

PANTHER ISLAND SITES AND BUILDINGS

Build-To Range and Setback Standards

- **Front Build-To Range:** 80 percent of each building façade fronting a public walkway must be located within 10 feet of the property line.
- **Waterfront Build-To-Range:** 5 feet minimum; 15 feet maximum along at least 80 percent of the façade.
- **Side Setback:** 0 feet minimum; 10 feet maximum.
- **Rear Setback:** 5 feet minimum
- **Corner Buildings:** Building footprints at arterial intersections (e.g., North Main, White Settlement, and Henderson – streets with at least four moving lanes) shall be chamfered at corners to provide visibility. A 10' x 10' corner triangle measured from the property line and clear of visibility obstructions shall be provided.

Pedestrian Connectivity and View Corridors

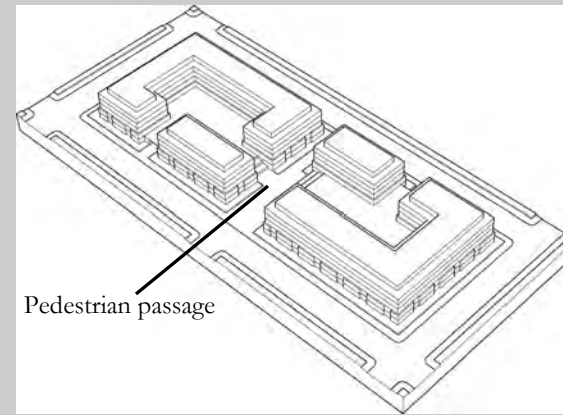
Pedestrian Passage Standards

- No block shall have more than 400 feet of street frontage without a pedestrian passage. If the UDC determines that the block is being developed in a piecemeal fashion over time by multiple property owners, and that the provision of a pedestrian passage is impractical because it places an undue burden on a single property owner, then the UDC may waive this requirement.
- **Width:** Minimum of 20 feet. A smaller passage may be approved on two conditions:
 - If the developer has more than one passage per block and,
 - If the buildings framing the passage is not higher than 3 floors.
- Shall be publicly accessible through a public use easement.
- Shall extend through the full block to provide connections to adjacent streets.

View Corridor Standards

- View corridors shall be 50' wide and may also serve as major utility corridors.
- View corridors shall act as green pedestrian corridors.
- Shall be publicly accessible through a public use easement.

Pedestrian Passages and View Corridors Guidelines



Pedestrian Passage Guidelines

- Pedestrian passages should be attractive, safe and inviting to encourage use.
- Outdoor dining is encouraged.
- Secondary storefront entrances are encouraged.

View Corridor Guidelines

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- Outdoor dining is encouraged with in view corridors.

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Sky Bridges and Other Structures Over Streets

Sky bridges over streets, canals, and pedestrian passages, are prohibited unless the design is considered exceptional. The UDC will review all requests for sky bridges.

All other structures are allowed over streets, canals and pedestrian passages with the exception of those that block a view corridor.

Parking Standards

- Parking Garages – Garages shall be located underground or at the interior of a block. The UDC may approve a street facing garage with the following conditions:
 - Buildings shall not have exposed structured parking at the ground floor level.
 - A parking structure facade that faces a public street shall be designed to incorporate contextual architectural elements that complement adjacent buildings or buildings in the area.
 - Parking structure openings shall not exceed 50 percent of the total ground floor façade.
- Surface Parking Lots – Surface parking lots shall be located at the interior of a block, i.e. behind the buildings. Surface parking lots shall not be located adjacent to streets. If the UDC allows a non-interior block parking lot, the tree canopy coverage shall be 40%.
- Surface Parking Screening– If the UDC allows a surface parking lot that fronts a public street, the lot shall be separated from the sidewalk by a screen with a minimum height of 4 feet.
- Waterfront Parking – Parking lots and above grade garages shall not face waterfronts.

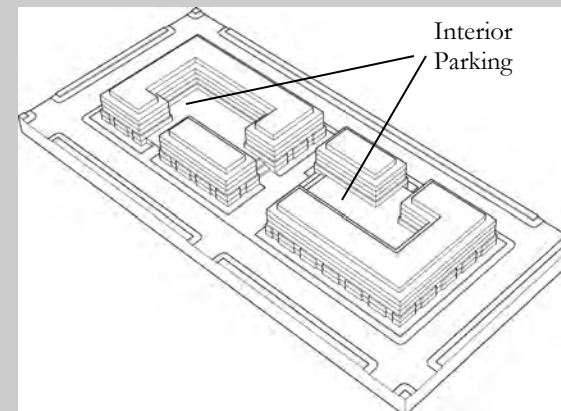
Off-Street Parking

- There is no off-street parking requirement in the Panther Island District.
- Shared, structured parking facilities are strongly encouraged.

Parking



Street facing parking garage that meets UDC conditions



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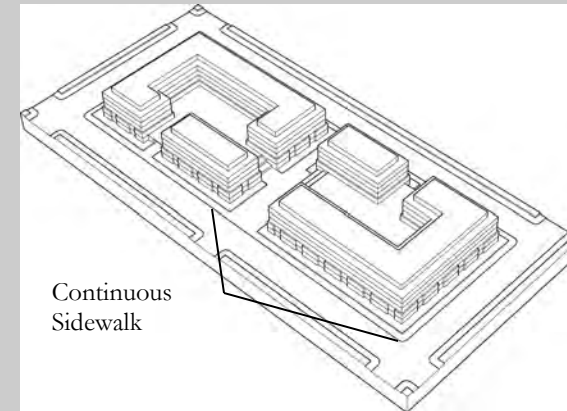
Curb Cuts: Vehicular Driveway and Parking Garage Entrance Standards

- Appropriate Streets – Vehicular driveways and parking garage entrances shall be located along collectors and local streets, and shall be limited to one every 75 feet on arterials (except North Main Street) and one every 50 feet along collectors; driveways and garage entrances shall not be located along North Main Street to support safe pedestrian circulation along North Main Street sidewalks.
- Spacing – Vehicular driveways and parking garage entrances shall be no closer than 50 feet on collectors.
- Passenger Drop-Off Areas
 - On-Street: On-street drop-off areas support a pedestrian-oriented environment. The UDC may approve on-street passenger drop-off areas.
 - Off-Street: The UDC may approve off-street drop-off areas as exceptions if they meet the following provisions:
 - A continuous sidewalk shall be provided adjacent to the street.

Security Fence and Gate Standards

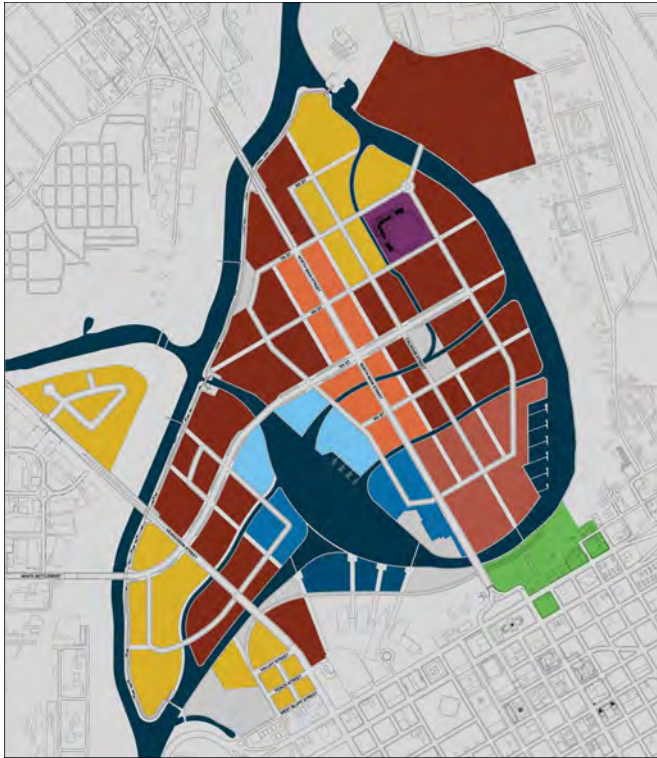
- Perimeter fencing prohibited – Conventional gated complexes with perimeter fencing along public streets or waterfronts are prohibited. Specifically, exterior security fences and gates that are located along public streets, along private streets or walkways that are publicly accessible through a public use easement, or along publicly accessible open space shall not extend beyond building facades; i.e., these fences shall not be located in the area between building facades and the property line.
- Privacy fences for residential units, cafe's, bar's and restaurants- A fence or railing not exceeding 4 feet in height may extend beyond residential building façades if the fence encloses a private patio or yard.
- Security gates/fences for driveway and lot entrances – a fence or railing not exceeding 6 feet in height may be used on driveways and lot entrances if flush with facade.

Sidewalks and Fencing

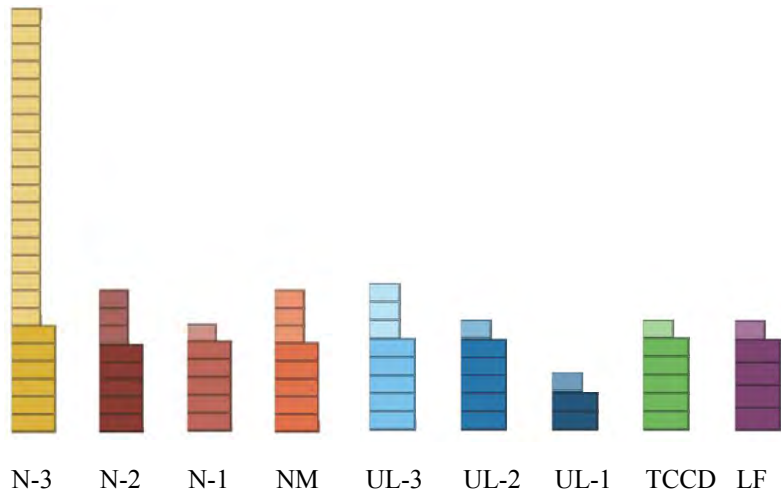


Privacy fence for residential units

PANTHER ISLAND SITES AND BUILDINGS



Note: All cases of projects needing a lesser height will be required to go to the UDC and the Board of Adjustment.



Minimum and Maximum Heights by Development Zone

Development Zone	Maximum Height	Minimum Height
Neighborhood Zone One (N-1)	72 Feet	5 Floors
Neighborhood Zone Two (N-2)	96 Feet	5 Floors
Neighborhood Zone Three (N-3)	288 Feet	6 Floors
North Main (NM)	96 Feet	5 Floors
Urban Lake Zone One (UL-1)	36 Feet	2 Floors
Urban Lake Zone Two (UL-2)	72 Feet	5 Floors
Urban Lake Zone Three (UL-3)	96 Feet	5 Floors
Tarrant County College Zone (TCCD)	72 Feet	5 Floors
LaGrave Field Zone (LF)	72 Feet	5 Floors

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Floor Height Standards

- Ground Floors of Nonresidential Buildings – Minimum 12 feet, measured floor-to-floor. Parking structures not located along local, collector, or arterial streets are exempt from this standard.
- Ground Floors of Residential Buildings – Minimum 8 feet, measured floor-to-ceiling
- Upper Floors, All Buildings – Minimum 8 feet, measured floor-to-ceiling. Parking structures may have a floor-to-floor height of less than 10 feet on all floors above the ground level.

Tower Standards

- Massing – Towers shall have a maximum floor area of 16,000 square feet above 96’.
- Orientation – The narrow side of a tower shall face the waterfront.

Vancouver, British Columbia



Vancouver provided much inspiration for Panther Island. The tower zones allow increased density that is intended to increase the number of residents needed to support a vibrant urban atmosphere

PANTHER ISLAND SITES AND BUILDINGS

Standards for Building Presentation to Streets and Water Frontage

- Parallel Frontages – Building facades shall be built parallel to the street/ water frontage, except for chamfered corners.
- Ground Floor Residential Frontages – Ground floor residential uses shall provide a clear delineation between public and private space through the use of a patio, landscaped yard, or raised stoop. Such delineation shall not conflict with any pertinent accessibility requirements.

Awnings, Galleries, Arcades, and Balconies

- Guideline for Awnings, Galleries, and Arcades – Awnings, galleries, or arcades are encouraged for all ground floor commercial uses so as to provide pedestrian protection and visual interest.
- Gallery and Arcade Width Standard – Galleries and arcades shall be a minimum of 6 feet in width.
- Balcony Guideline – Balconies are encouraged, particularly on waterfront buildings, and should be designed as an integral part of the building and should not appear to have been tacked on to the exterior.

Pedestrian Entrance Standards

- The main entrance of a building shall be from a public sidewalk or plaza that is publicly accessible through a public use easement.
- Primary entrances to corner buildings shall be located at the corner.
- Primary entrances shall be both architecturally and functionally designed to convey their prominence on the fronting façade.
- Entrances facing a public way shall incorporate arcades, roofs, porches, alcoves or awnings that protect pedestrians from the sun and rain.
- Individual Retail Entrances – Each retail use with exterior, street- oriented exposure shall have an individual public entry from the street.
- Townhouses and other similar street level dwelling units within multi-unit structures shall have individual street-oriented entries for each unit.

Activating the Street



Residential Units



Awnings

PANTHER ISLAND SITES AND BUILDINGS

Windows and Openings

Standards:

- Ground Floor Transparency for Nonresidential Uses – All ground floor non-residential uses must provide a minimum of 40 percent of the ground floor façade as clear windows or doors.
- Upper Floor Glazing, All Buildings – Minimum 25 percent.
- Tinting of Windows – Tinting of windows shall be in accordance with the City of Fort Worth Energy Code; mirrored glass, however, is listed as an inappropriate. Innovative architectural strategies to provide shading are encouraged.

Guideline:

- Ground floor restaurants, bars, and retail are encouraged to have windows and doors that can be opened to provide direct access to the sidewalk or public space.

Façade Variation Standards

The standards below apply to facades visible from a publicly accessible street or open space.

- Structural Elements and Wall Plane Variation – Each new building shall, at a minimum, incorporate:
 - Floors (banding, belt courses, etc.)
 - Vertical support (columns, pilasters, piers, quoins, etc.)
 - Foundation (watertables, rustication, etc.)
 - Variation in wall plane through the use of projecting and recessed elements
 - Changes in material or material pattern
- Lower Level Delineation for Nonresidential or Mixed-Use Buildings– Facades oriented to a publicly accessible street or open space shall include clear delineation between the first or second level and the upper levels with a cornice, canopy, balcony, arcade, or other architectural feature.
- Architectural Variety in Large Projects – Each sequential block of new construction shall contain unique building facades so as to encourage architectural variety within large projects.

Activating the Street



Ground Floor Transparency



Façade Variation

PANTHER ISLAND SITES AND BUILDINGS

Roof Guidelines

- Parapet roofs or low-sloped roofs are encouraged.
- Pitched roofs with slopes greater than 6:12 are strongly discouraged.
- Green roofs are strongly encouraged.
- Utilizing rooftops for restaurants, bars, gardens, etc. is highly encouraged.

Mechanical Equipment Standards

- Exhaust/venting, trash containers, and noise-generating mechanical systems shall not be placed adjacent to the walkway in a manner that diminishes the comfort of pedestrians.

Exception for existing structures:

- The applicant can clearly demonstrate to the UDC that it is physically impossible or not economically feasible based on the original design of the building.
- Ventilation devices shall not be located in the pedestrian zone

Exception:

- The applicant can clearly demonstrate that it is a prior condition based on existing infrastructure.

Screening Standards

- Mechanical Equipment and Dumpsters – Mechanical elements and dumpsters, whether located on the ground or rooftop, shall be screened from public view.

Electrical Equipment and Overhead Utility Standards

- Electrical Equipment – Local electrical lines and other equipment, such as tree light and irrigation control boxes, shall be located underground.

Screening



Both photographs represent creative ways to screen utilitarian requirements in any city such as power substations



PANTHER ISLAND SITES AND BUILDINGS

Building Material Standards

Notes: The list of appropriate materials will evolve as technology changes. The use of materials that are equally or more effective in supporting the building principles is encouraged. Such materials should be submitted for review by City staff and the Urban Design Commission. Appropriate materials may be added to the list in the future. The standards in this section apply to facades visible from streets, waterfronts, parks, pedestrian passages, and all other public spaces.

Primary Building Materials

- Metal Panels- individual or curtain wall systems
- Glass Curtain wall system
- Concrete - finish should be to an architectural level
- Stone, or stone veneer with cavity wall construction
- Brick
- Terra Cotta Tile – Ceramic Veneer or Architectural
- Stucco

Secondary Materials

- Stucco
- Metal
- Concrete -pre-cast or unfinished exposed
- Tile – porcelain, ceramic or clay
- Terra Cotta Tile– Ceramic Veneer or Architectural

Limited Accent and Trim Materials

- Metal - galvanized, painted, or ornamental
- Tile (porcelain or ceramic)
- Terra Cotta Tile– Ceramic Veneer or Architectural
- Wood
- Pre-cast masonry (trim and cornice only)
- EIFS (Exterior insulation and finish system)
- Concrete Fiber Siding

Inappropriate Materials

- Applied stone – any stone system without cavity wall construction
- Vinyl or aluminum siding
- Mirrored glass

Building Materials



The Bellagio Hotel and Casino in Las Vegas has an EIFS skin or exterior cladding. This material works well in cities with extremely dry climates. For disposable structures, structures not intended to last for more than 50 years, EIFS is a good cost saving measure.

The Panther Island Citizens Advisory Committee expressed a clear desire to ensure quality development by requiring the materials listed in this section.

PANTHER ISLAND SITES AND BUILDINGS

Public Building Standards and Guidelines

Parking

- Parking shall be located behind or under a public building so that the building can maintain a significant presence on the street or other public space.

Guidelines:

- Campus developments should explore, in their phasing plans, opportunities to remove surface parking in later phases.
- Encourage shared parking with private users.

Compatibility

- All public buildings shall respect the massing, setbacks, and heights of neighboring buildings.

Civic Architecture

- The architecture shall convey the public nature of the building through the use of materials, architectural ornament, façade detailing, and lighting.
- Each case will be reviewed by the UDC.

Historic Building Guidelines

Adaptive Reuse

- Developers should seek local historic designation for historically significant buildings, and should adaptively incorporate those buildings into redevelopment plans.

Outdoor Music

- Outdoor music must end by 12:00 a.m. (midnight).

Public and Civic Buildings



Public and Civic Buildings are often some of the most important buildings in a city. The citing of these buildings are important and often do not meet the standards established by zoning and design regulations.