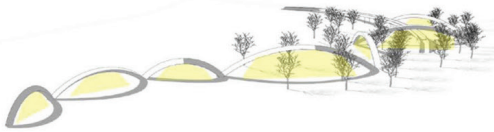
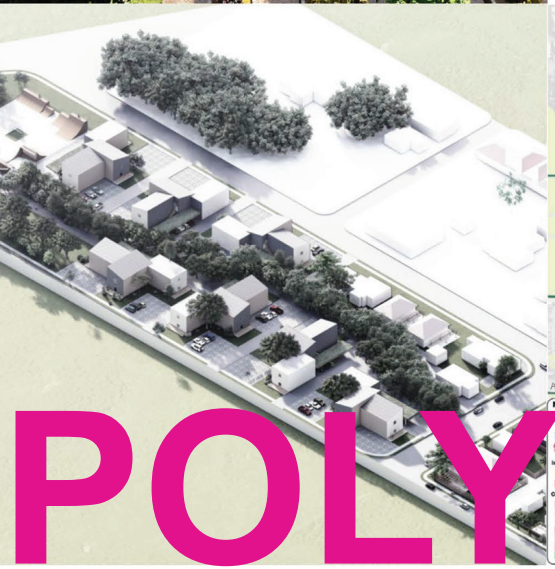
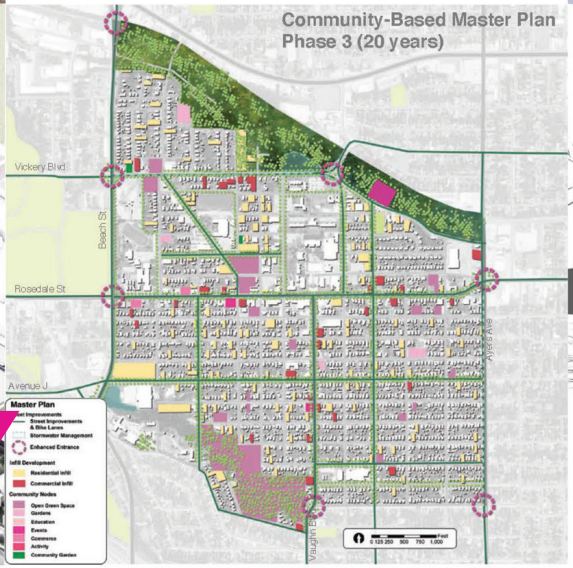
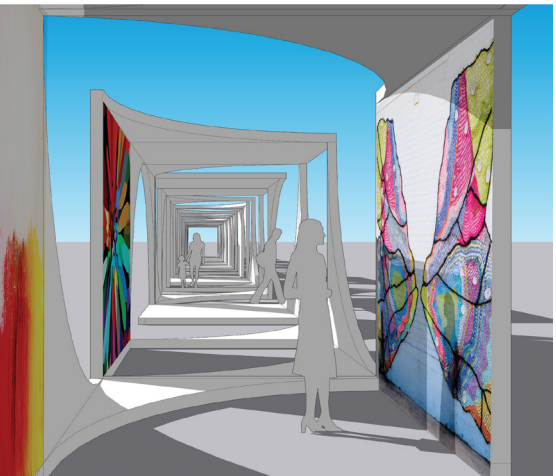


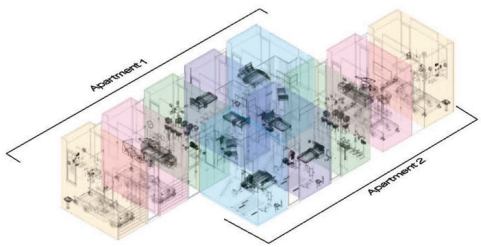


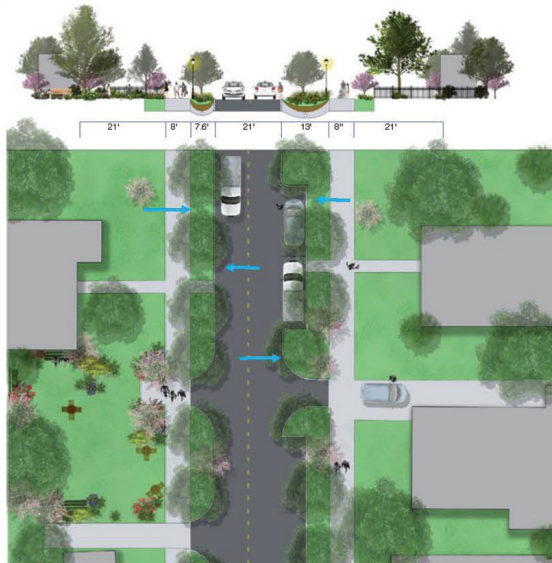


POLY

COMMUNITY-BASED MASTERPLAN & DESIGN PROPOSALS







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Introduction

The Dallas-Fort Worth Metroplex, the 4th largest and fastest-growing metropolitan area in the country is facing issues of displacement and gentrification, especially for historically underserved and disinvested communities. Attracted by a thriving economy, new urban dwellers are growing in numbers and are collectively applying pressure on cities to provide housing options in the region. Often policies that shape neighborhoods and cities continue to incentivize developers instead of community building. This results in profit-driven developments that perpetuate historical inequities and injustices that lead to segregated communities.

The integration of equity in the process of planning and design recenters conversations and decision-making by prioritizing the needs of existing residents. The difficulties faced by these communities as well as the reasons for these difficulties demand an honest dialog amongst policymakers, designers, planners, scholars, students, and, most importantly, members of such communities.

The Polytechnic Heights Community-based Master Plan was developed through a participatory process in collaboration with the community, The University of Texas at Arlington, and Community Design Fort Worth. Students from Architecture and Landscape Architecture design courses led by Prof. Dennis Chiessa and Dr. Joowon Im conducted multiple community meetings and research in Polytechnic Heights during Fall 2020 and Spring 2021 semesters. Equipped with data and findings, Dr.Im's Landscape Architecture students developed the community-based master plan in collaboration with architecture students from Prof. Chiessa's design studio and with feedback from stakeholders and design professionals. The work was supported through the CAPPA Conference and Workshop Grant for the Advancement of Diversity and was presented as a key component of discussion at the CAPPA Open City Symposium in April 2021.

The design team worked with diverse community stakeholders including but not limited to Texas Wesleyan University, Polytechnic High School, William James Middle School, United FW Justice Center, business owners, individual members of the community, and more. Using a participatory design process, and avoiding top-down approaches, the work is intended to bring community members together to identify great community resources, examine the neighborhood history and create a shared vision for Polytechnic Heights.

This exhibition showcases the inclusive process that has been done throughout the planning process, the community-based master plan, and individual student projects that provide initial visions of possible catalyst projects within the master plan. We hope that this work can be used by community champions to realize a shared vision for Poly.

Instructors

Dennis Antonio Chiessa, Assistant Professor of Architecture
Joowon Im, Ph.D., ASLA, Assistant Profssor of Landscape Architecture

Classes

Architecture Studio II, Spring 2021
Environmental Landscape Planning, Spring 2021
Spacial [In] justice, Fall 2020

Students

MLA Students

Melissa Brown
Lauren Wardwell
Josiah Miller
Safa Sayeed Khan

MARCH Students

Amy Alzidan
Terressa Davilmar
Iva Galvan
Hector Guevara
Alaina Gunter
Jenise Hiles
Lindsay Hubbell
Becca Icossipentarhos
Kaylee Lamb
Gilbert Livingston
Jamar Parish
Katheryn Van Dinh

BS ARCH Students

Abeneer Dessalenge
Jennifer Gonzalez
Hannah Milner
Patricia Moriel
Robert Oberreit
Rebeca Rios
Alfredo Sanchez
Aaron Sopoco
Nery Umana

Research Assistant

Kaylee Lamb, Graduate Student, School of Architecture
Roger Brooks, Undergraduate Student, School of Architecture

CDFW Project Manager

Rachel Albright

UNIVERSITY OF TEXAS ARLINGTON

COMMUNITY DESIGN FORT WORTH

College of Architecture, Planning and Public Affairs:

Together our dynamic group of faculty and dedicated staff inspire, motivate, and educate students to pursue excellence in academic scholarship, design practice, creative thinking, and critical reflection. CAPPA provides a comprehensive, collaborative, relevant, and forward-thinking learning experience grounded in the rich traditions of the professional disciplines situated in the college. Located in the heart of DFW, CAPPA is a testing ground for the design and development of healthy, inclusive, environmentally, and ecologically responsive communities.

We, as members of CAPPA, acknowledge a national history of inequity that extends to its academic institutions having denied equitable access and support to qualified students, faculty, and staff. We are committed to achieving diversity, inclusion, and equity in CAPPA through the practice of broadening faculty hiring and promotion, student recruitment, and leadership opportunities within the CAPPA community. Our vision is to create a diverse learning environment that can help us lead within an evolving society.

Community Design Fort Worth:

Community Design Fort Worth (CDFW) is a 501c3 organization that believes community-developed and led work can elevate the level of design in our city, improve the lives of its citizens and create a society that succeeds in providing something for everyone. Our organization strives to enhance the quality of life in Fort Worth communities by serving as a resource for community assistance, engaging the public in dialogue about key issues and opportunities, and undertaking long-term visioning in anticipation of future challenges. We emphasize equitable community engagement and community-led design practice.

As an organization of people who work in the built environment, we acknowledge the role that city planning and development practices play in creating and perpetuating systemic inequalities that directly harm low-income people, people of color, and those with disabilities. We also believe in the power of communities to direct their own future and in the grassroots ability to bring significant change to our world. We are committed to building up our community by giving our citizens a voice in a shared Vision for Fort Worth and providing them with the tools they need to see this vision unfold.

Fall 2020

Spatial [In] Justice

May 27th — UTA Grant Funding Secured

UT Arlington professors Dennis Antonio Chiessa and Joowan Im were awarded a $10,000 grant from the College of Architecture, Planning, and Public Affairs.

Septemeber 3rd — CDFW presentation and conversation with students

CDFW Design Chair Michael Bennett gave a great presentation to a group of UTA Architecture students last week introducing the class to Community Design Fort Worth & discussing the importance of staying connected to your community as an architect.

Oct 25th - Nov 24th — Community Engaged: CAPPA Community Partnerships

November 7th — Poly Heights Community Meeting

UTA Students from the Spatial [in]Justice class will be conducted a community meeting with the neighbors and stakeholders (or members of) of Poly Heights.

August 27th — UTA Classes Begin

On Thursday the 27th, The UTA Spatial [in] Justice class, led by Assistant Professor of Architecture Dennis Chiessa will kick-off. The course will then explore current Design and Social Justice Issues within the architecture profession, giving students a lense to allow them to conduct research on the Poly Heights Community. The students will explore the Poly Heights Neighborhood through lenses such as Environmental Conditions, Social Conditions, Economic Conditions, and Physical Conditions.

Septemeber 15th — Class workshop - Community Planning Working With Community

October 1st — The TxWes/ Poly Heights Public Safety Expo is a 3-part series beginning

November 5th — Poly Heights Community Meeting

UTA Students from the Spatial [in]Justice class will be conducted a community meeting with the neighbors and stakeholders (or members of) of Poly Heights.

December 8th — Poly Heights Community Meeting

Community Design Fort Worth and UTA students hosted a meeting with community members learn about community need and history of the neighborhood

TIMELINE

The Open City Symposium at CAPPA aims to bring the issues to the table publicly and seeks optimal measures to achieve equity in the built environment. The conference will build on previous successes by involving diverse experts and community members and leveraging CAPPA's expertise in design, planning and policy.

Walking tour of the neighborhood
January 30th

The Open City Symposium at CAPPA
April 9th

Community Engaged: CAPPA Community Partnerships
Oct 25th - Nov 24th

Work shared at CELA Conferenc
March 17th 2022

Spring 2021-2022

Enviromental landscape Planning and Design & Architecture Design Studio 2

February 25th
poly heights community base masterplan and Community Meeting

Jul 19 - Aug 20
Polytechnic Heights Project Exhibition at Bernice Coulter Templeton Art Studio Garllery

October 7th
Texas Society of Architects 82nd Annual Conference

Nov 2nd
Work shared at APAC3_21: Planning in the New Paradigm

June 2nd 2022
Work shared at EDRA Conference

During this meeting, we asked members of the Polytechnic Heights Community to provide feedback. Their opinions are very important for us and the process will help us to develop a community-driven master plan for Polytechnic Heights that addresses the needs of the community.

NEIGHBORHOOD PHOTOS

This chapter presents various characteristics of Polytechnic Heights and project processes through the photos taken during the project period.

Landscape students working on the Master Plan

2.92 Mile
walking route
based on
weekends
HISTORY
MARKET
PARK
SENIOR
CENTRE
CAKE
SHOP
BAKERY
RESTAURANT
PARKING
OFFICE
EXISTING
PROPOSED
local hall/pool hall

Residential Street in the Neighborhood Street

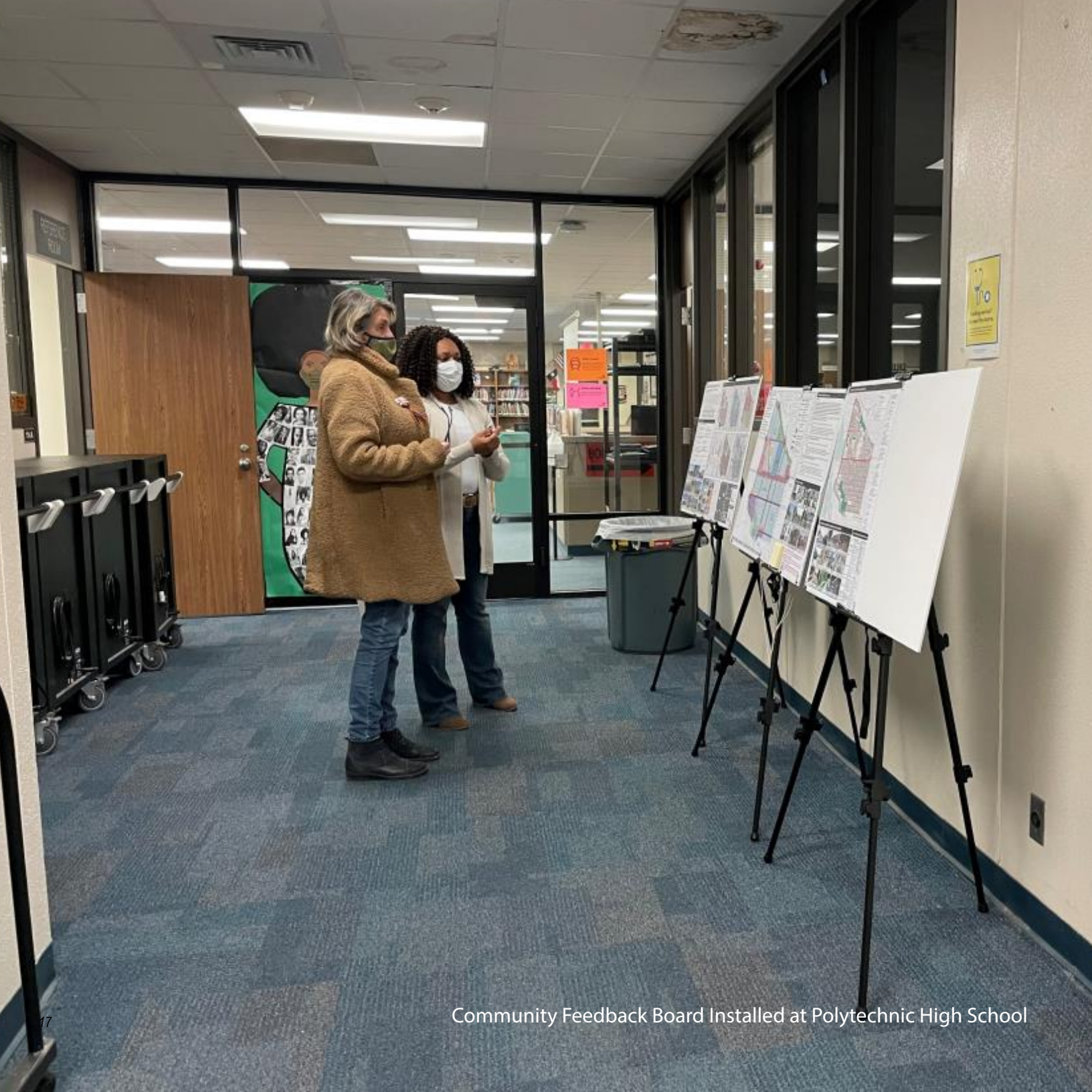
Residential Street in the Neighborhood Street

Polytechnic Heights Neighborhood

Polytechnic Heights Neighborhood

Mural at the UFW Community Justice Center

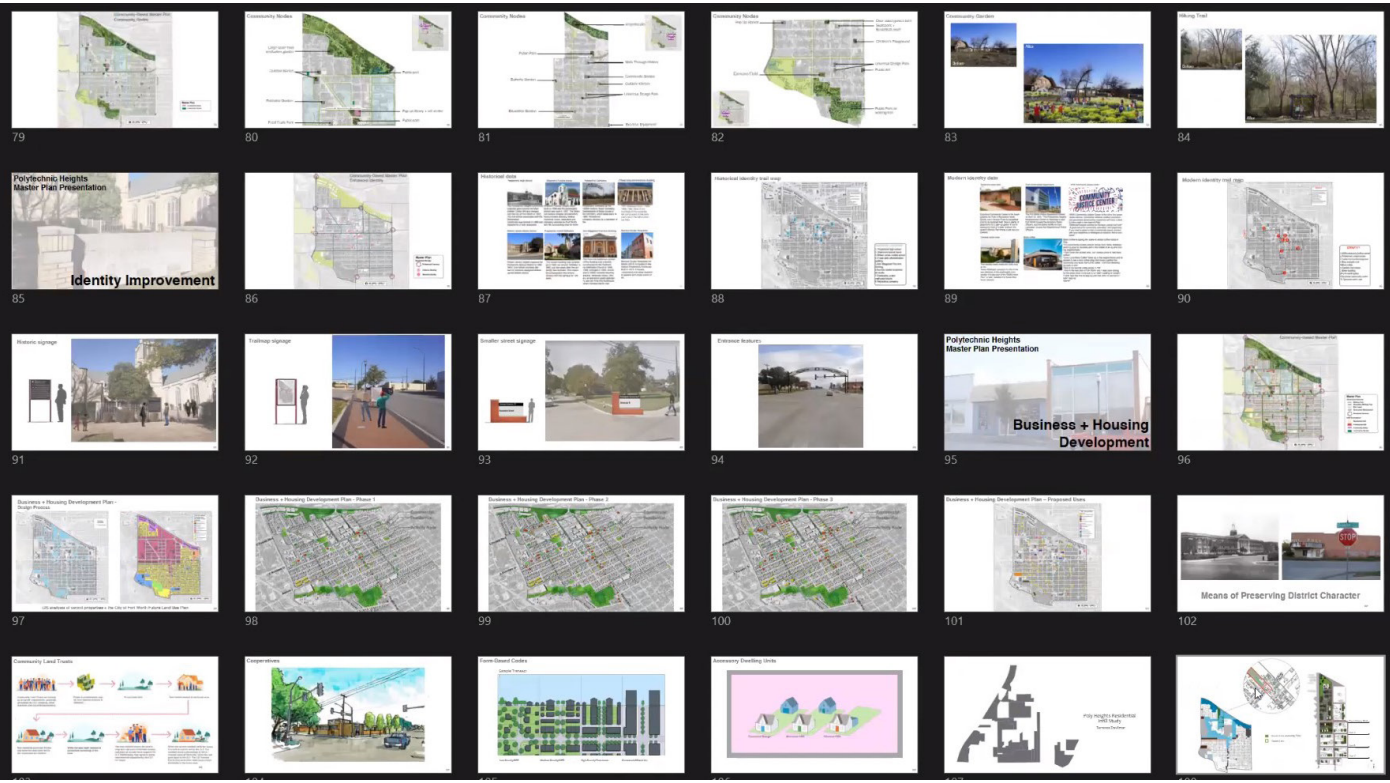
Hand Prints on the Sidewalk



Community Feedback Board Installed at Polytechnic High School

Community Feedback Board Installed at a Local Coffee Shop

Interview with Residents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Polytechnic Heights
Master Plan Presentation
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Polytechnic Heights
Master Plan Presentation
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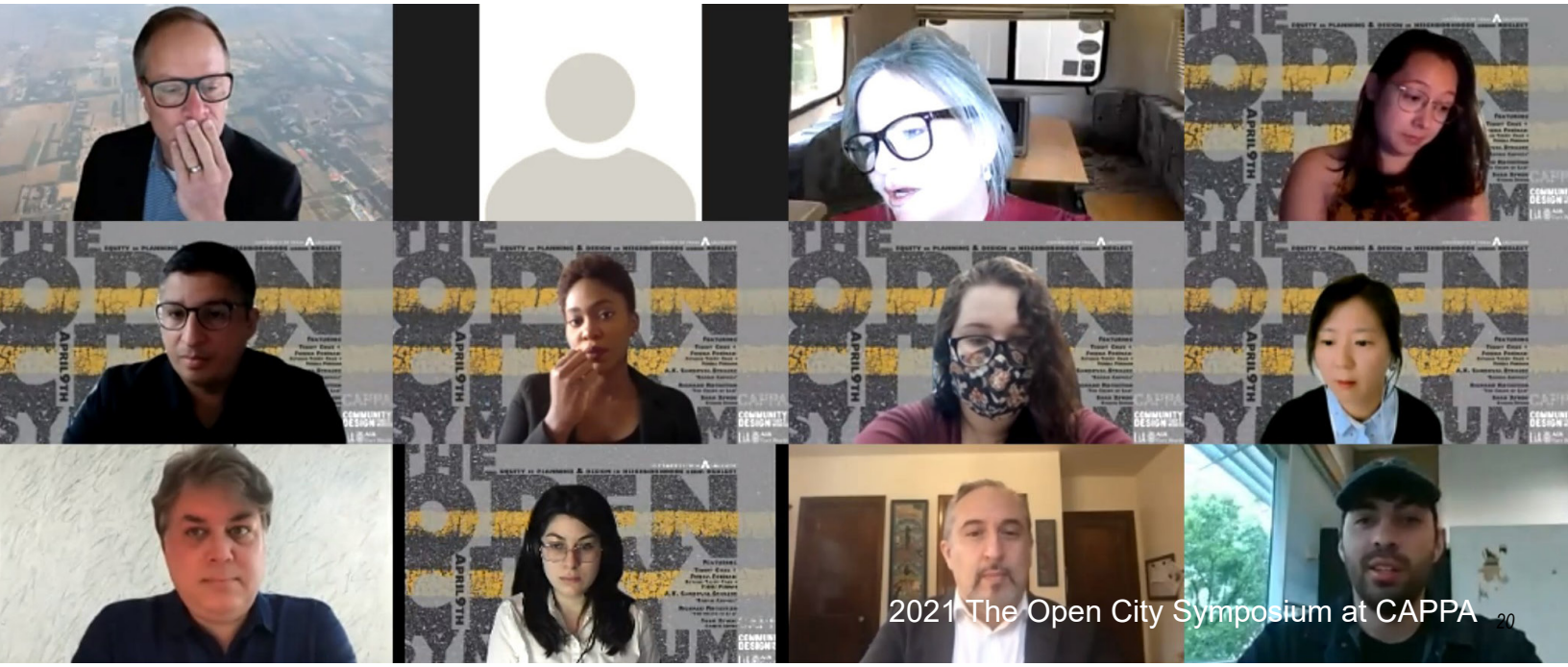


Titus Paulsel Park

East Rosedale Street

Site Visit to William James Middle School

Auditorium at William James Middle School

Architecture and Landscape Students at William James Middle School

Sycamore Park

Backyard at the UFW Community Justice Center

ASHBURN'S
SUBWAY
Open

Commerical Buildings along East Rosedale Street

Parking lot at William James Middle School

Courtyard at William James Middle School

UFW Community Justice Center

Project Brief at William James Middle School

Texas Wesleyan Fitness Center

Polytechnic United Methodist Church

Mural on the Building at the UFW Community Justice Center

Community Garden at the UFW Community Justice Center

Backyard at the UFW Community Justice Center

UFW Community Justice Center

Funky Town Fridge at the UFW Community Justice Center

RESEARCH AND ENGAGEMENT

Community-engaged within a university setting requires that we, faculty and students, approach the project from multiple avenues. In preparation for the design phase, the students were asked to research the context in two ways, through data collection from publicly available sources and a series of community engagement meetings, workshops, and site visits.

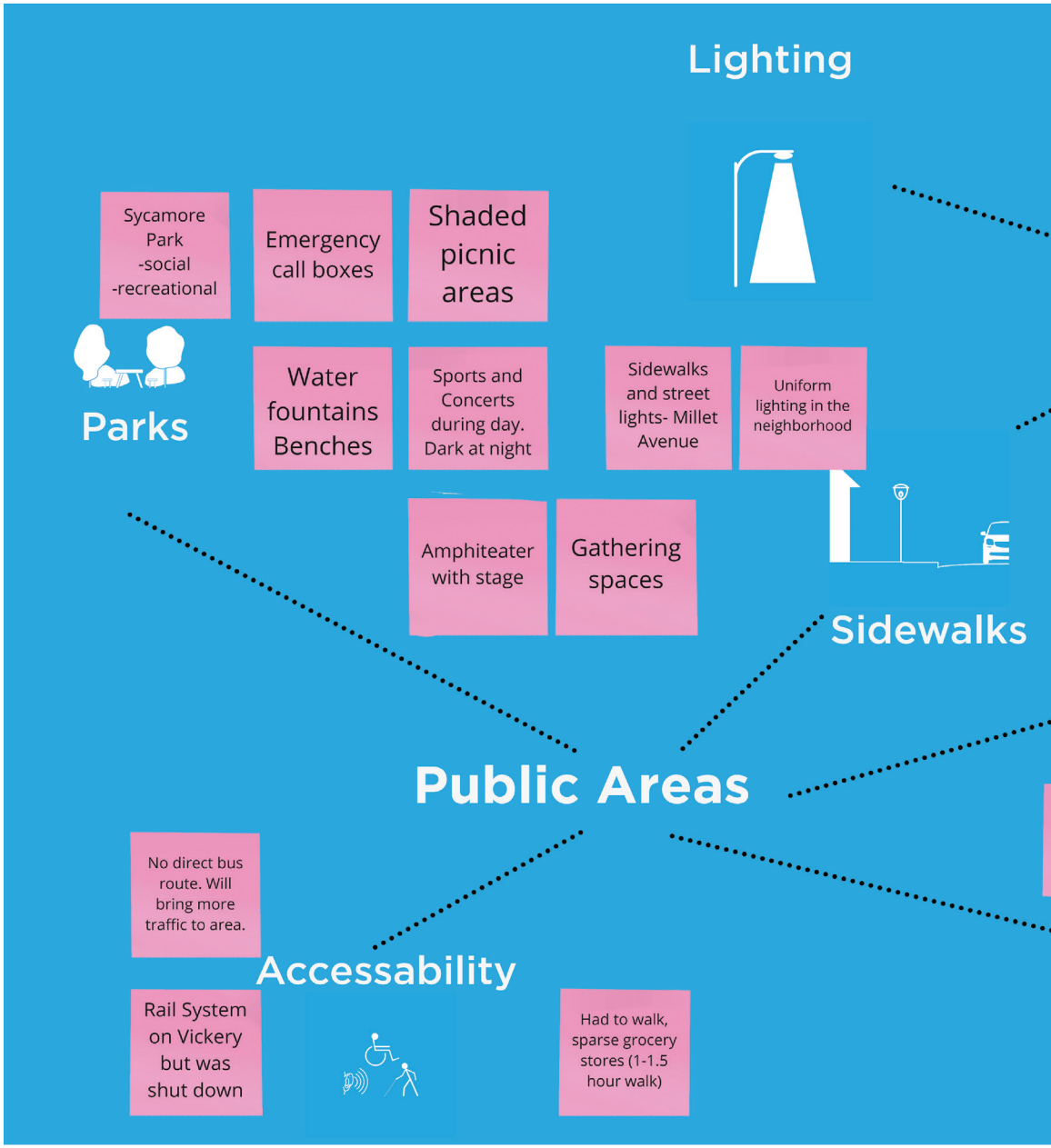
The Community engaged workshops were used to get qualitative information from the residents about their neighborhood. This included contributions to an 'Idea Board,' an 'Asset Board,' an 'Opportunity Board,' and a History board. The workshops were done virtually, on Zoom, with an option for in-person visits during the meeting, although no in-person visitors showed up as we were still in the middle of the COVID-19 pandemic.

The data collection and urban analysis were conducted in small groups and focused on four lenses to understand the project area: Physical Conditions, Social Conditions, Economic Conitions, and Environmental Conditions.

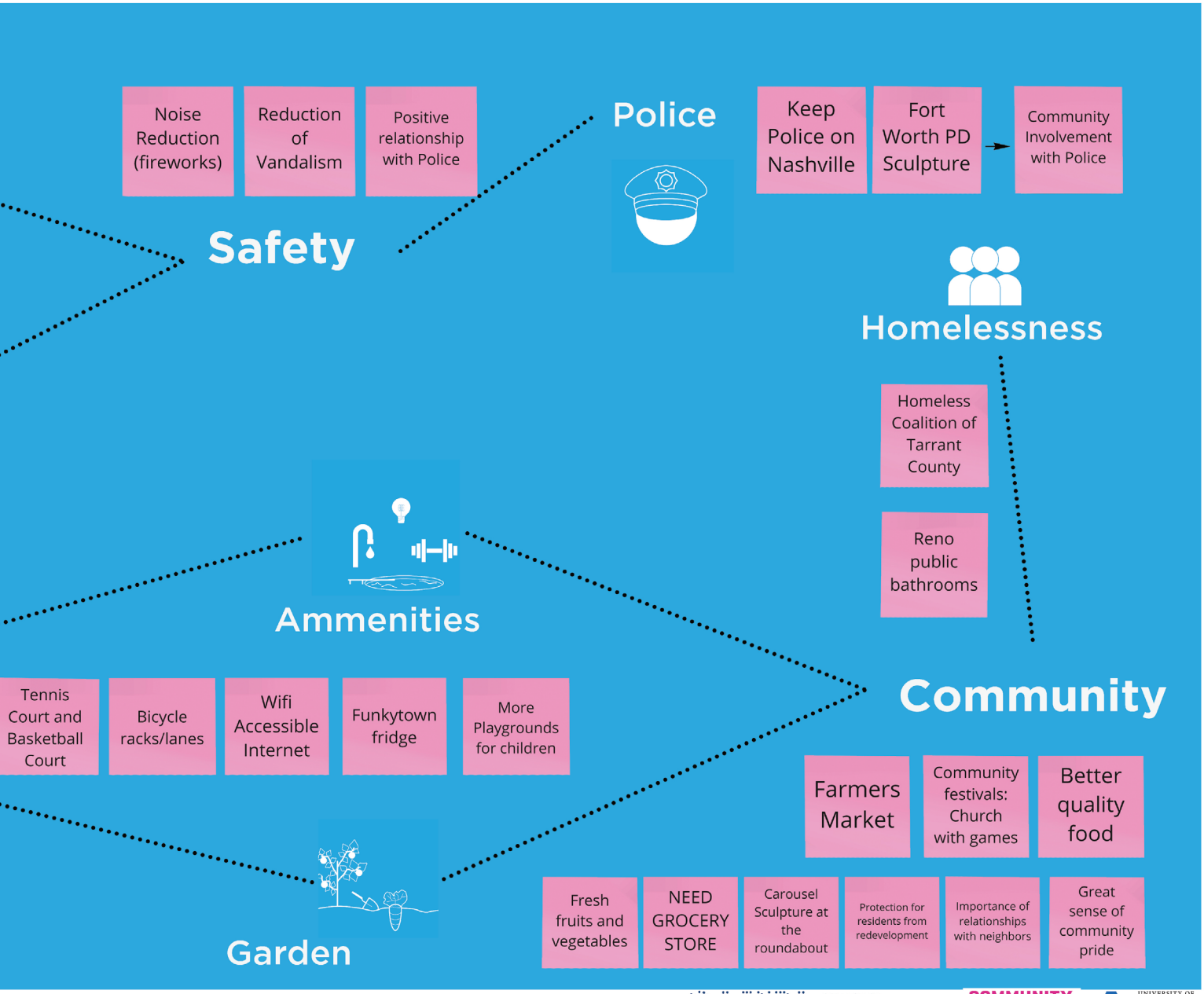
At the end of the fall semester, the work gathered was given to the landscape architecture and architecture studios as a starting point for their part of the project.

Idea Board

In the multiple community meetings that were hosted, residents were able to express beneficial ideas for their neighborhood. The idea board was used to frame the conversation around key aspects of the community, including safety, public areas, and community concerns within Poly Heights.



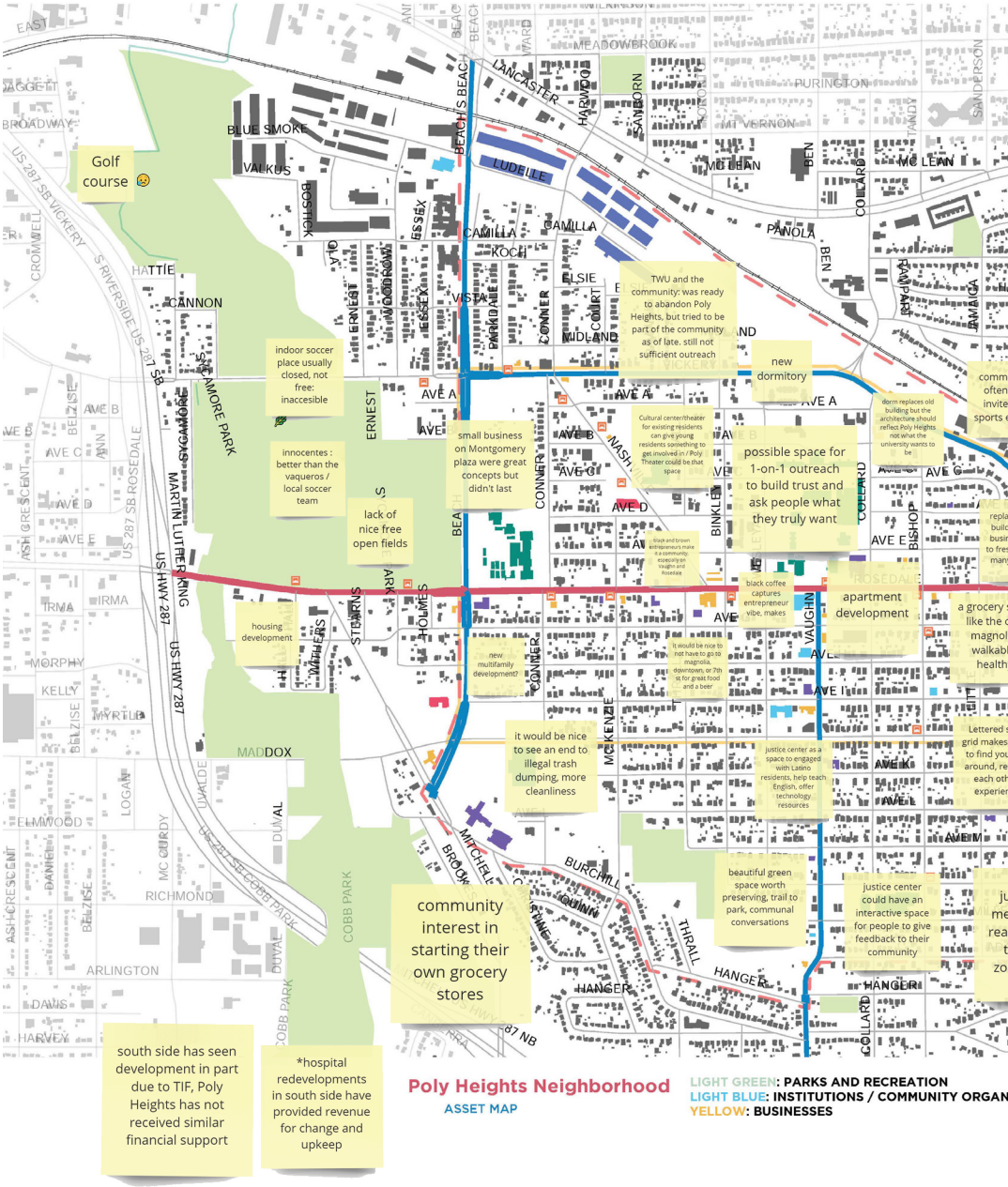
Please share any of your ideas for the neighborhood by typing them on a sticky note and dragging it where you see fit

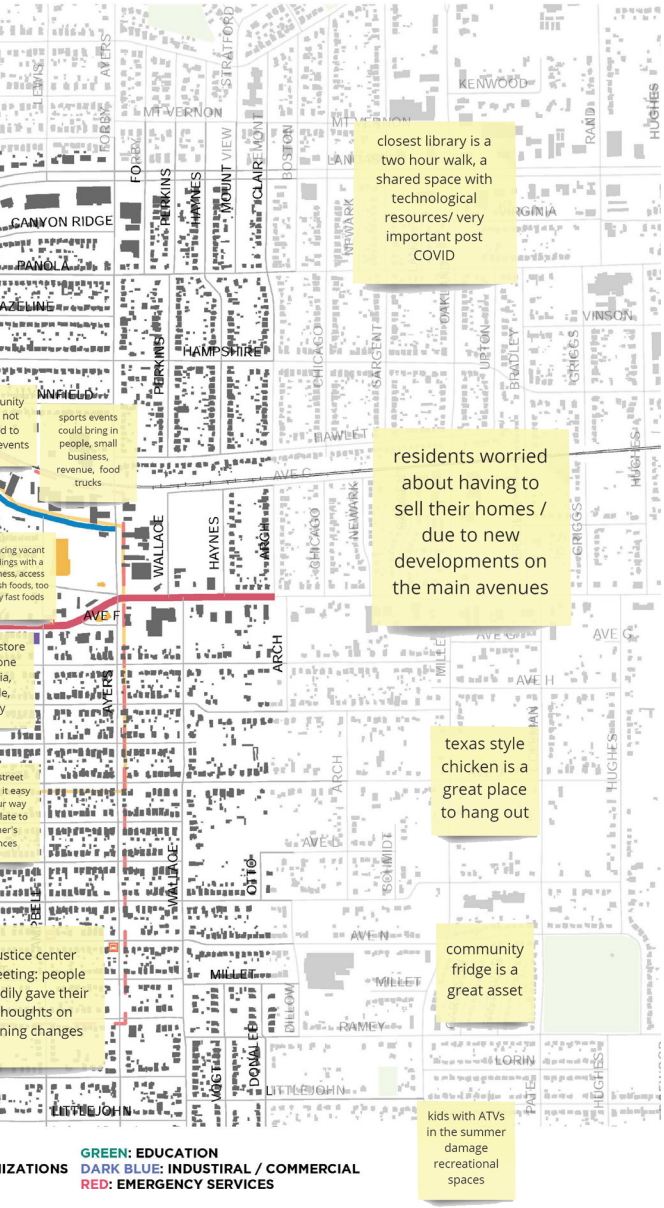


Assest Board

POLYTECHNIC HEIGHTS NEIGHBORHOOD ASSETS

The Poly Heights Asset Board allowed the community members to locate and express areas and elements within the community that served as either a benefit to the community or expressed value to the Poly Heights area as a whole. Some examples include the community fridge, outreach centers, and small businesses. This board helped the students understand what elements the community values and wants to either highlight or potentially expand.





HOUSES OF WORSHIP

Polytechnic United Methodist Church

Holy Name Catholic Church

Zion Rest Baptist Church

First Cumberland Church

Freshly Anointed Baptist Church

Glory Missionary Baptist Church

Avenue L Baptist Church

Ministries Samaritan Church

New Vision Community Church

Church of the Living God

New Beginnings Baptist Church

New Mount Carmel Baptist Church

Templo Calvario FW

Avenue K Church of Christ

New Mount Carmel Baptist Church

EDUCATION

Texas Wesleyan University

Polytechnic Senior High School

William James Middle School

D. McRae Elementary School

TA Sims Elementary School

SS Dillow Elementary School

Uplift Meridian Preparatory

PARKS AND RECREATION

Sycamore Park

Titus Paulsel Park

Hall-Tandy Triangle Park

Englewood Park

INSTITUTIONS / COMMUNITY ORGANIZATIONS

Poly Heights Neighborhood Association

El Shaddai World Outreach Center

Center for Transforming Lives Polytechnic

Boys & Girls Clubs of Greater Tarrant County

Athletes Helping Kids

Volunteers of America

Sycamore Community Center

Tarrant County Homeless Coalition

Food Distribution Center

United Fort Worth Community Justice Center

BUSINESSES

Foodland

Black Coffee

Ben's Triple B

West Express Eatery

Speedway Car Wash

Delia's Beauty and Barber Salon

Klazz Beauty Salon

Upright Barber Shop

Mi Salon

Taqueria La Guelaguetza

Dos Amigos Taqueria

Taqueria Y Birreira Tres Coronas

Marisco La Jaibita

M&A Food Store

Dallas Food Store

Wayne's Grocery Store

Family Dollar

Nashville Food Mart

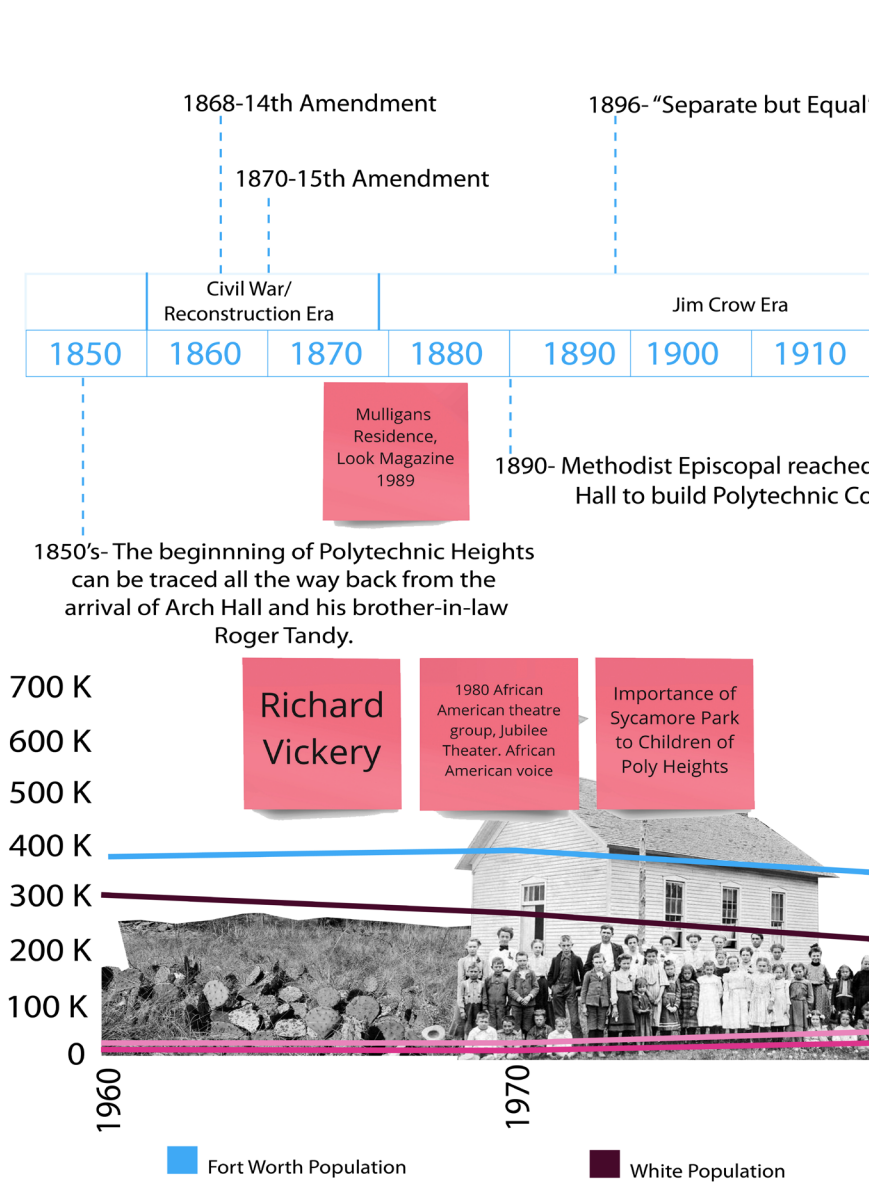
Unique Cleaners

Julio's Garage

Curbside Convenience & Donuts

History Board

The History Board presents a historical timeline of the area and encouraged the members of the community to add or expand on it based on their personal knowledge or experiences. Many of the visitors were able to further expand on the history of Poly Heights through their own personal experiences. This allowed for a deeper contextual knowledge of the Poly Heights area.



out History

1948- Housing Segragation

1954- School Segragation

1964- Civil Rights Act

1968- Fair Housing Act

1930's- Redlining (FHA)

1980's- HUD affordable housing

2005- Housing Prices peaked

2007-2009- Great Recession

Civil Rights Movement

Post Civil Rights- Current

1920 | 1930 | 1940 | 1950 | 1960 | 1970 | 1980 | 1990 | 2000 | 2005 | 2010 | 2020

d out to Arch
llege

Myers was the go to store that had everything from groceries to clothing and etc.

1950's built homes-werent so good foundation is rotting

White neighborhood and Blacks would speed to pass Poly

Black couldnt go into poly because predom white and had to sit at back of bus (civil rights time)

1971- last graduate before they started bussing - school segreggation

End 1970's black population began to be more welcomed

1956- Racial tensions grew in the area and the Greeater Poly Civic Lead was formed.

Thriving Business Community

Rarly 1990's- large homeless population

17% minority on the student body

Multi Generational Family live within the neighborhood

City of Ft Worth raising (Flipping) old houses along Rosedale

Developers not considering community needs

Development of Sycamore Park

Neighborhood advisory counsils

NAC helped to rebuild and refine the area. (Rosedale Redevelopment)

Urban Reinvestment Task Force- housing neighborhood revitalization though housing rehabilitation

1990- Influx of Hispanic residents which made up 60% of the Polyheights community.

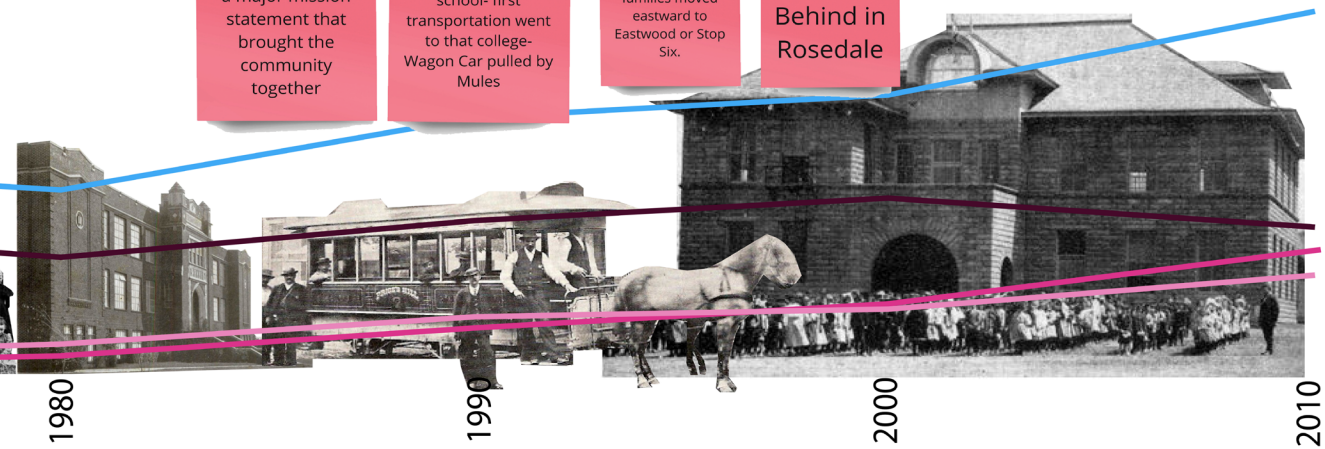
1934- Texas Woman's College became Texas Wesleyan College and allowed men to enroll.

Education became a major mission statement that brought the community together

Polytech high school- first transportation went to that college- Wagon Car pulled by Mules

African American families moved eastward to Eastwood or Stop Six.

Left Behind in Rosedale



1980 1990 2000 2010

Hispanic Population

Black Population

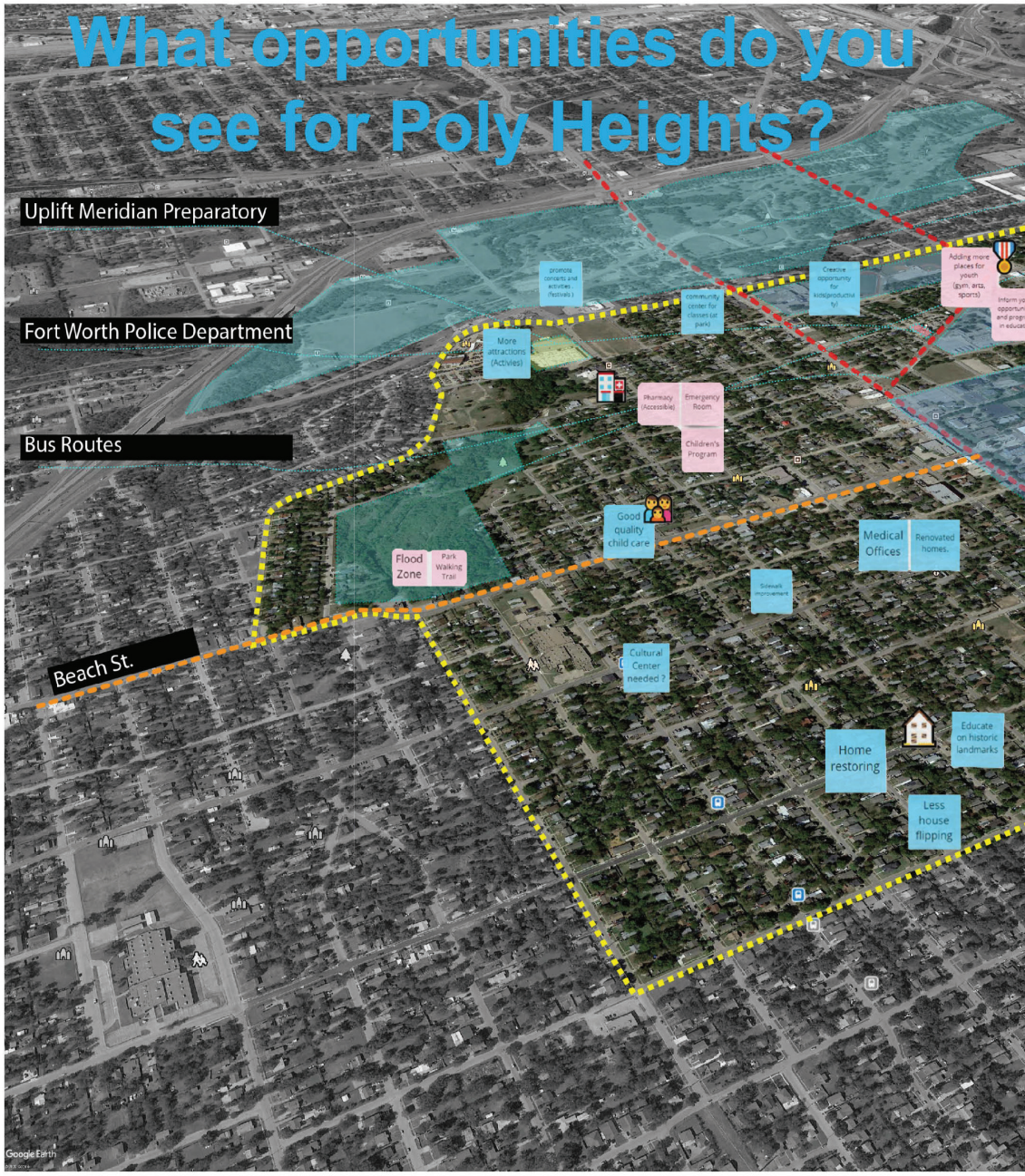
CAPPA COLLEGE OF ARCHITECTURE, PLANNING AND PUBLIC AFFAIRS

COMMUNITY DESIGN FORT WORTH

UNIVERSITY OF TEXAS ARLINGTON

Opportunity Board

The Opportunities Board allowed the community to communicate what opportunities they believe are located in this area. This provided context for several new elements that would benefit the community. Some opportunities for Poly that were discussed include a renovated community center, closer medical offices, a community swimming pool, and a grocery store for fresh produce. This board allowed inhabitants to use their knowledge to tell the students what needs to be renovated, changed, or altered. Without community input, this would have been very difficult for the students to discover.



Which parks are more convenient for you to visit? And why?
¿Cuales parques son mas convinientes para usted? ¿Y porque?

- Sycamore Park
- Nearby location

What opportunities do see for improvements in parks?
¿Que oportunidades pueden tener para mejorar los parques?

- Clubhouse (fixed) and Amp. theatre. for events
- Lighting
- Equiptment for exercise
- Restrooms (placed in clubhouse if possible)
- Independent food trucks
- Bike racks Bike lanes
- Public wifi (hotspots)

Are the health care centers being used?
¿Las clinicas de salud si se ocupan?

- Yes
- More Access

Where is it convenient to add another health care center?
¿Donde sera mas conviniente para tener otra clinica de salud?

- It would be convinient (2 or 3 in area)
- 24 hr Pharmacy

Do you see any improvements for schools around the area?
¿Mira alguna oportunidad para mejorar las escuelas en la area?

- Poly High School

E Lancaster Ave could possibly have an opportunity for projects
E Lancaster Ave tiene posibilidades unas oportunidades para unos projectos.

- Homeless outreach
- Grocery Store
- More Produce
- Quality Gym
- Dine-in restaurant
- Drive thru car wash.

RE, PLANNING
AFFAIRS

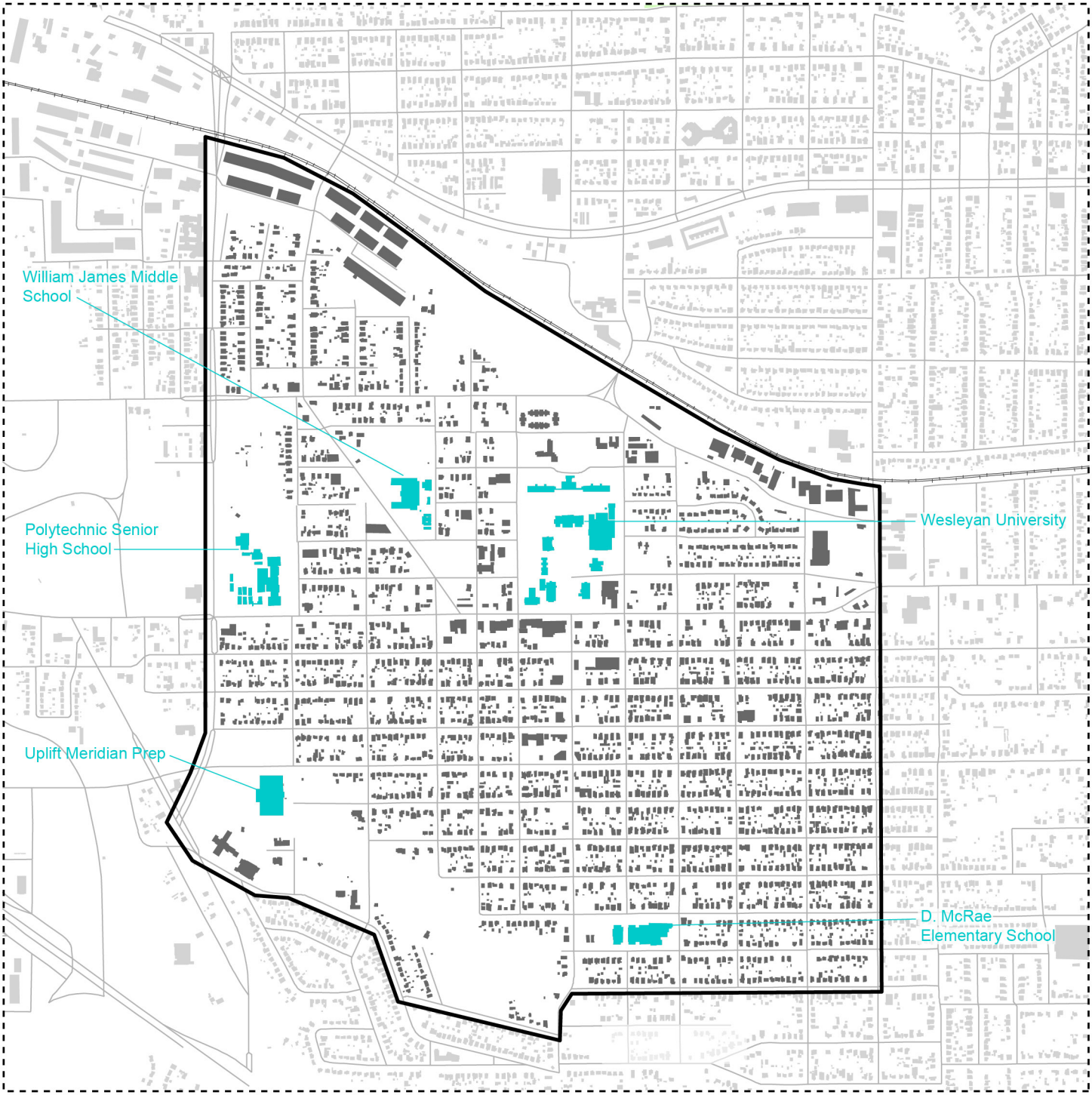
COMMUNITY DESIGN FORT WORTH

UNIVERSITY OF TEXAS ARLINGTON

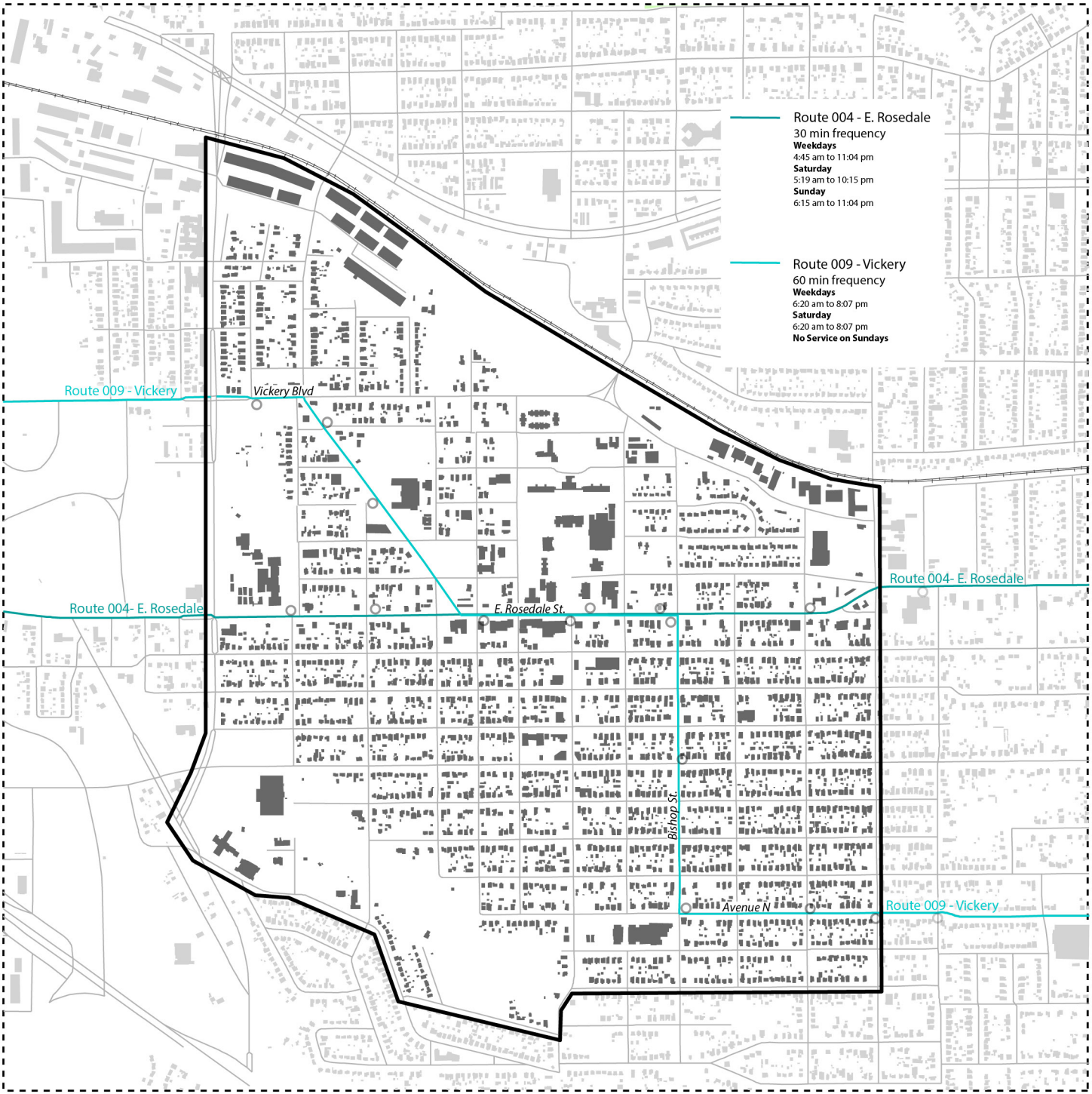
Physical Conditions

Through our investigation of the Poly Heights neighborhood we studied several physical characteristics of the area. These studies included public transportation accessibility, walkability, ecological regions, and topography. Similarly, further studies allowed for the investigation's expansion of the area's physical conditions on a broader spectrum. This research included, zoning, 1930's redlining, vacant lots,education, and religious program. This investgation helped to better understand how the neighborhood functions, elements that are accessible to the community, and the factors that influence its current condition.

Education Diagram

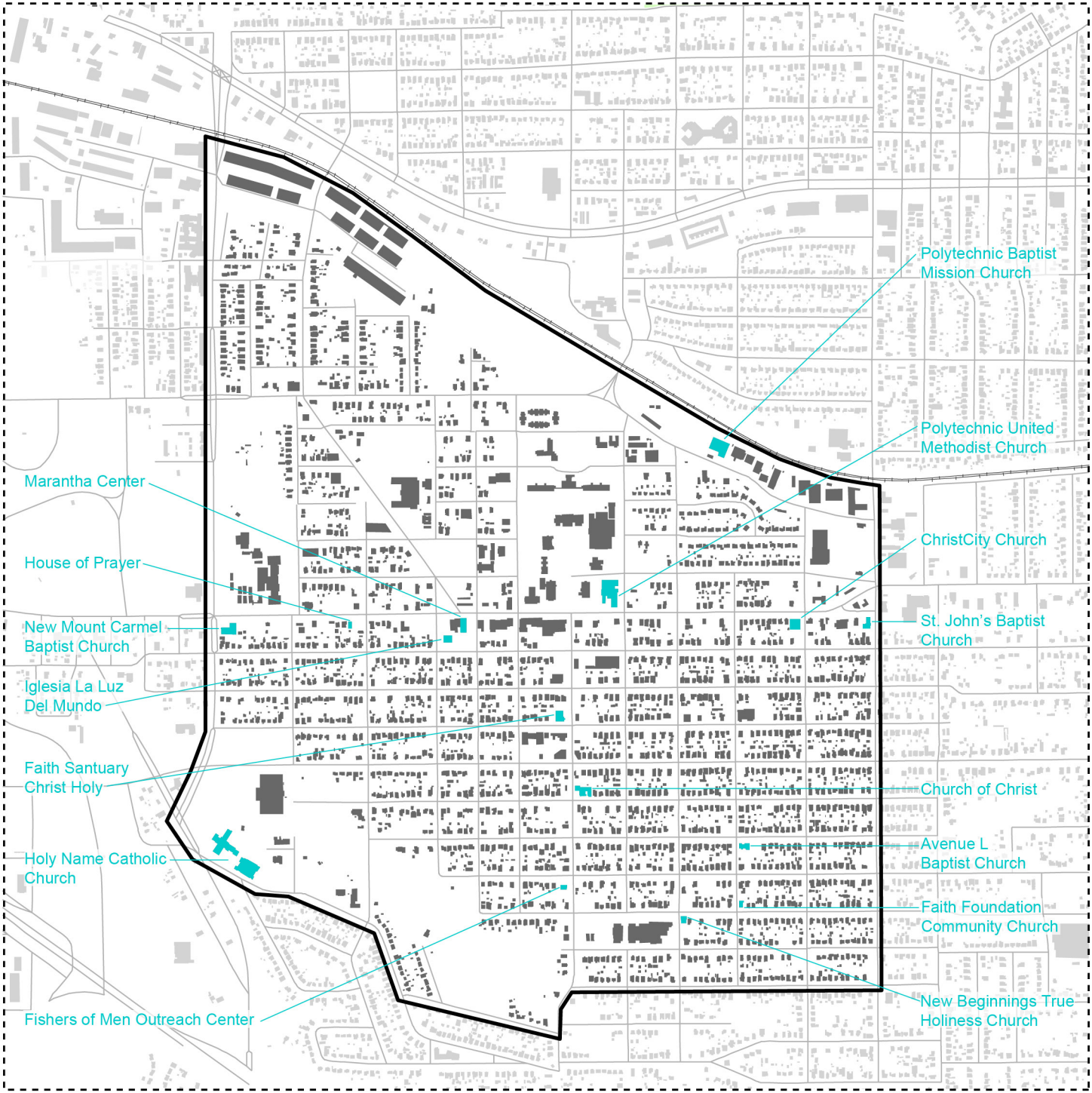


Bus Routes



https://ridetrinitymetro.org/routes/

Poly Heights Religious Institutions

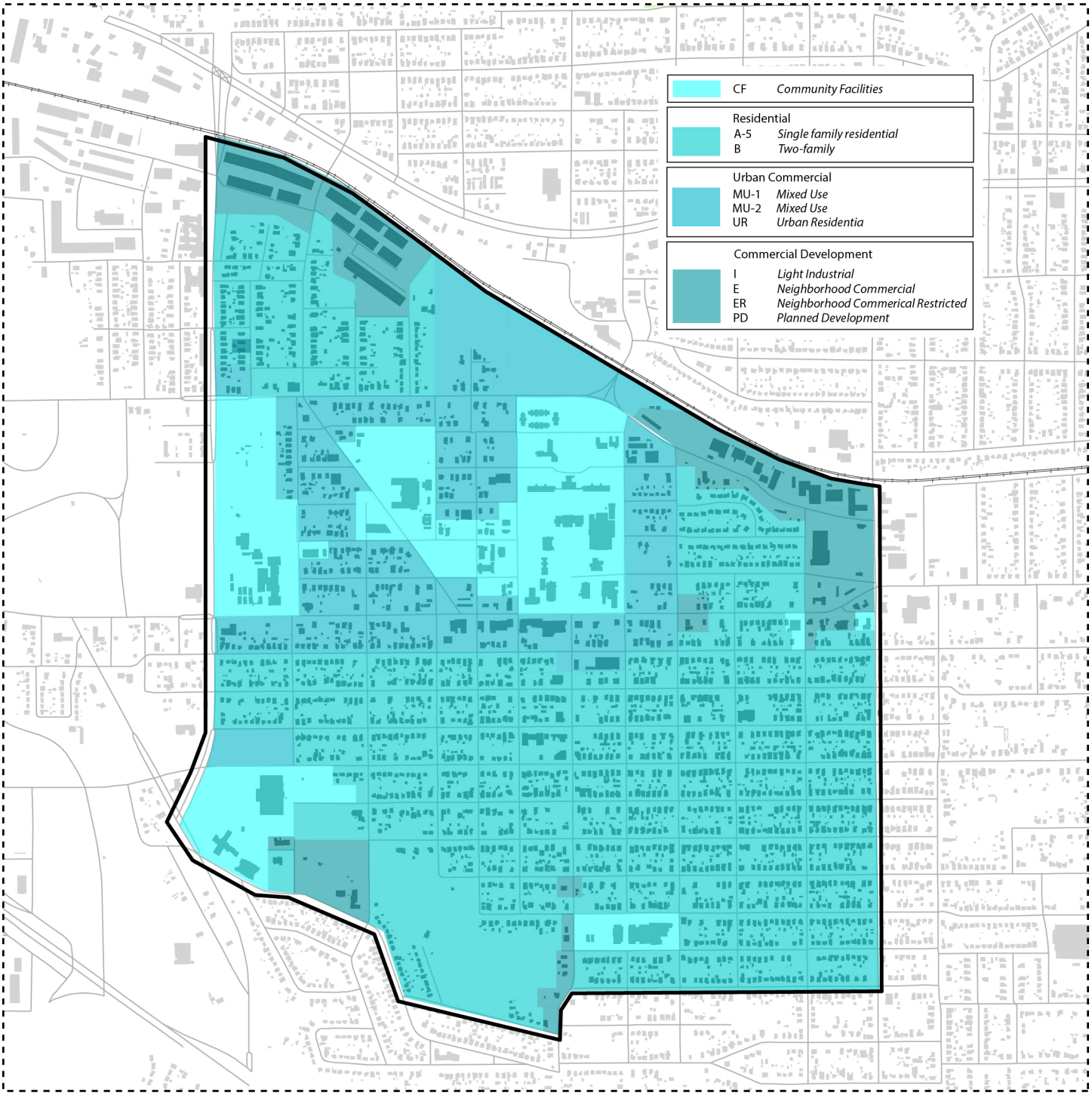


Green Space

Reference Park
Klyde Warren Park
200,000 sqft
Middle School Track and Field
High School Track and Field
Football Field
Hall-Tandy Triangle Park
Titus Paulsel Park
Polytechnic Cemetary
Shalom Park

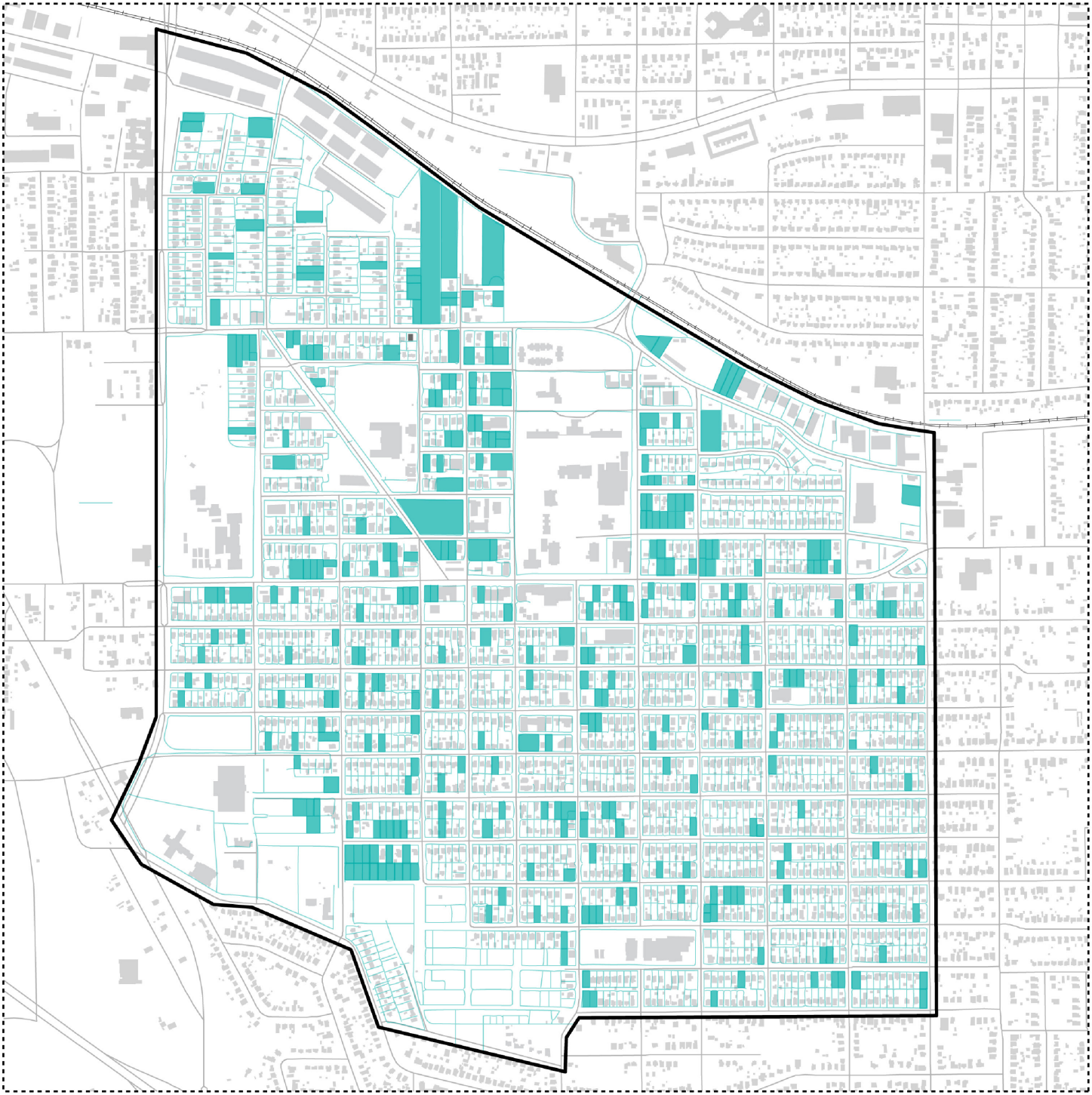
Walking Radius

Poly Heights Zoning



https://mapit.fortworthtexas.gov/Html5Viewer/?viewer=zoning

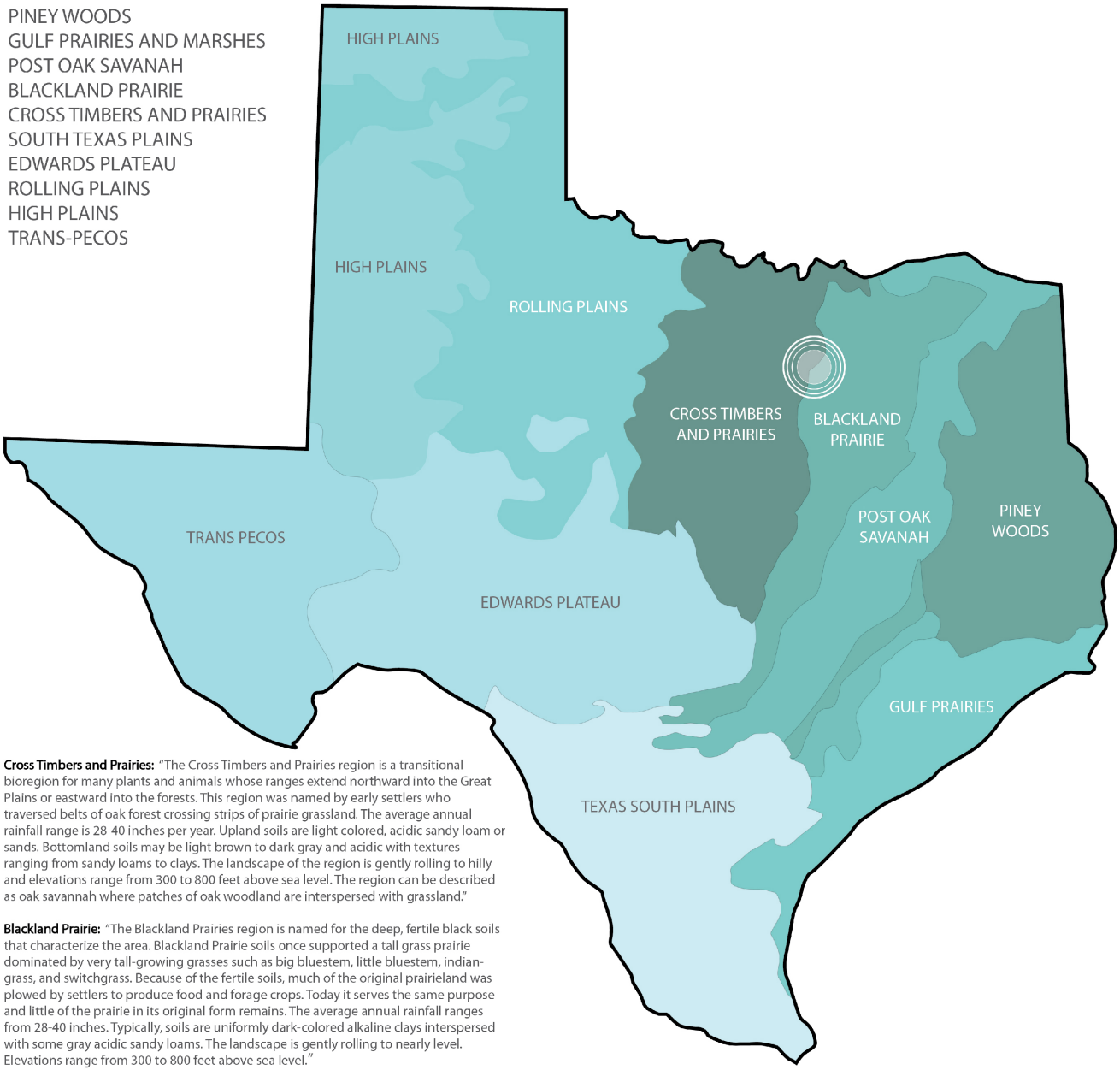
Vacant Lots



Lighting

Ecological Regions

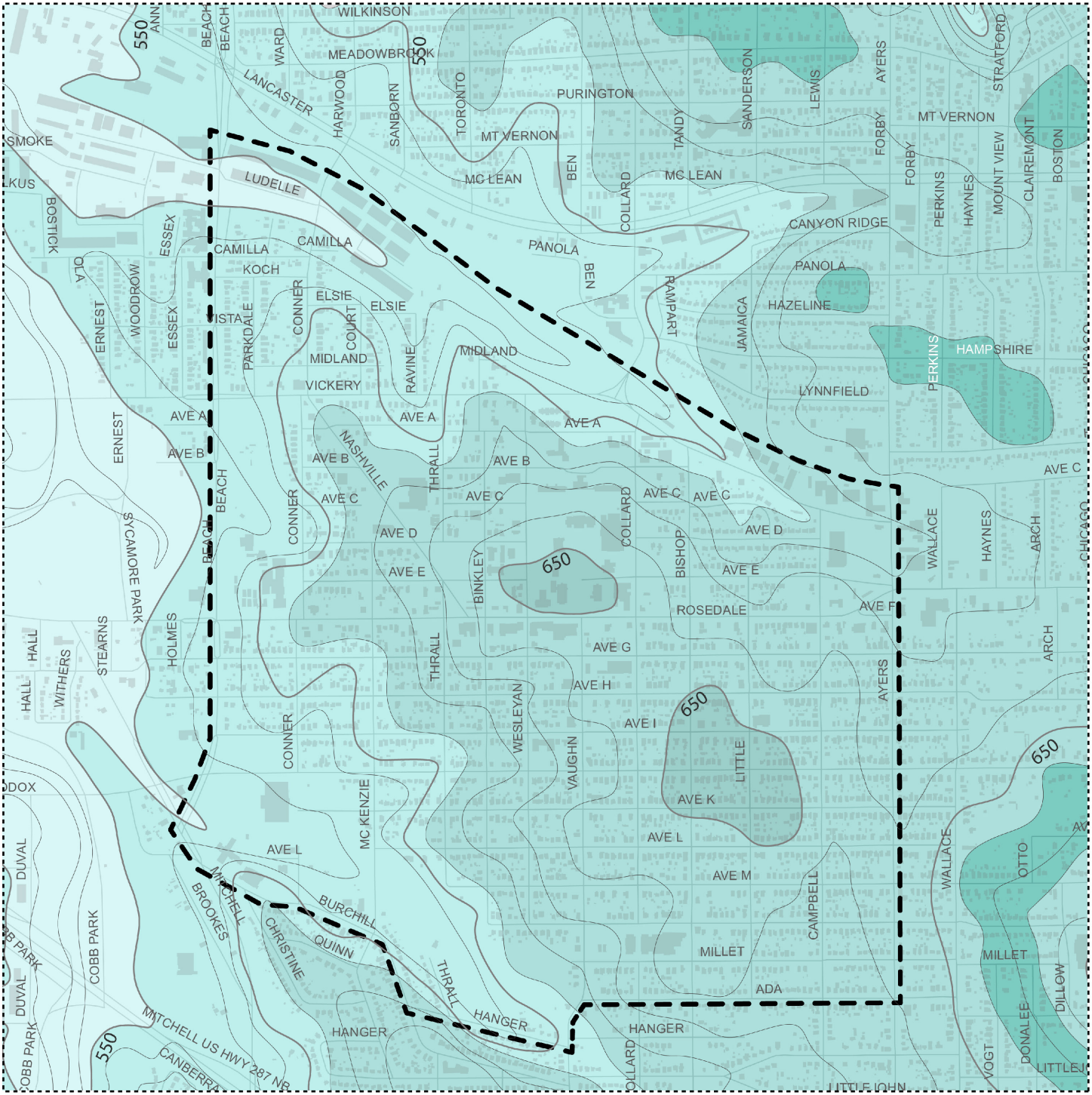
PINEY WOODS
GULF PRAIRIES AND MARSHES
POST OAK SAVANAH
BLACKLAND PRAIRIE
CROSS TIMBERS AND PRAIRIES
SOUTH TEXAS PLAINS
EDWARDS PLATEAU
ROLLING PLAINS
HIGH PLAINS
TRANS-PECOS



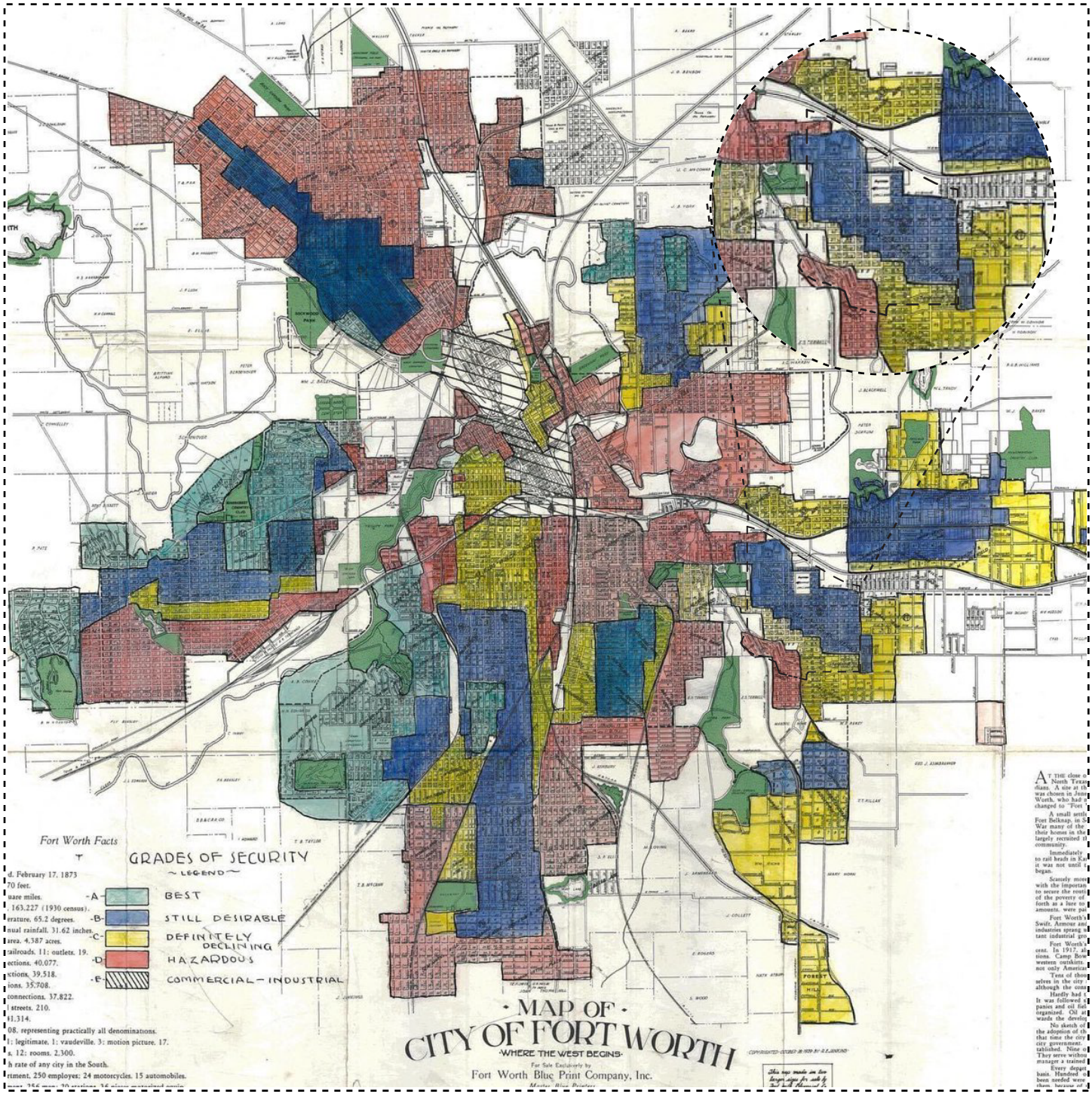
Cross Timbers and Prairies: "The Cross Timbers and Prairies region is a transitional bioregion for many plants and animals whose ranges extend northward into the Great Plains or eastward into the forests. This region was named by early settlers who traversed belts of oak forest crossing strips of prairie grassland. The average annual rainfall range is 28-40 inches per year. Upland soils are light colored, acidic sandy loam or sands. Bottomland soils may be light brown to dark gray and acidic with textures ranging from sandy loams to clays. The landscape of the region is gently rolling to hilly and elevations range from 300 to 800 feet above sea level. The region can be described as oak savannah where patches of oak woodland are interspersed with grassland."

Blackland Prairie: "The Blackland Prairies region is named for the deep, fertile black soils that characterize the area. Blackland Prairie soils once supported a tall grass prairie dominated by very tall-growing grasses such as big bluestem, little bluestem, indian-grass, and switchgrass. Because of the fertile soils, much of the original prairieland was plowed by settlers to produce food and forage crops. Today it serves the same purpose and little of the prairie in its original form remains. The average annual rainfall ranges from 28-40 inches. Typically, soils are uniformly dark-colored alkaline clays interspersed with some gray acidic sandy loams. The landscape is gently rolling to nearly level. Elevations range from 300 to 800 feet above sea level."

Topography


WILKINSON
MEADOWBROOK
PURINGTON
MT VERNON
MC LEAN
LUDELLE
CAMILLA
KOCH
PANOLA
CANYON RIDGE
HAZELINE
LYNNFIELD
HAMPSHIRE
MIDLAND
VICKERY
ELSIE
ROSEDALE
LITTLE
MILLET
ADA
HANGER
MITCHELL US HWY 287 NB
CANBERRA
SYCAMORE PARK
COBB PARK
LITTLEJOHN
AVE A
AVE B
AVE C
AVE D
AVE E
AVE F
AVE G
AVE H
AVE I
AVE K
AVE L
AVE M
650
550
LANCASTER
HARWOOD
SANBORN
TORONTO
TANDY
SANDERSON
LEWIS
AYERS
STRATFORD
FORBY
PERKINS
HAYNES
MOUNT VIEW
CLAIREMONT
BOSTON
BOSTICK
ESSEX
WOODROW
ERNEST
PARKDALE
CONNER
COURT
RAVINE
NASHVILLE
THRALL
BINKLEY
COLLARD
BISHOP
RAMPART
JAMAICA
BEN
WESLEYAN
VAUGHN
MC KENZIE
CAMPBELL
WALLACE
ARCH
OTTO
DILLOW
DONALEE
VOGT
HOLMES
STEARNS
WITHERS
HALL
DUVAL
BROOKES
CHRISTINE
QUINN
BURCHILL
BEACH
CHICAGO

Fort Worth Redlining Map (1930)



Social Conditions

Sources available to the community of Fort Worth and Poly Heights. Through our investigation into Poly Heights neighborhood we thought it would be important to research how the community functions with the resources available. We looked into various social conditions including crime, healthcare, education, and transportation options.

Patricia Moriel, Rebeca Rios, Aaron Sopoco

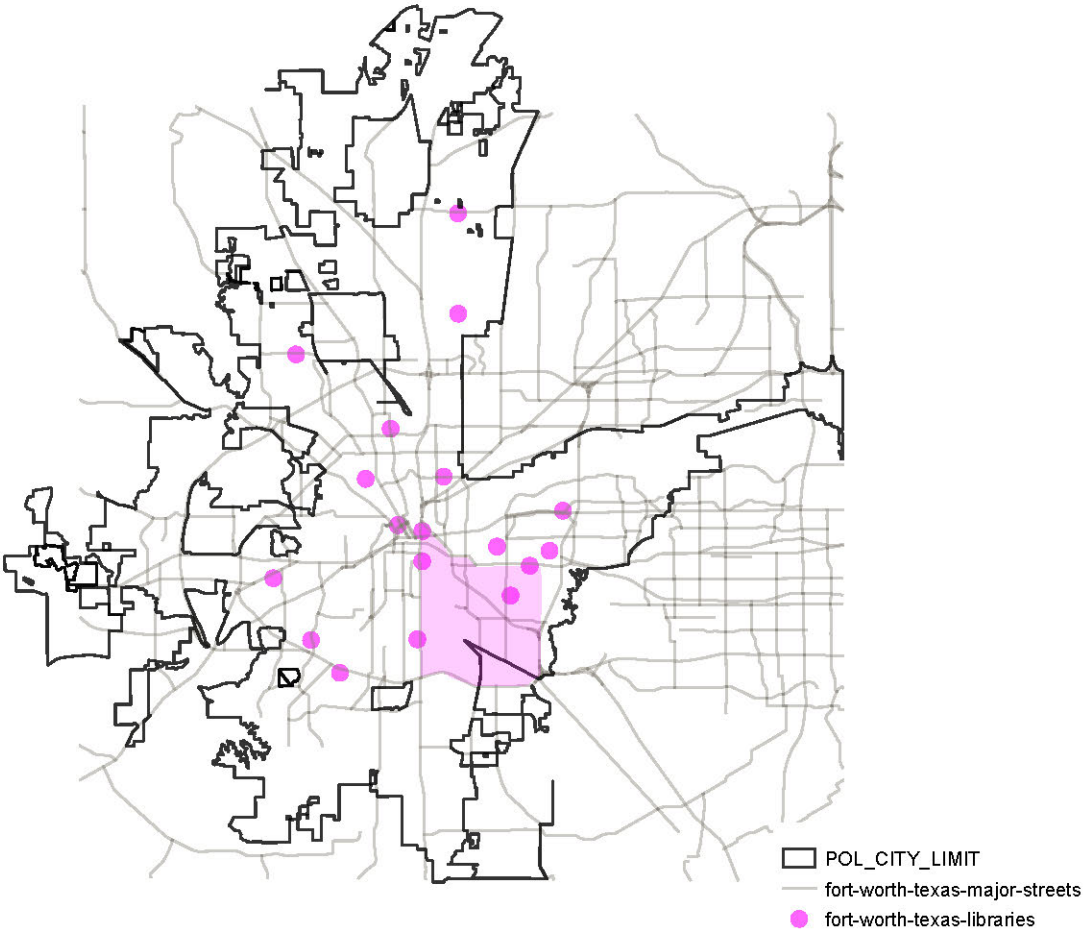
After School Programs

In the Polyheights district in Fort Worth, Texas there has been an increase in high school graduates and because of the increasing rate of graduates I looked into after school programs for K-12 education. There are programs offered at various schools and through other for profit and non profit centers.
2018

citation: mapit.fortworthtexas.gov.

Libraries

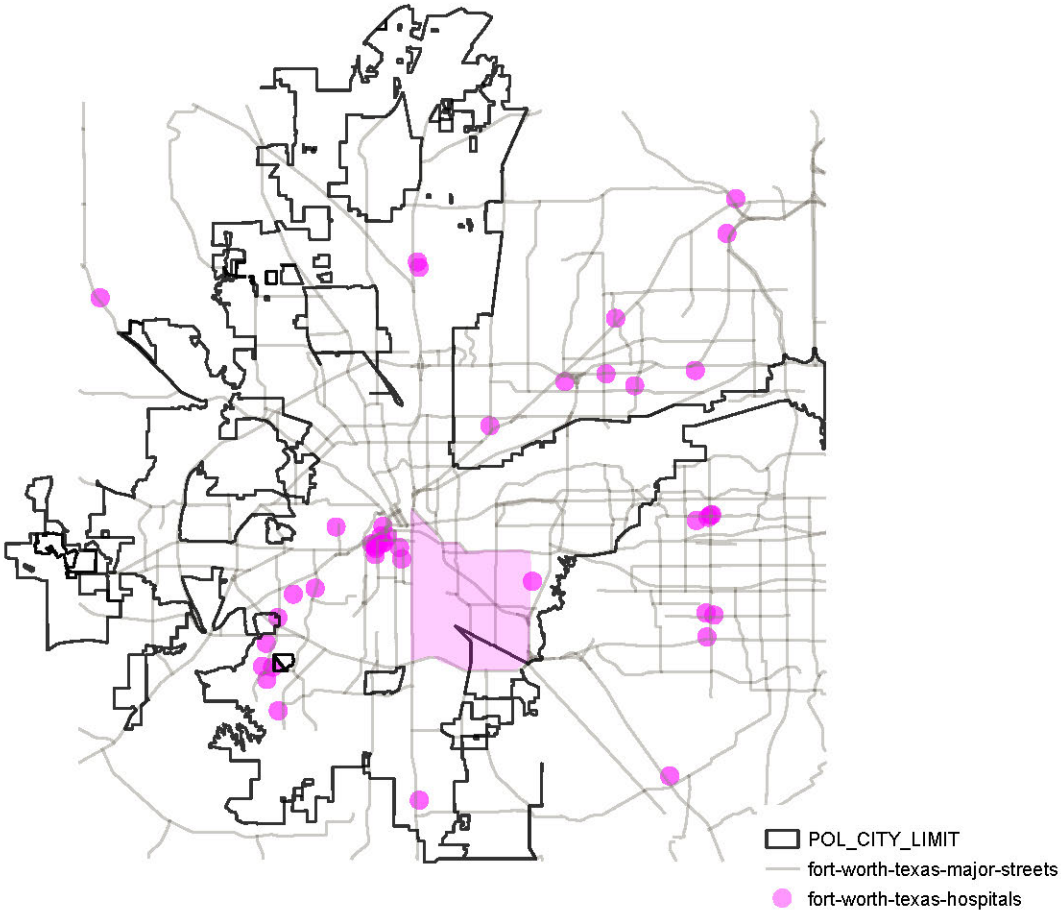
In the Polyheights district in Fort Worth, Texas there are low literacy rates therefore we looked into the libraries in the area to find locations where books were available to the public. 2018



citation: Geodata API Services

Hospitals

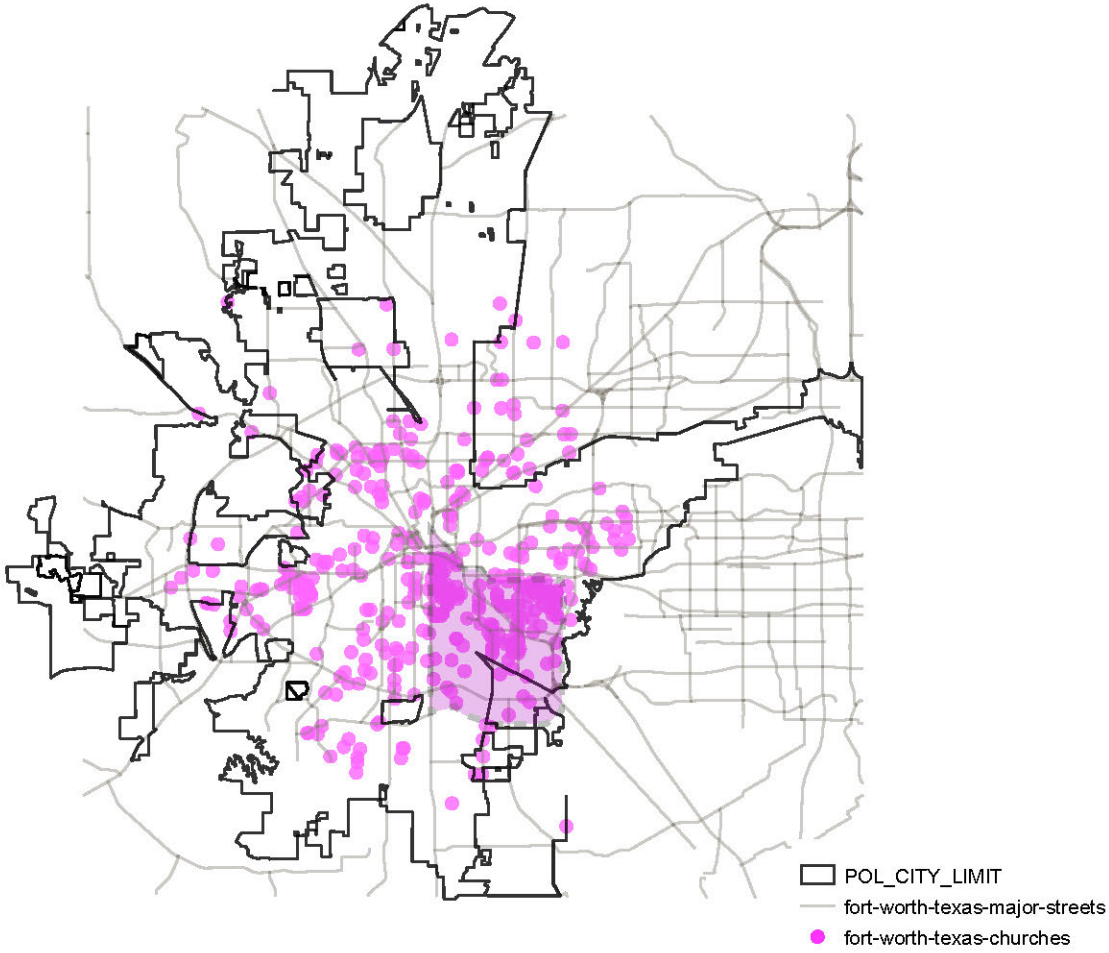
In the Polyheights district in Fort Worth, Texas there has been an increase in health problems therefore we researched where you could recieve healthcare in Fort Worth. There are numerous clinics and facilities associated with hospitals.
2018



citation: mapit.fortworthtexas.gov.

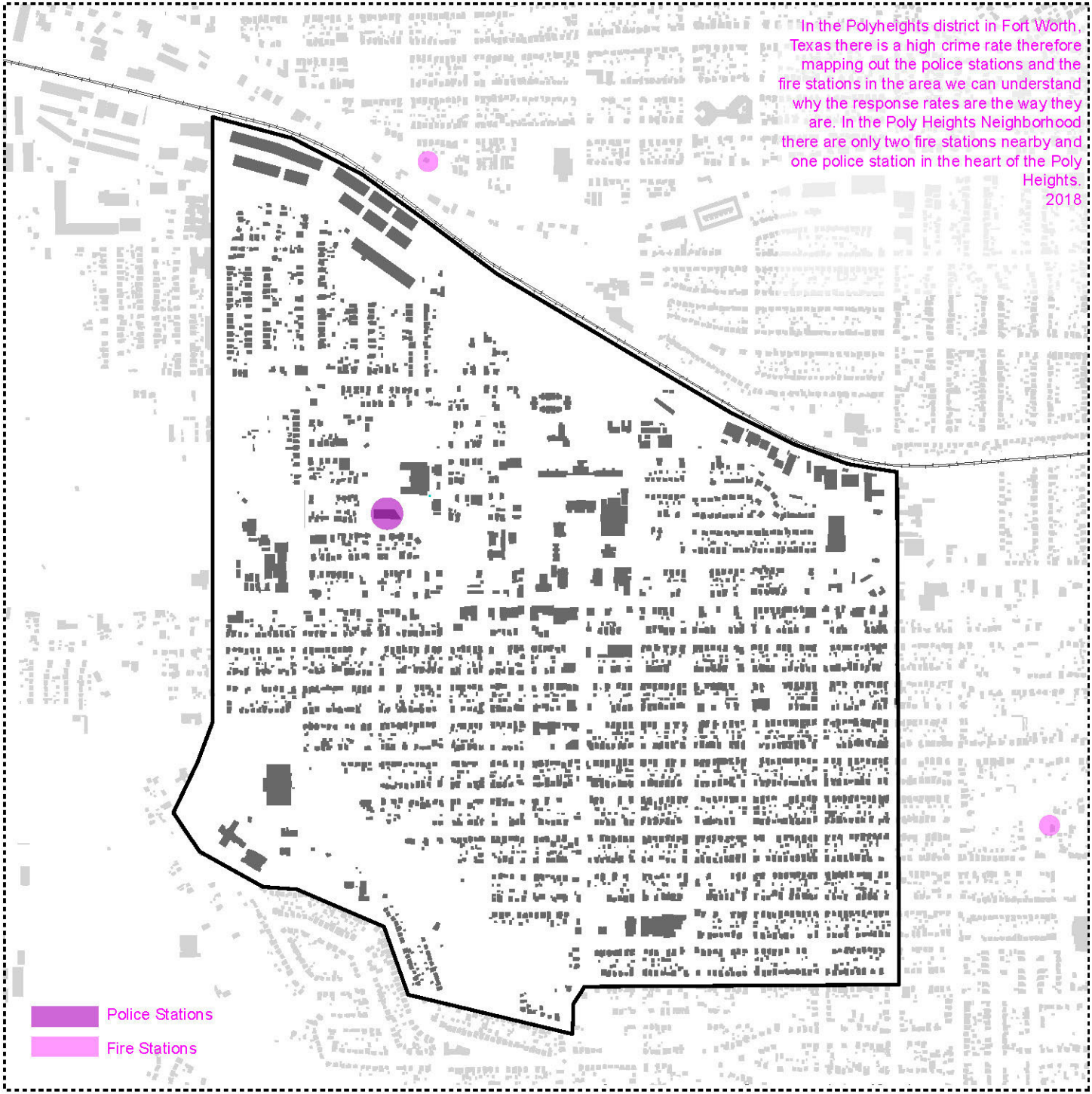
Church Locations

In the Polyheights district in Fort Worth, Texas there are numerous churches that allow for people of different religious groups to practice their faith.
2019



citation: mapit.fortworthtexas.gov.

Police Stations/Fire Stations

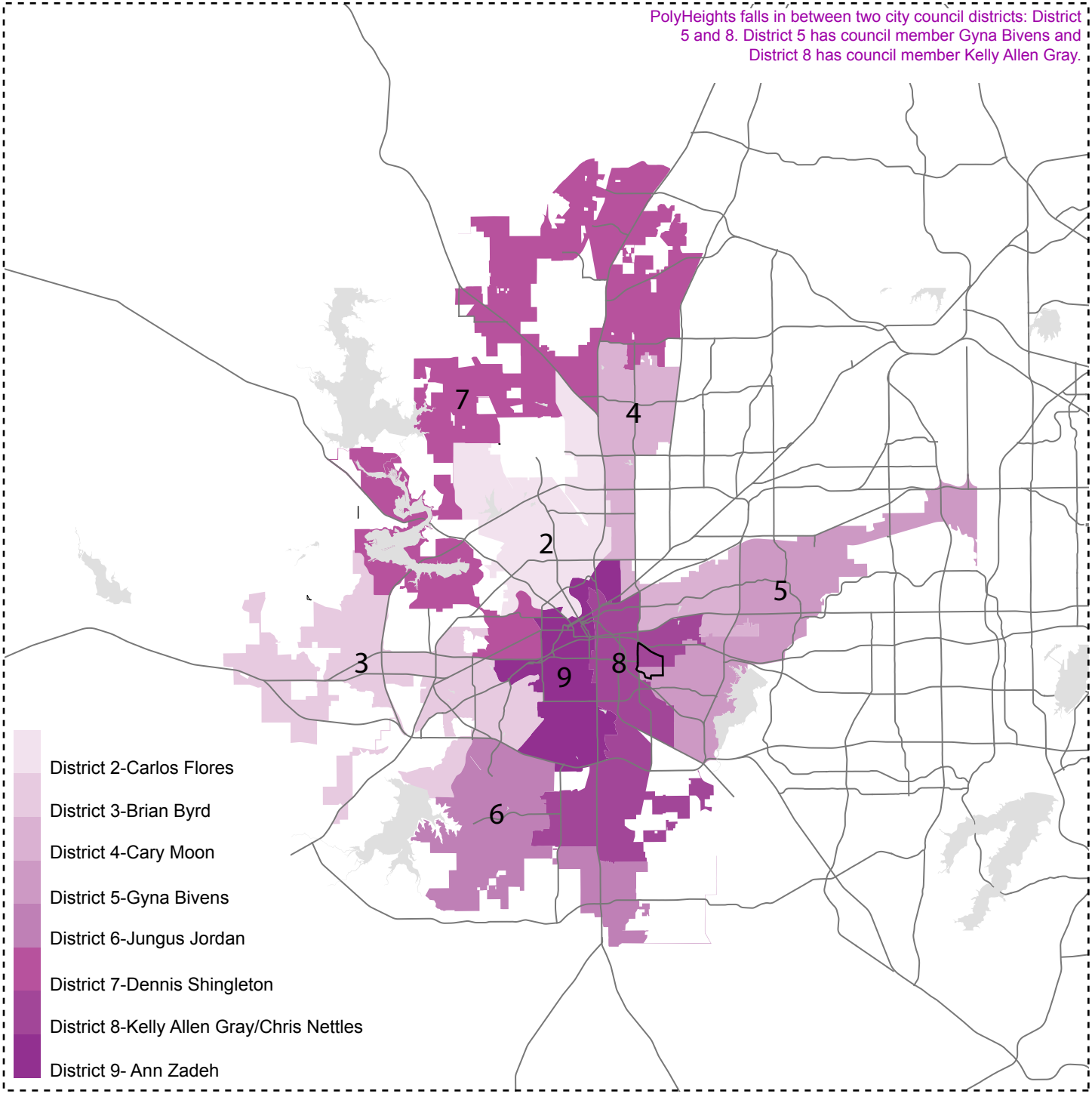


In the Polyheights district in Fort Worth, Texas there is a high crime rate therefore mapping out the police stations and the fire stations in the area we can understand why the response rates are the way they are. In the Poly Heights Neighborhood there are only two fire stations nearby and one police station in the heart of the Poly Heights.
2018

citation: mapit.fortworthtexas.gov.

Forth Worth City Council District

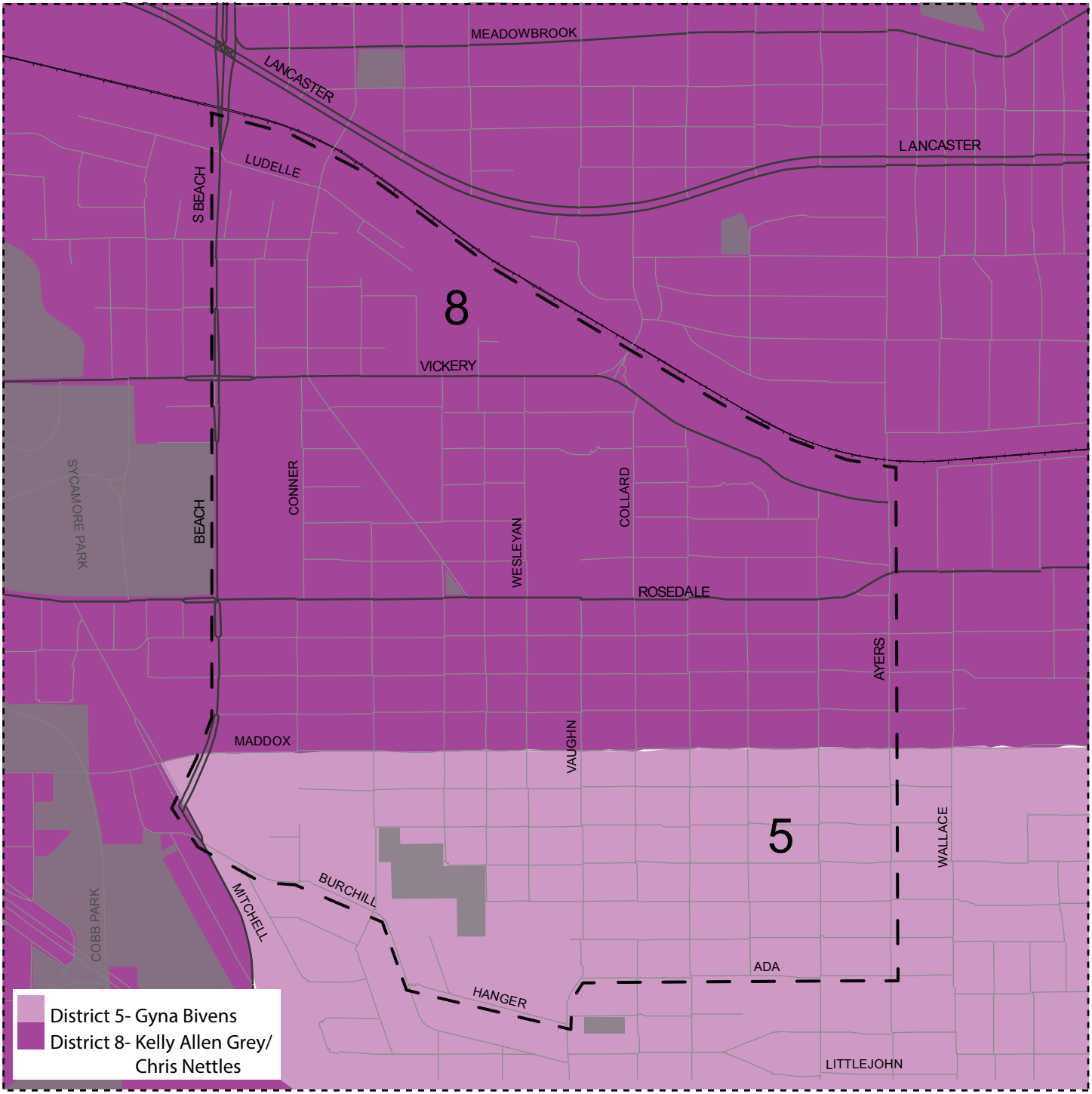
PolyHeights falls in between two city council districts: District 5 and 8. District 5 has council member Gyna Bivens and District 8 has council member Kelly Allen Gray.



https://mapit.fortworthtexas.gov/

Social Conditions Research

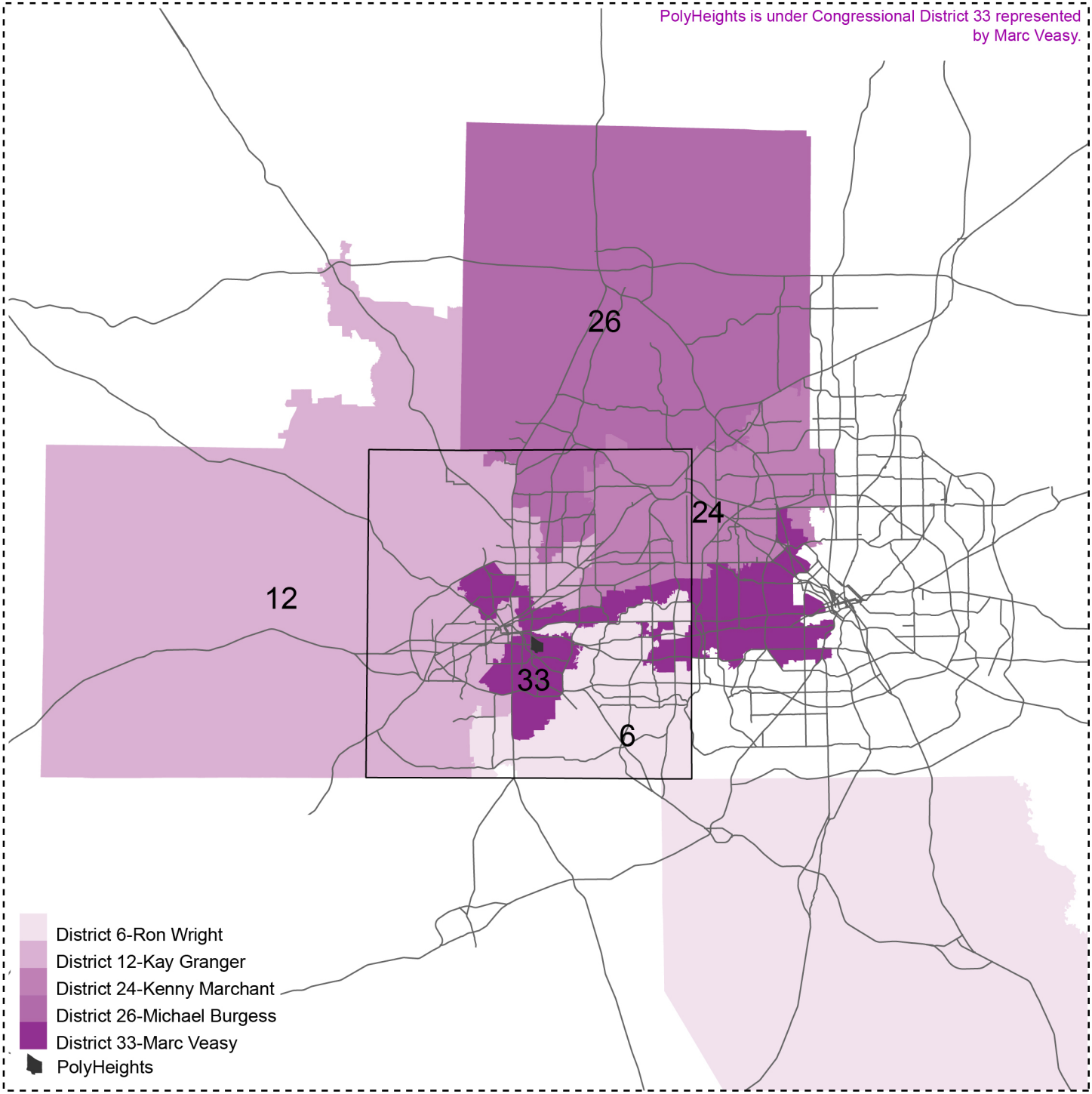
PolyHeights City Council Districts



https://mapit.fortworthtexas.gov/

Fort Worth Congressional Districts

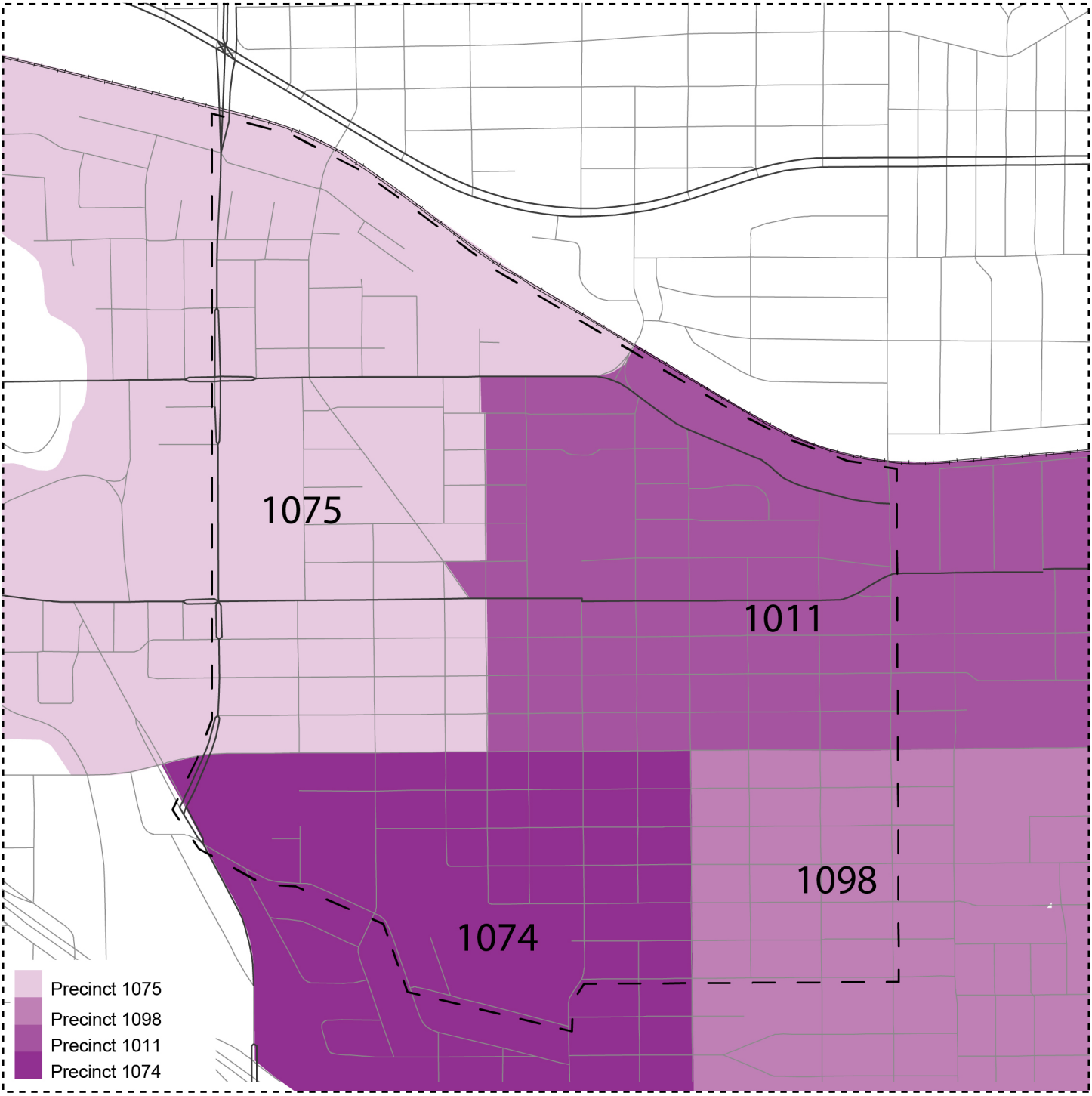
PolyHeights is under Congressional District 33 represented by Marc Veasy.



https://mapit.fortworthtexas.gov/

Social Conditions Research

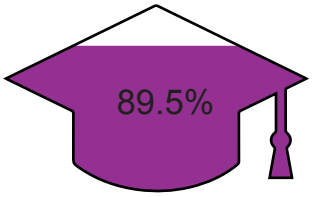
Voter Precincts



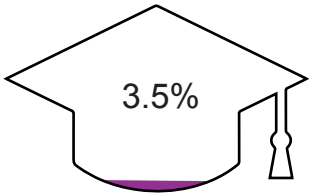
https://mapit.fortworthtexas.gov/

Educational Attainment (2018-2019)

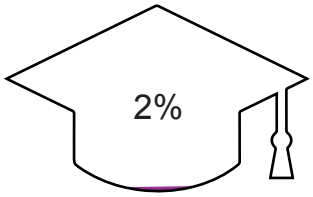
Educational attainment represents the comparison in education between PolyHeights and Fort Worth. PolyHeights shows the comparison between the graduation and drop out rates at Polytechnic High School, while Fort Worth accounts for the average graduation and drop out rates for all high schools in the school district. Both shows the average percentage of people who have Bachelor degrees or higher.



Polytechnic High School Graduation Rate

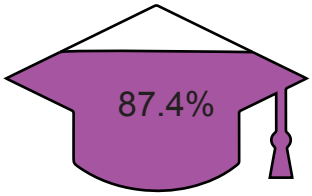


Polytechnic High School Drop Out Rate

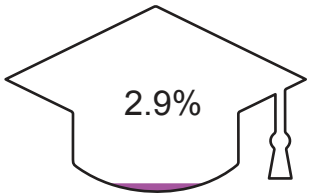


Bachelor's Degree or Higher

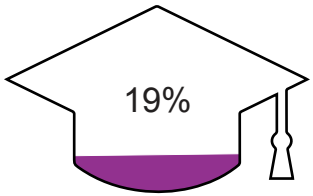
PolyHeights



Fort Worth ISD High School Graduation Rate



Fort Worth ISD High School Drop Out Rate

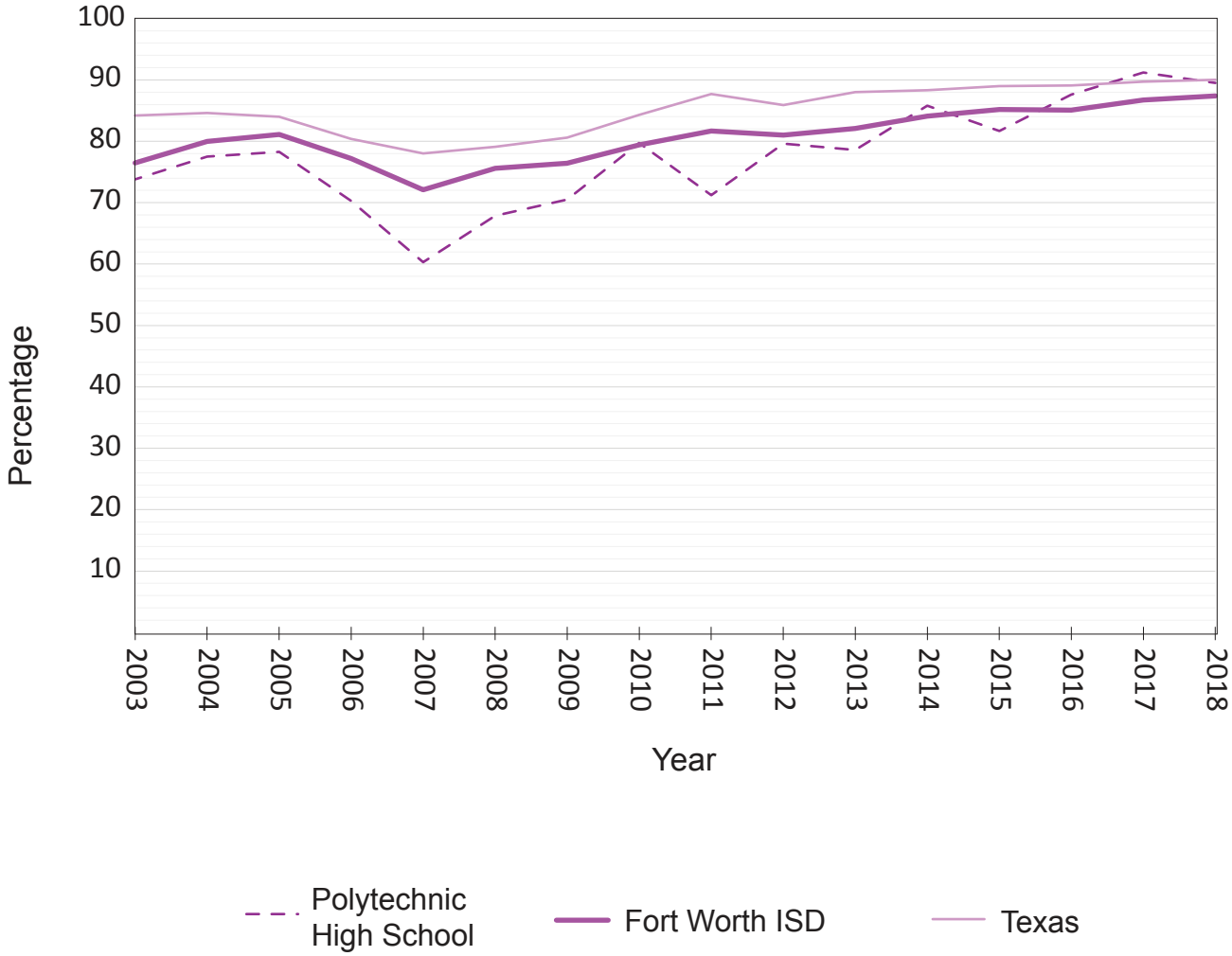


Bachelor's Degree or Higher

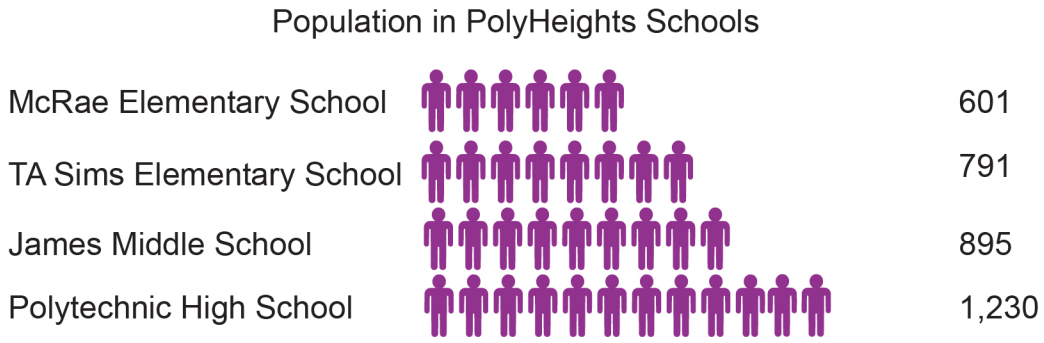
Fort Worth

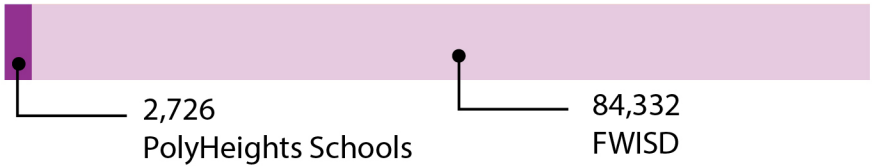
Graduation Rate Over Time

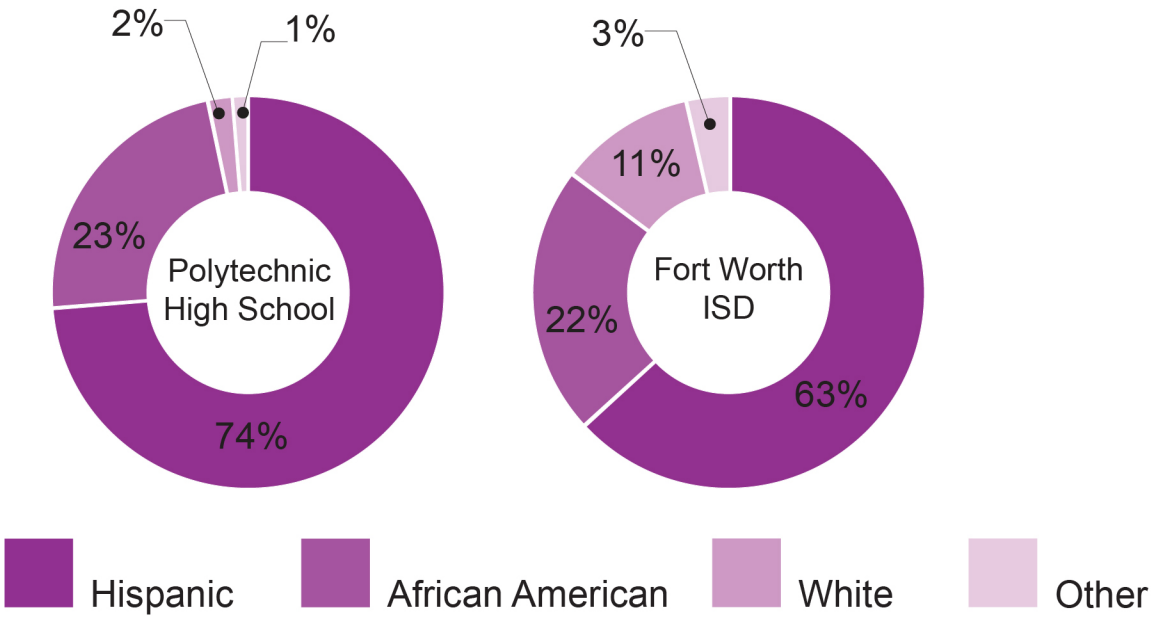
From 2003 to 2015, the graduation rates in Polytechnic High School have remained below the stated and district average, but has improved in more recent years.



Education: Population & Ethnicity (2018-2019)







https://schools.texastribune.org/

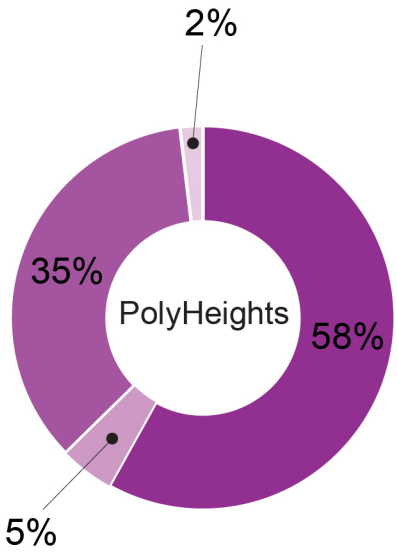
Population & Ethnicity (2018)

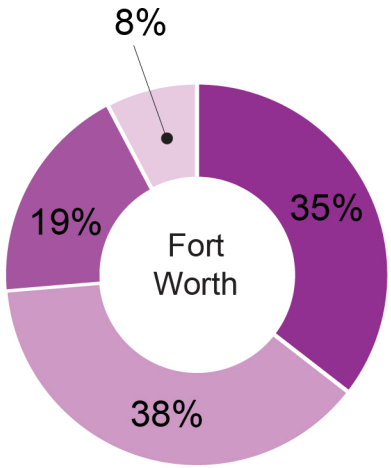
21,822

PolyHeights

898,919

Fort Worth





Hispanic

African American

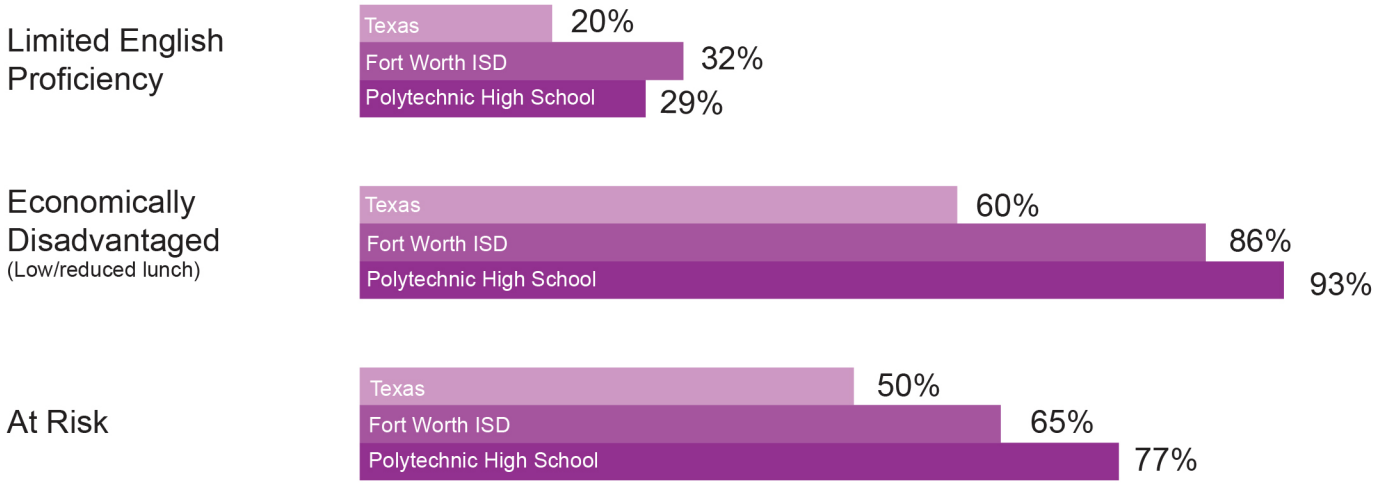
White

Other

2018 Census Year Estimate https://data.census.gov/

Risk Factors (2018-2019 School Year)

In comparison to Fort Worth ISD and the overall state, Polytechnic High School has a higher percentage of economically disadvantaged and at-risk students. A student is "economically disadvantaged" if they are eligible for free or reduced-price lunch due to financial challenges, while being "at risk" means that they are likely to drop out of school. While Polytechnic High School is classified to be more at risk than the school district, both have a "Class C" accountability ranking which measures a student's achievement, standardized testing, graduations rates, and college readiness.



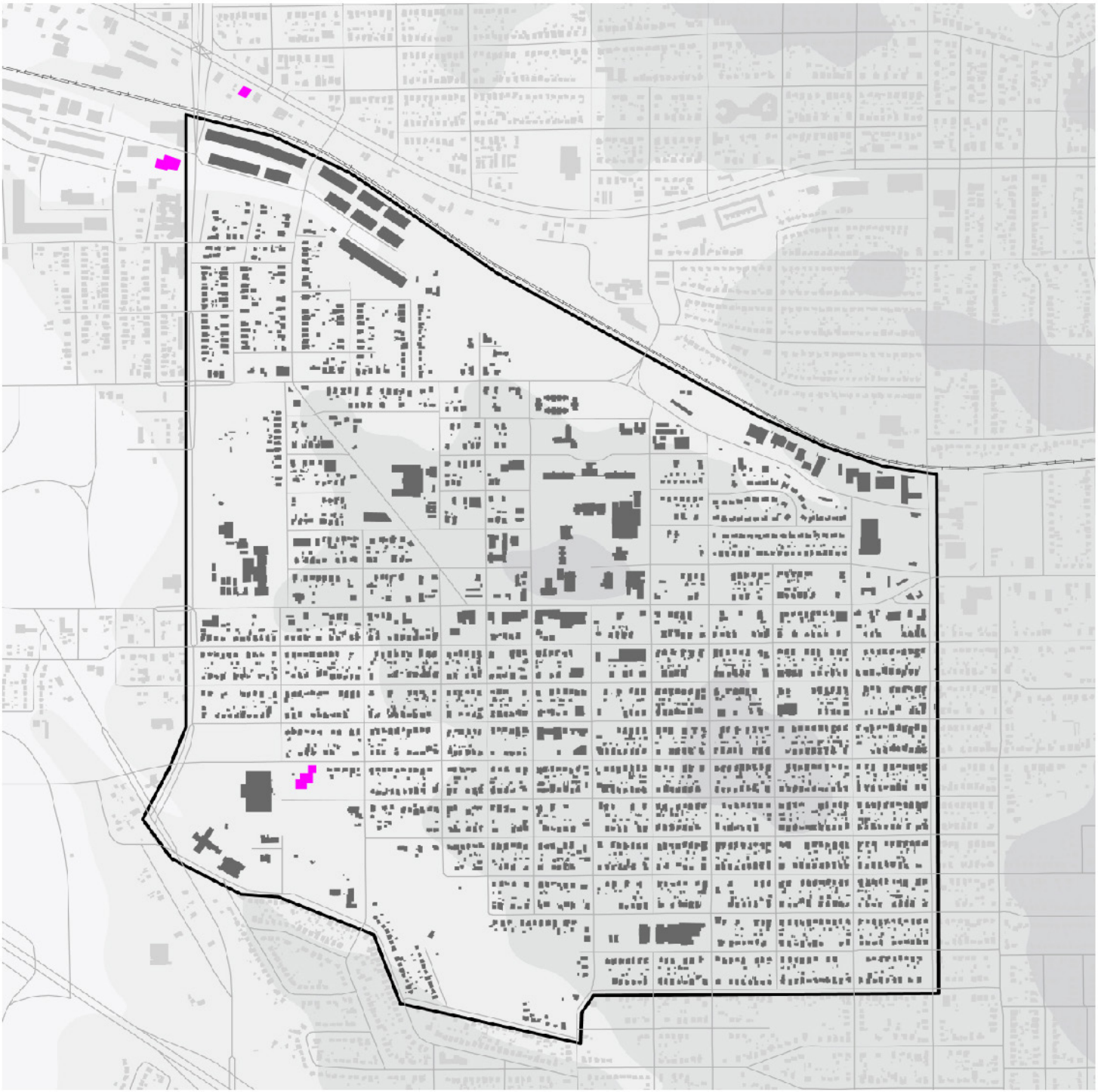
Accountability Rating

Polytechnic HIgh School

Fort Worth ISD

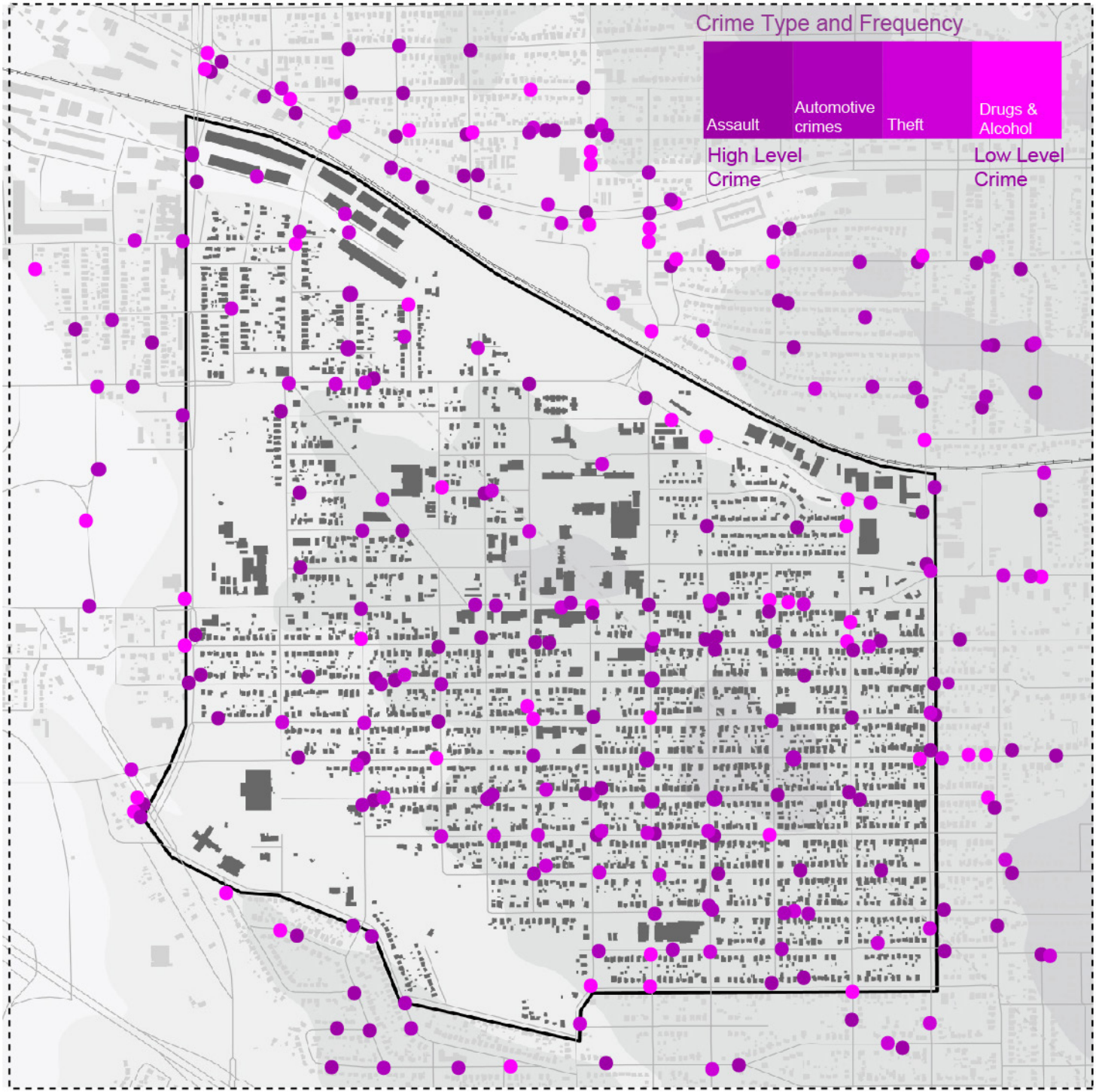
https://schools.texastribune.org/

Homeless Coalition and Centers



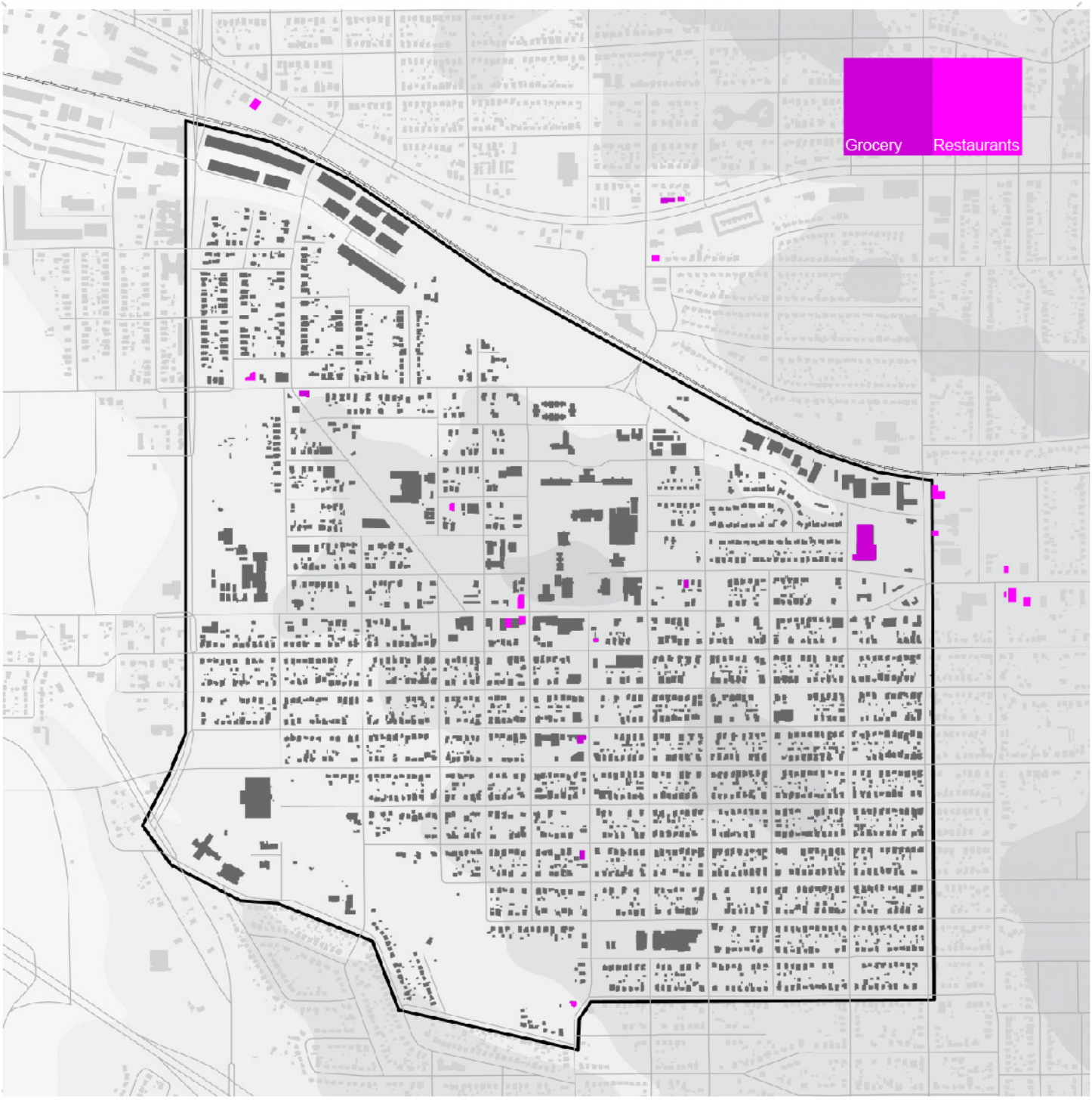
Crime Diagram

Pre-Covid



January 2020 to March 2020

Food Source



Economic Conditions

The ethnically diverse Polytechnic Heights community is in an optimal location in regards to job access and opportunities with its proximity to Fort Worth's Central Business District. However, the neighborhood hasn't experienced an influx of new businesses and attractions like other neighborhoods surrounding the city center. The following graphics and statistics highlight the strengths and challenges of a neighborhood that was once considered ideal for Fort Worth's 'middle class.'

Key Statistics

Housing in 76105

Home Value (Percentage of Occupied Housing Units) Fort Worth Median Home Value: $185,000 (2016)

$50,000 or Less : 15.24%

$50,000 to $99,999 : 24.72%

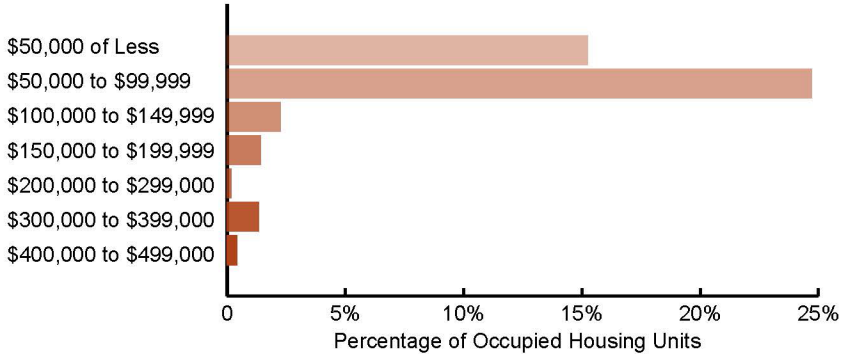
$100,000 to $149,999 : 2.26%

$150,000 to $199,999 : 1.43%

$200,000 to $299,999 : 0.18%

$300,000 to $499,999 : 1.33%

$500,000 to $999,999 : 0.41%



Building Age of Housing Units

Housing Unit Built 1939 or Earlier : 21.26%

Built 1940 to 1949 : 11.78%

Built 1950 to 1959 : 29.25%

Built 1960 to 1969 : 12%

Built 1970 to 1979 : 11.18%

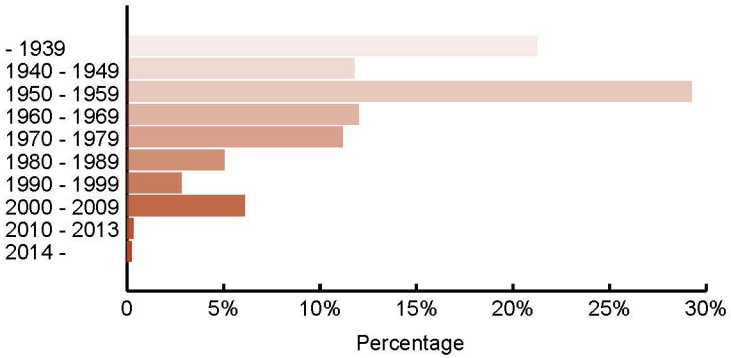
Built 1980 to 1989 : 5.05%

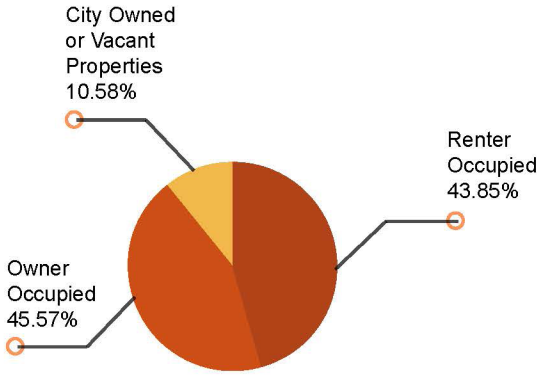
Built 1990 to 1999 : 2.82%

Built 2000 to 2009 : 6.11%

Built 2010 to 2013 : 0.33%

Built 2014 or Later : 0.22%





Owner Occupied vs. Renter Occupied Housing

Key Statistics

Income / Employment in 76105

Household Income (Number of Households)

76105 Median Household Income: $29,423
Fort Worth Median Household Income: $58,448

$10,000 or Less : 1,387

$10,000 to $14,999 : 373

$15,000 to $24,999 : 1,139

$25,000 to $34,999 : 797

$35,000 to $49,999 : 1,002

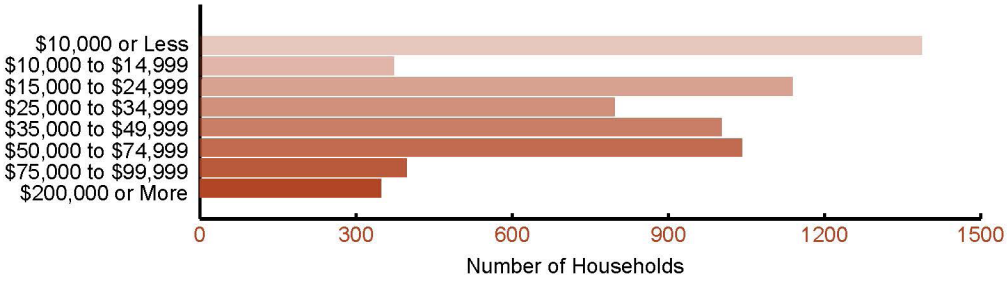
$50,000 to $74,999 : 1,041

$75,000 to $99,000 : 397

$100,000 to $149,999 : 348

$150,000 to $199,999 : 35

$200,000 or More : 47



Civilian Employment by Industry (People Per Capita)

Construction : 8.14%

Manufacturing : 4.3%

Wholesale Trade : 0.55%

Retail Trade : 3.03%

Transportation : 3.03%

Information : 0.24%

Finance & Insurance : 1.33%

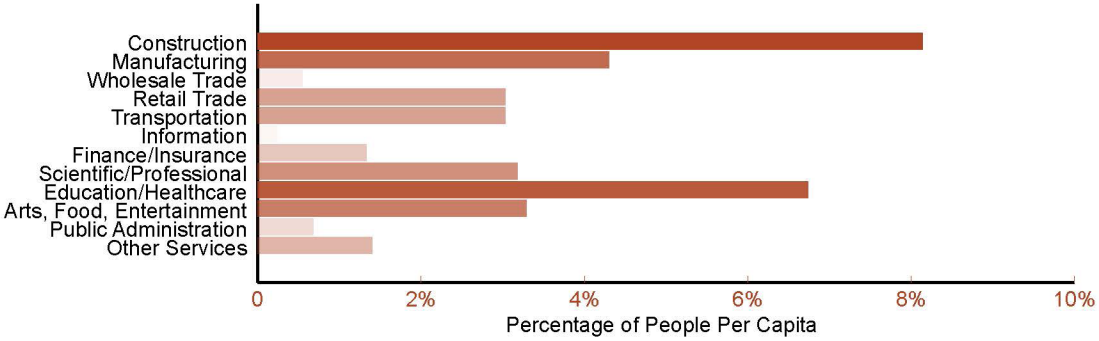
Scientfic & Professional : 3.18%

Education & Healthcare : 6.74%

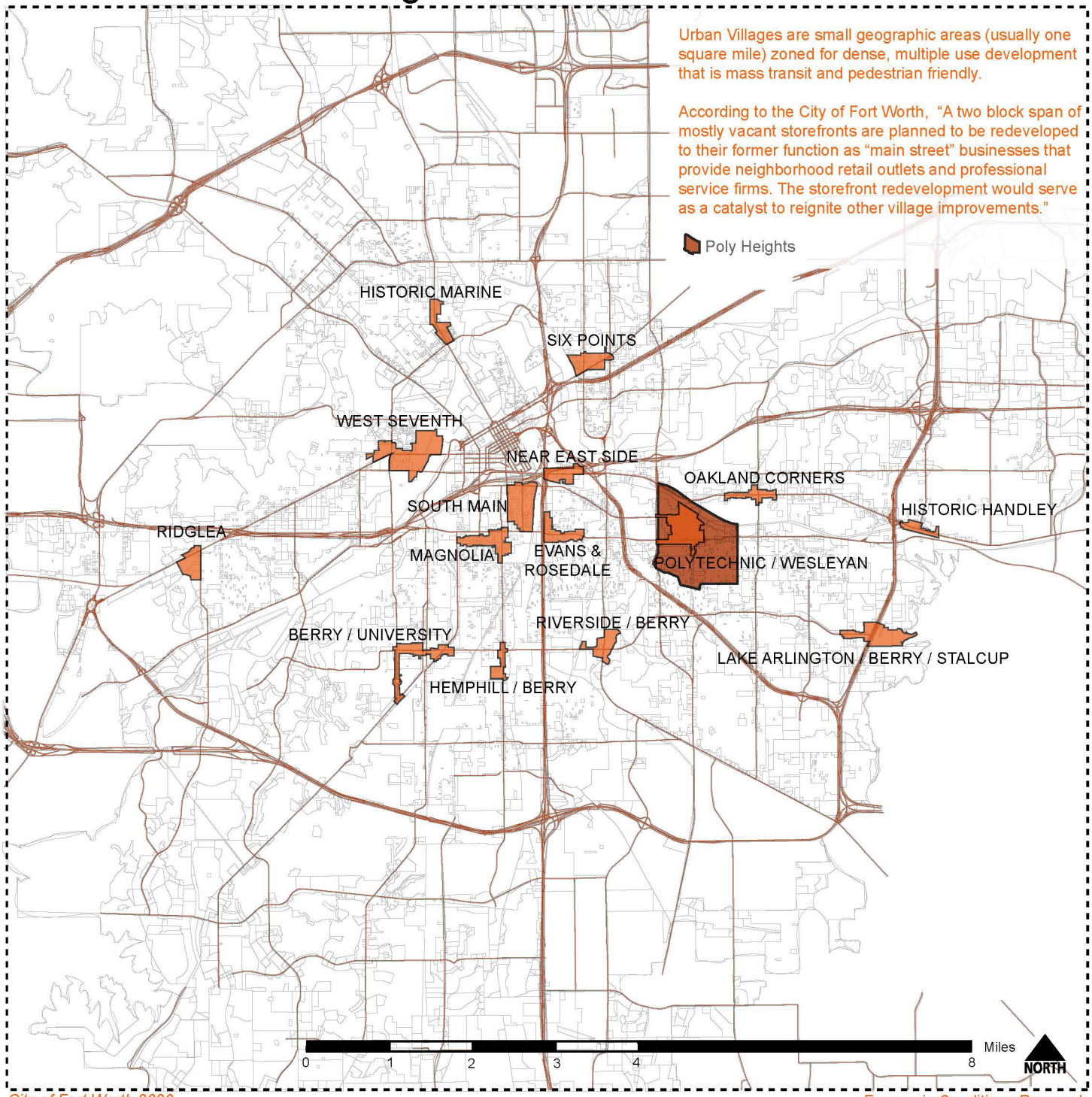
Arts, Food, and Entertainment : 3.29%

Public Administration : 0.68%

Other Services : 1.4%

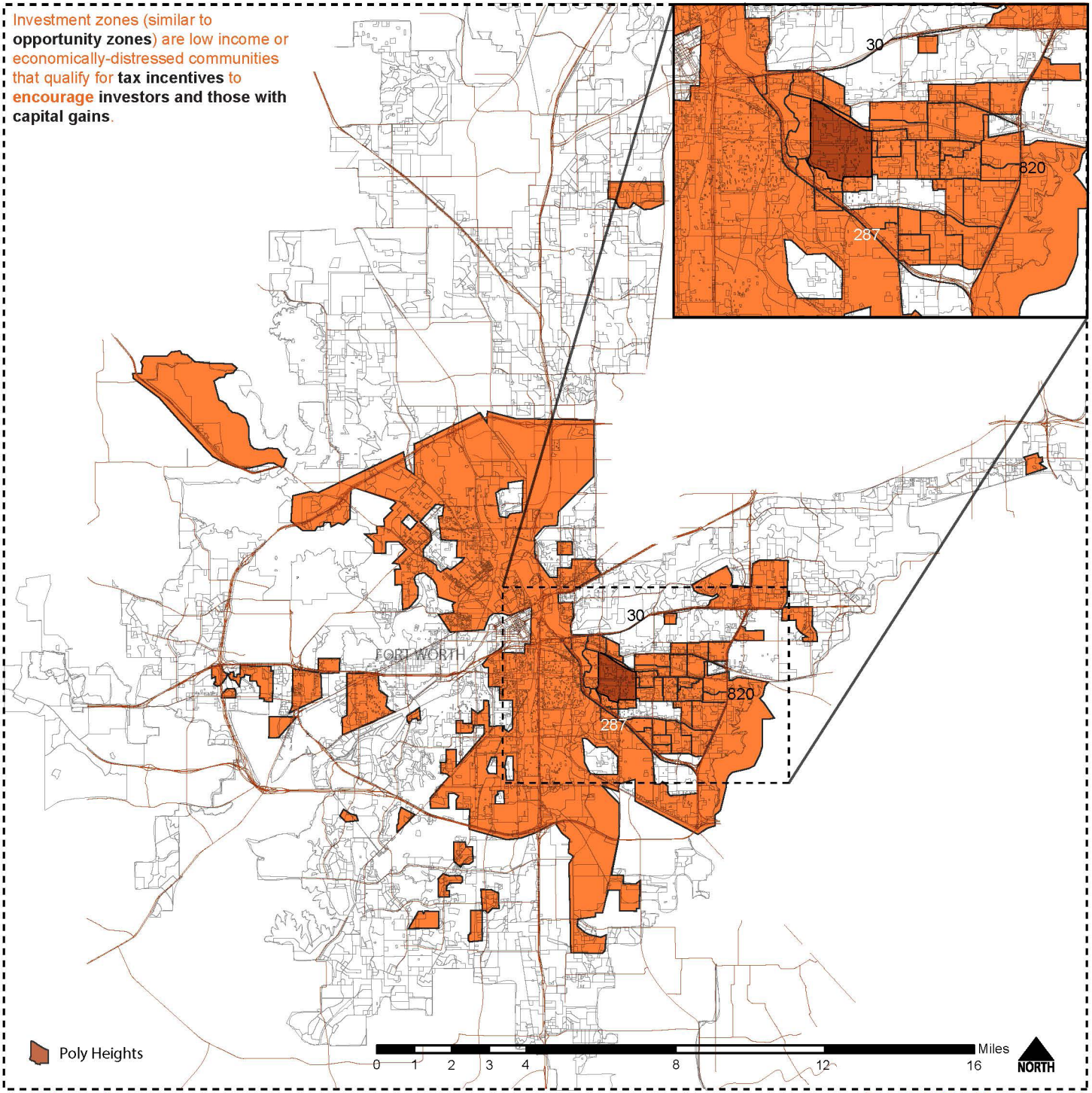


Fort Worth Urban Villages



Investment Zones

Investment zones (similar to **opportunity zones**) are low income or economically-distressed communities that qualify for **tax incentives** to **encourage** investors and those with **capital gains**.

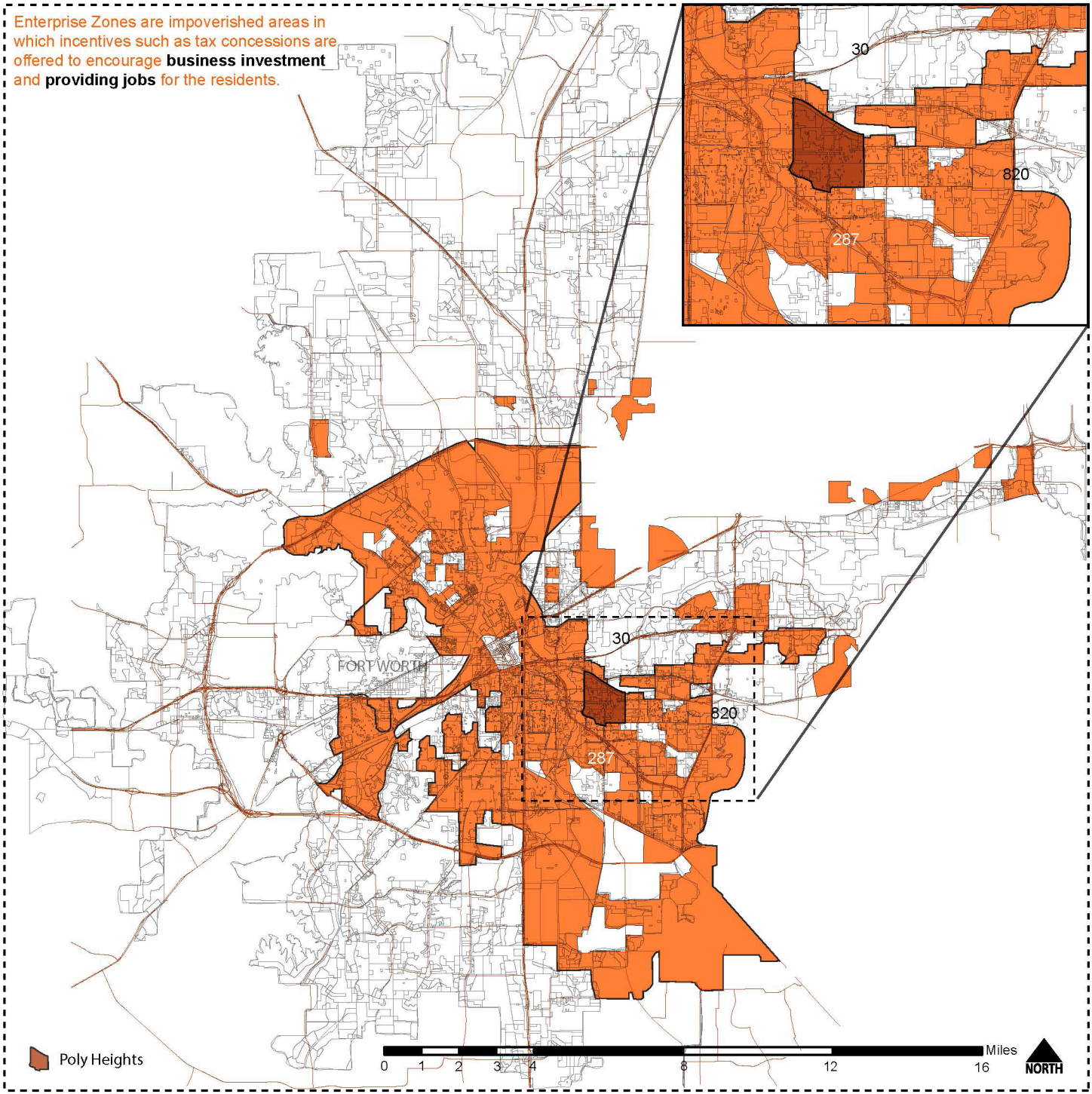


mapit.fortworthtexas.gov
taxpolicycenter.org

Economic Conditions Research

Enterprise Zones

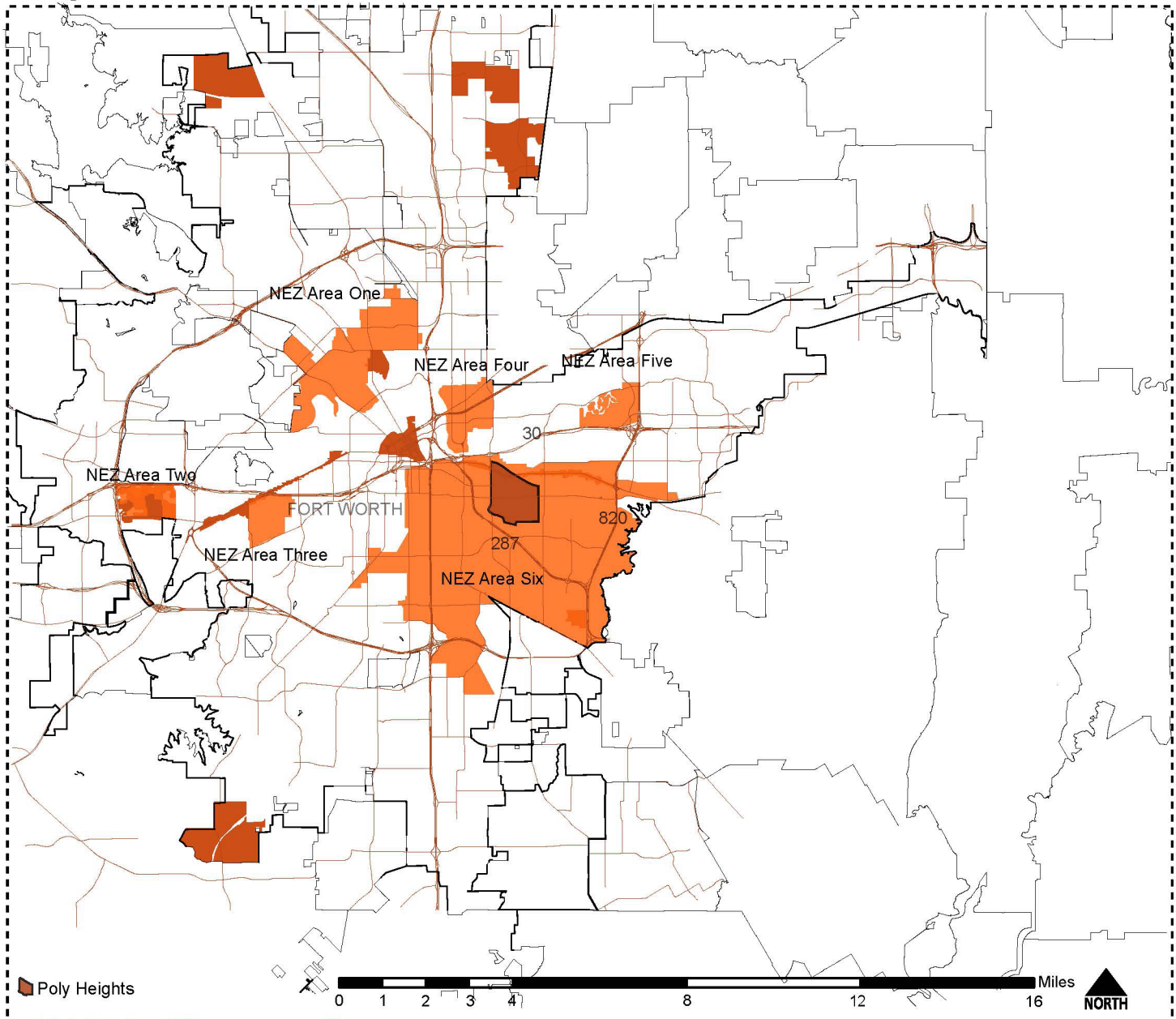
Enterprise Zones are impoverished areas in which incentives such as tax concessions are offered to encourage **business investment** and **providing jobs** for the residents.



mapit.forthworthtexas.gov
Oxford Languages

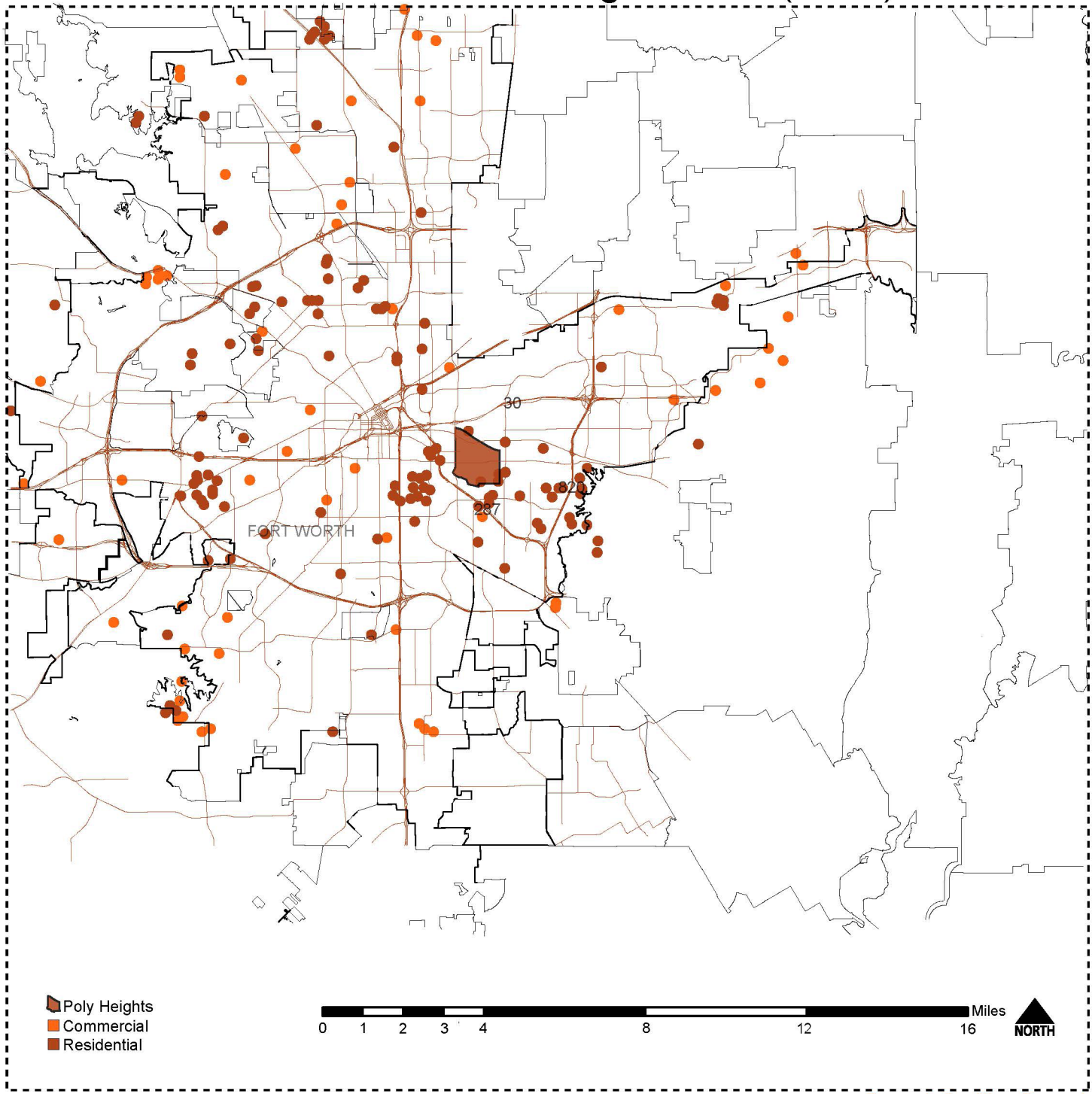
Economic Conditions Research

Neighborhood Empowerment Zones and Public Improvement Districts

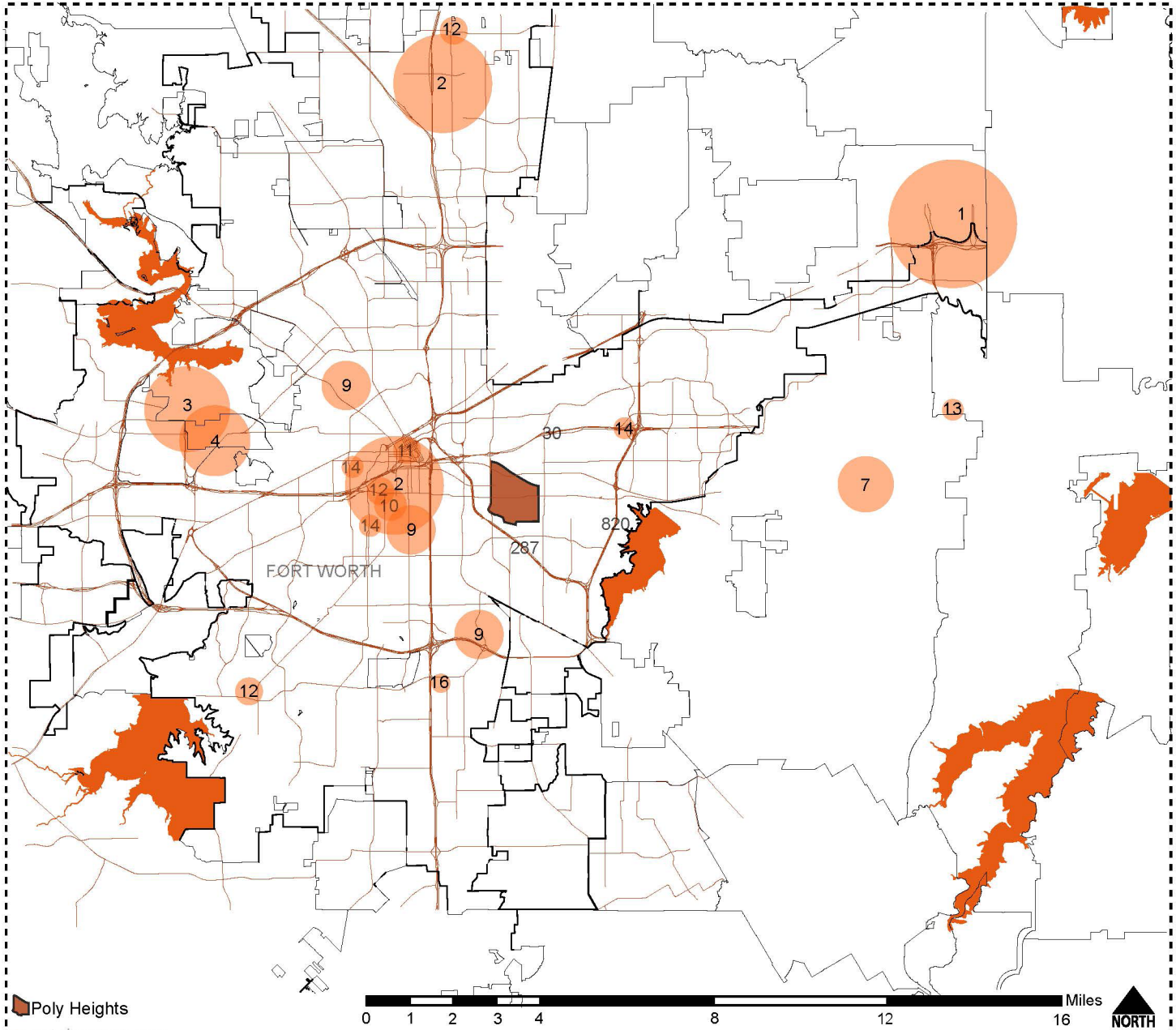


- **Neighborhood Empowerment Zones**- Promote housing, economic development and quality services in Fort Worth central city through municipal property tax abatements, fee waivers and release of city liens available to property owners who build or rehabilitate property within a NEZ.
- **Public Improvement Districts**- defined geographical areas established to provide specific types of improvements or maintenance which are financed by assessments against the property owners within the area. PIDs provide a development tool that allocates costs according to the benefits received. A PID can provide a means to fund supplemental services and improvements to meet community needs that could not otherwise be constructed or provided.

Issued and Finalized New Building Permits (2020)



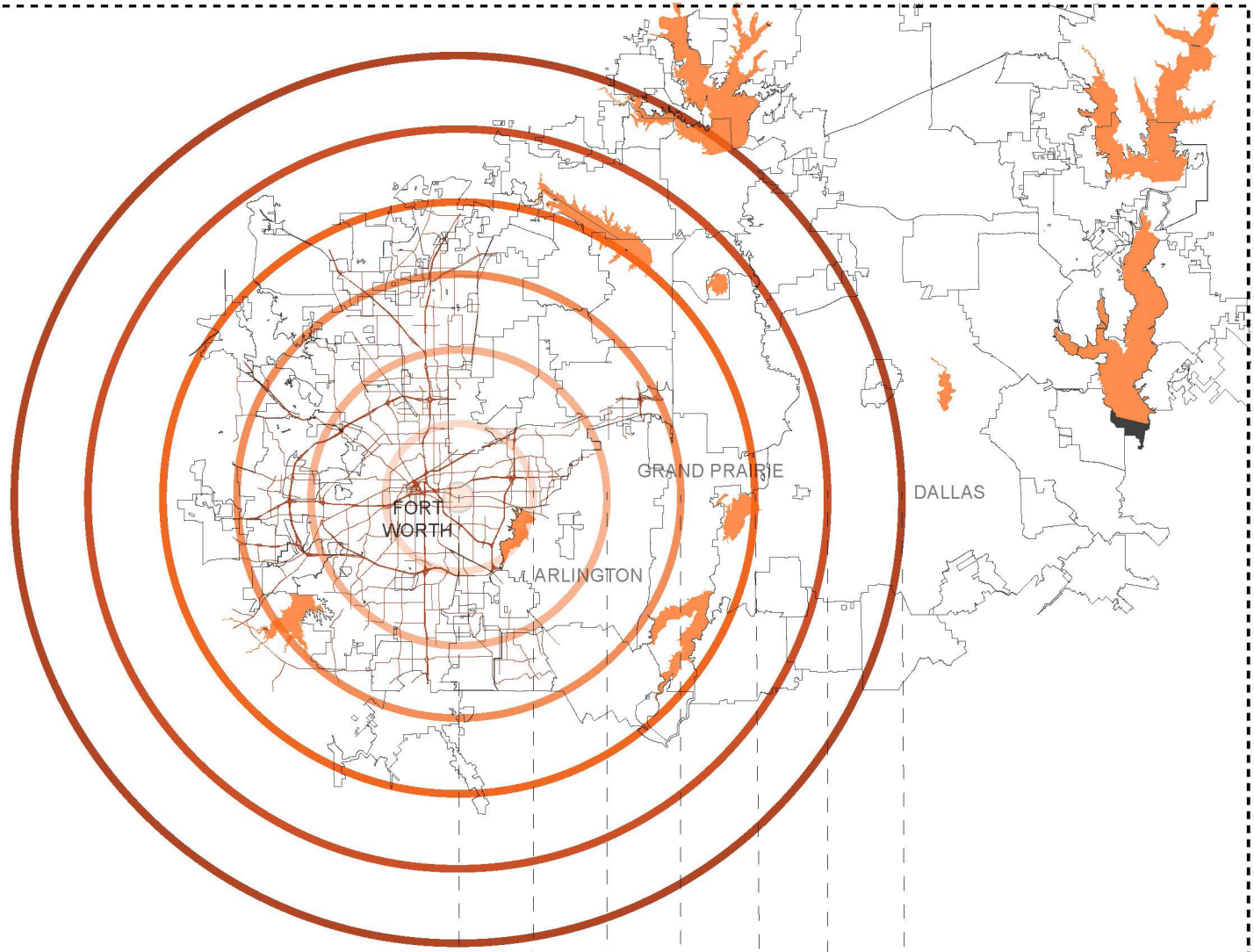
Fort Worth Major Employers



▶ not shown on map

1. AMR/American Airlines, 22,169
2. Texas Health Resources, 18,866
3. Lockheed Martin Aeronautics Company, 14,988
4. NAS Fort Worth JRB: 11,350
▶5. Fort Worth Independent School District, 11,000
▶6. Arlington Independent School District, 8,126
7. University of Texas Arlington, 6,239
▶8. City of Fort Worth, 6,195
9. JPS Health Network, 4,872
10. Cook Children's Health Care System, 4,326
11. Tarrant County Government, 4,173
12. Texas Health Harris Methodist Fort Worth, 3,968
13. Bell Helicopter Textron Inc., 3,820
14. Fidelity, 3,720
▶15. Keller Independent School District, 3,600
16. Alcon Laboratories, 3,346

Travel Time to Work



0.19% Less Than 5 Minutes

2.09% 5 To 9 Minutes

4.09% 10 To 14 Minutes

6.19% 15 To 19 Minutes

6.34% 20 To 24 Minutes

2.05% 25 To 29 Minutes

5.29% 30 To 34 Minutes

Travel Time to Work From Polytechnic Heights

(People per Capita)

Very few residents of Polytechnic Heights live within 10 minutes of their workplace. A large percentage spend over 30 minutes on their commute (one-way); a common characteristic of the sprawling Metroplex.

7.34% of people living in 76015 (Polytechnic Heights) travel 35+ minutes to work

Texas Wesleyan Univeristy Employment

Overview

Student to Faculty Ratio:	15 to 1
Number of Faculty:	133 Full-time / 144 Part-time
Number of Staff:	356 Full-time / 157 Part-time
Faculty Average Salary:	$68,143
Staff Average Salary:	$45,327
Student Population:	2,236

Average Faculty Salary by Academic Rank

Total 133 faculties (full-time instructional staffs) and the average salary for all faculties is $68,143 (equated to 9-month contract).
The average salary of Professor is $79,462 over 35 Professors.
The average salary of Associate professor is $67,064 over 44 Associate professors.
The average salary of Assistant professor is $64,671 over 45 Assistant professors.
The average salary of Instructor is $46,758 over 9 Instructors

Average Staff Salary by Occupation

At Texas Wesleyan University, there are 223 full-time non-instructional staffs and the average salary for the staffs is $45,327. Next list shows the average salary of population position at Texas Wesleyan University.
The average salary of Management position is $89,637 over 42 Management staffs.
The average salary of Computer, Engineering, and Science position is $58,308 over 3 Computer, Engineering, and Science staffs.
The average salary of Business and Financial Operations position is $47,281 over 15 Business and Financial Operations staffs.

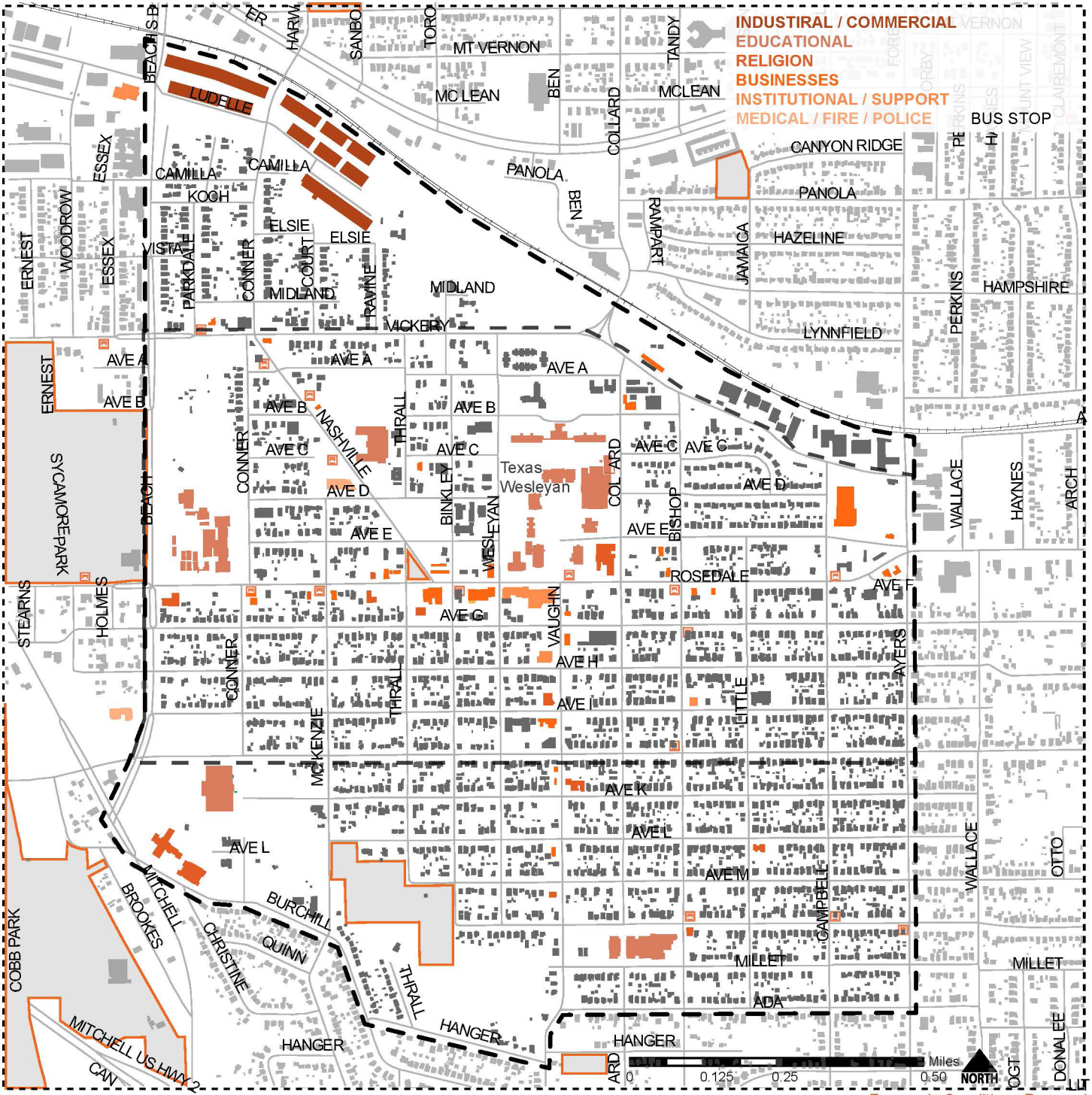
2019-2020

Faculty Profile
2016-2017

	Full-Time				Part-Time				
School	Tenured	Tenured Track	Non Tenured	Total FT	Tenured	Tenured Track	Non Tenured	Total PT	Combined Total
Arts/Letters	24	4	6	34	0	0	39	39	73
Business	10	5	1	16	0	0	13	13	29
Education	18	9	1	28	0	0	28	28	56
GPNA/DNAP	2	1	8	11	0	0	2	2	13
Natural/Social Sciences	18	15	1	34	0	0	15	15	49
Provost Office	2	0	0	2	0	0	0	0	2
Library	3	1	0	4	0	0	0	0	4
Developmental Programs	0	0	6	6	0	0	2	2	8
Total	77	35	23	135	0	0	99	99	234

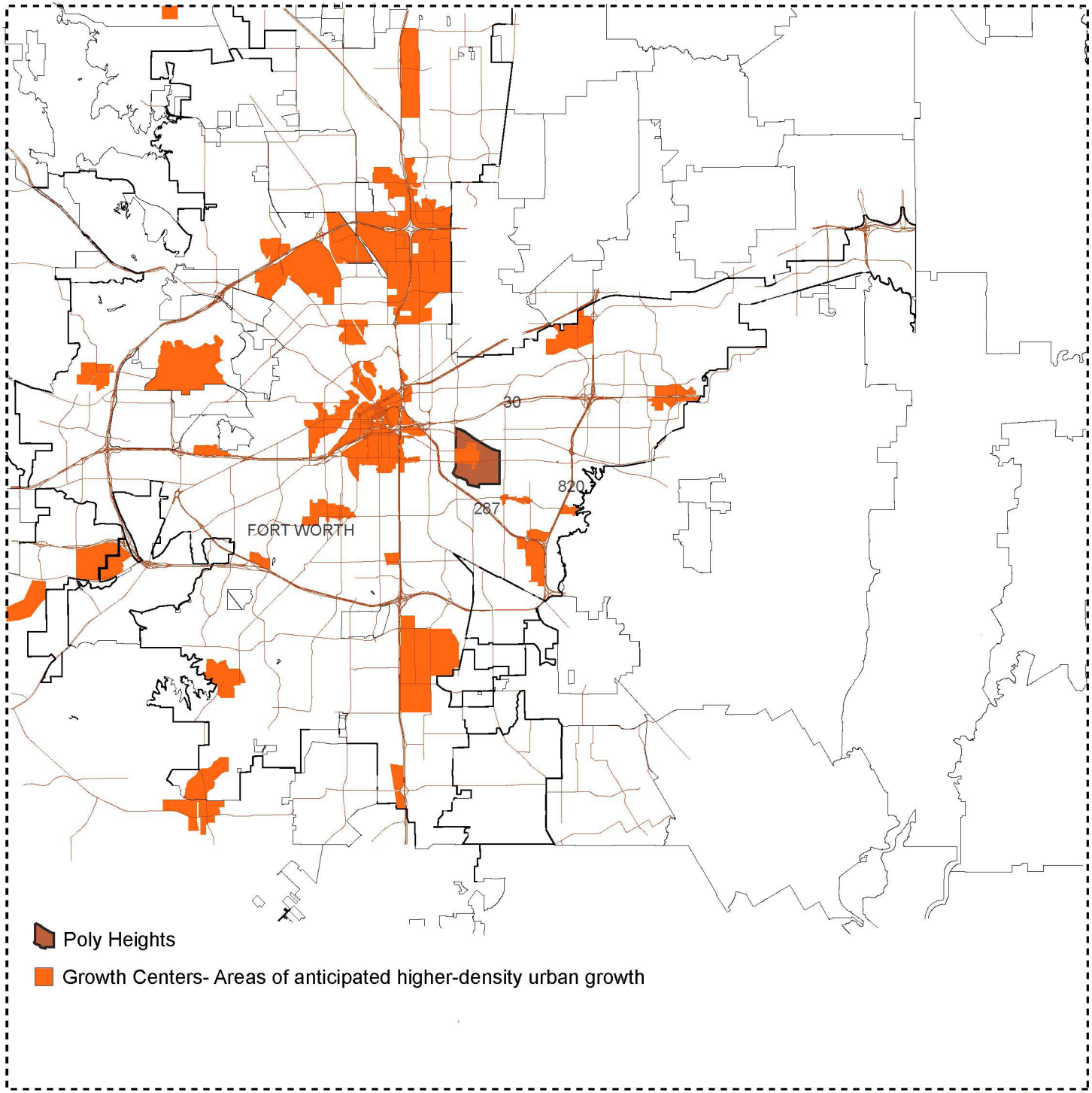
The number of full time faculty includes those with administrative rank, such as Provost Office, Library, and Developmental Programs
Source: Human Resources faculty data October 2016

Poly Heights Neighborhood - Assets Map

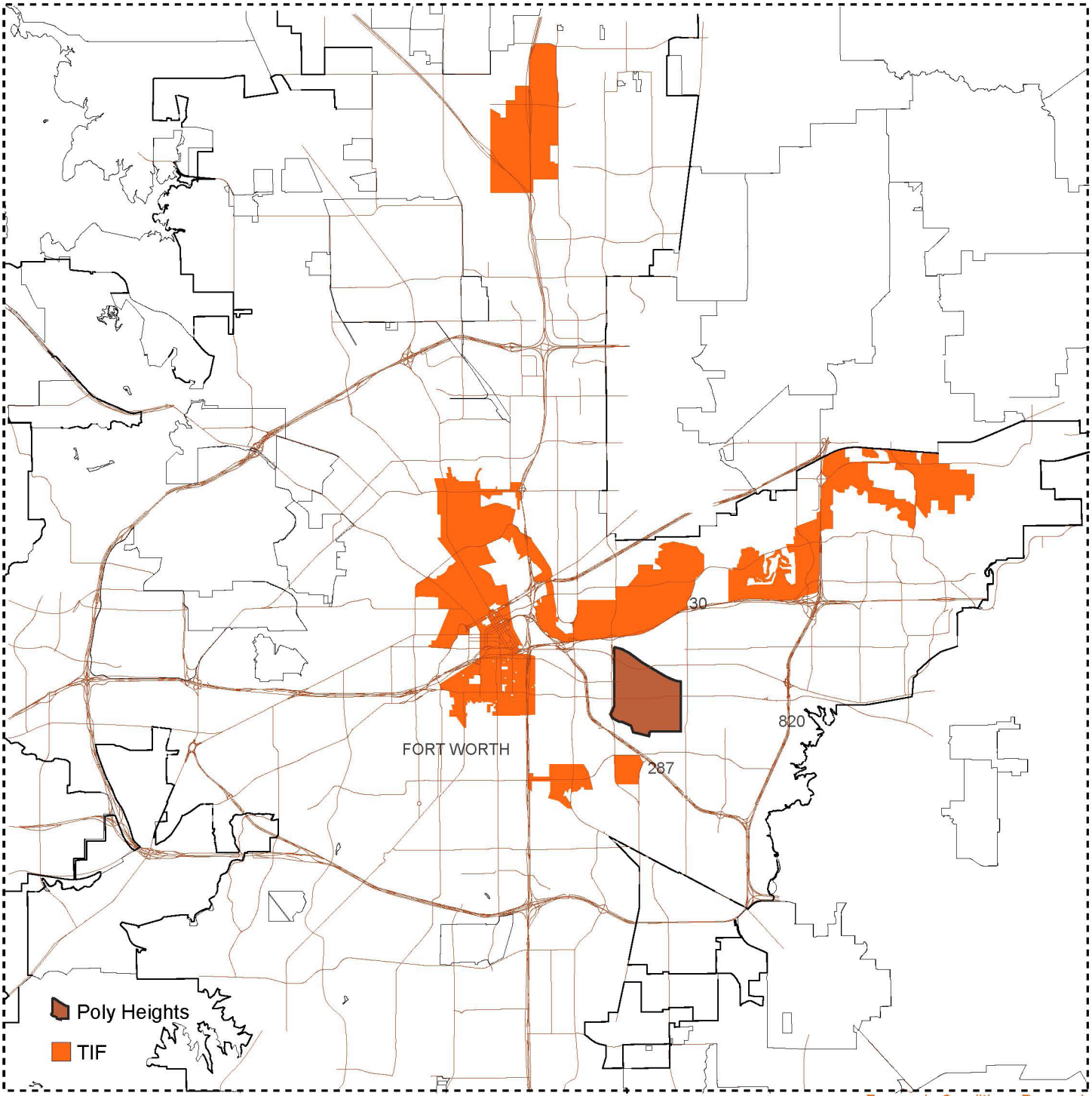


Economic Conditions Research

Growth Centers



Tax Increment Financing (TIF) Zones



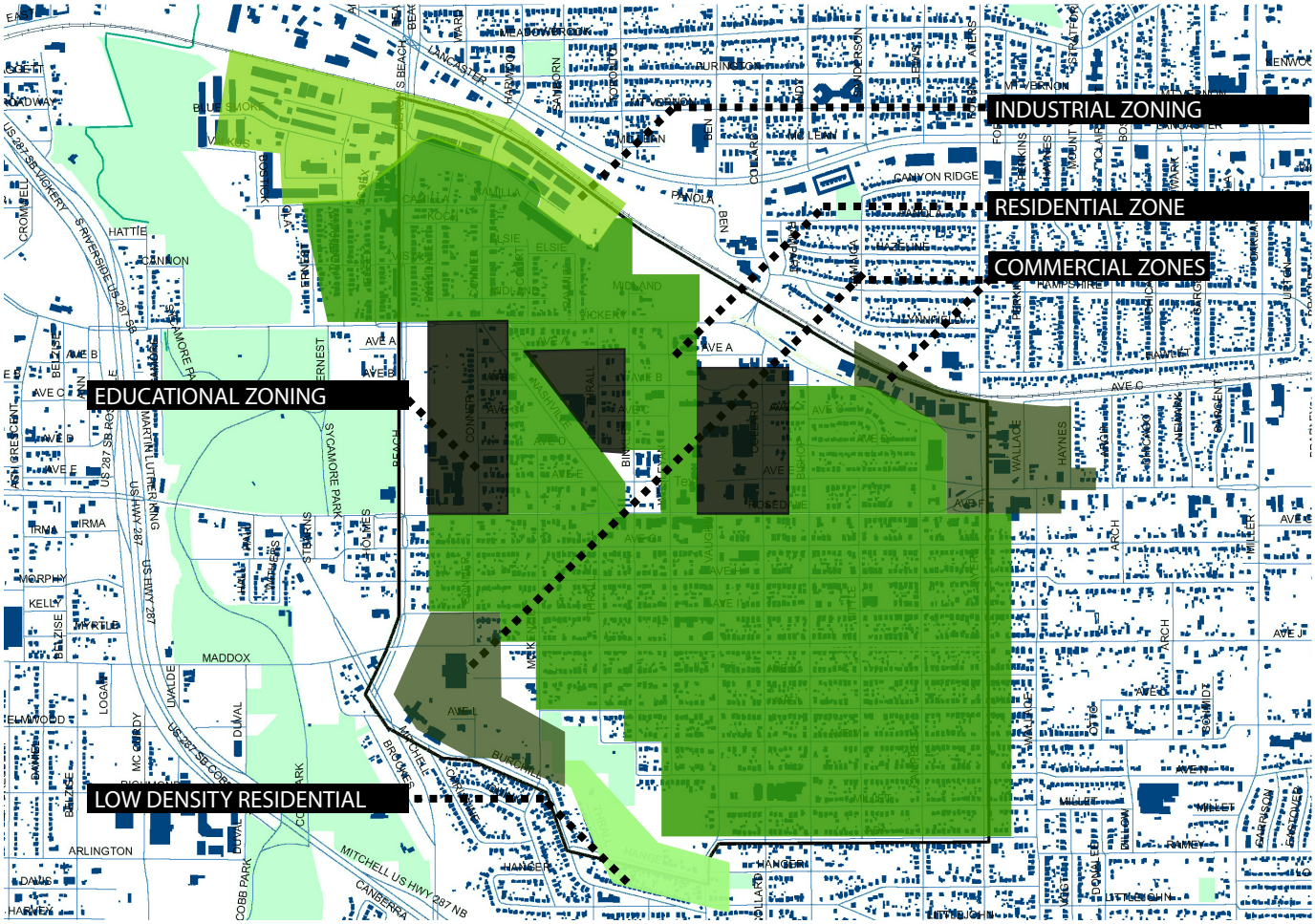
Environmental Conditions

The investigation process consists of the existing environmental conditions of the Poly Heights community. This includes for the boundaries, demographics, cleanup locations, zoning, and rainfall/-flood hazards. The diagrams shown are important in the community to indicate a comprehensive understanding of the approaching neighborhood environment. Along with this understanding we can indicate improvement in the area that could make the neighborhood more efficient.

Abenezer Fekadu // Alfredo Sanchez// Jennifer Gonzalez

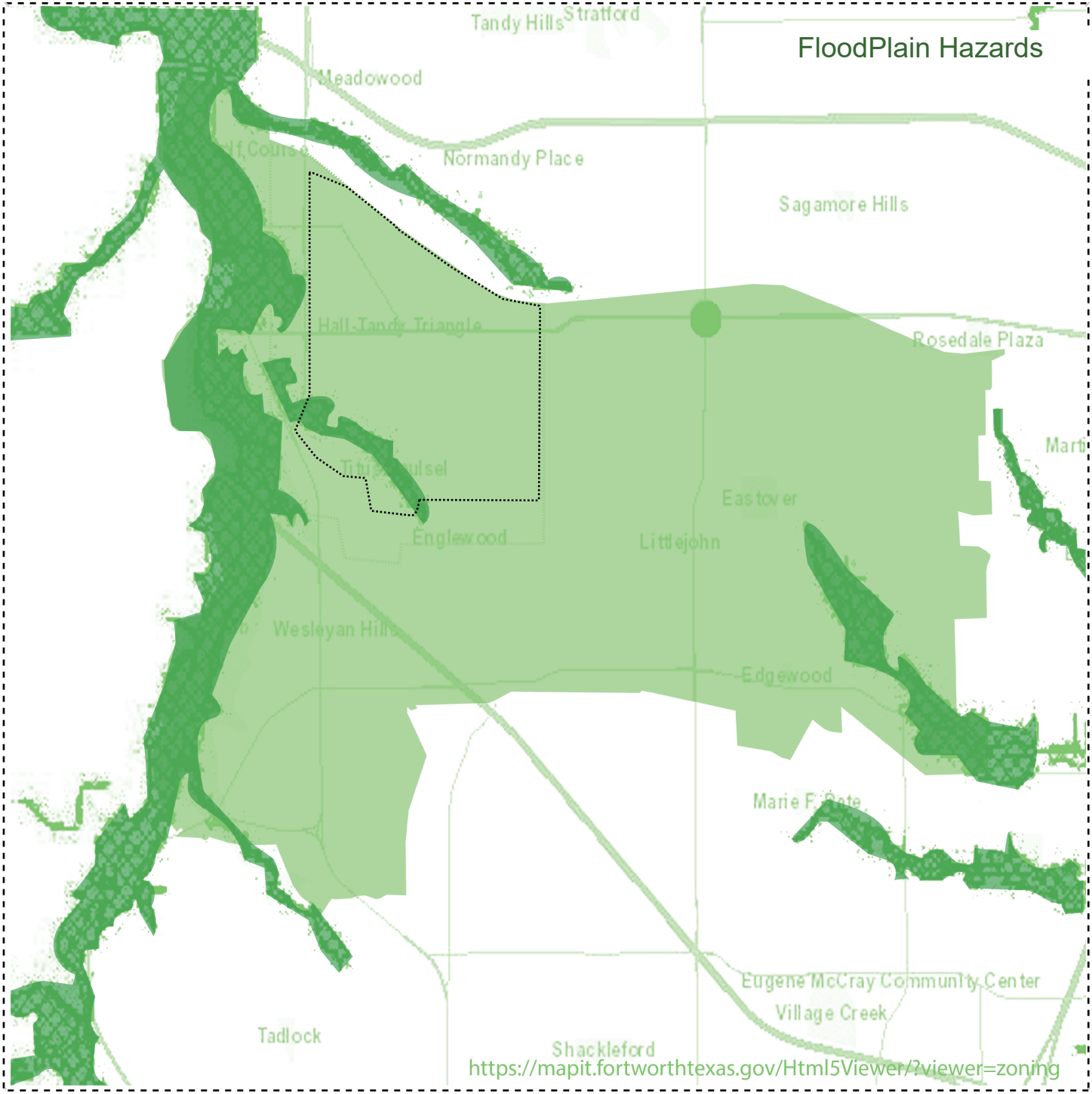
Zoning Map

Zoning areas in Polytechnic Heights community. This includes industrial, residential, commercial, and education zones in the area.



(n.d.). Retrieved December 17, 2020, from https://mapit.fortworthtexas.gov/Html5Viewer/?viewer=zoning

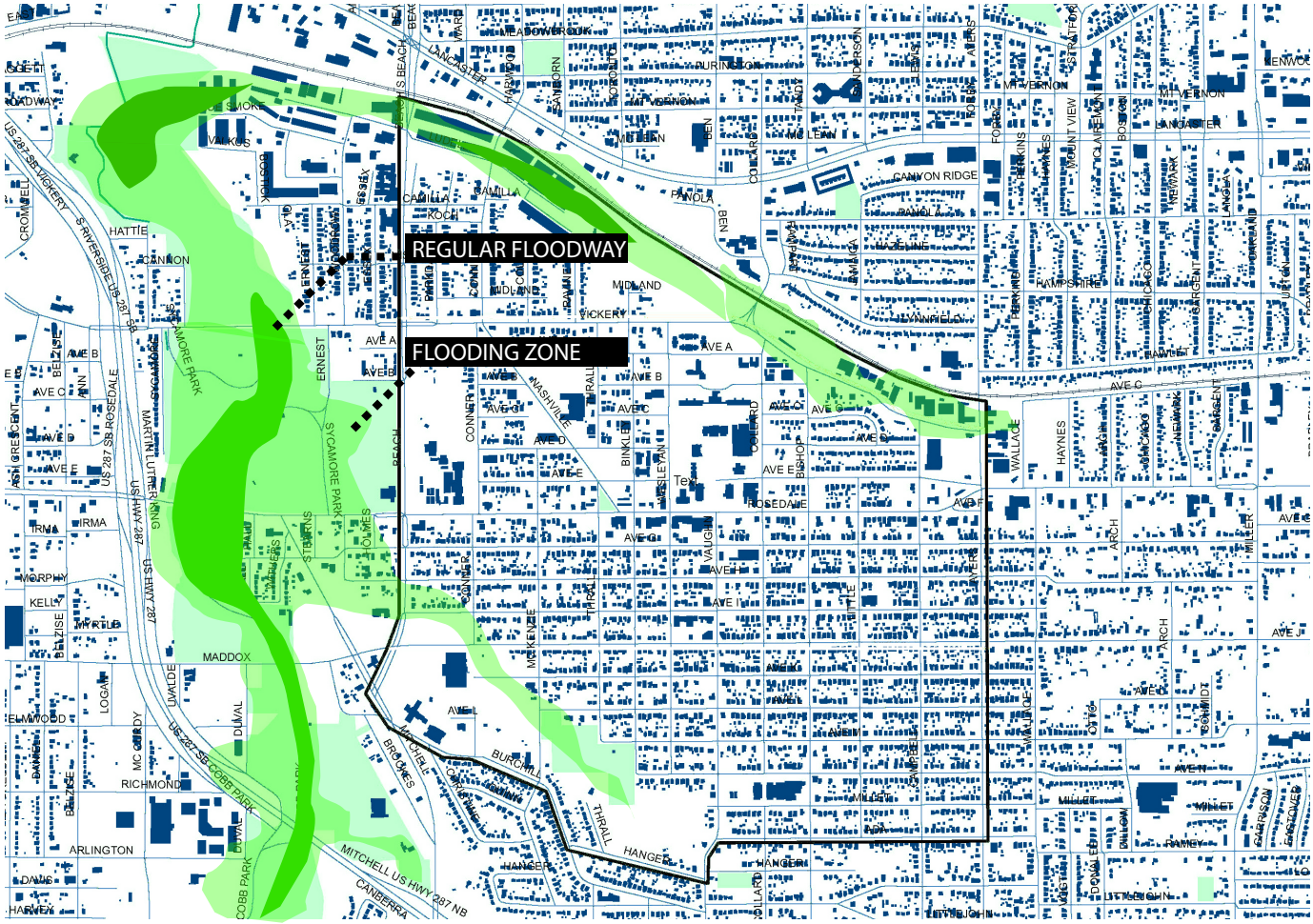
Floodplain



https://mapit.fortworthtexas.gov/Html5Viewer/?viewer=zoning

Floodzone

Flooding zones shows where the area in Polytechnic Heights mainly floods during a storm.



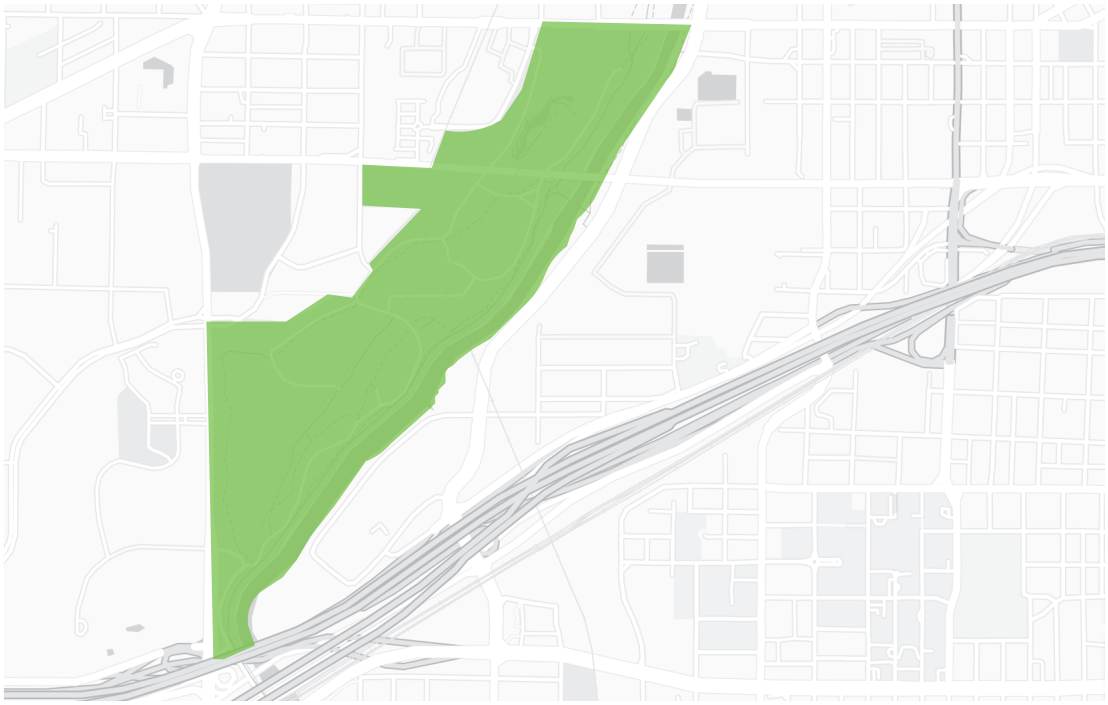
FEMA Flood Map Service Center: Search By Address. (n.d.). Retrieved November 24, 2020, from https://msc.fema.gov/portal/search?AddressQuery=polytech

Public parks

Size comparison between diffrent parks around DFW area

Klyde Warren Park
Dallas, TX
5.2 Acres

Trinity Park
Fort Worth, TX
252 Acres



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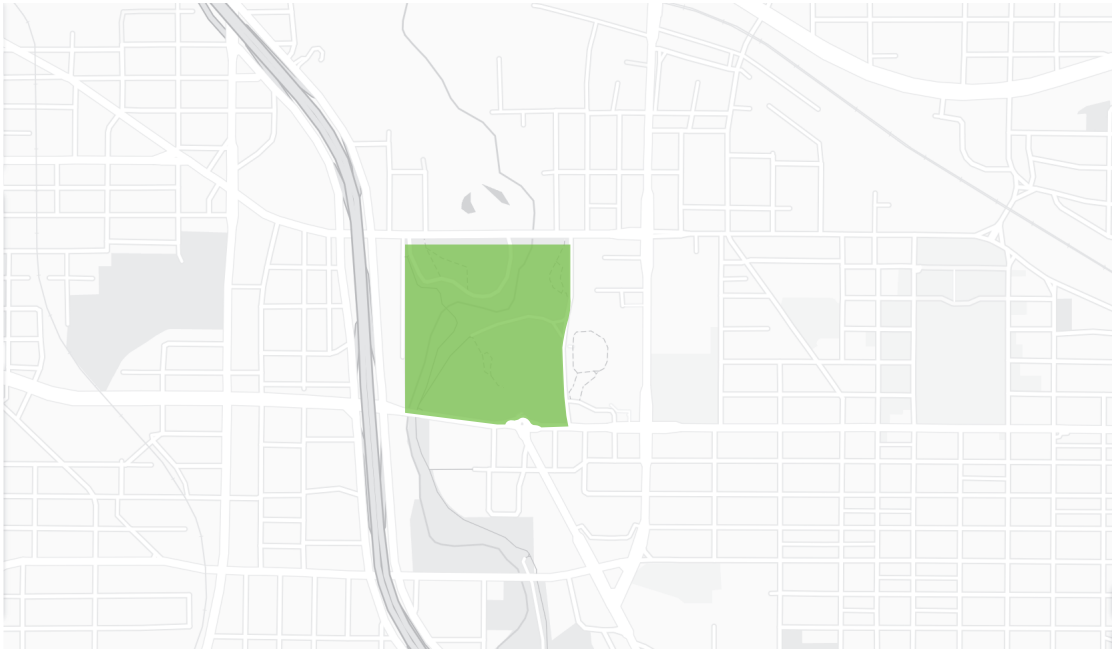
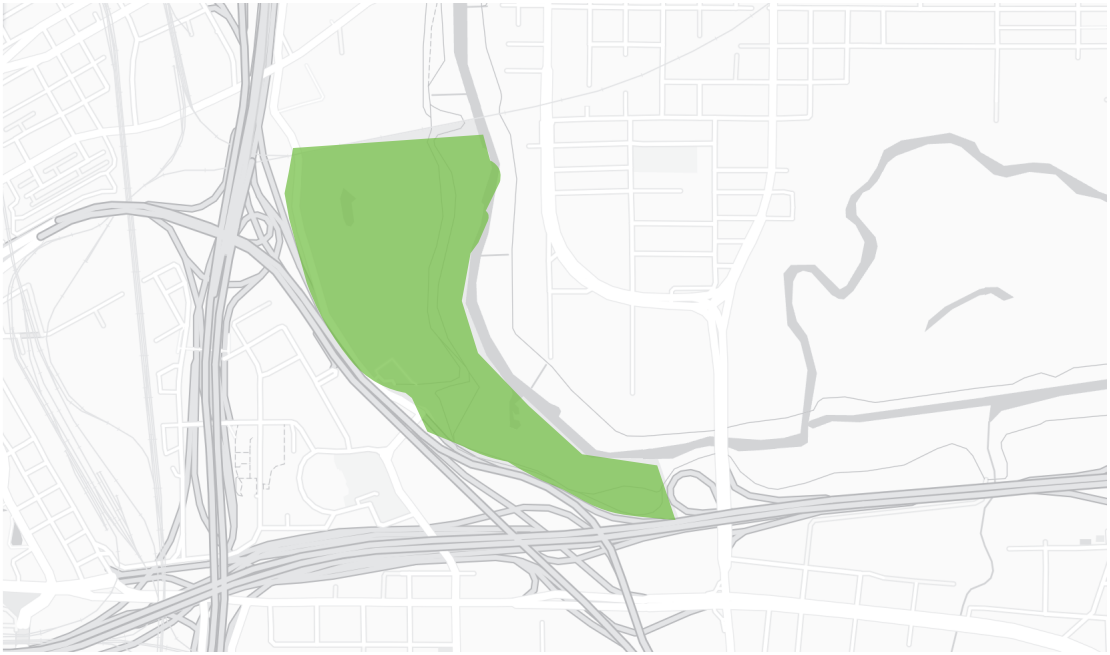
Public parks around DFW

Size comparison between diffrent parks around DFW area



Sycamore Park
Fort Worth TX
88 Acres

Harmon Field Park
Fort Worth, TX
97.5 Acres



https://www.fortworthtexas.gov/files/assets/pub-

COMMUNITY-BASED MASTER PLAN

The community-based master plan started with additional research and community meetings to narrow down what could be evolved in Polytechnic Heights that would be accepted and embraced by community members. Using the previous research, a preliminary plan was developed and distributed around the neighborhood to get feedback from community members. With the feedback, the master plan was developed focusing on enhancing cultural activities and history, creating a sense of place, and preparing for future development while protecting the neighborhood characteristics. The master plan had four main focus areas such as street improvements, enhanced identity, community nodes, and local business + housing implementation.

Site Analysis

Demographic Information

DEMOGRAPHIC SUMMARY

0

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

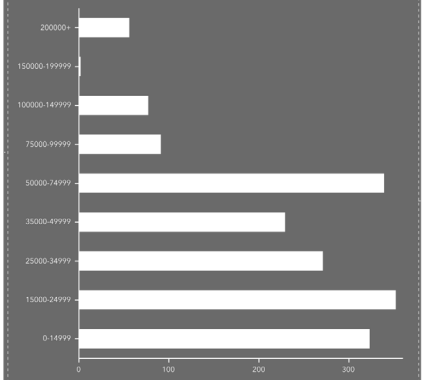
8.3%
Unemployment Rate

INCOME

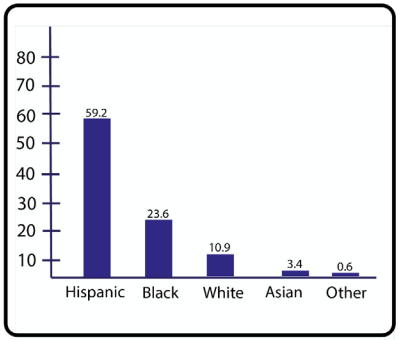
$31,477
Median Household Income

$11,568
Per Capita Income

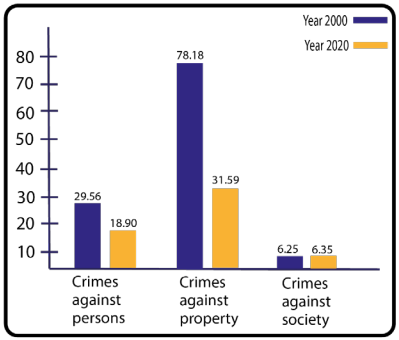
$14,983
Median Net Worth



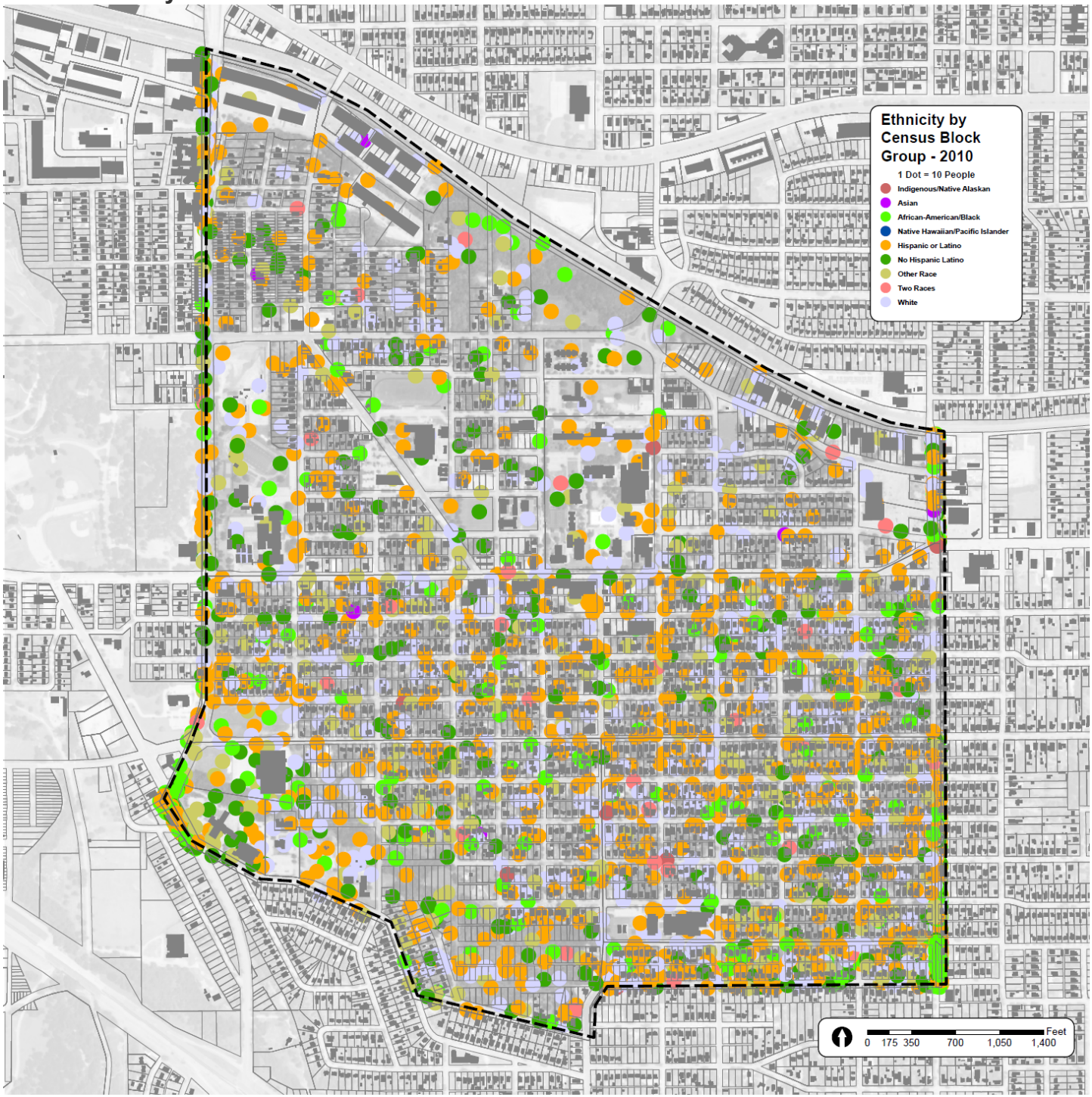
Ethnicity Percentage



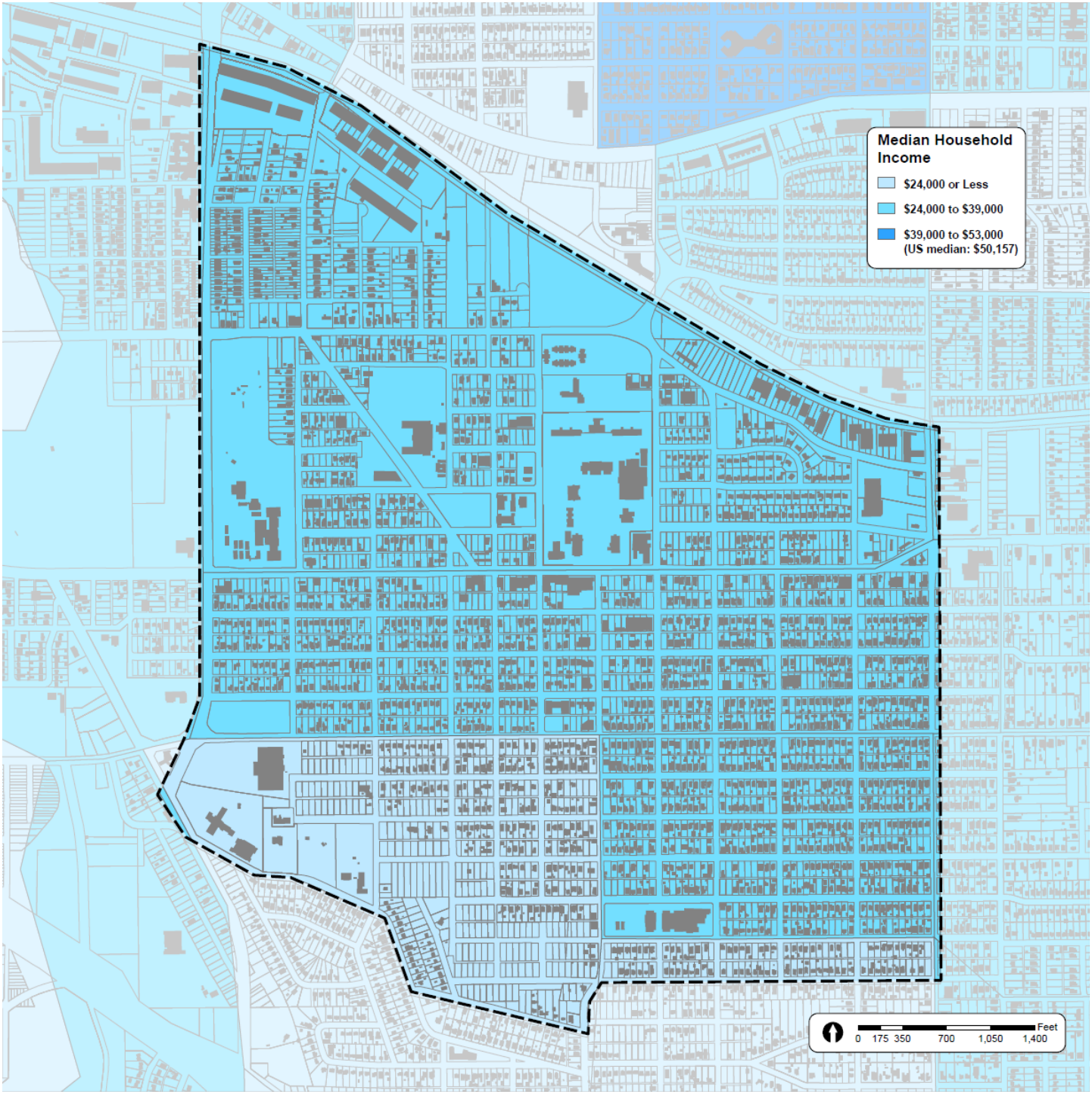
Crime Rate Comparison



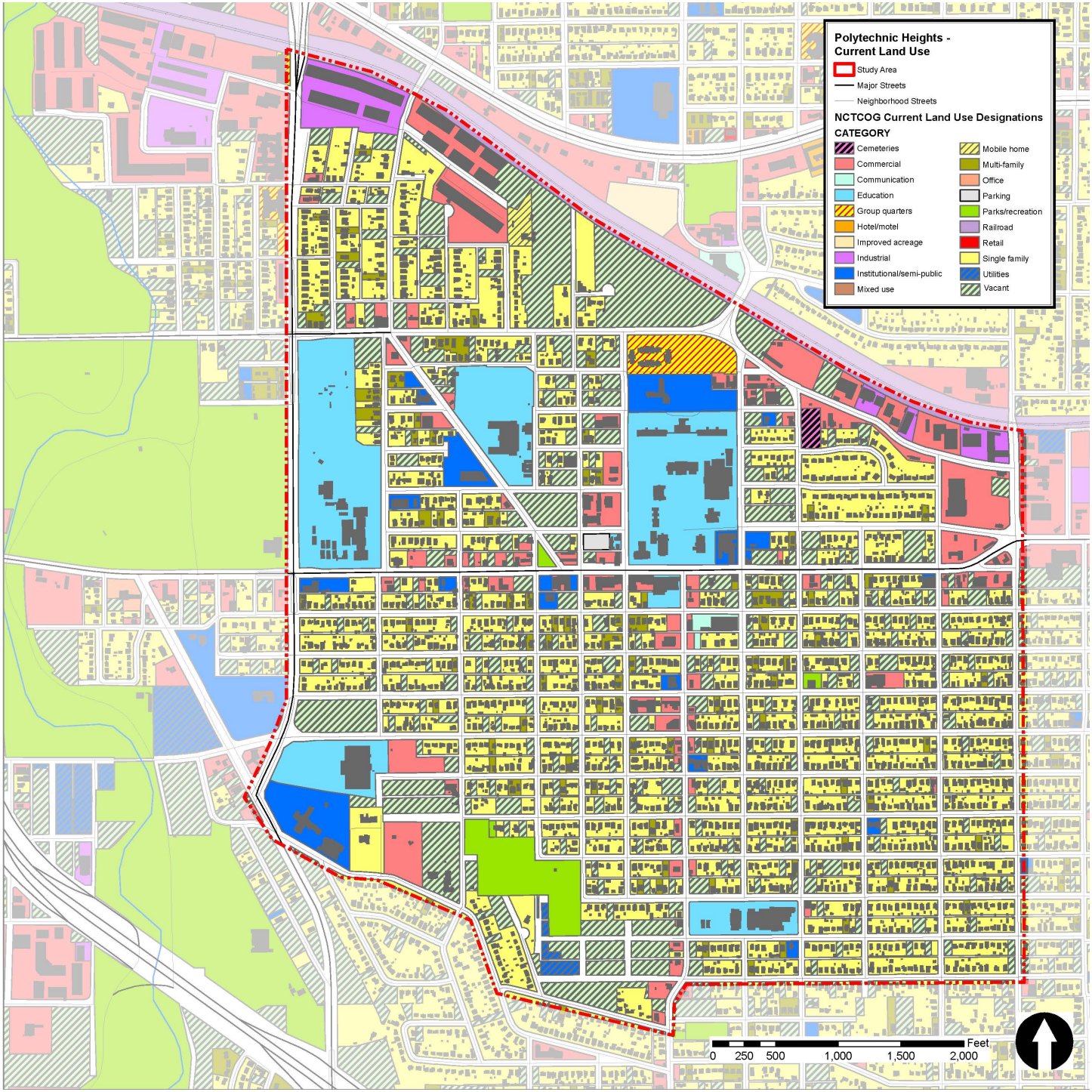
Ethnic Diversity



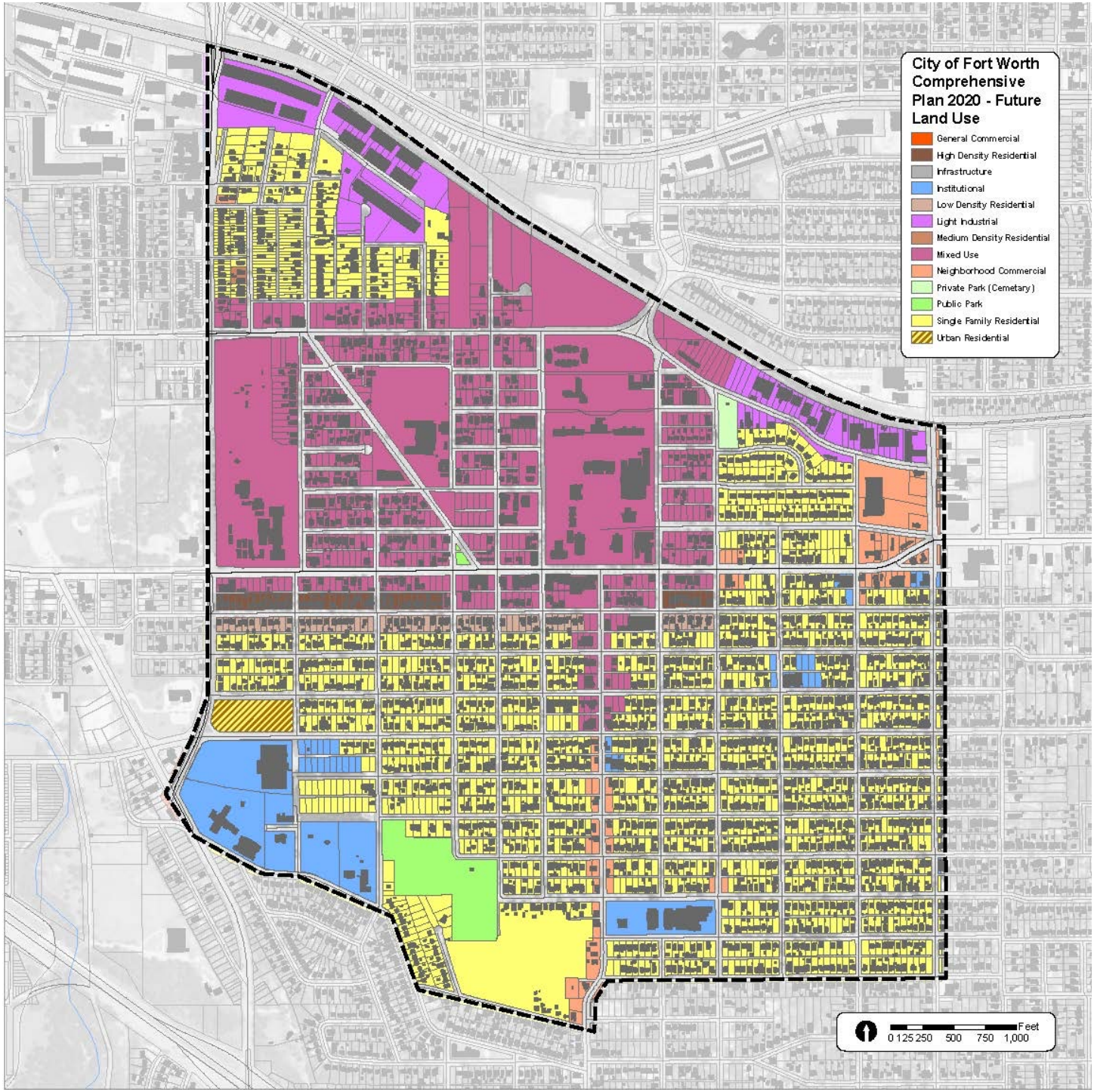
Median Household Income



Current Land Use

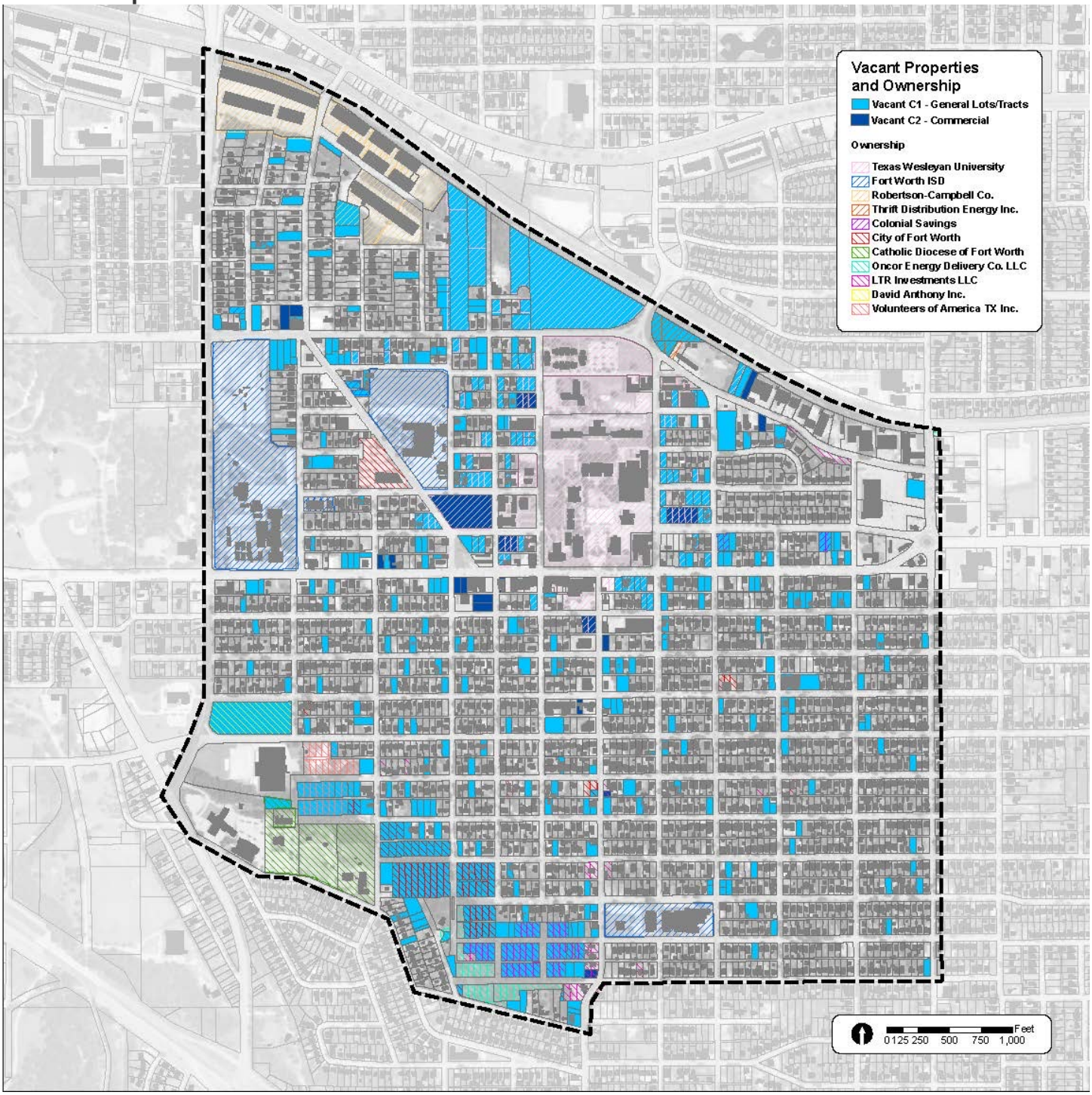


Future Land Use

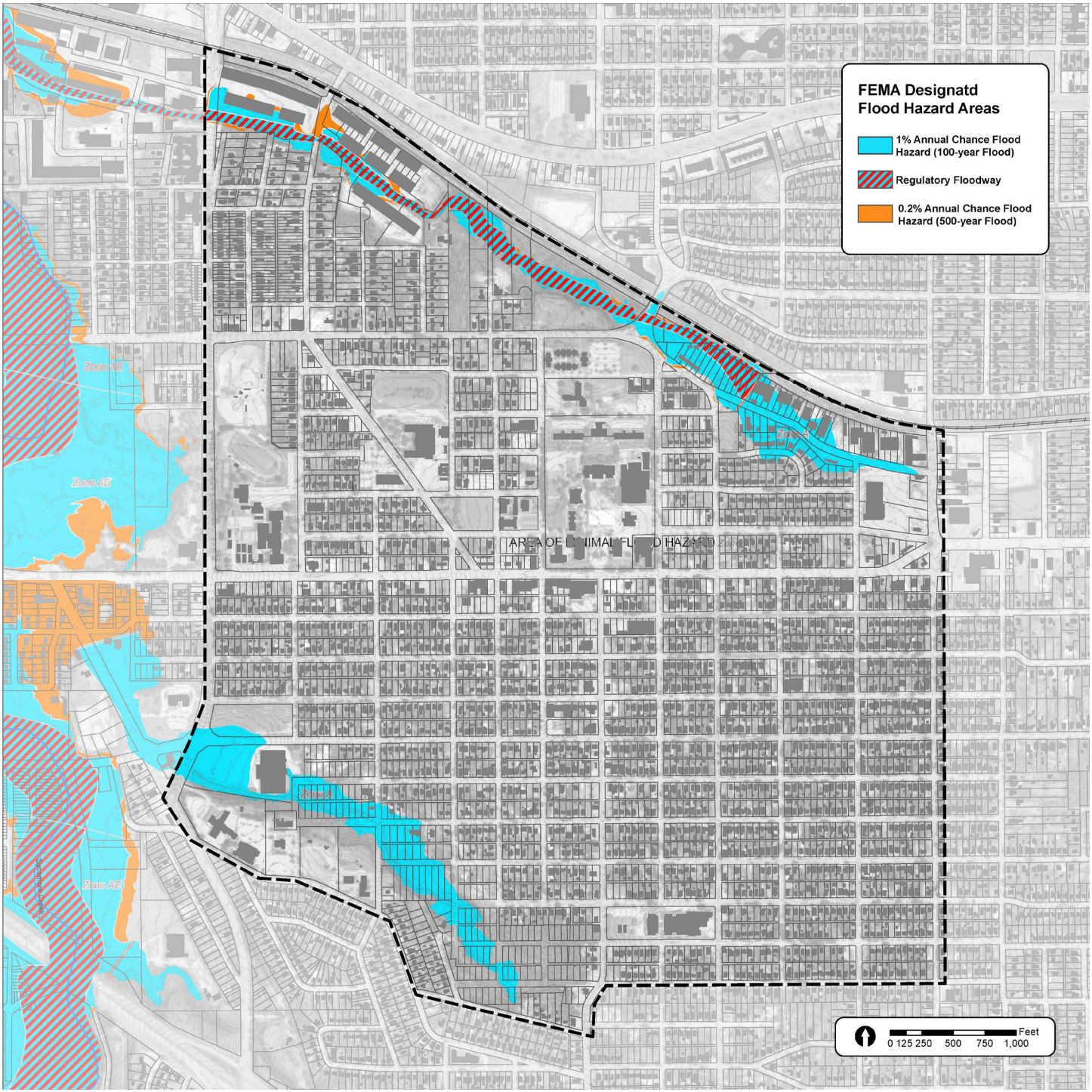


112

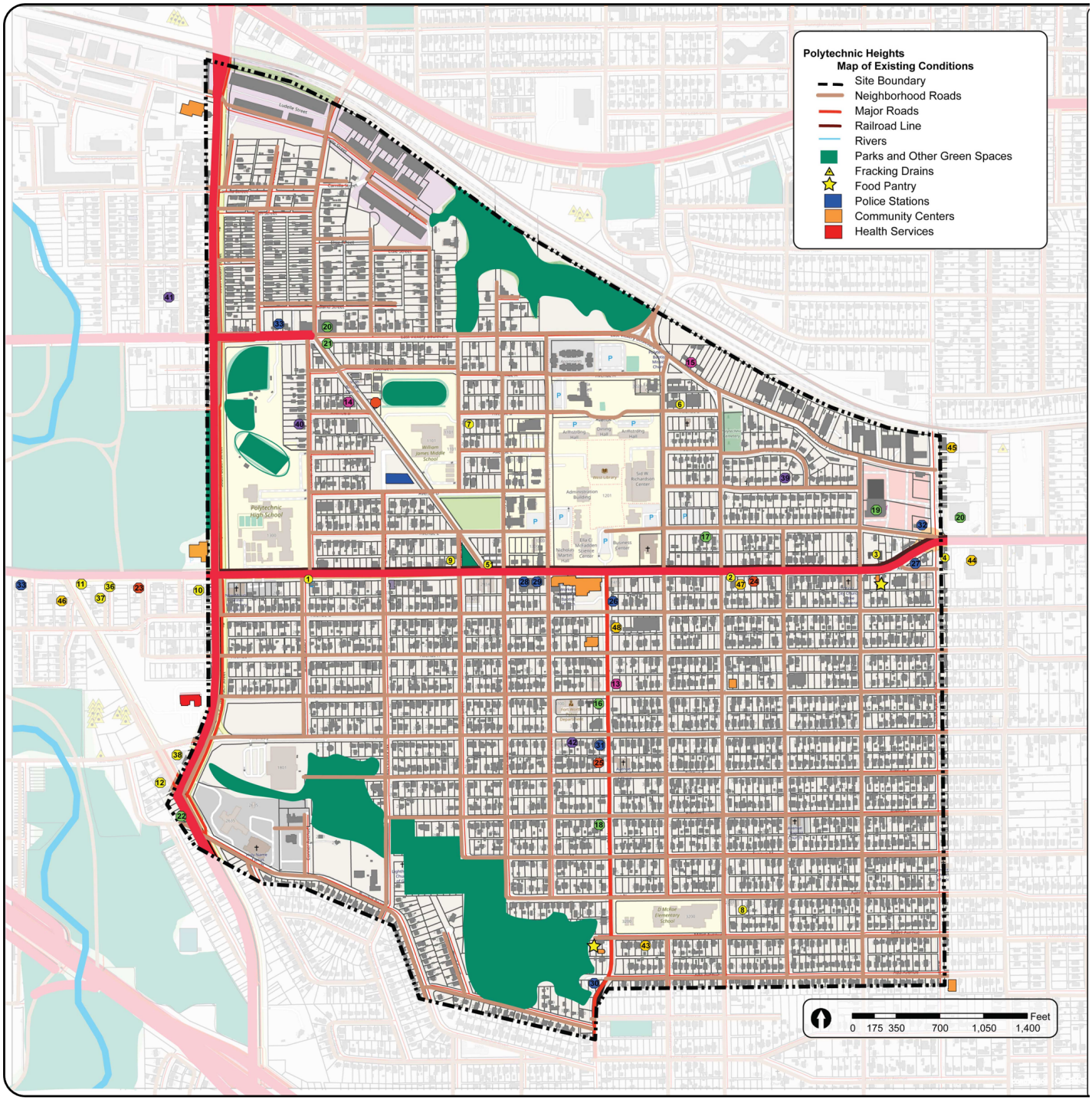
Vacant Properties

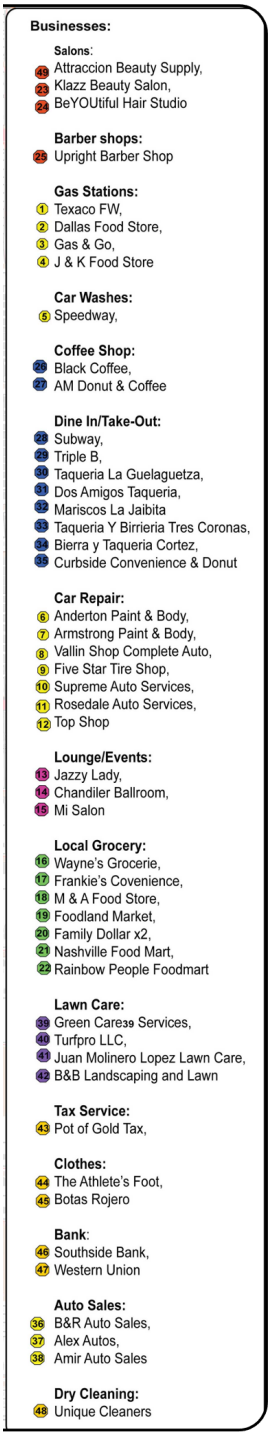


Flood Hazard Areas



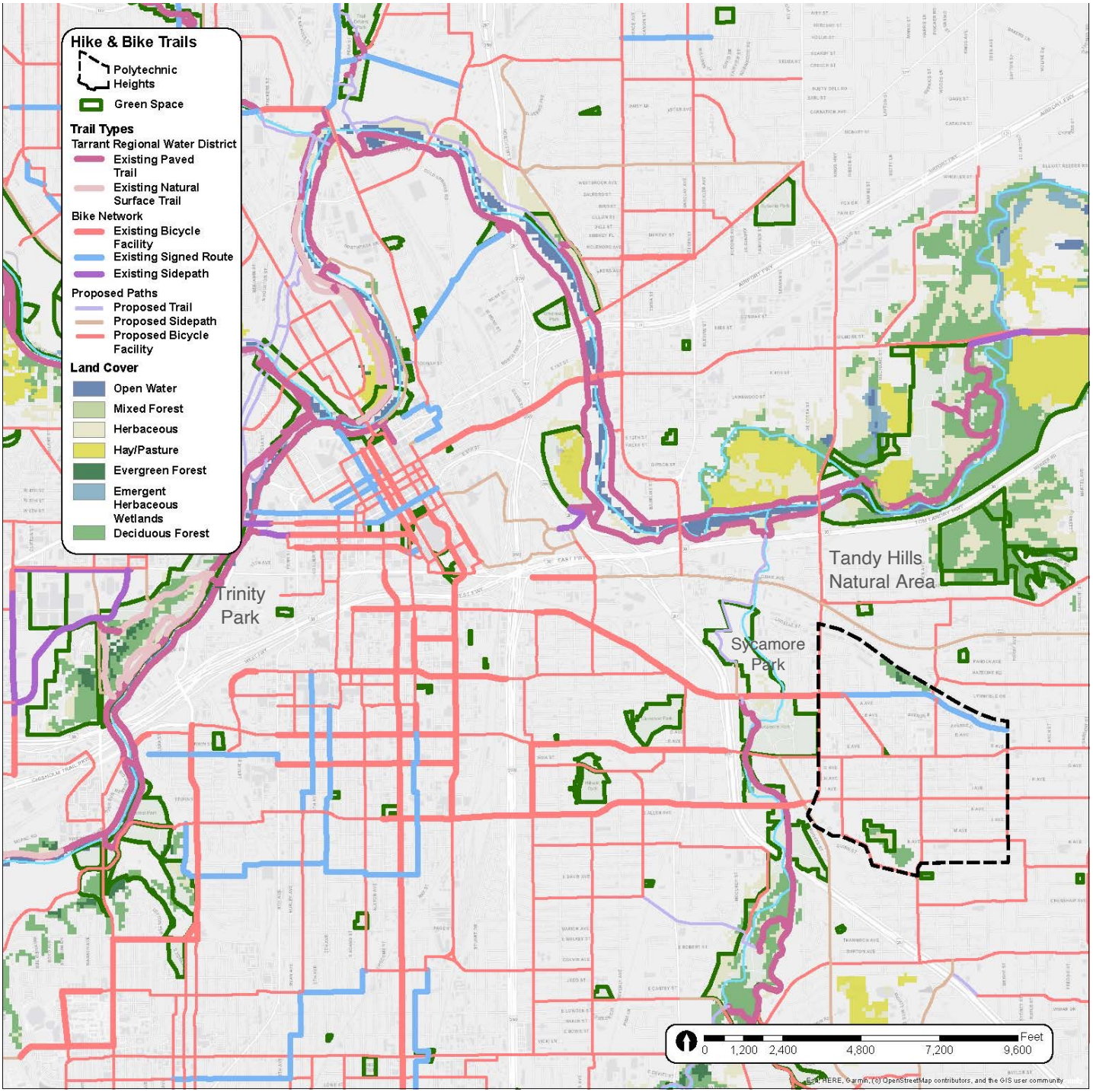
Existing Businesses

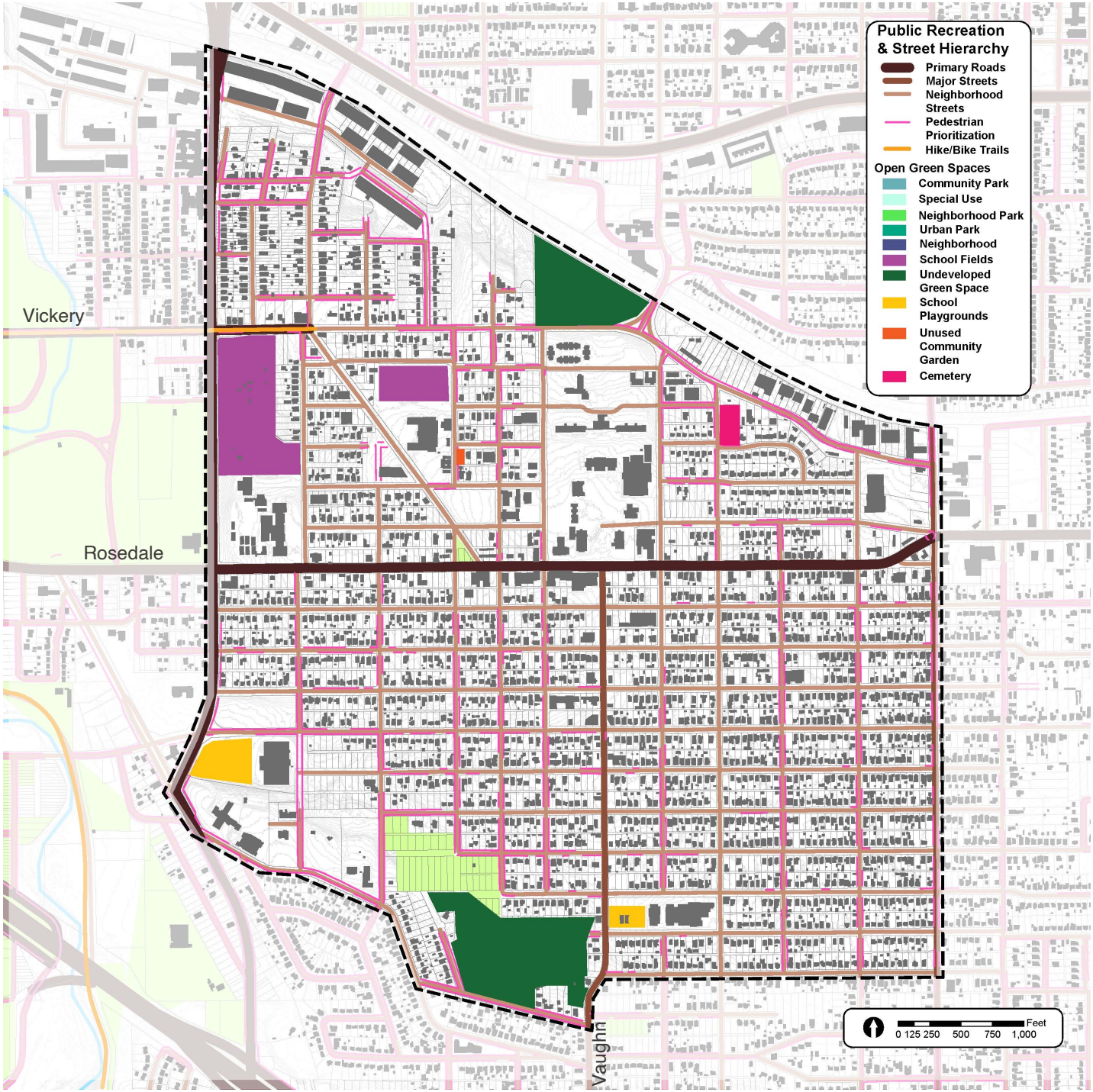




Existing Businesses	
Salons	Attraccion Beauty Supply, Klazz Beauty Salon, BeYOUtiful Hair Studio
Barbershops	Upright Barber Shop
Gas Stations	Texaco FW, Dallas Food Store, Gas & Go, J & K Food Store
Car Washes	Speedway
Cafes	Black Coffee, AM Donut & Coffee
Dining	Subway, Triple B, Taqueria La Guelaguetza, Dos Amigos Taqueria, Micheladas Olmos, Taqueria Y Birrieria Tres Coronas, Bierra y Taqueria Cortez, Curbside Convenience & Donut
Car Repair	Anderton Paint & Body, Armstrong Paint & Body, Vallin Shop Complete Auto, Five Star Tire Shop, Supreme Auto Services, Rosedale Auto Services, Top Shop
Venues	Jazzy Lady, Chandelier Ballroom, Mi Salon
Grocery	Wayne's Grocery, Frankie's Convenience, M & A Food Store, Foodland Market, Family Dollar x2, Nashville Food Mart, Rainbow People Foodmart
Lawn Care	Green Car Services, Turfpro LLC, Juan Molinero Lopez Lawn Care, B&B Landscaping and Lawn
Tax Service	Pot of Gold Tax
Clothes	The Athlete's Foot, Botas Rojero
Bank	Southside Bank, Western Union
Auto Sales	B&R Auto Sales, Alex Autos, Amir Auto Sales
Dry Cleaning	Unique Cleaners

Street/ Trail Networks & Open Spaces




Public Recreation & Street Hierarchy
Primary Roads
Major Streets
Neighborhood Streets
Pedestrian Prioritization
Hike/Bike Trails
Open Green Spaces
Community Park
Special Use
Neighborhood Park
Urban Park
Neighborhood
School Fields
Undeveloped Green Space
School Playgrounds
Unused Community Garden
Cemetery
Vickery
Rosedale
Vaughn
0 125 250 500 750 1,000
Feet

Social and Developmental Conditions:

The challenges we identified included the general walkability of the streets: many of the sidewalks in the residential areas and along the main arterials are broken up or very narrow, making foot traffic in areas difficult. Also, there was not much shade and few places to rest. There could be improvements made to the safety of pedestrian crossings and many of the busier roads could benefit from traffic calming measures. There could be more access to public gathering spaces for activities inside the neighborhood itself and many of the bus stops in the neighborhood lacked protection. As opportunities, there are many churches and community outreach centers. Poly Heights is a distinct area with a lot of civic pride and history, and benefits from being a family-oriented neighborhood. There are many opportunities to be explored through the relationships with local schools, as well as with Texas Wesleyan University. Lastly, the vacant storefronts located along Rosedale and Vaughn are a great opportunity for locally-owned businesses to open shop and fill the needs of the people who live in Poly Heights.

Cultural and Recreational Conditions:

Poly Heights is one of the older neighborhoods in Fort Worth and has a history of change which contributes greatly to its uniqueness. There were not many spaces for children of multiple age groups to play. Wayfinding and signage that could illustrate the history of the area and aid with community identity and pride can be created. Some of the opportunities we identified in Poly Heights included the rich history and culture of the neighborhood and the people who live there. There was a potential connection to public art with the murals that are in some areas and these could help foster a connection to the local artist community of Fort Worth if more were added. Sycamore Park, located immediately west of our focus area presents a great number of opportunities to be explored. Lastly, the historic cemetery might be a potential source of cultural interest.

Environmental and Ecological Conditions

pollution, and flooding. There are a fair number of vacant properties that are located throughout the neighborhood. There are also some portions of the neighborhood (on the north and southwest) that are located inside of the FEMA-designated 1%-annual chance flood hazard. LID structures and rain gardens can provide many opportunities to explore aesthetic treatments of rainwater and to bring in more green spaces. The streets through the residential areas as well as the main arterials lacked trees and shade. The neighborhood has undeveloped green spaces and densely wooded areas that are located around the southwestern and northern boundaries of Poly Heights. There are existing trail connections that connect to the greater network of hiking and biking routes that circle Fort Worth and connect to other parts of the metroplex, which suggests that Trail-Oriented Development (or TrOD) could be a potential strategy to facilitate growth and connectivity in the neighborhood.

Community Feedback

Community Feedback: Miro Boards

STREET IMPROVEMENTS	COMMUNITY NODES	LOCAL BUSINESSES	HOUSING	ENVIRONMENTAL/ ECOLOGICAL	TRAIL NETWORK	POLITICAL/ ECONOMIC	ENHANCED IDENTITY	SCHOOL - COMMUNITY PARTNERSHIP
sidewalks are in really bad shape	in community center on sycamore - small kitchens, small rooms; big basketball courts; open to family reunions; kids area is too small // would be nice to expand this kind of resource	lots of fast food - no sit down	Problem: Not enough parking spaces, low residential density and renovation costs are high	like the idea of a plant pallete to attract pollinators and sensory experience *disney land/world landscapes*	bike from Sycamore Park to Cobb Park	Apart of District 8 in Fort Worth. Infrastructure for community network does not extend into Poly. Sycamore Center is closest source	Beech and Vickery is by far the most commonly used entry used by Residents, TWU faculty, police officers	issue of scheduling - some people play sports after school hours, has not been problematic but would be better if scheduled
walkability for students would be great as well - this will allow them to go out into the neighborhood	Healthy food, Farmers market?	wants Organic food availability in the area.	The lots facing Rosedale are very shallow, immediately behind them are single-family housing. It's difficult to develop these lots because of the amount of time it would take.	people end up waiting for food trucks in their cars so are emitting fumes while they wait - more communication on a place to park and walk to food trucks	About 20 bike rider High School students	funding could likely come from city funds (mayor and city manager have acknowledged that this area has been overlooked; admitted that resources have not been given to Poly and will be given to Poly for resources)	Create an "entrance/boundary" so you enter/leave the community. Something to enter into	availability of facilities/track at poly HS
pedestrian connections to sycamore park	a regularly scheduled market for local vendors	Vacant buildings too old to be renovated to have more businesses in the area	Not enough density to develop mixed-used housing or businesses	still having an issue with ATV riders - having a designated spot would be great; Give ATV's their own space - Cobb or Sycamore		residential tax is 40% (one of the highest in TX)	why spend money on aesthetics when basic needs like food access are an issue?	some unauthorized use (of school fields?)- but not problematic
prioritizing basic rights: walkability is an issue	suggestions for pop up markets: flea markets, renaissance faires, swap meets, Farmers markets, etc	present low density housing can not support more local retail and businesses (multi-use building proposal)	Unhoused residents need to be considered in redevelopment (community space and or housing)	keep greenspace in the community during growth		Poly was left on its own during the storm and aftermath	residents have a sense of pride about Poly	concerns of accessibility outside of school hours - liability etc.
wants ADA accessible sidewalks; wheelchair bound community members have even less freedom to move around the city disabled community is left out and overlooked	highlight murals and art of the community	TWU focuses more on student -oriented retail				money leaves the community to spend in other parts of Fort Worth	art: latino art, black historic figures, cowboys dan (there is a small white population) residents have a sense of pride about being part of FW, but it's complicated	communicate TexWes amenities available to the community.
students have a bad perception of the neighborhood and are afraid to walkaround	community garden is a good way to help people learn to grow their own food and interact with each other	Not interested in nail salons etc.				ree wifi (city of FW is supposedly working on this)	poly & fort worth - poly sets itself apart from Fort Worth. Residents have pride about Poly, then Fort Worth	organizations utilizing campus spaces for events
pedestrian support along Vickery to Beach, Rosedale to Beach and then to Sycamore Park	Community gardens can create food sovereignity, and can act as an inclusive process	Not interested in a lot of chains. ex: McDonalds.				Gentrification will force out low-income residents who make the community what it is.	education about the community history is important so that TWU and visitors have a context and a respect for the community they are in; History of Poly: it would be good to know how we got here	access to sporting events - available but needs to be communicated
More easily identified bus stops	a gym would be great	would be okay with an Hardware store etc				how can we improve the area without pricing people out of their own neighborhood?	mural behind bank at circle - mural completed by poly hs students	twu amenities
shaded bus stops with trash cans would be great	a lot of kids use portable basketball hoops a lot - they are looking for something to occupy their time; a lot of kids end up putting the hoops in the street which is not safe for them and frustrating for drivers	Valuing local businesses and being cautious with gentrification (local POC business owners)				increase the boundary of Poly heights to match the proposed plan in order to greater influence the results	video group - neighborhood focus?	amenities need to be communicated more effectively to community
bus stops are hard to identify; more buses; accessibility to public transit	neighborhood likes food trucks but only have concrete areas - gravel lined area that is accessible to pedestrians would be great (like south Austn once had)	need more access to healthy food, restaurants for public school students and twu				notifying residents of resources can be an issue that arises	media unit of hs covers sports events, school spirit, stories pertinent to area	Baker Bldg at TWU on East Rosedale can be used for community events ; encourages and welcomes community events
prioritize basic rights (i.e. walkability, green space, art to honor history)	more activities to keep kids of all ages busy	service station bldg requires a lot of renovation				neighborhood association wants to expand its boundary to include our project boundary	murals - student work (along with tcu)	Making sure that the community already knows all the activities and resources that are offered to them by TWU. - Residents are encouraged to come and use them
residents utilize the benches outside of the family dollar a lot - more would be great	pop-up markets - could be a place to start to keep money in community and start bringing community together	types of businesses - to be developed along rosedale - student oriented retail/twu					Grafitti, vandalism issue (make is less accessible)	Baker building (East rosedale) encourages and welcomes community events
The public transport system is not effective for students. It's difficult and time consuming for students to move around using the system. It may take 45 mns to an hour just to get to one place.	like idea of more children's play areas but make sure to keep children from playing in the street and perhaps fix the structures to the ground.	avoidance of chain retail, looking for more beneficial community/campus-oriented businesses					no longer art dept/degree at twu-outside focus. gallery/art studio available for art exhibits/general ed curriculum	sufficient parking at TWU - have to walk far so they want closer parking

Community Feedback: Surveys

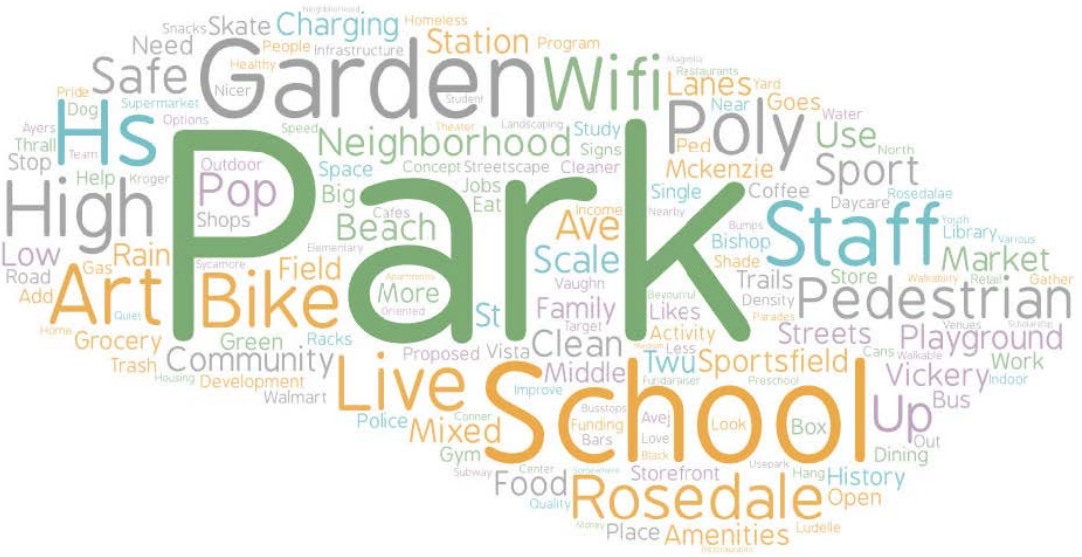
STREET IMPROVEMENTS	COMMUNITY NODES	LOCAL BUSINESSES	HOUSING	POLITICAL/ ECONOMIC	ENHANCED IDENTITY	SCHOOL - COMMUNITY PARTNERSHIP
More storefronts with green infrastructure	Community history	More accesss to health clinics and centers	wants low density/single family homes	Improve overall health and life expectancy within this zip code	Community history	Favorite place is near university
pedestrian-scale	pop-up library and study spot	favorite business is black coffee	missing middle housing-townhomes, brownstones	Improve zoning	bigger signs for TWU	Wants to see improvement at Poly High School
storefronts with green infrastructure	neighborhood market	wants more local businesses near university	Monthly neighborhood cleanups to paint/clean up homes	provide equity to underserved areas		
newer street lights with benches	community art	favorite place to hang out is black coffee				
safe bike lanes	free wifi & charging stations	small businesses				
storefront with green infrastructure	access to more fresh produce	coworking spaces				
pedestrian amenities	needs more initiatives to improve physical and mental health within the community.	Areas surrounding school need more development				
pedestrian scale streetscape	free wifi & charging stations	Branch locations				
rain gardens	pop-up	Book stores				
neighborhood streetscape	Need more parks or places for kids and family to gather	family-friendly barber shop				
street lights	Skate Park	local restaurants				
smaller collector roads	Free wifi for outdoor study	small retail shops				
walkability	Dog park	next magnolia?				
trees for shade	Market	more grocery stores				
	Pop-up library	program to fund small businesses				
	pop-up library	gym				
	community art	book stores				
	neighborhood market	sports amenities				
	community garden					
	community art					
	community garden					
	accessible sports fields for the community					
	playgrounds					
	community garden					
	play center for children					

Community Feedback: Black Coffee

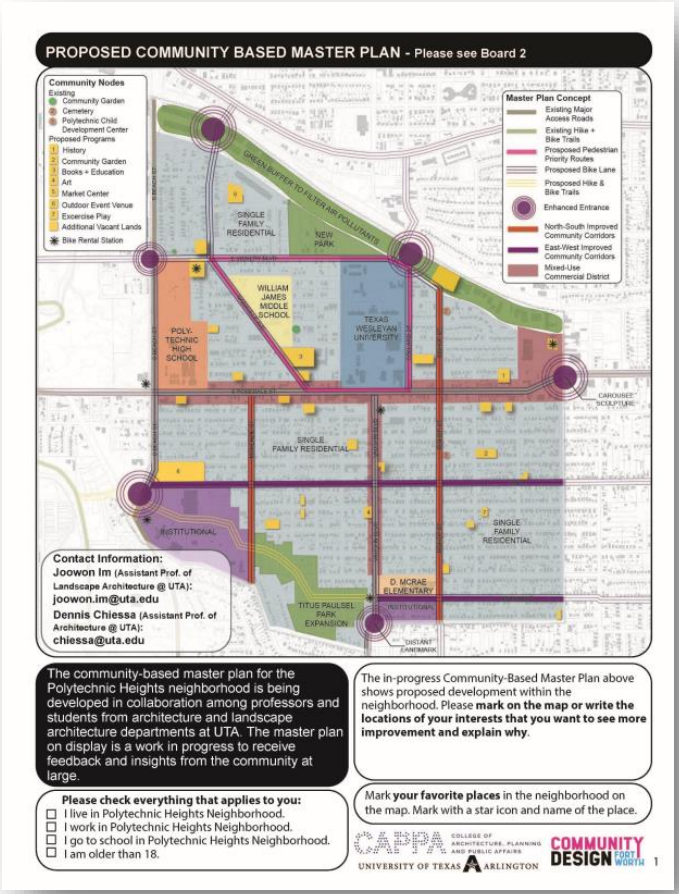
STREET IMPROVEMENTS	COMMUNITY NODES	LOCAL BUSINESSES	TRAIL NETWORK	POLITICAL/ECONOMIC	ENHANCED IDENTITY
Bicycle lanes	Swimming pool	Natural food store	hiking/park areas keep natural, landscape and make it accessible	Support existing community, not gentrification	outdoor mural of the areas history - public acknowledgement of community pride
Pedestrian Cross Walks	Arts district	Bike repair shop/station		financial literacy programs for community and SBA assistance to prevent gentrification	
Cleaning our communities street	Dog Park	More access to healthy foods		add more service to polytechnic united center	
more street lights	Dog Park	More access to health centers			
pedestrian/bike friendly	Public bike station	Revamp gas stations so that they are clean and feel comfortable visiting the bathrooms			
better street lights	Pop-up library	More groceries near us			
street lights	Community art / community mural area w/ rotating artwork	natural grocery store			
	dog park	target superstore			
	community library	more services for quick home repairs			
	farmers market	more restaurants			
	dog park	natural grocery store			
	farmers market with local vendors	natural healthy food/grocery store			
	free wifi charging stations	thrift store			
	dog park				
	community gardens				
	open farmers market (fresh produce)				
	open farmers market (fresh produce)				
	open air swap market				
	courtyard for outdoor yoga				

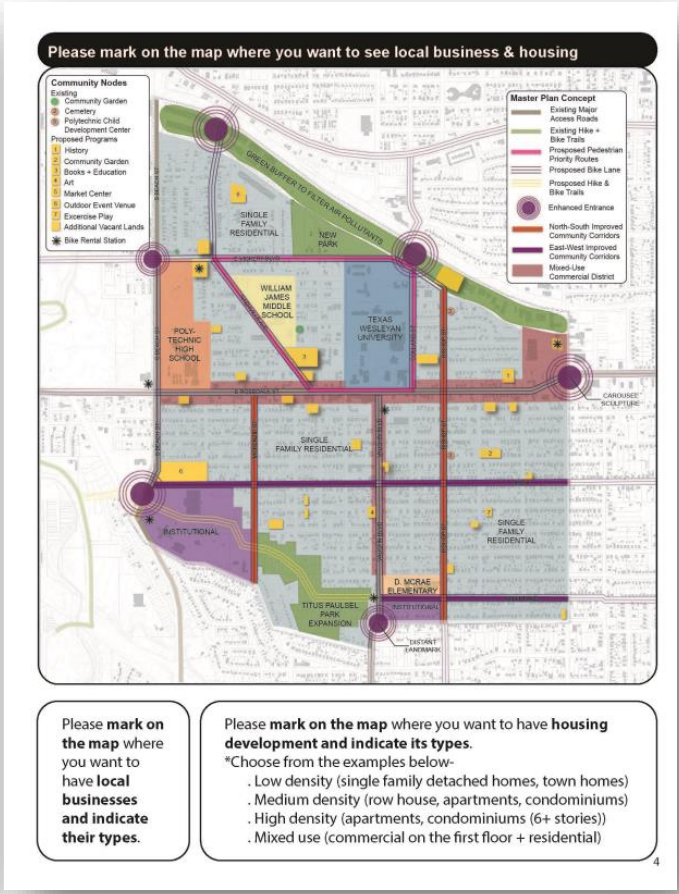
Community
Natural
Station
More
Park
Street
Store
Grocery
Dog
Food
Pool
Art
Lights
Area
Gentrification
Pedestrian
Public
Access
Bike
Lanes
Mural
Center
Repair
Bicycle
Library
Clean
Market
Outdoor
Healthy
Swimming
Keep
Near
Existing
Cross
Pop
Up
Make
Shop
Gas
Sba
Service
Hiking
Walks
Pride
Financial
Support
Landscape
Wifi
Farmers
Prevent
Feel
Free
History
Local
Art
Shop
Target
Programs
Restaurants
District
Natural
Comfortable
Revamp
Area
Add
Better
Home
Park
Dog
Mural
Bathrooms
Visiting
Friendly
Station
Polytechnic
Quick
Lights
Thrift
Assistance
Artwork
Bike
Superstore
Food
Store
Rotating
Literacy
Repair
Street
Vendors
Clean
Acknowledgement
Health
Cross
Existing
Outdoor
Pop
Lights
Market
Pedestrian
Gentrification
Support
Landscape
Repair
Bicycle
Library
Wifi
Mural
Walks
Art
Area
Hiking
Local
Grocery
Charging
History
Service
Free
United
Prevent
Farmers
Feel
Gas
Shop
Target
Programs
Restaurants
District
Sba

Community Feedback: Polytechnic High School and Middle School



Community Feedback: Online Survey on CDFW Website





EXAMPLE of PROGRAMS for COMMUNITY NODES - Please see Board 2

Above is the set of examples of the proposed community programs. Please let us know which **community programs you want to have the most** in Polytechnic Heights.

Please let us know **any additional community programs** that you want to have in Polytechnic Heights (e.g. playground, community park, sports field, etc.).

EXAMPLE of BUSINESS & COMMUNITY DEVELOPMENT- Please see Board 3

Above & left is the set of examples of proposed/existing businesses. Please let us know which **types of businesses and development you want to have the most** in Polytechnic Heights.

Please let us know **any additional types of business** that you want to have in Polytechnic Heights.

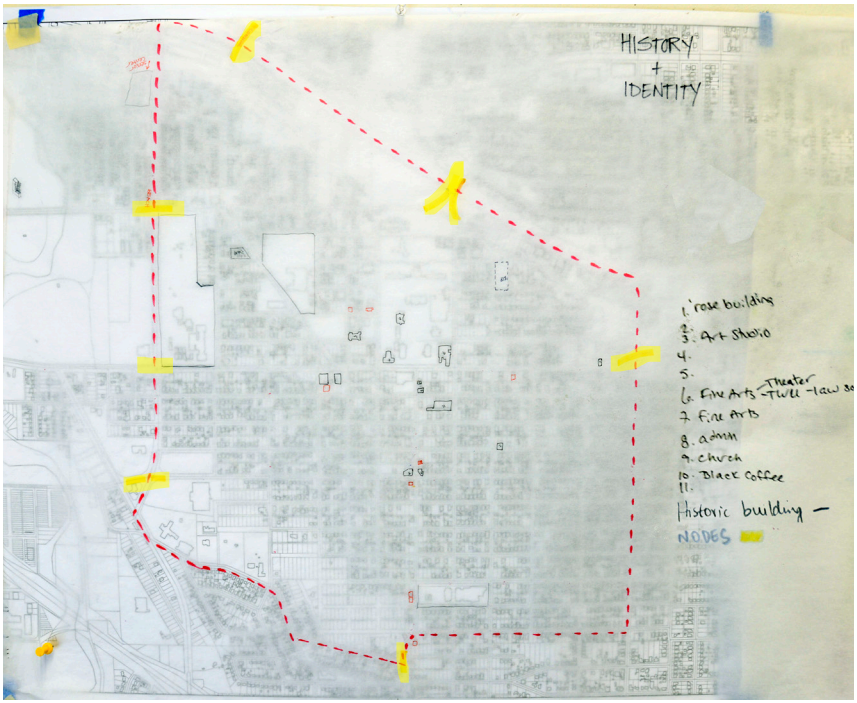
What's your favorite places to hang out in the neighborhood?

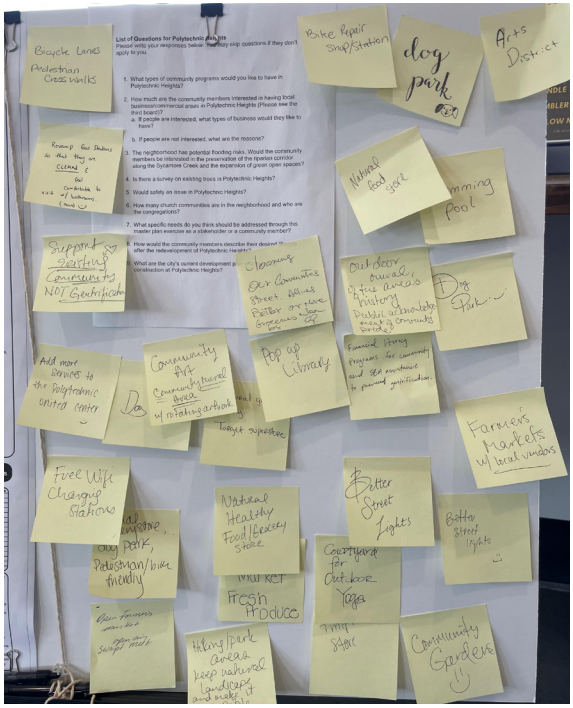
Existing Businesses	
Salons	Attraccon Beauty Supply, Klazz Beauty Salon, Be'YOUtiful Hair Studio
Barbershops	Upright Barber Shop
Gas Stations	Texaco FW, Dallas Food Store, Gas & Go, J & K Food Store
Car Washes	Speedway
Cafes	Black Coffee, AM Donut & Coffee
Dining	Subway, Triple B, Taqueria La Guelaguetza, Dos Amigos Taqueria, Micheladas Olmos, Taqueria Y Birrieria Tres Coronas, Bierra y Taqueria Cortez, Curbside Convenience & Donut
Car Repair	Anderton Paint & Body, Armstrong Paint & Body, Vallin Shop Complete Auto, Five Star Tire Shop, Supreme Auto Services, Rosedale Auto Services, Top Shop
Venues	Jazzy Lady, Chandler Ballroom, Mi Salon
Grocery	Valyrie's Groceria, Frankie's Convenience, M & A Food Store, Foodland Market, Family Dollar #2, Nashville Food Mart, Rainbow People Foodmart
Lawn Care	Green Car Services, Turbpro LLC, Juan Molinero Lopez Lawn Care, B&B Landscaping and Lawn
Tax Service	Pot of Gold Tax
Clothes	The Athlete's Foot, Botas Rojero
Bank	Southside Bank, Western Union
Auto Sales	B&R Auto Sales, Alex Autos, Amir Auto Sales
Dry Cleaning	Unique Cleaners

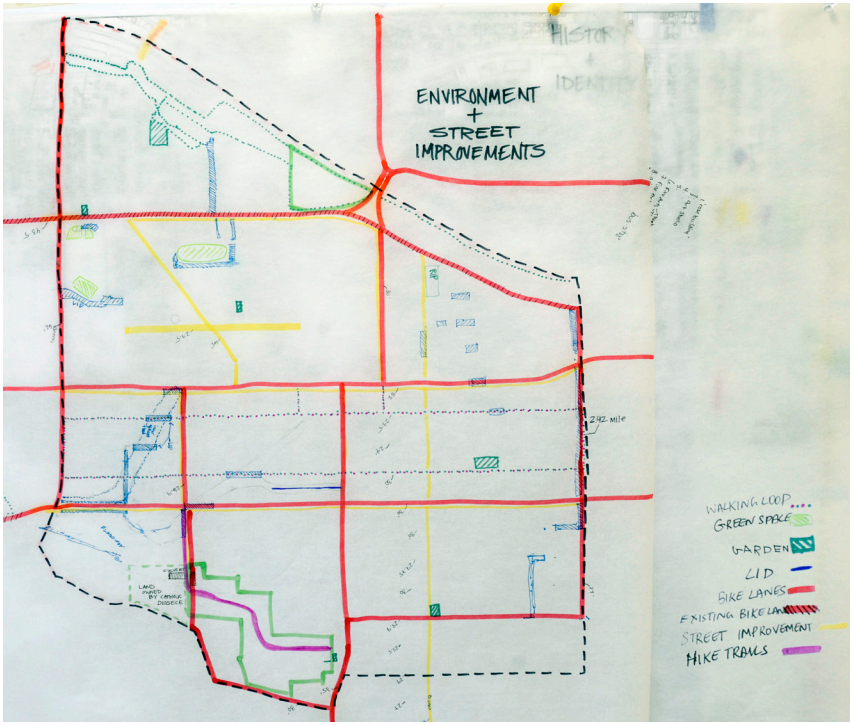
Proposed Businesses
Tailor
Library
Post office/UPS
Restaurants (variety)
Local Bar
Large Grocery
Pharmacy
Daycare
Hardware Store
Gym
Sports Amenities
Yoga/Pilates studio
Art Studio
Thrift store
Book Store
Garden Center

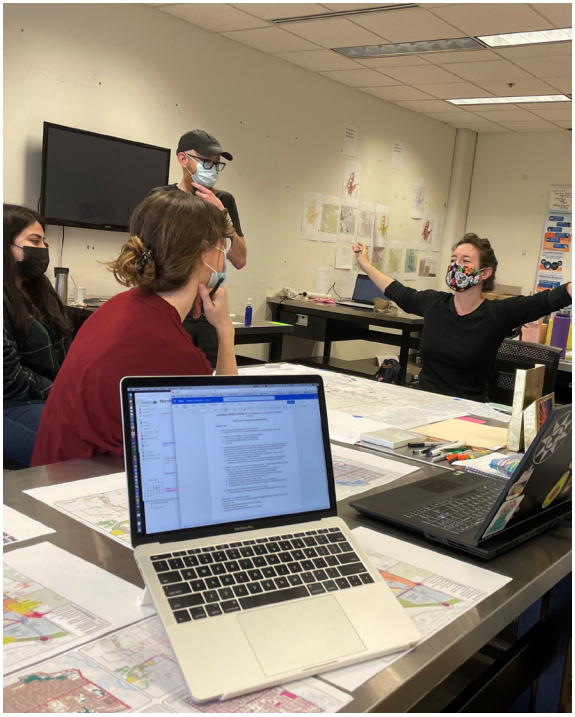
Community Wants from Previous Engagement:
Less Trash
Sports Fields
Indoor Sports
Community Theater Use
Access to TWU Sporting Events
Prevent ATV Damage
Lighting
Park Amenities
Bike Amenities
Public WiFi
Gym Equipment/Gym
24hr Pharmacy
Healthier Food Options
Dine-In Restaurants
Drive Through Car Wash
Good Quality Childcare
Multi-Family Housing
Safer Sidewalks

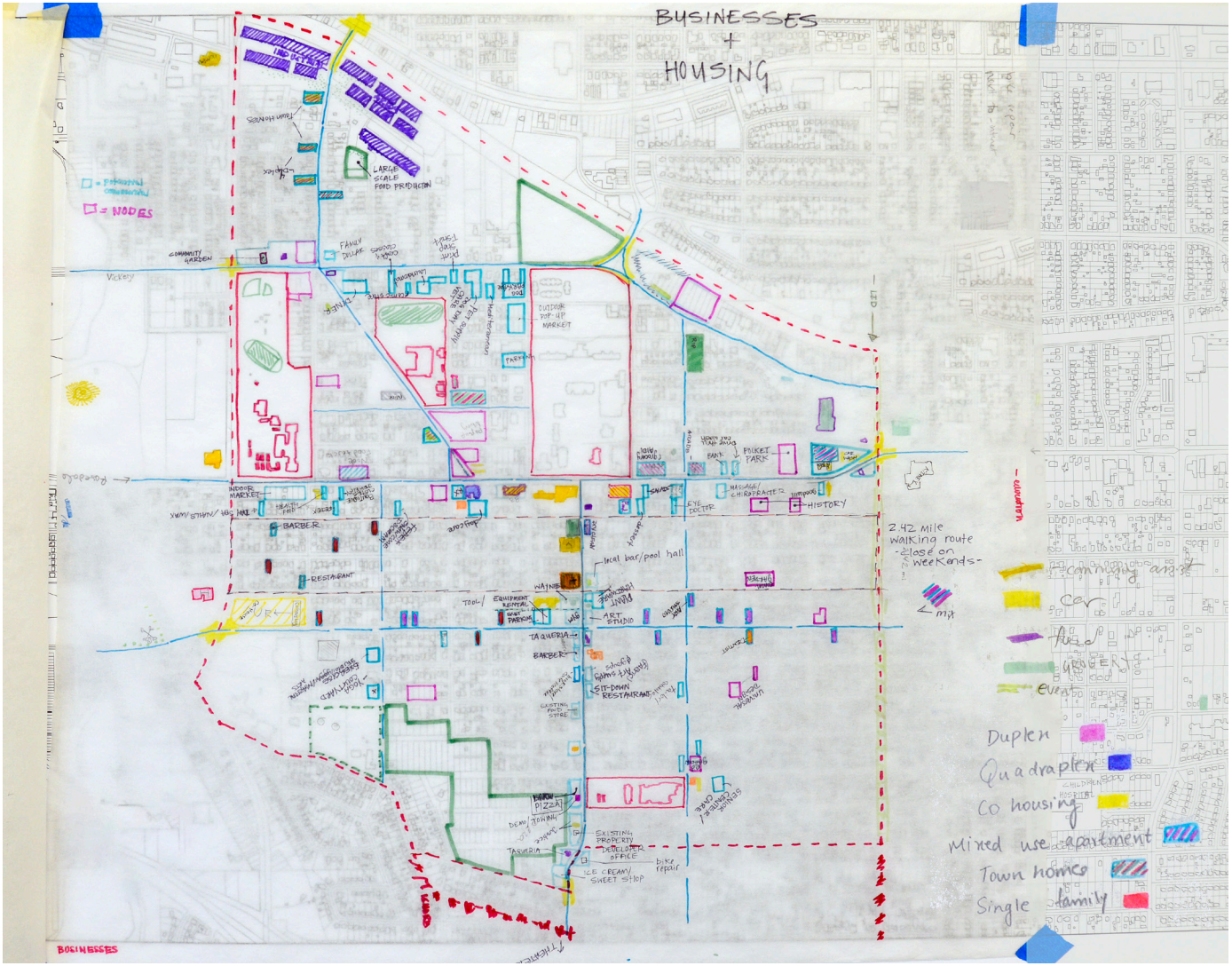
Processing Feedback

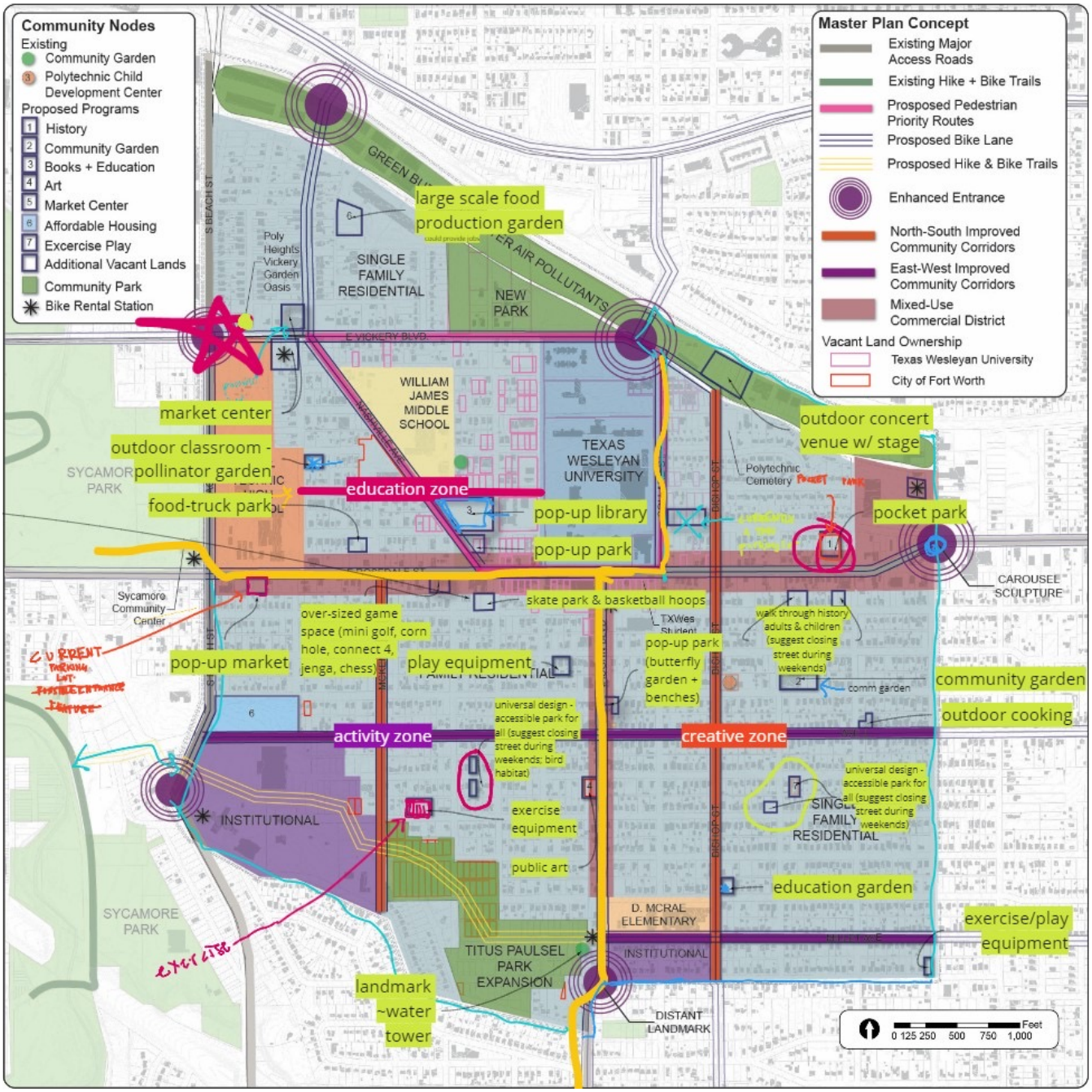









BUSINESSES
+
HOUSING
= BUSINESSES
= HOUSES
COMMUNITY GARDEN
LARGE SCALE FOOD PRODUCTION
OUTDOOR POP-UP MARKET
INDOOR MARKET
BARBER
RESTAURANT
local bar/pool hall
ART STUDIO
TAQUERIA
BARBER
SIT-DOWN RESTAURANT
PIZZA
TAQUERIA
ICE CREAM/ SWEET SHOP
bike repair
MASSAGE/ CHIROPRACTOR
EYE DOCTOR
HISTORY
POCKET PARK
2.42 mile walking route -close on weekends-
Duplex
Quadraplex
Co housing
Mixed use apartment
Town homes
Single family
BUSINESSES


Community Nodes
Existing
Community Garden
Polytechnic Child Development Center
Proposed Programs
1 History
2 Community Garden
3 Books + Education
4 Art
5 Market Center
6 Affordable Housing
7 Excercise Play
Additional Vacant Lands
Community Park
Bike Rental Station
Master Plan Concept
Existing Major Access Roads
Existing Hike + Bike Trails
Prosposed Pedestrian Priority Routes
Prosposed Bike Lane
Prosposed Hike & Bike Trails
Enhanced Entrance
North-South Improved Community Corridors
East-West Improved Community Corridors
Mixed-Use Commercial District
Vacant Land Ownership
Texas Wesleyan University
City of Fort Worth
large scale food production garden
market center
outdoor classroom - pollinator garden
food-truck park
education zone
pop-up library
pop-up park
outdoor concert venue w/ stage
pocket park
CAROUSEL SCULPTURE
skate park & basketball hoops
over-sized game space (mini golf, corn hole, connect 4, jenga, chess)
pop-up market
play equipment
pop-up park (butterfly garden + benches)
walk through history adults & children (suggest closing street during weekends)
community garden
outdoor cooking
activity zone
creative zone
universal design - accessible park for all (suggest closing street during weekends; bird habitat)
exercise equipment
public art
education garden
exercise/play equipment
landmark ~water tower
SINGLE FAMILY RESIDENTIAL
NEW PARK
WILLIAM JAMES MIDDLE SCHOOL
TEXAS WESLEYAN UNIVERSITY
Polytechnic Cemetery
Sycamore Community Center
SYCAMORE PARK
INSTITUTIONAL
D. MCRAE ELEMENTARY
TITUS PAULSEL PARK EXPANSION
DISTANT LANDMARK
Poly Heights Vickery Garden Oasis
Feet
0 125 250 500 750 1,000

Master Plan: Streets, Community Nodes, Housing, Identity

Master Plan: Cultural Goals

Objectives

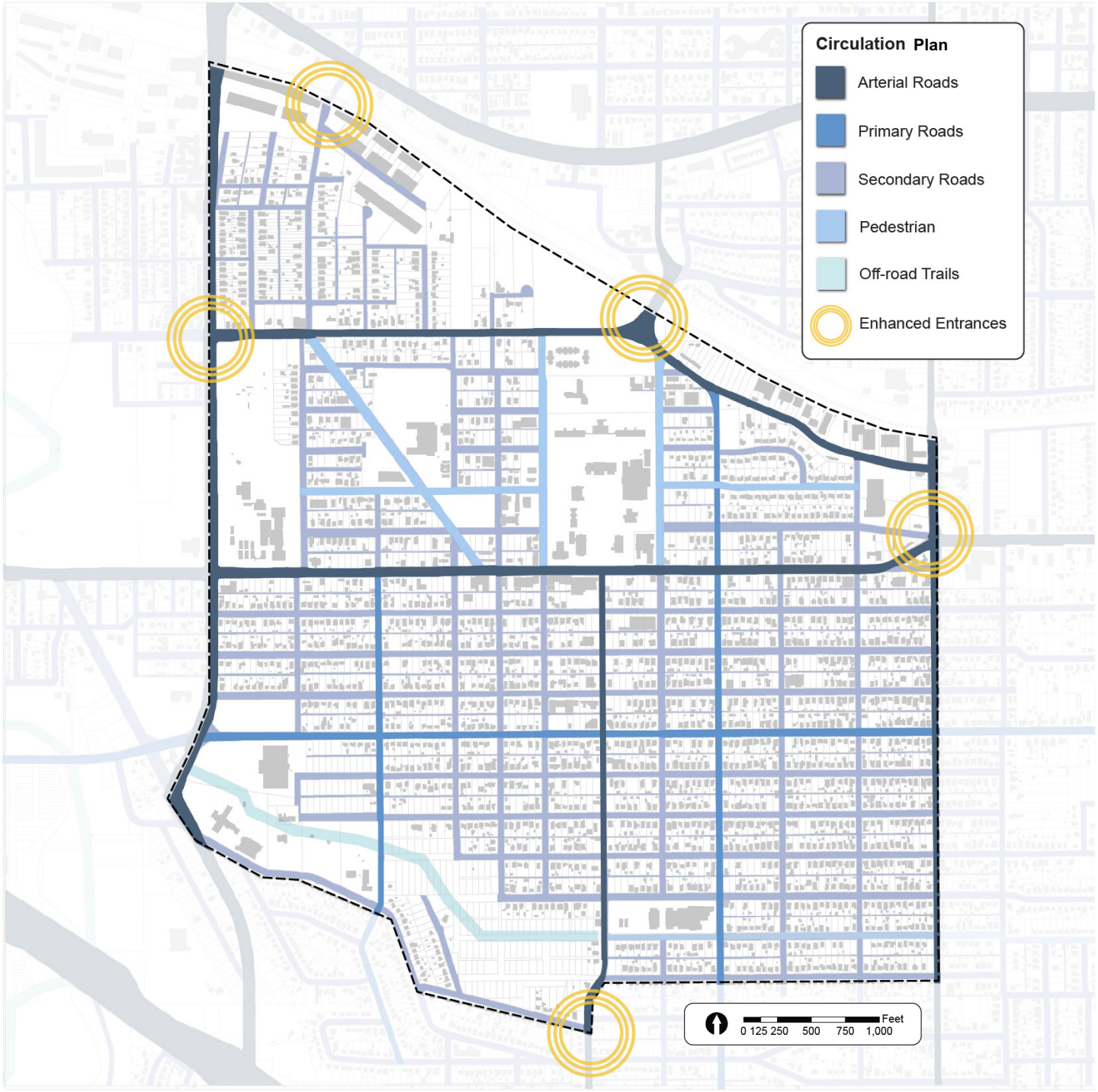
Promote historical education and understanding through signage, online information, and events.

Create a connection from Polytechnic Heighs to hike & bike trails throughout the city.

Develop a framework for art programs that can be integrated with art throughout Fort Worth.

Propose cultural events which will expand upon existing events and connect with local businesses, institutions, and vacant lands.

Master Plan: Cultural Goals



Master Plan: Environmental Goals

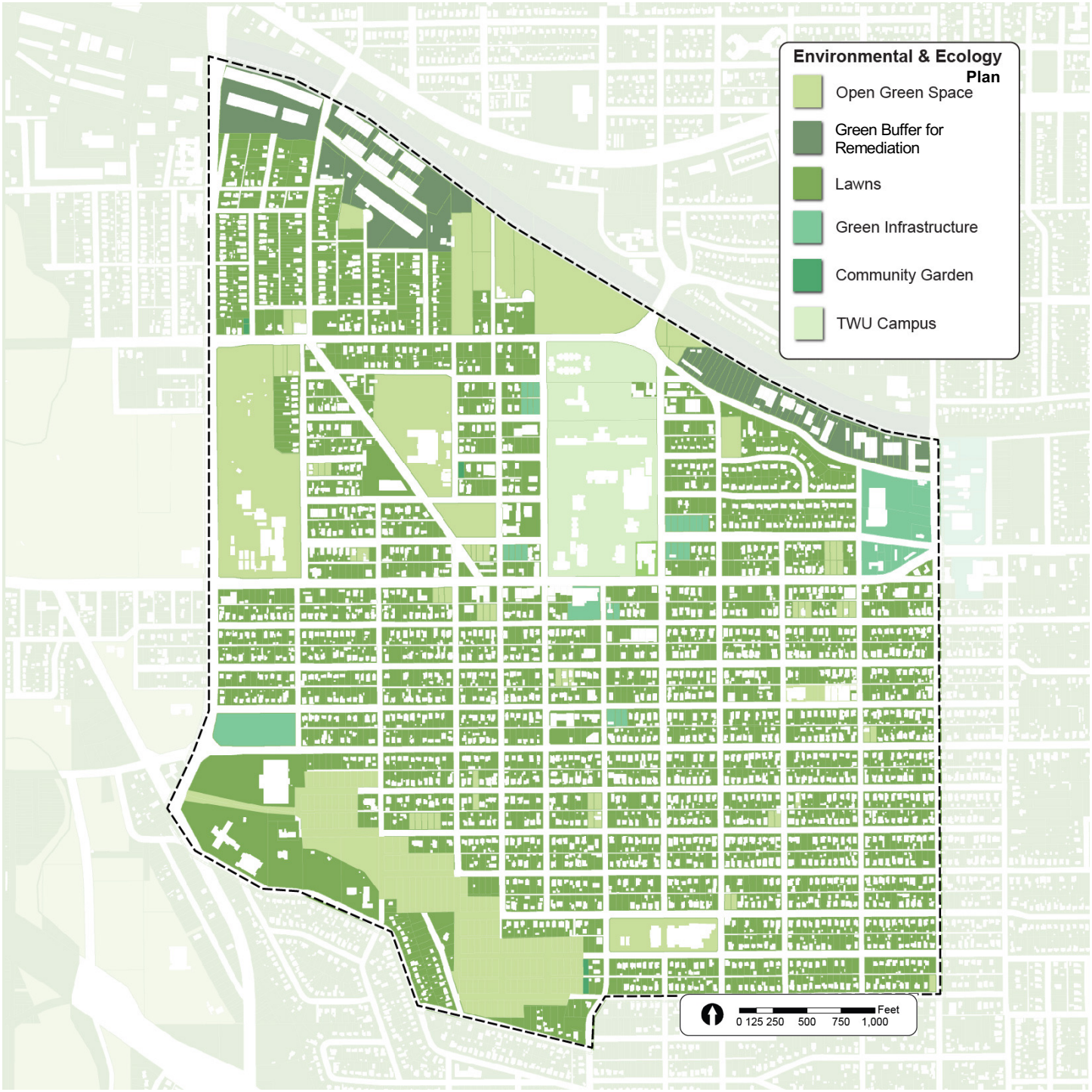
Objectives

Propose a decentralized green infrastructure system (e.g. street trees, rain gardens, bioswales, rainwater harvesting) to provide sustainable stormwater management measures for potential flooding and drainage risks.

Integrate native plants to promote biodiversity and a healthy ecosystem

Increase access to green open space.

Master Plan: Environmental Goals



Master Plan: Social Goals

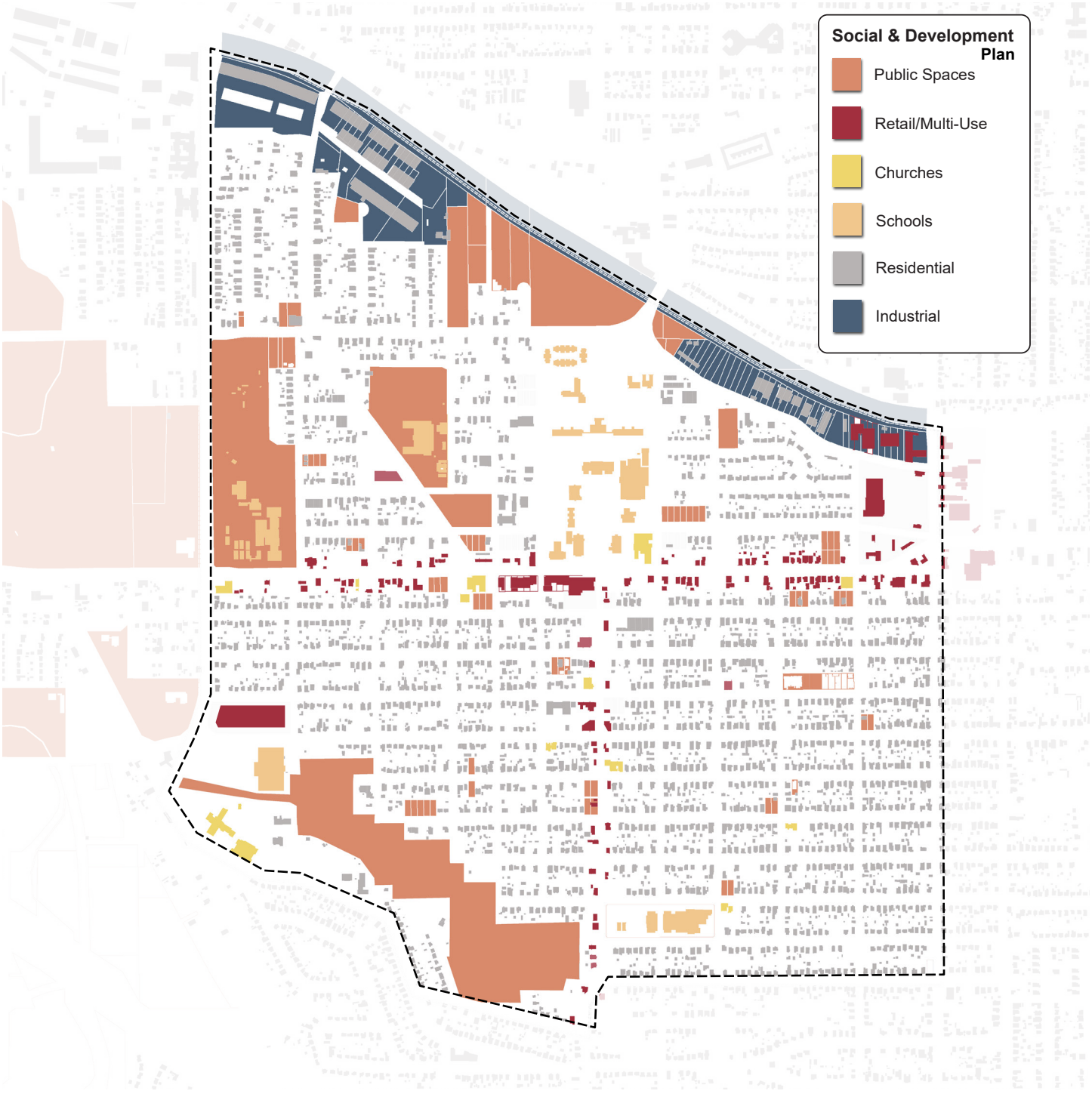
Objectives

Introduce a plan to enhance the local economy to make it more self-sufficient.

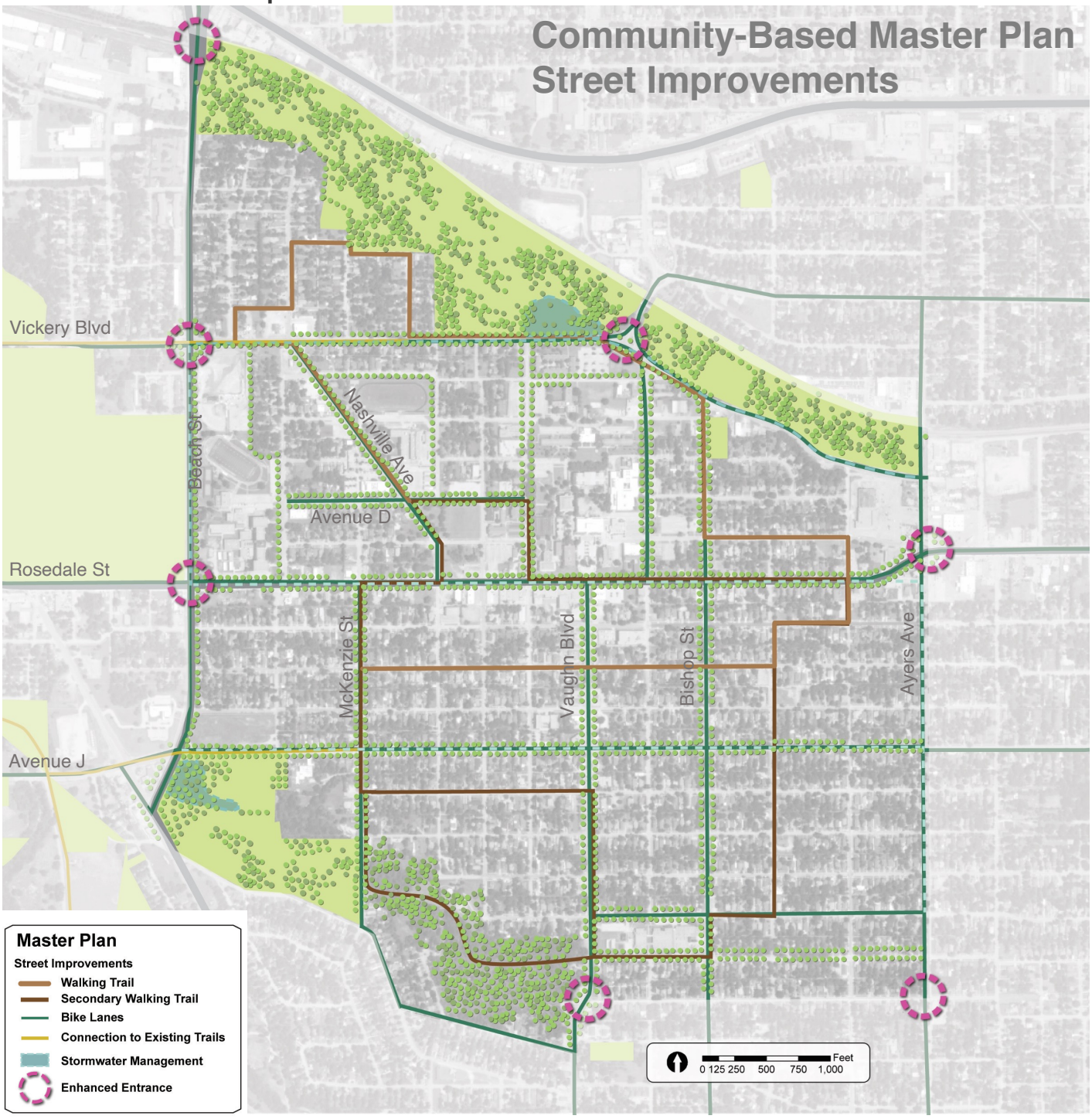
Improve walkability by increasing pedestrian amenities and through traffic-calming techniques

Develop strategies to strengthen the network between local institutions based on the needs of the community.

Master Plan: Social Goals

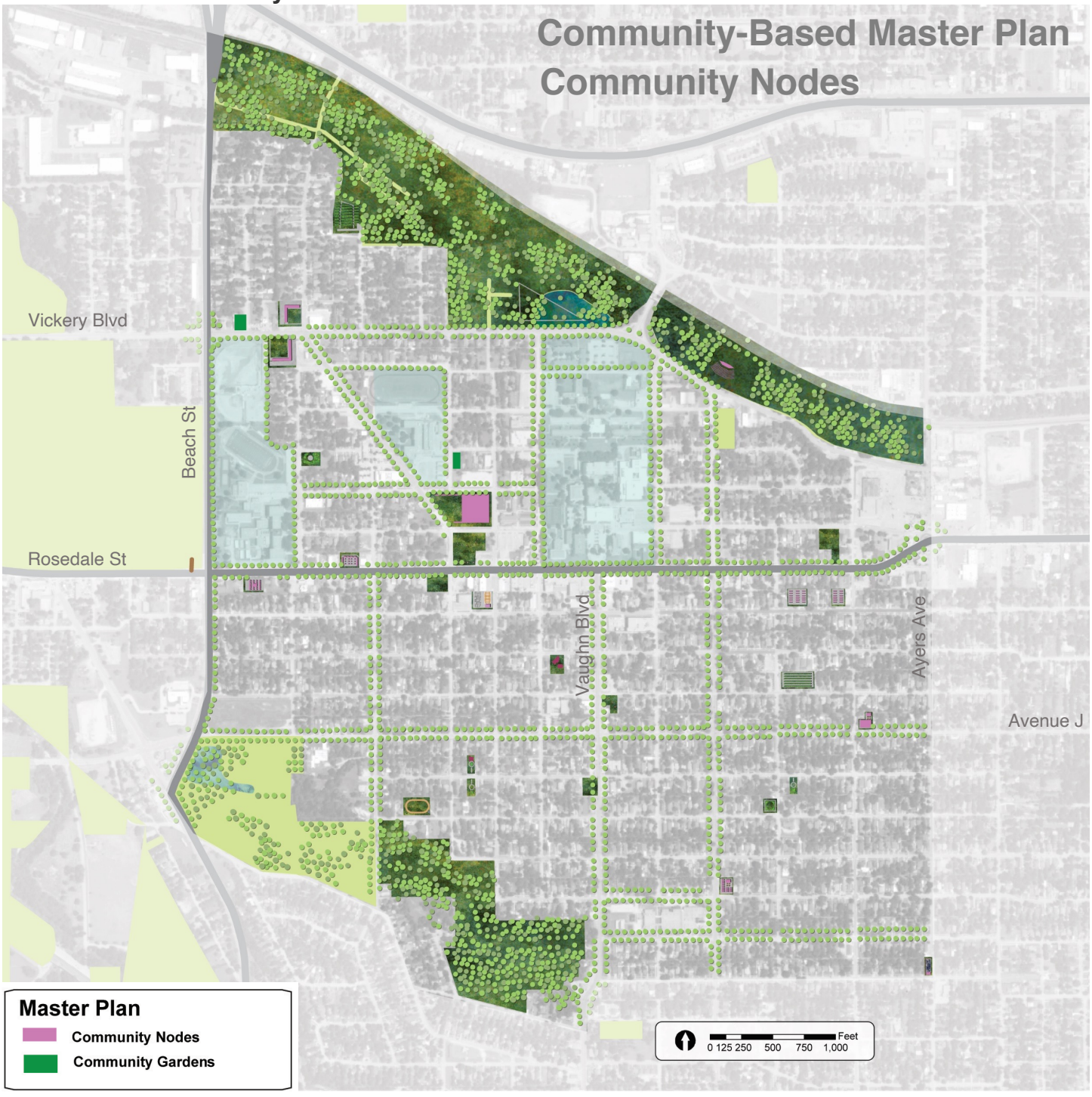


Master Plan: Street Improvements



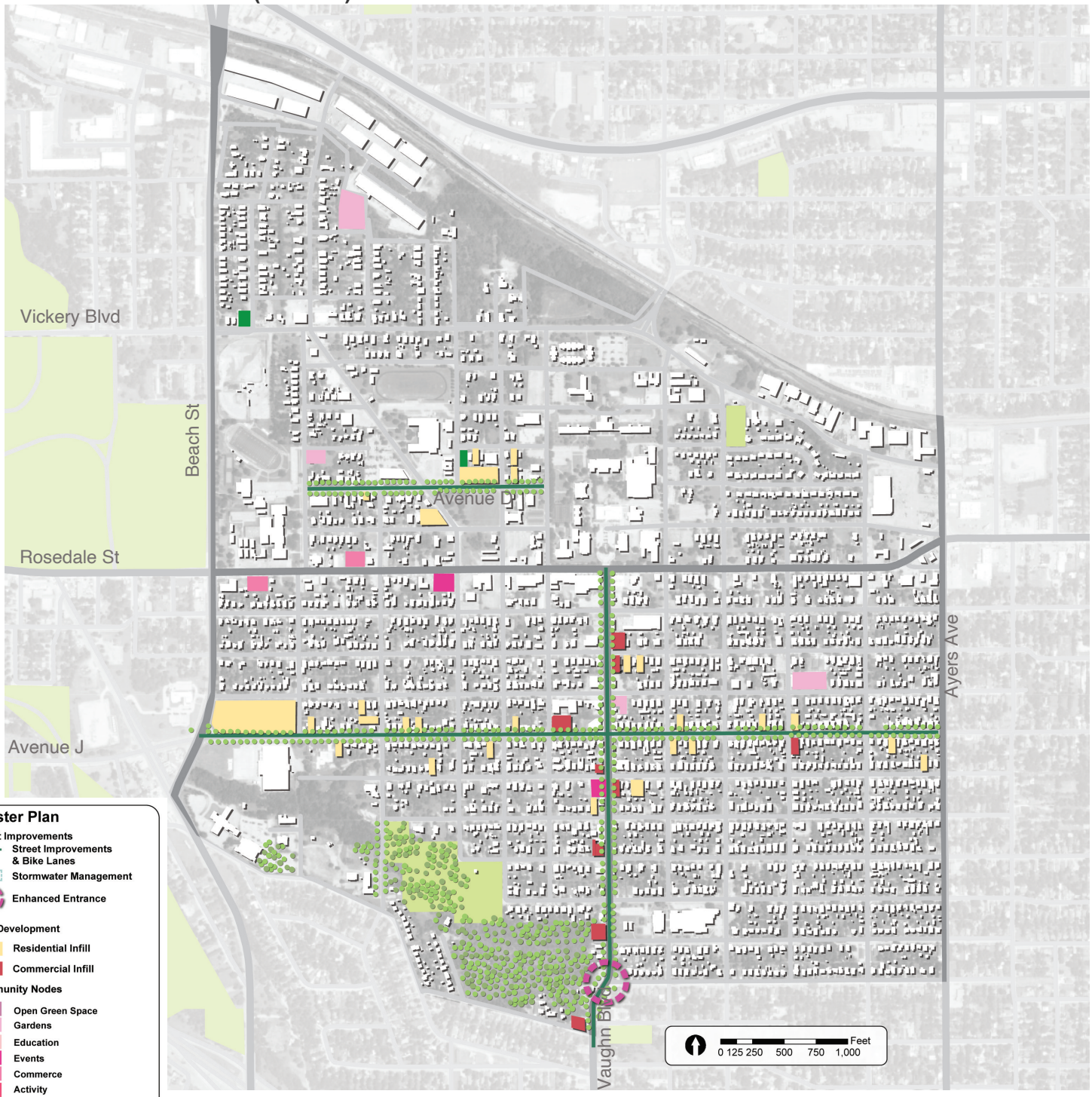
Master Plan: Enhanced Identity

Master Plan: Community Nodes

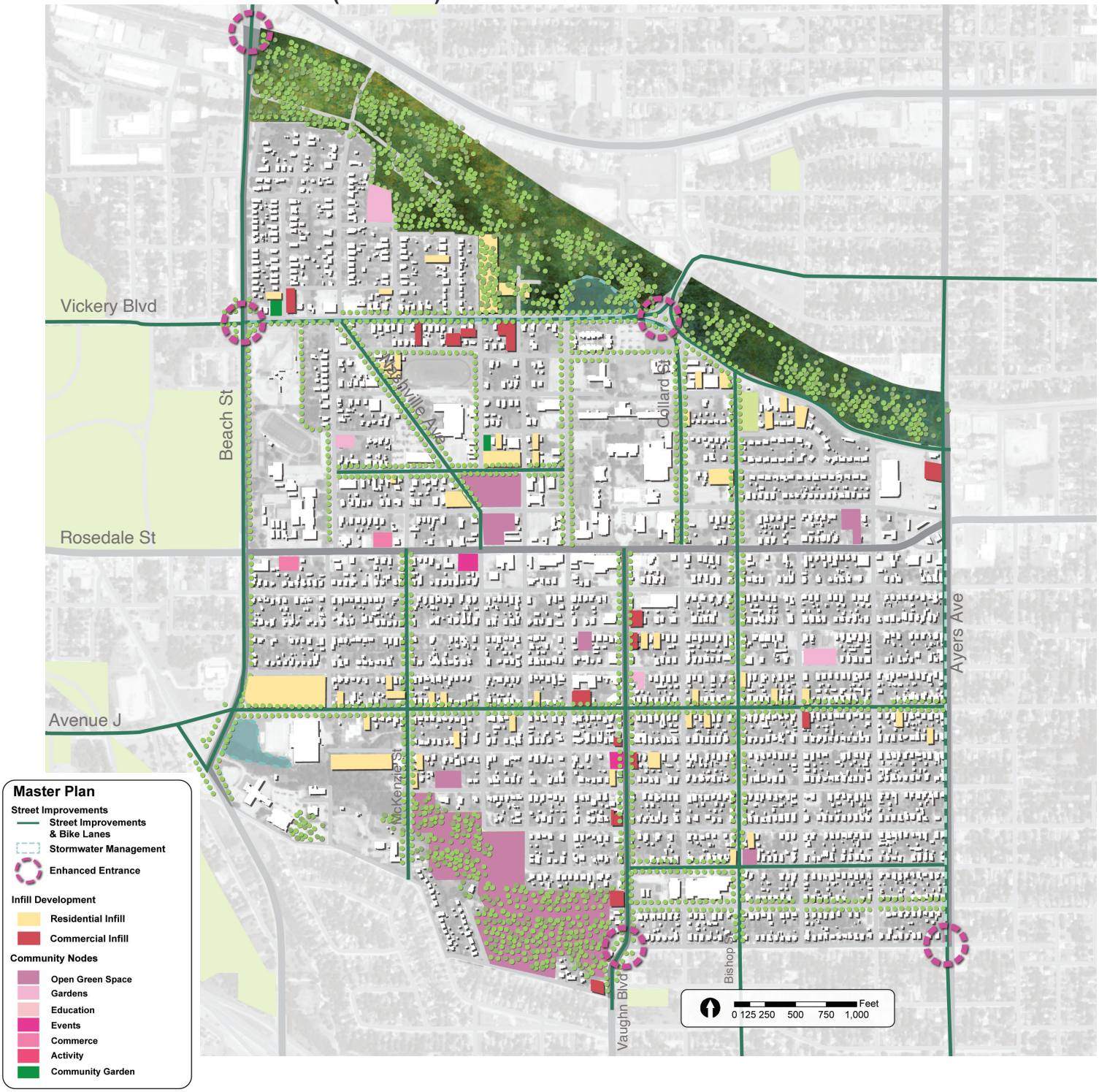


Master Plan: Local Businesses + Housing

Master Plan: Phase 1 (5 Years)



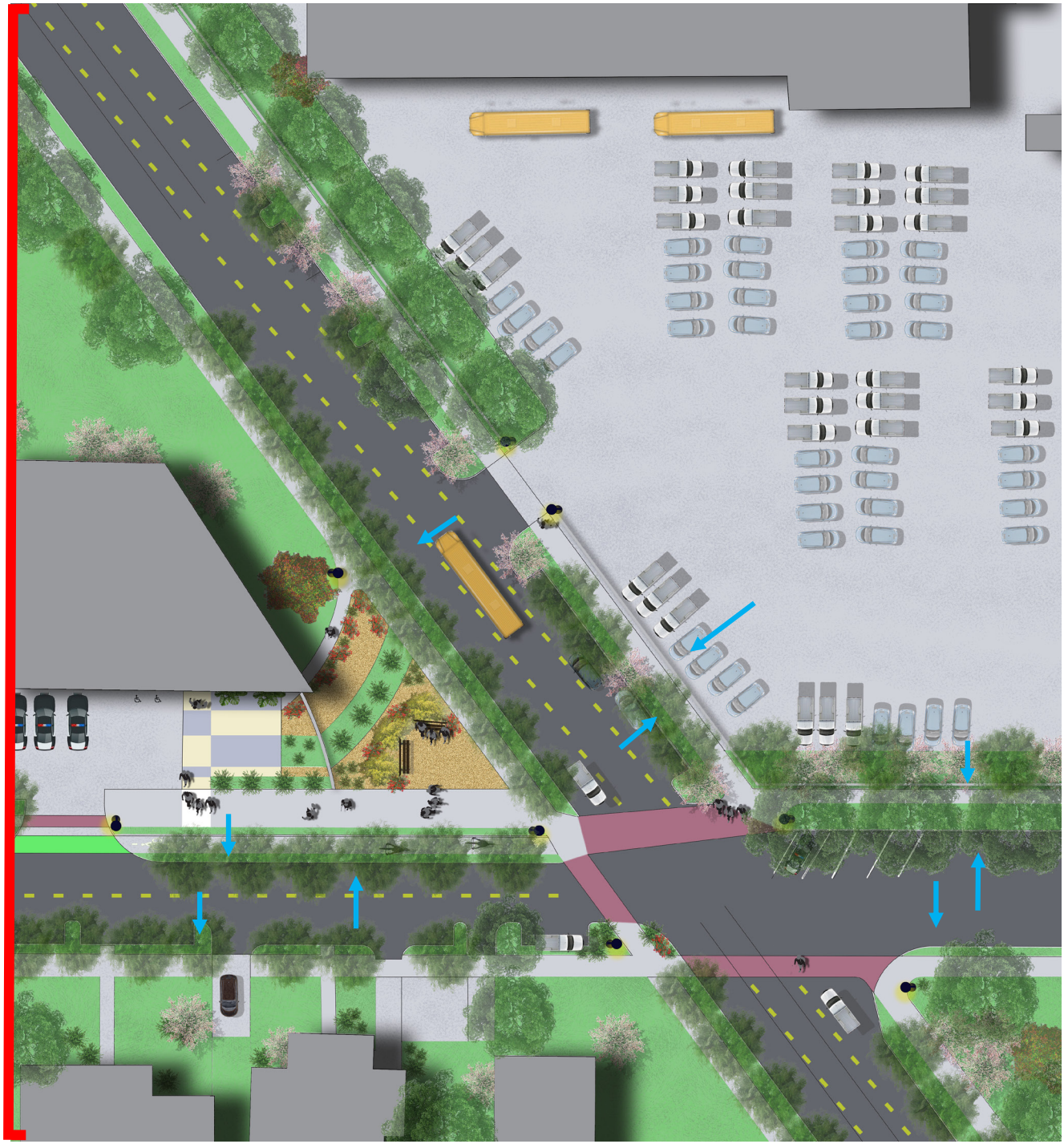
Master Plan: Phase 2 (10 Years)

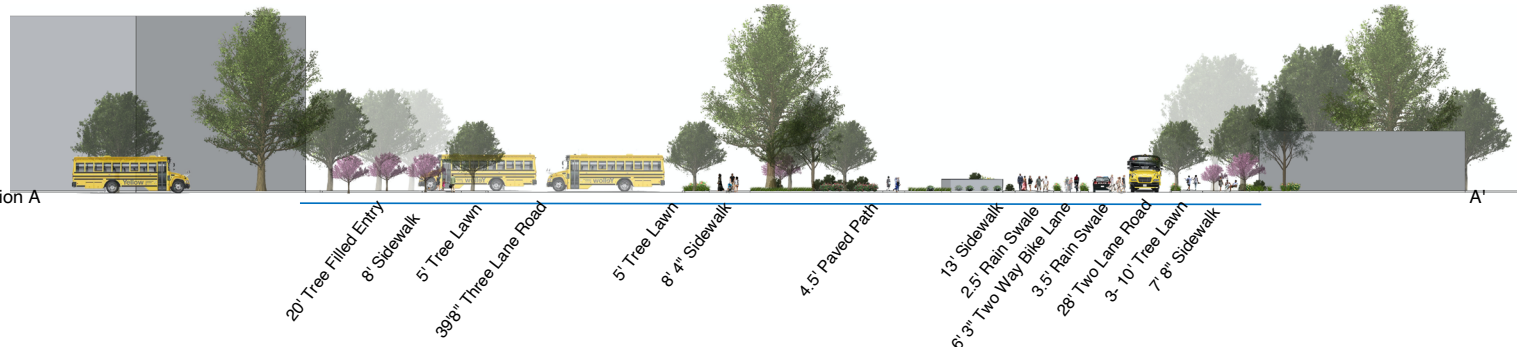


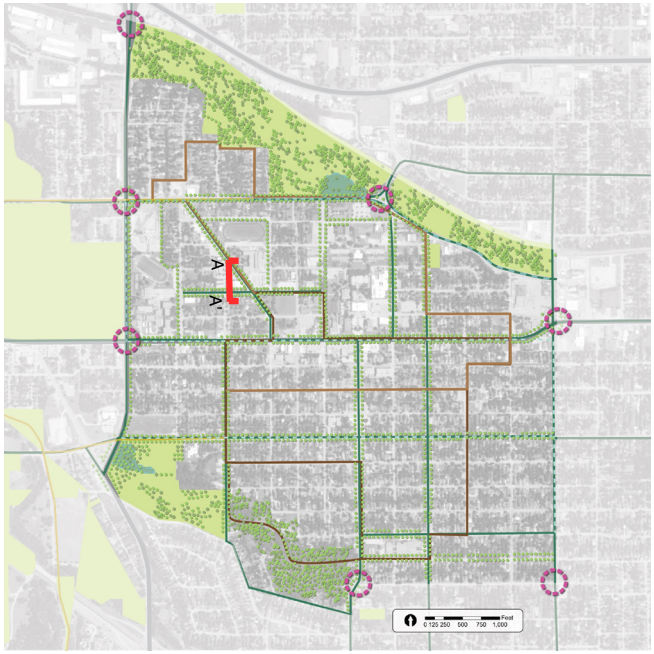
Master Plan: Phase 3 (20 Years)

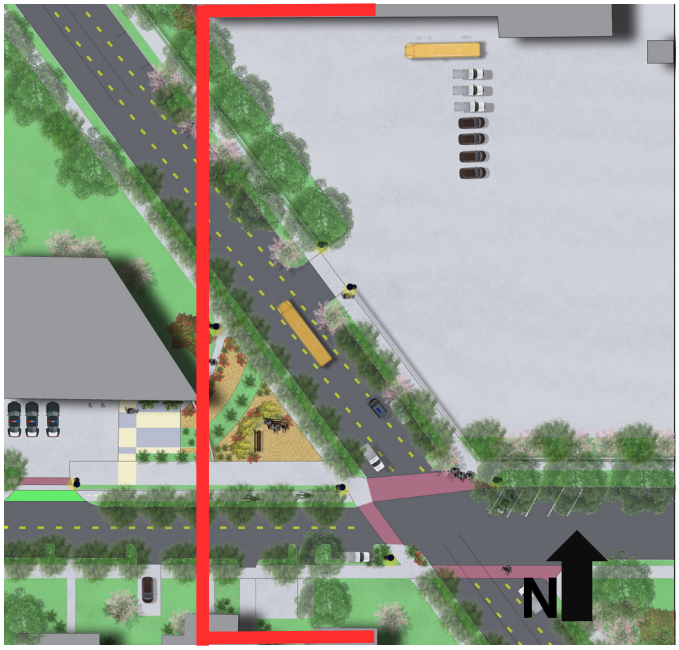
Master Plan: Walking Radius

Community-Based Master Plan- Street Improvements

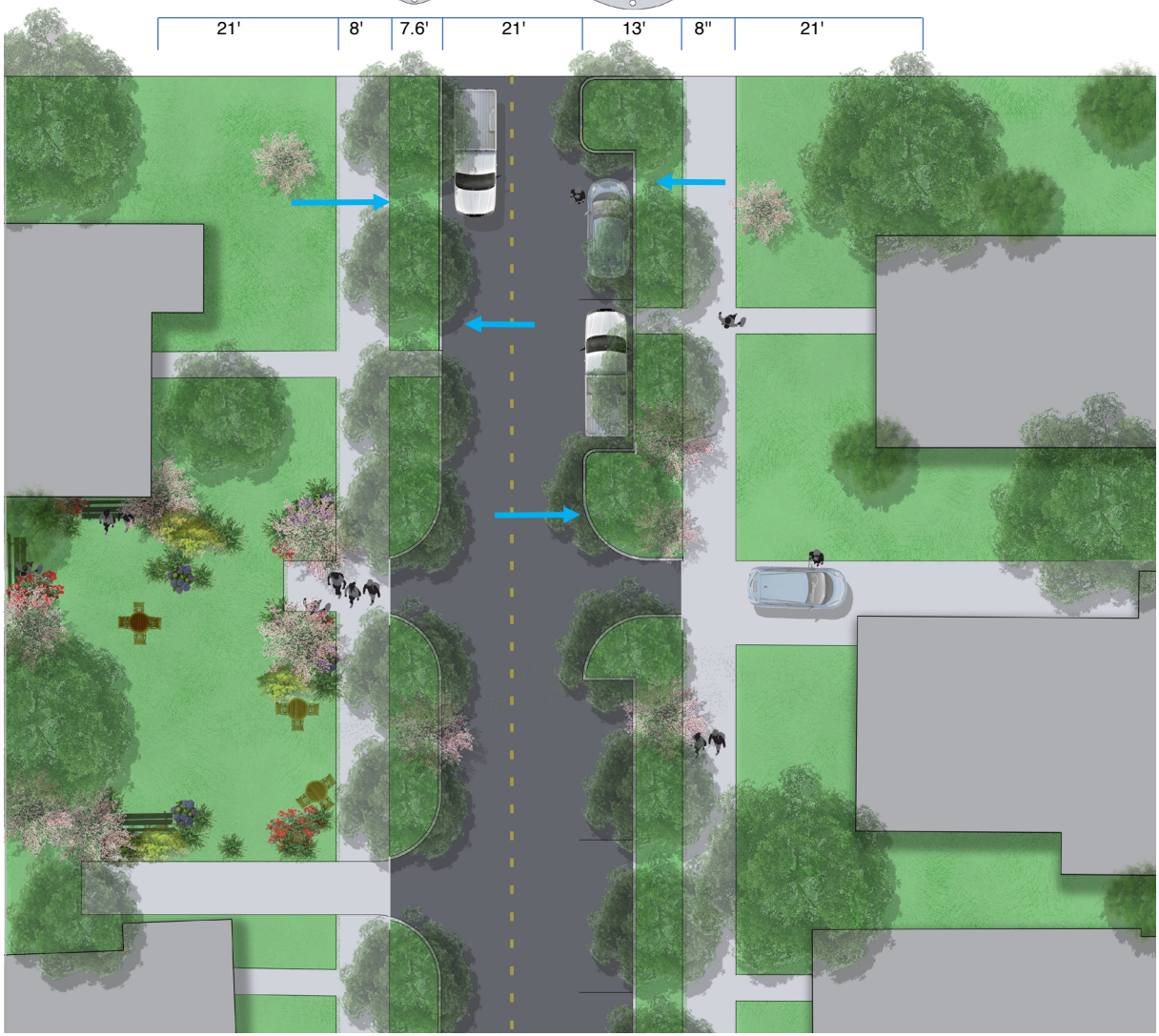



Section A
A'
20' Tree Filled Entry
8' Sidewalk
5' Tree Lawn
39'8" Three Lane Road
5' Tree Lawn
8' 4" Sidewalk
4.5' Paved Path
13' Sidewalk
2.5' Rain Swale
6' 3" Two Way Bike Lane
3.5' Rain Swale
28' Two Lane Road
3- 10' Tree Lawn
7' 8" Sidewalk

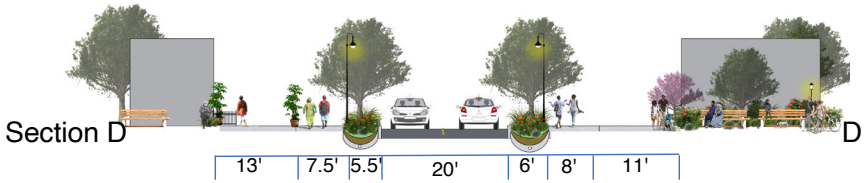

A
A'
0 125 250 500 750 1,000
Feet

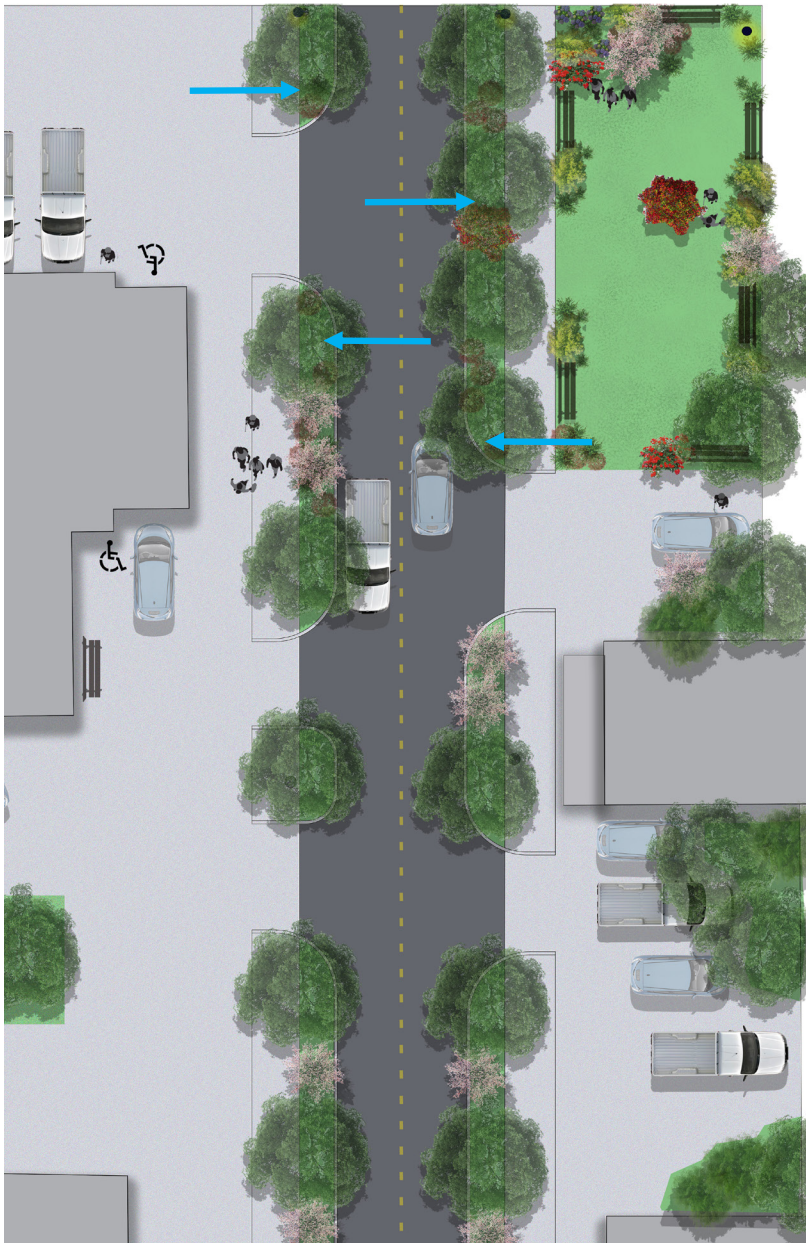

N

Master Plan: Residential Street Improvement- Avenue K & Little Rd



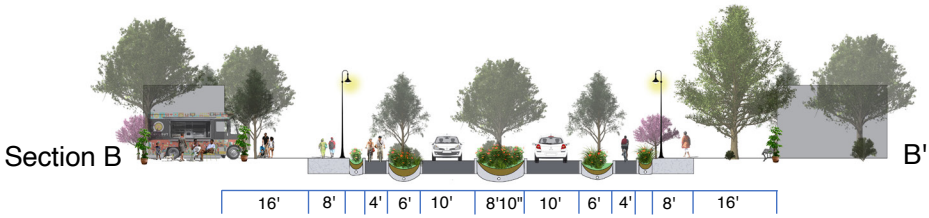
Master Plan: Residential Street Improvement- Vaughn Blvd. & Ave I

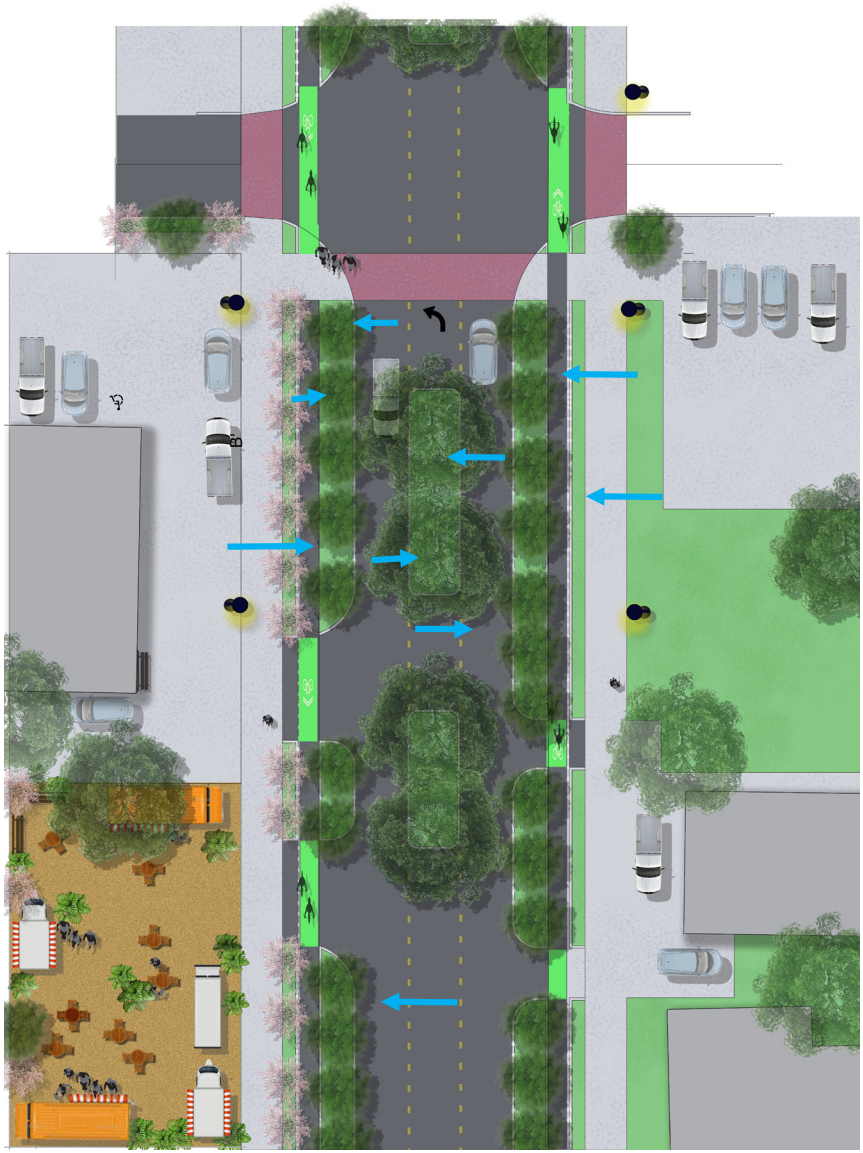




N

Master Plan: Residential Street Improvement- Rosedale Blvd & McKenzie St





Master Plan: Plant Recommendations

Russian Sage

Red Yucca

Lindheimer's Muhly Grass

Agarita

Mahonia

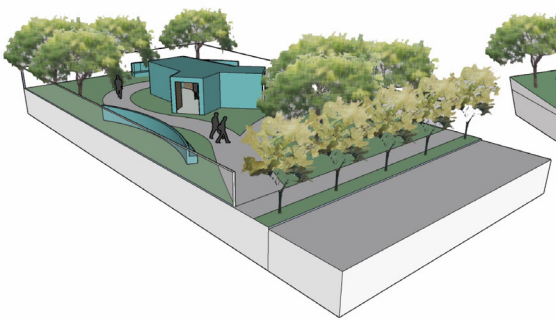
Zexmenia

Hummingbird Bush

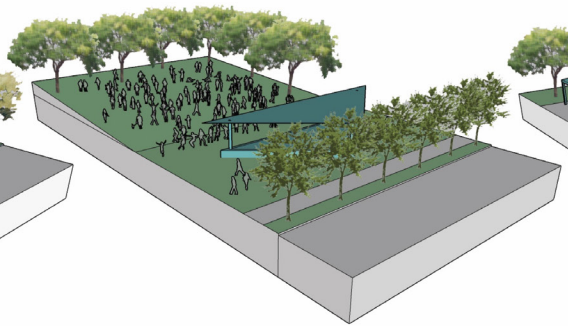
Community Nodes

Community Nodes: Vacant Land Use Typology

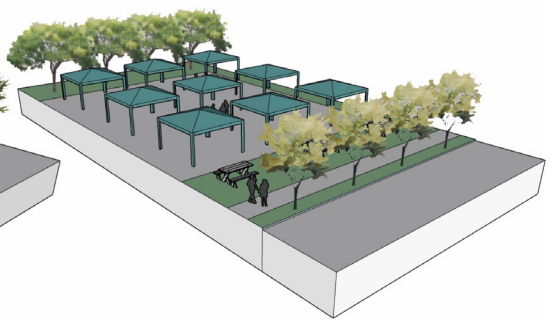
Education



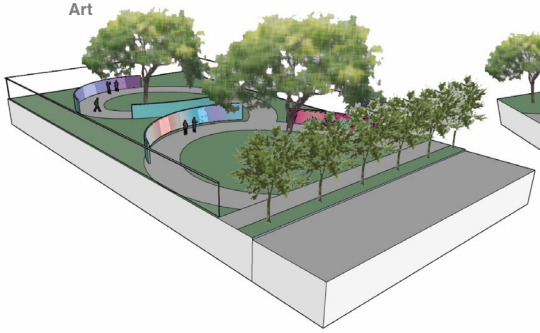
Events



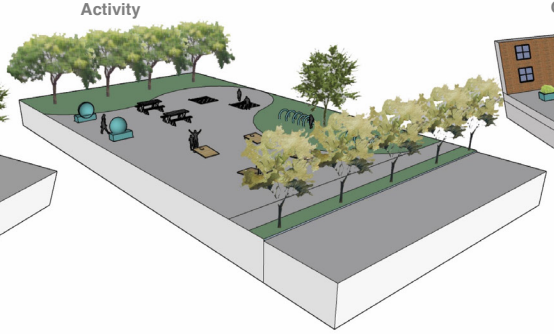
Commerce



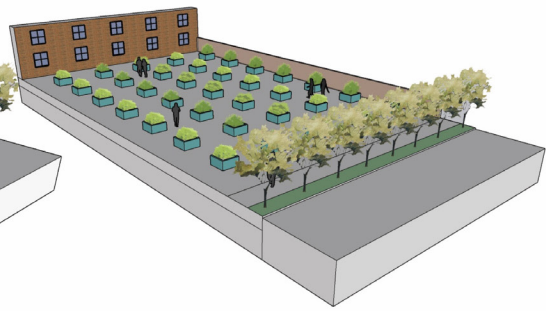
Art



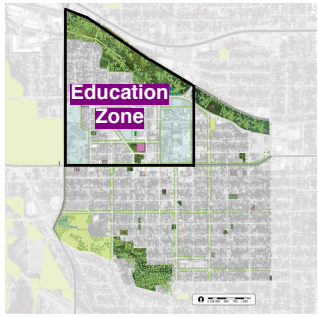
Activity



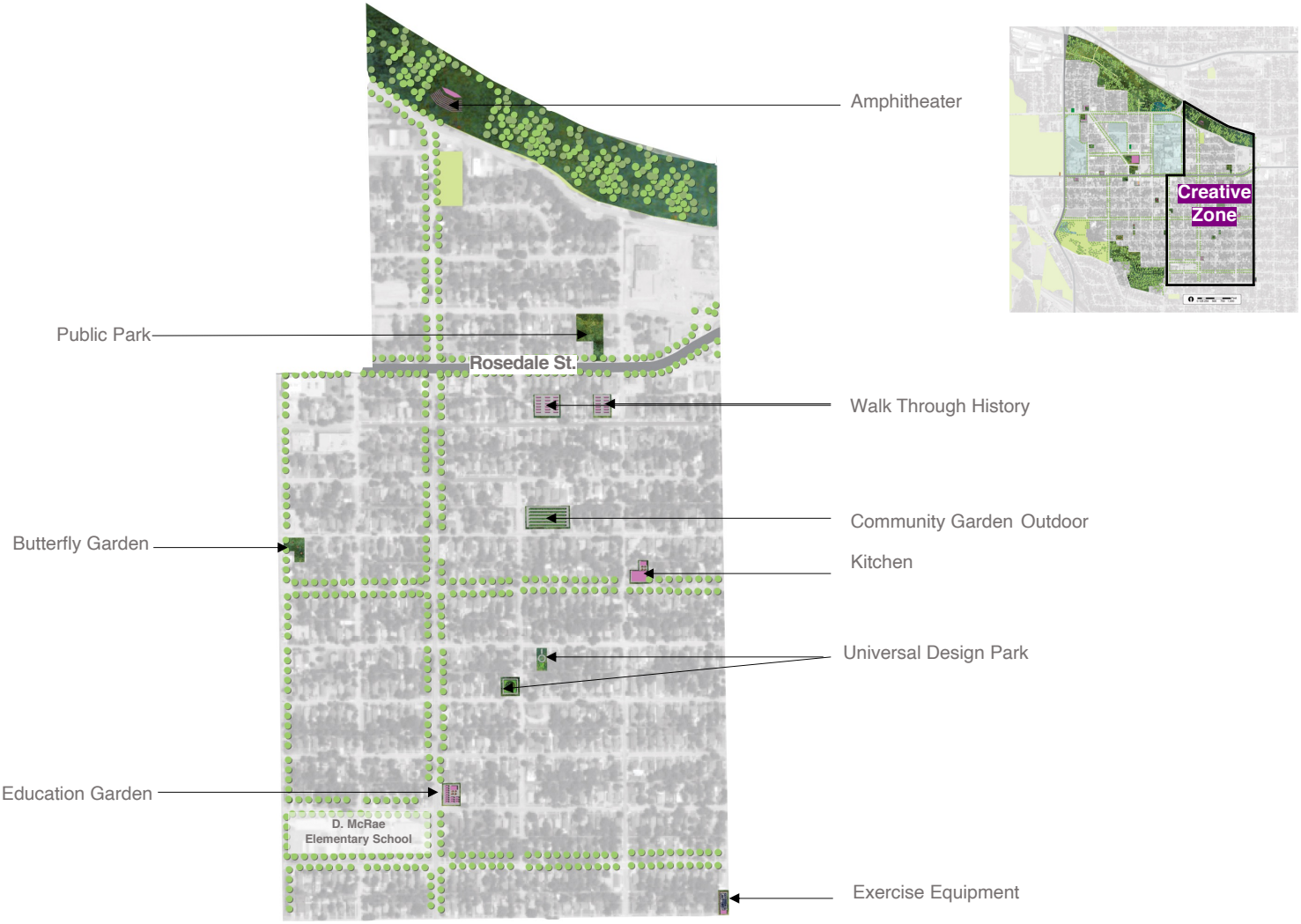
Garden



Community Nodes: Education Zone



Community Nodes: Creative Zone



Community Nodes: Activity Zone

Community Nodes: Community Garden- Before & After

Before

After

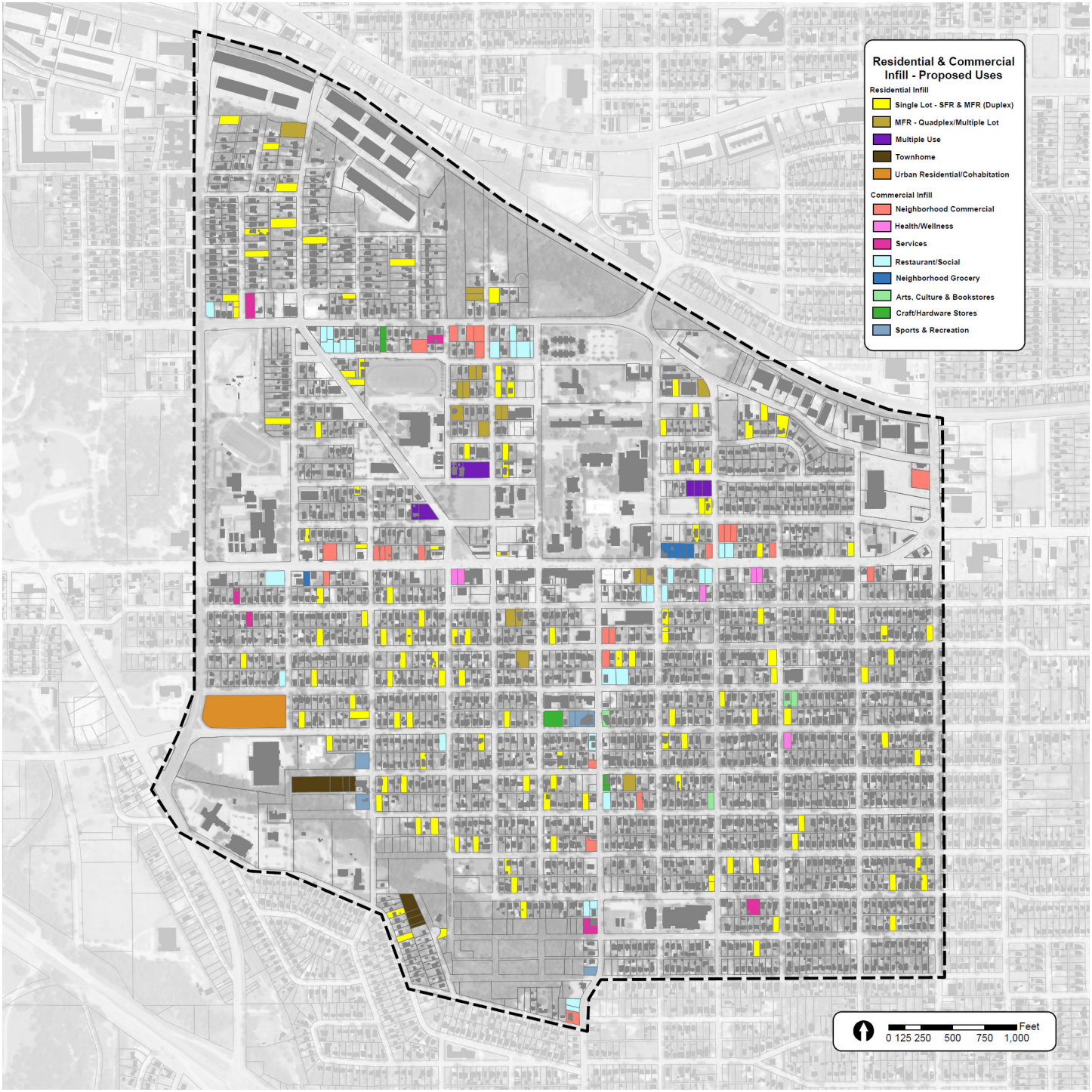
Housing Development: Plan

Phase 1

Phase 2

Phase 3

Housing Development: Proposed Use



Community-Based Master Plan
Vickery Blvd
Beach St
Rosedale St
Avenue J
Ayers Ave
Vaughn Blvd
Master Plan
Street Improvements
Walking Trail
Secondary Walking Trail
Bike Lanes
Stormwater Management
Enhanced Entrance
Infill Development
Residential Infill
Commercial Infill
Community Nodes
Community Garden
Feet
0 125 250 500 750 1,000

Housing Development: Prototypes

Low Density/SFR | Medium Density/MFR | High Density/Townhome | Commercial/Mixed Use

Identity Improvement: Historical Locations

Identity Improvement: Contemporary Locations

Identity Improvement: Historical Buildings

Polytechnic High School

The Polytechnic Heights community originally grew around the Manchester Cotton Mill and merged with the city of Fort Worth in 1922. The first school associated with the Manchester community was formed in 1886.

Shannon's Funeral Home

Shannon Funeral Chapel dates back to 1906 and the polyheights branch was built in 1937. The Shannon funeral chapels and cemetery have provided obituary, funeral, memorial, burial, cremation, and cemetary services for Forth Worth and the surrounding area.

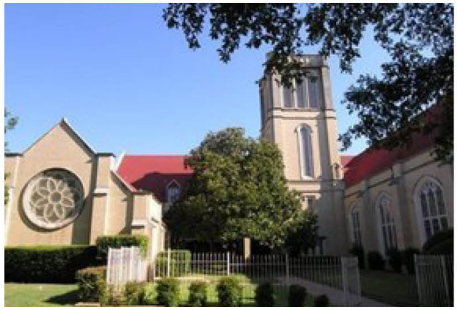
Polytechnic Cemetery

Polytechnic Cemetery is the 1000th Historic Texas Cemetery. Descendants of those buried in the cemetery, which dates back to 1895.

William James Middle School

William James; helped organize the Polytechnic School District in 1906. 1927--Fort Worth Architect William G. Clarkson designed William James Middle School.

Polytechnic United Methodist



The current building was completed in 1952, and our church “birthday” is 1892, just two years after the university was founded. This means the congregation has shared ministry with the campus for 120 years.

Ann Waggoner Fine Arts Building

The Fine Arts Auditorium portion of this building was originally constructed for the Polytechnic Methodist Church in 1908-1909, enlarged in 1923, and remodeled in 2002. This building includes teaching studios, rehearsal rooms, offices, an electronic piano laboratory, and the Fine Arts Auditorium, which includes Martin Hall.

Identity Improvement: Entrance Design

CATALYST PROJECTS: LANDSCAPE ARCHITECTURE AND ARCHITECTURE

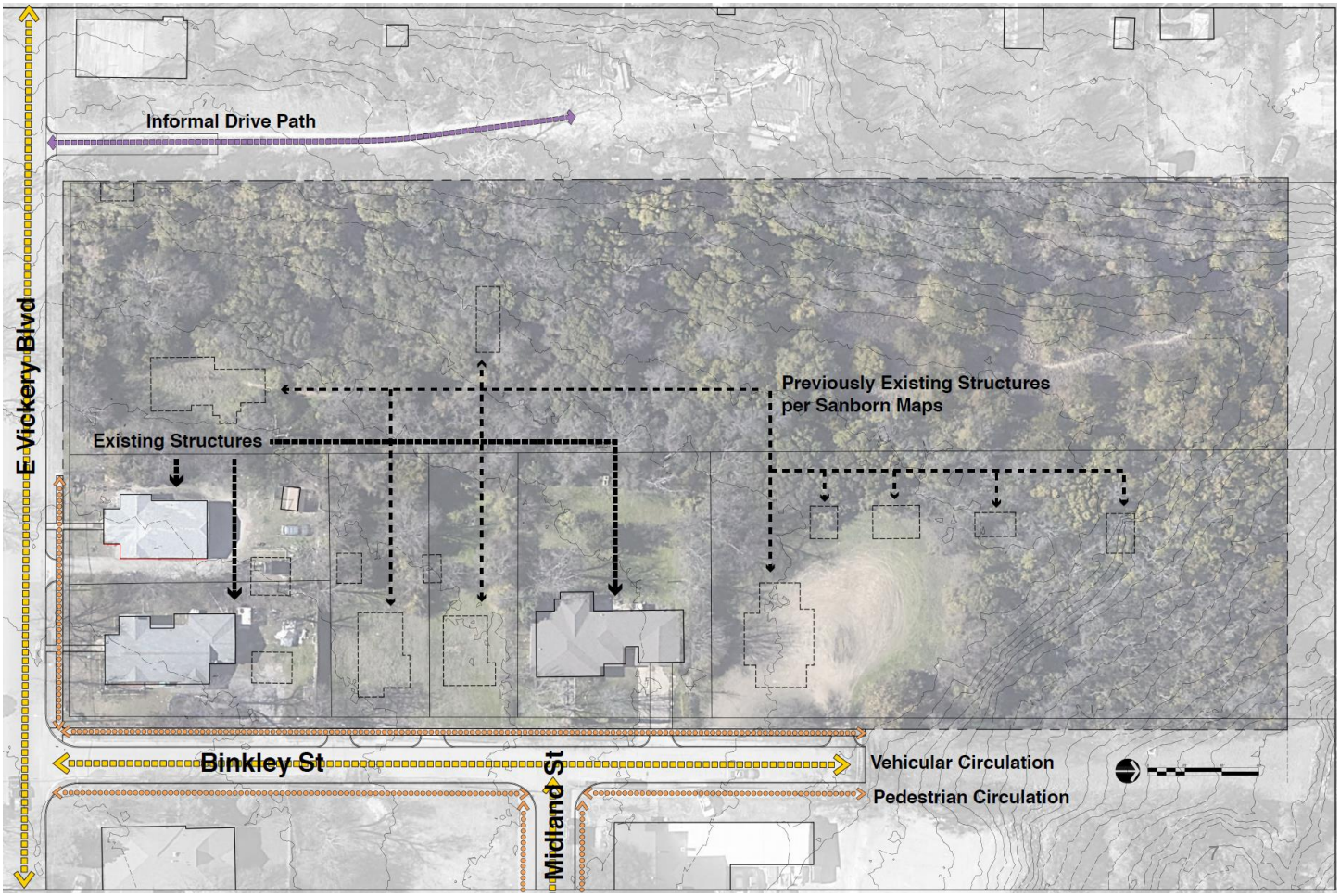
Detailed design proposals have been developed for selected sites to explore the best practices for revitalizing existing spaces that are degraded but have the potential to provide benefits to the neighborhood by landscape architecture and architecture students. The projects include housing infill, street improvement, community park development, accessibility improvement, community center complex, and more.

Binkley Street Cohousing Project: Site Location

Josiah Miller

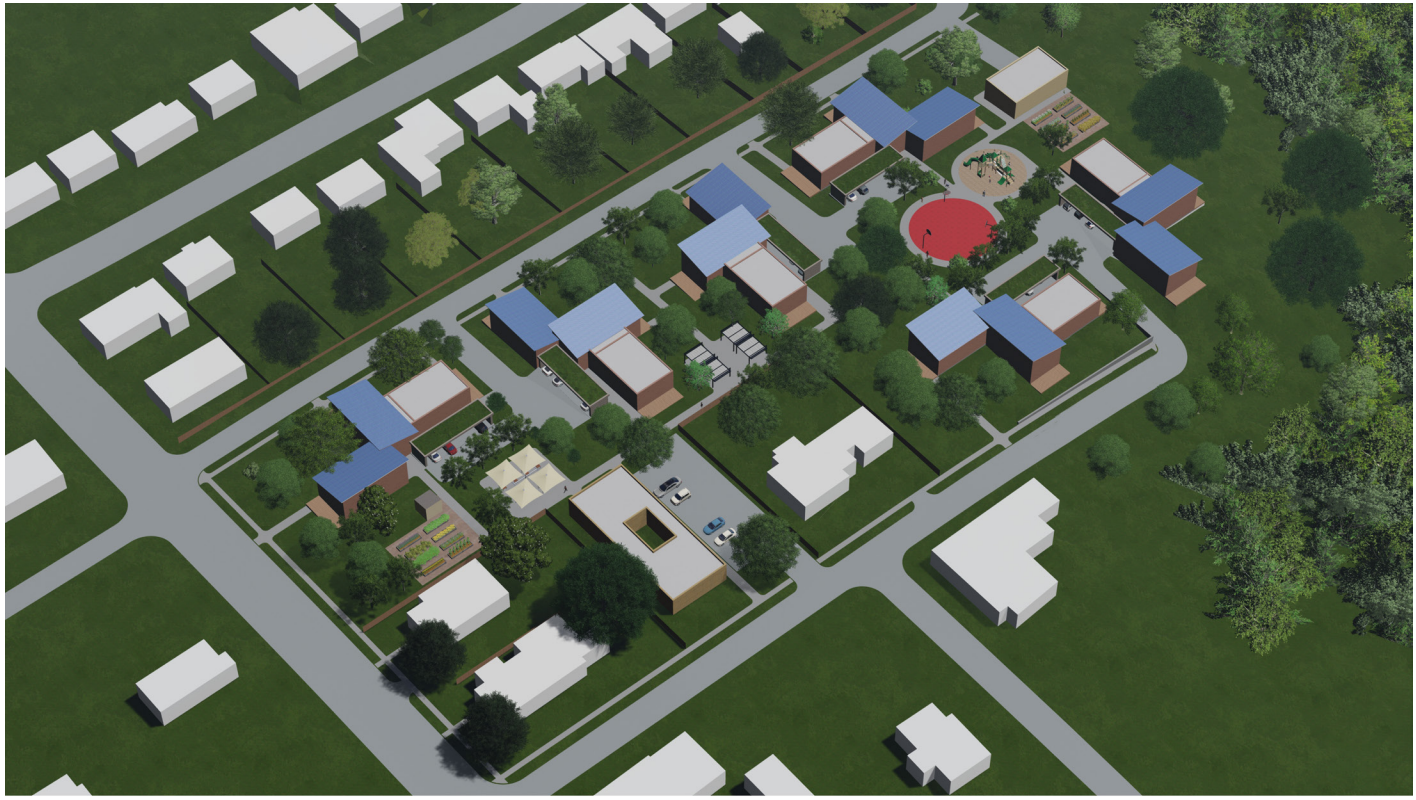
This cohousing project focused more on the low-density infill housing in two blocks with different conditions. One is a vacant 5-acre lot, mostly owned by TWU, and the other one is a block with existing single-family homes. Both are developed just enough to show housing opportunities available. Currently, the site has a number of existing buildings and multiple vacant lots for infill single-family and duplexes.

Binkley Street Cohousing Project: Site Conditions



Binkley Street Cohousing Project: Site Plan

*Housing design and layout were based on Terrassa Davilmar's work from ARCH 5592



Aerial Perspective - View towards NW

Binkley Street Cohousing Project: Section A-A’

Central Gathering Space

Binkley Street Cohousing Project: Section B-B’

Central Gathering Space

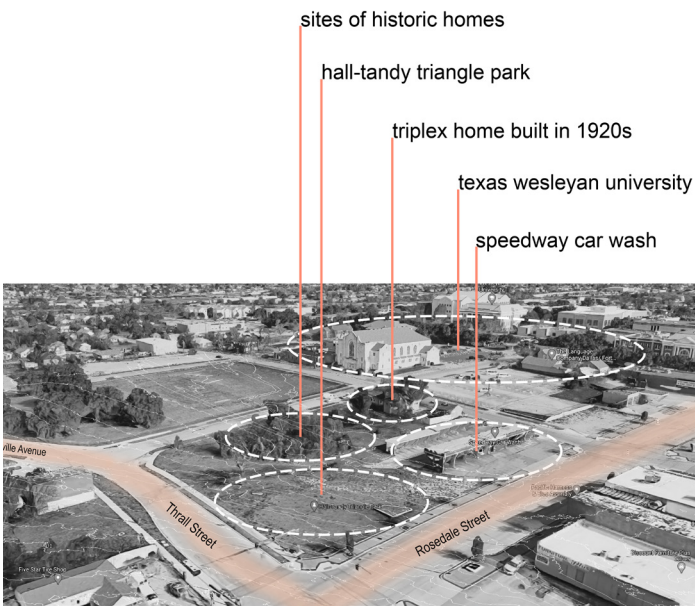
Basketball Court

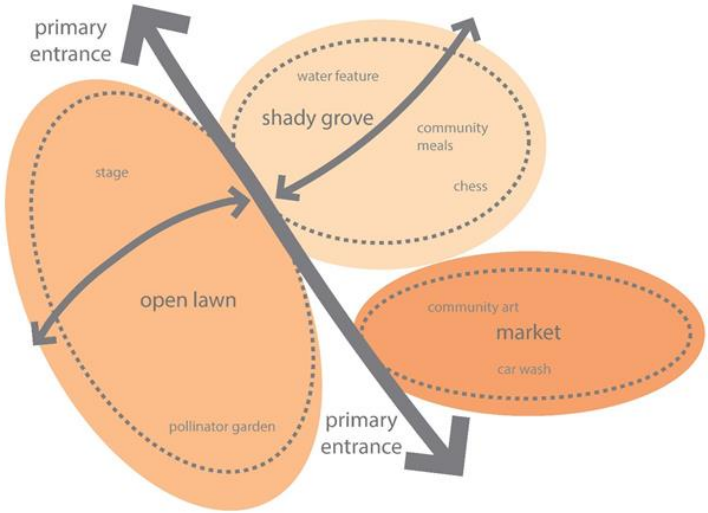
Playground

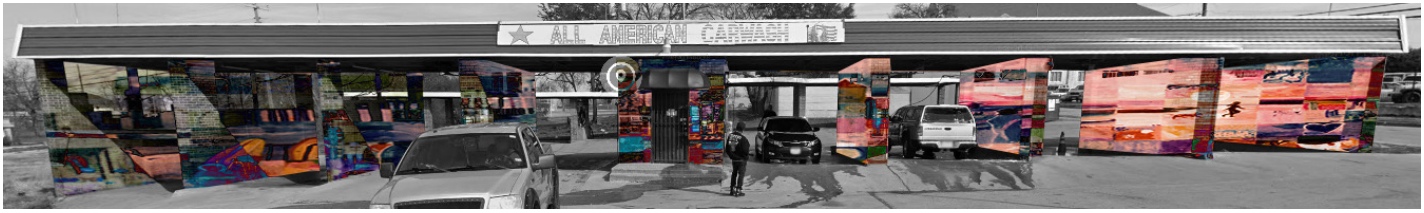
Binkley Street Cohousing Project: Rendering of South Garden Area

Binkley Street Cohousing Project: Rendering of North Garden Area

Hall Tandy Memorial Park: Site Conditions and Programs

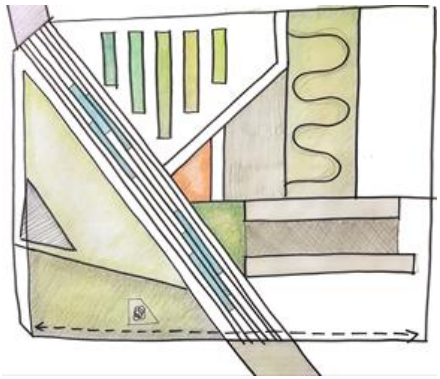


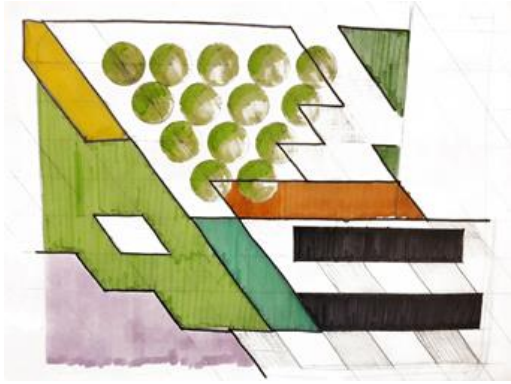


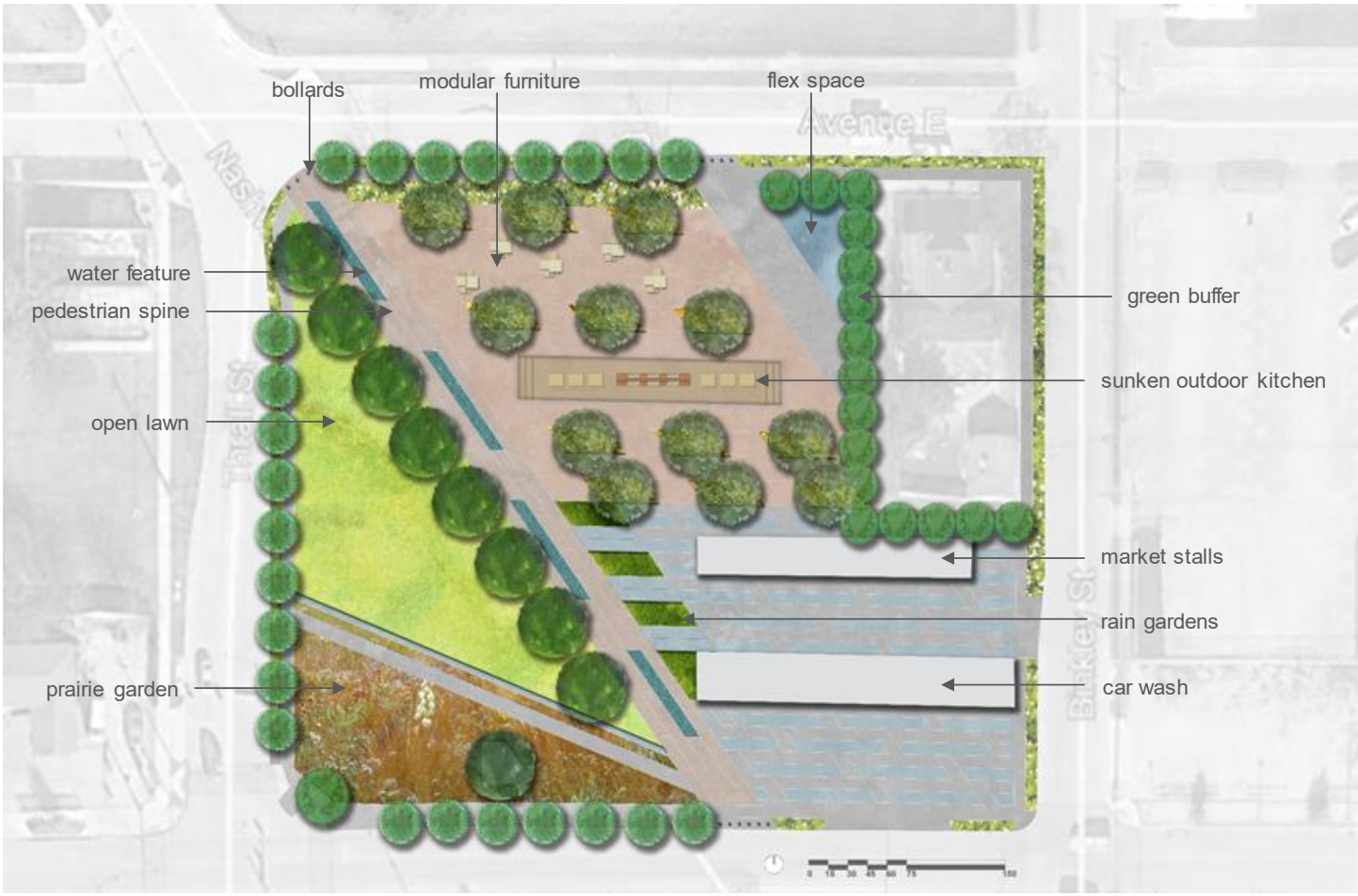


The block used to be bisected by Nashville Avenue, which connected all the way through to Rosedale Street. In 2014 they began demolition on that section of road and the once functional park in the southwest corner was never fully restored. Keeping in mind the existing conditions and the historic journey this land has been through, this design reinstates the primary axis that Nashville Avenue created, serving as a main pedestrian spine through the site. On the west, an open lawn with a pollinator/prairie garden will serve to revitalize the park space. On the northeast corner, where the historic homes once stood, a shady grove will create a sense of enclosure to enjoy outdoor activities. Where the carwash sits, a program is suggested where half of the stalls can continue to be used for washing cars, while the other half of the stalls can serve as a structure to house community markets.

Hall Tandy Memorial Park: Site Plan
Lauren Wardwell







Hall Tandy Memorial Park: Section A-A’

Prairie Garden

Pedestrian Spine

Rain Gardens

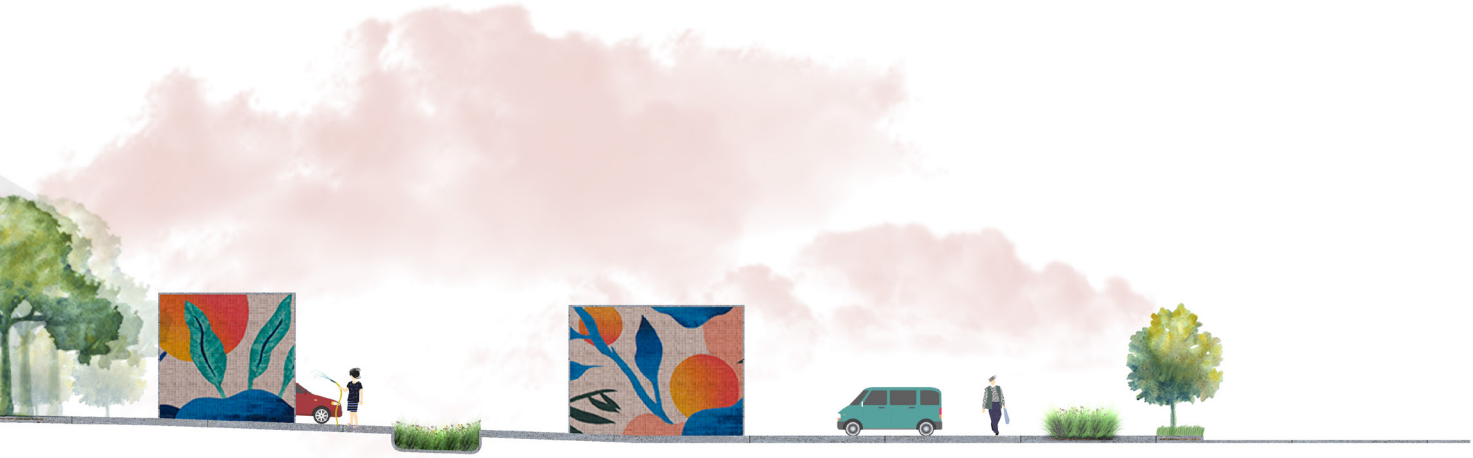
Market Stalls

Hall Tandy Memorial Park: Section B-B’

Outdoor Activity

Sunken Outdoor Kitchen

Outdoor Activi



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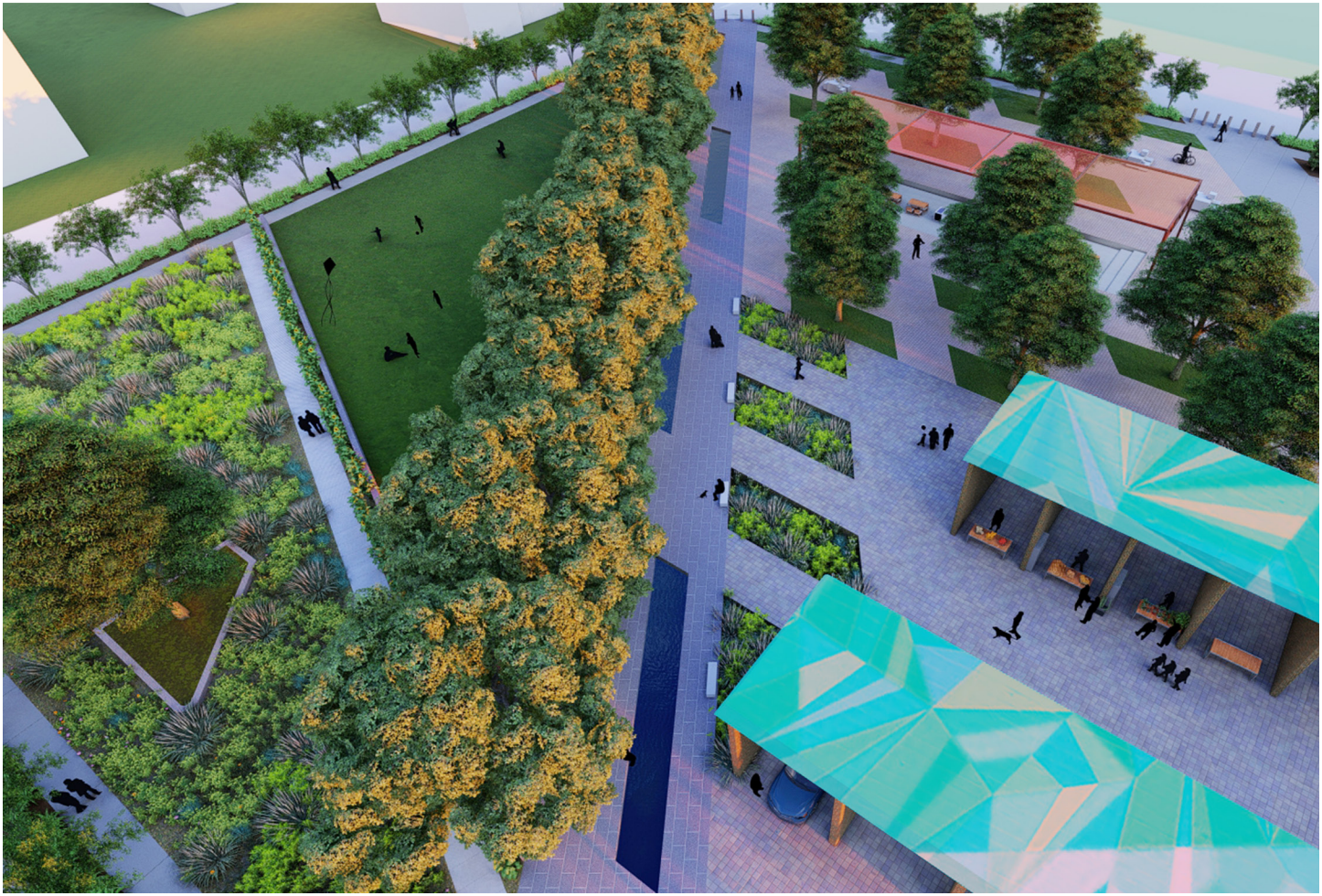
Car Wash and Market Stalls

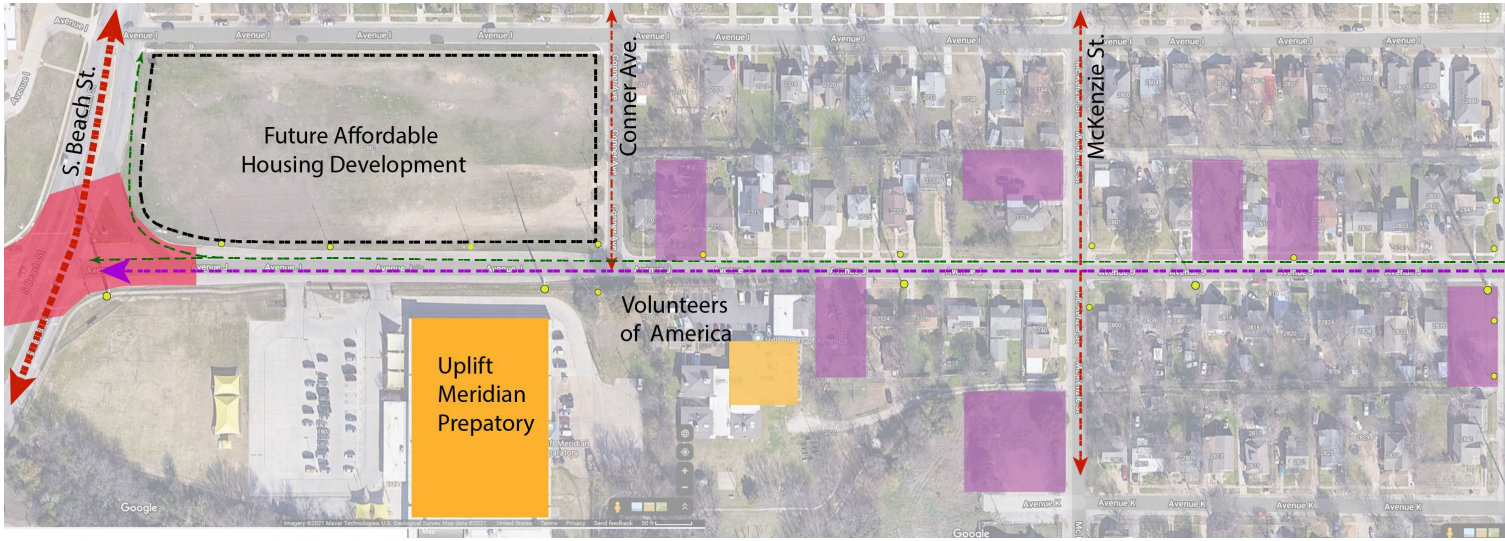
Hall Tandy Memorial Park: Overview of the Park

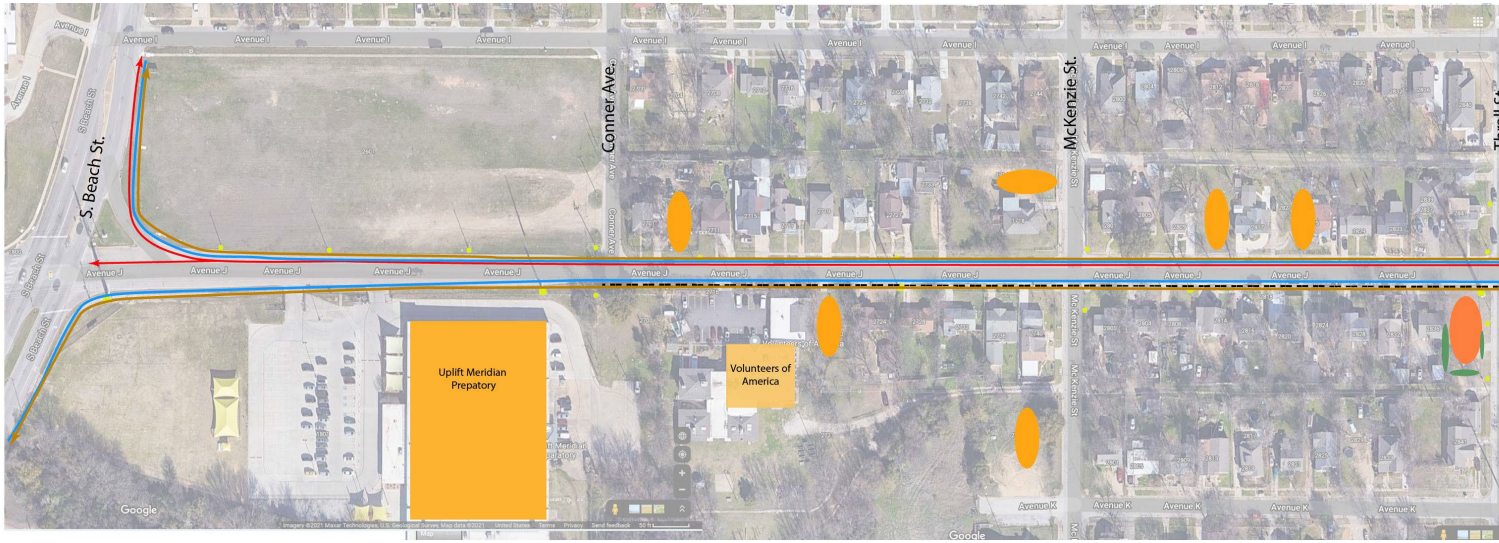


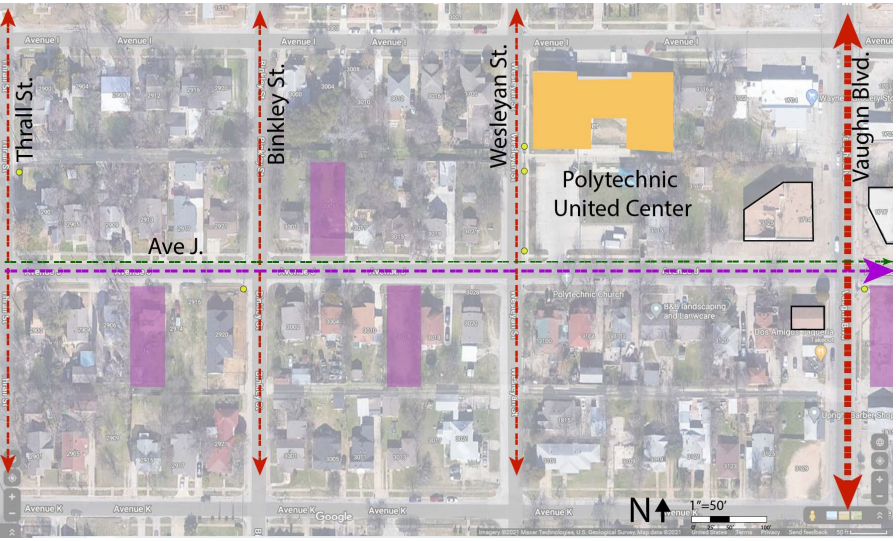
Hall Tandy Memorial Park: North Entrance to Nashville Avenue

Avenue J Street Improvements: Site Conditions

Melissa Brown

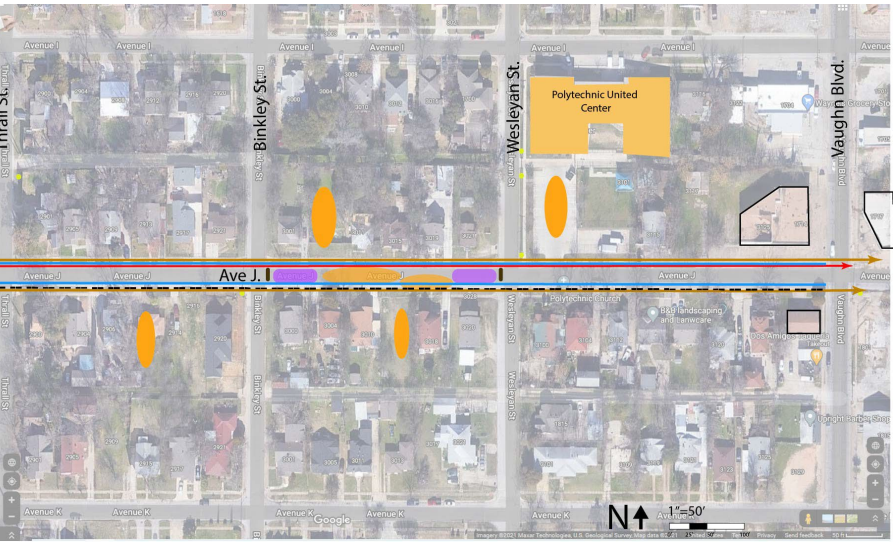






Legend

- Main Road
- Axis Roads
- Focus Road
- Vacant Lot
- Community Center
- Proposed City Bike Route
- Utility Pole
- Vacant Buildings
- Hazardous Intersection



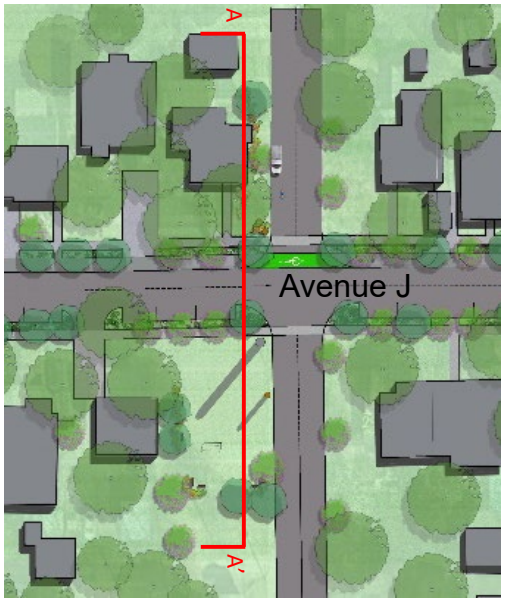
Legend

- Temporary Activity Zone
- Temporary Social Zone
- Mini Park
- Barricades
- Community Center
- Pollinator Garden
- Bike Lane
- Vacant Buildings
- Stormwater Managment
- Street Parking
- Improved Sidewalks

Avenue J Street Improvements: Section A-A’

oad
8’ Street Parking
& Rain Garden
5.5’ Sidewalk
140’ Vacant Lot

Avenue J


A
Avenue J
A'

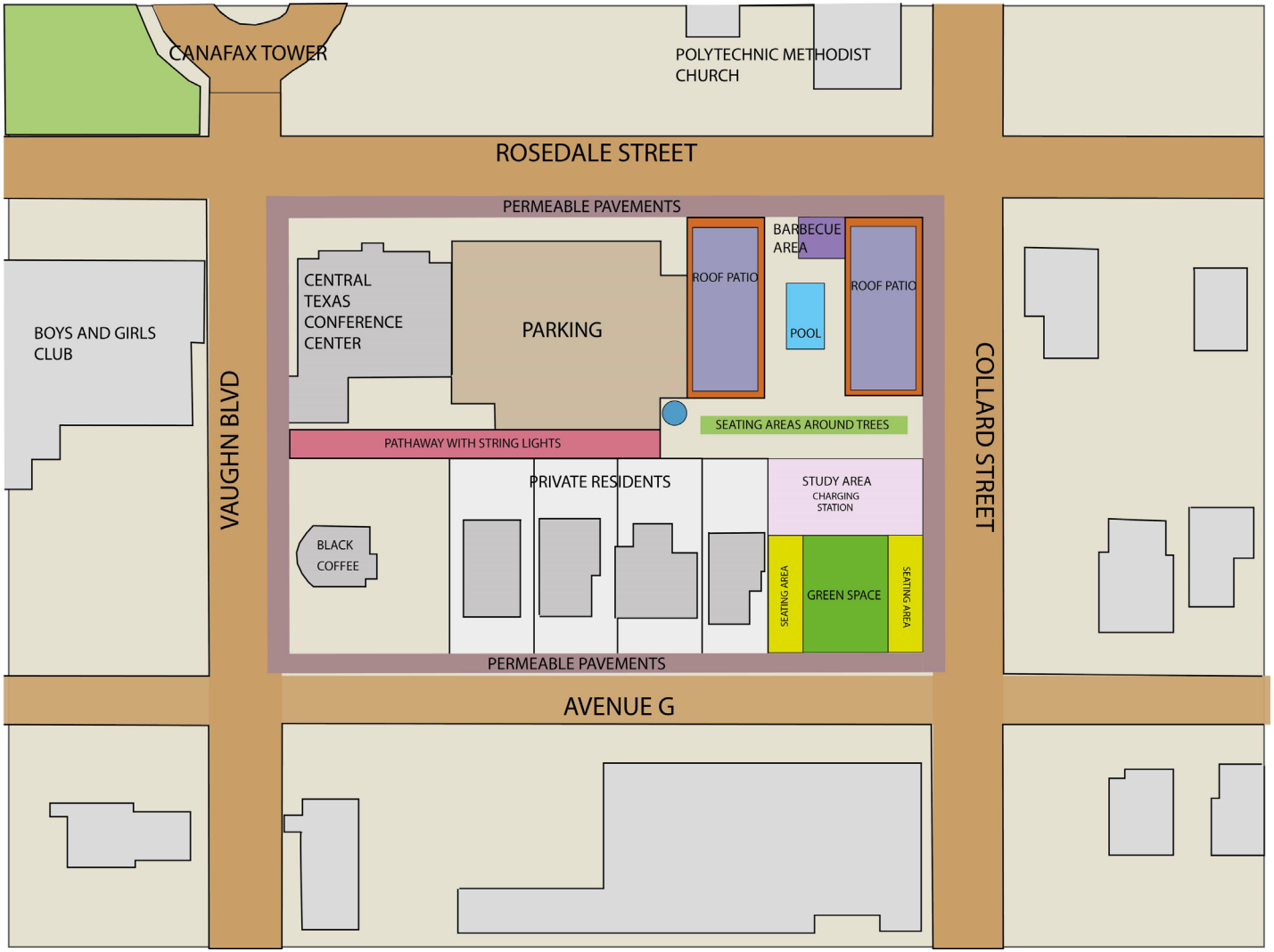
Avenue J Street Improvements: Street Fair

Avenue J Street Improvements: Improved Streetscape and Community Park

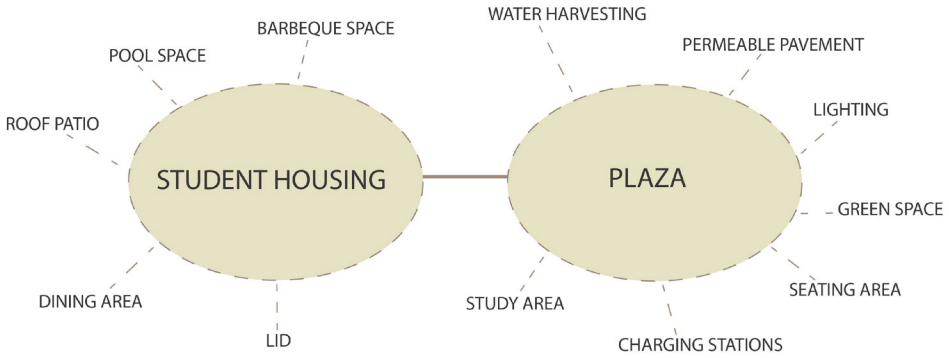
Avenue J Street Improvements: Improvement on Thrall Street

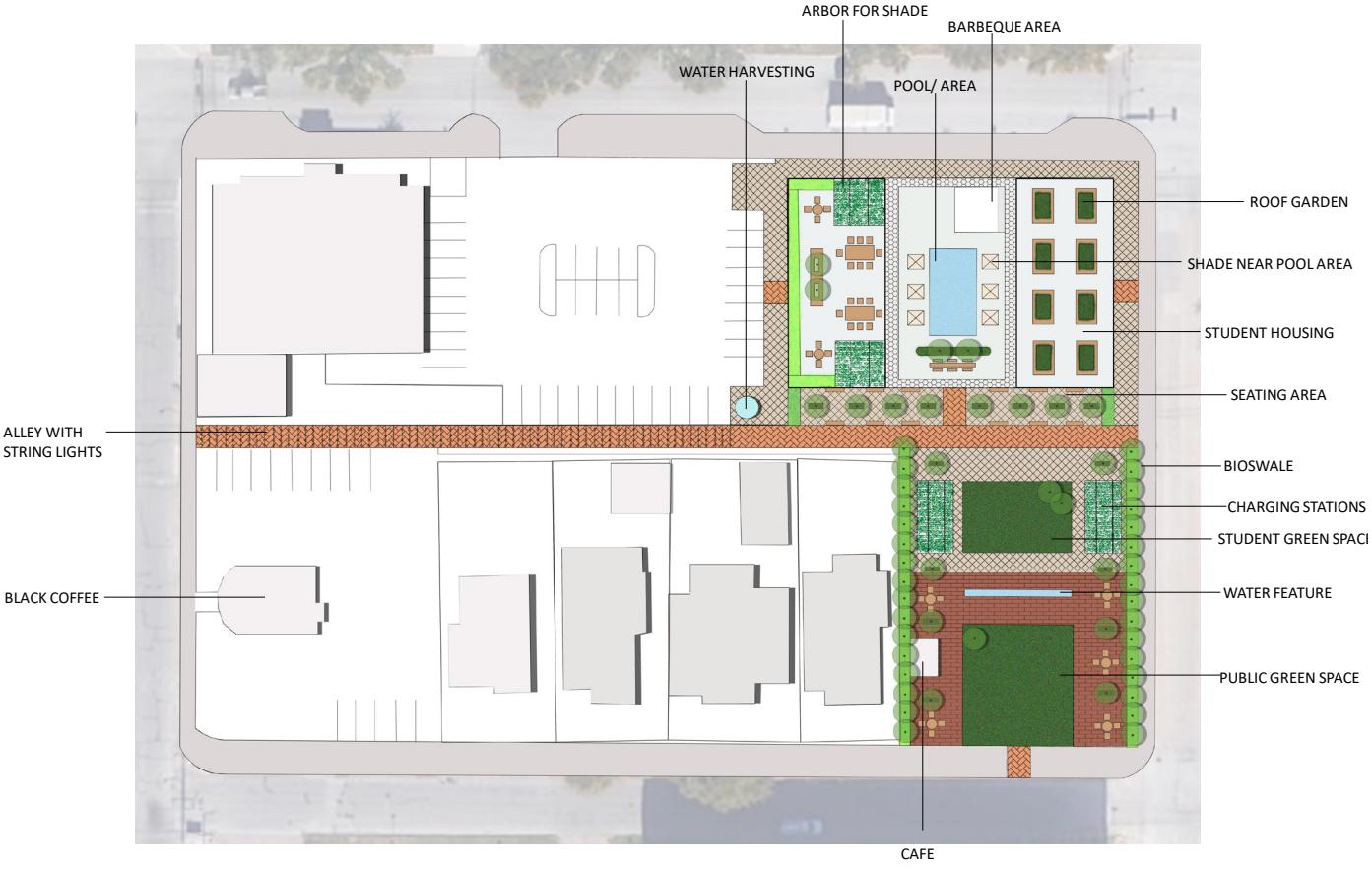
New Texas Wesleyan Student Housing: Site Conditions

Safa Sayeed Khan



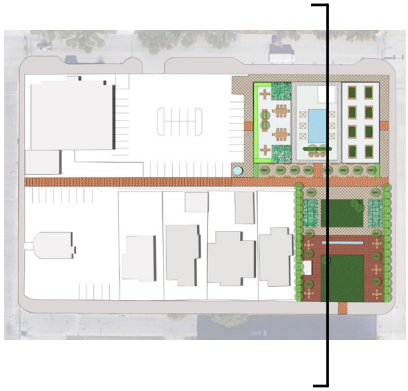
New Texas Wesleyan Student Housing: Site Plan





New Texas Wesleyan Student Housing: Section 1

New Texas Wesleyan Student Housing: Section 2



Outdoor Plaza

Path to Black Coffee

Courtyard

New Texas Wesleyan Student Housing: Outdoor Plaza

CAFE

PUBLIC GREEN SPACE

WATER FEATURE

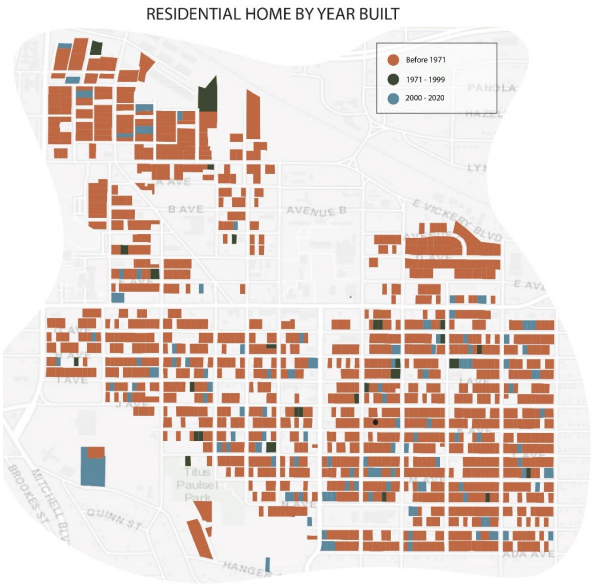
New Texas Wesleyan Student Housing: Outdoor Plaza

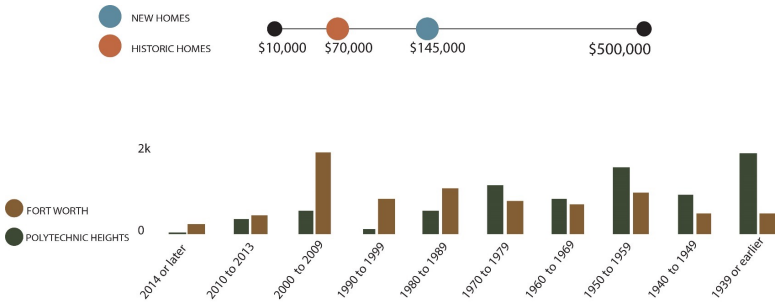
STUDENT GREEN SPACE

SHADE AREA

Housing + Neighborhood Conditions

Becca Icossipentarhos



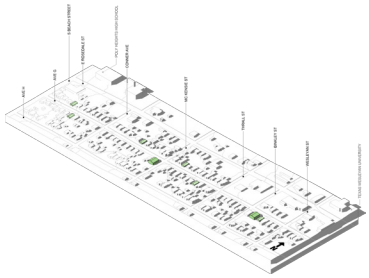


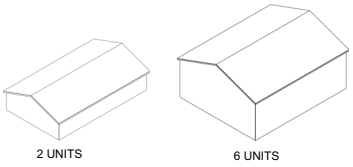
Medium Industrial
Light Industrial
Mixed-Use Low Density
Mixed-Use High Density
Planned Development
High Density Residential
Multi-Family High Density
Multi-Family Medium Densi
Two-Family Housing
Single-Family Housing
Commercial
Neighborhood Facilities
Vacant Lots

Housing types, zoning, and adjacencies were analyzed in order to find out how higher-density housing options could be made available as the community continues to grow. Vacant lots (the green rectangles) were identified for this purpose.

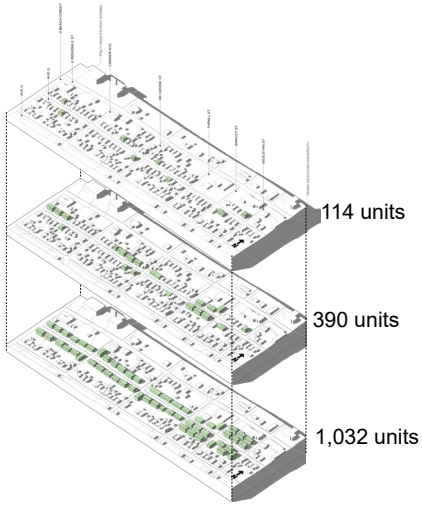
High Density Options

This is a diagram of three different potential implementations of the housing design- using 6,12,18,24 unit prototypes.

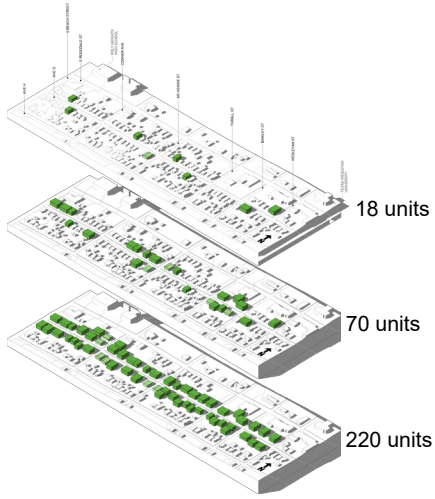


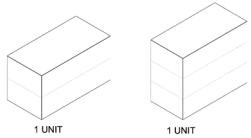


This is a diagram of three different potential implementations of the housing design- using 1 unit prototypes infilling with townhomes.

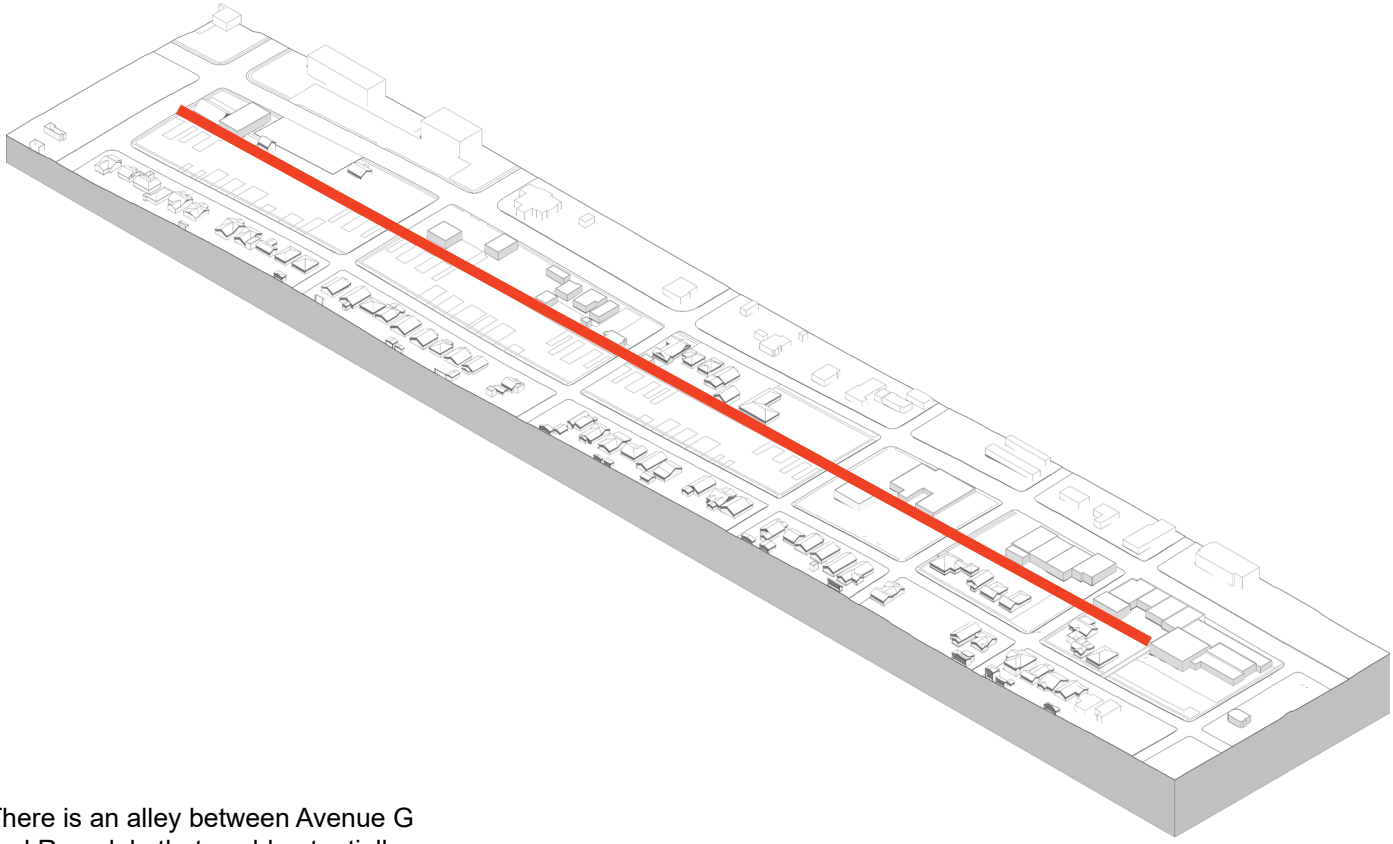


In this high denstiy zoning example on Rosedale, vacant lots were infilled with the duplexes and larger houses that were common in the neighborhood . This added an additional 24 units.



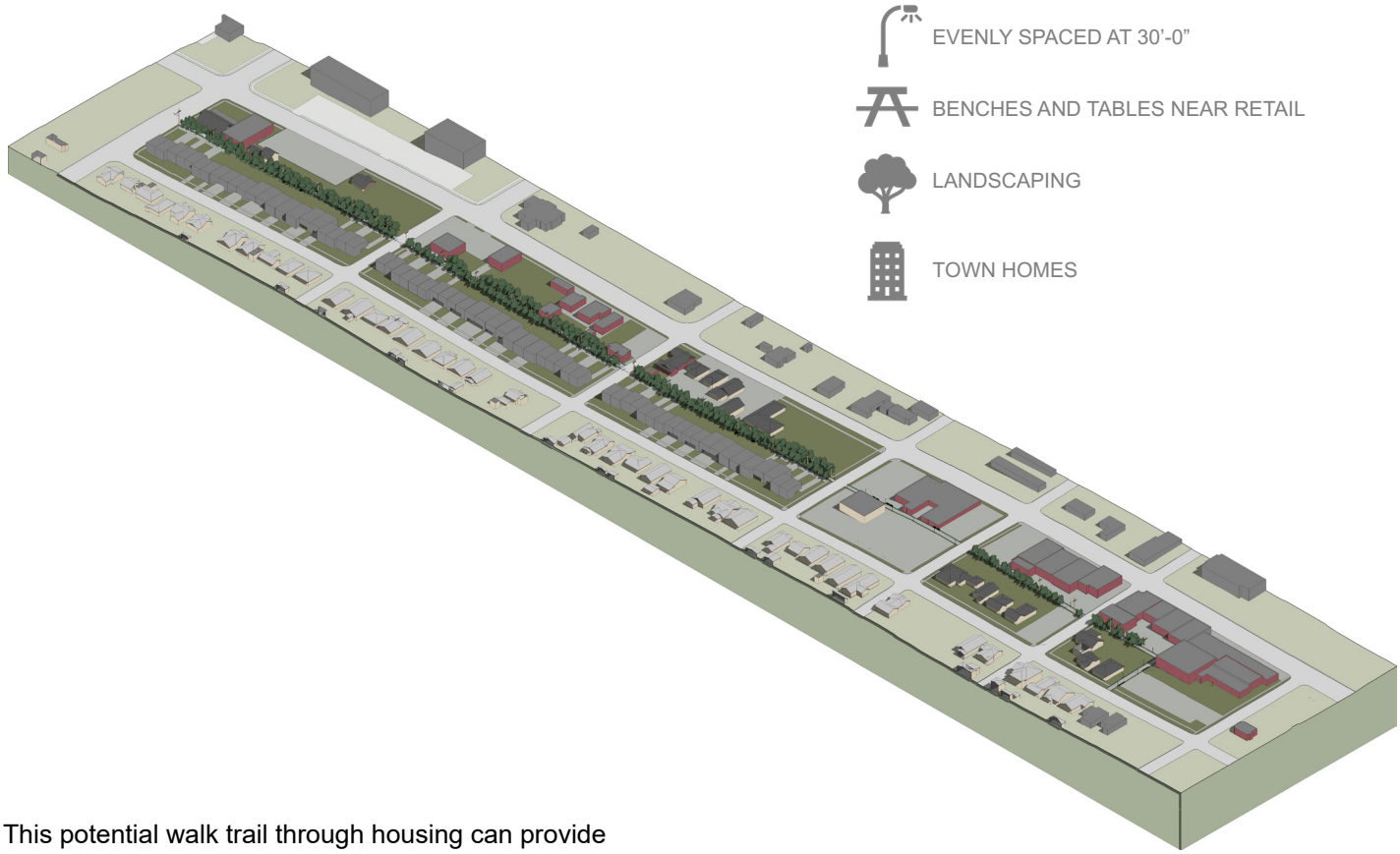


Walking Trail



There is an alley between Avenue G and Rosedale that could potentially become a walking trail, acting as a bridge between commercial and residential spaces.

Walking Trail



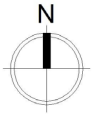
This potential walk trail through housing can provide additional light, shading, greenery, and resting areas, creating a safe walkway for residents and students while providing an inviting space near Rosedale. This will hopefully result in a rise in foot traffic and a more desirable area for new residents and local businesses.

Housing + Neighborhood: Low Density

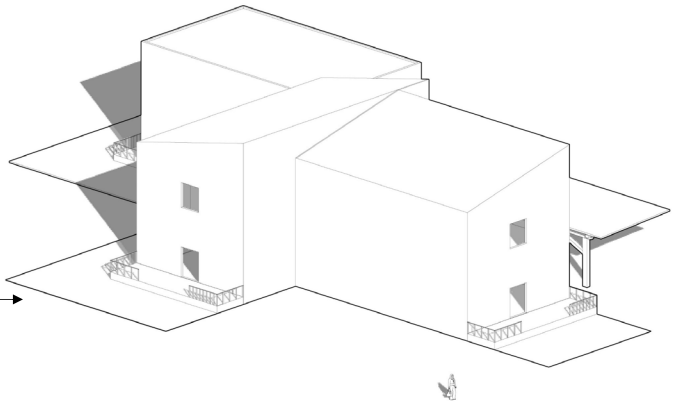
Terressa Davilmar

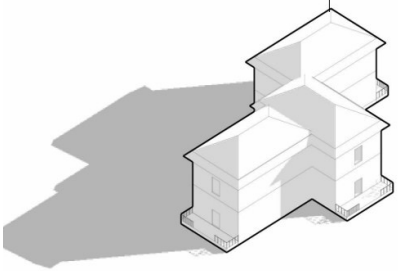
9 Condo Units
8 Duplex Units
22 Apartment Units
8 Studio Apartments
12 Single Family, 1-2 bedrooms
7 Single Family, 2-4 bedrooms

In this example, the focus was placed on housing in low density zoning. The white buildings are existing, and the green are the possible single family/duplex infill options.



Housing + Neighborhood: Low Density

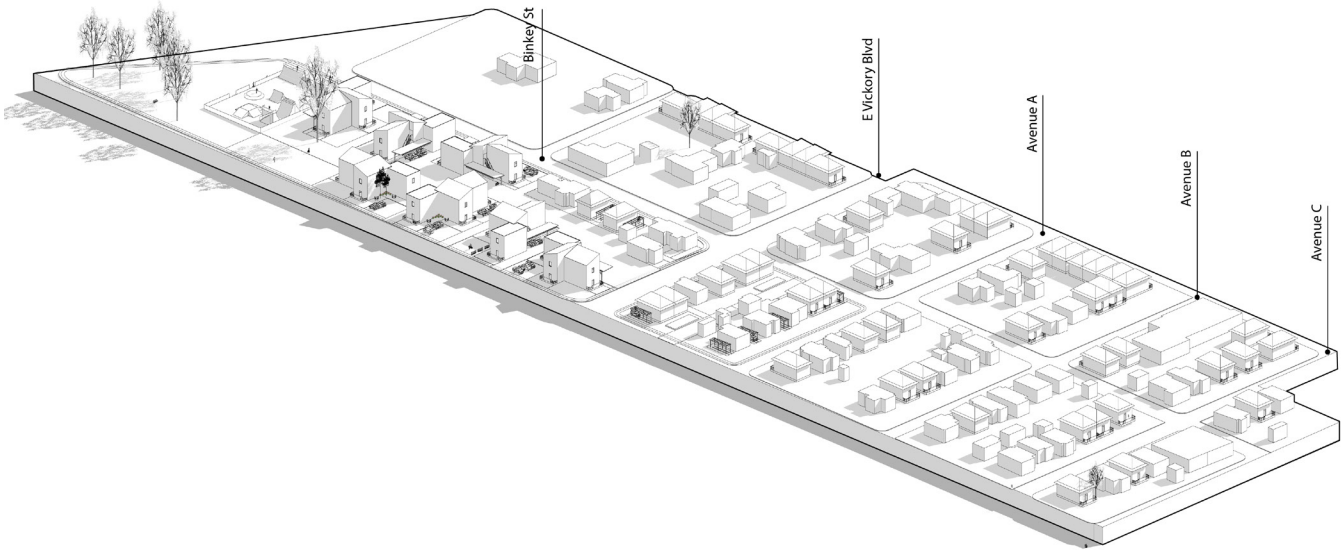




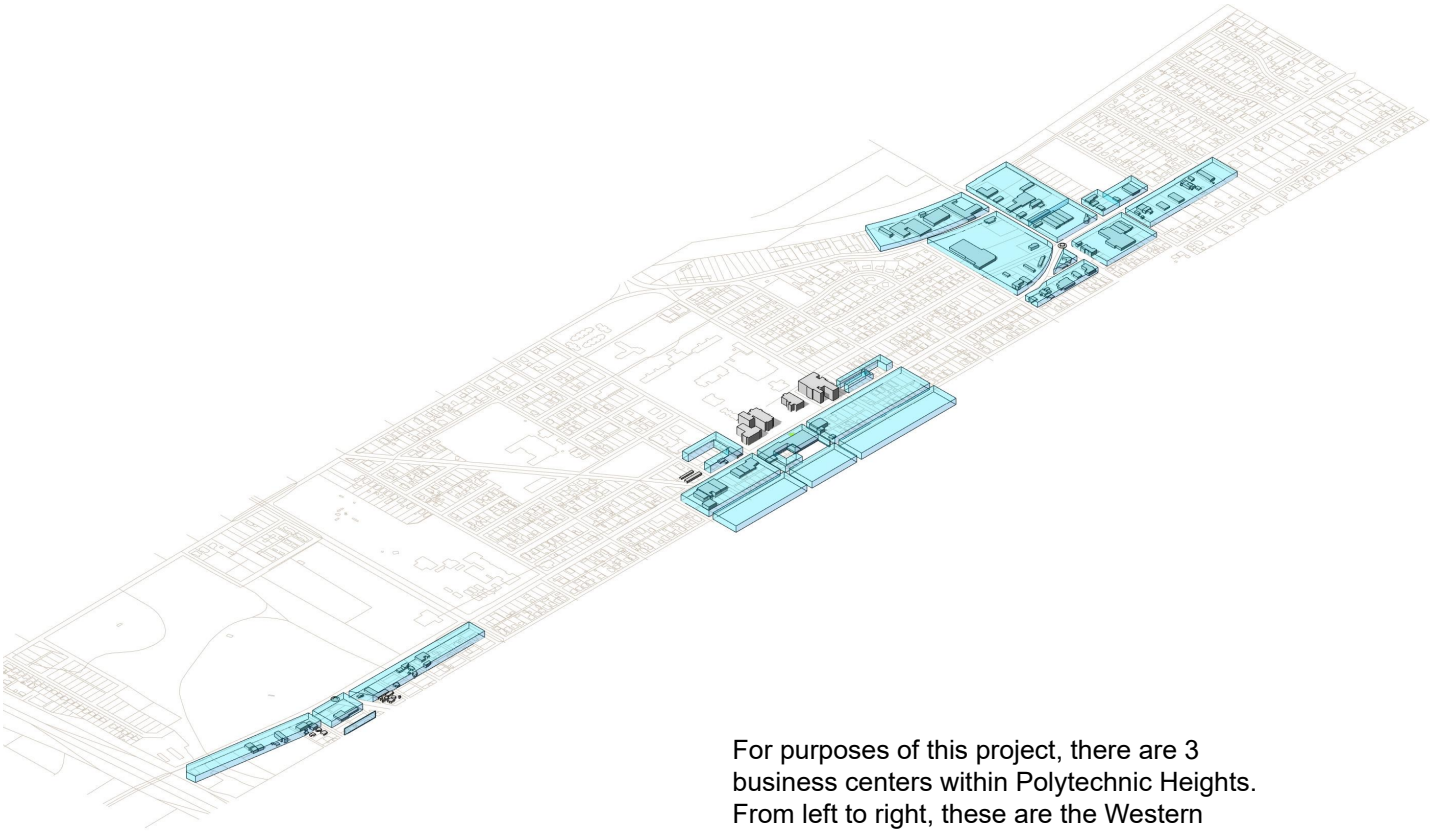
Apartments

6 Units

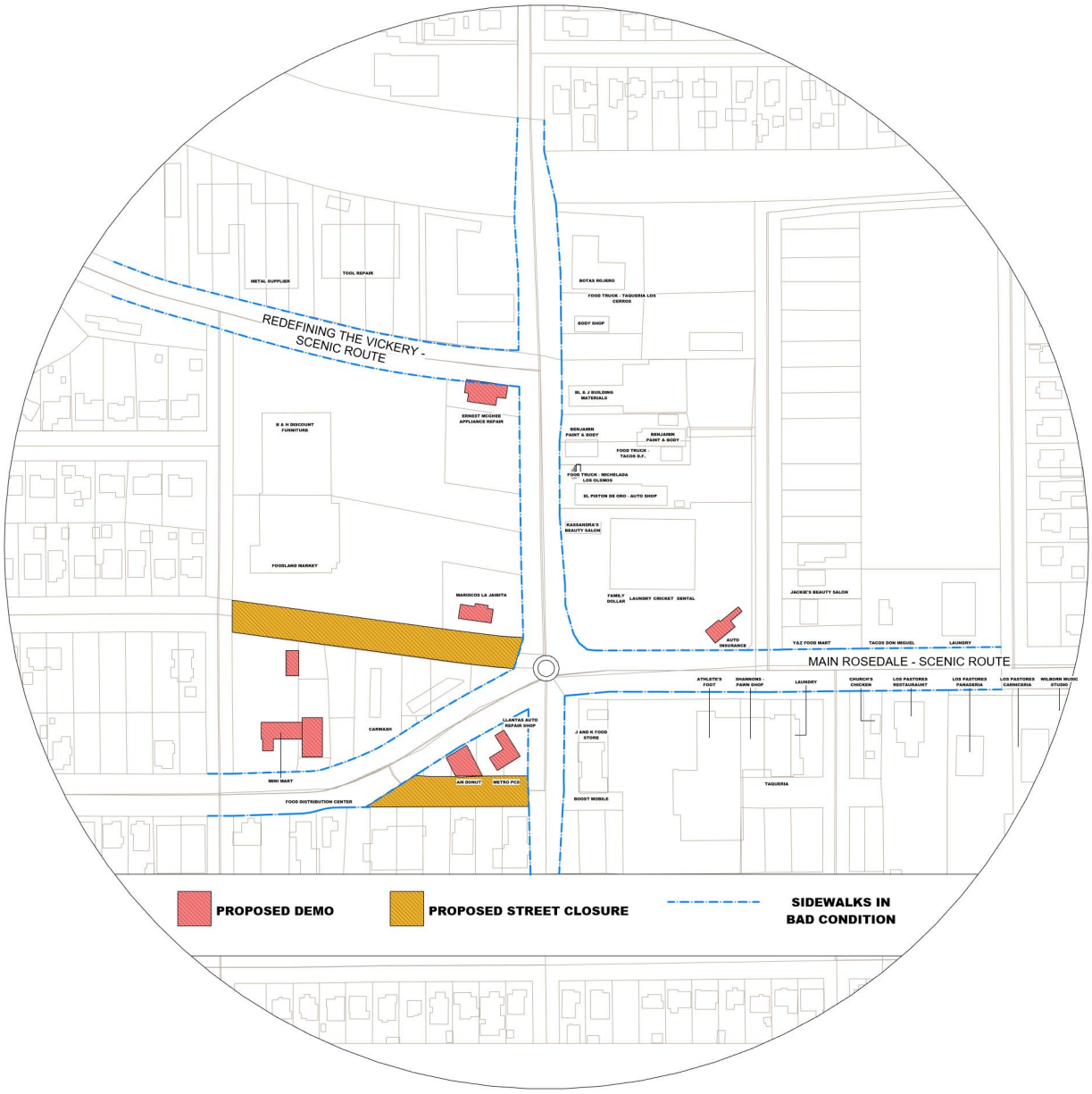
800 Square Feet /Units



Lindsay Hubbel + Hector Guevara

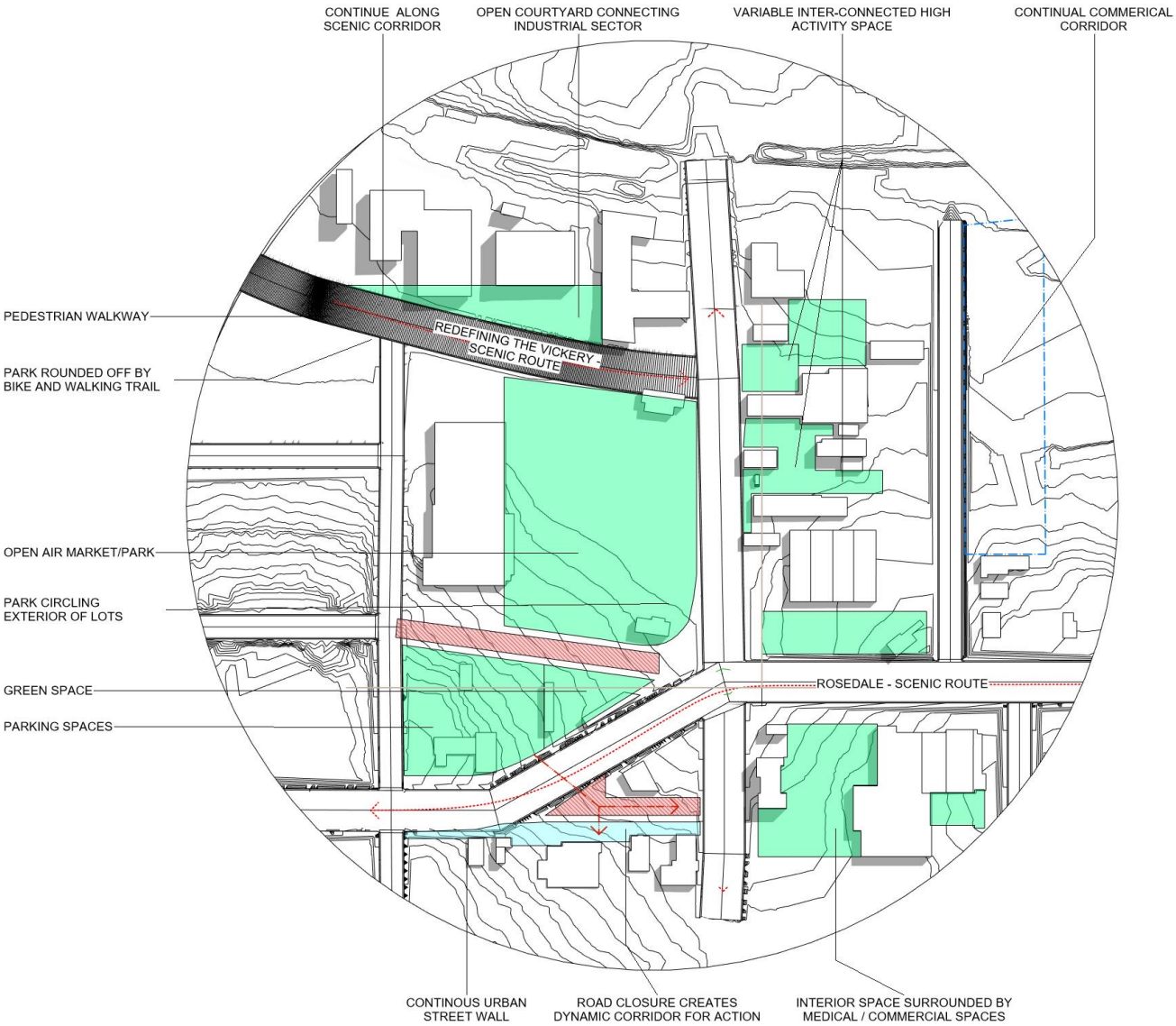


For purposes of this project, there are 3 business centers within Polytechnic Heights. From left to right, these are the Western Roundabout. The Historic Main St strip and the Eastern Roundabout connects Ayers Avenue and Rosedale. This last center is the focus of this project



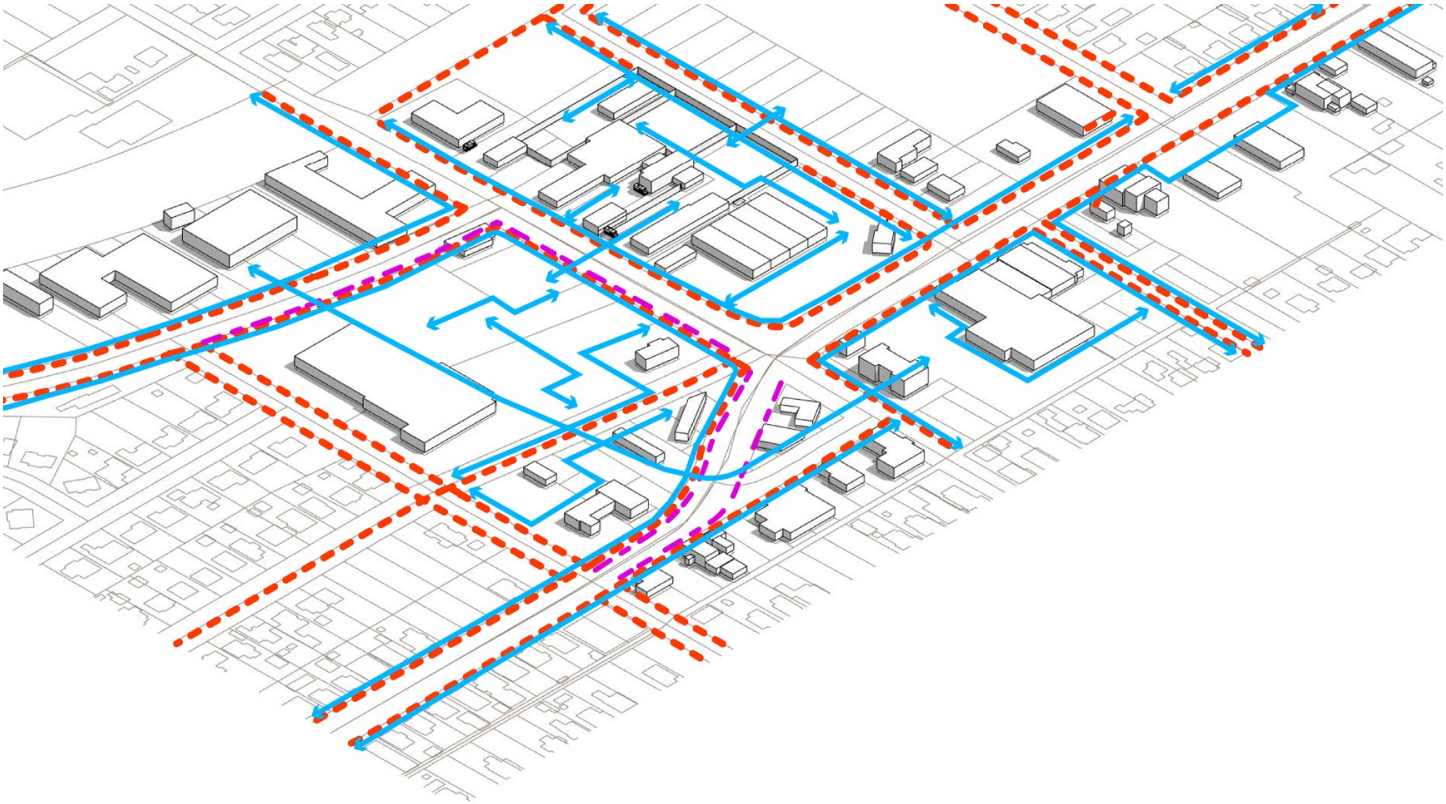
Adaptive reuse of existing infrastructure. The plan is to reuse existing structures and to bring in existing businesses from around Poly to create a cohesive business community where they can benefit from each other's foot traffic and help establish a cooperative local business community.

Community Centers: Strategy Two



I incorporating the native species recommendations from landscape architecture students increases the biodiversity in the area. While using the larger greenery to create shade, park spaces decrease the amount of concrete and create a place to walk for residents, reducing urban heat island effect.

Community Centers: Strategy Three



PEDESTRIAN MOBILITY

Pedestrian Prioritization | Shorter blocks and well-connected street network mprove mobility by allowing people explore more direct routes through the neighborhood

BIKE LANE PRIORITY

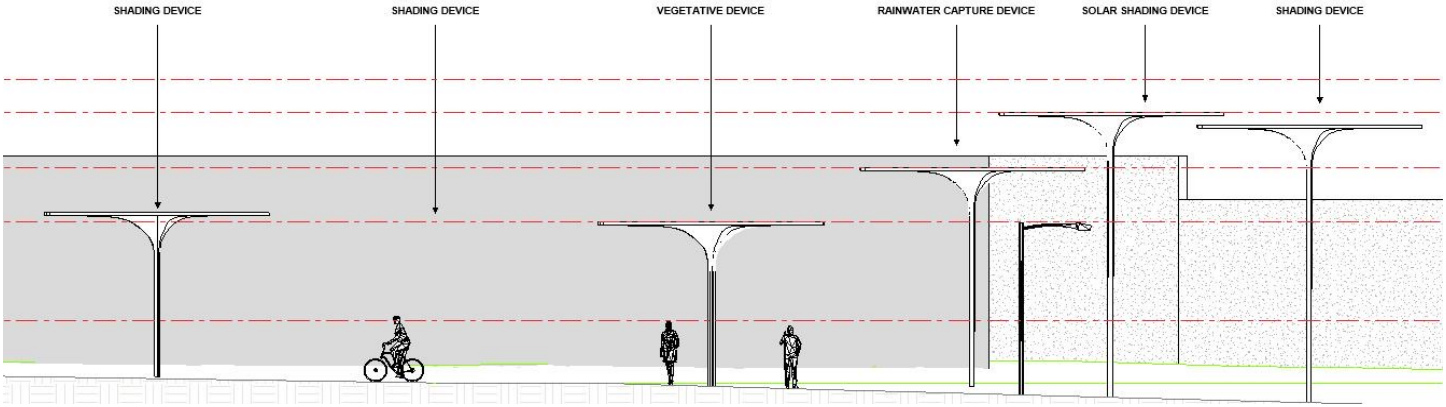
Urban Bikeways | facilitate safe efficient travel, promote physical activity, while reducing energy use, CO2 emissions, and noise pollution.

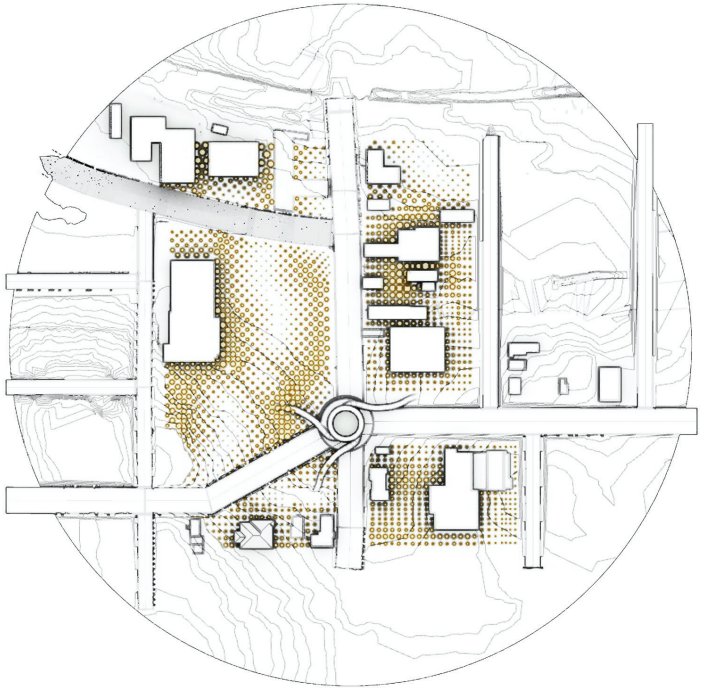
STREET PARKING

Street Parking | Protects pedestrians and cyclists from heavily trafficked streets and leaves room for retrofitting of existing underutilized parking

This strategy creates walkable streets and a walkable park. The need to slow traffic and the extended sidewalks created an opportunity to build narrower streets that create a sense of safety and walkability. This sense of cohesiveness uses canopies to allow the vibrant street life to come into the park and create transitional and multipurpose spaces.

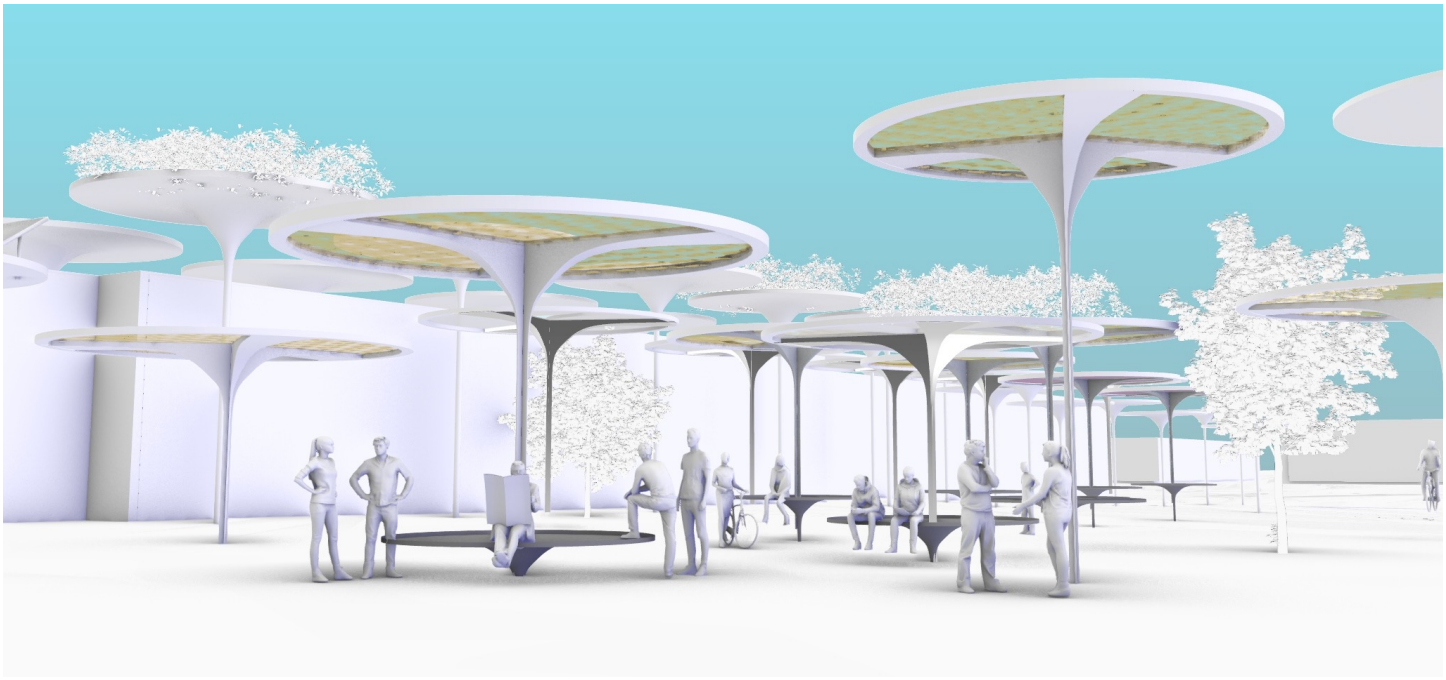
Community Centers





Canopy structure will act as a connector. Each structure has a unique typology and function. They can act as shading devices, solar generators, water collectors, and green roofs.

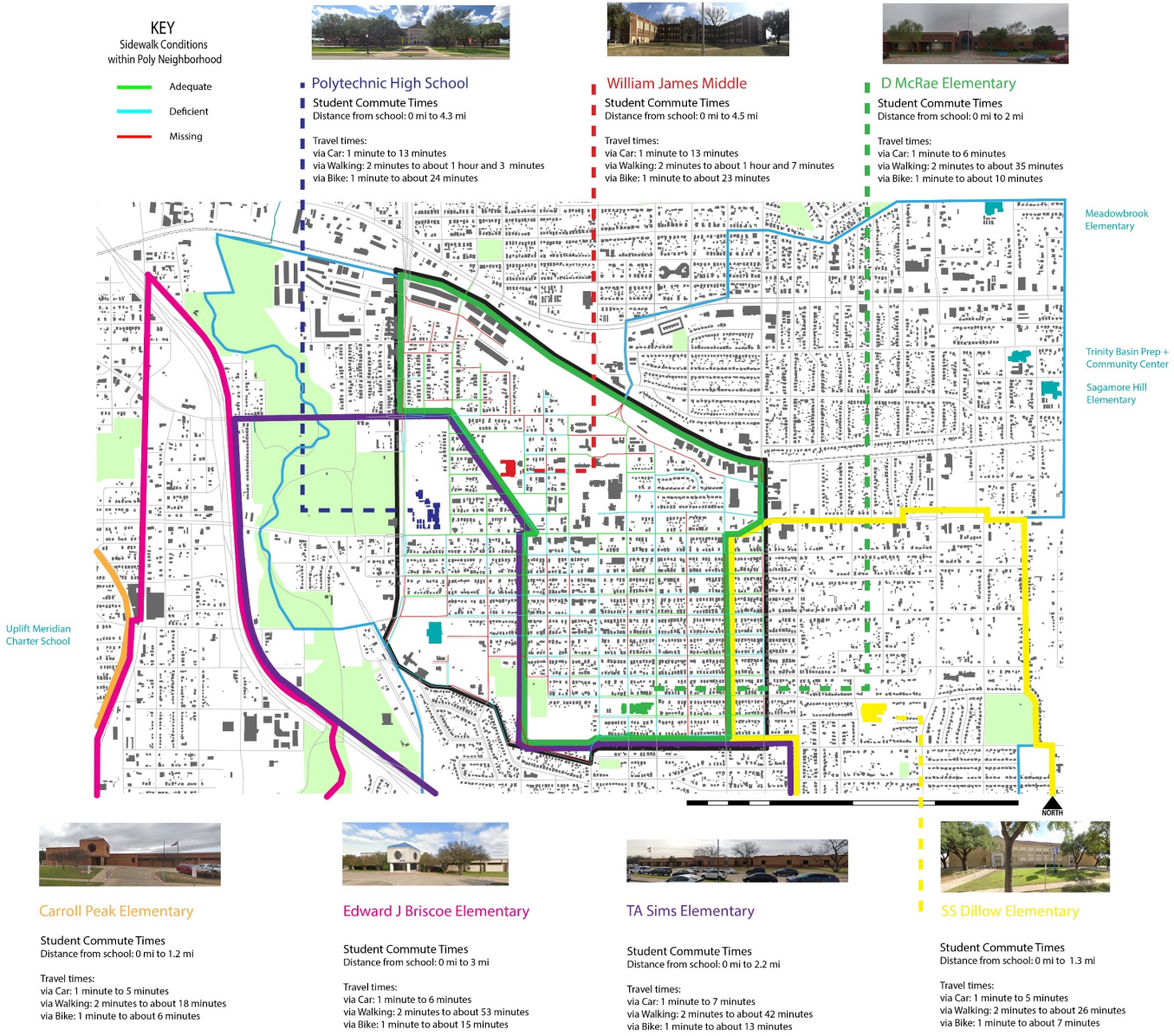
Community Centers



This project will create an enhanced gateway to Polyheights along with a physical anchor to the site. A recognizable urban center that will call to the community.

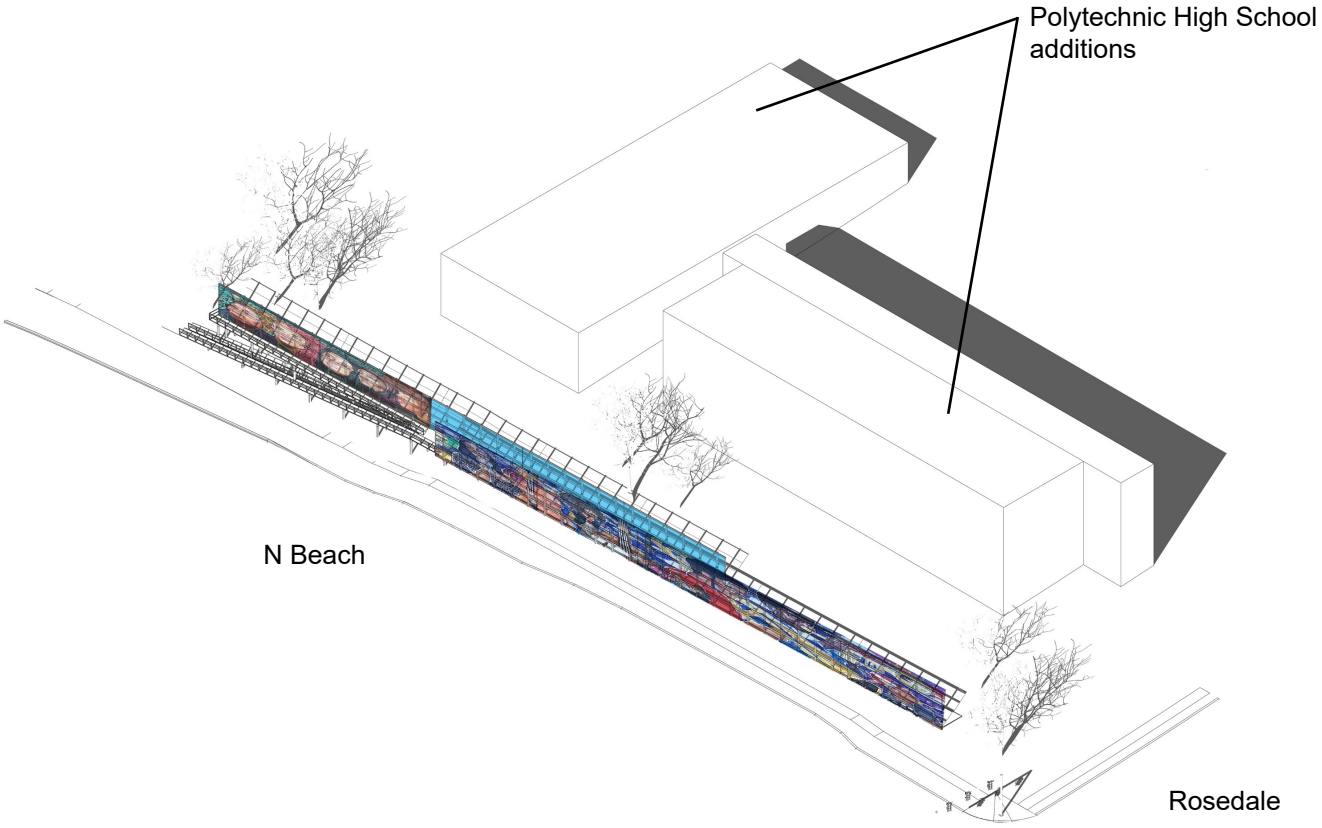
Education Monument

Alaina Gunter



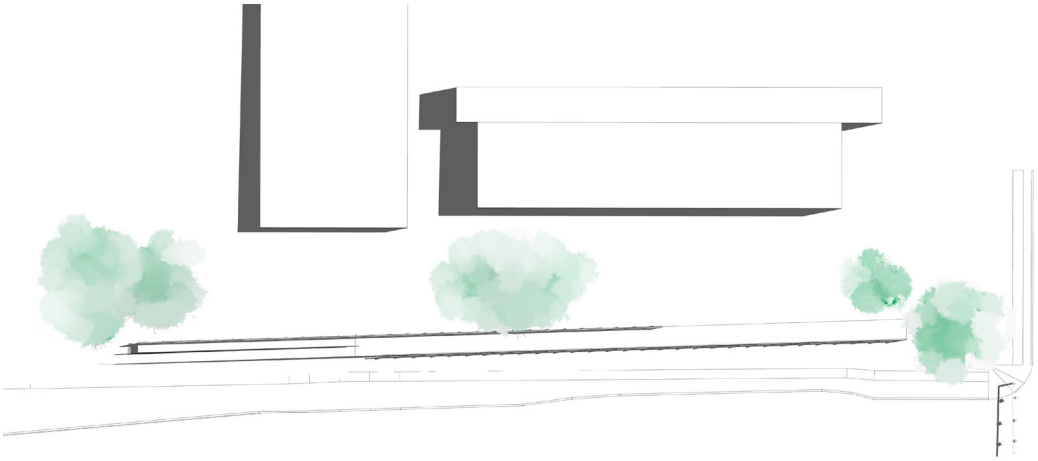
Education is important to every community, as is how it is seen by its inhabitants. In this project, there was a focus on Polytechnic High School. Bringing it to the communities attention while providing a safe and educational path to the school.

Education Monument: Perspective



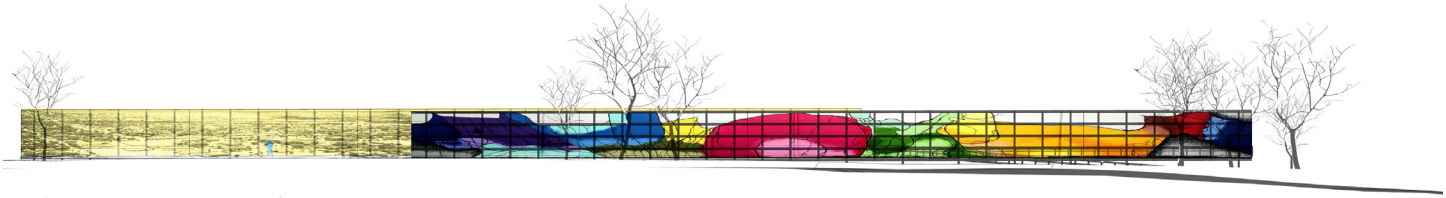
This will be a monumental entrance into Polytechnic High School that will create a sense of neighborhood identity and a safe way to cross Beach Street. Serving as a type of boardwalk extending out of the sloping terrain.

Education Monument: Views



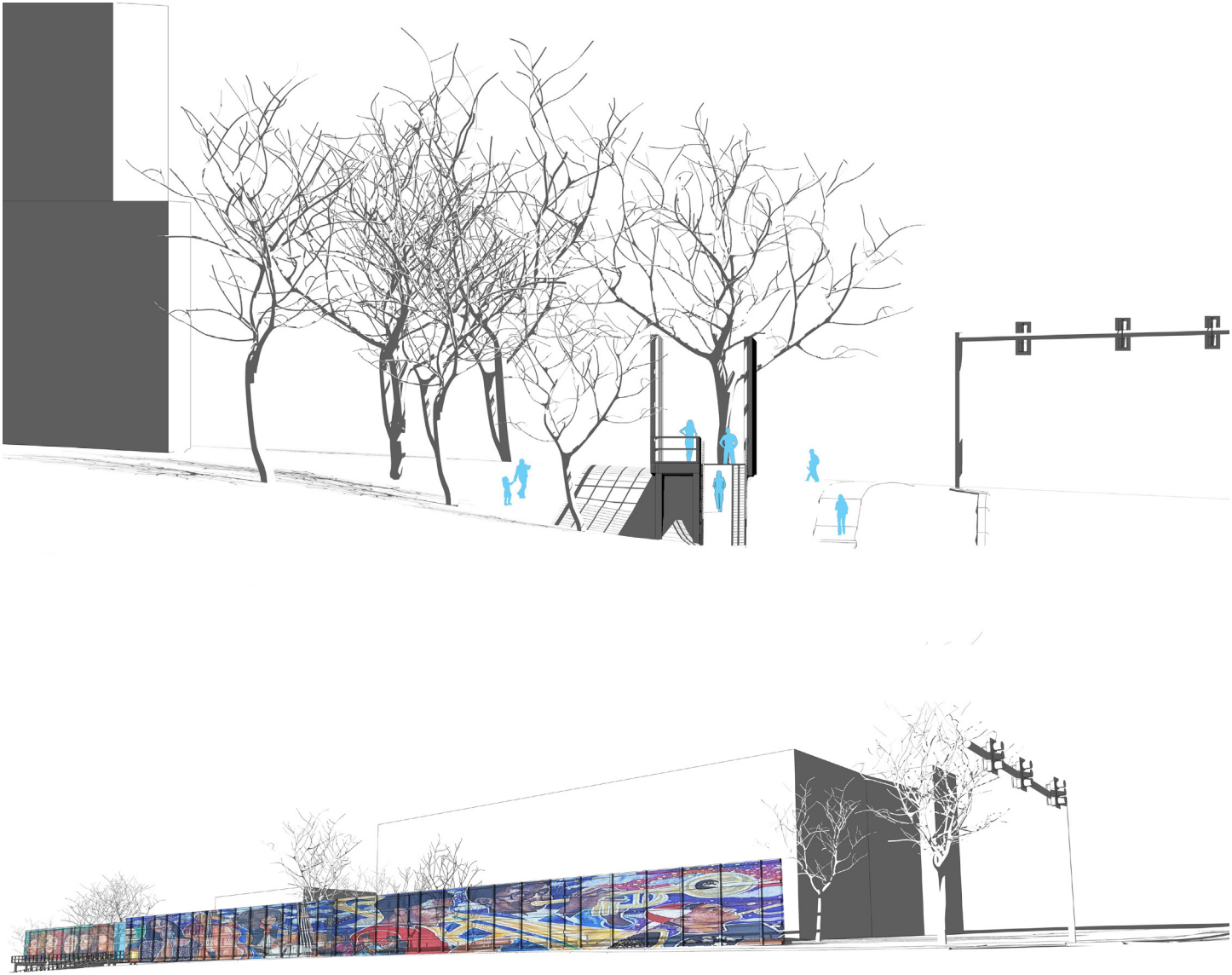
Top View

East Elevation



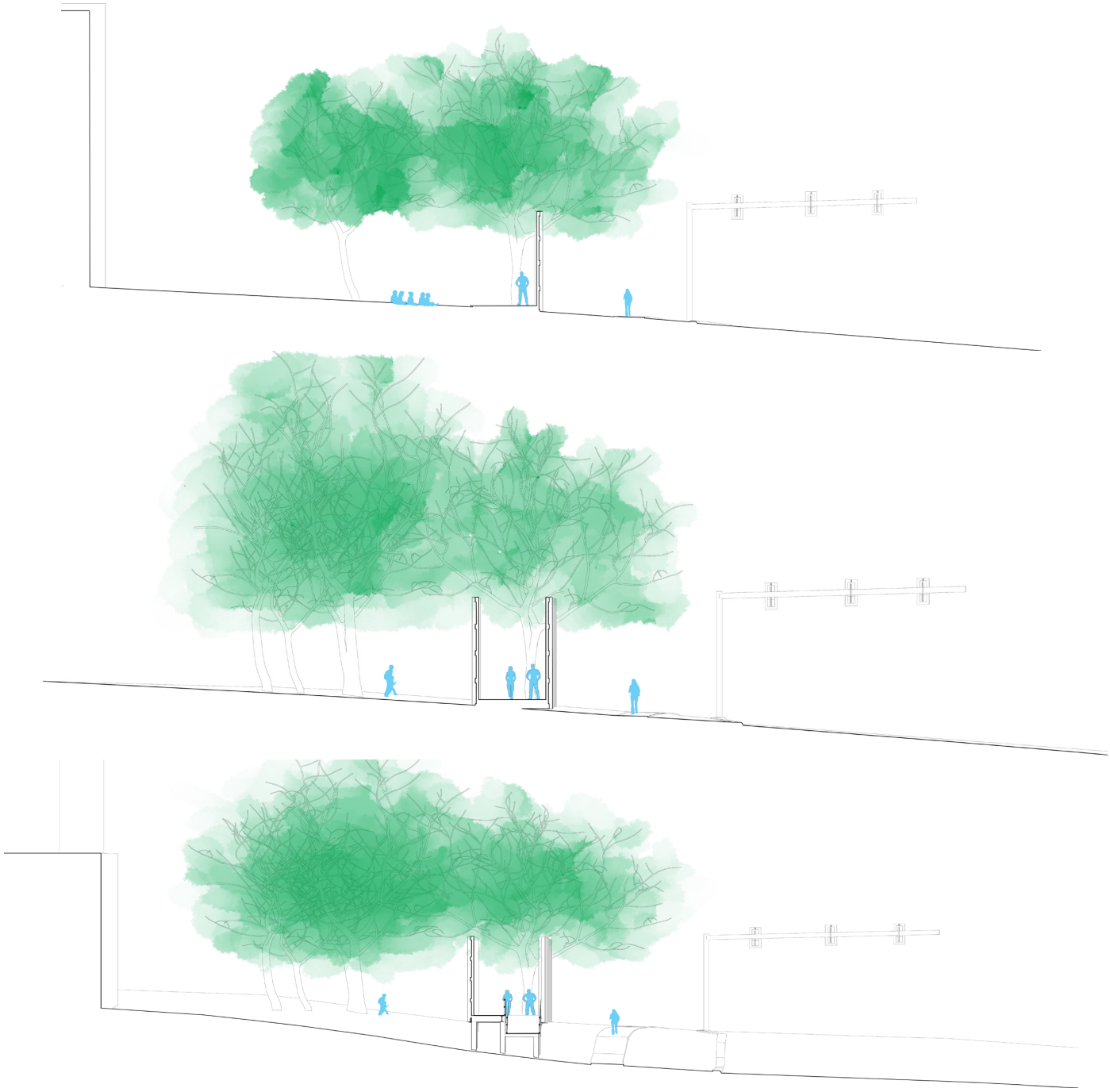
West Elevation

Education Monument: North Elevation

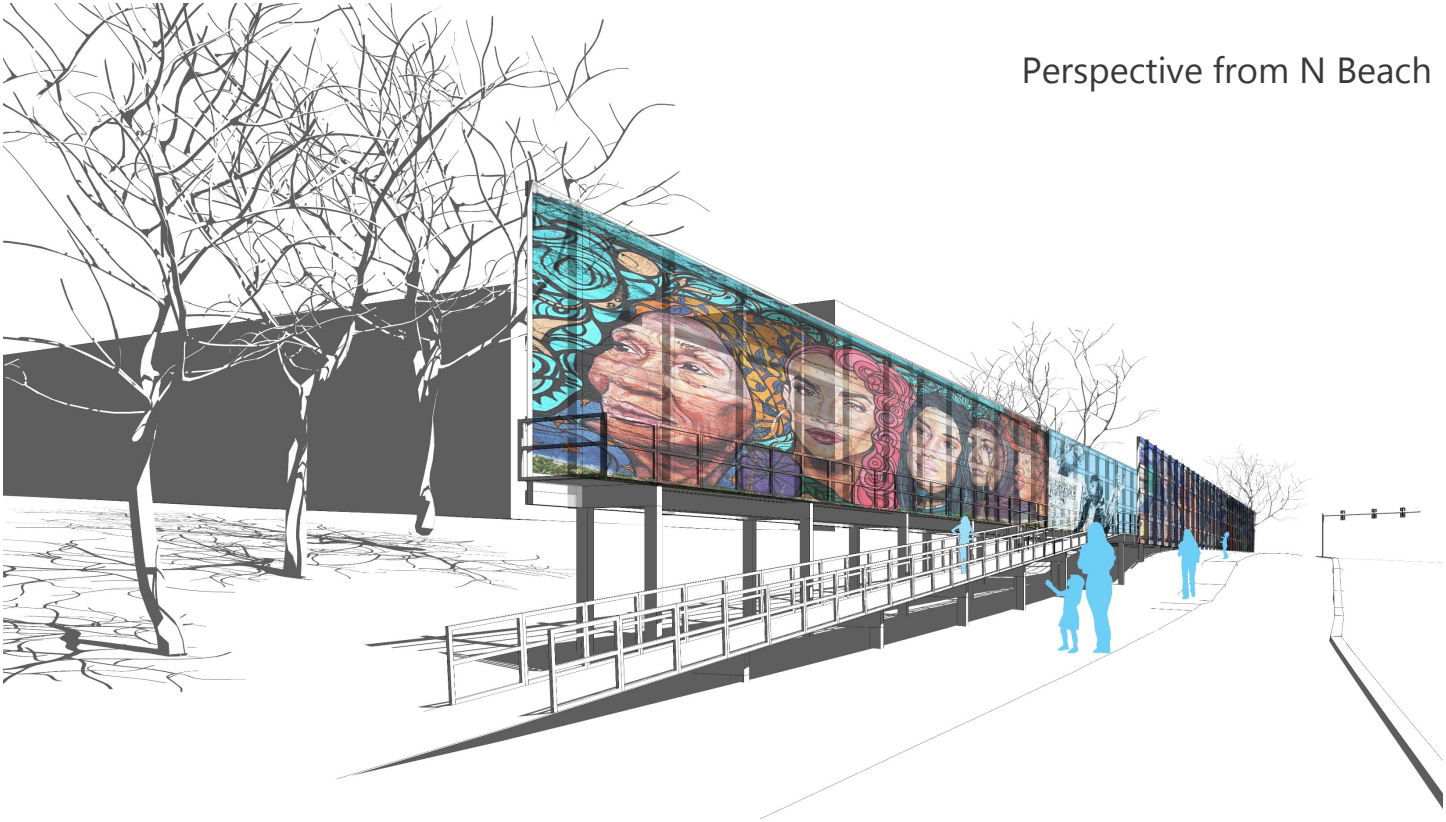


The walls can be used as projections for neighborhood movie nights. It is public art, a monumental entrance, and an educational tool.

Education Monument: Sections



Education Monument: North Elevation



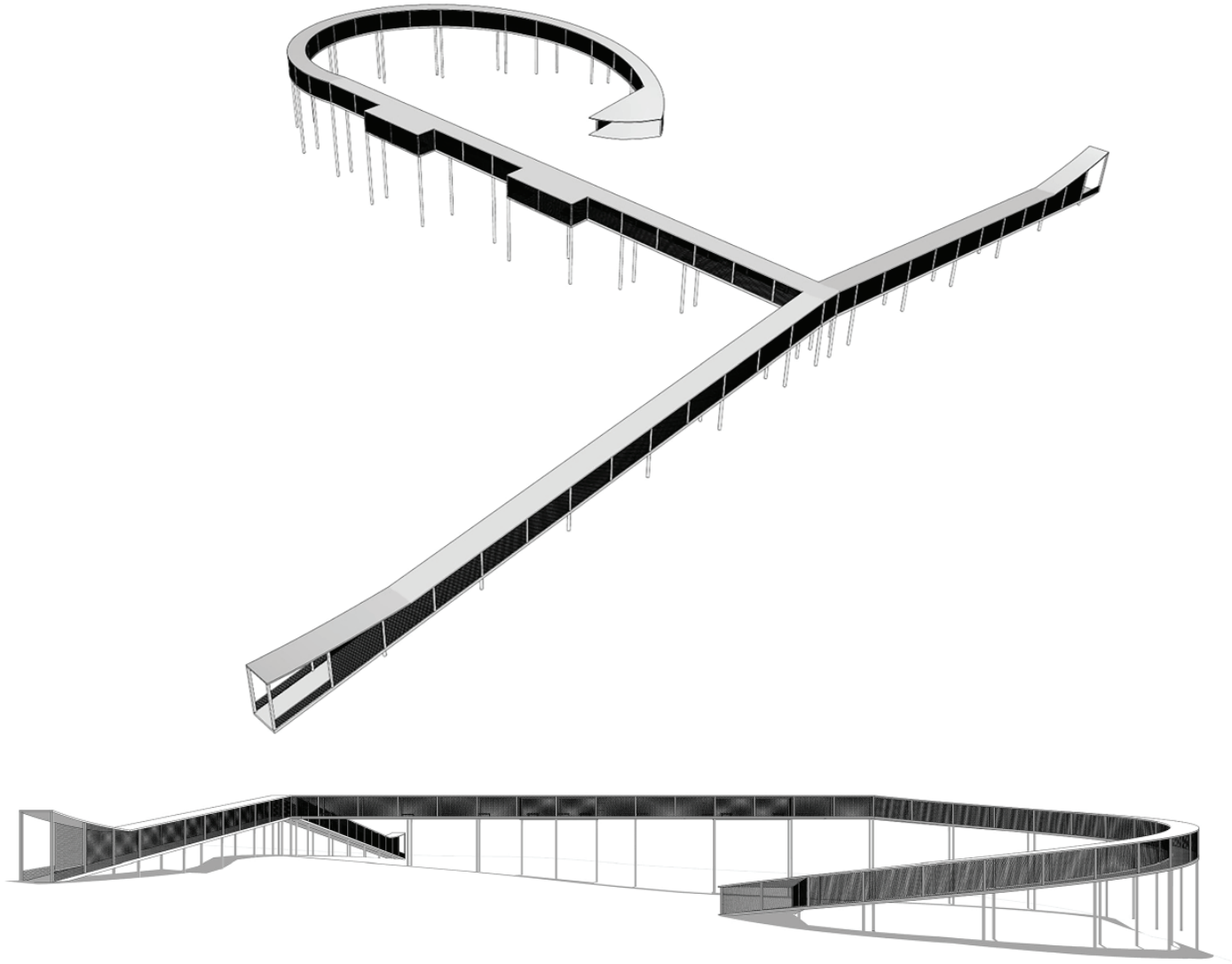
The walls are designed to be semi-opaque covered in murals depicting the history of Polyheights. Potentially connecting to the history trail proposed by the master plan.

Bridge

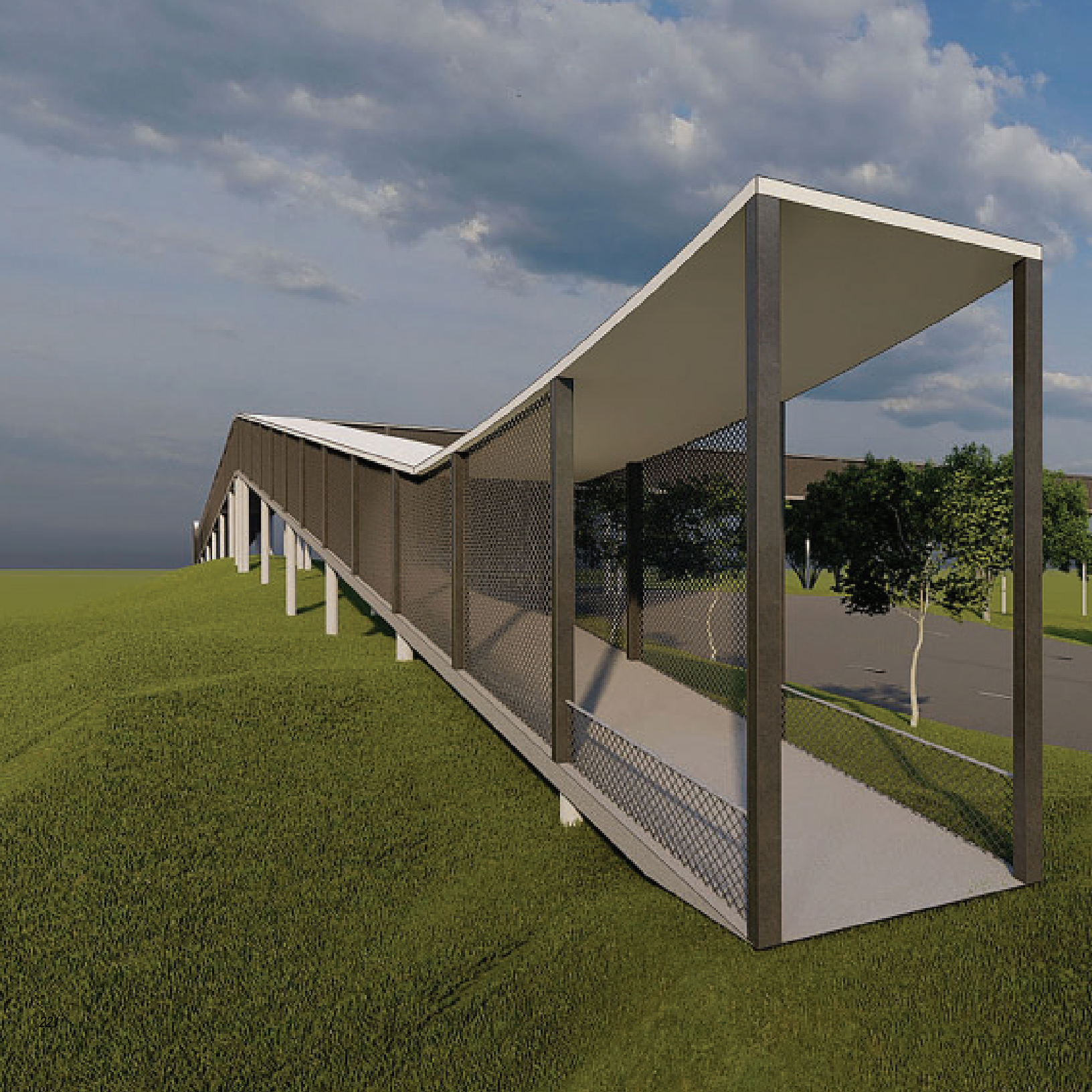
Iva Galvan

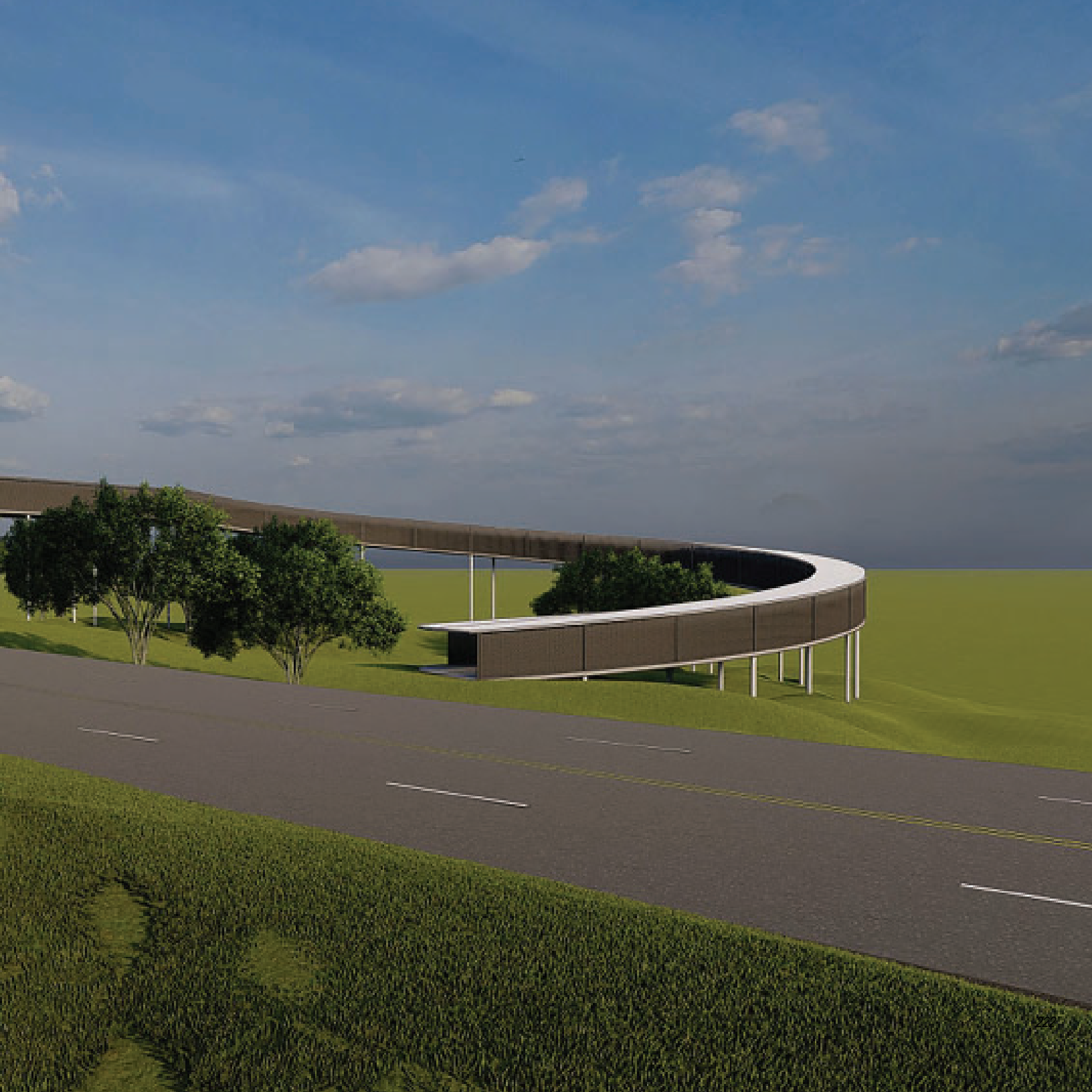
Beach Street is 180’ long with 4 lanes, running behind Polytechnic High School. The goal for this project is to create a safe pedestrian bridge. Due to its location on Beach and Rosedale, this bridge could become a marker of Polyheights for people entering the neighborhood.

Bridge: Renderings



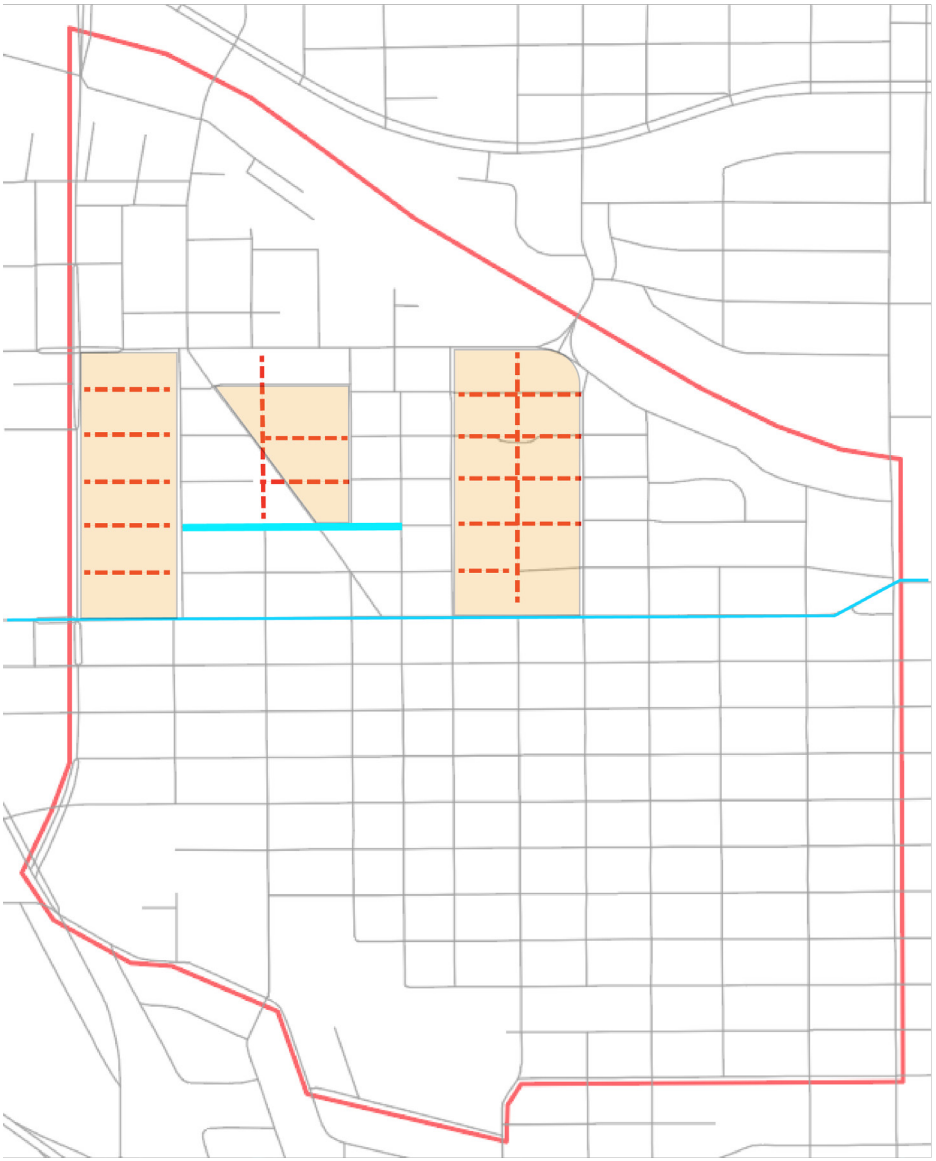
This bridge will allow pedestrians to walk through a canopy of trees. and see Poly from new heights. This bridge will provide a seating area for lounging, thus giving pedestrians additional public space as well as functional circulation for the street that does not need to consider the vast amount of car traffic. Additionally, this bridge will provide access to public gathering spaces and activities, becoming a new park amenity, a space for children of multiple age groups, and become a part of the communities identity.





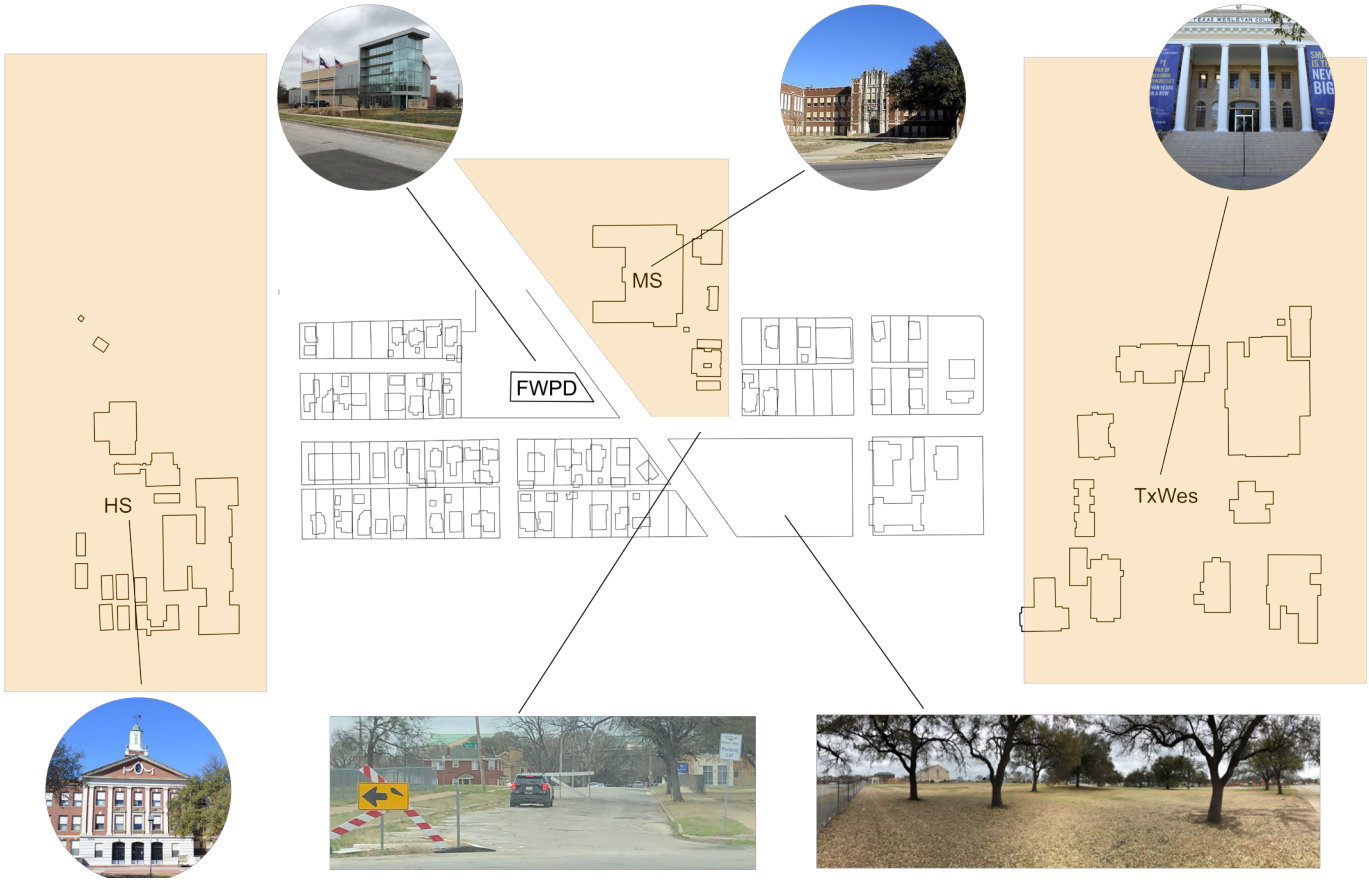
Destination Education

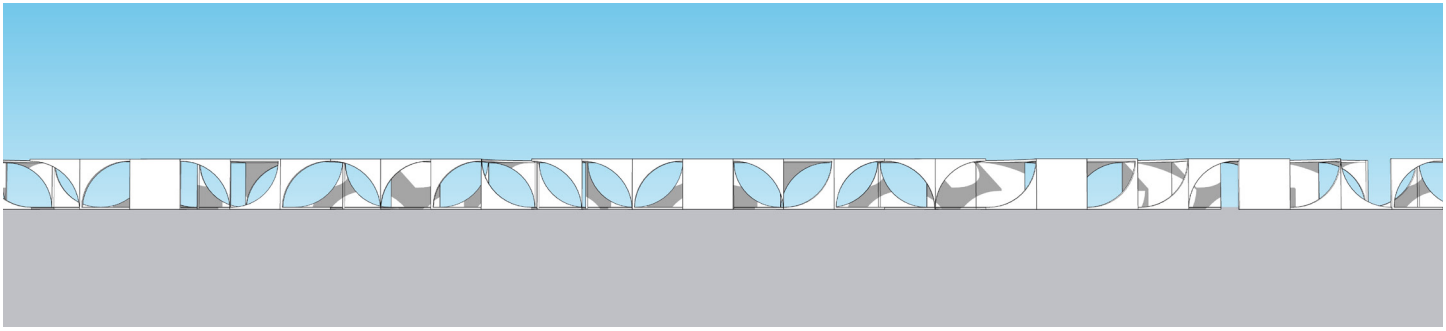
Katheryn Van Dinh



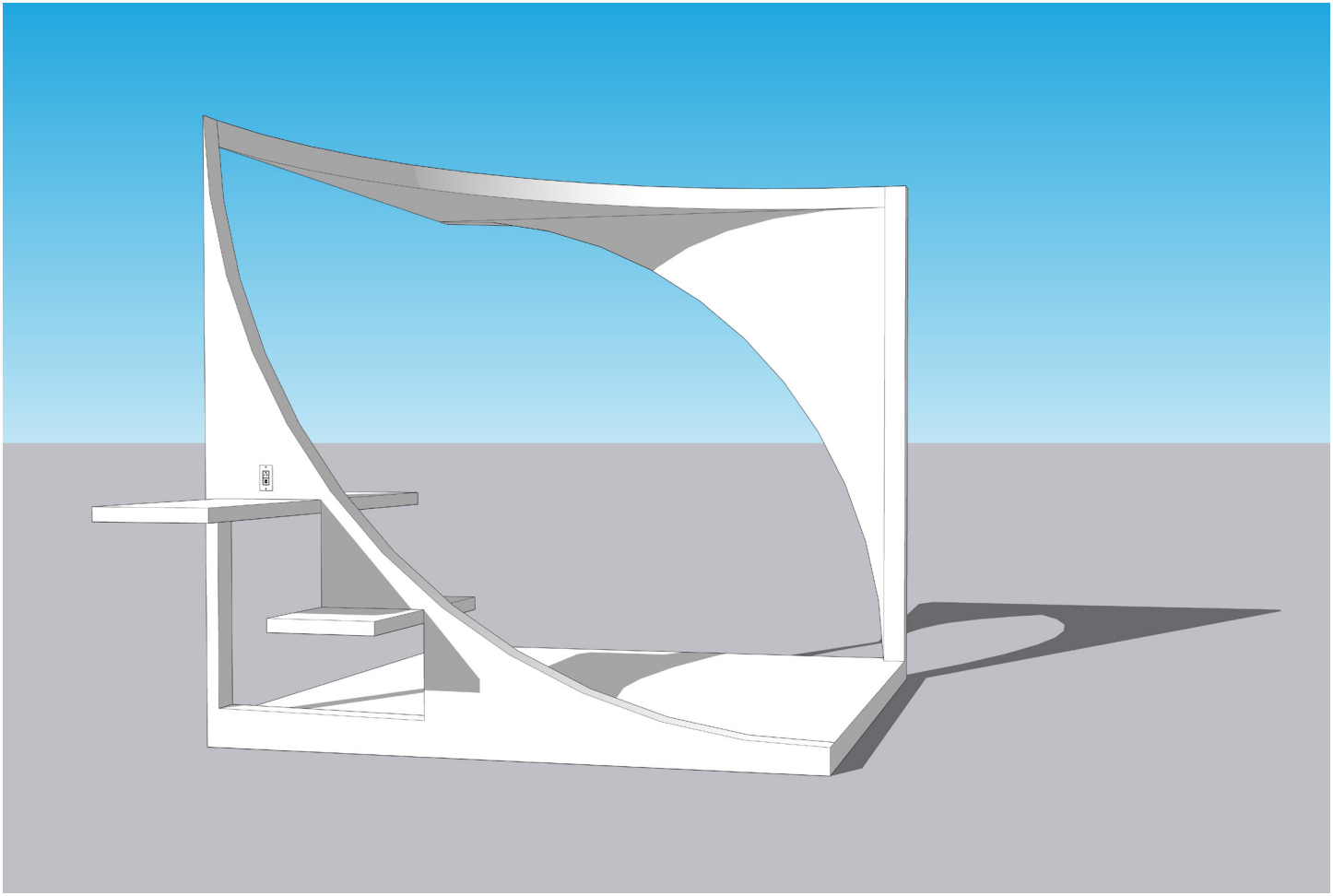
Due to the three large educational institutions, the street grid is broken in several places. The proposed project involves a reconnection of these educational institutions using Avenue D (The bright blue street).

Destination Education





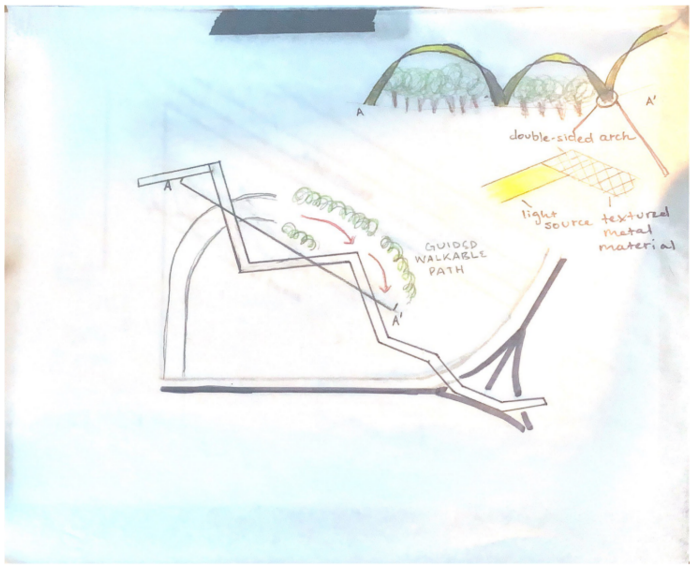
Destination Education: Modules

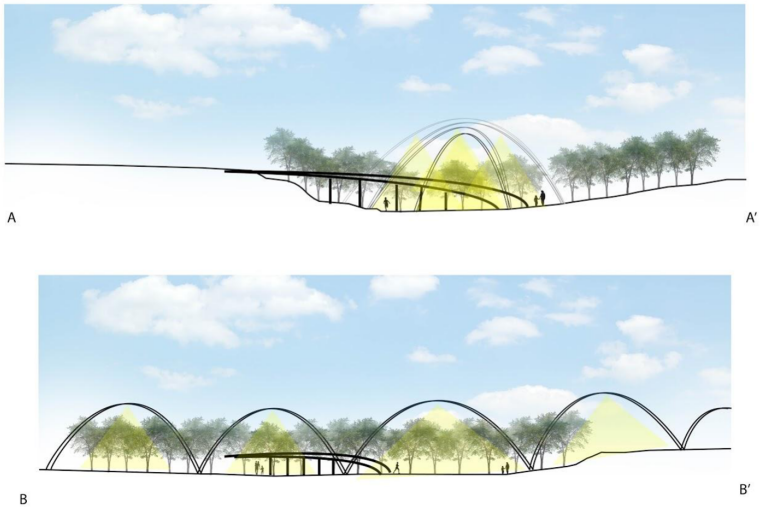


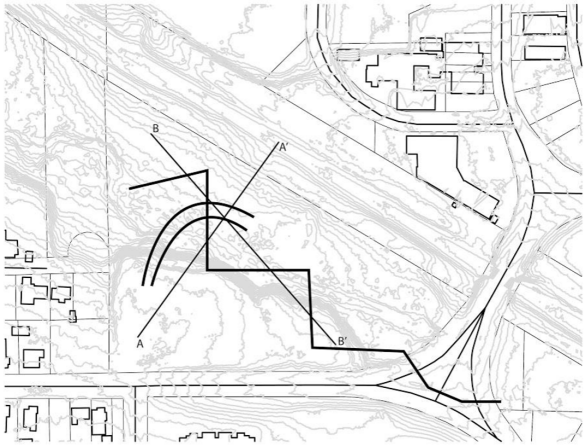
This is the module for the pedestrian walkway, Defensive architecture is prevalent throughout this area including barricades and unfinished fencing. This modular walkway will attempt to combat this architecture by providing free public spaces with shade and seating, creating a welcoming area for pedestrians.

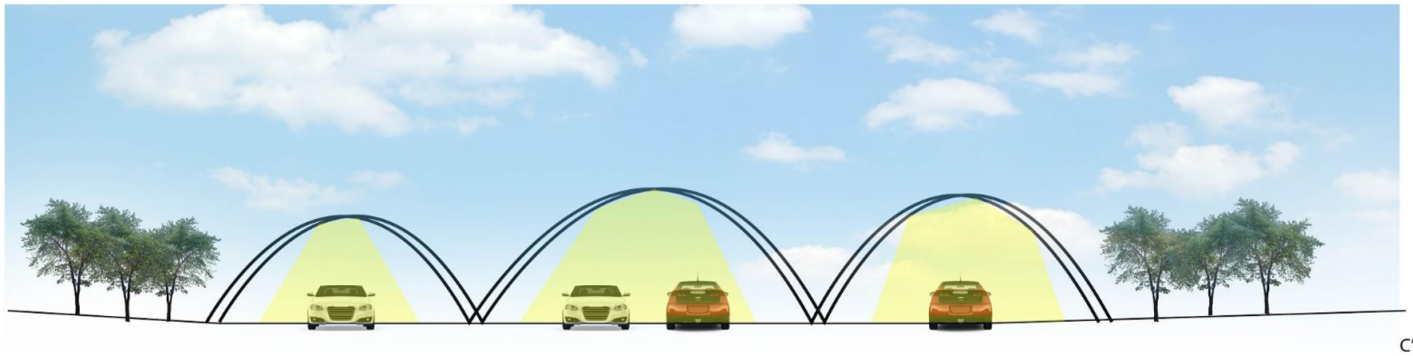
Destination Education: Rendering

Jamar Parish





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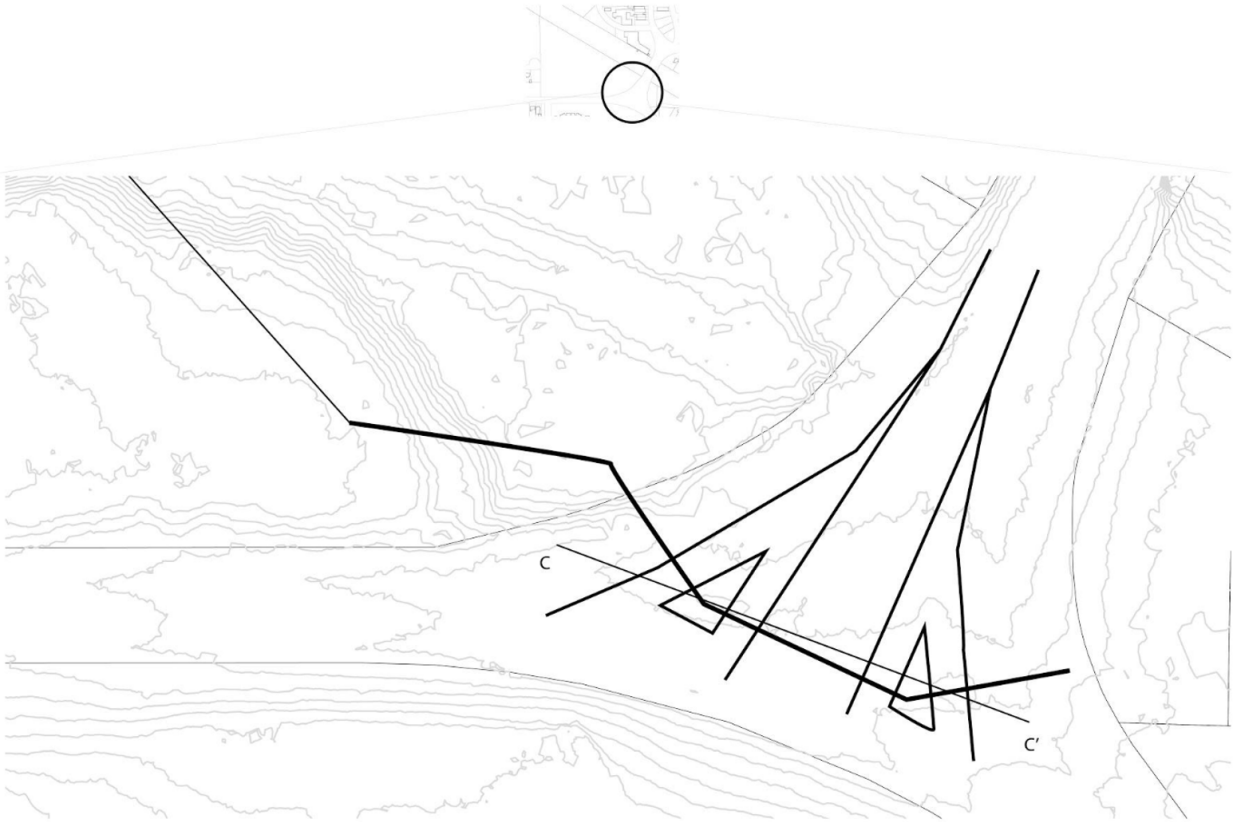
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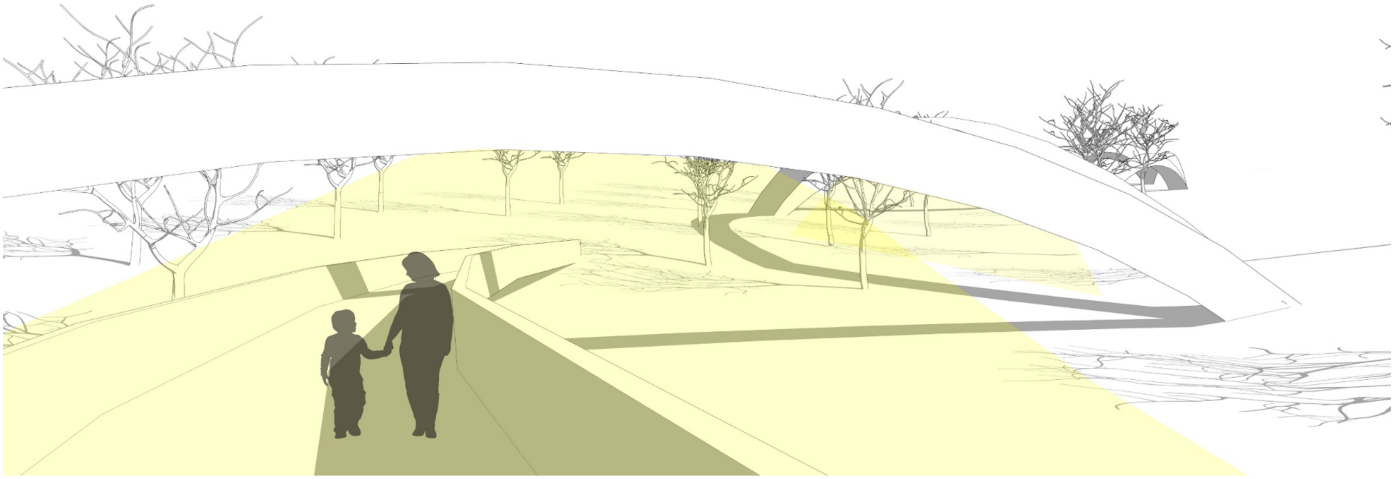
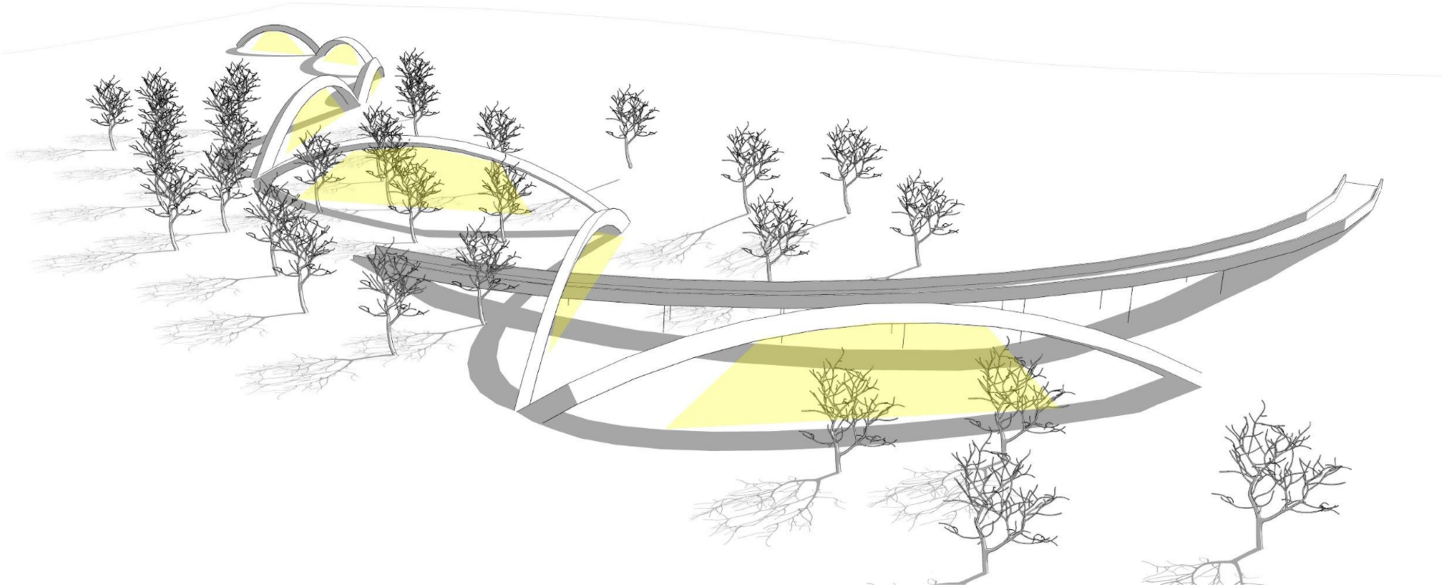
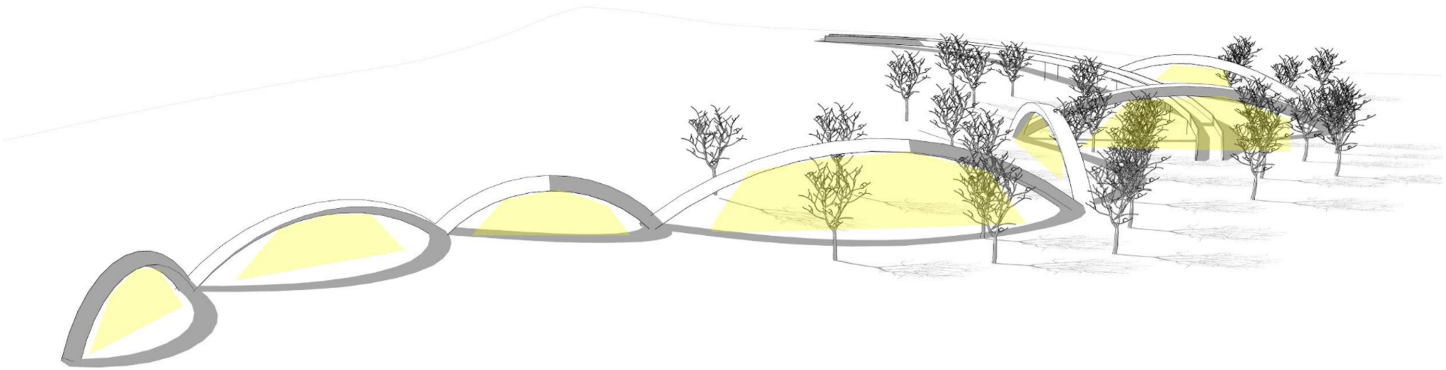
Arches





Arches: Rendering



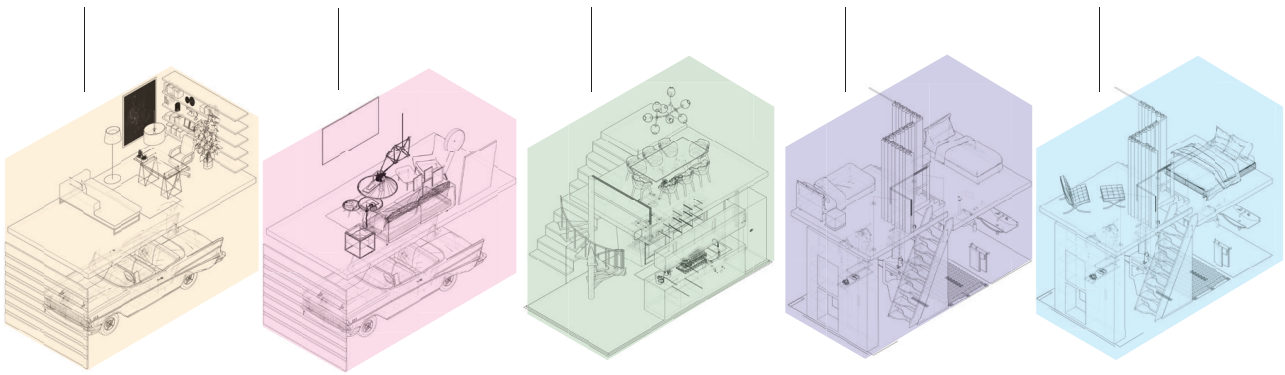
Duplex

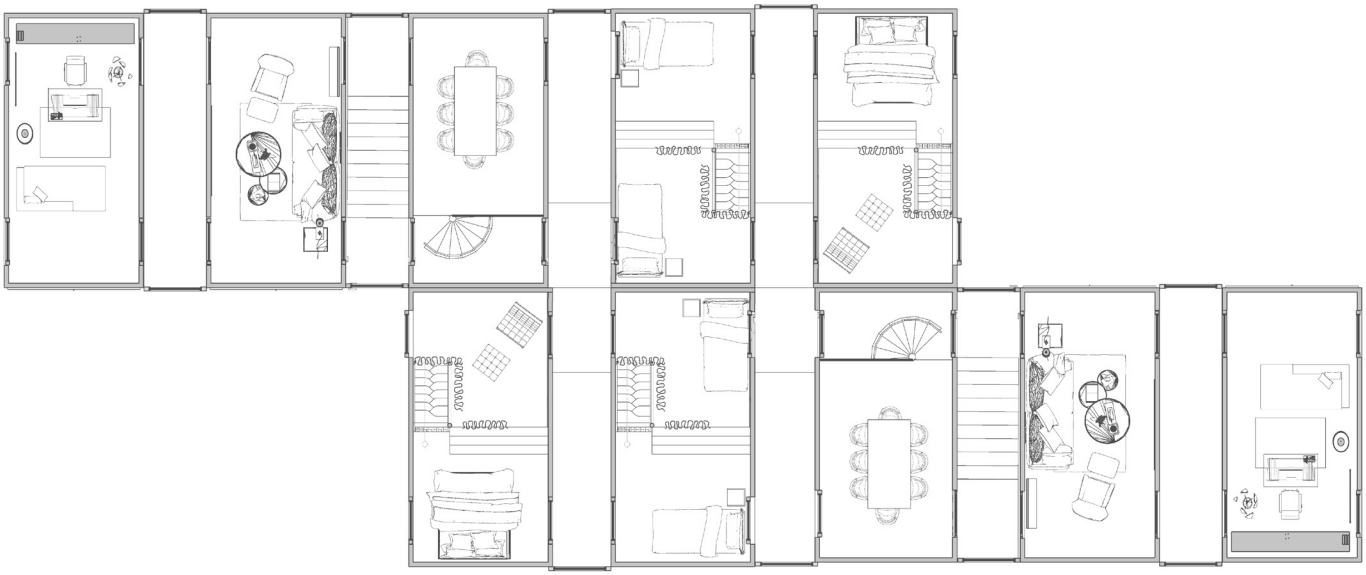
Jenise Hills

Polytechnic Heights is a diverse community currently facing the issues of gentrification. To battle these ongoing issues in a specific way, modest duplexes that sleep four people can be installed in the neighborhood, keeping housing prices lower while maintaining growing urban density.

This project more specifically rotates around the concepts discussed in The Place of Houses, by Moore, Allen, and Lyndon, specifically the chapter on the order of rooms. This chapter investigates the concept of a machine as an object to aid human living, defining everything from dishwashers to the dishes themselves as machines assisting human life.

In discussing and dissecting this topic further, my proposal for a duplex began to form around the concept that machines define space and make it functionally distinct. I chose to design my work by categorizing human life functions and by isolating those functions, and their accompanying machines, into distinct, separate spaces.

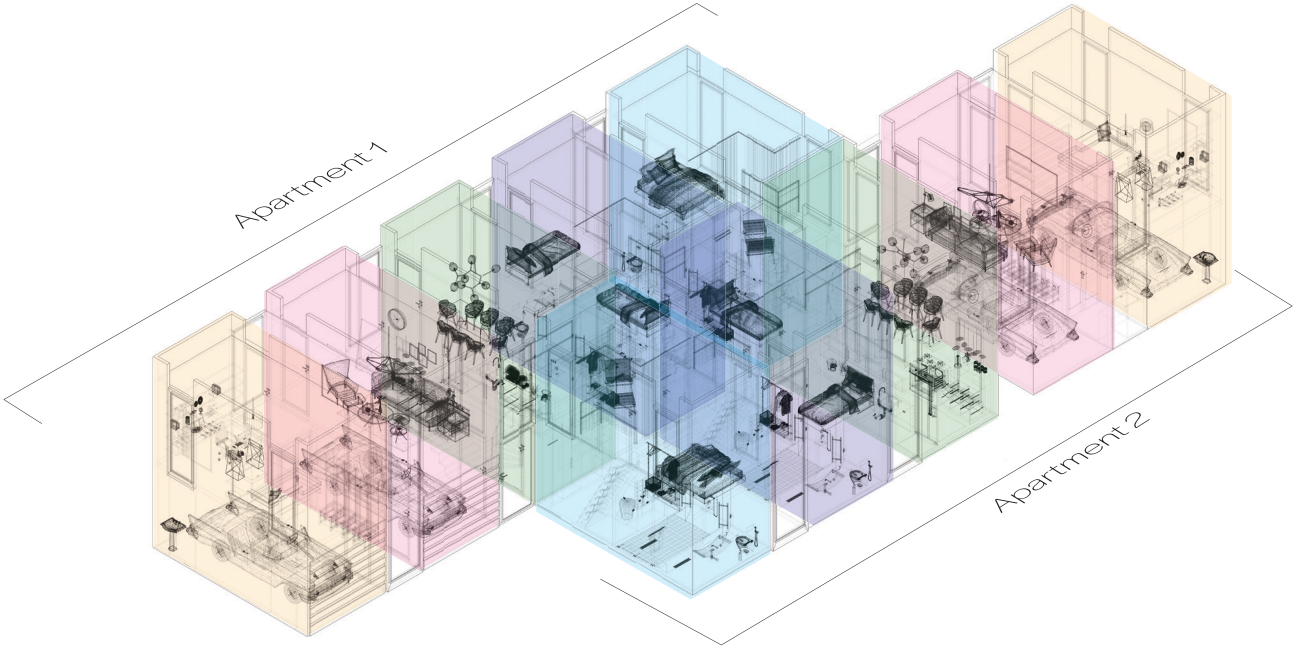


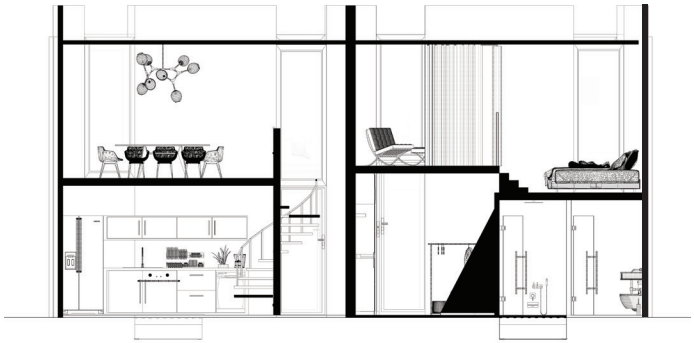


Second Floor

First Floor

Duplex





Sections

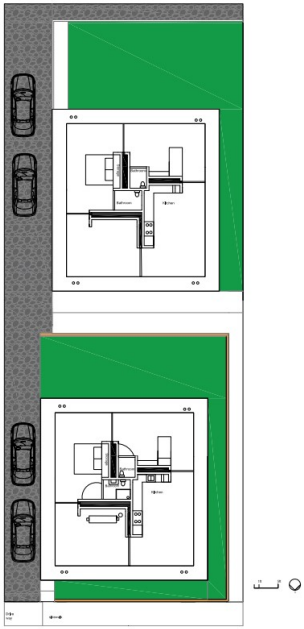
Site Plan

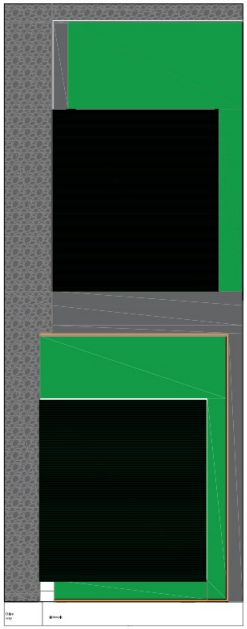
Duplex

Amy Alzidan

The duplex can also take on the Pin wheel-house name, taking the core wall to be the organizing theme of machinery and technology. The outer parameters are glass sliding doors supported by a grid of columns. The slide doors both, connect and separate the indoor from the outdoor. Four main spaces, starting at the front door where the first space experienced, is the living room. Moving counterclockwise to the kitchen and to the back of the house where two bedrooms face the backyard. Parking space along the sides of the duplexes and a fence separating the two with a private entrance into the duplex closer to the alley

Duplex

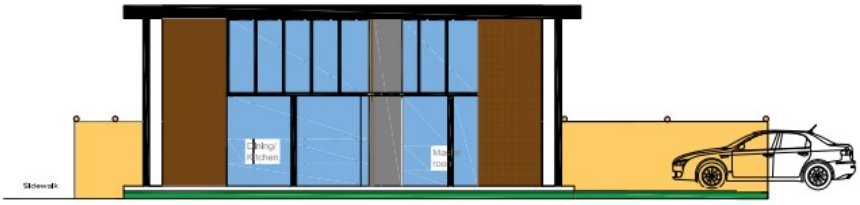




Section B

Elevation A

Section A

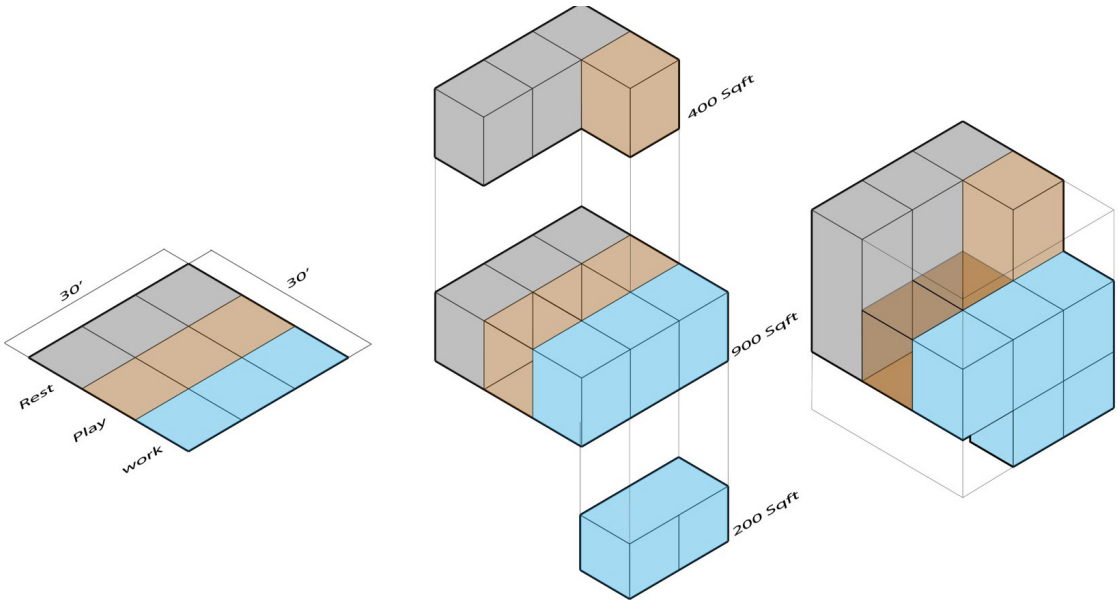


Elevation A

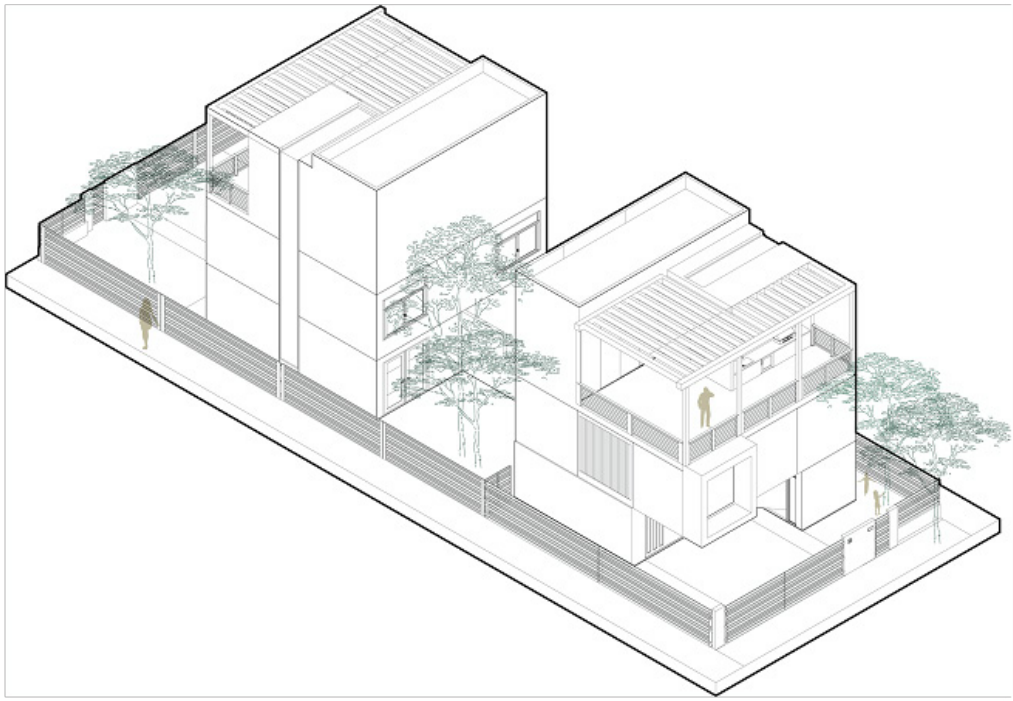
Duplex

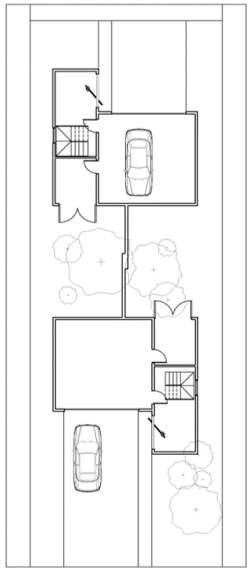
Terressa Davilmar

The concept for this project is a further study of John Hedjuk's nine-square grid problem in conjunction with the study of machines. The arrangement of each room is influenced by our residential machines, their functionality, and daily use.

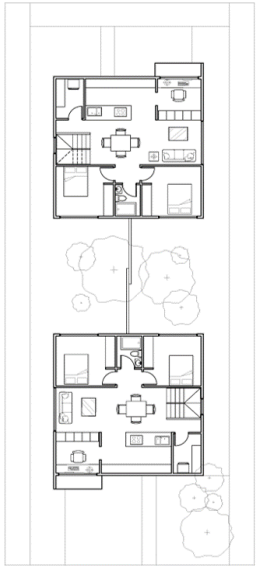


Duplex

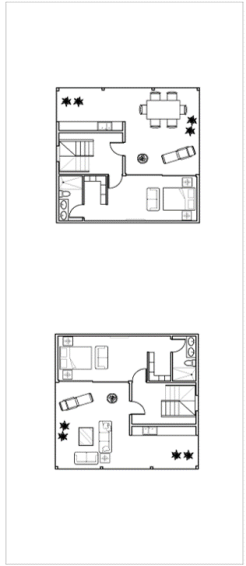




FIRST FLOOR PLAN



SECOND FLOOR PLAN



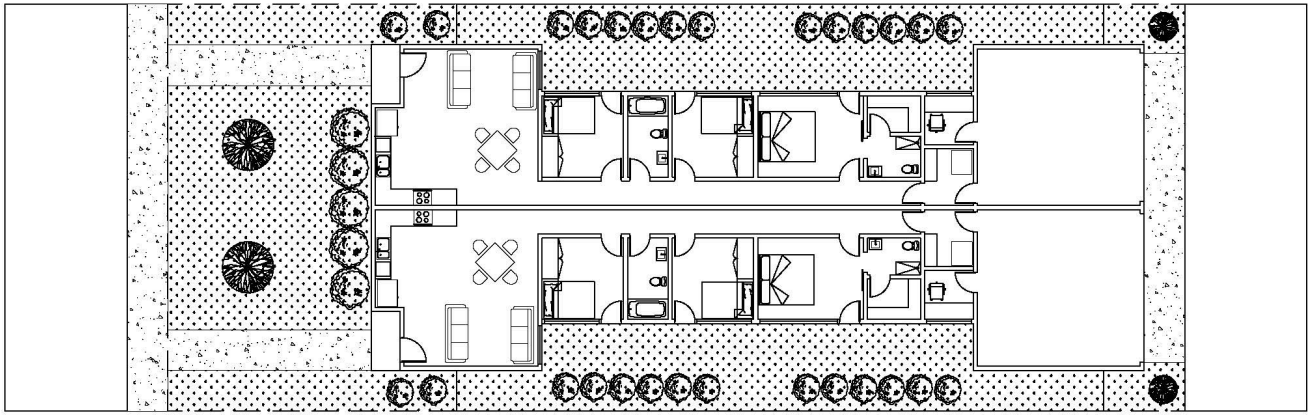
THIRD FLOOR PLAN

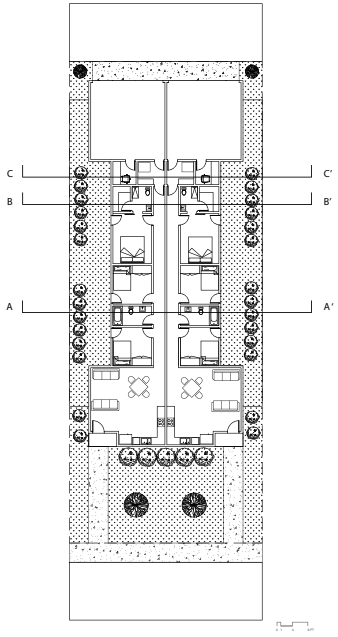
Duplex

Duplex

Duplex

Jamar Parish




C
C'
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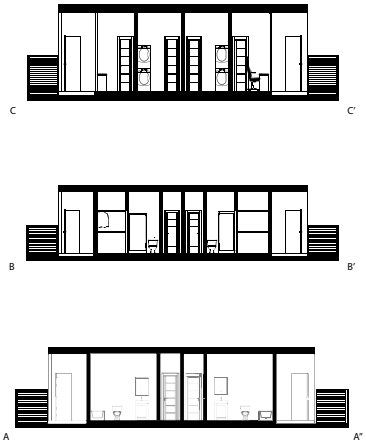
C
C'
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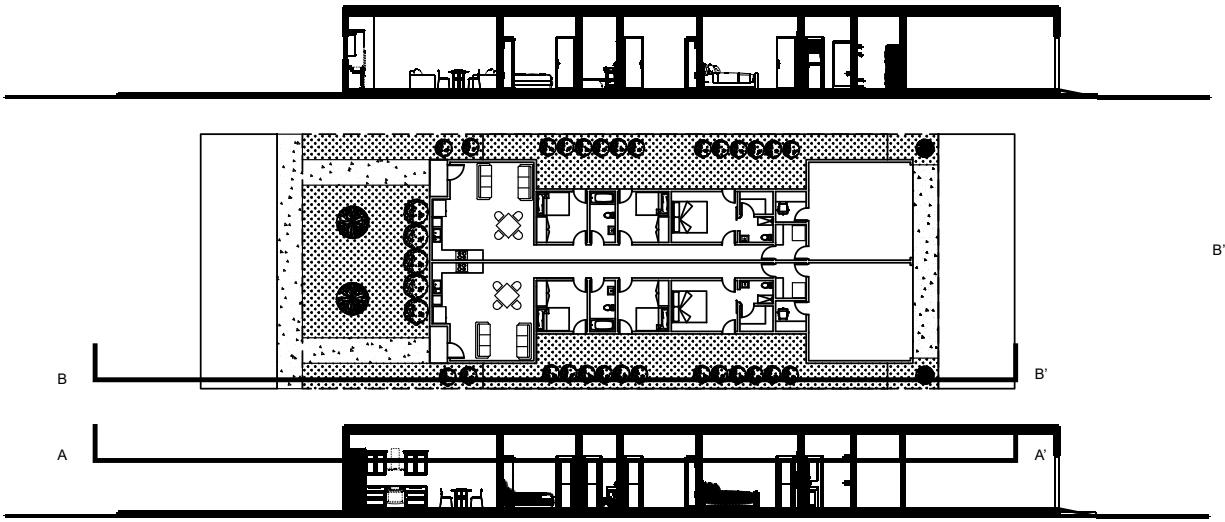
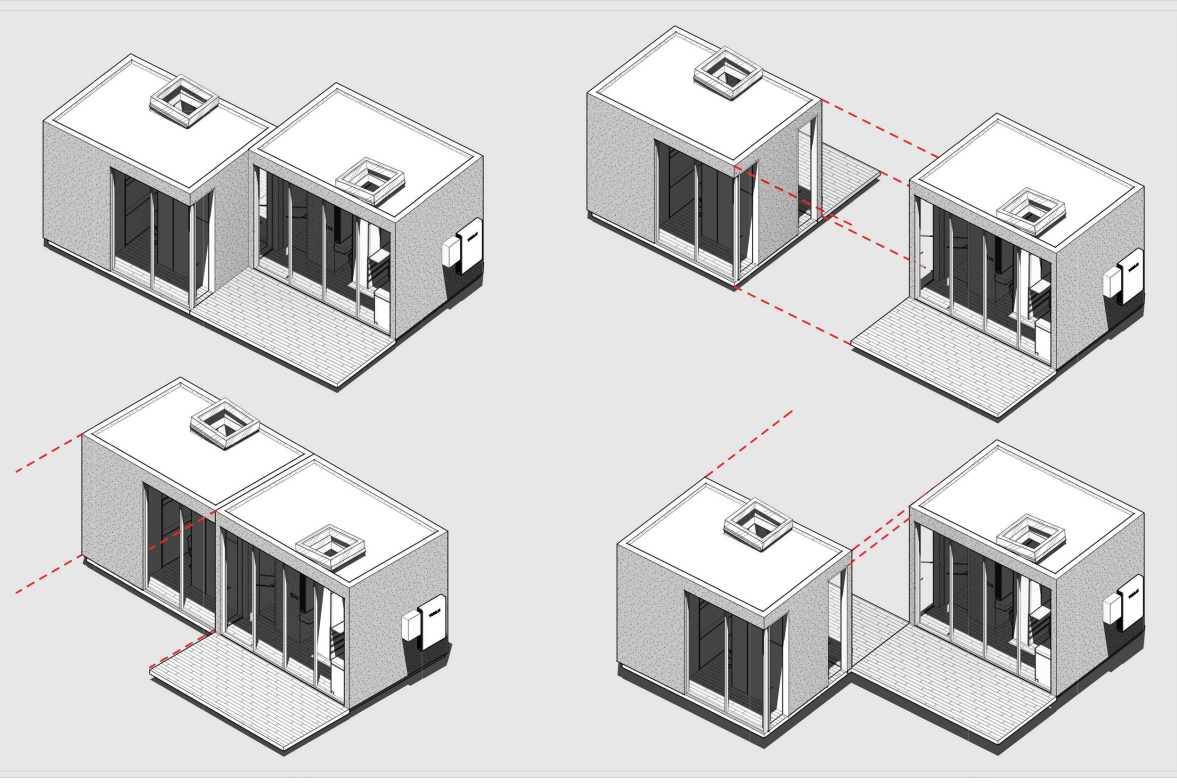

B
B'
A
A'

Townhouse: Modular Townhouse

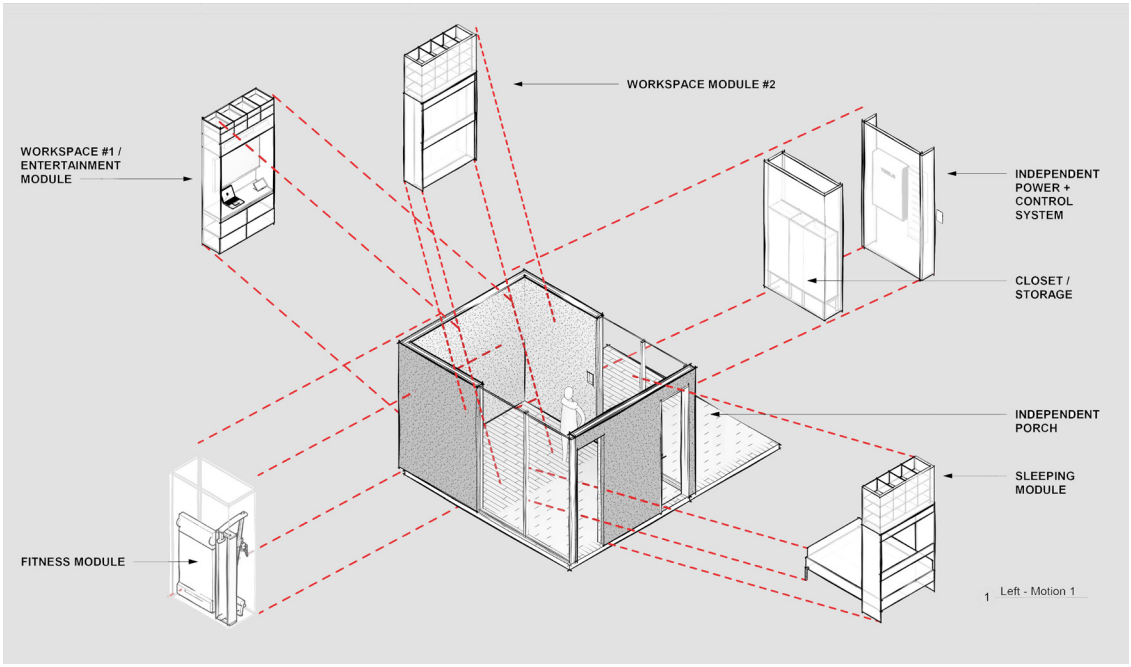
Hector Guevara

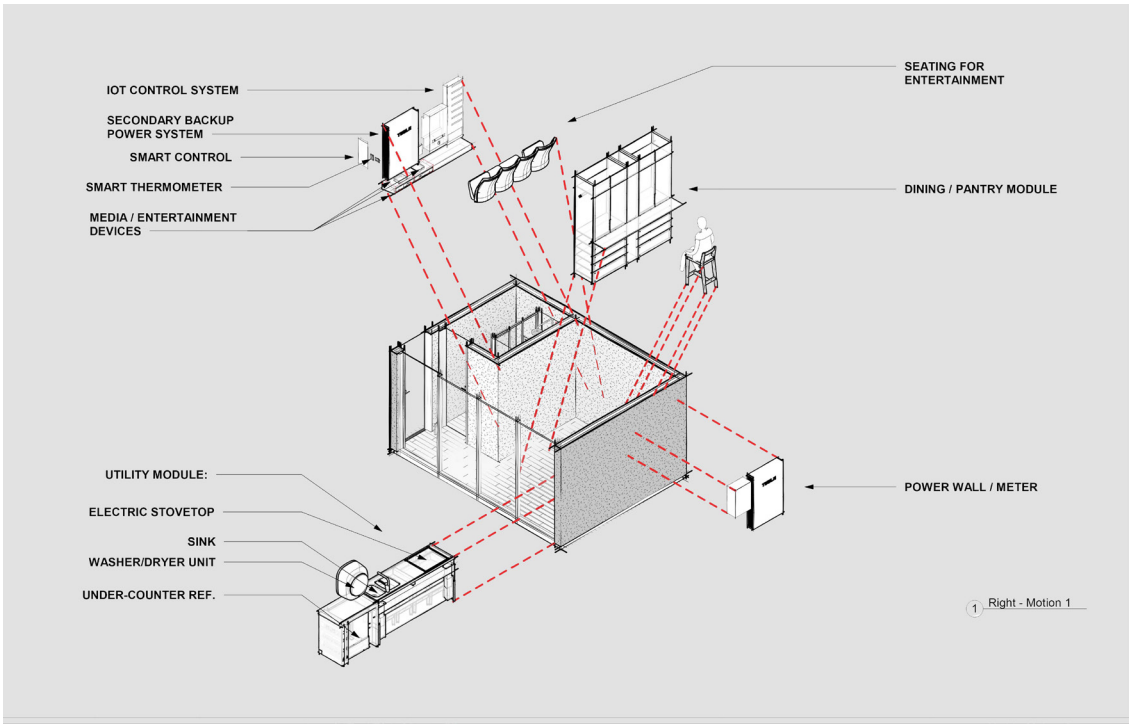
This home has traditionally structured different aspects of family life as a place. Today the home has become even more important than it; we have come to expect the home to also be a space for playing, working, schooling, socializing, and a place for reflection and improvement of the self. The maqunias | mechanicas house is designed around the machines we design our lives around. The house is designed as an intertwining series of spaces; each is connected to and reacts to the next. They are designed to align in their trajectories, all the while allowing the user to control and modify their idea of the home.

The project is divided into two applications: a single-family home and a series of townhomes. Each type is kinetic internally and externally, adapting to the course of the family's life over the next 100 years, accommodating to and in response to their changing needs.

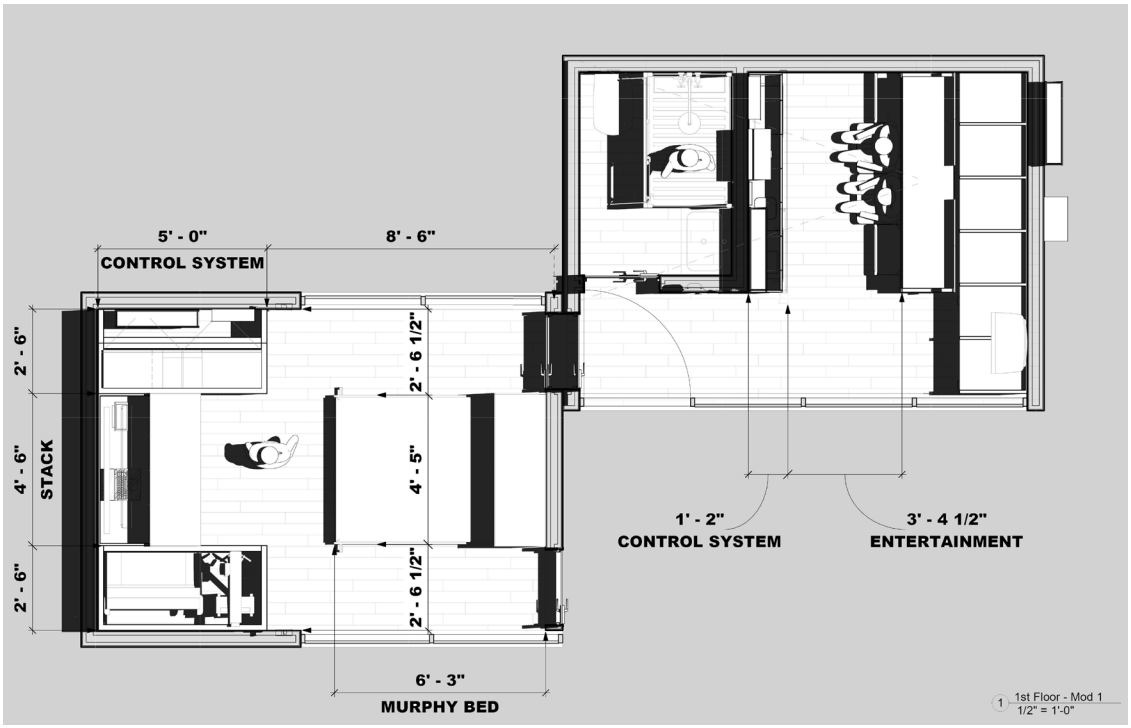


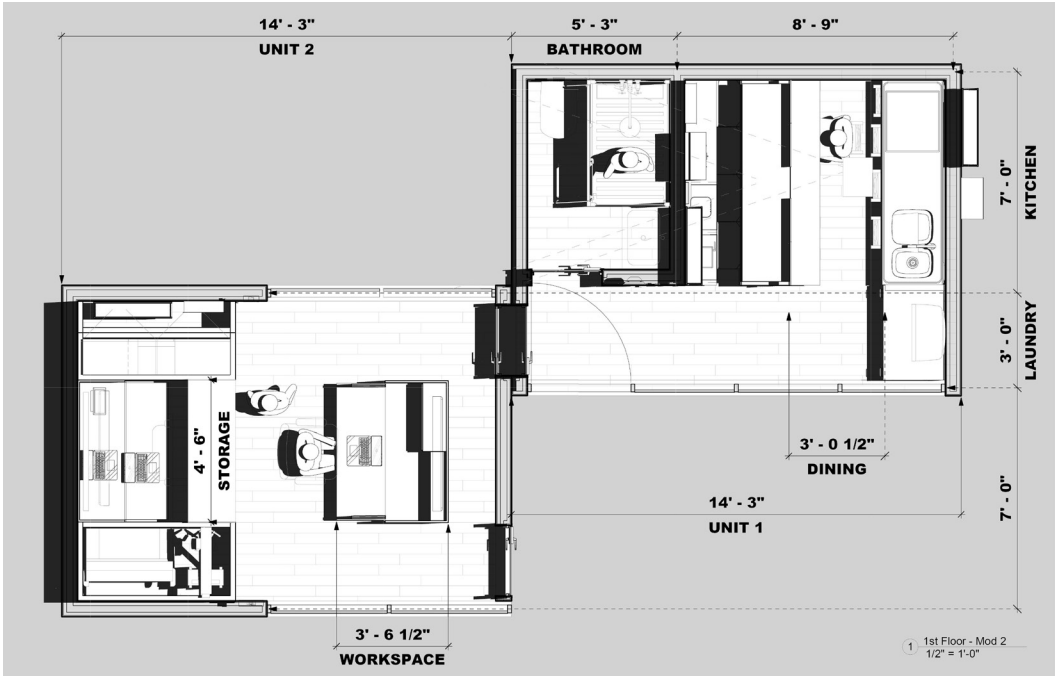
Townhouse: Modular Townhouse



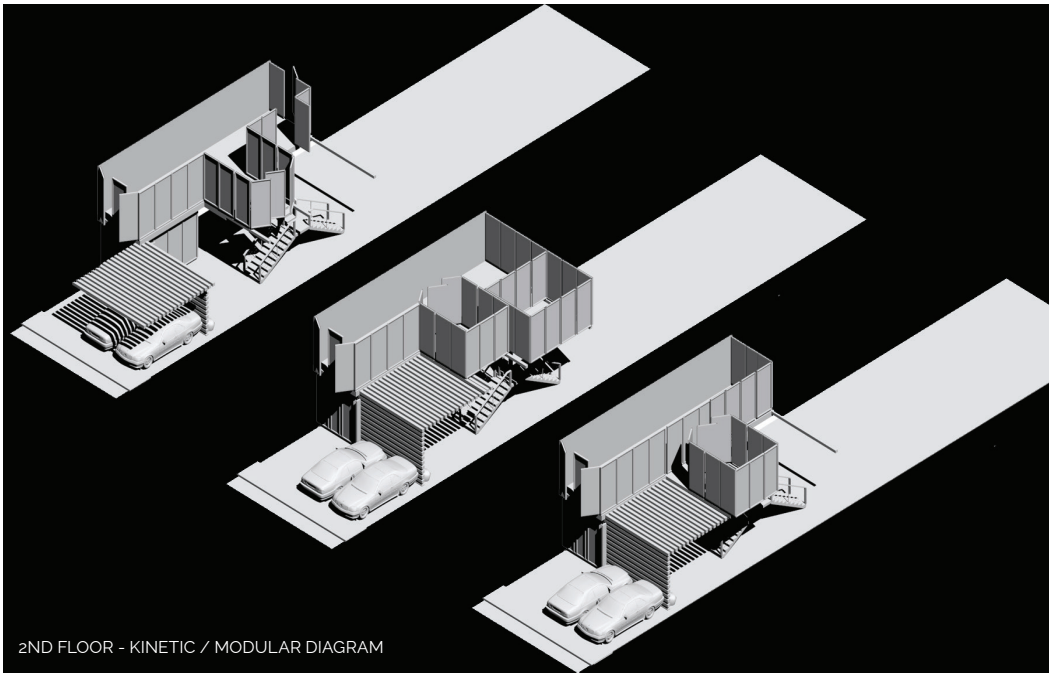


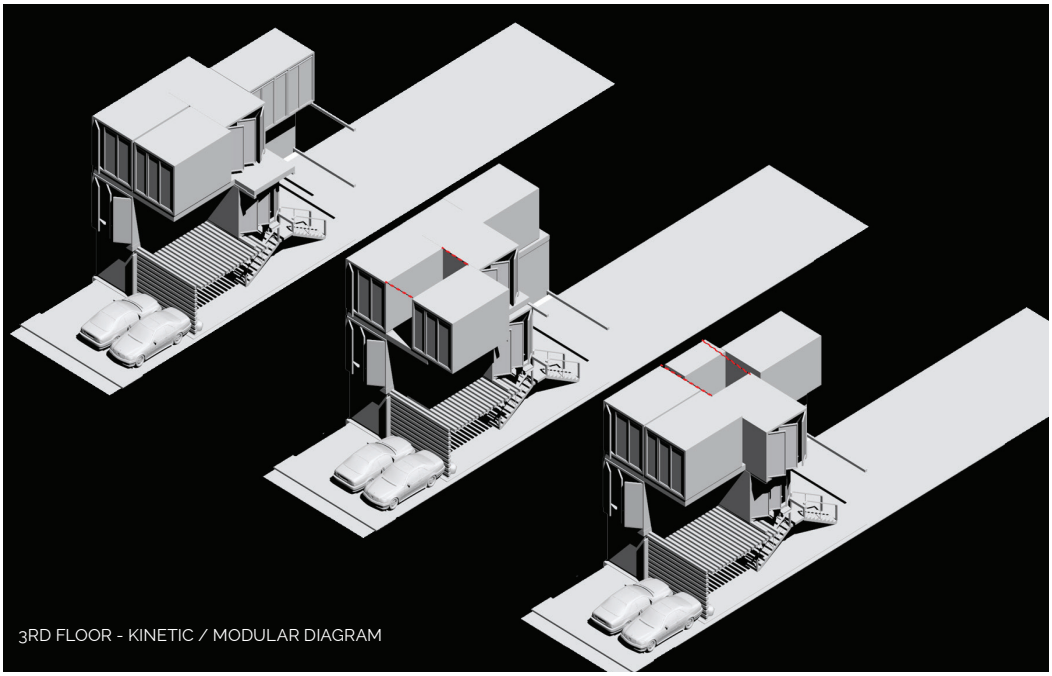
Townhouse: Modular Townhouse





Townhouse: Modular Townhouse

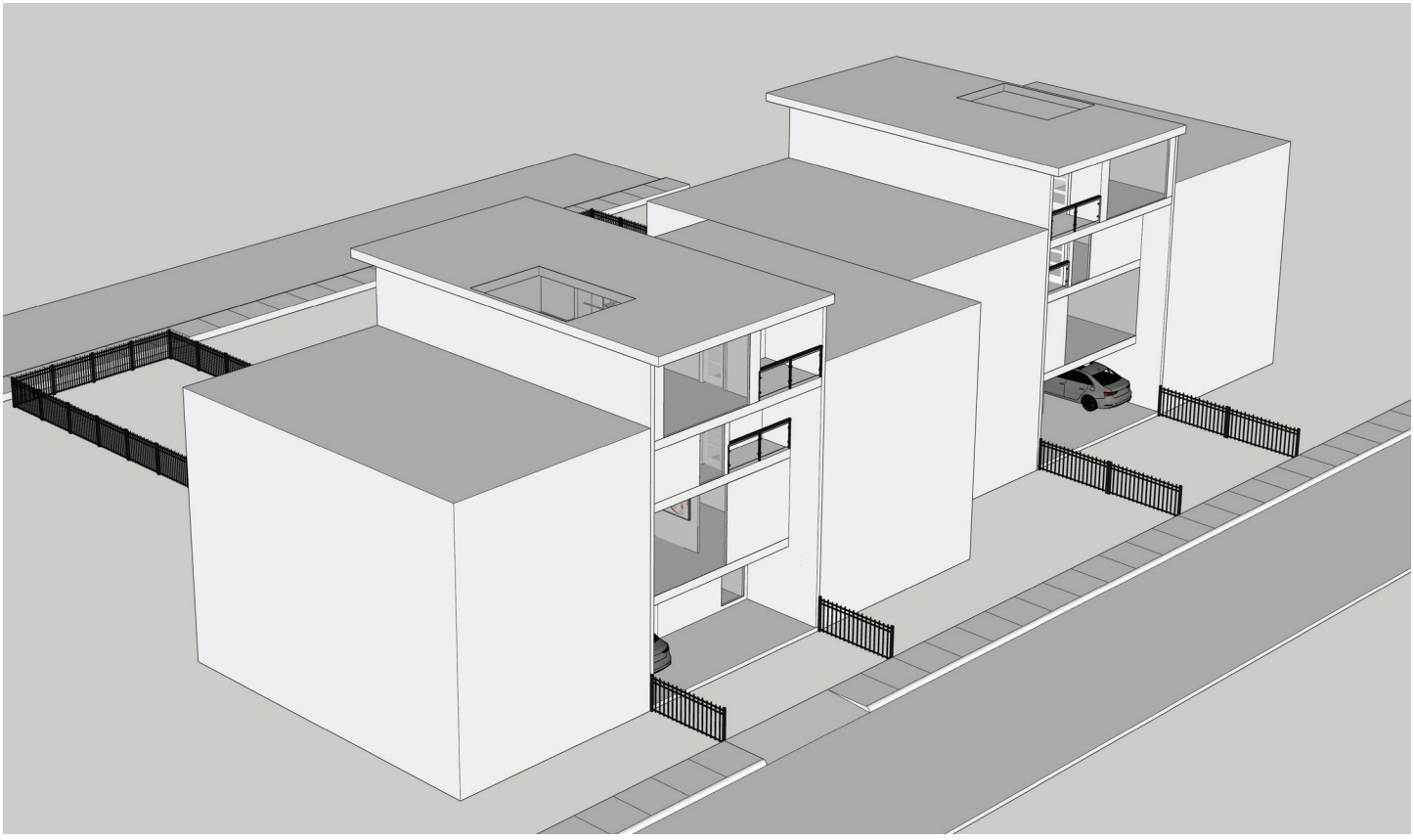




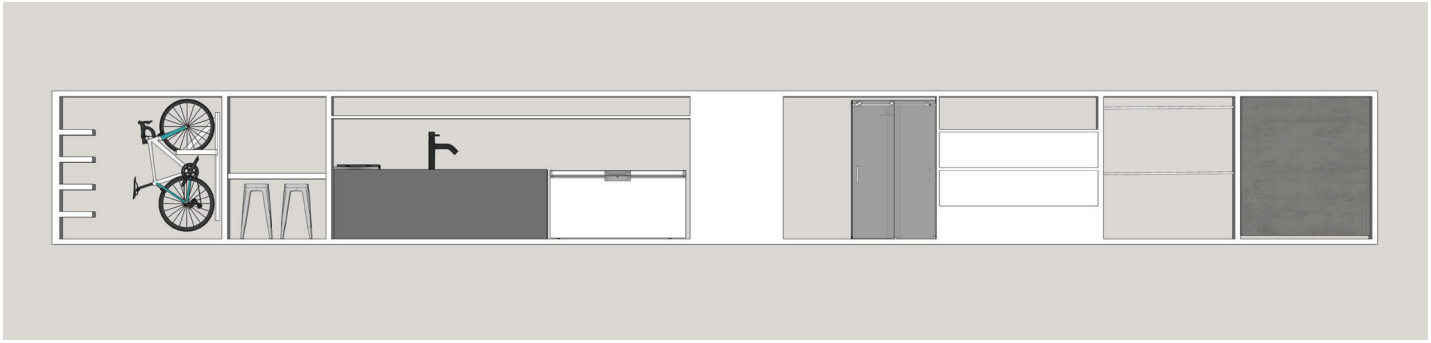
Townhouse: Circadian

Katheryn Van Dinh

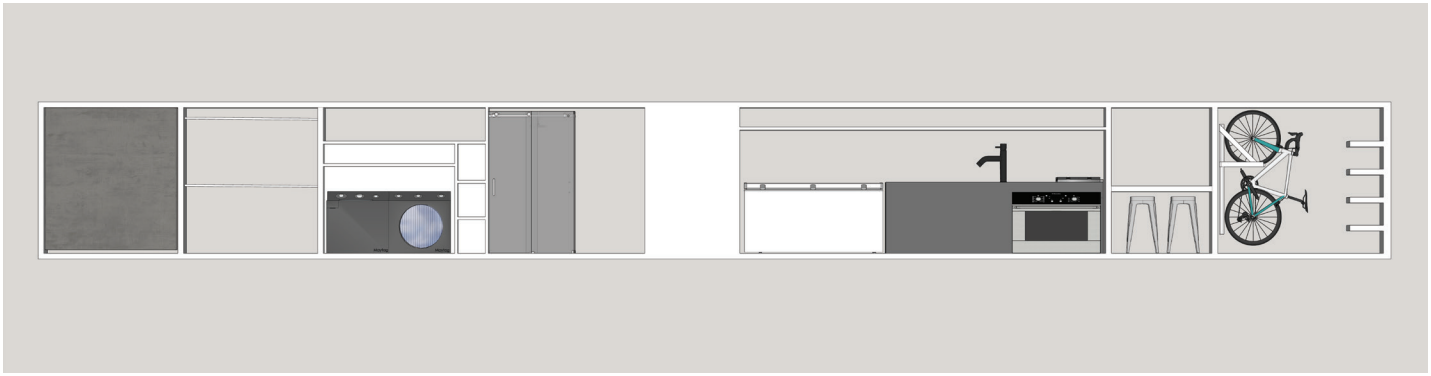
In the last month of the semester, the studio diverged and looked into the idea of organizing space in connection to the machines humanity uses throughout the day. My concept, Circadian, was developed around a layout of machines and space based on the routine of the day. The concept was
further developed on to an existing site with the Polytechnic Heights neighborhood within the constraints of a townhouse.



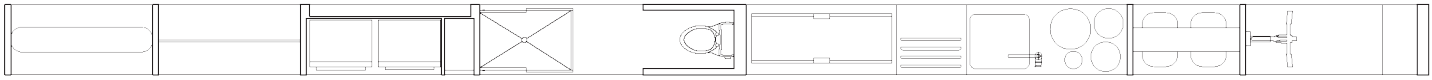
Townhouse: Circadian



Morning Elevation

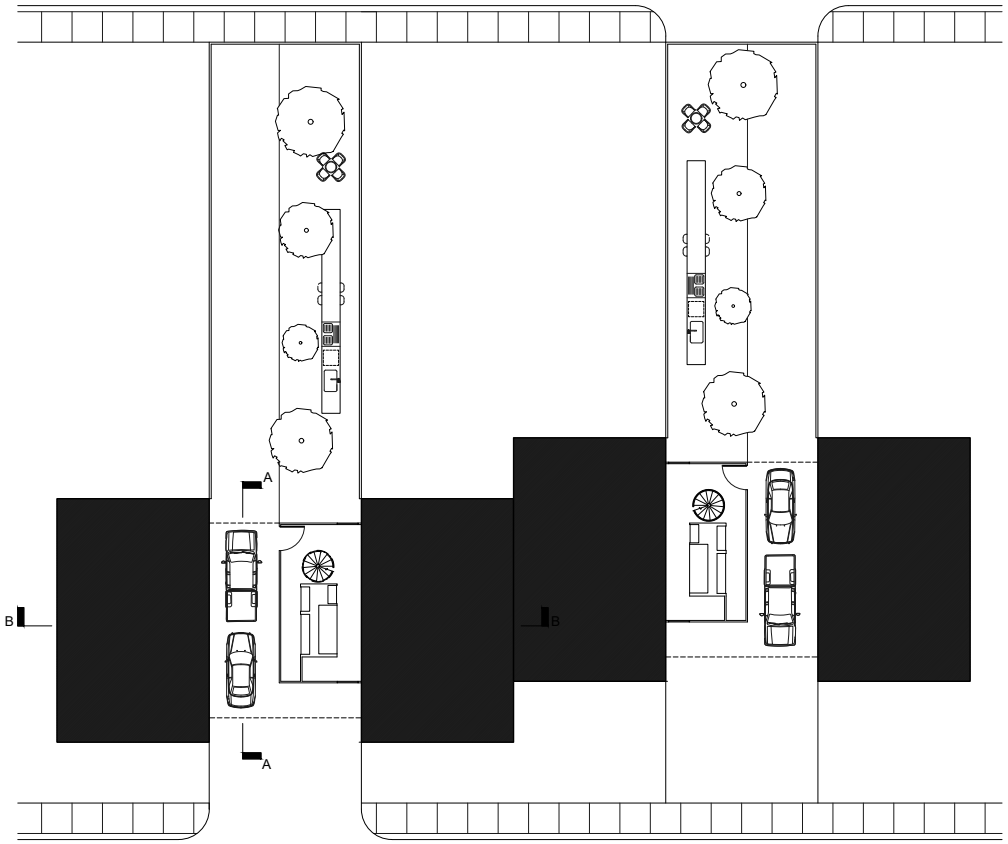


Night Elevation



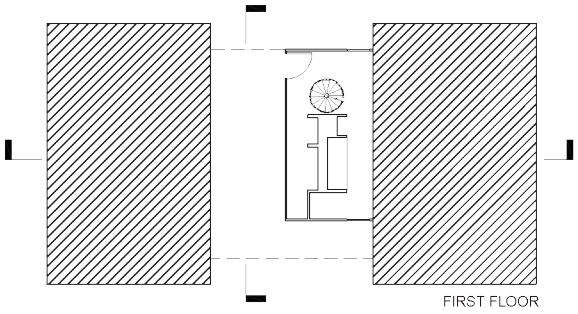
Floor Plan

Townhouse: Circadian



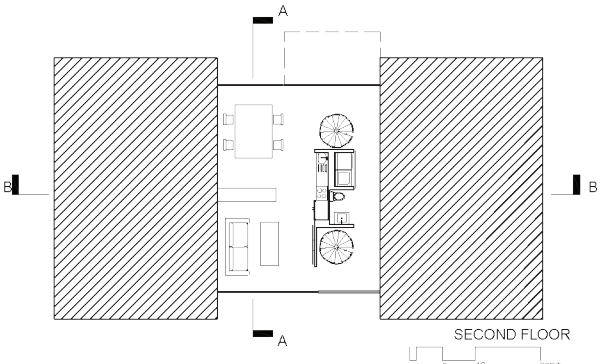
GROUND FLOOR

1 5 10 20FT



FIRST FLOOR

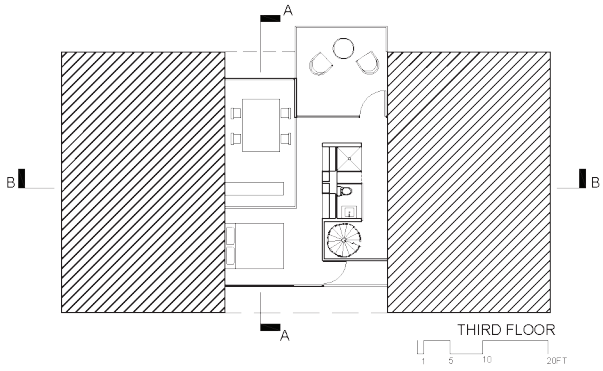
1 5 10 20FT

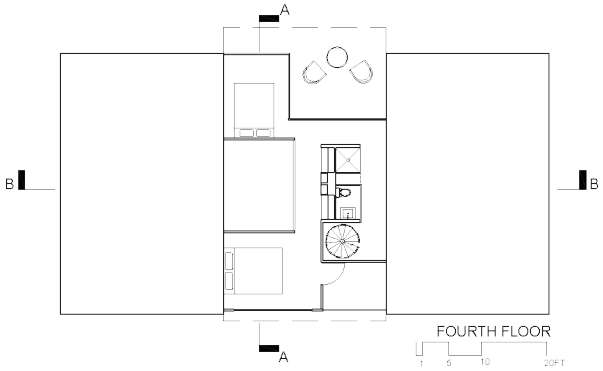


SECOND FLOOR

1 5 10 20FT

Townhouse: Circadian

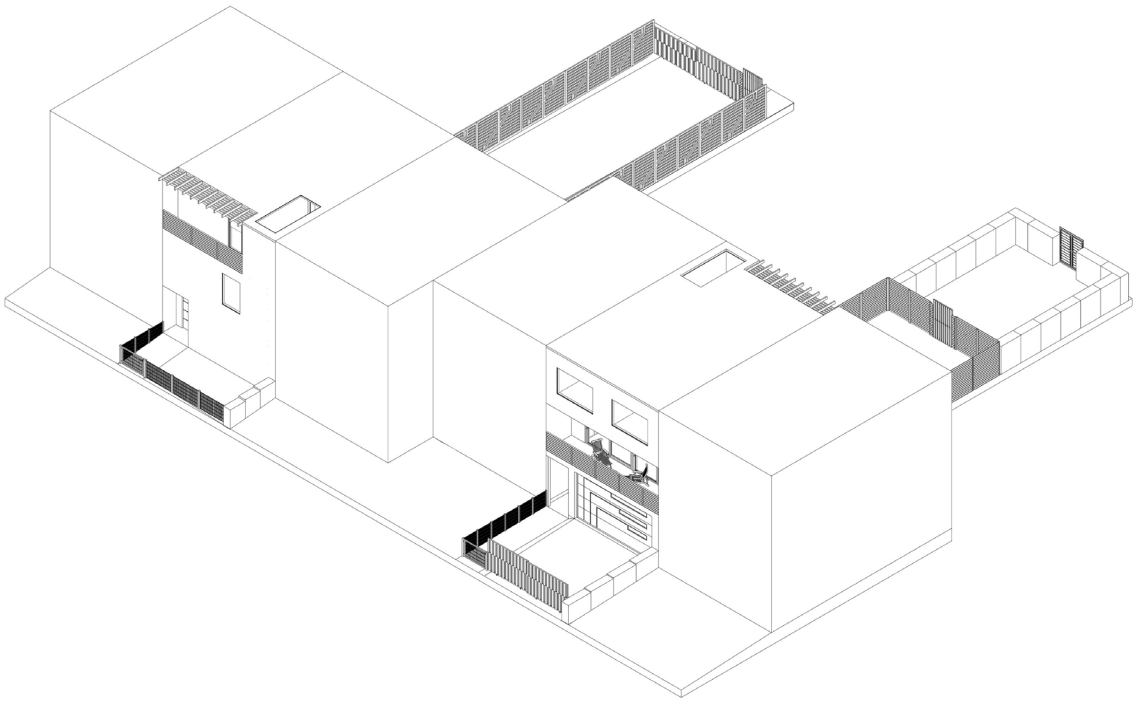




Townhouse: Adjacent Machines

Iva Galvan

The project was centered on designing a dwelling based on the relationship between humans and machines. I created a condensed unit to demonstrate how machines can be organized and located in a shared, active space; which is placed adjacent to resting spaces, such as a bedroom.



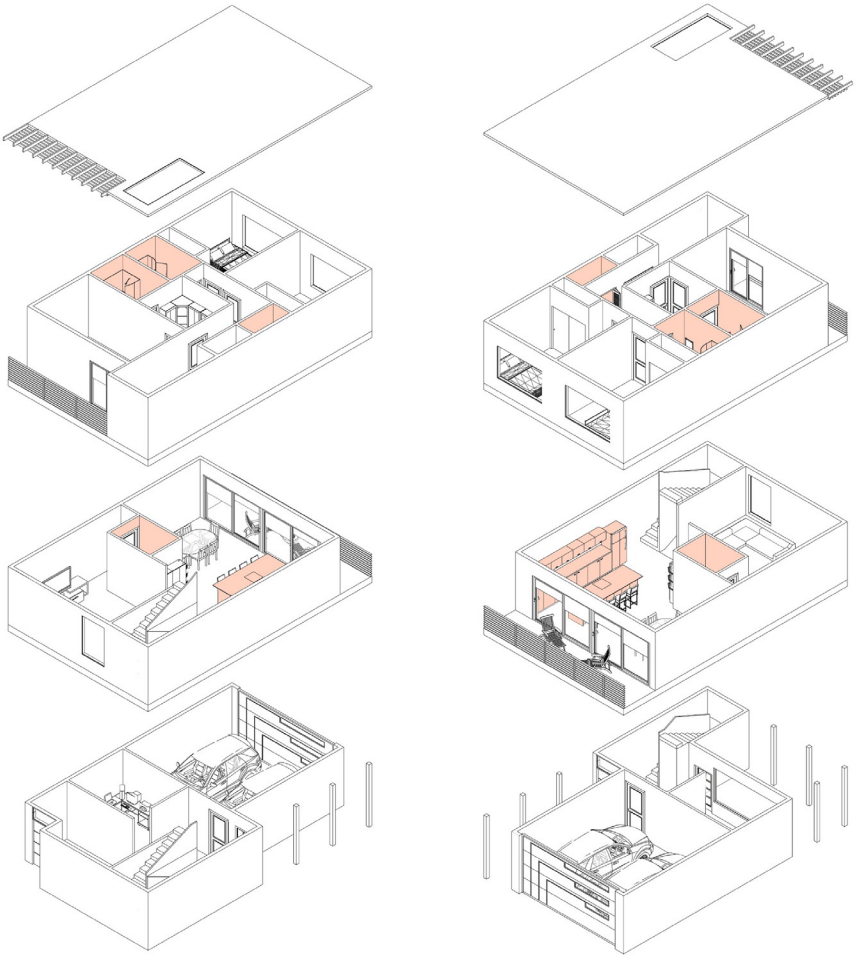
Townhouse: Adjacent Machines

Roof

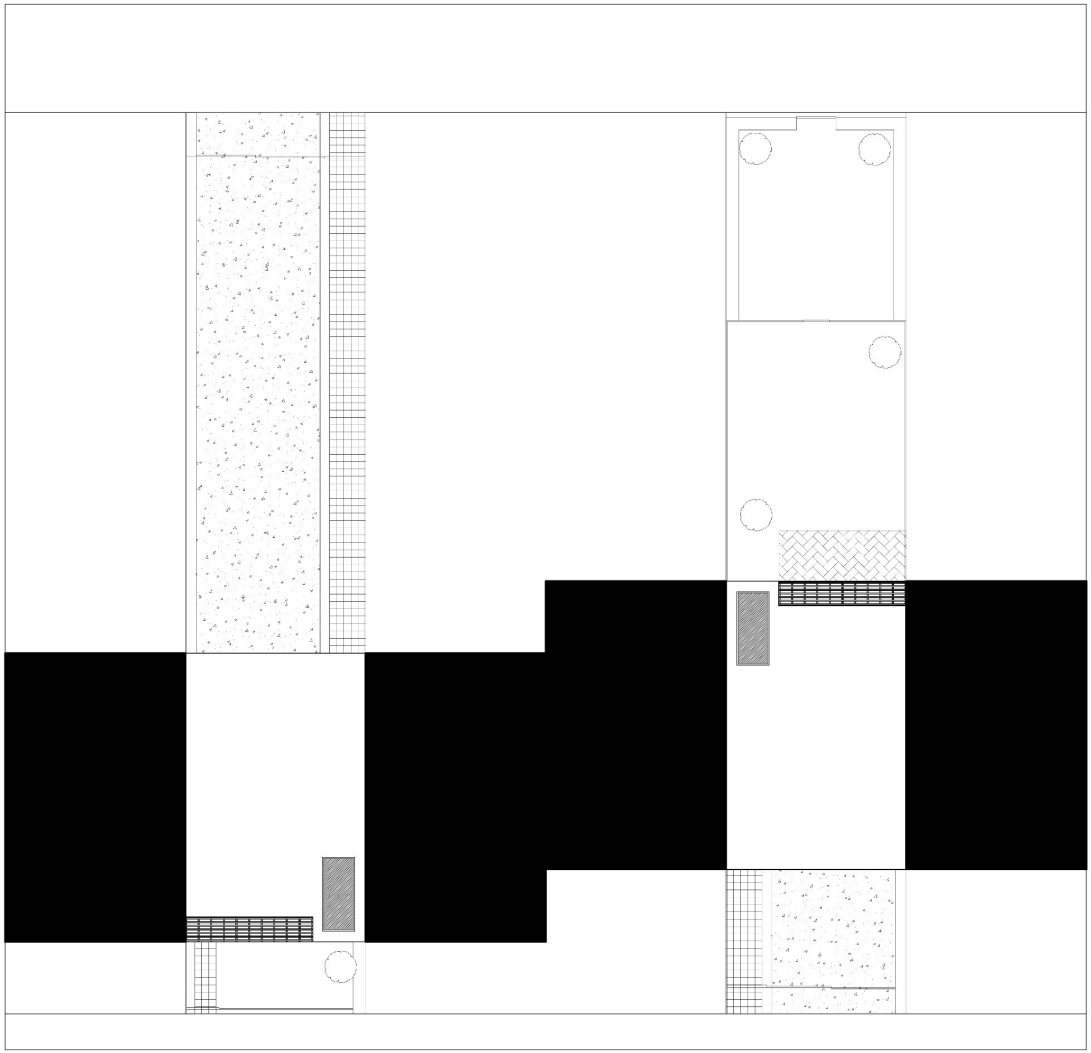
Third Floor

Second Floor

First Floor



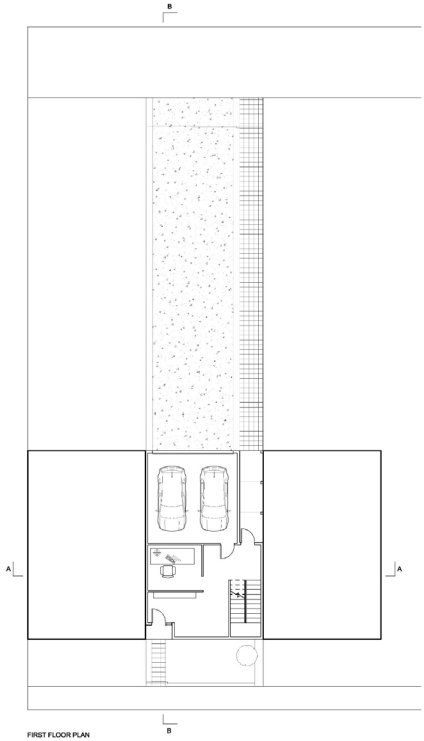
Townhouse: Adjacent Machines



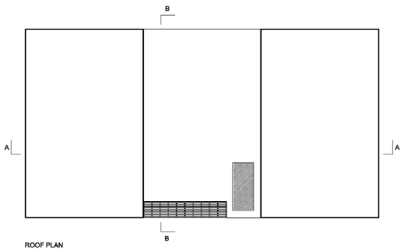
SITE PLAN

0 1 4 8FT

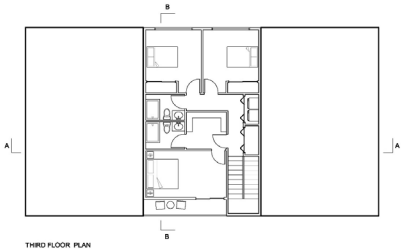
Townhouse: Adjacent Machines



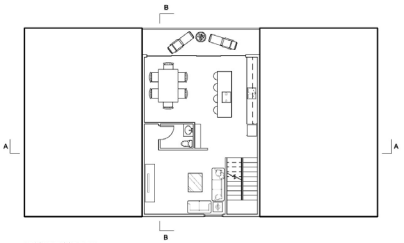
FIRST FLOOR PLAN



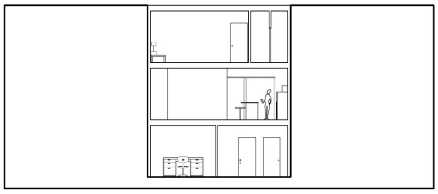
ROOF PLAN



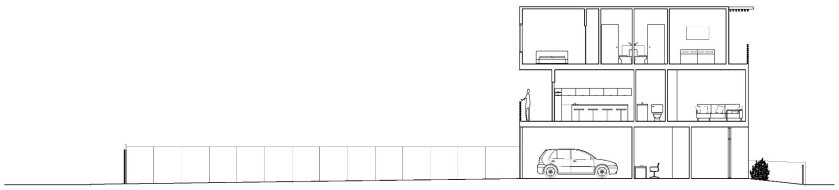
THIRD FLOOR PLAN



SECOND FLOOR PLAN



SECTION A



SECTION B

Townhouse: Adjacent Machines

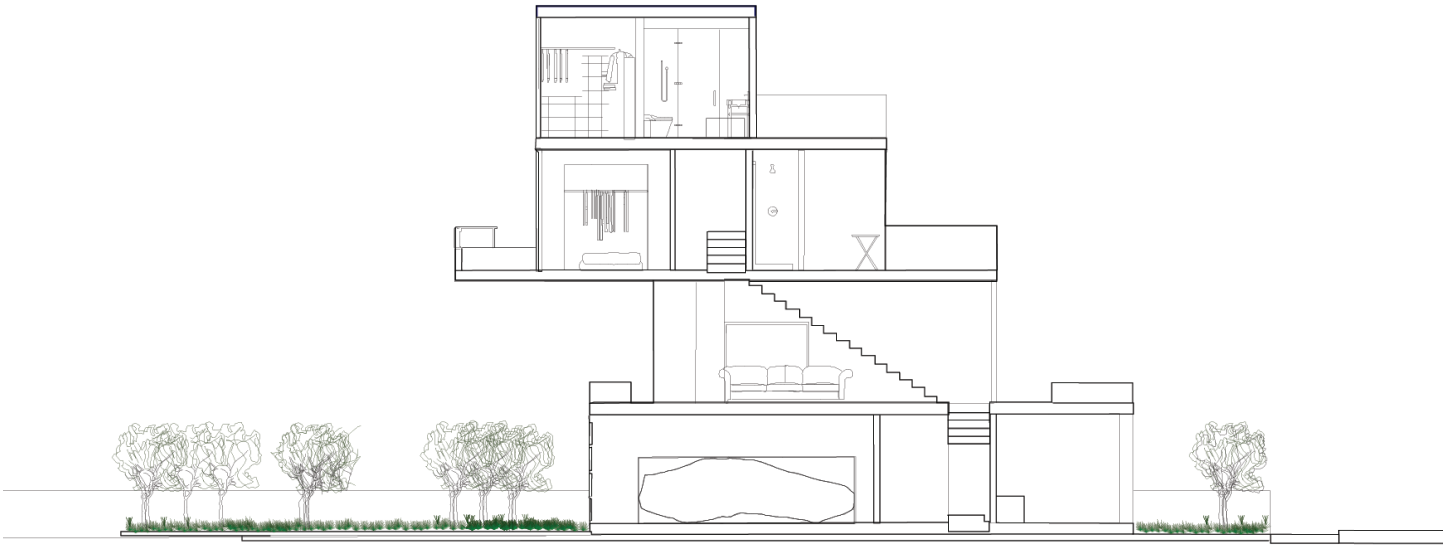
FRONT VIEW

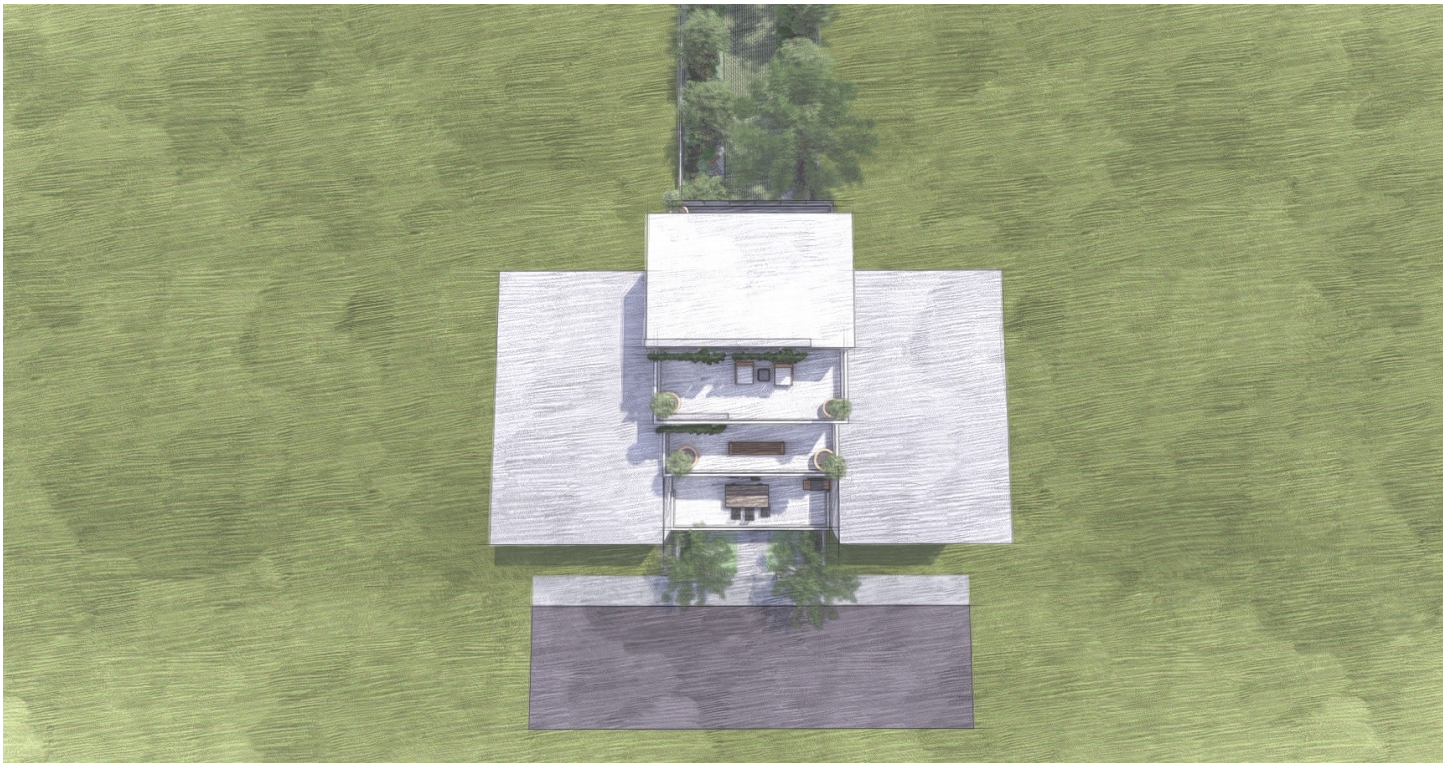
BACK VIEW

Townhouse: Adjacent Machines

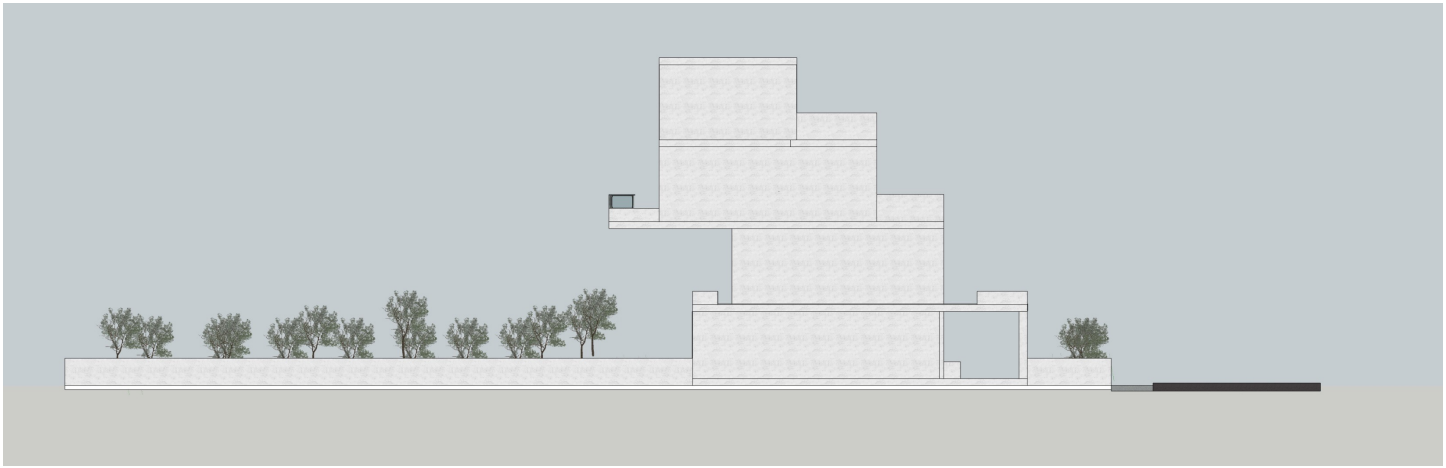
Townhouse: Terrace House

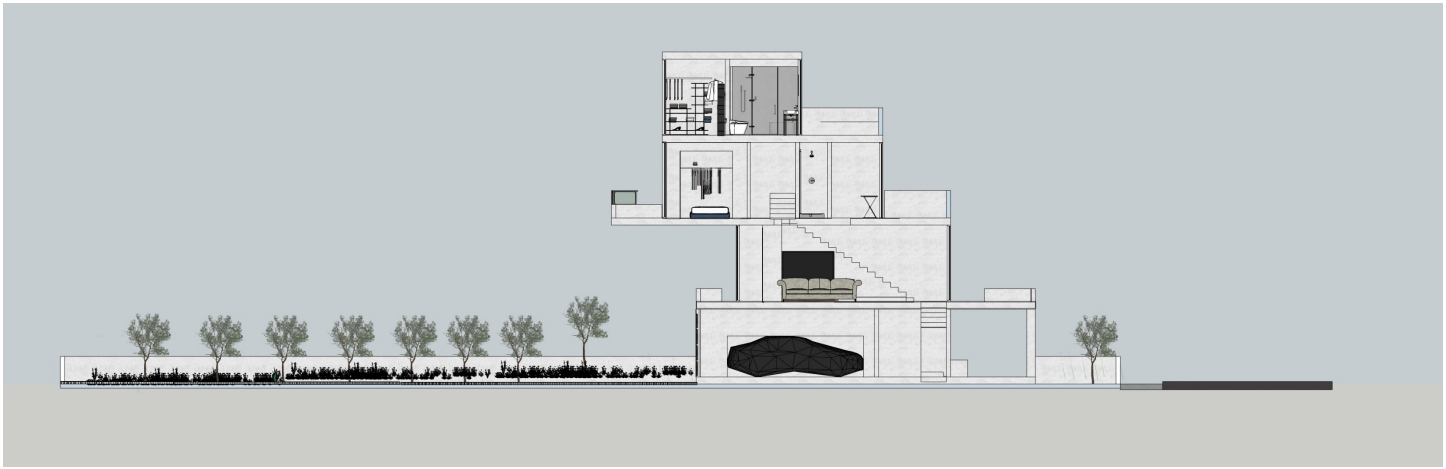
Linsay Hubbel

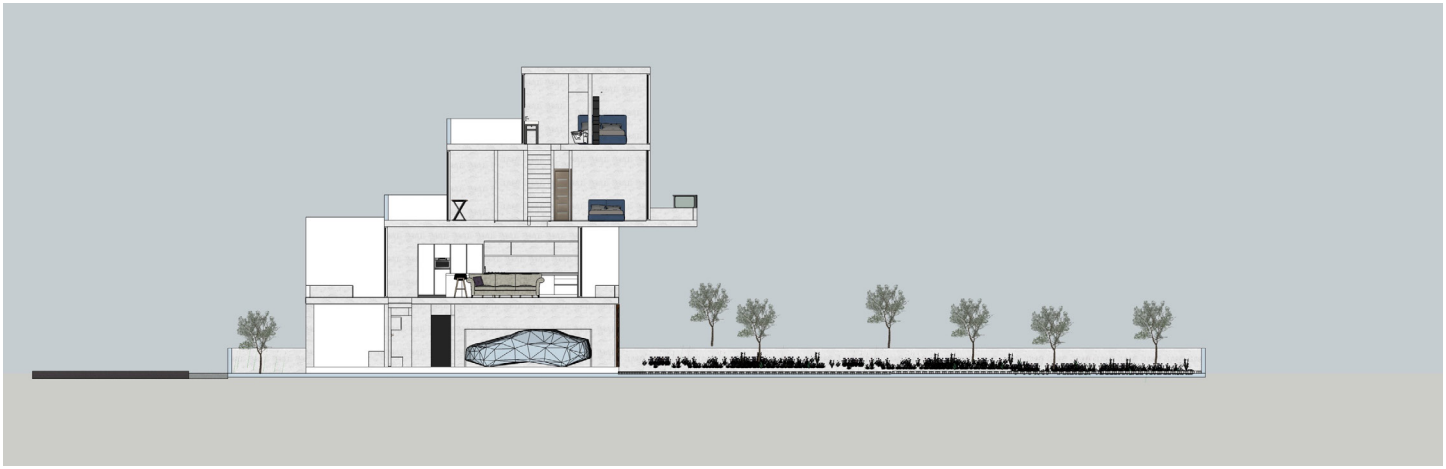




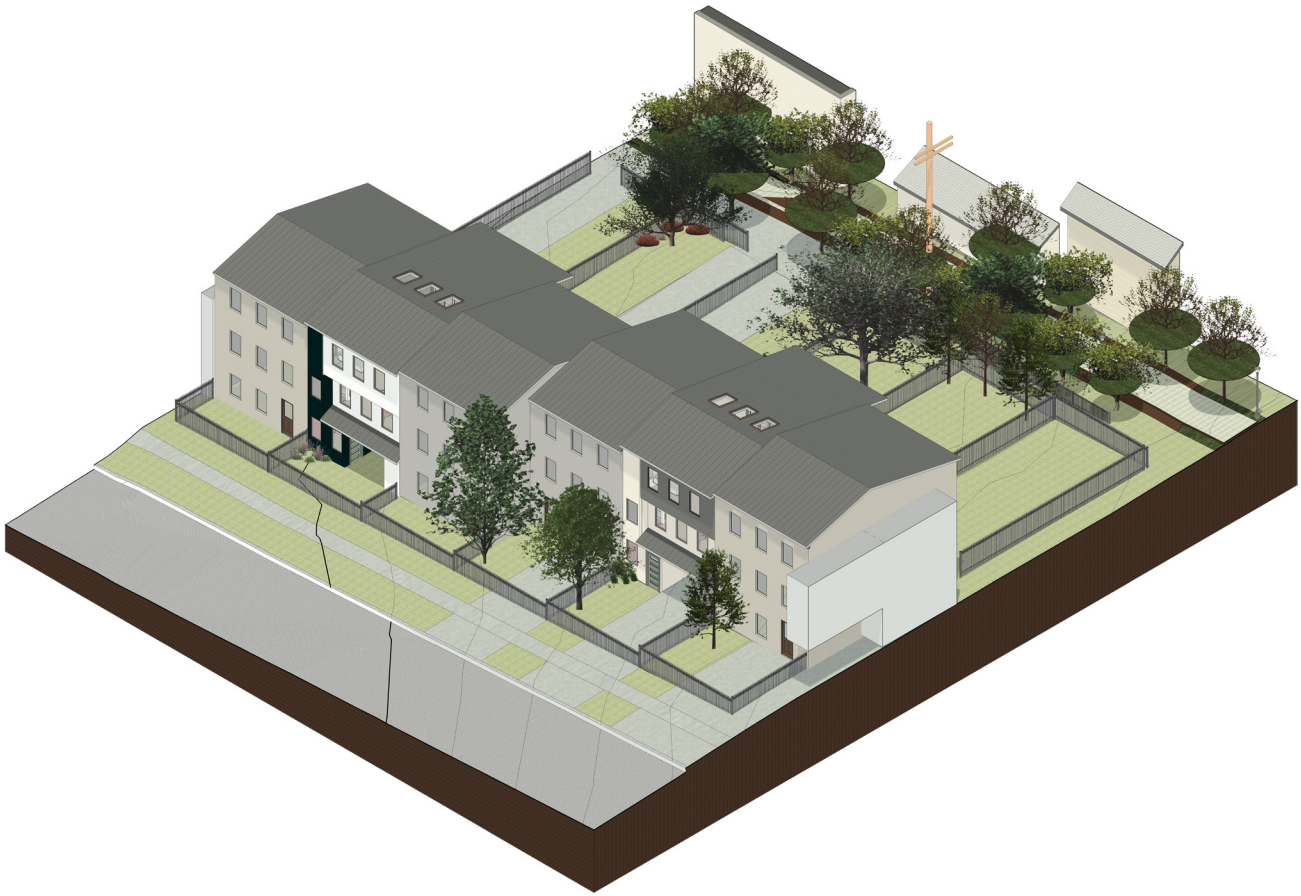
Townhouse: Terrace House



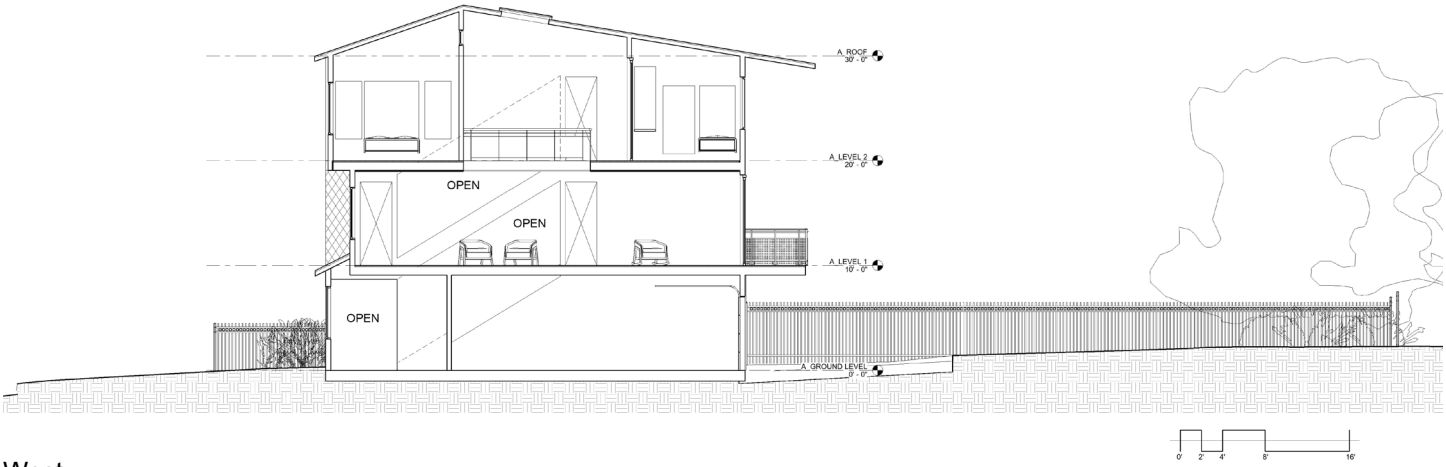




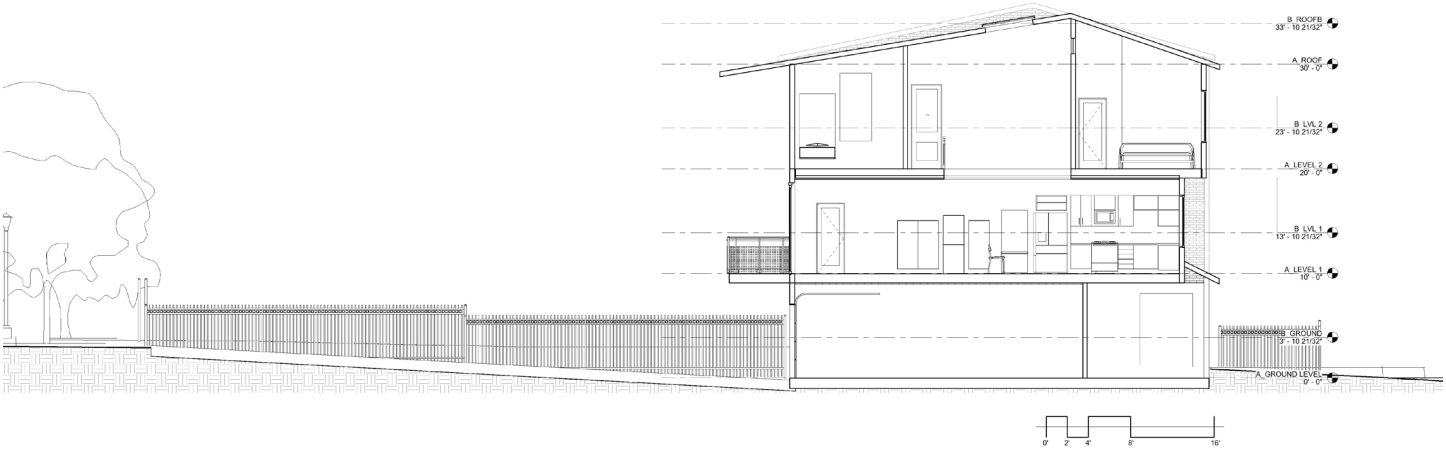
Becca Icossipentarhos



Townhouse: Sections

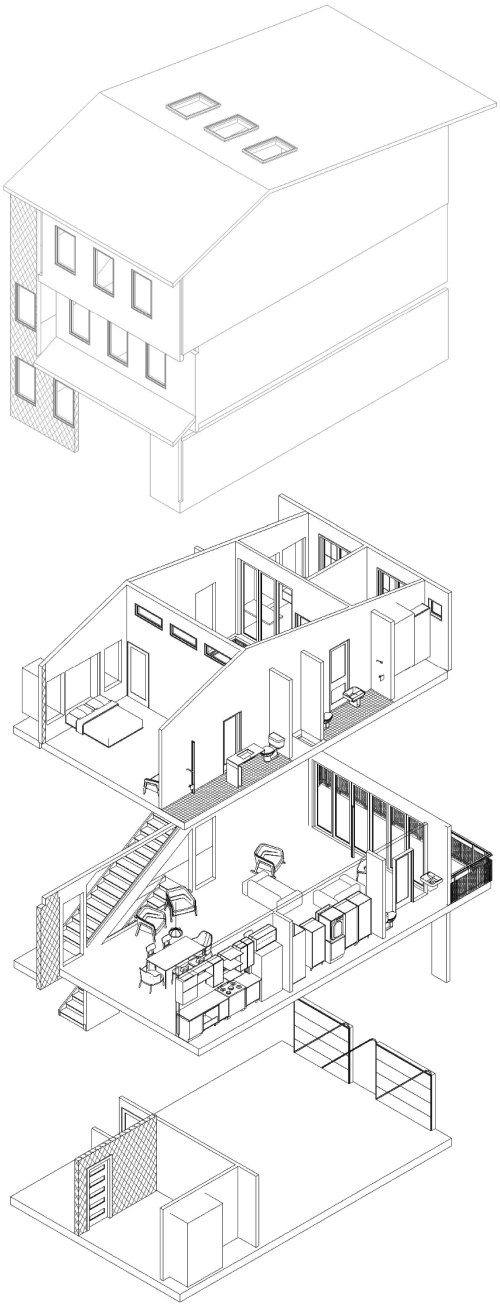


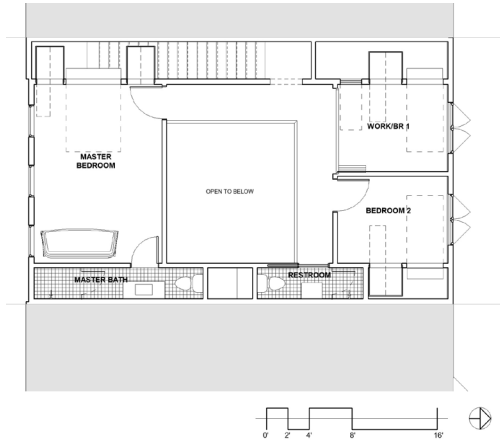
West



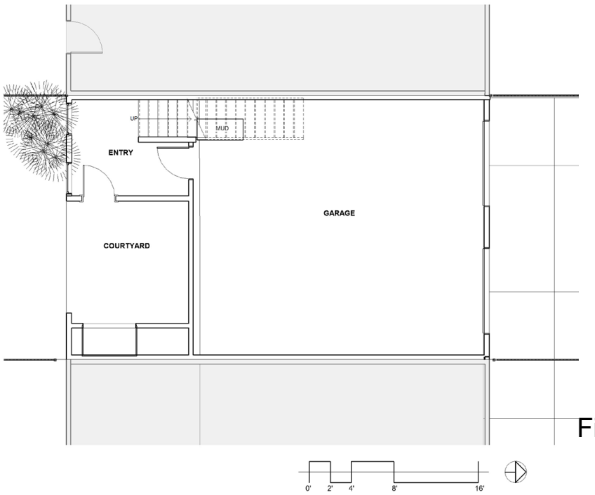
East

Townhouse

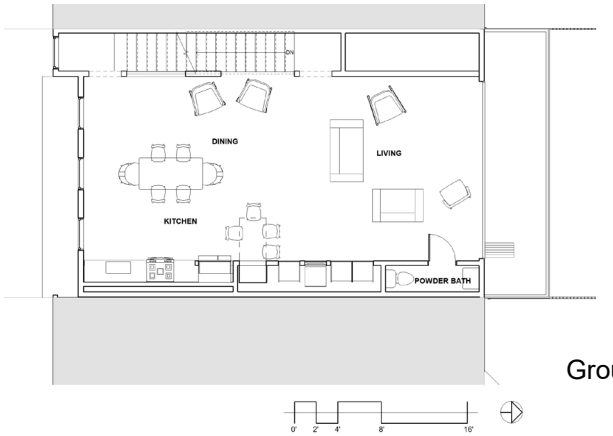




Second Floor



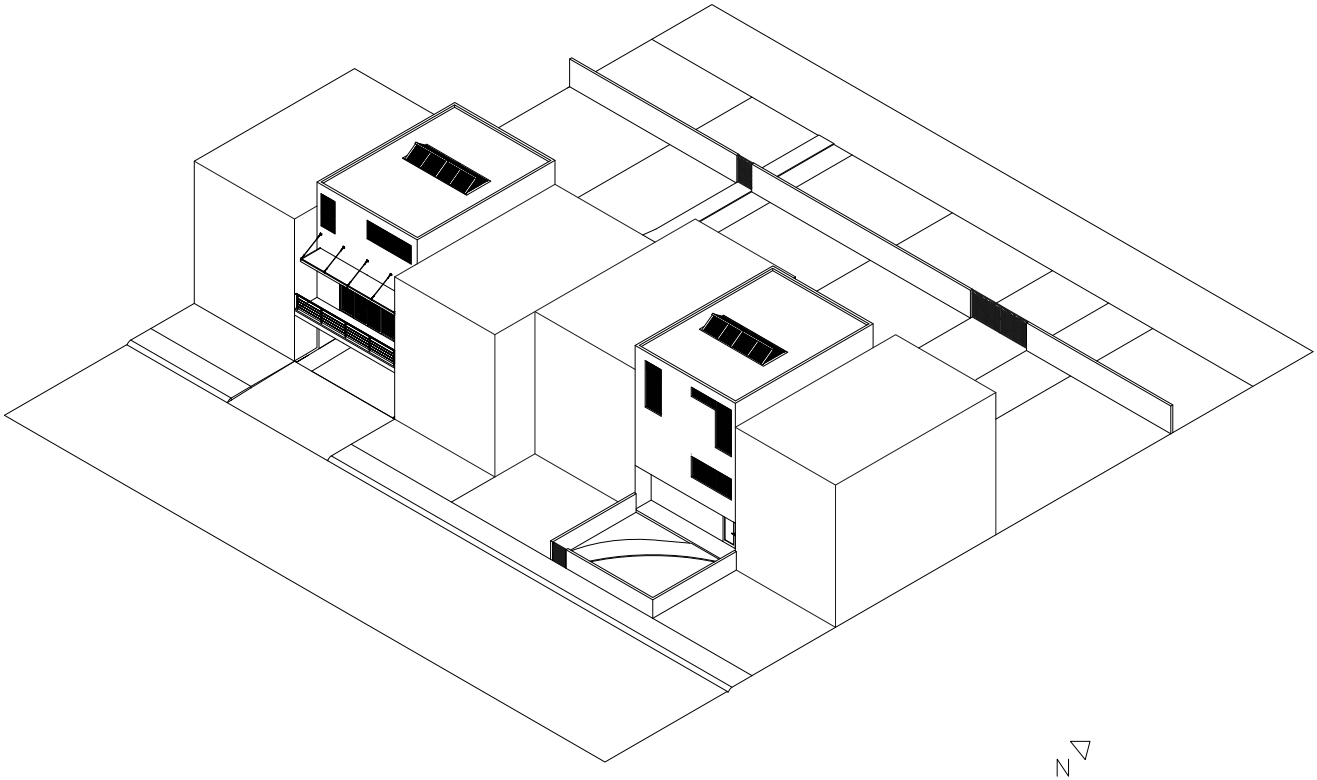
First Floor

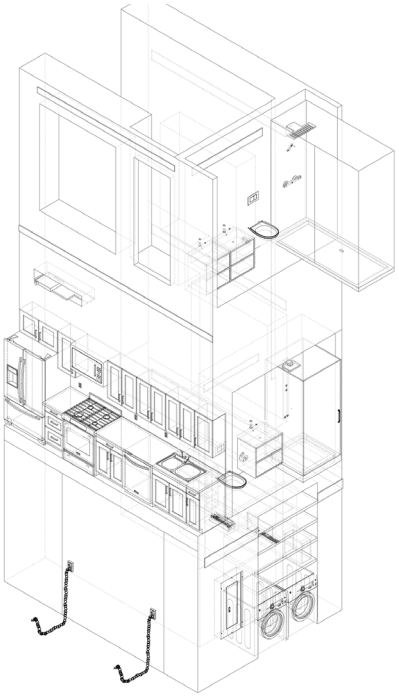


Ground Floor

The Techcore Townhouses

Alaina Gunter





Fourth Floor

Roof Solar Panels
Master Bath
Lights
Storage
Ventilation

Third Floor

Lights
Storage
Ventilation

Second Floor

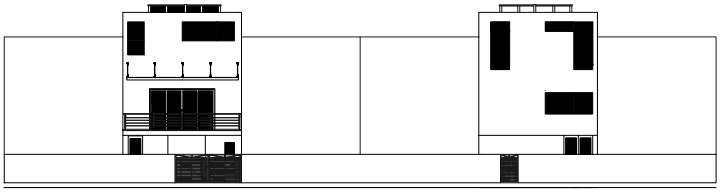
Bathroom
Kitchen
Lights
Storage
Ventilation

First Floor

Powerwall
Office
Electric Car Chargers
Lights
HVAC

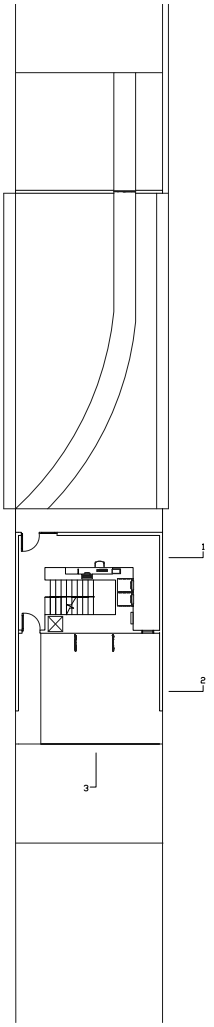
The Concept-

All technology contained within one thick U shaped wall

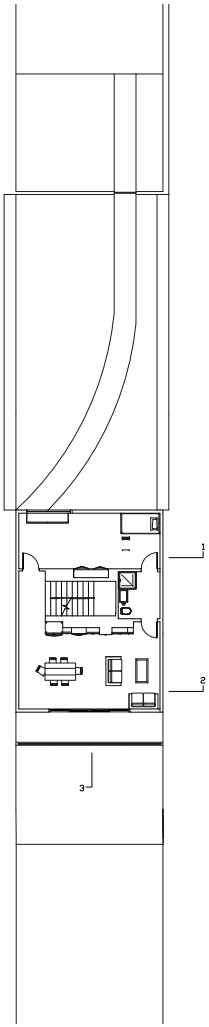


North Elevation

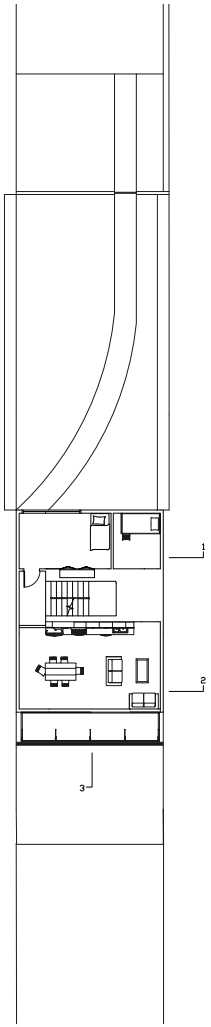
The Techcore Townhouses



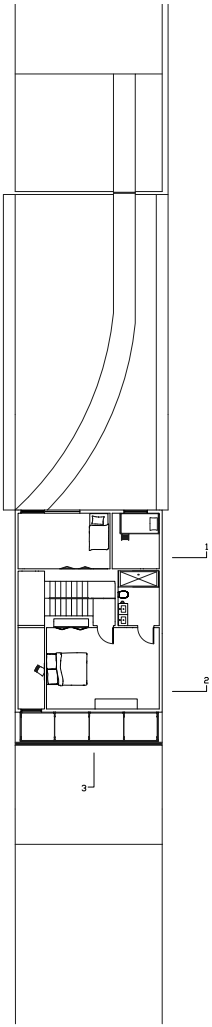
Floor 1



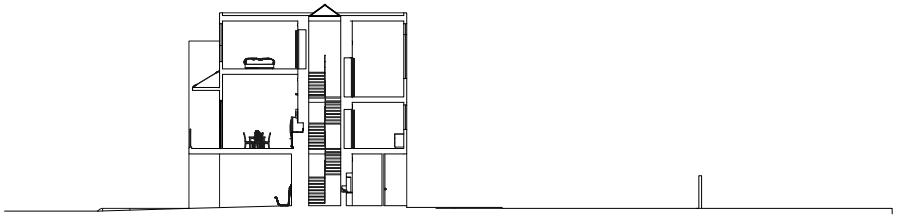
Floor 2



Floor 3



Floor 4



Section 3

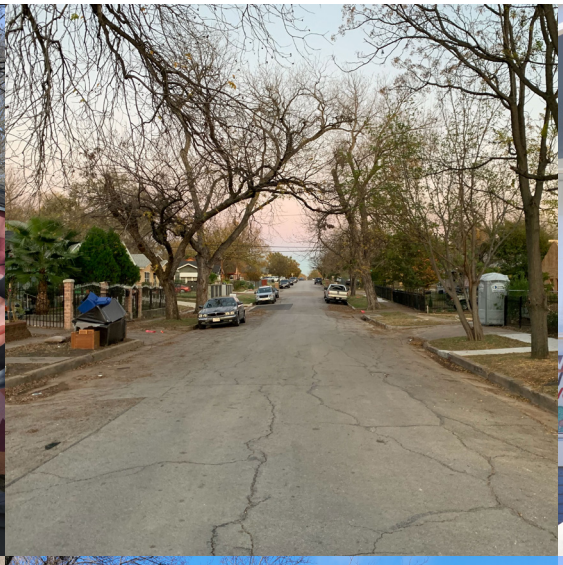
EXHIBITION

Public Exhibition at Bernice Coulter Templeton Art Studio: July 16- August 20, 2021

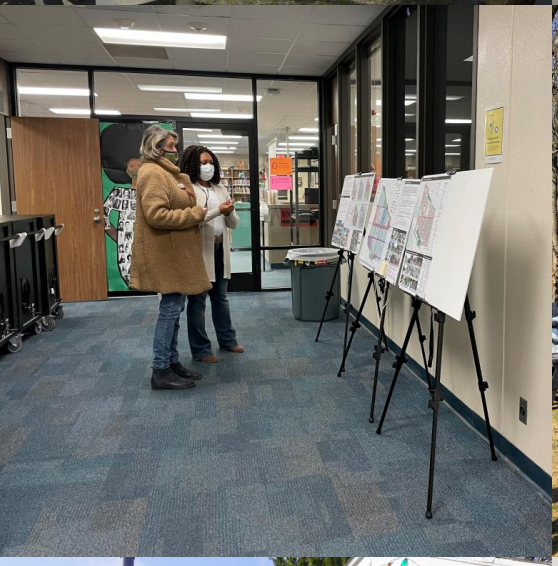
Master Plan
Pedestrian
Community
Walkability

A FINAL NOTE

Our project team would like to thank Texas Wesleyan University, Polytechnic High School, William James Middle School, United Fort Worth Justice Center, Black Coffee, and members of the community who participated in this project for sharing their invaluable insights and wisdom. The work in this book is the result of a collaborative process that centered the needs of community members over a year-long circular process of engagement, research, and design. We want to thank the entire Poly community for this rich learning opportunity that allowed our students to go outside the classroom and use their skills to envision a shared future for the community.



United
FORT WORTH
COMMUNITY JUSTICE CENTER



United
FORT WORTH
COMMUNITY JUSTICE CENTER