BERRY/UNIVERSITY URBAN VILLAGE
DEVELOPMENT PLAN AND FORM-BASED CODE
TONIGHT’S PRESENTATION

» Introduction
» Charrette Recap
» Background
» Streetscape
» Character Areas
» Block Studies
» Next Steps
PROJECT GOALS

» Transit-Ready Development
  » Diversify Transportation Options
  » Balance All Modes of Travel (Vehicles, Bike, Ped, Transit)
  » Higher Density Development in Key Areas
  » Mix Uses, Housing Options and Incomes

» Neighborhood Resiliency
  » Improve Stormwater Quality, Reduce Flooding
  » Preserve Integrity of Adjacent Neighborhoods

» Form-Based Code
  » Refine Planning to Support New Zoning
PROJECT PARTNERS

» North Central Texas Council of Governments (NCTCOG)
» City of Fort Worth
» Fort Worth Transportation Authority (The T)
» Texas Christian University (TCU)
» Berry Street Initiative

» Funded through North Central Texas Council of Government 2009-2010 Sustainable Development Call for Projects

Special thanks to:

TCU for the use of their facilities this week
B-Cycle for the use of their bikes
PARALLEL PROJECT

ZOO CREEK FLOOD MITIGATION STUDY
City of Fort Worth
April 2014

Fort Worth
HALFF
HALFF ASSOCIATES, INC.
4000 FOSSIL CREEK BLVD.
FORT WORTH, TX 76137-2720
WWW.HALFF.COM
### THE CHARRETTE WEEK

<table>
<thead>
<tr>
<th>TIME</th>
<th>FRIDAY OCTOBER 10 DAY 1</th>
<th>SATURDAY OCTOBER 11 DAY 2</th>
<th>SUNDAY OCTOBER 12 DAY 3</th>
<th>MONDAY OCTOBER 13 DAY 4</th>
<th>TUESDAY OCTOBER 14 DAY 5</th>
<th>WEDNESDAY, OCTOBER 15 DAY 6</th>
<th>THURSDAY OCTOBER 16 DAY 7</th>
</tr>
</thead>
<tbody>
<tr>
<td>9:00 AM</td>
<td>NEIGHBORHOOD DESIGN WORKSHOP 9:00 AM – 12:00 PM @ AUDITORIUM</td>
<td>OPEN DESIGN STUDIO</td>
<td>OPEN DESIGN STUDIO</td>
<td>MEET TCU 10:30 AM-12:00 PM</td>
<td>OPEN DESIGN STUDIO</td>
<td>MEET NEAR S. SIDE ADMIN. 9:30 - 11:00 AM</td>
<td>STAFF DEBRIEF 9:00 - 11:00 AM</td>
</tr>
<tr>
<td>10:00 AM</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>11:00 AM</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>TEAM DEPARTS</td>
</tr>
<tr>
<td>12:00 PM</td>
<td></td>
<td>LUNCH</td>
<td></td>
<td>LUNCH &amp; LEARN ECONOMIST</td>
<td>LUNCH &amp; LEARN STORMWATER</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1:00 PM</td>
<td>TEAM ARRIVES</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2:00 PM</td>
<td></td>
<td>OPEN DESIGN STUDIO</td>
<td>MEET CM ZADEH 2:30 - 4:00 PM</td>
<td>OPEN DESIGN STUDIO</td>
<td>OPEN DESIGN STUDIO</td>
<td>MEET TPW 1:00 - 2:00 PM</td>
<td></td>
</tr>
<tr>
<td>3:00 PM</td>
<td>STAFF MEET @ TCU 3:00 PM - 5:00 PM</td>
<td>WORKSHOP RECAP/ BRAINSTORMING 3:30 PM - 7:00 PM</td>
<td>DROP-IN OPEN HOUSE 6:00 PM – 8:00 PM @ AUDITORIUM</td>
<td>OPEN HOUSE PREPARATION</td>
<td>OPEN HOUSE PREPARATION</td>
<td>STAKEHOLDER DISCUSSION</td>
<td>OPEN HOUSE PREPARATION</td>
</tr>
<tr>
<td>4:00 PM</td>
<td></td>
<td>WORKSHOP RECAP/ BRAINSTORMING 3:30 PM - 7:00 PM</td>
<td>OPEN HOUSE PREPARATION</td>
<td>OPEN HOUSE PREPARATION</td>
<td>OPEN HOUSE PREPARATION</td>
<td>STAKEHOLDER DISCUSSION</td>
<td>STUDIO BREAKDOWN</td>
</tr>
<tr>
<td>5:00 PM</td>
<td>TEAM BIKE TOUR B-CYCLE ON BERRY 5:00 PM - 7:00 PM</td>
<td>OPEN DESIGN STUDIO</td>
<td>DROP-IN OPEN HOUSE 6:00 PM – 8:00 PM @ AUDITORIUM</td>
<td>OPEN HOUSE PREPARATION</td>
<td>OPEN HOUSE PREPARATION</td>
<td>STAKEHOLDER DISCUSSION</td>
<td>STUDIO BREAKDOWN</td>
</tr>
<tr>
<td>6:00 PM</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7:00 PM</td>
<td>DINNER</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8:00 PM</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9:00 PM</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10:00 PM</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
FRIDAY: SITE ANALYSIS & BIKE TOUR
SATURDAY: DESIGN WORKSHOP
Today

» What makes West Berry different from other places? What is special?

» Are there areas you would like to see preserved or enhanced?

In the Future

» Do you like the ideas proposed in the prior plans for West Berry?

» Are you comfortable with the zoning in place? The height allowed today?

» What kinds of changes would you like to see in the neighborhoods near West Berry?
SATURDAY: DESIGN WORKSHOP
SATURDAY: DESIGN WORKSHOP
SATURDAY: DESIGN WORKSHOP

» West Berry
  » Improve walkability, wider sidewalks, more pedestrian crossings
  » Enhance streetscape east of Forest Park
  » Embrace / connect to University
  » Perception of crime: safety, lighting, uses
  » Need more convenient parking

» Parks
  » Little or no parks in the area
  » Connect to existing parks, trails

» Mobility
  » Slow cars down
  » Reclaim alleys
  » Improve pedestrian connections
  » Need more bike facilities

» Residential
  » Preserve adjacent neighborhoods
  » Preserve scale and lot size in residential areas
  » Missing sidewalk connections
  » “Stealth Dorms”
  » Over parking in the neighborhood

» Flooding
  » Reduce hardscape / impervious surface
  » Landscaping / open space
  » “Day light” streams
SATURDAY: DAN BURDEN WALKING TOUR
SATURDAY: BRAINSTORMING
SUNDAY – TUESDAY: OPEN DESIGN STUDIO
STAKEHOLDERS / LUNCH AND LEARN
INITIAL CONCEPTS
INITIAL CONCEPTS
MONDAY: DROP IN OPEN HOUSE
TUESDAY: REFINEMENT
TUESDAY: WORKING LATE
WEDNESDAY: PRODUCTION
BACKGROUND
MARKET OPPORTUNITIES

» Eating & Drinking
  » Better opportunities than the numbers might indicate
  » Agglomeration effect is strong, which implies niche markets
  » Built in student base currently drives off to eat and drink

» Retail
  » Data indicate opportunities to stop leakage
  » Leakage likely to Stonegate, University Park Village, other centers
  » Local-serving to include students
BUSINESS INVENTORY

» 110 Individual Businesses
  » 37 Eating & Drinking Establishments (6 Freestanding Fast Food)
  » 27 Retail Stores in Operation, +5 Vacant
  » “13” Alternative Financial Institutions (Payday and Title Loans)

» Let’s see how it maps out . . .
BUSINESS INVENTORY

Retail

Eating & Drinking

Financial
ECONOMIC AREAS

“College Town”

“Transitional”

“East West Berry”
ECONOMIC AREAS: “COLLEGE TOWN”

» With Suitable Spaces, Might Attract Typical College Retailers
  » Gap, Urban Outfitters; “Preppy” or Fashionable Independents

» Limited Opportunities for Development
  » Small parcels on south side of Berry
  » University on north side of Berry
  » Potential for growth: side streets and to the east . . .
ECONOMIC AREAS: “TRANSITIONAL”

» Strong Potential for Redevelopment
  » Some challenges: drive-through facilities
  » Dueling drug stores – something’s got to give . . .
  » University Performing Arts Center would attract new visitors
  » Transit and stormwater improvements would jumpstart development

» Chance to Out-Funk Magnolia at Lower Cost
ECONOMIC AREAS: “EAST WEST BERRY”

» Opportunities
  » Gentrification in Ryan Place: opportunity for a small move upmarket
  » Larger parcels can be assembled

» Substantial redevelopment will likely require strong intervention
  » Rail, stormwater mitigation, neighborhood amenities
EXISTING FORCES
EXISTING FORCES
EXISTING FORCES
EXISTING FORCES
THE PUBLIC REALM: STREETSCAPE
EXISTING CONDITIONS
Berry Street: Forest Park to Cleburne
Berry Street: East of Cleburne

Reverse Angle Parking

Parallel Parking
Berry Street @ Frazier
CHARACTER AREAS
FUTURE CHARACTER
WEST BERRY SHOPFRONT

BUILDING TYPE: Mixed Use Shopfront

PREFERRED USE: Mixed Use - Ground Floor Retail, Upper-Story Office/Residential

HEIGHT: 3 to 4 stories max
BUILDING TYPE: Civic, Shopfront

PREFERRED USE: Horizontal & Vertical Mixed Use - Institutional, Retail, Office, Residential

HEIGHT: 5 to 6 stories max
BUILDING TYPE: Public, Institutional

PREFERRED USE: Place of Worship, School

HEIGHT: 2-3 stories max
BUILDING TYPE: Mixed Use Shopfront, Apartment, Townhouse

PREFERRED USE: Horizontal & Vertical Mixed Use - Retail, Office, Residential

HEIGHT: 5 to 6 stories max
TOD RESIDENTIAL

BUILDING TYPE: Apartment, Townhouse, Live-Work

PREFERRED USE: Mixed Residential with Limited Retail/Office

HEIGHT: 3 to 4 stories max
Berry/University Urban Village: Work-in Progress Presentation

EAST WEST BERRY SHOPFRONT
BUILDING TYPE: Mixed Use Shopfront

PREFERRED USE: Focus on Reuse - Ground Floor Office/Retail, Upper-Story Office/Residential

HEIGHT: 2 to 3 stories max
**Cleburne Shopfront**

**Building Type:** Mixed Use Shopfront

**Preferred Use:** Ground Floor Retail/Office, Upper-Story Office/Residential

**Height:** 2 to 3 stories max
BUILDING TYPE: Townhouse, Courtyard, Small Apartment

PREFERRED USE: Mixed Residential

HEIGHT: 2 to 3 stories max
BUILDING TYPE: Mixed Use Shopfront, Townhouse, Apartment

PREFERRED USE: Ground Floor Retail/Office, Upper-Story Office/Residential

HEIGHT: Berry 3 to 4 stories max, Neighborhood 2 to 3 stories max
BUILDING TYPE: House

PREFERRED USE: Residential with Limited Retail/Office

HEIGHT: 2 to 3 stories max
TOD MIXED USE
UNIVERSITY RESIDENTIAL
BUILDING TYPE: Townhouse

PREFERRED USE: Residential

HEIGHT: 2-3 stories max
BLOCK STUDIES
SHORT-TERM
SHORT-TERM
SHORT-TERM: STORMWATER
SHORT-TERM: STORMWATER
SHORT-TERM: STORMWATER
SHORT-TERM
LONG-TERM
RESIDENTIAL TRANSITION
<---- North
ACT TACTICALLY
NEXT STEPS

» Development Plan (3 months)

» Draft Form-Based Code (6 months)

» Internal Staff Review, Revisions (7 months)

» Public Review of Drafts (9 months)
Follow the project on the City’s Website:
www.fortworthtexas.gov/westberry

Follow on Facebook
www.facebook.com/CityOfFortWorth

Follow on Twitter
www.twitter.com/cityoffortworth
Katy O’Meilia  
City of Fort Worth  
Senior Planner  
katy.o’meilia@fortworthtexas.gov  
(817) 392-2536

Arty Wheaton-Rodriuez  
City of Fort Worth  
Senior Planner  
arty.wheaton-rodriguez@fortworthtexas.gov  
(817) 392-7373