Berry Street Projects Town Hall Meeting

Presented to the Berry Street Community

By the
Planning and Development Department

June 21, 2011
AGENDA

WEST BERRY TOWN HALL MEETING
Tuesday, June 21, 2001 6:00 pm
La Mancha Business Centre, 2701 West Berry Street

1. Welcome/Introduction  
   Joel Burns

2. Overview Presentation on Berry Street Projects  
   Eric Fladager

3. Break-out Forum (Staffed displays on each topic covered in the presentation will be available for more detailed discussion and Q&A)
   a. Berry Street Initiative  
      Sandra Dennehy, Linda Clark, Rick Kubes
   b. Berry/University Urban Village and Streetscape Improvements  
      Arty Wheaton-Rodriguez
   c. Commuter Rail Line  
      Curvie Hawkins (The T)
   d. Stormwater Management  
      Greg Simmons, Don McChesney, Burton Johnson (Baker Corp), Farzine Hakimi (HOK)
   e. Transit Oriented Development (TOD) and Form-Based Code  
      Eric Fladager, Dana Burghdoff
   f. Interim Rezoning Effort for TOD  
      Beth Knight, Jocelyn Murphy
Berry Street Initiative
Vision

“Create a visually attractive Berry Street that is commercially viable and active, filled with places for people to live, learn, work, shop, recreate, interact socially, and enjoy a special urban environment safely.”
Districts

Priorities Projects

- Texas Christian University
- Forest Park
- Paschal High School
- Ryan
- University District
- Residential District
- Park District
- Gateway District

8.15.03
University District

• “Village” atmosphere
• High density, mixed-use center
• Strong linkages between Berry Street and the TCU and Paschal High School campuses
• Oriented toward the pedestrian, with wide sidewalks, slower travel speeds, minimal curb cuts, and pedestrian oriented signs and widow displays.
• A place for neighborhood residents, students, and faculty to live, shop, socialize, and enjoy a commercially viable atmosphere.
Berry/University Urban Village
Designated Mixed-Use Urban Villages

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

![Map of Urban Villages and Central City](image)
Berry/University Urban Village Concept Plan
## Revitalization Progress in Urban Villages

<table>
<thead>
<tr>
<th>Urban Village</th>
<th>Private Investment (millions)</th>
</tr>
</thead>
<tbody>
<tr>
<td>West Seventh</td>
<td>$340.1</td>
</tr>
<tr>
<td>Magnolia</td>
<td>$260.9</td>
</tr>
<tr>
<td>Berry/University</td>
<td>$215.8</td>
</tr>
<tr>
<td>Polytechnic/Wesleyan</td>
<td>$25.5</td>
</tr>
<tr>
<td><em><em>All 16 Urban Villages</em> (Total)</em>*</td>
<td><strong>$1,086.5</strong></td>
</tr>
</tbody>
</table>

*Certain urban villages were designated in 2005, and amounts for these villages are based on data from 2005 to 2010.

Source: City of Fort Worth, Permits Plus. Values include development within ¼ mile of the urban village.
Berry Street Improvements
Capital Improvements Completed in the Berry/University Urban Village

West Berry Street – Phase One: Waits to Forest Park

Before

After
Capital Improvements Under Design in the Berry/University Urban Village

West Berry Street – Phase Two: University to Waits

Illustration by: DENNEHY ARCHITECTS

- Grand Marc building
- Barnes and Noble TCU Bookstore

Public Sponsor: City of Fort Worth
Private Sponsor: Texas Christian University
TEX Commuter Rail Line
and TCU/Berry Station
TEX Rail Corridor - Status

• The T is completing a federal New Starts funding application.
• Beginning property acquisition for bus facilities.
• Finalizing Environmental Impact Statement (EIS).
TEX Rail Corridor – Next Steps

- New Starts funding application submission – Summer 2011.
- FTA Record of Decision (completion of environmental analysis) – Late 2012.
How is Fort Worth supporting TEX Rail?

- The City is working with The T and stakeholders to plan transit-oriented development (TOD) districts along the rail corridor.

- **Future land use plan modifications based on station area planning.**

- **Mixed-use zoning and form-based codes.**
Stormwater Feasible Options Study
Forest Park/Berry Watershed
Modeled Storm Water Runoff During 100-year 24-hour Event
CONCEPTUAL STORMWATER GREENWAY IN TCU/BERRY TOD
TCU/Berry Station TOD Plan and Form-Based Code
Purpose and Need:
Revitalize the Berry St. corridor and provide a plan for walkable, transit-oriented development.

Project Scope:
Form-Based Code and block-by-block market study including plan-to-build for TOD development catalyzed by public transit.

Location or Project Boundaries:
Stadium Drive to 5th Avenue

Area (Acreage or Feet for Corridor):
573 acres (1/2 mile radius plus Berry corridor)

Projected Time Frame:
June 2010 – January 2012
Zoning with Form-Based Codes

Form-Based Code: A method of regulating development to achieve a specific urban form. Form-based codes create a predictable public realm primarily by controlling physical form, with a lesser focus on land use.
Where is Form-Based Zoning Encouraged?

Transit-Oriented Developments

- **Compact development** within easy walking distance of commuter and light rail transit stations (one half mile) that contains a mix of uses such as housing, jobs, shops, restaurants and entertainment.

- More than a project next to a transit station – it is the area surrounding the station.
Basic Elements of a Form-Based Code

- Regulating Plan
- Building Form Standards
- Public Space Standards
- Design Standards
- Administration
Zoning with Form-Based Codes

Dynamic Planning Process

• Project Research and Education
  • Visual Assessment Surveys
  • Guest speakers
  • Public awareness

• Charrette
  • Multi-day process
  • Multiple feedback opportunities

• Project Implementation
  • Master plan
  • Identify key strategies
  • Codify the community vision
Why should a community want form-based codes?

• Promote community ownership of the public realm - “streets should be thought of as unified public spaces”

• Shows the development industry what the community wants – “the vision should be visual”

• Catalyzes or attracts certain desirable changes, rather than merely controlling permit-processing procedures

• Eases the disconnect between a community’s vision and it’s regulatory ordinances and procedures
First Form-Based Code Project
Mixed-Use: Medical Office & Loft Apartment, NST4-N Zone
Proposed Interim Zone Change
Mixed-Use Zoning in Urban Villages

1. “MU-1” Low Intensity Mixed-Use District

   Purpose: To provide areas in which a variety of housing types may exist among neighborhood-serving commercial and institutional uses.

   “MU-1” mixed-use development on West Berry.

2. “MU-2” High Intensity Mixed-Use District

   Purpose: To provide areas in which a variety of higher density housing types may exist among commercial, institutional, and selected light industrial uses.

   West 7th area developed in an “MU-2” district.
• Prime location for transit-oriented development.
• MU-1 zoning would **not fully support** potential for transit-oriented development.
• After station site has been chosen, a **more intensive mixed-use** designation would be appropriate.
Station Area Plan Zoning Recommendations

- Implement **zoning** actions described in the Berry/University Urban Village Plan.

- Ensure development plans **coordinate** with City’s plans and policies for station area.

- **Balance** needs of transit and roadway users with the needs of the surrounding community.
Area Proposed for Rezoning from MU-1 to MU-2

- Berry/University Urban Village (eastern portion)
- Proposed TEX Rail Station Site
Questions?
Comments?

Resources:
www.formbasedcodes.org
http://en.wikipedia.org/wiki/Form_based_code
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