

Berry Street Projects Town Hall Meeting



Presented to the Berry Street Community

By the
Planning and Development Department

June 21, 2011

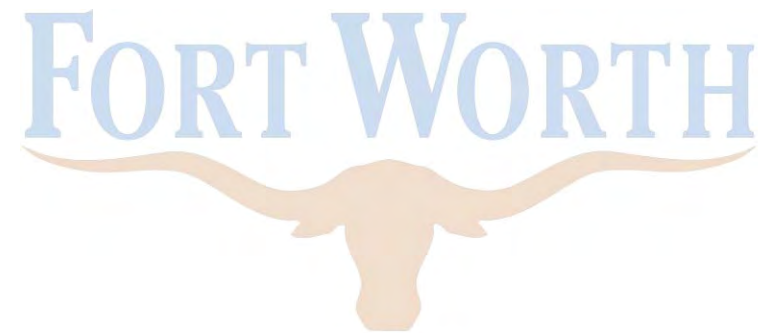


AGENDA

WEST BERRY TOWN HALL MEETING

Tuesday, June 21, 2001 6:00 pm
La Mancha Business Centre, 2701 West Berry Street

- | | |
|--|--|
| 1. Welcome/Introduction | Joel Burns |
| 2. Overview Presentation on Berry Street Projects | Eric Fladager |
| 3. Break-out Forum (<i>Staffed displays on each topic covered in the presentation will be available for more detailed discussion and Q&A</i>) | |
| a. Berry Street Initiative | Sandra Dennehy, Linda Clark, Rick Kubes |
| b. Berry/University Urban Village and Streetscape Improvements | Arty Wheaton-Rodriguez |
| c. Commuter Rail Line | Curvie Hawkins (The T) |
| d. Stormwater Management | Greg Simmons, Don McChesney, Burton Johnson (Baker Corp), Farzine Hakimi (HOK) |
| e. Transit Oriented Development (TOD) and Form-Based Code | Eric Fladager, Dana Burghdoff |
| f. Interim Rezoning Effort for TOD | Beth Knight, Jocelyn Murphy |



Berry Street Initiative



Berry Street Initiative

Vision

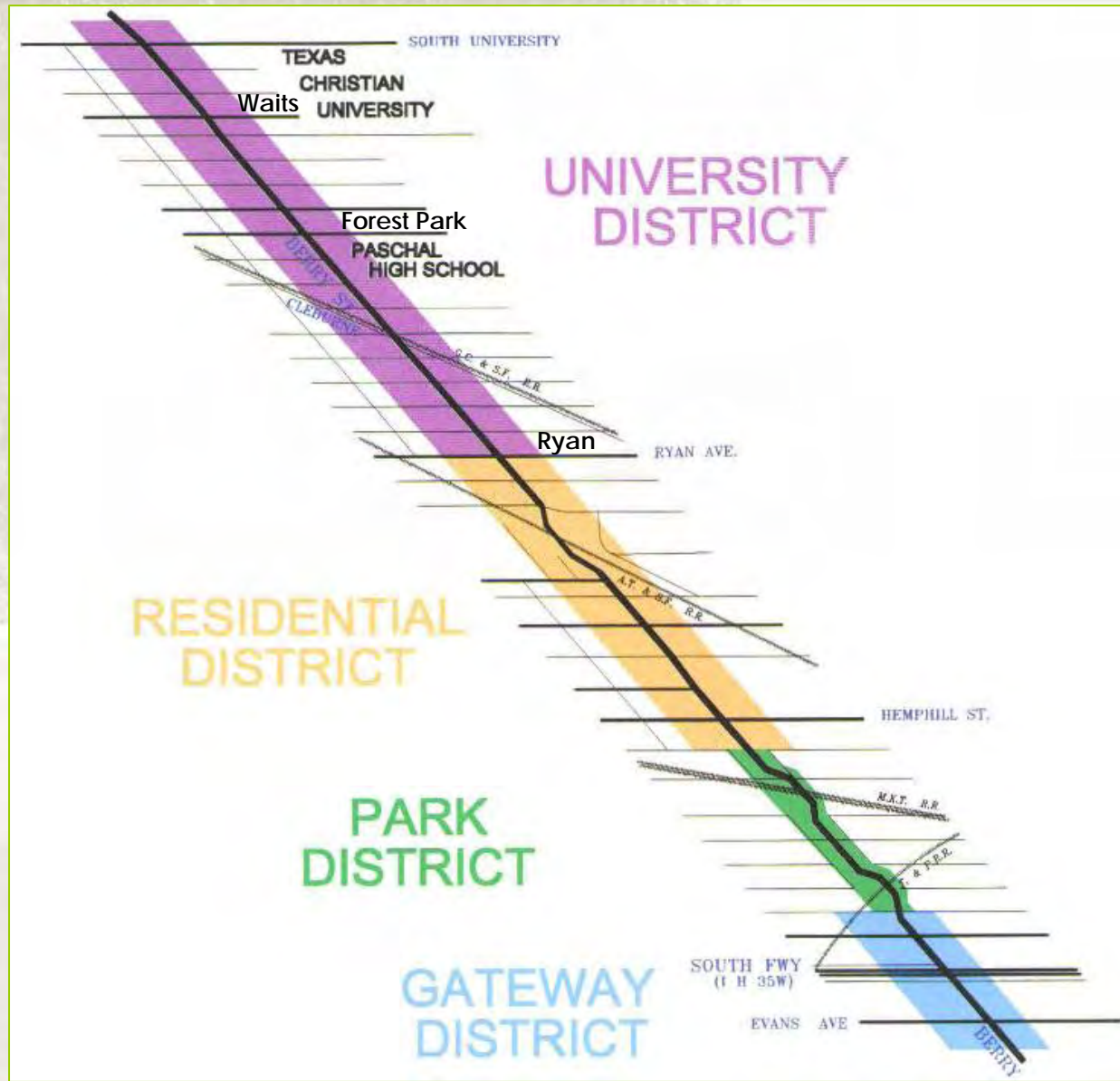
“Create a visually **attractive** Berry Street that is commercially **viable** and **active**, filled with **places** for people to **live, learn, work, shop, recreate, interact** socially, and enjoy a **special** urban environment **safely.**”





Districts

PRIORITY PROJECTS

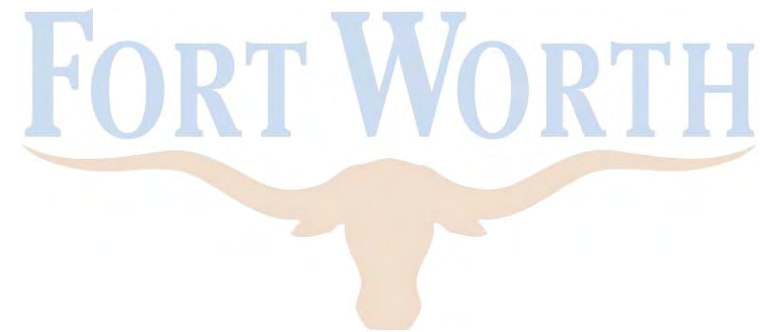




University District

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



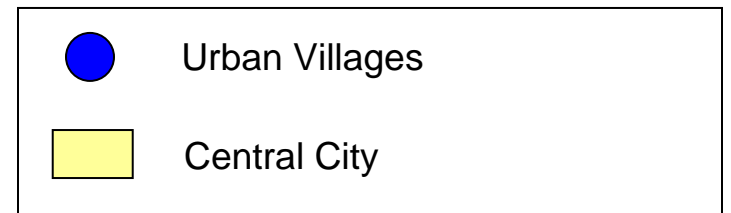
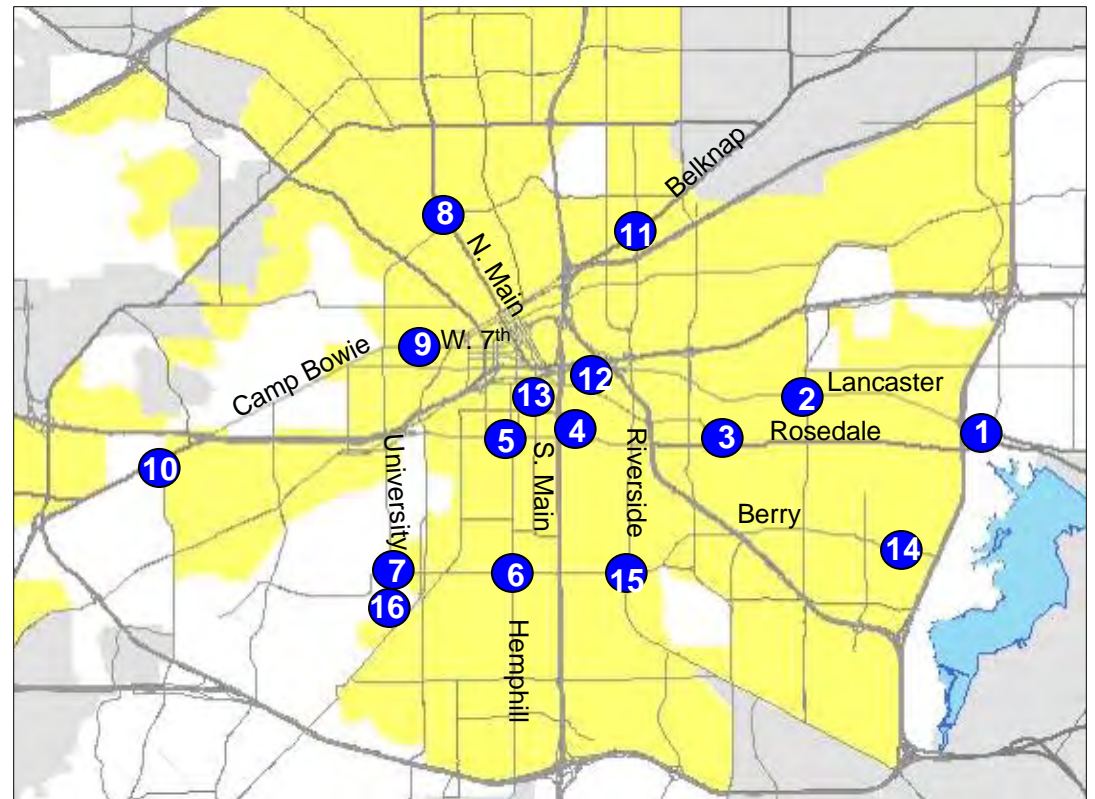


Berry/University Urban Village

Designated Mixed-Use Urban Villages

Urban Villages

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



Berry/University Urban Village Concept Plan

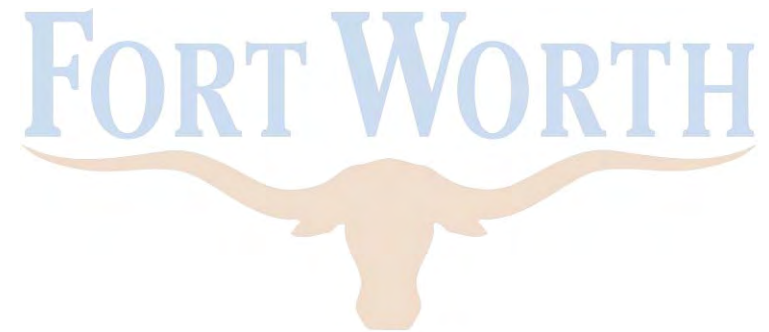


Revitalization Progress in Urban Villages

PRIVATE INVESTMENT, 2001-2010 (millions)	
West Seventh	\$340.1
Magnolia	\$260.9
Berry/University	\$215.8
Polytechnic/Wesleyan	\$25.5
All 16 Urban Villages* (Total)	\$1,086.5

Source: City of Fort Worth, Permits Plus. Values include development within 1/4 mile of the urban village.

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



Berry Street Improvements

Capital Improvements Completed in the Berry/University Urban Village

West Berry Street – Phase One: Waits to Forest Park



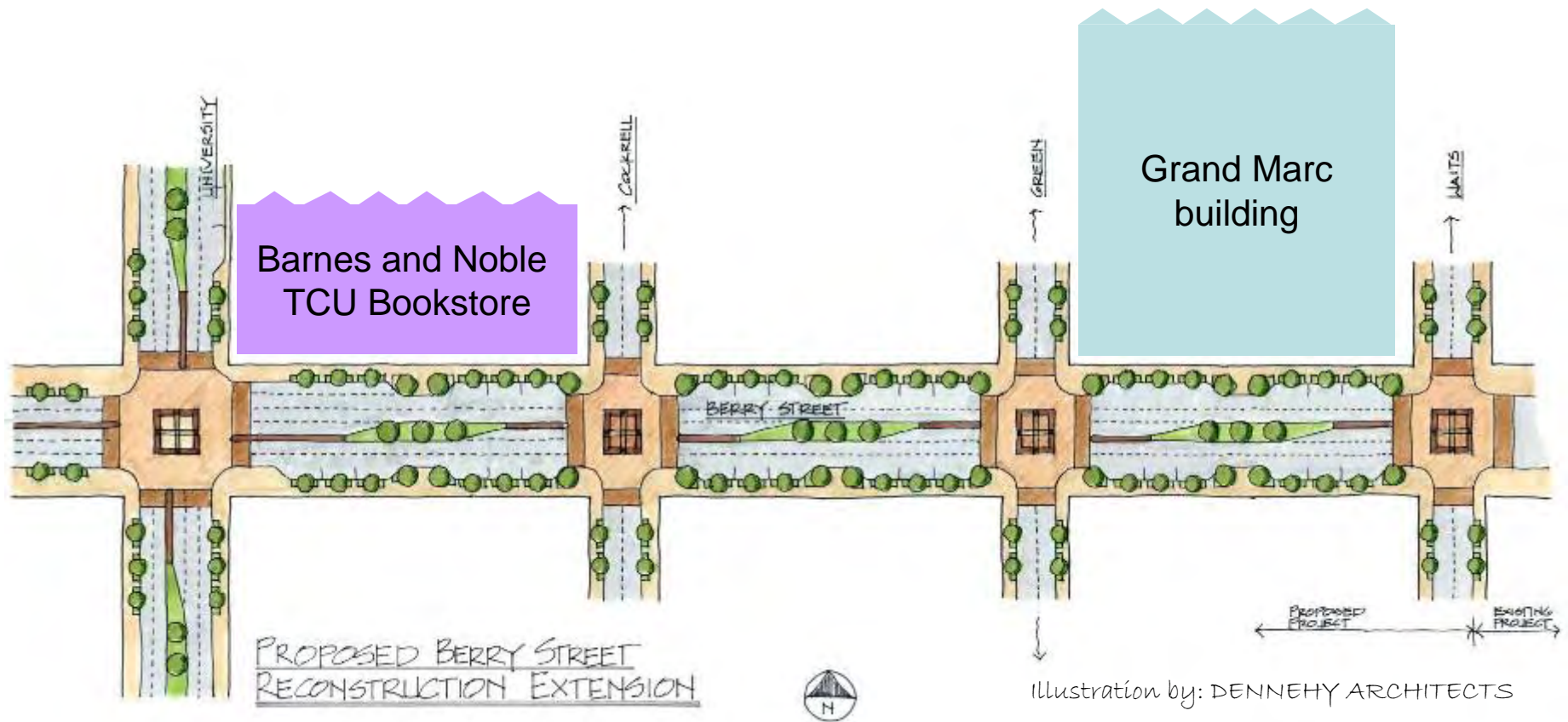
Before

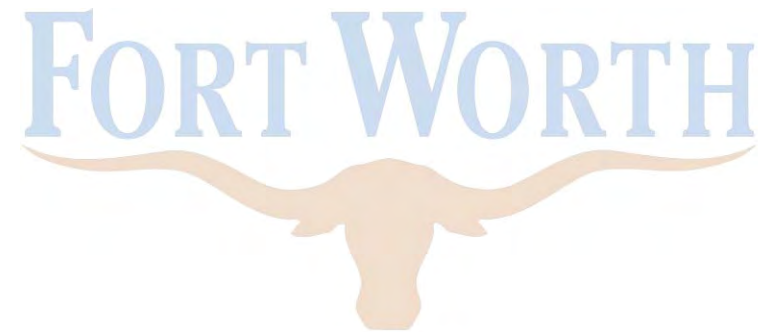


After

Capital Improvements Under Design in the Berry/University Urban Village

West Berry Street – Phase Two: University to Waits

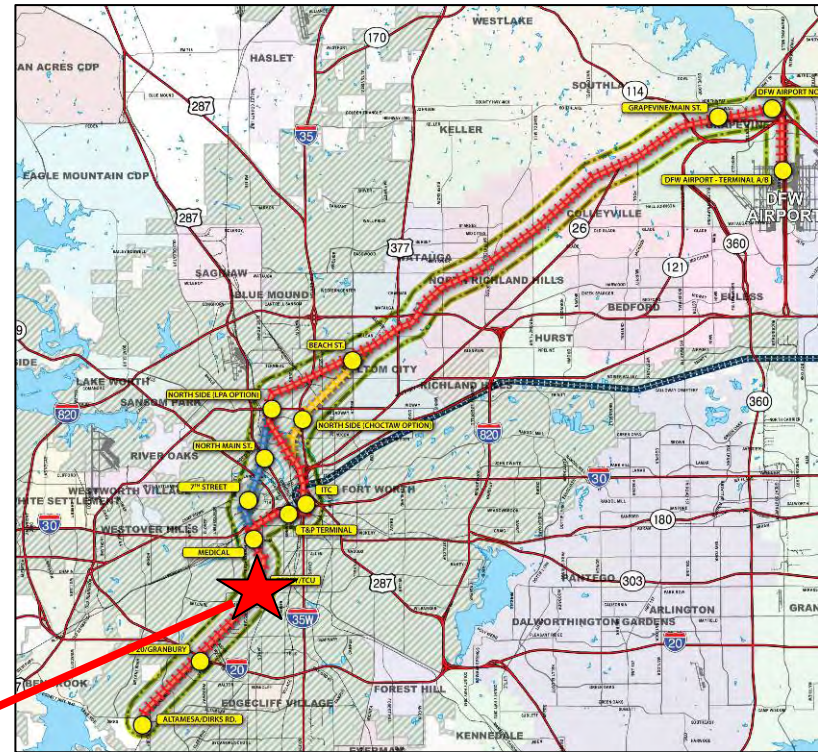




TEX Commuter Rail Line and TCU/Berry Station

TEX Rail Corridor - Status

- The T is completing a federal New Starts funding application.
- Beginning property acquisition for bus facilities.
- Finalizing Environmental Impact Statement (EIS).

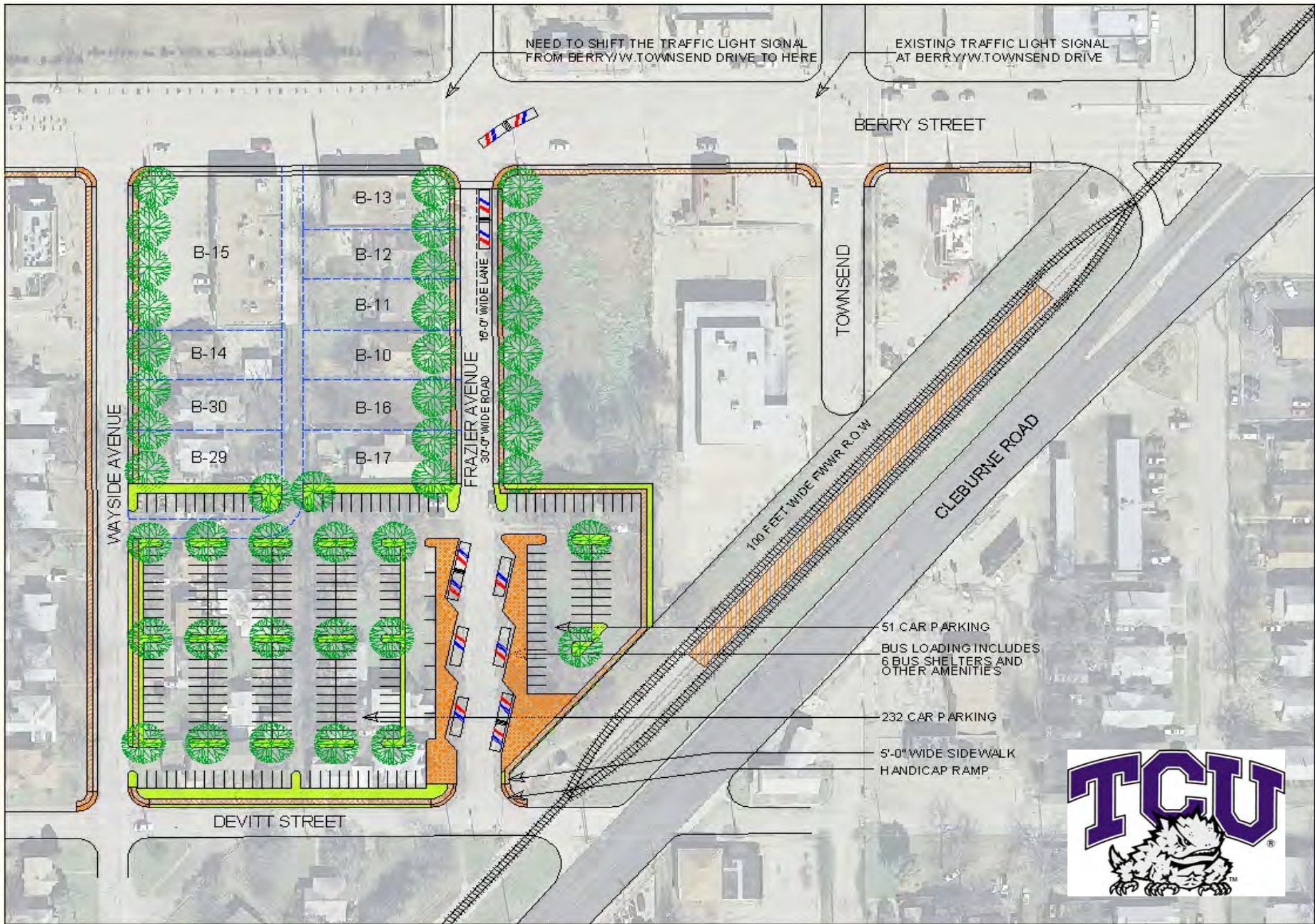


TEX Rail Corridor – Next Steps



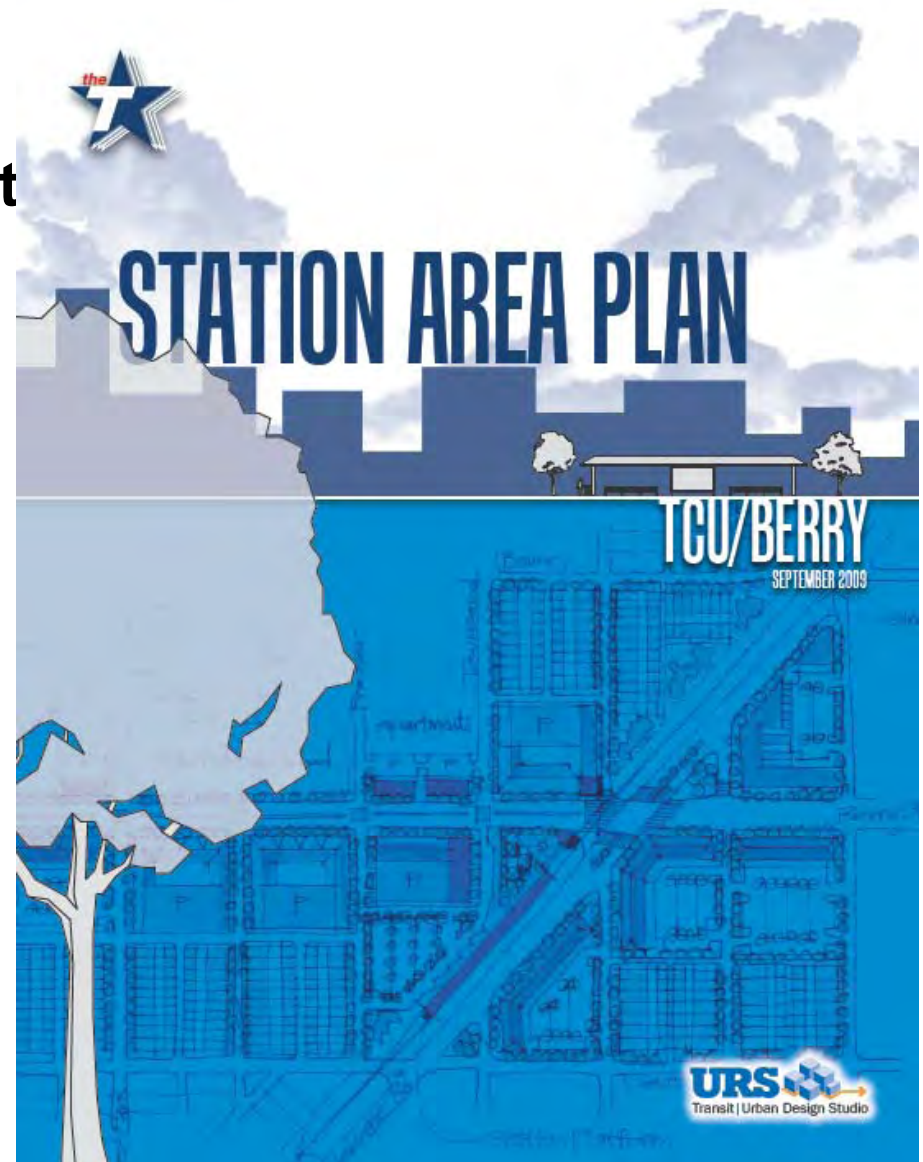
- New Starts funding application submission – Summer 2011.
- FTA Record of Decision (completion of environmental analysis) – Late 2012.
- Final design & construction – 2013-2015.

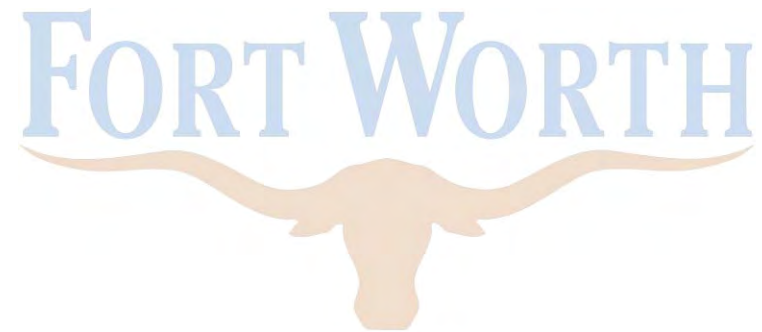




How is Fort Worth supporting TEX Rail?

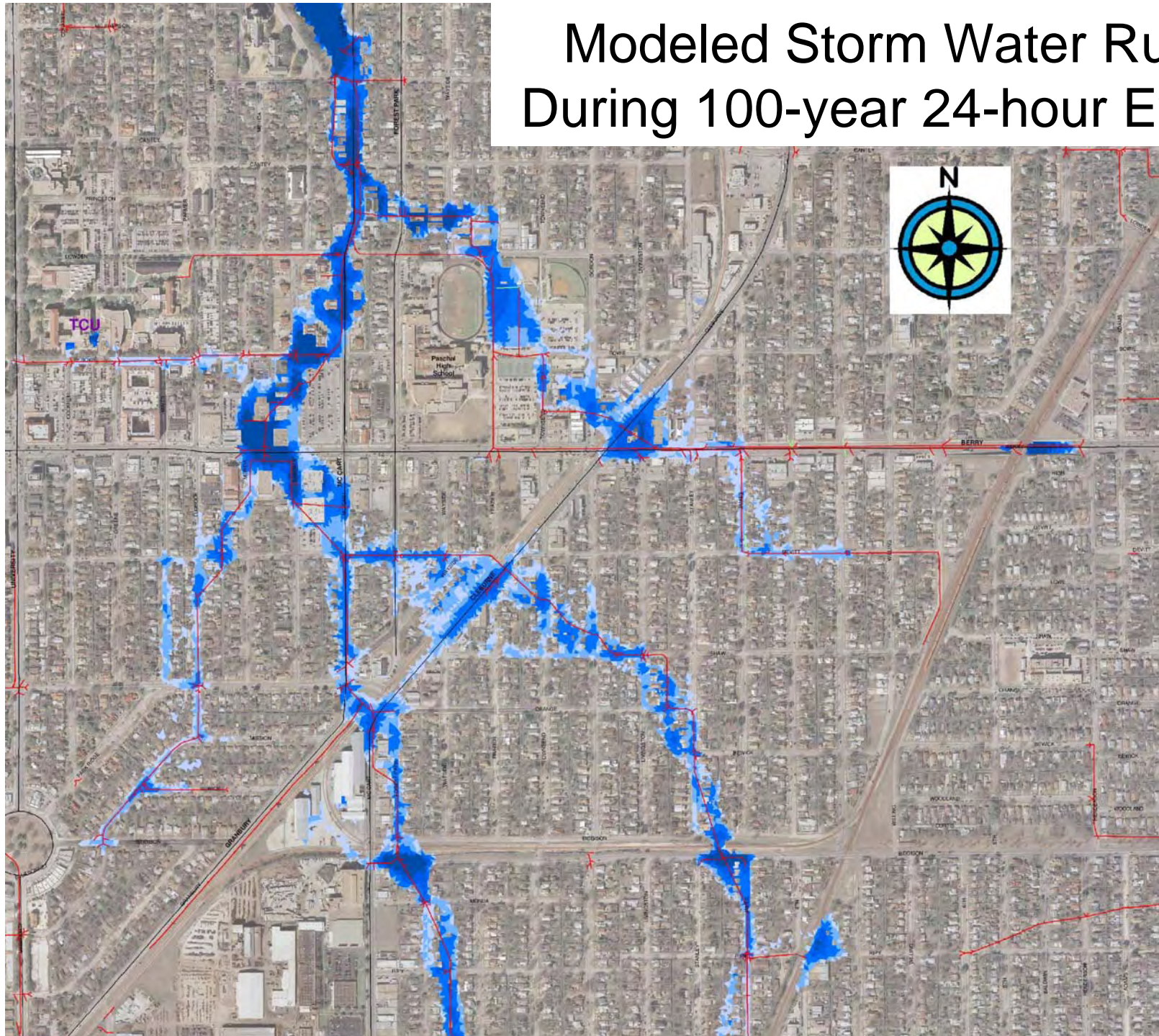
- The City is working with The T and stakeholders to plan **transit-oriented development (TOD)** districts along the rail corridor.
- **Future land use plan** modifications based on station area planning.
- Mixed-use zoning and **form-based codes**.





**Stormwater Feasible Options Study
Forest Park/Berry Watershed**

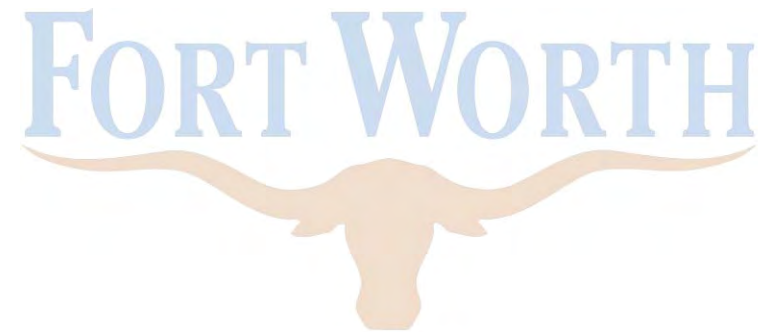
Modeled Storm Water Runoff During 100-year 24-hour Event





CONCEPTUAL STORMWATER GREENWAY IN TCU/BERRY TOD





TCU/Berry Station TOD Plan and Form-Based Code

Berry/TCU Station TOD Plan, \$150,000 grant

Planning Project Description

Purpose and Need:

Revitalize the Berry St. corridor and provide a plan for walkable, transit-oriented development.

Project Scope:

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

Location or Project Boundaries:

Stadium Drive to 5th Avenue

Area (Acreage or Feet for Corridor):

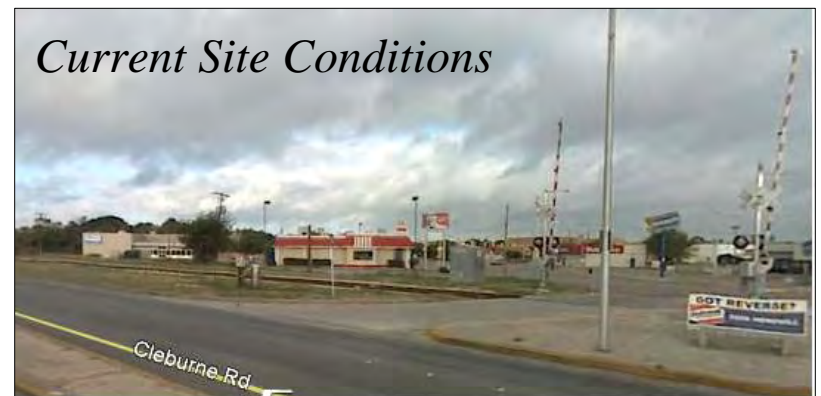
573 acres (1/2 mile radius plus Berry corridor)

Projected Time Frame:

June 2010 – January 2012



Station Concept



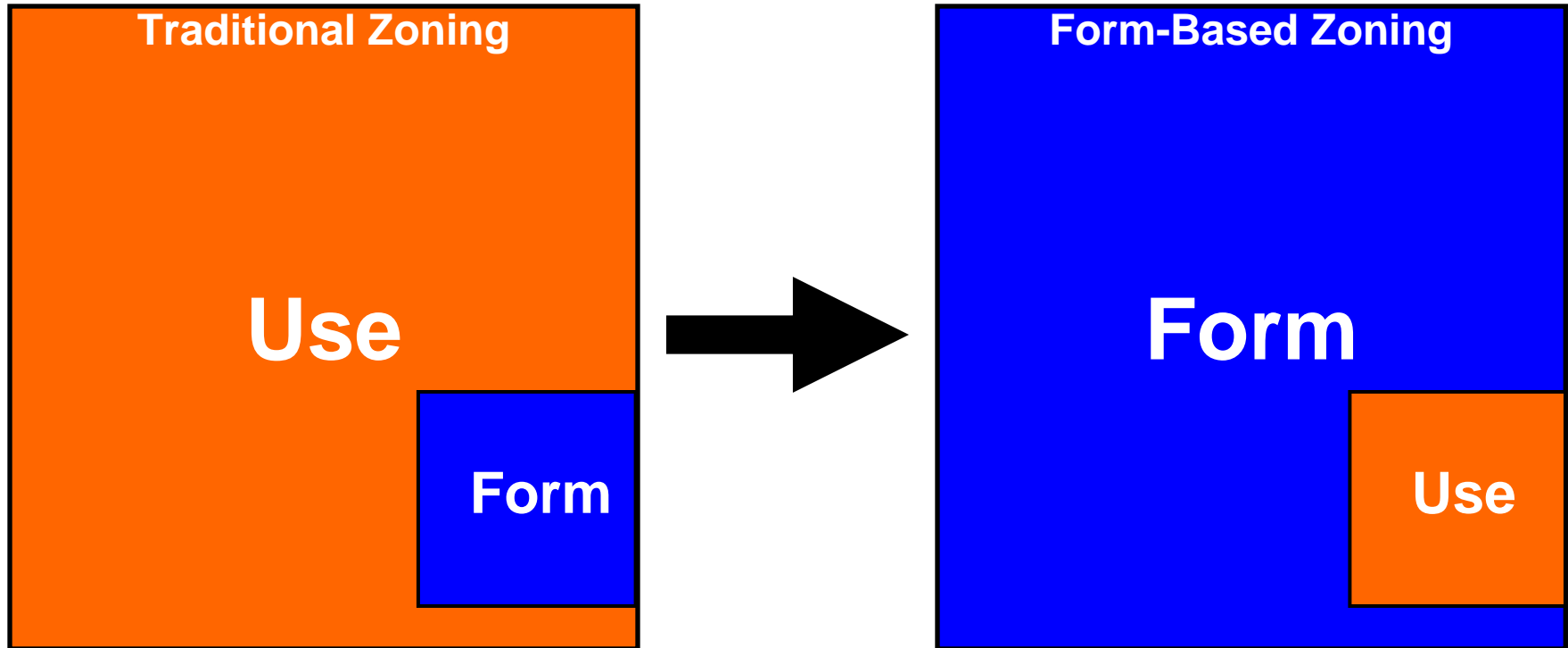
Current Site Conditions



North Central Texas Council of Governments
2009 Sustainable Development Call for Projects

Public Sponsor: City of Fort Worth, The T
Private Sponsor: Texas Christian
University, Berry Street Initiative

Zoning with Form-Based Codes

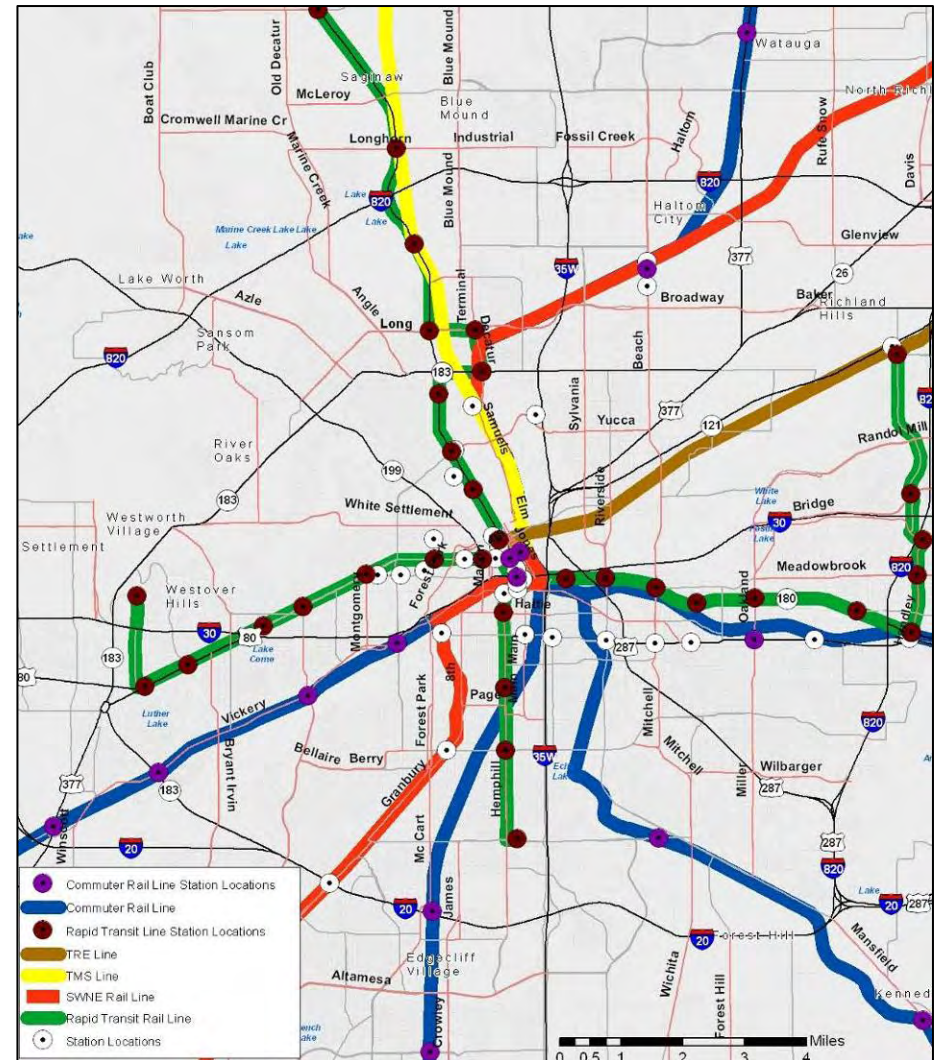


Form-Based Code: A method of regulating development to achieve a **specific urban form**. Form-based codes create a **predictable** public realm primarily by controlling **physical form**, with a lesser focus on land use.

Where is Form-Based Zoning Encouraged?

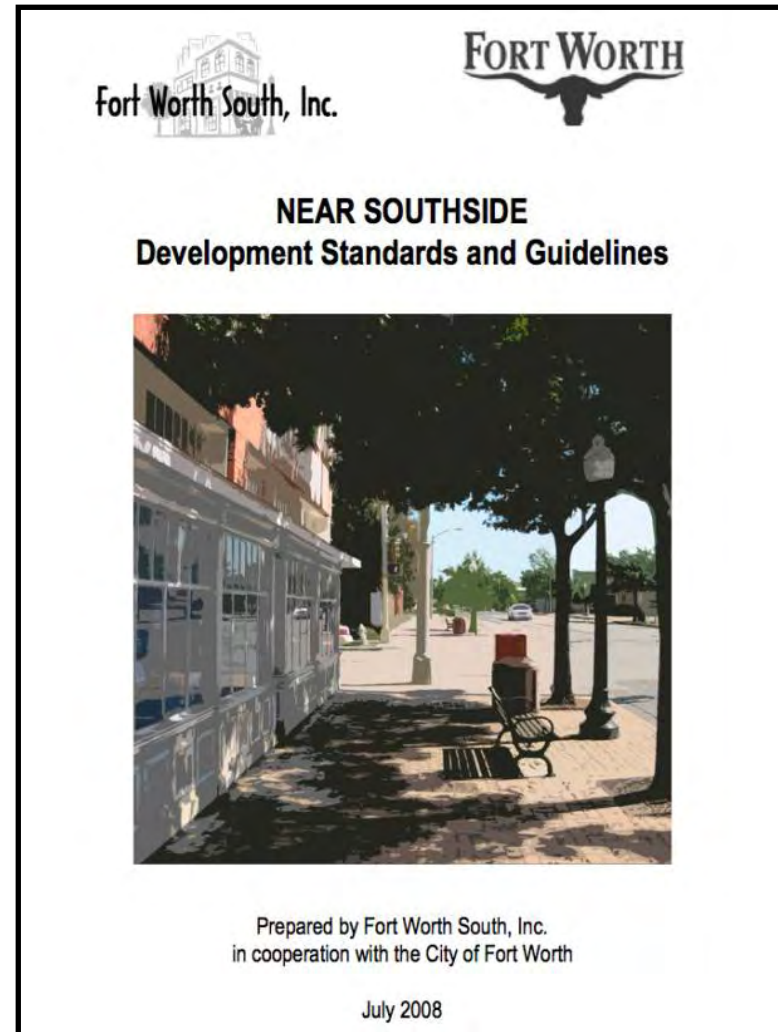
Transit-Oriented Developments

- **Compact development** within easy walking distance of **commuter and light rail transit** stations (one half mile) that contains a mix of uses such as housing, jobs, shops, restaurants and entertainment.
- More than a project next to a transit station – it is the **area** surrounding the station



Basic Elements of a Form-Based Code

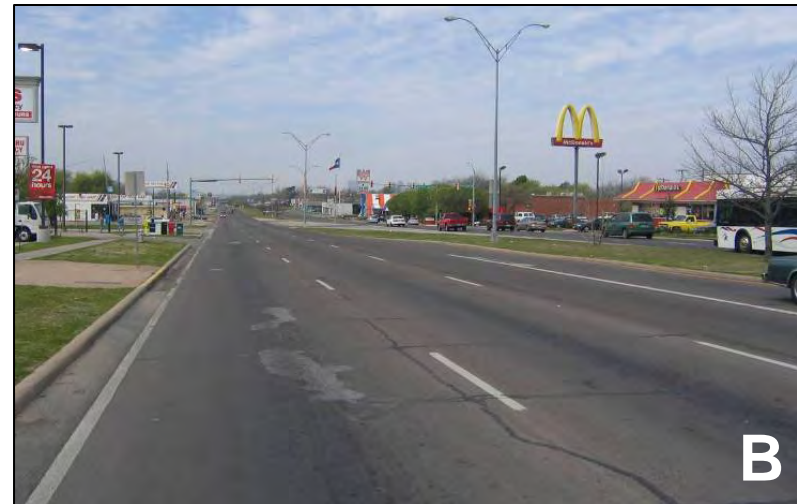
- Regulating Plan
- Building Form Standards
- Public Space Standards
- Design Standards
- Administration



Zoning with Form-Based Codes

Dynamic Planning Process

- **Project Research and Education**
 - Visual Assessment Surveys
 - Guest speakers
 - **Public awareness**
- **Charrette**
 - **Multi-day** process
 - Multiple **feedback** opportunities
- **Project Implementation**
 - Master plan
 - Identify key strategies
 - Codify the **community vision**



Why should a community want form-based codes?



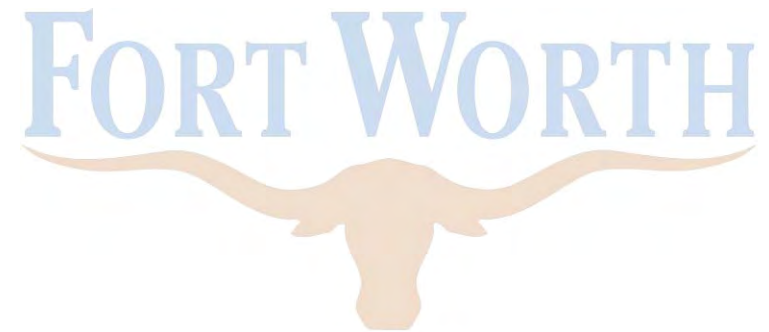
- Promote **community ownership** of the public realm - “streets should be thought of as unified public spaces”
- Shows the development industry what the **community wants** – “the vision should be visual”
- Catalyzes or attracts certain **desirable changes**, rather than merely controlling permit-processing procedures
- Eases the disconnect between a **community’s vision** and its regulatory ordinances and procedures





First Form-Based Code Project Mixed-Use: Medical Office & Loft Apartment, NST4-N Zone





Proposed Interim Zone Change

Mixed-Use Zoning in Urban Villages

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

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



Photo: Kevin Buchanan

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

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

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



West 7th area developed in an “MU-2” district.

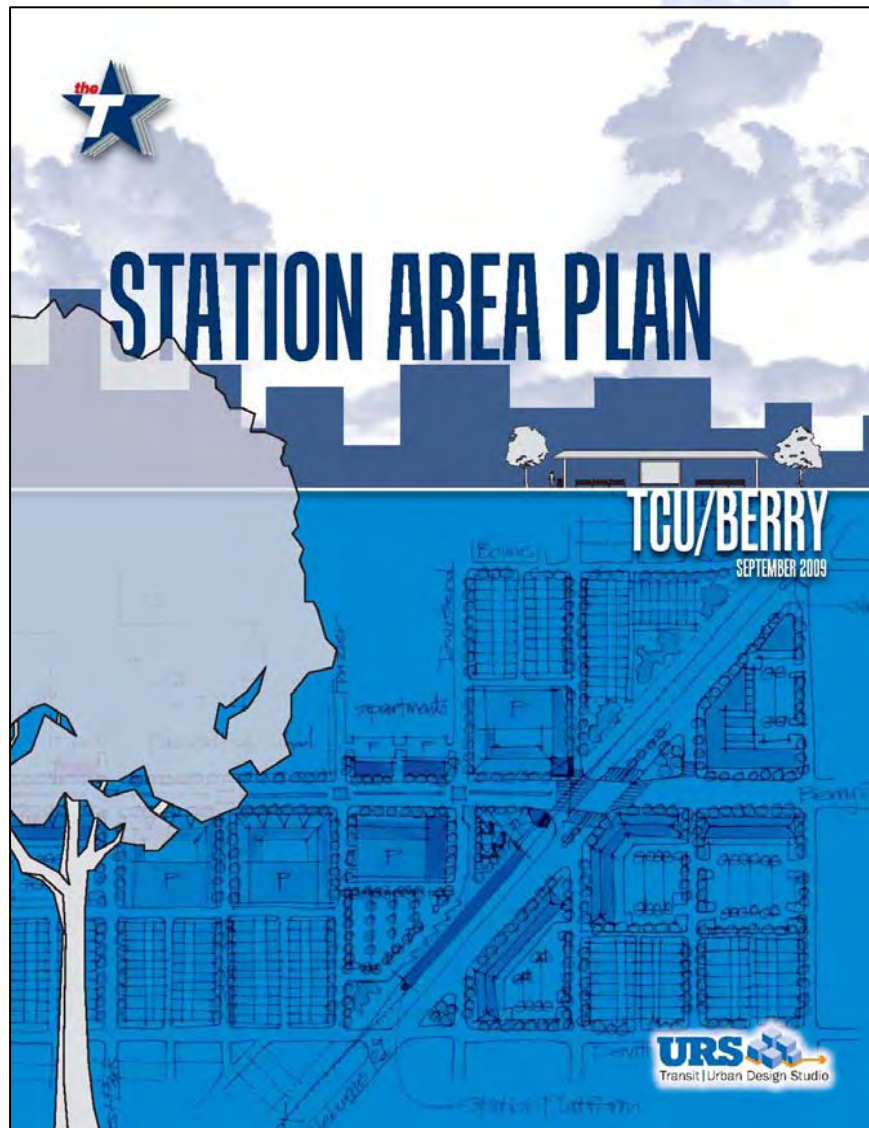


Berry/University Urban Village Plan and Zoning



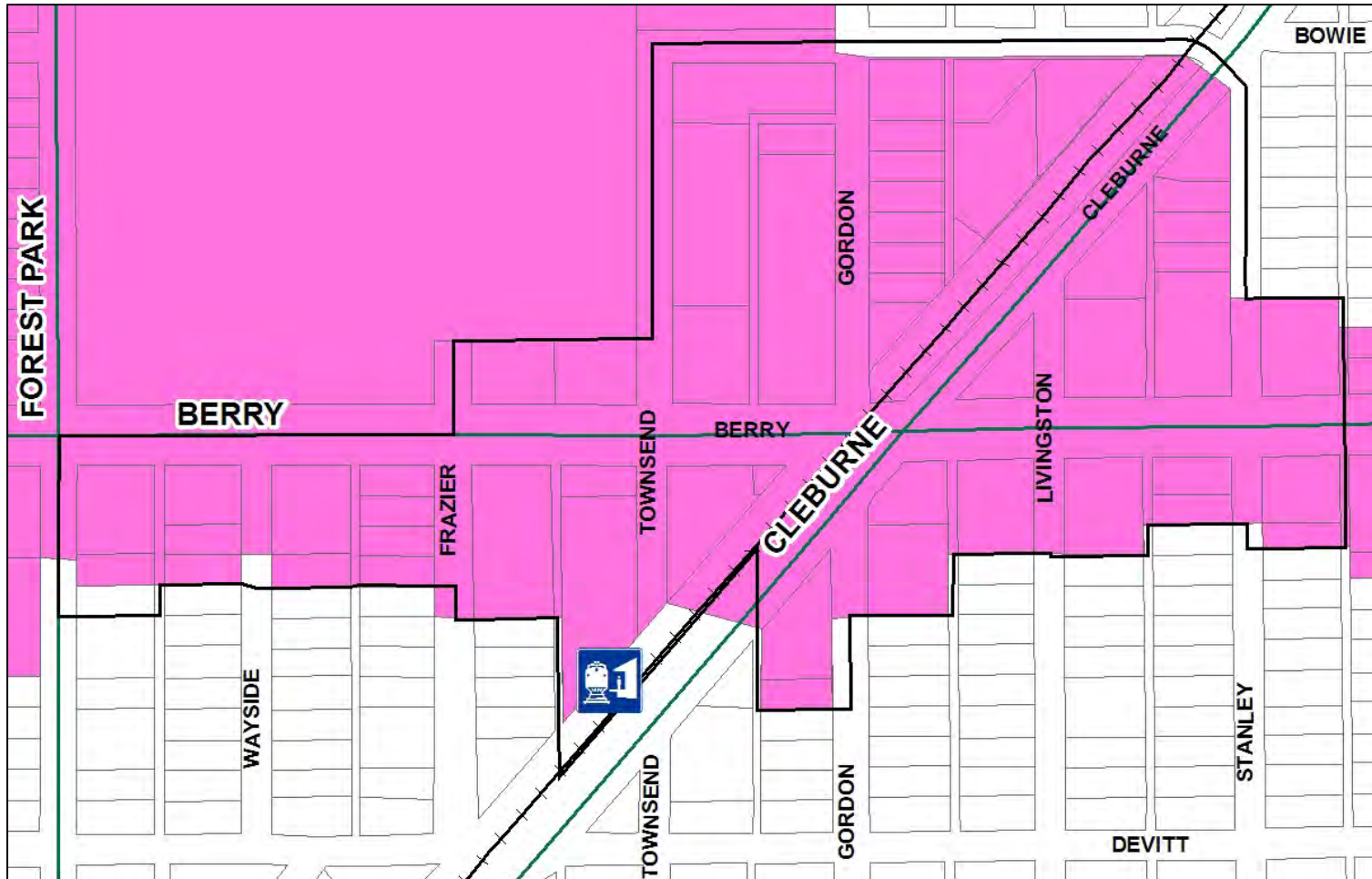
- Prime location for **transit-oriented development**.
- MU-1 zoning would **not fully support** potential for transit-oriented development.
- After station site has been chosen, a **more intensive mixed-use** designation would be appropriate.

Station Area Plan Zoning Recommendations



- Implement **zoning** actions described in the Berry/ University Urban Village Plan.
- Ensure development plans **coordinate** with City's plans and policies for station area.
- **Balance** needs of transit and roadway users with the needs of the surrounding community.

Area Proposed for Rezoning from MU-1 to MU-2



Berry/University Urban Village (eastern portion)



Proposed TEX Rail Station Site

**Questions?
Comments?**



Resources:

www.formbasedcodes.org

http://en.wikipedia.org/wiki/Form_based_code



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