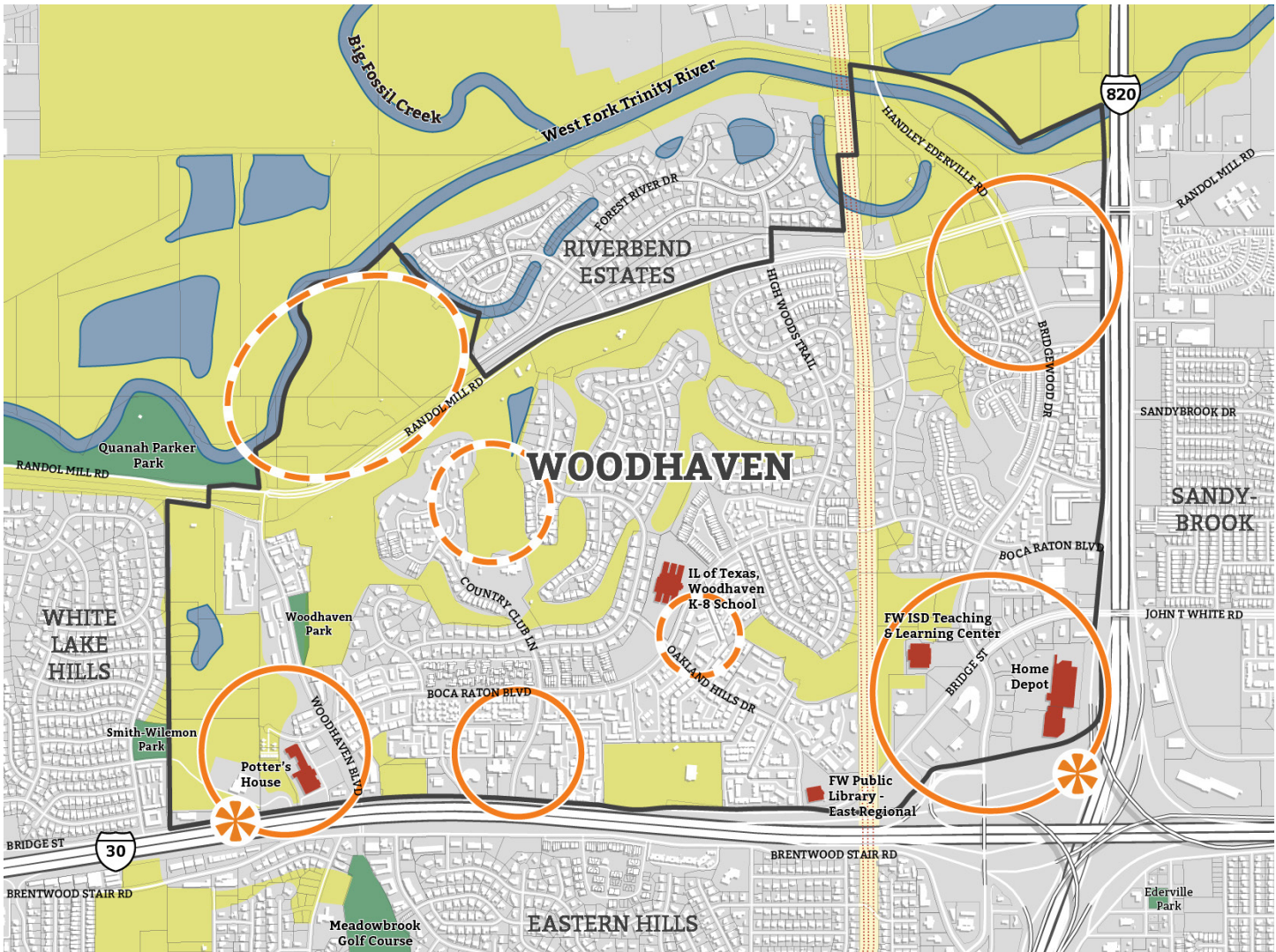


Figure 29. Map of Economic Development Opportunity Areas

Source: Interface Studio

- Susceptible to change, with potential for denser, mixed-use development
- ✱ Featured in Eastside Transportation Plan
- Additional sites with potential, not adjacent to highway

Beyond the golf course, there are at least six other sites in Woodhaven identified as key economic development opportunity areas. These sites include two possible mixed use nodes along I-30 (at Woodhaven Boulevard and at the intersection of Bridge Street/ Bridgewood Drive) that are studied in greater detail in the Eastside Transportation Plan, as well as three sites further developed in this plan: across from the International Leadership Texas, Woodhaven School (Recommendation 14.a), at the Country Club Lane gateway to the neighborhood (Recommendation 14.b), and above Randol Mill Road, just west of Riverbend Estates (Recommendation 21, Figure 39).



Proposed view looking northwest from proposed park to new Potter's House Church and mixed use development.

Source: Concept and image by WSP for City of Fort Worth Eastside Transportation Plan

14. Upgrade old commercial centers within the heart of the neighborhood

The initial intent of TIF 13 was to spark the redevelopment of underperforming, partially vacant, out-moded strip commercial centers on Boca Raton and Woodhaven Boulevard. Though that notion first surfaced back in 2008, the need and opportunity still exists and remain relevant.

- a. **Evaluate the redevelopment potential and possible assemblages for a larger scale redevelopment of the properties across from the International Leadership School** – While opportunity exists on both corridors, the properties at the southeast corner of Boca Raton and Oakland Hills Drive are most important to residents who believe that a mixed use development with businesses that are more family-friendly and safe for youth are needed. Market-rate homes above a ground floor activated with community uses could dramatically change this key corner.

Redeveloping the commercial properties across from International Leadership Texas, Woodhaven School was the number one Economic Opportunity priority for residents who attended the second public meeting for the Woodhaven Neighborhood Conservation Plan.



Photo of existing partially vacant commercial property across from International Leadership Texas, Woodhaven School.



Figure 30. Rendering of Potential Mixed Use Redevelopment across from School

Source: Interface Studio

b. **Also consider the redevelopment of the outmoded strip commercial properties on either side of Country Club Lane** – While Woodhaven and Boca Raton are primary corridors in the community and thus the initial focus of the TIF #13 Project and Financing Plan, the pending reinvestment and redevelopment of portions of the golf course place new importance on Country Club Lane as a gateway into Woodhaven. Some of the businesses and commercial properties located on Country Club Lane north of Bridge Street are thriving and in good condition. Other commercial properties here are partially vacant, and set back from the street, fronted by unused surface parking. There is opportunity here to reimagine these sites as mixed use developments that situate density close to Bridge Street and then step down in intensity closer to the neighborhood’s existing housing.

New developments should be designed with buildings that meet the street, with parking tucked behind and sidewalks and landscaping that establish an improved sense of place and sense of arrival. While redevelopment enables the disruption of illicit activity that the neighborhood seeks to eliminate, it can jeopardize the health of existing businesses that the community values and relies upon. In any redevelopment project, work with the developers to offer existing businesses the opportunity to relocate or re-open in newly built commercial spaces within the new mixed use properties should they wish to remain in the neighborhood.

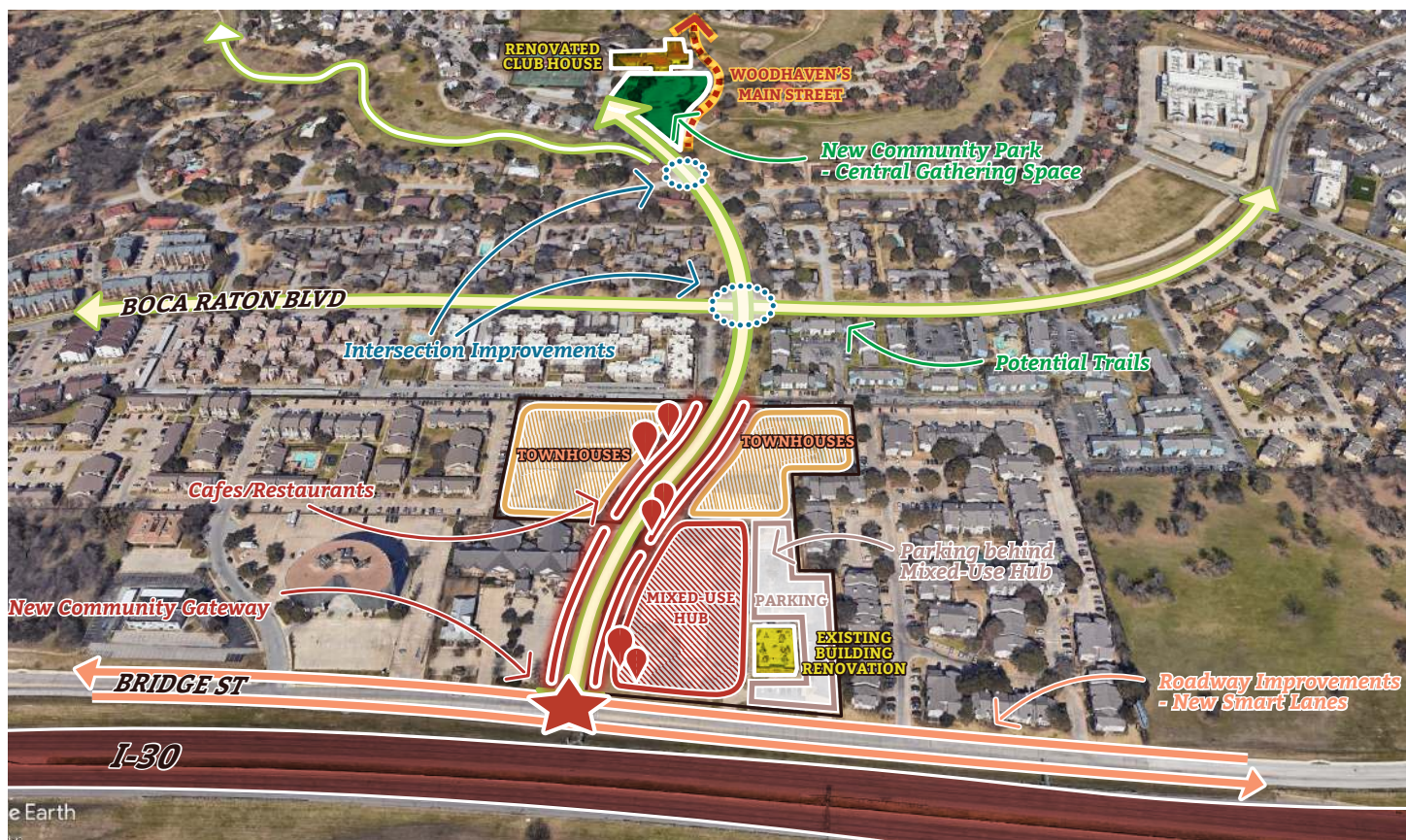


Figure 31. Aerial Map of Potential Redevelopment along Country Club Lane

Source: Interface Studio

c. **Work with Neighborhood Services to expand the facade improvement program into Woodhaven, utilizing TIF dollars to incentivize facade renovations that improve the look and feel of commercial properties** – Adapt the City’s existing Storefront / Facade Improvement Program to offer a 2:1 match whereby the Woodhaven TIF will contribute \$2 for every \$1 invested by the property owner with a maximum of \$80,000 covered by the program (in projects where the owner invests \$40,000). The 2:1 ratio is intended to incentivize participation and investment by owners of deteriorating properties reaching the end of their life cycle. Where retail spaces are vacant or rents are low, owners may not have the cash flow to support the City’s existing Storefront / Facade Improvement Program, which offers a 1:3 match. Explore partnerships with Community Design Fort Worth and area architects willing to work pro bono or at reduced rates to support the facade design effort. As part of the facade improvement effort, consider covering safety cameras that would help commercial properties abate crime, which could, in turn, help reduce commercial vacancies in the area.



Recommendation 14.b on the prior page identifies these two sites on the east (top) and west (bottom) sides of Country Club Lane between Bridge Street and Boca Raton as potential redevelopment sites for Missing Middle housing (Recommendation 21) and/or mixed use. In the near term, if redevelopment does not move forward, work with existing businesses and property owners on facade improvements that add visibility and visual interest to existing storefront spaces.



Diagram showing components of a storefront that could be redesigned and upgraded through the City’s commercial facade improvement program. Source: City of Fort Worth Storefront/Facade Improvement Program Design Guidelines

15. Undertake a marketing and rebranding campaign to improve perceptions of Woodhaven and encourage area residents as well as businesses to visit and support local businesses

Though nuisance issues and property crimes do occur, by and large, Woodhaven is a very safe neighborhood. The Fort Worth Police Department affirms that violent crime is on the downswing and notes that public perceptions that suggest otherwise are likely tied to the neighborhood's past. As development momentum builds along with economic opportunity, the community should adopt a proactive effort to improve the public narrative about Woodhaven, aiming to rebrand the neighborhood as a family-friendly neighborhood that is safe and healthy with plenty of access to trees, parks, and natural areas.

Main Street America offers suggestions for branding strategies, which could be a helpful resource to Woodhaven Community Development, Inc., area businesses and investors, and interested entrepreneurs, the City's Economic Development Department, and other partners engaged in Woodhaven's development, marketing, and promotion. The following catalyst strategies from the Main Street approach seem particularly well suited to Woodhaven:

- **Family-friendly, Family-serving** – which focuses on local families and family friendly events and businesses. Economic development strategies in this type of area focuses on daytime and weekend activities for all ages (in particular children, teens, and seniors).
- **Health & Wellness** – which focuses on retail, recreational, educational, and professional businesses (including social services) with an emphasis on people's wellbeing. Again, these types of commercial districts cater to all ages from young families to seniors, and may feature healthy options on menus, fitness features connecting destinations, such as trails, walking paths, and bike lanes.



Rebranding efforts can take many forms, including public art, and this interior-facing retaining wall at Woodcreek Village shopping center near Albertsons presents a sizable canvas.



In addition to murals and signage, branding efforts can appear in community swag and communications and should inform community events and programming as well as business attracting efforts.

16. Encourage denser, mixed use redevelopment of underutilized commercial properties at the neighborhood's edges

In the longer-term, there may be larger-scale mixed use redevelopment opportunities in the neighborhood's southeast, southwest, and northeast corners where there are sizable auto-oriented commercial properties with significant parcel areas dedicated to surface parking. Coordinate with the *Eastside Transportation Plan* implementation efforts focused on land use planning and these key development nodes. Though investments in some these nodes

will need to be mindful of flood risks and build in engineering and green stormwater infrastructure, there is opportunity for mixed use redevelopment here to benefit existing and future residents with access to transit investments planned for Bridge Street and Brentwood Stair while also benefiting businesses that choose to stay or locate here with highway visibility and consumer traffic generated both from highway passersby and neighborhood residents. As with the sites on Country Club Lane, encourage designs that support walkability and that step down in density from higher density along the highway to lower density that meets the neighborhood scale.

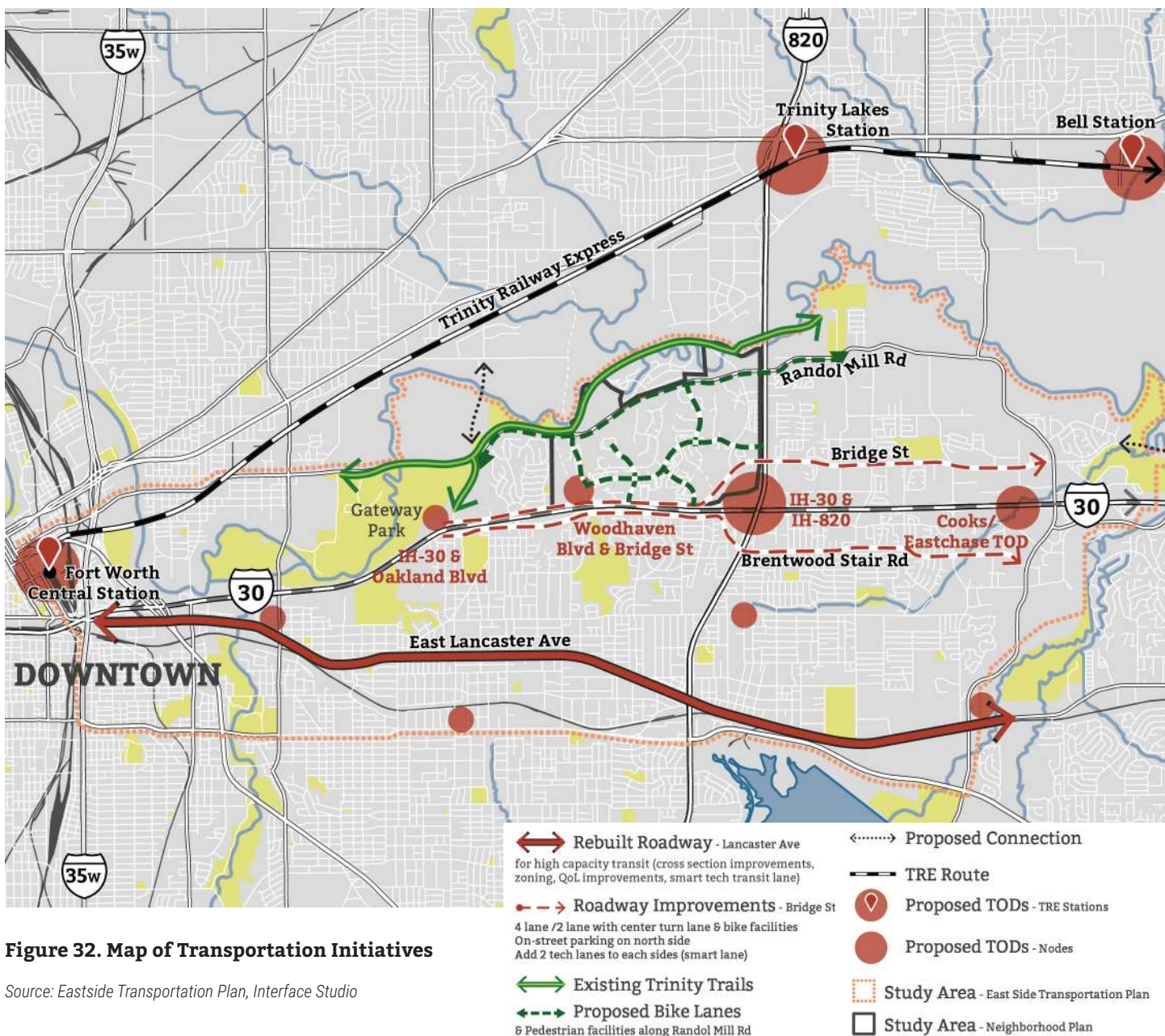


Figure 32. Map of Transportation Initiatives

Source: *Eastside Transportation Plan*, Interface Studio

17. Where possible, provide job training and economic opportunity through new developments in the community and connections to jobs elsewhere in the region

Economic opportunity in Woodhaven should not come only in the form of physical mixed use economic opportunities. Rather, with the pending change and investment in the neighborhood, it will be important to create new opportunities for work and training for area residents.

- a. **Partner with the Eastside Y or another youth development organization to pilot a workforce development program focused on landscaping, arborist training, and natural land management** – New developments will create construction jobs, and per best practices, efforts should be made to hire locally where possible. However, Woodhaven’s natural areas, trails, mature trees, new saplings, and landscaped medians and gateways would benefit from the lasting presence of a local grounds maintenance crew. Work with the recently expanded Eastside Y and Tarrant County Community College’s Horticulture program to develop a new workforce development program for area teens with the goal of training and then employing them in the fields of landscape and trail maintenance, tree care, and natural land management. With funds raised from a philanthropic or nonprofit partner—or help from a neighborhood fundraiser such as a home and garden tour—this work crew could provide implementation support for numerous plan recommendations by caring for existing and new trees, landscaped gateways, trails, and other natural features.
- b. **Increase access to financial literacy classes to support transitions from renter to owner** – Residents expressed a desire and need to expand the financial literacy among neighbors. Work with the East Regional Library, and local lenders and housing counseling organizations such as the Center for Transforming Lives, Housing Opportunities of Fort Worth, the Fort Worth Metro Black Chamber, and/or local banks to bring comprehensive financial counseling to Woodhaven. Connect with property managers at area apartment complexes to advertise available classes and services and boost participation.

- c. **Offer small business trainings and programs for interested entrepreneurs** – Likewise, nurture the business acumen of emerging entrepreneurs and small businesses in the community. Work with the City’s Devoyd Jennings Business Assistance Center (BAC) to bring information about programs and services to Woodhaven, either through the Library, community meetings hosted by the Woodhaven Neighborhood Association, or a special event hosted by an area business or civic/religious institution.

CASE STUDY

PowerCorps PHL, Philadelphia, PA

PowerCorpsPHL connects young people to careers. The organization provides paid workforce training to young people through programs that last four to 24 months and lead to sustainable careers in clean energy and community-focused fields. Graduates of the Reforestation Hub program learn to operate sawmills and fabricate lumber from logs sourced from City tree crews.

18. Support investments in key transportation initiatives and infrastructure that provide connections within Woodhaven and between Woodhaven and the region

In addition to public infrastructure such as water and sewer upgrades, sewer connections, road and sidewalk construction, lighting, and other infrastructure-related eligible uses for the TIF funds, encourage improved connectivity through transit and cellular networks.

- a. **Coordinate with the Eastside Transportation Plan’s recommendations for pedestrian connections to improved transit access points**
- b. **Assess the need for additional 4G and 5G capability for improved cellular connectivity across Woodhaven** – During the planning process, cell service experienced drops in portions of the neighborhood, likely caused by the hilly topography. This can pose a safety risk, when calls cannot be made to law enforcement or other sources of help when issues arise. Additional expertise is needed to fully evaluate the scope of need and possible solutions.



Housing

Quality Homes & Amenities
in Woodhaven

Why Focus on Housing?

In the 1970s, alongside construction of the Woodhaven Golf Course, the surrounding area developed largely as a residential neighborhood. Today, the neighborhood is home to over 11,000 residents or 4,900 households who occupy **a diverse mix of housing types, from the large single-family homes on Woodhaven's iconic tree-lined streets to garden-style condominiums and multi-family apartment complexes.** Although the neighborhood's housing stock creates a **mixed-income neighborhood on the whole, in fact, Woodhaven is economically quite segregated,** and there is incredible disparity within the community.

The **housing market for single-family homes remains strong,** with new residential construction ongoing and new homes selling for nearly double initial projections. The **high concentration of privately-owned and managed rental properties, in contrast, have not – for the most part – seen significant reinvestment since they were built in the 1980s.** As conditions within certain complexes have deteriorated, rents have gone down, and these formerly market-rate apartments have become what is known as “naturally-occurring affordable housing” of varied quality.

In Woodhaven's **polarized housing landscape,** there are few housing options for older households interested in downsizing and aging in place; nor are there affordable options for first-time home buyers.

80% of Woodhaven residents rent their home compared to 43% of residents citywide

28% of homeowners in Woodhaven are over 65

Left and Right: Multi-family rental complexes in Woodhaven. Center: Example of a single-family home at the heart of the neighborhood.

Source: Interface Studio



The Concentration of Multi-Family Complexes

Of Woodhaven's 4,900 housing units, approximately 3,900 (80%) are rentals situated within 21 different multi-family apartment complexes which line the neighborhood's southern and eastern edges. This rate of rental housing is almost twice that of the city's at 43%.

Over half of households in the neighborhood (56% or 2,635 households) are housing cost-burdened, paying more than 30% of their income on housing, which means they struggle to cover the cost of other basic needs such as food and transportation. Of these cost-burdened households, more than two-thirds are renters, living in aging rental complexes which often face issues with maintenance and code compliance, as well as more serious issues that register in maps of the neighborhood's crime hotspots.

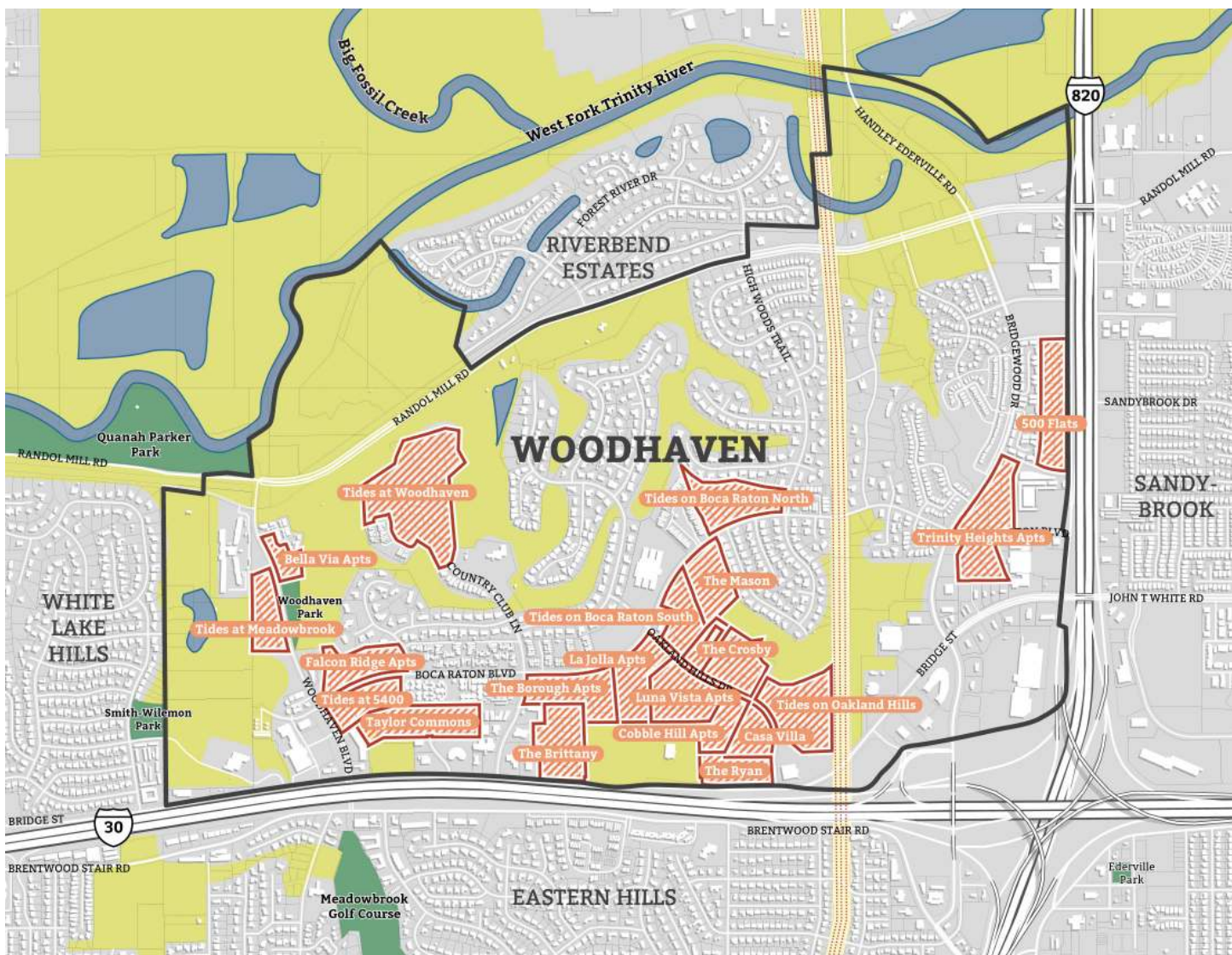
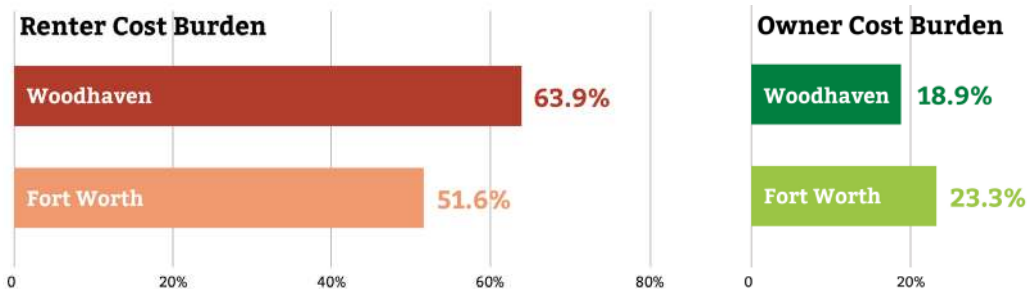


Figure 33. Map of Multi-Family Rental Properties

Source: Interface Studio



In addition to a higher rate of housing cost burden, many renters face other housing related challenges, including code and crime issues.

Figure 35. Graph of Housing Cost Burden
Source: American Community Survey, Five Year Estimate, 2022

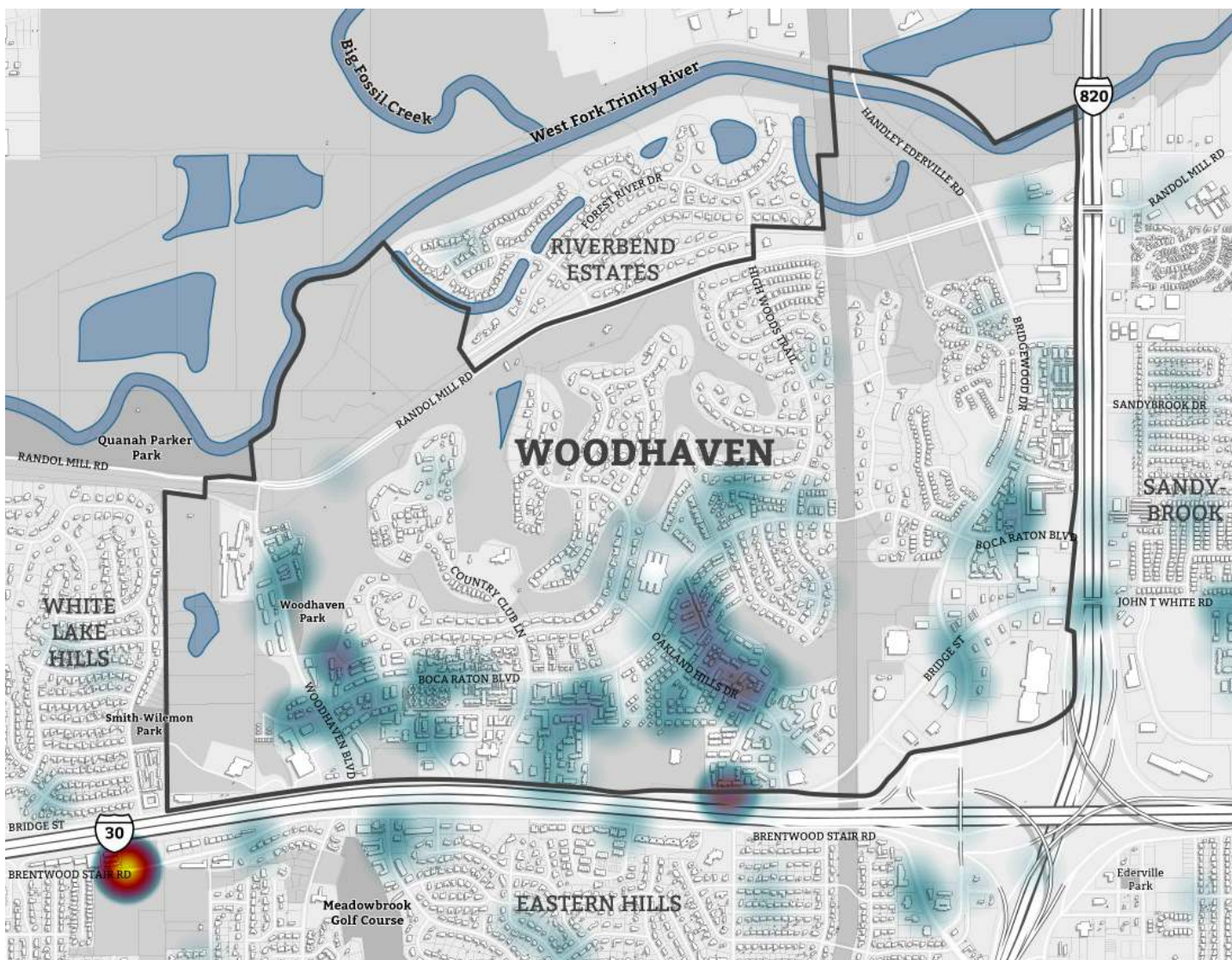


Figure 34. Map of Crime Hotspots
Source: Fort Worth Police Department, Interface Studio

Part I Crimes
(Arson, Burglary, Murder, Aggravated Assault, etc.)

STUDY AREA



The Significant Income Disparity

The median income in Woodhaven is \$40,800, roughly half (53%) of the City's median income of \$76,700, and there is a wide range, with the lowest income households earning just 11% annually of the highest income households in the neighborhood.



Figure 36. Graph of Range in Household Income

Source: American Community Survey, Five Year Estimate, 2022

The Importance of a Diversity of Housing Types

The concentration of low-income households has implications for the mixed-use economic development that TIF #13 is meant to catalyze. New residential developments will be necessary to add density and attract residents with higher disposable incomes who can help support existing and new businesses, but reinvestment in existing affordable properties is equally important to prevent displacement, ensure quality living conditions for all residents, and preserve value of the original single-family housing stock that is emblematic of Woodhaven.

Importantly, Woodhaven's multi-family rental properties have generated considerable value for the Woodhaven TIF due to their higher assessed property value per acre compared to other uses. Since 2018, taxable values in the TIF district have increased 76%, and residential properties have driven that growth.

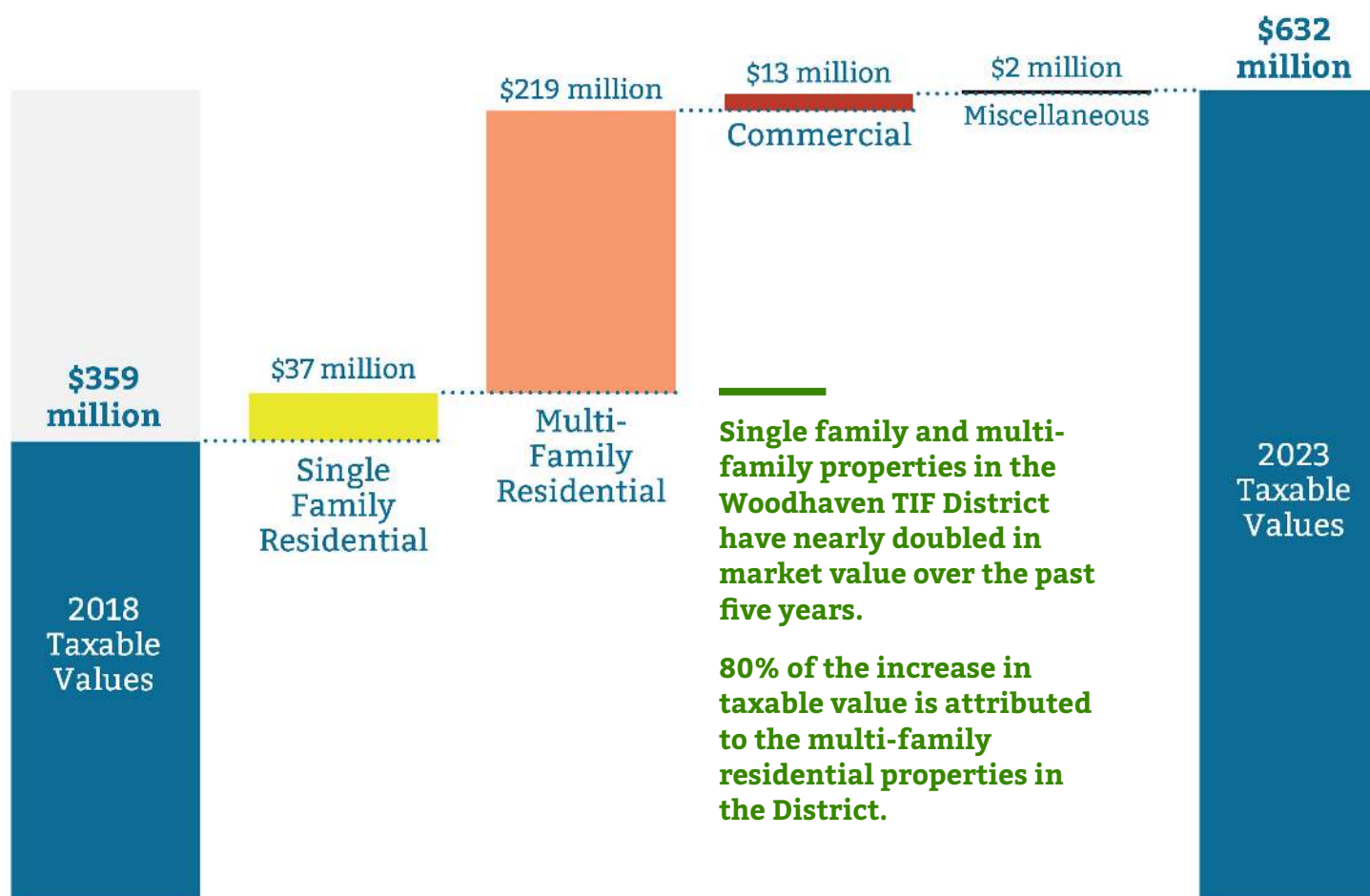


Figure 37. Graph of Change in TIF #13 Value by Land Use

Source: City of Fort Worth Economic Development Department, Ninigret Partners

The top priority for housing among existing residents is to hold owners and property managers of multi-family complexes accountable for the safety, cleanliness, and quality of their properties.



Woodhaven's apartment complexes vary in condition and management practices. Some exhibit noticeable deferred maintenance, dumping, and signage that indicates issues with criminal activity, while others are clean, well kept, and safe, offering quality homes to neighbors.

Source: Interface Studio



Objectives for the Housing Recommendations

Reinvest in existing homes and residential developments to ensure safe, quality housing for all residents and encourage residents to remain in Woodhaven

Continue to add to the mix, welcoming new housing developments and neighbors in order to help support new businesses and amenities

Housing Recommendations

The *Woodhaven Neighborhood Conservation Plan* contains three main recommendations for housing to preserve or upgrade the existing housing stock, add new housing choices so that residents of different life stages and circumstances can remain in the community, and add housing density so that new residents can help support new local businesses.

19. Preserve Woodhaven’s iconic single-family housing stock that is emblematic of the neighborhood

Many of Woodhaven’s residential streets are lined with large single-family homes situated on sizable lots amidst tall groves of oak trees. The majority of these houses were built in the 1970s following the construction of the golf course. Now over 50 years old, some homes may require more investment in rehab, renovation, and deferred maintenance. And while some owners have changed hands, 28% of homeowners are over the age of 65 and likely on fixed incomes. To preserve Woodhaven’s iconic single-family housing stock as an asset, community organizations and City departments can help provide information and resources to help facilitate necessary maintenance and upkeep.



- a. **Assemble a contractor list and preservation tips for community members as homes begin to show their age** – With the strong market for new construction, finding contractors can pose a challenge. Survey area homeowners and develop a list of contractors and specialists who are trusted and accustomed to working in Woodhaven already. Make the list available to dues-paying members of the Woodhaven Neighborhood Association.
- b. **Make sure neighbors know about City programs and nonprofit partners that support rehabilitation and adaptive modifications for seniors who wish to remain in their homes or others struggling to cover repair costs.** Program services prioritize need and vulnerability, and income restrictions apply.

Priority Repair Program – this existing Neighborhood Services program provides emergency or mechanical system repairs for homeowners in need, and may include repairs to sewer, water or gas lines, water heaters, heating systems, electrical systems, roofs, air conditioning, and subflooring; eligible owners must earn less than 60% of Area Median Income, and the home value must be 80% or lower (less than \$262,400) than the Area Median Home Value for the City of Fort Worth (\$327,995 in 2024) as published by the Greater Fort Worth Association of Realtor’s home report.

Housing repair assistance was the second most important need identified in the community survey.

Weatherization Program – includes an energy assessment followed by potential upgrades to ceilings, walls, floor, ducts, and/or AC and heater repair or replacement depending on issues identified.

REACH Adaptive Modification – a nonprofit-sponsored program that installs ramps, handrails, and grab bars at the primary residences of income-eligible homeowners who have a mobility impairment or live with someone who does.

Cowtown Brush-up – a volunteer-driven façade improvement effort led by Trinity Habitat for Humanity that repaints the exterior of 50 single-story homes (approximately 1,500 square feet) each year between October and April.

20. **Ensure safe, quality housing for all Woodhaven residents through code enforcement, upgrades, and/or redevelopment of select problematic rental complexes**

While Woodhaven’s single family housing stock is emblematic of the neighborhood, 80% of residents rent their homes, the vast majority in sizable multi-family rental complexes of varying quality and condition. Like the single-family homes, these complexes were largely built in the 1970s and 1980s, and many of them are long-overdue for significant renovations, or in some cases, redevelopment. Reinvestment in and proactive management of these properties is of keen interest to all Woodhaven residents, renters and homeowners alike.



- a. **Hold property owners and managers accountable for the safety, cleanliness, and quality of their properties through increased code enforcement and coordination** – The City of Fort Worth has been innovating and developing successful new programs that aim to improve the management and condition of multi-family rental properties. The Fort Worth Police Department’s Crime-Free Multi-Family Housing Program is at work in Woodhaven, bringing together property managers for mandatory education and information sharing. Additionally, the City code has the necessary regulations and policies on the books for multi-family rental property inspections to occur annually for properties that received a failing score during the previous periodic inspection or every two years for complexes that received a passing score. Inspections can also occur with change in ownership, and as a result of code complaints. Staffing is often the limiting factor.

Work with the local Code Enforcement Officer and Neighborhood Police Officer to create a solid record of compliance issues and illicit activity at problem properties. If staffing resources are insufficient, advocate with elected officials to ensure that Woodhaven’s concentrated rental housing stock receives the attention and follow through that it requires. In some cases, the unwanted attention and impact of a focused code enforcement blitz can either drive remedial action or a change in ownership.

- b. **Partner with City departments to provide renter’s rights education for residents interested but afraid to register a code complaint** – Regulations, enforcement, and proactive work with property owners and managers is only one side of the equation. Tenants must feel safe in reporting issues and understand how to navigate the process. Through the Woodhaven Neighborhood Association, organize meetings in each quadrant of the neighborhood where representatives from Code Enforcement and Neighborhood Services can provide a training on renter’s rights and resources.

Additionally, the Fort Worth Diversity and Inclusion Department can help tenants get answers to questions about:

- Repairs (the Repair and Deduct Remedy)
- The Eviction Process
- Refunds of Security Deposits

- Health and Safety Issues
- Lockouts and Landlord Liens
- Notice of Non-Renewal
- Terminating Tenancy
- Retaliatory Actions, Evictions and Discrimination
- Accommodation and Modifications Requests for persons with disabilities.

c. **Track repeat citations and foreclosure risk at problem properties, seeking opportunities to acquire in order to make necessary improvements to units, grounds, and management** – There may be some properties where no amount of code compliance cases will fix the issues; rather, a change in ownership and/or management plus significant reinvestment or redevelopment may be required to deliver safe, quality housing to residents. Site control is the driving factor in being able to drive needed change; track tax delinquency and foreclosure activity, and work with the City, Fort Worth Housing Solutions, or other quality housing developers in an effort to purchase properties in financial duress at County auctions, which occur on a monthly basis.

d. **Advocate for and educate residents about the potential of Low Income Housing Tax Credit rehabilitation projects to significantly improve housing quality** – Given the concentration of rental housing in Woodhaven, residents have been dismissive of new rental development proposals in the neighborhood, but a state source of housing funds called Low Income Housing Tax Credits (LIHTC or “li-tec”) can provide a mechanism for the renovation and enhanced management of affordable multi-family rental housing complexes. The program would not increase the number of new rental units, but rather would result in substantial upgrades and more highly regulated management and oversight of the units. If and when a property owner or investor moves forward with a significant rehab project—or a demolition and new construction effort—seek opportunities to improve site designs and circulation so that parking lots are shaded and there is one entrance/exit that is easier to police.

e. **Secure resources for other needed investments in safety and clean-up measures, including gate removal or repair, added lighting, safety cameras, and removal of abandoned vehicles** – Ideas from the Fort Worth Police Department Neighborhood

Patrol Officer (NPO) include FLOK cameras that read license plates to supplement existing police surveillance cameras and day-time cameras to supplement cameras powered by City lights, which turn on at night in specific hot spots of illicit activity. Potential locations include areas of commercial activity (e.g., Family Dollar, Home Depot/Restaurant Depot, Diamond Minimart, Quickway) where theft and robberies can occur, as well as problematic rental complexes.



21. **Encourage missing middle housing that appeals to households at different life stages**

While Woodhaven’s existing housing, both owner- and renter-occupied, requires maintenance and investment, there is room and need for new housing in the neighborhood as well. In part, the new housing can add housing choice with different types of housing products for households of different ages, sizes, and life stages, but new housing will also increase the neighborhood’s residential density, which is one key ingredient in attracting and retaining the kinds of local, community-serving businesses that residents wish to see.

a. **Introduce new housing types and a range of price points that enable residents to age in place and afford to remain in the community** – Currently, the neighborhood has only a few housing types – a large number of affordable apartments, and a smaller number of high value single-family homes and condominiums. There are missing housing types including market-rate smaller units with smaller yards, such as duplexes, triplexes, or quadplexes, stacked flats and townhouses, and modern

mixed use, which often appeal to younger households and empty nester households who tend to spend more money out on food, beverages, and entertainment. Woodhaven would benefit from developments of these housing types intended for middle- and higher-income households to increase income diversity, support local businesses, and offer existing homeowners who may be looking to downsize a new place to live without leaving Woodhaven.

At the same time, it will be important to add new units and quality housing choices priced to be affordable to lower-income households and renters who may be looking to become homeowners. Trinity Habitat is interested in developing a block of townhomes that would provide a needed affordable homeownership opportunity in the neighborhood. For modern mixed use projects, and in particular projects that might include a community component (as in the community center in Recommendation 1), an affordable housing

developer with access to subsidies such as Fort Worth Housing Solutions will likely be an important partner in delivering a mixed use, mixed income development.

- b. **Explore opportunities to attract an active senior living community** – Existing residents expressed great interest in welcoming a new 55+ development in the neighborhood. Some of these developments are market-rate, and others are income restricted so as to remain affordable, but both models can be amenity rich, with shared community spaces and recreational features. These developments can take the form of modern mixed use, as in the case studies on page 20 in Recommendation 1, or they can require larger properties and a less dense format.

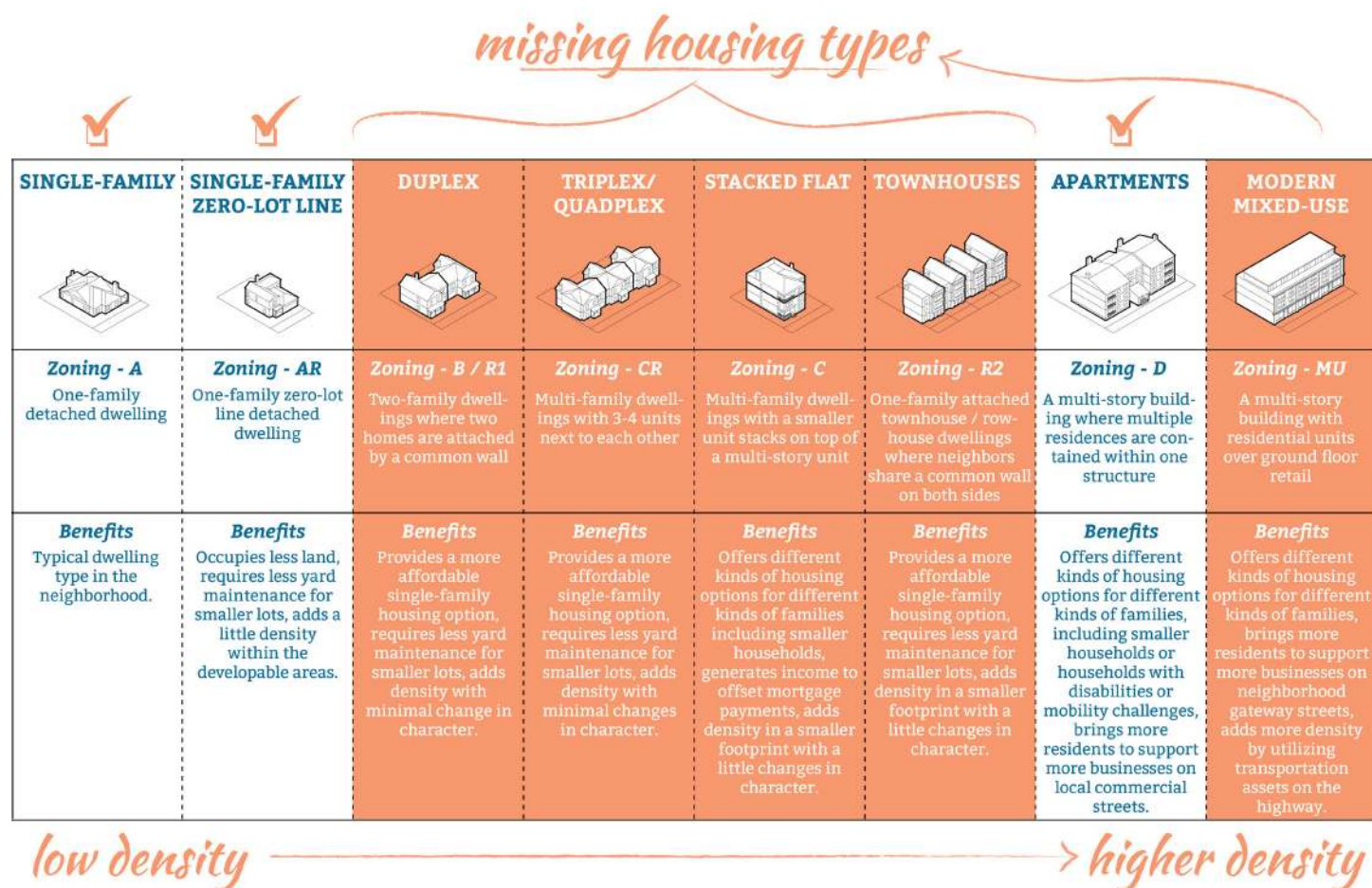


Figure 38. Chart of Missing Housing Types

Source: Interface Studio



Figure 39. Aerial Map of Potential Development on Randol Mill Rd

Source: Interface Studio

In addition to Missing Middle housing in this levee-protected vacant opportunity area, aim to connect "Woodhaven's Main Street" across Randol Mill Road into a smaller-to-medium scale land and water-based Trail-Oriented Development. A direct trail/river connection may require a bicycle/pedestrian connection around the levee along the Randol Mill frontage, but a stronger connection should be made here between Woodhaven and the river, as well as to the regional Fort Worth-to-Dallas bike/ped trail.



Objectives for Implementation

Making it Happen in Woodhaven

Link the *Neighborhood Conservation Plan* goals and recommendations with TIF decision making

Align resources (TIF and others) and policies to fuel action and follow-through

Clarify roles and responsibilities of community groups and expand local capacity to advocate for and usher change in keeping with local vision

Implementation Recommendations

The *Woodhaven Neighborhood Conservation Plan* contains four main recommendations for implementation focused on the tools, resources, and partnerships needed to build capacity and fill existing gaps in order to make the Plan’s recommendations a reality.

22. Adopt a Decision-Making Matrix to guide the evaluation of projects seeking TIF Funding

Throughout the planning process, discussions with the Advisory Committee and the general public have focused on how the TIF funds might be used to advance the community’s vision and plan implementation. Appendix I provides a high level of detail on how TIF Districts work, who decides which projects receive TIF funding, and what that process is for decision making, but the rules specified in the City’s TIF Policy and Woodhaven TIF #13 Project & Financing Plan do not explicitly link the decision-making process with efforts to advance this Neighborhood Plan’s recommendations.

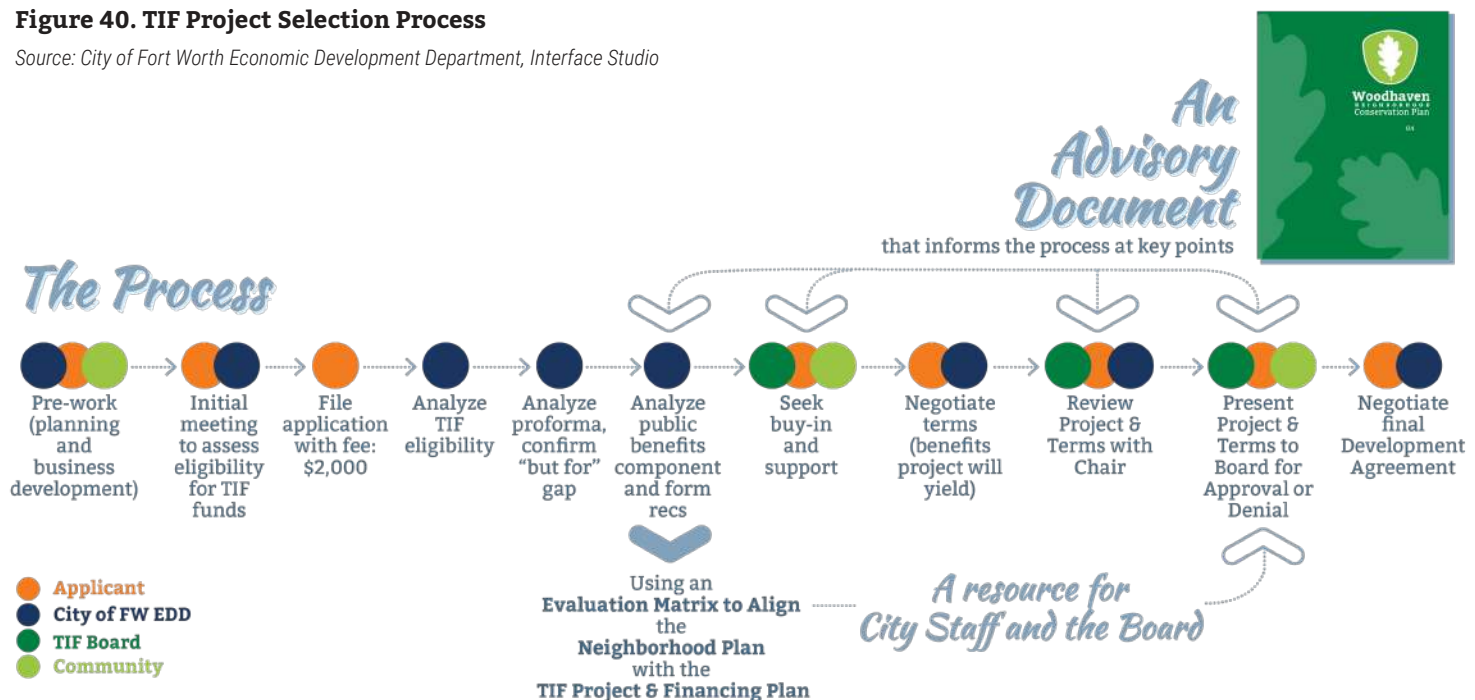
The process, however, includes several steps in which the Woodhaven Neighborhood Plan can and should be relied upon as an important advisory document in evaluating projects that apply for TIF funds:

- When the City’s Economic Development Department staff are analyzing the public benefits
- When the developer or investor pitching a project seeks buy-in and support from the TIF Board and the community
- When the Project and Terms are reviewed with the TIF Board Chair, and
- When the Project and Terms are presented to the TIF Board for approval or denial

To facilitate these steps and effectively link this Plan’s recommendations with TIF funding decisions, adopt the following framework, which includes filtering questions, guiding principles, and a scoring matrix for use by Economic Development Department staff and as a reference and resource for the TIF Board.

Figure 40. TIF Project Selection Process

Source: City of Fort Worth Economic Development Department, Interface Studio



- a. **First, establish that the proposed project meets the minimum criteria for TIF Fund eligibility and approval by asking a series of preliminary questions:**

The Preliminary Questions

✓ Is the project **TIF-eligible**, meaning:

- ✓ 1) Will the project provide **meaningful benefits to the community**? AND
- ✓ 2) Does it have a **public infrastructure component** that falls within one of the three main buckets of project types identified in the TIF Project & Financing Plan?

Figure 41. Eligible Uses for TIF 13 Funds Based on the TIF Project & Financing Plan

Source: City of Fort Worth Economic Development Department, Interface Studio



- ✓ Is there a **demonstrated gap** in the proforma that would prevent the investment from moving forward?
- ✓ Does the project have neighborhood **buy-in and support** from the Council representative?

- b. If the answer is Yes to all of the preliminary questions, proceed by considering the project against three guiding principles:

Suggested Guiding Principles

- 1 Projects that receive TIF investments should be **transformative and catalytic**; in other words, aim to focus investments in projects that will have a meaningful impact so that TIF resources are not spread too thinly to have an impact
- 2 Projects that receive TIF funds should **advance the community's vision** and/or **address community concerns** as demonstrated in the *Neighborhood Conservation Plan*

TO WHAT EXTENT?

Evaluation Matrix

- 3 Aim to select projects that will yield **early wins to build momentum** as well as **sustain TIF funding for large-scale, catalytic opportunities in the long run**; in other words, consider phasing

- c. To determine whether the second guiding principle is met and to what extent a proposed project advances the community's vision or addresses community concerns as demonstrated in the *Neighborhood Conservation Plan*, City staff should use the Evaluation Matrices on pages 76 and 77. The matrices asks a series of questions related to each of the plan's goal areas plus a series of "extra credit" questions. Each question is worth a number of points, which when totaled, yield an evaluation score for the proposed project seeking TIF funds.

Development projects can earn points for every question in the matrix, but some questions do not apply to Public Realm projects aimed at corridor improvements or gateway enhancements. There are thus two different scales:

- **45 possible points for Development Projects** (Public Infrastructure Improvement Projects) plus 10 possible bonus points, for a total of 55 possible points
- **10 points for Public Realm Projects** (Corridor or Gateway Projects) plus 5 possible bonus points, for a total of 15 possible points

The reality is that though the central purpose of the Woodhaven TIF is to spark mixed-use economic opportunity, the market is still developing in the neighborhood, and it may be necessary for a major redevelopment project such as the golf course to progress before additional economic development opportunities ripen. If catalytic new, mixed-use economic development projects are not identified by the time the TIF expires, there are other significant neighborhood-serving projects that are not only eligible, but worthy of TIF investments, as illustrated on the following pages.

Figure 42 on the following spread provides a visual summary of which Neighborhood Plan recommendations are best positioned to apply TIF Funds because they fit within one of the three main project type "buckets."

Figure 42. Summary of Alignment of Neighborhood Plan Recommendations and TIF Funding Eligibility



ECONOMIC OPPORTUNITY

Work and Prosper in Woodhaven

- Encourage **mixed-use redevelopment** of underutilized properties
- Build a **walkable Main Street** through the driving range
- Redevelop nuisance properties** near IL Texas School and other out-moded commercial strips
- Expand the Storefront/Facade Improvement Program** into Woodhaven
- Encourage **trail-related businesses** to locate near the Trinity Trail
- Undertake a marketing and branding campaign to improve perceptions
- Partner to **pilot a local workforce development program**
- Improve **connections to existing and new transit stops**
- Encourage development of additional **4G and 5G capability**

HOUSING

At Home in Woodhaven

- Preserve Woodhaven's iconic single-family housing stock
- Maintain a range of quality housing options in the neighborhood
- Increased code enforcement and coordination to address issues at apartment complexes
- Track repeat citations and foreclosure risk and encourage change in ownership at problem properties
- Consider **added lighting and safety cameras** for safety
- Introduce new housing types and a range of price points
- Attract an active senior living community

Solid lines represent strong alignment between the recommendation and the TIF #13 Project & Financing Plan project types.

Dotted lines represent a less direct link, that may still be worth exploring.

Recommendations that do not have a line linking them to a TIF project type will require other resources or types of funds, including **City Resources, Outside Resources, or some combination thereof.**

BOND
PACKAGE

OPERATING
SUPPORT

POLICY &
ENFORCEMENT

POTENTIAL
PID

PHILANTHROPIC
SUPPORT

PARTNERSHIPS

ADVOCACY

Evaluation Matrix for Development Projects

Alignment of Potential TIF-Funded <i>Development</i> Project with Woodhaven Neighborhood Conservation Plan		Potential Points: Development	Project Points Awarded
Economic Opportunity (20)			
	Is there a mixed-use component?	5	
	Will the project create permanent local jobs?	5	
	Does the project bring needed commercial amenities?	3	
	Does the project help bring entrepreneurial and/or workforce training opportunities to the neighborhood?	3	
	Does the project include a gateway or beautification element that improves sense of place and perceptions?	2	
	Does the project create or support opportunities for youth?	2	
Health & Wellbeing (10)			
	Will the project create places that bring people together?	3	
	Is there a public indoor recreation component?	3	
	Is there a public outdoor amenities (park, playground, trail, public plaza)?	3	
	Does the project foster safer pedestrian or bicycle connections?	1	
Environment (5)			
	Does the project add to the tree canopy? Or remove mature trees (neg. pts.)?	+3 (-3)	
	Does the project avoid developing in the floodplain?	2	
Housing (10)			
	Does the project bring more rooftops to support businesses?	3	
	Does the project add to the local mix of housing types and choices with mixed-income and/or missing middle housing?	4	
	Does the project improve the safety and quality of existing housing?	3	
SUBTOTAL		45	
Extra Credit (10)			
	Does the project address a hotspot of illicit activity?	5	
	Does the project include a public realm safety component that addresses community needs?	2	
	Does the project foster a walkable environment?	1	
	Does the project support the vision for a family-friendly neighborhood?	1	
	Does the project support the vision for a neighborhood where residents can age in place?	1	
TOTAL		55	

Evaluation Matrix for Public Realm Projects

Alignment of Potential TIF-Funded <i>Public Realm</i> Project with Woodhaven Neighborhood Conservation Plan		Potential Points: Corridor & Gateway	Project Points Awarded
Economic Opportunity (3)			
	Is there a mixed-use component?	0	0
	Will the project create permanent local jobs?	0	0
	Does the project bring needed commercial amenities?	0	0
	Does the project help bring entrepreneurial and/or workforce training opportunities to the neighborhood?	0	0
	Does the project include a gateway or beautification element that improves sense of place and perceptions?	2	
	Does the project create or support opportunities for youth?	1	
Health & Wellbeing (4)			
	Will the project create places that bring people together?	0	0
	Is there a public indoor recreation component?	0	0
	Is there a public outdoor amenities (park, playground, trail, public plaza)?	3	
	Does the project foster safer pedestrian or bicycle connections?	1	
Environment (3)			
	Does the project add to the tree canopy? Or remove mature trees (neg. pts.)?	+3 (-3)	
	Does the project avoid developing in the floodplain?	0	0
Housing (0)			
	Does the project bring more rooftops to support businesses?	0	0
	Does the project add to the local mix of housing types and choices with mixed-income and/or missing middle housing?	0	0
	Does the project improve the safety and quality of existing housing?	0	0
SUBTOTAL		10	
Extra Credit (5)			
	Does the project address a hotspot of illicit activity?	0	0
	Does the project include a public realm safety component that addresses community needs?	2	
	Does the project foster a walkable environment?	1	
	Does the project support the vision for a family-friendly neighborhood?	1	
	Does the project support the vision for a neighborhood where residents can age in place?	1	
TOTAL		15	

23. **Set aside a portion of the TIF Funds to invest in administrative organizational capacity and community capacity building**

The majority of TIF funds will be awarded to Public Infrastructure Projects, Corridor Improvements, or Gateway Enhancements, but a proportion of the TIF's administrative funds can and should be reserved to invest in administrative organizational capacity that will fund a dedicated staff member charged with working fulltime on implementing the Woodhaven Neighborhood Conservation Plan. Experience demonstrates that plan implementation moves forward quickly and with notable results when there are both financial resources and dedicated staff time to push projects forward.

In Woodhaven, there are two volunteer-driven neighborhood organizations—the Woodhaven Neighborhood Association and the Woodhaven Community Development Corporation—as well as other partner organizations including Econautics, The Potter's House, and other land owners (big and small) who all share a stake in the community's future. The staff capacity that is needed would supplement these volunteer efforts and the work of organizations with more targeted missions, playing a coordinating role among groups, helping to build capacity of local organizations for the long run, working closely with City departments, and providing on-the-ground community development services that are not currently available in Woodhaven.

As a precedent, the Southside/Medical District TIF #4 supports Near Southside, Inc. to provide organizational capacity and administer the TIF on the City's behalf. In Woodhaven, with only three years remaining in the TIF #13 team, a slightly different approach is warranted, akin to the Neighborhood Improvement Project in which dedicated City staff provide targeted support for a period of time. In this case, the TIF would pay the salary of implementation staff through the end of the TIF's term, or for a pre-determined period of time, after which the staff or local entity would need to formally incorporate and be prepared to fundraise in order to support the position through philanthropic channels or a membership model.

Potential tasks or projects that the implementation staff could provide include:

- Serve as a liaison between City departments and community groups, facilitating ongoing planning, coordination meetings, as well as implementation efforts and projects from code enforcement to capital projects, and City work plan alignment to community event design
- Develop local capacity and train community members to take on leadership roles in local projects, programs, and advocacy.
- Assume responsibility for convening management meetings with rental property managers, supplement renter's rights education focused on quality housing conditions
- Track foreclosure actions and coordinate with housing and development partners on strategic acquisition of problem properties for redevelopment
- Undertake active business development, including recruitment and touring investors through Woodhaven
- Manage a workforce development and jobs program related to open space maintenance and management of trails, trees, and natural features
- Implement early action smaller capital projects, such as the playground at the library or the Texas Trees Foundation Cool Schools projects in working with City departments, local leaders, and nonprofit partners
- Organize community programs and events related to plan implementation and achievements
- Cultivate public-private partnerships and attract philanthropic support to sustain activity over the long-term
- Develop, issue, and evaluate development RFPs to attract the kinds of private investments the community wants to see as envisioned in this Neighborhood Plan
- Other tasks that arise in service of community priorities and the Plan

The Implementation Matrix on pages 84-87 suggests key partners for each recommendation, including Woodhaven Community Development, Inc. and the Woodhaven Neighborhood Association, among others. Dedicated staff will not be able to implement the plan without robust community support and participation!

24. Complement TIF investments in physical infrastructure and capacity with critical investments in social infrastructure and community development through coordination and alignment of other City resources and policies

Though the Woodhaven TIF will have a pool of estimated funds for investment within the District of up to \$35 million give or take, those dollars will cover only a fraction of the improvements, projects, and programs recommended in this *Neighborhood Plan*. Additional resources will be needed from a range of sources, including:

- **City bond financing for major capital projects** such as a City-run community center, new road segments, trail extensions and improvements, and other bicycle infrastructure – Coordinate with other City departments including PARD, TPW, and others as they develop their work plans and assemble the 2026 bond package as well as subsequent rounds of bond financing.
- **Community and Economic Development program dollars** through the Neighborhood Improvement Program, Main Street Program, or other items within the City's operating budget aimed at supporting place-based capacity, organizing, and investments in community-driven programs and projects, from volunteer-led clean-ups and beautification projects to placemaking initiatives and events that bring people together.
- **Supplemental grants** from the North Central Texas Council of Governments, which funds transportation improvements or philanthropic sources whose missions align with this Plan's recommendations for enhanced health and wellbeing, environment, economic opportunity, and housing in Woodhaven.
- **Private investors and nonprofit partners** who undertake projects in Woodhaven that meet their objectives and advance this Plan's vision and goals.
- **The creation of a Public Improvement District (PID)**, typically used for clean, safe, and beautiful initiatives. However these special taxing districts can also be used for economic development in general, if sufficient funds are available and depending on what the property owners within the PID agree to. As an example, the PID in the Las Vegas Trail neighborhood generates about \$350,000 to \$400,000 per year, and these funds are used toward additional security, cleaning of the district, and two staff positions within the Rise Community Center. Such uses may translate well to Woodhaven should PARD agree that a Community Center is warranted.
- **Ongoing support through other financing tools** after the TIF expires such as 380 Economic Development Agreements used to attract new catalytic projects or mixed-use developments eligible in the [City of Fort Worth's policy](#).

The Implementation Matrix on Pages 84-87 identifies which recommendations and projects are best positioned to access TIF Funds and which will require other sources.

25. Maintain alignment and coordination with other relevant City plans and City department work plans

As referenced in the Introduction, the *Woodhaven Neighborhood Conservation Plan* process overlapped with two other City plans, the *Eastside Transportation Plan* and the *Reimagine Fort Worth 2050 Comprehensive Plan*. In order to maintain alignment with both of these initiatives and ensure that the work plans of a host of City Departments support and reinforce this *Neighborhood Plan*, organize ongoing coordination efforts with the City staff, future Woodhaven implementation staff, and community leadership.

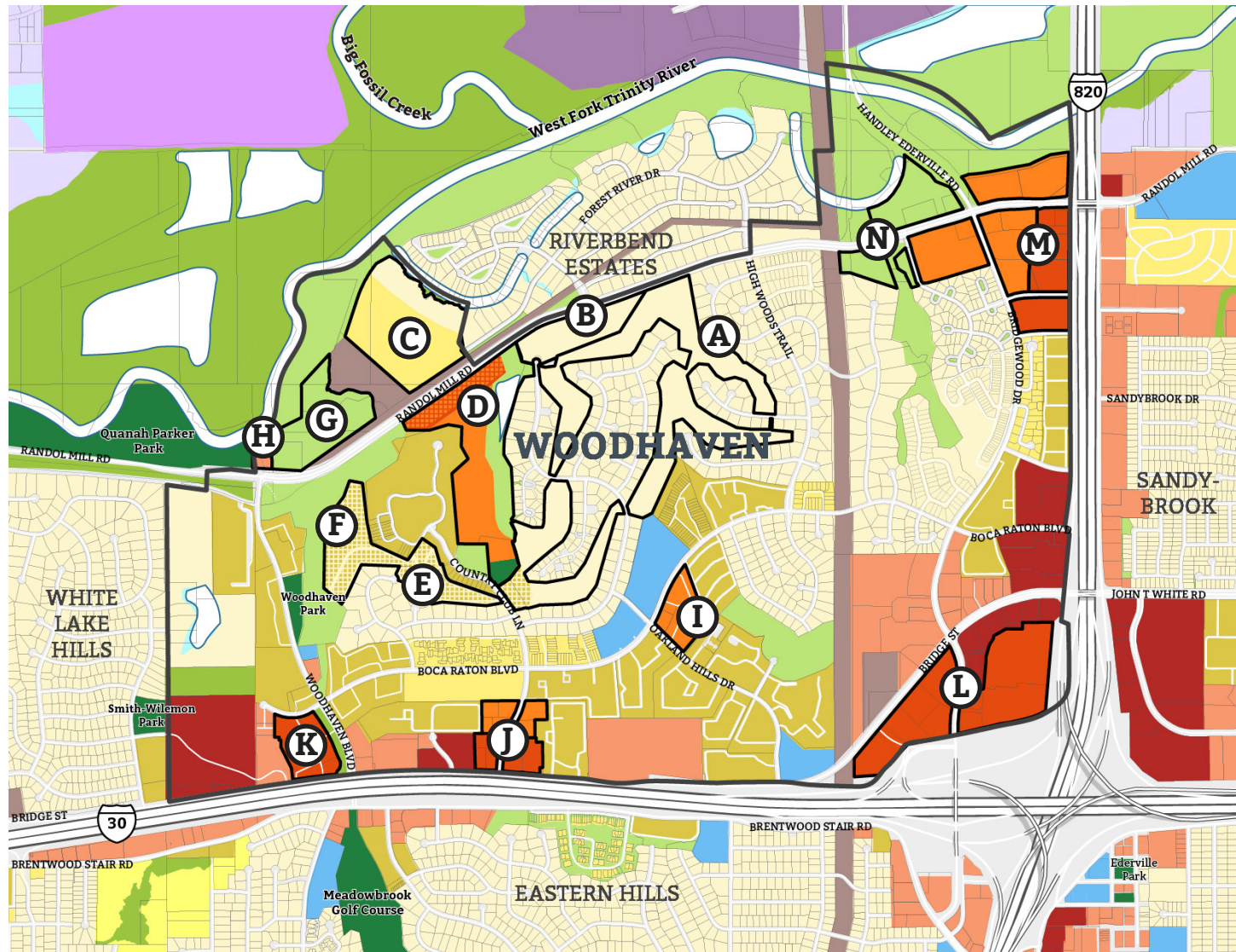
- When the City's new Comprehensive Plan is complete, ensure that the *Woodhaven Neighborhood Conservation Plan* (like other neighborhood plans in the City) is incorporated. Follow up to ensure that future rezonings tied to the Comprehensive Plan support the future land use goals and mixed-use development patterns envisioned by the community, as documented in the *Neighborhood Plan*.
- As implementation of the *Eastside Transportation Plan* moves forward, coordinate with TPW and Fort Worth Lab on transportation investments and land use decisions within Woodhaven. Once both plans are complete, future community meetings should include time on the agenda for implementation updates on both plans.
- Continue conversations with City departments whose work is relevant to *Neighborhood Plan* implementation. The development of this *Neighborhood Plan* involved two rounds of conversations with City departments, first to discuss issues and ongoing initiatives in Woodhaven and then to review proposed recommendations and begin the process of folding implementation efforts into department work plans. Going forward, and as department work plans evolve, maintain communication and seek opportunities to collaborate for the efficient and effective use of TIF and other City resources as they hit the ground in Woodhaven.

Figure 43 illustrates proposed updates to the City's Future Land Use Map, which reflect the ideas contained in this plan. It is important to note that there is an ongoing effort through the *Reimagine Fort Worth Comprehensive Plan* to switch to more descriptive place types rather than land use and zoning categories. Once those place types have been established, it will be necessary to adapt the specifics of the land use recommendations shown on the opposing page to the place types. The following narrative describes the intention behind the proposed future land use changes and should serve as a guide in that process. Alternatively, the City, community, and developers may find that a Planned Development (PD) overlay is needed to limit non-beneficial uses and ensure the quality development that Woodhaven both desires and deserves.

- Ⓐ The eastern portion of the golf course has the potential to retain golf as an active use (18 hole, par three course), if an operator can be secured. If not, the future land use here should be single-family residential on lots at least a half-acre in size (zoned A-21).
- Ⓑ This property on Randol Mill is currently residential in use. The future land use map should be updated to reflect that use with the understanding that in the long-term, it may make sense to explore mixed use here if and when other developments along this stretch of Randol Mill Road move forward, creating more of a destination for area residents and visitors.
- Ⓒ This area of as-yet undeveloped land within the protective levee should be primarily residential in use, with single-family homes mirroring the Riverbend Estates development along the eastern edge. The balance of the site is a prime opportunity for missing middle housing or a small-to-medium scale land and water based Trail-Oriented Development with bicycle and pedestrian connections and a link into the proposed walkable "Main Street" mixed use area (site D).
- Ⓓ The core of the golf course where the driving range was should be designated as low-intensity mixed use with a green/blue buffer zone along the eastern edge flanking the pond and adjacent single-family lots. The mixed use area should include a blend of missing middle homeownership opportunities and some market rate rental units to support new commercial along this walkable "Main Street" area. Allow for higher intensity along Randol Mill (in the red hatched area), stepping down to more neighborhood-scale development at the heart of

Figure 43. Proposed Changes to Future Land Use Map

Source: City of Fort Worth, Interface Studio



Areas with proposed changes in future land use are identified with thick black outlines.

- | | |
|---|--------------------------|
| Single Family Residential | Neighborhood Commercial |
| Low Density Residential | General Commercial |
| Low-Medium Density Residential "Missing Middle" | Institutional |
| Medium Density Residential | Infrastructure |
| Low-intensity Mixed Use | Heavy Industrial |
| Higher intensity allowed along Randol Mill | Light Industrial |
| High-intensity Mixed Use | Industrial Growth Center |
| | Open Space |

STUDY AREA



the neighborhood. Adopt a three story height cap within the majority of this site, but allow for added height in mixed use structures along the Randol Mill frontage. The area immediately south/in front of the club house is shown as public parkland, suggesting a landscaped plaza and gathering space and gateway where the parking lot currently is; parking should instead be tucked behind the club house where it is out of sight.

- (E)** The hatched area represents an opportunity to introduce missing middle housing types for homeownership at a density that straddles the current Low Density and Medium Density Residential classifications. This Urban Residential zone should adopt a two-story height cap along the southern edge to respect and reflect the scale of adjacent single-family homes.
- (F)** However, the northern segment of the hatched area can accommodate a three-story cap in the area west of the Tides at Woodhaven development to capitalize on views over the natural lands and toward downtown.
- (G)** Fully within the floodplain, this area should remain protected open space with the existing grove of trees and minimal pedestrian or bicycle trails to provide access to the river and existing trail system.
- (H)** This relatively small piece of land at the intersection of Woodhaven Boulevard and Randol Mill is developable and has been identified as a potential site for limited commercial use, with the intention to recruit a trail- and/or river-oriented business use if possible.
- (I)** This site on Boca Raton at Oakland Hills Drive is at the heart of Woodhaven, located across the street from International Leadership Texas, Woodhaven Charter School. It is a prime site for low-intensity mixed use redevelopment that brings family-friendly, community-serving uses to this high foot-traffic area.
- (J)** Likewise, the parcels flanking both sides of Country Club Lane leading into Woodhaven from Bridge Street are also strong candidates for mixed-use development. With visibility from the highway, the southern edge should be considered for high-intensity mixed use, stepping down to low-intensity mixed use with missing middle housing closer to the existing residential fabric. Over time, redevelopment of these auto-oriented commercial sites can add to the walkable nature of Woodhaven creating an improved entrance that welcomes people into the neighborhood and encourages drivers to slow down, get out of their cars, and explore.

(K) The *Eastside Transportation Plan* includes a long-term vision of The Potter's House, Fort Worth site on the west side of Woodhaven Boulevard at Bridge Street. Situated in the floodplain, mixed use development here would need to be of sufficient density to afford the necessary flood mitigation elements. The proposed land use shown is therefore high-intensity mixed use, again taking advantage of visibility and proximity to I-30. Development of this nature would benefit from a roadway redesign that improves vehicular access from I-30 to Woodhaven Boulevard.

(L) In the long term, Woodhaven's southeastern corner, at the interchange of I-30 and I-820, has the potential to shift from auto-oriented big-box commercial uses to mixed use, with high-intensity mixed use south of Bridge Street. The *Eastside Transportation Plan* envisions all of the commercial land in this corner of the neighborhood as high-intensity mixed use, but future redevelopment will need to step down to meet the adjacent single family homes and also to be sensitive to low-lying areas prone to flooding, as the topographic changes in this part of Woodhaven are significant.

It is also worth noting that the *Eastside Transportation Plan* envisions a long-term shift away from medium-density garden apartments throughout Woodhaven's southern edge to a fully mixed use area. While this may be feasible in the very long-term, at this stage in Woodhaven's evolution, care should be taken to introduce additional commercial uses at a pace that can be absorbed and supported by additional residents and consumers. The Woodhaven Neighborhood Conservation Plan thus adopts a more surgical approach with smaller mixed use nodes, leaving space to preserve existing areas of quality, medium density residential that can support a range of incomes.

(M) Similar to site L, this visible, highway-adjacent site should shift to mixed-use, with high-intensity mixed use along the eastern edge and stepping down to low-intensity mixed use on either side of Bridgewood Drive, creating another improved gateway into Woodhaven.

(N) Lastly, this area within the floodplain should be shifted to protected open space that can absorb runoff and floodwaters during storm events, supporting the resiliency of adjacent residential and mixed use areas.

Implementation Matrix

As described in each recommendation’s narrative text and the Implementation Matrix on the following pages, bringing the *Woodhaven Neighborhood Conservation Plan* from vision and ideas to reality will take many hands, the involvement of multiple city departments and partners in the private and nonprofit sectors, community advocacy and involvement, and sustained coordination and resources over time.

The Implementation Matrix should be used as a living document to track progress over time. It includes a list of each recommendation and supporting action steps by goal area and identifies which of these items emerged as community priorities during the planning process. Each recommendation also includes notes about timeframe, key partners, and potential sources of funds. As new projects come to fruition and new resources, and partners come to the table, community priorities may shift, and that is to be expected. As new ideas and opportunities emerge beyond those proposed in this *Neighborhood Plan*, ask only, is this new project or initiative in the spirit of the *Neighborhood Plan*, and does it advance the community’s vision or respond to a community need? If the answers are yes, then by all means, consider it part of the Plan’s implementation!

Implementation Matrix

EDD - Economic Development Department
FWPD - Fort Worth Police Department
FWHS - Fort Worth Housing Solutions
LIHTC - Low Income Housing Tax Credits
PARD - Park & Recreation Department
ROW - Right of Way

TCCC - Tarrant County Comm. College
TIF - Tax Increment Financing
TPW - Transportation & Public Works Department
TPWD - Texas Parks & Wildlife Dept
WCD - Woodhaven Community Development, Inc.
WNA - Woodhaven Neighborhood Association

“Yes” under Community Priority identifies ideas selected by a majority of attendees at the second public meeting as top priorities for implementation. Community priorities may shift and change over time.

**COMMUNITY
PRIORITY**

**TIF FUND
ELIGIBLE**

Health & Wellbeing

1	Create a community center in the neighborhood with indoor gym space as well as meeting space and access to programs and services for youth, seniors, and all ages in between	YES	MAYBE (in part)	
2	Add play spaces in the unprogrammed outdoor space near the Library, with shade and seating too	YES	YES	
3	Create safer connections between open spaces, and seek strategic locations to incorporate commercial or public space that can serve as gathering places that support the social life of the community	YES	YES	
4	Create safer connections for kids along key streets		YES	
5	Work with TPW to manage traffic and reduce vehicular crashes as development brings more people to the neighborhood		MAYBE	
6	Strengthen and sustain the strong bond among neighbors with programs, activities, and spaces that bring people together		MAYBE (admin)	

Environment

7	Protect and expand Woodhaven’s tree canopy to provide shade along key pedestrian routes and places where people gather / play	YES	YES, in public ROW	
8	Advocate for greener parking lots that incorporate shade and stormwater management practices		MAYBE	
9	Adapt existing area programs that encourage people to connect to the water for Woodhaven in partnership with private or non-profit partners			
10	Preserve and expand the network of open space and walking and biking trails in the neighborhood	YES	YES	
11	Continue to design and implement gateway improvements with landscaping, public art, and signage		YES	
12	Design with mother nature in mind, avoiding development within the floodplain, respecting known flood risk zones, and preserving mature trees and natural viewsheds wherever possible			

Time frame:

Short = years 1-2

Medium = 2-5 years

Long = >5 years

TIME-FRAME		KEY PARTNERS	OTHER POTENTIAL SOURCES	RELATIVE COST
	Long	PARD, EDD, Area Charter Schools, Private Investors	City Bonds, Operating Budget, Philanthropic Support, Partnerships	\$\$\$\$
	Short	PARD, EDD, East Regional Library, Community Members	City Bonds, Neighborhood Improvement Program	\$\$
	Short-Medium	TPW, EDD, PARD, The Bike Gangs of Fort Worth, WCD	City Bonds, Operating Budget, Private Investment	\$\$\$
	Medium	TPW, EDD, PARD	City Bonds	\$\$\$
	Medium	TPW, EDD, Community Members	City Bonds	\$\$\$\$
	Short	WNA, Community Members	Neighborhood Improvement Program, Philanthropic Support, Donations & Volunteerism	\$
	Short	PARD, Texas Trees Foundation	Operating Budget, Philanthropic Support, Partnerships	\$
	Long	FW Lab, Devel. Services, Stormwater Management, Commercial & Multi-Family Property Owners	Policy & Enforcement, Private Investment	\$\$\$\$
	Medium	East Regional Library, PARD, TPWD, EcoNautics	Philanthropic Support, Partnerships	\$\$
	Short-Medium	PARD, FW Lab, Private Owners	City Bonds	\$\$\$
	Short	Texas Blossoms, WNA, WCD	Neighborhood Improvement Program	\$\$
	Long	Stormwater Management	Policy & Enforcement	\$\$\$\$

Implementation Matrix

COMMUNITY
PRIORITY

TIF FUND
ELIGIBLE

Economic Opportunity

13	Welcome a mix of uses to drive quality redevelopment of the Clubhouse and grounds in line with community priorities in a walkable hub	YES	YES	
14	Upgrade old, partially vacant commercial centers in the heart of the neighborhood	YES	YES	
15	Undertake a marketing and rebranding campaign to improve perceptions of Woodhaven			
16	Encourage denser, mixed use redevelopment of underutilized commercial properties at the neighborhood's edges	YES	YES	
17	Where possible, provide job training and economic opportunity through new developments and connections			
18	Support investments in key transportation initiatives and infrastructure that provide connections within Woodhaven and between Woodhaven and the region		MAYBE	

Housing

19	Preserve Woodhaven's iconic single-family housing stock that is emblematic of the neighborhood	YES		
20	Ensure safe, quality housing for all Woodhaven residents through code enforcement, upgrades, and/or redevelopment of select problematic rental complexes	YES	MAYBE (in part)	
21	Encourage missing middle housing that appeals to households at different life stages		YES	

Implementation

22	Adopt a decision-making matrix to guide the evaluation of projects seeking TIF funding			
23	Set aside a portion of the TIF funds to invest in administrative organizational capacity		YES	
24	Complement TIF investments in physical infrastructure and capacity with critical investments in social infrastructure and community development through coordination and alignment of other City resources and policies			
25	Maintain alignment and coordination with other relevant City plans and department work plans			

TIME-
FRAMEKEY
PARTNERSOTHER POTENTIAL
SOURCESRELATIVE
COST

Short-Medium	Private Investors, EDD, Community Members	Private Investment	\$\$\$\$
Medium-Long	EDD, Property Owners, Private Investors	Private Investment, Partnerships	\$\$\$
Short	WCD, EDD, Area Businesses & Investors	Private Investment, Volunteer Efforts	\$
Long	EDD, Property Owners, Private Investors	Private Investment	\$\$\$\$
Short-Medium	Eastside Y, Tarrant CCC, Housing Counselors, FW Metro Black Chamber, local banks, EDD, Property Owners	Operating Budget, Philanthropic Support, Partnerships	\$\$
Long	TPW, EDD	City Bonds	\$\$\$\$



Short	Neighborhood Services, WNA	Operating Budget, Private Investment	\$\$
Medium-Long	Neighborhood Services, Code Enforcement, FWPD, FWHS, Private Investors	Policy / Enforcement, Partnerships, LIHTC, Private Investment	\$\$-\$\$\$\$
Medium-Long	Private Investors, Trinity Habitat, Neighborhood Services, FWHS	Private Investment	\$\$\$\$



Short	EDD, TIF Board	N/A	-
Short	TIF Board, EDD	N/A	\$
Medium-Long	City of Fort Worth, Private Investors, Philanthropic Partners, Nonprofit Partners	City Bonds, Operating Budget, Policy & Enforcement, Philanthropic Support, Government Grants, Private Investment	\$\$\$\$
Short-Medium	EDD, FWLab, TPW, PARD, Neighborhood Services, and others	N/A	-



Appendices

**Appendix I:
TIF #13 Primer**

**Appendix II:
Summary of Community Input**

Woodhaven Neighborhood Conservation Plan

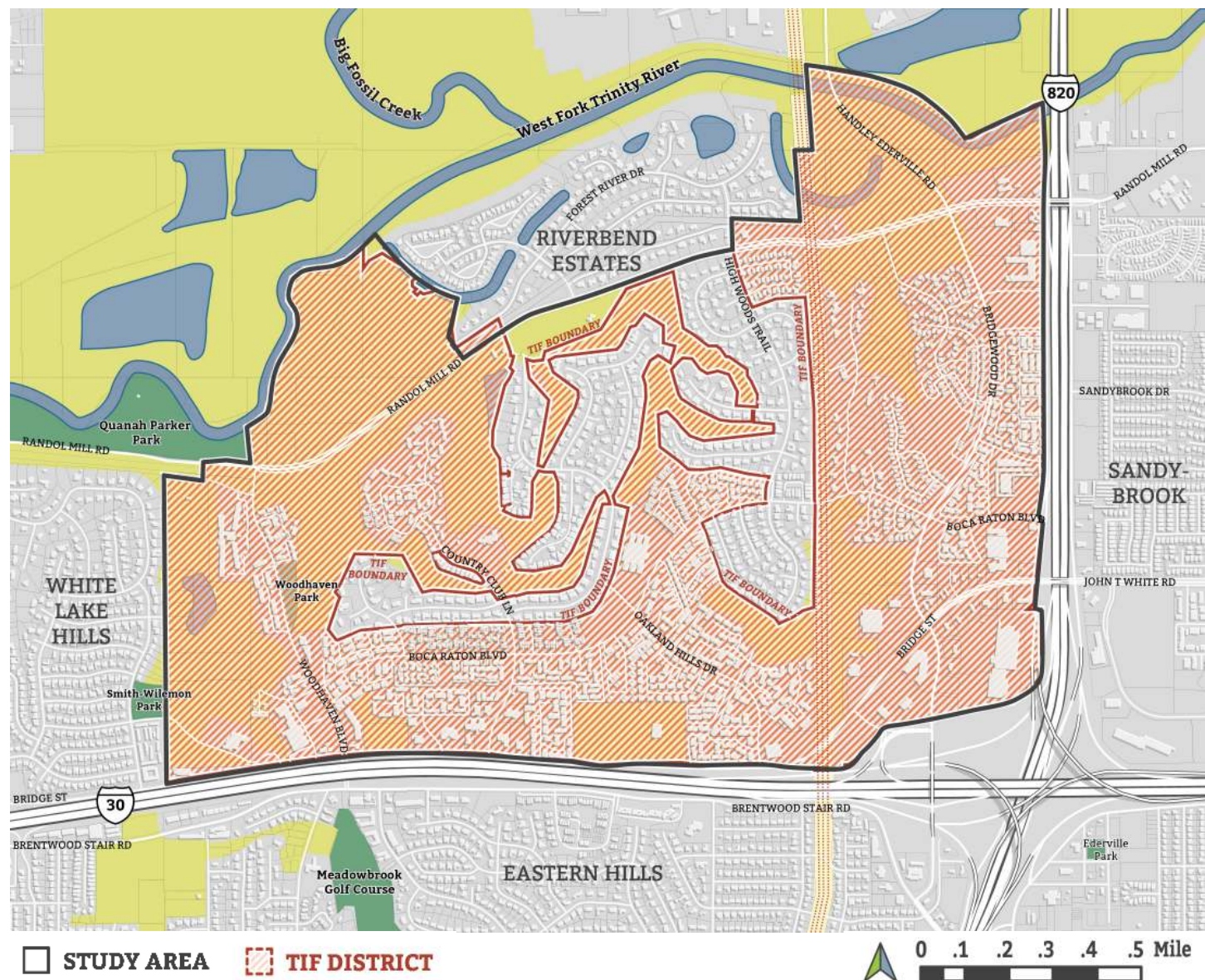


Appendix I, A Primer: Tax Increment Financing & Woodhaven TIF #13

What is Tax Increment Financing (TIF)?

Tax Increment Financing (TIF) is a tool that local governments use to finance public improvements that promote development or redevelopment within a defined area or “district.”

Figure A. Woodhaven TIF District



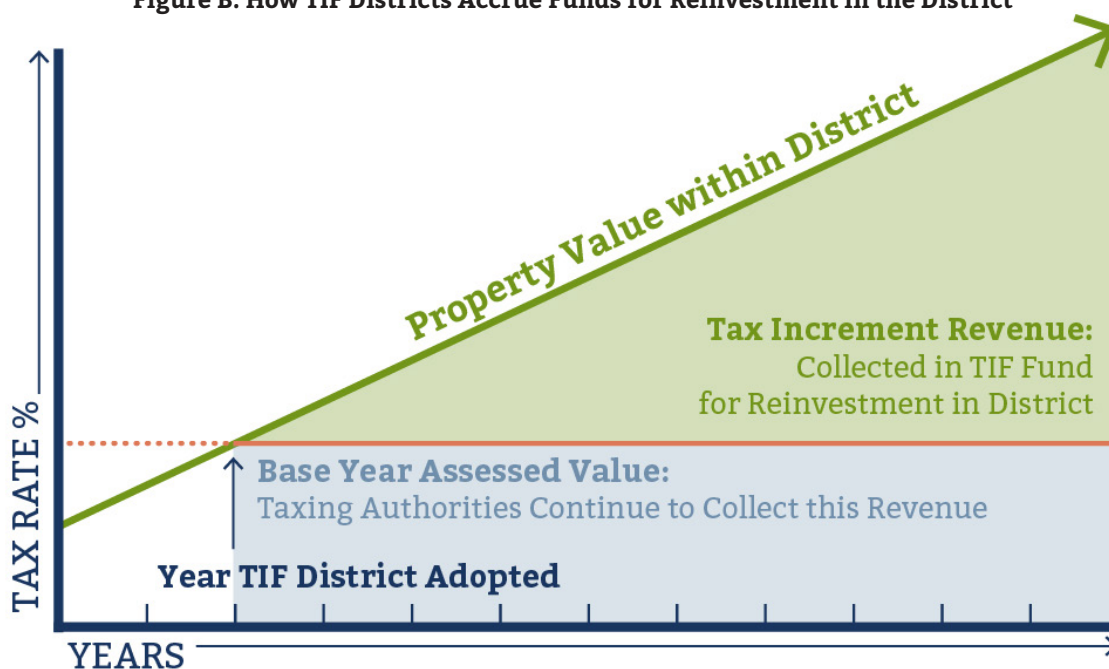
How do TIF districts work?

When a TIF district is established, the total value of existing real estate in the district is identified as the base value. All taxing entities that levy taxes in the area will continue to receive tax revenue equivalent to the base value on an annual basis for the duration of the TIF district.

As the district begins to see more investment and new development is added to the tax rolls, the total taxable value of the area begins to rise. The “tax increment” – the funds that make up the difference between the new taxable value and the original base value – are then set aside in a TIF fund administered by a TIF Board to help finance public improvements within the district.

The TIF Board uses the tax increment to make public improvements in the area that will attract private development that would not otherwise occur. TIF funding supports larger infrastructure projects, like the creation of roads or utilities, environmental remediation, demolition of existing structures, or historic preservation or rehabilitation, among other eligible uses.

Figure B. How TIF Districts Accrue Funds for Reinvestment in the District



How are TIF Districts created?

Chapter 311 of the Texas Tax Code enables local governments to establish TIF Districts to finance needed structural improvements and enhanced infrastructure within a designated reinvestment zone or district. In 2006, the City of Fort Worth embraced TIF as a tool, adopting a TIF Policy, which was subsequently revised in 2009 and 2023. The City’s TIF Policy recognizes the purpose of Tax Increment Financing in Fort Worth as an opportunity to:

- Concentrate public resources for maximum impact
- Entice catalyst projects to an area, thereby improving market conditions enough to support revitalization, growth, and development that would not otherwise occur without the TIF’s investment of targeted resources.

In order to establish a TIF District, Fort Worth City Council must pass an ordinance to designate a District; Council took this action for Woodhaven in 2007.

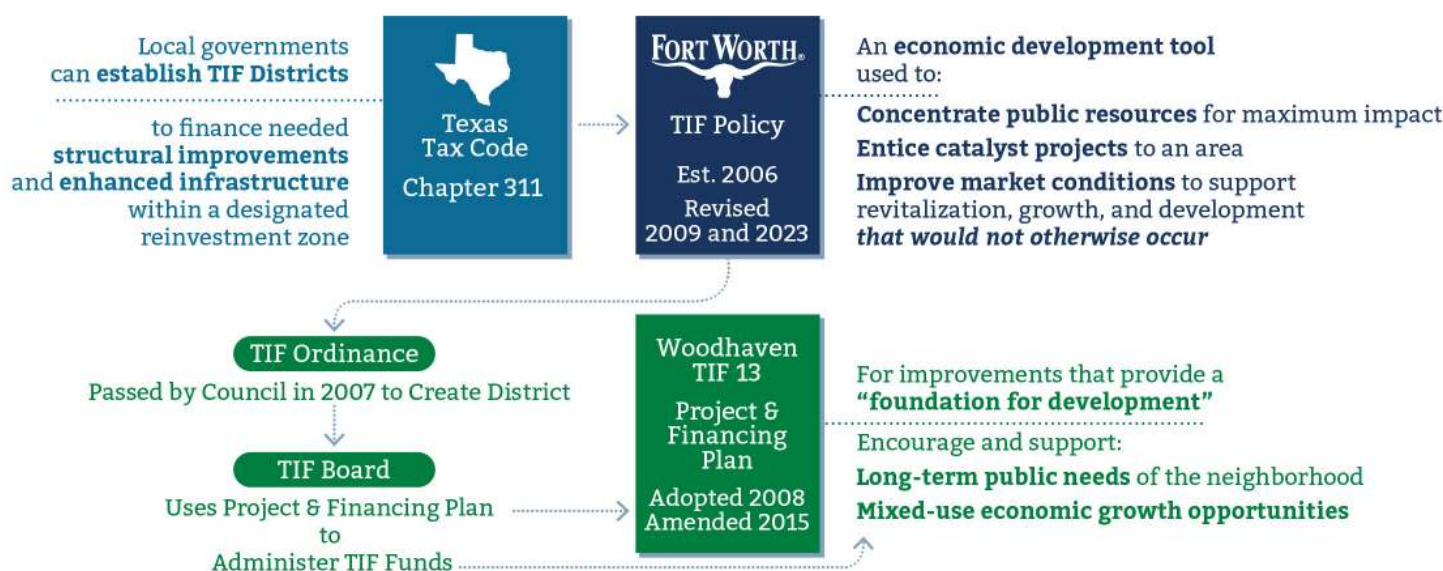
How are TIF Districts managed?

Once a TIF District is established, a TIF Board must be appointed for the District, with representatives from the local community and from each of the participating taxing entities (The City of Fort Worth, Tarrant County, Tarrant Regional Water District, Tarrant County Hospital District, and Tarrant County College District). The Woodhaven TIF 13 Board was appointed in 2008.

The Board's primary responsibility is to administer TIF funds according to a document called the Project & Financing Plan, which was approved by the taxing entities in their vote to create the TIF District. The Project & Financing Plan lays out the purpose and intended use of the TIF dollars that the City hopes will accrue over time. Woodhaven's Project & Financing Plan was adopted in 2008 and amended in 2015. It explains that TIF 13 funds are to be used for improvements that:

- Provide a foundation for development
- Address long-term public needs of the neighborhood
- Encourage and support mixed-use economic growth opportunities

Figure C. TIF Enabling Legislation Guidance and Requirements



What types of projects can be funded by a TIF?

- Roads, sidewalks, and other public infrastructure
- Demolition
- Building facade preservation
- Remediation of contamination
- Affordable housing
- Railroad and transit facilities
- Public buildings
- School buildings
- Other projects

The Project & Financing Plan for each TIF District in the City of Fort Worth can be found online at:

<https://www.fortworthtexas.gov/departments/econdev/tif>

How are projects selected for TIF funding?

Four key players are involved in the process of pitching projects for TIF funding, evaluating projects, and ultimately selecting projects for funding:

- **The Applicant**, which may be a private investor or a City department; applicants must:
 - Demonstrate that the project will be a financial catalyst
 - Provide a project budget and market feasibility study as well as a cost benefit analysis
 - Demonstrate a “but for” financial gap that proves that the project would not move forward without TIF funding
 - Demonstrate capacity and commitment to completing a quality project
- **The City of Fort Worth Economic Development Department** is responsible for analyzing project proposals and making recommendations to the TIF Board. The Project Evaluation Matrices developed through the *Woodhaven Neighborhood Conservation Plan* are a tool for City staff’s use as they measure project proposals against community goals and priorities and work to:
 - Determine a project’s TIF Eligibility
 - Determine a project’s feasibility
 - Determine and codify public benefits (i.e., the number of jobs created, estimated tax revenue, housing units created, commercial square footage, transportation benefits)
- **The TIF Board**, which represents the community and the taxing authorities, must allocate TIF funds in keeping with the TIF Project & Financing Plan
- **The Community** must engage with the City and investors, advocating for investment of public resources to support the community’s vision and priorities

Representatives from each of those four players must work together through a multi-step process before a project can be approved by the TIF Board for funding and a final development agreement can be negotiated.

In cases where there is a neighborhood plan, as in Woodhaven, that document can act as an advisory document that informs the TIF project application and evaluation process at key points. For example, in Woodhaven, the *Neighborhood Conservation Plan* includes an Evaluation Matrix to help align the Neighborhood Plan with the TIF Project & Financing Plan.

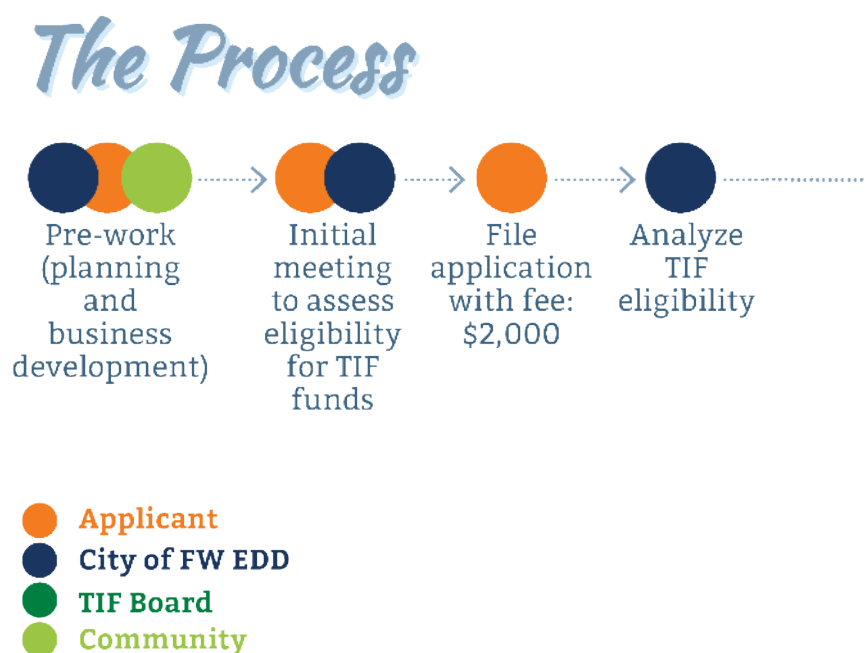
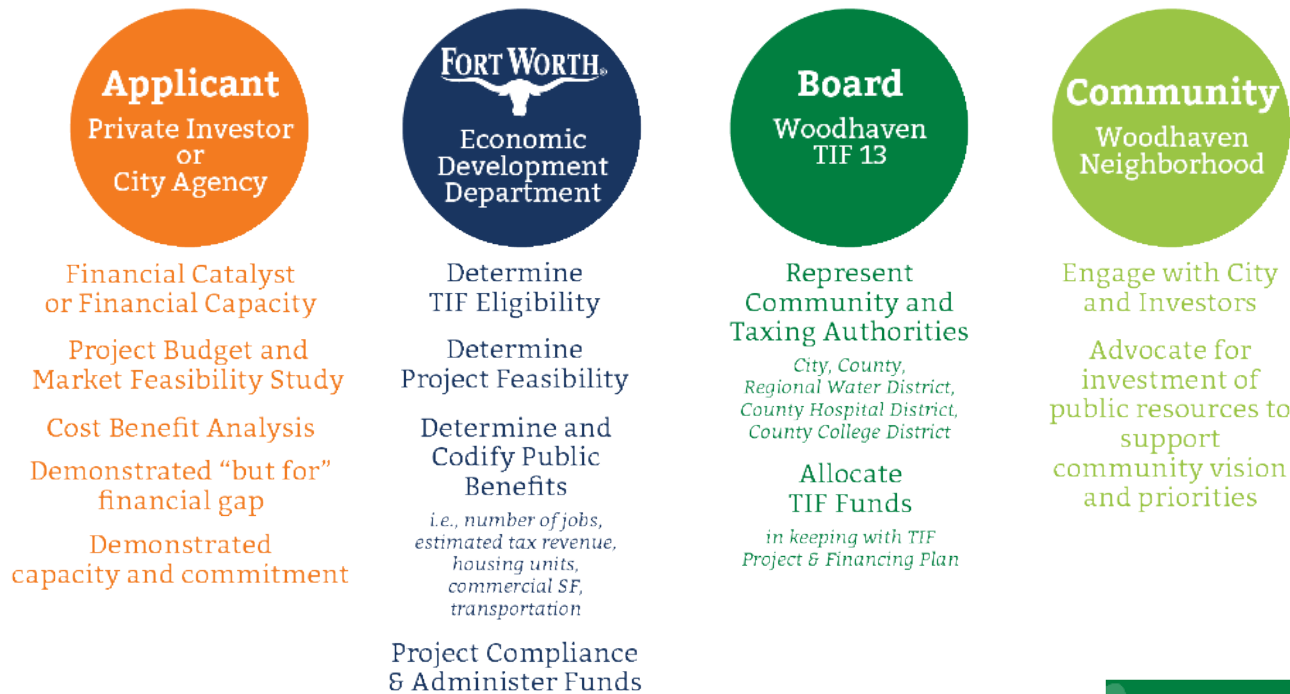


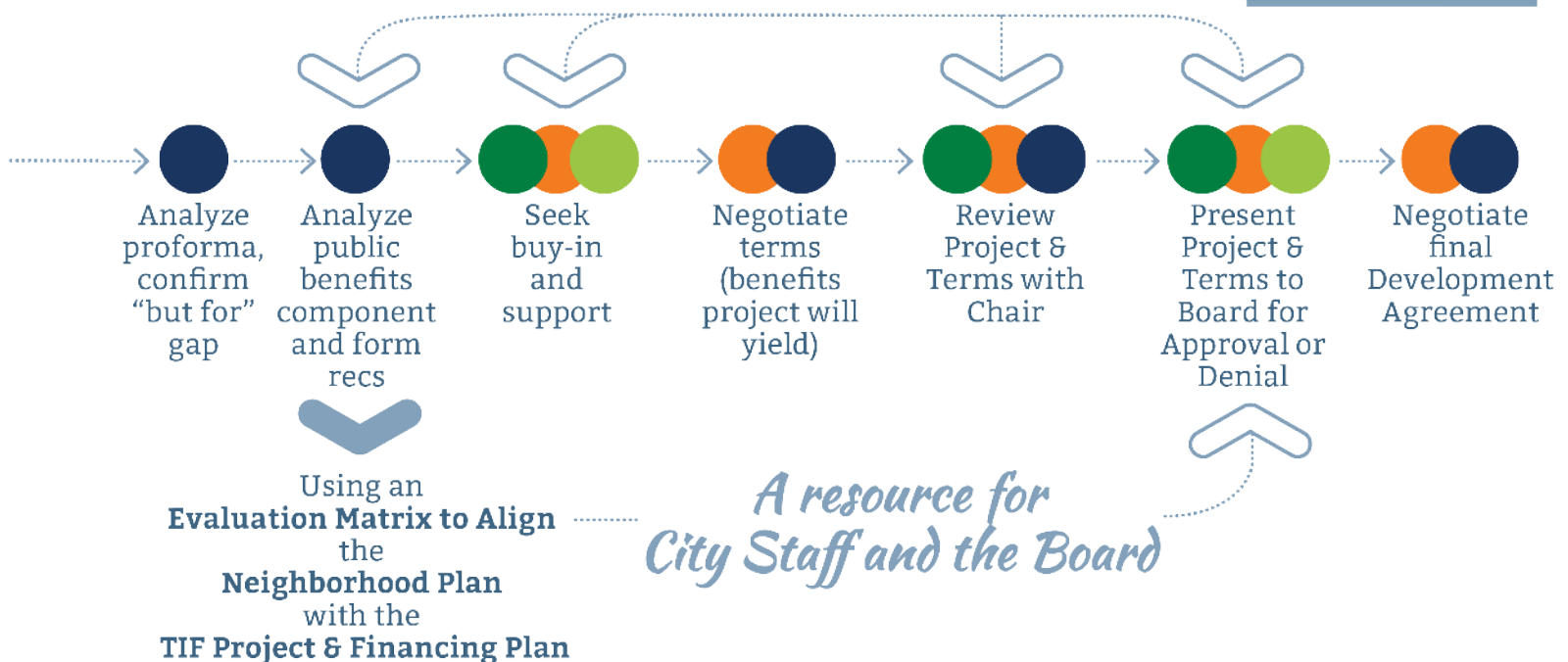
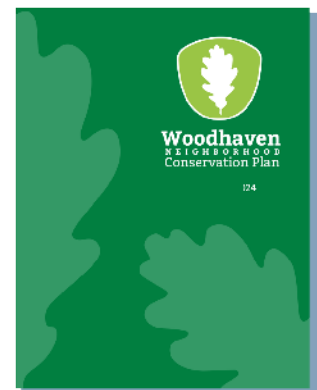
Figure D. TIF Project Selection Process & Key Players

The Players



An Advisory Document

that informs the process at key points



What are the ingredients of a successful TIF?

- Developers willing to invest in the TIF District to support the generation of new increment for projects within the district
- Eligible projects that are supported by the local government tax code and defined in the Project & Financing Plan for each TIF
- Support from the community within the TIF
- Open dialog and communication with City and your City Councilperson
- Active engagement/feedback at public meetings

How do TIF Districts dissolve?

The Project & Financing Plan contains a termination date, typically about 20 years after the TIF is established. The TIF District ends on the termination date contained in the original ordinance or when all project costs have been paid in full.

A Closer Look at Woodhaven TIF #13



By the Numbers: Woodhaven TIF 13

Established:	November 27, 2007
Length of TIF Term:	21 years
End of Term:	December 31, 2028
Total Acreage:	1,100 acres

Number of Parcels, by Land Use:

Single Family Residential:	340
Multi-Family Residential:	28
Commercial:	37

Base Value:	\$181,859,151
Percent Growth (as of 2024):	202%

Taxing Entities Participating and participation rate:

City of Fort Worth	100%
Tarrant Regional Water District	100%
Tarrant County	80%
Tarrant County Hospital District	80%
Tarrant County College District	50%

How has Woodhaven TIF 13 performed over the past five years?

In the past 5 years alone, between 2018 and 2023, taxable values in the Woodhaven TIF District have increased by 76%. 80% of that growth is attributable to multi-family residential properties in the TIF District. On average, the value of multi-family complexes increased by \$9.5 million over five years, and taken together, these properties increased in value by \$219 million within that time span. The median percent increase in value for multi-family residential was 102%.

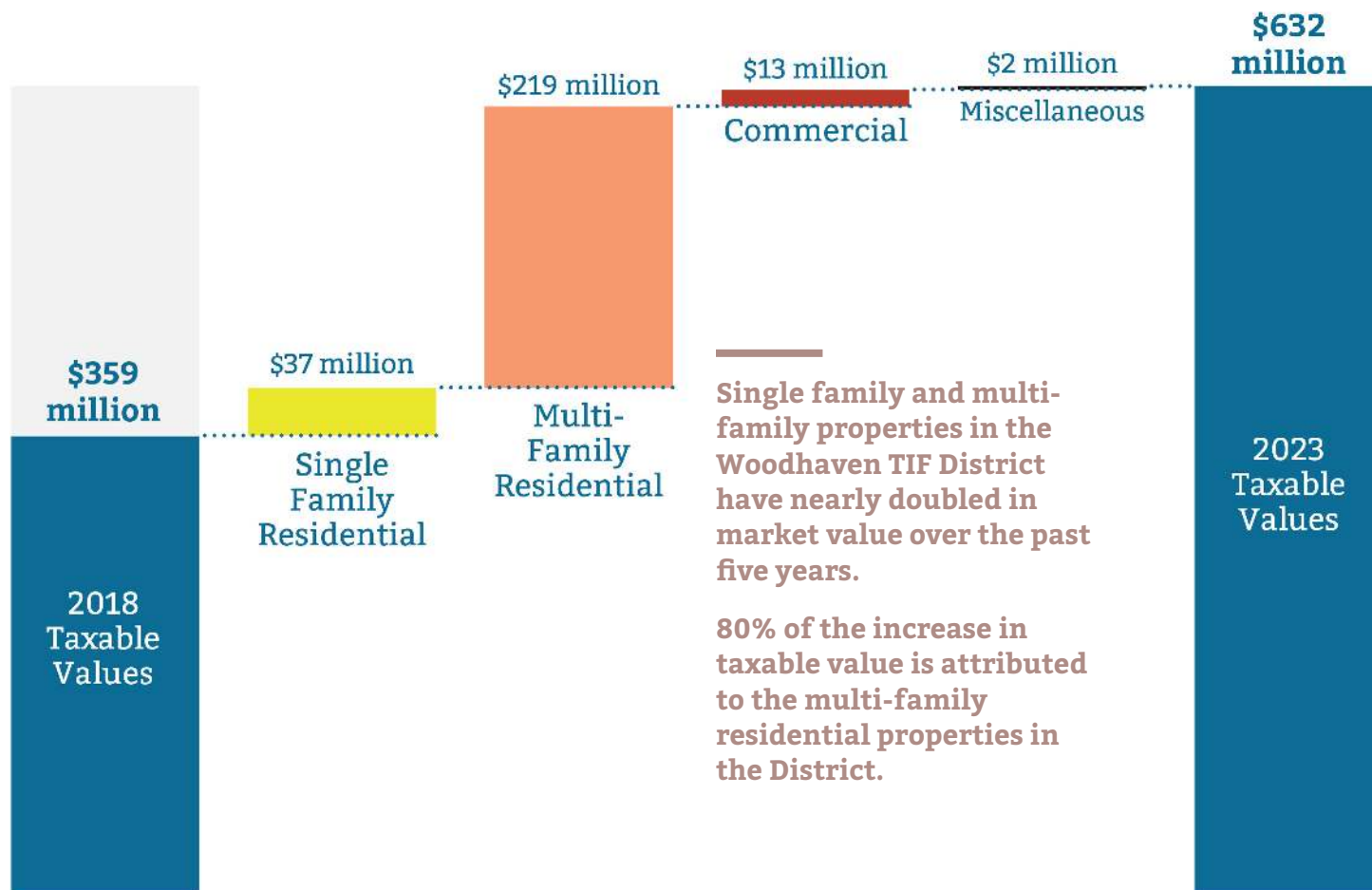
Single family residential properties within the TIF District experienced more modest gains, increasing by \$57 million in taxable value over five years, of which \$3.8 million was from new construction. The balance was from a strengthening residential market in which 50% of homes at least doubled in value between 2018 and 2023.

Commercial properties gained \$13 million in value over the past five years, with \$9.9 million of that increase due to new construction. Seven commercial properties lost nearly \$7 million in value. For commercial properties that gained in value, the median gain was 24%.

Notably, the TIF District outperformed the overall Woodhaven Neighborhood Conservation Plan study area and nearby Riverbend Estates.

Figure E. Graph of Change in TIF #13 Value by Land Use

Source: City of Fort Worth Economic Development Department, Ninigret Partners



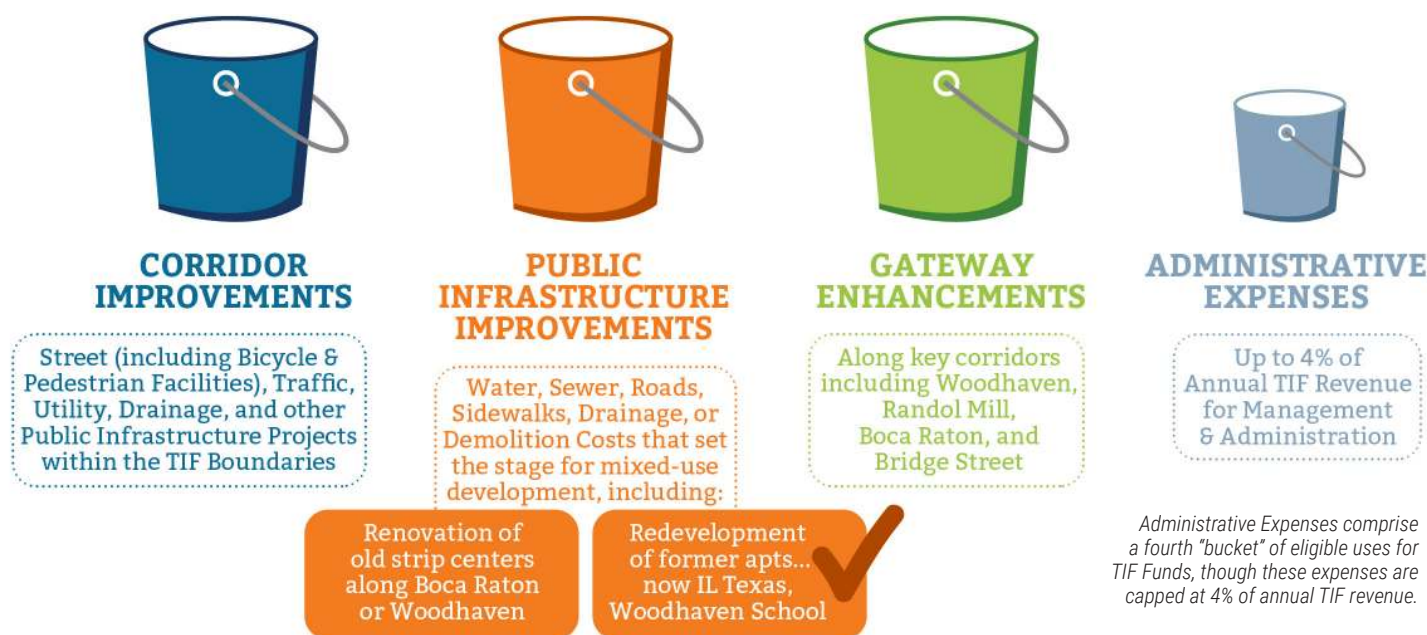
What makes the Woodhaven TIF 13 unique?

The Woodhaven TIF was created to help fund public infrastructure improvements that will **provide a “foundation for development” to encourage and support the long-term public needs of the neighborhood, and secure mixed-use economic growth opportunities in the Woodhaven area – specifically economic development projects and projects that usher in new and denser development.** According to the Project & Financing Plan, potential development supported by the TIF is expected to include: commercial, retail, restaurants, entertainment, residential uses, and a combination of public improvements and private investment projects.

The Woodhaven TIF’s Project & Financing Plan provides the following directives for the use of TIF funds: funding for initial improvements that are associated with mixed-use development can fall in one of three main buckets:

- **Corridor Improvements** such as streets, traffic, utility, drainage, and other public infrastructure projects within the TIF boundaries
- **Public Infrastructure Improvements** such as water, sewer, roads, sidewalks, drainage, or demolition costs associated with the renovation of outmoded commercial strip centers along Boca Raton or Woodhaven
- **Gateway Enhancements** along key corridors including Woodhaven, Randol Mill, Boca Raton, and Bridge

Figure F. Eligible Uses for TIF 13 Funds Based on the TIF Project & Financing Plan



How have the Woodhaven TIF funds been used to date?

The City of Fort Worth completed sidewalk repairs at Woodhaven Boulevard and Bridge Street, as well as Bridge Street and Boca Baton Boulevard. Eastside Blossoms provided two phases of tree planting throughout the district as part of the Texas Blossoms project. TIF funds have also been awarded to repaint area light poles, to support the development of 43 new single family homes at Highwood Village, and to support the creation of this *Woodhaven Neighborhood Conservation Plan*.

In the past, some projects proposed by investors either have not met the TIF Project & Financing plan criteria, have not come to fruition, or have not received community support.

As an advisory document, the Woodhaven Neighborhood Conservation Plan is a useful tool for driving change that the community wants to see. The plan’s recommendations will help inform investments of TIF funds for the remainder of Woodhaven TIF 13’s term.

Woodhaven Neighborhood Conservation Plan



Appendix II: Summary of Community Input & Engagement



Recap of Community Events & Summary of Input

The first open public engagement event, designed as the **Woodhaven Neighborhood Festival**, took place outside the International Leadership Texas – Woodhaven School on Wednesday, June 26, 2024 from 4:00 to 6:30pm. **Over 200 people from across the neighborhood turned out in 100+ degree heat!**

The event included a **presentation** by the consultant team about the purpose of the plan and existing conditions in Woodhaven, today. The main focus of the event, however, was to learn from Woodhaven residents about their concerns and priorities, hopes and dreams for the future of their neighborhood. To that end, the planning team designed a series of **interactive stations** posing questions to attendees. After completing the stations, people could enjoy a hot dog, snow cone, the water slide, and music.



Woodhaven

NEIGHBORHOOD FESTIVAL

LISTA DE ACTIVIDADES

Checklist

Welcome and thank you for coming to share your thoughts and ideas!
Please make sure to you check off each of the activities as you finish them.

¡Bienvenido/a y gracias por venir a compartir sus opiniones e ideas!
Por favor, marque cada actividad a medida que las vaya completando.

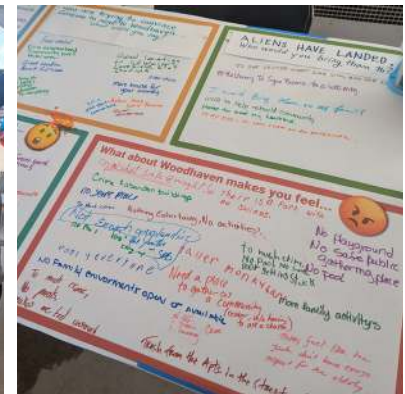
- ☒ WELCOME AND SIGN-IN | BIENVENIDA Y REGISTRO
- ☐ TODAY AND TOMORROW | HOY Y MAÑANA
- ☐ BIG IDEA | GRAN IDEA
- ☐ COLLABORATIVE MAP | MAPA COLABORATIVO
- ☐ COMPLETE THE NEIGHBORHOOD SURVEY
COMPLETE LA ENCUESTA DEL VECINDARIO
- ☐ THUMBS UP OR THUMBS DOWN
ME GUSTA / NO ME GUSTA
- ☐ SPIN THE WHEEL | GIRE LA RUEDA

WHAT ELSE IS ON YOUR MIND?
Use the back of this card to share any thoughts or comments.
¿QUÉ MÁS PIENSA SOBRE WOODHAVEN?
Utilice el reverso de esta tarjeta para compartir su idea o comentario.

Thanks for participating!
¡Gracias por participar!

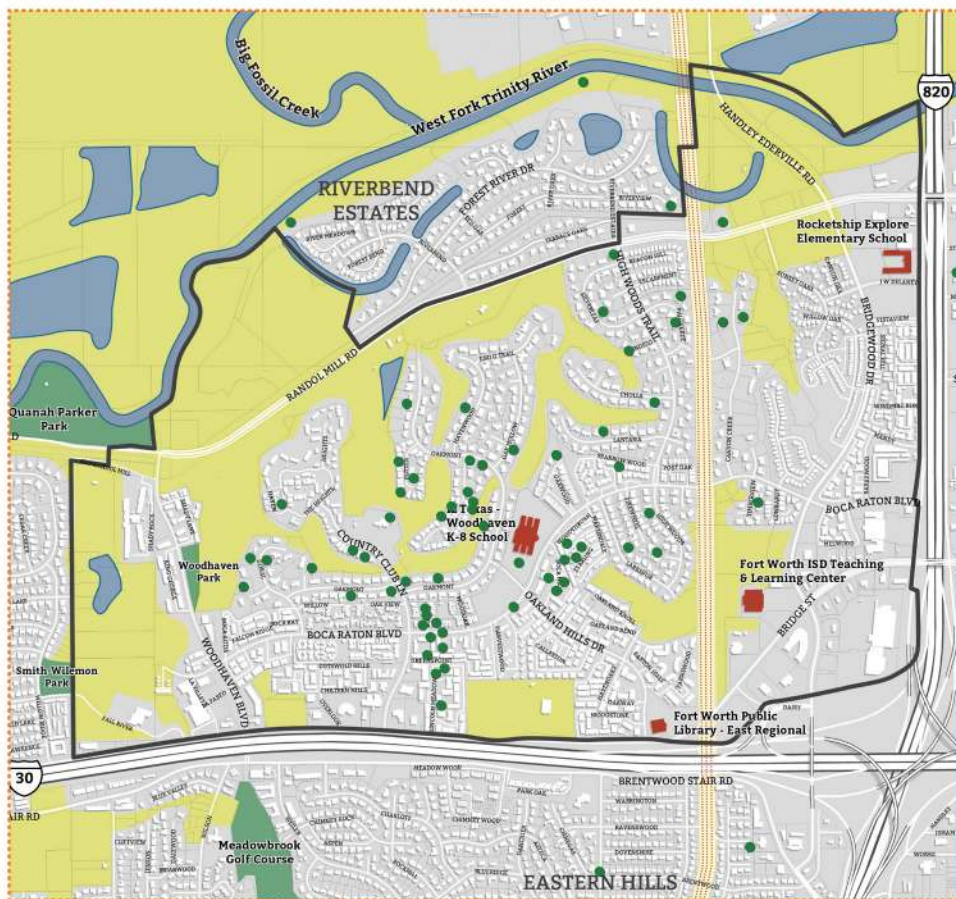
Supported by:
MAYOR PRO TEM BIVENS

FORT WORTH



"I would like to see the pool restored, a clean, safe playground with at least some shade, save as many big trees as possible, restore tennis courts. Also, solve apartment parking in the street problem (on Country Club Lane.)"

USE A **GREEN STICKER** TO SHOW US **WHERE YOU LIVE, WORK, PLAY.**



Residents from across the neighborhood attended.

43% of participants had moved in in the past 5 years.

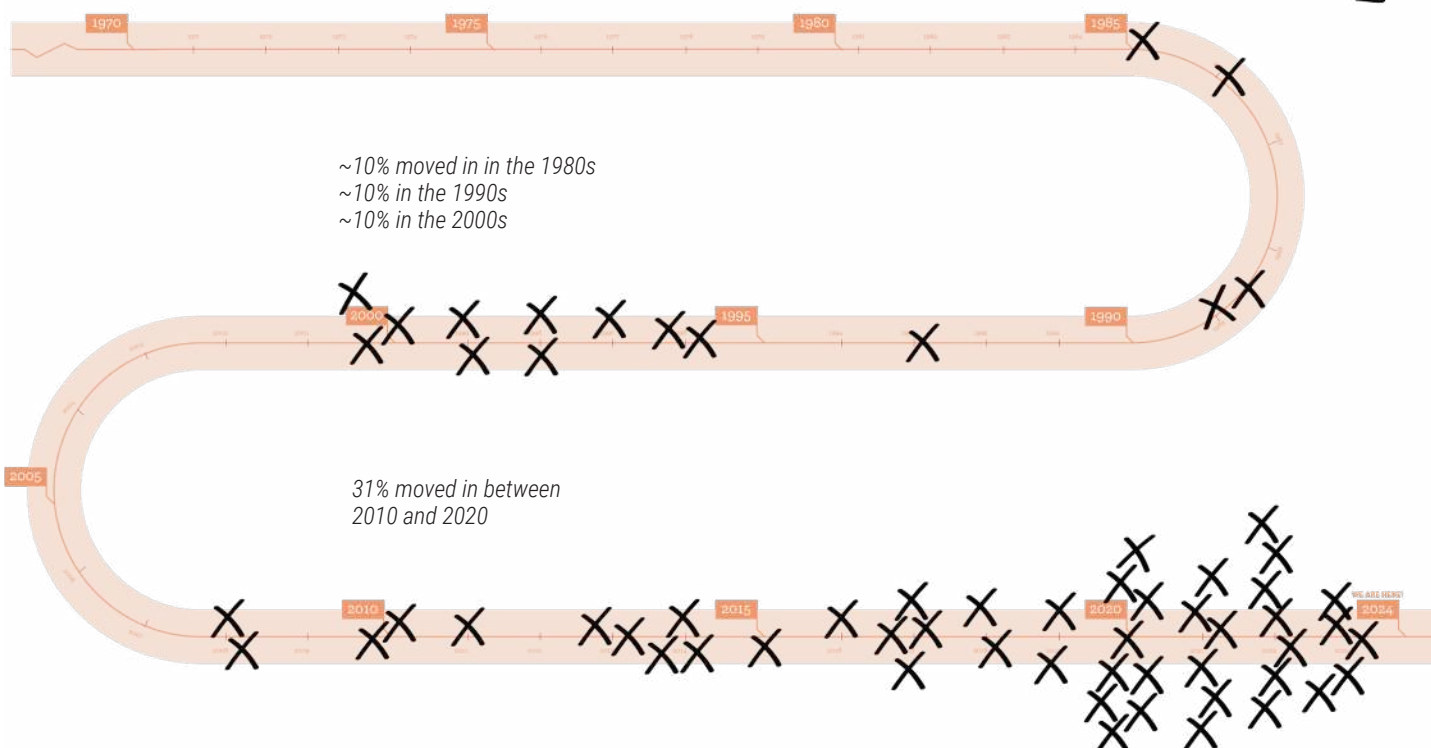
Of all participants:

57% were homeowners

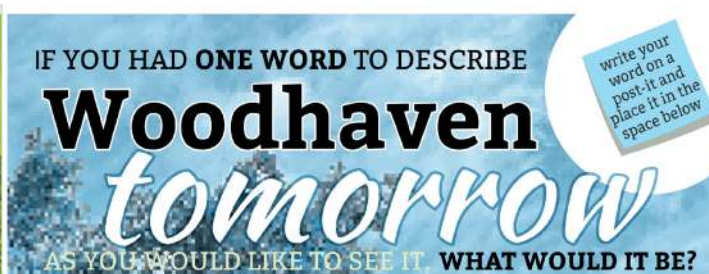
10% were renters

33% did not answer

TELL US **HOW LONG YOU HAVE LIVED IN WOODHAVEN.** MARK THE YEAR YOU MOVED IN on this timeline!



WH_PlanBook.indb 100



3/28/2025 11:37:34 AM

As a warm-up, people could share their **big idea for Woodhaven** and pose for a photo with their suggestion. People suggested a range of ideas, but clear themes emerged, among them:

- A desire for a **community space**
- A **place to play and cool off**
- **Places to shop and gather**
- Concerns about **quality housing**
- Requests for **improved connectivity**, particularly for people traveling on foot
- And, interest in preserving access to golf and the Country Club remained a priority for some



"Aldi or other grocery store, but especially Aldi :)"

"Start an after school club for kids to join to have after school activities."

"Woodhaven has great birdwatching (and wildlife in general). Especially considering how urban it is."



Theme: Places to shop and gather



Theme: A place to play and cool off



Theme: A desire for community space and other ideas

“Senior living + activities for membership or pay to play.”

“Bring a theme park to the area for the kids to have something to do. And, it’s affordable.”

A large **collaborative map** collected the **place-specific insights and ideas** that neighbors shared to inform plan recommendations and strategies. Topics addressed included commercial services, community space and recreation, golf and the Country Club, safety and cleanliness, sidewalks and trails, and housing.

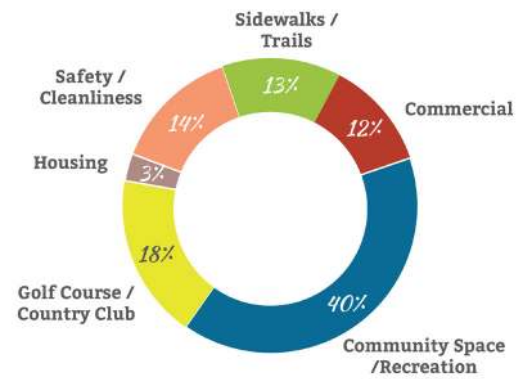
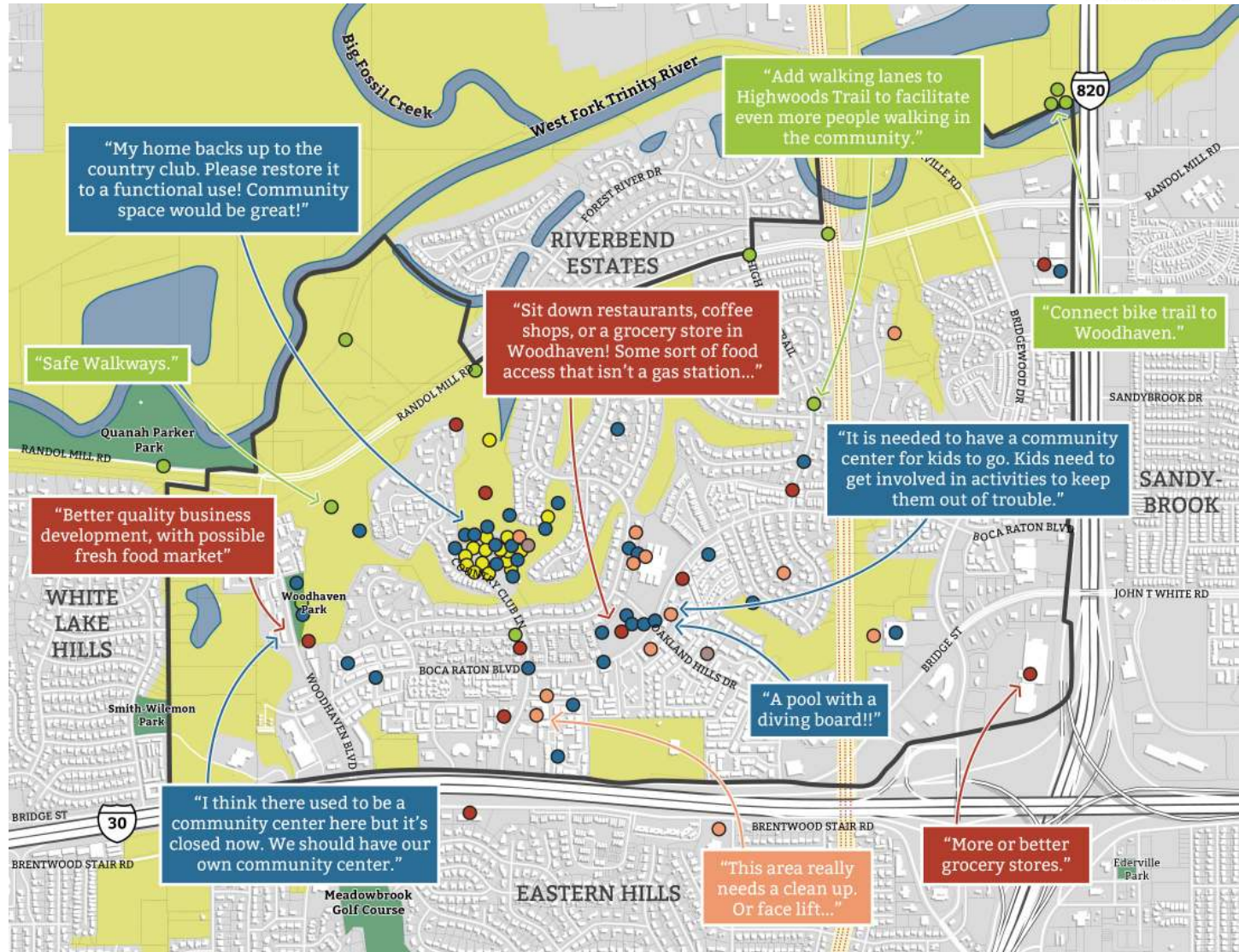


Figure G. Selected Results from the Collaborative Map



○ An Idea or Insight - color coded by category

□ STUDY AREA

0 .1 .2 .3 .4 .5 Mile

A series of precedent images invited resident feedback on likes and dislikes at a station called **Thumbs Up/Thumbs Down**. Attendees could place stickers with thumb icons in a “thumbs up” position for examples or ideas they would like to see in Woodhaven or a “thumbs down” position for ideas they think are not right for the neighborhood. The precedent images included different types of public realm amenities and improvements and different types of land uses and development.



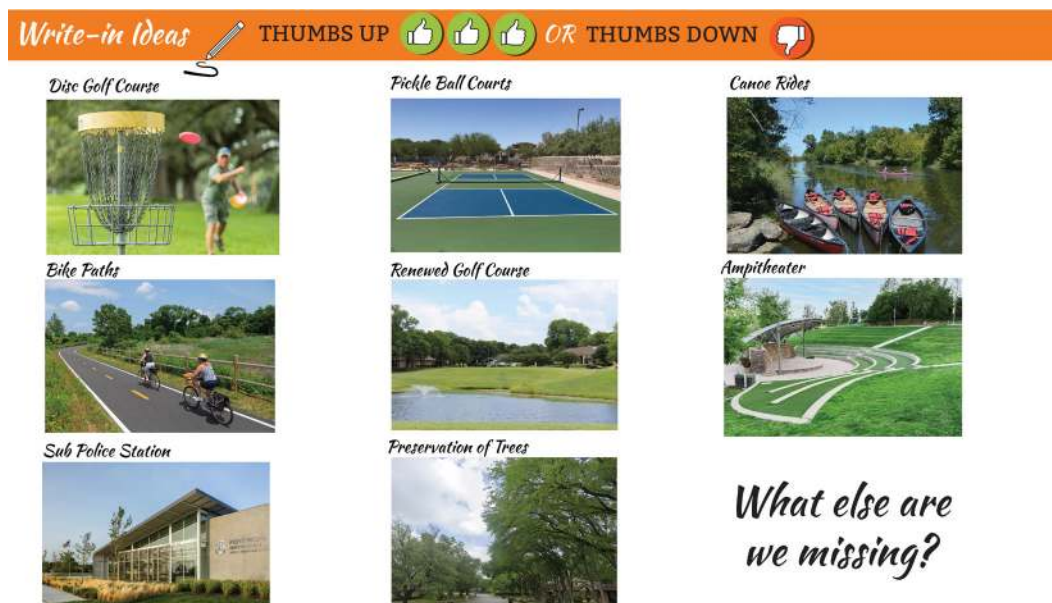
“Extension of parks and green belt bike walking trails.”

“In front of the school I would like there to be more security both during the day and at night, since we go out to buy at the store and we felt harassed by the amount of men in this store.”

“Community gathering space & grocery store!”

It is clear from the responses that residents value **Woodhaven’s natural features and places for play and exercise**. In terms of new development, responses were more mixed, likely informed by architectural style depicted as much as by type of development. It is clear residents desire **an amenity-rich neighborhood** and are interested in **a walkable mixed-use form of development**.

Residents also had an opportunity to write in their own ideas.



"Would love a community center/urban farm/educational corridor at the former golf course!"

(Check out Econautics!)"

A fun **spin-wheel** posed a range of questions for youth and the young at heart.



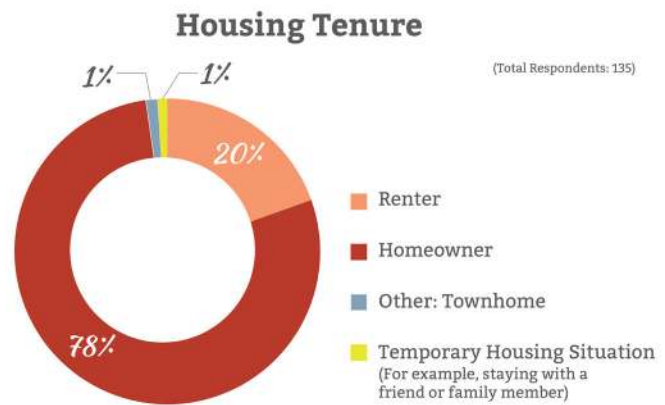
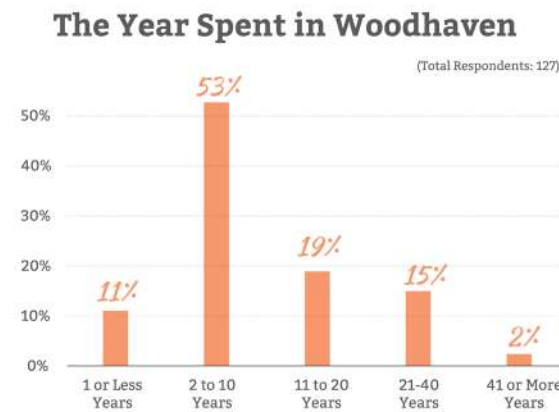
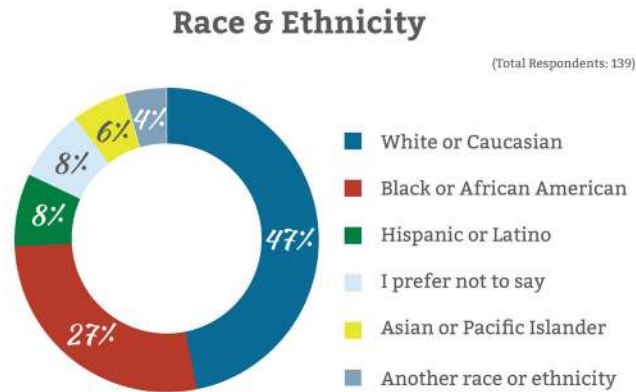
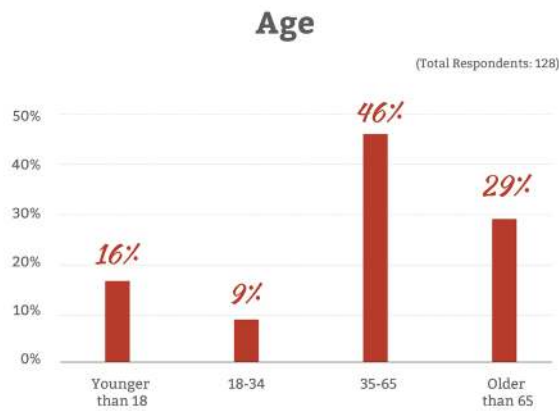
"Nothing entertaining in Woodhaven, no activities!"

"Love my house and my neighbors."



"Better traffic control. People barely stop at the stop signs going north or south."

Lastly, a **neighborhood survey** launched at the Woodhaven Neighborhood Festival; residents who missed the event could take the survey online in July and August. In total, **145 surveys** lend additional data on community priorities to the planning process.

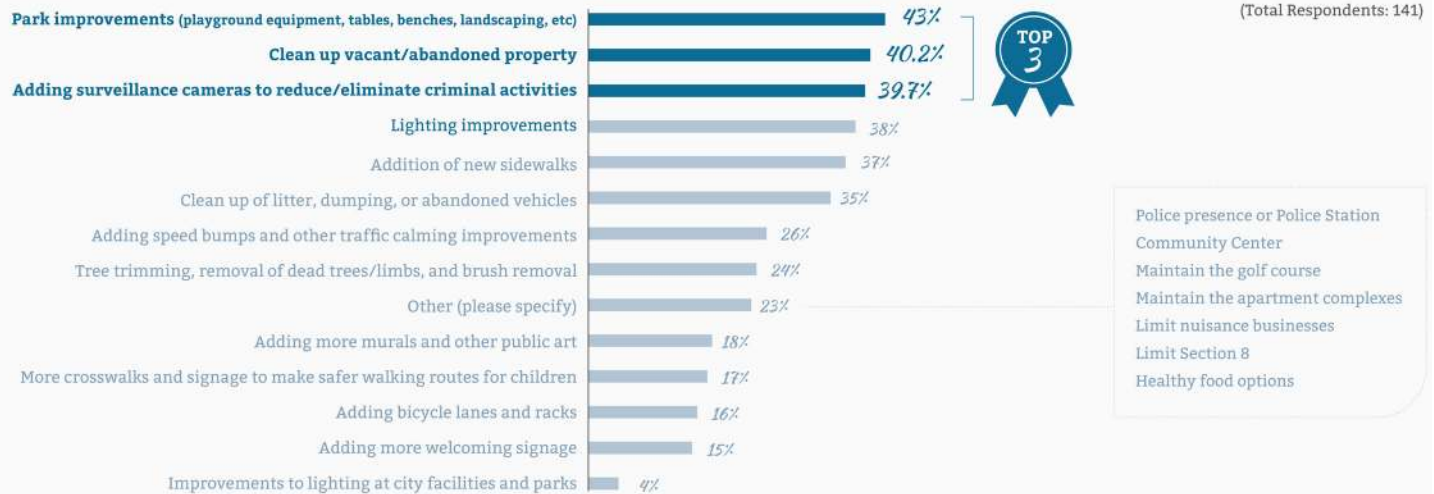


83% of respondents plan to stay in Woodhaven for the next 4 years and beyond.

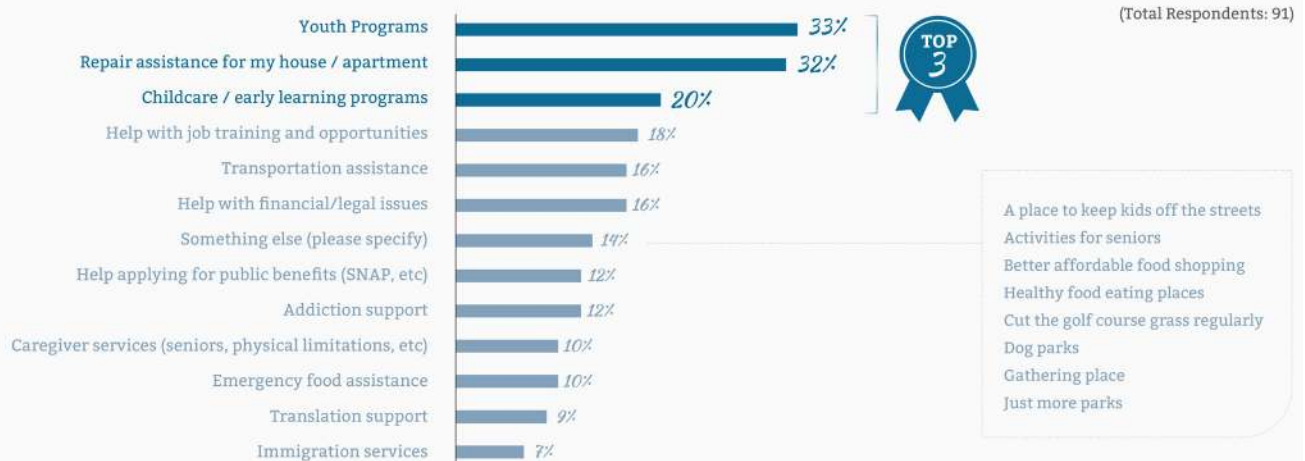
Of all respondents: 78% are homeowners, 20% are renters



Which of these improvements would make the biggest impact to improve the look and feel of the neighborhood in the next 3 years? (Choose 3)



What needs do you or a member of your household have right now?



"...I hope there would be more places to gather like restaurants."

"A police station, more lights, safety measures for the community."

"Convert some apartment communities into senior housing."

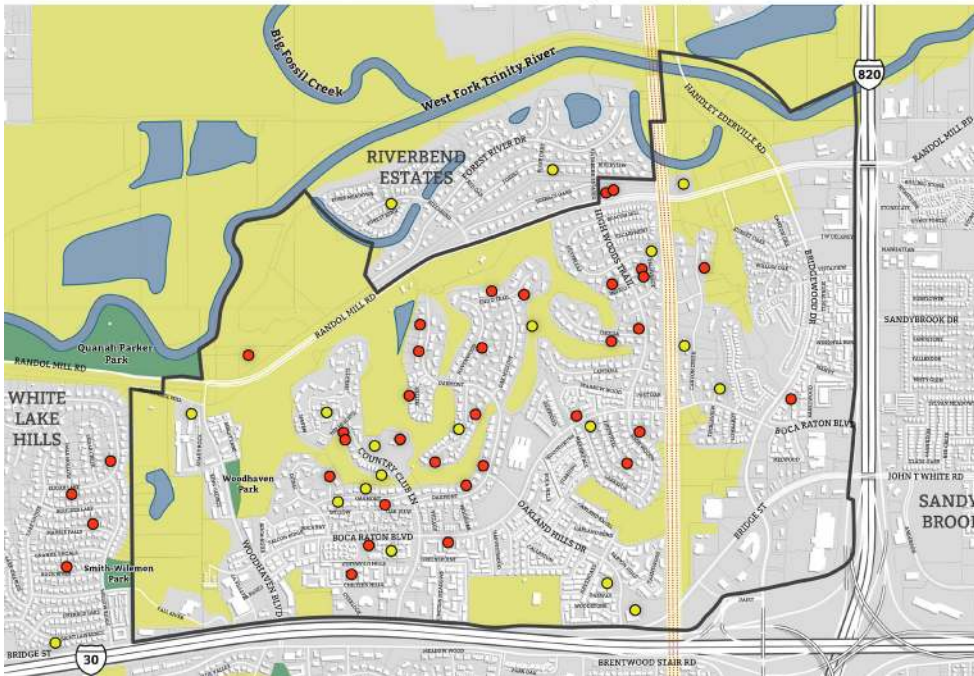
"More money for the apartments, so they update it the way they want."

The **Second Public Meeting** took place at the East Fort Worth Montessori Academy on Wednesday, October 16, 2024 from 6:00 to 7:30pm. Around 70 people attended.

The **purpose of the second meeting was to report out the findings from the community input at the June Festival and the community survey and share the draft vision, goals, and recommended strategies for the future of Woodhaven.**

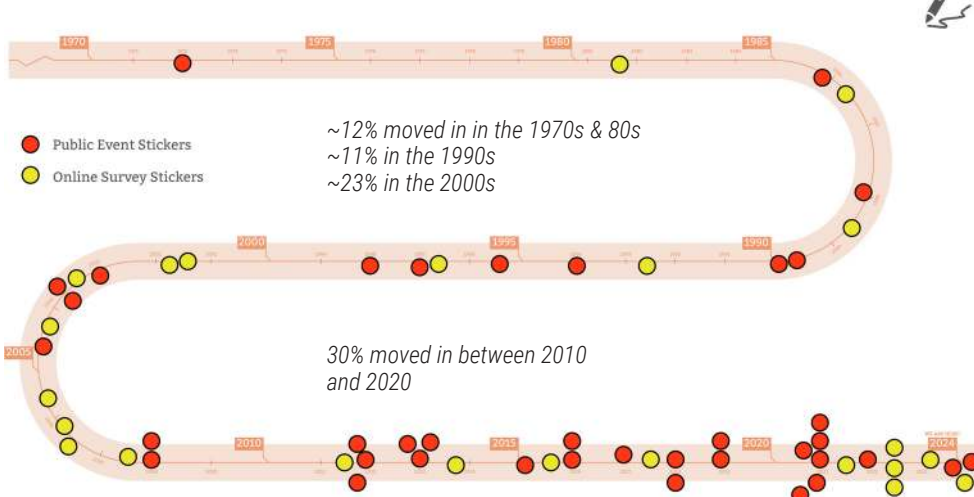


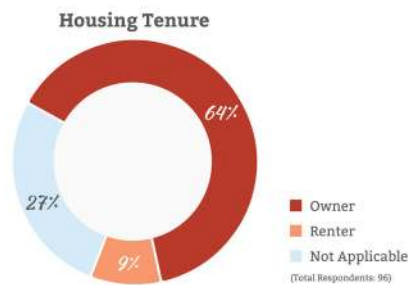
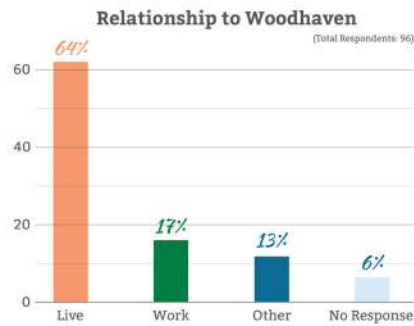
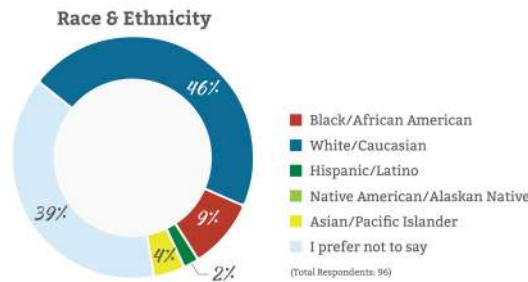
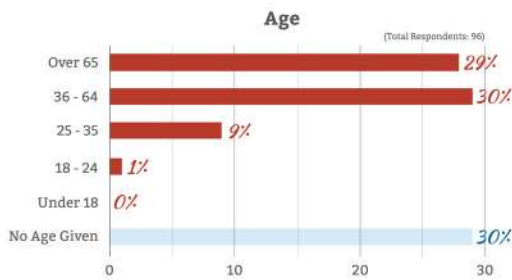
USE A STICKER TO SHOW US WHERE YOU LIVE, WORK, or SPEND TIME.



Again, residents from across the neighborhood attended.

TELL US HOW LONG YOU HAVE LIVED IN WOODHAVEN. MARK THE YEAR YOU MOVED IN on this timeline!





25% of participants moved in in the past 5 years.

Of all participants:

64% are homeowners,
9% are renters,
27% provided no data

After a presentation by the consultant team, there was a question and answer session, and several more opportunities for residents to provide feedback. Residents who could not attend the meeting had an opportunity to answer the same questions online via a short survey. In all, **96 residents weighed in on the draft recommendations.**

Meeting attendees received a **worksheet** listing the proposed recommendations by goal area (Health & Wellbeing, Environment, Economic Opportunity, and Housing). The worksheet invited general feedback on whether people strongly agreed, were neutral / had mixed feelings, or strongly disagreed with the recommendations. In general, **the response to the draft ideas presented was very favorable.**

"Identify some small easy win projects to 'prime the pump,' so initial success can motivate bigger projects."



"These incentives would help to integrate various zones in the neighborhood and promote community."

Will these ideas support:

Health & Wellbeing
Environment
Economic Opportunity
Housing

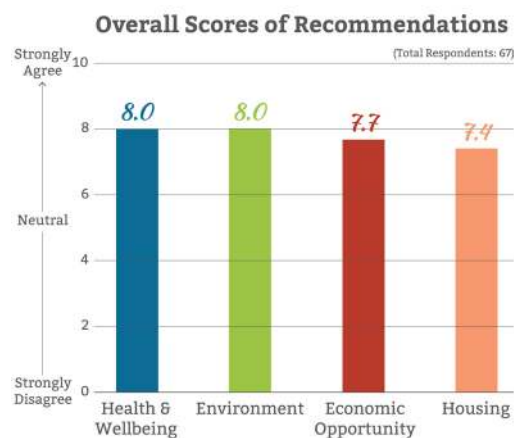
in Woodhaven?

People could answer on a scale of:

Yes, I strongly agree with these ideas

I'm not sure; I like some of these ideas, or I feel neutral about them

No, I strongly disagree with these ideas



"Just revitalize the area to keep it attractive and safe. Use strategies to identify and eradicate crime."

Appendix II: Summary of Community Input

Meeting attendees also had an opportunity to help **prioritize the recommendations** for Woodhaven's future, using stickers to identify the projects that are most important to them within different categories of cost or complexity. The community priorities identified are called out in the plan's Implementation Matrix.

HEALTH & WELLBEING

TOP 3



Build a private/public community space/center in the neighborhood with indoor gym space and meeting space



×34



Redesign the intersection of Woodhaven Blvd and Randol Mill with a traffic signal, crosswalks, and bike lane extensions



×22

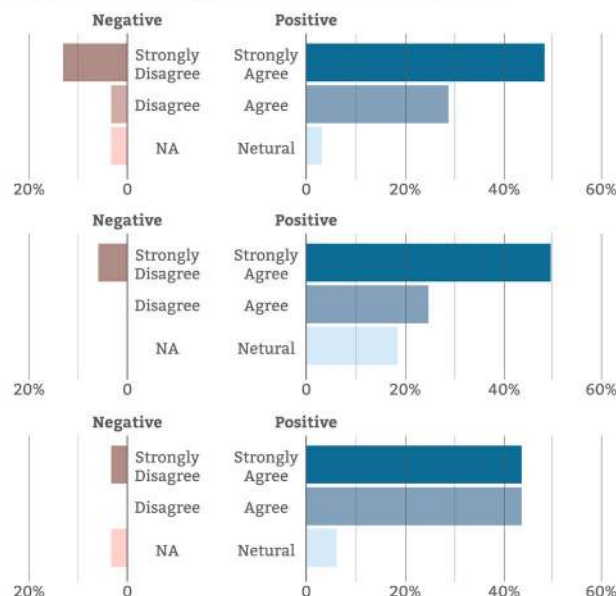


Add play spaces in the unprogrammed outdoor space near the Library, with shade and seating too



×20

People's feelings about these ideas:



ENVIRONMENT

TOP 3



Preserve and expand the network of walking trails through the golf course



×25



Transform the Oncor transmission line easement into a natural asset that provides a multi-use trail alongside wildflower meadows



×21

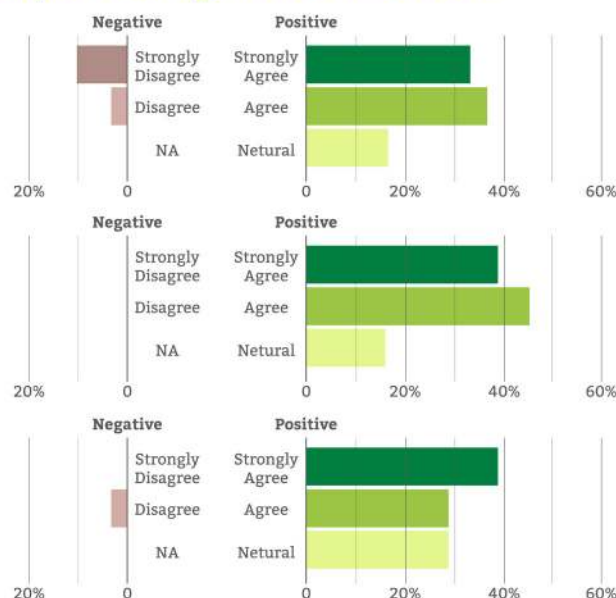


Work with PARD's Neighborhood Tree Planting Program to plant additional street trees



×18

People's feelings about these ideas:



“ **Community center** for the children, adults, etc. *13 million raised, please make it happen! ”

“ **Boulevard & walking trail** plans on Randol Mill would be great. ”

“ Make sure that there are adequate **safe sidewalks**. Existing sidewalks should be repaired. ”

“ Just revitalize the area to keep it **attractive and safe**. Use strategies to identify and eradicate **crime**. ”

“ **Blinking stop signs** at Country Club & Boca Raton, too many wrecks! ”

“ Woodhaven may not have Starbucks, but it has **GREEN**, a far more valuable commodity. ”

“ What I love about Woodhaven is all the undeveloped land & **nature trees**. ”

“ The trees in Quana Parker Park do need **SOME pruning** to let more light disperse, but the “state park-like” **entry to the park** should be preserved. ”

“ I like a lot of this, but I do not like disposing the **golf course** & sacrificing the safety of residential homes with new streets connecting to Randol Mill. ”

“ Stop allowing developers to mow down trees. We need a much **stricter tree ordinance!!** ”

“Needs to be more pedestrian friendly and needs economic development that will attract people to the neighborhood as well as serve the residents.”

ECONOMIC OPPORTUNITY

TOP 3



Redevelop the commercial properties across from Int'l Leadership School with businesses that are more family-friendly and safe for youth

\$\$\$ x30



Create new mixed use developments that establish an improved sense of place and community entry points

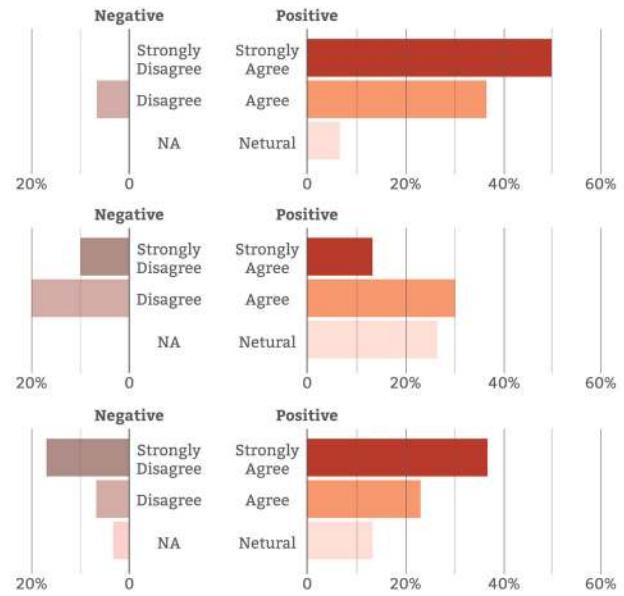
\$\$\$ x20



Build a walkable Main Street that links the Clubhouse and an improved **central gathering space** with a destination business overlooking the pond

\$\$\$ x15

People's feelings about these ideas:



HOUSING

TOP 3



Hold property owners and managers accountable for the safety, cleanliness, and quality of their properties through **increased code enforcement**

\$\$\$ x42



Track repeat citations and foreclosure risk and seek opportunities to **renovate problem properties** in order to make necessary improvements

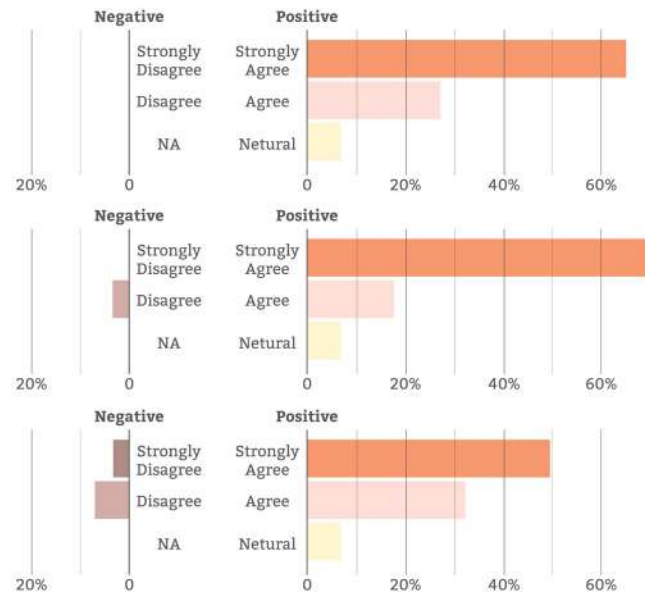
\$\$\$ x22



Preserve Woodhaven's iconic single-family housing stock as well as the **diversity of housing options**

\$\$\$ x20

People's feelings about these ideas:



- “ **Sit-down restaurant** would be nice as long as the demographic supports it. An **open ampitheatre** near the club house or as expansion of Quannah Parker Park. ”
- “ Get **city** to promote **fill-up development**, not new suburb growth. ”
- “ Development is nice, but **parking** should be considered, particularly with your idea around the golf course. ”
- “ All economic development should purposely allow **existing residents** to remain in the neighborhood (aka **mixed-income housing**). ”
- “ We need **business incentives** to bring **healthy food options** to this area and focused initiatives to deal with litter and homelessness. ”

- “ Ensure changes **do not force** current residents and life-long residents **out** with increases in costs for housing and other amenities and taxes. ”
- “ If multifamily builds, they should be **low profits** on Country Club. ”
- “ Improve the **senior home** we have. Some conditions are horrible there. City should investigate. ”
- “ Not sure about more housing. Lose the **golf course?** ”
- “ Single Family housing in a price range that **encourages young family** opportunities. ”

Generally, across all the goal areas, these topics received the most feedback.



LEGEND

- Push-back/need more info
- Enthusiastic support
- Conversation goals

The bigger the word, the more people mentioned it.

This plan was made possible with the support of:

Mayor Pro Tem Bivens

City of Fort Worth
Economic Development Department

Woodhaven TIF #13 Board

Woodhaven Neighborhood Association

