

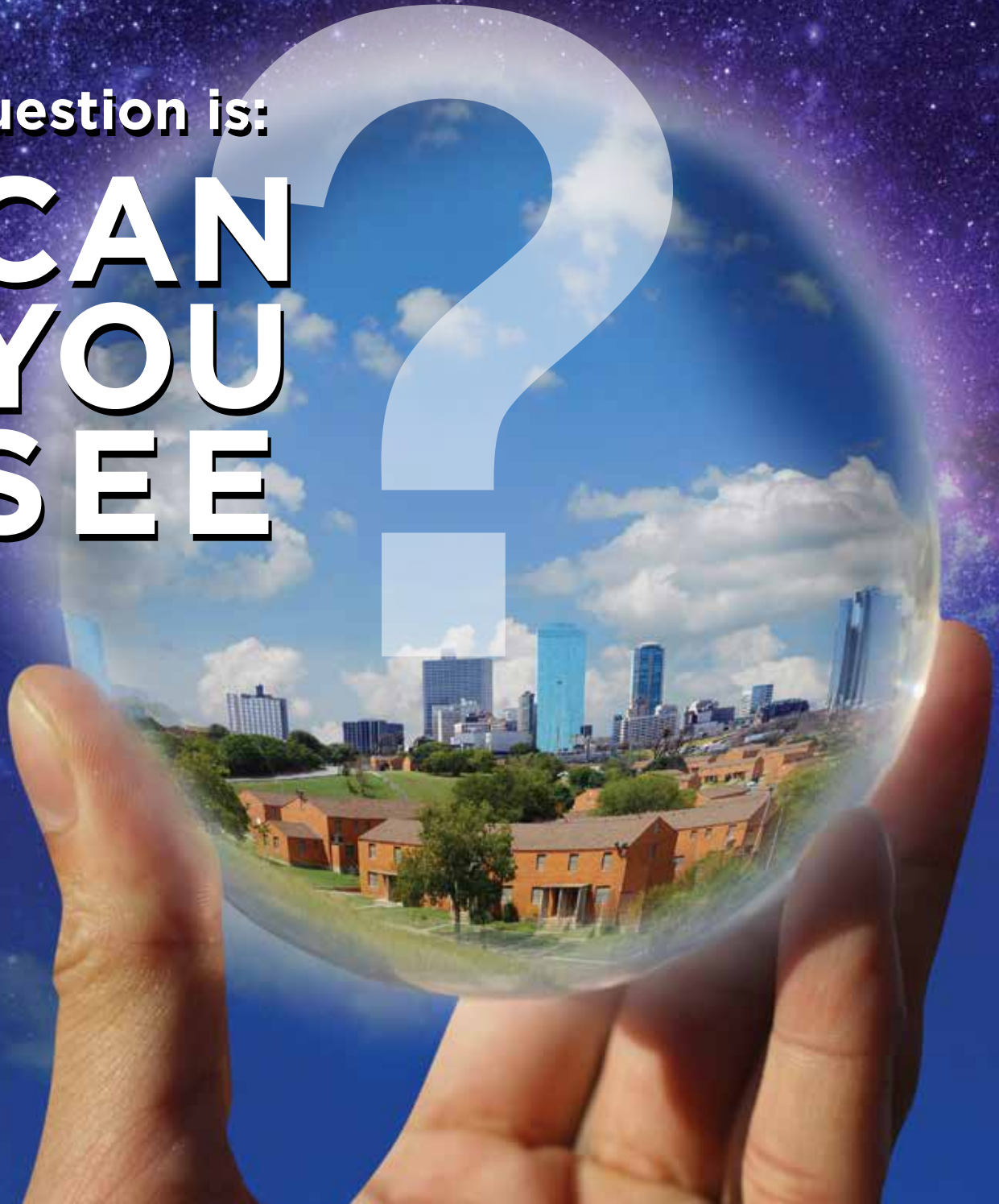


CHANGING THE FACE OF HOUSING

# Building a Legacy

The question is:

**WHAT CAN YOU SEE**



**BUTLER PLACE: A REQUEST FOR QUALIFICATIONS**



# Thank you for your interest in our Request for Qualifications for Master Developer services

for the Fort Worth Housing Solutions Butler Place redevelopment project. This is truly a rare opportunity to redevelop over 40 acres of land adjacent to one of the hottest downtown markets in one of the fastest growing and most attractive cities in the nation.

As you look over the current landscape, it is populated with utilitarian, multi-family, New Deal-era architecture that occupies the afternoon shadow of downtown Fort Worth. The question is — “What can you see/envision” that will catalyze transformation at downtown’s front door?

This will be an amazing opportunity for the right partner to help create a long-term vision and strategy that maximizes community desires and values. We are looking for a developer with experience in similar projects and also demonstrated success in building public-private partnerships.

Our downtown population has grown at an average of 5.8% a year. More and more people are choosing to live in and around our urban core and the demand for new, high-quality housing is on the rise. We invite you to explore our material and information and submit your Statement of Qualifications by November 30, 2016. All materials must be in by 11:00 a.m. Central Standard Time. Please visit our website at [www.fwhs.org](http://www.fwhs.org) for more information. We look forward to hearing from you.

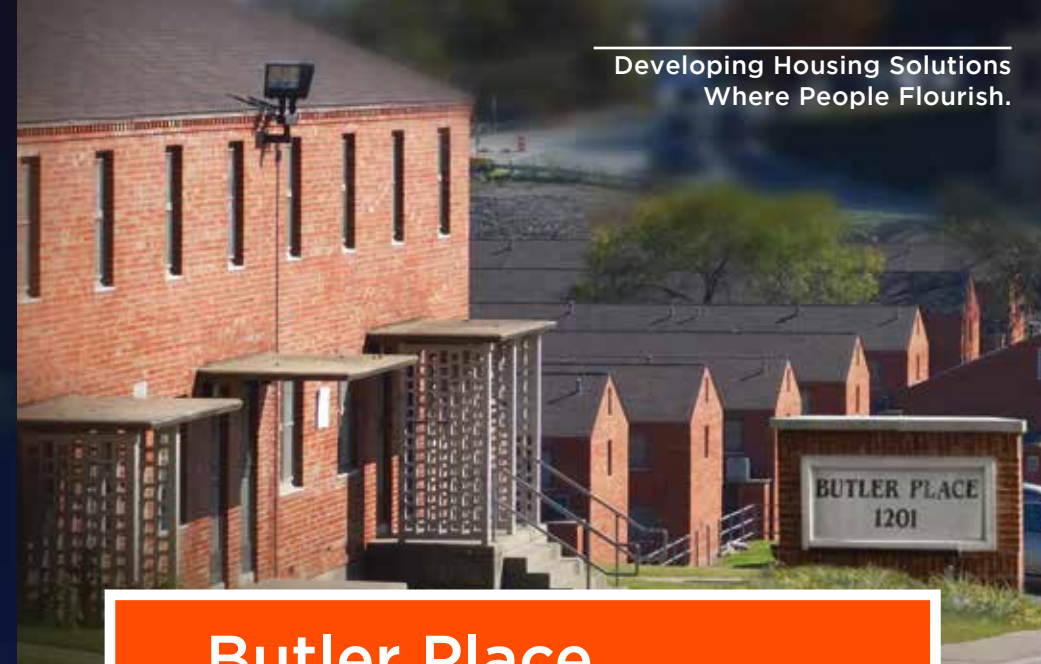


Naomi W. Byrne, President



## We are changing the face of housing

Developing Housing Solutions  
Where People Flourish.



## Butler Place Apartments

### ABOUT THE SITE

This historic development, just to the east of downtown Fort Worth, was constructed in multiple phases, beginning in 1940 and ending in 1963. Resting on 42 acres, Butler consists of 412 units in 68 buildings. It was created under the authority of the Housing Act of 1937 and a portion of the property was listed on the National Register of Historic Places in 2011.

### BUTLER AND RENTAL ASSISTANCE DEMONSTRATION (RAD)

Fort Worth Housing Solutions (FWHS) received HUD approval in October, 2015 of its Rental Assistance Demonstration Program (RAD) application, beginning a three-year project clock to proceed with the conversion of the Butler Place Public Housing units to the RAD program. RAD allows public housing agencies and owners of certain at-risk, federally-assisted properties to convert their current assistance to long-term project-based Section 8 contracts and leverage financing to help reduce the severe backlog of capital repair needs. This new program will allow FWHS to improve the quality of life for all individuals in this neighborhood by redeveloping the site into a new mixed-use/mixed-income neighborhood.

### URBAN LAND INSTITUTE (ULI) STUDY

In December 2015 the ULI conducted a workshop with a panel of experts regarding the Butler property and addressed issues including: market potential, development strategies, planning and design, and implementation. Subsequently the ULI drafted a report with a list of findings and recommendations. The report can be found at: <https://www.fwhs.org/butler-rfq>.

### CURRENT STATUS

FWHS is seeking the best route for the redevelopment of the Butler neighborhood. The agency has drafted a Request for Qualifications (RFQ) for a master developer to help chart out a master plan to aid in the transformation of the area. The RFQ was formally published in August, 2016 and is due by November 30, 2016. All materials must be in by 11:00 a.m. Central Standard Time.



# DFW: DISCOVER FORT WORTH...

# A ONCE IN A LIFETIME OPPORTUNITY



## Every 5 minutes... another person moves to North Texas.

Fort Worth is the 16th largest city in the United States and the fastest growing city in the Metroplex.

In the heart of Fort Worth is a vibrant downtown and center city growth is spurring new office, residential, dining and retail development momentum.

Outside the core, new, large, mixed-use developments are expanding the city at every compass point.

Lockheed Martin, BNSF Railroad, Alcon Laboratories, Facebook, GM Financial, XTO Energy, GE Locomotive, Justin Brands, Acme Brick, Pier 1 and Bell Helicopter are just a few of the many businesses that call Fort Worth home.

If you need a large talented labor pool, low cost of living, high quality of life, a business friendly environment and strong infrastructure in the 4th largest metro region in the country — all with easy access to national and international markets — give us a call.

**Robert Sturns**  
Director, Economic Development  
Robert.Sturns@fortworthtexas.gov  
817-871-6025



**ULI members: Fort Worth Housing Solutions (formerly the Fort Worth Housing Authority) has issued an RFQ for the redevelopment of Butler Place, a 41-acre site located at the intersection of I-35 and I-30 in Downtown Fort Worth.**

The beautiful Butler Place site offers an unparalleled opportunity to masterplan a new mixed use residential community with outstanding access to downtown and all parts of Fort Worth, proximity to the area's transit system and beautiful views. For more information call Naomi W. Byrne, President, at 817-333-3402.



Find the RFQ it at <http://goo.gl/bwGpNv> or pick up a copy at the ULI conference in Dallas.





## The ULI Panel's Primary

Based on the panel's analysis of the site's advantages and constraints, the strength of the local market, design opportunities and challenges, and overall feasibility analysis, the panel proposes a phased approach that challenges the sponsor team to "think big" in its redevelopment plan — with some short-term action items and others that are longer term. The panel believes the Butler Place site can best be developed when the adjacent influence zones are considered, as well as circulation, access, and connections to the site. In short, the physical constraints of the site significantly affect development potential and therefore must be addressed in a bold, creative way. Most important, though, is to provide the families currently residing in Butler Place with better-quality housing — whether located on the site or elsewhere.

## Recommendations

With these thoughts in mind, the panel's primary recommendations include the following:

- Preserve several of the historically designated housing structures, finding adaptive uses such as a combination cultural museum, library, and art center.
- Provide for improved connections among downtown, Butler Place, and the Trinity River park complex.
- Construct a mixed-income housing development at the Butler Place Site with densities, design, and amenities that are consistent with its location near downtown. The panel is suggesting a mixed-income community of 2,000 dwelling units with a minimum of 10 percent at 30 percent of area median income (AMI) or under and 10 percent at 80 percent AMI or under. The panel refers to this neighborhood as Terrell Hill throughout the report.
- Leverage the opportunities that will be created by the new VPA/STEM Academy that has been approved for I.M. Terrell Elementary School by the FWISD.
- Provide opportunities for current Butler Place residents to remain at the site in new housing, upon Phase I completion.
- Create an organizational structure and appropriate leadership groups to see the vision to completion.
- Support additional improvements and enhancements in nearby neighborhoods such as East Lancaster.



**In order to obtain the maximum amount of benefit for our city, Fort Worth Housing Solutions (FWHS) has organized an advisory group for this project comprised of representatives from the listed organizations/entities and has corporately developed a set of community objectives.**



- Fort Worth Housing Solutions (FWHS)
- City of Fort Worth (CoFW)
- Fort Worth Independent School District (FWISD)
- Downtown Fort Worth, Inc. (DFWI)
- Fort Worth Metropolitan Black Chamber of Commerce (FWMBCC)
- Tarrant County Black Historical and Genealogical Society (TCBHGS)
- I.M. Terrell Alumni Association (IMTAA)
- Butler Place Resident Council
- Local Developers, Architects, and Community Representatives

# Our Objectives

*We fully expect the chosen Developer to continue working closely with the Advisory Group during development and implementation of the following objectives.*

## **COMMUNITY OBJECTIVES - PRIORITY I:**

- a. Workforce Housing:** FWHS requires that residential development density be increased by no less than 300% percent (from approximately 400 units to a minimum of 1,200 units) and that projects set aside units for affordable housing, which is defined as housing that is affordable to those earning up to 80% of the Area Median Income (AMI). The total number of units and the affordable unit set aside is subject to negotiation based on the recommendations of the chosen Developer; however, Statements of Qualifications (SOQs) illustrating experience developing affordable housing for a variety of income levels will receive additional scoring consideration.



- b. Historic Preservation:** A significant portion of the property (approximately 40%) has been listed on the National Register of Historic Places. The Developer will be responsible for coordination of the Section 106 process and facilitate the development of mediation plan for the property to allow for development in this area. A mediation plan should include a public facility to be owned and/or operated by a local not-for-profit or governmental entity that addresses the historic context of the site, recognizes the importance of the historic structures located on site, and highlights the contributions of African-Americans to Fort Worth, preferably in the form of a museum and/or educational facility.
- c. Green Design:** The Plan should reflect and articulate a vision of sustainable practice that can enhance the quality of life of citizens today, without compromising the interests of future generations. Proposals should seek to promote energy efficiency, waste reduction, and other sustainable features in design, construction, renovation, and operation.
- d. Transportation and Parking:** The Plan should promote mass transit, walking, and cycling, but should also include automobile access improvements and associated parking facilities as necessary to ensure the success of the plan.
- e. Accessibility:** The Plan should include ways to improve access to the site from the west (Downtown), south (East Lancaster), and north and east (Trinity Trails park area).
- f. Green space:** The Plan should maximize the use of topography and natural features of the site and include green space and park areas for recreation.
- g. Neighboring Communities:** Considerations should be made for how to leverage this redevelopment to support additional improvements and enhancements in nearby neighborhoods such as East Lancaster.







**COMMUNITY OBJECTIVES - PRIORITY II:**

- a. Owner-Occupied Housing:** The Developer will include recommendations in the Plan for how to include home ownership opportunities in the target area, considering options such as condominiums and/or townhomes.
- b. Retail/Commercial:** The Developer will include recommendations on the inclusion of retail and commercial development within the Plan.
- c. Education/Youth Directed Activities:** The Developer will be responsible for recommending additional potential options for educational components (example: a higher education campus location) or youth directed activities and recreation component (example: sites for recreational activities and services).

**COMMUNITY OBJECTIVES - PRIORITY III:**

- a. Grocery:** The site currently lacks grocery services. The Developer will research and recommend potential opportunities for a neighborhood grocery, market, urban farm, or some other component to address the availability of grocery and/or food items.
- b. Primary Education:** The Developer will research and recommend potential opportunities for expanding primary education opportunities through either FWISD and/or a charter school and providing easy access to high-performing educational opportunities for families on site.

**EXPECTATIONS**

Our development partner must be fully committed to the essential elements of our vision for:

- Smart, sustainable growth
- Thriving, walkable, mixed use urban neighborhood
- Alternative transit options
- Inclusion of arts and culture
- Environmental sustainability
- High quality design, and
- Complementary uses, including an appropriate mix of housing types, street level retail and neighborhood supporting commercial services.

# A Doorway To the Future



Conceptual rendering of the I.M. Terrell Academy for STEM and Visual & Performing Arts

These two sites will serve as a doorway to the future for the east side of downtown Fort Worth.

At the front door of the redeveloped Butler site will be the new I.M. Terrell Academy for STEM and Visual & Performing Arts. This state of the art educational facility will be a destination for students district wide who have a zeal for the arts as well as for science, technology, engineering and math (STEM). The academy will also serve as a signature performance venue for the City of Fort Worth. Along with the redeveloped Butler project, these two sites will serve as a doorway to the future for the east side of downtown Fort Worth.

The original facility itself is going through a transformation process. Opened in 1882 as the city's first African American school, it was closed in 1973. Receiving a new lease on life it reopened in the 1990s as an elementary school. Now, while retaining its cultural, historical and architectural significance, the campus will combine the existing building with a new 65,000 square foot performing arts center, connected by a unifying, secure courtyard. Classes are set to begin in August 2017.





THE BUTLER REDEVELOPMENT PROJECT

**Plan the Future.  
Build a Legacy.**



FOR MORE INFORMATION VISIT:  
<https://www.fwhs.org/butler-rfq>

