

# Project Location

## EVANS & ROSEDALE URBAN VILLAGE

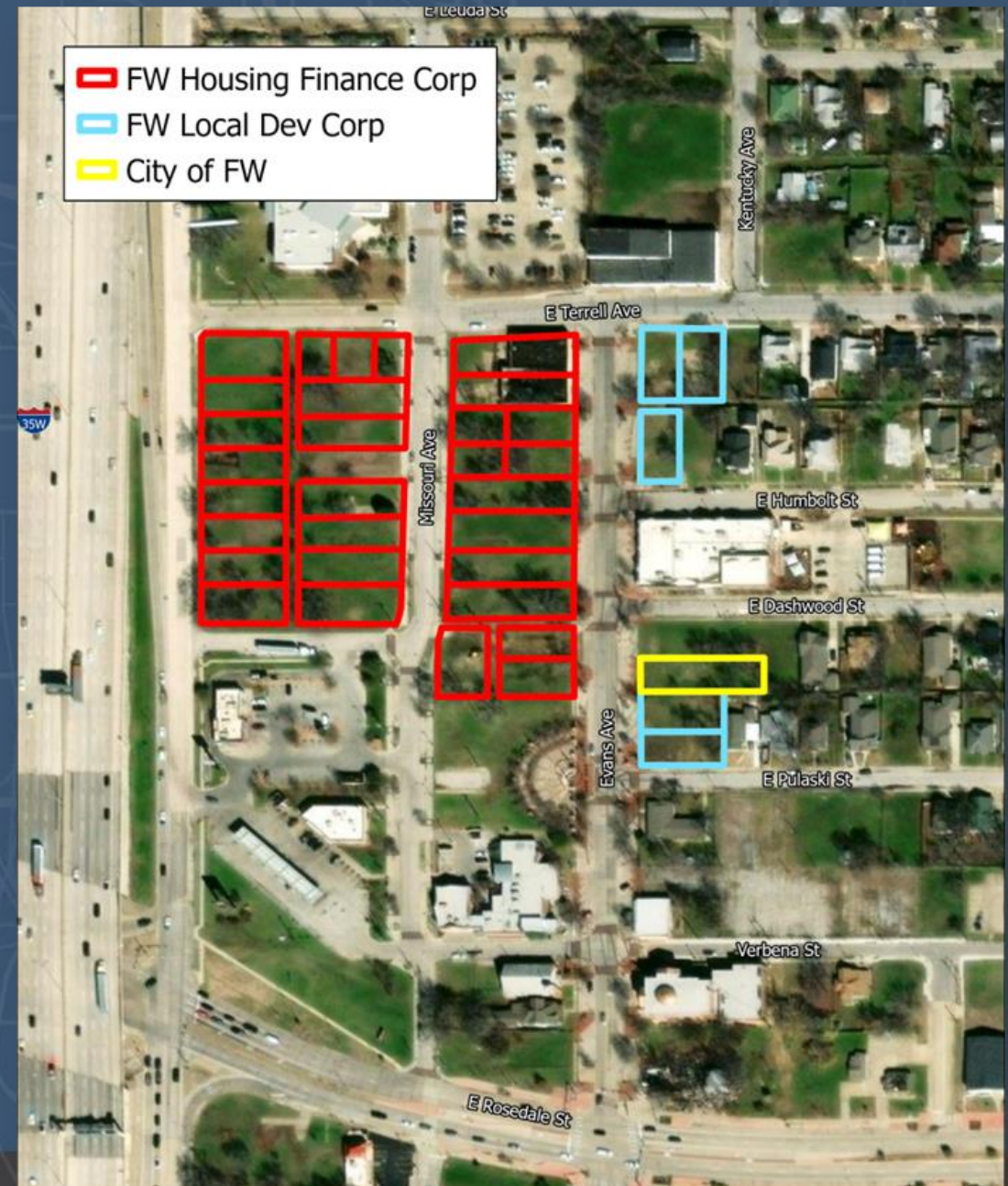
*Evans Avenue & E. Rosedale Street*

Sites owned by:

FW Local Development Corp.

FW Housing Finance Corp.

City of Fort Worth



# Project Overview

- Residential: Min 170 Units, Est. 181 Units
  - Multifamily (1st bldg.), marketed to active seniors with deeper affordability
  - Multifamily (2nd bldg.)
  - Stacked flats
  - Live-work
  - Mix avg at 60% AMI
- Commercial: 15,700 SF, minimum 3,000 SF and 1-year of grocer/market w/ essential fresh foods
  - Intended other uses (non-commitments): Restaurants (2), Fitness Center, Business Center, Coffee Shop, Small Business Suites
- Parking: min. of 283 spaces
  - Mix of surface/garage/street (54 max street)
- Parks & Common Space Enhancements



# Project Overview Cont.



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# Benefits of Development

- Investment into Evans & Rosedale Urban Village and restoration of historic uses and neighborhood vibrancy
  - Culture and heritage considered in design & development
- Creation of a mix of 170–181 affordable units
  - Strategic marketing to reclaim or maintain senior demographic in neighborhood with deeper income restrictions in multifamily
- New commercial retail and live-work units along historic Evans Avenue commercial corridor
  - Best efforts for a market/grocer for healthy food options in neighborhood
- New programmable green space, gathering spots, and parks
- PILOT to the City – 100% of City Taxes
- Improved safety & security



**Questions?**

***Thank you.***