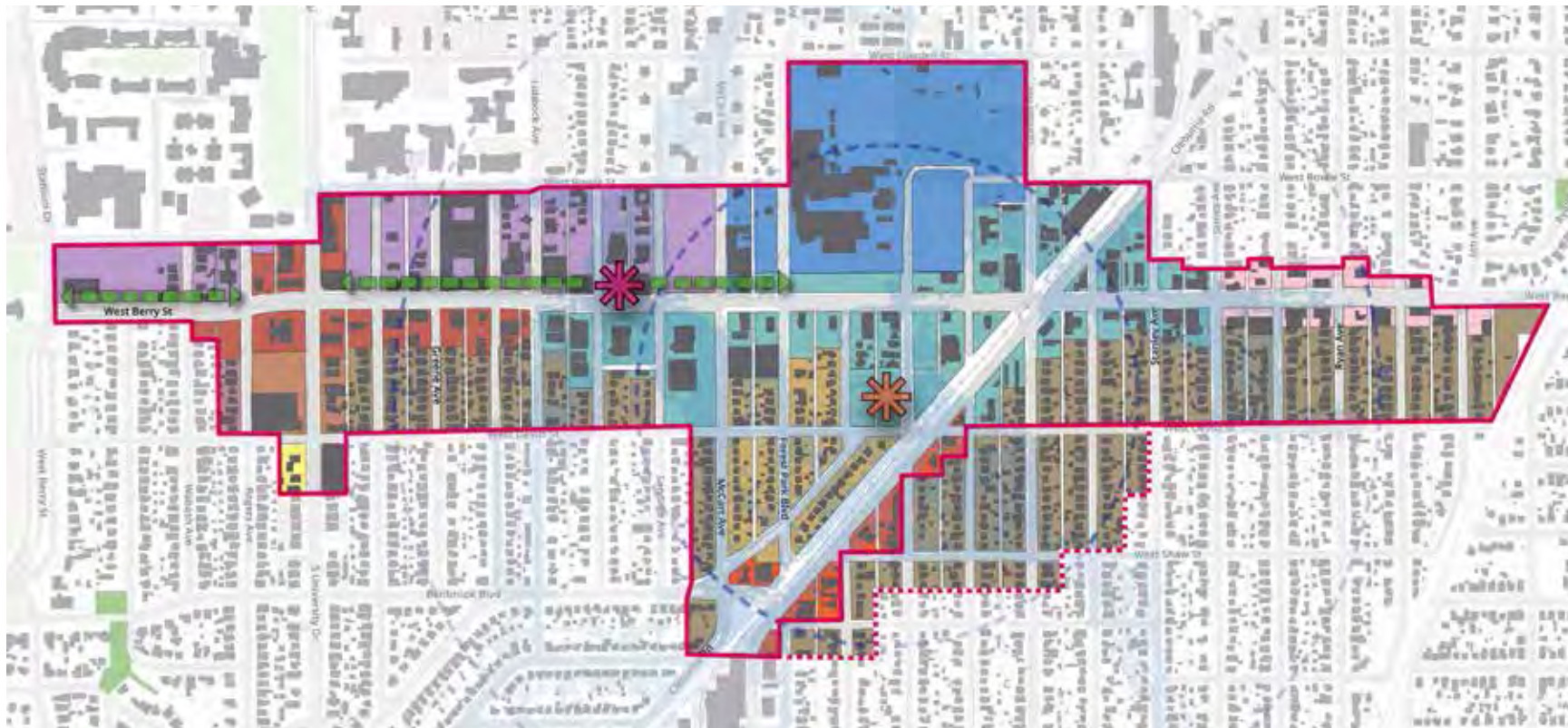


BERRY/UNIVERSITY URBAN VILLAGE

DEVELOPMENT PLAN AND FORM-BASED CODE



TONIGHT'S PRESENTATION



- » 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

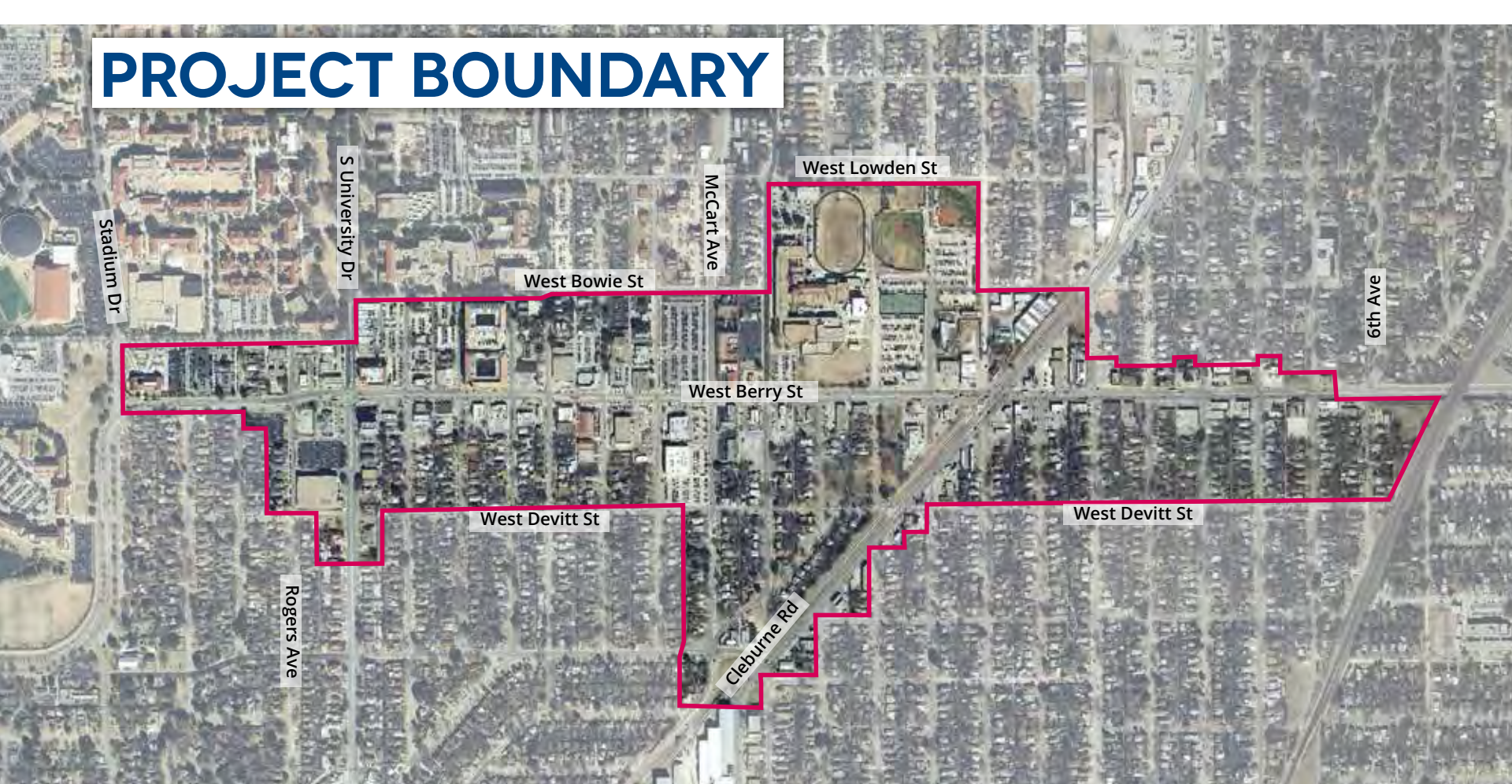
- » North Central Texas Council of Governments (NCTCOG)
- » City of Fort Worth
- » Fort Worth Transportation Authority (The T)
- » Texas Christian University (TCU)
- » Berry Street Initiative
- » Funded through North Central Texas Council of Government 2009-2010 Sustainable Development Call for Projects

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

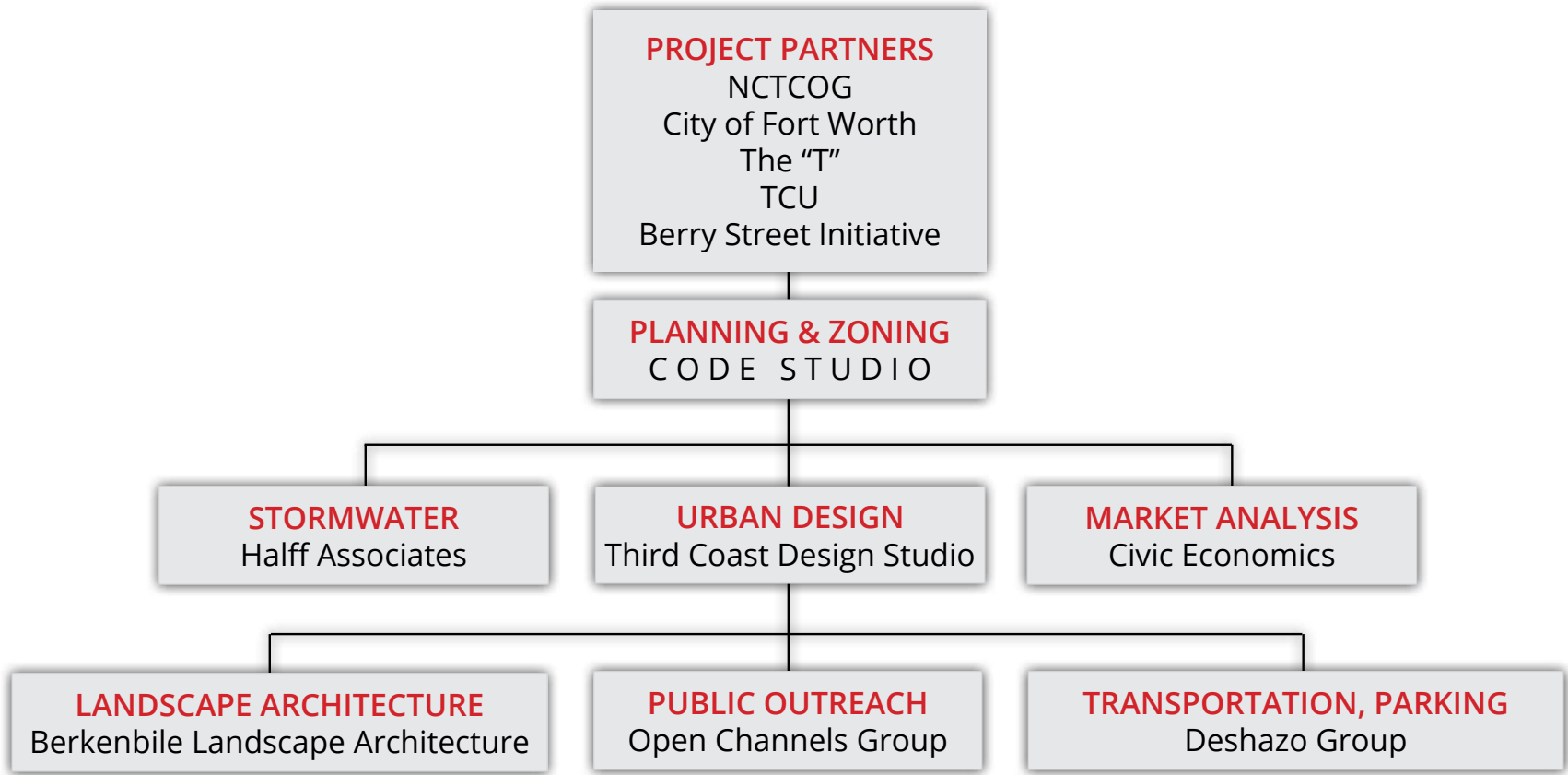
April 2014



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



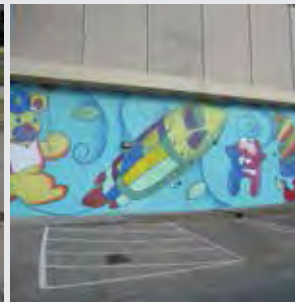
CHARRETTE TEAM



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	CLOSED DESIGN STUDIO	STAFF DEBRIEF 9:00 - 11:00 AM		
10:00 AM									MEET TCU 10:30 AM-12:00 PM
11:00 AM							MEET PACS 11:00 AM- 2:00 PM		
12:00 PM		LUNCH	LUNCH	LUNCH & LEARN ECONOMIST	LUNCH & LEARN STORMWATER		CLOSED DESIGN STUDIO	TEAM DEPARTS	
1:00 PM	TEAM ARRIVES								
2:00 PM		DAN BURDEN WALKING TOUR @ UNIV. UNITED METHODIST CHURCH 1:30 PM - 3:30 PM	OPEN DESIGN STUDIO	OPEN DESIGN STUDIO	MEET STORMWATER 1:00 - 3:00 PM				MEET TPW 1:00 - 2:00 PM
3:00 PM	STAFF MEET @ TCU 3:00 PM - 5:00 PM								
4:00 PM				MEET BSI 4:30 - 5:30 PM	OPEN HOUSE PREPARATION				
5:00 PM	TEAM BIKE TOUR B-CYCLE ON BERRY 5:00 PM - 7:00 PM	WORKSHOP RECAP/ BRAINSTORMING 3:30 PM - 7:00 PM		DROP-IN OPEN HOUSE 6:00 PM - 8:00 PM @ AUDITORIUM		FINAL PRESENTATION 6:00 PM - 8:00 PM @ AUDITORIUM			
6:00 PM	TEAM MEETING (DINNER)	DINNER	DINNER	DINNER	DINNER				STUDIO BREAKDOWN
8:00 PM									
9:00 PM			CLOSED DESIGN STUDIO	CLOSED DESIGN STUDIO	CLOSED DESIGN STUDIO				
10:00 PM									

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

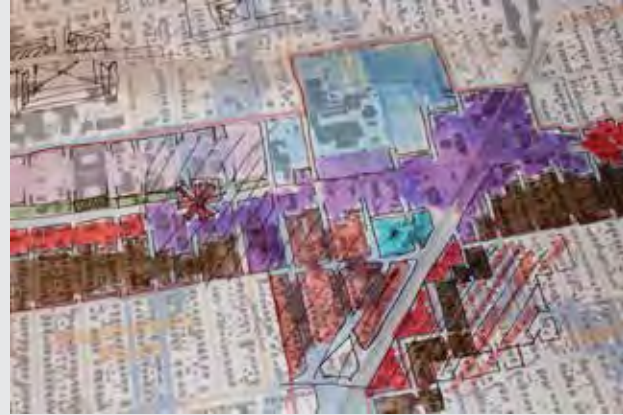
» Flooding

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

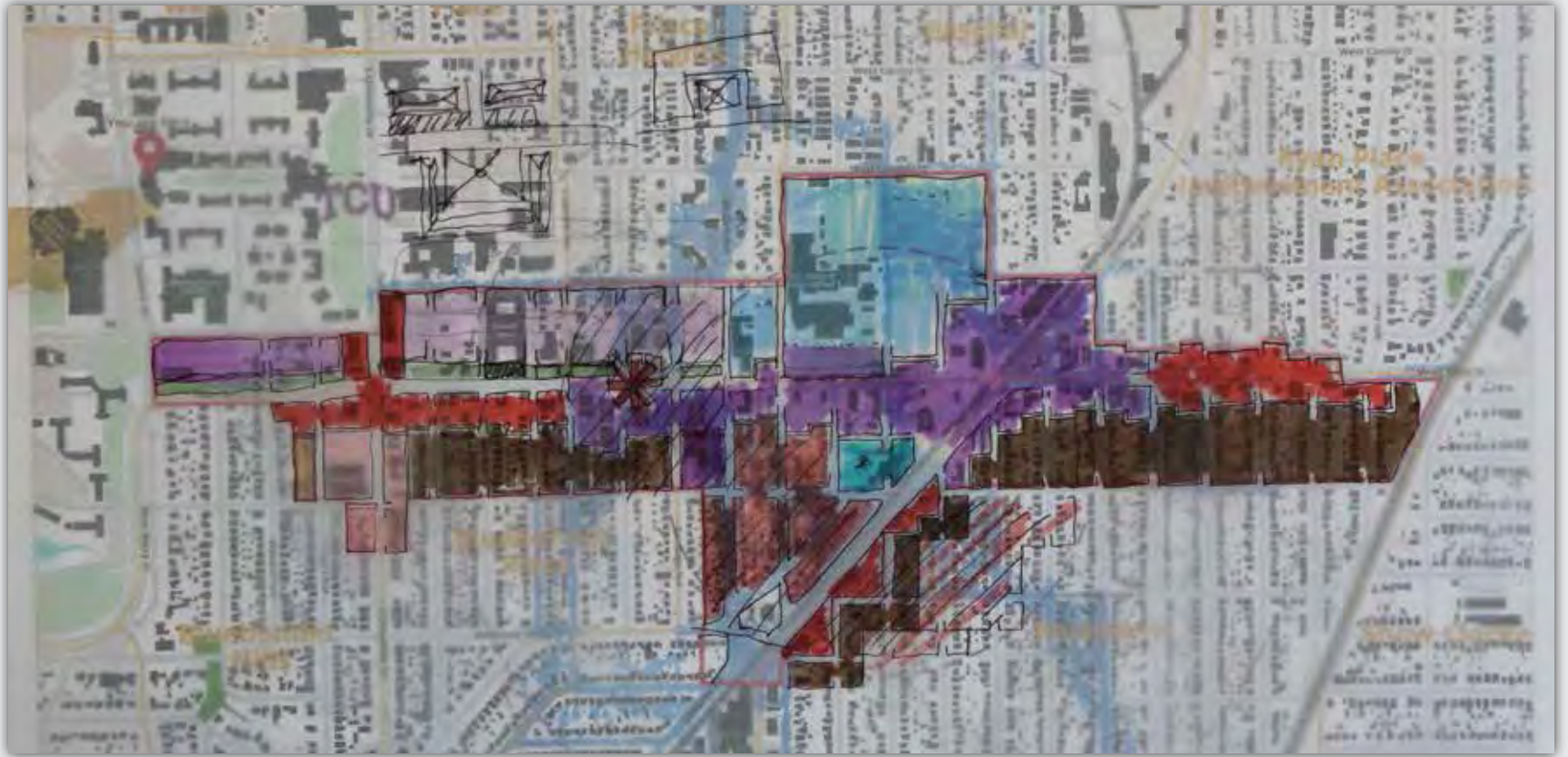
SATURDAY: DAN BURDEN WALKING TOUR



SATURDAY: BRAINSTORMING



SATURDAY: BRAINSTORMING



SUNDAY – TUESDAY: OPEN DESIGN STUDIO



STAKEHOLDERS / LUNCH AND LEARN



INITIAL CONCEPTS



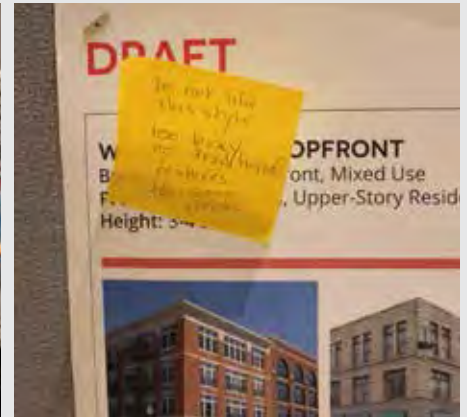
INITIAL CONCEPTS



INITIAL CONCEPTS



MONDAY: DROP IN OPEN HOUSE



TUESDAY: REFINEMENT



TUESDAY: WORKING LATE



WEDNESDAY: PRODUCTION





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

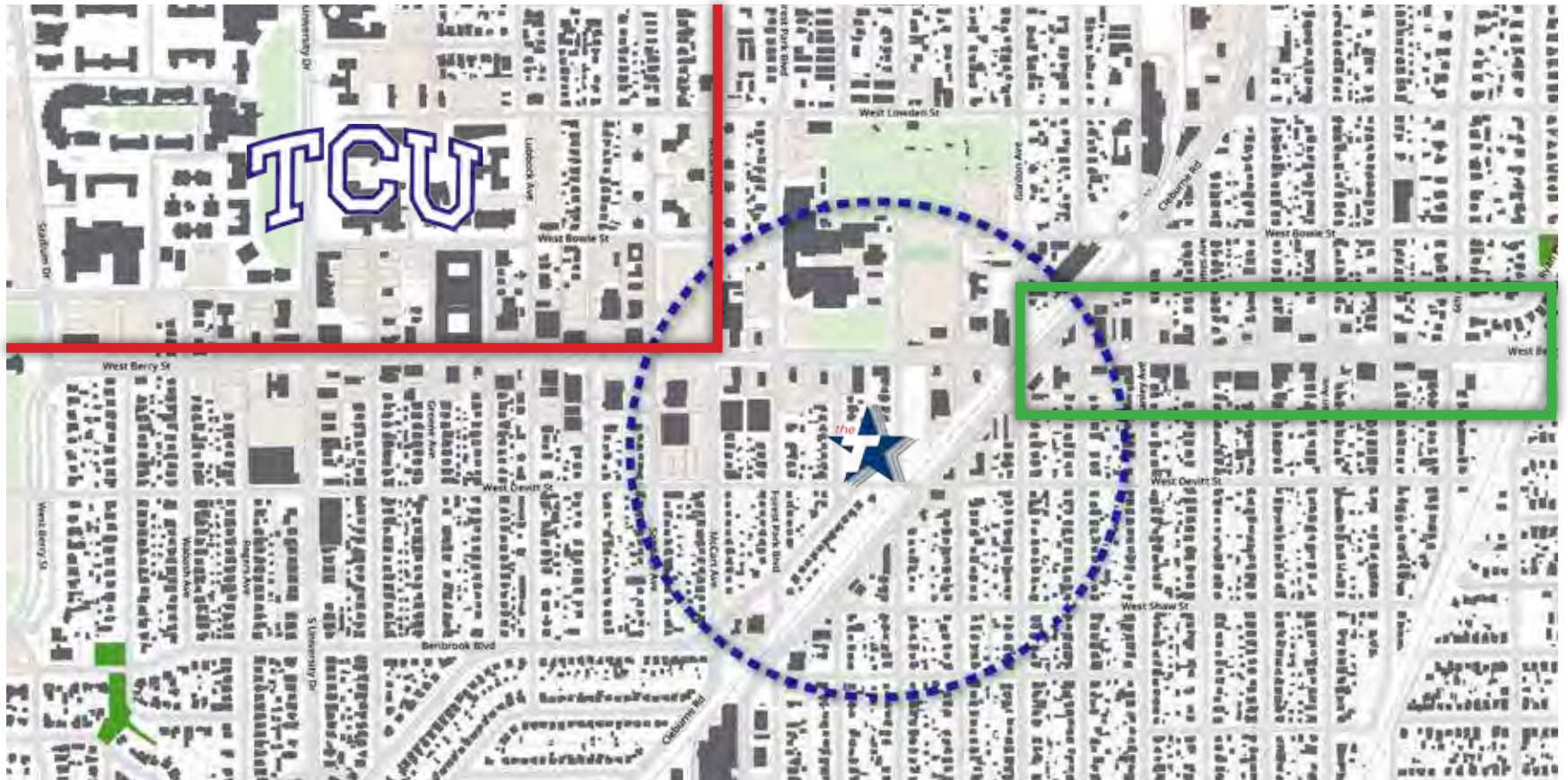
- » Gentrification in Ryan Place: opportunity for a small move upmarket
- » Larger parcels can be assembled

» Substantial redevelopment will likely require strong intervention

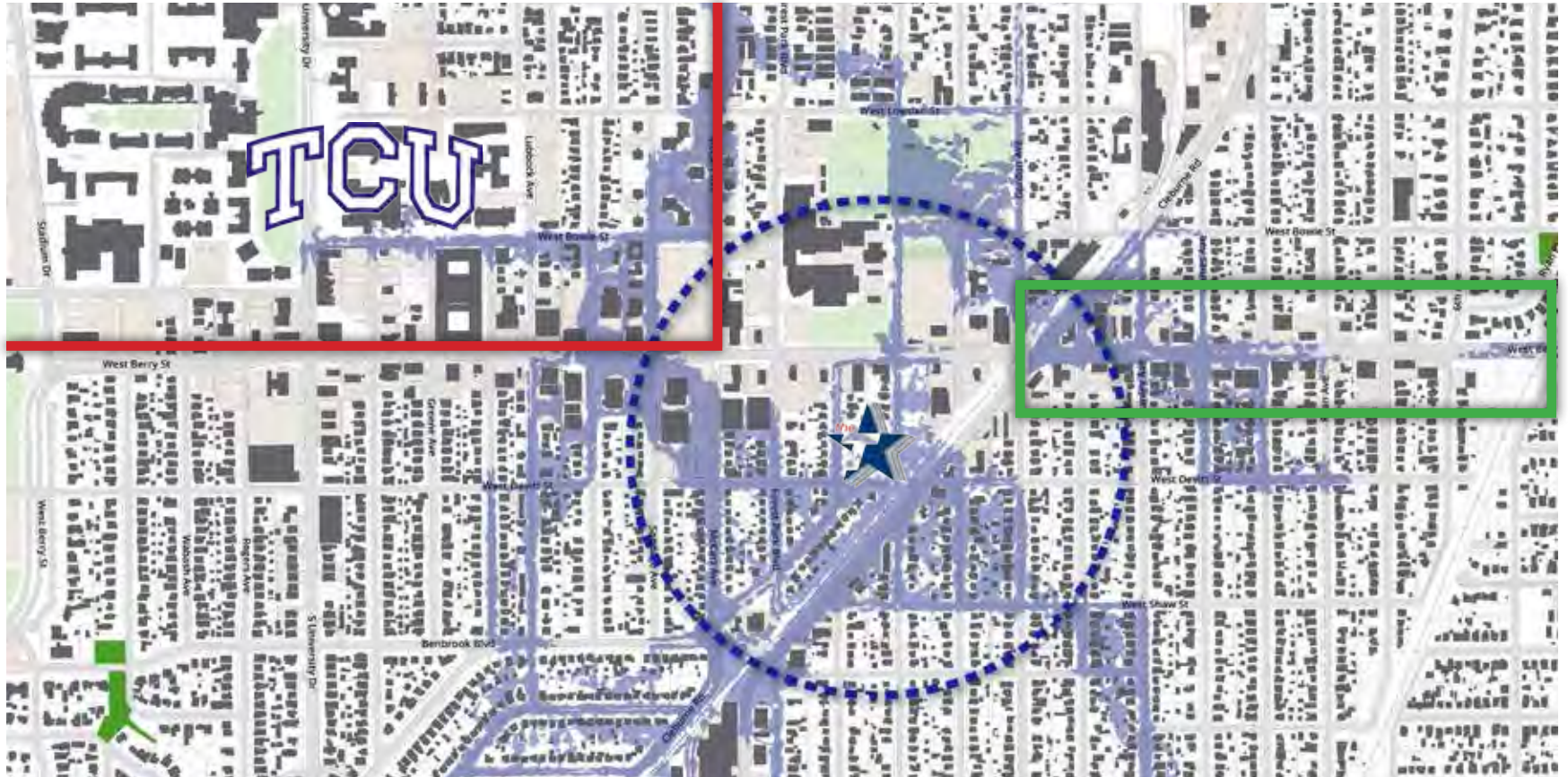
- » Rail, stormwater mitigation, neighborhood amenities

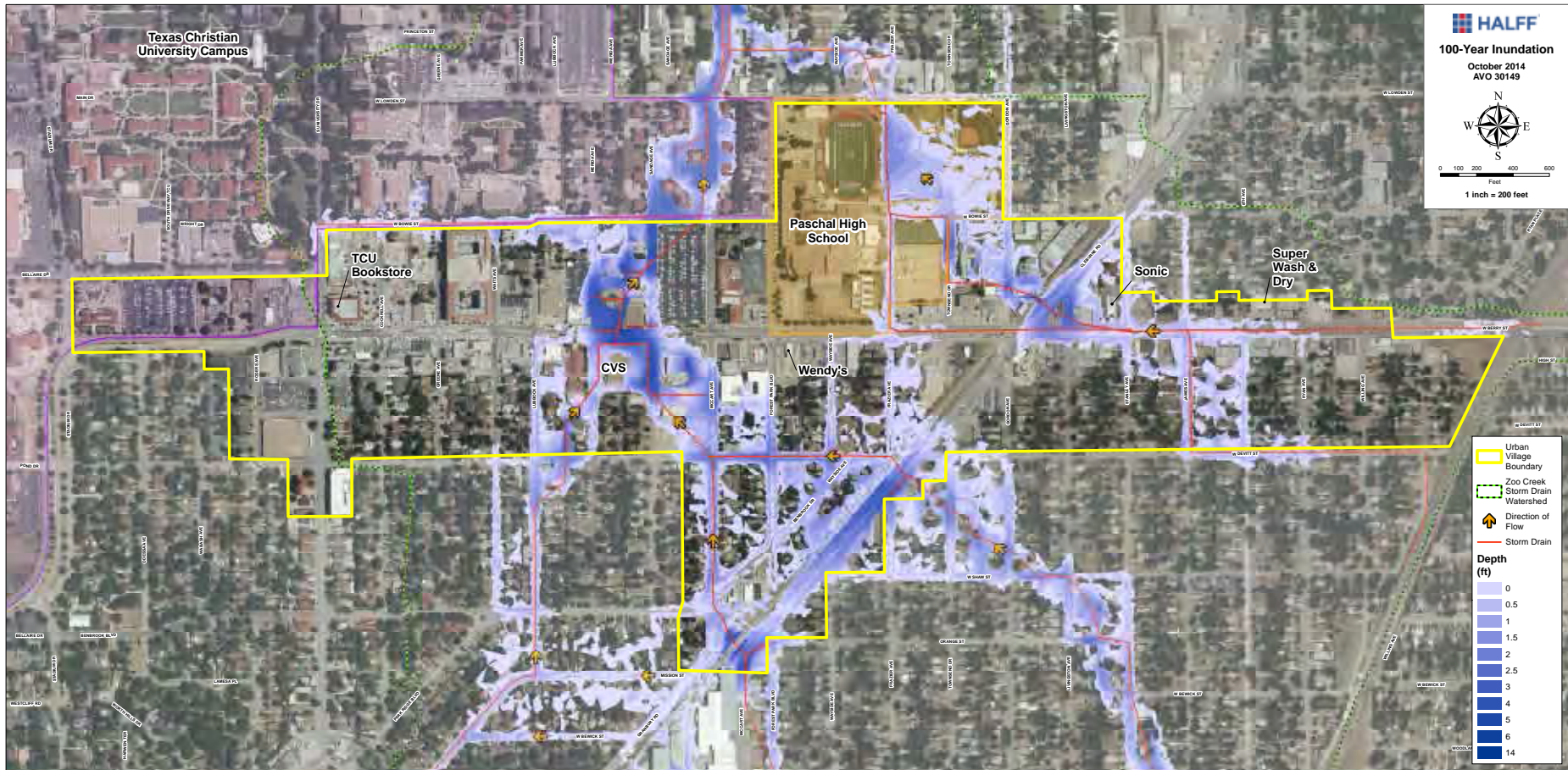


EXISTING FORCES



EXISTING FORCES



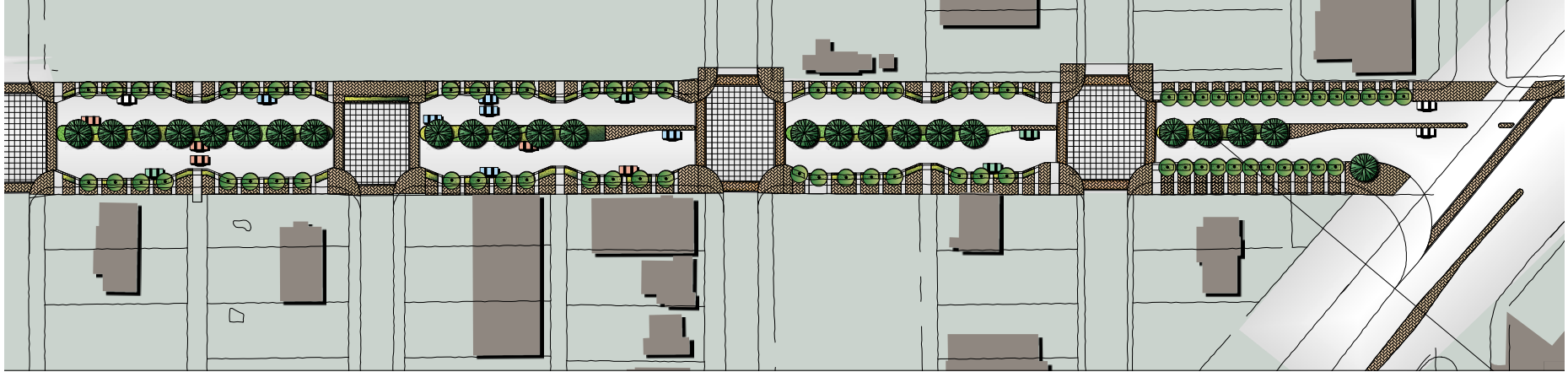


An aerial photograph of an urban area, likely a city grid, with a red boundary line tracing a path through the streets. The map is overlaid with various colored shapes: a large blue rectangle in the upper right, a pink starburst in the center, and several other colored polygons in shades of purple, orange, and green. The text 'THE PUBLIC REALM: STREETSCAPE' is superimposed in large, bold, blue letters across the middle of the map. The background map shows street names and building footprints in a light, semi-transparent style.

THE PUBLIC REALM: STREETSCAPE

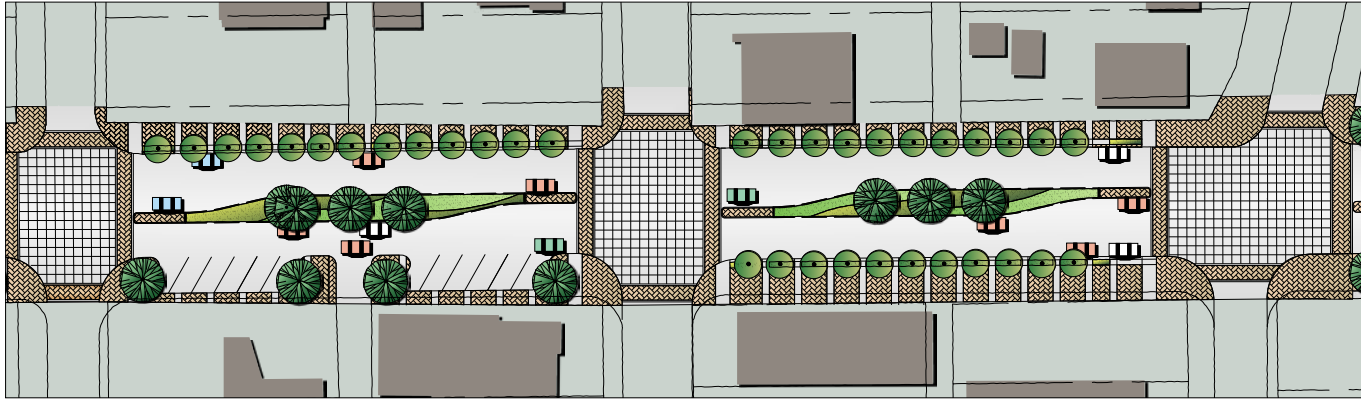
EXISTING CONDITIONS



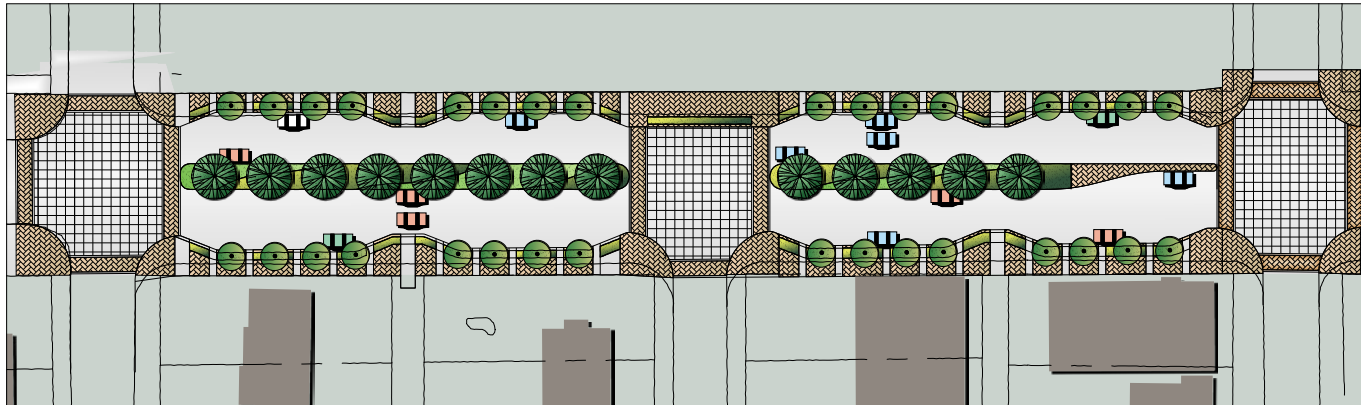


Berry Street: Forest Park to Cleburne

Berry Street: East of Cleburne



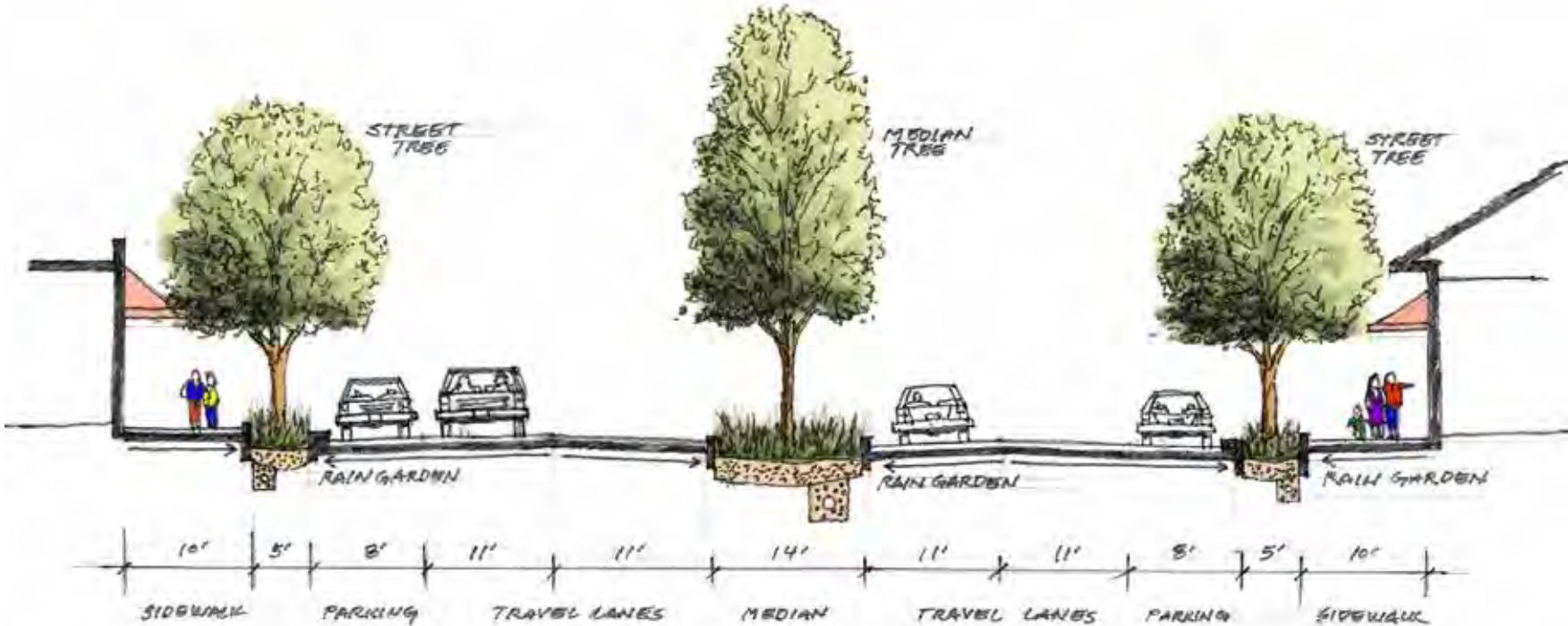
Reverse Angle Parking



Parallel Parking



Berry Street @ Frazier

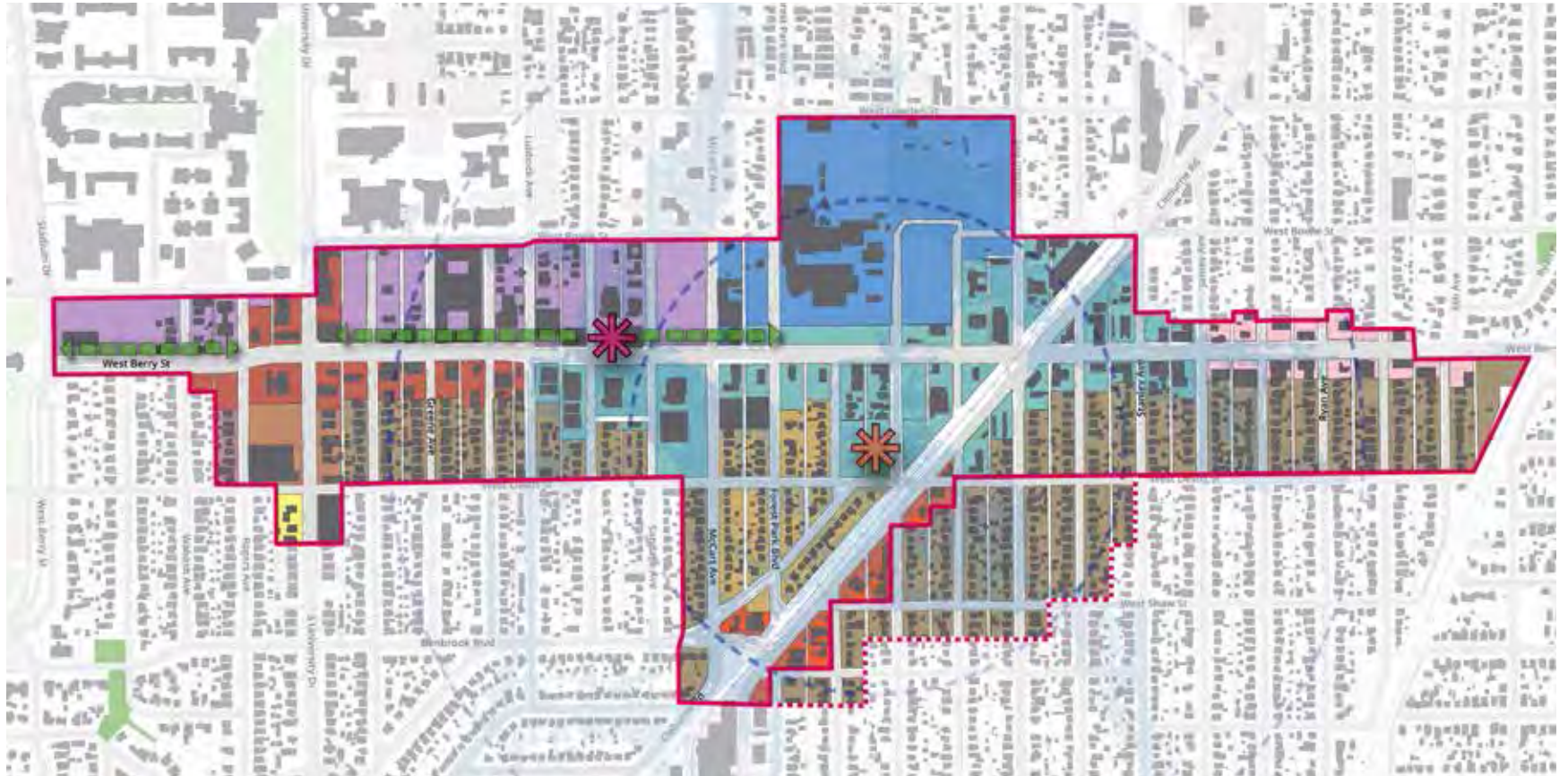






CHARACTER AREAS

FUTURE CHARACTER



WEST BERRY SHOPFRONT



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

NORTH BERRY



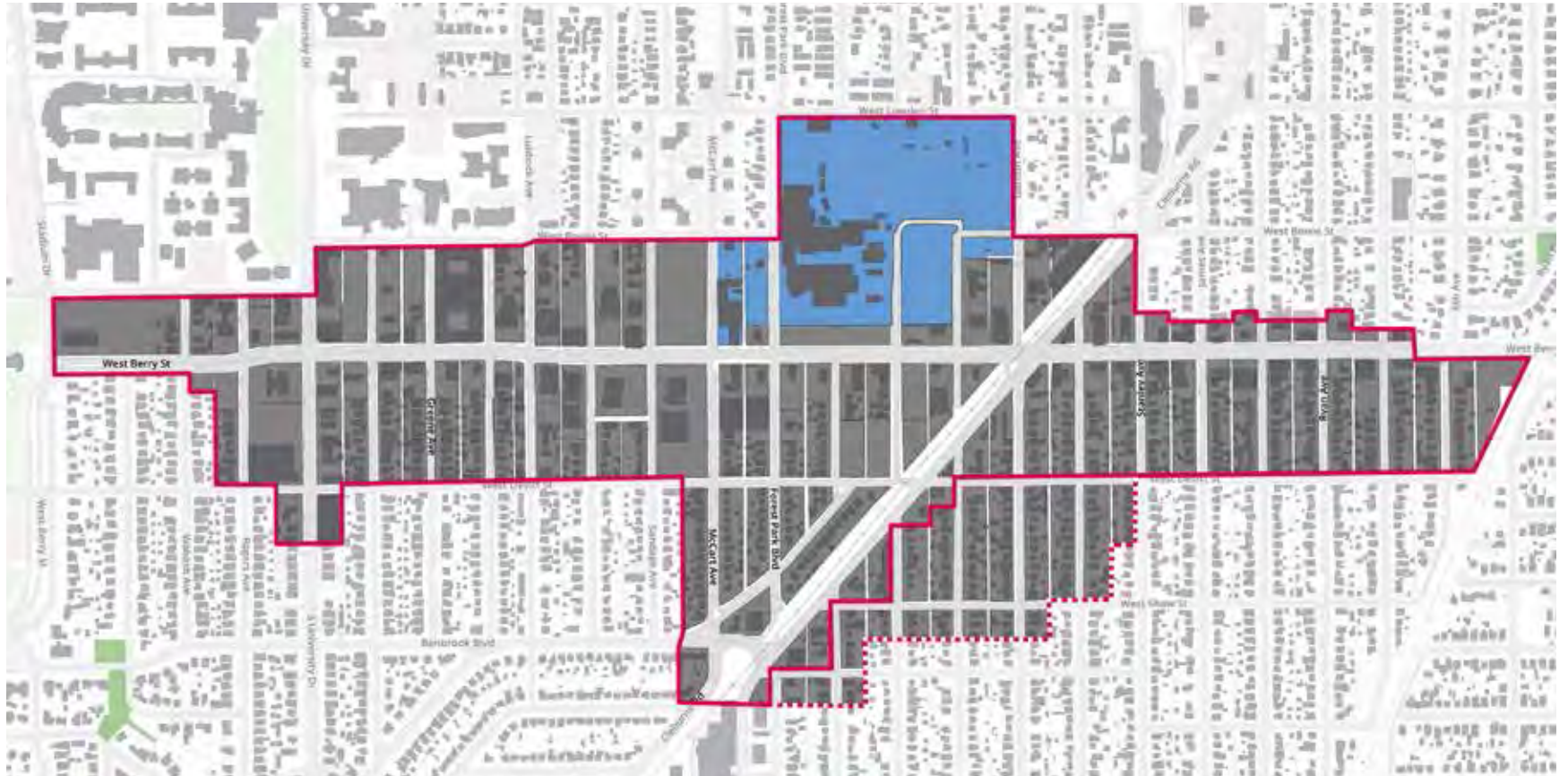
NORTH BERRY



BUILDING TYPE: Civic, Shopfront

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

HEIGHT: 5 to 6 stories max



CIVIC

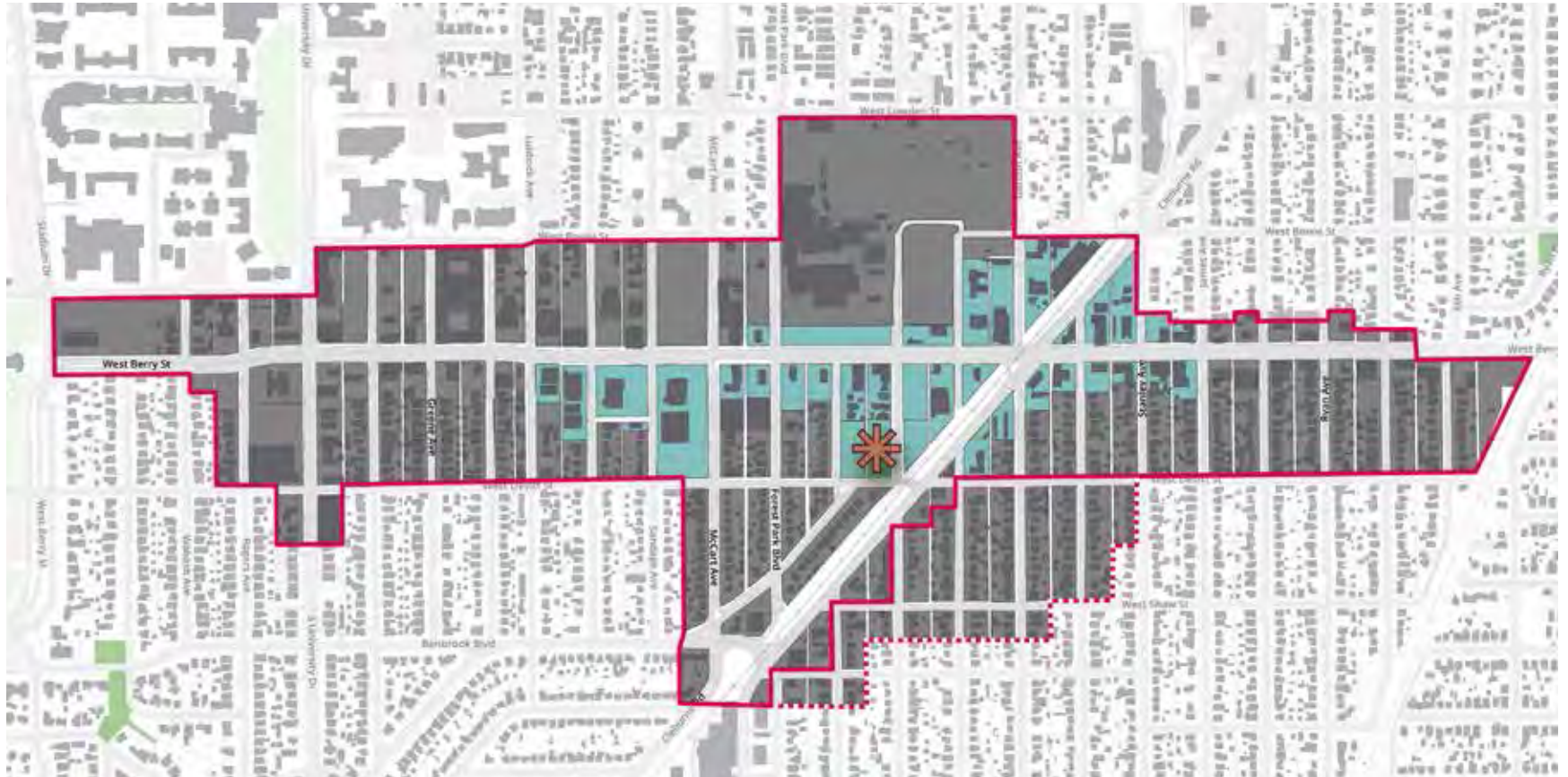


BUILDING TYPE: Public, Institutional

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



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



UNIVERSITY RESIDENTIAL



BUILDING TYPE: Townhouse

PREFERRED USE: Residential

HEIGHT: 2-3 stories max



BLOCK STUDIES

SHORT-TERM



SHORT-TERM



SHORT-TERM: STORMWATER



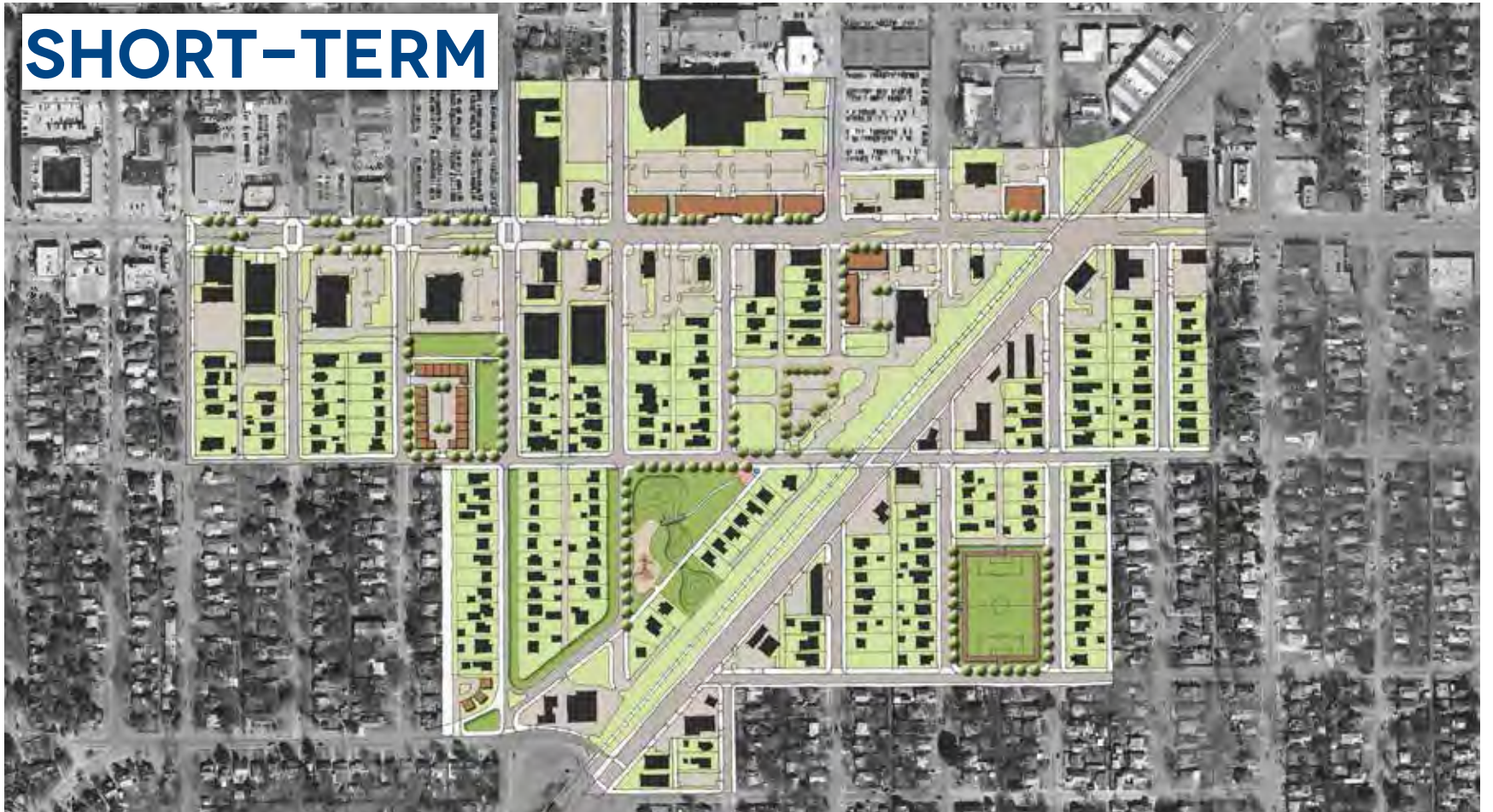
SHORT-TERM: STORMWATER



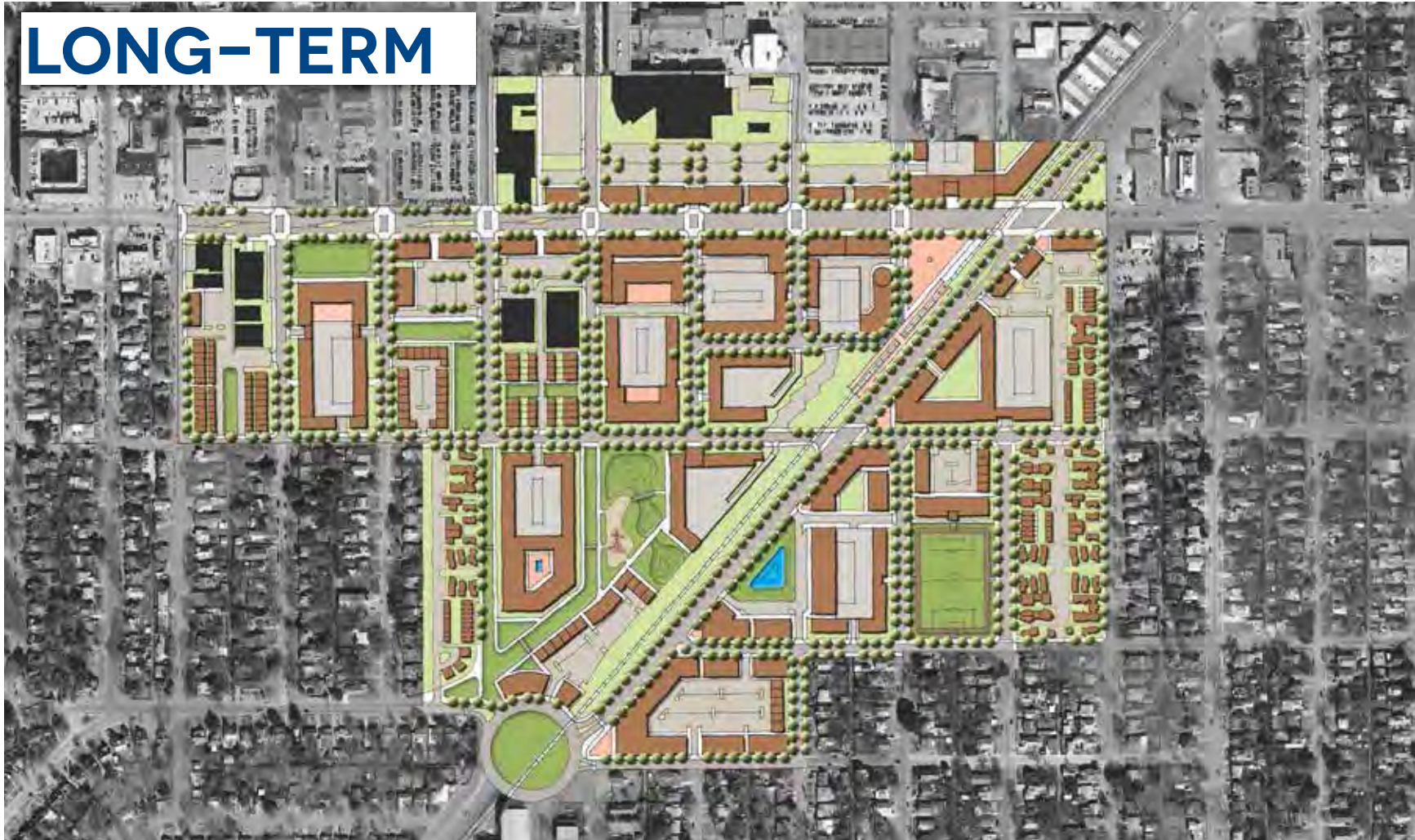
SHORT-TERM: STORMWATER



SHORT-TERM



LONG-TERM

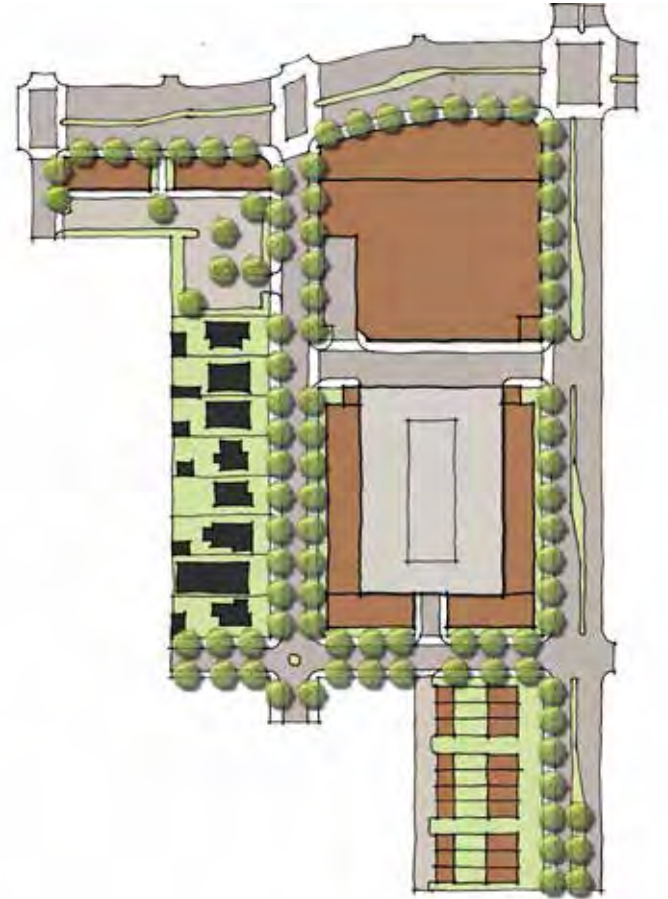




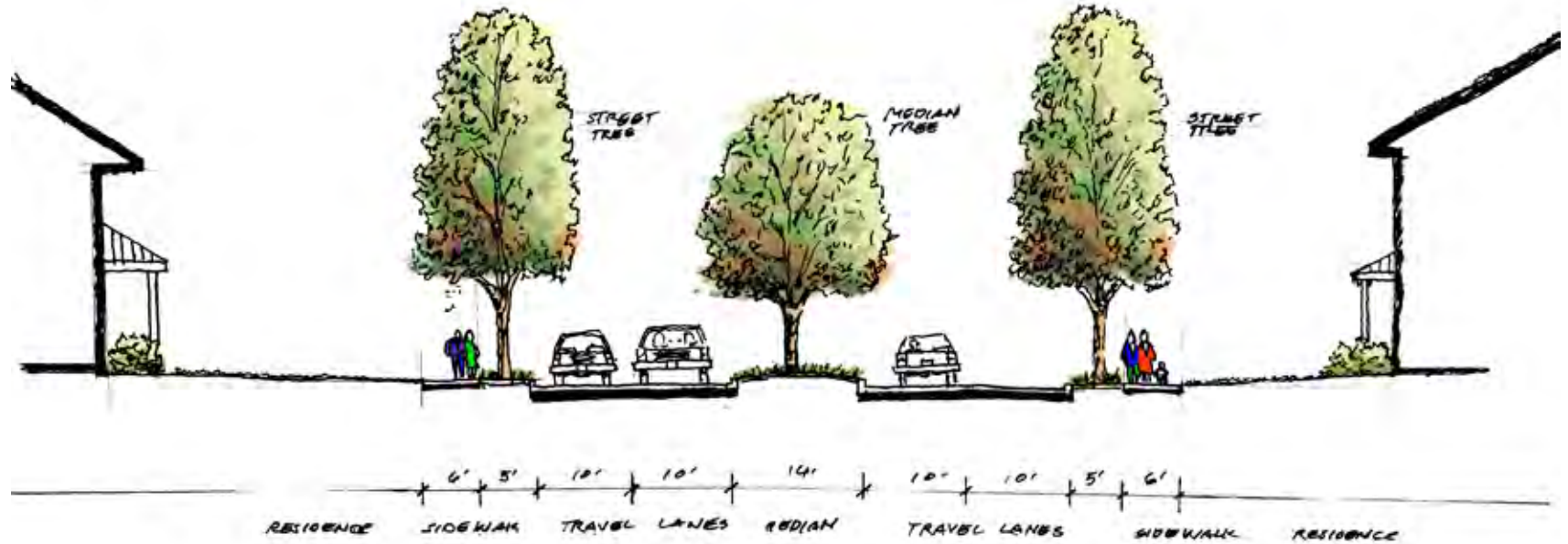
RESIDENTIAL TRANSITION



KROGER SITE

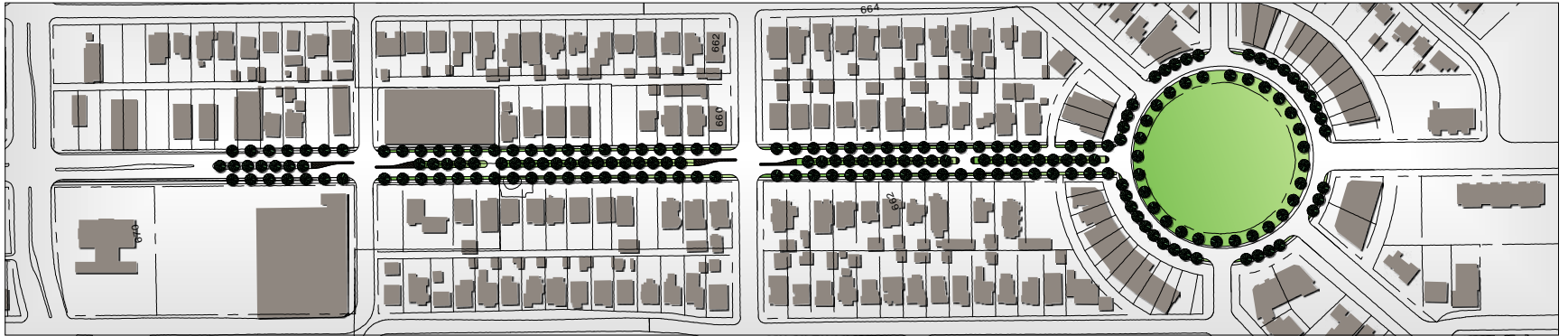


UNIVERSITY



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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