



# SIX POINTS URBAN VILLAGE MASTER PLAN

DECEMBER 2007





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# SUMMARY

The Urban Village Master Plan document sets out a short and long-term vision for the village. This vision is the product of three public work sessions, one-on-one interviews and nearly a year long sequence of activities, including initial analysis, staff conversations, establishment of principles and values, and subsequent development of concepts, strategies, and projects.

The chapters are organized to build upon the decisions and strategies noted in previous chapters. For example, early in the process, the plan included a work session in which perceptions and preferences were gathered and recorded, as well as priorities for transportation improvements. The comments and site analysis served as the basis for the formulation of vision principles and values, which are discussed in the early chapters. Based upon these principles, detailed strategies, catalyst projects, and implementation processes are developed in subsequent chapters.

The level of specificity also increases in follow-up chapters. For example, the issues and public comments in Chapter 1: Introduction, and the general vision principles and values noted in Chapter 2: Master Plan Principles, are interpreted and become the basis for the Plan shown in Chapter 3. The outgrowths of Chapter 3: The Plan, are specific items outlined in Chapter 4: Implementation, which sets out the policy, actions, and catalyst projects to achieve the completion of the Plan.

Consistent with the above approach, the chapters are summarized as follows:

## CHAPTER 1: INTRODUCTION

This chapter describes the general approach to the Master Plan, including how the document is organized, and the comments gathered as part of the public work session process. It also provides a brief history of the Urban Village initiative and Six Points today.

## CHAPTER 2: MASTER PLAN PRINCIPLES

The master plan principles reflect the concerns which were established as a result of site analysis, the public work sessions, and other reviews. These principles affirm the short- and long-term direction of the master plan, and the essential philosophies which should guide development.

## CHAPTER 3: THE PLAN

The core of this chapter consists of six specific directives that fulfill the master plan principles. Five catalyst project areas form the foundation of the master plan. In addition, a sixth area of focus is the prioritization of transportation and infrastructure improvements as part of the state transportation funding grant.

## CHAPTER 4: IMPLEMENTATION

The roles of city leadership, neighborhood associations, businesses, and property owners are key to the success of the plan. This chapter provides a partnership tiered approach, including policies, actions, and how they apply to catalyst projects.

## APPENDIX

This section contains the following information:

1. Best practice examples.
2. Market and demographic data.
3. Historic inventory data.
4. Crime trends.
5. Mixed-use guidelines.
6. Public meeting summaries.



# 1. INTRODUCTION

## 1.1 PLAN PURPOSE

Why create an urban village master plan? Since early 2001, the City of Fort Worth has embarked on creating dynamic urban villages across the city core. Six Points, with its storied past of traditions and strong neighborhoods, has naturally evolved as a place of renewed interest. With the recent success of attracting new investment to Six Points, conflict has arisen when the new investment collides with rooted traditions and values.

There are few documents which are more comprehensive or informative than an effective master plan. The process of framing such a plan places a premium on gauging needs of various kinds: the assessment of existing facilities, the demand for new ones, the response to experienced growth, and the anticipation of future changes. It also facilitates the adjustment of attitudes and trends. The most recent visioning exercise performed on the Six Points village was the 2004 UTA student project. In addition, town hall meetings and workshops have been organized by local community groups.

How to approach the master plan? The creation of a useful master plan requires understanding the nature of an urban village, making calculations regarding its future needs, and setting out a method of satisfying them. For Six Points Urban Village, the master planning effort requires a balancing of its traditions with an informed inquiry into its future. A master plan should benefit from the village's ample experience related to the planning and operation of the village over the course of a century while absorbing successive generations of demographic, market, and physical changes. This experience gives the plan an appropriate context, reflective character, and historical perspective.

What were the key goals for the urban village in embarking upon the plan? As articulated by City leadership, Six Points residents, and property owners, the key objectives for the urban village master plan process are:

- Vision consensus.
- Partnership framework.
- Development opportunities.
- Neighborhood preservation.
- Zoning enhancements.
- Transportation improvements.

## 1.2 PLAN PROCESS

The master plan was a 10-month long effort designed to seek input and ideas from all stakeholders who may have an interest in the urban village future. The eight-task process included three public work sessions, conversations with city staff and village advisory team members, and one-on-one interviews.

The process was organized in a series of tasks:

Task 1.0	Project Start-up and Project Management
Task 2.0	Public Involvement
Task 3.0	Project Context, Inventory and Analysis
Task 4.0	Development Opportunities
Task 5.0	Transportation Needs and Priorities
Task 6.0	Market Analysis
Task 7.0	Mixed-Use Zoning
Task 8.0	Urban Village Master Plan





## 2. MASTER PLAN PRINCIPLES

This chapter identifies village-wide values that constitute the framework for the plan. Historical context, values and principles, and best practice examples make up the basis for the Six Points Urban Village Plan.

### 2.1 HISTORICAL CONTEXT

Six Points is one of Fort Worth's most proud and historical areas. The area originally known as Greasy Bend, then Sylvania to Riverside, evolved from the area's history of farmers and nursery workers.

Many of the traditions and stories come from and are based on neighborhood and institutional traditions. The proximity to downtown and the Trinity River give the Six Points area a unique geographic advantage. Commerce along Belknap Street led to the development of the commercial buildings and institutions that attracted the surrounding residential developments. Architectural diversity has become a cornerstone of the area's identity.

Several distinct neighborhoods are identified within the Six Points Urban Village area. These neighborhoods include: Carter Riverside, Oakhurst, Scenic Bluff, and Sylvan Heights West. These neighborhood groups, along with Riverside Alliance and Urban Riverside Inc., make up the core group of community-based organizations that are working to improve Six Points.

A number of planning activities and public meetings have been recently conducted that provided a baseline for the new recommendations contained in this report. Some of the recent initiatives in the Six Points Urban Village include:

- UT Arlington Design Project, 2004.
- City Plan Commission begins urban village process, September 2005.
- Riverside Town Hall meeting, November 2005.
- Federal Transportation allocation for urban villages, December 2005.
- Riverside Planning Workshop, May 2006.
- Central Cluster Selection of urban villages, December 2006.



*The existing architectural and cultural diversity in Six Points will continue to shape this urban village for years to come.*



*Excellent vehicular accessibility and a strategic location present great opportunities for revitalization.*



*The existing auto-oriented environment lacks pedestrian amenities.*

## 2.2 EXISTING CONDITIONS

First impressions of any neighborhood, commercial corridor, or community go a long way in determining long-term perceptions of an area. Today, Six Points has many opportunities and challenges related to current conditions. The Six Points Urban Village is roughly defined by Westbrook Avenue (north) and Maurice Avenue (east), 1st Street (south) and Trinity River (west).

The village has excellent access off Airport Freeway (SH 121) and Belknap Street, as well as natural advantages with its proximity to the Trinity River and downtown Fort Worth. The existing commercial core area and surrounding residential neighborhoods provide a natural framework for the design of an urban village. The strongest nucleus of commercial buildings

is located within and along a triangle-shaped core defined by Belknap Street, Race Street, and Sylvania Avenue. There are some vacant parcels within the village core, which has minimal residential population.

The businesses within the village have traditionally been service in nature, with restaurants becoming the recent trend. Utilities for the village are generally adequate for mid-size redevelopment requirements. The village core today lacks any significant anchor destination, and the only area conducive for a reasonable anchor site is the area defined by Belknap Street, Plumwood Street, and Blandin Avenue. Two private developers currently own portions of this potential anchor site. Gateway opportunities exist along Belknap Street at Six Points and Sylvania as well as Sylvania and Race Street.

During the first public work session, citizens agreed on the following opportunities and challenges:

### OPPORTUNITIES

- Historic Qualities & Traditions
- Natural Resources
- Mature Oak Trees
- Views of Downtown
- Strategic Location
- Private Investment
- Diverse Cultures

### CHALLENGES

- Lack of Lighting
- Public Safety
- Streetscape
- Lack of Services, Retail, Housing
- Blighted Structures
- Streets & Drainage Conditions
- Automobile Dominated

## 2.3 VALUES & PRINCIPLES

Based on historical information and public work session consensus, a new Six Points Urban Village vision emerged. This vision is dynamic and based on key values and principles. Images from other similar urban areas were also identified and ranked as part of the visioning exercise. The values and principles agreed upon during the public work sessions include:

- Celebrating the area's historic values and traditions.
- Living for working-class residents.
- Entertainment environment for residents and visitors.
- Music and culinary Mecca.
- Mixed uses while preserving single family base.
- Pedestrian friendly.
- Main Street/Deco-themed urban design.
- Texas oasis of landscape design.



*During public workshops, residents expressed a desire for a pedestrian-friendly main street with a mix of land uses.*



*Making Six Points a music mecca will provide entertainment for residents and tourists alike.*



# 3. URBAN VILLAGE PLAN



### 3.1 URBAN RACE STREET NORTH

The current mix of buildings north of Race Street from Sylvania to Riverside form a varied mix of architecture and uses. From aged apartments to a deco office building to the hip Swanky Shack Coffee Bar, Race Street North represents a core nucleus of village components. Private investment has been the driving force behind the revival.

As part of the overall village plan, limited infill and existing building rehabilitation are the primary focuses for this area. Single family houses existing along McLemore should be integrated into a retail/commercial use under their current design and scale. Mixed-use (MU-1) zoning should be allowed throughout this zone. The primary uses within this zone should include: entertainment, restaurant, services, hotel, and office.

### 3.2 URBAN RACE STREET SOUTH

The area south of Race Street between Sylvania and Riverside presents the greatest opportunity for urban village realization. The triangle zone bordered by Race Street to the north, Belknap to the south/east, and Grace Street to the west includes four key sub-components of this area that are critical to the overall vision success:

1. Grace Street/Blandin Street common area parking lot.
2. Belknap/Plumwood anchor site.
3. South Race Street core/village public plaza.
4. Six Points Park/Mixed-Use.



*Improvements to the South Race Street core and the development of a plaza will stimulate revitalization.*

### 3.3 RACE STREET ENHANCEMENTS

The current right-of-way width of Race Street is adequate to allow for a reconfiguration of traffic lanes and on-street parking. The City should undertake a comprehensive redesign of Race Street that would allow for continuous angled parking on both sides of the street with two travel lanes.

A redesign of Race Street from Sylvania to Riverside would allow for a more unified pedestrian-friendly streetscape providing more on-street parking for adjacent businesses. Other improvements as part of the Race Street enhancements include:

- Street lighting
- Street banners
- Textured sidewalks
- Pedestrian crossings
- Appropriate landscaping
- Underground utility conversion
- Parking enhancements

### 3.4 HOUSING REHABILITATION

The primary land use surrounding the urban village core of Race Street and Belknap is single family residential. Most of the housing stock within the Six Points area is 50-80 years of age. As the urban village of mixed-use and new residential development becomes a reality, equal attention and investment should occur in the rehabilitation of existing housing stock.

The Six Points Urban Village leadership, neighborhood associations, and City should coordinate efforts during the Urban Village Sweep (see Implementation Action-Urban Village Sweep) to include an education initiative on the programs geared towards housing rehabilitation. The Six Points Urban Village should seek a special “target” village designation by the Fort Worth Housing



*Race Street enhancements will improve the pedestrian environment and business vitality.*



*Rehabilitating existing housing stock will help maintain residential affordability.*

Trust for funds earmarked for rehabilitation. This program prioritizes funding for workforce housing needs.

In addition, the Six Points Urban Village should become an advocate and facilitator between the City, Housing Trust, and financial institutions for owner-occupied and/or investor low interest rehabilitation for market rate housing. A dual approach to workforce and market rate housing of existing single family dwellings will only solidify Six Points Urban Village market demographics while maintaining affordability in a true mixed-income urban village environment.

### 3.5 URBAN VILLAGE RESIDENTIAL

An important complement to mixed-use zoning as part of the Six Points Urban Village is the introduction of new urban residential development. The areas recommended for this use book-end the mixed-use village core of Six Points. Urban residential consists of low- to mid-density residential uses 2-3 stories in height. A more detailed explanation of this proposed new classification is provided in the implementation section.



*Residential buildings 2-3 stories high will add diversity to the urban village.*

### 3.6 SIX POINTS INTERSECTION IMPROVEMENTS

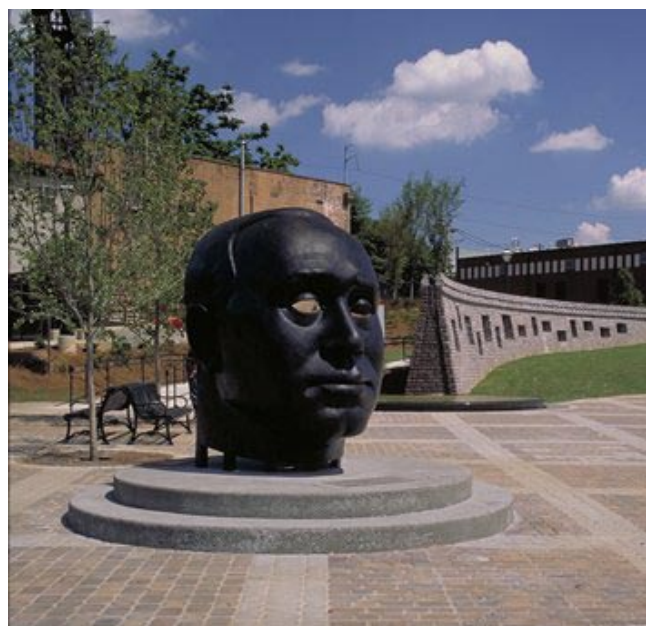
A central part of the urban village master plan is the identification and implementation of infrastructure and transportation improvements. The allocation of federal funding for this effort totals \$740,000. Two options were considered for the expenditure of these dollars at public work sessions: 1) Race Street improvements, or 2) Six Points intersection.



*Existing conditions at the Six Points intersection.*

The consensus of the four break-out groups of citizens from the second work session was to focus the improvement dollars on the Six Points intersection. Identified improvements to the intersection ranged from pedestrian crosswalks to signage and landscaping. At the third work session some concern was voiced by participants as to whether pedestrian crosswalks were feasible for the Six Points intersection. The City should focus the allocated resources at the Six Points intersection, while taking improvement specifics and design options to the public during the next phase of the contract in 2008.

While the Six Points intersection should be the initial focus for the federal transportation funding, other areas (i.e., along Belknap, Race Street, or Sylvania) can be second or third phase projects when future funding sources are identified.



*Public art will help define the Six Points intersection as an important gateway to the urban village.*





Race Street improvements were proposed at a public workshop, and breakout groups decided such improvements were not as important as enhancing the Six Points intersection.



Conceptual rendering of future potential streetscape improvements.



## 4. IMPLEMENTATION

The Six Points Urban Village Master Plan contains both short and long term projects and actions. The plan is intended to be a flexible living document needing an update at least every five (5) years. Because the City of Fort Worth has identified multiple urban villages throughout the city, many of the recommendations for implementation can be applied to all urban villages. However, village specific application on policies, plan actions, and catalyst projects vary.

The City of Fort Worth should allocate resources to assist, monitor, coordinate, and market projects within each Urban Village. Pertinent City staff should act as a liaison between the village and City when determining how public resources will be used on capital projects and other public efforts identified in the plan.

A vibrant urban village plan focuses on three strategies:

1. Policy Tool Box
2. Action Package
3. Catalyst Projects

### 4.1 POLICY TOOL BOX

The following plan recommendations are based on policy and/or policy support initiatives. Some of the suggestions already exist as City policy while others are new issues applying specifically to Six Points Urban Village.

#### ZONING

The function and mix of uses, buildings, networks, and spaces is critical to establishing a pedestrian friendly environment and a true urban village experience.

#### MIXED-USE (MU-1)

As indicated in the Proposed Zoning Plan map on page 15, the urban village core and properties immediately west and northeast of the core are proposed to be rezoned to low intensity mixed-use (MU-1). This zoning classification encourages desirable combinations of compatible residential, office, retail, and selected light industrial uses (See Fort Worth's Mixed-Use Zoning Standards for specifications).

#### URBAN RESIDENTIAL (UR)

While the policy tool of mixed-use zoning is ideal for the creation of dynamic urban villages, closer attention needs to be paid to surrounding zoning and uses, especially the transition to adjoining neighborhoods. Another concern regarding mixed-use zoning in urban village core areas is the over abundance of retail and office within the greater urban village boundary, thus diluting the strength and viability of the core urban village mixed-use district.

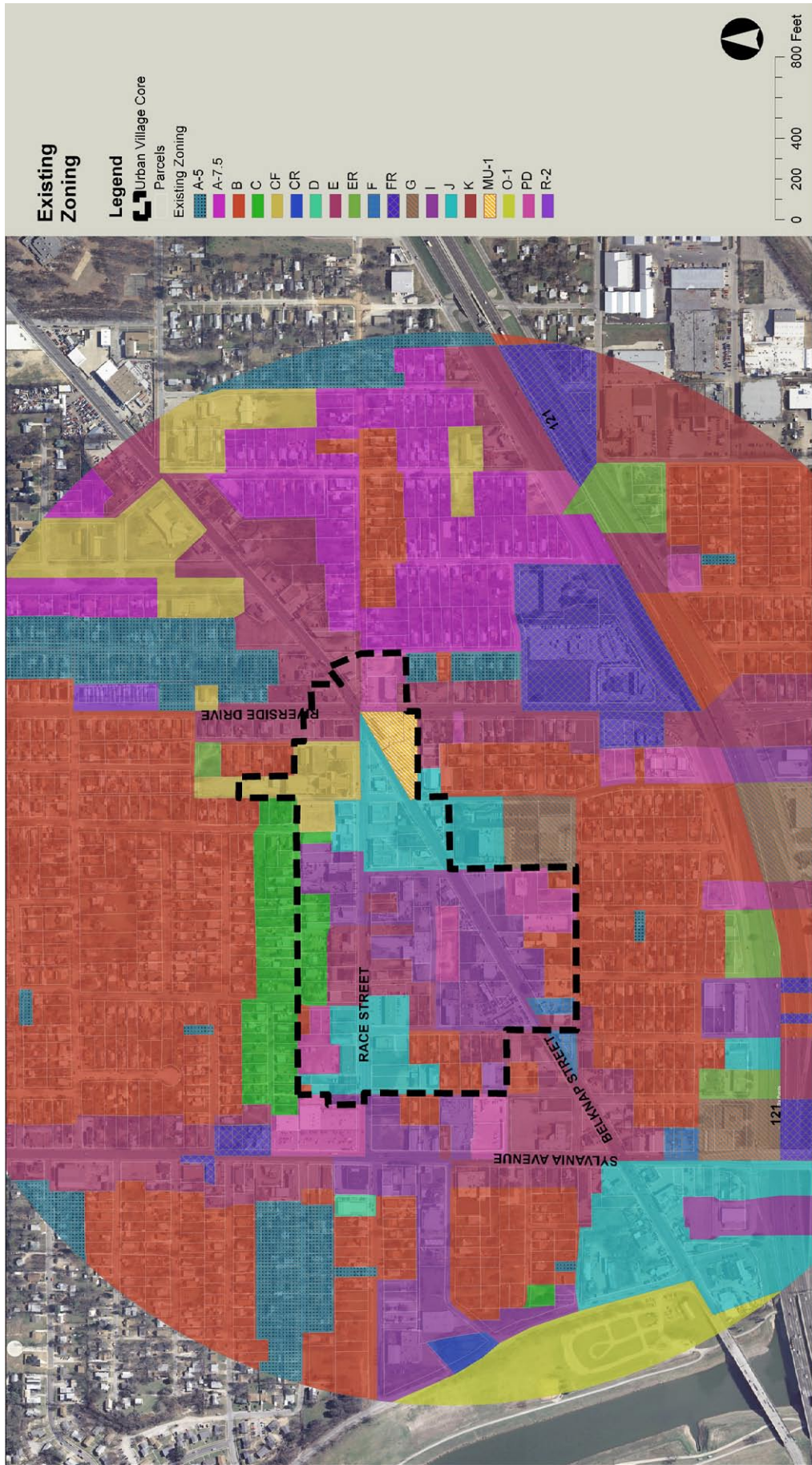
A new zoning classification (urban residential-UR) should be designed to accomplish the goals of higher residential densities while limiting the amount of non-residential uses to only the core areas of the urban village. UR would allow a variety of housing types to exist adjacent to MU-1, while excluding non-residential uses. The specifications (i.e. density, setbacks, heights, parking, building heights, etc.) of the UR would be consistent with the MU-1 classification.

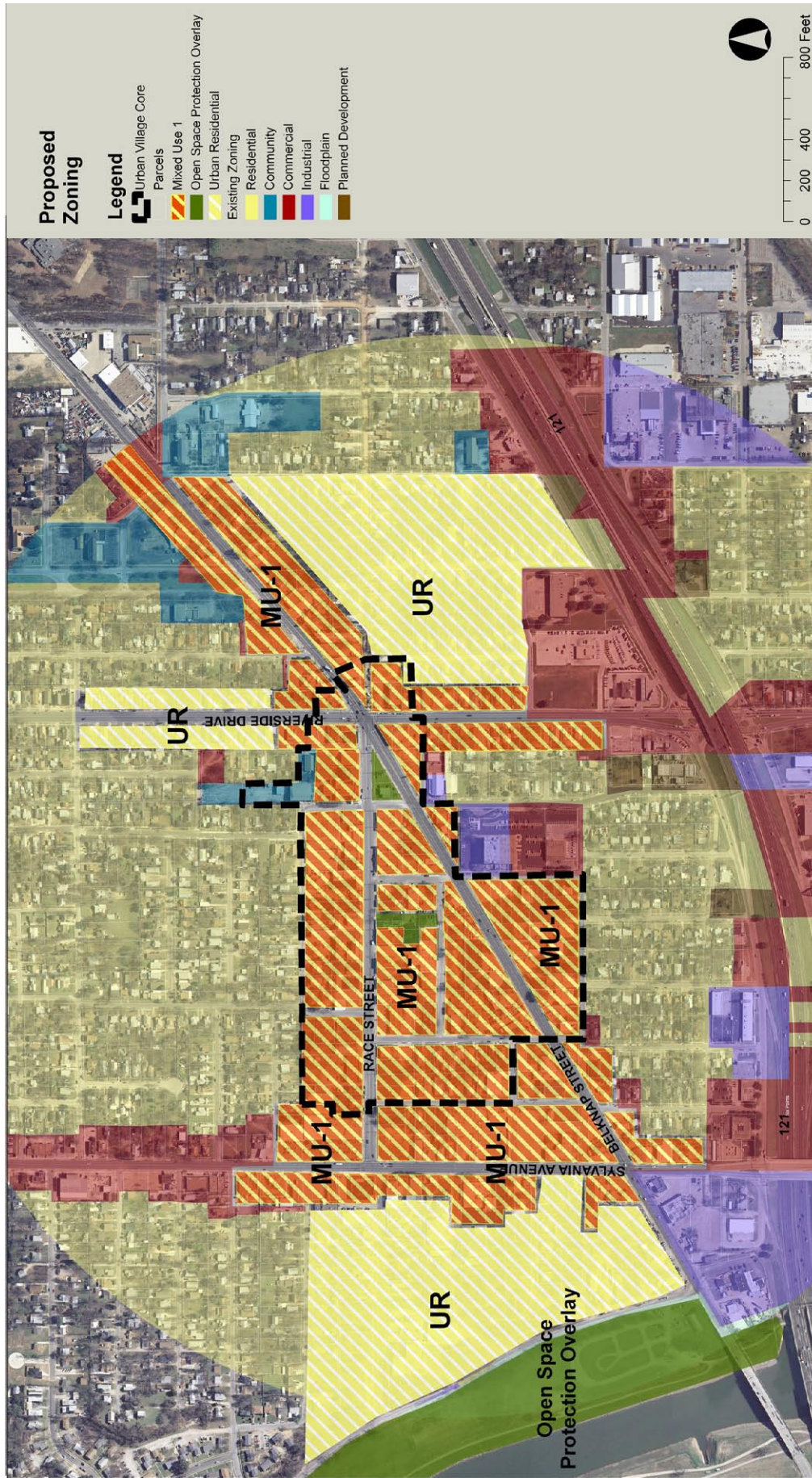
#### MARKETING STRATEGY

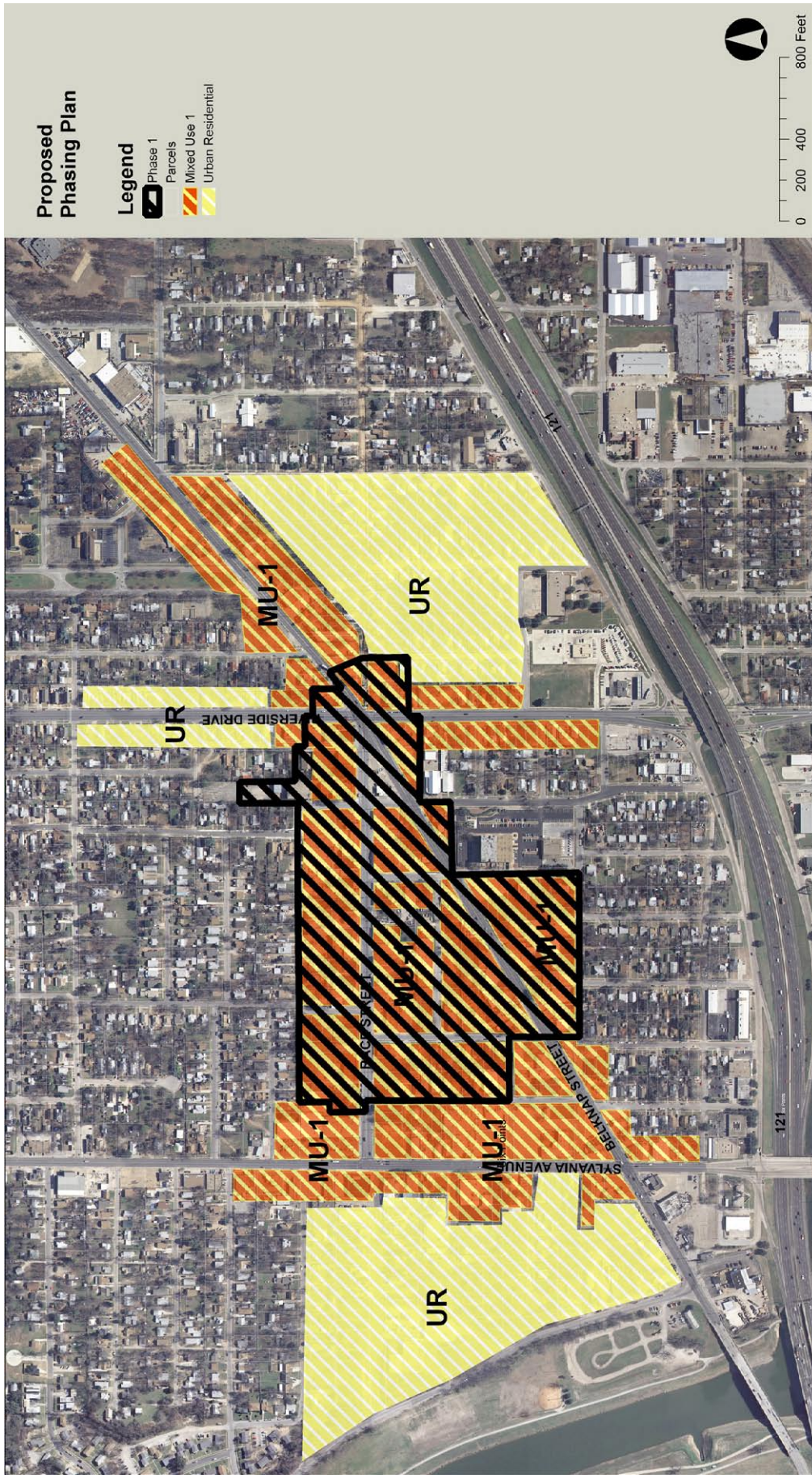
Today, the urban village of Six Points is known by many Fort Worth residents as the Riverside neighborhood or Race Street. In order to solidify and promote the Six Points Urban Village brand, the plan recommends several strategies both short- and long-term.



*Hosting special events will help market the positive attributes of Six Points.*







Some of the marketing initiatives appropriate for Six Points include:

- Special events.
- Urban village newsletter.
- Target promotion with local restaurants.
- Briefings to prospective developers/investors.
- Marketing collaboration with other central cluster villages.
- Transportation link for downtown patrons.

## ORGANIZATION

The Six Points Urban Village is fortunate to already have strong community-based organizations. Several neighborhood associations have come together to form the umbrella organization Riverside Alliance. In addition, Urban Riverside Inc. was recently created with the focus to promote business activities in the area.

While all of these organizations and associations are important advocates for implementing the plan, the community should support an organization with the capacity and structure to facilitate new development and investment opportunities. Two options may be pursued to accomplish this goal.

First, a strategy utilizing an existing organization (i.e. Urban Riverside, Inc.) could be used. This effort would be most efficient; however, board membership should reflect a balance of business owners, property owners, and residents. The second option would involve a new organization created specifically for the implementation of the Six Points Urban Village Plan.

Regardless of which option is selected, the organization should qualify for 501 c(3) tax-exempt status. By-laws would govern the organization. The group should implement the urban village plan while balancing the different perspectives of stakeholder groups. This would not be a membership organization. Rather, it would represent each of the major organizations and interests. In addition, the organization should enlist the services and participation of local financial institutions.



*An existing or new organization should be charged with implementing this plan.*

## STREAMLINED DEVELOPMENT REVIEW PROCESS

As part of the City of Fort Worth's new one-stop shop created last year, development review enhancements and priority for appropriate urban village projects should be provided. A consistent concern from private businesses and developers throughout each of the urban villages is the difficulty and time it takes for permit review and, in some cases, receiving information. This challenge is not unusual for a city the size of Fort Worth. However, cities across the country have moved towards creating a more efficient process for permit applications and review.

While a single location is ideal, having adequate and equipped staff to handle the volume of visitors and knowing how to coordinate and disseminate information is equally important. And while the one-stop system is applied city-wide for all development services, special training and briefings on the importance and goals of the urban village initiative should be given to all City employees involved with the permit review process.

## URBAN DESIGN FRAMEWORK

With the implementation of MU-1 and UR within the village, guidelines for urban design can be achieved. The City should carry forward the existing framework of urban design principles which include: setbacks, building heights, density, open space/landscaping, parking, façades, building materials, entries, and signs (See Fort Worth's Mixed-Use Zoning Standards).



*Urban design guidelines will help ensure new development is of a desirable character appropriate for Six Points.*

## FUNDING OPTIONS AND INCENTIVES

The City of Fort Worth has made the creation of distinctive, vibrant urban villages a priority. Through its investment in capital improvements and planning documents, the City continues to lead the effort in preserving and enhancing these unique urban places. However, in order to sustain a long term successful vision and plan, other financing partners must be equally engaged.

As part of the implementation section of this plan, various components and catalyst projects will necessitate multiple layers of partnership and financing. The Six Points Development organization and the City need to coordinate and assign different funding options for each of the components of the master plan. Some of the funding options critical to the long term implementation of the plan include:

- Financial institutions with target programs and investment within the Six Points Urban Village.

- Private investment and developers.
- City's annual budget.
- Future bond issuances.
- Creation of a Public Improvement District.
- Tax Increment Financing.
- Other incentives through a Neighborhood Empowerment Zone.

## URBAN VILLAGE NEIGHBORHOOD PROTECTION

Cities and neighborhoods across the United States have used various approaches to preserve the integrity of older urban neighborhoods. Historic and conservation districts are two of the more popular policy tools used by local municipalities. Historic districts are the strictest of local policy options, offering guideline protection from incompatible new construction, changing of existing structures, and other actions or projects which change a neighborhood character. Conservation districts are less restrictive and focus primarily on front exterior changes.

The City of Fort Worth currently uses the historic district option more frequently in its older neighborhoods. For Six Points Urban Village, debate has already begun on the pros and cons of implementing a historic district. While residents generally support the introduction of mixed-use and urban village residential, many are concerned about mixed-use encroachment into existing stable single family areas, as well as new residential gentrification.

Interviews with local residents and discussion at the urban village public work sessions highlighted the following neighborhood objectives:

- Preserve the integrity of single-family scale in stable areas.
- Create a proactive environment and neighborhood-driven process which monitors and reviews new home design on infill lots and rehabilitation of existing properties to conform in scale and design.
- Allow for accountability and input on any demolition application.



- Sensible approach to neighborhood preservation that conforms to the unique characteristics of Carter Riverside, Oakhurst, Scenic Bluff and Sylvan Heights West.

Should the neighborhoods of Six Points Urban Village seek historic district designation?

Eventually yes. However, the primary focus needs to be the passage and implementation of mixed-use zoning in the urban core. An intense debate on the pros and cons of historic designation will dilute the effort to enhance the urban village core. Short of the restrictive historic designation, the City should work with Six Points Urban Village to address the neighborhood objectives outlined above in regards to single family preservation adjacent to new mixed-use zoning designations. One immediate way of doing this is through stronger enforcement and strengthening of the current policy of Demolition Delay (“DD”).

## 4.2 ACTION PACKAGE

Six Points Urban Village is fortunate in that it has already attracted new private investment by developers. This momentum of private investment can be heightened by other actions taken immediately by property owners, businesses, residents, and the City. The following action items make up a comprehensive package of short term initiatives that can maintain the positive momentum.

## 4.3 ACTION-FAÇADE PROGRAM

In most examples across the country, urban revitalization happens one building at a time; one block at a time; and one village at a time. By focusing resources on individual buildings, façade improvements can create a snowball effect of new investment and a resulting increase in property values.

Older commercial corridors throughout the United States have particular challenges to overcome, including building neglect, vacancy, and crime. One of the biggest challenges is maintaining the appearance of older buildings.

Many owners of older commercial buildings would invest in their property if there were more certainty that such investment would yield greater value. Some owners fear higher property taxes shortly after out-of-pocket investment is made to a building. Low interest financing is also difficult to obtain, especially in areas of the City where financial institutions may be leery to invest.

To help offset the the challenges mentioned in the above paragraphs, the City should consider creating a low interest rate façade improvement program. The City of Fort Worth should create a 12 month “pilot” matching loan program to support building façade improvements. The suggested program could kick-off as early as 2008, after a three-month public relations and outreach media blitz. The program should include the following:

- City-wide Urban Village Fund of \$500,000.
- Offered on a first-come, first-served basis.
- Quarterly accountability and review.
- Low interest rate loan.
- Maximum loan amount of \$50,000/building.
- Require a dollar for dollar private sector match.
- Five-year property tax freeze on new improvements.

## 4.4 ACTION-LAND PARTNERSHIP

One of the most difficult challenges in the creation of an urban village within a commercial revitalization context is the ability to implement critical elements of the overall plan amidst the existing development pattern. In the case of Six Points, several public projects and the creation of an anchor site are considered critical to the overall plan’s success.

The public projects identified within the Six Points plan include common area parking, shared commercial services areas, a village public plaza, and a village public park. All of these public elements are found within suburban town center developments; the same



*Façade improvements can go a long way towards increasing value.*



*Land partnerships will help achieve plan recommendations, including the creation of more green space.*

developments which lured the base market away from the locations of the current urban villages. To be competitive with suburban or new downtown destinations/attractions, the Six Points Urban Village must provide adequate on-street and surface lot parking, as well as identify common services areas for commercial and public spaces, rather than each building providing their own. The public plaza and park space should provide the needed areas for pedestrians to intermingle between destination stops.

It is rare for a public element within an overall development to include a private purpose. However,

in the case of Six Points, a private component lacking from recent private investment is the stability of an anchor tenant. The city should also designate an anchor site as a secondary priority towards realizing the overall vision of an urban village.

As described throughout the urban village plan, locations have been identified for common area parking and service areas, park and public spaces, and an anchor site. These locations are priority parcels as part of a land partnership strategy. These parcels should be part of a short and long term strategy of land acquisition by both private and public partners.

The City, Six Points Development Organization, and affected property owners should mutually strategize on how to realize the vision. The following actions are recommended:

- Six Points Development Organization facilitate parking agreements with Riverside Baptist Church for joint-use parking and parking area enhancements.
- City of Fort Worth facilitate negotiations with property owners as part of the Blandin/Grace Street public parking lot.
- Six Points Development Organization coordinate and facilitate with private property owners in the South Race Street core area for a village plaza and common service areas along with an agreement on use.
- Six Points Development Organization begin discussions with private property owners along Belknap to facilitate the anchor site development. The Six Points Development Organization, as a tax-exempt organization, can provide tax relief to private property owners in the sale of the property.

## 4.5 ACTION-NO VACANCY

A primary mission of the Six Points Urban Village organization is the occupancy of existing building space. The Six Points organization should coordinate with the City in a joint marketing effort intended to fill existing vacant space. A comprehensive inventory

analysis of existing buildings needs to be conducted for an accurate understanding of available space.

The Six Points Urban Village has many strategic advantages and opportunities for attracting new private investment and increasing occupancy. Some of the highlights identified in the market analysis include:

- Proximity to Trinity Uptown and the long-term impact on Six Points land values.
- Stable community services such as the police sub-station, restaurants, and stable neighborhoods.
- Ethnically diverse, largely working-class population.
- Growing Hispanic and Asian populations.
- Favorable property ownership patterns with functional land assemblages.
- Increase in private sector investment.
- Significant concentration of neighborhood “infrastructure” elements including schools, churches, locally-owned stores, etc.
- Consistent public policy support.
- Culinary destination supporting entertainment venues.

From an inventory analysis, the Six Points organization and City can identify the type and size of tenants to target for marketing efforts. A professional marketing brochure should be part of the coordinated marketing effort to attract an appropriate tenant mix. Some of the demographic data that could be included in marketing materials include: 2007 population of 36,000, 12,000 households with median income of \$37,000, 43% growing Hispanic population, and 8% of the trade area making over \$100,000.

Based on preliminary market analysis, the following market demand is projected for the urban village for a 10-year period:

- 50 to 100 condo/townhome/loft units.
- 15 to 40 single family detached units.
- 35 to 75 rental housing units.

- 45,000 to 75,000 square feet of office.
- 35,000 to 75,000 square feet of retail.
- 60 to 75 room boutique hotel.

## 4.6 ACTION-MOBILITY & ACCESSIBILITY

The primary physical characteristic supporting a vibrant mixed-use urban village is a pedestrian-friendly built environment. As part of the overall village plan, pedestrian amenities must be enhanced throughout the village area. Sidewalks, lighting, and signage are all basic examples of pedestrian elements necessary for good mobility and accessibility. The City should pursue funding through various local, state, federal, and other sources for the implementation of these improvements.

The priority location for mobility and accessibility improvements is the Six Points intersection during the first phase; however, over time the entire triangle village core should be included. Race Street realignment to accommodate wider sidewalks, angled parking, and underground utility conversion should also be planned during the first phase, leading to a more village-wide improvement effort. Second phase improvements should concentrate in the areas identified along Belknap and Sylvania. The last phase should include the remaining areas of the village.

The Six Points organization and the City should develop a comprehensive strategy to improve mobility and accessibility throughout the village. Key pedestrian improvements include the following:



*Market information and existing buildings should be used to attract and retain new uses.*

- Village-wide sidewalk improvements.
- Village-wide pedestrian crosswalks.
- Consistent and appropriate landscaping.
- Six Points unique street/pedestrian lighting.
- Underground utility conversion.
- Uniform Signage (consistent with MU-1 requirements).

Significant discussion centered on the idea of underground utility conversion. The City should take seriously the desire by local residents to improve the aesthetic quality of the public right-of-way and understand the challenges to achieve this outcome. If the political will exists to make this a priority, a pilot program should be pursued for Six Points Urban Village. Complete utility conversion underground on Race Street and Belknap within the village core should be the focus, with replacing current poles with lighting more appropriate for Six Points as the ultimate result.

## 4.7 ACTION-SAFE ZONE

Public safety and the perception of crime is a universal challenge for all urban villages in Fort Worth. The plan envisions a comprehensive approach and proactive solutions for reducing crime and making the urban village feel safer. The coordination of initiatives and programs aimed at public safety needs buy-in by elected leaders, the Fort Worth Police Department, and the community.

The City should implement as part of a comprehensive public safety strategy a Safe Zone strategy for Six Points Urban Village. This strategy would bring together under one umbrella programs already in use as well as shared resources between various urban villages.

### IMPLEMENTATION OF SAFESCAPE PRINCIPLES

SafeScape is a holistic approach for responding to the issues of crime and personal safety that plague many neighborhoods, business districts, and communities. The application of SafeScape requires only a basic

understanding of how to use the principles to determine why people may not feel safe in a given situation and then how to respond to improve the situation. There are seven SafeScape Principles:

#### HUMAN FACTOR PRINCIPLES

1. Information and Orientation: We feel unsafe when we don't know where we are and/or where we are going.
2. Interaction and Socialization: We feel unsafe when we are alone and there are no other people with whom we can interact.
3. Ownership and Stewardship: We feel unsafe when the physical environment is not properly cared for and not maintained.
4. Seeing and Being Seen: We feel unsafe when we can't see other people and they can't see us.

#### IMPLEMENTATION PRINCIPLES

5. Land Use and Design: Encourages safety and community-building through proper design of the physical environment.
6. Activity and Programming: Facilitates safety and community-building by bringing people together in the physical environment.
7. Management and Maintenance: Sustains safety and community-building through the long-term commitment to proper care of the physical environment.

Source: [www.downtowndevelopment.com](http://www.downtowndevelopment.com)

#### SURVEILLANCE CAMERA PROJECT(S)

The Fort Worth Police Department is currently evaluating its capacity to implement surveillance camera projects in appropriate areas of the City. Surveillance cameras could be used in the urban village to increase the visibility of the Police Department, as well as to help apprehend persons that commit crimes in the area. The Police Department has yet to determine the particular areas of the City to implement a camera project.

### POLICE STOREFRONT

The Fort Worth Police Department operates a total of 20 Police Storefronts. These serve as small office areas provided to the City at no or low cost by a landlord and are sometimes utilized by Neighborhood Police Officers (NPOs) and beat officers to complete paperwork and to assist the public with community problems. Currently, there is a storefront at the Six Points Urban Village.

### SHARED BIKE PATROL

The Fort Worth Police Department currently has bike officers that patrol the central business district (CBD). The Bike Unit was re-established in 1989 as a tactical response to apartment crimes in the Woodhaven area. The mobility of the bike and resulting close contact officers had with citizens added great value to our Community Policing efforts. In 1991, the Fort Worth Police Department recognized the need to increase the police presence and mobility in the Central Business District. The Foot Patrol Unit evolved into the City's current Downtown Bike Patrol Unit.

Today, the unit consists of 18 full-time bike officers working on three shifts. These highly trained and motivated officers respond to calls for service, enforce traffic violations, and conduct surveillance to deter criminal activity. Each officer is issued a specially fitted bicycle, wears a distinctive bike uniform, and receives 40 hours of training on the tactical uses of bikes in police work. The versatility of the bicycle allows officers to easily navigate the congested streets within the business district. Bike Officers interact with citizens to provide a sense of security, a source of information, and a visible presence.

The Urban Village Program could benefit from the addition of bike patrols, particularly within the Central Cluster (Six Points, South Main, and Historic Marine). To implement bike patrols in these areas, the Neighborhood Police Officers (NPO) have the option of becoming bike-certified and requesting a donated bike from the Bike Support Group. This would allow for bike patrols to occur with minimal resources.

Other public safety strategies possible for each of the Central Cluster villages include:



*Mounted police patrol can help increase public safety and reduce crime.*

- Central Cluster crime analysis using Geographic Information System data identifying hot spots and trends.
- Patrol car assignments based on GIS hotspots.
- Joint “village night out” events in collaboration with other Central Cluster villages.

## 4.8 ACTION-URBAN VILLAGE SWEEP

In addition to attracting new investment into an urban village, code enforcement and upkeep of existing structures is equally important. The “nuts and bolts” of revitalization includes a comprehensive approach to establishing trust and a strong bond between community and City. Rather than only focusing on code enforcement violations within the village, the plan recommends a more comprehensive “good-will” approach to clean-up: Urban Village Sweep.

The village sweep is envisioned as a month-long comprehensive bundle of City services in addition to a year-long follow up of services. A command post would be established where residents can voice their concerns and inquire about all City services. Through community meetings, residents are empowered to make requests for services and report concerns in an effort to customize services to each individual neighborhood’s needs and to ensure efficiency in their delivery.

In addition, door-to-door visits and property checks could be made. Some of the services included in this mobilization effort might include:

- Code enforcement.
- Housing rehabilitation programs.
- Energy savings programs.
- Brush and trash pick up.
- Crime “hot spot” surveillance.
- Health department mobilization.
- Animal Care services.
- Employment opportunities.
- Street sweepers.
- Graffiti clean up.

# APPENDIX - BEST PRACTICE EXAMPLES





# BEST PRACTICE EXAMPLES

- Miami Beach, Florida
- SoCo - Austin, Texas

## MIAMI BEACH

- Entertainment/ cultural destination.
- Great restaurants.
- Attractive streetscapes.
- Art deco architecture.

## SOCO - AUSTIN

- Hip, urban atmosphere.
- Unique shops and restaurants.
- Just across river from downtown Austin.
- First Thursday festival.





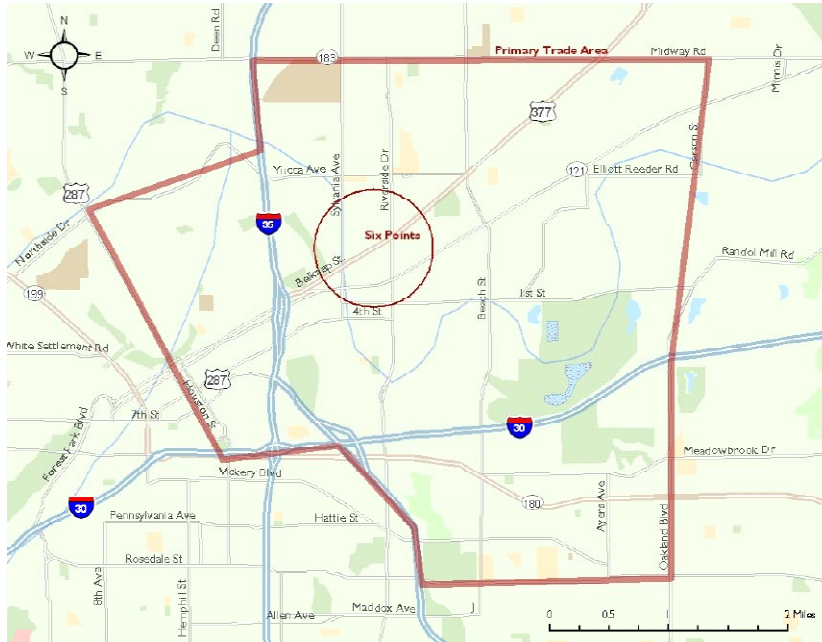
# APPENDIX - MARKET AND DEMOGRAPHIC DATA



# Market Overview

## Six Points Fort Worth, Texas

### Primary Trade Area



Sources: North Central Texas Council of Governments; U.S. Census; ESRI (census-based data); State of Texas Labor Market Information; Costar Inc. (commercial real estate data); Leland Consulting Group

**Retail** emphasis should be dining, specialty shops, live/work shops and smaller-scale entertainment

**Office** emphasis should be on professional, design, educational, medical/dental/alternative health

**Residential** opportunity is strongest for apartments, attached ownership housing and compact detached homes in a mixed-use setting

### Office Market

	Trade Area	City of FW
Total Rentable s.f. (millions)	4.7	30.0
Pct. Vacant (Q2-2007)	5.2%	8.5%
Avg. Rent/sf	\$16.75	\$17.94
Est. Ann. Job Growth Rate	1.0%	1.5%
Est. 10-yr. Office Demand	700,000 sf	
Six Points Study Area Demand Share (10 yr)	60,000 sf	

### Retail Market

	Trade Area	City of FW
Total Rentable s.f. (millions)	1.58	32.3
Pct. Vacant (Q2-2007)	6.4%	9.4%
Avg. Rent/sf	\$10.26	\$13.49
Est. Ann. Hhld. Growth Rate	0.6%	1.6%
Est. 10-yr. Retail Demand	240,000 sf	
Six Points Study Area Demand Share (10 yr)	50,000 sf	

### Residential Market

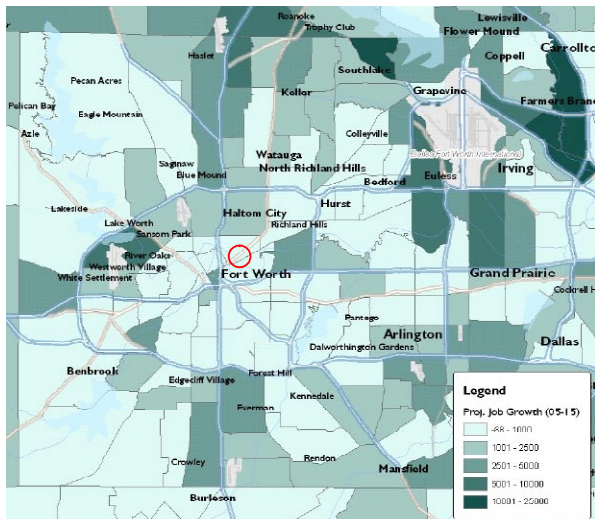
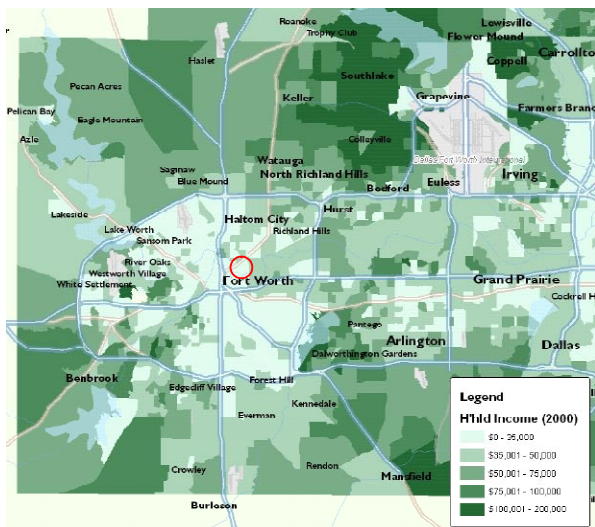
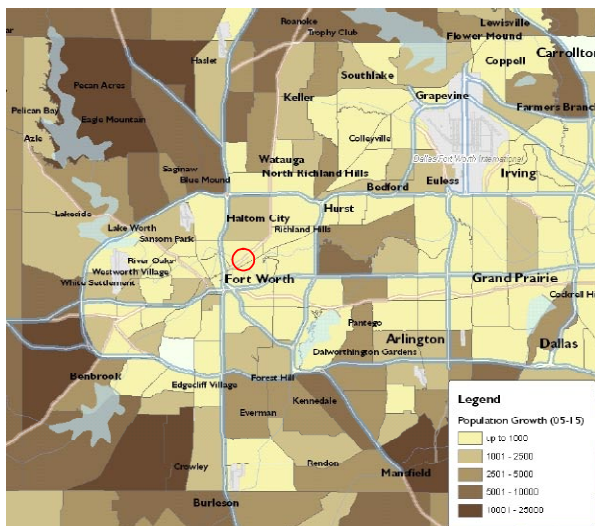
	Trade Area	City of FW
Existing Households (2007)	12,162	220,596
Est. Ann. Hhld. Growth Rate	0.6%	1.6%
Est. 10-yr. Total Unit Demand	800	
Study Area Demand (10 yr)		
Condo-TH-Loft Units	60	
Single Family Detached Units	25	
Apartment Units	50	

### Market Strengths

- Relatively stable residential neighborhoods as immediate context, with downtown and historic stockyards as nearby influences
- Police station and redeveloped primary corner property (restaurant) give solid anchor for redevelopment
- Trinity Uptown is major redevelopment project that could significantly boost Six Points land values, but timing is uncertain (probably more in 20-year timeframe) -- although Trinity Bluffs development is already helping near-northeast area interest
- Strong Latino and SE Asian populations (among others) provide opportunities for ethnic development character
- "Good bones" along Race St. should respond well to streetscape enhancements -- with an opportunity for vertical mixed use
- **Need robust marketing effort to overcome relatively modest job and rooftop growth -- opportunities are mainly neighborhood-oriented**

# Trade Area Profile

## Six Points Fort Worth, Texas



	Trade Area	City of Fort Worth
2007 Population	36,343	686,850
2007 Households	12,162	250,583
Annual Household Growth Rate (Projected through 2030)	0.6%	1.6%
Average Household Size (2007)	2.97	2.69
Pct. Non-family Households (2007)	32.0%	34.6%
Pct. Renters (2007)	43.3%	43.0%
Pct. Age 65+	9.2%	9.3%
Pct. Age 0-14	25.8%	23.2%
Median Age	31.3	32.1
Pct. With Bachelors Degree	9.8%	22.3%
Pct. Blue Collar (Age 25+)	42.3%	26.0%
Median Household Income	\$37,048	\$47,229
Per Capita Income	\$16,280	\$23,609
Pct. With Income Below \$25,000	40.1%	32.3%
Pct. With Income Over \$100,000	7.7%	16.5%
Pct. Hispanic	43.3%	29.8%
Pct. Black/African-American	11.7%	20.1%
Pct. Asian/Pacific	5.1%	3.3%
Top Tapestry™ Lifestyle/ Psychographic Segments	<i>South-western Families</i>	<i>South-western Families</i>
	<i>Home Town</i>	<i>Milk and Cookies</i>
	<i>Industrious Urban Fringe</i>	<i>Young and Restless</i>

# APPENDIX - HISTORIC INVENTORY DATA





# Six Points Urban Village, Fort Worth, Texas

## Existing Building Survey



KOMATSU  
ARCHITECTURE

**Address:** 2801 Race Street

**Building Name:** n/a

**Historic Designations:** None

**Current Usage:** Commercial      **Year Constructed:** Post 1951

**Building Construction:** One-story stone masonry

**Notes:** Post 1951 per EDAW maps; intrusive, inappropriate modifications and intrusive brick infill at west façade apertures

**Recommendations:**  
Retain structure and maintain as viable commercial (office or retail) structure.

**Further recommended:**

1. Restore facades; finishes
2. Investigate, remove intrusive mansard roof assemblies
3. Remove intrusive brick infill at apertures on west façade.

**Photograph:**



**Photograph Description:**

View from Race Street looking north

# Six Points Urban Village, Fort Worth, Texas

## Existing Building Survey



**Address:** 2900 Block Race Street

**Building Name:** Not available

**Historic Designations:** Not available

**Current Usage:** Commercial **Year Constructed:** 1931-1950

**Building Construction:** Two-story sandstone veneer

**Notes:** Altered/added metal panels at upper story; ground floor plywood covered windows; unique jalousie style windows at south façade second floor; 1931-50 building era per EDAW maps

**Recommendations:**

Retain structure for potential commercial use.  
 Target rehabilitation/restoration work to restore facades which are potentially a good example of this era of commercial/retail building with this type of detailing which has influenced a number of structures in this Village.

**Photograph:**



**Photograph Description:**

View from Race Street, northwest

# Six Points Urban Village, Fort Worth, Texas

## Existing Building Survey



KOMATSU  
ARCHITECTURE

**Address:** 2925 Race Street

**Building Name:** Not Available

**Historic Designations:** Not Available

**Current Usage:** Industrial **Year Constructed:** TBD

**Building Construction:** One-story masonry

**Notes:** Industrial use per EDAW maps; very simplified Art Moderne influences.

**Recommendations:**  
Continued use for commercial purposes.

**Recommendations for rehabilitation:**

1. Restore exterior masonry in accordance with good maintenance practices to ensure preservation of structure
2. Enhanced/alternative potential usages:
  - Owing to "civic" look of structure target use for City Hall satellite purpose, or
  - Police sub-station

**Photograph:**



**Photograph Description:**

View from Retta Street, southeast

# Six Points Urban Village, Fort Worth, Texas

## Existing Building Survey



**Address:** 2920 Race Street

**Building Name:** Not Available

**Historic Designations:** Not Available

**Current Usage:** Unknown      **Year Constructed:** 1931-50

**Building Construction:** One-story wood frame

**Notes:** Retail use per EDAW maps.

**Photograph:**



**Photograph Description:**

View from Race Street, looking southwest

**Recommendations:**

**Recommendations for rehabilitation:**

1. Restore exterior in accordance with good maintenance practices to ensure preservation of structure; restore in accordance with any information on earlier historic appearance if available.
2. Recommend continued use as commercial site.
3. Enhanced usage: investigate ways higher profile usage of property might be employed:
  - Art gallery
  - Flower shop
  - Retail.
  - Small office (attorney, architect)

# Six Points Urban Village, Fort Worth, Texas

## Existing Building Survey



**Address:** 2914 Race Street

**Building Name:** Not Available

**Historic Designations:** Not Available

**Current Usage:** Vacant per EDAW map    **Year Constructed:** 1931-50

**Building Construction:** One-story wood frame

**Notes:** Vacant use per EDAW maps.

**Photograph:**



**Photograph Description:**

View from Race Street, looking south

**Recommendations:**

Recommendations for rehabilitation:

1. Restore exterior in accordance with good maintenance practices to ensure preservation of structure; restore in accordance with any information on earlier historic appearance if available.
2. Recommend continued use as commercial site.
3. Enhanced usage: investigate ways higher profile usage of property might be employed:
  - Small art gallery
  - Flower shop
  - Ice Cream Shop
  - Other use that might cater to pedestrian street life

# Six Points Urban Village, Fort Worth, Texas

## Existing Building Survey



**Address:** 2902 Race Street

**Building Name:** Not Available

**Historic Designations:** Not Available

**Current Usage:** Vacant

**Year Constructed:** 1931-50

**Building Construction:** One-story masonry with tile front

**Notes:** Indications of front awning or other construct missing. May be a good example of tile front retail construction of this era.

**Recommendations:**

Recommendations for rehabilitation:

1. Restore exterior in accordance with good maintenance practices to ensure preservation of structure; restore in accordance with any information on earlier historic appearance if available.
2. Recommend continued use as commercial site.

**Photograph:**

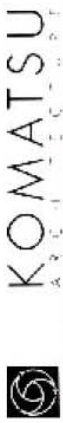


**Photograph Description:**

View from Race Street, looking southwest

# Six Points Urban Village, Fort Worth, Texas

## Existing Building Survey



**Address:** 2812 Race Street

**Building Name:** Historic Not Available (Current: Twilight Room)

**Historic Designations:** Not Available

**Current Usage:** Bar **Year Constructed:** 1931-50

**Building Construction:** One-story brick masonry

**Notes:** Probably much altered.

**Recommendations:**

- Recommendations for rehabilitation:
1. Restore exterior in accordance with good maintenance practices to ensure preservation of structure; restore in accordance with any information on earlier historic appearance if available.
  2. Recommend continued use as commercial site based on apparent structural integrity of the building. Impact of intrusive modifications will need to be assessed with view toward restoration of the building or removal and replacement with new structure.

**Photograph:**



**Photograph Description:**

View from Race Street, looking southwest

# Six Points Urban Village, Fort Worth, Texas

## Existing Building Survey



**Address:** 2806 Race Street

**Building Name:** Historic Not Available

**Historic Designations:** Not Available

**Current Usage:** Office      **Year Constructed:** 1931-50

**Building Construction:** One-story brick masonry

**Notes:** Degree of alteration not evident.

**Recommendations:**

Recommendations for rehabilitation:

1. Restore exterior in accordance with good maintenance practices to ensure preservation of structure; restore in accordance with any information on earlier historic appearance if available.
2. Recommend continued use as commercial site.

**Photograph:**



**Photograph Description:**

View from Race Street, looking south



# Six Points Urban Village, Fort Worth, Texas

## Existing Building Survey



**Address:** 2804 Race Street

**Building Name:** Historic Not Available (Current: Child Care Associates)

**Historic Designations:** Not Available

**Current Usage:** Office **Year Constructed:** 1951-

**Building Construction:** One-story brick masonry

**Notes:** Degree of alteration not evident.

**Recommendations:**

Recommendations for rehabilitation:

1. Restore exterior in accordance with good maintenance practices to ensure preservation of structure; restore in accordance with any information on earlier historic appearance if available.
2. Recommend continued use as commercial site.

**Photograph:**



**Photograph Description:**

View from Race Street, looking southwest

# Six Points Urban Village, Fort Worth, Texas

## Existing Building Survey



**Address:** 610 Blandin Street

**Building Name:** Historic Not Available

**Historic Designations:** Not Available

**Current Usage:** Residential      **Year Constructed:** 1931-50

**Building Construction:** One-story wood frame

**Notes:** Degree of alteration not evident.

**Photograph:**



**Photograph Description:**

View from Blandin Street, looking northeast

**Recommendations:**

**Recommendations for rehabilitation:**

1. Depending on degree of possible historic resource importance, restore exterior in accordance with good maintenance practices to ensure preservation of structure; restore in accordance with any information on earlier historic appearance if available.
2. Recommend: continued use as residential.

# Six Points Urban Village, Fort Worth, Texas

## Existing Building Survey



**Address:** 2800 block of Plumwood Street (address not evident)

**Building Name:** Historic Not Available

**Historic Designations:** Not Available

**Current Usage:** Residential      **Year Constructed:** 1931-50

**Building Construction:** One-story masonry structure, glass block windows.

**Notes:** Degree of alteration not evident.

**Recommendations:**

**Recommendations for rehabilitation:**

1. Depending on degree of possible historic resource importance, restore exterior in accordance with good maintenance practices to ensure preservation of structure; restore in accordance with any information on earlier historic appearance if available.
2. Recommend: continued use as commercial.

**Photograph:**



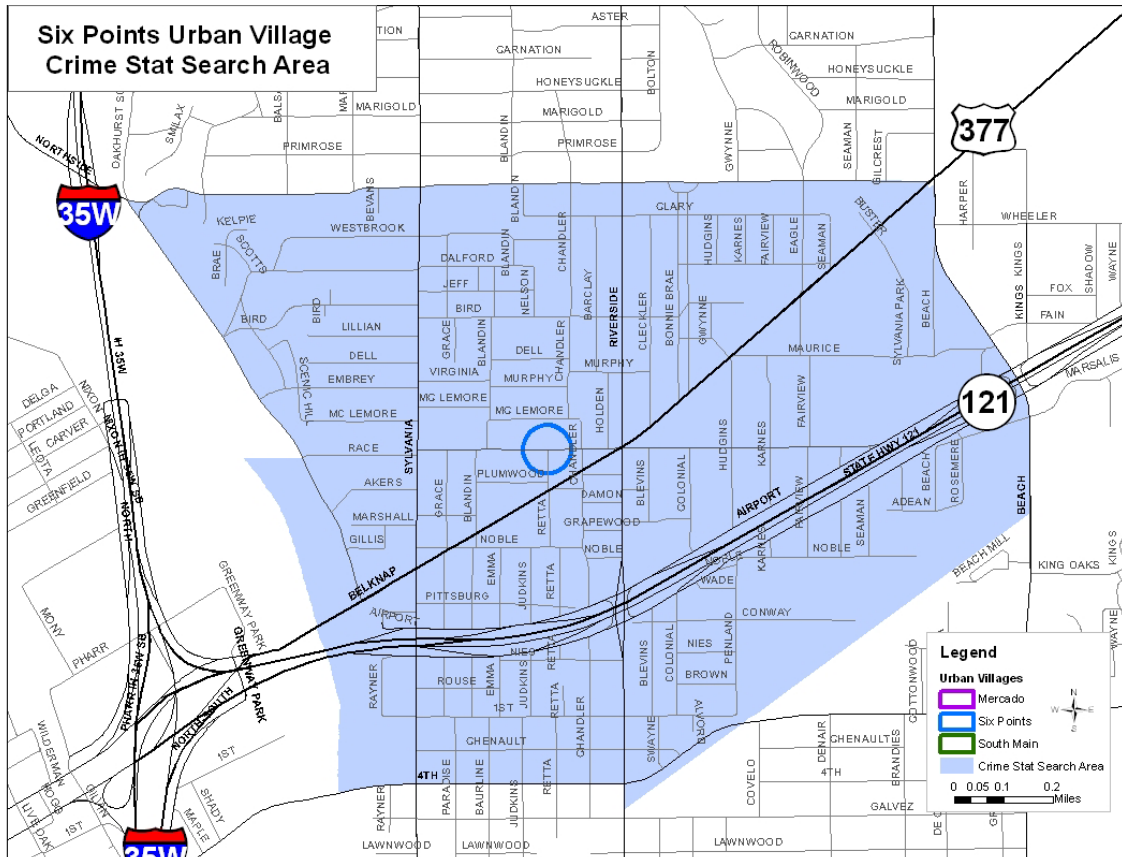
**Photograph Description:**

View from Plumwood Street, looking north.



# APPENDIX - CRIME TRENDS





Since 1991, Part I Crime has decreased by 48%  
 Since 1995, Part I Crime has increased by 10%  
 Since 2000, Part I Crime has increased by 7%

Comparing Year-to-date 2007 to the same time in 2006  
 596 Part I Crimes in the area for Jan – Sept 2007  
 536 Part I Crimes in the area for Jan – Sept 2006





# APPENDIX - MIXED-USE GUIDELINES





# **FORT WORTH'S MIXED-USE ZONING STANDARDS**

*An illustrated guide to Fort Worth's mixed-use development regulations*

*This document is intended to serve as a useful guide to development standards in mixed-use zoning districts. This guide is not a City of Fort Worth ordinance or a substitute for the City's Zoning Ordinance and City Plan Commission Rules and Regulations.*





## Introduction

- Frequently Asked Questions 3
- Map of Mixed-Use Growth Centers and Urban Villages 4

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- Greenfield Development Sites 5
- General Land-Uses 5
- Mix of Use Requirements 5-6
- Conceptual Site Plan 6

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### Why does the City encourage mixed-use development in appropriate locations?

The City of Fort Worth Comprehensive Plan designates mixed-use growth centers as areas where compact, pedestrian-scaled, mixed-use neighborhoods and commercial districts should be developed. Within these growth centers, and in other appropriate areas, such as designated urban villages, mixed-use zoning helps provide a desirable combination of compatible residential, office, retail, and selected light industrial uses. Vibrant, compact, mixed-use districts:

- Help to reduce the frequency and distance of car trips;
- Foster safe, active pedestrian environments;
- Provide residential and employment density to support public transportation and neighborhood businesses; and
- Attract residents and employers looking for urban amenities.

A map of designated mixed-use growth centers and urban villages is shown on page 4.

### What is the purpose of this guide to the mixed-use zoning standards?

The mixed-use zoning standards are significantly different than the conventional standards of other commercial districts. Because the classifications are intended to encourage a compatible mix of residential and non-residential uses, the mixed-use standards place more emphasis on the form, or design, of new development. An illustrated guide is the most effective way to present these form-based standards.

### What are the mixed-use zoning classifications?

**MU-1 Low Intensity Mixed-Use District** — Provides areas in which a variety of housing types may exist among neighborhood-serving commercial and institutional uses.

**MU-1G Greenfield Low Intensity Mixed-Use District\*** — Promotes low intensity mixed-use development in undeveloped mixed-use growth centers.

**MU-2 High Intensity Mixed-Use District** — Provides areas in which a variety of higher density housing types may exist among commercial, institutional, and selected light industrial uses.

**MU-2G Greenfield High Intensity Mixed-Use District\*** — Promotes high intensity mixed-use development in undeveloped mixed-use growth centers.

\* The greenfield zoning classifications are limited to sites of at least 100 acres.

### Are single-use projects allowed in mixed-use zoning districts?

Single-use projects that are smaller than three acres are allowed. Projects that are three acres in size or larger require a mix of uses, with exceptions for single-use projects that are within walking distance (1,000 feet) of other uses and that help create a larger mixed-use area. The mix of use requirements are described in detail on pages 5-6.



MU-1: Low intensity mixed-use development.



MU-2: High intensity mixed-use development.

### How does the City help property owners within a growth center or urban village initiate a zoning change to MU-1, MU-1G, MU-2, or MU-2G?

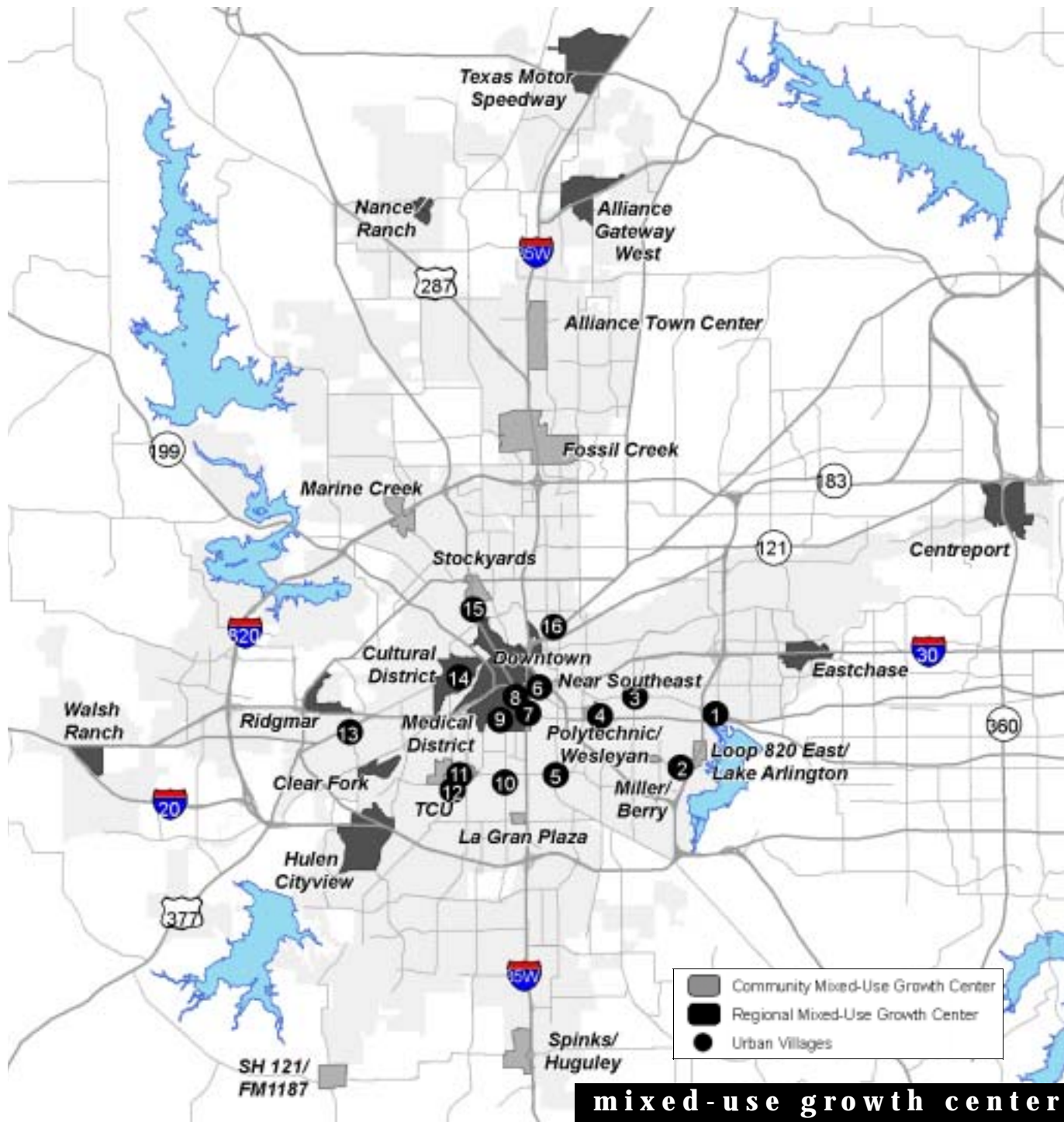
To encourage mixed-use zoning districts, the City Council has established the following process for petition-based zoning changes:

- Property owners submit a petition for a new mixed-use zoning district. Those signing the petition must own property constituting at least 50 percent of the proposed district's land area and at least 50 percent of the parcels to be re-zoned;
- City staff validates the petition and confirms that the proposed district is logical and consistent with the Comprehensive Plan.

Once the above conditions are met, City staff submits a zoning application on behalf of the property owners for consideration by the Zoning Commission and the City Council.

### May individual property owners submit an application to change their property's zoning to MU-1, MU-1G, MU-2, or MU-2G?

Yes. Individual property owners may submit a zoning change application to re-zone their property. For these individual applications, the standard zoning application fees would apply. Additionally, the proposed rezoning should be consistent with the Comprehensive Plan.



**Regional Mixed-Use Growth Centers**

- Texas Motor Speedway
- Alliance Gateway West
- Nance Ranch
- Centreport
- Eastchase
- Downtown
- Cultural District
- Medical District
- Ridgmar
- Walsh Ranch
- Clear Fork
- Hulen/Cityview

**Community Mixed-Use Growth Centers**

- Alliance Town Center
- Fossil Creek
- Marine Creek
- Stockyards
- Near Southeast
- Polytechnic/Texas Wesleyan
- Miller/Berry
- Texas Christian University
- Loop 820 East/Lake Arlington
- La Gran Plaza
- SH121/FM1187
- Spinks/Huguley

**Urban Villages**

1. Historic Handley
2. Berry/Stalcup
3. Oakland Corners
4. Polytechnic/Wesleyan
5. Berry/Riverside
6. Near East Side
7. Evans & Rosedale
8. South Main
9. Magnolia
10. Berry/Hemphill
11. Berry/University
12. Bluebonnet Circle
13. Ridglea
14. West 7<sup>th</sup>
15. Mercado
16. Six Points

**Intent**

These mixed-use zoning standards promote compact, pedestrian-oriented, urban development in which a combination of residential, commercial, institutional, and light industrial (MU-2 and MU-2G only) uses occupy the same building, site, or district. Conventional automobile-oriented projects are inappropriate in mixed-use zoning districts.

**Greenfield Development Sites**

The MU-1G and MU-2G greenfield mixed-use zoning districts shall only be used for large-scale development sites of at least 100 acres. These development sites may include a combination of contiguous MU districts (i.e. MU-1, MU-1G, MU-2, MU-2G, PD/MU). Public rights of way may be included in the calculation of a site's size.

**General Land Use**

**MU-1 and MU-1G**

**Residential**

Detached single-family *(Note: In MU-1G, the maximum lot size is 10,000 square feet.)*

Attached single-family

Two-family

Multifamily

**Commercial**

Neighborhood commercial: retail, restaurants, banks, offices, health care facilities.

*(Note: Bars are permitted in MU-1G.)*

**MU-2 and MU-2G**

**Residential**

Detached single-family *(Note: Detached single family is not permitted in MU-2G.)*

Attached single-family

Two-family

Multifamily

**Commercial and Industrial**

General commercial: Retail, restaurants, bars, banks, offices, health care facilities, hotels, large retail stores, and mini-warehouses.

Light industrial: Selected low-intensity industrial and light manufacturing uses, excluding outdoor storage.

**Mix of Use Requirement**

The following standards are intended to ensure that projects in mixed-use zoning districts include a mix of uses, or contribute to the creation of a larger mixed-use area.

- A. **Conceptual Land Use Plan:** Developers of projects equal to or larger than 3 acres in size shall submit a conceptual land use plan for approval by the Development Director. The conceptual land use plan must be approved before a building permit application is accepted. The Development Director may require a conceptual land use plan for a project smaller than 3 acres if it is part of a development larger than 3 acres. *(Section continued on next page.)*

**Mix of Uses in MU-1 and MU-1G**

MU-1 and MU-1G districts should include urban housing types such as townhouses and loft apartments, neighborhood commercial, and appropriately scaled institutional uses. Developers should strive to mix uses vertically within the same building, if possible.



**Mix of Uses in MU-2 and MU-2G**

MU-2 and MU-2G districts should include higher density urban housing types, general commercial, institutional, and compatible light industrial uses.





### **Mix of Use Requirement (cont.)**

The conceptual land use plan shall illustrate the proposed location and calculated land area of land uses on the site, using the following land use categories:

- One- or two-family residential
- Multifamily residential
- Commercial
- Institutional
- Mixed-use buildings (must include at least 20% residential and 10% non-residential)
- Public park.

Parking facilities and private open spaces shall be classified the same as the primary land use they serve.

B. **Project Test:** The conceptual land use plan shall be approved if it shows that:

1. The project includes uses within at least two of the land use categories, and
2. No land use category other than mixed-use buildings occupies greater than 2/3 of the total land area (70 percent in MU-1G and MU-2G).

If a project does not comply with the project test, then the vicinity test shall apply.

C. **Vicinity Test:** Developments not complying with the project test are permitted if:

1. The Development Director determines that the following conditions are satisfied:
  - a) The proposed land use at any location within the proposed development site must be within a walking distance of 1,000 feet of a different land use, as measured by the shortest pedestrian route, and
  - b) The percentage of any single land use category other than mixed-use buildings within a 1,000-foot radius of any location within the proposed development site shall not be greater than greater than 2/3 of the total land area (70 percent in MU-1G and MU-2G) within the radius. The proposed development shall be included in the calculation of this percentage. Undeveloped or agricultural property located within the radius shall not be included in the calculation;

or

2. The Development Director determines that the developer has demonstrated that unique site conditions (e.g. adjacency to natural features, highways, freight yards, etc.) make compliance with the conditions of section 1. above impractical in certain areas of the development site.

### **Conceptual Site Plan**

In order to facilitate compliance with the mixed-use zoning standards, developers shall submit a conceptual site plan to the Development Department for administrative review prior to submittal of permit application for new construction projects. The site plan shall show the anticipated location of proposed streets, sidewalks and walkways, building footprints, parking areas, landscaped areas and features, and open spaces.

### **Conceptual Land Use Plan for Large Projects**

The mix of use requirements are intended to prevent large single-use projects that do not contribute to the creation of a larger mixed-use area. A conceptual land use plan is required for projects of at least 3 acres. The diagram below illustrates staff's vicinity test analysis.



### **Conceptual Site Plan for Administrative Review**

To facilitate timely review and compliance with the development standards, developers are required to submit a conceptual site plan for administrative review.



## Block Lengths

### MU-1 and MU-2

- A. **Minimum Block Length:** 200 feet
- B. **Maximum Block Length:** 500 feet, with the following provision:  
To provide flexibility for larger development projects, a publicly accessible private street with adjacent sidewalks, or a publicly accessible private walkway, may count as a block boundary for measurement purposes. Public access easements are required to qualify for this exception, and the distance between two public streets shall not exceed 1,000 feet.
- C. **Maximum Block Perimeter:** 1,600 feet

### MU-1G and MU-2G

- A. **Minimum Block Length:** 200 feet
- B. **Maximum Block Length:**
- 1,320 feet for exterior blocks, i.e. those in which at least one block face borders a highway, principal arterial, or other barrier to convenient pedestrian access.
  - 700 feet for all other blocks, with the following provision: For purposes of measurement, a publicly accessible private street with adjacent sidewalks, or a publicly accessible private walkway, may count as a block boundary for measurement purposes. Public access easements are required to qualify for this exception, and the distance between two public streets shall not exceed 1,320 feet.
- C. **Maximum Block Perimeter:** None

## Building Setbacks

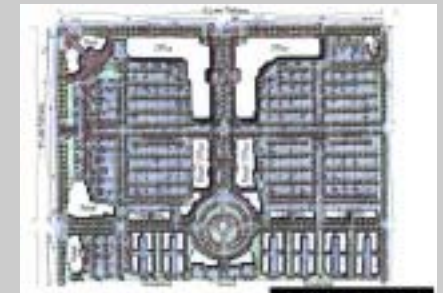
- A. **Front Yard:** 20 feet maximum, with the following provisions applying in certain situations:
1. **Angled, Perpendicular, or Parallel Parking Located on Private Property:** If the parking meets the conditions listed on page 10 of this guide, the setback shall be measured from the front of the parking space instead of the property line.
  2. **Interior Buildings in Campus Developments, e.g. Schools or Hospitals:** Interior buildings may be constructed if there are also buildings that are oriented to the public streets bordering the campus. Specifically, buildings may be set back from the property line more than 20 feet if at least 50 percent of the public street frontage on each block face within the development contains buildings within the maximum setback of 20 feet.
  3. **Large Retail Buildings in MU-1G and MU-2G:** To allow convenient access to parking from the entrances of large retail buildings greater than 50,000 square feet, the building side of any internal street with a public access easement may serve as the line from which the maximum 20-foot setback is measured. The total ground floor area of buildings utilizing this exception, however, may constitute no more than 50 percent of the total ground floor area of buildings shown on the conceptual site plan.
  4. **Setback for MU-2 and MU-2G Buildings Taller than 60 Feet:** Any portion of a building above 60 feet must be set back at least 20 feet from the property line. *(Section continued on next page.)*

## Walkable Blocks

Fort Worth's older neighborhoods and commercial districts are generally characterized by small, walkable blocks. The MU standards encourage small blocks and connected streets to provide pedestrian connectivity and improve traffic efficiency.



*MU-1 and MU-2 standards are consistent with the block dimensions of the central city street grid.*



*The greenfield classifications allow larger blocks for sites adjacent to highways.*

## Setback Standards Promote Urban Buildings Located along Public Sidewalks

A consistent urban building edge with storefronts and other active ground floor uses is a critical component of mixed-use urban districts.



*The 20-foot maximum front yard setback encourages an active urban street edge.*



*No side yard is required unless an adjacent building has windows on the side.*



*A special setback provision allows on-street angled parking on private property.*



*The greenfield classifications provide a setback exception for large retail stores.*

### **Building Setbacks (cont.)**

5. **Corner Clip:** A triangular right-of-way dedication (corner clip) measuring 5 feet by 5 feet, measured at the property line, is required for corner lots at the intersection of two streets or the intersection of a street and an alley, except:
- No dedication is required at all-way stops and signalized intersections where there is a required stop in at least two directions.
- B. **Rear Yard:** 5 feet minimum.
- C. **Side Yard:** None required, except when an abutting property with an existing building has windows facing to the side. Then, any new development or addition shall provide at least 10 feet of separation between the existing and new building.
- D. **Setback Between Mixed-Use Districts and Adjacent One- and Two-Family Districts:** A five-foot bufferyard and 20-foot building setback are required between the boundary of a mixed-use district and an adjacent one- or two-family zoning district, unless the development within the mixed-use district is also one- or two-family, such as townhouses. Bufferyard requirements are described on page 9.

### **Maximum Building Heights**

- Single-Use Buildings in MU-1 and MU-1G:** 45 feet or 3 stories, whichever is less.
- Mixed-Use\* Buildings in MU-1 and MU-1G:** 60 feet or 5 stories, whichever is less.
- Single-Use Buildings in MU-2 and MU-2G:** 60 feet or 5 stories, whichever is less; 45 feet or 3 stories, whichever is less, for townhouses.
- Mixed-Use\* Buildings in MU-2:** 120 feet or 10 stories, whichever is less (see setback condition in previous section).
- Mixed-Use\* Buildings in MU-2G:** 10 stories (see setback condition in previous section).
- Transitional Height Plane for Buildings Adjacent to One- or Two-Family Zoning Districts:** Any portion of a building above 45 feet or 3 stories, whichever is less, shall be set back to allow for a 45 degree transitional height plane.
- Rooftop Terraces:** Rooftop terraces and the structures providing access to them shall not be included in the measurement of building height.

\* Mixed-use buildings must include at least 20% residential and 10% office, restaurant, and/or retail uses, as measured by gross floor area, to qualify for the height bonus.

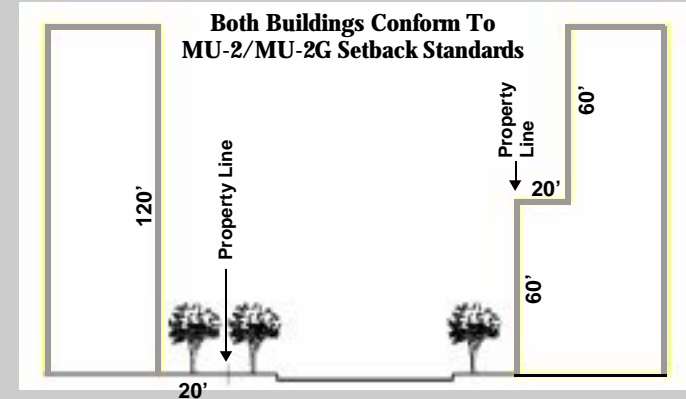
### **Maximum Residential Density**

- Single-Use Projects in MU-1 and MU-1G:** 40 units per acre; 18 units per acre for townhouses.
- Mixed-Use\*\* Projects in MU-1 and MU-1G:** 60 units per acre.
- Single-Use Projects in MU-2 and MU-2G:** 60 units per acre; 24 units per acre for townhouses.
- Mixed-Use\*\* Projects in MU-2 and MU-2G:** Unlimited.

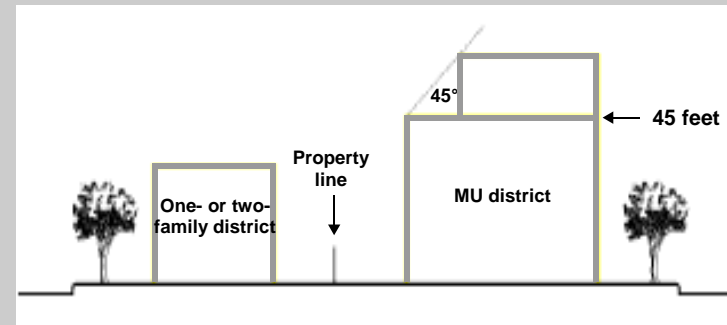
\*\* Mixed-use projects must include at least 20% residential and 10% office, restaurant, and/or retail uses, as measured by gross floor area, to qualify for the density bonus.

### **MU-2 and MU-2G: Setbacks for Buildings Taller than 60 feet**

If a taller building is built to the property line, the portion of the building above 60 feet is required to step back at least 20 feet from the property line to prevent a canyon effect.



**Transitional Height Plane for Buildings Adjacent to One- or Two-Family Districts**  
The 45-degree transitional height plane helps ensure that buildings in MU districts are compatible in scale with adjacent lower density neighborhoods.



### **Height and Density Bonuses for Mixed-Use Buildings and Projects**

The MU standards provide significant height and density bonuses to encourage a mix of residential and non-residential uses within the same building or project.



*Up to 5 stories for MU-1 mixed-use buildings.*



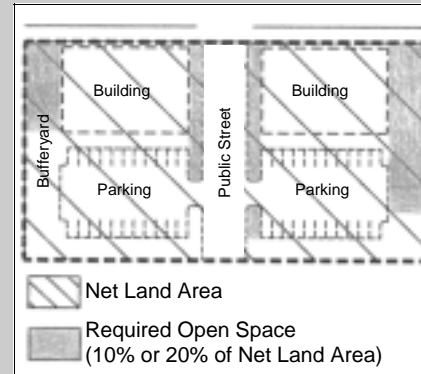
*No density limit for MU-2 mixed-use projects.*

## Open Space and Landscaping

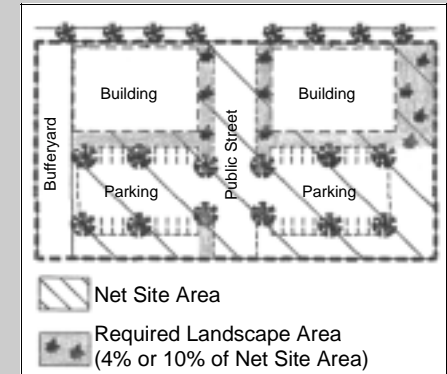
- A. Open Space:** All projects must provide open space that satisfies the percentage requirements listed below. Open space must be open to the sky and shall not be paved except for necessary sidewalks, active recreation areas, and patios.
- Mixed-Use Projects, Commercial, Institutional, and Industrial Uses:** At least 10% of net land area. *Net land area equals all of the property within the perimeter property lines, excluding dedicated public streets.*
  - Residential Uses:** At least 20% of net land area (see definition in #1 above). Projects may include rooftop terraces and other common spaces as part of the required open space, but no space less than six feet in any dimension shall be counted as open space.
- B. Landscape Area:** Requirements apply to all new construction or expansion projects except one- or two-family. Landscape plans must show the landscape area's dimensions, irrigation, plantings, decorative paving, sidewalk furniture, and other elements.
- Landscape Area Required:** At least 10% (4% for industrial uses) of net site area must be landscaped according to the requirements in section C below. (Also see table in Zoning Ordinance Section 6.301.H.3 describing landscape area requirements for new buildings over 10,000 square feet). *Net site area equals all of the site excluding the footprint of proposed buildings and any required bufferyard areas. For redevelopment sites, existing parking lots are also excluded from net site area.*
  - Supplemental Landscaping in Surface Parking Lots:** Landscaped islands shall be required in parking lots with 12 or more parking spaces. The total area of landscaped islands shall equal at a minimum 5 square feet per parking space. This area is in addition to the landscape area required in #1 above.
- C. Planting Requirements:** The following requirements apply to the landscape area.
- Trees:** One tree of at least three-inch caliper for every 500 square feet.
  - Street Trees:** Street trees are encouraged. Street trees planted within the sidewalk or in the parkway (planting strip between sidewalk and curb) may be credited towards the tree planting requirements in #1 above. Property owners must assume maintenance responsibility through formal agreement with the Parks and Community Services Department.
  - Shrubs:** One shrub of at least five gallons in size for every 50 square feet. Note: Up to 50% of the required shrubs may be replaced by trees, and vice versa. One tree equals 10 shrubs.
  - Groundcover:** In addition to required trees and shrubs, all of the required landscape area must be covered with grass, organic mulch, live groundcover, decorative paving, sidewalk furniture, or other decorative elements.
  - Irrigation:** Trees shall require an irrigation system, regardless of species or location. An irrigation system for other types of plants is also required unless the landscape plan demonstrates that use of drought resistant plants does not require irrigation.
- D. Landscape Requirements for Front Yard Setbacks:** Although no front yard setback is required, where there is a setback of at least five feet, front yard landscaping is required for areas outside of ground level encroachments such as patios or porches, and landscaping shall be in accordance with planting requirements in section C above.
- E. Bufferyards Between MU and One- or Two-Family Zoning Districts:** The 5-foot bufferyard described on page 8 shall be landscaped and screened based on the point scale located in Section 6.300.G of the Zoning Ordinance.

## Required Open Space and Landscaped Area

The diagrams below show the calculation of required open space and landscape areas. For open space, projects must at least provide either 10% or 20% of the net land area — the total project property excluding any public streets. Landscape area is usually 10% of the net site area — the total site excluding building footprints and required bufferyards.



The shaded area represents the required open space. Open space must be open to the sky and unpaved, except for necessary sidewalks and recreation areas.



The shaded area represents the required landscape area. Bufferyard and parking lot landscaping requirements are in addition to the landscape area requirements.

### Rooftop Terraces

Rooftop terraces are unique amenities for urban residents and count toward MU open space requirements.



### Street Trees

Street trees help calm traffic, provide a pedestrian buffer, and contribute to an attractive streetscape.



## **Parking Requirements**

Section 6.201B of the Zoning Ordinance includes a detailed list of off-street parking requirements for the uses allowed in MU-1, MU-1G, MU-2, and MU-2G. For mixed-use buildings and projects, the total parking requirement shall be the sum of the individual requirements for all uses. These requirements apply with the following provisions:

### **A. Reduced Parking Requirements:**

1. All MU districts: 25% reduction for all uses.
2. Rail Transit Bonus: 50% reduction for all uses in buildings whose primary entrance is within 1,000 feet of an entrance to a passenger rail station or rail stop (1,500 feet for MU-1G and MU-2G).

**B. Parking Exemption for Historically Significant Buildings:** Historically significant buildings are exempt from off-street parking requirements. Buildings must be determined by the City's Historic Preservation Officer to be eligible for listing in the National Register of Historic Places, or eligible for local "HC" Historic and Cultural Landmark or "HSE" Highly Significant Endangered designation.

**C. Credit for On-Street Parking:** Adjacent on-street parking may be applied toward the minimum parking requirements, but shall not reduce the pertinent maximum parking limitations.

**D. Townhouse Parking Requirements:** Minimum of one off-street parking space per dwelling unit, and a maximum of two spaces per unit.

**E. Parking Cap:** The maximum number of parking spaces shall be limited to 100 percent (110 percent in MU-1G and MU-2G) of the minimum requirements listed in Section 6.201.B of the Zoning Ordinance.

**F. Joint Parking:** Joint parking facilities are encouraged. Uses may provide more than the maximum number of parking spaces if the additional spaces are provided as part of a joint-use parking facility. However, if the joint use parking facility is a surface parking lot, the total number of spaces in the surface lot shall not exceed the sum of the maximum spaces allowed for all individual uses sharing the facility. This limit shall not apply to a multi-level parking garage that is used as a joint use facility.

**G. Parking Location:** Surface parking shall not be permitted between a building front and the street, with the following exception for on-street parking located on private property:

1. Angled, perpendicular, or parallel parking that is partially or completely located on private property shall be permitted if it meets the following two conditions:
  - a) The City's Traffic Engineer determines that the parking does not adversely affect public safety or circulation and satisfies the conditions described in Section 22-175b of the City Code; and
  - b) The parking is located adjacent to and is directly accessible from a public street right-of-way or a publicly accessible private street.

In these situations, the front yard setback shall be measured from the front of the parking space.

**H. Screening of Surface Parking and Driveways:** Parking lots, and driveways that are located adjacent and parallel to a public street, shall be screened from the public right-of-way with landscaping, berms, fences or walls 36 to 42 inches in height.

## **Parking Exemption for Historically Significant Buildings**

An important incentive for the preservation and adaptive reuse of older buildings is the waiver of off-street parking requirements for historically significant buildings.



*The MU parking waiver for historic buildings facilitated the adaptive reuse of older buildings in the Magnolia (left) and West Seventh (right) urban villages.*

## **Credit for On-Street Parking**

On-street parking supports neighborhood retail and helps to calm traffic in urban areas.



## **Inconspicuous Parking Lots**

Unlike conventional strip shopping centers, parking lots are not located between the street and the building in MU districts.



*Parking lot at conventional strip shopping center*



*Access to parking in MU district*

*Conventional auto-oriented commercial strips locate parking lots at the street edge. Surface parking lots are screened and are located at the rear or sides of buildings in mixed-use districts.*

## Intent

The following design standards are intended to encourage new buildings that complement neighborhood character, add visual interest, and support a pedestrian-oriented environment. The standards are not intended to encourage architectural uniformity or the imitation of older buildings.

## Required Drawings

To illustrate compliance with the following standards, developers shall submit to the Development Department elevation drawings for those building facades that are oriented to:

- Public streets;
- Private streets and walkways that are publicly accessible through a public use easement; or
- Publicly accessible open space.

**Exception for Large Retail Stores in Greenfield Districts:** Mixed-use standards related to façade variations, fenestration, building materials, and building entries do not apply to large retail stores greater than 50,000 square feet in MU-1G and MU-2G. (Big box design standards in Section 5.133 of the Zoning Ordinance apply to these large retail stores.)

## Façade Variations

The massing of all new buildings shall be articulated in a variety of ways, including the use of projecting and recessed elements such as porches, cantilevers, balconies, bay windows or recessed windows, and roof dormers, to reduce their apparent overall bulk and volume, to enhance visual quality, and to contribute to human-scaled development.

A. **Scaling Elements:** Each new building façade oriented to a publicly accessible street or open space shall at a minimum incorporate 3 or more of the following 4 scaling elements on building facades greater than 50 feet in width; and at least 2 of the following elements on building facades less than 50 feet in width:

1. **Structural Elements:** See page 14 for photographs and glossary of architectural elements.

- a) Floors (banding, belt courses, etc. not less than 1" deep and 4" wide),
- b) Columns (pilasters, piers, quoins, etc. not less than 4" deep and 6" wide), or
- c) Foundation (water tables, rustication, etc.).

2. **Variation in Wall Plane:** Buildings shall incorporate projecting and recessed elements not less than four inches in depth. Such elements could include door and window openings, and/or more pronounced architectural features, such as porches, alcoves, and roof dormers.

3. **Changes in Material or Material Pattern:** Each change of material shall involve a minimum of 1 inch variation in wall plane.

4. **Changes in Color:** Variation in exterior color helps create visual interest.

B. **Differentiation between Lower and Upper Levels:** New commercial and mixed-use building facades oriented to a publicly accessible street or open space shall include differentiation between the first or second level and the upper levels with a cornice, canopy, balcony, arcade, or other architectural feature.

*(Section continued on next page.)*

## **Façade Variations**

Façade variation standards are intended to reduce the overall bulk and volume of urban buildings, enhance visual quality, and contribute to human-scale development.



*Windows and other openings help break up facades, create a human scale, and activate streets.*



*Façade projections and recesses may be dramatic or subtle. This façade combines both approaches.*

## **Multifamily Design**

The mixed-use standards promote architectural variety in multifamily projects. The images below contrast conventional garden apartments with a conforming MU design.

*Conventional suburban multifamily*



*MU multifamily*



## **Elevation Drawings for Façades Facing Streets or Public Spaces**

The image below is an example of the type of elevation drawing that should be submitted.



## **Façade Variations (cont.)**

C. **Unique Building Façades:** Each sequential block of new construction shall contain a unique building façade so as to encourage architectural variety within larger projects, using the required architectural elements listed in section A and/or other architectural features.

D. **Multifamily Façades:** New multifamily residential building façades oriented to a publicly accessible street or open space shall include at least 2 variations in wall plane per 100 linear feet of street frontage. Variations shall be not less than 3 feet in depth or projection and not less than 2 stories in height for multi-story buildings.

## **Fenestration**

New commercial building façades fronting on publicly accessible streets or open spaces shall be not less than 40% or more than 90% clear glazing.

## **Building Materials**

A. **Façades Facing Streets or Public Spaces:** At least 70 percent of all new building façades (not including door and window area) facing publicly accessible streets or open space shall be constructed of these materials:

- Stone
- Brick
- Terra cotta
- Patterned pre-cast concrete
- Cement board siding
- Cast stone
- Prefabricated brick panels

## **Fences and Gates**

In order to promote pedestrian-oriented developments, exterior security fences and gates that are located along public streets, along private streets or walkways that are publicly accessible through a public easement, or along publicly accessible open space shall not extend beyond building façades; i.e., these fences shall not be located in the area between building façades and the property line.

Fences not exceeding 4 feet in height, however, may extend beyond the building façade of attached or detached one-and two-family residential dwellings in mixed-use zoning districts (see Section 5.305.B.2 of the Zoning Ordinance for fence development standards).

## **Building Entries**

A. **Main Entrances from Public Sidewalks or Plazas:** In order to create a pedestrian-oriented environment in which buildings are oriented toward publicly accessible streets and sidewalks, a principal building must have its main entrance from a public sidewalk or plaza, or from a private sidewalk or plaza that is publicly accessible through a public use easement. The main entrance shall not be from a parking lot. Secondary entrances from parking lots are permitted. Interior buildings constructed as part of a campus development are exempt from these requirements.

B. **Pedestrian Protection:** Building entrances shall incorporate arcades, roofs, porches, alcoves or awnings that protect pedestrians from the sun and rain.

*(Section continued on next page.)*

## **Inconspicuous Security Fencing**

Conventional suburban complexes are inwardly focused and often include a prominent perimeter fence. The MU design standards prohibit this type of fencing.



*While fences are not permitted between a building façade and the property line, as shown on the left, the MU standards allow security fences like the one surrounding the secured parking area at Modern Drug.*

## **Building Materials for Façades Facing Streets or Public Spaces**

The material standards promote durable, attractive façades along streets and public spaces.



## **Building Entries (cont.)**

- C. **Retail Entries:** Each retail use with exterior, street-oriented exposure shall have an individual public entry from the street.
- D. **Residential Entries:**
1. Primary entrances shall be provided for every 125 linear feet of street oriented residential building frontage.
  2. Townhouse and other similar street level dwelling units within multi-unit structures shall have individual street-oriented entries for each unit.

## **Drive-Through Design Standards**

Conventional drive-through uses do not support a pedestrian-oriented environment and are inconsistent with the intent of the mixed-use zoning standards.

- A. **Location of Windows and Stacking Lanes:** Drive-through windows and stacking lanes shall not be located along facades of buildings that face a street, and where possible shall be located to the rear of buildings;
- B. **Location of Driveways:** Driveways shall not be located within the front yard setback between the building front and the street;
- C. **Circulation:** The design and location of the facility shall not impede vehicular traffic flow and shall not impede pedestrian movement and safety. Shared driveways and/or driveways located off of non-arterial streets should be used, where possible;
- D. **Screening:** Architectural elements, landscaping, and/or other screening elements shall be used to minimize the visual impacts of the drive-through facility; and
- E. **Consistency with Other District-Specific Design Guidelines or Standards:** The design and location of the facility shall be consistent with any design standards or guidelines that may be applicable to the pertinent district.

## **Signs**

### **MU-1 and MU-1G**

Sign requirements included in Chapter 6, Article 4 of the zoning ordinance for the “E” District shall apply to MU-1 and MU-1G, with additional provisions described below.

### **MU-2 & MU-2G**

Sign requirements included in Chapter 6, Article 4 of the zoning ordinance for the “I” District shall apply to MU-2 and MU-2G, with additional provisions described below.

- A. **Attached Signs:** The maximum aggregate area for attached signs, as described in Section 6.404E of the zoning ordinance, shall be 200 square feet per façade.
- B. **Detached Signs:** Permitted detached signs shall be monument style and shall be limited to eight feet in height. Pole signs are not allowed, except:
1. **Pole Signs in MU-1G and MU-2G:** Pole signs are allowed along highway frontage and principal arterials in MU-1G and MU-2G. These pole signs shall be subject to unified sign agreements.

## **Outdoor Storage or Display**

### **MU-1 and MU-1G**

Refer to zoning ordinance standards for the “E” Neighborhood Commercial District.

### **MU-2 and MU-2G**

Refer to zoning ordinance standards for the “G” Intensive Commercial District.

## **Primary Entrances from Public Sidewalks**

Building entrances in mixed-use districts should resemble those found in downtown areas, with primary entrances located along publicly accessible streets and sidewalks.



## **Drive-Through Facilities**

The MU standards specify certain drive-through design requirements to ensure compatibility with a pedestrian-oriented environment. Conventional drive-throughs are inappropriate. The bank drive-through at Magnolia Green (below) complies with the MU standards.



## **Signs**

The sign standards are intended to reduce visual clutter and to complement urban buildings. Pole signs are not permitted, except under certain circumstances in the greenfield districts.



*Most signs in MU districts should be attached to building facades or hang above sidewalks.*

*Monument signs are appropriate for buildings that are set back the maximum 20 feet from the property line.*



## Exterior Elements of a Building



The mixed-use zoning standards promote architectural variety and creativity. The standards reference certain architectural elements, including those defined in this glossary.

<b>Belt Course</b>	A horizontal course of brick or stone flush with or projecting beyond the face of a building.
<b>Cornice</b>	A projecting shelf along the top of a wall, along the exterior trim at the meeting of a roof and wall, or at the uppermost division of an entablature.
<b>Façade</b>	The faces or elevations of a building visible from a public way or space. Usually limited to the front face of a building in an urban environment.
<b>Fenestration</b>	The design, proportioning, and disposition of windows and other exterior openings of a building.
<b>Frieze</b>	The horizontal part of a classical entablature, often decorated with sculpture in low relief.
<b>Mullion</b>	A vertical strip that divides windows and doors. Sometimes mullions are removable to permit the passing of large objects.
<b>Pilaster</b>	A shallow rectangular feature projecting from a wall, having a capital and a base and architecturally treated as a column.
<b>Quoin</b>	A differentiated exterior angle or corner of a masonry wall, or one of the stones or bricks forming such an angle, usually differentiated from adjoining surfaces by material, texture, color, size, or projection.
<b>Rustication</b>	Rough masonry materials often located at the base of a classical building; the rough stones being expressive of strength and therefore, logically, required at the base. The standard formula of 17th and 18th-century classical country houses was to have two or three floors of smooth stone over a rusticated ground floor.
<b>Water Table</b>	A projecting course of molded brick between the upper and ground floor. The wall above the water table steps back several inches. The water table's purpose is to cast water away from the foundation of the building.



# APPENDIX - PUBLIC MEETING SUMMARIES



## SIX POINTS URBAN VILLAGE COMMUNITY MEETING SUMMARY - JUNE 14, 2007

Fort Worth Harvest Church 620 North Chandler Dr.

Ann Kovich, with the TCB team, called the meeting to order and introduced members of the TCB team present for the kick-off meeting of the Six Points Urban Village planning initiative. She also presented an overview of the unique projects for which TCB and EDAW have been responsible locally and nationally.

Ed Garza, with EDAW, discussed the importance of community input to the overall process. He defined an urban village as “an urbanized place with a mix of uses, jobs, public spaces, transportation, connections, pedestrian activity and a sense of place. Emphasizing why the City of Fort Worth created mixed-use zoning, he noted the benefits to be: (1) revitalization of central city commercial districts; (2) protection of single-family residential neighborhoods; (3) efficiency in the provision of public facilities and services; (4) convenience for residents and workers; (5) reduction in traffic congestion and support for transit; and (5) protection of the environment. The following are the consultant team’s assessment of the area’s strengths:

- Trinity Uptown is a major development project that could significantly boost Six Points land values, although timing is uncertain. The Trinity Bluffs development is already stimulating interest in the near northeast area of Fort Worth.
- Residential neighborhoods are relatively stable in relationship to downtown.
- The Police Sub-station and redeveloped primary corner property (restaurant) provide a solid anchor for future development.
- “Good bones” along Race Street should respond well to streetscape infrastructure.
- Development/design standards and a robust marketing program can help overcome relatively modest job and rooftop growth.

Opportunities which Mr. Garza presented included: (1) turning Belknap into a pedestrian-friendly urban corridor; (2) taking advantage of area land, including the Trinity River corridor, parks and developable parcels; and (3) making improvements to the Six Points intersection.

Constraints that were identified include the area’s varied architecture; single-land uses, and lack of anchor around which other development can occur. Mr. Garza noted that Six Points is dominated by automobiles; there is a lack of pedestrian amenities and landscaping. He noted that by making the gateway into the area more dynamic, it could serve as a catalyst for other projects.

After Mr. Garza’s presentation, attendees broke up into groups to further discuss the area’s positives and negatives, infrastructure needs and the benefits of mixed-use zoning. Once each group reached a consensus on these discussion topics, attendees came back together and through presentations by a representative of each group, the following consensus was determined.

- The area’s most positive attributes are Six Points’ location, its period architecture and its cultural diversity.
- The area’s most significant negatives are crime (especially visible from the street), blighted structures and poor code enforcement, and substandard infrastructure (such as the lack of adequate lighting and drainage).
- The most favored images of the group were a brick streetscape/sidewalk and an architectural treatment of colored buildings.
- Capital improvements that should be made in the area include street beautification, drainage and traffic calming schemes.
- The group unanimously voted that mixed-use zoning is more appropriate than conventional zoning for the area.

## SIX POINTS URBAN VILLAGE COMMUNITY MEETING SUMMARY - AUGUST 1, 2007

Riverside Community Center, 3700 E. Belknap

Ann Kovich, with the TCB team, called the meeting to order and introduced members of the TCB team present for the second public meeting.

In presenting an overview of the meeting approach, Ed Garza noted that the village has approximately \$700,000 in grant dollars for infrastructure work. Based on discussions during the first public meeting of the Six Points Village, he reiterated the community's perceptions of the area's strengths and weaknesses. Positive, as ranked by the participants, were location (schools, Trinity River); the area's architecture, and diverse culture. Negatives, as ranked by the participants, were crime; the lack of lighting and landscaping; and blighted structures/poor streets and drainage. Images that participants in the first group most preferred were of wide sidewalk; use of color on buildings along a wide sidewalk; multi-story townhomes; and decorative street lighting. Participants preferred mixed-use zoning over conventional zoning examples. Top transportation and/infrastructure improvement categories, as ranked by the participants in the first public meeting, were street beautification and pedestrian improvements.

Mr. Garza gave as best practices examples of mixed-use developments in three cities. He noted that Miami Beach, Florida, as an entertainment and cultural destination, has great restaurants, attractive streetscapes and art deco architecture. SoCo in Austin, Texas is a hip, urban atmosphere that connects to downtown and Town Lake. Events like the First Thursday Festival and unique shops and restaurants work together to "celebrate community." Chapel Hill in North Carolina is rated one of the most creative cities architecturally in the U.S. Events like the Apple Chill Street Fair are big draws.

The Six Points Village vision presented by the consulting team includes a live music destination; a culinary mecca; and a mixed-use Commercial Service Center. The Deco/Main Street urban design coupled with a Texas oasis landscape design work together to make the area pedestrian-friendly. In order to develop the core, retail should not be scattered through the village.

The consulting team presented Concept A, noting that the village already has momentum. A strategy should be employed to infill vacant lots, and a mixed-use strategy allows for the targeting of under represented retail service, the amassing of restaurant and entertainment venues, and denser housing alternatives to increase pedestrian traffic.

Mr. Garza said that areas should be public parking. Because existing land uses often conflict, Mr. Garza said all property owners must be encouraged to participate in redevelopment activities. For example, building owners who improve the facades of their properties put pressure on others to do the same. Improving public safety should be the goal of everyone.

In the presentation of Concept B, an anchor tenant in the triangle created by Race, Sylvania and Belknap Streets becomes very important. This tenant—which could be a specialty bookstore or grocery, culinary school or neighborhood movie theater, needs to be compatible with the needs of the community. A Village Plaza would be an "oasis, refuge, place that the community takes ownership of," Mr. Garza said. Pocket parks would emphasize open space. Two street beautification alternatives are gateway improvements at Six Points and improvements to Race Street.

Two options were presented for street beautification projects. One at Six Points included textured sidewalks, landscaping, street lighting, signage, art/water feature, underground utility conversion and pedestrian crosswalks.

The second one on Race Street included parking enhancements, street lighting, street banners, textured sidewalks, landscaping and pedestrian crosswalks.

The attendees broke up into four groups and discussed their preferences for concepts as well as brainstormed specific ideas for redevelopment. Their favorite best practices projects were Chapel Hill, North Carolina, and they preferred making gateway improvements over improvements to Race Street in the near future. They liked components of both concepts. Specific comments included:

- An anchor site is very positive, and could be a grocery store, movie theater or fitness center.
- Lots of greenery is positive.
- Infill on vacant properties is positive.
- The unique Six Points/Riverside identity should be reinforced as new development begins.
- A gateway at the Six Points intersection can start a uniform development pattern.
- Traffic should be slowed down on Race and Belknap Streets.
- Parking on Race Street should be angled, head-in, in the center of the street.

The next public meeting is scheduled for Sept. 26, at 6 p.m. at the same location.

## SIX POINTS URBAN VILLAGE COMMUNITY MEETING SUMMARY - SEPTEMBER 26, 2007

Riverside Community Center, 3700 E. Belknap

Ann Kovich, with the TCB team, called the meeting to order and introduced members of the TCB team present for the third and final community meeting of the Six Points Urban Village planning initiative.

Council Member Sal Espino began with a description of the 16 villages throughout Fort Worth. The Six Points Urban Village is an economic revitalization tool in District 4 and District 8 neighborhoods. Mr. Espino and Council Member Danny Scarth are working together as colleagues and friends. The project is part of the public process and Mr. Espino requested anyone with questions to call him. Mr. Scarth greeted the participants and reaffirmed the good relationship within the community and with Mr. Espino. He also requested those with questions to call him.

In presenting an overview of the meeting approach, Mr. Garza noted that the village has approximately \$700,000 in grant dollars for infrastructure work. Based on discussions during the first public meeting of the Six Points Village, he reiterated the community's perceptions of the area's strengths and weaknesses. Positive, as ranked by the participants, were location (schools, Trinity River); the area's architecture, and diverse culture. Negatives, as ranked by the participants, were crime; the lack of lighting and landscaping; and blighted structures/poor streets and drainage. Images that participants in the first group most preferred were of a wide sidewalk; use of color on buildings along a wide sidewalk; multi-story townhomes; and decorative street lighting. Participants preferred mixed-use zoning over conventional zoning examples. Top transportation and/infrastructure improvement categories, as ranked by the participants in the first public meeting, were street beautification and pedestrian improvements.

To develop a framework, Mr. Garza established site analysis, historic inventory, existing zoning, demographics, opportunities and challenges of the area. The historic inventory evaluated 11 sites with a preliminary review and historic tax credit opportunities. Leland Consulting Group, a team member, assembled demographics for the Six Points trade area, analyzing the distance people are willing to drive for services. The 2007 trade area demographics are compared against the city of Fort Worth and include a population of 36,343 with 12,162 households. The annual household growth rate (projected through 2030) is 0.6% with an average household size of 2.97 persons. Non-family households account for 32% and 43.3% are renters. The median household income is \$37,048, blue collar workers account for 42.3% and the Hispanic population is 43.3%.

The strategic location of urban corridors with natural resources such as mature oak trees and views of downtown accompany private investment, diversity and neighborhood traditions combine as marketing opportunities within the trade area. The market analysis recognizes several constraints to development including lack of identity, varied architecture, single land uses, overhead utilities, non-pedestrian friendly landscaping and a high perception of crime.

Within 10 years the market demand could include up to 100 condo units, 40 single family detached units, 75 rental housing units, 75,000 square feet of office space, 35,000 to 75,000 square feet of retail space and up to 75 rooms in a boutique hotel. The level of investment which actually occurs, however, will be directly proportionate to the City and property owners' commitment to stronger physical connections, supportive infill policies, creative financial solutions and removal of barriers.

The overall urban village plan includes a two zoning enhancements. Low Intensity Mixed-Use District (MU-1) zoning will provide areas in which a variety of housing types may exist among neighborhood-serving commercial and institutional uses. The second proposed zoning designation is Urban Village Residential (UVR) for areas in which a moderate density (2-3 stories) of residential is allowed. No other use is allowed.



The action package includes utilizing a city-wide urban village fund of \$500,000 that is first come first serve. It requires a 50% match by the property owner and the maximum public amount is \$50,000 to be given as a grant or with low interest. A five-year property tax freeze may be included. Land banking is another action item along with establishing higher occupancy and increasing mobility, accessibility and safety. Full city services could be mobilized to do a clean sweep of the urban village and correct the top ten most serious code violations.

Capital improvements to North and South Race Streets are the number one priority. Other catalysts for redevelopment include parking, lighting and street enhancements, underground utility conversion, housing rehabilitation, additional mid-density residential housing, and transportation improvements.

Ms. Kovich continued the meeting by outlining the existing conditions of transportation improvements, transportation alternatives and asking for preferences on funding recommendations. There are \$740,000 in total funds with approximately \$500,000 available to spend. Also under consideration is a public art component with \$50,000 available in a separate fund.

She asked the participants to choose between two items:

- Item A outlined improvements for Race Street to include enhanced sidewalks.
- Item B concentrated on the Six Points Intersection to allow for crosswalks.

The participants favored Item B, the Six Points Intersection, due to concern over poor traffic and pedestrian organization.

The meeting concluded with a description of Phase II of the initiative which will be the design effort. More public meetings will be held for input after approval by the City Council and Planning Commission in the next several months.

