Arlington Heights Design Standards and Guidelines for Redevelopment

All development of the Properties must comply with all applicable federal, state, and local laws, statutes, ordinances, codes, and regulations. The development of the Properties must also comply with all applicable City development, review, and permitting procedures. No re-platting of the Properties will be considered. Given the uniqueness of the proposed development, some particularly important aspects of the development review process are listed below:

- A concept plan, including a lot-by-lot plan, for all the Properties must be submitted. All development must meet or exceed all applicable City of Fort Worth development criteria.
- Interim drainage condition plans (in addition to the final drainage condition plans as outlined in City Stormwater criteria) must be provided, reviewed, and approved by Stormwater Development Services to ensure that no adverse impacts will occur during construction.
- Engineering evaluations must be provided to show that the development will not increase flood risk to surrounding properties and structures.

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 may be relocated to more accurately reflect the property boundaries.

*The owner of 2208 Carleton, immediately to the north of 2212 Carleton, has claimed that a portion of the fence constructed along the shared property line by a previous owner of 2212 Carleton is partially located within the 2208 Carleton property.

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.

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, Justin Newhart, at Justin.Newhart@FortWorthTexas.Gov or 817-392-8037.

EXISTING STORM DRAIN SYSTEM REROUTING

An existing storm drain pipe cuts between and across several of the Properties (please see the map attached hereto as Exhibit A). 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 or (ii) relocating the storm drain pipe within the Properties and conveying an easement to the City over the relocated alignment. 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.

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.

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 (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 fair to good condition with primary defects being the severe weathered flow line of the concrete arch pipe (see attached CCTV information)
- Easement - A minimum 30' easement is required for the existing and/or relocated pipe system.

Proposed 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 existing storm drain system is relocated 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.

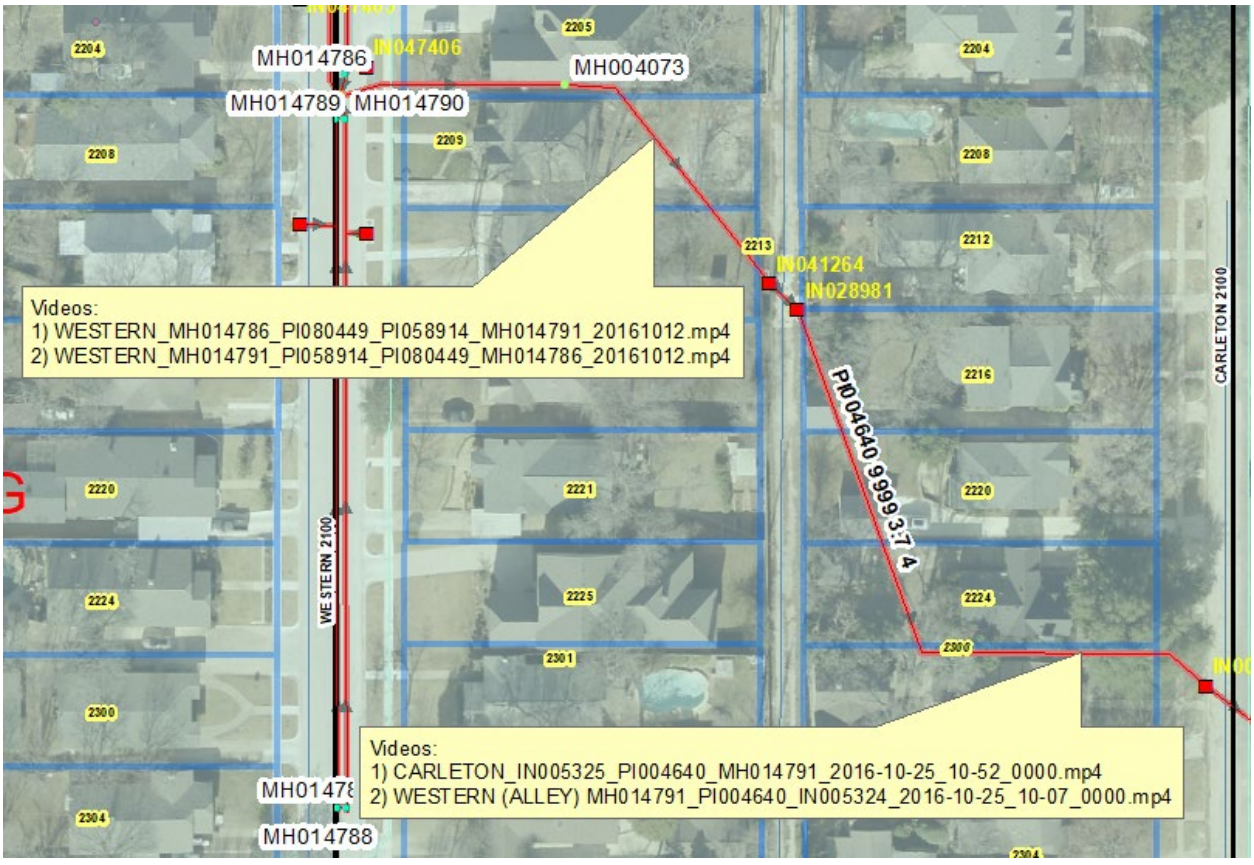
Easement or Encroachment

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 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. Any new design which includes an encroachment would require an Encroachment Agreement in accordance with City ordinance.

Electronic copies of the plans and closed circuit television (CCTV) videos showing the storm drain lines for this specific area are available upon request. Please contact Cannon Henry with the City's Stormwater Division at Cannon.Henry@fortworthtexas.gov to request a direct link to download the electronic files.

See exhibit below regarding location of videos in relation to the properties.

Exhibit X: CCTV Video Locations and Storm Drain Alignment

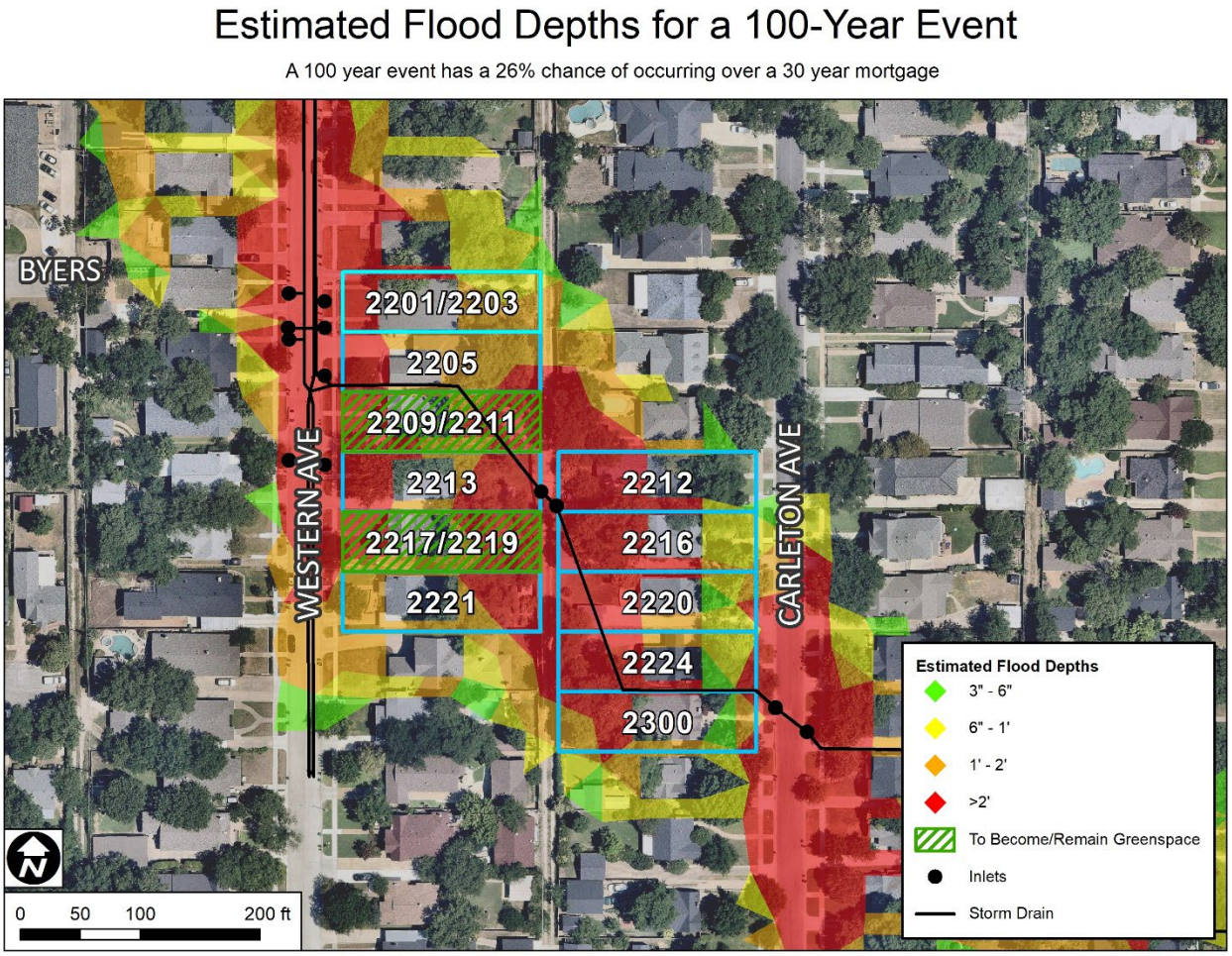


Draft as of 6/24/2022

Insert language about holding developer accountable for damaging City Infrastructure

Project Area Map

Map 1: Subject Property, 100-Year Non-FEMA Flood Risk Area Inundation Mapping, and Current Storm Drain Alignment



Draft as of 6/24/2022

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 must be at least 2 feet above the 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 more likely to flood.

Design Principles of New Construction

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

- Note: In addition to the 2 FEMA properties, one of the homes on Western is currently a duplex. If a developer chooses to elevate the existing structure, that home it will still be a duplex.

Setbacks - no zero lot line development. As much as possible, observe established 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; no painted brick

- When using cement fiber board use the smooth finish; properly sanded and painted wood does not have visually visible grain.

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

Fences - low fences in front yard okay; iron only. Opaque fences and low masonry walls okay in rear yard only, especially on Carleton as has been successfully done at 2212 Carleton.