

TOGETHER WE RISE!



Executive Summary

LAS VEGAS TRAIL

Neighborhood Transformation Plan

OCTOBER 2022



A message from

COUNCILMAN MICHAEL D. CRAIN



In the late 1970s and early 1980s, the Las Vegas Trail (LVT) area was a thriving, bustling place. Though it was practically the western edge of Fort Worth, many citizens found it a haven and called it home. A large proportion were affiliated with Carswell Air Force Base and the many apartments and single-family homes provided convenient housing to the work, services and activities the base provided. With Carswell's closure in the early 1990s, many of those occupants moved away and the area began to transition into what we see today.

The statistics are staggering. With roughly 1% of the population of the City of Fort Worth, the area accounts for roughly 4% of the city's crime. 67% of the households are led by single parents. Median household income is \$31,495, well below that of the City of Fort Worth at \$62,187. 32% are living below the poverty level, as compared to 11% in the city overall. 41% are on public health insurance and almost a quarter have no health insurance at all. The local elementary schools suffer from a high mobility rate as 90% of those who start kindergarten will leave the school before they reach the 5th grade. All of these factors and more contribute to the struggle the residents face each and every day to just live their lives.

Through all of this negativity, I have bore witness to the great resiliency of people. Those who call LVT home care about their future. They want to do better. They want to reach their full potential and want their children to realize all the opportunities our great nation promises. This is why with urgency we must focus our efforts on providing access to desperately needed services. We must look at those who reach to us and ask ourselves how we can assist in helping them achieve their dreams. We cannot afford to let another generation slip further into poverty. We have turned our back on the area for far too long.

When I was sworn into office last year, I resolved to continue to build upon the work already being done in the LVT area. I said that the Las Vegas Trail community should not be a place where people end up, but a place where people want to live. Great strides have already been made, but there is more work to be done. The Las Vegas Trail Revitalization Plan is full of information, ideas and recommendations for improvement – many from the residents who live there. It is now time for all of us to do our part and put this plan into action.

Las Vegas Trail was once a place of hope and prosperity. I believe it can be that way again. I am committed to continue to do what I can to ensure those who call the area home have all the resources and opportunities they deserve. I hope you will join me on this journey to revitalize and build a stronger foundation for tomorrow because Together, We Rise!

Best,

Michael D. Crain

Fort Worth City Council

"It's the people that make LVT special. We are a community, and we care about each other. We want better for ourselves and our neighbors than to just barely make it. We deserve that and our children deserve that."

- quote from a Las Vegas Trail resident

STATEMENT OF COLLABORATION

The Las Vegas Trail Neighborhood Transformation Plan is a collaborative project of the City of Fort Worth, Fort Worth Housing Finance Corporation, and LVTRise. This Neighborhood Transformation Plan presents the roadmap for change with a shared responsibility for implementation including the City, nonprofit partners working in the area, and the local community. Every entity has a role to play in furthering the goals laid out in the plan.

The City of Fort Worth and its departments play a critical role to institutionalize, codify, and lead action on recommendations tied to land use policy, infrastructure, and public space improvements. In partnership with the Police Department, the City's Code Compliance Department has already set in motion a plan of action to track and improve the health and safety of LVT multi-family housing complexes. The Police Department has launched a data-driven violent crime reduction plan that includes the use of cameras and the Fort Worth Real Time Crime Center that shares instant information with neighborhood police officers. These and other policy actions will require sustained effort over time to realize substantial improvement or redevelopment of neighborhood properties.

The redevelopment of housing in the neighborhood will fall to both the Fort Worth Housing Finance Corporation and Fort Worth Housing Solutions, which is the City's Housing Authority. Both of these agencies can share the responsibility for the development of affordable housing and the purchase of property for residential redevelopment. The Housing Finance Corporation can provide affordable housing incentives and partnerships to developers to significantly improve existing developments, as well as build new housing.

As a partner in its creation and an established community resource, LVTRise will continue to champion the LVT plan into implementation. As the primary champion, their role is to promote the plan among new and existing neighborhood partners as a representation of community needs, desires, and priorities in the current moment. LVTRise's special expertise in addressing the human needs of the neighborhood and in communication with residents will be key to ensuring the success of ongoing efforts.

Realizing the potential of Las Vegas Trail will require a coordinated effort among many partners working across a broad spectrum of fields toward the goals set by the LVT community and represented in the Las Vegas Trail Neighborhood Transformation Plan.



Executive Summary
**PROJECT
BACKGROUND**



Neighborhood History

The Las Vegas Trail neighborhood was built differently than other communities. In many ways, the neighborhood was established to support Carswell Air Force Base (now the NAS JRB Fort Worth) which was operational for strategic use during both WWII and the Cold War. This neighborhood once housed thousands of families that worked at the base. Starting in the 1950s, single and multi-family properties in the area were developed to provide housing for military families and workers supporting Carswell. During its heyday, the base provided these families with most of their daily services including food and groceries, medical care, and entertainment. This meant that many of the neighborhood destinations and services that would typically accompany the growth of a residential area were never developed to support the Las Vegas Trail neighborhood.

In the 1990s, Carswell Airforce Base was recommended for closure by the U.S. Department of Defense; Base Realignment and Closure (BRAC) Commission which changed the nature of the base significantly. Soon, other major employers in the area followed with significant layoffs and downsizing. With the closure of the base, many of the primarily white military families moved out of the area. Over the next 30 years, the neighborhood became much more diverse.

Since 1990, the LVT community has changed, but the types of housing and neighborhood services in the area did not change to meet the needs of these new residents. Today, the area has a high density of aging, multi-family housing compared to other areas in Fort Worth, and these properties are occupied by a diverse and primarily low-income community. Critically, LVT lacks the neighborhood commercial core and services that are typical in other neighborhoods in Fort Worth. Residents have to travel outside the neighborhood for healthcare and other daily needs.

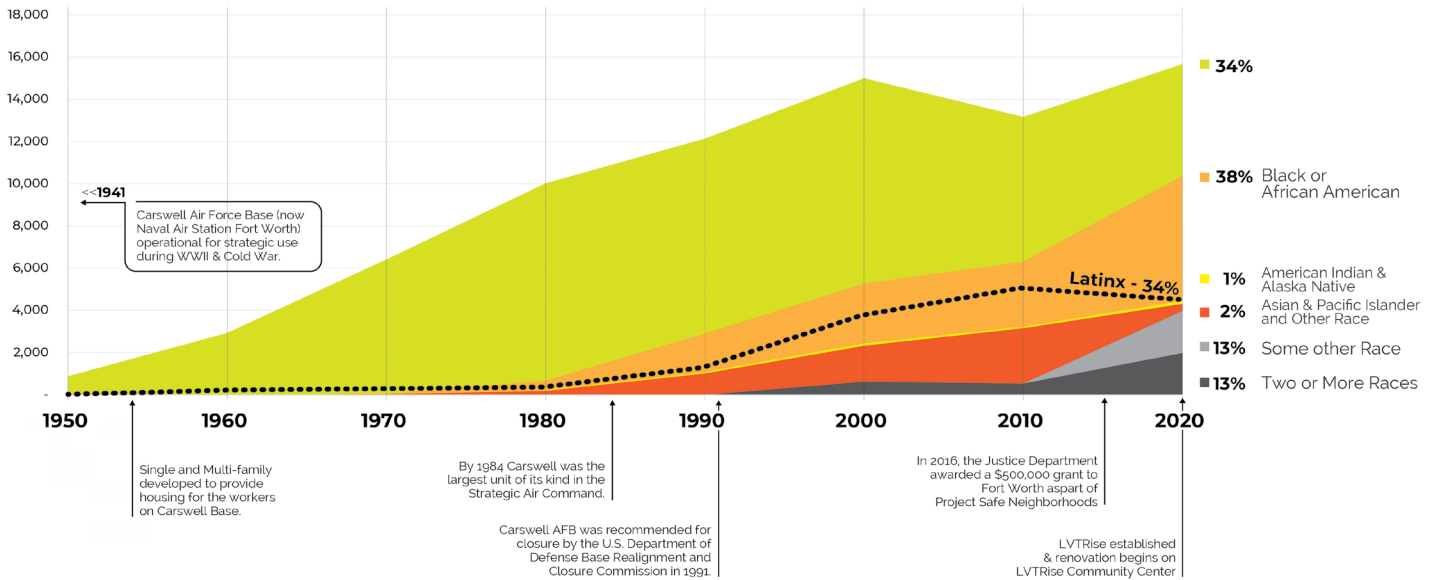
Where is the “Las Vegas Trail Neighborhood”?

The LVT Neighborhood referred to in this plan is bound by Interstate 30 on the north, Cherry Lane on the east, Camp Bowie Boulevard West to the south, and Loop 820 on the west. The neighborhood name, “Las Vegas Trail,” could be attributed to the central north-south street bisecting the community and connecting I-30 to Camp Bowie Boulevard, Las Vegas Trail.



Carswell Air Force Base: 1950s

TOTAL POPULATION OF LVT AREA (1950 - 2020)



More Recent News

Following a 2017 Star Telegram series investigating and highlighting the years of neglect along Las Vegas Trail and adjacent community, then District 3 Councilman Brian Byrd and then-Mayor Betsy Price, community leaders and non-profit leaders set in motion a coordinated effort to revitalize Las Vegas Trail and initiated a task force that included residents, nonprofits, government agencies, churches and local business owners.

In 2018, a mobile community center in the form of a 45-foot RV, was dispatched throughout the community offering social services while a plan was developed for a permanent solution. The former Westside YMCA was purchased by the City of Fort Worth, renovated and re-opened in early 2020 as the Rise Community Center. Today, the Rise Community Center offers community-facing services and programming operated by LVTRise, a local non-profit. Making further progress toward community priorities identified by the 2017 task force, IDEA Public Schools opened a new charter school facility on Cherry Lane in 2019.

Huge progress has been made to bring new attention and investment to help the Las Vegas Trail neighborhood evolve into a place that better serves residents and families in this community.

Who's Involved?

LVTRise, the City of Fort Worth, and Fort Worth Housing Solutions led this project with funding from the Fort Worth Housing Finance Corporation. As a new City Councilman, Michael D. Crain (former Chief

of Staff for the exiting Councilman of District 3) was elected in 2021 bringing an invigorated energy to the community. Councilman Crain launched the Las Vegas Trail Revitalization Project in the first few weeks of his term.

Why Now?

Following the initiation of this project by Councilman Crain, the city announced that the Las Vegas Trail neighborhood would be the recipient of \$3.5 million dollar Neighborhood Improvement Plan Grant.

The Rise Community Center continues to serve as a community resource hub, growing and evolving to meet the needs of area residents. Coinciding with the development of this plan, Rise Community Center campus expanded to include a new Boys and Girls Club facility on-site. The Boys and Girls Club began operating out of the newly built facility on June 13, 2022. In addition, Child Care Associates is finalizing plans to build and operate the new Head Start facility adjacent to the existing Rise Community Center. Early Head Start serves pregnant women and families with children under age 3. Head Start programs serve children between 3 and 5 years old. These programs are free and designed to promote school readiness for children from low-income families.

With new local capacity and catalytic investment, the Neighborhood Transformation Plan ensured that community input drives further improvements toward community goals. Through the creation of this plan, new community assets and amenities will become part of a thoughtful and coordinated system of improvements that will make a meaningful and lasting impact on the Las Vegas Trail neighborhood for years to come.

Executive Summary

WHAT WE HEARD

Community Engagement is the Foundation of the Plan

The plan’s creation involved different community outreach tools throughout the project, and created fun and unique ways for residents to weigh in on ideas throughout the planning process

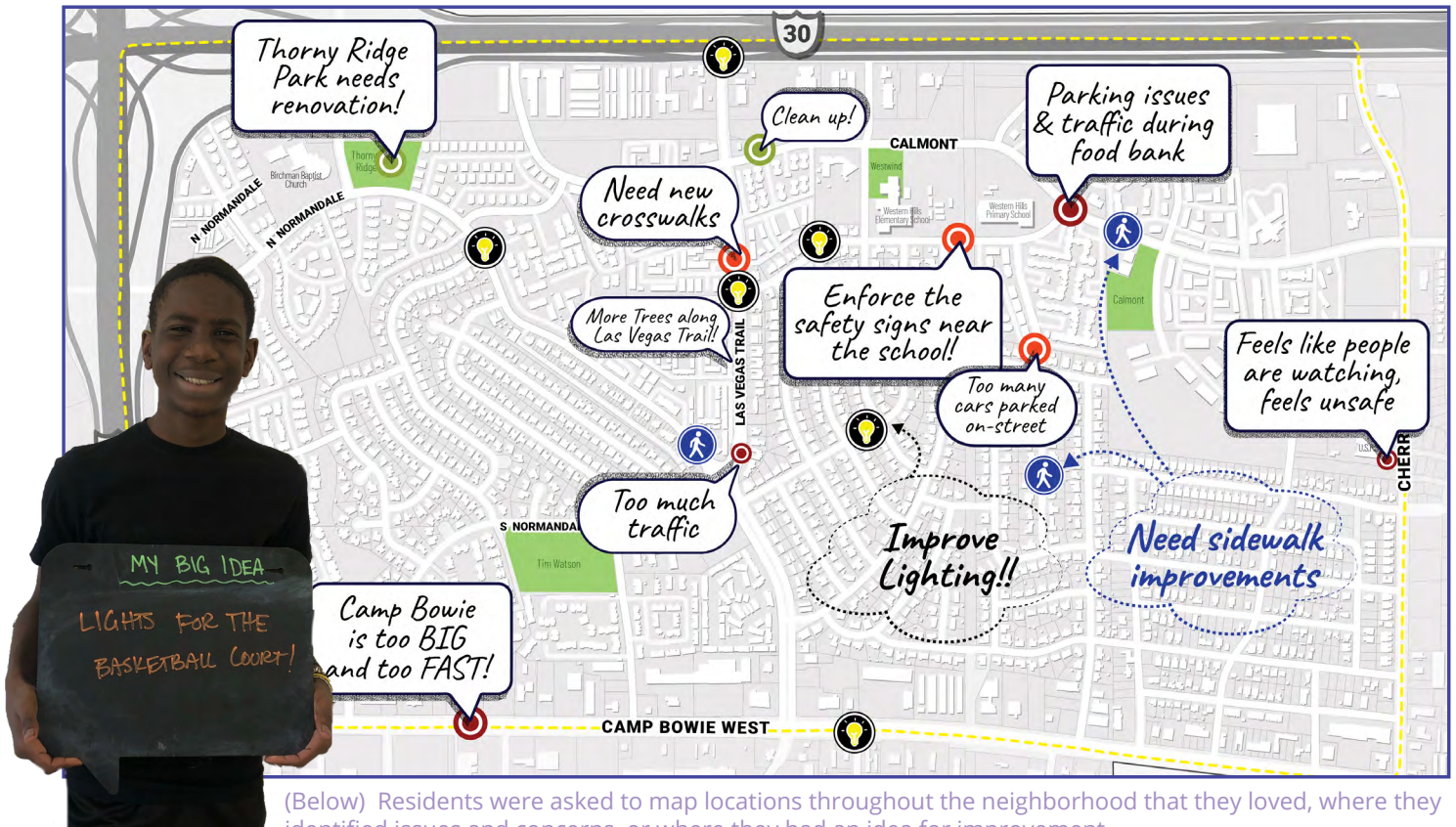
The Love LVT Block Party (February 2022) and the Summer Kickoff Community Event (June 2022) at the Rise Community Center welcomed around 400 residents and neighbors to participate in activities, conversation about the future of the neighborhood, and also enjoy food and programming organized by LVTRise, the City of Fort Worth and other partners.

The Together We Rise! Community Survey was a huge success thanks in huge part to the LVTRise staff who helped to spread the word in the neighborhood. Of the 615 survey responses, 49 were completed in

Spanish.

Interviews, focus groups, and constant contact with an advisory committee of neighborhood leaders, local partners, and LVTRise staff shaped the plan as it evolved month by month.

Throughout the planning process, concerns were expressed about the safety and cleanliness of public spaces and streets in the neighborhood. The desire for more oversight of unresponsive landlords and deteriorated properties also cannot be understated. Last, residents young and old expressed strong desire for improvements to parks and open spaces. Residents of LVT want healthy activities and safe places to enjoy with their loved ones.



(Below) Residents were asked to map locations throughout the neighborhood that they loved, where they identified issues and concerns, or where they had an idea for improvement.

Pillars of the Plan

Some words were used again and again to describe the kind of neighborhood residents want LVT to be. Each of these words is associated with one of the three pillars that will organize the Las Vegas Trail Transformation Plan - **Community, Housing,** and **Neighborhood.** Together, the vision words and pillars are represented in the Neighborhood Vision for Las Vegas Trail. As the plan developed, each of our community goals nests under one of these three pillars.



Together we realize a new future for our **COMMUNITY** as we build a healthy, informed, enterprising, and a strong community of individuals and families.

Together we set a new standard for quality **HOUSING** in the area that will ensure the neighborhood continues to offer safe, stable, affordable, and accessible housing to all residents regardless of family size, race, ability, or means.

Together, we create a **NEIGHBORHOOD** for all to enjoy that is even more connected, green, supportive, and safe for every resident as it grows.

Summary of Recommendations

A NEW FUTURE FOR OUR COMMUNITY

Together we realize a new future for our community as we build a healthy, informed, enterprising, and strong community of individuals and families. To achieve the future we deserve, **we must...**

IMPROVE THE HEALTH OF AREA RESIDENTS

Las Vegas Trail is a healthcare services desert. In particular, there is a lack of a health clinic and family and pediatric practitioners in or near LVT. Improving health outcomes for LVT residents means more than bringing new healthcare facilities and doctors to the area. LVT residents want to improve the health of individuals, families, and the community as a whole. This means looking at health as much more than healthcare, but instead, as a network of spaces and programs that promote wellness, learning, healing, and health. And, making sure that spaces and resources are available to all residents, regardless of age, ability, or language. Imagine a future where the whole neighborhood is a Health Village, full of places that support healthy living, and wellness, and improve the lives of residents and families.

Strategies:

- **Locate healthcare services in “the heart” of the neighborhood along Calmont**
- **Expand the reach of services to individuals seeking support for mental health, domestic violence, and substance abuse recovery**
- **Get more people out on wheels (bikes, scooters, and skateboards)**

INCREASE FRESH FOOD ACCESS FOR FAMILIES WITHIN LVT

Today, too many Las Vegas Trail families experience poverty and food insecurity. Increasing access to healthy food is critical to improving the health and wellness of LVT residents. The area is considered a food desert, with 33% of an area’s residents living at least one mile from access to fresh food, and a poverty rate of 20% or greater in that area. Although these full-service grocers are located nearby, many area families struggle to afford them and seek out food assistance. There’s a critical need to create more opportunities for people in the neighborhood to access healthy food and build agency and knowledge of healthy eating and food preparation.

Strategies:

- **Engage residents in new ways around gardening, cooking, food and nutrition education**
- **Increase affordable healthy food options available to area residents**

CONNECT MORE PEOPLE TO AREA SUPPORT SERVICES AND HELP THEM NAVIGATE DIFFICULT SYSTEMS

When LVT residents can meet their daily needs more comfortably, things like training courses, getting a GED, and job hunting get easier. Without better job prospects, daily needs will continue to strain cost-burdened families. These are just two factors that perpetuate the cycle of poverty and stress in this area. Local partners and new programs focused on connecting residents to resources to make daily living easier and households more stable are the first step to improving outcomes for LVT families.

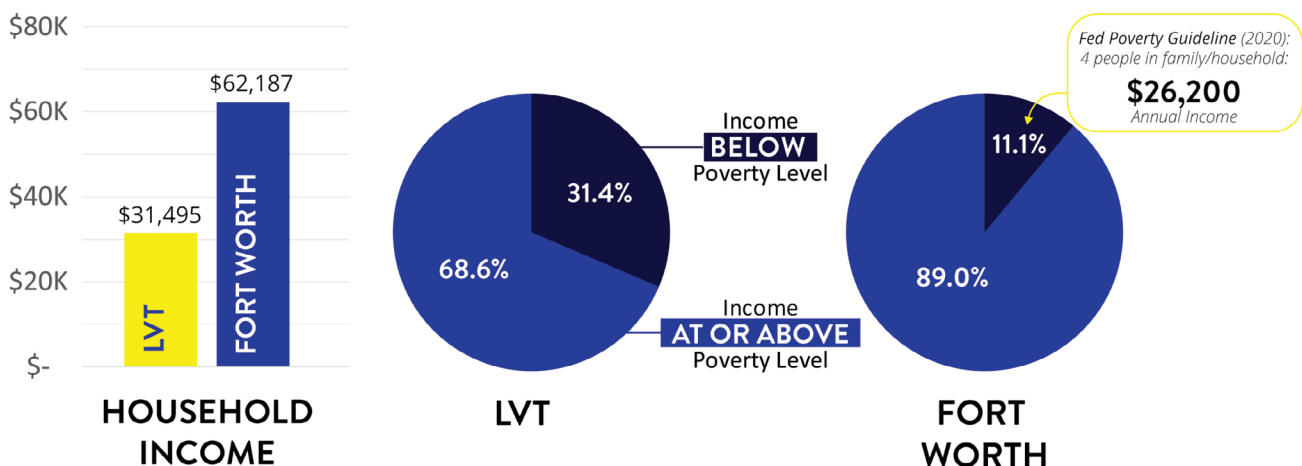
Strategies:

- **Continue to promote LVT as the central hub for neighborhood resources**
- **Expand resource connections related to financial literacy, budgeting, and managing credit/debt**
- **Expand access to legal aid, immigration support, and services for refugees and non-English speakers in the area**

INCOME BELOW POVERTY LEVEL

Poverty status of families by family type and presence of children under 18 years

Source: ACS 5-year Estimates, 2015-2019



TOGETHER WE RISE! NEIGHBORHOOD TRANSFORMATION PLAN

SUPPORT SINGLE PARENTS AND CARETAKERS AND INCREASE PARENT INVOLVEMENT IN LOCAL SCHOOLS

Single parents have to carry a huge amount of responsibility for themselves and their children. Strengthening support for and community around these parents could make a difference in the educational success of their school-aged children. Over 60% of LVT's family households are led by single parents, and the proportion of single female households below the Poverty Line is three times the city's overall poverty rate. Additionally, a higher proportion of LVT residents work in lower-wage, hourly jobs which often means these individuals' workdays don't follow a typical 9 am - 5 pm schedule. Providing support for parents means offering flexibility, options, and opportunities outside of a typical workday schedule. Although families move for a number of reasons, improving area housing conditions and strengthening connections to local resources will lessen family stress and help to reduce chronic mobility in area schools. Building community among parents will be a heavy lift, but it's critical to student success.

Strategies:

- **Expand child care and early childhood education offerings in LVT**
- **Strengthen a Parent-to-Parent support network in Las Vegas Trail**
- **Strengthen ties between parents and area schools**

31%

PERCENTAGE OF LVT FAMILIES WITH INCOME THAT FALLS BELOW THE POVERTY LINE COMPARED TO 11% IN THE CITY OVERALL

CREATE MORE OPPORTUNITIES FOR RESIDENTS TO BUILD SKILLS FOR SUCCESS

The LVT population is working, but the jobs they hold aren't going to improve their economic status. The proportion of LVT residents working in lower-paying occupations exceeds that of the city. The unemployment rate for the civilian population in LVT census tracts ranges between 8.3%-12.2% - approximately double that of the city. The percentage of the population not in the labor force is similar to the city. Unemployed LVT residents are looking for work, but LVT residents need more work opportunities closer to home. Although transit does connect to major employment centers, including downtown, the time it takes to access these destinations by transit compared to driving can double or triple the travel time. A higher proportion of LVT residents carpool, walk, and take public transportation than the city's average for each mode of transportation.

Strategies:

- **Make it easier to get a GED/Adult High School diploma in the LVT neighborhood**
- **Expand career job trade or training, career and employment coaching for area residents**
- **Expand programs, mentorship, and career connections for teens and young adults**

CREATE OPPORTUNITIES FOR AREA RESIDENTS TO PARTICIPATE IN CHANGE

Community participation in the plan and attendance of the Love LVT Block Party and Summer Kickoff Pop-Up events was a great reminder that residents in LVT want to take part in the changes happening in their neighborhood. As area institutions and organizations continue to step up and expand local capacity to take charge of projects and initiatives grows, it's critical that resident voices continue to be centered in the implementation of ideas for the area.

Strategies:

- **Continue/Expand opportunities to employ local residents in cleanup, maintenance, and beautification of the neighborhood**
- **Increase access to small business support resources in LVT**

LIVING WAGE COMPARISON

Source: U.S. CENSUS and Living Wage Calculator, Dr. Amy K. Glasmeier and MIT (2022)



According to the US Census, a median income for a family in Las Vegas Trail is

\$34,360

\$58,200
(60% income threshold to access HUD housing assistance)

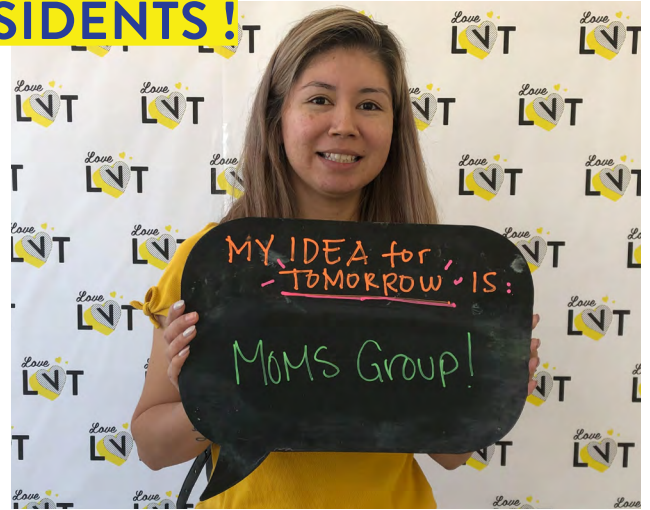
But an actual **LIVING WAGE** for a family in Tarrant County is

\$65,962
(after taxes)



63%
DIFFERENCE
(\$31,302)

LISTEN TO THE RESIDENTS!



An "Idea for Tomorrow" shared at LVTRise's Open House in October, 2021.

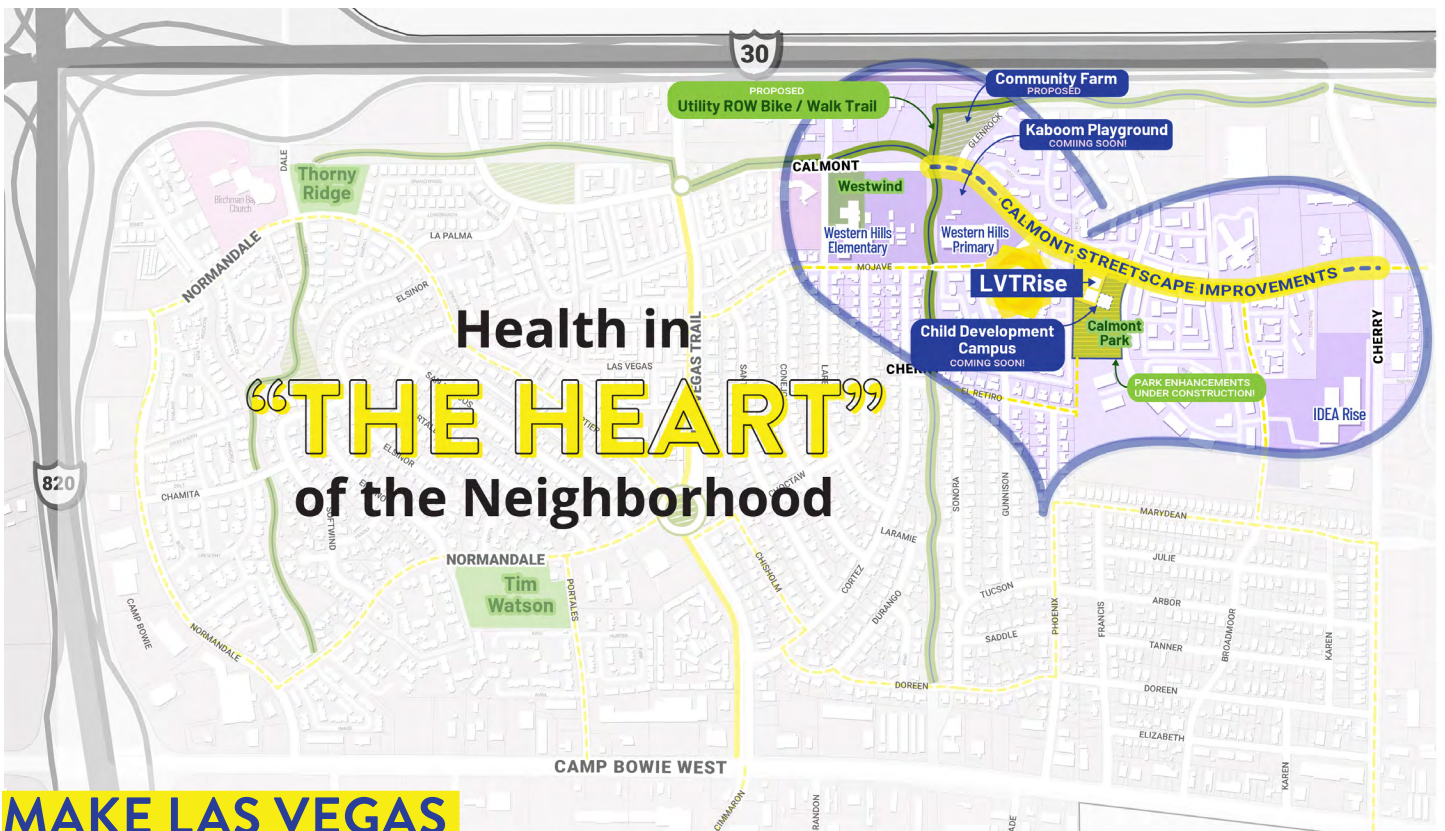
FOOD INSECURITY INDEX

Source: Conduent Healthy Communities Institute

LAS VEGAS TRAIL	TARRANT COUNTY	
~95	28.2	SCORING SCALE Low (0) to High (100)
5	3	RANKING INDEX Low Need (1) to High Need (5)

(Left) The 2021 Food Insecurity Index, created by Conduent Healthy Communities Institute, is a measure of food access correlated with economic and household hardship. Places are given an index value from 0 (low need) to 100 (high need). Areas of highest need are also ranked 1 (low need) to 5 (high need) based on their index value relative to similar locations within the region.

Source: <https://www.healthyntexas.org/indicators/index/foodinsecurity>; The Food Insecurity Index is calculated by Conduent Healthy Communities Institute using data from Claritas, 2021.



Health in "THE HEART" of the Neighborhood

MAKE LAS VEGAS TRAIL A HEALTH VILLAGE!

PROGRAMS AND FACILITIES
SUPPORTING HEALTHY
LIVING IN LVT

Source: Interface Studio.

"Health" is much more than healthcare. There are many aspects in supporting residents to live healthier lives. Improving community health will require improvements and investment in all of the areas shown above to provide the biggest benefit to Las Vegas Trail. LVTRise and the Rise Community Center are already at the epicenter of many community initiatives. The vision is to reinforce this important location by creating a health village between area schools and the Rise Community Center.

PROGRAMS



**A health village brings
all of these elements
together in one
community!**

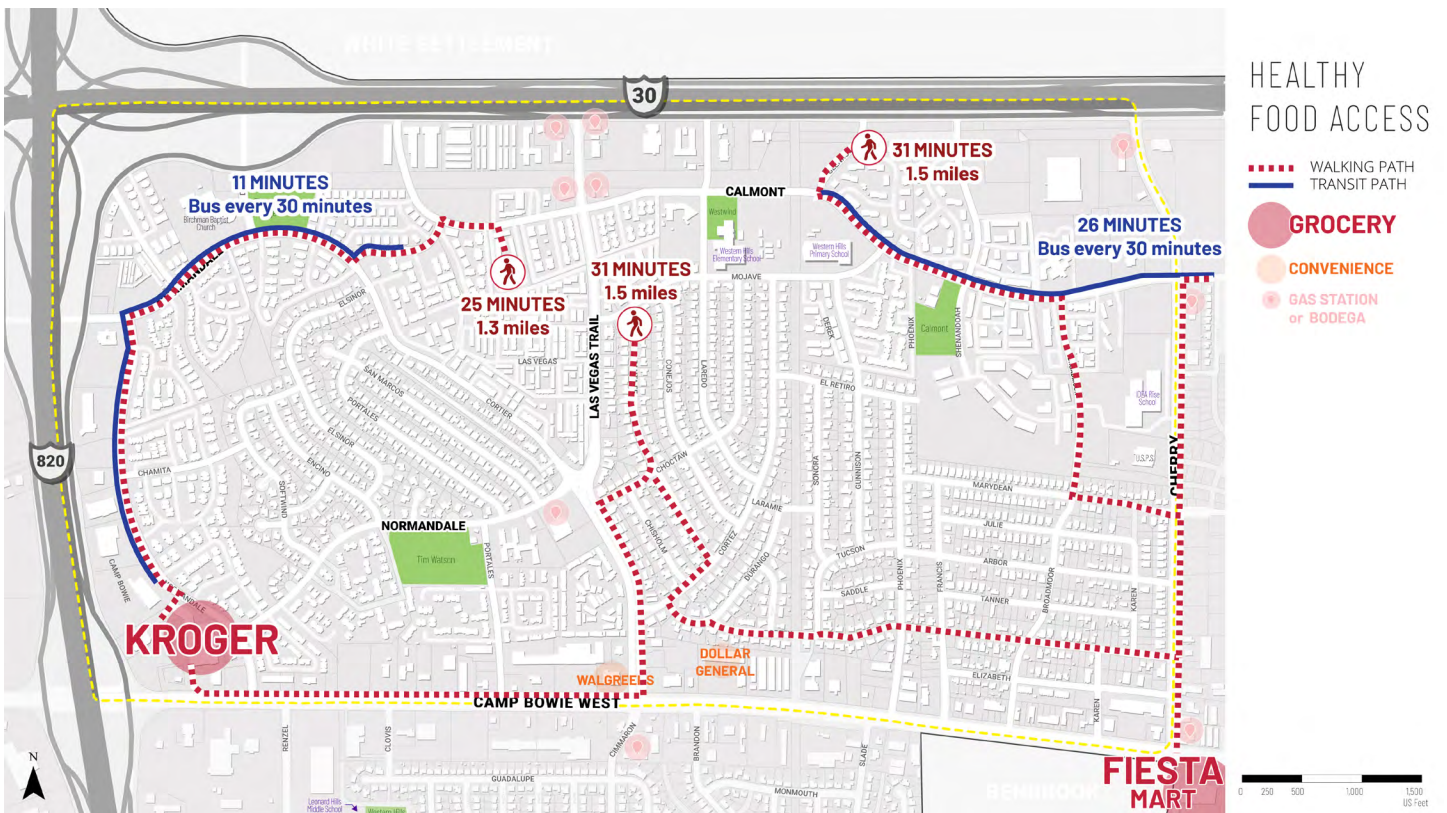
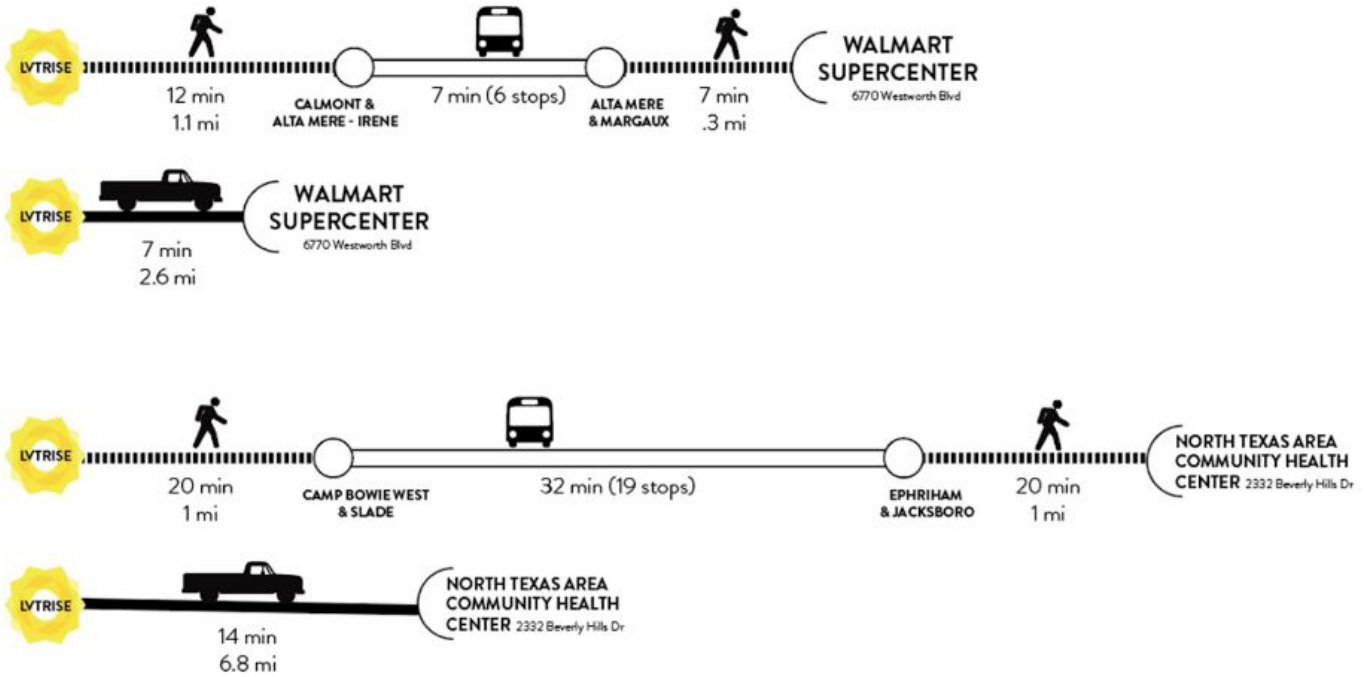


FACILITIES

MAKE SURE THE NEIGHBORHOOD OFFERS THINGS RESIDENTS NEED EVERY DAY

COMMUTE TIMES TO NEAREST FOOD OR HEALTH DESTINATIONS

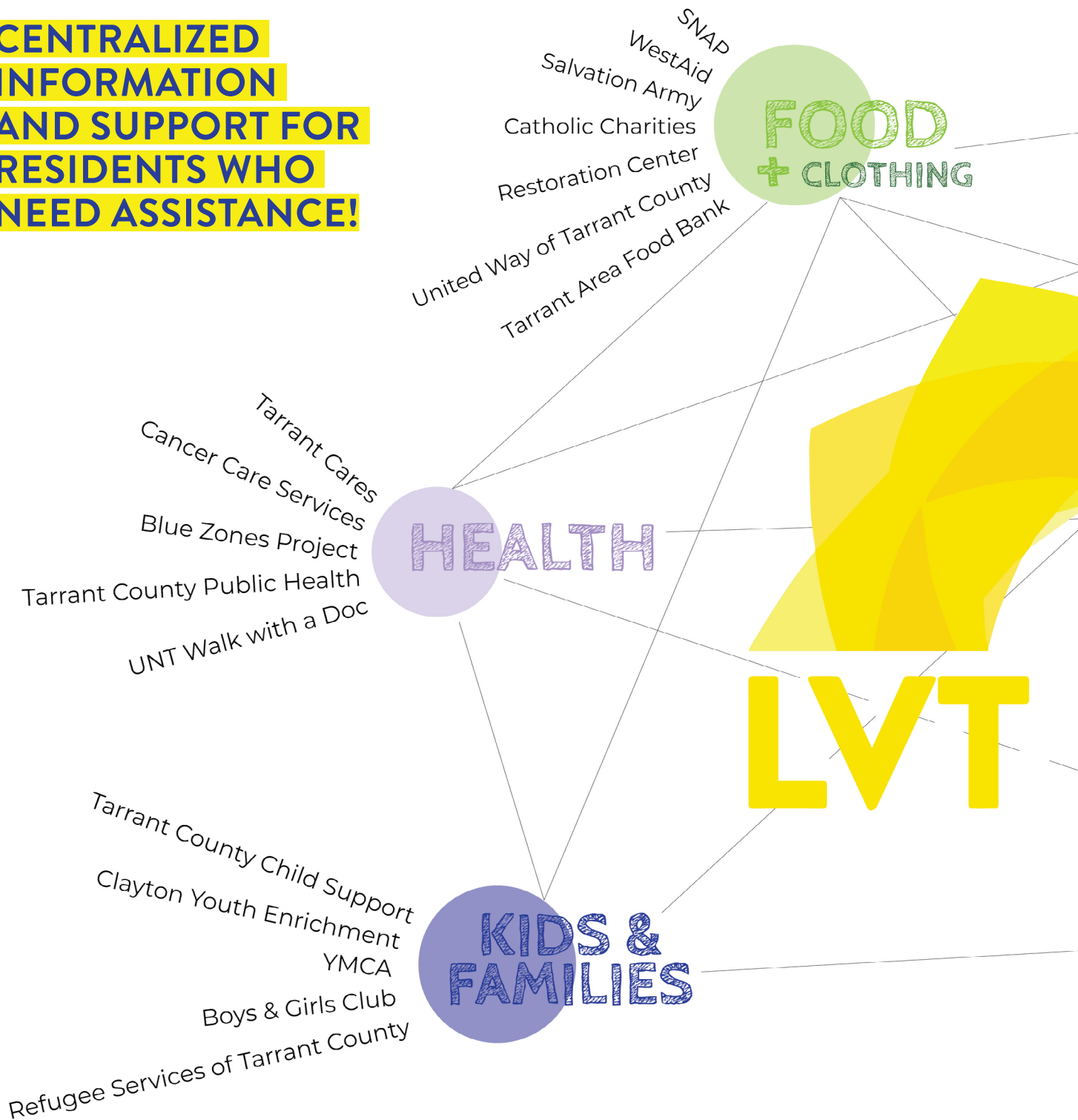
Common destinations for LVT residents, such as the Walmart Supercenter or the North Texas Community Health Center, are not accessible to those without a car. Although on a map these locations appear only a short distance from LVT, in reality the experience of taking transit to reach these destinations can considerably extend travel time. Diagram (top) shows typical commute time to the nearest food and health destinations. Map (below) shows walking distance to the closest groceries. Food insecurity in LVT is more than proximity but also a factor of poverty which makes local grocery options less affordable. Source: Interface Studio.



NETWORK OF SERVICE PROVIDERS AND COMMUNITY PARTNERS IN LAS VEGAS TRAIL

Source: Interface Studio.

CENTRALIZED INFORMATION AND SUPPORT FOR RESIDENTS WHO NEED ASSISTANCE!



HOUSING HOMELESS + SERVICES

- Fort Worth Housing Solutions
- Legal Aid of North Texas
- Tarrant County Furniture Bank
- Center for Transforming Lives of Women and Children
- Presbyterian Night Shelter

EMPLOYMENT

- West Fort Worth Center of Hope
- Women's Center Tarrant County
- Upspire
- Workforce Solutions of Tarrant County
- WorkinTexas

+ MENTORING EDUCATION

ESL

- Women's Center Tarrant County
- Western Hills United Methodist Church

RISE

- Fort Worth Public Library
- IDEA Public Schools
- Western Hills Pyramid



A NEIGHBORHOOD FOR ALL TO ENJOY

Summary of Recommendations

Together, we create a **NEIGHBORHOOD** for all to enjoy that is even more Connected, Green, Supportive, and Safe for every resident as it grows. To realize this vision for our area, we must...

CONTINUE EFFORTS TO REDUCE CRIME & IMPROVE PUBLIC SAFETY IN LVT

Safety and crime prevention continue to be top of mind for area residents and workers. Crime prevention is essential in seeing long-term success around public safety. To that point, almost every action in this plan, from improving access to health care to upgrading housing, is an opportunity to improve public safety. Crime is not simply an issue of policing. Police have a critical role to play, but the availability of services as well as the physical design of the community makes a major difference.

Strategies:

- **Connect those in need with services and support.**
- **Crack down on businesses in the area that continue to be havens for crime, prostitution, and drug use.**
- **Reduce physical barriers between multi-family properties.**
- **Install and increase lighting to improve traffic safety and to limit night time loitering.**

ACTIVATE PARKS AND OPEN SPACES THROUGHOUT THE NEIGHBORHOOD

The Las Vegas Trail neighborhood is missing something that could help to provide real amenities for residents - trails. It's time to put the "trail" in Las Vegas Trail. Combined with improvements to local streets and parks, LVT could be transformed with new places to grow food, ride bikes, walk, exercise and meet neighbors.

Strategies:

- **Create a network of trails connecting neighborhood destinations, parks, and residences.**
- **Increase the diversity of amenities in local parks and open spaces.**
- **Encourage Apartment Complexes and Churches to use area parks for events and activities.**

IMPROVE THE SAFETY ALONG NEIGHBORHOOD STREETS AND MAKE SERVICES AND INSTITUTIONS MORE WELCOMING AND ACCESSIBLE

Many streets in LVT are designed more like highways than walkable, neighborhood streets. Their excessive widths encourages cars to speed but even smaller streets with single-family homes experience fast-moving, cut-thru traffic. Residents from the apartments and single-family homes alike recognize the need for better, safer streets with improved crossings.

Strategies:

- **Focus on traffic calming measures and improved sidewalks in LVT.**
- **Implement road “diets” on major streets to slow traffic, improve sidewalks, add trees and bike lanes.**
- **Improve the neighborhood-facing wall of Kroger.**

REINFORCE CALMONT AT THE RISE COMMUNITY CENTER - THE HEART OF THE NEIGHBORHOOD

With the Rise Community Center and the nearby Western Hills Schools, this stretch of Calmont is the heart of LVT. Major events, and local services are available in this location which is also a frequent place for kids of all ages to play. Further expansion of services at the Rise Community Center including the new Boys and Girls Club, will reinforce this neighborhood center.

Strategies:

- **Improve Calmont as a kids zone.**
- **Work with adjacent property owners to improve access to the Rise Community Center.**

SUPPORT NEIGHBORHOOD LEADERS & HOST COMMUNITY EVENTS, ACTIVITIES, & PROGRAMMING THAT BRING PEOPLE TOGETHER

LVT is an active community with a lot of NEIGHBORHOOD PRIDE. Many are giving back where they can by volunteering and working to improve the neighborhood. To help celebrate this work and the people that make LVT special, there needs to be more spaces, programming and events that provide opportunities for celebration and activity that better reflects the heart of the community.

Events are a big hit in LVT and organizations like LVTRise have proven ability to bring community members together. Work to further expand local programming by bringing more partners to the table including local leaders, schools and arts organizations.

Strategies:

- **Work with the schools and local arts organizations to highlight champions of the neighborhood.**
- **Encourage local schools to participate in visible public art and placemaking projects in the neighborhood.**
- **Expand programming and events that build community connections and celebrate neighborhood pride.**

RETHINK CAMP BOWIE USES, DESIGN, AND CONNECTIONS

Camp Bowie West has traditionally served as the location for local commercial services. There are visible signs of changes over the years as some properties are currently or partially empty. Going forward, it will be important to rethink Camp Bowie as a purely commercial corridor and allow for other uses that can bring potential benefits including jobs to the area.

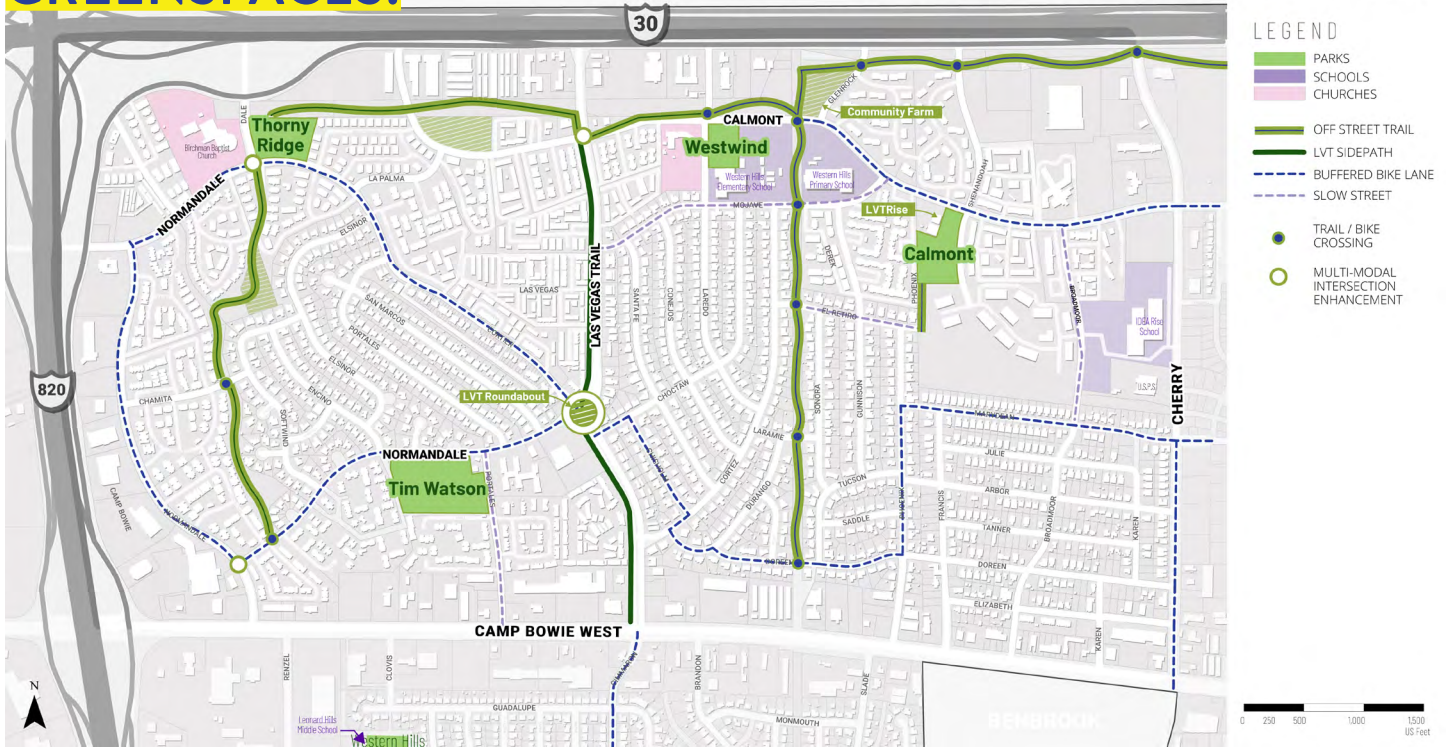
Strategies:

- **Encourage flexibility in terms of future development along Camp Bowie West.**
- **Develop mixed-use residential on Camp Bowie West fronting Las Vegas Trail.**

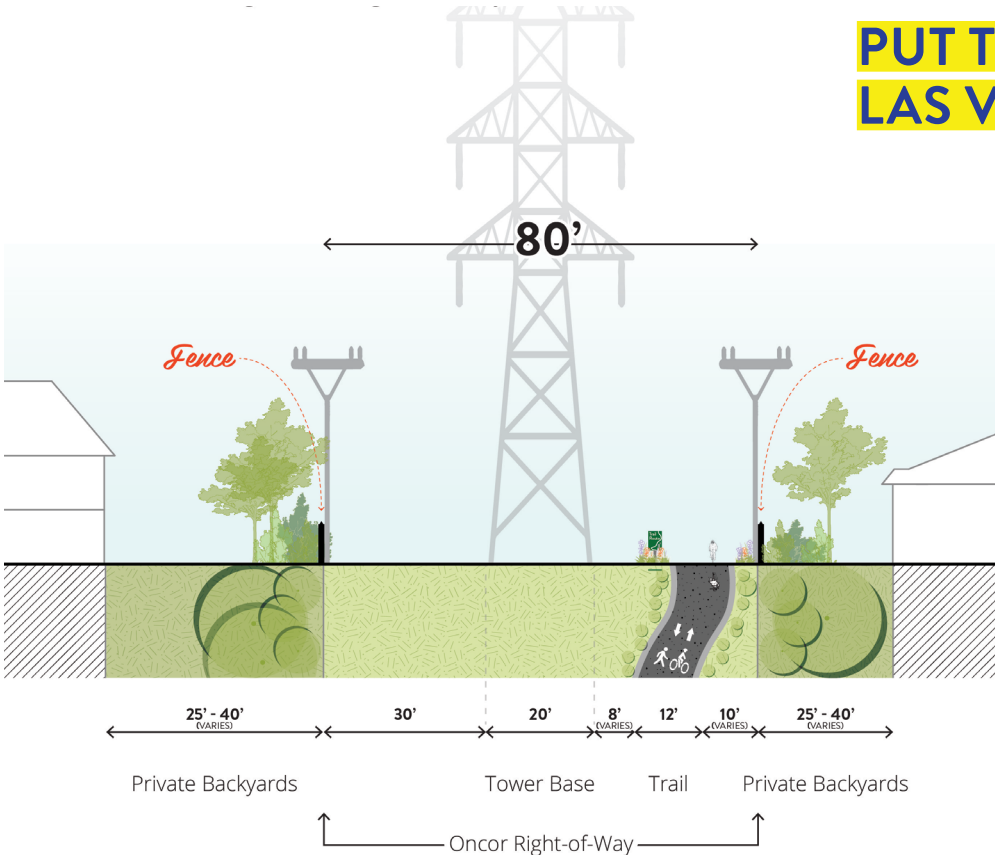
TOGETHER WE RISE! NEIGHBORHOOD TRANSFORMATION PLAN

NEW TRAILS AND GREENSPACES!

PROPOSED TRAILS & OPEN SPACE NETWORK



PUT THE "TRAIL" IN LAS VEGAS TRAIL!

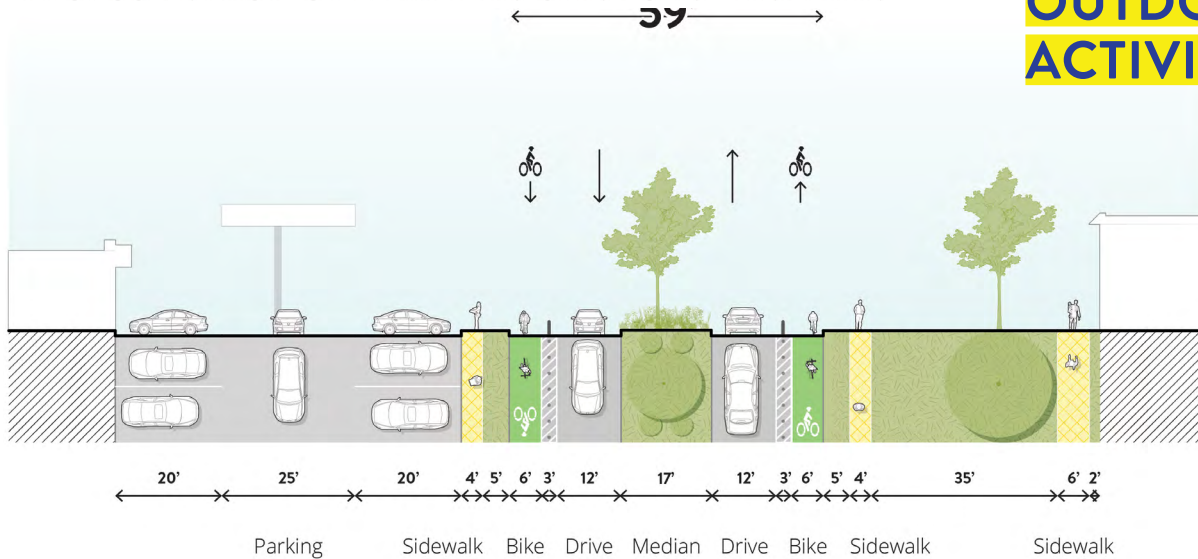


It's time to put the trail back in Las Vegas Trail. A network on- and off-street trails will help to reconnect the community and provide an amenity unique to Fort Worth neighborhoods.



SAFER SPACES FOR WALKING, BIKING, AND OUTDOOR ACTIVITIES!

CALMONT AVENUE (between Mojave Trail & Phoenix Dr.)
PROPOSED: PROTECTED BIKE LANES AND CENTER MEDIAN



A potential approach to creating new off-street trails and community spaces (including urban agriculture) lies in repurposing undeveloped land within utility easements. This requires coordination with Oncor around their restrictions for the use of the land below the power lines. There are successful examples of this approach in Texas. On-street, Calmont, Las Vegas Trail, and the Normandale loop all play an important role in building a bikable neighborhood street network.

TOGETHER WE RISE! NEIGHBORHOOD TRANSFORMATION PLAN



WAYS TO MAKE PARKS MORE FUN!

Residents want to explore an alternative approach to improve Tim Watson Park. The concept shows a smaller park across from the fire station, with park activity elements closer together. This could open up the remainder of the site for new housing. The sale of this portion of land could help to fund park construction or other open space improvements, adds space for community garden plots, and puts the sport courts closer to the Fire Station. Residents expressed strong desire for park improvements asking for something different than what's already present in area parks.





**BRING COLOR
AND ART INTO THE
COMMUNITY...**



**...AND IMPROVE
ACCESS TO
NEIGHBORHOOD
DESTINATIONS!**

Kroger and adjacent stores face the highway effectively turning their back to the community. W Normandale is also a very wide street making this retail feel even more disconnected. The above illustration shows a number of key improvements that would help to improve this edge of the neighborhood and improve access to local shopping.

A NEW STANDARD FOR HOUSING

Summary of Recommendations

To set a new standard for quality **HOUSING** in the area that will ensure the neighborhood continues to offer Safe, Stable, Affordable, and Accessible housing to all residents regardless of family size, race, ability, or means, **we must...**

WORK WITH RESIDENTS AND APARTMENT MANAGERS AND OWNERS TO IMPROVE EXISTING HOUSING CONDITIONS

There are a total of 7,257 housing units in the community of which 84% (about 6,000 units) are in multi-family apartments. The remaining units are single-family with a handful (3%) being duplex and townhouse units. The 34 existing apartment complexes are largely built as gated communities with controlled entries and fencing. The complexes also vary greatly in terms of condition. Some are well maintained, but others are in poor condition with clear evidence of deferred maintenance and neglect.

Many residents live in apartment complexes that are well managed. For residents living in units that are poorly managed, submitting a complaint to the city can be stressful and difficult without support and knowledge about their rights as tenants. At the same time, some of the older properties have amenities that could use improvements to better serve residents. LVT residents' desire for improved housing conditions in multi-family apartment complexes in the area cannot be overstated. LVTRise has been forming relationships with local apartment complex owners to help them in any challenges they face as managers.

Strategies:

- **Work to empower residents to improve living conditions.**
- **Hold apartment owners and managers accountable for the safety, cleanliness, and quality of their properties.**
- **Provide "carrots" to encourage reinvestment in existing properties.**

ENHANCE LAS VEGAS TRAIL TO CREATE A STRONG CENTRAL LINK BETWEEN THE EASTERN AND WESTERN SIDES OF THE NEIGHBORHOOD

Due to the amount of traffic, speed, and width of the street, Las Vegas Trail feels like a barrier that is very dangerous to cross. The look and feel of Las Vegas Trail was the top concern of LVT residents during this process. Positive change in the community needs to be represented here by reconsidering the street's design, improving safety and encouraging investment to improve properties in poor condition.

Strategies:

- **Enhance the safety, appearance and use of Las Vegas Trail by reducing the driving lanes and improving conditions for residents living along the street.**

CREATE CLEAR EXPECTATIONS FOR NEW INVESTMENT AND REDEVELOPMENT

The existing apartment complexes are designed as mostly gated communities with interior circulation and limited access points. This is a legacy of their original development. There will be opportunities to redevelop select apartment complexes over time. Current zoning sets standards for the allowable future use and some physical characteristics but more is necessary to encourage a different form of development. Design approaches are needed to provide greater access, visibility and an attractive "front door" for each property that activates neighborhood streets.

Strategies:

- **Target strategic acquisitions of properties to catalyze redevelopment.**
- **Create a design overlay that sets design standards for redevelopment.**

IMPROVE AND STRENGTHEN CONNECTIONS AMONG MULTI-FAMILY COMPLEXES

Most multi-family complexes will not be redeveloped for some time. Even without redevelopment, there is a lot that can be done that will improve the quality of life for residents and help to address larger neighborhood concerns around public safety. The fencing on many properties effectively isolates residents and makes it very hard for local police to effectively respond to crimes.

Strategy:

- **Improve shared spaces within apartment complexes and improve connectivity.**

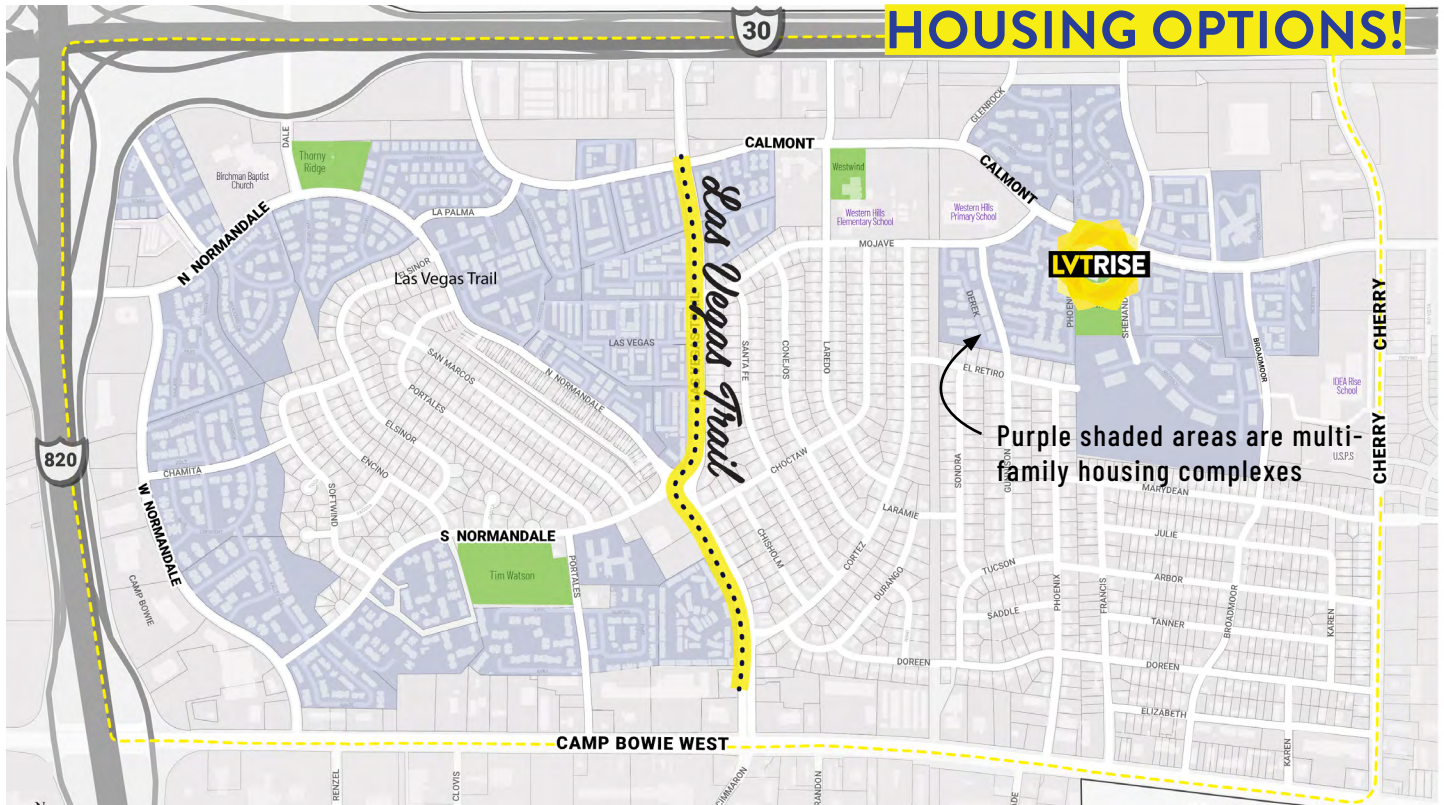


TOGETHER WE RISE! NEIGHBORHOOD TRANSFORMATION PLAN

MULTI-FAMILY HOUSING IN LVT

Source: Interface Studio.

MORE AFFORDABLE HOUSING OPTIONS!



BREAKDOWN OF HOUSING AVAILABLE IN LAS VEGAS TRAIL

Source: Interface Studio.

SINGLE FAMILY HOME
18%
1,300 UNITS
ACS 2019 (5-Year Estimates)
 Housing Units in Structure (A10032)

DUPLEX
~3%
250 UNITS
ACS 2019 (5-Year Estimates)
 Housing Units in Structure (A10032)

MULTIFAMILY COMPLEX
80-84%
~6,000 UNITS
Multiple Sources

The map above identifies LVT's 34 multi-family housing complexes, which contain 84% of the housing units in the neighborhood (about 6,000 units). (Right) is a diagram showing the breakdown of different types of "affordable" housing that exist in LVT.

7,257
TOTAL HOUSING UNITS

"AFFORDABLE" UNITS

COST-CAPPED AFFORDABLE UNITS

- INCOME RESTRICTED UNITS**
985
14%
FWHS Data, HUD ONLINE Database
- VOUCHERS USED IN LVT**
521
7%
FWHS Data

MULTI-FAMILY UNITS

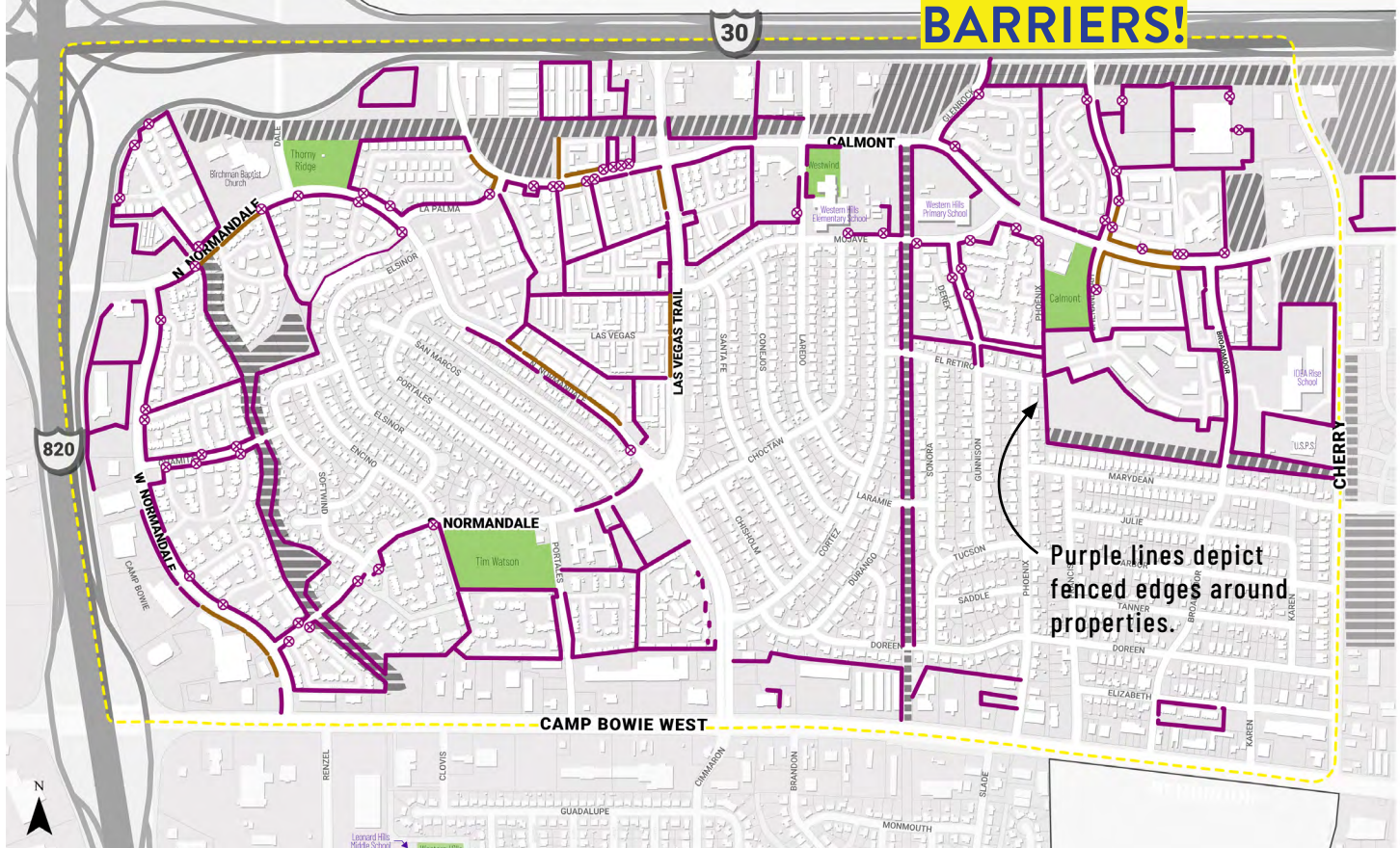
- MULTIPLEX UNITS**
6,000
84%
City GIS Data, FWHS, & Reviewed by LVTRise Staff

NATURALLY OCCURRING AFFORDABLE HOUSING ("NOAH")

MANAGEMENT, OVERSIGHT & QUALITY CONTROL

FENCES & PHYSICAL BARRIERS IN LVT

Source: Interface Studio.



HOLD APARTMENT OWNERS ACCOUNTABLE!



Undeveloped or empty land (hatched), usually in the form of utility easements, form a visible barrier around the community. Fencing (purple lines on the map above) is extensive in the LVT neighborhood and isolates residents within multi-family apartment complexes. Residents want to build a sense of community among neighbors. This might start with removing some physical barriers that divide the area.



Existing amenities within multi-family complexes range significantly in quality. Absent and unresponsive landlords at some of the area apartment complexes was a major concern raised by residents. Holding apartment owners accountable will have to start with a consistent focus on area properties by city Code Enforcement to effectively document property issues raised by residents.

HIGHER EXPECTATIONS FOR FUTURE DEVELOPMENT!

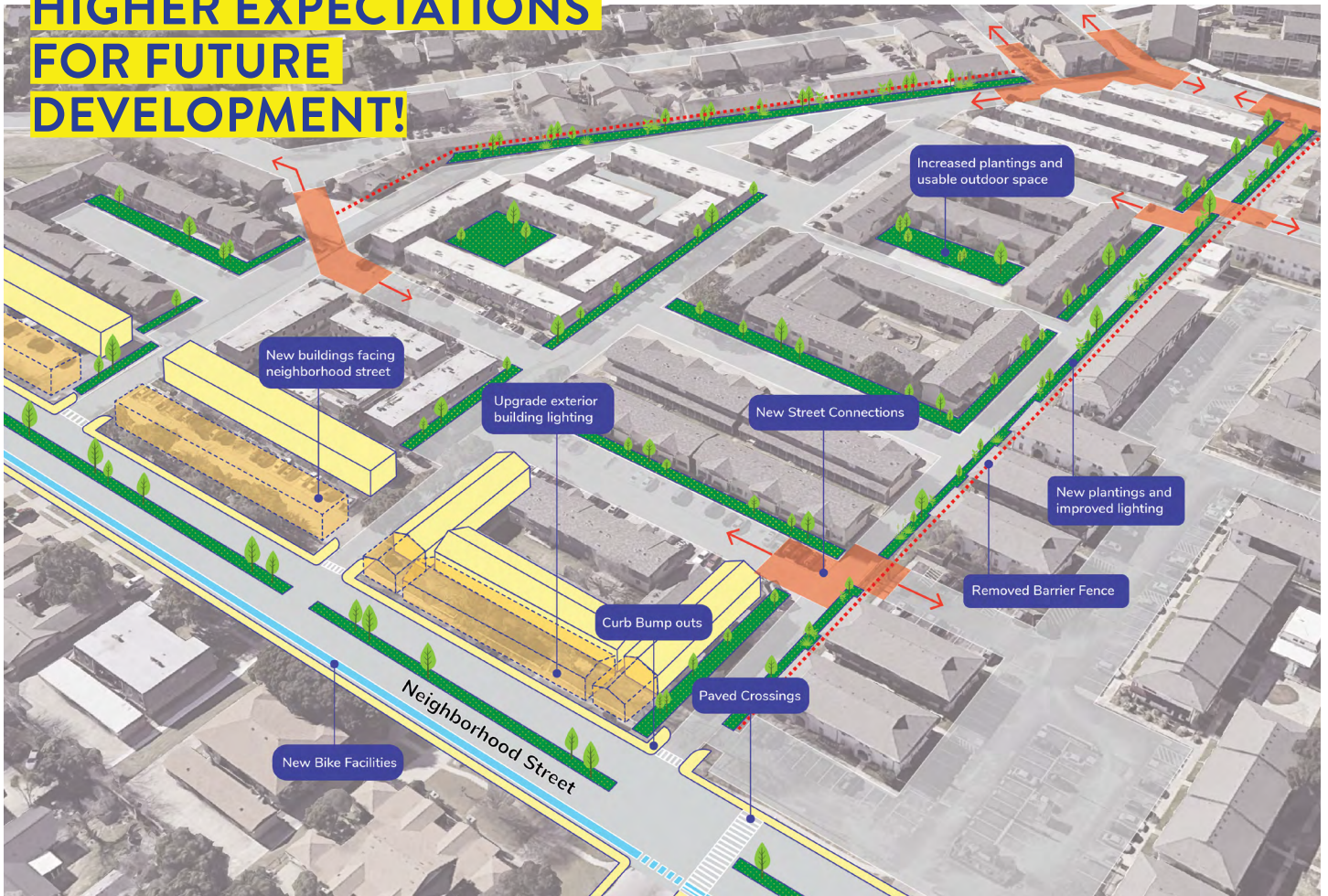
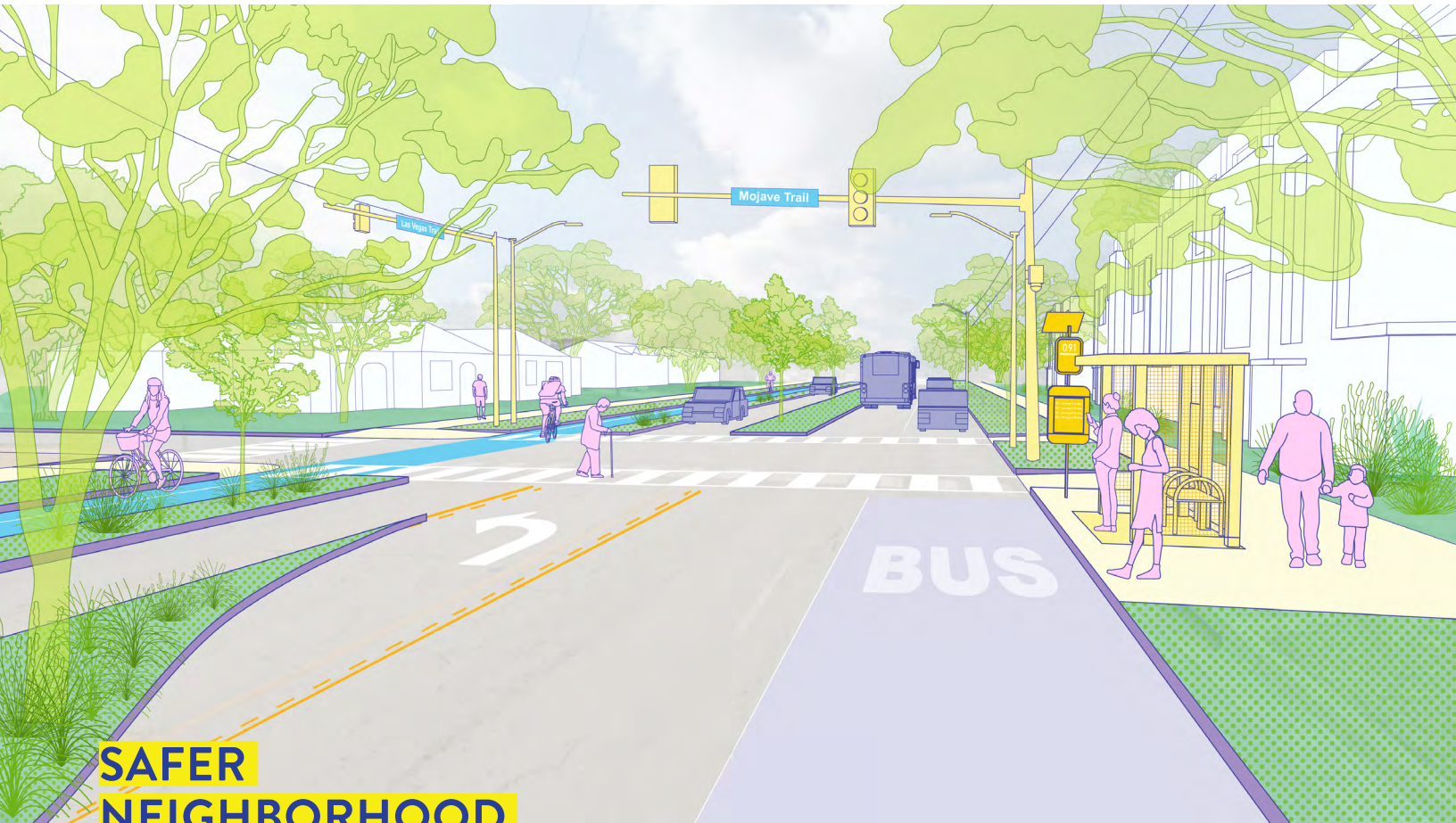


Illustration above shows an overview of potential improvements to existing properties without full parcel redevelopment. The goals are to improve connectivity to adjacent streets and developments and improve landscaping and open spaces. Below, image shows potential improvements to the exterior of a multi-family complex integrating new shade, a play area, seating and improved crossings. The opportunity is to upgrade and move amenities where possible to locations that are accessible to more community.

MORE AMENITIES FOR FAMILIES!



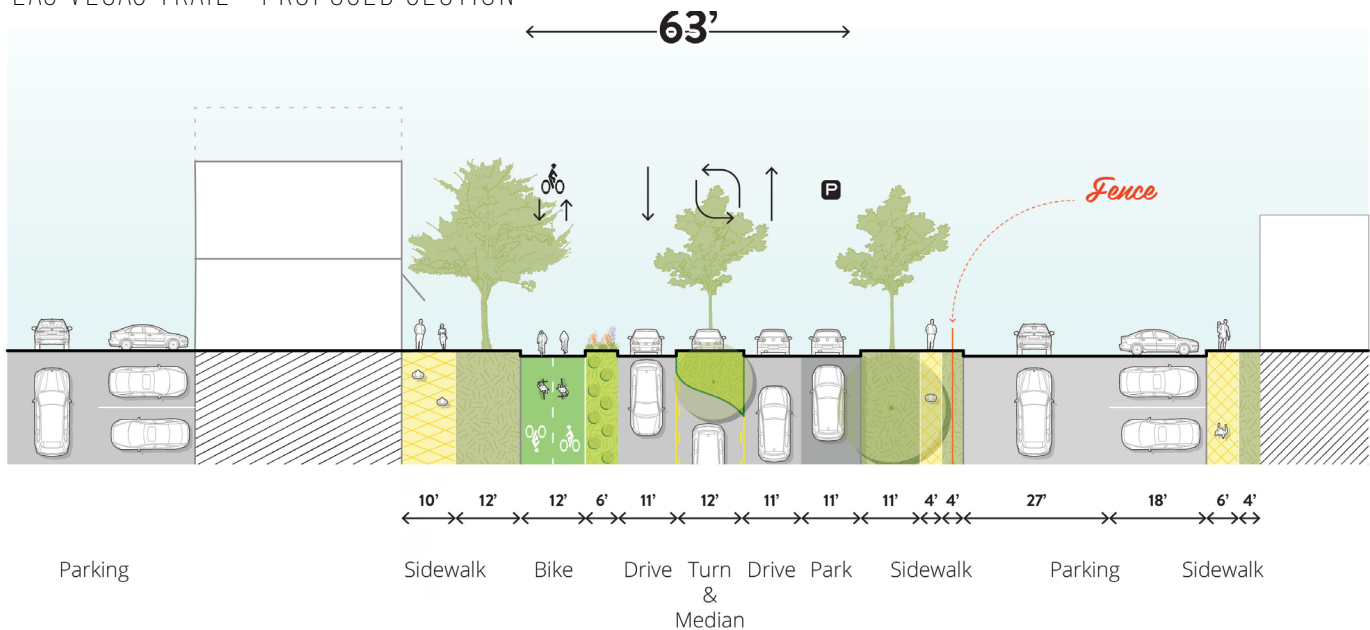
LAS VEGAS TRAIL - PROPOSED STREETScape VISION



**SAFER
NEIGHBORHOOD
STREETS!**

The look and feel of Las Vegas Trail was the top concern of LVT residents during this process. The plan proposes a reducing the number of driving lanes from 4 to 2, integrating new bicycle lanes, trees and a turning lane with a planted median. The goal is to transform Las Vegas Trail to make it safer and a more attractive and welcoming entrance to the neighborhood.

LAS VEGAS TRAIL - PROPOSED SECTION





A collaborative project of:
Fort Worth Housing Finance Corporation
City of Fort Worth
LVTRise

