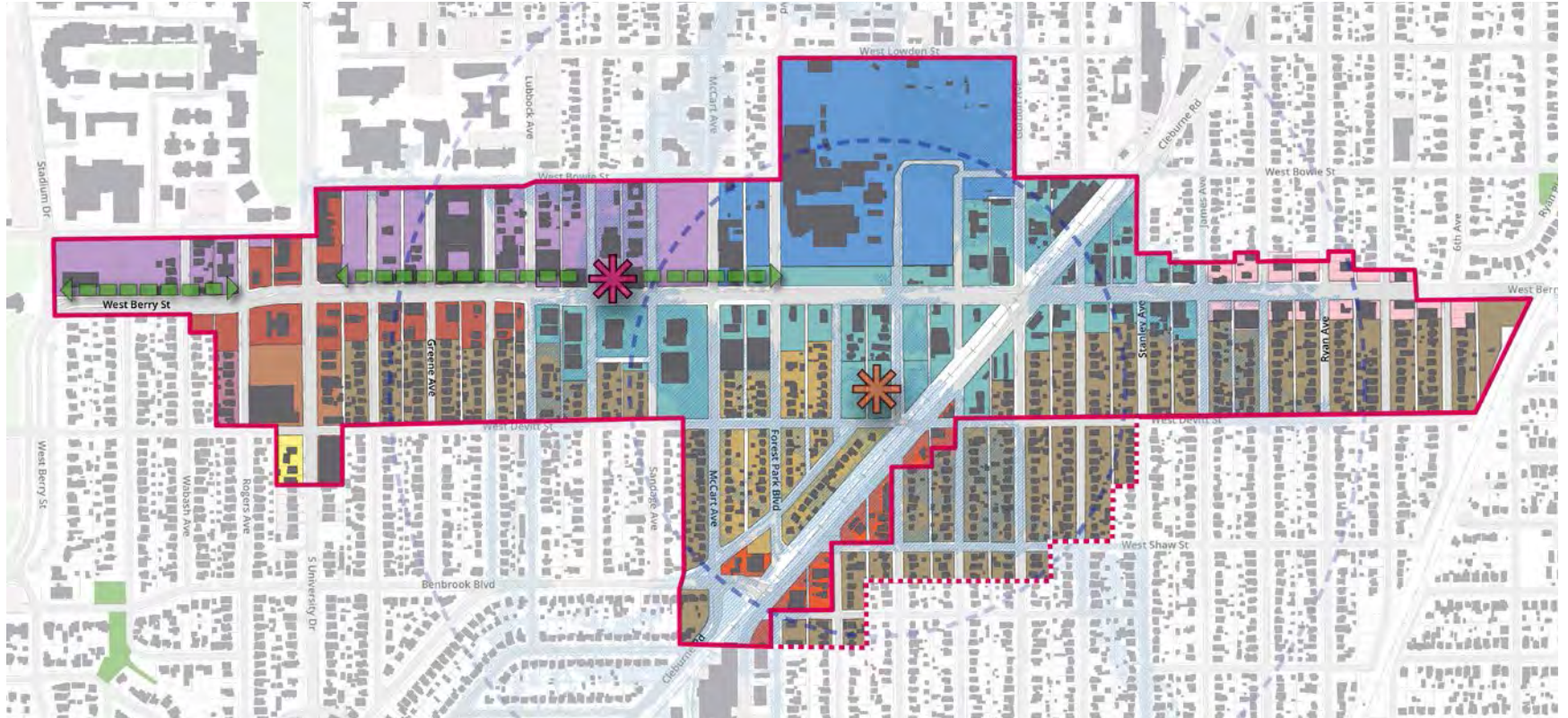


BERRY/UNIVERSITY URBAN VILLAGE

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

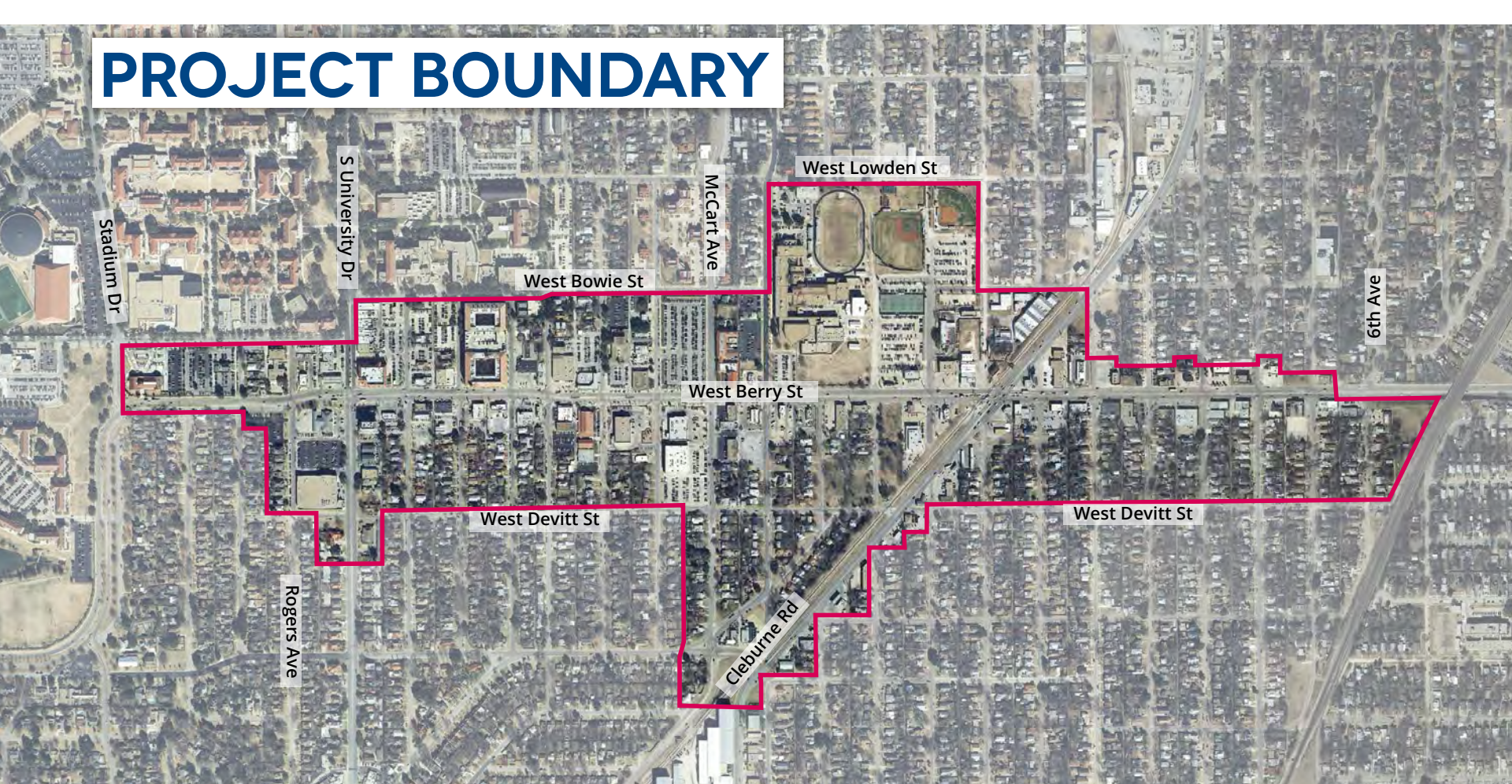
- » North Central Texas Council of Governments (NCTCOG)
- » City of Fort Worth
- » Fort Worth Transportation Authority (The T)
- » Texas Christian University (TCU)
- » Berry Street Initiative
- » Funded through North Central Texas Council of Government 2009-2010 Sustainable Development Call for Projects

Special thanks to:

TCU for the use of their facilities this week

B-Cycle for the use of their bikes

PROJECT BOUNDARY



PARALLEL PROJECT

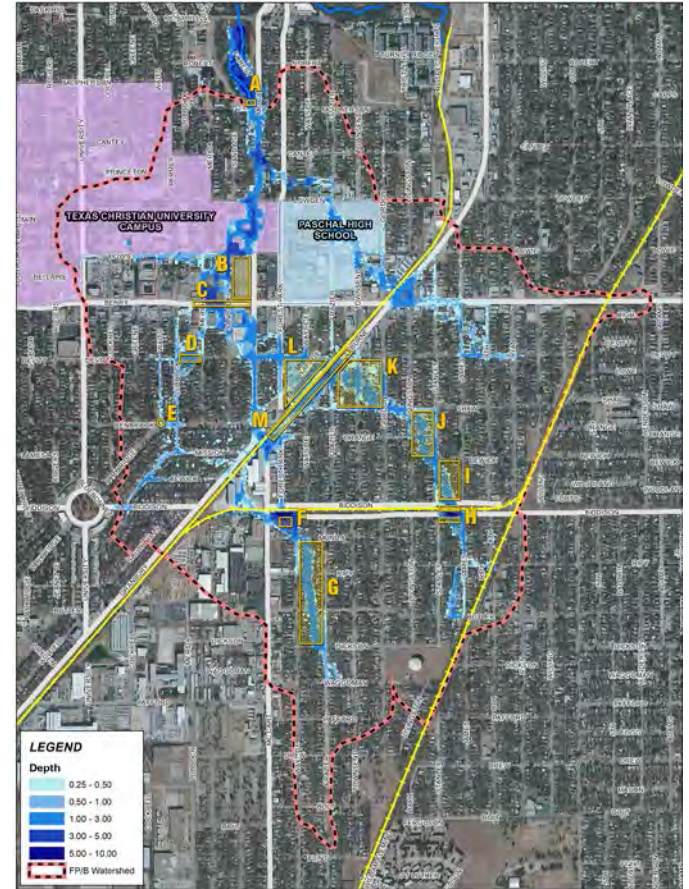
ZOO CREEK FLOOD MITIGATION STUDY

City of Fort Worth

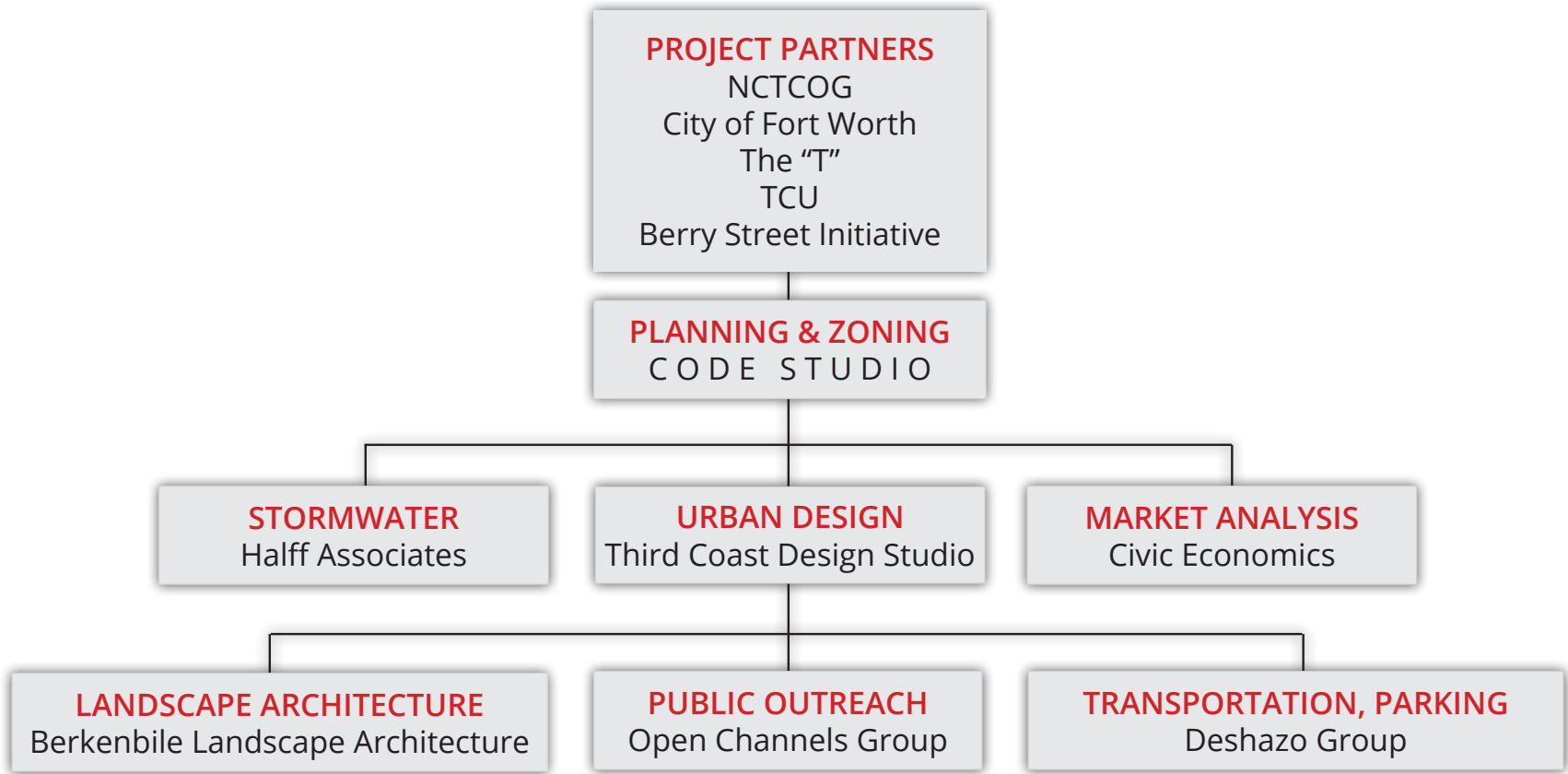
April 2014



HALFF ASSOCIATES, INC.
4000 FOSSIL CREEK BLVD.
FORT WORTH, TX 76137-2720
WWW.HALFF.COM



CHARRETTE TEAM



THE CHARRETTE WEEK

TIME	FRIDAY OCTOBER 10 DAY 1	SATURDAY OCTOBER 11 DAY 2	SUNDAY OCTOBER 12 DAY 3	MONDAY OCTOBER 13 DAY 4	TUESDAY OCTOBER 14 DAY 5	WEDNESDAY, OCTOBER 15 DAY 6	THURSDAY OCTOBER 16 DAY 7	
9:00 AM		NEIGHBORHOOD DESIGN WORKSHOP 9:00 AM - 12:00 PM @ AUDITORIUM	OPEN DESIGN STUDIO	OPEN DESIGN STUDIO	OPEN DESIGN STUDIO	MEET NEAR S. SIDE ADMIN. 9:30 - 11:00 AM MEET PACS 11:00 AM- 2:00 PM	STAFF DEBRIEF 9:00 - 11:00 AM	
10:00 AM								MEET TCU 10:30 AM-12:00 PM
11:00 AM								
12:00 PM		LUNCH	LUNCH	LUNCH & LEARN ECONOMIST	LUNCH & LEARN STORMWATER	CLOSED DESIGN STUDIO	TEAM DEPARTS	
1:00 PM	TEAM ARRIVES							
2:00 PM		DAN BURDEN WALKING TOUR @ UNIV. UNITED METHODIST CHURCH 1:30 PM - 3:30 PM	OPEN DESIGN STUDIO	OPEN DESIGN STUDIO	MEET STORMWATER 1:00 - 3:00 PM			MEET TPW 1:00 - 2:00 PM
3:00 PM	STAFF MEET @ TCU 3:00 PM - 5:00 PM				MEET TREY NEVILLE 3:00 - 4:00 PM			STAKEHOLDER DISCUSSION
4:00 PM								
5:00 PM	TEAM BIKE TOUR B-CYCLE ON BERRY 5:00 PM - 7:00 PM	WORKSHOP RECAP/ BRAINSTORMING 3:30 PM - 7:00 PM		MEET BSI 4:30 - 5:30 PM				
6:00 PM				OPEN HOUSE PREPARATION				
7:00 PM		DINNER	DINNER	DROP-IN OPEN HOUSE 6:00 PM - 8:00 PM @ AUDITORIUM	DINNER			FINAL PRESENTATION 6:00 PM - 8:00 PM @ AUDITORIUM
8:00 PM	TEAM MEETING (DINNER)			DINNER				STUDIO BREAKDOWN
9:00 PM			CLOSED DESIGN STUDIO		CLOSED DESIGN STUDIO			
10:00 PM				CLOSED DESIGN STUDIO				

FRIDAY: SITE ANALYSIS & BIKE TOUR



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

» Residential

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

» 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

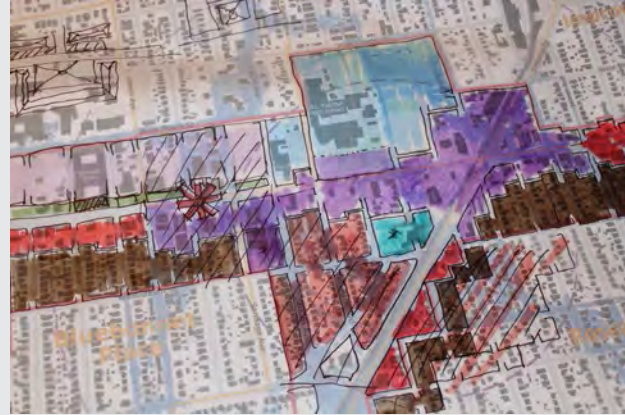
» Flooding

- » Reduce hardscape / impervious surface
- » Landscaping / open space
- » “Day light” streams

SATURDAY: DAN BURDEN WALKING TOUR



SATURDAY: BRAINSTORMING



SATURDAY: BRAINSTORMING



SUNDAY – TUESDAY: OPEN DESIGN STUDIO



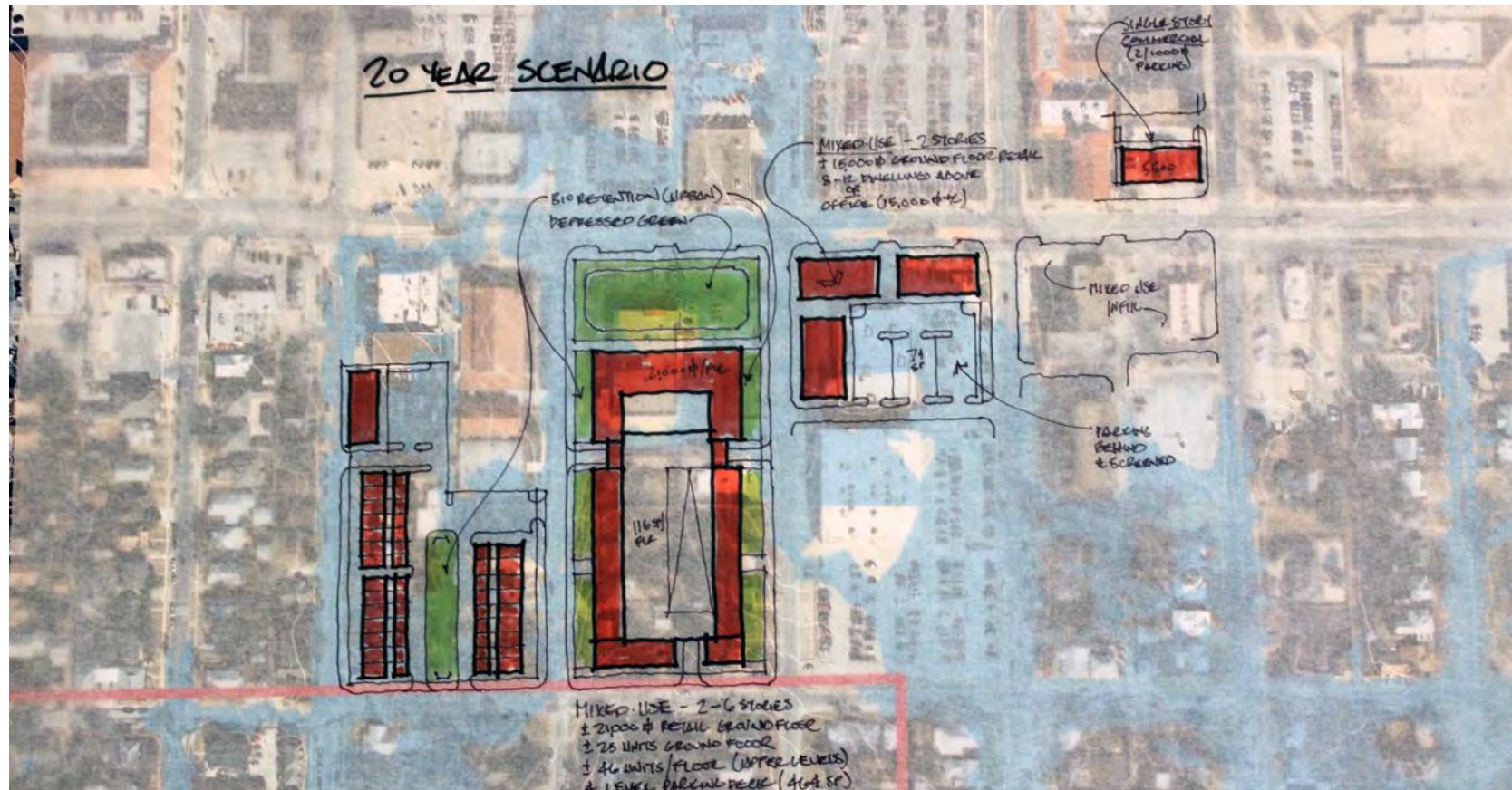
STAKEHOLDERS / LUNCH AND LEARN



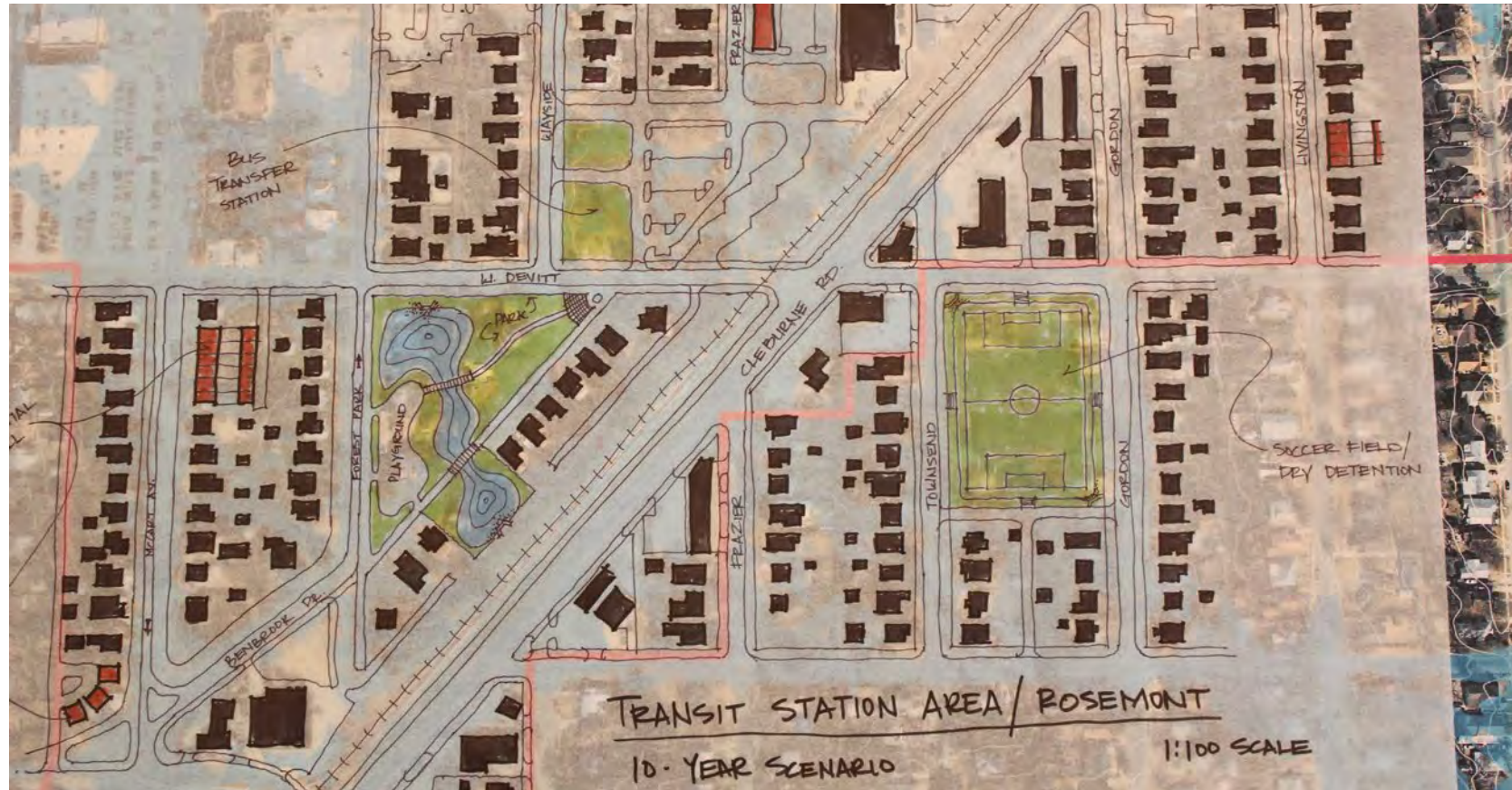
INITIAL CONCEPTS



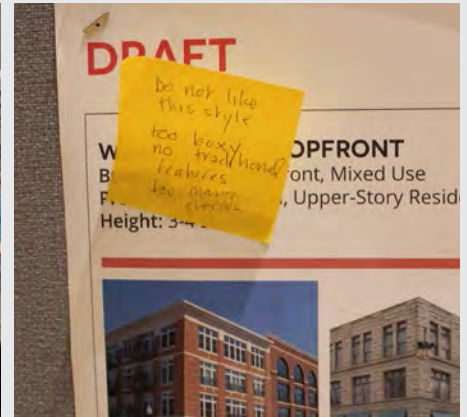
INITIAL CONCEPTS



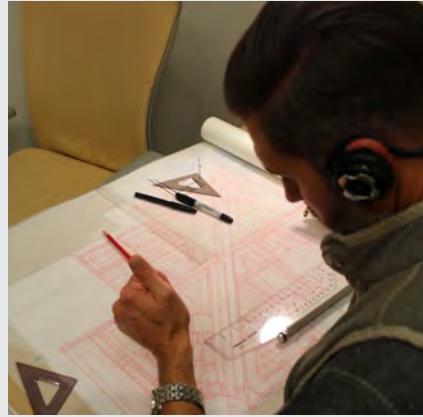
INITIAL CONCEPTS



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

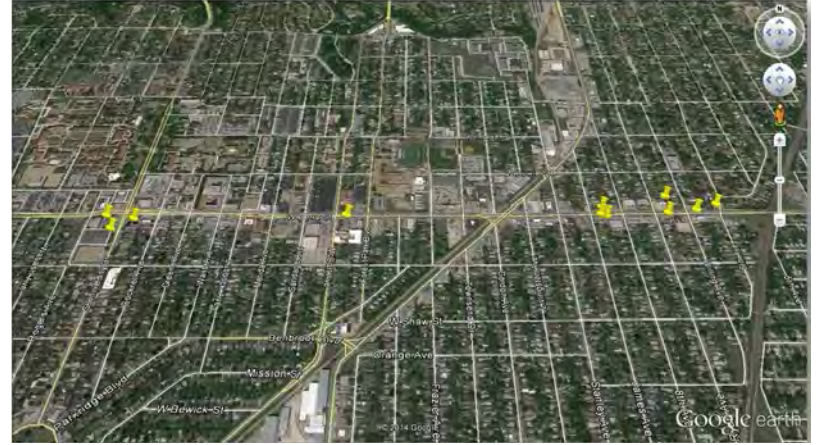
» 110 Individual Businesses

- » 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



Financial

**Eating &
Drinking**



ECONOMIC AREAS



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

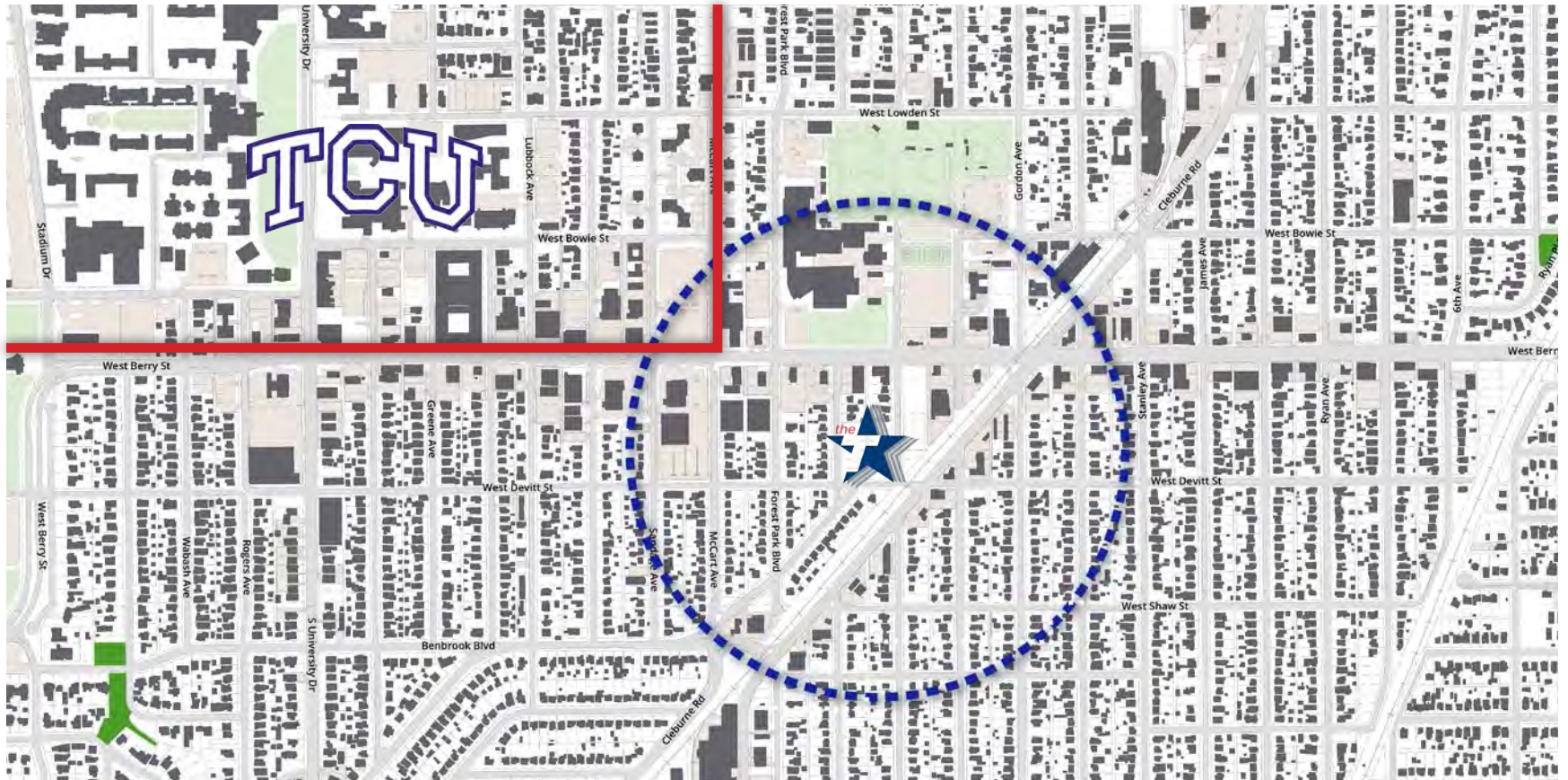
- » Rail, stormwater mitigation, neighborhood amenities



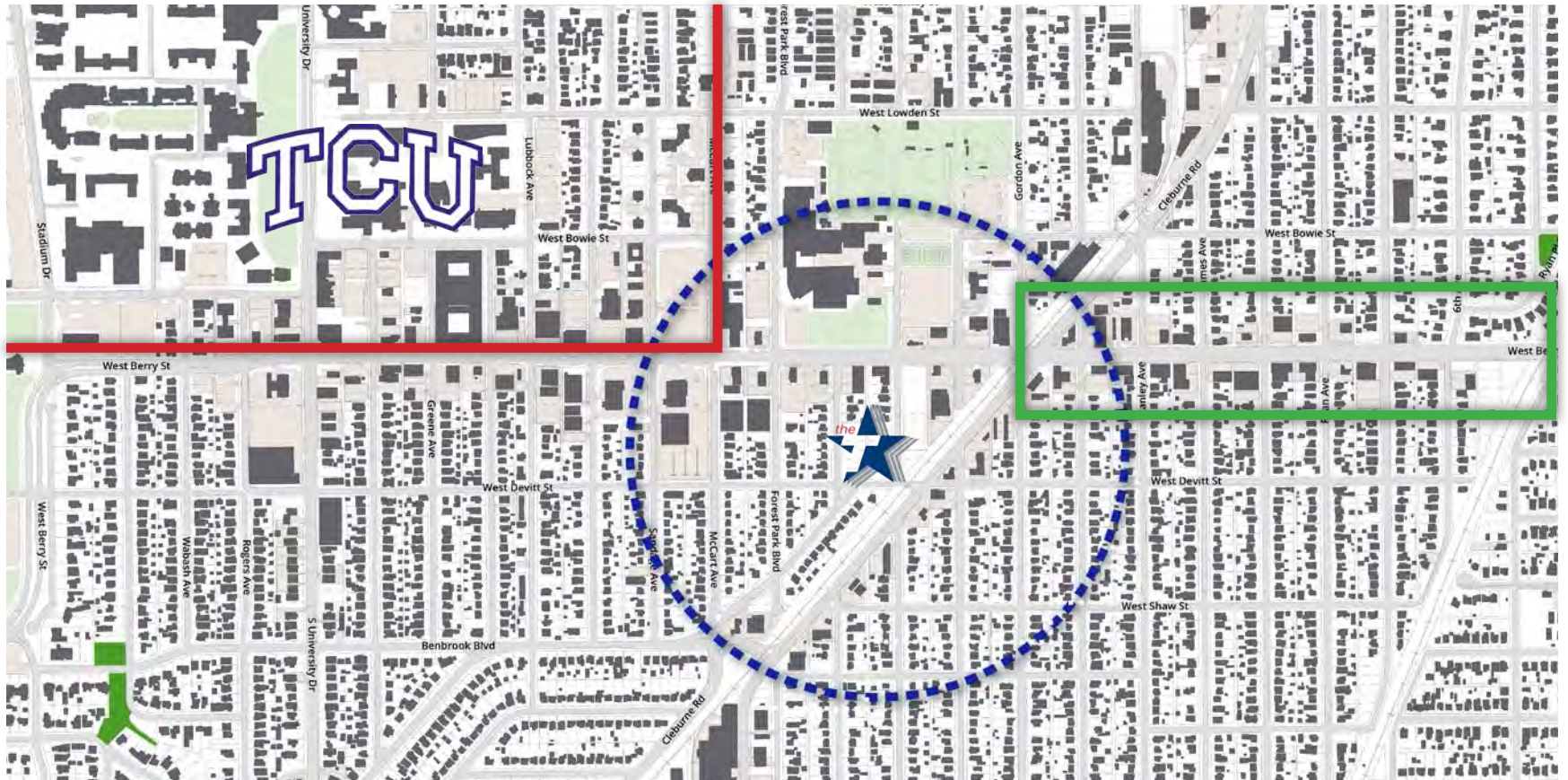
EXISTING FORCES



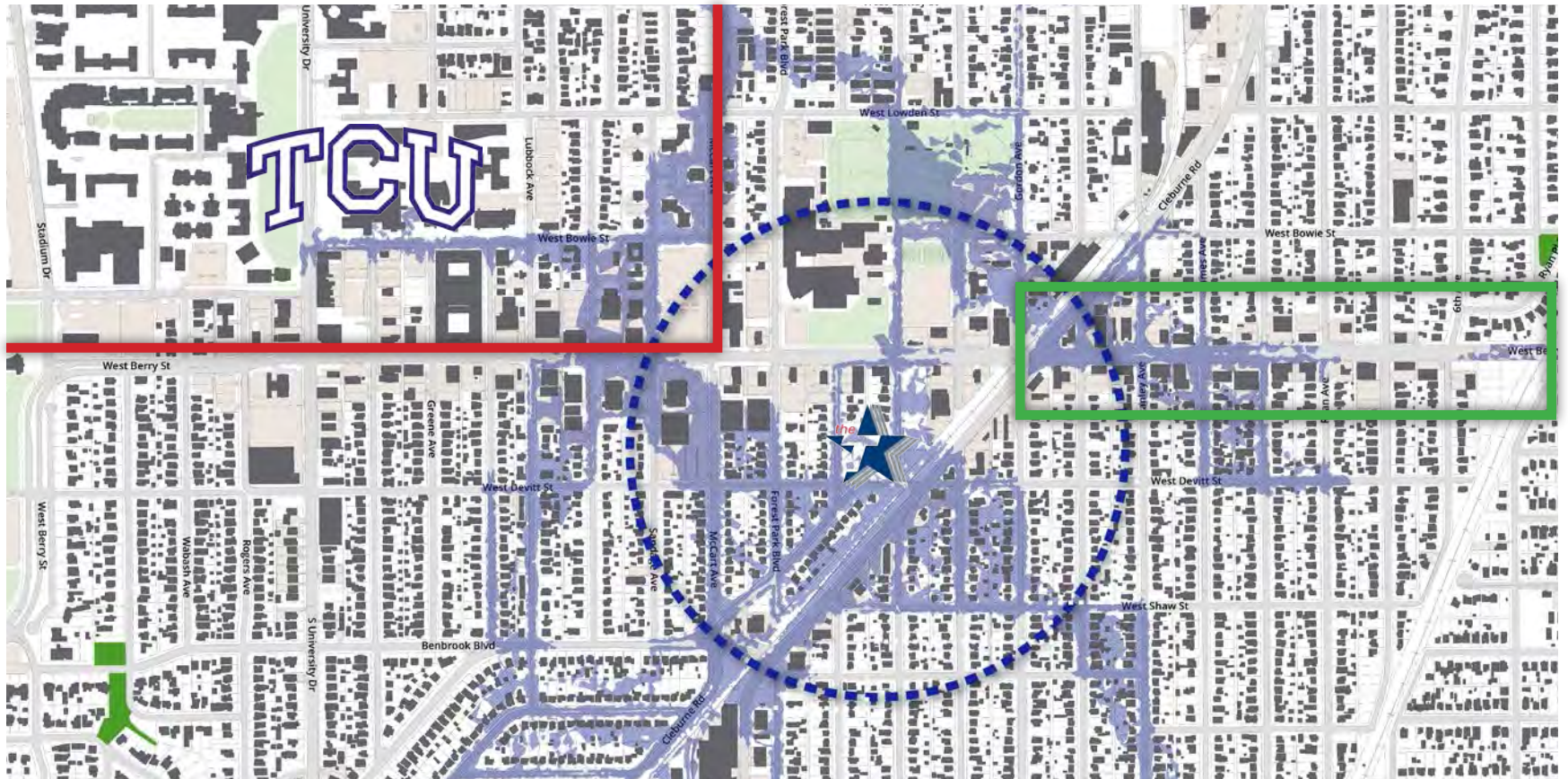
EXISTING FORCES

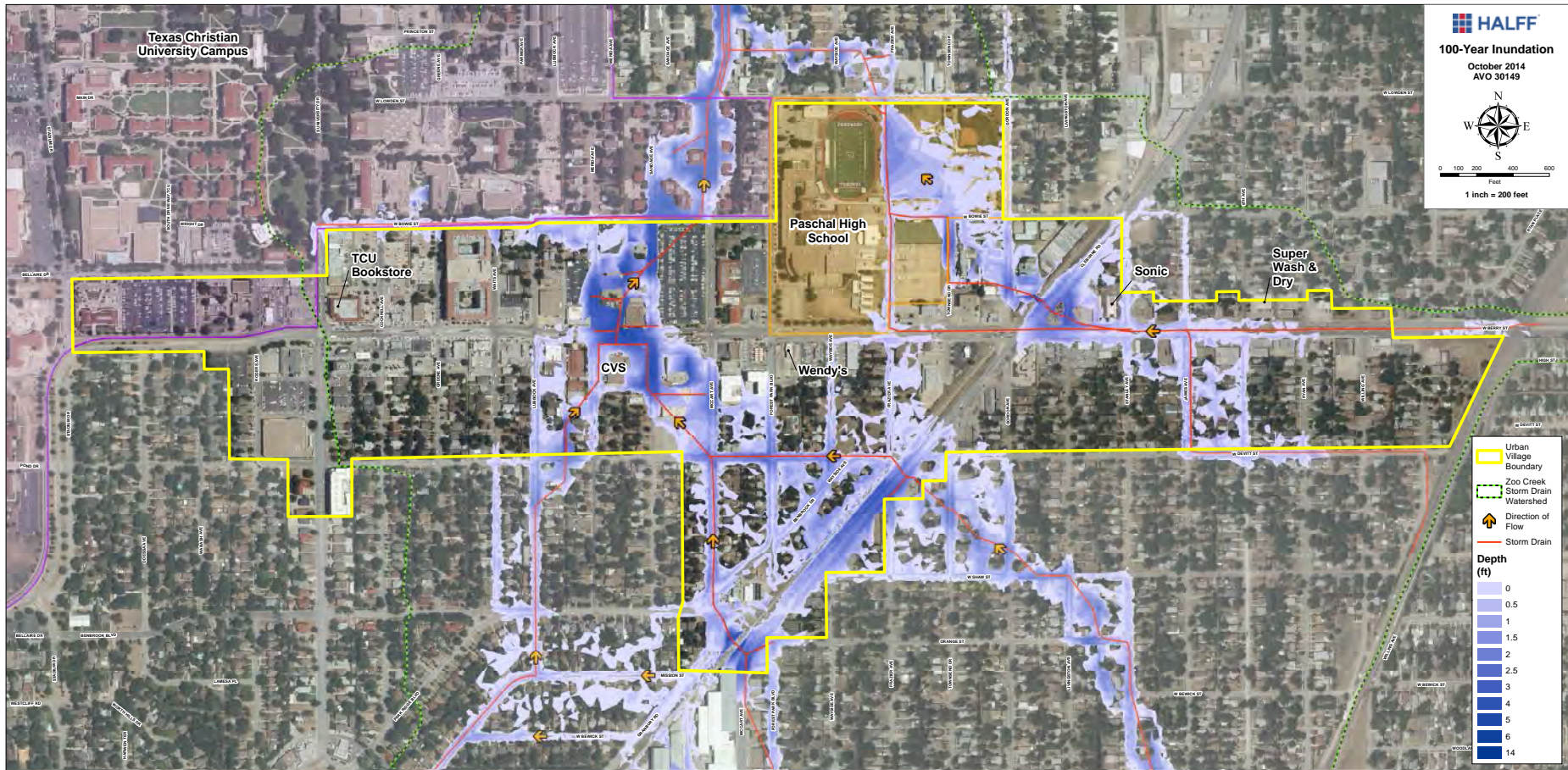


EXISTING FORCES



EXISTING FORCES

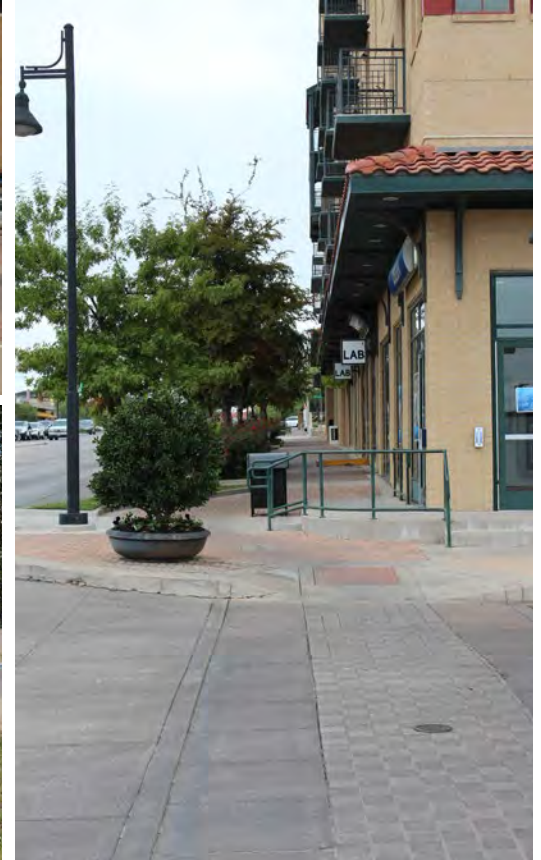


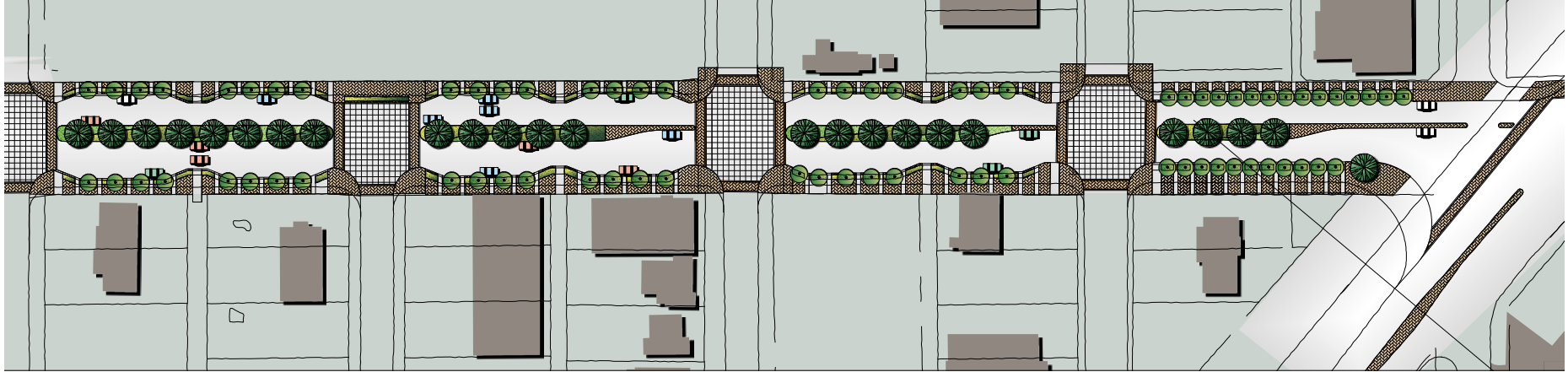


An aerial photograph of an urban area, likely a city grid, with a red boundary line tracing a specific path. The map includes various colored overlays: a large blue area in the upper right, a pink starburst in the center, and several other colored regions in shades of purple, green, and orange. Street names are visible throughout the map, including West Berry St, University Dr, Benbrook Blvd, and Forest Park Blvd. The title 'THE PUBLIC REALM: STREETScape' is overlaid in large, bold, blue letters across the center of the map.

THE PUBLIC REALM: STREETScape

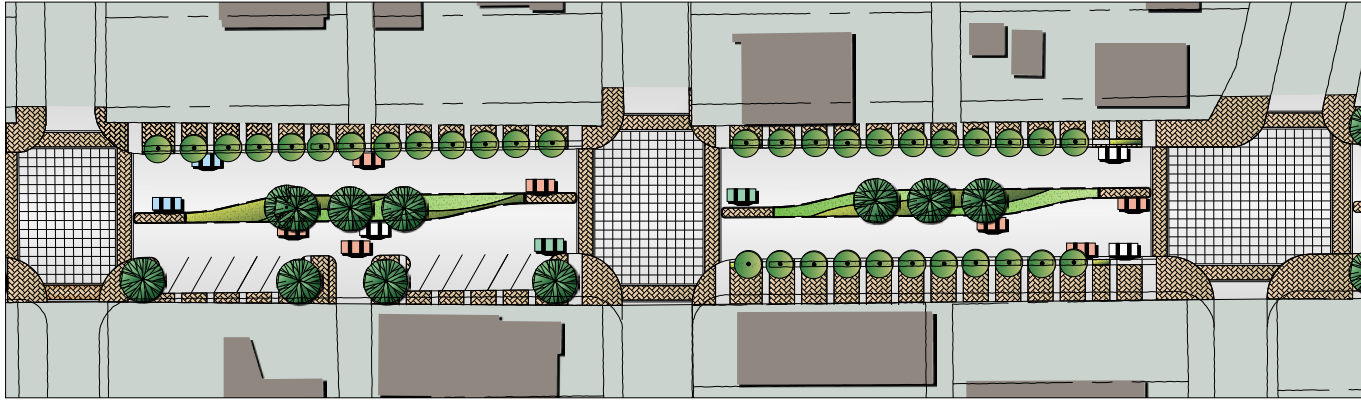
EXISTING CONDITIONS



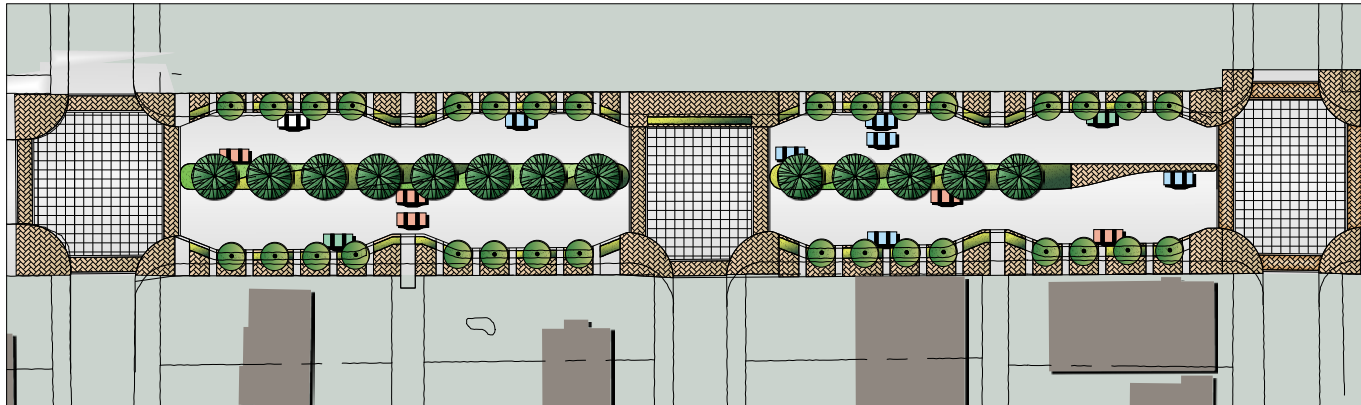


Berry Street: Forest Park to Cleburne

Berry Street: East of Cleburne



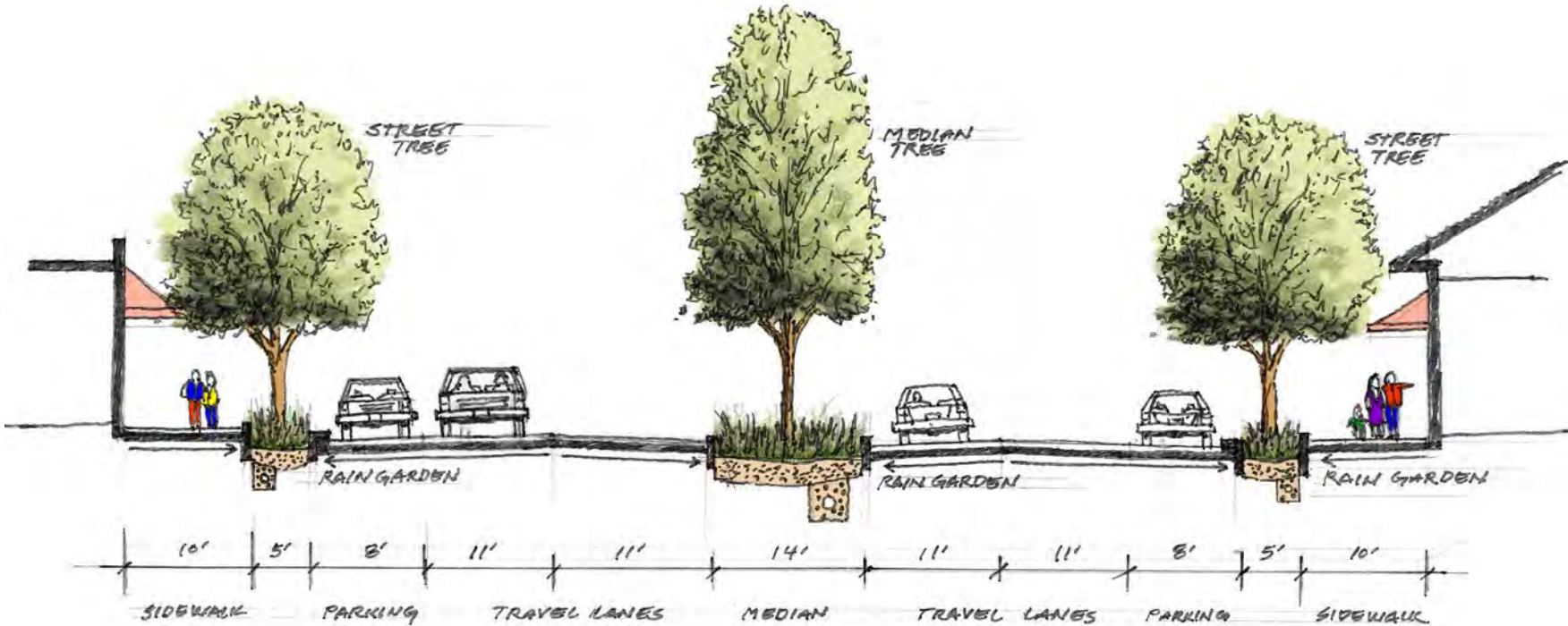
Reverse Angle Parking



Parallel Parking



Berry Street @ Frazier

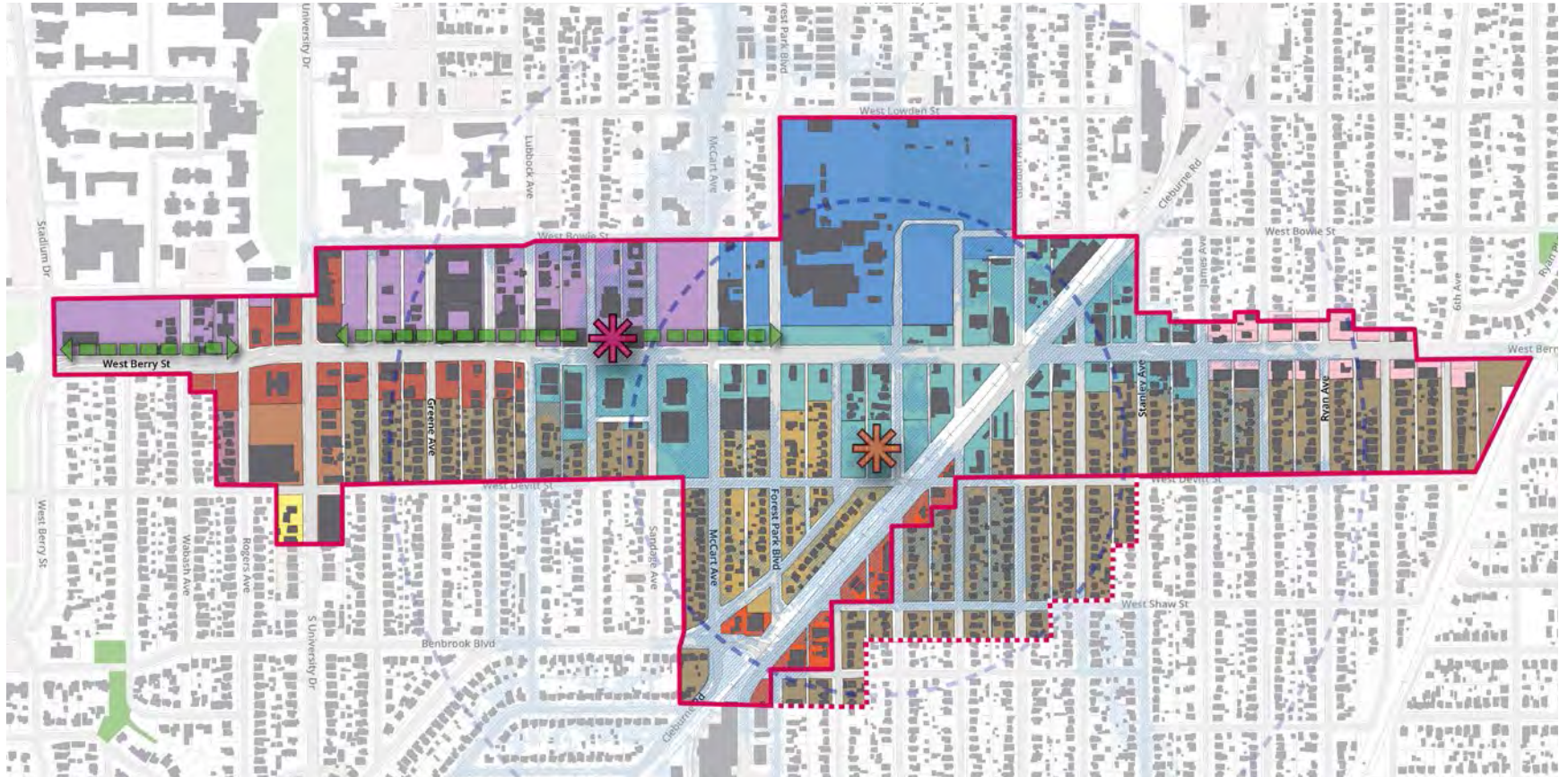






CHARACTER AREAS

FUTURE CHARACTER



WEST BERRY SHOPFRONT



WEST BERRY SHOPFRONT

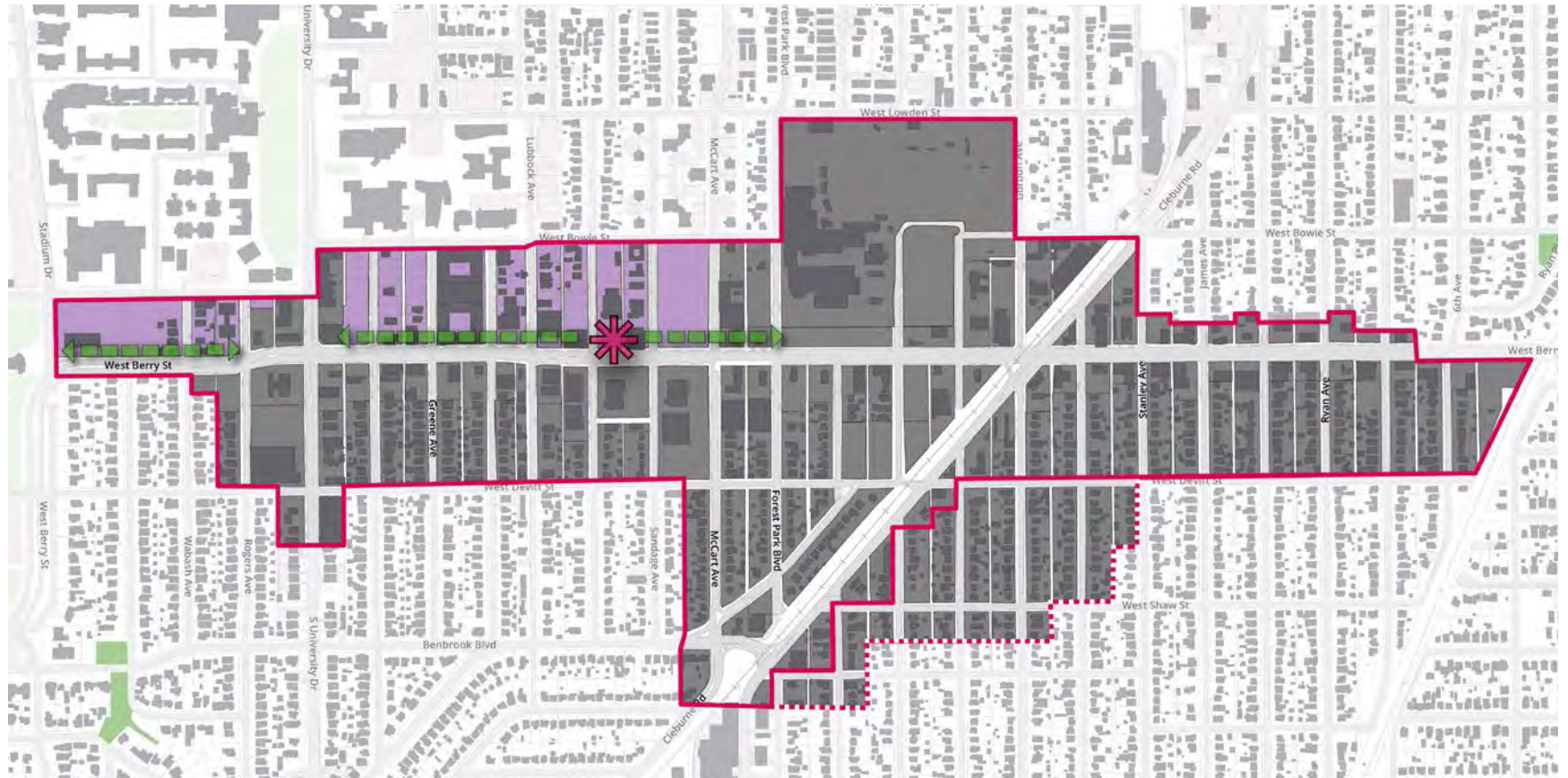


BUILDING TYPE: Mixed Use Shopfront

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

HEIGHT: 3 to 4 stories max

NORTH BERRY



NORTH BERRY



BUILDING TYPE: Civic, Shopfront

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

HEIGHT: 5 to 6 stories max

CIVIC

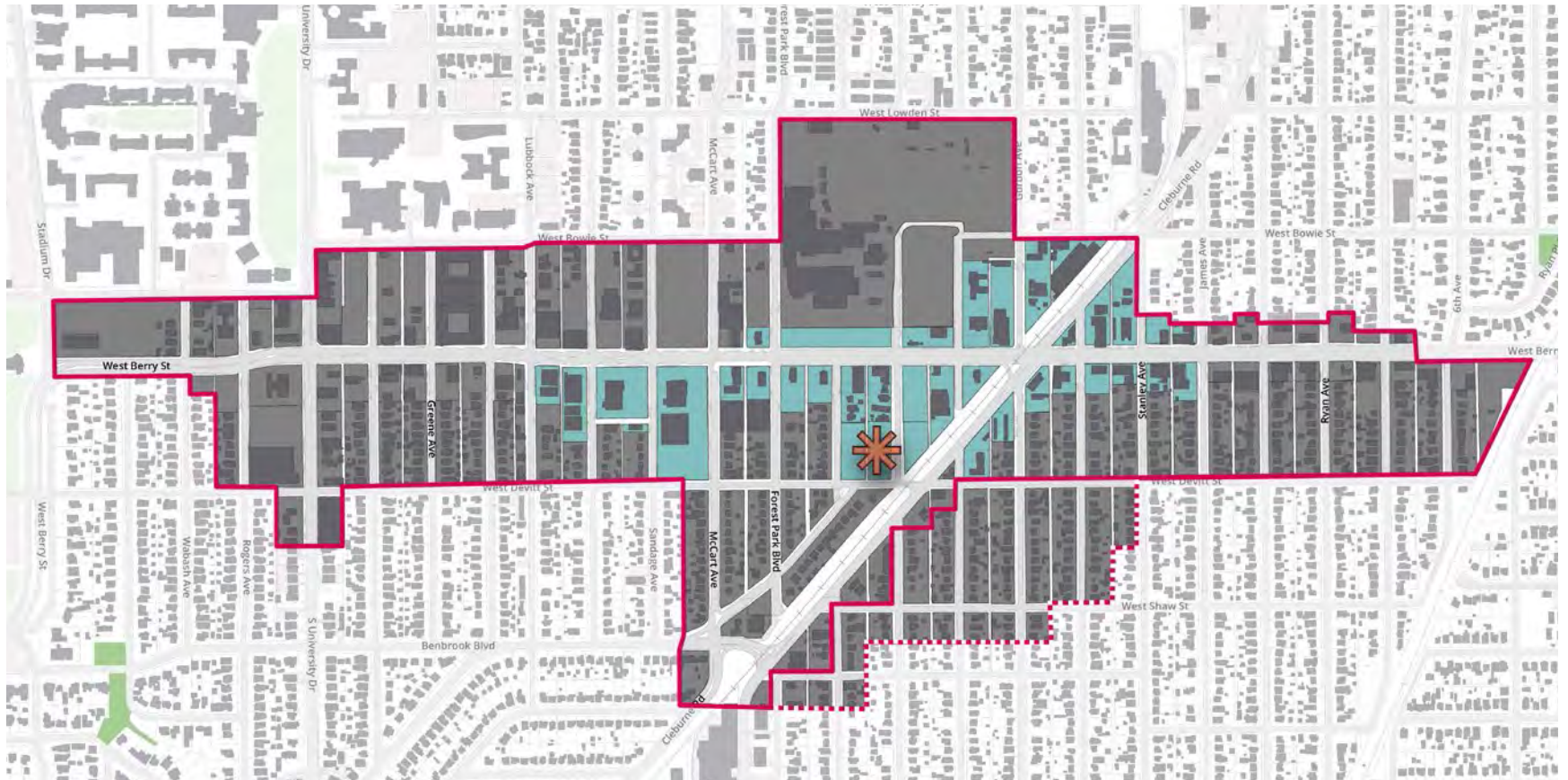


BUILDING TYPE: Public, Institutional

PREFERRED USE: Place of Worship, School

HEIGHT: 2-3 stories max

TOD MIXED USE



TOD MIXED USE

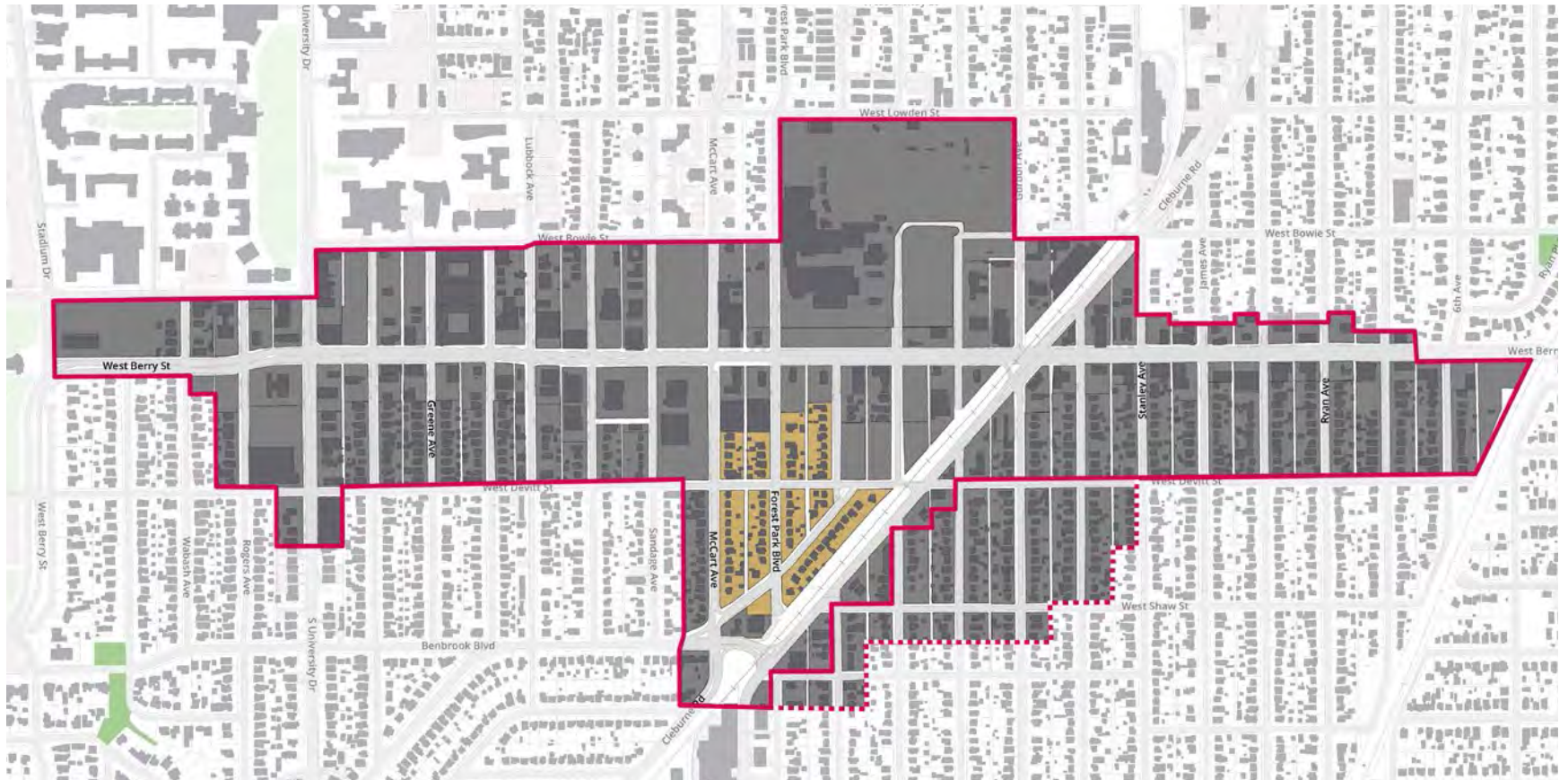


BUILDING TYPE: Mixed Use Shopfront, Apartment, Townhouse

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

HEIGHT: 5 to 6 stories max

TOD RESIDENTIAL



TOD RESIDENTIAL

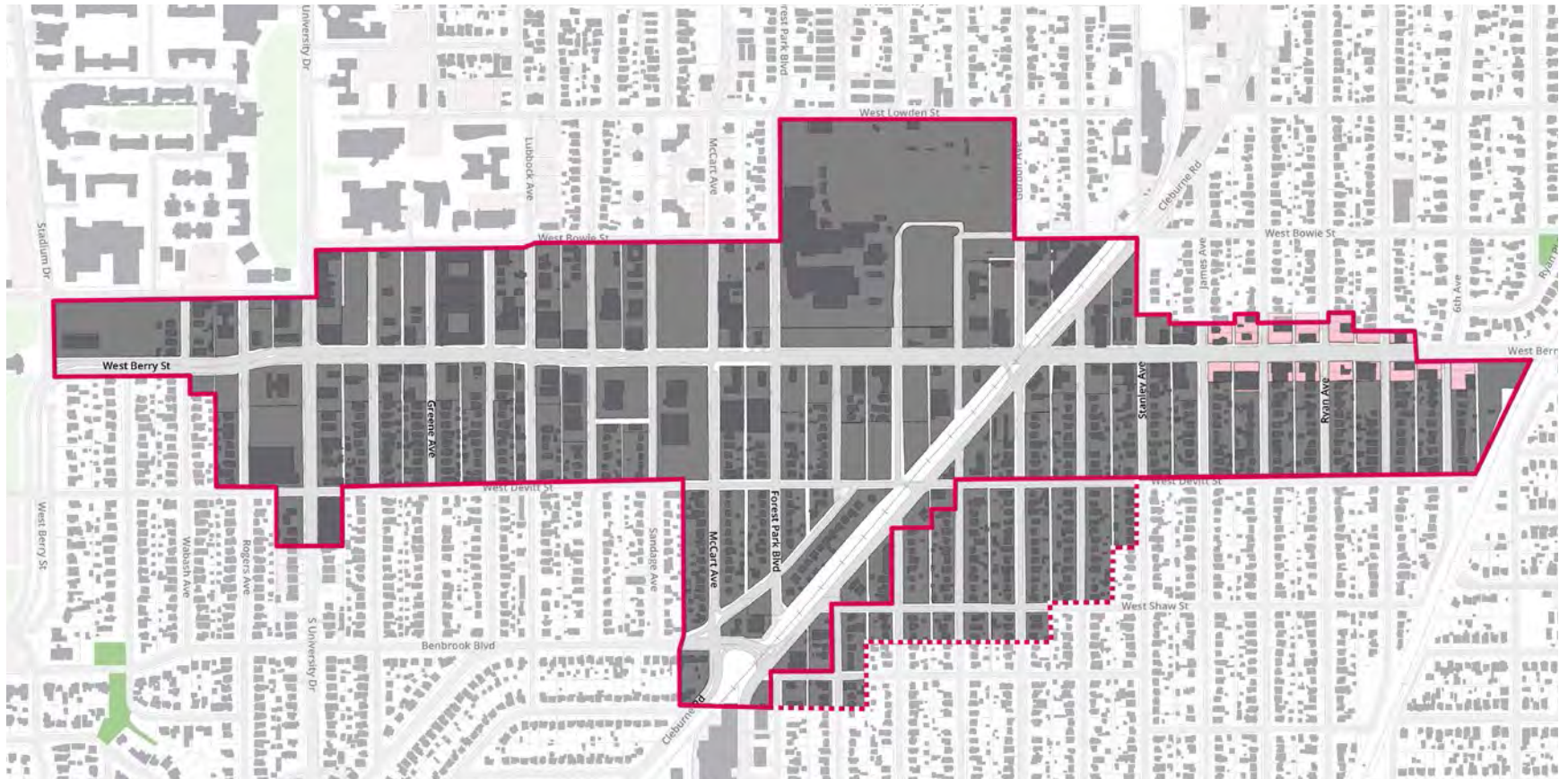


BUILDING TYPE: Apartment, Townhouse, Live-Work

PREFERRED USE: Mixed Residential with Limited Retail/Office

HEIGHT: 3 to 4 stories max

EAST WEST BERRY SHOPFRONT



EAST WEST BERRY SHOPFRONT

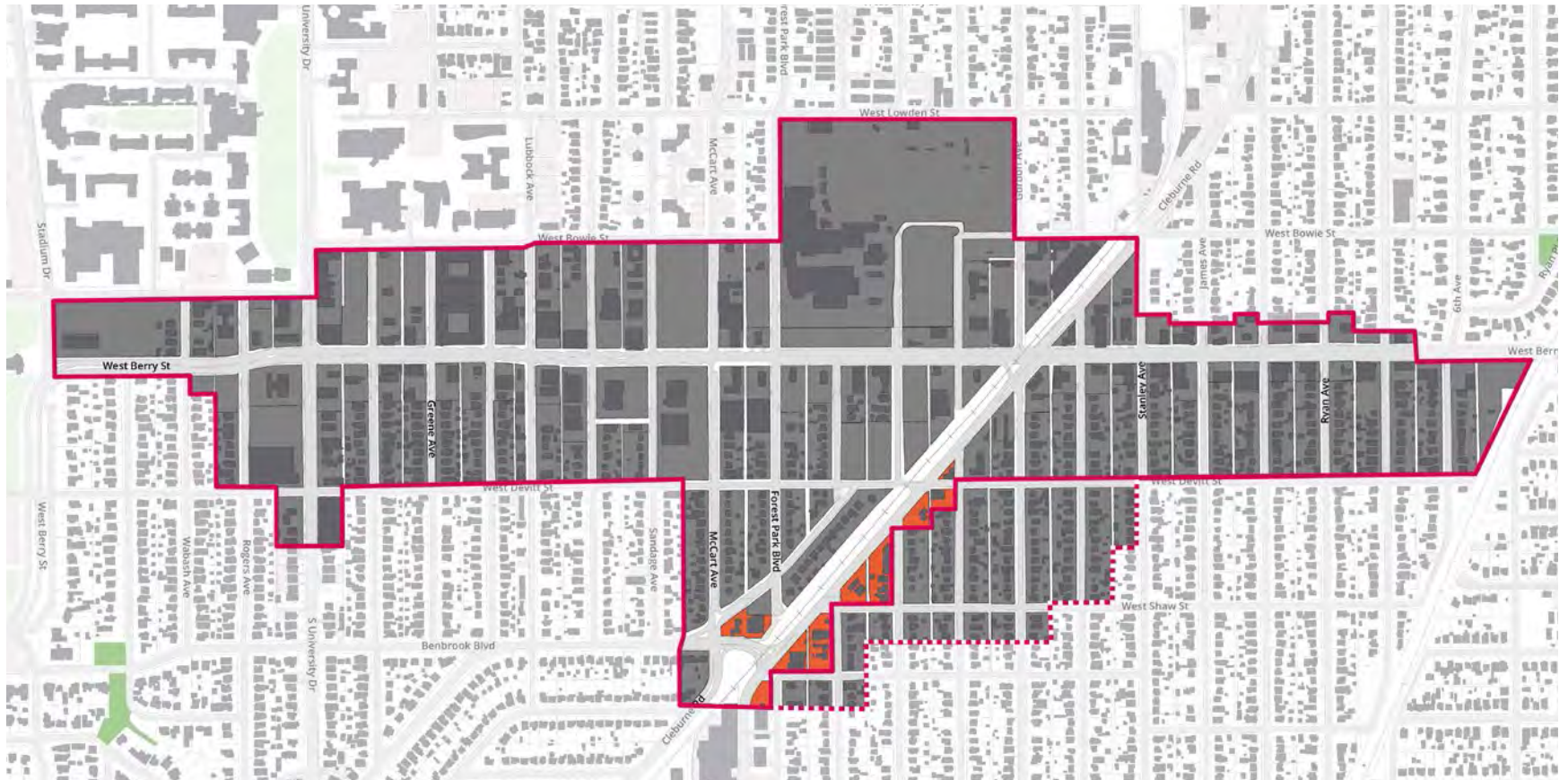


BUILDING TYPE: Mixed Use Shopfront

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

HEIGHT: 2 to 3 stories max

CLEBURNE SHOPFRONT



CLEBURNE SHOPFRONT



BUILDING TYPE: Mixed Use Shopfront

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

HEIGHT: 2 to 3 stories max

TRANSITIONAL RESIDENTIAL

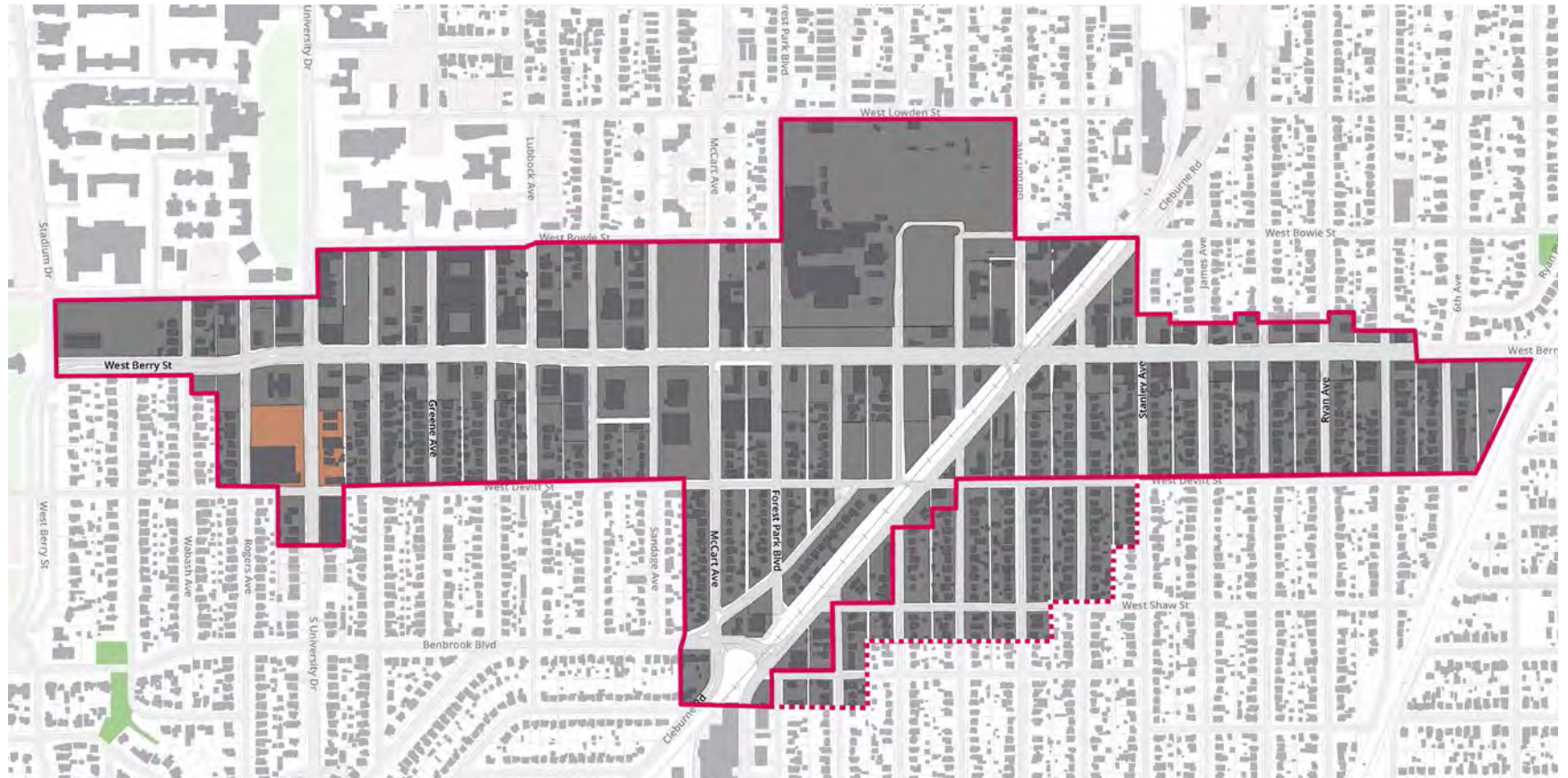


BUILDING TYPE: Townhouse, Courtyard, Small Apartment

PREFERRED USE: Mixed Residential

HEIGHT: 2 to 3 stories max

NEIGHBORHOOD COMMERCIAL



NEIGHBORHOOD COMMERCIAL

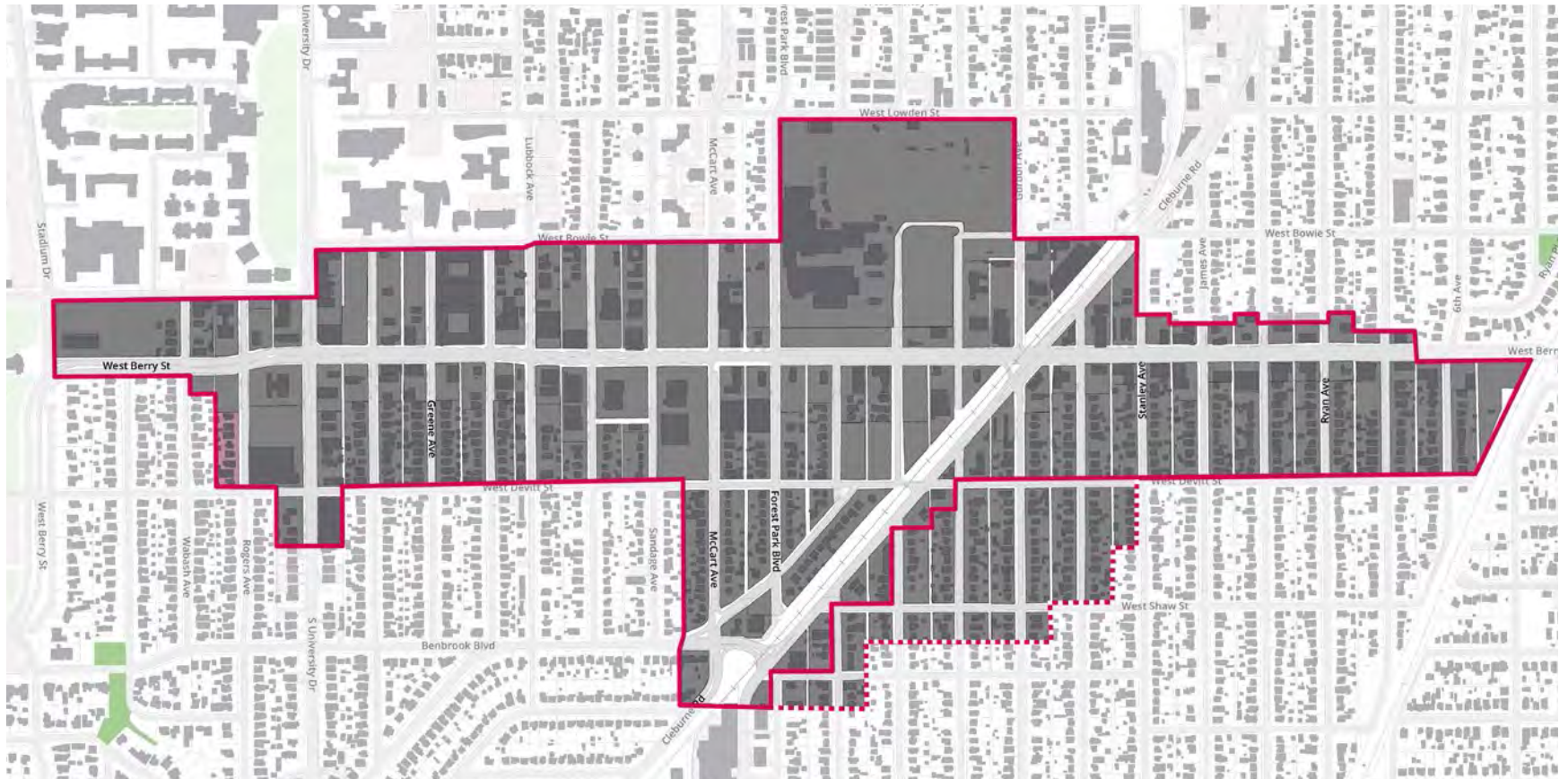


BUILDING TYPE: Mixed Use Shopfront, Townhouse, Apartment

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

HEIGHT: Berry 3 to 4 stories max, Neighborhood 2 to 3 stories max

RESIDENTIAL OFFICE



RESIDENTIAL OFFICE



BUILDING TYPE: House

PREFERRED USE: Residential with Limited Retail/Office

HEIGHT: 2 to 3 stories max

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



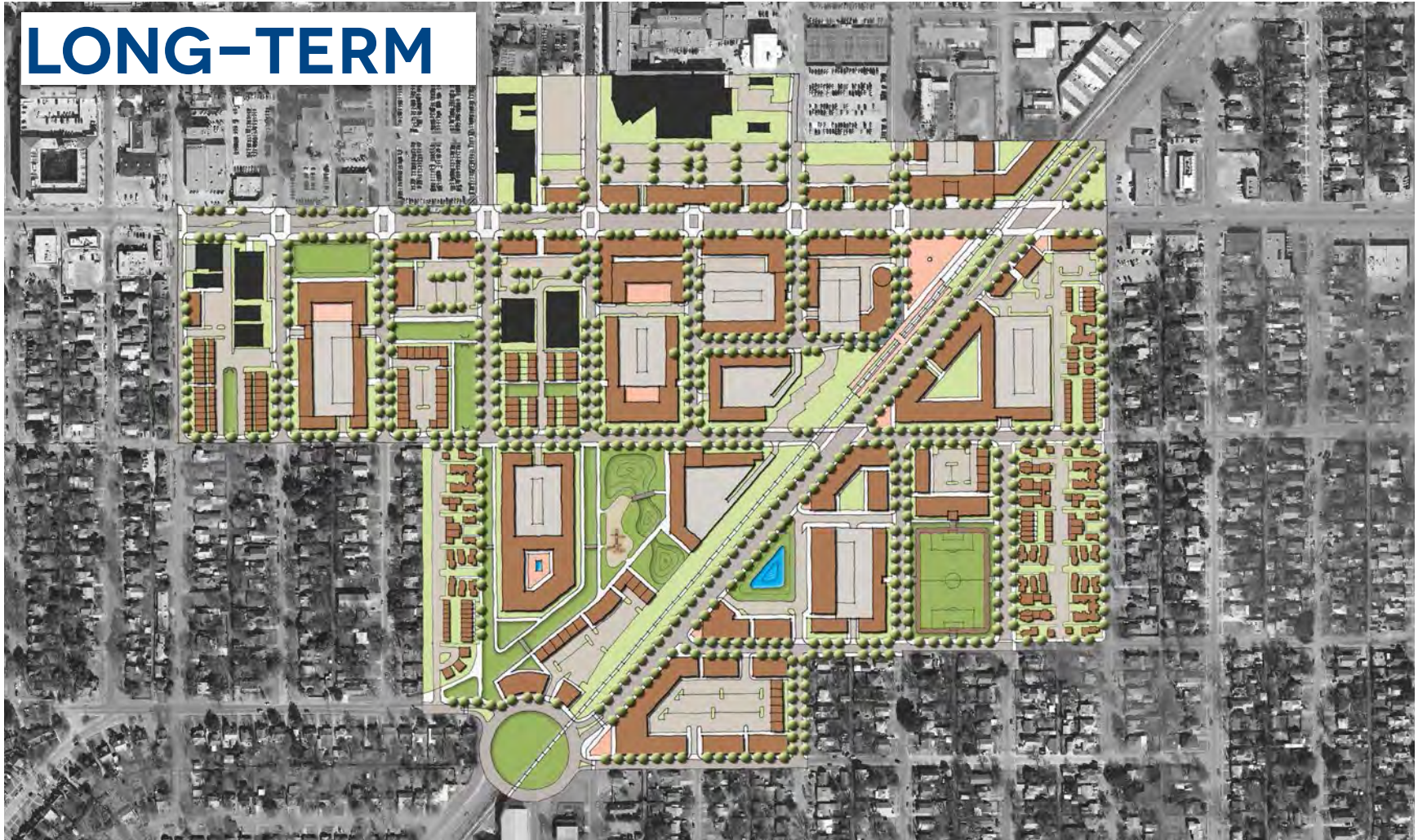
SHORT-TERM: STORMWATER



SHORT-TERM

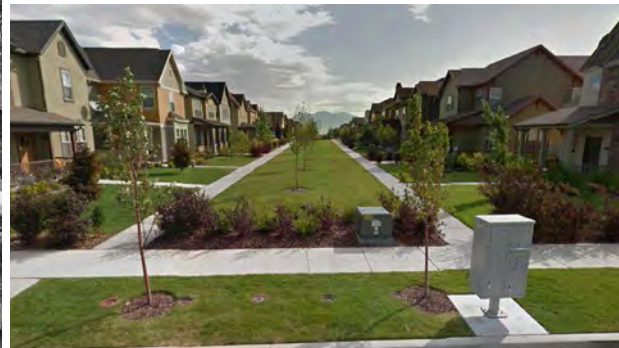


LONG-TERM

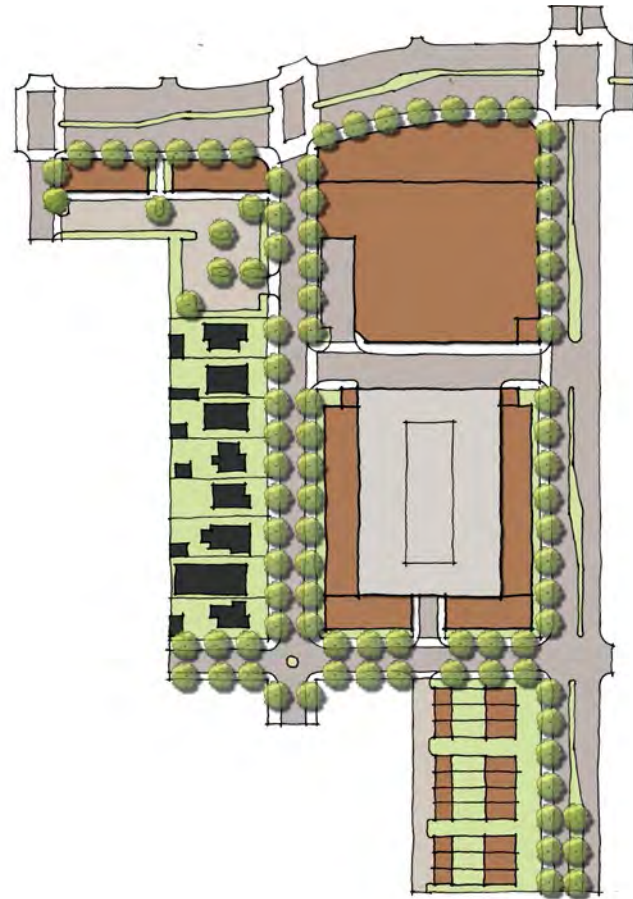
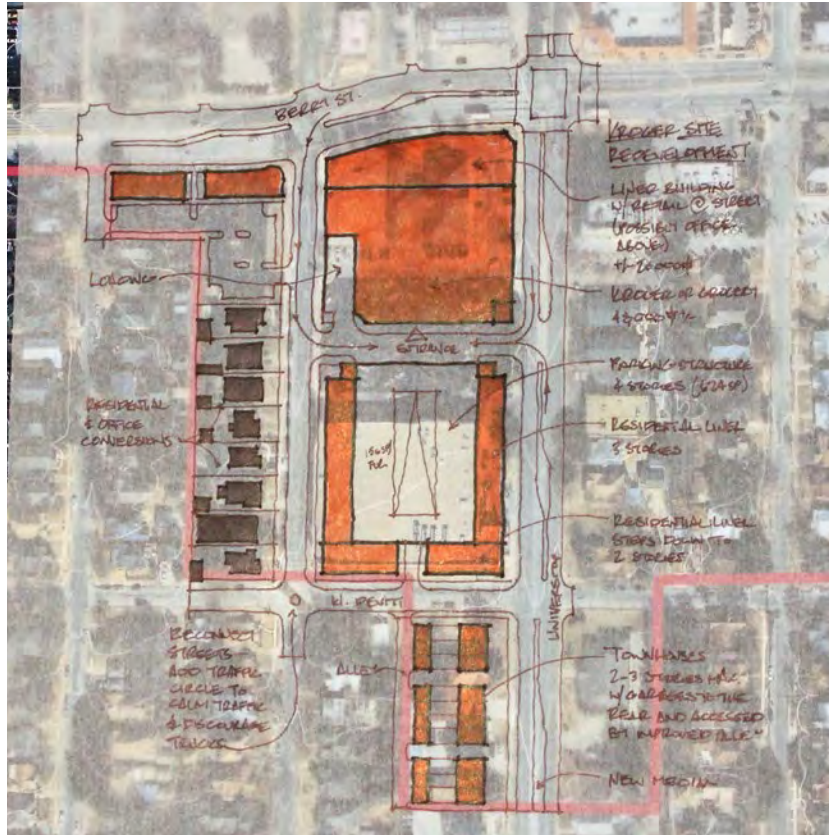




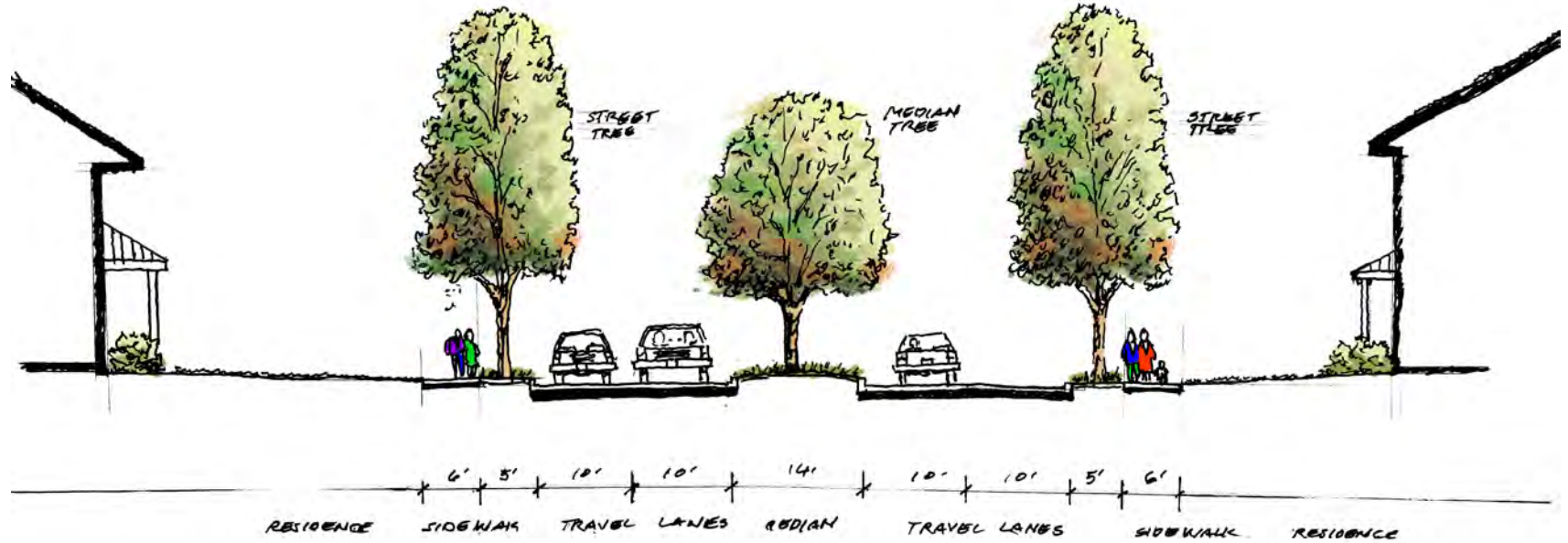
RESIDENTIAL TRANSITION



KROGER SITE

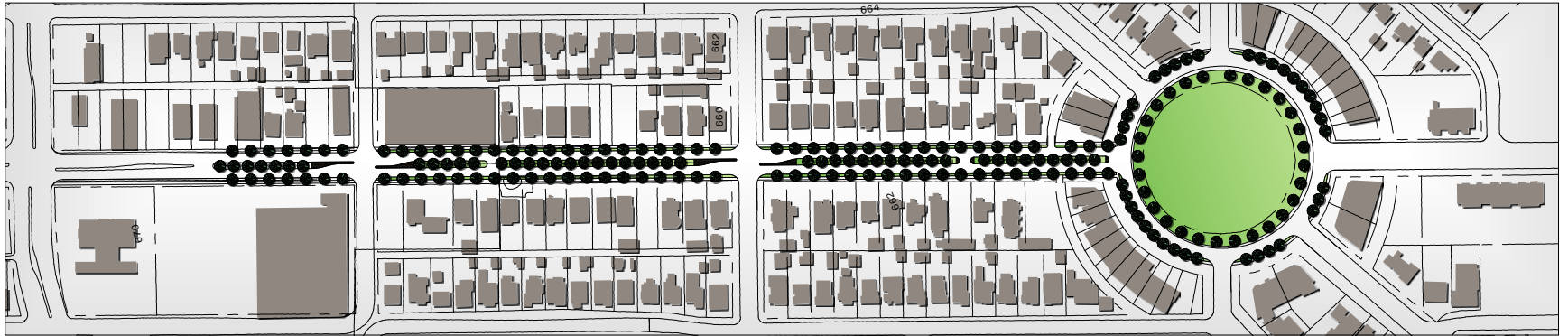


UNIVERSITY



UNIVERSITY

<---- North

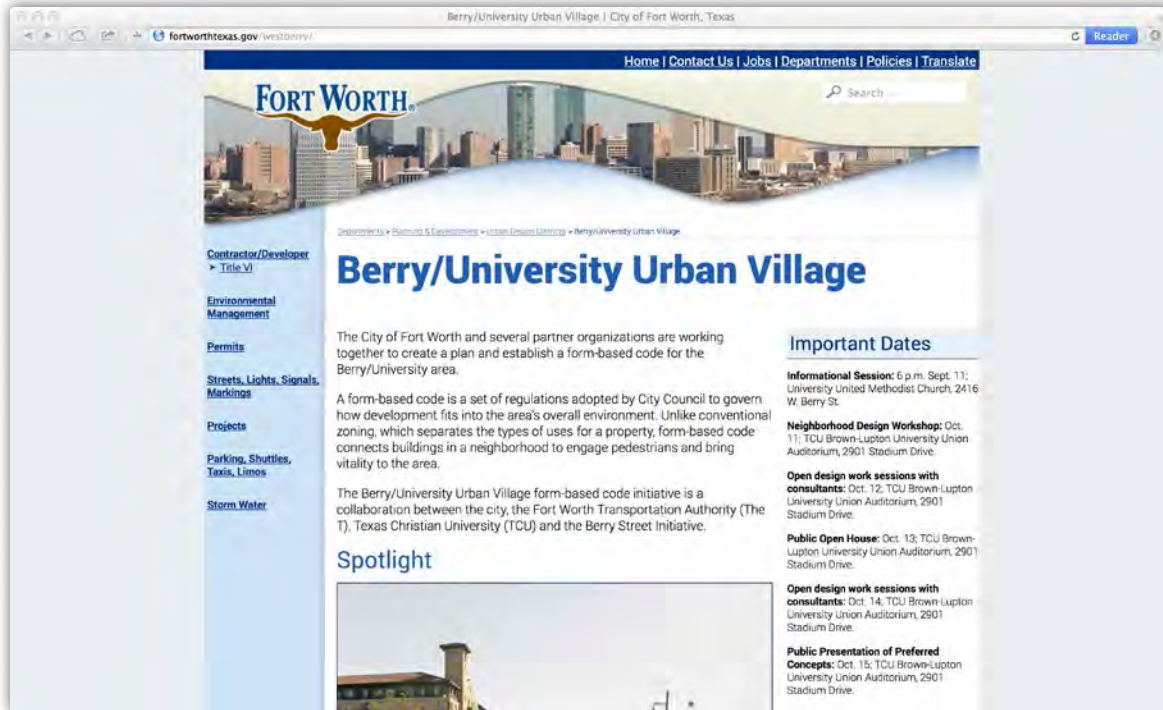


ACT TACTICALLY



» 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

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