

# COMMUNITY-BASED MASTER PLAN

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The community-based master plan for the Polytechnic Heights neighborhood is being developed in collaboration among professors and students from architecture and landscape architecture departments at UTA. Prof. Dennis Chiessa and his students from Spatial [in] Justice course have conducted multiple community meetings and research in Polytechnic Heights during Fall 2020. With the data and findings collected from Fall 2020 and Spring 2021, Dr. Joowon Im and her students from Environmental Landscape Planning and Design course are working on a community-based master plan in collaboration with Prof. Chiessa and his students from Architecture Design Studio II. The master plan on display is a work in progress to receive feedback and insights from the faculty, staff, and students at the Texas Wesleyan University and the community at large.

## EXISTING CONDITIONS

### ENVIRONMENTAL + ECOLOGICAL CONDITIONS

#### Challenges

- Plants - invasive species and unhealthy trees
- Industrial sites need barrier to filter air pollution
- Large amount of impervious surface cover

- Large # of vacant lots
- Part of neighborhood in flood plain
- Streets lack trees for shade and climate

#### Opportunities

- Undeveloped green spaces & wooded areas
- Existing trail connections

- Stormwater runoff from streets can be captured by low-impact development (LID)

### SOCIAL + DEVELOPMENT CONDITIONS

#### Challenges

- Walkability along streets
- Access to public gathering spaces; activities
- Park amenities

- Access to healthy, fresh food
- Bus stop shelters

#### Opportunities

- Large number of churches and community centers
- Family-oriented neighborhood

- Relationships with local schools, TWU and rest of neighborhood
- Store front improvements

### CULTURAL + RECREATIONAL CONDITIONS

#### Challenges

- Awareness of Polytechnic Heights' history
- Spaces for children of multiple age groups to play

- Wayfinding and signage to establish community identity

#### Opportunities

- Rich history of neighborhood
- Rich culture of neighborhood
- Connection to art scene of Fort Worth through murals

- Sycamore Park
- Polytechnic Cemetery



View of Rosedale Street with pedestrian amenities such as wide sidewalks, street trees, lighting, and crosswalks.



View of Titus Paulsel Park and adjacent street. Area has opportunity for increased pedestrian access.



Existing commercial businesses offer opportunity to strengthen local economy while preserving culture.



Undeveloped wooded areas provide opportunity for a hiking trail, providing access to nearby nature.



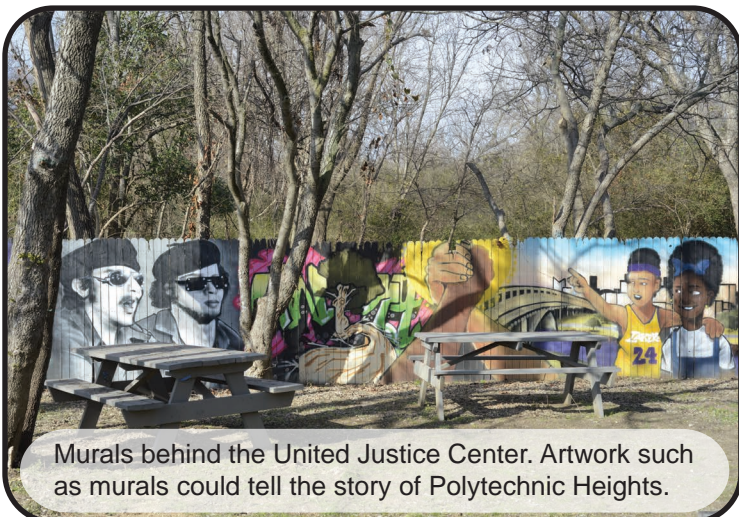
Sycamore Creek littered with trash. LID could help to filter stormwater before reaching waterways.



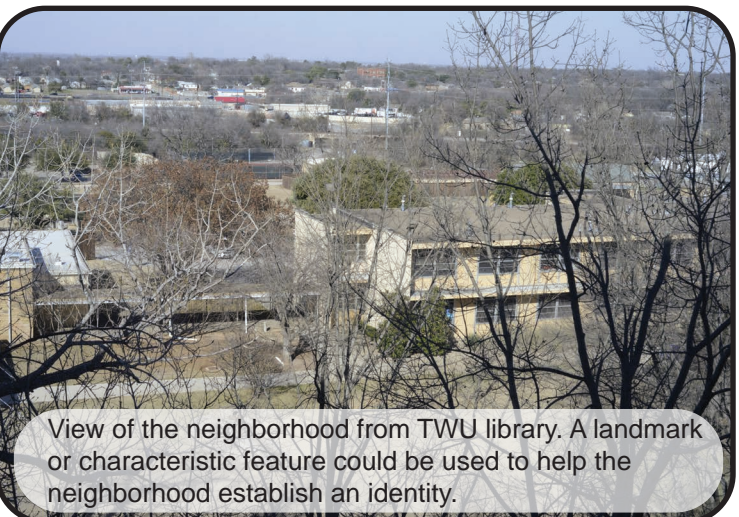
One of the many vacant lots through the neighborhood. This land could be the site of a future community hub.



Vaughn Blvd. viewed from Black Coffee. Pedestrian amenities and mixed-use development could establish this area as a community hub.

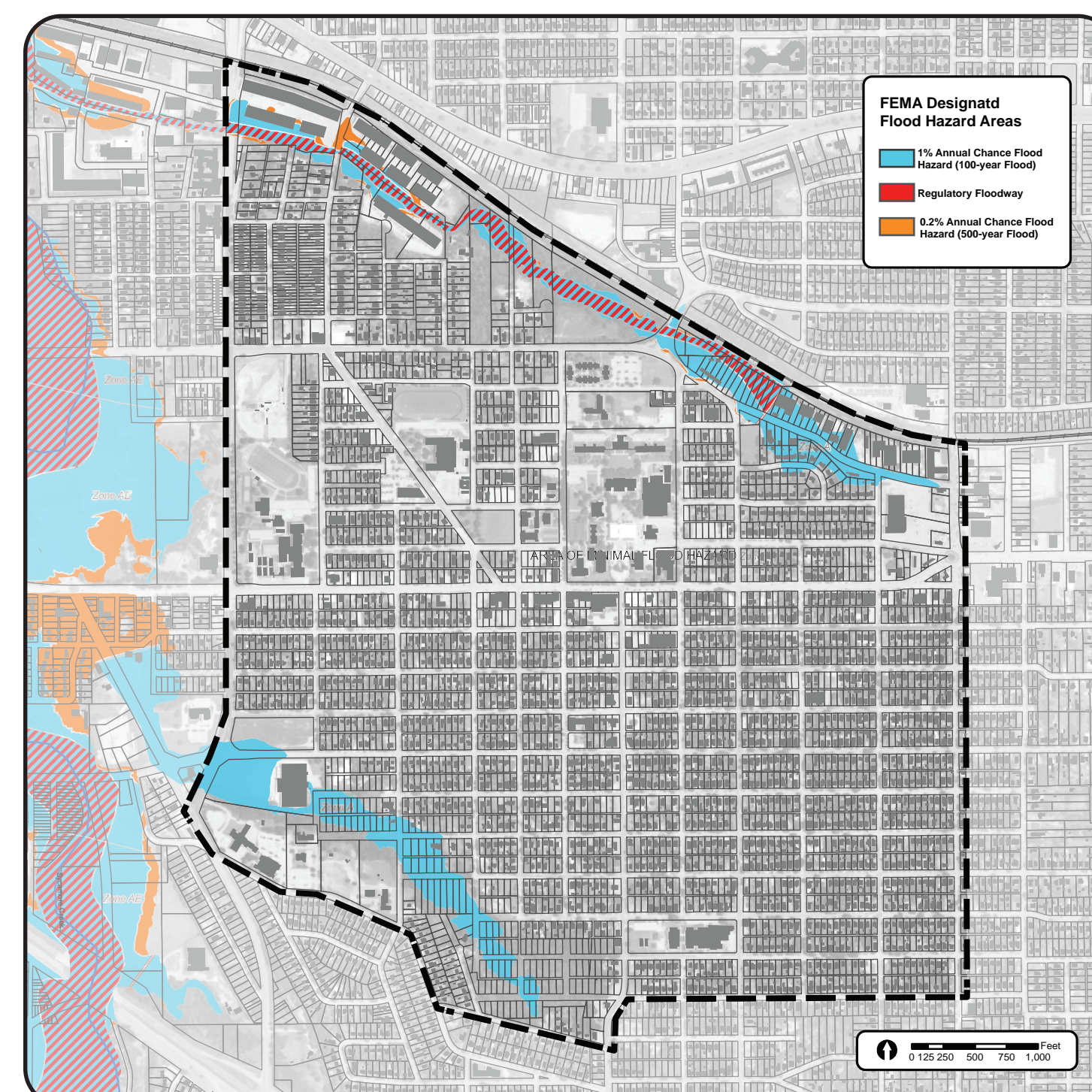
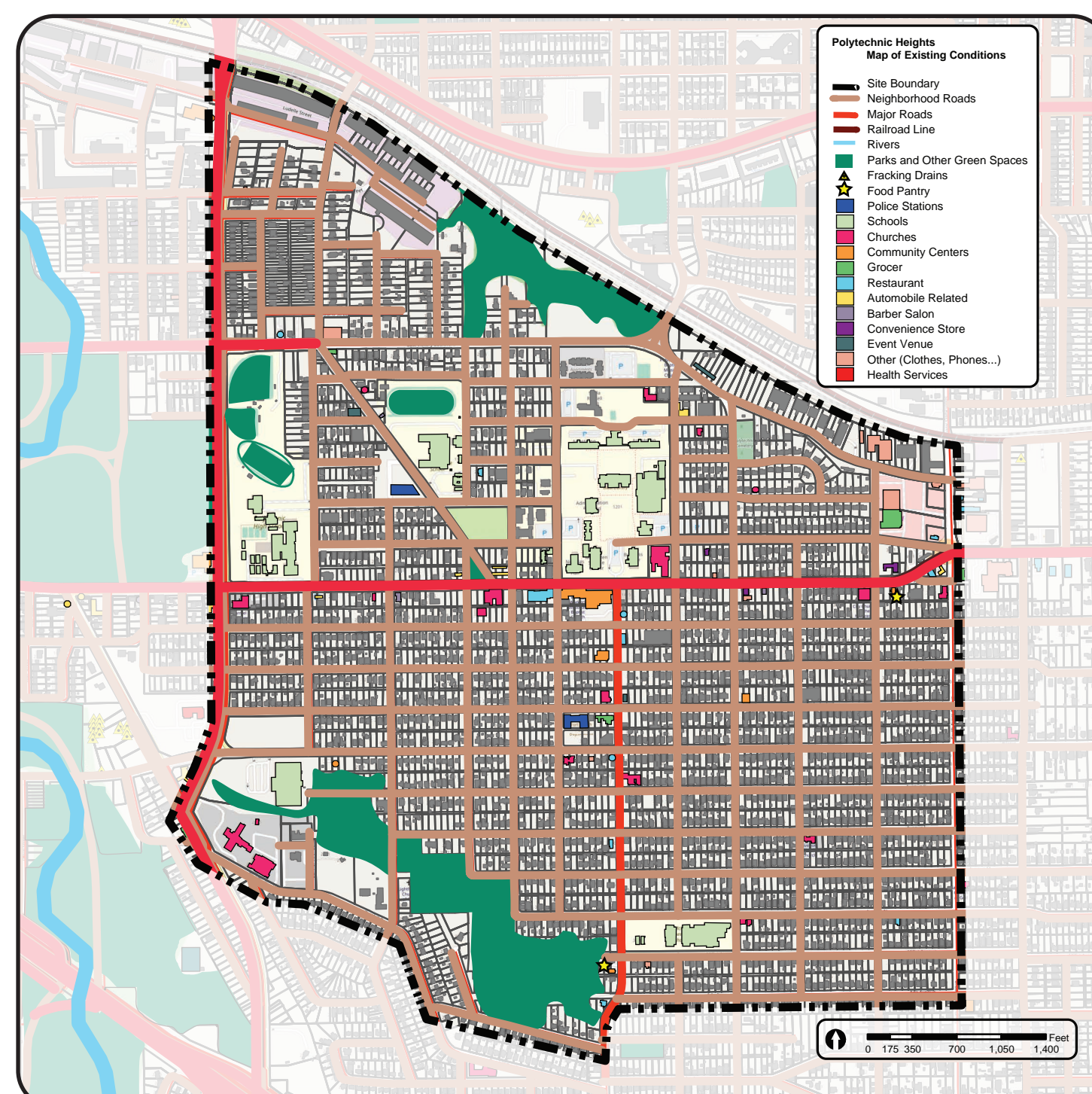
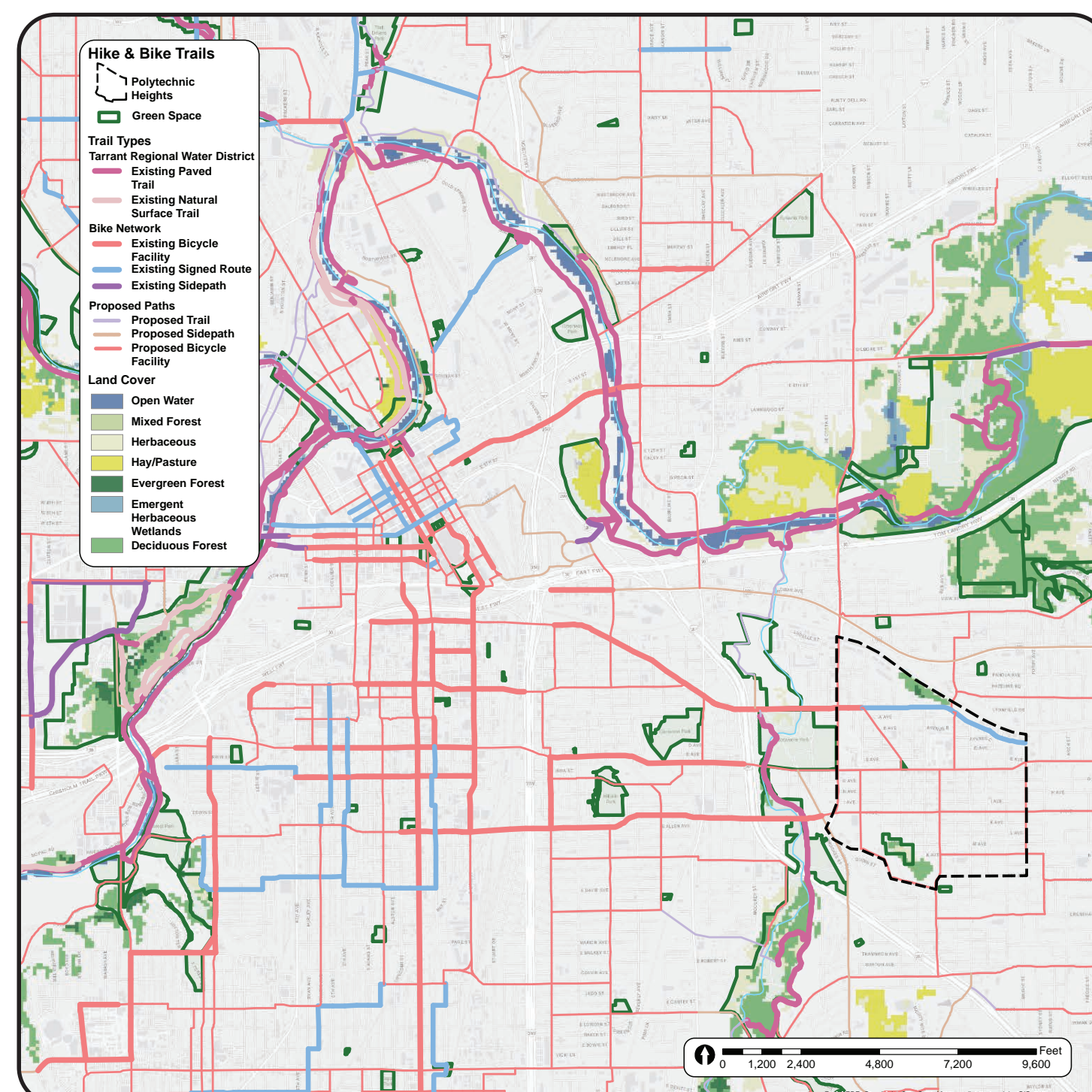
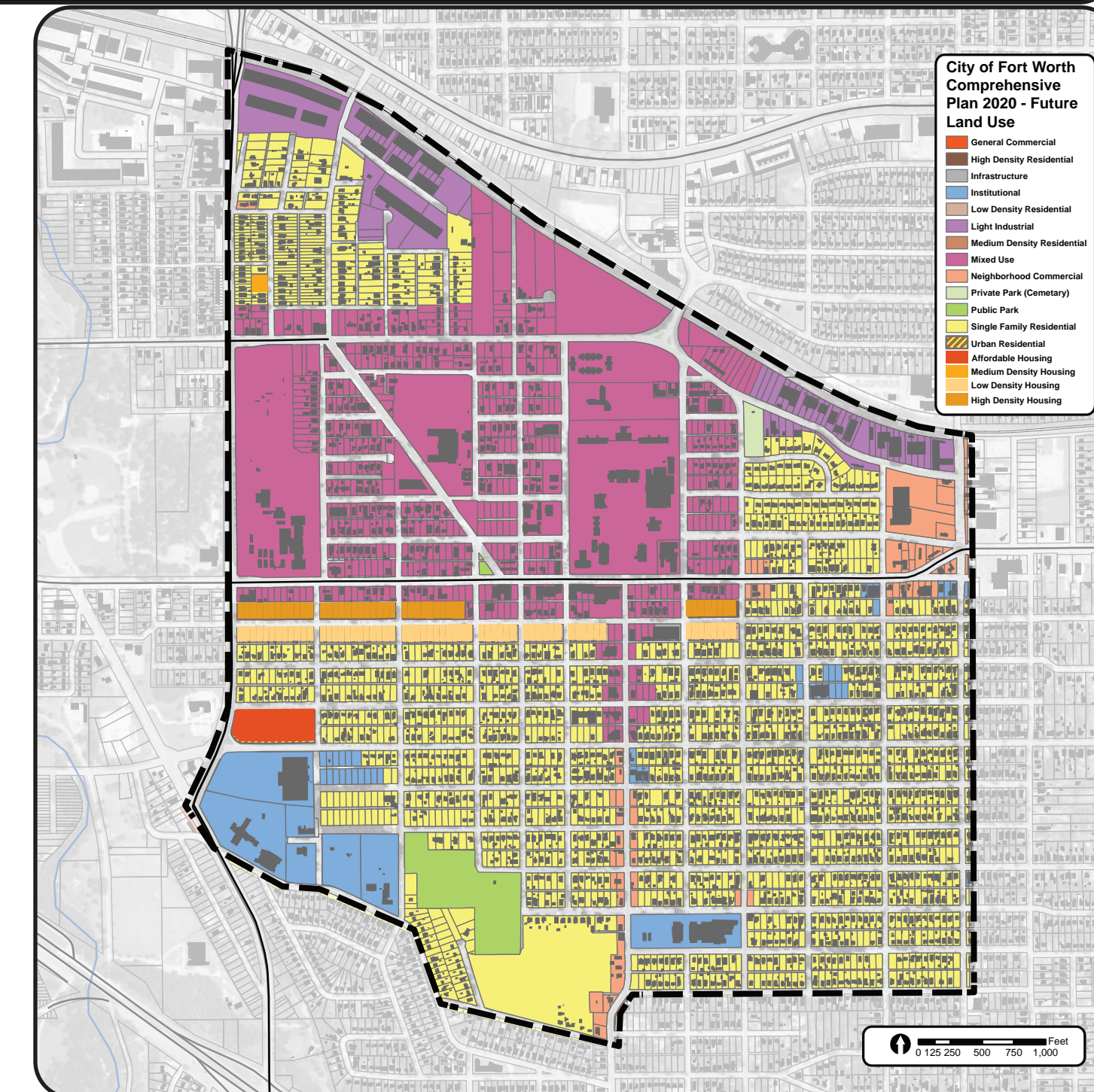
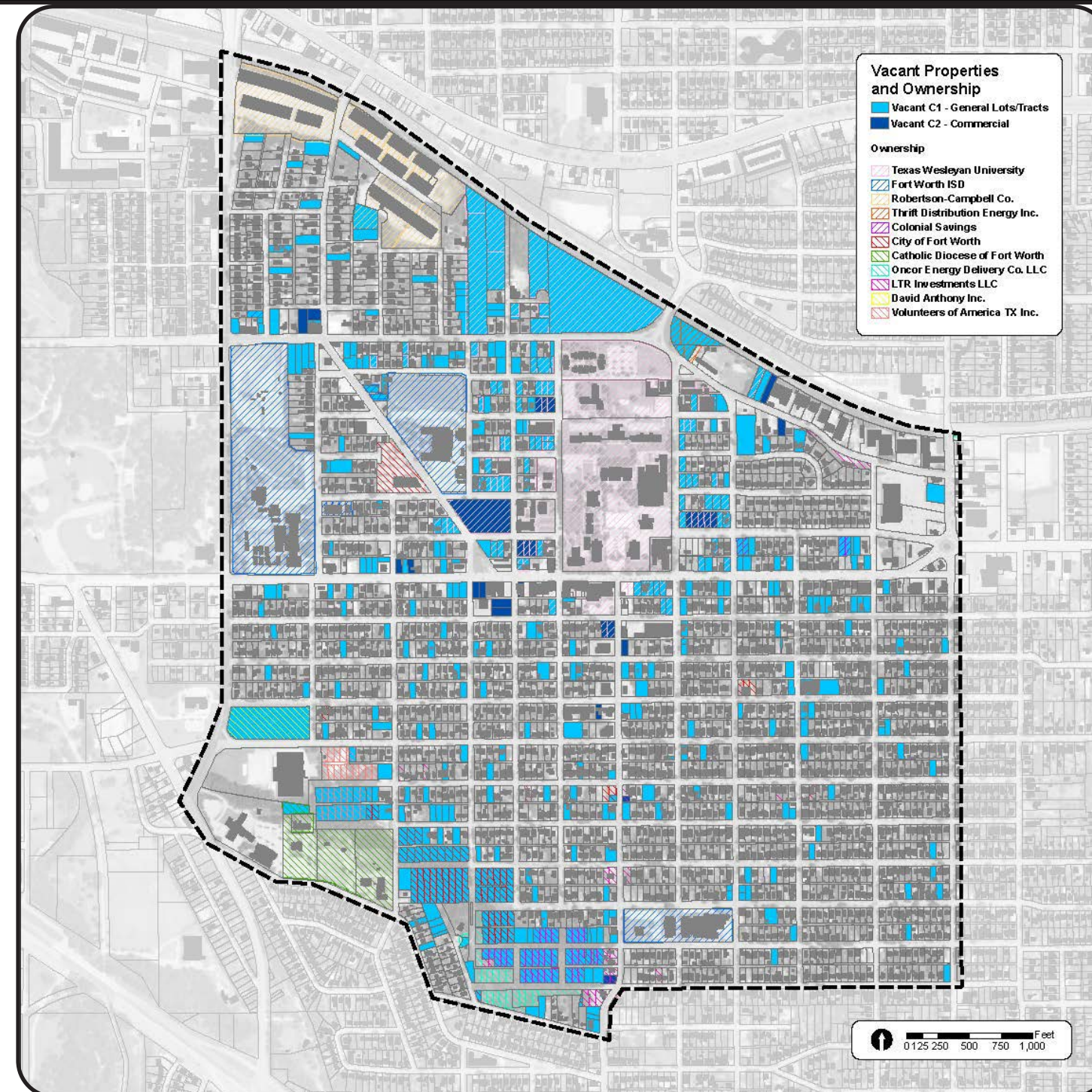
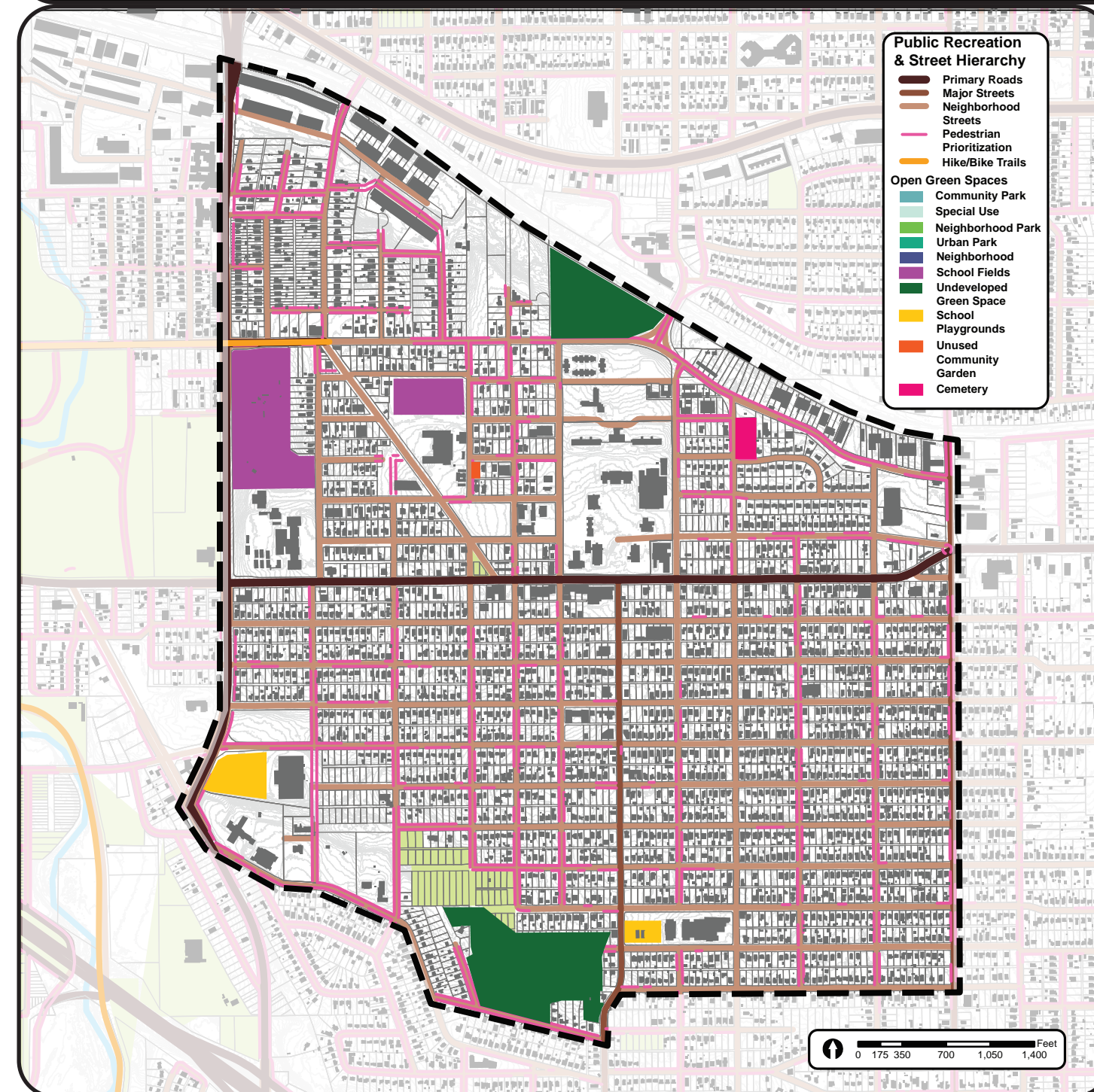


Murals behind the United Justice Center. Artwork such as murals could tell the story of Polytechnic Heights.



View of the neighborhood from TWU library. A landmark or characteristic feature could be used to help the neighborhood establish an identity.

## SITE ANALYSIS



**S.S. Dillow Elementary School**  
6200 Ave. J  
1927-1928

**Polytechnic High School**  
1300 Center Ave.  
1927-1928

**O'Neal-Sells Administration Building**  
1201 Wesleyan St. - 1931 to present

**Texas Wesleyan University**  
1201 Wesleyan St. - 1931 to present

**Shannon's Funeral Home**  
217 Avenue A

**Ann Waggoner Fine Arts Building**  
109 Wesleyan Drive - 1929-1933

**Masonic Home and School of Texas**  
2000 Avenue D  
1910-1914

**Polytechnic Cemetery**  
1881

**William James Middle School**  
1101 Hamilton Ave.  
1927-1930, 1930-2000

**Polytechnic United Methodist Church**  
1413 Vaughn Blvd. - 1913 - restored 2015

**Historic Stage of Polytechnic Pool Office**

### DEMOGRAPHIC SUMMARY

Area: 1.21 square miles

**KEY FACTS**

- 7,266 Population
- 25.9 Median Age
- 1,738 Households
- \$28,108 Median Disposable Income

**EDUCATION**

- 53% No High School Diploma
- 26% High School Graduate
- 18% Some College
- 4% Bachelor's/Grad/Prof Degree

**EMPLOYMENT**

- 31% White Collar
- 48% Blue Collar
- 21% Services
- 8.3% Unemployment Rate

**INCOME**

- \$31,477 Median Household Income
- \$11,568 Per Capita Income
- \$14,983 Median Net Worth

**Ethnicity Percentage**

Ethnicity	Percentage
Hispanic	59.3
Black	23.6
White	10.9
Asian	3.4
Other	0.6

**Crime Rate Comparison**

Year	Crimes against persons	Crimes against property	Crimes against society
2019	29.56	18.90	6.25
2020	28.18	31.59	6.35