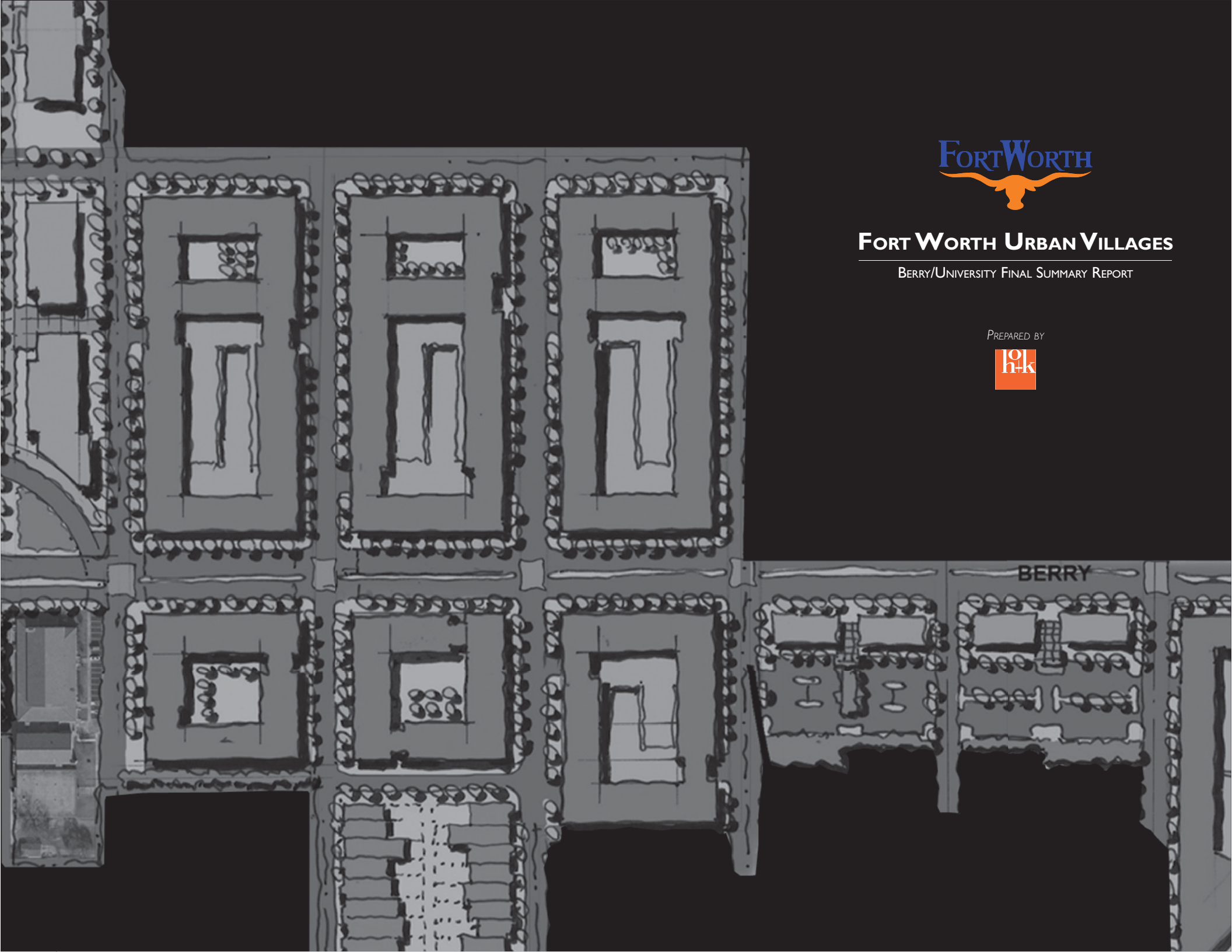

FortWorth

Fort Worth Urban Villages

Berry/University Final Summary Report

Prepared by

hok

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II.
Project Background
Urban Village Program Background

In 2002, the Commercial Corridors Task Force, with input from neighborhood stakeholders and community leaders, identified thirteen mixed-use growth areas or "urban villages". The thirteen villages were located along several of Fort Worth's primary commercial corridors that held investment potential, despite social and economic redevelopment challenges. The Task Force's approach for locating the urban villages was to strategically concentrate resources in select catalyst areas to have a positive economic impact along the corridor and into surrounding neighborhoods.

An urban village is defined by the City as an urbanized place with a mix of uses, jobs, public spaces, transportation connections, pedestrian activity and a sense of place. Urban villages are frequently located at significant intersections and share certain design characteristics. Among those common characteristics are pedestrian-oriented buildings with minimal front yard setbacks, screened parking areas located to the rear or side of buildings, and buildings designed to accommodate changes in use over time. Other communities across the southwest have proven that these types of active, diverse, prosperous, and memorable urban villages can successfully re-established the central city as an appealing alternative to the generic and often congested office parks and subdivisions associated with suburban development.

In 2005, the City Council directed the City Plan Commission to evaluate existing and potential new urban villages. The result of that evaluation was the combining, elimination and addition of several villages. In order to promote urban village development, the City is currently constructing capital improvements to upgrade infrastructure and create high quality public spaces; applying economic incentives to make urban infill projects as profitable as suburban development; and applying mixed-use zoning to permit higher-density, pedestrian-oriented development consistent with community vision

In order to promote urban village development, the City Council established MU-1 and MU-2 zoning to permit higher-density, pedestrian-oriented development consistent with community vision. Key criteria of MU-1 and MU-2 zoning are as follows:

MU-1

Single Uses

Maximum Building Height – 45' or 3 Stories
Maximum Residential Density – 18 Units/Acre

Mixed-uses

Maximum Building Height – 60' or 5 Stories
Maximum Residential Density – 60 Units/Acre

MU-2

Single Uses

Maximum Building Height – 45' or 3 Stories
Maximum Residential Density – 24 Units/Acre

Mixed-uses

Maximum Building Height – 120' or 10 Stories
Maximum Residential Density – Unlimited

Urban Village

The Berry/University Urban Village is one of the thirteen original villages identified by the Commercial Corridors Task Force in 2002. Since that time, significant progress has been made towards achieving the desired mixed-use development. A village boundary was adopted by the Fort Worth City Council in August of 2002 that roughly incorporates the commercial properties on the north and south sides of Berry Street, and is generally bounded by Bowie Street on the north, Devitt Street on the South, Rogers Avenue on the West, and Forest Park Avenue on the East.

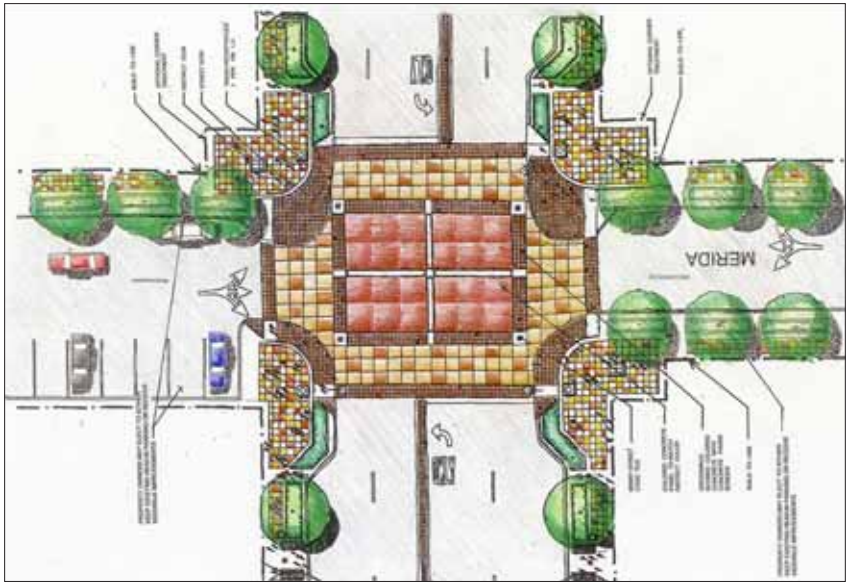
II.
Project Background
Berry/University
Urban Village Progress

The GrandMarc, a mixed-use project developed with 244 apartments, and 30,000 square feet of retail and office, was developed by TCU.

Finally, the area also received a NCTCOG Sustainable Development Grant for streetscape improvements, which has successfully transformed Berry Street into a model for future pedestrian-oriented village environments. Construction of these improvements was completed in the summer of 2007.

In March of 2007, the HOK Planning Group, along with Strategic Community Solutions, and Pavlik and Associates, was engaged to initiate a process of developing urban village plans that are reflective of the vision that the Berry/University stakeholders have for their village. Specifically, the scope of work related to the planning study included identifying development opportunities, preparing alternative development scenarios, preparing a final urban village plan, reviewing urban design standards, and exploring future transit-oriented development (TOD) opportunities within the village.

TCU GrandMarc Project



Streetscape Improvements

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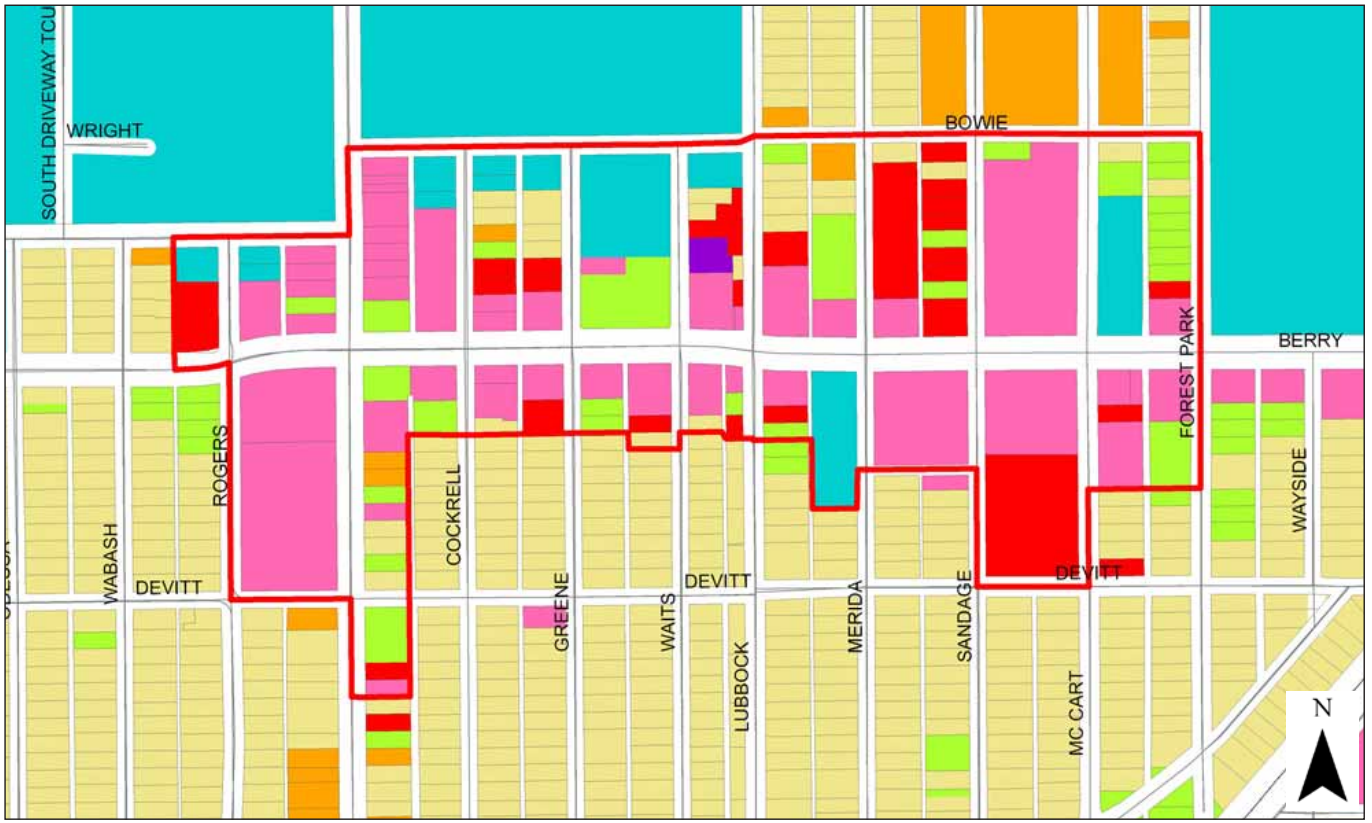
III.
Village Planning
Existing Conditions

A number of existing conditions were reviewed and studied as to their implications for future development within the Berry/University Urban Village. Those conditions include existing land use, existing zoning, vacant parcels, and property ownership patterns.

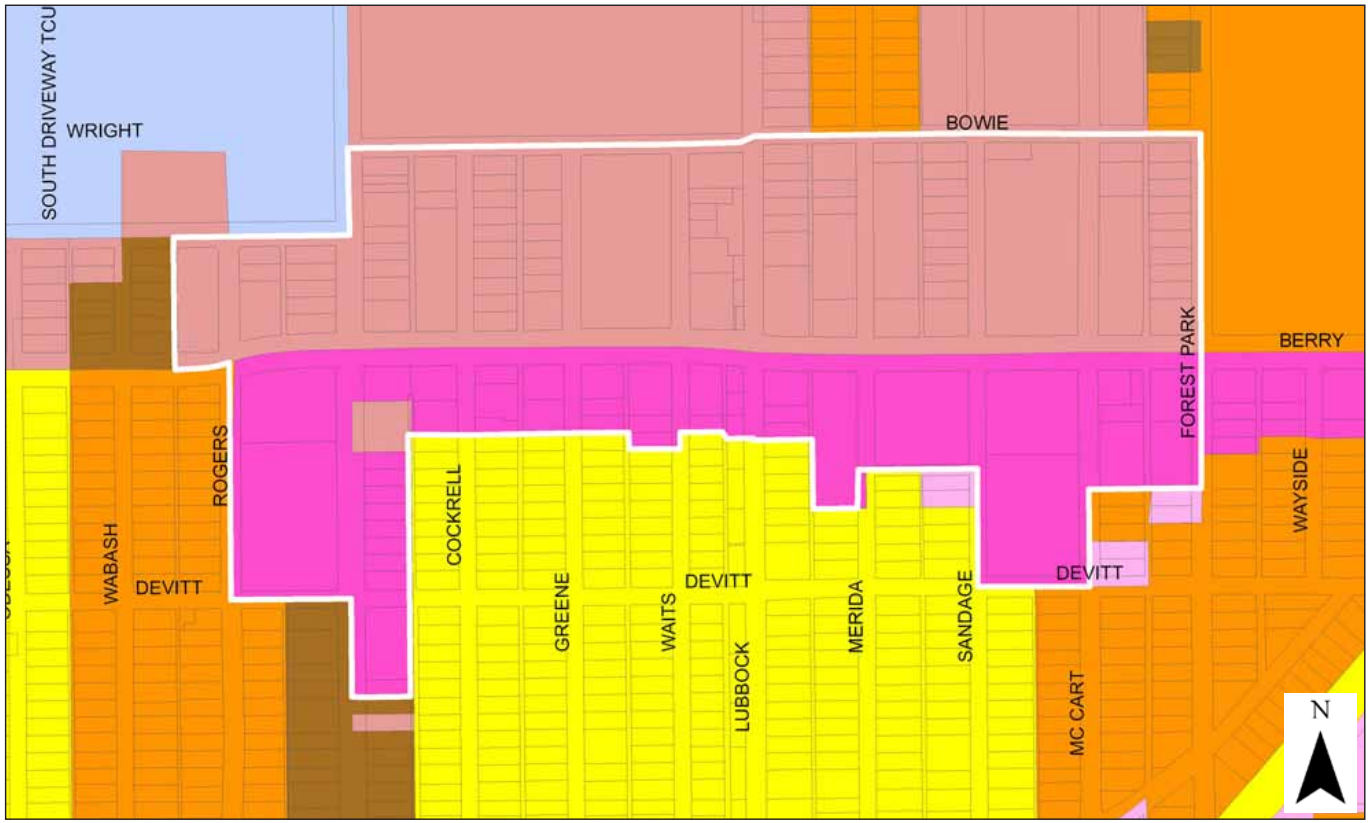
Existing Land Use

Existing land use influences the planning process in several ways. As sites are evaluated for redevelopment opportunities, it is important to understand the surrounding land uses to assure that proposed future developments are compatible with the existing uses from the standpoint of use, height and density. Additionally, land use can be an indicator of a site's likelihood to redevelop. In many cases, institutional uses such as schools and churches are not as likely to redevelop as commercial or industrial uses.

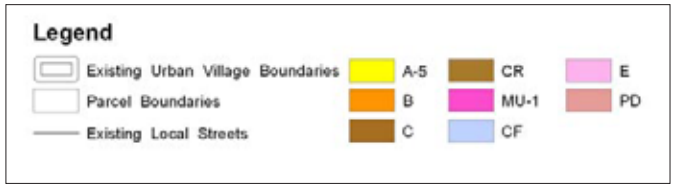
The land use to the south and west of the Berry/University is almost exclusively single family residential. The main exception to single family use in this area is immediately south of the village on either side of University Drive where commercial and multi-family uses occur. To the north and northeast of the village, institutional uses are the norm with the TCU and Paschal High School campuses dominating. Multi-family and single family residential uses also occur in this area in a limited fashion. And to the southeast of the village boundary, commercial uses are prevalent, especially along Berry Street.



Existing Land Use



Existing Zoning

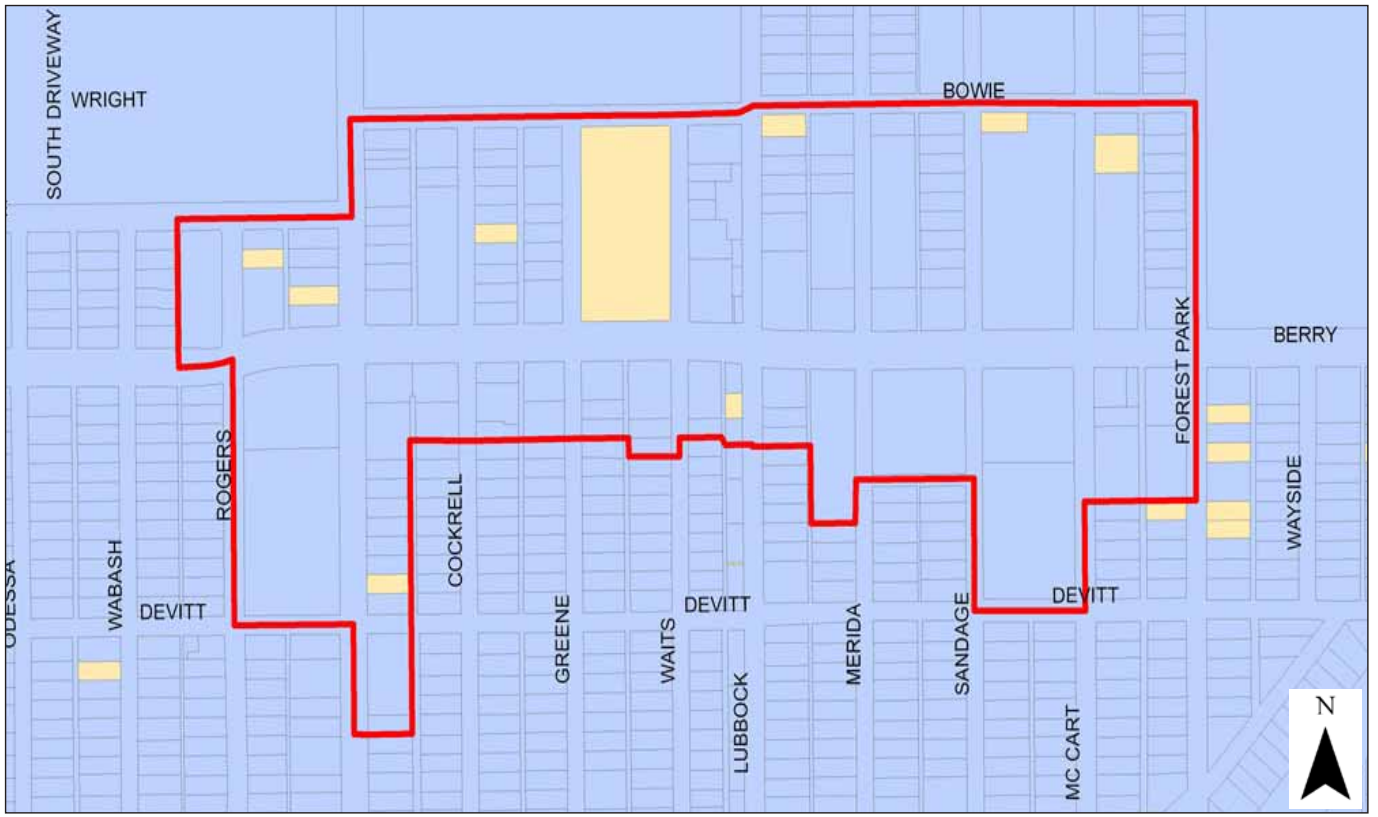


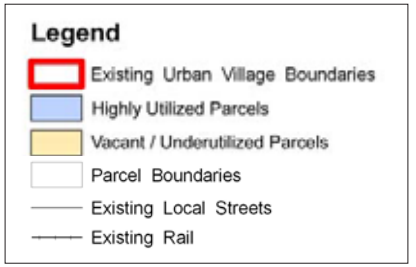
Existing Zoning

Existing zoning influences the planning process by providing an indication of what type and density of development is currently allowed. Primarily residential zoning exists to the south of the village boundary with multi-family occurring immediately adjacent to University Drive, two-family residential southwest and southeast of the village, and one-family (5000 s.f.) occurring immediately south of the village. It should be noted that the areas zoned as two-family in this area are inconsistent with the single family uses that exist on those sites. To the north of the village boundary, the predominant zoning is planned development, community facility and two-family.

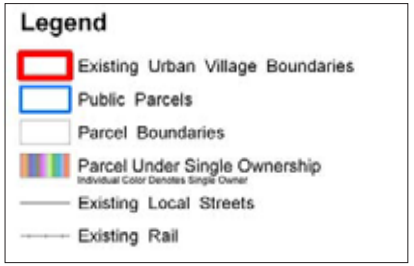
Vacant/Underutilized Parcels

Vacant parcels influence the planning process due to their potential ability to develop more rapidly than developed parcels, and with fewer constraints. In the Berry/University Urban Village, very few vacant sites remain; however, many of the commercial sites along Berry Street contain vast parking areas or are developed at a very low density, and are considered underutilized and ripe for redevelopment.





Vacant/Underutilized Parcels



Ownership Patterns

Ownership Patterns

Ownership patterns have a major impact on the ability of sites to develop in a substantial way. Large areas with few owners are much more likely to achieve the types of mixed-use development envisioned for the Berry/University Urban Village than areas with smaller lots and multiple owners. In the Berry/University Urban Village, the majority of the large parcels in single ownership is located north of Berry Street and owned by Texas Christian University. The Fort Worth Independent School District also owns substantial parcels in and adjacent to the village.

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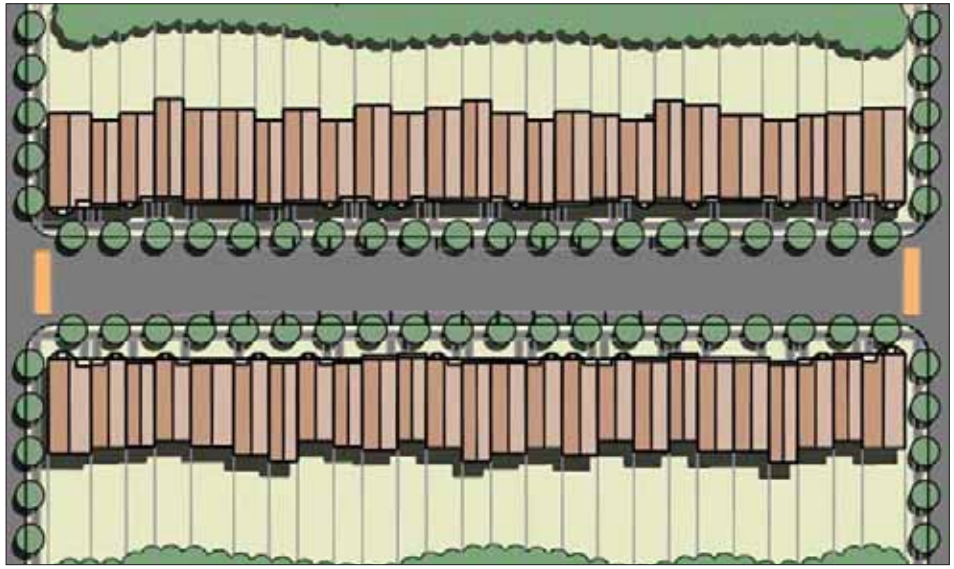
III.
Village Planning Building Blocks

Several development types or "building blocks" exist that would be appropriate to achieve the future built environment envisioned by stakeholders for the Berry/ University Urban Village, while responding to the nuances of each site related to adjacent land use, ownership patterns, and zoning. The following pages summarize the development types recommended for the village.

III.
Village Planning
Building Blocks
Townhouse

Characteristics

- Residential - Attached
- Two to three-story structures
- Garage on first floor – Living areas above
- Rear entry garages
- Unique facades for each unit
- Strong relationship between building and street
- Strong pedestrian environment



Plan Delineation

Built Form

Key Zoning Standards – MU-1

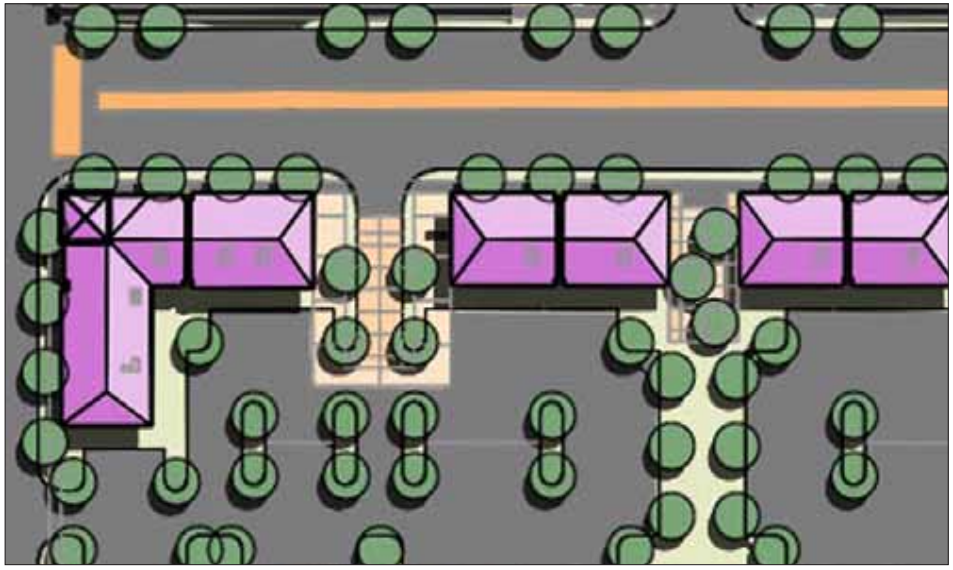
Max Height Single Use	45' or 3 Stories
Max Height Mixed-Use	60' or 5 Stories
Max Res. Density Single Use	18 Units/Acre
Max Res. Density Mixed-Use	60 Units/Acre

Key Zoning Standards – MU-2

Max Height Single Use	60' or 5 Stories
Max Height Mixed-Use	120' or 10 Stories
Max Res. Density Single Use	24 Units/Acre
Max Res. Density Mixed-Use	Unlimited

Built Form

Built Form



Plan Delineation

Built Form

Characteristics

- Ground floor commercial use
- Second floor lofts
- Typically two-story structures – dependent upon capacity to accommodate parking
- Surface parking behind structure
- Reads architecturally as one building
- Strong relationship between building and street
- Strong pedestrian environment

Key Zoning Standards – MU-1

Max Height Single Use	45' or 3 Stories*
Max Height Mixed-Use	60' or 5 Stories
Max Res. Density Single Use	18 Units/Acre*
Max Res. Density Mixed-Use	60 Units/Acre

** Single use discouraged*

Key Zoning Standards – MU-2

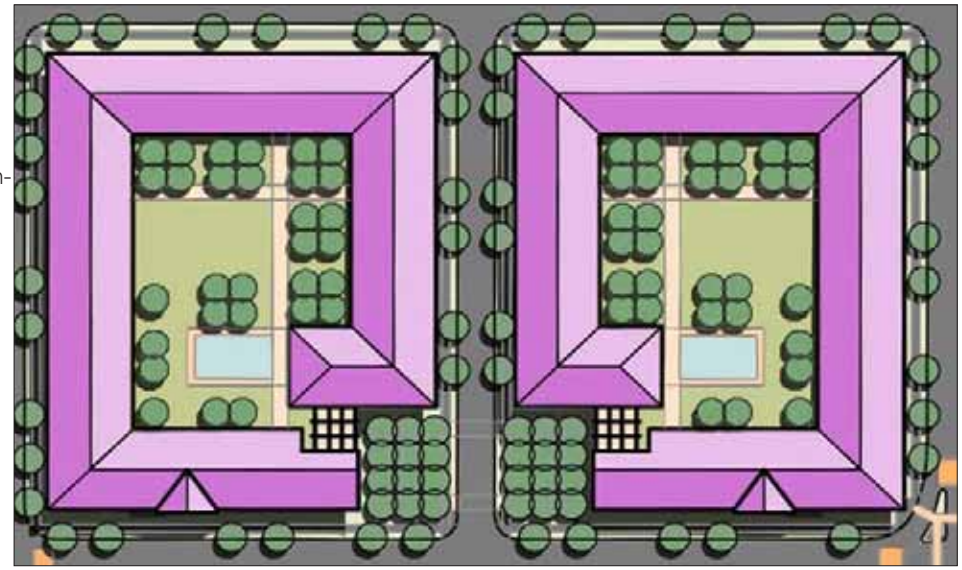
Max Height Single Use	60' or 5 Stories*
Max Height Mixed-Use	120' or 10 Stories
Max Res. Density Single Use	24 Units/Acre*
Max Res. Density Mixed-Use	Unlimited

** Single use discouraged*

III.
Village Planning
Building Blocks
Mixed-Use Type 'B'

Characteristics

- Ground floor commercial use
- Second floor residential or office
- Upper floors residential
- Three or more floors – dependent upon zoning/ability to accommodate parking
- Structured parking – wrapped by commercial on first floor – to edge of building screened by façade second floor
- Courtyard/amenity on roof of structured parking
- Reads architecturally as one building
- Strong relationship between building and street
- Strong pedestrian environment



Plan Delineation

Built Form

Key Zoning Standards – MU-1

Max Height Single Use	45' or 3 Stories*
Max Height Mixed-Use	60' or 5 Stories
Max Res. Density Single Use	18 Units/Acre*
Max Res. Density Mixed-Use	60 Units/Acre

** Single use discouraged*

Key Zoning Standards – MU-2

Max Height Single Use	60' or 5 Stories*
Max Height Mixed-Use	120' or 10 Stories
Max Res. Density Single Use	24 Units/Acre*
Max Res. Density Mixed-Use	Unlimited

** Single use discouraged*

Built Form

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III.
Village Planning
Consensus Development Plan

The consensus development plan responds to the goals and desires for the types of development expressed by the stakeholders in the first stakeholder meeting (see Appendix IV). The plan represents the consensus of the comments received related to the two preliminary development scenarios presented to the community in the second stakeholder meeting (see Appendix I).

Beginning with the northwest and southwest corners of University Drive and Berry Street, the plan recommends Type B mixed-use development with ground floor commercial uses and residential uses on the upper floors. These buildings are intended to form a gateway to the Berry/University Urban Village. The northeast corner of the intersection will be the home of the new TCU bookstore, which will anchor the corner with a retail use that continues to the north with the existing retail strip which is recommended to remain. The blocks to the west and east of the Grand Marc development are also prime sites for mixed-use development, with Type B mixed-use recommended for these sites. These two buildings working together with the Grand Marc will form a small complex of mixed-use development on the north side of Berry Street. The plan calls for the remaining properties on the north side of Berry Street to respond to the existing property ownership patterns and uses with townhouse uses being inserted into the existing neighborhood mix where practical.

On the south side of Berry Street, Type A mixed-use is recommended from the east side of University Drive to Lubbock Avenue, and again from Merida Avenue to Sandage Avenue. This development type will provide a smooth transition between the existing single-family neighborhoods to the south of the urban village. This area would develop with mixed-use structures providing ground floor retail and second floor lofts adjacent to Berry Street, with parking and a heavily landscaped buffer providing the transition to the existing residential structures to the south.

The block bounded by Sandage and McCart Avenues, and Berry and Devitt Streets becomes a transition point to the highest density and intensity of uses being recommended in the village. This block is currently owned by the Fort Worth ISD, and has the potential to be split by a new road that has the potential to extend to Frazier Avenue, and to become a vibrant component of a future transit-oriented development (TOD). This entry point into the future TOD is recommended to develop with mixed-use Type B development north of the proposed road, and townhouse uses are proposed south of the road to provide residential uses fronting on the existing residential lots along McCart and Sandage Avenues. The block bounded by McCart Avenue, Forest Park Boulevard, Berry Street and the proposed street is also recommended to develop with mixed-use Type B development, and forms the southeast corner of the existing urban village boundary.

Due to the potential for a future rail station in the vicinity of Cleburne Road and Berry Street, the village stakeholders supported a recommendation that the Berry/University Urban Village boundary be extended to include the area bounded by Forest Park Boulevard on the west, Devitt Street on the South, Cleburne Road on the east, and roughly bordering the Paschall High School property on the North. This area is within a 1300' radius (five minute walk) of the potential station site and is envisioned to develop with mixed-use Type B development contain a mix of residential, retail and office uses within the development. It is proposed that the buildings fronting on Berry Street contain all of these uses and also be the locations for the tallest buildings within the development. The buildings to the south would lean towards the residential uses with commercial uses sufficient to meet the immediate needs of each particular building. The overall development statistics for the Berry/University Village are as follows.

Plan Statistics

Residential	1,344 Units
Lofts	49
Flats	1,197
Townhouse	98
Commercial / Retail	522,000 SF
Office	278,000 SF

Consensus Development Plan

III.
Village Planning
Urban Design

The Fort Worth community has an important opportunity for urban revitalization in the Berry/University Urban Village. The zoning, urban design, and action recommendations summarized below should help the City and the Fort Worth community to take advantage of these opportunities, drawing people and investment to this urban village. These recommendations are further detailed in Appendix 3.

Desired Development Zoning and Concept

This study suggests a development concept for the Berry/University Urban Village (and an adjacent area along Berry) that has four distinct areas.

- Area 1. An area for high intensity commercial, institutional and residential uses, including those related to Texas Christian University. This area includes property on the north side of Berry and on the south side of Berry west of University. Its existing zoning is generally appropriate to support desired development.

- Area 2. An area where a mix of uses is desired, but at a lower intensity and finer-grained scale compatible with the adjacent neighborhood. This is the part of the urban village on the south side of Berry from University to Sandage. Changes to the height considerations in the current MU-1 is suggested. This district would provides incentives for a mix of uses but would reflect the smaller lot sizes and nearby neighborhood scale of development.

- Area 3. An area that includes a mix of uses but at a somewhat higher intensity. This part of the urban village is on the south side of Berry between Sandage and Forest Park. It is a transitional area between the neighborhood-scale uses in Area 2 and the potentially intensive development of Area 4. Its existing MU-1 zoning is appropriate for desired future development.

- Area 4. Finally, the area on both sides of Berry from Forest Park to Cleburne could become a vibrant transit-oriented development (TOD) if the T's future TCU station is developed at one of the two potential sites near the intersection of Berry and Cleburne. While this area is outside the boundary of the Berry/University Urban Village, the potential linkages with the urban village make it an important area to consider in conjunction with the village, and for potential inclusion within the urban village boundary. Use of MU-2 or a special TOD-oriented zoning district or overlay would be appropriate here.

Urban Design Standards

Stakeholders' opinions about desirable urban design features for the Berry/University Urban Village supported two primary aspects of the urban village's existing character: its eclectic nature and its role contributing to the continued livability and vitality of surrounding neighborhoods. Specific concerns dealt with: parking and its relationship to adjacent neighborhoods; landscaping, buffers and open space; signage; design of building facades and entries; and use of building materials. In general, the stakeholders' design objectives and suggestions are supported by the existing mixed-use zoning. As new development and reuse of existing buildings occurs, the appropriate design standards must be enforced so the new structures enhance the character of this urban village. Illustrations that are specific to this urban village may help communicate this intent to residents, property owners and developers.

Transit Connection: A New Opportunity

The Berry/University Urban Village is adjacent to the TCU campus, which functions as an important anchor and destination on the western edge of the village. On the eastern edge, its boundary is unremarkable – there is nothing to indicate that a visitor is entering a special area. Location of a TCU transit station near the intersection of Berry and Cleburne would change this dramatically. This station location offers significant benefits to this urban village:

- It would provide a destination on the eastern side of the village so shoppers and other visitors would have a reason to walk to and through the full extent of the village area.
- Visually, the station would become the eastern anchor for the village area.
- The retail and restaurants in the urban village would benefit from additional customers arriving on transit.
- The station would form the center for an area of transit-oriented development (TOD), with significant benefits when linked to the urban village. The consensus development plan for this TOD area would provide 736 residential units and over 500,000 square feet of non-residential development within a 5-minute walk from the transit station, and even more development within ½ mile of the station (within the urban village itself).

The HOK team recommends that the City of Fort Worth support location of the T's transit station serving TCU at one of the Berry/TCU sites rather than the 8th Avenue Yard site. If one of the Berry/TCU transit station sites is selected, we recommend an aggressive effort to anticipate, attract and achieve TOD around this station site and connection between the TOD and the Berry/University Urban Village.

Urban Village Implementation

The creation of a thriving and vibrant urban place does not end with the adoption of standards for the construction of the buildings and structures within its boundaries. People will choose to live in the urban village based on the area's character and activities. Shoppers, restaurant-goers and others have many choices among the region's neighborhoods. They will choose to patronize the businesses in this area because of its on-going appeal. To be successful, implementation of this urban village plan must include activities that continue during and after the time new buildings are built.

The recommendations below, and in more detail in Appendix 3, include steps that can be taken by the City of Fort Worth to support the success of the Berry/University Urban Village. They also include action recommendations for other public, institutional, and civic organizations, and for the owners and operators of businesses in the urban village. All of these decision-makers play a role in the success of this area because each of them contribute to the experience an individual will have when arriving in this urban village for the first time (or after a long absence). This experience will determine whether a visitor returns again, a prospective business owner invests, or a neighborhood resident decides to stay in the area. It is the sum total of these experiences – for many different people – that will make the Berry/University Urban Village a successful urban place.

- Completing development decisions.
- Enhancing village partnerships.
- Ensuring transportation alternatives.
- Providing urban village services.
- Educating village residents and visitors.
- Paying for enhancements.
- Attracting people to the urban village.

Neighborhood Zoning Recommendations

As was discovered in the review of existing land use and zoning in the Berry/University Urban Village, many of the single-family neighborhoods surrounding the mixed-use zoning boundary are zoned as two-family. It is recommended that the neighborhoods consider asking the Fort Worth City Council to initiate a rezoning process to bring the areas with two-family zoning into conformance with the current single-family use.

III.
Village Planning
Urban Design

It is recommended that the Berry/University Urban Village Boundary be expanded east of its current limits to include the properties currently zoned MU-1. This boundary extension respondes to the proposed transit station and the related transit-oriented development that is projected to follow. As noted in Appendix 3, there may be an oppurtunity to increase the intensity of mixed-use development within the expanded area following final decisions on the transit station location and the associated developments around the station.

Urban Village Expansion

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IV.
APPENDICES
Appendix 1
Preliminary Development Scenarios

The preliminary development scenarios, which were presented to the community in the second stakeholder meeting, represent two potential visions for future development in the Berry/University Urban Village. Scenario 'A' represents a less intense future for development, and Scenario 'B' a more intense future. The scenarios were designed to provide alternatives to the intensity and types of development that could occur on each key site within the village so that the stakeholders could discuss the merits of each approach in order to reach consensus.

Scenario A

Scenario B

IV. APPENDICES

Appendix 2

Development Summary

	Residential							Commercial / Retail					Office										
Building Number	Floor Plate	Floors	Gross SF	Gross SF/Unit	Units	Parking / Code	Required Parking	Floor Plate	Floors	Gross SF	Parking Code	Required Parking	Floor Plate	Floors	Gross SF	Parking Code	Required Parking	Total Required Parking	Total SF Parking	Structured (1/300)	Lot Area	Parking Floors	Total Floors
1	41561	2.00	83122	1100	76	1.6	121	41561	1.00	41561	1 / 250 SF	166	41561	0.00	0	1/400 SF	0	287	86,145		54717	1.57	3
2	7064	1.00	7064	1100	6	1.6	10	7064	1.00	7064	1 / 250 SF	28	7064	0.00	0	1/400 SF	0	39	12,330				2
3	4736	1.00	4736	1100	4	1.6	7	4736	1.00	4736	1 / 250 SF	19	4736	0.00	0	1/400 SF	0	26	8,266				2
4	4736	1.00	4736	1100	4	1.6	7	4736	1.00	4736	1 / 250 SF	19	4736	0.00	0	1/400 SF	0	26	8,266				2
5	4736	1.00	4736	1100	4	1.6	7	4736	1.00	4736	1 / 250 SF	19	4736	0.00	0	1/400 SF	0	26	8,266				2
6	4736	1.00	4736	1100	4	1.6	7	4736	1.00	4736	1 / 250 SF	19	4736	0.00	0	1/400 SF	0	26	8,266				2
7	4736	1.00	4736	1100	4	1.6	7	4736	1.00	4736	1 / 250 SF	19	4736	0.00	0	1/400 SF	0	26	8,266				2
8	4736	1.00	4736	1100	4	1.6	7	4736	1.00	4736	1 / 250 SF	19	4736	0.00	0	1/400 SF	0	26	8,266				2
9	4736	1.00	4736	1100	4	1.6	7	4736	1.00	4736	1 / 250 SF	19	4736	0.00	0	1/400 SF	0	26	8,266				2
10	4736	1.00	4736	1100	4	1.6	7	4736	1.00	4736	1 / 250 SF	19	4736	0.00	0	1/400 SF	0	26	8,266				2
11	40198	2.00	80396	1100	73	1.6	117	40198	0.75	30149	1 / 250 SF	121	40198	0.00	0	1/400 SF	0	238	71,260		57837	1.23	3
12	39780	2.00	79560	1100	72	1.6	116	39780	0.75	29835	1 / 250 SF	119	39780	0.00	0	1/400 SF	0	235	70,519		57080	1.24	3
13	44100	3.00	132300	1100	120	1.6	192	44100	1.00	44100	1 / 250 SF	176	44100	0.00	0	1/400 SF	0	369	110,651	1	58938	1.88	5
14	54225	2.75	149119	1100	136	1.6	217	54225	0.25	13556	1 / 250 SF	54	54225	0.00	0	1/400 SF	0	271	81,338		81345	1.00	3
15	44095	3.00	132285	1100	120	1.6	192	44095	1.00	44095	1 / 250 SF	176	44095	0.00	0	1/400 SF	0	369	110,638	1	58927	1.88	5
16	54219	2.75	149102	1100	136	1.6	217	54219	0.25	13555	1 / 250 SF	54	54219	0.00	0	1/400 SF	0	271	81,329	1	81331	1.00	4
17	44708	1.00	44708	1100	41	1.6	65	44708	1.00	44708	1 / 250 SF	179	44708	2.00	89416	1/400 SF	224	467	140,221	1	60060	2.33	5
18	25803	0.00	0	1100	0	1.6	0	25803	1.00	25803	1 / 250 SF	103	25803	4.00	103212	1/400 SF	258	361	108,373		34294	3.16	5
19	42525	3.75	159469	1100	145	1.6	232	42525	0.25	10631	1 / 250 SF	43	42525	0.00	0	1/400 SF	0	274	82,344	1	55346	1.49	5
20	42525	1.00	42525	1100	39	1.6	62	42525	1.00	42525	1 / 250 SF	170	42525	2.00	85050	1/400 SF	213	445	133,374	1	55346	2.41	5
21	4736	1.00	4736	1100	4	1.6	7	4736	1.00	4736	1 / 250 SF	19	4736	0.00	0	1/400 SF	0	26	8,266				2
22	4736	1.00	4736	1100	4	1.6	7	4736	1.00	4736	1 / 250 SF	19	4736	0.00	0	1/400 SF	0	26	8,266				2
23	4736	0.00	0	1100	0	1.6	0	4736	1.00	4736	1 / 250 SF	19	4736	0.00	0	1/400 SF	0	19	6,062				1
24	44282	0.00	0	1100	0	1.6	0	44282	0.25	11071	1 / 250 SF	44	44282	0.00	0	1/400 SF	0	44	13,285	1	59400	0.22	1
25	17962	2.00	35924	1100	33	1.6	52	17962	1.00	17962	1 / 250 SF	72	17962	0.00	0	1/400 SF	0	124	37,230	1	21894	1.70	4
26	17962	2.75	49396	1100	45	1.6	72	17962	0.25	4491	1 / 250 SF	18	17962	0.00	0	1/400 SF	0	90	26,943	1	21894	1.23	4
27	42480	2.00	84960	1100	77	1.6	124	42480	1.00	42480	1 / 250 SF	170	42480	0.00	0	1/400 SF	0	293	93,919	1	55888	1.68	4
28	46700	2.00	93400	1100	85	1.6	136	46700	1.00	46700	1 / 250 SF	187	46700	0.00	0	1/400 SF	0	323	103,249	1	65666	1.57	4
Total			**1,370,689**		**1,246**		384			**522,381**		447			**277,678**		0	830					
%			**63.1%**							**24.1%**					**12.8%**								

Loft	**49**
Flats	**1197**
Townhouse	**98**
Total Residential Units	**1344**

Total SF Development(*) **2,170,748**

* Does not include SF of Townhouse

This development summary chart indicates the assumptions made related to mix of use, height and unit size for each new building indicated on the consensus development plan. The floor plates indicate the actual building footprints indicated on the plan, and parking requirements are based roughly upon the requirements indicated within the City of Fort Worth Development Code. All results indicate the order of magnitude of development, and were used by the consulting team as a test to the basic feasibility of the development indicated.

Consensus Development Plan

IV. APPENDICES

Appendix 3
Analysis and Recommendations

Introduction

The Fort Worth community has an important opportunity for revitalization in the Berry/University Urban Village. The analysis and recommendations below address the zoning and urban design to guide new development in the area, as well as action steps to fund these efforts and to carry out the on-going activities that will draw people and investment to the area.

Desired Development Concept

This study suggests a development concept for the Berry/University Urban Village (and an adjacent area along Berry) that has four distinct areas, generally described below and shown on the map in Exhibit 1.

- Area 1. An area for high intensity commercial, institutional and residential uses, including those related to Texas Christian University. This area includes property on the north side of Berry and on the south side of Berry west of University.

- Area 2. An area where a mix of uses is desired, but at a lower intensity and finer-grained scale compatible with the adjacent neighborhood. This is the part of the urban village on the south side of Berry from University to Sandage.

- Area 3. An area that includes a mix of uses but at a somewhat higher intensity than area 2. This part of the urban village is on the south side of Berry between Sandage and Forest Park.

- Area 4. Finally, the area on both sides of Berry from Forest Park to Cleburne could become a vibrant transit-oriented development (TOD) if the T's future TCU station is developed at one of the two potential sites near the intersection of Berry and Cleburne. While this area is outside the current boundary of the Berry/University Urban Village, the potential linkages with the urban village make it an important area to consider in conjunction with the village, and for potential inclusion within the village boundary.

Land Use, Development Intensity, and Building Envelope

Current Zoning

The current zoning for most of the Berry/University Urban Village area supports the development pattern envisioned for an 'urban village'. As Exhibit 2 shows, the area north of Berry is zoned PD (with standards similar to the MU-2 high intensity mixed-use zoning) and the area south of Berry is zoned MU-1 (low intensity mixed-use), with a PD governing the use of one particular property. This exhibit also shows the current zoning of the neighborhoods and commercial areas adjacent to this urban village.

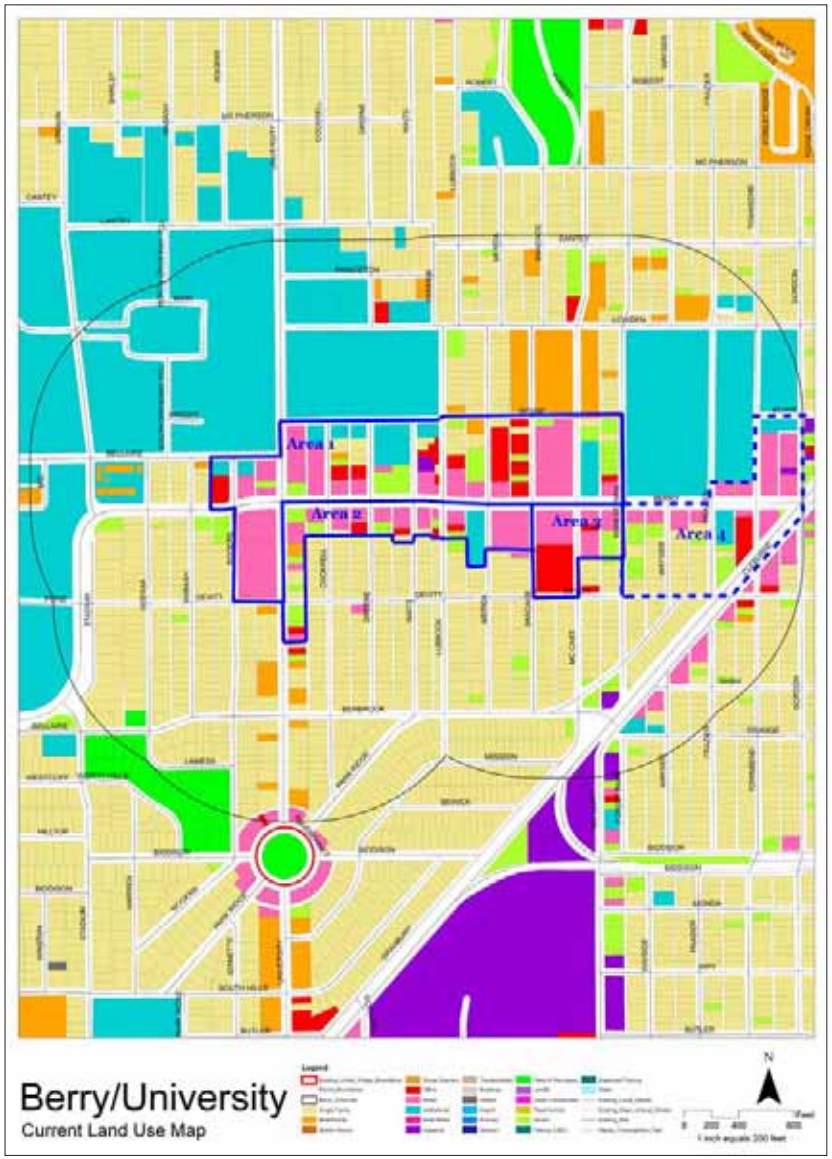

Exhibit 1 (map of area showing four subareas)

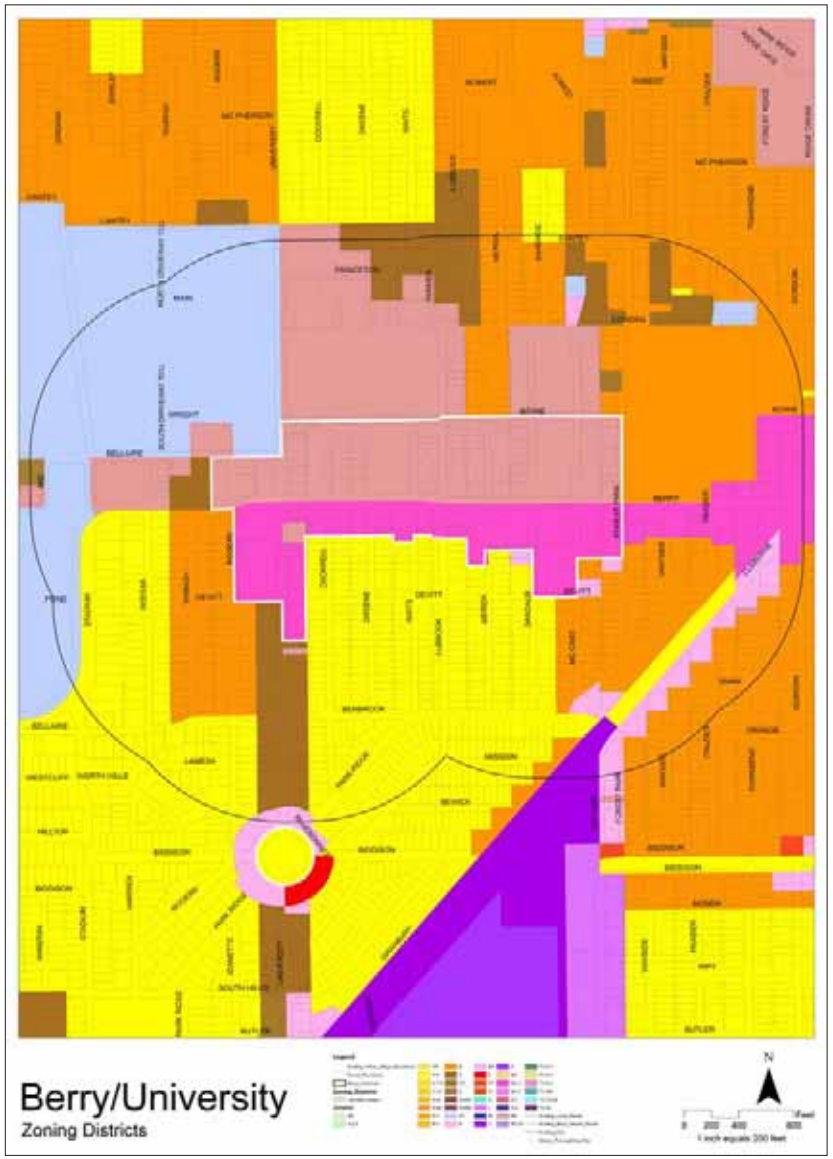

Exhibit 2 (current zoning)

Mixed-use zoning addresses land use, development intensity, and definition of the building envelope (defined through standards for setbacks from property lines and building height). It also includes standards for the design and materials used in structures. The key features of Fort Worth's MU-1 and MU-2 districts related to land use, development intensity, and building envelope are summarized in Exhibit 3. The exhibit shows that most requirements related to these issues are the same in these two mixed-use districts. Those requirements that differ are highlighted in the chart. They are:

- The standards for outdoor storage or display.
- The development intensity with and without a mix of uses and
- The height with and without a mix of uses.

Stakeholder Concerns

The concept of mixed-use development was supported by the stakeholders who participated in workshops during this study. However, there was concern about the development intensity allowed by the MU-1 zoning district in locations where this district is adjacent to single family neighborhoods, particularly the Bluebonnet Place neighborhood south of Berry. Stakeholders felt that the height (60' or 5 stories) and development intensity (up to 60 residential units per acre) that could be allowed for mixed-use projects was too intense adjacent to the neighborhoods.

Analysis and Recommendations

The HOK team evaluated the interaction among all development intensity and building envelope requirements for the properties in this urban village and in the adjacent Area 4 near the potential TCU transit station. Conclusions and recommendations for each of the four areas follow below. They are illustrated in Exhibit 4.

Area 1.

The existing PD north of Berry reflects the intensity and other requirements of the MU-2 district. These requirements are consistent with the development concept for this part of the urban village and with TCU's adopted Master Plan. The team does not recommend changes to the zoning in this area.

There is a small part of Area 1 south of Berry and west of University. This area includes the Albertson's grocery store and is currently zoned MU-1. Stakeholders felt it was very important that a grocery store be part of this urban village. Also, the area between the grocery store and Berry is immediately adjacent to the campus and other non-residential uses. While the existing uses and development intensities provide opportunities for urban village uses, redevelopment of this site at some point in the future could create a mix of uses that would include a grocery store but might offer additional retail, restaurant or housing options as well. Its uses would anchor the westerly end of the urban village and, along with the TCU campus buildings on the north side of the street, could provide a distinctive destination that draws people through the urban village along Berry. Such a development might benefit from the higher intensity and taller building height possible in the MU-2 district. While a zoning change is not needed at this time, MU-2 zoning could be considered in the future to support such an anchoring development.

Exhibit 3: Key Development Standards for Mixed Use Dsitricts

Topic	MU-1	MU-2	Notes
Land Use			
Primary Uses			
Uses	see note	see note	per use table in Chapter 4, Article 8, & supplemental standards of Chapter 5.
Mix of uses	see note	see note	residential, commercial & institutional uses may occupy the same building and lot, consistent with requirements for conceptual site plan (Section 4.902.E.1).
Additional Uses			
Open spaces, in primarily residential project	20%	20%	of net land area, when residential is over 90% of Gross Floor Area (GFA)
Open spaces, in project with a mix of uses	10%	10%	of net land area, for commercial and institutional uses, and mixed use when office, eating & entertainment, retail sales & service uses are 10% or more of GFA
Outdoor storage or display	per NC (E)	per IC (G)	
Development Intensity			
Residential Units per Acre			
Without a mix of uses	40	60	Maximum dwelling units per acre
With a mix of uses	60	unlimited	if office, eating & entertainment, retail sales & service uses are at least 10% of GFA
TH & other 1 and 2 family residential	24	24	
Non-Residential Intensity			
Any non-residential use	not specified	not specified	Non-residential intensity measures, such as Floor to Area Ratio (FAR), are not used
Building Envelope			
Front yard setback (maximum)	20'	20'	Exceptions for campus developments and in situations meeting special parking criteria.
Rear yard setback (minimum)	5'	5'	
Side yard setback (minimum)	see note	see note	10' separation when abutting property has facing windows
Height, maximum without a mix of uses	45' or 3 stories	60' or 5 stories	
Height, maximum with a mix of uses	60' or 5 stories	120' or 10 stories	if residential is 20% or more of GFA; or if office, eating & entertainment constitute 10% or more of GFA
Bufferyards, location 1	not required	not required	if 1 or 2 family development and adjacent to 1 or 2 family district
Bufferyards, location 2	per NC (E)	per NC (E)	in situations other than 'bufferyards, location 1'
Transitional height plane	required	required	in situations other than 'bufferyards, location 1'

Exhibit 3 (key development standards for MU districts)

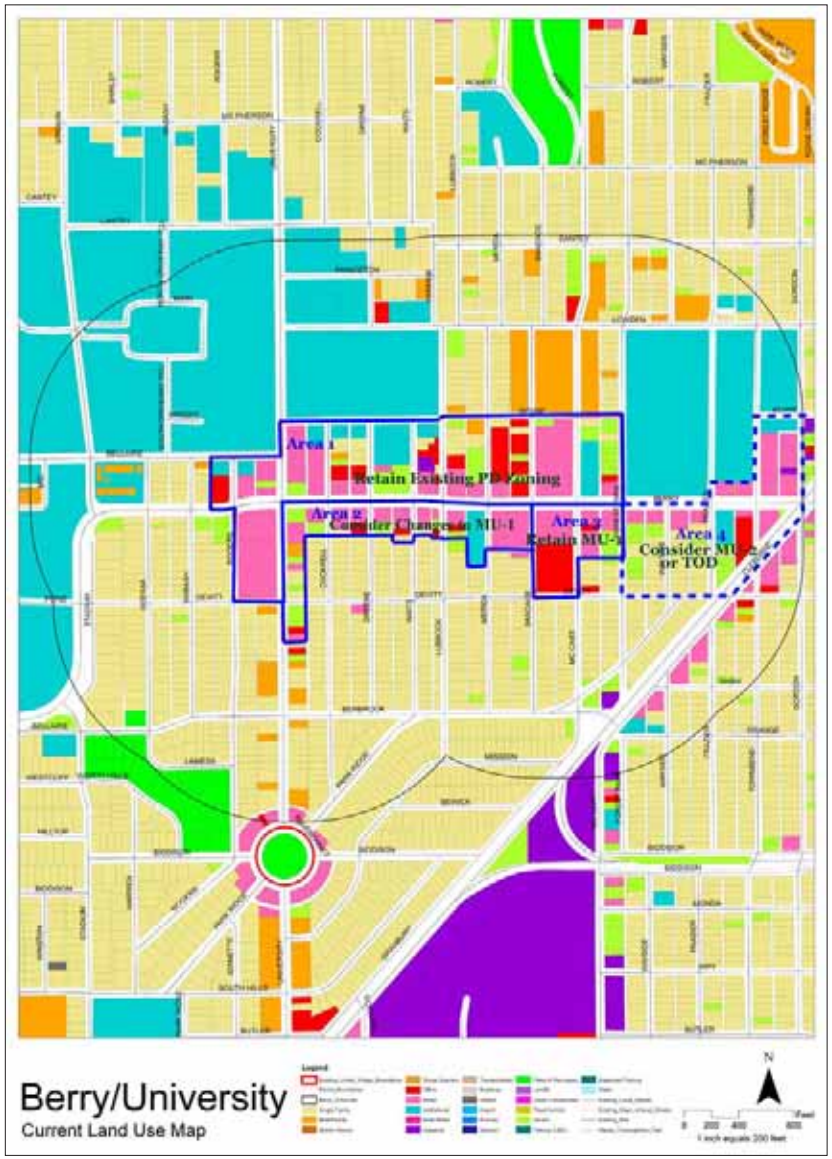

Exhibit 4 (zoning recommendations shown on map)

Area 2.
The HOK team studied the size of the blocks and parcels in this area. We evaluated the impact of the existing regulations – particularly setbacks, transitional height plane and parking requirements (assuming surface parking) – and concluded that these requirements prevent development at the maximum height permissible with MU-1 zoning. Unless parking is provided in a garage or other structure, the development in this area will not be over two stories in height.

Clarification of the area's actual development potential would help to reduce misunderstandings among developers, neighbors, and the City when mixed-use projects are proposed here. On one hand, the current levels of intensity and height appear to offer the developer an incentive, but it is not possible to achieve the level that is apparently available. On the other hand, neighbors will begin any discussion with a potential mixed-use developer with concerns about the impact on their community of the maximum level of intensity and height that seems to be available. Changes to the MU-1 mixed-use district would provide everyone with a clear expectation of the intended pattern of development in areas like this one. Changes to the MU-1 (Mixed-Use Low Intensity) district is suggested for areas where new mixed-use developments are desired as part of urban revitalization, and where it is important that they fit into the character established by a surrounding, developed community that has a finer-grained pattern of existing uses and lot sizes.

The proposed changes to MU-1 zoning should be examined in further detail by the City of Fort Worth and the Mixed-use Zoning Advisory Group. The following suggested changes would only affect properties zoned MU-1 that abut one or two-family zoned districts.

When a property zoned MU-1 abuts a single family use, a 45-degree transitional height plane helps ensure that buildings in MU districts are compatible in scale with adjacent lower-density neighborhoods. As currently written in Fort Worth's Zoning Ordinance "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."

It is recommended that the transitional height plane where MU-1 abuts a one or two-family zoned district be amended to include any portion of a building above 35 feet or 3 stories, whichever is less, shall be set back to allow for a 45 degree transitional height plane so that contextual scales are further addressed.

It is also recommended that the first 50 to 75 feet, to be determined by the City after further examination, of a property zoned MU-1 that abuts a one or two-family zoned district have a height cap of 45 feet or 3 stories, whichever is less.

One or both of these recommendations may be necessary to fully addressed contextual heights in these areas.

Area 3.
This is a transitional area. The urban village development concept envisions more intense development here than in Area 2. But the area is further from the future transit station than Area 4, where transit-oriented development is envisioned, and it is adjacent to existing single family areas. Future development in this area could include townhouse residential and mixed-use buildings with structured parking. The existing MU-1 zoning appears adequate for these uses, so no zoning change is suggested here.

Area 4.
This area is outside the current Berry/University Urban Village boundary. If the TCU Station for the future commuter rail line is located on either of the two potential sites near the Berry-Cleburne intersection, this area will be a prime location for transit-oriented development, and potentially for inclusion within the urban village boundary. While the current MU-1 zoning would allow for a mix of uses, it would not maximize the potential for transit-oriented development. The issues related to the transit station site are discussed in greater detail below. In terms of zoning, the HOK team recommends that the existing MU-1 zoning remain until decisions on transit and associated development are made. Depending on those choices, a more intense mixed-use designation would be appropriate here.

Urban Design Standards

Current Zoning
Urban design is an important part of Fort Worth's policies for mixed-use development. Key standards that apply to MU-1 and MU-2 address issues including:

- Off-Street Parking and Loading. These provisions ensure that the development will have sufficient parking for residents and visitors. They support joint use parking facilities, so parking is shared by uses that have different parking demand patterns.

- Landscaping and Buffers. Landscaping and buffers provide visual interest to pedestrians and can screen uses from one another.

- Signs. Commercial signage requirements apply to mixed-use districts, with some exceptions that further limit the size and type of sign in a mixed-use district.

- Facade Design Standards. These design features apply to new development and are intended to "encourage new buildings that complement neighborhood character, add visual interest and support a pedestrian-oriented environment." These standards include detailed provisions for facade variation, fenestration, building materials, and building entries.

Stakeholder Concerns
At stakeholder meetings in June and July 2007, participants voiced their opinions about desirable urban design features for the Berry/University Urban Village. Most comments supported two primary aspects of the urban village's existing character: its eclectic nature and its role of contributing to the continued livability and vitality of surrounding neighborhoods.

Analysis and Recommendations
Many of the stakeholders' design objectives and suggestions are supported by the existing zoning. As new development and reuse of existing buildings occurs, the appropriate design standards must be enforced so the new structures enhance the character of this urban village. Illustrations that are specific to this urban village may help communicate this intent to residents, property owners, and developers.

Off-Street Parking and Loading.
The Mixed-Use Building Type B illustrates a desirable approach to parking provision: the parking is structured and internal to the building so the facade on the street remains oriented to pedestrians. For smaller buildings, parking is located behind the building. Alleys and landscaping are used to screen residential neighborhoods from parking and loading activities. Joint use parking facilities would reduce the amount of land needed for parking, and would encourage people to park once and walk around in the urban village.

Landscaping and Buffers.
The existing zoning provides for landscaping as part of private development proposals. Also, the streetscape project along Berry has created a well-landscaped pedestrian area along this street. Education, incentives, and financial assistance could be used to increase the amount of landscaping (and other amenities) in the area and to support the stakeholders' emphasis on native plants, organic methods, and drought-tolerant landscaping.

Signs.
Stakeholders wanted signs to be more consistent within the urban village, in terms of size, scale, materials and colors. Signage for the area's many fast-food franchises was noted as a particular challenge to creation of a village atmosphere. There was concern about signs in windows that are "essentially permanent" and that prevent pedestrians from seeing into the stores and restaurants.

The City of Fort Worth is currently reviewing its citywide signage regulations. These concerns will be referred to that effort so it can consider the impacts of sign regulation on the City's efforts to create thriving urban villages.

Facade Design Standards.
These design features apply to new development and are intended to "encourage new buildings that complement neighborhood character, add visual interest and support a pedestrian-oriented environment." These standards include detailed provisions for facade variation, fenestration, building materials, and building entries. They provide most of the tools to address stakeholder concerns for this urban village.

1) Facade Variations.
Stakeholders wanted to see variation in the design and location of building facades on Berry. For example, they liked the concept of varying the setbacks of doors into businesses to create 'landings' and to provide a varied frontage and vista along the street. The MU districts require the use of scaling elements on building facades (3 or more elements when the facade is greater than 50 feet in width and at least 2 elements for narrower facades). One of the scaling element options is variation in the wall placement, which includes projecting and recessed door and window openings. Other facade scaling elements express building structural elements, change materials or material pattern and change the façade's color. Attention to these requirements for facade variation should achieve the objectives expressed by area stakeholders.

2) Fenestration.
Some stakeholders felt that modern architecture was not appropriate in this urban village. Certainly, the addition of many new structures clad in glass would change the character of this area. The MU districts require that "commercial building facades fronting on publicly accessible streets or open space shall be not less than 40 percent or more than 90 percent clear glazing". This requirement addresses these concerns. An additional issue raised by stakeholders was the extent to which store owners use signs (either painted on or mounted in windows) as a permanent part of their advertising. This signage, which obscures the view from the sidewalk into the stores, should be addressed by the sign ordinance. This concern will be shared with the committee reviewing this ordinance.

3) Building Materials.
Most stakeholders agreed that brick should be the primary building material used in the Berry/University Urban Village. Though there is a great deal of the "TCU brick" here, the stakeholders felt that the street scene in the village should not be dominated by this or any other single type of brick. Rather, they felt that a variety of brick and masonry materials would add to the area's eclectic design.

The MU districts require that "not less than 70 percent of all new building facades (not including door and window areas) facing publicly accessible streets or open space shall be constructed of the following masonry materials: stone, brick, terra cotta, patterned pre-cast concrete, cement board siding, cast stone or prefabricated brick panels". These requirements support the stakeholders' vision for this village.

A clear example of the variety intended here may clarify the community's intent. Exhibit 5 provides such an example. It shows a selection of the homes on a single block of the Bluebonnet Place neighborhood adjacent to this village – the block of Greene between Devitt and Benbrook. Such illustrations should communicate the community's intended 'eclectic style' to future developers.

4) Building Entries.
Stakeholders were interested in creating a street scene that provided shady places for people to talk, to look into shop windows, and to stroll even during hot or rainy days. They suggested the use of awnings as one technique to achieve this effect. The MU district establishes that "building entrances shall incorporate arcades, roofs, porches, alcoves or awnings that protect pedestrians from the sun and rain." This provision will ensure that future development does include the desired street enhancements to encourage pedestrians.

As noted above, many of the design features desired by Berry/ University stakeholders are now addressed by the MU-1 and MU-2 zoning districts.

Since the MU zoning is still fairly new, and little development has occurred under its requirements in this urban village, two additional steps are suggested so its provisions can be used to maximum benefit.

First, a 'Berry/University Urban Village' guide book should be created. This guide would be similar to the document titled "Fort Worth's Mixed-Use Zoning Standards" that explains the application of these districts citywide. But it would be focused specifically on this urban village. By providing examples of existing structures in the village, and others that depict the particular characteristics desired by village stakeholders, this guide book would inform property owners and potential developers about community concerns and thus help them to design projects that will address these issues and find stakeholder support. The guide book would also educate neighbors and potential residents, so they know the level of attention that has been given to their concerns. By clearly showing what can be expected, neighbors should be more comfortable that new developments proposed in the urban village will result in positive changes but will still leave the character of the urban village they value.

Second, periodic meetings or workshops might be held for village-area residents, property owners, and stakeholders. At these meetings, the design standards that are in place could be presented to educate new residents and to re-affirm the stakeholders' commitment to a specific urban village character. Such sessions could also serve as a forum for discussion of proposed developments and progress on other urban village implementation programs.

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Exhibit 5 (brick examples)

Transit Connection: A New Opportunity

Current Conditions

The Berry/University Urban Village is adjacent to the TCU campus, which functions as an important anchor and destination to the west of the village itself. On the eastern edge of the village, its current boundary at Forest Park is unremarkable – there is nothing to indicate that a visitor is entering a special area. Paschall High School, at Berry and Forest Park, is a destination for students, but it is not an anchor or destination for others who may live, shop, or dine in the urban village. To the east of Forest Park, the land uses and urban design along Berry are not remarkable.

Potential Transit Sites

The current conditions to the east of the urban village will change dramatically if The T's transit study results in location of a TCU transit station near the intersection of Berry and Cleburne. Two of the three possible sites for this transit station are here, with a third proposed for the 8th Avenue Yard property further north. Exhibit 6 shows the general location of the three sites under consideration. The HOK consultant team reviewed the status of this transit study and its analysis of potential locations. The team concluded that the two locations on Berry offer significant benefits to this urban village:

- They would provide a destination on the eastern side of the village so shoppers and other visitors would have a reason to walk to and through the full extent of the village area;
- Visually, the station would become the eastern anchor for the village area;
- The retail and restaurants in the urban village would benefit from additional customers arriving on transit; and
- The station would form the center for an area of transit-oriented development (TOD), with significant benefits when linked to, or potentially include within, the urban village.

The team's initial assessment of this transit-related potential was discussed with stakeholders at a September 2007 workshop.

Stakeholder Input

Stakeholders at the September session were very interested in transit service to TCU and to this urban village. They saw transit as an important asset supporting the pedestrian-oriented character of the urban village. In addition, they agreed with the team's assessment that a transit station at this intersection was much more likely to support and enhance the existing and planned character of the community. They expressed concerns about the 8th Avenue Yard location – that the site was too far from the urban village and the TCU campus, that it could have negative impacts on adjacent single family neighborhoods, and that it did not contribute as effectively to achieving existing community objectives, such as the creation of designated urban villages.

Analysis and Recommendations

The consultant team extended its work on the Berry/University Urban Village to include the potential transit station locations at Berry and Cleburne. The T and its consultants, URS/Townscape, shared information and design concepts for this purpose. The development concepts are shown in Exhibits 7 to 11 on the following pages. The concept plan for the urban village now includes a generalized development pattern for the areas around the southerly station location. This concept is shown in Exhibit 12. Based on evaluation of these alternatives, the consultant team found that:

- Approximately half of the Berry/University Urban Village area (from Lubbock Street east) would be within a half-mile radius around the two potential 'Berry TCU' station sites, while none of it would be included in the half-mile radius around the 8th Avenue Yard site.

- The future population and employment density within ½ mile of the Berry/TCU transit station sites will be larger than it is today, based on the urban village concept plan. Therefore, these sites offer a customer base to support transit that will increase as the urban village develops. The 8th Avenue Yard project is not near an urban village, so it will not have the same potential for increased customer support and transit ridership.

- Location of the transit station on Berry will create a very significant linkage to the urban village and the TCU campus. It allows the urban village development character to be continued along Berry and to connect with more intense TOD uses at the station itself. This is a unique and important opportunity for urban revitalization that should be aggressively pursued.

- Plans for the Berry/University Urban Village include a strong pedestrian orientation, a significant emphasis on mixed-use development, and urban design that supports and enhances this distinctive existing commercial area. This character and these design features can be extended to the Berry/TCU transit station area. This connection will encourage neighborhood residents, students, and shoppers to use the T and, on the other hand, will give T riders an easy and understandable way to reach urban village shops, restaurants and the activities available on the TCU campus. A variety of non-automobile transportation choices will link TCU to the transit station through the urban village.

- Transit riders traveling to TCU would be better served by the Berry/TCU station. Travel from the 8th Avenue Yard site to TCU would require walking or biking a significantly longer distance through neighborhood areas. Any shuttle service connecting the campus and an 8th avenue yard transit station would face two basic choices: run on neighborhood streets with the potential for neighborhood disruption; or follow a less-direct route along major streets. One of the more likely routes would actually follow Cleburne south and then turn west on Berry. Location of the station at the Berry/Cleburne intersection would shorten this shuttle's route by about half.

- The Berry/Cleburne sites' proximity to Paschal High School provides an additional customer base for transit that would be less likely at the 8th Avenue Yard site.

Exhibit 6 (the T's three site locations)

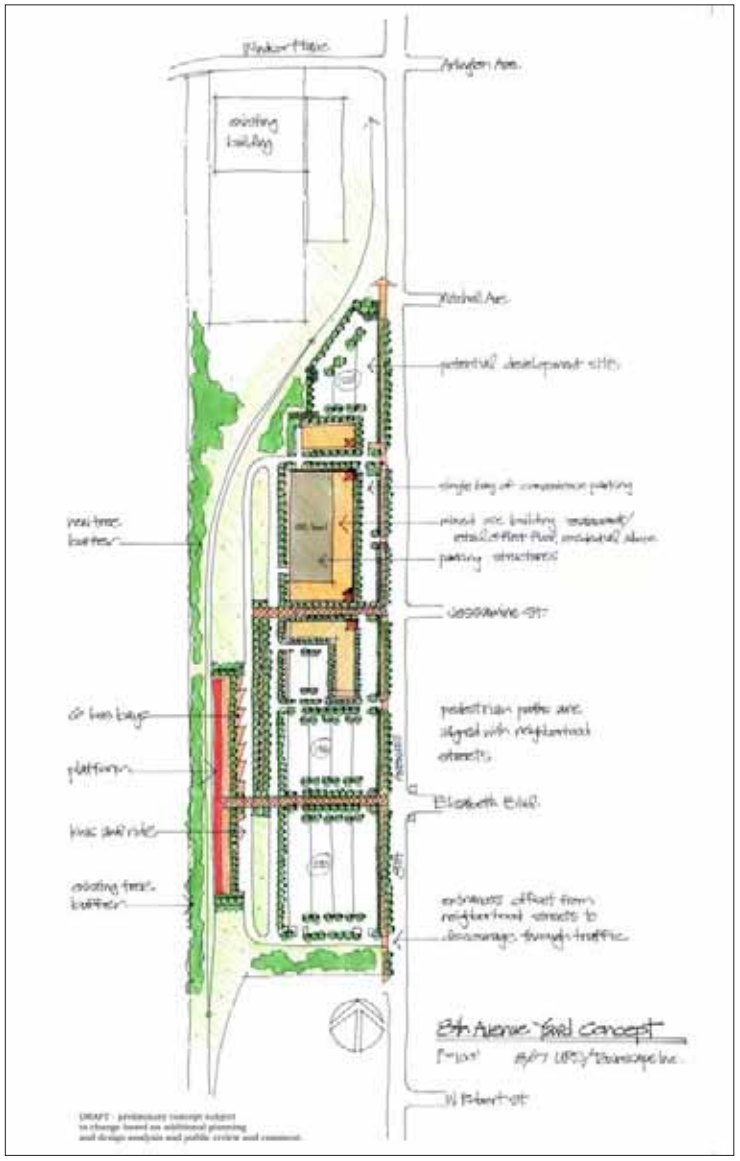

Exhibit 7 (8th Avenue Yard concept)

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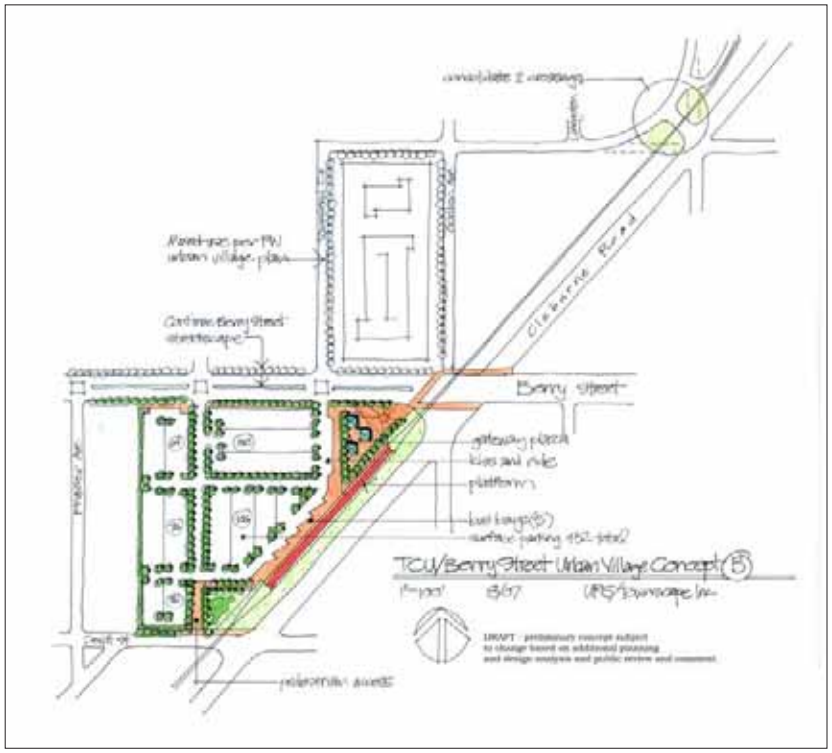

Exhibit 8 (Berry/TCU north site, version 1)

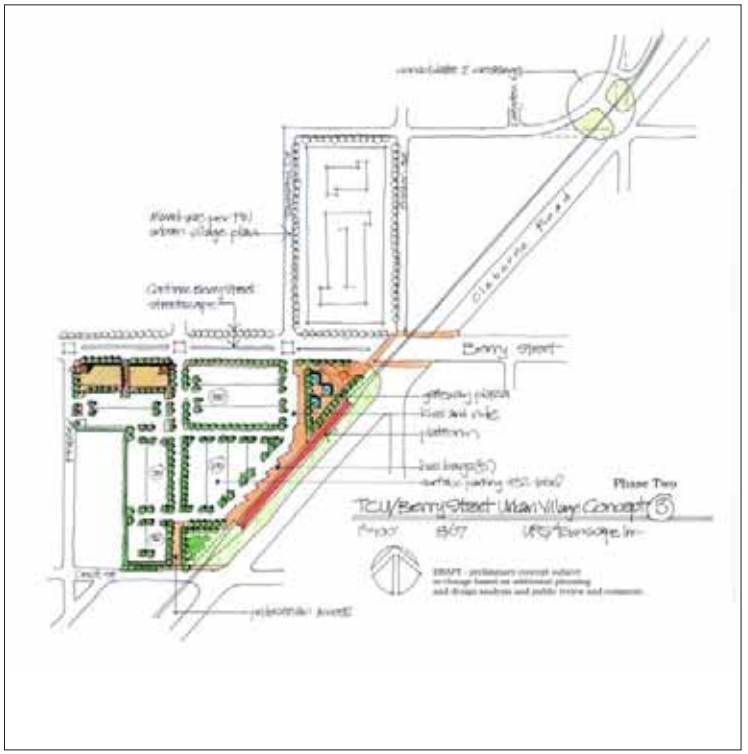

Exhibit 9 (Berry/TCU north site, version 2)

Exhibit 10 (Berry/TCU south site, version 1)

Exhibit 11 (Berry/TCU south site, version 2)

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Exhibit 12 (HOK concept plan)

- Development potential could be significant at the Berry/Cleburne sites. Based on the HOK concept plan in Exhibit 12, development potential for the TOD sites was calculated. This concept would provide 736 residential units and over 500,000 square feet of non-residential development within a 5 minute walk from the transit station. This concept assumes that the transit station is located on the site south of Berry, but we expect that a similar amount of development could occur around the site on the north side of Berry. Since about half of the urban village is also within the half-mile radius used by the T to determined ridership potential, there will be even more future jobs and residents than just those in the TOD development itself. Such development potential should be an important advantage to the T. Since there is not an urban village within ½ mile of the 8th Avenue Yard site, the future development potential is unlikely to be as great at that location.

The HOK team recommends that the City of Fort Worth support location of the T's transit station serving TCU at one of the Berry/TCU sites rather than the 8th Avenue Yard site. This position should be advocated at the T's upcoming Technical Roundtables and station area planning workshops. The T should be requested to consider the development projections resulting from this Berry/University Urban Village concept plan in its evaluation of future population and employment near the potential transit station sites.

Assuming that one of the Berry/TCU transit station sites is selected, the City should undertake an aggressive effort to anticipate, attract, and achieve TOD around this station site and connections between the TOD and the Berry/University Urban Village. This effort should be a collaboration of the City of Fort Worth, The T, Fort Worth Independent School District and TCU. It should involve and engage private property owners and potential developers, as well as civic groups such as the Berry Street Initiative. Key implementation steps are:

1. A TOD study area should be defined that extends from the easterly Berry/University Urban Village boundary to a boundary approximately 1,300 feet east of the future station site. This study area would become the focus for efforts to implement the Berry/University concept plan and accomplish TOD construction. While the area should extend to both sides of the future station, the development emphasis would be on properties to the west because they will best connect with the urban village.

2. The City should convene discussions with the other public and educational entities listed above to establish a formal partnership for creation of this Berry TOD center.

3. Since there is significant public land ownership in this area (primarily due to Paschall High School and other FWISD facilities), the school district, the City and The T should consider the potential for a joint development agreement for the area. Such an agreement could provide:

   3.1. Redevelopment of land for public uses integrated in the TOD center. For example, the FWISD training center now located between Sandage and McCart could be incorporated into development near the transit station, making it much more accessible to persons arriving from other parts of the FWISD area.

   3.2. Public infrastructure (such as an extension of the Berry streetscape design) to enhance the TOD area.

   3.3. Rezoning tailored to the objectives of TOD and the opportunities of this particular location, either through a special TOD zoning, use of the existing MU-2 zoning district, or a PD. Any of these options would increase the development potential beyond the level of the area's current MU-1 zoning. They would emphasize a form-based approach and urban design that relates these new developments to the character of the adjacent urban village.

   3.4. A revenue stream from property development and rental that returns value to the public entities.

4. The City should consider creation of a TIF (tax increment finance) district for this TOD study area. The TIF would formalize the plans for public investment in the area, along with a detailed development plan and a finance plan based on this private development. It would enable infrastructure to be funded through the tax increment resulting from increases in property value around the station site.

5. Other public incentives should be evaluated and incorporated into the TOD center's development plans. Such incentives could include development fee reductions or rebates, fast-track development review, or similar measures.

6. A TOD plan for the area would serve as the basis for rezoning and TIF district creation. It would build on the concept plan for the Berry/University Urban Village and would provide specific design details, requirements, and development incentives for private uses around the station.

7. Development agreements (or similar vehicles) would be used to formalize the public and private commitments for individual developments within the TOD center.

Implementation Recommendations
These recommendations are organized under seven broad topics, each of which will help to create and continue the Berry/University Urban Village stakeholders' vision. After each item, a champion is noted in brackets. These champions are proposed as the lead organization for that particular action item, though many of these actions will require collaboration among multiple organizations.

Completing Development Decisions.
The action recommendations here recap the recommendations in earlier sections of this report related to zoning, transit site selection, and transit-oriented development.

1. Consider changes to the current MU-1 height standards to address contextual scales when MU-1 zoned development abuts one or two-family zoned areas. [City of Fort Worth]

2. Advocate the selection of one of the sites at Berry and Cleburne for the location of The T's commuter rail station serving TCU. [City of Fort Worth]

3. Following the decision on the transit station location, implement the recommendations supporting a transit-oriented development (TOD) district at the eastern edge of the Berry/University Urban Village. [City of Fort Worth]

4. Prepare a "Berry/University Urban Village Guidebook" that explains the development and design standards for the village and provides examples from the area for use by property owners, future developers, and other stakeholders. [City of Fort Worth or civic entity]

5. Convene regular 'village meeting' to inform residents about development standards and progress in urban village implementation. [City of Fort Worth or civic entity]

Enhancing Village Partnerships.
While the public sector can contribute to the development of an urban village, partnerships are essential for its long-term success. The Berry/University Urban Village is fortunate because there is already a strong and successful civic partnership focused on this area – the Berry Street Initiative. This organization has played an important part in the area's revitalization and in shaping this urban village. It is one of the groups that should take ownership of action items that implement this vision for the area.

6. Secure the support of major institutions (particularly TCU) and civic organizations (beginning with the Berry Street Initiative) for this urban village plan and its implementation. [City of Fort Worth to convene]

7. Review the action steps and funding approaches proposed below and determine which organizations are able to provide expanded support for Berry/University implementation. [City of Fort Worth to lead discussion]

8. Determine the role the Berry Street Initiative is willing and able to play in urban village implementation. If feasible, this entity would take on the responsibilities of the 'civic entity' noted below. [Berry Street Initiative]

9. As necessary, form new organizations or partnerships to accomplish action steps that cannot be undertaken by the existing stakeholders. [various]

10. Establish a timeline for action and an annual schedule for review of progress. [All partners]

Ensuring Transportation Alternatives.
An urban village is intended to be a place where people do not need to drive an automobile for every trip they take. The land use pattern and intensity help achieve this objective because they place many destinations close together. Additional action items should ensure that it is easy to choose non-auto transportation alternatives for travel in this area.

11. Provide a trolley or shuttle bus that connects TCU, this urban village, and the future transit station. [The T]

12. Incorporate bike racks into streetscape and private developments. [City of Fort Worth]

13. Build or widen sidewalks that lead from adjacent neighborhoods to the urban village, or consider using some of the existing alleyways to make pedestrian connections to the village. [City of Fort Worth, property owners]

14. Include a dedicated bike lane(s) in the new 'people scale' street between the transit station and Merida. [City of Fort Worth]

15. Seek additional funding (such as NCTCOG Sustainable Development funds) to extend the current streetscape project on Berry to Cleburne, and along the new 'people scale' street. [City of Fort Worth]

16. Investigate creation of a parking district, village parking authority, or standard joint use parking agreement for the Berry/University Urban Village. These tools should facilitate the provision of parking for customers without committing extensive amounts of the village's land to parking areas; they should also encourage customers to park once and walk to multiple destinations within the village. [City of Fort Worth, civic entity, or property owners]

Providing Urban Village Services.
The urban village experience is different from the experience of a typical suburban neighborhood or shopping mall. The urban pattern is more fine-grained, with variation in design and use happening frequently along the major development corridor. Details make a difference here because people are focused more closely on their surroundings and, often, will experience the area as a pedestrian. As a result, the level of public services is also different than in a suburban setting. The action items below propose steps to ensure that the quality of experiences in this urban village will meet and exceed expectations.

17. Code enforcement staff should be familiar with the design standards and agreements for this area, as well as the health and safety requirements they enforce citywide. These details are a significant part of the desired character of the urban village, so it's important that they be followed. [City of Fort Worth]

18. A police presence in the urban village will increase the sense of security in the area. Given the urban village character, police should patrol on foot or bicycle. An 'urban village shift' in the late afternoons and evenings would allow those officers to be part of the community and would make them available during the times when the largest number of people are likely to be in the area. [City of Fort Worth]

19. Sanitation services (trash pick-up, street sweeping and so forth) must occur on a more frequent schedule in an area with many pedestrians than in an area experienced largely by drivers in cars. An enhanced service schedule should be established and followed. [City of Fort Worth or civic entity]

20. Area stakeholders were very interested in locally-appropriate landscaping, organic landscape techniques, and the creation of additional green spaces within the village. A partnership with a group such as the Master Naturalists could make the Berry/University Urban Village the model for environmentally-friendly urban green space. This partnership could provide education and training to local property owners; volunteers to plant, design green spaces or maintain planted areas; and donated plants to businesses, schools, or homeowners. [civic entity]

Educating Village Residents and Visitors
Some of the people who live in this urban village and its surrounding neighborhoods may be accustomed to a more suburban style of life. Customers, students, and other visitors may also expect a suburban, auto-oriented experience. Since the urban village offers a very different setting, it must be designed and operated in a way that changes these expectations and informs people about the urban village experience.

21. Design, fund, and install entry features that clearly tell a visitor he or she is entering a specific new area. On the west, this entry feature should occur at Rogers. Assuming the T station is located at Berry and Cleburne, the eastern entry features should be at Cleburne (for persons arriving by car) and incorporated in the T station itself. [civic entity]

22. Use signage, traffic calming techniques, and police enforcement to 'train' drivers along Berry to treat this as a pedestrian-oriented urban area instead of a suburban thoroughfare. [City of Fort Worth]

23. Use way-finding and signage to make it easy for visitors and residents to find their way to and from the T station, the TCU campus, and the businesses and institutions within the urban village. [civic entity]

Paying for Enhancements

The amenities and activities found in an urban village may require more effort and funding than those in a suburban area. Funding for capital improvements, operation and maintenance of facilities, and event programming is essential if the urban village is to attain its full potential. While the City of Fort Worth may undertake some of these efforts because of the importance of urban villages to the overall city's well-being, it is also appropriate that local stakeholders take responsibility for some initiatives.

24. Consider creation of a TIF (tax increment finance) district for the area surrounding the Berry/TCU T station. [City of Fort Worth and other public entities]

25. Consider creation of a PID (public improvement district) or BID (business improvement district) to fund enhanced amenities and carry out a higher level of service within the urban village. [civic entity or village property owners]

26. Consider a program to fund upgrades of the existing buildings in the area. A program for facade improvement, for example, would help the owners and business operators in the smaller buildings from University to Sandage upgrade their signage and landscaping so it is more consistent with the village design objectives. [City of Fort Worth or civic entity]

Attracting People to the Urban Village

Over time, new development will make the Berry/University Urban Village an appealing place to live, work, shop, and visit. Coordinated efforts to market the entire urban village will benefit individual businesses and residential buildings; it will also strengthen the appeal of nearby neighborhoods.

27. Establish a marketing initiative for the urban village. This initiative would focus on communication about the village and its attractions. It might consider proposals such as:

    27.1. Creating a distinct name for the urban village.
    27.2. Developing maps, web sites, and other tools to market the area's attractions.
    27.3. Preparing brochures or similar materials to attract people to the area and its new development. [civic entity]

28. Create at least one regular event that gives people a reason to come to the urban village. This could be an annual festival, or it could be a monthly evening when all stores are open and sidewalk events attract visitors. [civic entity]

IV. APPENDICES

Appendix 4
Summary of Stakeholder Meeting Comments

Community Meeting 1
University Christian Church
June 13, 2007

Community Meeting 1 – University Christian Church – June 13, 2007

The first community meeting of the Berry/University Urban Village planning initiative was convened by Mark Bowers, Group Vice President, HOK. Fort Worth Council Member Wendy Davis, District 9, joined the group. (See the attached summary for listing of all attendees.)

Mr. Bowers gave a summary of Fort Worth's Central City Revitalization Strategy, which incorporates the urban village concept that combines a mixture of uses, jobs, public spaces, transportation connections, pedestrian activity and sense of place. He noted that the City can utilize capital improvement programs and economic incentives to stimulate revitalization, as well as apply mixed-use zoning that is higher density and pedestrian-oriented, consistent with the community's vision for the area.

Discussion began with a recap of the progress the village has made to date, including establishment of mixed-use zoning; TCU's mixed-use development that includes 244 apartments and 30,000 square feet of retail; and a North Central Texas Council of Governments grant for streetscape improvements. Questions were asked about the definition of planned development zoning, mixed-use zoning, and specific requirements of each including height restrictions.

Mr. Bowers said that key to the process is understanding if and in what form should architectural guidelines be developed. He explained that the existing mixture of architectural design, forms, and materials creates visual clutter rather than a desirable continuity for the area. Participants expressed an interest in TCU's master plan, especially on the north side of Berry and around the intersection of Berry Street and University Drive. HOK will incorporate TCU's plans into its overall study for the area.

Participants were curious about why two urban villages are being created; one being the Berry/University Village and one being the Blue Bonnet Circle Village because of their close proximity. Mr. Bowers explained that the Blue Bonnet Circle study includes looking at whether its boundaries should extend up to the Albertson's near the Berry/University intersection. He said it would be natural for the two villages, with investment over time, to "grow together."

A number of the participants expressed dislike for mixed-use zoning in the way it allowed for the construction of the Albertson's, based on density and height applications

Traffic
Participants observed that traffic speeds through the area and hampers pedestrian activity. They do not want new commercial development to push parking into adjacent neighborhoods, nor do they want slower traffic along Berry Street to result in increased vehicular traffic in their neighborhoods. It was agreed that traffic calming strategies should be incorporated into the study.

Area Icons
Participants identified the following places that they believe are important to the area's identity.

-- the block north of University previously occupied by John's Grille, a dry cleaners, and other services. It has been important to the university population and the community as a whole.
-- the historical value and general appeal of "the TCU brick" though some participants said that its "color can be too much."
-- the eclectic nature of homes and other buildings. The TCU area "holds its value," it was said.

Input for Design Guideline Promulgation
When asked to list concepts and ideas for the area, participants spoke about the following:

-- Code enforcement must be a part of the strategy. Right now, this can be lacking, and more density and rebuilding will likely create additional issues.
-- The ratio of green to concrete should be considered.
-- Traffic must be slowed down in all areas.
-- TCU should sponsor a small trolley to mitigate parking issues.
-- Four to five story buildings are not appropriate for the neighborhoods.
-- Parking should be addressed and incorporated into multi-use developments. It could be below ground with pedestrian access at grade.
-- Residential borders must be respected and multi-use projects should not encroach upon them.

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-- There should be a balance between public and private goals. There should be a return on investment for business interests, and the public's concerns should be resolved.
-- Signage should be more attractive and adhere to sign guidelines. There should be transparency in store windows so persons can "see in."
-- Noises associated with commercial interests (emptying of dumpsters) should be minimized.
-- More bicycle police would be good.
-- Bike racks would encourage more bicyclers.
-- Additional lighting as part of streetscapes could encourage pedestrian traffic.
-- The creative use of shade and "grouping" of amenities could encourage people to gather together.
-- Landscaping should be drought tolerant and native to the area.
-- Automobile drivers should be re-educated about how to drive safely in urban villages, where there is pedestrian traffic.

Attendees (Elected Officials, Staff, Consultants)		
Scott Bellen	Senior Planner	Fort Worth Planning and Development Department
Mark Bowers	Consultant	HOK
Marisa Conlin	Graduate Engineer Traffic Services	Fort Worth Transportation & Public Works Department
Wendy Davis	Council Member, District 9	City of Fort Worth
Phil Dupler		Fort Worth Transportation Authority
Randy Hutcheson	Senior Planner	Fort Worth Planning and Development Department
Don Koski	Senior Planner	Fort Worth Transportation & Public Works Department
Linda Pavlik	Consultant	Pavlik and Associates
Arty Wheaton-Rodriguez	Planner	Fort Worth Planning and Development Department
Karen Walz	Consultant	Strategic Community Solutions
Participants		
Paul and Diane Alexander	Homeowner	City of Fort Worth
Nora Anderson	Homeowner	City of Fort Worth
Eric Brooks	Homeowner	City of Fort Worth
Alex Clarke	Homeowner	City of Fort Worth
Valerie Cole		
Bob and Judy Cureton	Homeowner	City of Fort Worth
Sandra Dennehy	Homeowner/Stakeholder	Berry Street Initiative
Robert Dorsey	Homeowner	City of Fort Worth
Holly Fawcett	Homeowner	City of Fort Worth
Helga Gerlinger	Homeowner	City of Fort Worth
Chris Haller	Homeowner	Patterson Commercial
James Hawks	Homeowner	City of Fort Worth
Melissa Wade and Paul Hunter	Homeowner	City of Fort Worth
John S. Killian	Homeowner	City of Fort Worth
Todd Labovitz	Homeowner	City of Fort Worth
Philip Lopez	Homeowner	City of Fort Worth
Lindsay Lowenthal	Homeowner	City of Fort Worth

IV. APPENDICES

Appendix 4 Summary of Stakeholder Meeting Comments

Community Meeting 1
University Christian Church
June 13, 2007

Participants (Continued)

William Robert Martin	Homeowner	City of Fort Worth
Caron Quevreaux	Homeowner	City of Fort Worth
Cecilia Robertson	Homeowner	City of Fort Worth
James Rodriguez	Homeowner	City of Fort Worth
Kerby Smith		Trademark Property
L.W. Stephens		City of Fort Worth
Aaron Swallow	Student/Parents Own	City of Fort Worth
LeeAnn Taylor	Renter	City of Fort Worth
Joyce Valentine	Homeowner	City of Fort Worth
Richard Vlasich		
Debbie & Graham Winchester	Homeowner	City of Fort Worth
Sharon Wynn	Homeowner	City of Fort Worth

Community Meeting 2 – University Christian Church – July 18, 2007

The second community meeting of the Berry/University Urban Village planning initiative was convened by Mark Bowers, Group Vice President, HOK, at the University Christian Church. Fort Worth Council Member Wendy Davis, District 9, joined the group. (See the attached listing of all attendees.)

Mr. Bowers asked attendees to think about how they would like the area to look in the next 20, 25 or 30 years, or what would be the "ultimate" vision for the area. He said the scenarios presented may not be right for the area, but everyone should comment on them so the plan being developed is truly theirs. He stated that the village already has MU-1, PD/MU-1, and PD/MU-2 zoning in place. Other progress which has been made in the creation of an urban village includes the 244 apartments and 30,000 square feet of retail and office developed by TCU and a Sustainable Development Grant for streetscape improvements from the North Central Texas Council of Governments. During his overview of existing zoning and land use, he noted that there are several parcels of land that have been put together by one owner and that these could serve as a catalyst for development in the short term.

Building blocks in an urban village are: (1) townhouses that are no more than three stories and that have either 18 units or 24 units per acre; (2) mixed-use, type A, which has two zoning categories, MU-1 and MU-2. These forms often have retail on the first floor which is accessed from the front of the building; other stories up to 10 (MU-2 only) are likely residential and entered from the rear of the property parking is by the surface; (3) mixed-use, type B, which also has two zoning categories, MU-1 and MU-2. Here it is common for several floors of parking to sit on top of the first floor's retail. Residences are then on top of the parking with amenities being on the rooftop. There is also a concept that is much more intense with single buildings being separated by streets or pedestrian roadways, and (4) mixed-use, type C, that is even more intense. For example, a parking garage may be completely wrapped by other buildings. The buildings may be separated by streets or pedestrian roadways. The automobile is not dominant.

Based on citizen input from the first community meeting and employing the City's design guidelines, the HOK team presented two mixed-use concepts for which they solicited comments from attendees. Scenario A was less dense that Scenario B, and rather than taking more property for commercial development, showed townhouses along Berry Street in order to link this village with the Bluebonnet Circle Urban Village. Small retail, non-franchise shops were drawn along the south side of Berry Street with the appropriate barrier from single-family residences. The Berry Streetscape would extend onto University. The scenario also takes into consideration TCU's desire to extend the campus along Berry Street. Scenario B allows for a transition to an urban environment that is dense and provides a rail station by extending the village boundaries to the east. This scenario presents a bolder presence for TCU and maximizes the pedestrian mall that the school has in its master plan. It also transforms the traditional grocery store into a larger, multi-use building, with the store being on the first floor. Mr. Bowers reminded the group that small eateries and shops need support from adjacent residences and offices in order to be viable.

To encourage new buildings that complement neighborhood character, add visual interest, and support a pedestrian-oriented environment, the City of Fort Worth has created design standards that support the MU-1 and MU-2 zoning districts. The standards are not intended to encourage architectural uniformity or the imitation of older buildings. Existing design standards include: (1) facade variations that call for the use of projecting and recessed elements such as porches, cantilevers, balconies, bay 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; (2) fenestration that calls for new commercial building facades fronting on publicly accessible streets or open spaces to be not less than 40 percent or more than 90 percent clear gazing; (3) building materials that call for at least 70 percent of all new building facades (not including door and window areas) facing publicly accessible streets or open to space to be constructed of stone, brick, terra cotta, patterned pre-case concrete, cement board siding, cast stone or prefabricated brick panels; (4) fences and gates, that promote pedestrian-oriented developments, exterior security fences and gates, located along public streets or walkways which are publicly accessible through a public easement, or along publicly accessible open space, cannot extend beyond building facades.

Community Meeting 2
University Christian Church
July 18, 2007

Comments made by the participants included:

- In Scenario A, both ends need to be anchored; only the west end appears to be anchored.
- Scenario A may require more parking.
- Several structures in Scenario B look like they be public housing based, in part, on the density.
- Scenario B could be misleading because it appears that all TCU growth will be residential, when, in fact, is very likely much of it will be institutional or academic.
- Townhouses in Scenario B appear to be good buffers.
- More parking may be needed because this retail area should draw shoppers from all of Fort Worth.
- The final scenario should be a composite of both.
- Will the utilities be visible? Can they be put underground?
- The area's historical integrity should be preserved.
- The Grand Marc appears to be too large in scale for the area.
- Opinions about the area's architecture varied greatly.

Attendees (Elected Officials, Staff, Consultants)

Scott Bellen	Senior Planner	Fort Worth Planning and Development Department
Mark Bowers	Consultant	HOK
Wendy Davis	Council Member, District 9	City of Fort Worth
Esmeralda DeLaCruz		Fort Worth Transportation & Public Works Department
Phil Dupler		Fort Worth Transportation Authority
Curvie Hawkins		Fort Worth Transportation Authority
Don Koski	Senior Planner	Fort Worth Transportation & Public Works Department
Linda Pavlik	Consultant	Pavlik and Associates
Arty Wheaton-Rodriguez	Planner	Fort Worth Planning and Development Department

Participants

Lowell and Kathryn Bryan	Homeowner	
Joel Burns	Homeowner	
Elliot Carman	Stakeholder/Homeowner	Bluebonnet Place NA
Linda Clark	Stakeholder/Homeowner	Berry Street Initiative
Albert and Sally Davis	Homeowner	
Sandra Dennehy	Stakeholder/Homeowner	Berry Street Initiative
Jon Edmonds	Homeowner	
Charles Ellis	Stakeholder/Homeowner	Byers McCart NA
Helga Gerlinger	Homeowner	
Joe and Lynn Guy	Homeowner	
Paul N. Hunter	Homeowner	
Rick Kubes		Kubes Family Partnership

Community Meeting 2
University Christian Church
July 18, 2007

Participants (Continued)

William Robert Martin	Homeowner	
Kevin McBurnett	Renter	
Jon McDavid	Homeowner	
Nancy Menard	Homeowner	
Don Mills	Stakeholder	TCU, Vice-Chancellor
Betty Richards	Homeowner	
Shelah Kate Rockway	Homeowner	
James Rodriguez	Homeowner	
Debbie Stein	Business/Stakeholder	Heliotrope
Joyce Valentine	Homeowner	
Natalie Weimer	Homeowner	
Sharon Wilemon	Homeowner	

Community Meeting 3
University Christian Church
September 27, 2007

Community Meeting 3 – University Christian Church – September 27, 2007

Given similar opportunities and challenges, and because many stakeholders had been attending both meetings, the third public meetings of the Berry/University Village and Bluebonnet Circle Village were held together at the University Christian Church. Fort Worth Council Member Wendy Davis, District 9, joined the group. (See the attached listing of all attendees.)

Mr. Bowers emphasized that the consensus plans developed for the two villages were based on two extreme scenarios which were presented for feedback at the second public meeting. He noted that the boundaries for the Berry/University Village are already in place, but that they do not exist for Bluebonnet Circle Village. In the Berry/University area, MU-1, PD/MU-1, and PD/MU-2 zoning allow for projects like TCU's Grand Marc, and a NCTCOG sustainable development grant for streetscape improvements has been approved. On the other hand, Bluebonnet Circle has recently completed a community-led park master plan. The scenarios developed for both villages as a part of this initiative included townhouses and open space, although Berry/University's concepts were denser.

Berry/University Village

The consensus plan for Berry/University Village includes: (1) 1,344 residential units including 49 lofts, 1,197 flats and 98 townhouses; (2) commercial/retail space totaling 522,000 SF; and (3) office space totaling 278,000 SF. A proposed rail transit station will attract new development. TCU is considering a performing arts center south of the intersection on University, and the grocery store site serves as a strong buffer between residential and retail in the village. On the north side of university, TCU's master plan becomes a foundation for the village. The FWISD site presents an opportunity to take back residential use property so that the area would be compatible with existing homes. More density should be created near the proposed rail station site.

Design standards presented by the consultants are not intended to encourage architectural uniformity or imitation of older buildings. Issues raised by stakeholders during previous public meetings can be addressed by applying Fort Worth's mixed-use urban design standards. For example:

- Facade variations will achieve the goals of setting back and varying door locations.
- Fenestration requirements will control the coverage of glass on new buildings.
- Design guidelines support stakeholder preferences. Brick should be dominant, but not all brick should be the same.
- Building entries will incorporate arcades, porches, and other features that protect pedestrians from the elements.
- Landscaping requirements provide screening of parking and support for xeriscape.

In regards to stakeholder concerns about signage, the consultant is communicating with the City as it updates its overall sign regulations. Areas being emphasized are consistency in color and materials, limiting signage painted on windows, and compatibility with the village's character.

PD and MU-2 zoning on the north side of Berry will provide guidance and the incentive for appropriate development. The same will be true for the MU-1 zoning on the south side of the street. Transitional height plane requirements further limit building height. The consultants are proposing creation of a new zoning district or changes to existing mixed-use zoning. These would be used where new mixed-use development is desired adjacent to existing neighborhoods with distinctive character and finer-grained development patterns. The use should be compatible with and strengthen the neighborhood. Such a change could restrict the building height to 35' and residential intensity to 24 units/acre. With mixed-use the zoning classification could allow a building height of 45' or 3 stories and residential intensity of 40 units/acre. Areas now zoned for MU-1 could be considered for such changes where immediately adjacent to single-family neighborhoods.

Community Meeting 3
University Christian Church
September 27, 2007

The consultants strongly recommended the use of this study and transit planning to create a vital and thriving community anchored on the west by TCU's campus and on the east by TCU's proposed transit station. A mix of uses, intensities, and design styles along Berry Street should be surrounded by thriving neighborhoods with good connections and easy access by many travel modes. The proposed transit-oriented development should connect Berry to the Berry/University Urban Village.
Next steps to support this vision are:

- Encourage The T to focus on the Berry Street options for the TCU location.
- Develop land use and design guidelines that connect the urban village to future transit.
- Develop transportation connections of all types between two anchors.
- Maximize the community and economic benefits of a transit station by supporting neighborhood and commercial reinvestment.

Discussion
Comments centered on whether a transit station should be located along Berry Street or along Eighth Avenue and the large parking lots shown on The T's plans for the stations. It was noted that transit agencies are not in the business of building parking structures unless they can partner with other entities or private developers. Environmental concerns raised included the use of more concrete which reflects heat, and LEED building guidelines were referenced as a partial solution. The Fort Worth City Council has appointed a task force to study how LEED construction can support sustainability and apply to design guidelines in various districts.

Discussion about design recommendations for Bluebonnet Circle centered on questions about traffic flow in the proposed roundabout. Traffic would yield coming into the circle, not while moving through the circle as is the case today. The new Southwest Parkway should decrease cut-through traffic in the area.

Attendees (Elected Officials, Staff, Consultants)

Louis Alonzo		Fort Worth ISD
Mark Bowers	Consultant	HOK
Wendy Davis	Council Member, District 9	City of Fort Worth
Eric Fladager	Comprehensive Planning Manager	Fort Worth Planning and Development Department
Don Koski	Senior Planner	Fort Worth Transportation & Public Works Department
George Kruzick	CGCS	City of Fort Worth
Linda Pavlik		Consultant Pavlik and Associates
Jaun Rangel		Fort Worth ISD
Arty Wheaton-Rodriguez	Planner	Fort Worth Planning and Development Department
Kristi Wiseman	Council Aide	City of Fort Worth

Participants

Karen K Barrington	Homeowner	
Michael & Debora Beauclair		
Bebe Beheler	Homeowner	
Elliot Carmon	Stakeholder/Homeowner	Bluebonnet Place NA
Linda Clark	Stakeholder/Homeowner	Berry Street Initiative
Ruth N Clements	Homeowner	
Bob and Judy Cureton	Homeowner	
Dalton Danolf		
Sandra Dennehy	Stakeholder/Homeowner	Berry Street Initiative
Jan Edmonds	Homeowner	

IV.
APPENDICES
Appendix 4
Summary of Stakeholder Meeting Comments

Community Meeting 3
University Christian Church
September 27, 2007

Participants (Continued)

Fernando Florez	Homeowner	
Serena Keeler	Homeowner	
Sharon Kirk	Business Owner	College of St. Thomas Moore
Todd Labovitz	Homeowner	
John Langston	Homeowner	
Adelaide Leavens	Homeowner	
J.R. Martinez	Homeowner	
Diane McKinzie	Homeowner	
Aaron Nathan		Kimley Horn
Gene Oehl	Homeowner	
Kwan Kie & Sian I Oei	Homeowner	
Ann Pearce		
Betty Richards	Homeowner	
Debbie Stein	Busivness/Stakeholder	Heliotrope
Lee Ann Taylor	Renter	
John Tipton		
John Toent		
Joyce Valentine	Homeowner	
Bill Warren	Homeowner	
Jeff Warren	Homeowner	
Helen Valrie Watson	Homeowner	
Joel & Janis Werland	Homeowner	
Greg L & Sharon Wilemon	Homeowner	
Brian Williams		