05/22/2023 DRAFT

Arlington Heights Design Standards and Guidelines for Redevelopment

The City of Fort Worth is ready to work with the future buyer on permitting, review, and approval of their redevelopment plans. This document outlines what it will take for successful redevelopment and outlines redevelopment requirements that will need to be met after the property is purchased.

Development of the Properties must comply with all applicable federal, state, and local laws, statutes, ordinances, codes, and regulations and all applicable City development, criteria, review, and permitting procedures. Given the uniqueness of the proposed development, some important aspects of the development review process are listed below:

- A pre-development meeting with the City is required to be held before moving forward with the development to ensure both the developer and City are all on the same page regarding permitting and review based on the conditions, standards and guidelines in the Notice of Sale (NOS).
- A concept plan, including a lot-by-lot plan, and drainage study for all the Properties must be submitted.
- Due to the flood prone nature of the area and to mitigate the risk of adverse impacts to nearby property owners from the project:
    - Engineering evaluations must be provided to show that the development will not increase flood risk to surrounding properties and structures.
    - Interim drainage condition study and plans (in addition to the final drainage condition plans as outlined in City Stormwater criteria) must be approved by Stormwater Development Services to ensure that no adverse impacts will occur during construction.
    - Lot grading cannot significantly change
    - Existing site conditions should be mimicked as closely as possible
    - Adding more impervious cover to the overall development footprint than what currently exists has to be mitigated
- All requests for permits, plans and study review must be submitted and paid for following the current Fort Worth development review and approval process
- Elevation Certificates will be required for each of the completed homes to show the lowest floor and any equipment serving the homes are elevated at least 2 feet above the 100-year non-FEMA base flood elevation.
- No re-platting of the Properties will be considered

Past engineering studies and models of the area are available upon request by emailing SDS@FortWorthTexas.Gov

FENCING

Existing side and rear yard fencing must remain in place or be replaced in the same location with a similar type of fencing. However, fencing will be allowed to be relocated to more accurately reflect the property boundaries.

The concrete wall along the back and side of 2212 Carleton was constructed by the previous owner. The wall extends into the property of 2208 Carleton. After purchase, the developer will coordinate with the current owner of 2208 Carleton to see if they would like the concrete wall removed. If so, the developer will remove it and replace it with a wooden privacy fence with metal posts on the boundary line between the two properties within 60 days of purchase and closing with the City.

DESIGN PRINCIPLES OF NEW CONSTRUCTION

Zoning - maintain current zoning of A5/Single family. No taller than two stories. No duplexes, Urban Residential or apartments.

- Note: If a developer chooses to elevate the existing duplex structure at 2201/2203 Western, that home can remain a duplex. If the duplex is demolished and rebuilt, it will be required to be a single family home.

Setbacks - no zero lot line development. As much as possible, observe existing front, rear and side yard building setbacks. Would consider flexibility on front yard setbacks for porches and steps.

- Align porch and front facing walls of structure with adjacent historic structures or use the average setback of structures on the block.

Scale - follow established scale of existing homes; no McMansions

- The overall scale of new construction shall be consistent with that of adjacent structures. In residential areas, the height and scale of new construction should generally not exceed that of adjacent structures by more than one story with no home being taller than 2 stories.
- All lots shall remain the same size as currently platted.

Facades - Brick, wood or fiber/cement board only to be in harmony with neighborhood character

Garages/driveways - locate garages at rear of lots; no front facing garages or garage doors. No carports or large parking aprons in front of home; carports okay at rear of lot

Windows - maintain the articulation of existing historic wood windows; avoid two dimensional appearance of low cost windows. Materials for new windows may be wood, vinyl clad, or pre-finished aluminum in appropriate colors.

Roofs - maintain established roofline patterns and materials.

- Roof pitch, form and orientations shall be consistent with those predominantly found on the block face.
- No metal roofs

RECORDING OF HISTORIC STRUCTURES

For historic mitigation purposes, the City is required to record the condition of the eight historically significant houses (all properties except 2205 Western Ave) before any work is undertaken by the owner. The City's Historic Preservation Officer (HPO) will review the successful bidder's proposal to determine which houses will need to be recorded prior to work being undertaken, considering the bidder's plans for each house.

The HPO will coordinate with the property owner to determine whether structures will need to be recorded prior to work being undertaken. If recording is required by the HPO, the property owner must allow the City's Historic Preservation Officer at least two (2) days to access the properties and take photographs of the exteriors of the structures. The property owner must coordinate with the HPO to determine whether additional historic documentation is required due to changes in the elevation or demolition of the structures.

If the property owner proposes to elevate a structure in compliance with Secretary of Interior (SOI) Standards for the Treatment of Historic Properties, the property owner must submit to the HPO accurate drawings to scale, depicting both the property as it currently exists and the property after the proposed alteration. If a house is to be demolished, or elevated without following SOI standards, this documentation will not be required.

For structures proposed to be elevated to SOI Standards, the property owner must, after the completion of construction, allow the HPO at least two (2) days to access the property to verify that the work met the approved scope for the City's historic mitigation documentation purposes.

EXISTING STORM DRAIN SYSTEM

An existing storm drain pipe cuts between and across several of the Properties (see map below). The owner of the Properties must account for the storm drain pipe by either (i) conveying a 30-foot-wide easement to the City over the current alignment of the storm drain pipe at cost to the developer or (ii) relocating the storm drain pipe within the Properties and conveying an easement to the City over the relocated alignment at cost to the developer.

Any easement conveyed to the City must be in accordance with typical City standards. Existing structures will be allowed to remain over the storm drain pipe, but no new structures may be built on the storm drain pipe, whether it is left in place or relocated.

Existing and/or new structures within the easement footprint would require an encroachment agreement. Easements for storm drain systems are required for future maintenance needs or repairs of a given pipe system for City crews or contractors. The standard width of the easements is sufficient for these potential needs; however, in some instances, an encroachment of the easement is allowed upon review of the potential design as long as the City has the access needed to maintain the line and the encroachment will does not adversely impact the line. Any new design which includes an encroachment would require an Encroachment Agreement in accordance with City ordinance.

Any relocation of the storm drain pipe must comply with applicable City standards and the City's new development process, which includes Infrastructure Plan Review Center (IPRC) review. Engineering analysis must show that the relocation of the storm drain pipe will not adversely impact the conveyance of the storm drain system.

Information about the existing storm drain system can be found further below in this document under the Additional Information section.

Potential re-routing of drainage infrastructure

A 20-foot wide alley running north and south exists between the Western Avenue and Carleton Avenue lots. Utilities, including an existing 10-inch sanitary sewer line and an existing gas line are located in the alley. If the developer chooses to relocate the existing storm drain system to run within the alley then the City standard design requirements would need to be met, including those for easement sizing and vertical and horizontal clearance.

When wastewater mains are parallel to storm drains, the minimum horizontal clearance shall be 5 feet as measured from the outside diameters of each main, or as allowed by the Transportation and Public Works

Department, whichever is greater. A minimum 2-feet of separation is required when wastewater mains and storm drain lines are crossing. The City's Water Department Director or designee would need to approve any deviations from these standards.

RESPONSIBILITY FOR DAMAGE

Any portion of the Public Rights-of-Way, City-owned property or other privately-owned property that are in any way disturbed or damaged by the development of the Properties, shall promptly be restored by the Developer at their cost and expense and in a manner approved by the City to as good or better a condition as such property was in immediately prior to the disturbance or damage. The Developer shall diligently commence such restoration within thirty (30) calendar days following the date that Developer first becomes aware of the disturbance or damage.

CONDITIONS OF FUTURE SALE

The successful bidder may sell the properties, however, the Conditions provided by the Notice of Sale and included in the deed will "run with the land" and be binding on subsequent owners. The City intends to release the Conditions, except for the requirement to elevate future home finished floor elevations at least two (2) feet above the non-FEMA base flood elevation and provide a flood risk notice to future buyers and renters, upon successful redevelopment of the properties in accordance with these design standard and guidelines. Before any house may be occupied, the developer must obtain all applicable City permits and written confirmation from Development Services that the redeveloped property is in substantial conformance with these design standards and guidelines.

Existing Structure Finished Floor Elevations and Base Flood Elevations (BFE)

TAD Account	Property Address	Structure of Home	Year Constructed	Current First Floor Elevation	Base Flood Elevation	Minimum Finished Floor Elevation Needed Based on BFE *(2 feet above BFE)*	Difference Between Minimum Required Finished Floor Elevation & Current Finished Floor Elevation
1274643	2201 / 2203 Western Ave	On pier beams Slab additions in rear for laundry/mud rooms	1932	661.47	663.60	665.60	4.13
1274635	2205 Western Ave	Slab on grade	2012	662.27	663.51	665.51	3.24
1274619	2213 Western Ave	On pier beams	1923	661.66	663.49	665.49	3.83
1274406	2212 Carleton Ave	On pier beams	1925	659.54	660.75	662.75	3.21
1274414	2216 Carleton Ave	On pier beams Slab addition sunroom	1934	658.77	660.70	662.70	3.93
1274422	2220 Carleton Ave	On pier beams	1942	658.97	660.63	662.63	3.66
1274597	2221 Western Ave	On pier beams	1923	661.57	663.47	665.47	3.9
1274430	2224 Carleton Ave	On pier beams	1934	659.4	660.59	662.59	3.19
1274449	2300 Carleton Ave	Portion of home is on pier beams and portion is slab on grade	1927	658.07	660.55	662.55	4.48

Note: The finished floor of new and elevated homes and any equipment serving the home must be at least 2 feet above the non-FEMA Base Flood Elevation. Existing or future out buildings such as garages and sheds can remain or be built within the Base Flood Elevation understanding that they will be likely to flood.

Additional Information

PROPERTY CONDITION

Photos and information regarding each individual property and house can be found in the appraisal report.

Additionally, as a result of water supply line leaks within the houses of 2212 Carleton and 2221 Western, mold was found to be present in the two locations upon a routine inspection of the houses. As a means of addressing the mold issue, an assessment report was conducted by Industrial Hygiene and Safety Technology, Inc., (IHST) on November 30, 2022 to better understand the extend of mold and the necessary steps in order to remediate the issue.

Based on the assessment and finding from IHST's inspection and assessment it was determined that the 2221 Western location was due to a leaky water supply line and only impacted a small surface area. IHST's recommendation was for the water to be turned off; and, since the house was not occupied, they deemed the minor mold contamination posed no severe threat. However, if the house was ever to be occupied, the mold contamination would be required to be remediated in accordance to standard mold remediation protocol.

As for the 2212 Carleton, the mold contamination was determined to affect a larger area. However, since the house was not occupied IHST's recommendation was the same. That is, the recommendation was to turn off the water as a temporary measure; however, if the house was to be occupied, then the mold contamination would be required to be remediated in accordance to standard mold remediation protocol.

The report is available upon request.

FLOOD INSURANCE

Both government-backed (National Flood insurance Program (NFIP)) and private flood insurance is available for these structures. The properties are NOT located within FEMA mapped 100-year floodplain, however non-FEMA flood risk, called City Flood Risk Area, has been identified and mapped by the City on these properties.

The City is requiring Elevation Certificates for each of these homes, once elevated, showing the homes and any equipment serving the homes are elevated at least 2 feet above the non-FEMA 100-year base flood elevation. Elevation Certificates can be used by the developer and future property owners help justify lower flood insurance premiums. Once elevated at least 2 feet above the 100-year base flood elevation, flood insurance is expected to be cheaper for the structures, however, it is recommended that the developer and/or future property owners talk with insurance agents prior to purchase to understand potential flood insurance premiums.

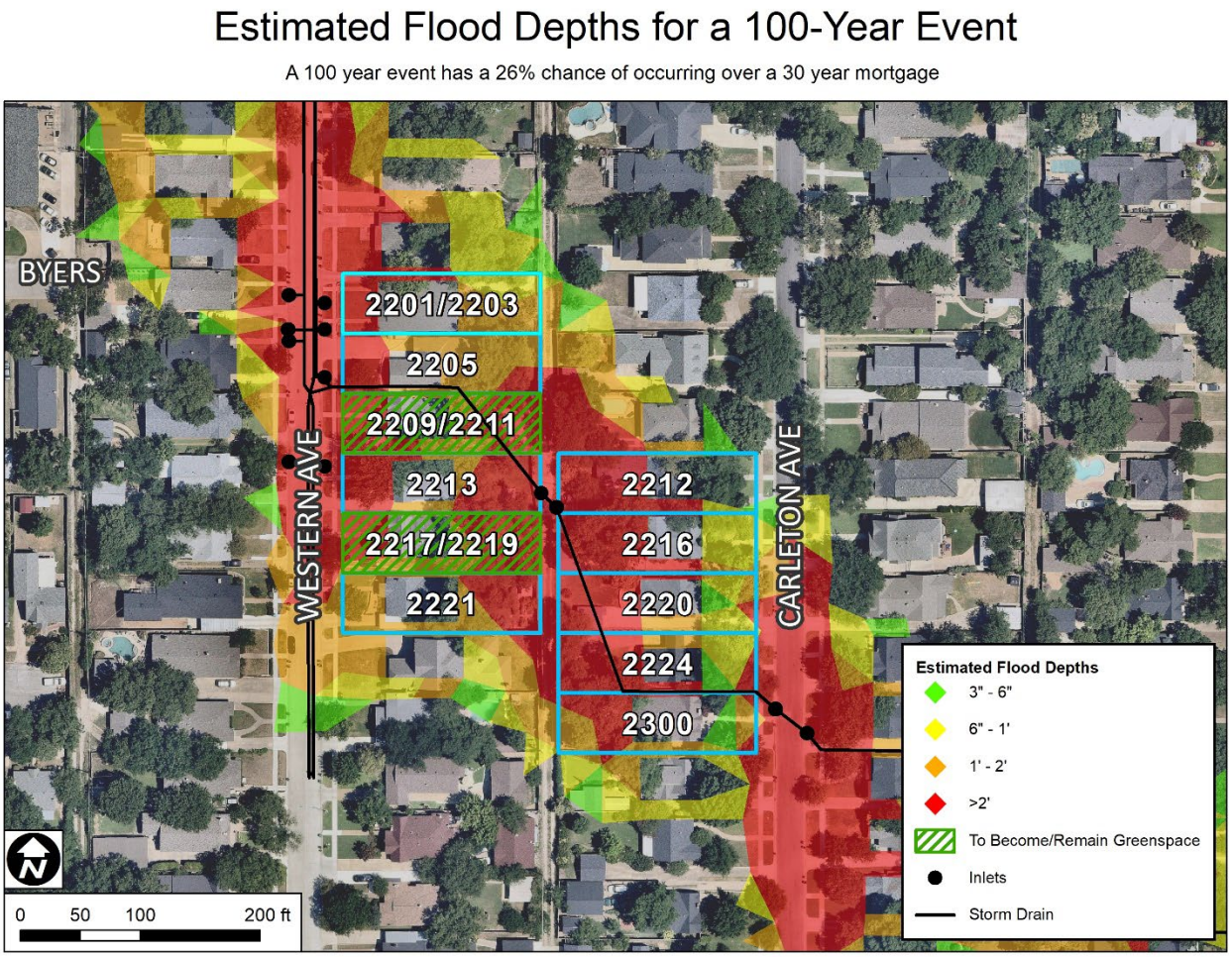
HISTORIC EXEMPTION

There is a possibility that elevation of the existing structures could qualify for local historic designation (with the exception of the newer home at 2205 Western) and the ability to have City property taxes frozen for 10 years. For more information about this possibility, please contact the City's Historic Preservation Officer, Lorelei Willett, at Lorelei.Willett@FortWorthTexas.Gov or 817-392-8015.

Project Area Map

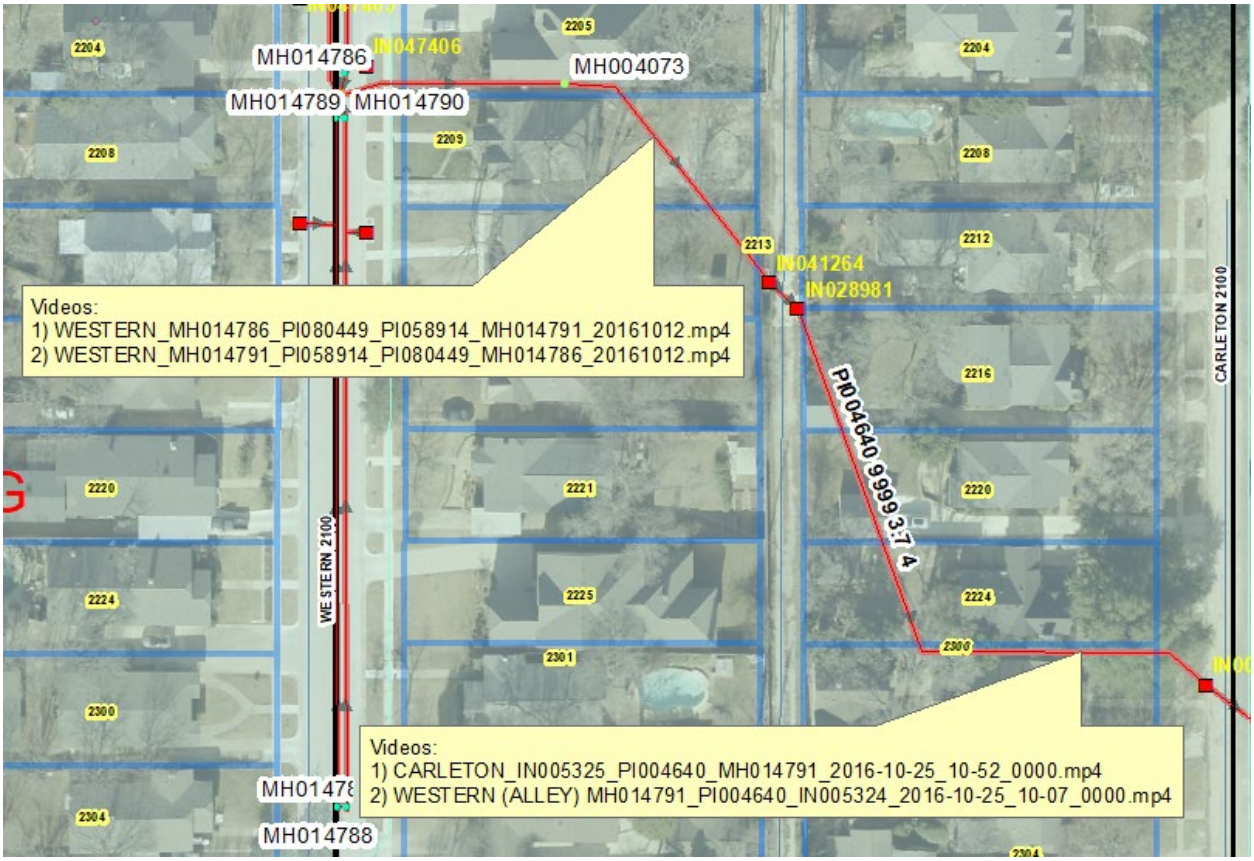
Subject Property, 100-Year Non-FEMA Flood Risk Area Inundation Mapping, and Current Storm Drain Alignment

The property is NOT located in a FEMA Floodplain; however, it is located in a City identified and mapped, Non-FEMA Flood Risk area called a City Flood Risk Area (CFRA).



Closed-Circuit Television (CCTV) Video Locations and Storm Drain Alignment Map

Red line = Storm drain system; Red Box = Inlet



Below is information regarding the existing storm drain system that runs between Western Avenue and Carleton Avenue:

- Depth of line - The line runs between 7.00 to 7.50 feet deep at the flow line. The top of the pipe is roughly 4 feet or less below the surface. (plans available upon request)
- Material of pipe - The storm drain pipe is made of concrete
- Size of pipe - The storm drain pipe is a concrete arch pipe with outside dimensions of 6-feet wide by 4-feet 9-inches in height and inside dimension of 4-feet wide by 3-feet 9-inches in height (typical arch pipe cross-section is shown on plan sheet G-0076; section No. 1).
- Condition of pipe - Closed circuit television (CCTV) data performed in 2016 shows the line to be in poor condition with primary defects being the severe weather flow line of the concrete arch pipe. If the line remains in its current location and condition, the Stormwater Program has included this segment of storm drain pipe in the list of future potential improvements based on priority and availability of resources
- Easement - A minimum 30’ easement is required for the existing and/or relocated pipe system.

Electronic copies of the plans and CCTV videos showing the storm drain lines for this specific area are available upon request.

For reference, see example photos of good new construction that fits the neighborhood's historic character