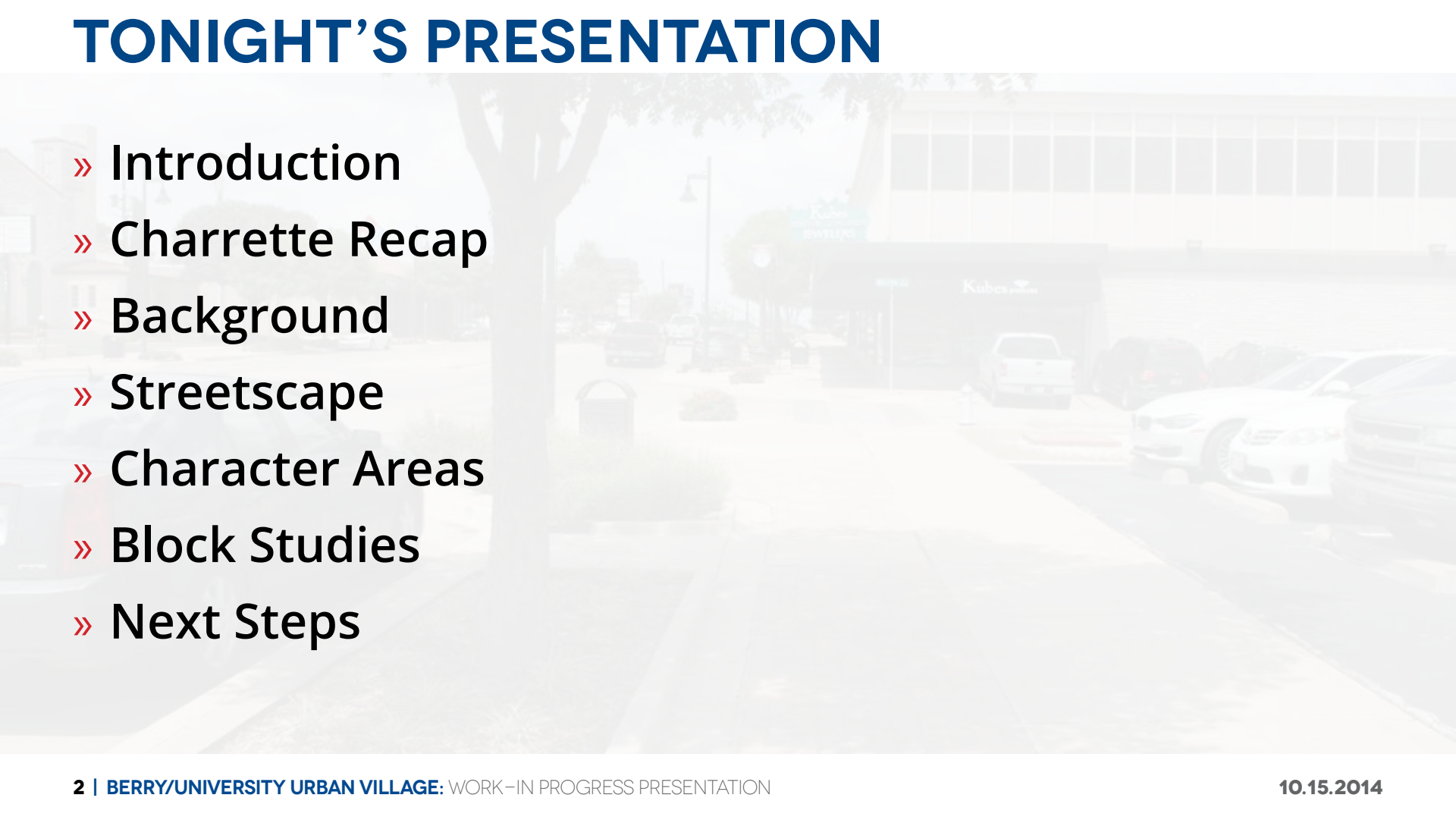


BERRY/UNIVERSITY URBAN VILLAGE

DEVELOPMENT PLAN AND FORM-BASED CODE



TONIGHT'S PRESENTATION

A faded background image of a street scene. On the left, a large tree stands on a sidewalk. In the background, a building with a sign that says "Kubec" is visible. Several cars are parked along the street on the right side.

- » Introduction
- » Charrette Recap
- » Background
- » Streetscape
- » Character Areas
- » Block Studies
- » Next Steps

PROJECT GOALS

» Transit-Ready Development

- » Diversify Transportation Options
- » Balance All Modes of Travel (Vehicles, Bike, Ped, Transit)
- » Higher Density Development in Key Areas
- » Mix Uses, Housing Options and Incomes

» Neighborhood Resiliency

- » Improve Stormwater Quality, Reduce Flooding
- » Preserve Integrity of Adjacent Neighborhoods

» Form-Based Code

- » Refine Planning to Support New Zoning

PROJECT PARTNERS

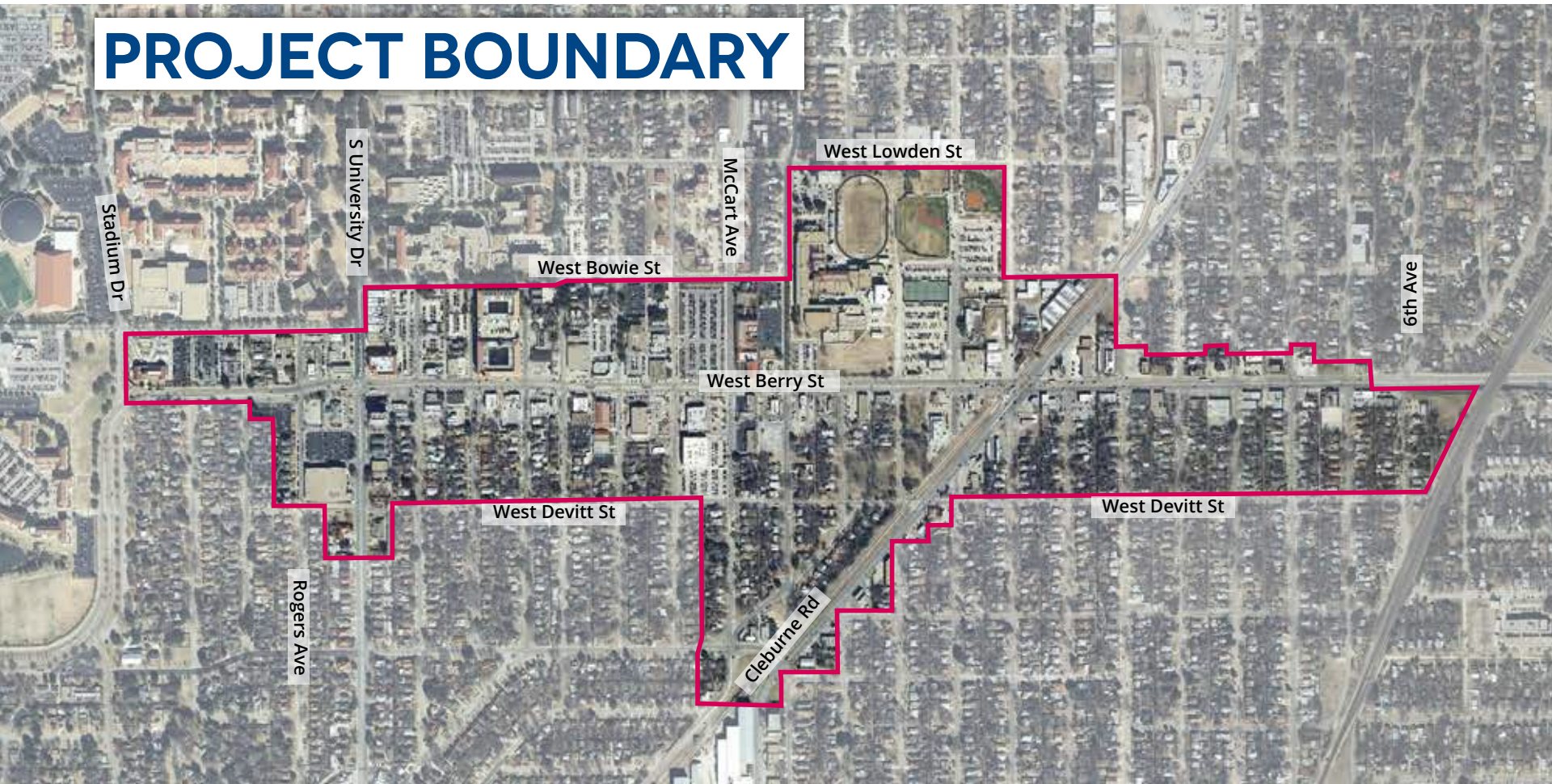
- » North Central Texas Council of Governments (NCTCOG)
- » City of Fort Worth
- » Fort Worth Transportation Authority (The T)
- » Texas Christian University (TCU)
- » Berry Street Initiative
- » Funded through North Central Texas Council of Government 2009-2010 Sustainable Development Call for Projects

Special thanks to:

TCU for the use of their facilities this week

B-Cycle for the use of their bikes

PROJECT BOUNDARY



PARALLEL PROJECT

ZOO CREEK FLOOD MITIGATION STUDY

City of Fort Worth

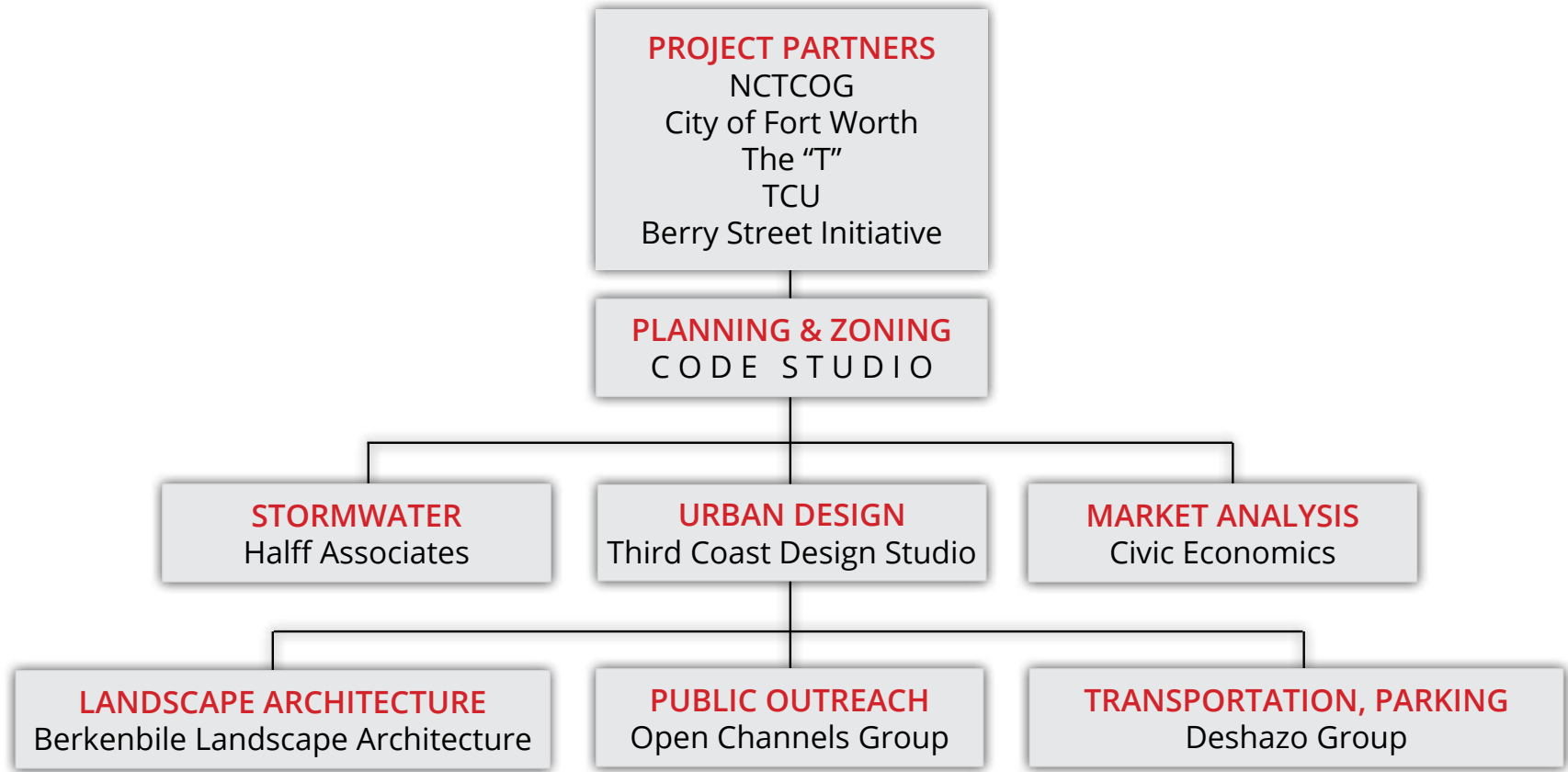
April 2014



HALFF ASSOCIATES, INC.
4000 FOSSIL CREEK BLVD.
FORT WORTH, TX 76137-2720
WWW.HALFF.COM



CHARRETTE TEAM



THE CHARRETTE WEEK

TIME	FRIDAY OCTOBER 10 DAY 1	SATURDAY OCTOBER 11 DAY 2	SUNDAY OCTOBER 12 DAY 3	MONDAY OCTOBER 13 DAY 4	TUESDAY OCTOBER 14 DAY 5	WEDNESDAY, OCTOBER 15 DAY 6	THURSDAY OCTOBER 16 DAY 7
9:00 AM		NEIGHBORHOOD DESIGN WORKSHOP 9:00 AM – 12:00 PM @ AUDITORIUM	OPEN DESIGN STUDIO	OPEN DESIGN STUDIO	OPEN DESIGN STUDIO		STAFF DEBRIEF 9:00 - 11:00 AM
10:00 AM					MEET NEAR S. SIDE ADMIN. 9:30 - 11:00 AM		
11:00 AM				MEET TCU 10:30 AM-12:00 PM	MEET PACS 11:00 AM- 2:00 PM		
12:00 PM		LUNCH	LUNCH	LUNCH & LEARN ECONOMIST	LUNCH & LEARN STORMWATER		TEAM DEPARTS
1:00 PM	TEAM ARRIVES					CLOSED DESIGN STUDIO	
2:00 PM		DAN BURDEN WALKING TOUR @ UNIV. UNITED METHODIST CHURCH 1:30 PM - 3:30 PM		OPEN DESIGN STUDIO	MEET TPW/ 1:00 - 2:00 PM		
3:00 PM	STAFF MEET @ TCU 3:00 PM - 5:00 PM		MEET CM ZADEH 2:30 - 4:00 PM	MEET STORMWATER 1:00 - 3:00 PM			
4:00 PM		WORKSHOP RECAP/ BRAINSTORMING 3:30 PM – 7:00 PM	MEET BSI 4:30 - 5:30 PM	MEET TREY NEVILLE 3:00 - 4:00 PM	OPEN DESIGN STUDIO	STAKEHOLDER DISCUSSION	
5:00 PM	TEAM BIKE TOUR B-CYCLE ON BERRY 5:00 PM - 7:00 PM			OPEN HOUSE PREPARATION			
6:00 PM				DROP-IN OPEN HOUSE 6:00 PM – 8:00 PM @ AUDITORIUM		FINAL PRESENTATION 6:00 PM – 8:00 PM @ AUDITORIUM	
7:00 PM	TEAM MEETING (DINNER)	DINNER	DINNER		DINNER		
8:00 PM				DINNER		STUDIO BREAKDOWN	
9:00 PM			CLOSED DESIGN STUDIO		CLOSED DESIGN STUDIO		
10:00 PM				CLOSED DESIGN STUDIO			

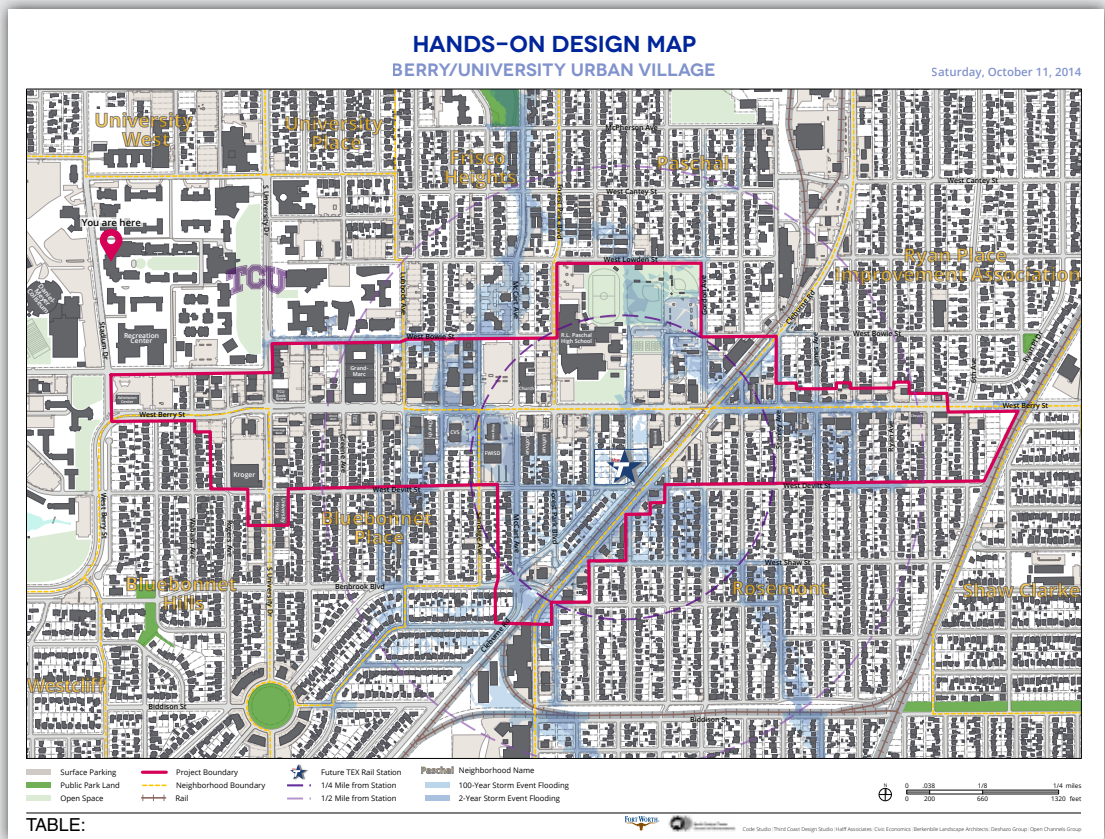
FRIDAY: SITE ANALYSIS & BIKE TOUR



SATURDAY: DESIGN WORKSHOP



SATURDAY: DESIGN WORKSHOP



» Today

- » What makes West Berry different from other places? What is special?
- » Are there areas you would like to see preserved or enhanced?

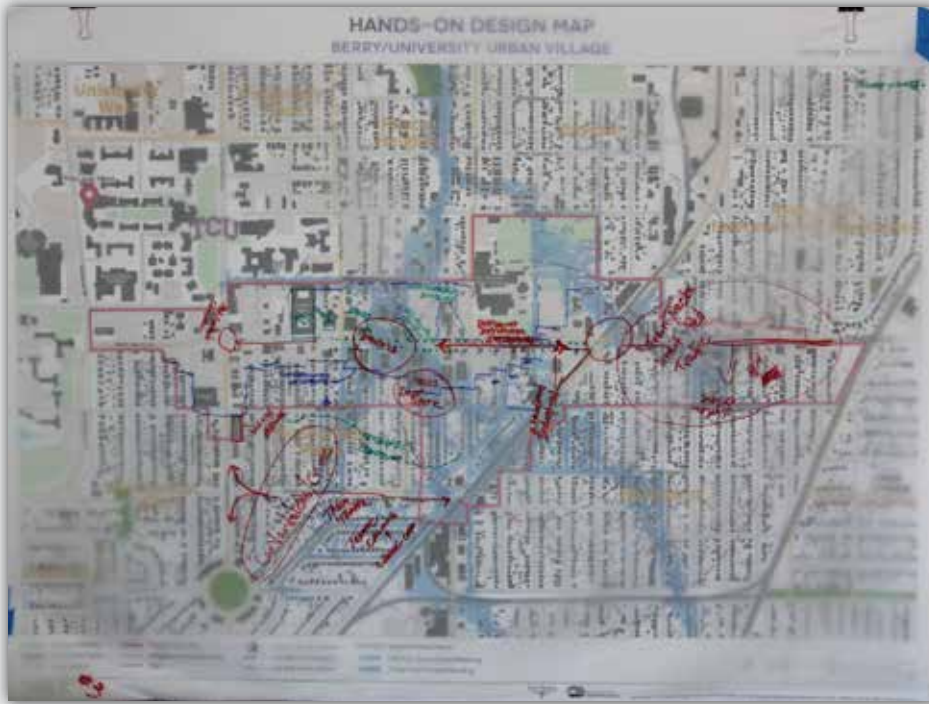
» In the Future

- » Do you like the ideas proposed in the prior plans for West Berry?
- » Are you comfortable with the zoning in place? The height allowed today?
- » What kinds of changes would you like to see in the neighborhoods near West Berry?

SATURDAY: DESIGN WORKSHOP



SATURDAY: DESIGN WORKSHOP



SATURDAY: DESIGN WORKSHOP

» West Berry

- » Improve walkability, wider sidewalks, more pedestrian crossings
- » Enhance streetscape east of Forest Park
- » Embrace / connect to University
- » Perception of crime: safety, lighting, uses
- » Need more convenient parking

» Residential

- » Preserve adjacent neighborhoods
- » Preserve scale and lot size in residential areas
- » Missing sidewalk connections
- » “Stealth Dorms”
- » Over parking in the neighborhood

» Parks

- » Little or no parks in the area
- » Connect to existing parks, trails

» Mobility

- » Slow cars down
- » Reclaim alleys
- » Improve pedestrian connections
- » Need more bike facilities

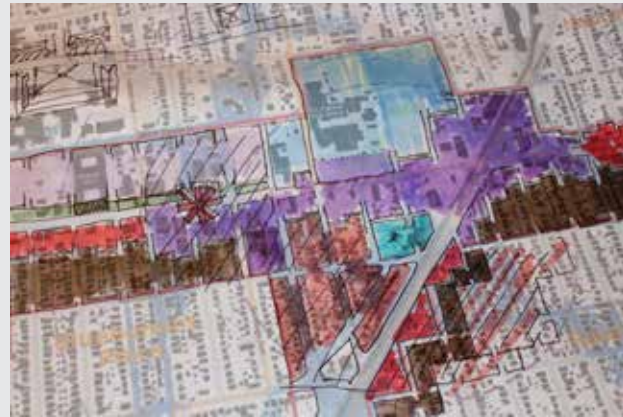
» Flooding

- » Reduce hardscape / impervious surface
- » Landscaping / open space
- » “Day light” streams

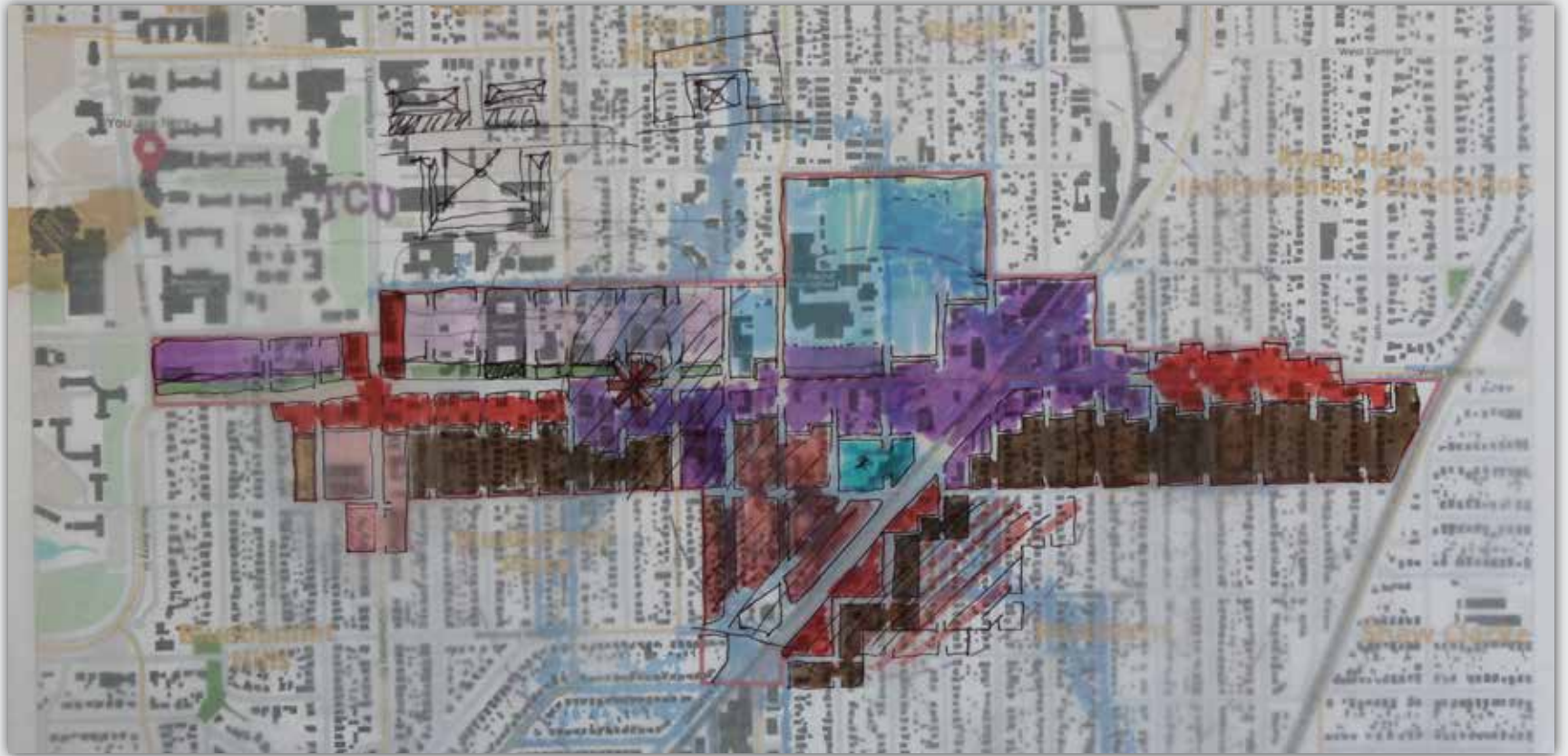
SATURDAY: DAN BURDEN WALKING TOUR



SATURDAY: BRAINSTORMING



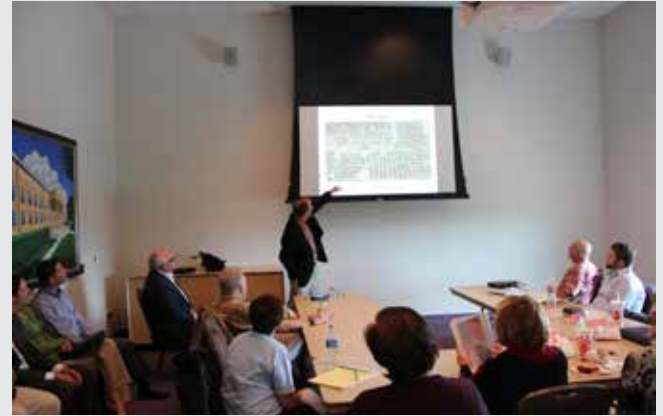
SATURDAY: BRAINSTORMING



SUNDAY – TUESDAY: OPEN DESIGN STUDIO



STAKEHOLDERS / LUNCH AND LEARN



W. BEEDY ST.

LUMBER AVE

MAPLE AVE

SPRUCE AVE

FIR AVE

EXIST BLDG.

NEW INFILL

OPEN SPACE / STORM WATER BMP

Block 1: 3 stories, 27,000 sq ft, 24 units, 14 units of residential space (1 unit)

Block 2: 2 stories, 16 units (50% placed), 14 units (surface placed), 2 stories on block

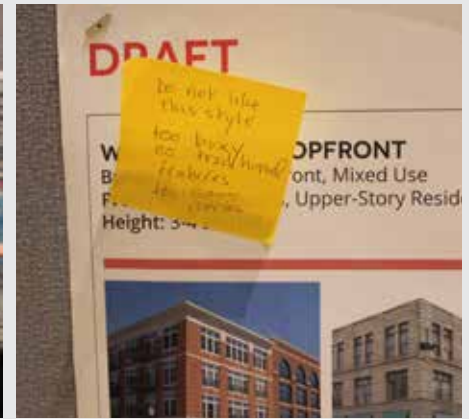
Block 3: 2 stories, 16 units (50% placed), 14 units (surface placed), 2 stories on block

Block 4: 2 stories, 16 units (50% placed), 14 units (surface placed), 2 stories on block

INITIAL CONCEPTS



MONDAY: DROP IN OPEN HOUSE



TUESDAY: REFINEMENT



TUESDAY: WORKING LATE



WEDNESDAY: PRODUCTION



An aerial map of the Berry/University Urban Village area. A red boundary outlines the project site. Inside the boundary, there are several colored overlays: a large blue area in the upper right, a green area in the upper left, and various orange and yellow areas in the lower half. A white diagonal line runs from the bottom left towards the center. Three pink asterisk-like symbols are placed on the map: one on West Berry St, one in the center, and one in the lower right. The map shows surrounding streets like West Berry St, Berry Ave, and University Ave.

BACKGROUND

MARKET OPPORTUNITIES

» Eating & Drinking

- » Better opportunities than the numbers might indicate
- » Agglomeration effect is strong, which implies niche markets
- » Built in student base currently drives off to eat and drink

» Retail

- » Data indicate opportunities to stop leakage
- » Leakage likely to Stonegate, University Park Village, other centers
- » Local-serving to include students

BUSINESS INVENTORY

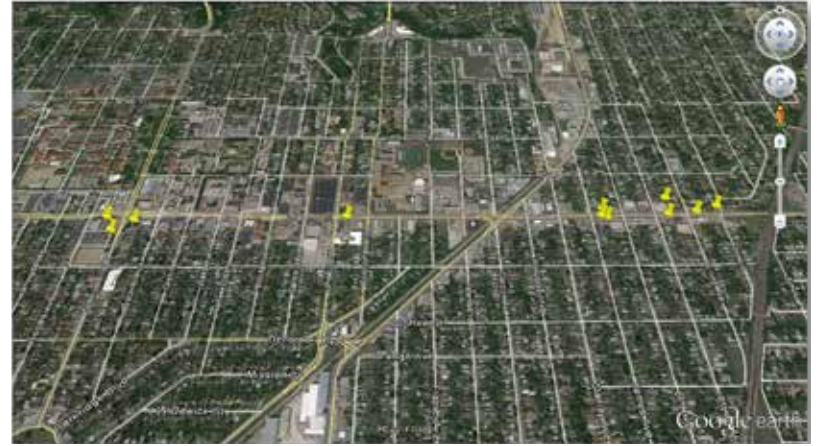
» 110 Individual Businesses

- » 37 Eating & Drinking Establishments (6 Freestanding Fast Food)
- » 27 Retail Stores in Operation, +5 Vacant
- » “13” Alternative Financial Institutions (Payday and Title Loans)
- » Let's see how it maps out . . .

BUSINESS INVENTORY



Retail



Financial

**Eating &
Drinking**



ECONOMIC AREAS



ECONOMIC AREAS: “COLLEGE TOWN”

- » With Suitable Spaces, Might Attract Typical College Retailers
 - » Gap, Urban Outfitters; “Preppy” or Fashionable Independents
- » Limited Opportunities for Development
 - » Small parcels on south side of Berry
 - » University on north side of Berry
 - » Potential for growth: side streets and to the east . . .



ECONOMIC AREAS: “TRANSITIONAL”

» Strong Potential for Redevelopment

- » Some challenges: drive-through facilities
- » Dueling drug stores – something’s got to give . . .
- » University Performing Arts Center would attract new visitors
- » Transit and stormwater improvements would jumpstart development

» Chance to Out-Funk Magnolia at Lower Cost



ECONOMIC AREAS: “EAST WEST BERRY”

» Opportunities

- » Gentrification in Ryan Place: opportunity for a small move upmarket
- » Larger parcels can be assembled

» Substantial redevelopment will likely require strong intervention

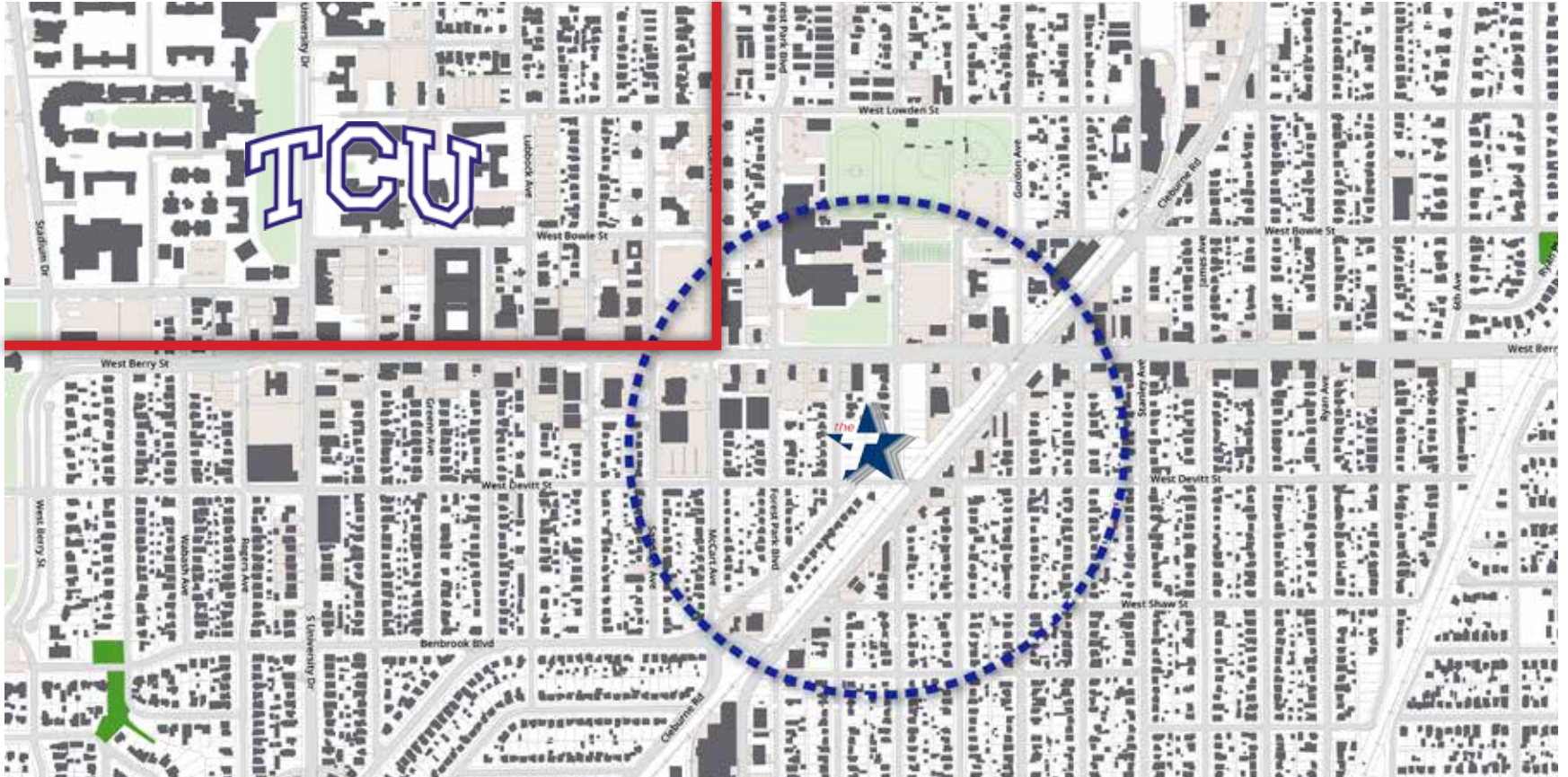
- » Rail, stormwater mitigation, neighborhood amenities



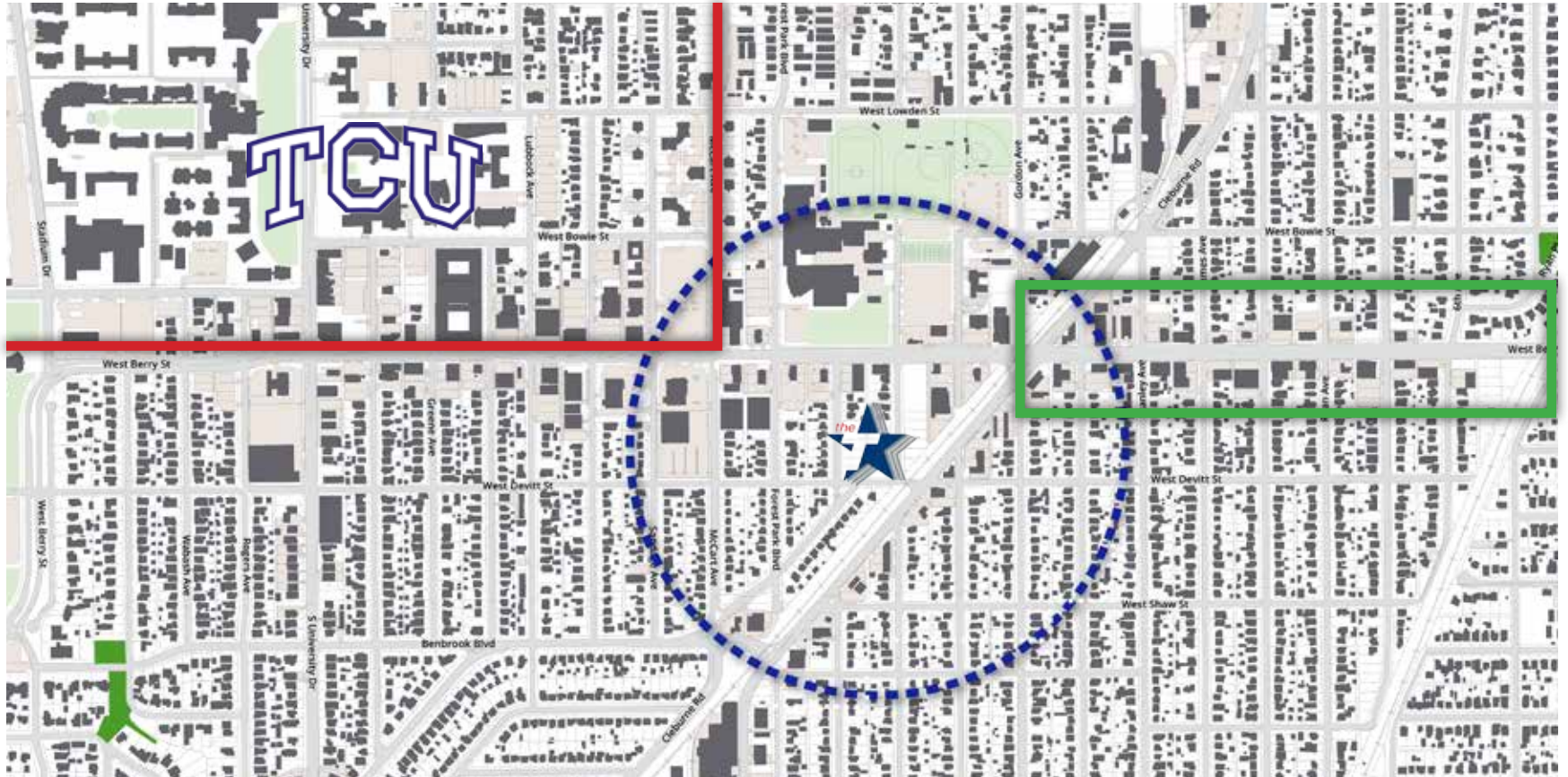
EXISTING FORCES



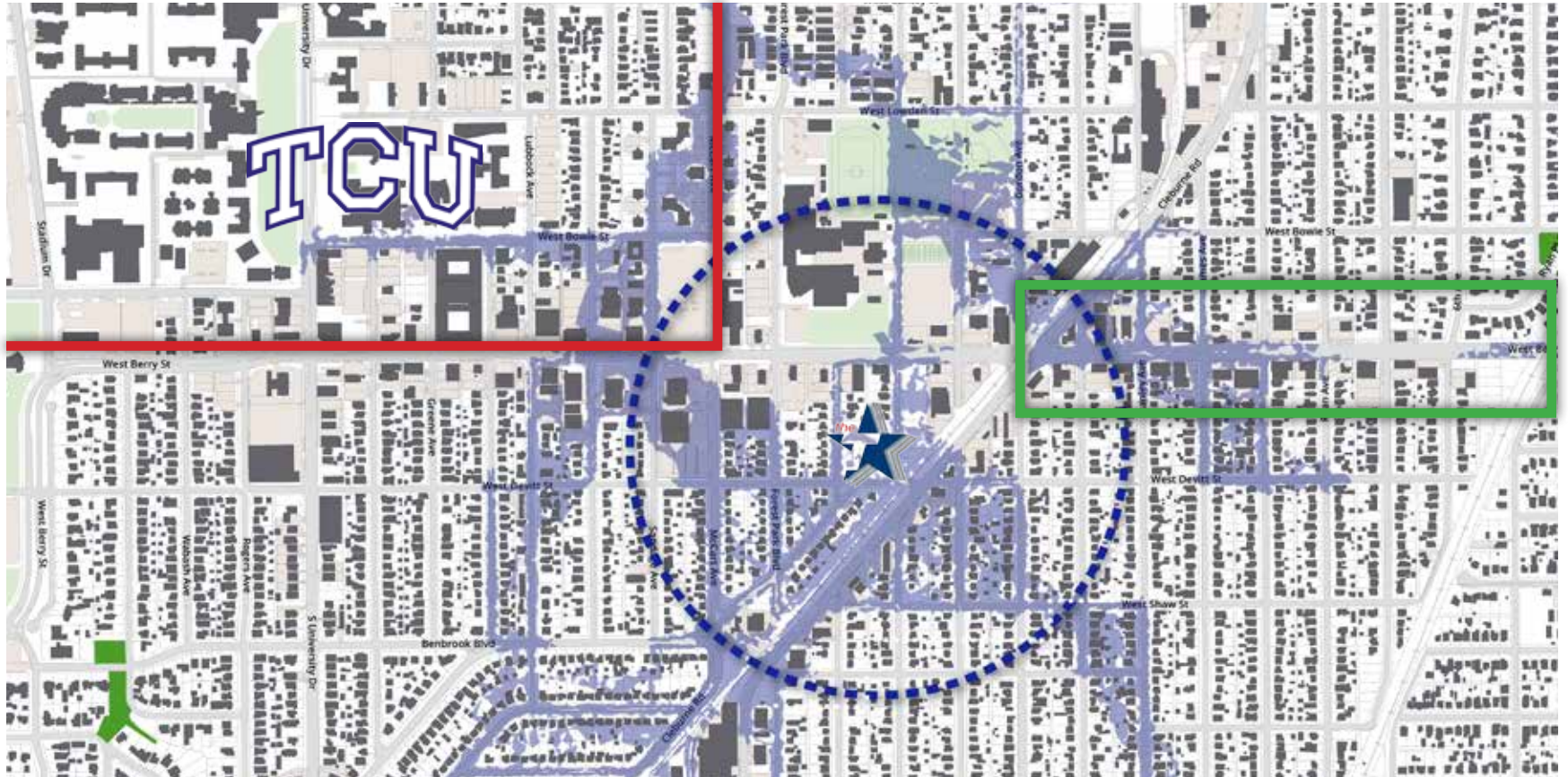
EXISTING FORCES

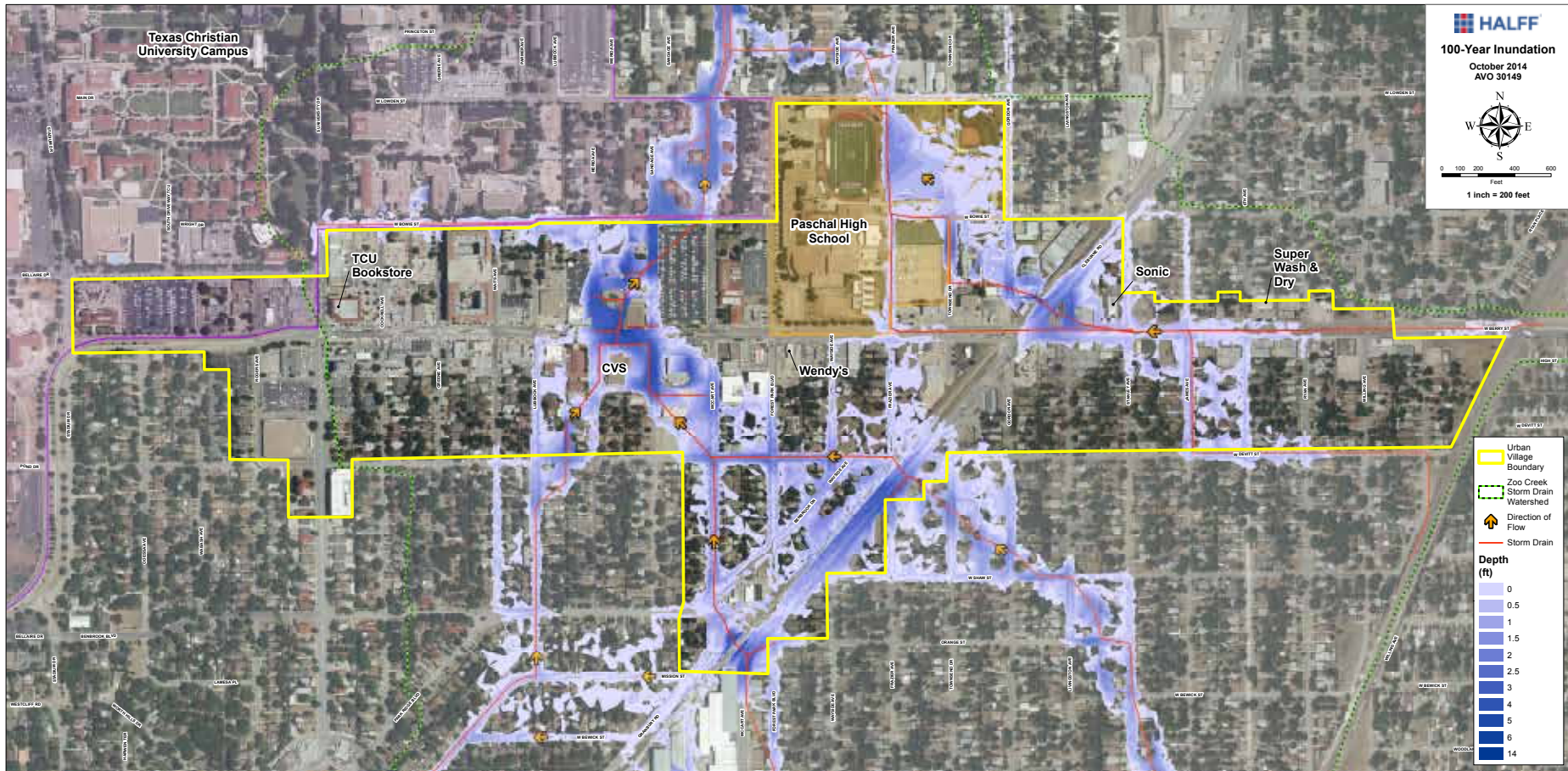


EXISTING FORCES



EXISTING FORCES



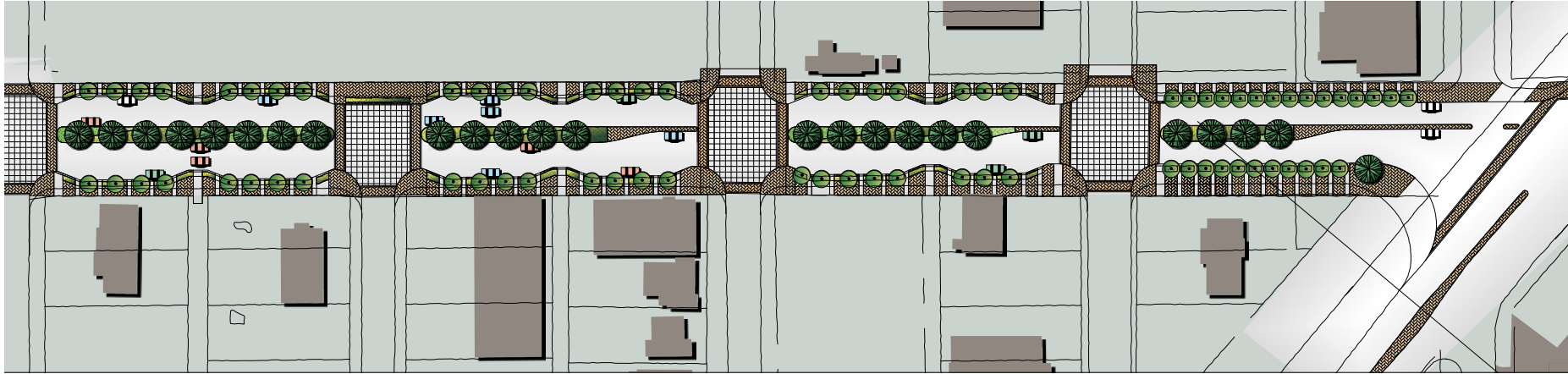


An aerial photograph of an urban area, likely a city grid. A red line outlines a specific development area. A diagonal road, possibly a highway or expressway, runs from the bottom left towards the top right, passing through the outlined area. Various colored overlays (blue, green, yellow, orange) are present on the map, indicating different land use zones or project phases. A pink asterisk-like symbol is located near the top center of the outlined area. The text "THE PUBLIC REALM: STREETSCAPE" is overlaid in large, bold, blue capital letters across the middle of the image.

THE PUBLIC REALM: STREETSCAPE

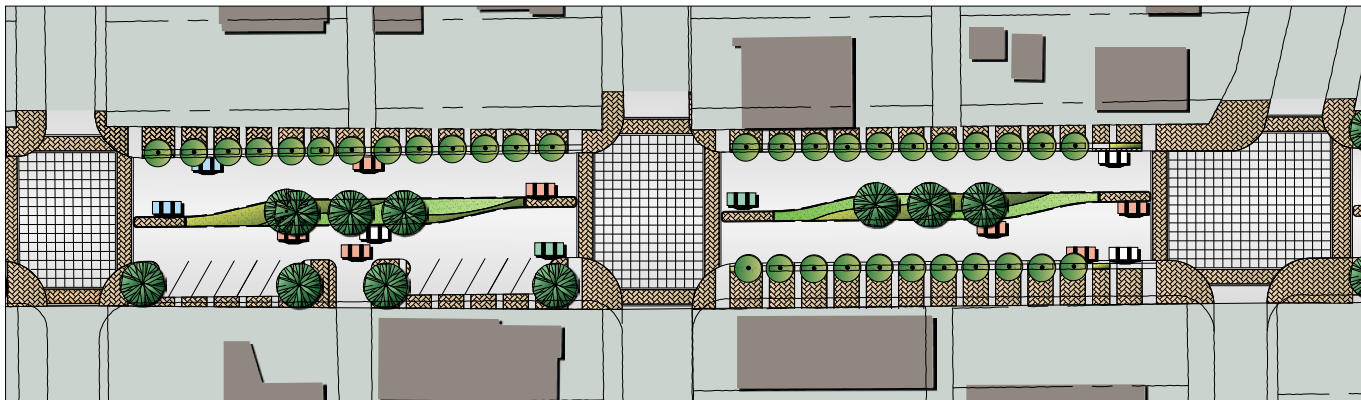
EXISTING CONDITIONS



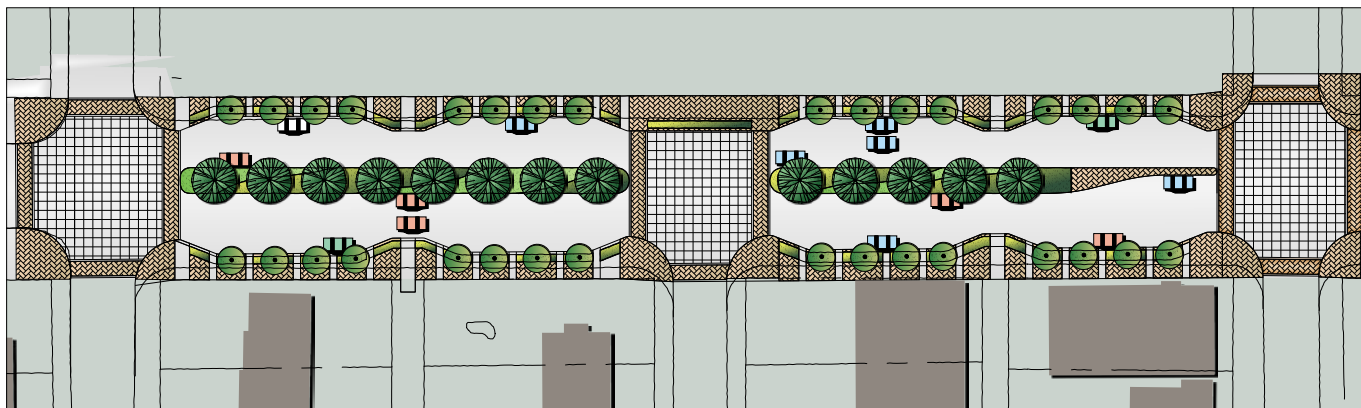


Berry Street: Forest Park to Cleburne

Berry Street: East of Cleburne



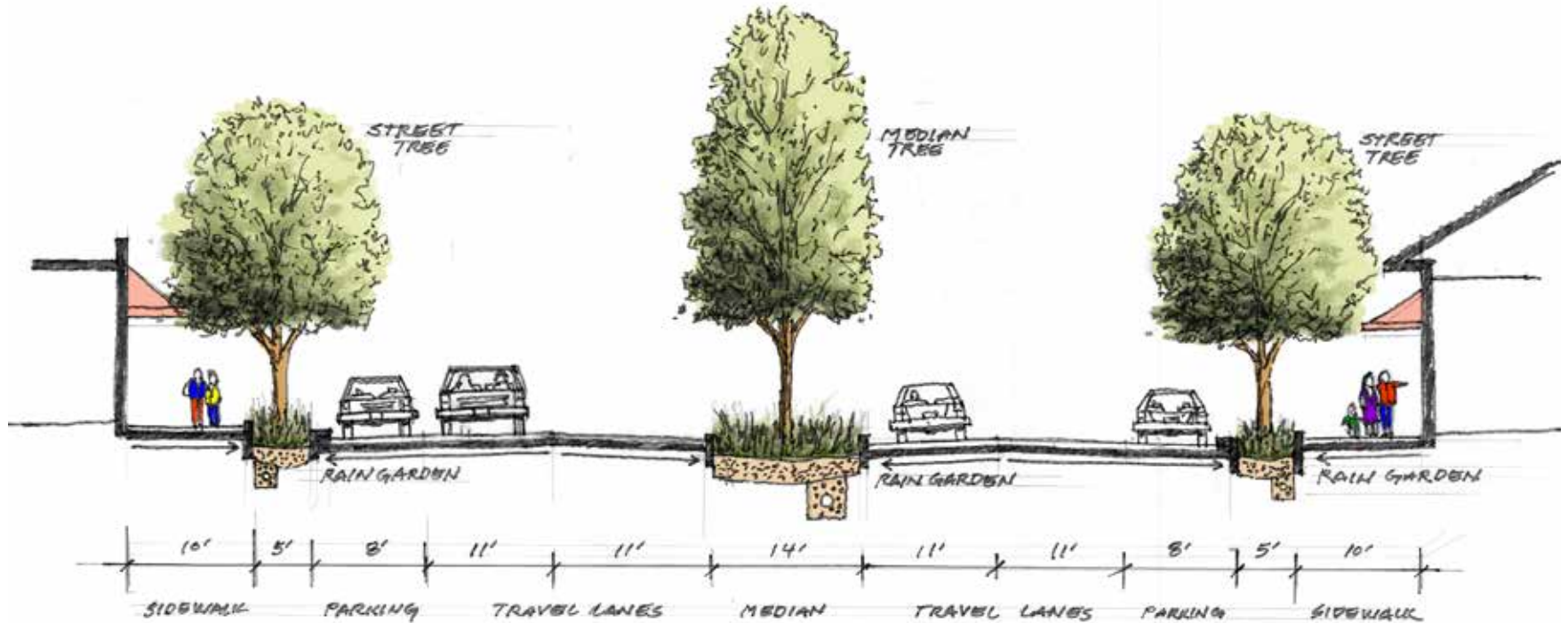
Reverse Angle
Parking



Parallel Parking



Berry Street @ Frazier







CHARACTER AREAS

FUTURE CHARACTER



[illegible]

WEST BERRY SHOPFRONT



BUILDING TYPE: Mixed Use Shopfront

PREFERRED USE: Mixed Use - Ground Floor Retail, Upper-Story Office/Residential

HEIGHT: 3 to 4 stories max

[illegible]

NORTH BERRY



BUILDING TYPE: Civic, Shopfront

PREFERRED USE: Horizontal & Vertical Mixed Use - Institutional, Retail, Office, Residential

HEIGHT: 5 to 6 stories max



BUILDING TYPE: Public, Institutional

PREFERRED USE: Place of Worship, School

HEIGHT: 2-3 stories max

TOD MIXED USE



TOD MIXED USE



BUILDING TYPE: Mixed Use Shopfront, Apartment, Townhouse

PREFERRED USE: Horizontal & Vertical Mixed Use - Retail, Office, Residential

HEIGHT: 5 to 6 stories max

TOD RESIDENTIAL



TOD RESIDENTIAL



BUILDING TYPE: Apartment, Townhouse, Live-Work

PREFERRED USE: Mixed Residential with Limited Retail/Office

HEIGHT: 3 to 4 stories max

EAST WEST BERRY SHOPFRONT



BUILDING TYPE: Mixed Use Shopfront

PREFERRED USE: Focus on Reuse - Ground Floor Office/Retail, Upper-Story Office/Residential

HEIGHT: 2 to 3 stories max

CLEBURNE SHOPFRONT



CLEBURNE SHOPFRONT



BUILDING TYPE: Mixed Use Shopfront

PREFERRED USE: Ground Floor Retail/Office, Upper-Story Office/Residential

HEIGHT: 2 to 3 stories max

TRANSITIONAL RESIDENTIAL



TRANSITIONAL RESIDENTIAL

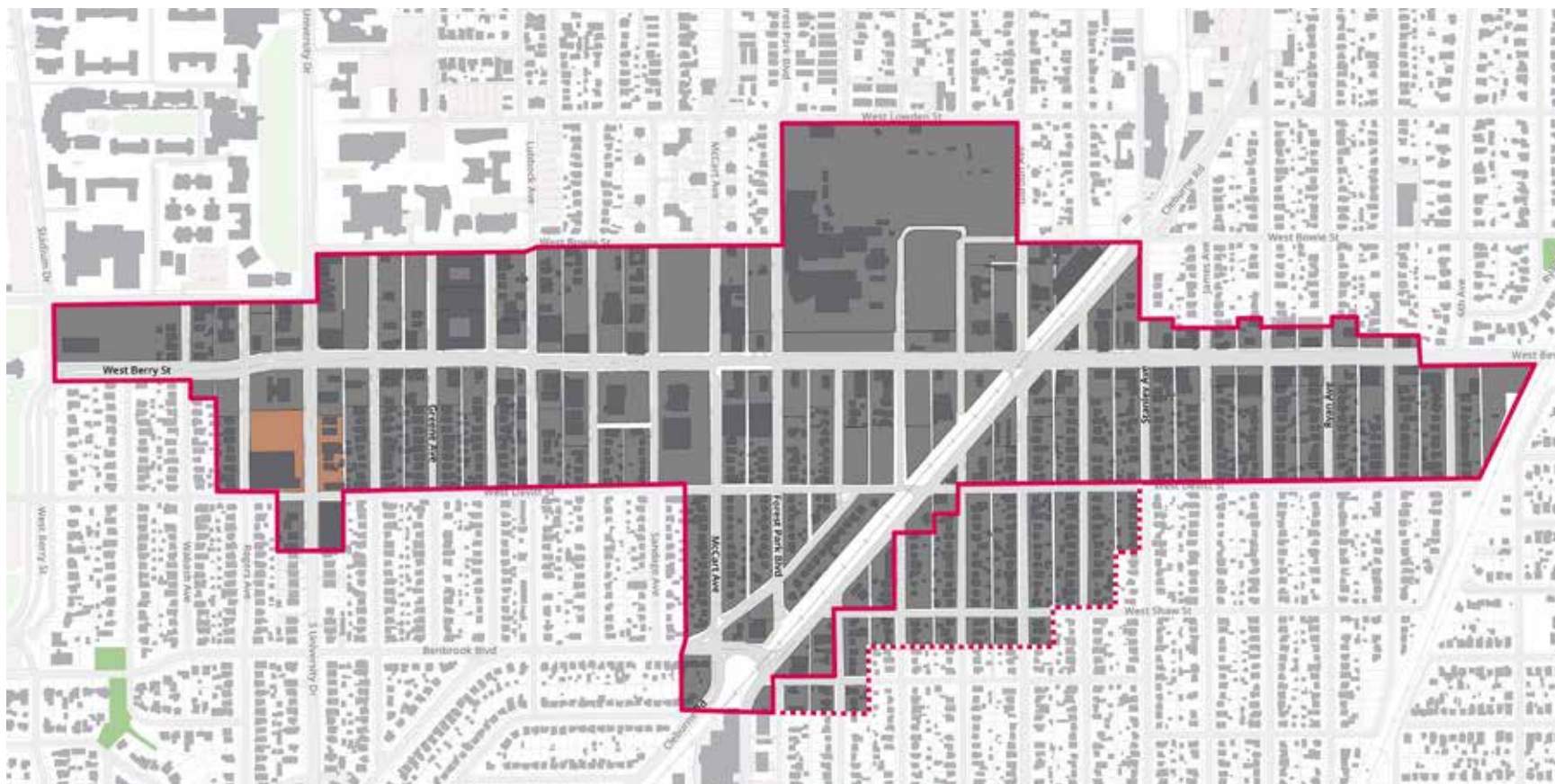


BUILDING TYPE: Townhouse, Courtyard, Small Apartment

PREFERRED USE: Mixed Residential

HEIGHT: 2 to 3 stories max

NEIGHBORHOOD COMMERCIAL



NEIGHBORHOOD COMMERCIAL



BUILDING TYPE: Mixed Use Shopfront, Townhouse, Apartment

PREFERRED USE: Ground Floor Retail/Office, Upper-Story Office/Residential

HEIGHT: Berry 3 to 4 stories max, Neighborhood 2 to 3 stories max

RESIDENTIAL OFFICE



BUILDING TYPE: House

PREFERRED USE: Residential with Limited Retail/Office

HEIGHT: 2 to 3 stories max

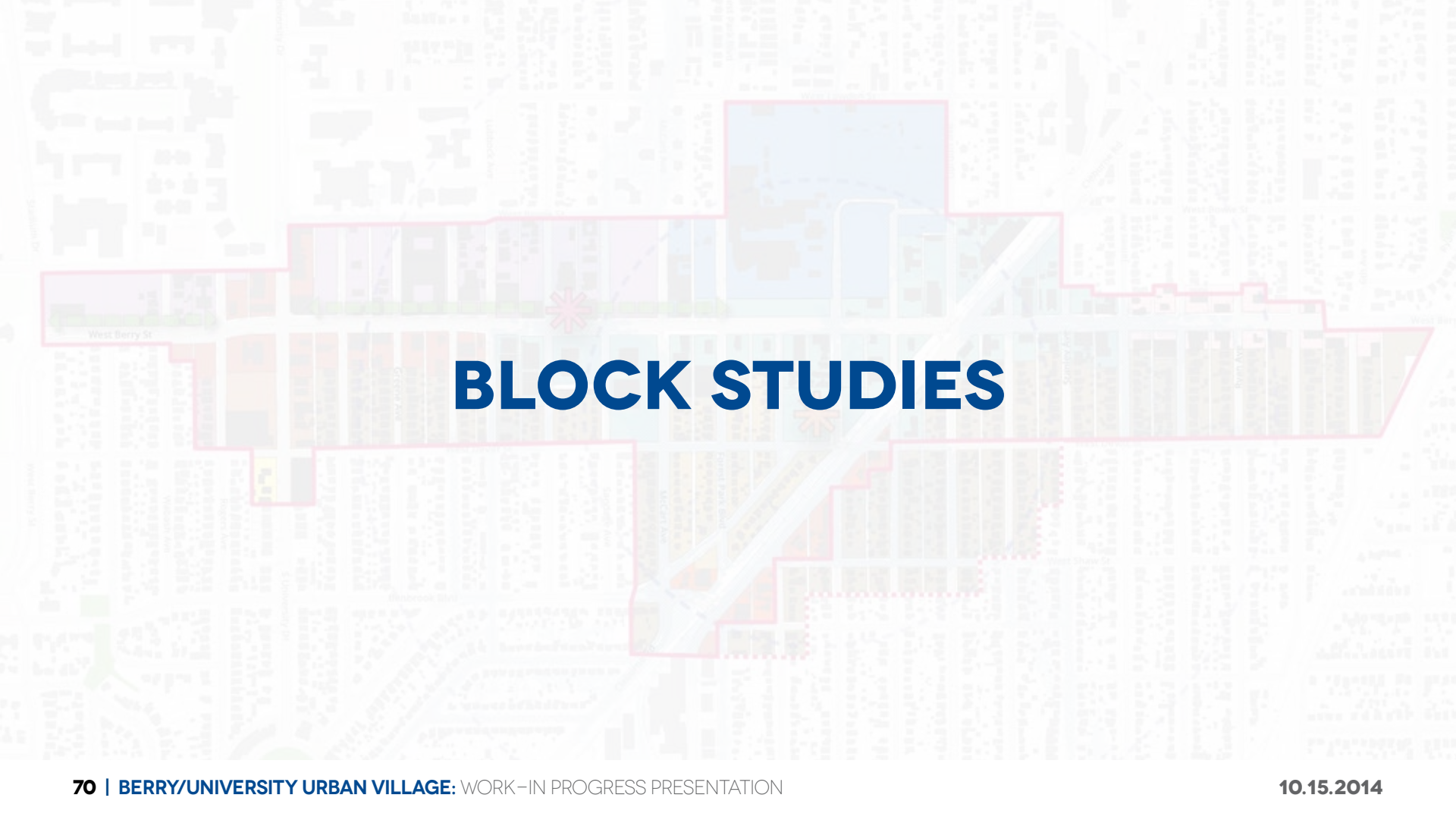
UNIVERSITY RESIDENTIAL



BUILDING TYPE: Townhouse

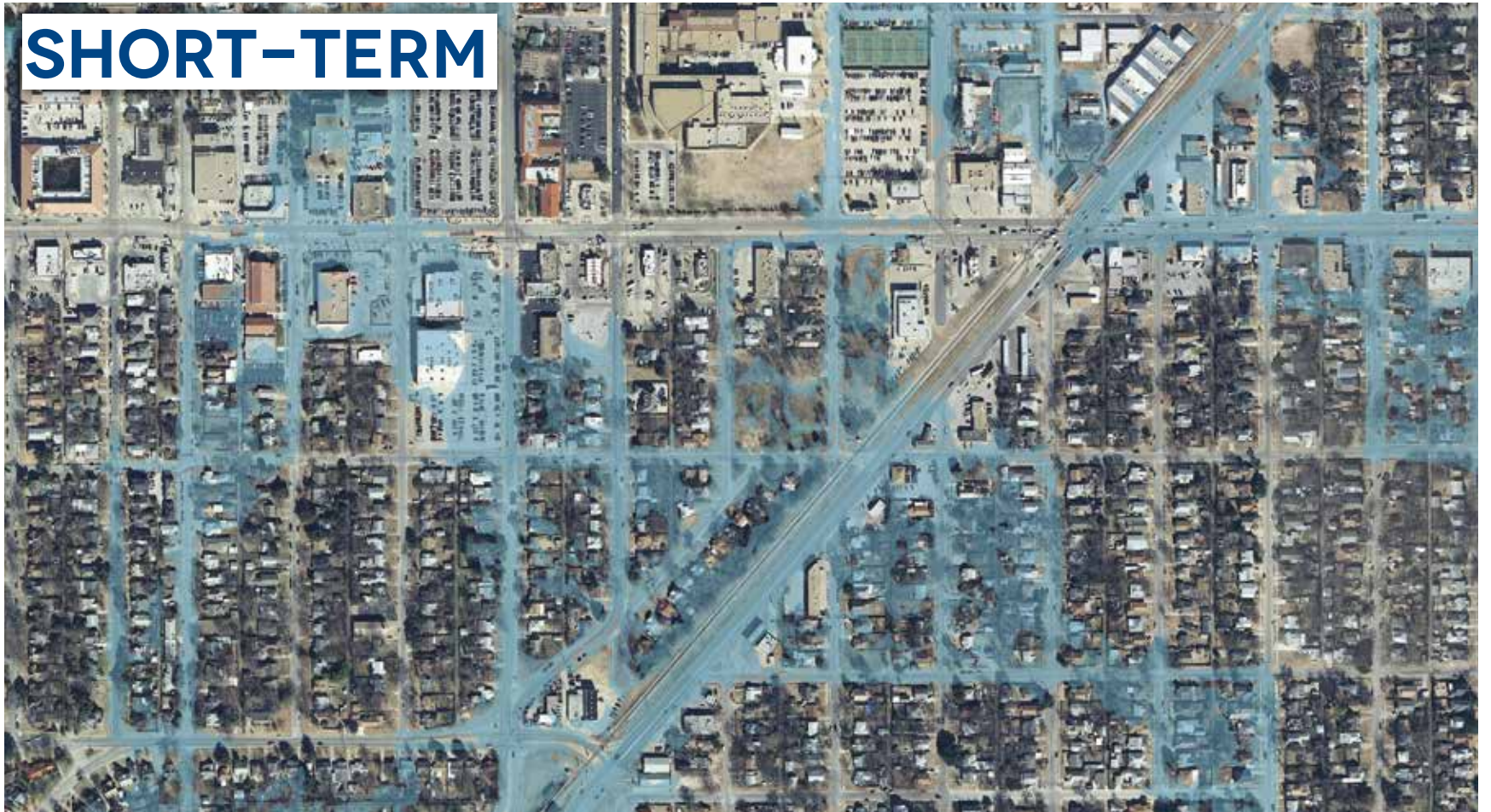
PREFERRED USE: Residential

HEIGHT: 2-3 stories max



BLOCK STUDIES

SHORT-TERM



SHORT-TERM



SHORT-TERM: STORMWATER



SHORT-TERM: STORMWATER



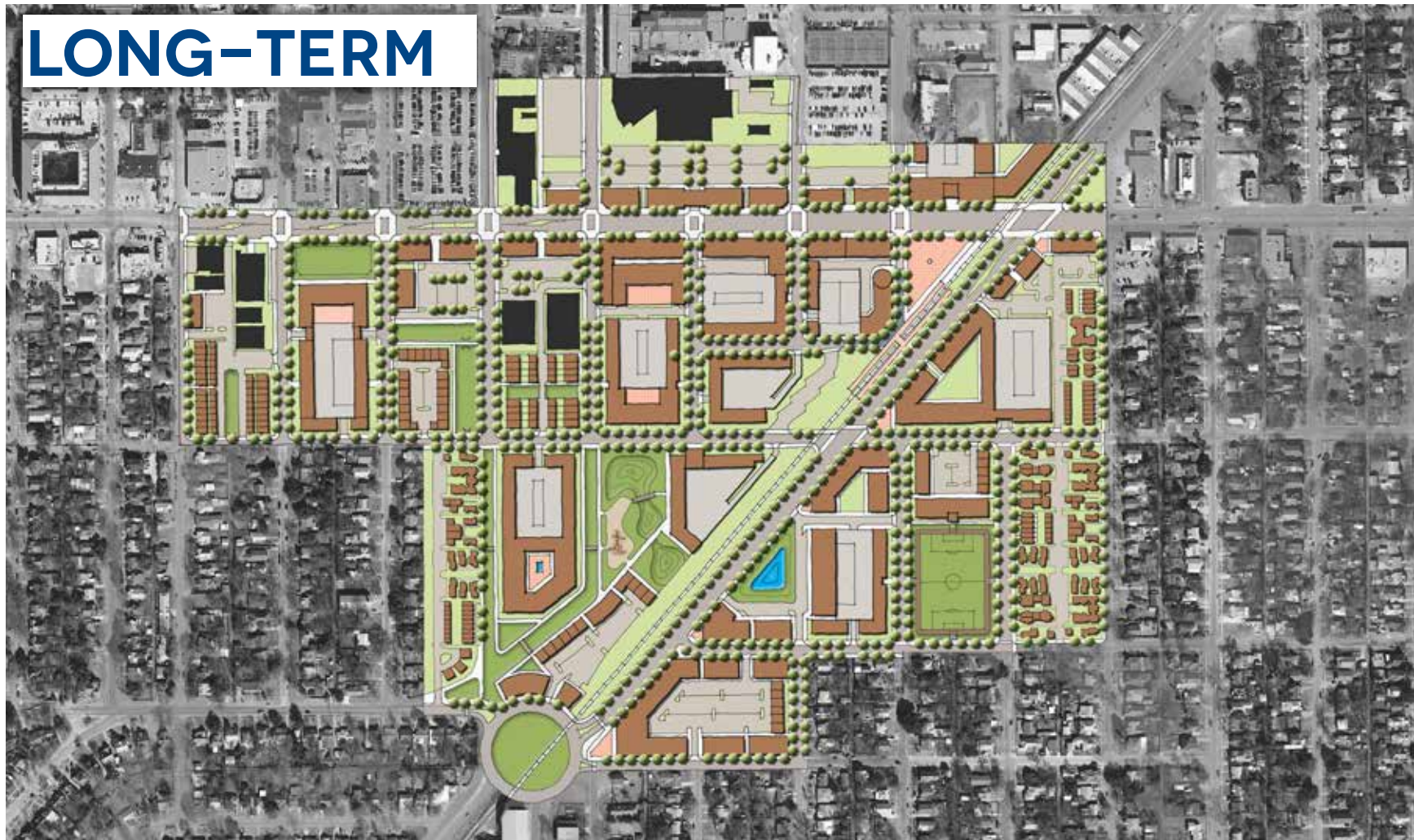
SHORT-TERM: STORMWATER



SHORT-TERM



LONG-TERM

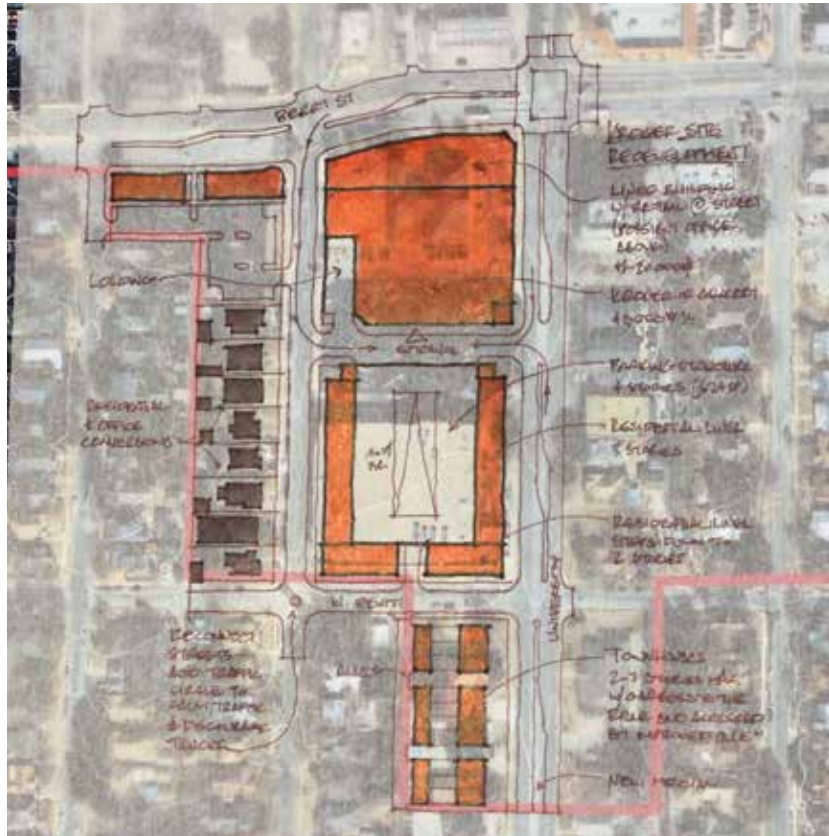




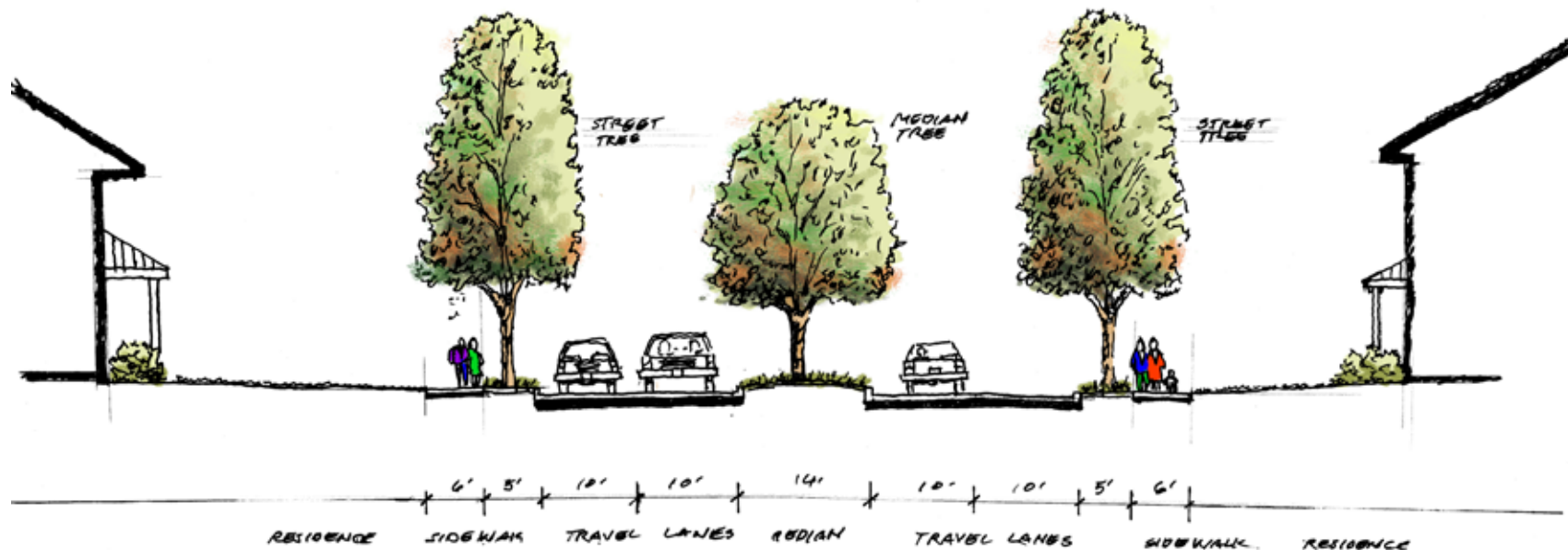
RESIDENTIAL TRANSITION



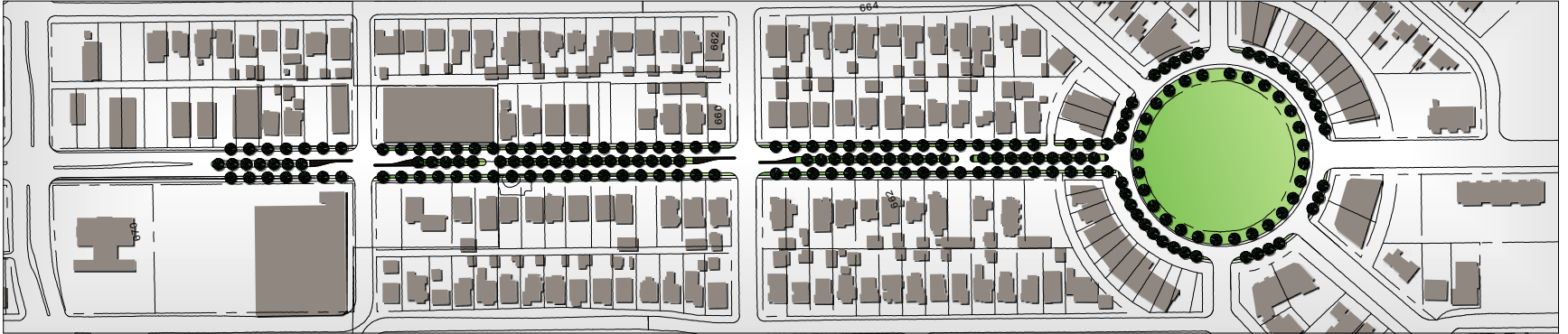
KROGER SITE



UNIVERSITY



<---- North



ACT TACTICALLY



NEXT STEPS

- » Development Plan (3 months)
- » Draft Form-Based Code (6 months)
- » Internal Staff Review, Revisions (7 months)
- » Public Review of Drafts (9 months)



» Follow the project on the City's Website:

www.fortworthtexas.gov/westberry



» Follow on Facebook



www.facebook.com/CityOfFortWorth

» Follow on Twitter



www.twitter.com/cityoffortworth

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