



East Lancaster Avenue Corridor Planning

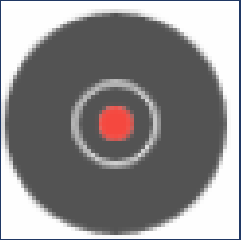
Virtual Stakeholder Meeting Two

November 11, 2020

3:30 – 5 p.m.

WELCOME

HOUSEKEEPING



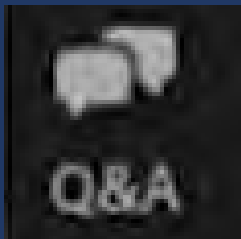
Recording

Today's meeting is being recorded. The meeting video will be on the City's YouTube Channel.



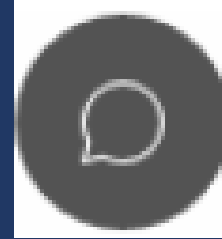
Audio

Audio is muted for all except speakers. During the Q&A, audio will be unmuted for persons that have a question.



Q & A

Click on Q&A icon to type a question for the presenter's to answer.



Chat

Click on the chat icon to type a message for the whole group to see. For questions to the presenter's, please use the Q&A icon.



Survey

Following this meeting, an email with a survey link will be sent. Please take a few minutes to complete the survey.

East Lancaster Avenue Corridor Planning

Opening Remarks Councilmember Ann Zadeh



Presentations from:



ELECTED OFFICIALS

- ⑩ Councilmember Kelly Allen-Gray
- ⑩ Councilmember Gyna Bivens
- ⑩ Councilmember Ann Zadeh



STAFF

- ⑩ City of Fort Worth
- ⑩ Trinity Metro



EAST LANCASTER ADVOCATES

- ⑩ East Fort Worth Business Association
- ⑩ East Lancaster Public Improvement District



**OVERVIEW/
BACKGROUND**

- ⑩ Recap of Kickoff Meeting
- ⑩ East Fort Worth Business Association
- ⑩ East Lancaster Public Improvement District
- ⑩ Past Planning History/Recommendations
- ⑩ Existing Conditions

**TOOLS AND
RESOURCES**

- ⑩ Community Economic Development

**Q&A AND
CHARACTER/
OPPORTUNITY
ZONES**

- ⑩ Q&A
- ⑩ Introduction to Character Zones

Planning and Data Analytics Department

- Eric Fladager, Manager
- Patrina Newton, Senior Planner

Trinity Metro

- Phil Dupler, Planning Director

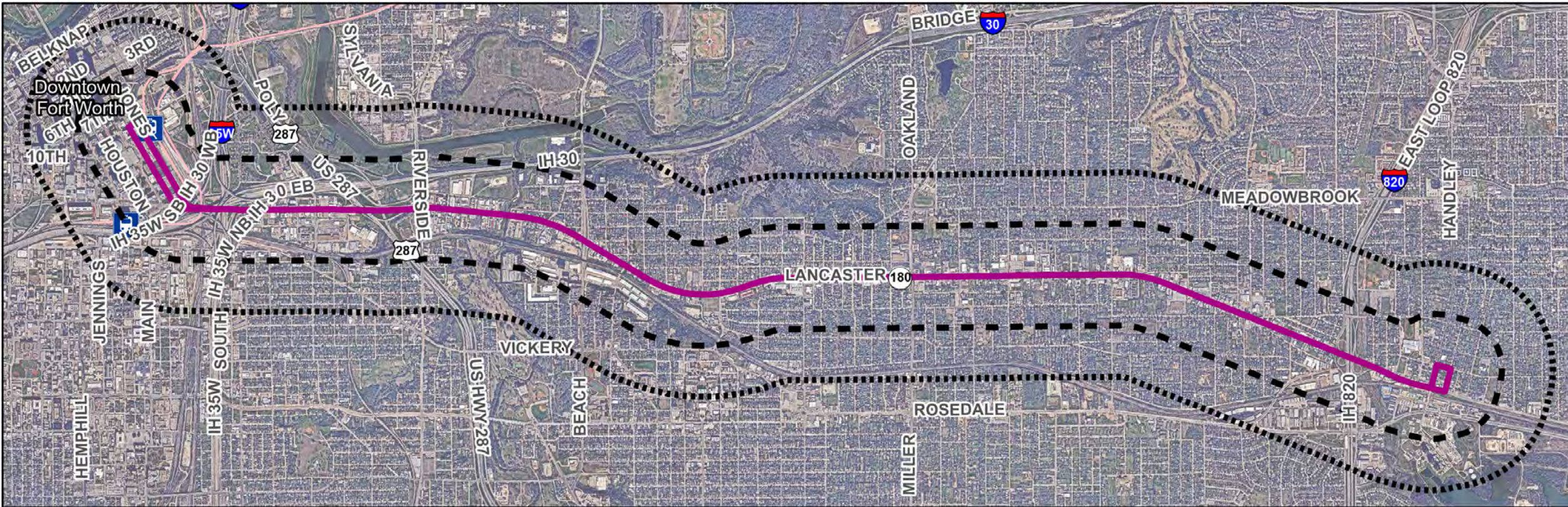
East Lancaster Avenue Advocates

- Jason Ray, East Lancaster Business Association
- Dan Haase, East Lancaster Public Improvement District

OVERVIEW/ BACKGROUND



East Lancaster Avenue Corridor Study Area



KICKOFF MEETING (9/24/20) RECAP

Discussion Topics

- **Bus Rapid Transit (BRT) Overview**
- **Transit-Oriented Development (TOD) Planning Project for BRT**
- **Transportation Forward**
- **Vision East Lancaster Overview**
- **East Lancaster Public Improvement District Overview**
- **East Lancaster Corridor Maps**

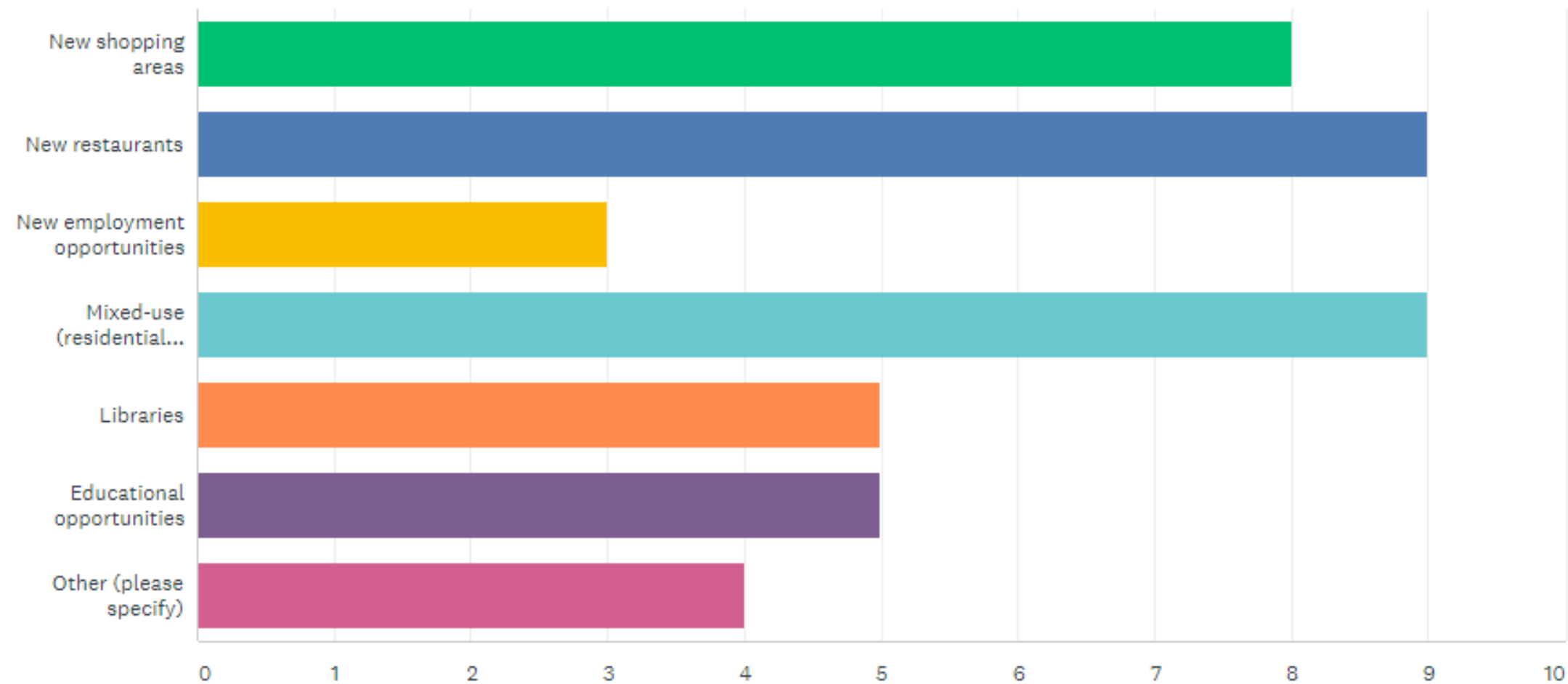
POLLING QUESTION RESULTS

Questions	Yes	No
Do you live near East Lancaster Avenue?	34%	44%
Do you currently ride transit on East Lancaster Avenue?	18%	60%
Do you own property that fronts East Lancaster Avenue?	9%	66%
Are you a member of the East Lancaster Avenue Public Improvement District?	7%	62%

KICKOFF MEETING (9/24/20) RECAP, CONT.

What kinds of destinations along East Lancaster would encourage you ride on a Bus Rapid Transit (...)

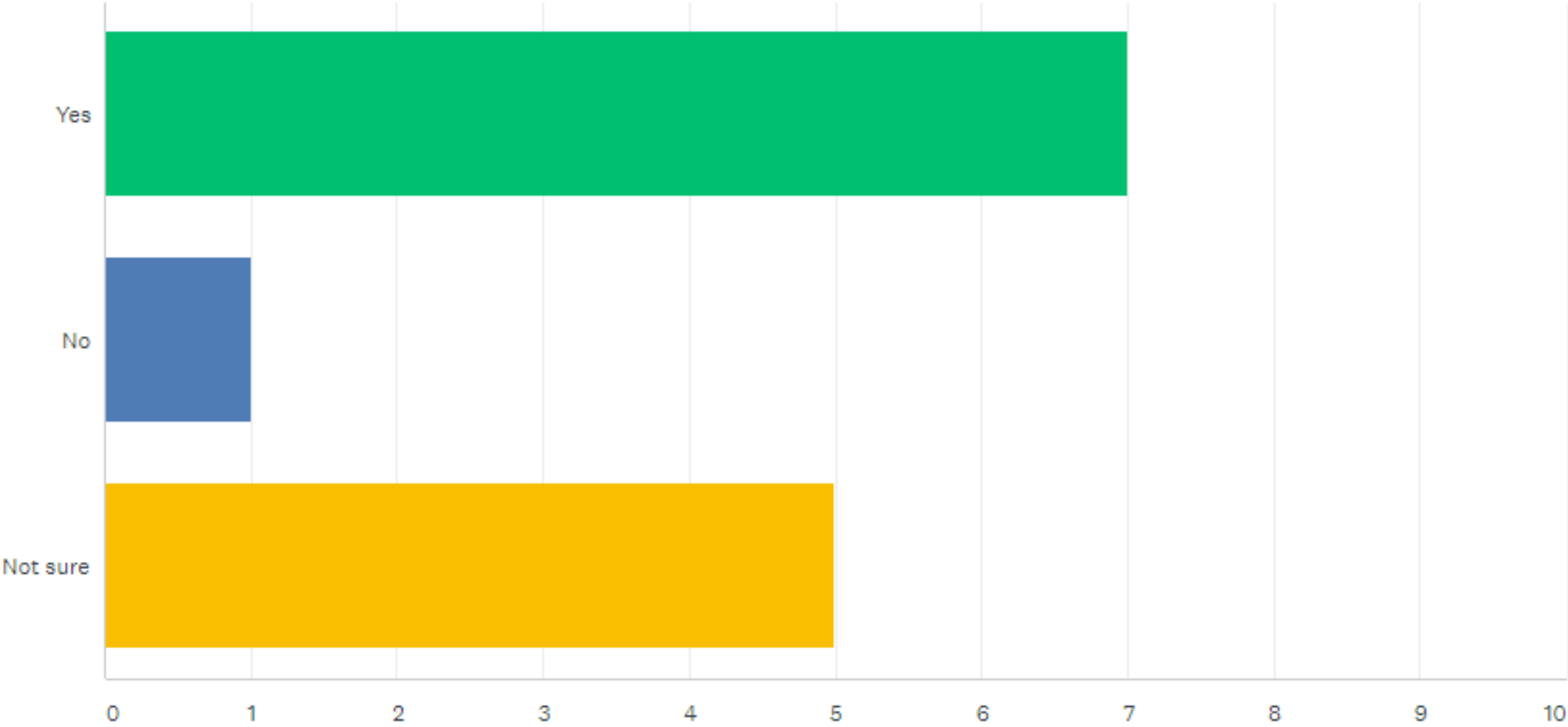
Answered: 13 Skipped: 0



KICKOFF MEETING (9/24/20) RECAP, CONT.

Would you ride on a Bus Rapid Transit (BRT) system on East Lancaster running between Downtown...

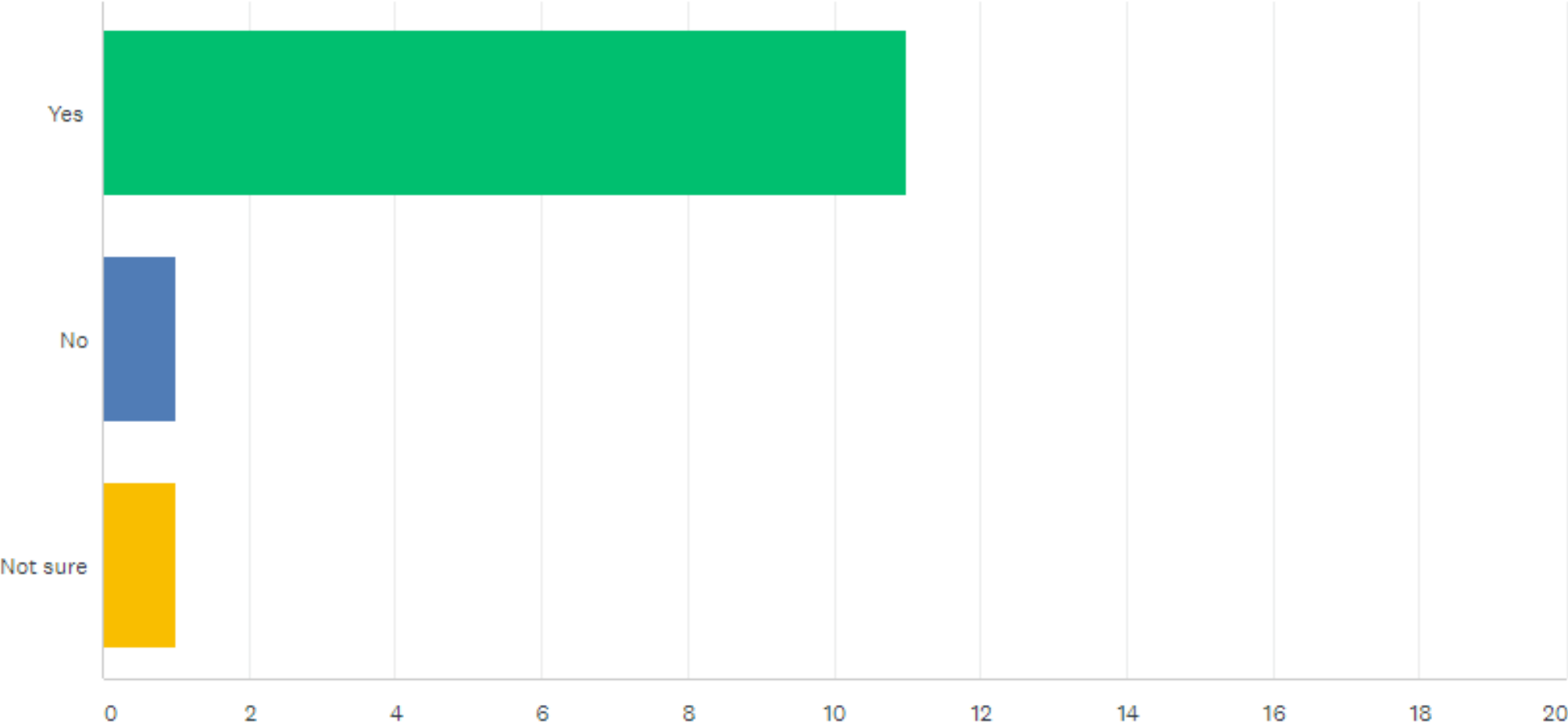
Answered: 13 Skipped: 0



KICKOFF MEETING (9/24/20) RECAP, CONT.

Would you like to see a Bus Rapid Transit (BRT) system on East Lancaster running between Downto...

Answered: 13 Skipped: 0



KICKOFF MEETING (9/24/20) RECAP, CONT.

Please list any other improvements or changes you would like to see in the East Lancaster corridor.

Answered: 5 Skipped: 8

“Investment in current residents and businesses, not gentrification of my neighborhood.”

[< PREV](#)

1 of 5

[NEXT >](#)

KICKOFF MEETING (9/24/20) RECAP, CONT.

Please list any other improvements or changes you would like to see in the East Lancaster corridor.

Answered: 5 Skipped: 8

“Activated sidewalks, placemaking features, small community park with amphitheater and playgrounds, unique/one-of-a-kind development and sidewalk features, interactive public art pieces, murals, pop-up events”

[← PREV](#)

5 of 5

[NEXT →](#)

KICKOFF MEETING (9/24/20) RECAP, CONT.

Please list any other improvements or changes you would like to see in the East Lancaster corridor.

Answered: 5 Skipped: 8

“improved lighting when dark to include transitional lighting that improves security perception”

[← PREV](#)

4 of 5

[NEXT →](#)

East Lancaster Avenue Corridor Planning

Jason Ray, President
East Fort Worth Business Association



East Lancaster Avenue Corridor Planning

Dan Haase
East Lancaster Public Improvement District

EAST LANCASTER PID #20



EAST LANCASTER AVENUE PUBLIC IMPROVEMENT DISTRICT (PID) 20

Established

- Established: February 12, 2019
- Term: 10 years
- Expiration: September 30, 2029
- Approximately 350 properties

Focus

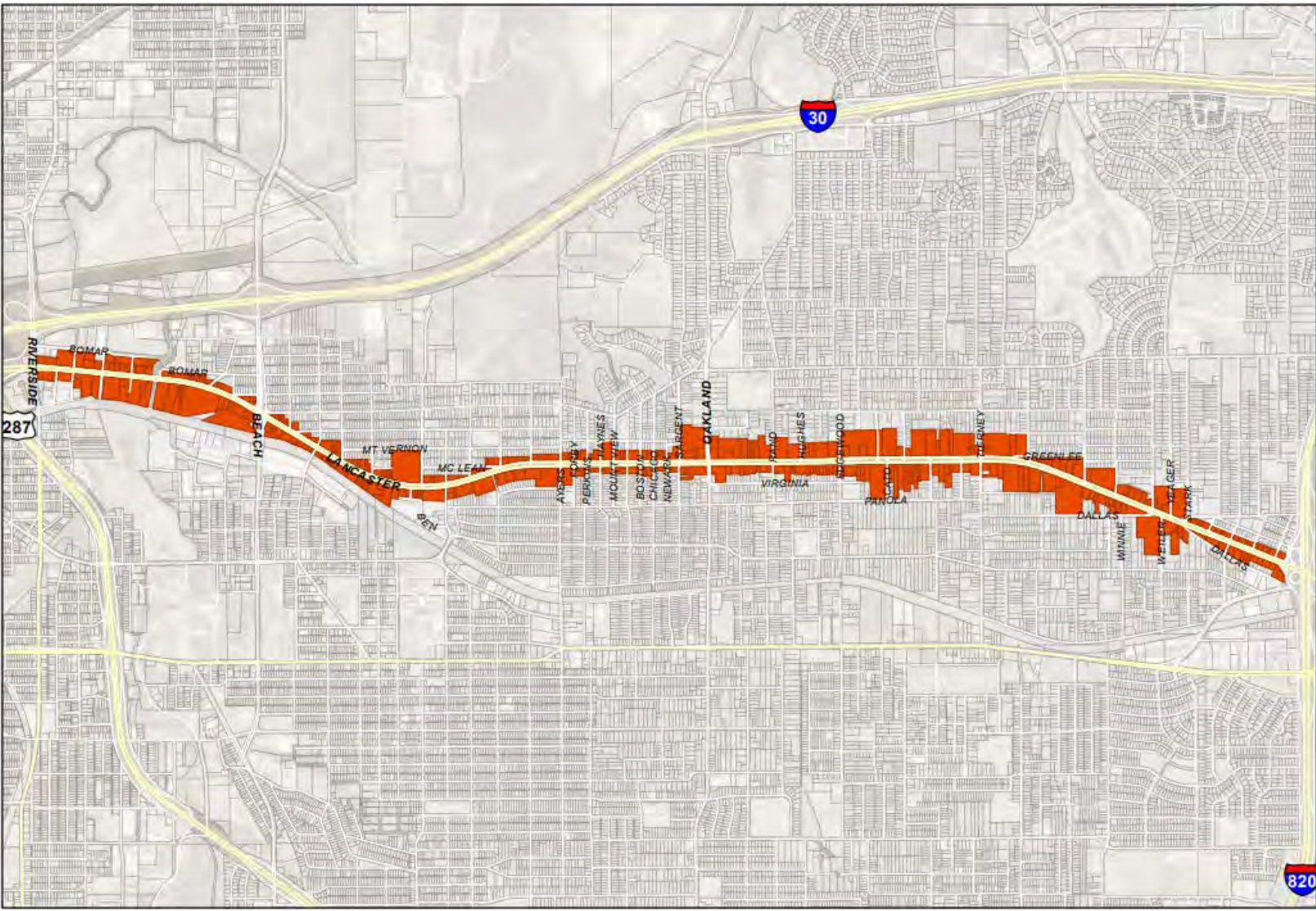
- Security
- Community marketing/events

Board of Directors

- Dale Uberman
- Dale Smith
- Jason Ray
- Debbie Hobbs
- Bill Kiker

Manager

- Robin Willits

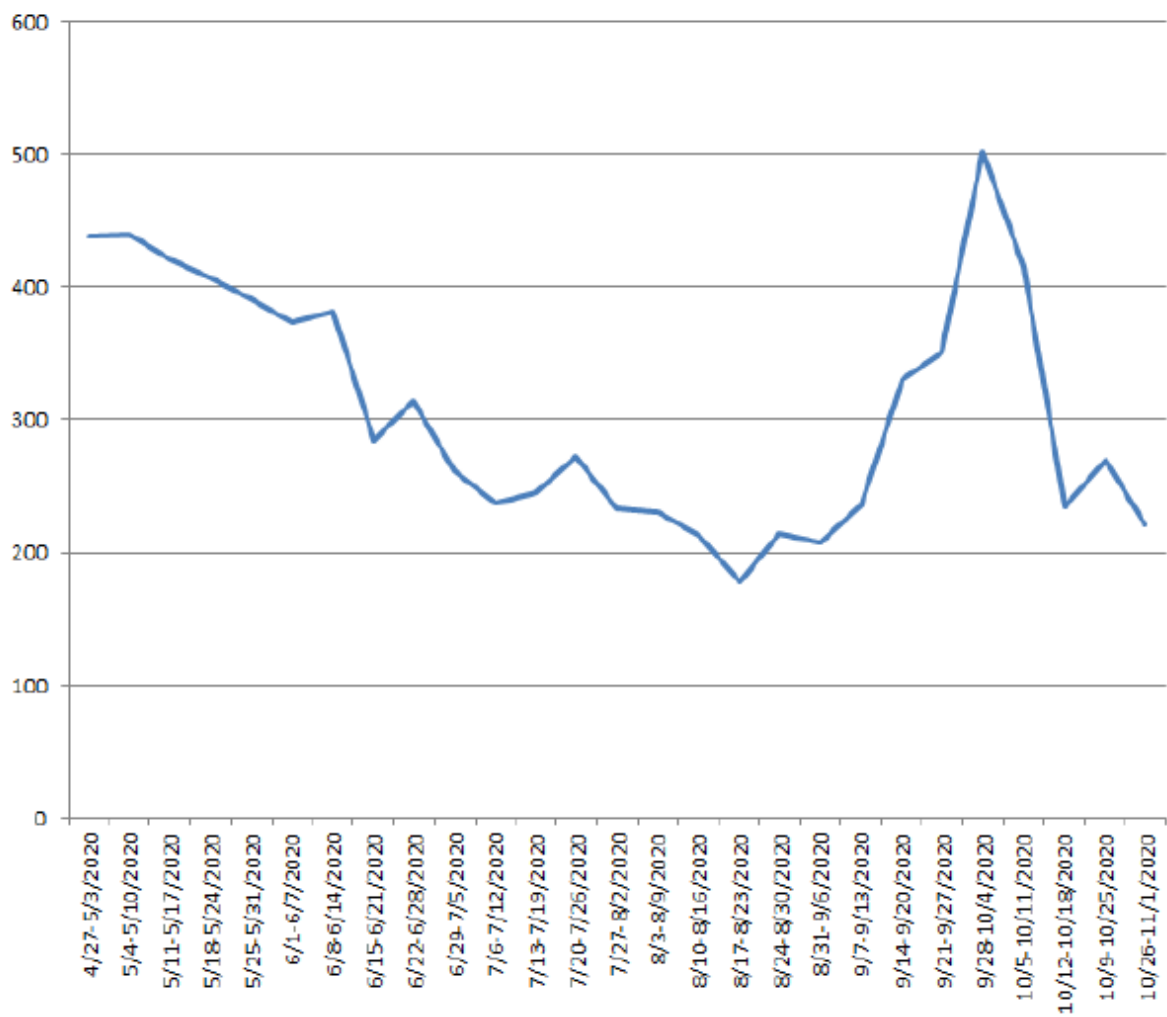


WEEKLY SECURITY CONTACTS

East Lancaster Avenue (4/27/20 – 11/1/20)

Weekly security contacts

This graph represents the number of weekly contacts with transients and other persons who, by their actions, are not involved in legitimate commerce on the street. Texas Industrial Security endeavors to provide assistance where possible (directions to homeless shelters, etc.) but makes it clear they may not occupy private property without permission.



Total # of contacts from
beginning date 2/14/2020
59% reduction

NATIONAL INCIDENT BASED REPORTING SYSTEM

East Lancaster Avenue (January – December 2019)

FORT WORTH POLICE DEPARTMENT				
NATIONAL INCIDENT BASED REPORTING SYSTEM (NIBRS)				
#95786 Crime Report for January 1st to December 31st 2019				
Type of Offense			East Lancaster 1800-6000 Blocks	Camp Bowie Blvd 3600-7000 Blocks
NIBRS Code			Total	Total
Crimes Against Persons (NIBRS - Group A)	13A - C	Assault Offenses	203	77
	13A	Aggravated Assault	43	17
	13B	Simple Assault	149	53
	13C	Intimidation	11	7
	64A-B	Human Trafficking	1	0
	100	Kidnapping/Abduction	4	0
	09A-B	Murder & Nonnegligent Manslaughter and Negligent Manslaughter	2	1
	11A - D	Sex Offenses, Forcible	18	4
	11A	Forcible Rape	14	2
	11B-D	Other	2	2
36A-B	Sex Offenses, Nonforcible	1	0	
Crimes Against Persons Subtotal			227	82
Crimes Against Property (NIBRS - Group A)	200	Arson	0	3
	510	Bribery	0	0
	220	Burglary/Breaking & Entering	54	31
		Residence	34	24
		Business	15	6
		Other	5	1
	250	Counterfeiting/Forgery	6	4
	290	Destruction/Damage/Vandalism of Property (excluding arson)	103	48
	270	Embezzlement	2	0
	210	Extortion/Blackmail	0	0
	26A - E	Fraud Offenses (excluding counterfeiting/forgery & bad checks)	12	5
	23A-H	Larceny/Theft Offenses - Total	301	122
	23A & B	Pocket-picking & Purse-snatching	2	1
	23C	Shoplifting	31	16
	23D	Theft from Building	1	1
	23E	Theft from Coin-Operated Machine or Device	1	0
	23F	Theft from Motor Vehicle	128	50
	23G	Theft of Motor Vehicle Parts or Accessories	14	6
	23H	All Other Larceny	125	48
	240	Motor Vehicle Theft	57	23
	120	Robbery	24	12
	280	Stolen Property Offenses	0	0
Crimes Against Property Subtotal			559	248
Crimes Against Persons and Property Total			786	330

This Fort Worth Police Department report was generated from NIBRS Group A & B data and extracted from RMS. RMS is Records Management System, which is a database used to manage Police Incident Reports after they have been reviewed internally. It should be noted that data queried before or after this extraction date is subject to change.

PRIOR PLANNING WORK

Focus/ Report

REDEVELOPMENT

- Economic Development Strategic Plan, Target Area Report, 2017
- Creating Connections, A Community –Driven Plan for Northeast Economic Development Summit, 2013
- Near East Side Urban Village Master Plan, 2007
- Oakland Corners Urban Village Master Plan, 2007
- Commercial Corridor Revitalization Strategy, 2002
- Southeast Fort Worth Action Plan, 2000

TRANSPORTATION/ TRANSIT ORIENTED DEVELOPMENT (TOD)

- Southeast Fort Worth Rail Study, 2011
- Polytechnic/Wesleyan Urban Village, TOD Implement Group Project, 2008

PLACEMAKING

East Lancaster Public Art Plan, 2010

Recommendations

- Focus strategic investments in nodes of activity
- Create community connections/identity
- Increase residential density
- Preserve and expand high quality affordable housing
- Focus on business retention and attraction
- Address infrastructure needs
- Improve public education

- Develop a fixed guideway rail transit system along East Lancaster Avenue utilizing the median

- Placemaking concepts for the corridor



Southeast Rail Feasibility Study 2011

Phil Dupler

Director of Planning



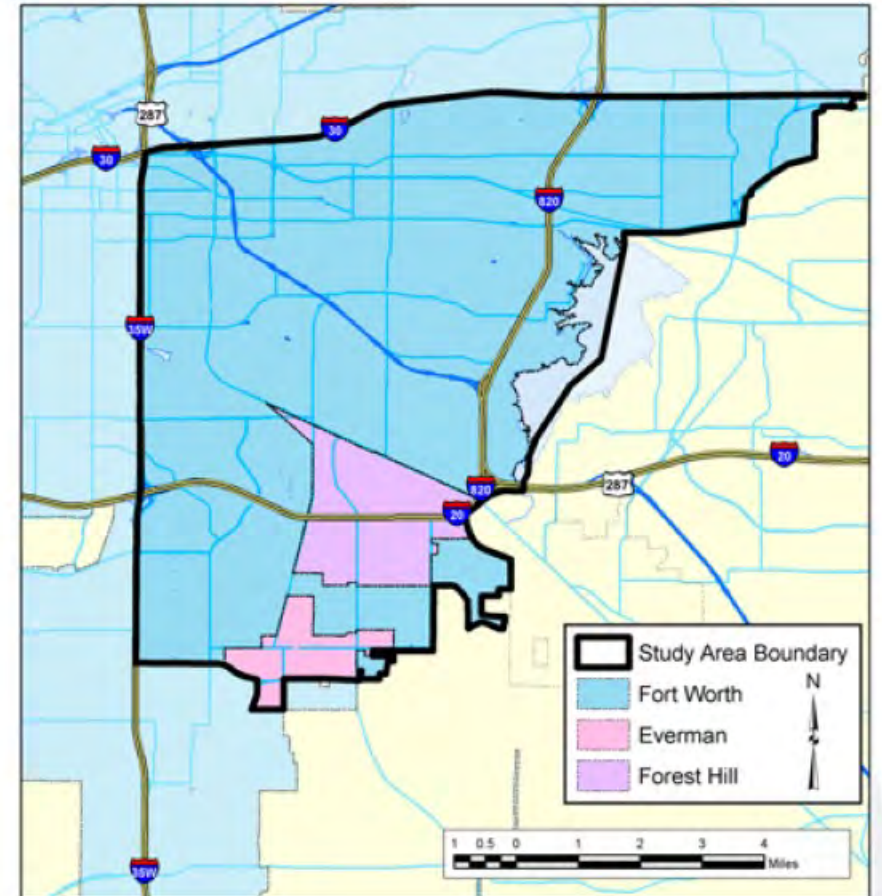
Study Area

I-30 to the north

Everman Parkway to the south

I-35W to the west

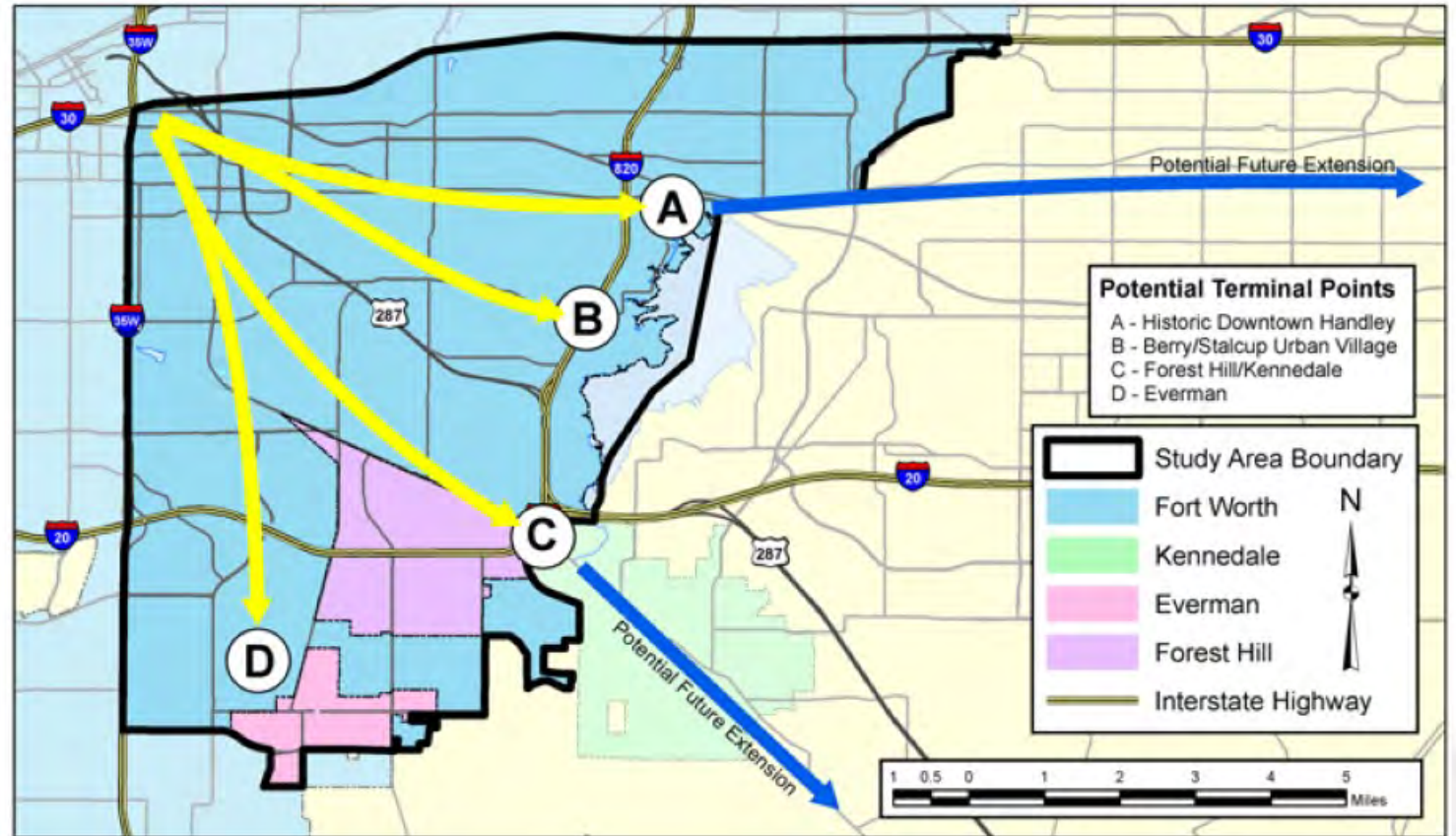
Fort Worth City Limit to the east



Study Area Terminal Points

Four directions from downtown were studied toward:

- Historic Handley
- Berry/Stalcup Urban Village
- Forest Hill/Kennedale
- Everman



Recommended Corridor

The Handley Market Area had the greatest potential due to...

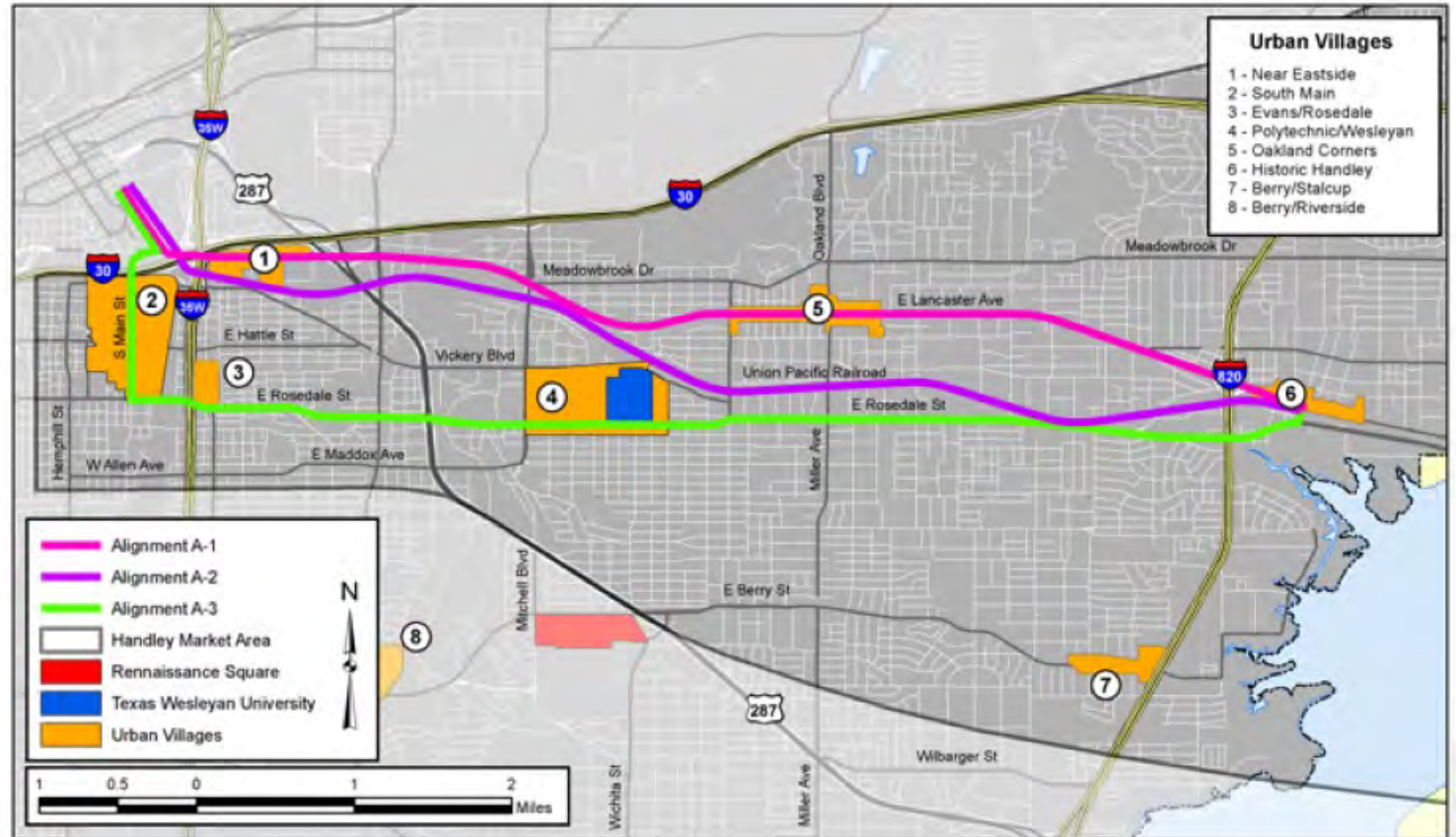
- Highest/most:
 - Households and residents
 - Projected employment
 - Individuals with disabilities
 - Low income population
 - Households without an automobile
 - Current transit ridership
 - Designated urban villages
- Could be extended beyond Fort Worth to Arlington in the future.

Alternative Alignments

A1 – East Lancaster Ave.

A2 – Union Pacific

A3 – East Rosedale St.



Final Recommendations

The first rail service in Southeast Fort Worth should connect Downtown Fort Worth to Historic Downtown Handley.

Alignment - Lancaster Avenue on segregated right-of-way within the roadway median.

Technology – Diesel Multiple Unit (DMU) same as TEXRail vehicles.

Staged Development

- Near Term – Improvements to the existing bus route
- Medium Term - Bus Rapid Transit (BRT) System
- Ultimate – Passenger Rail

Bus Rapid Transit

Bus Rapid Transit (BRT) could precede rail service

- Examples:
 - Ottawa, Canada, Transitway to O-train, Confederation Line
 - Vancouver BC, Route 98B to Skytrain, Canada Line

Establishes route alignment and right-of-way

Develops station locations and facilities

Conveys permanence

Supports redevelopment

Builds ridership

Contact Information

Phil Dupler

Director of Planning

801 Cherry St., Suite 850

Fort Worth, TX 76102

Phone: 817-215-8701

Email: phil.dupler@rideTM.org

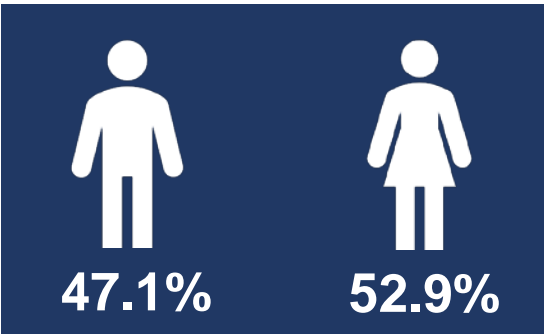
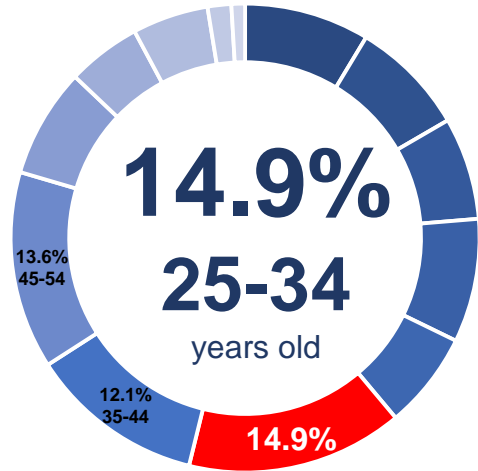


EAST LANCASTER NEIGHBORHOOD PROFILE

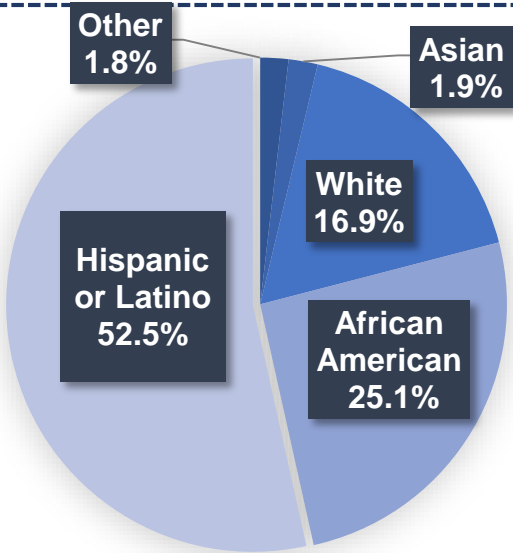
1/4 - MILE BUFFER AROUND A POTENTIAL BUS RAPID TRANSIT (BRT) LINE

Population

10,705
Total Population





Gender



Race and Ethnicity

Housing

Tenure		
	Owner-Occupied	48.7%
	Renter-Occupied	51.3%

Year Built	
1969 & earlier	75.2%
1970 & later	24.8%

EAST LANCASTER NEIGHBORHOOD PROFILE, CONT.

Income and Labor



\$31,852

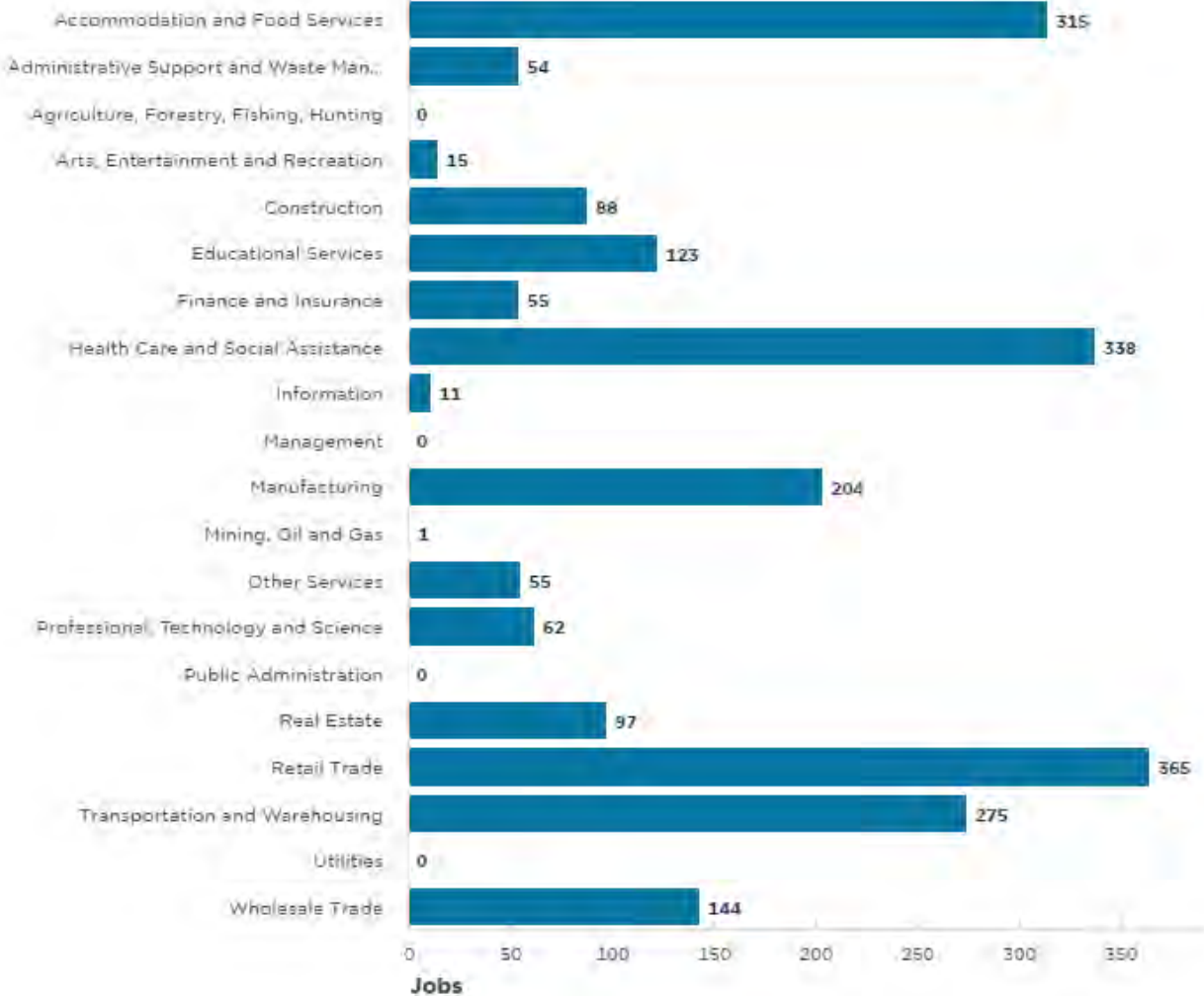
Median
Household
Income



13.9%

Unemployment
Rate

Employment

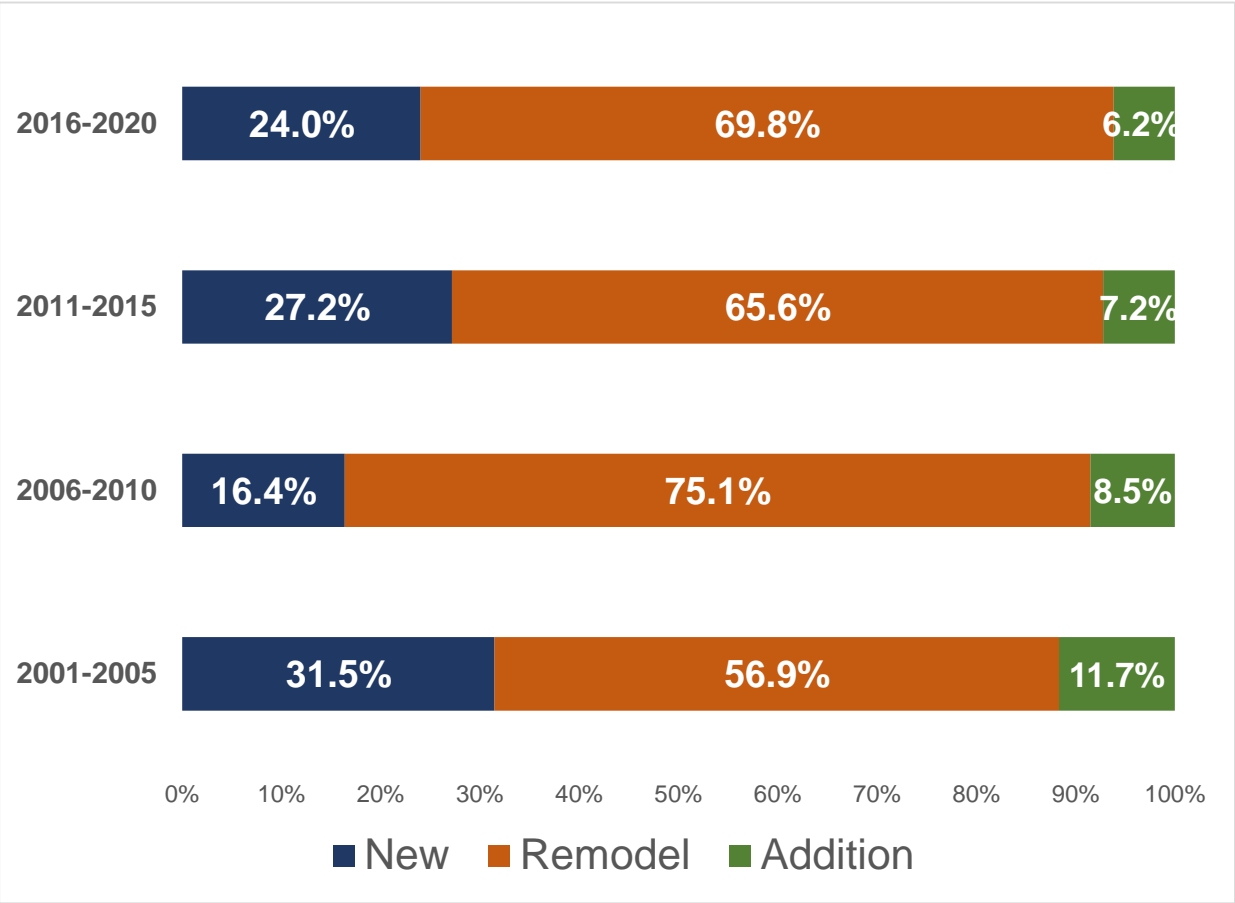


Source: mySidewalk, Census ACS (2014-2018), LODES.

DEVELOPMENT ACTIVITY – 2001-2020*

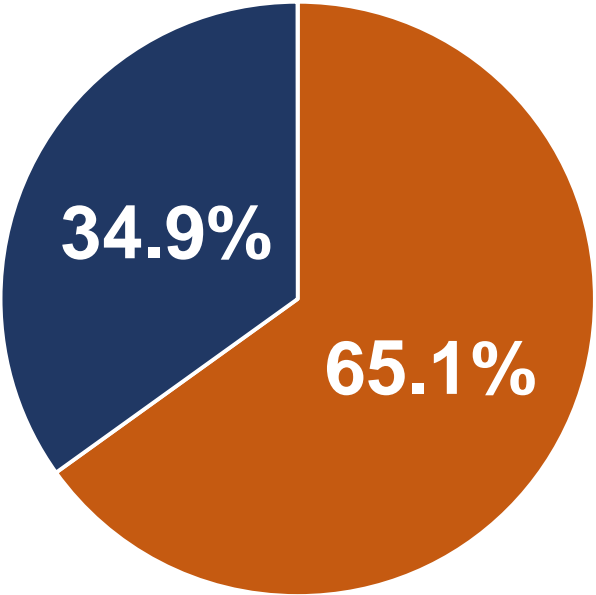
*11/3/2020

Development Types



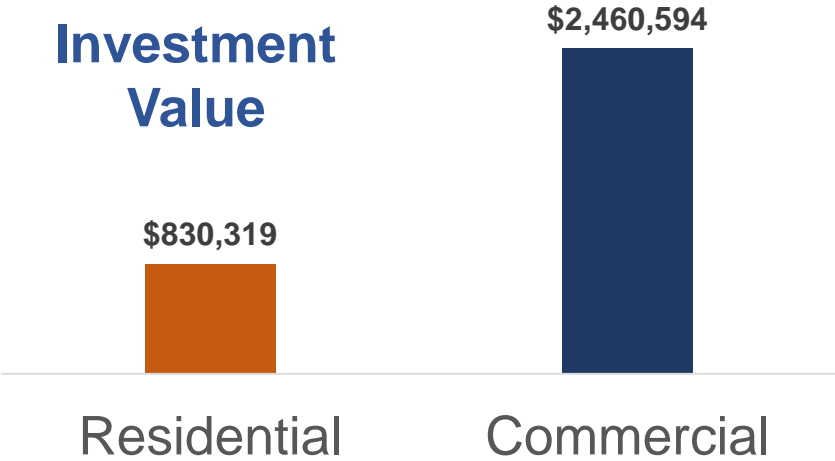
Aggregate	New	Remodel	Addition
	382	1,046	133
	24.5%	67.0%	8.5%

New Development



Residential Commercial

Investment Value

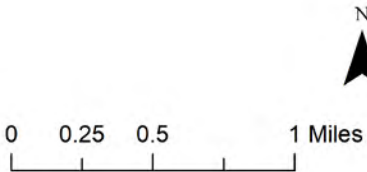


East Lancaster Avenue Potential BRT Location Map

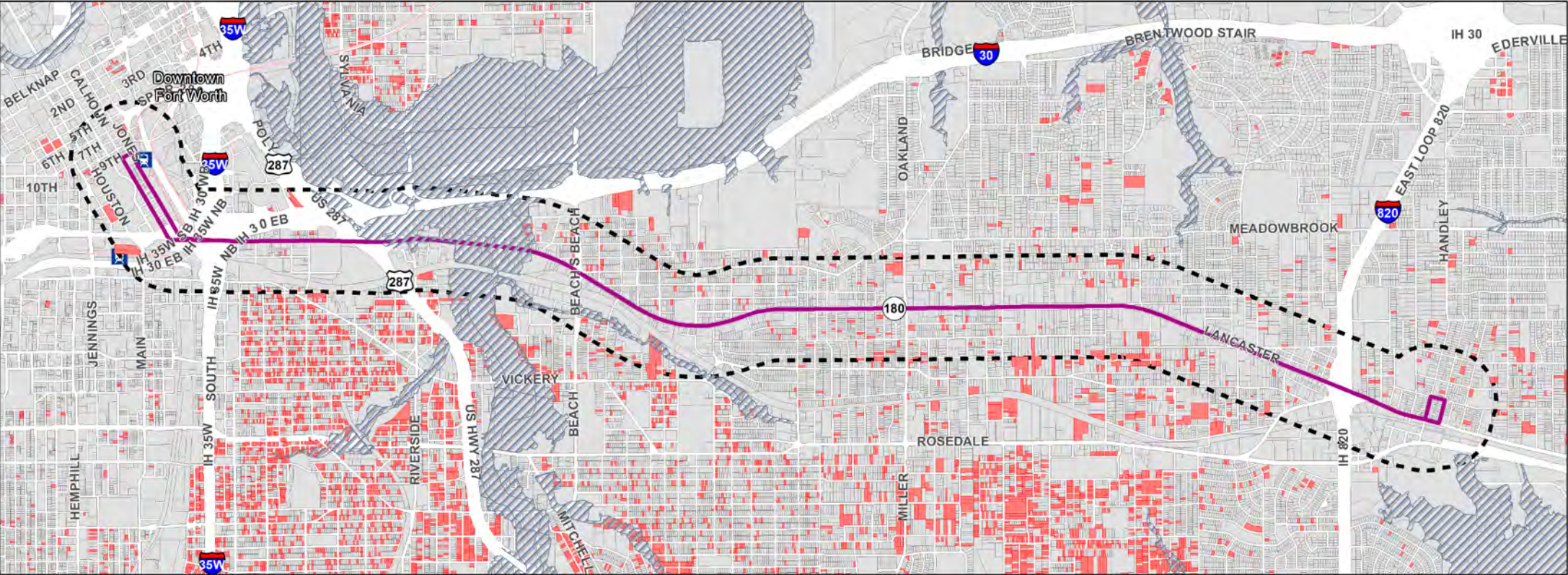


Potential BRT Line Quarter Mile Buffer Commuter Rail Station Commuter Rail Line

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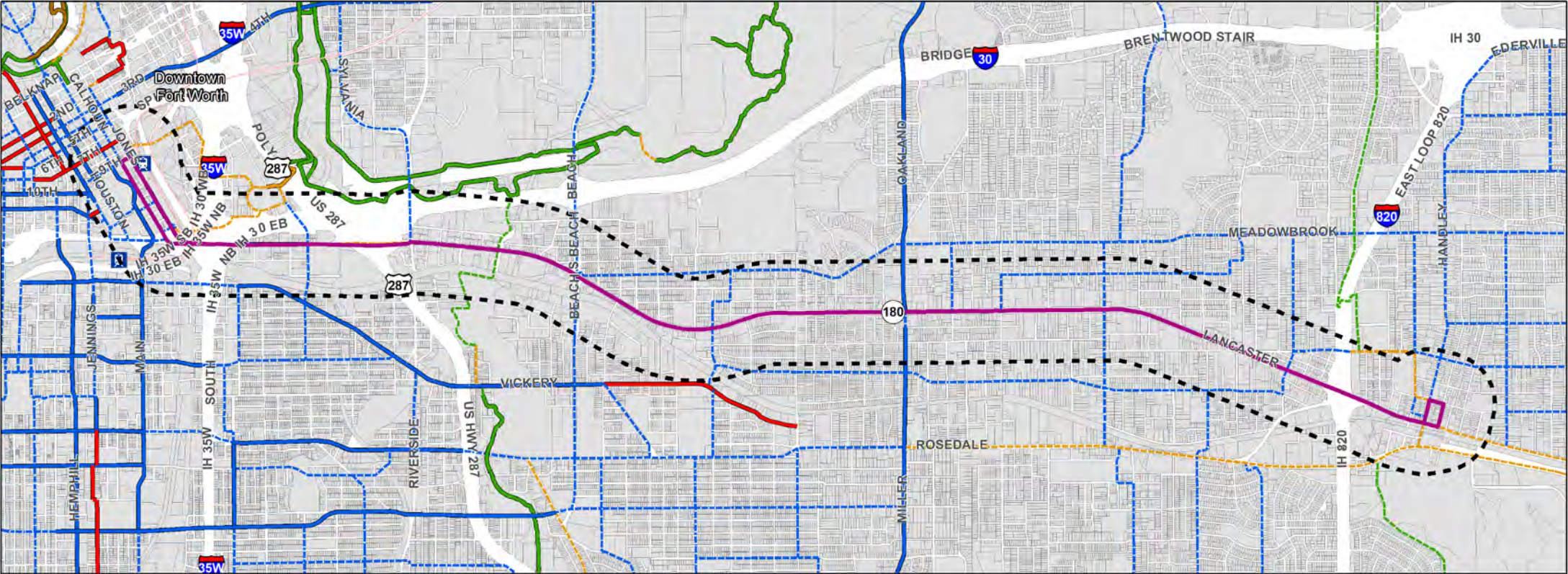


East Lancaster Avenue BRT Floodplain & Vacant Map



- Potential BRT Line
- Quarter Mile Buffer
- Commuter Rail Station
- Commuter Rail Line
- Parcels
- FEMA 100 Year Floodplain
- Vacant Parcels

East Lancaster Avenue BRT Active Transportation Plan Map



- | | | |
|-----------------------|--------------------------------------|---------------------------|
| Potential BRT Line | Active Transportation Network | Existing Trail |
| Quarter Mile Buffer | Existing Bicycle Facility | Proposed Bicycle Facility |
| Commuter Rail Station | Existing Natural Surface Trail | Proposed Sidepath |
| Commuter Rail Line | Existing Sidepath | Proposed Trail |
| Parcels | Existing Signed Route | |

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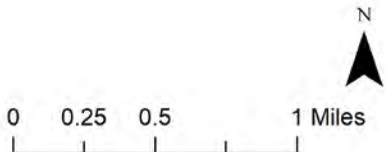
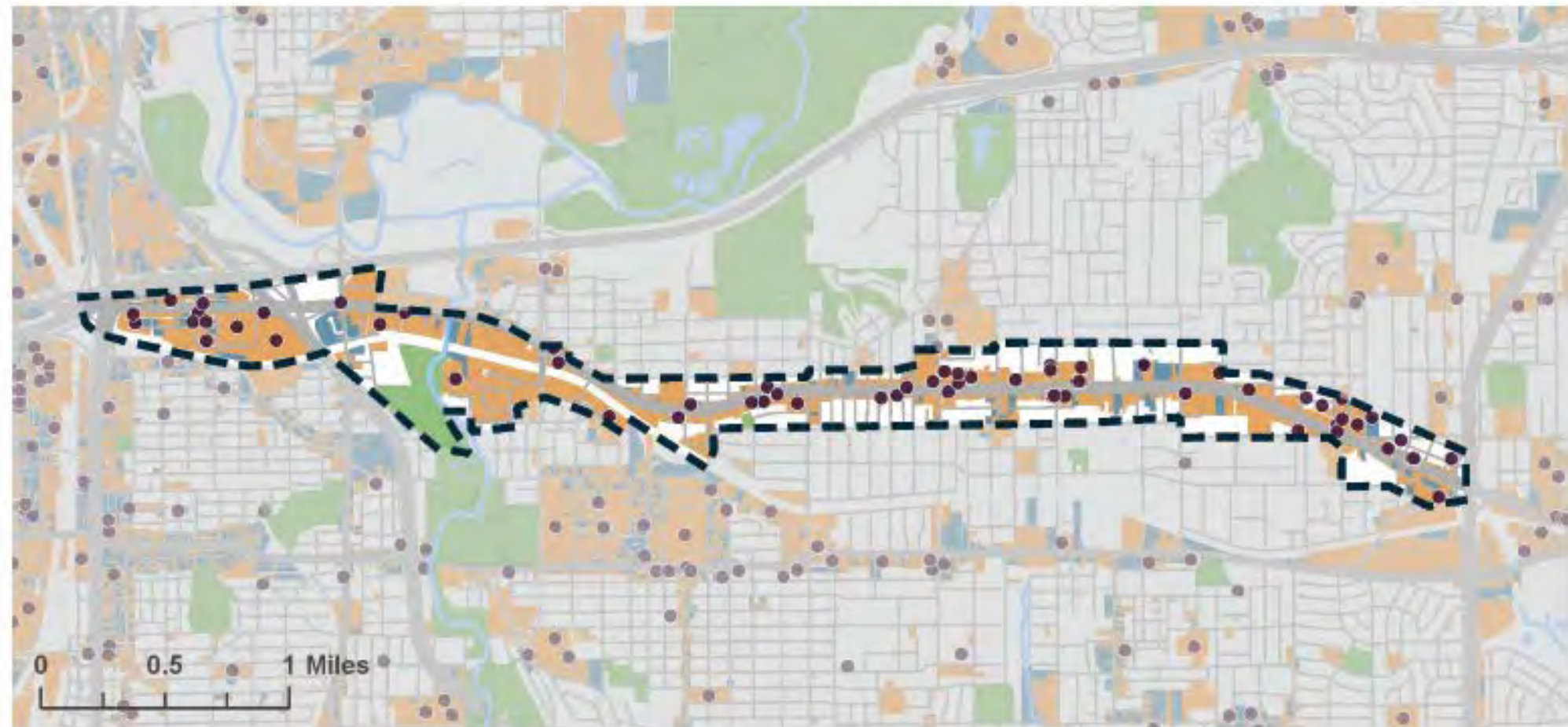




FIGURE 46. EMPLOYMENT LAND: VACANT AND REDEVELOPMENT POTENTIAL IN EAST LANCASTER



● Commercial Building Permits since 2010

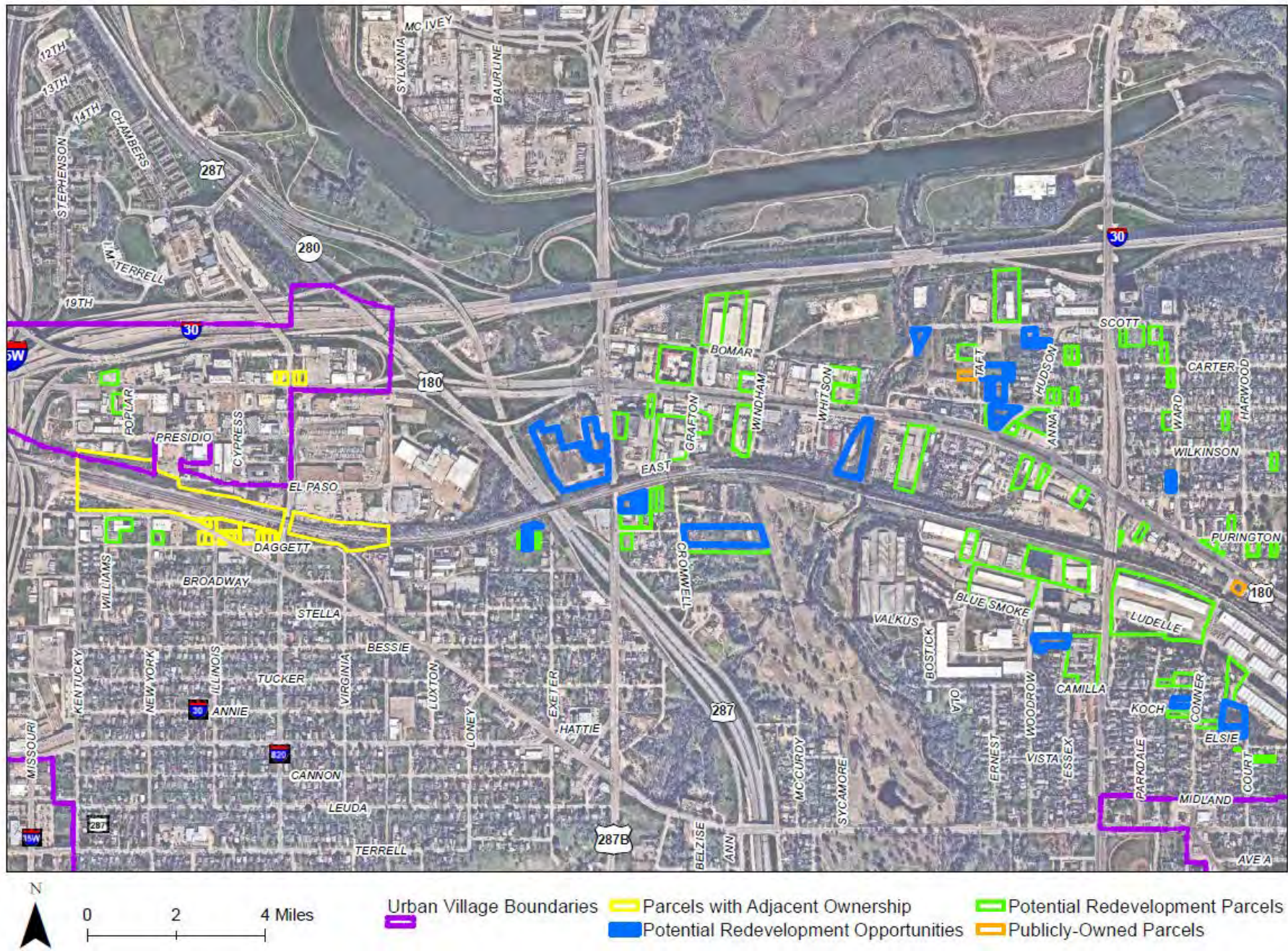
 East Lancaster

Employment Land

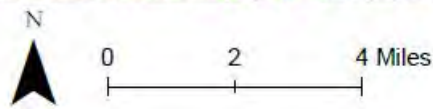
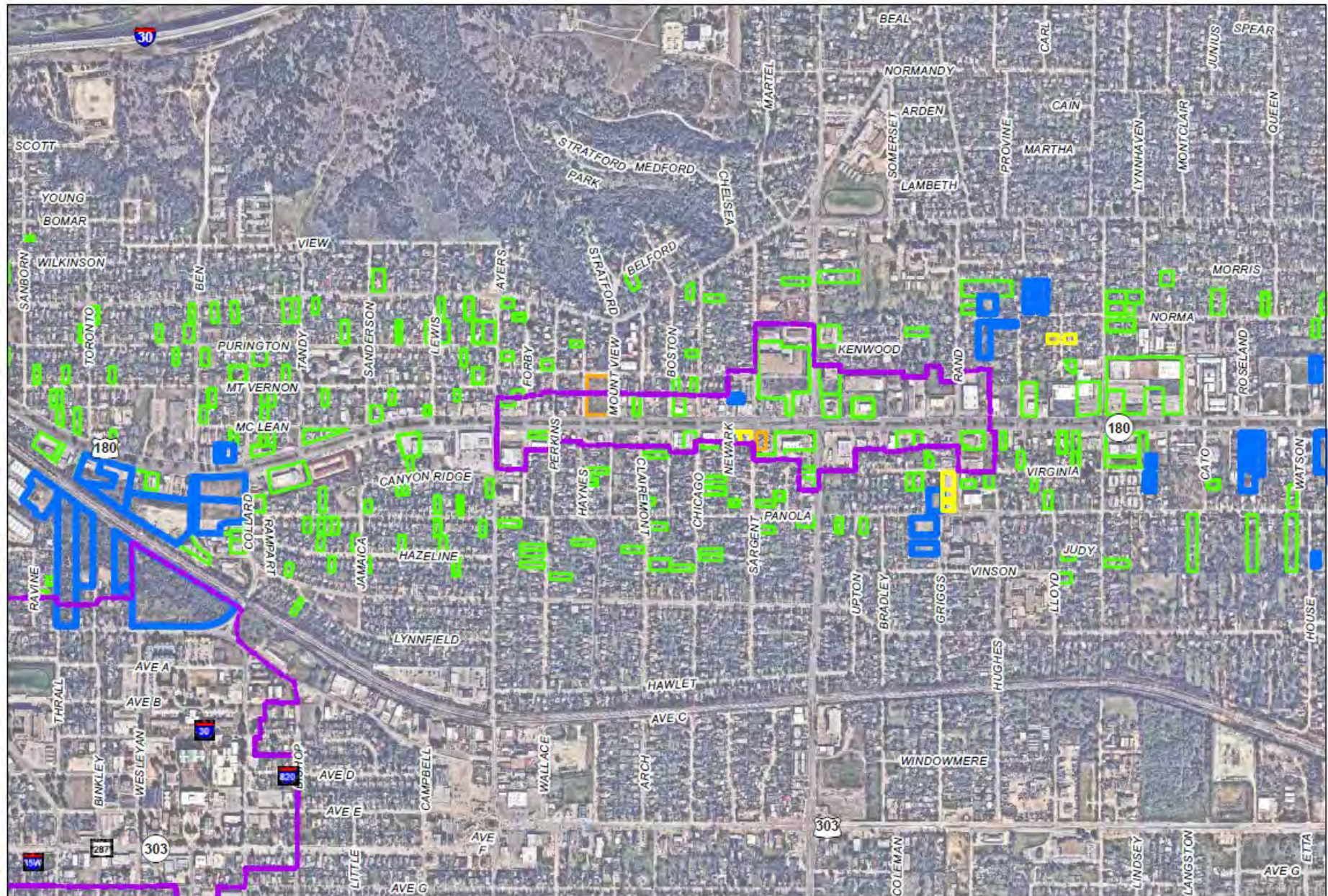
-  Redevelopment Potential
-  Vacant

Source: City of Fort Worth; Fregonese Associates analysis

East Lancaster Corridor Redevelopment Opportunities

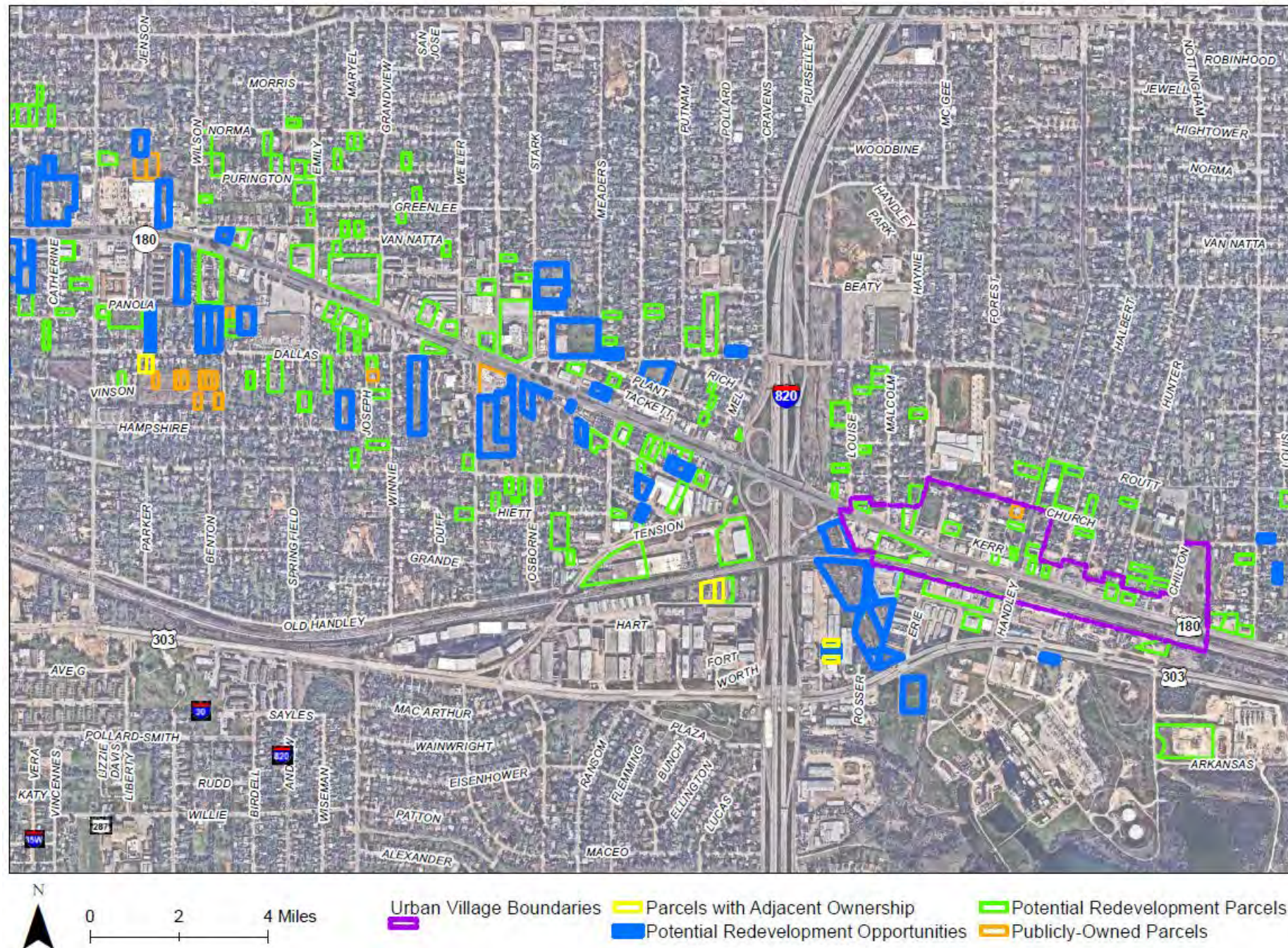


East Lancaster Corridor Redevelopment Opportunities



Urban Village Boundaries Parcels with Adjacent Ownership Potential Redevelopment Parcels
 Potential Redevelopment Opportunities Publicly-Owned Parcels

East Lancaster Corridor Redevelopment Opportunities



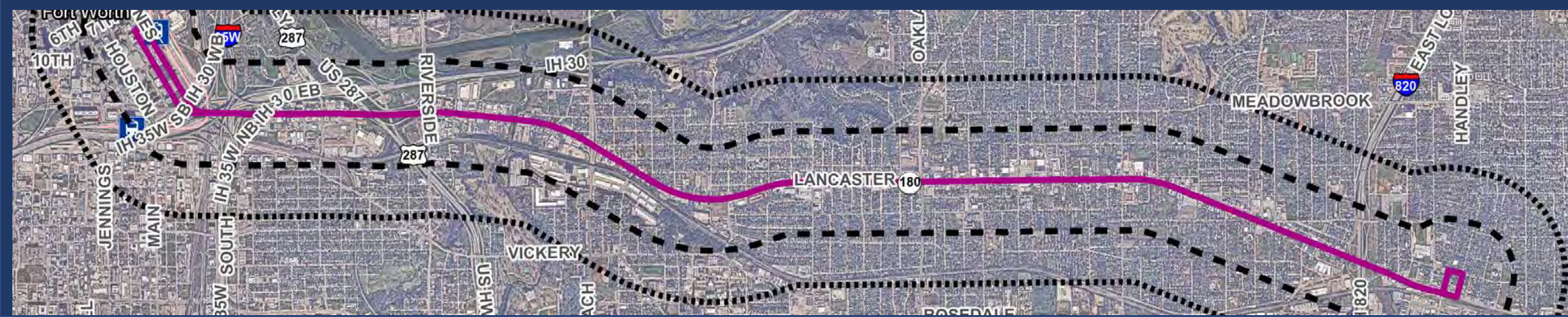
Neighborhood Services Department

- Amy Connolly, Assistant Director

Economic Development Department

- Martha Obermiller, Business Development Coordinator

TOOLS AND RESOURCES





Community Economic Development

Presented for the Lancaster Avenue Corridor Project

Amy Connolly, Assistant Director
Neighborhood Services Department

Martha Obermiller, Revitalization Coordinator
Economic Development Department
City of Fort Worth

Preview

- What is community *economic development* (CED)?
- Why would Lancaster Avenue need CED?
- What CED tools are for business owners?
- What CED tools are for developers?
- What CED tools are for homeowners?
- What CED tools are for neighbors / community members?

Community Economic Development

Focus on making community better, thriving, healthy

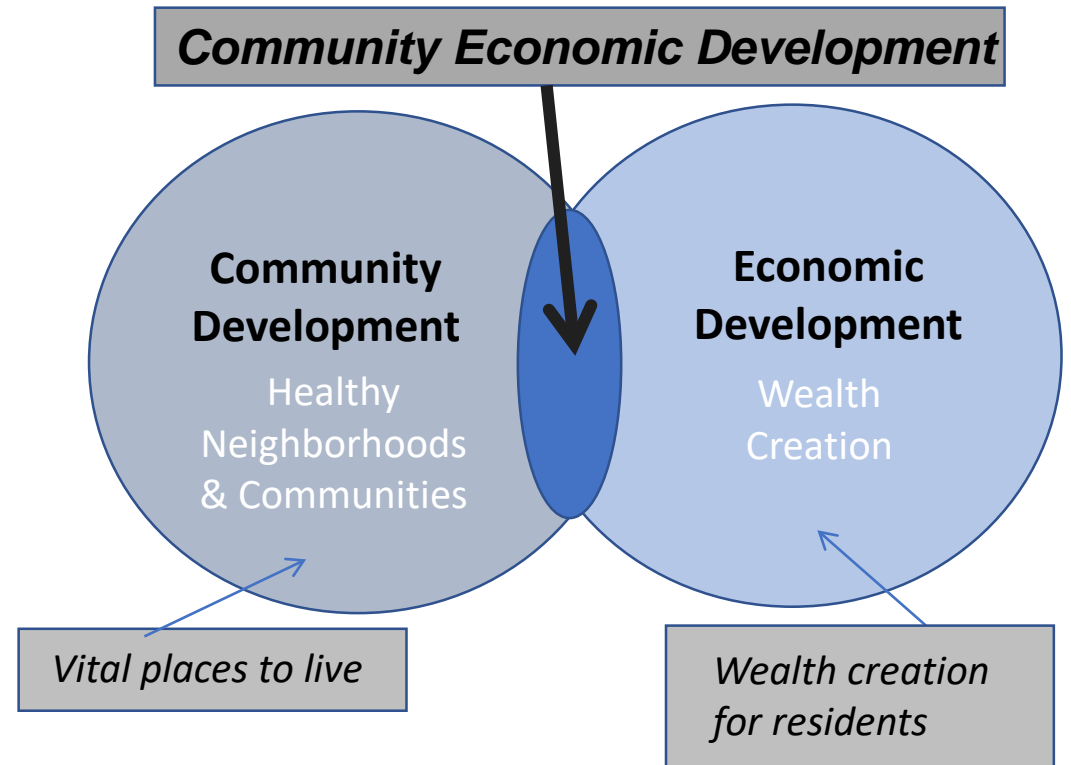
Results accrue to both neighborhood & community members

Concerned about equity, inclusion, sustainability

Often a jump-start to spur economic development

Empowers community to be the drivers of change

Focus on preserving & creating unique assets and sense of place



Why does Lancaster Avenue need CED?

Disparities and inequalities along the corridor

Markets may need to be established/proven

Environments/infrastructure need fine-tuning

Community organizing needs enhancement



Community Economic Development Approach



Encourage
Residential
Growth



Encourage Small
Business
&
Entrepreneurship



Encourage
Neighborhood
Investment



Grow
Community
Leadership



Incremental
development in
scale &
character



Placemaking &
Beautification

Community Economic Development Tools

**Initially create & stabilize housing market with
Federal tax credit housing development**

**Focus residential density at transit nodes to ensure
access to jobs using Urban Village zoning**

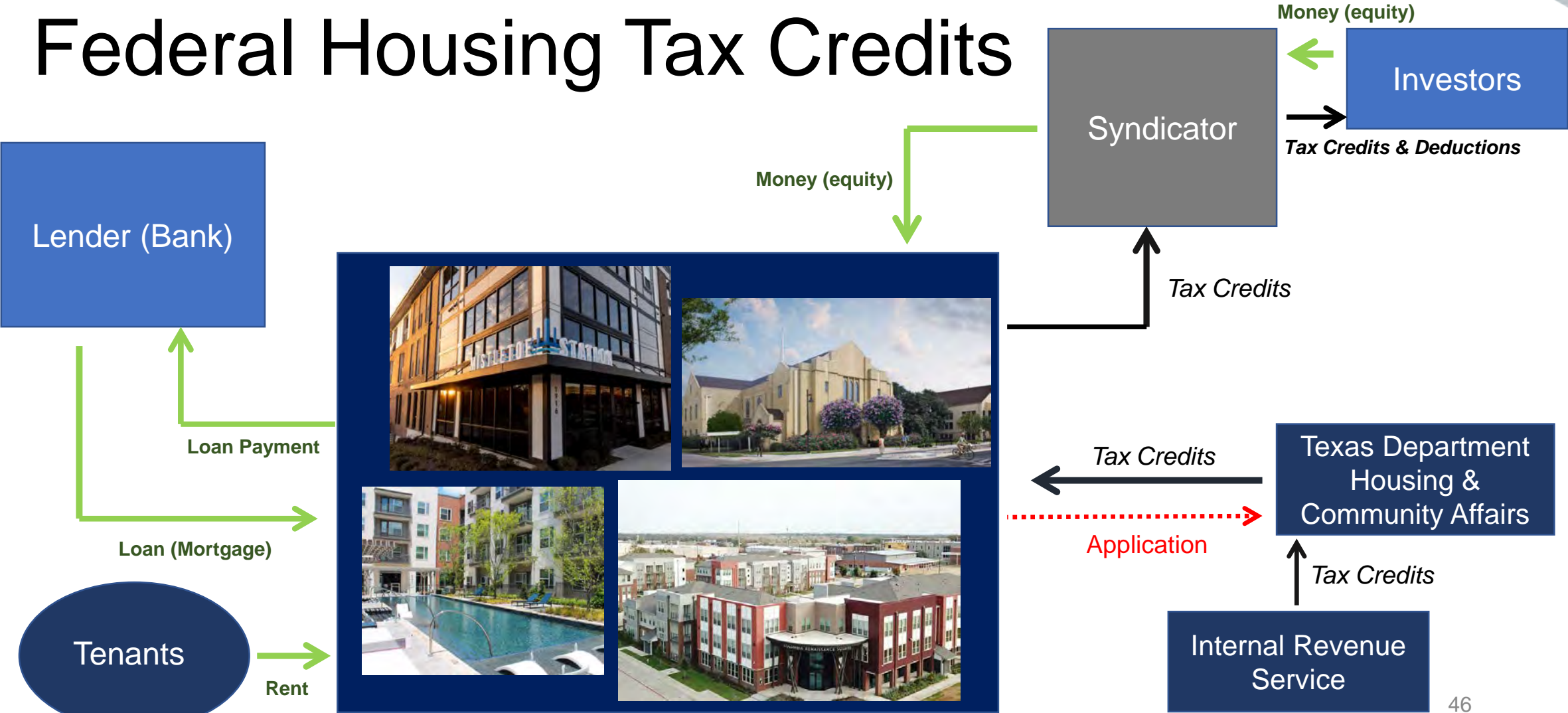
**Incentivize developers through City's
Neighborhood Enterprise Zone**



**Encourage
Residential
Growth**



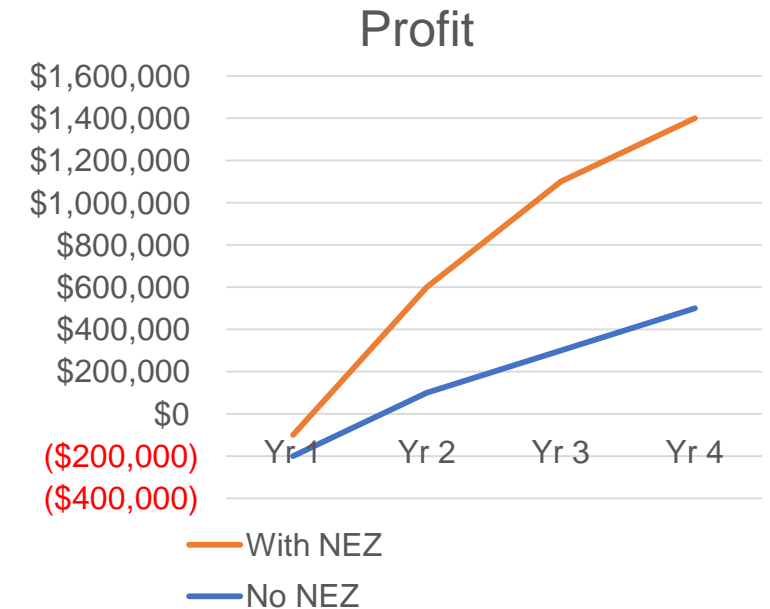
Federal Housing Tax Credits



Neighborhood Empowerment Zones

Create better economic returns on investments in distressed areas by:

- ☐ Reducing or eliminating **development costs**
 - Building permit costs (demolition, inspection, signs)
 - Applications fees (zoning, platting, plan reviews)
 - Impact fees (water and wastewater connections)
- ☐ Reduce **operating expenses**: abating or reducing up to 5 years of municipal property taxes
- ☐ Releasing liens on vacant or abandoned property



NEZ for Multiple Family/Mixed-use Developers

- Must own property, can't be a speculator, up to date on taxes
- Can **waive permit fees** and **impact fees**
- Can **abate municipal property taxes for five years**
- Eligible costs must be at least 30% base value of real property improvements & 5 residential units
- Minimum \$200,000 capital investment
- Housing must be affordable (10% <80%AMI & 10% <60%AMI), 5% compliance with ADA, but also include market rate
- Must meet all design guidelines, brick facades

Success Story: *The Union at River East*

Incentive Tools

- Six Points NEZ (10 year tax abatement, up to 100% of the incremental value)
- Federal housing tax credits

Investment

- \$20 million in real property

Employment

- 5% Jobs to Fort Worth Residents
- 5% Jobs to Fort Worth Central City Residents

Project Description

- Mixed Use development-152-unit residential and 13,800 sq. ft. of restaurant, entertainment, retail, service and/or live/work space completed in 2019
- Located at 2900 Race Street, two blocks from Riverside Park north of downtown
- Payment of \$200/unit per year to FWHFC for residential development and ownership for citizens of decent, safe and



New Market Tax Credits

Attracts private investment capital to low-income communities by providing individual and corporate investors a **federal tax credit** in exchange for **making investments** (loans) in businesses or economic development projects.

HOW THE NEW MARKETS TAX CREDIT PROGRAM WORKS



The CDFI Fund makes NMTC awards to certified Community Development Entities - like Capital Impact Partners - through a competitive application process. Here's how the program works:

1. A CDE submits an application to the CDFI Fund requesting the authority to allocate a specific dollar amount of tax credits to attract private capital that can be utilized to finance projects in low-income communities
2. If approved, the CDE is awarded the authority to allocate tax credits to an investor
3. The investor chosen by the CDE receives a tax credit totaling 39 percent of the cost of the investment. The investor can claim that tax credit over a period of seven years.
4. In exchange for those tax credits, the investor makes a Qualified Equity Investment (QEI) in the CDE.
5. The CDE uses the QEIs it receives from the investor to finance businesses or real estate projects in low-income communities.

Community Economic Development Tools

Storefront façade improvements

Partner with local support services & Community Development Corporations

Shop Local – Support E. Lancaster Campaign

Host a Global Entrepreneurship Week events

Pop-up markets & pitch nights



**Encourage
Small
Business &
Entrepreneurship**

Façade Improvement Program

WHERE?

Urban Villages or located along commercial corridors within one half mile of the designated Urban Villages under the Program:

- Six Points Polytechnic/Wesleyan
- Oakland Corners
- Historic Handley
- Berry/Stalcup
- Near East Side
- Evans and Rosedale
- South Main
- Hemphill/Berry
- Historic Marine

WHAT?

- Reimbursement up to **\$30,000**
- 1:3 ratio
(reimbursement v. expenditures)
- Eligible expenses:
 - ✓ signage attached to the facade
 - ✓ painting
 - ✓ siding
 - ✓ brick/stone/masonry
 - ✓ glass
 - ✓ windows
 - ✓ doors
 - ✓ trim
 - ✓ awnings
 - ✓ structural improvements to façade
 - ✓ exterior lighting attached to the façade

WHO?

- Property owners
- Developers
- Commercial buildings





Partner with small business & entrepreneurship support services



James E. Guinn Campus
Business Assistance Center



Community Economic Development Tools

New infill single-family housing development can use Neighborhood Empowerment Zones

Focus on reducing crime and perceptions of crime

Neighborhood Associations should have an active part in revitalization leading with front yards



**Encourage
Neighborhood
Investment**

NEZ for Single Family Homes

Who Qualifies?

- Owner-occupied single family property (existing)
- Single family development project to be owner occupied (new)
- Rehabilitation projects must equal 30% of the Tarrant Appraisal District appraised value of the improvements

Design Criteria

- No metal buildings except for industrial projects.
- All new construction projects must contain 70% masonry product.
- Exceptions to the masonry product will be made at the City's discretion
- Compliance with design guidelines for Council adopted NEZ Strategic Plans is required for certification.
- Attached garages for new single family homes may not extend more than 4 feet past the front building wall.

Benefits

- Municipal property tax abatement
- Fee Waivers
 - Building permits
 - Inspection fees
 - Plan reviews
- Impact Fee Waivers
 - Water & wastewater impact fees
- Release of City liens

Tactics for Neighborhood Crime

- Improvement District patrols
- Cameras (Stop Six example)
- Community oriented policing model – neighborhood engagement
- Step up Code Enforcement (broken window approach) - use MyFW
- Get eyes on the street & dog walkers everywhere

Community Economic Development Tools

**Consider organizing through proven structures like
Main Street America /TX Main St and UrbanMain**

Create a shared vision & build partnerships

**Take advantage Neighborhoods USA 2021
Conference in FW & Community Engagement Office**



**Grow
Community
Leadership**

Community Economic Development Tools

Focus on one small hub at a time

Encourage walkability that encourages incremental projects

Work with public sector to tap into possible resources to help cover financial gaps – NEZ, facade improvement, 380 grants

Partner with Incremental Development Alliance to host small development trainings



**Incremental
development in
character &
scale**

Chapter 380 Grants – Catalytic Development Incentive

WHO:

Developers

WHAT:

Grants based on a percentage of the new taxes generated created by the project

WHY:

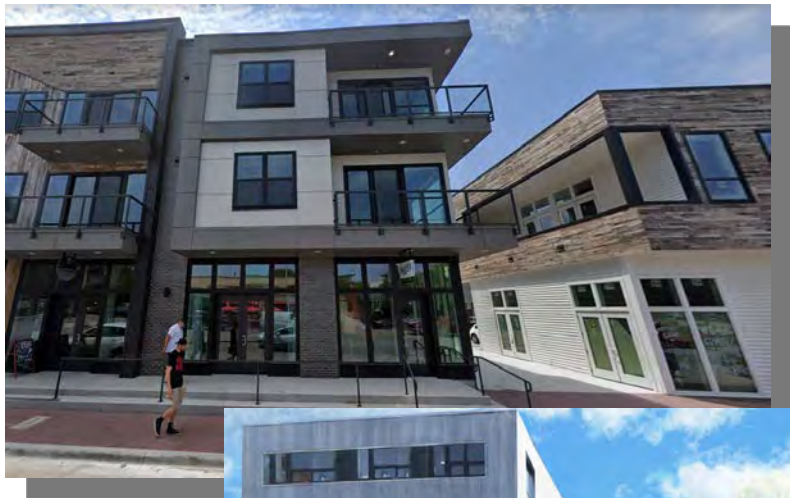
- Growth of business activity, employment or investment
- Revitalization that encourages ancillary development
- Help drive development and services where market won't otherwise

CRITERIA: (Catalytic Development Incentive)

- Must be in Designated Investment Zone (most but not all of E. Lancaster) - (exception for Mixed-Use Development with Affordable Housing)
- \$5 million minimum Investment
- Must comply with **one** of the following: be a Mixed-Use Development, fill a gap such as a grocery store in a food desert, must be located along a commercial corridor or Urban Village, generate significant job opportunities in the area, or help create a hub of entrepreneurial activity



Chapter 380 Grants – Catalytic Development Incentive



Community Economic Development Tools

Neighborhood & business corridor **beautification**

Work to create places & businesses for community to **gather, have fun and share ideas**

Activate sidewalks and streets as places

Preservation and enhancement of unique assets like historic places and landmarks

Choose your **theme/s** – arts, entrepreneurship, cultural, historic, etc.

Promotion, branding and storytelling

Work with Better Blocks to reimagine spaces



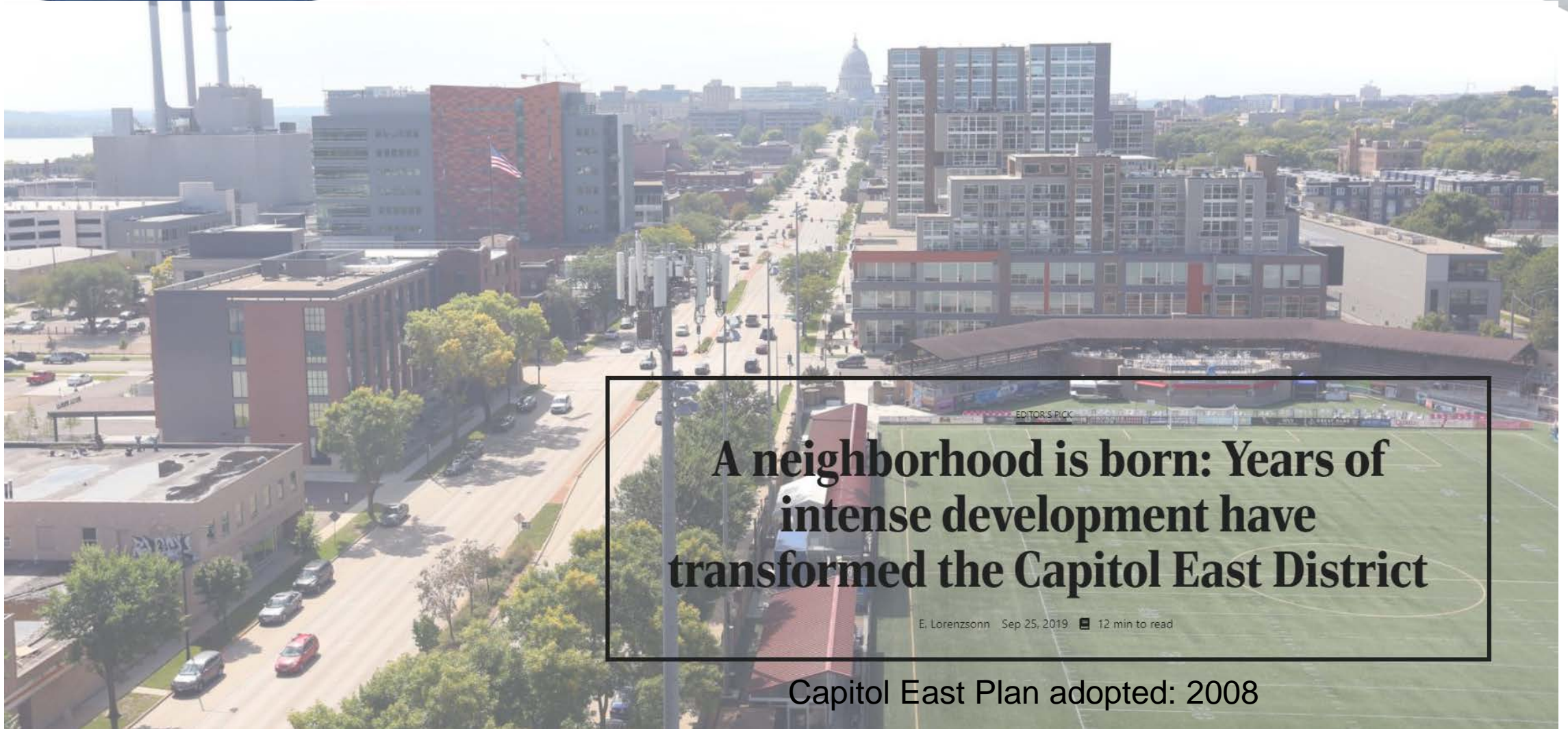
Placemaking
&
Beautification

Placemaking examples



Example

- Washington Avenue, Madison, Wisconsin



A neighborhood is born: Years of intense development have transformed the Capitol East District

E. Lorenzsonn Sep 25, 2019 12 min to read

Capitol East Plan adopted: 2008

*"Eight years of rapid development have yielded over **1,195 new housing units**, and **556,900 square feet** of new commercial space. There's a new **2,500-capacity concert venue**, a renovated **soccer field** brimming with events and a **144-room hotel**, all of which routinely bring throngs of visitors to the area."*

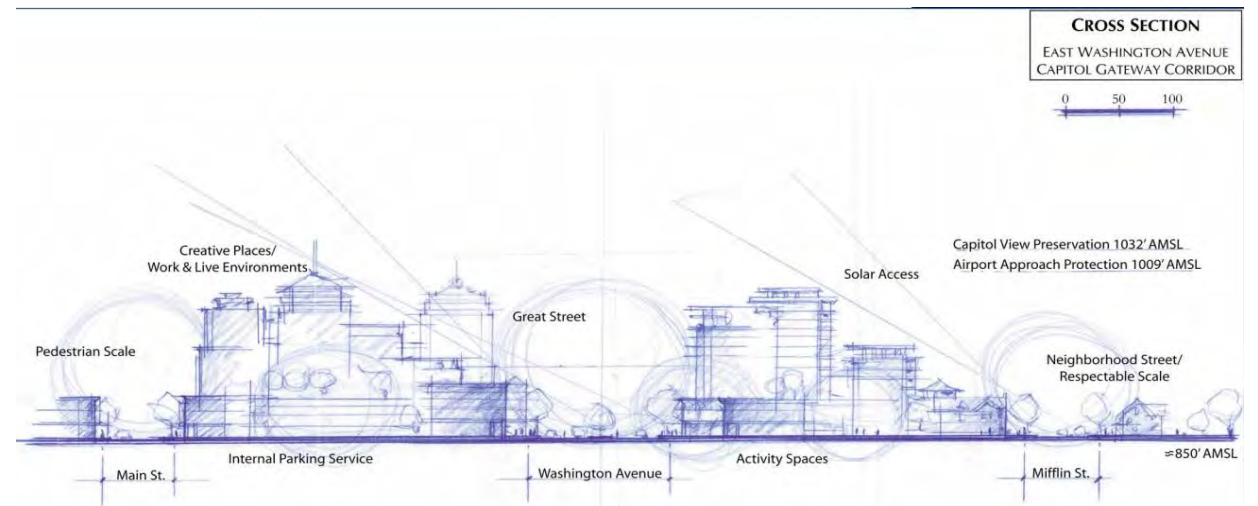


2008



2019

Capital Gateway Corridor Plan: Land Use Planning, Bulk standards, Design Guidelines, and Transportation

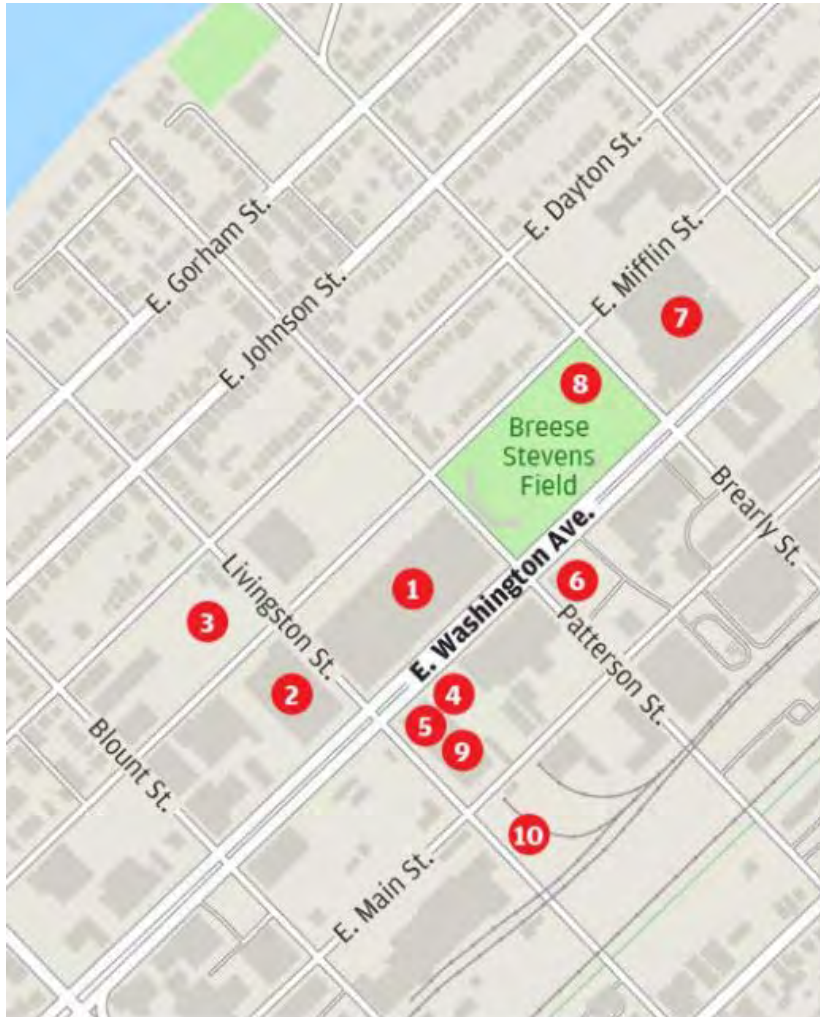


Success

- Began with a very clear **land use plan & strategy**
- Tax Increment District (\$33M has leveraged \$300M)
- Land banking
- Redevelopment of Breese Stevens Field (\$6M upgrades), **soccer & farmer's market**
- Streetscape, landscape medians, bike facilities, less lanes, intersection improvements
- **Housing development was key**
- Affordable housing went in first (tested market), market
- TWO homeless facilities stayed in place: Beacon & Salvation Army
- **Mixed use along the streetfront** to encourage interaction
- Spurred development at other nodes: Union Corners, Tenney-Lapham Neighborhood plan, Williamson Street



A view of the Spark and the Gebhardt buildings



1. **The Galaxie (2016)** 14 stories; 217 apartment units; 32,000 c.s.f.
2. **The Constellation (2013)** 12 stories; 282 apartment units; 120,000 c.s.f.
3. **Veritas Village (2017)** 4 stories; 189 apartment units
4. **The Spark (2018)** 8 stories; 148,750 commercial square feet
5. **The Gebhardt Building (2018)** 8 stories; 156,450 commercial square feet
6. **Hotel Indigo (2019)** 5 stories; 144 rooms
7. **The Lyric (2017)** 11 stories; 258 apartment units; 67,600 c.s.f.
8. **Breese Stevens Field (1926)** \$4 million in renovations since 2007
9. **The Sylvee (2018)** 2,500 capacity performance venue
10. **South Livingston Street Garage (2018)** 650 parking stalls; 8,400 c.s.f.

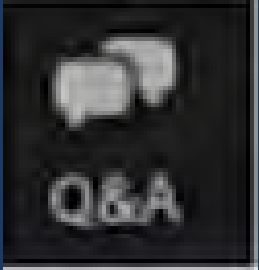


Thank you



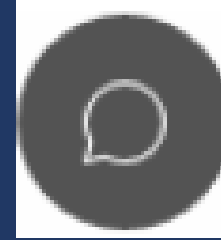
Planning and Data Analytics Department

- Korrie Becht, Senior Planner



Q & A

Click on Q&A icon to type a question for the presenter's to answer.



Chat

Click on the chat icon to type a message for the whole group to see. For questions to the presenter's, please use the Q&A icon.

Q & A



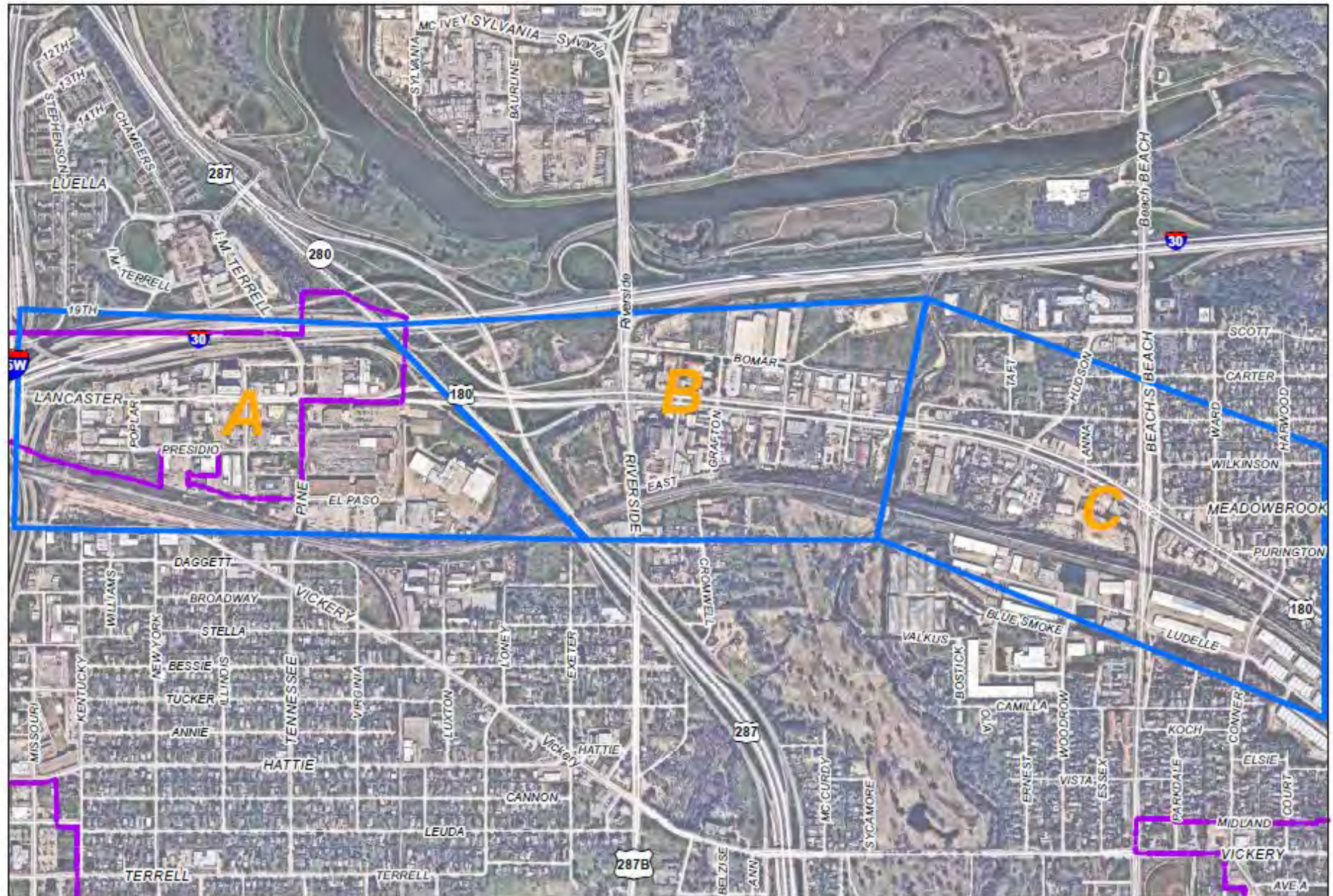
Planning and Data Analytics Department

- Eric Fladager, Manager

CHARACTER ZONES

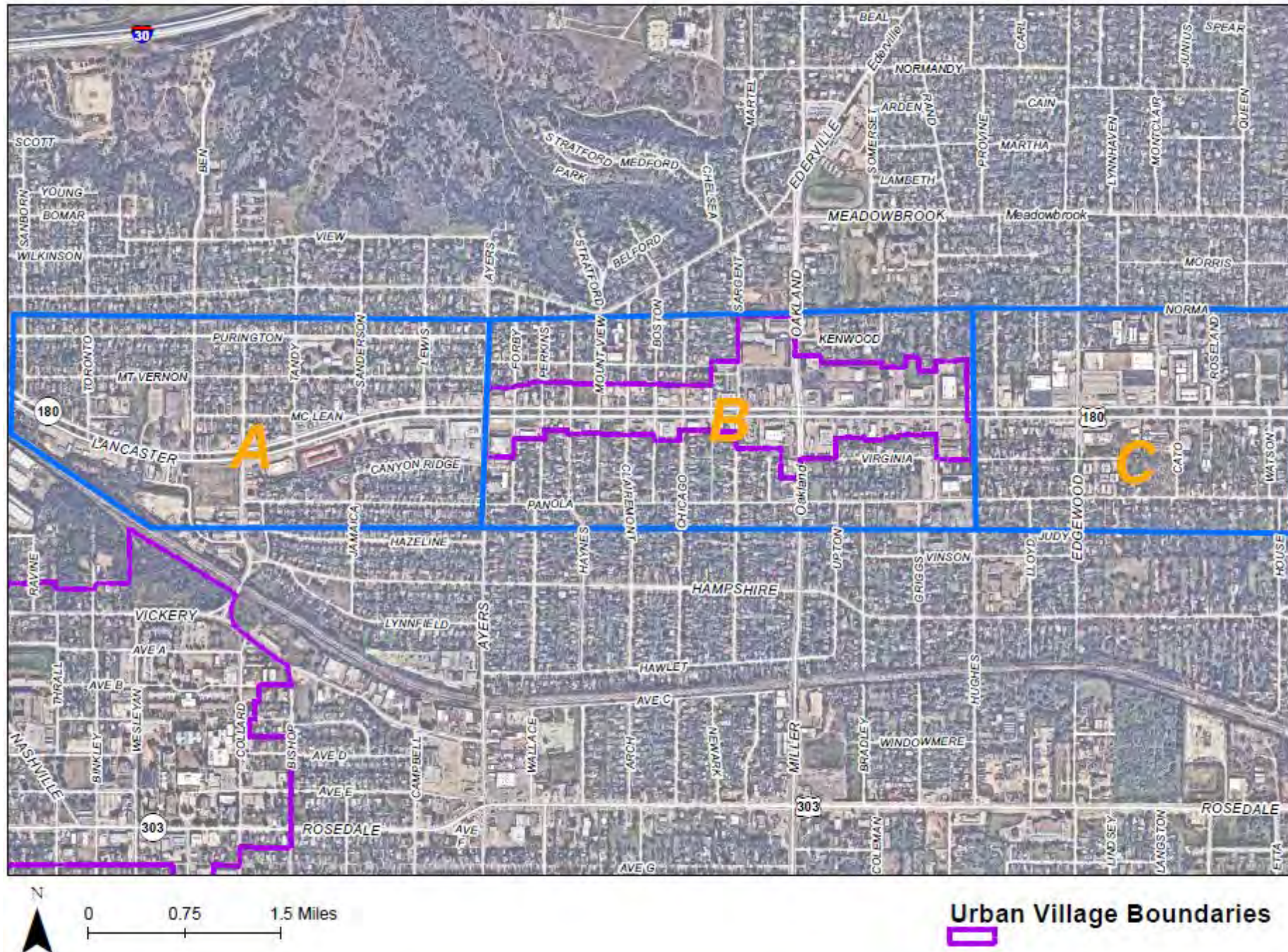


East Lancaster Corridor - West



Urban Village Boundaries

East Lancaster Corridor - Central



East Lancaster Corridor - East



East Lancaster Avenue Corridor Planning

Councilmember Gyna Bivens



THANK YOU FOR PARTICIPATING!

Meeting Video

City of Fort Worth YouTube Channel:

<https://www.youtube.com/c/cityoffortworth/videos>

Project Webpage

forthcoming

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