

BERRY / UNIVERSITY URBAN VILLAGE

DEVELOPMENT PLAN AND FORM-BASED CODE



WHY ARE WE HERE TODAY?

A faded background image of a street scene. In the foreground, there's a sidewalk and a tree. In the middle ground, a 'Kubes Jewelers' store is visible with a sign that says 'Kubes JEWELERS'. Several cars are parked along the street. The overall scene is bright and somewhat washed out.

- » Project Introduction
- » Form-Based Code Overview
- » Charrette Overview
- » Initial Analysis

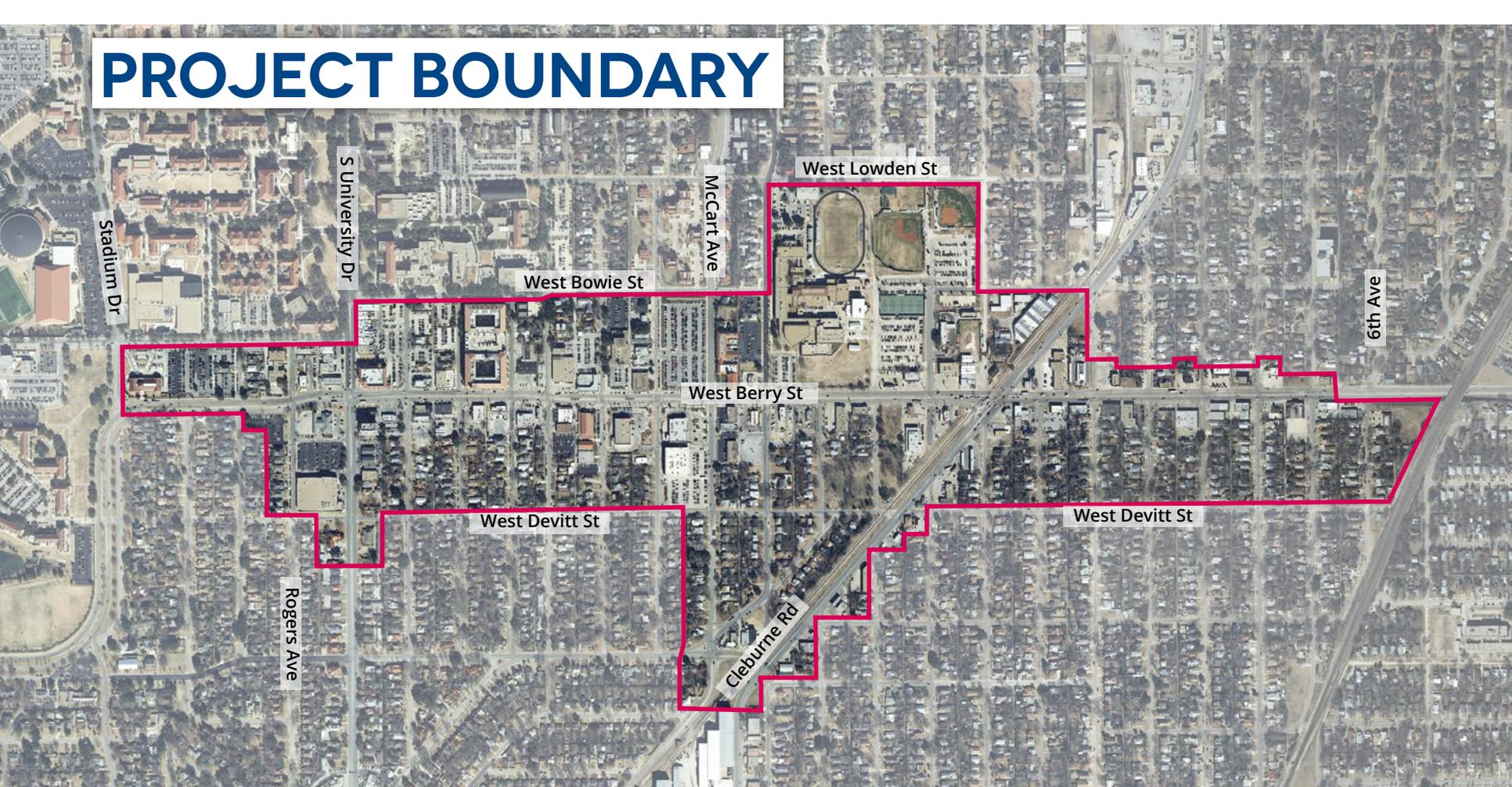
PROJECT GOALS

- » **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

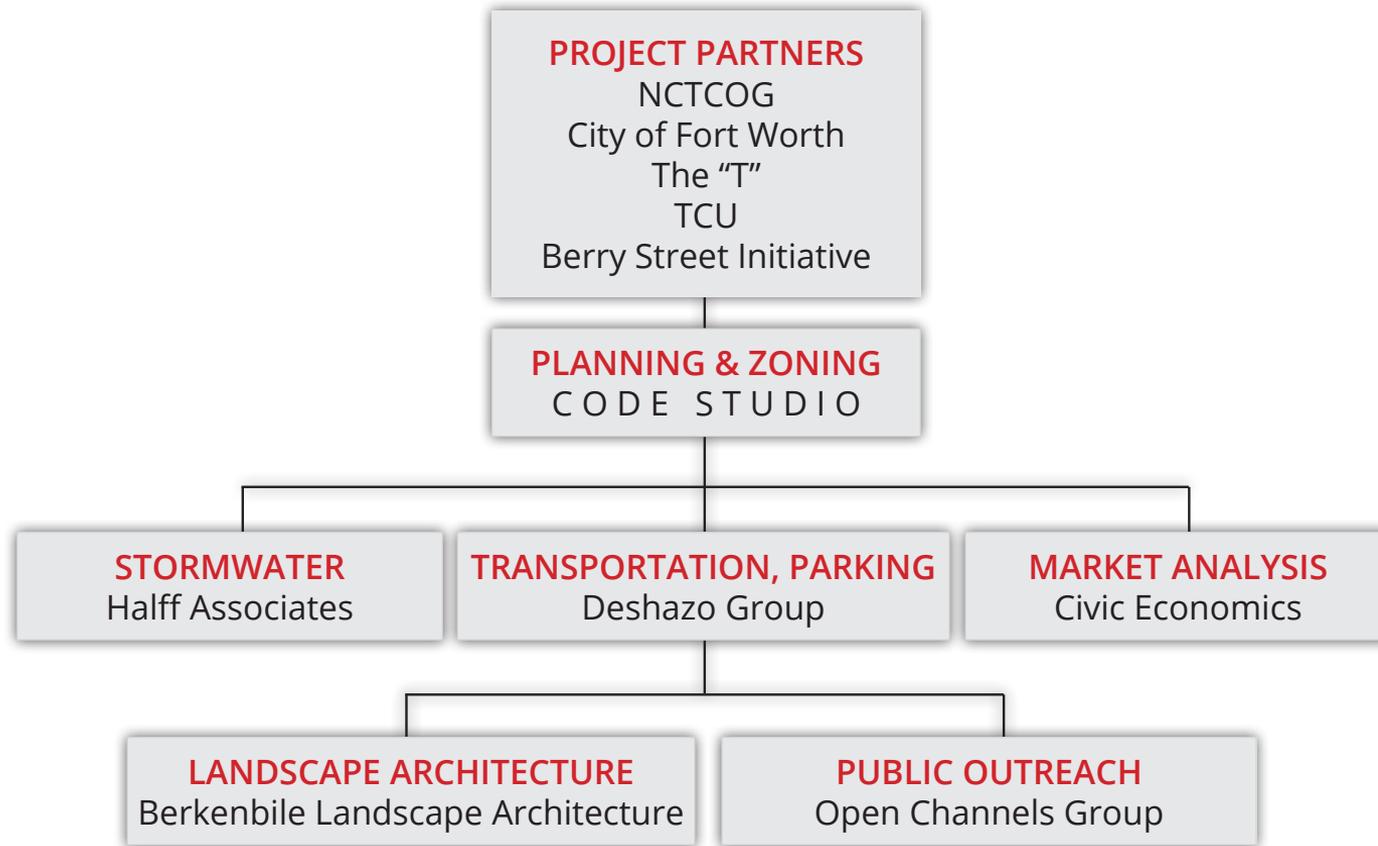
PROJECT PARTNERS

- » 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

PROJECT BOUNDARY



PROJECT TEAM



PROJECT WORK SCOPE/SCHEDULE

- » Initial Analysis
- » **Charrette/Public Input - TODAY !**
- » Development Plan - Spring 2015
- » Form-Based Code - Summer 2015

WHAT IS A FORM-BASED CODE ?

A **new approach to zoning** with an increased focus on **walkability, predictability** and **mixed use development**.

A **call for change** - a **market-driven** response to 50+ years of land use controls that have focused on separating land uses, instead of end results (the **built environment**).

ZONING STRUCTURE

USE/
DENSITY

MANAGEMENT

FORM

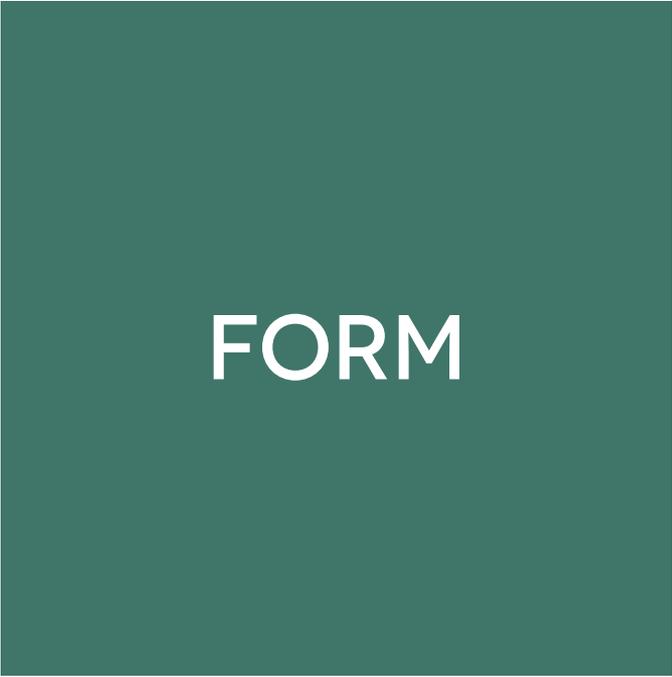
CONVENTIONAL ZONING

USE/
DENSITY

MANAGEMENT

FORM

FORM-BASED ZONING



FORM



MANAGEMENT



USE/
DENSITY

RED ON A ZONING MAP



RED ON A ZONING MAP



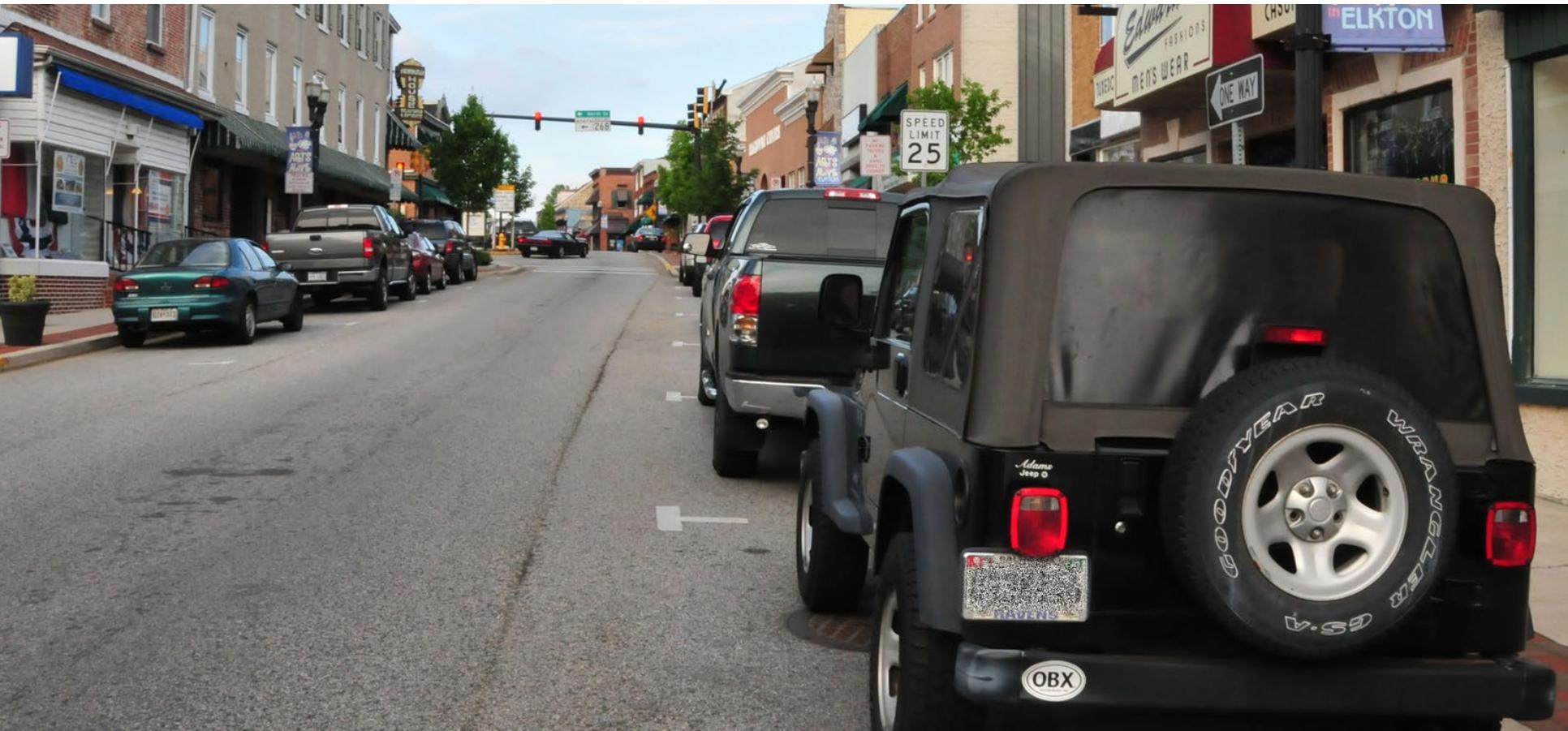
FORM BASICS: BUILDING PLACEMENT



FORM BASICS: BUILDING PLACEMENT



FORM BASICS: PARKING LOCATION



FORM BASICS: PARKING LOCATION



FORM BASICS: PARKING LOCATION



FORM BASICS: HEIGHT



FORM BASICS: HEIGHT



FORM BASICS: HEIGHT



FORM BASICS: WINDOWS AND DOORS



FORM BASICS: WINDOWS AND DOORS



FORM BASICS: USE



FORM BASICS: PUBLIC REALM

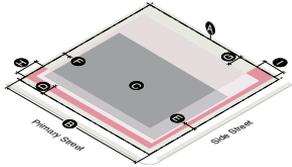


MODERN CODE = CLEAR, PREDICTABLE RESULTS

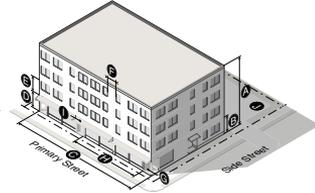
6.2.14. Mixed Use Shopfront

A building type that typically accommodates ground floor retail, office or commercial uses with upper-story residential or office uses

1. Lot and Placement



2. Height and Form



Lot	
Area	set by district ④
Width	set by district ⑥
Coverage	
Lot coverage	set by district ④
Building and Structure Setbacks	
Primary street	set by district ①
Side street	set by district ②
Side interior	set by district ①
Rear	set by district ③
Build-to Zone (BTZ)	
Building facade in primary street BTZ (% of lot width)	set by district ④
Building facade in side street BTZ (% of lot width)	set by district ①

Height	
All buildings and structures	set by district ④
Ground story height	12' min ⑥
Building Dimensions	
Length	120' max ④
Transparency	
Ground story	60% min ⑩
Upper story	20% min ⑥
Blank wall area	25' max ④
Pedestrian Access	
Entrance facing primary street	Required ⑥
Entrance spacing along primary street	75' max ④
Building Elements Allowed	
Awning/canopy	see Sec. 6.3.2 ①
Forecourt	see Sec. 6.3.4 ①
Gallery	see Sec. 6.3.5 ①
Parking Location	
	set by district ①

DRAFT May 23, 2014

Model Code | Teton Valley, Idaho 6-27



TODAY: PUBLIC PARTICIPATION CHARRETTE

- » A 5-Day, Collaborative, Planning Effort
October 11th -15th
- » Harness Talents of Stakeholders to Refine Plan and Create Code Metrics
- » Short Feedback Loops, Applies Technical Expertise to Refine Vision, Ensure Feasibility



cha•rrette \shuh-RET\ n.
1. a multiple-day collaborative design and planning workshop held on-site and inclusive of all affected stakeholders.

[From French charrette (cart), from Old French. Anecdotally, professors at the Ecole de Beaux Arts in Paris during the 19th century collected architecture students' final drawings in a cart for jury critiques while students frantically put finishing touches on their work]

THE WEEK AT A GLANCE

DAY 1	DAY 2	DAY 3	DAY 4	DAY 5
SATURDAY OCTOBER 11	SUNDAY OCTOBER 12	MONDAY OCTOBER 13	TUESDAY OCTOBER 14	WEDNESDAY OCTOBER 15
NEIGHBORHOOD DESIGN WORKSHOP 9:00 AM – 12:00 PM @ AUDITORIUM	OPEN DESIGN STUDIO 9:00 AM – 12:00 PM	OPEN DESIGN STUDIO 9:00 AM – 12:00 PM	OPEN DESIGN STUDIO 9:00 AM – 12:00 PM	
		LUNCH & LEARN ECONOMICS 12:00 PM – 1:00 PM	LUNCH & LEARN STORMWATER 12:00 PM – 1:00 PM	
DAN BURDEN WALKING TOUR 1:30 PM – 3:30 PM MEET @ UNIVERSITY UNITED METHODIST CHURCH	OPEN DESIGN STUDIO 1:00 PM – 7:00 PM	OPEN DESIGN STUDIO 1:00 PM – 5:00 PM	OPEN DESIGN STUDIO 1:00 PM – 7:00 PM	
		OPEN HOUSE 6:00 PM – 8:00 PM @ AUDITORIUM		FINAL PRESENTATION 6:00 PM – 8:00 PM @ AUDITORIUM

STUDYING THE AREA



STUDYING THE AREA



SATURDAY: NEIGHBORHOOD DESIGN WORKSHOP



DESIGNING WITH CITIZENS



DESIGNING WITH CITIZENS



WALKING TOUR



SUN – TUES: OPEN DESIGN STUDIO



MON – TUES: TECHNICAL MEETINGS



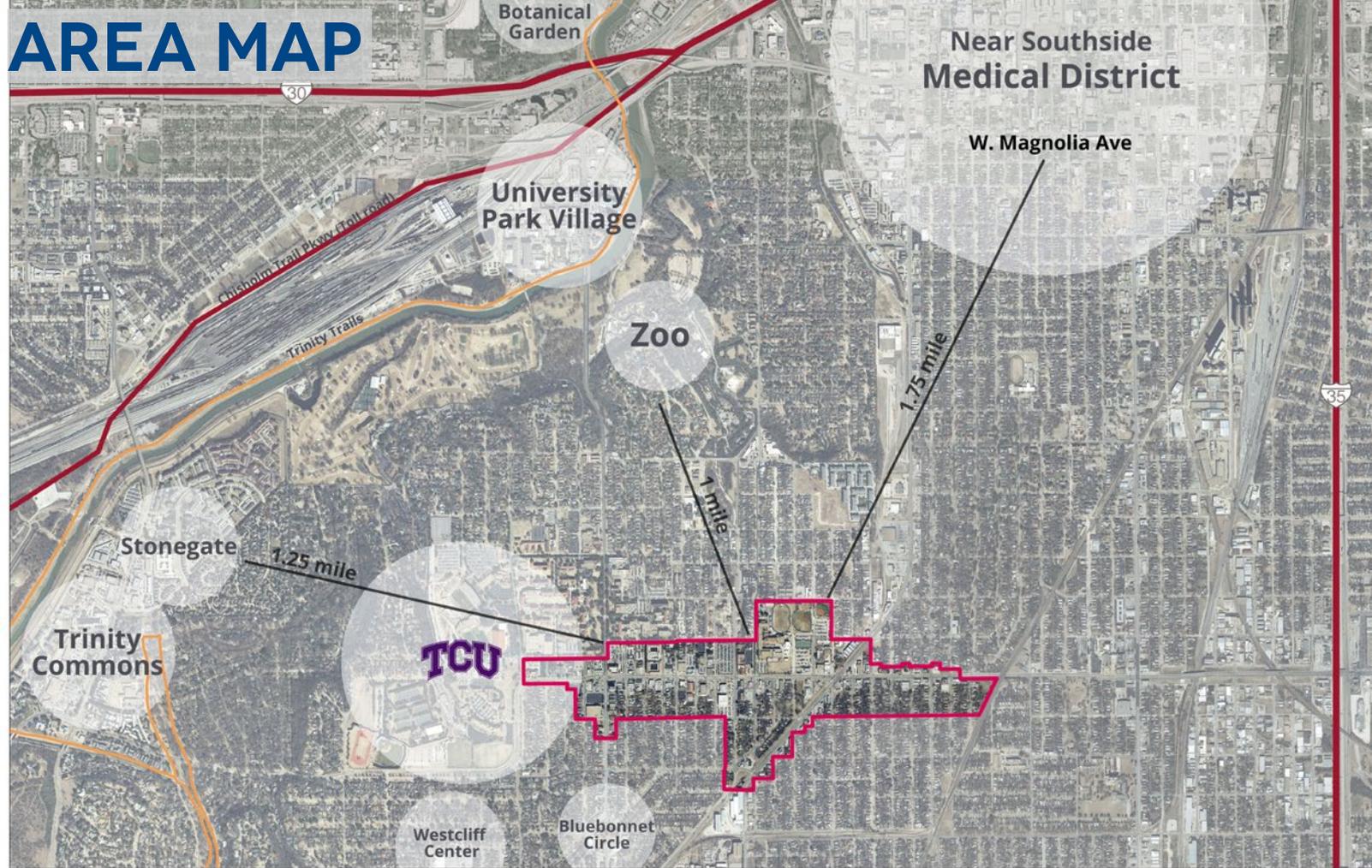
MONDAY: “DROP-IN” OPEN HOUSE



WED: WORK-IN-PROGRESS PRESENTATION



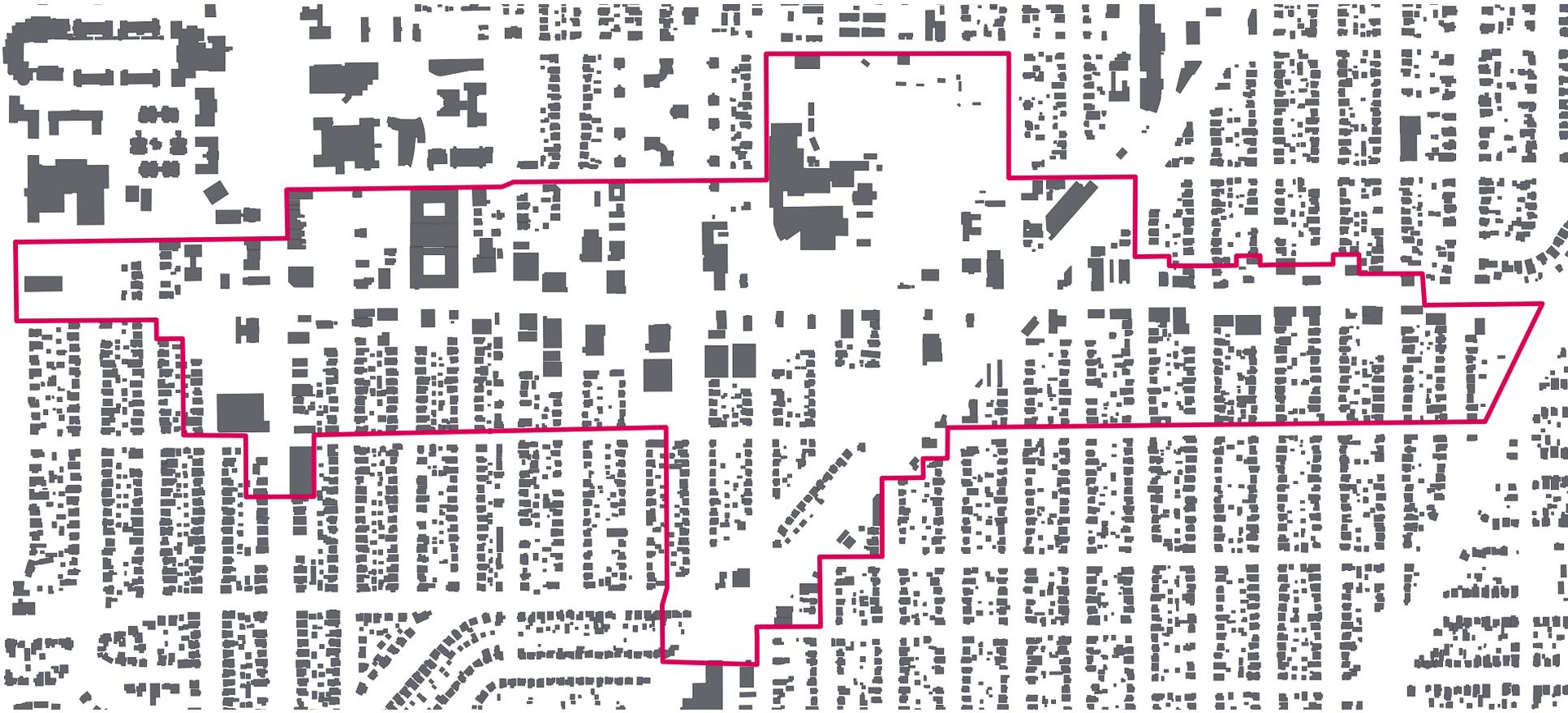
AREA MAP



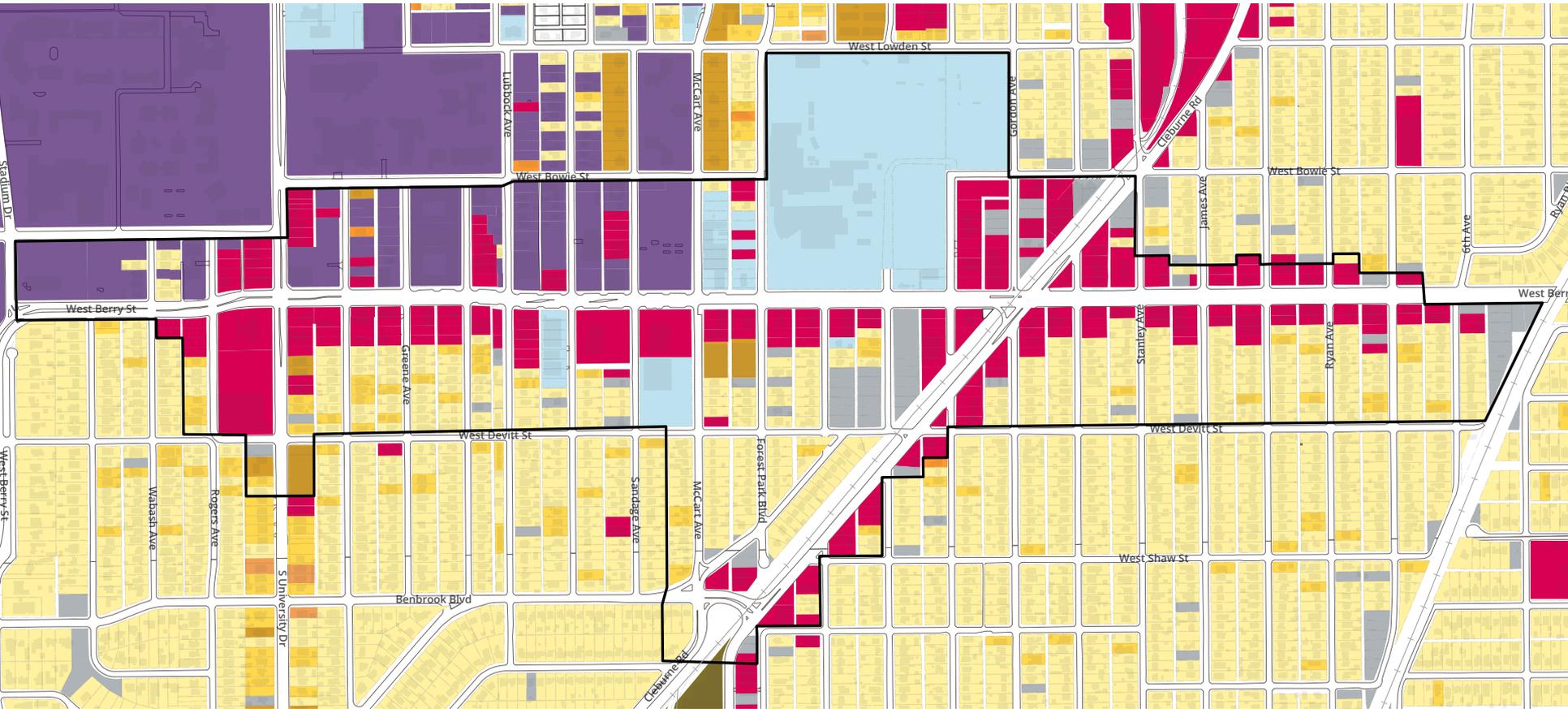
AERIAL



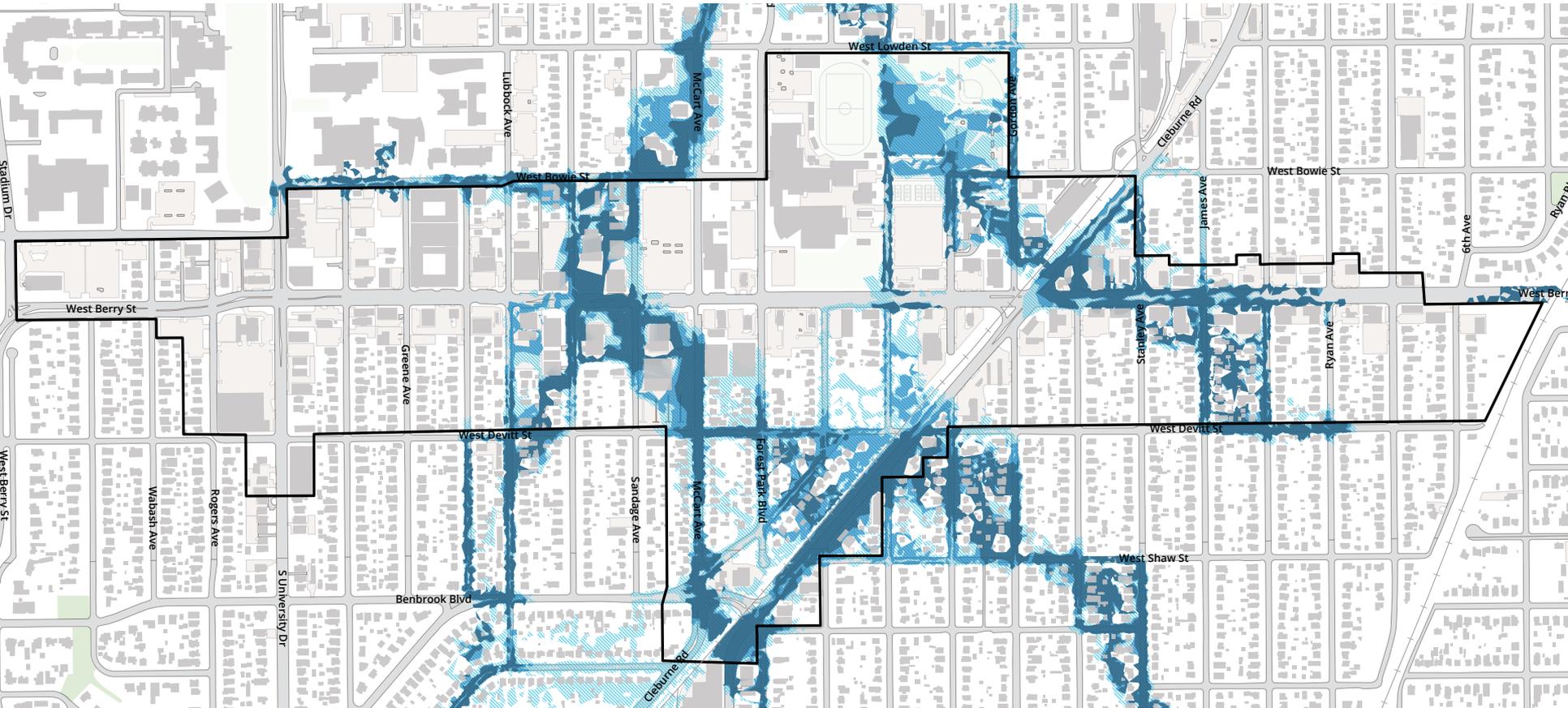
BUILDING FOOTPRINTS



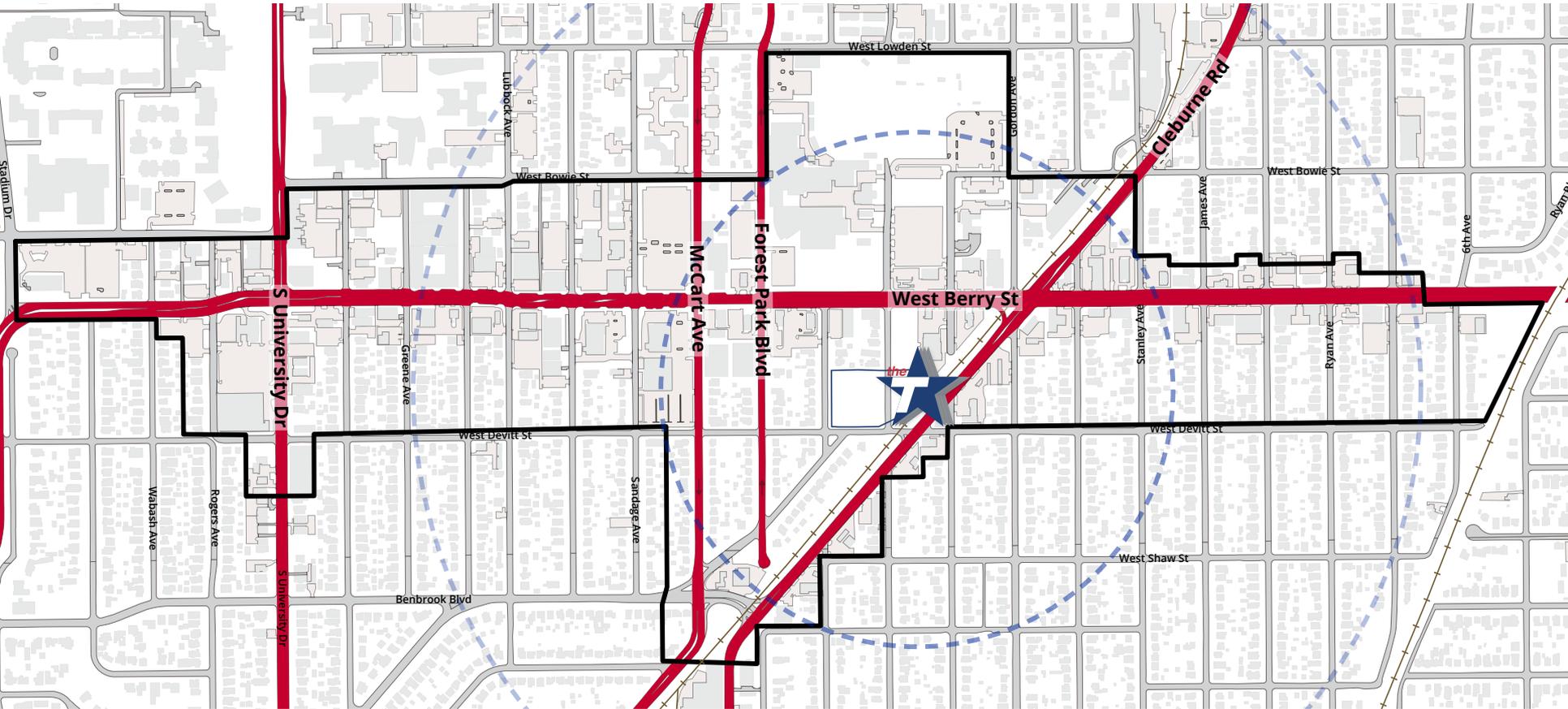
EXISTING LAND USE



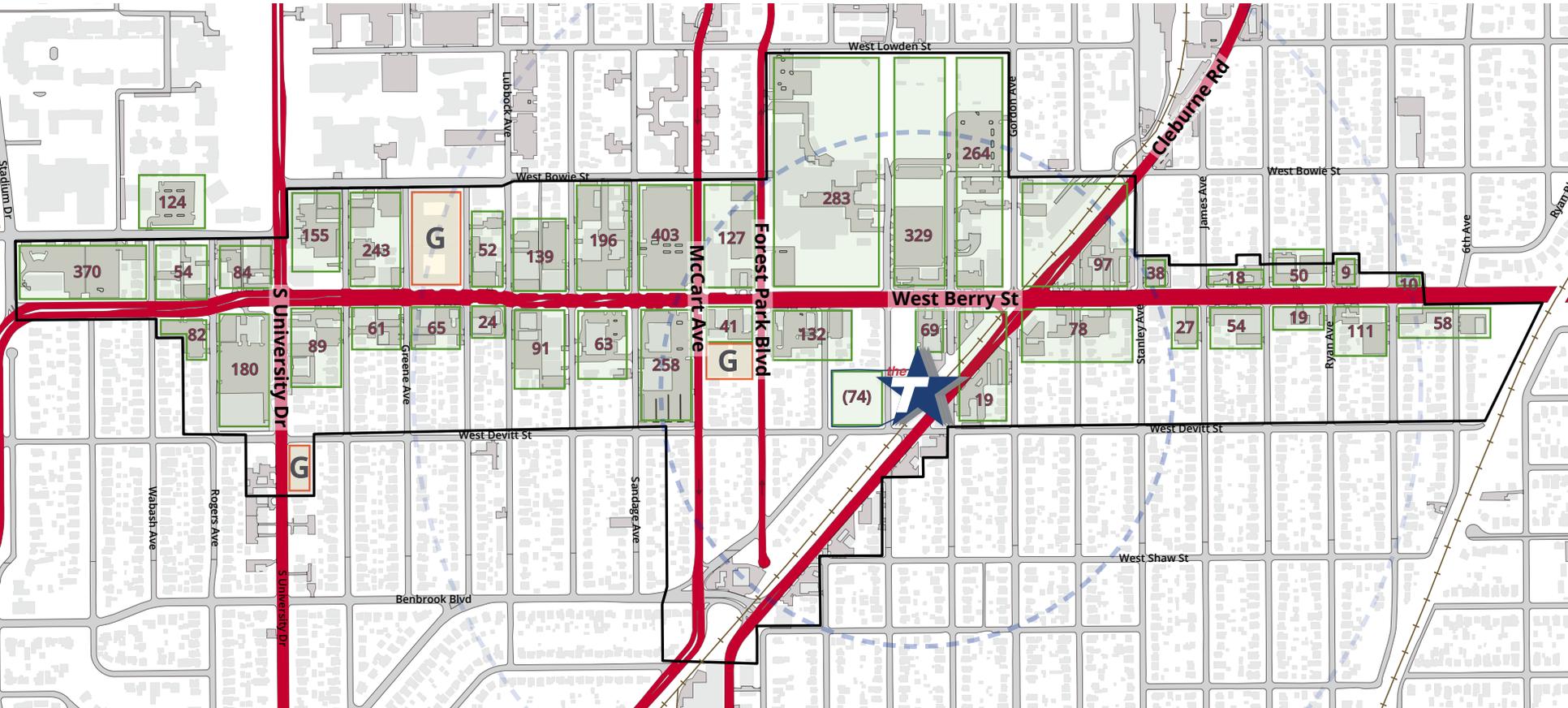
EXTENT OF FLOODING



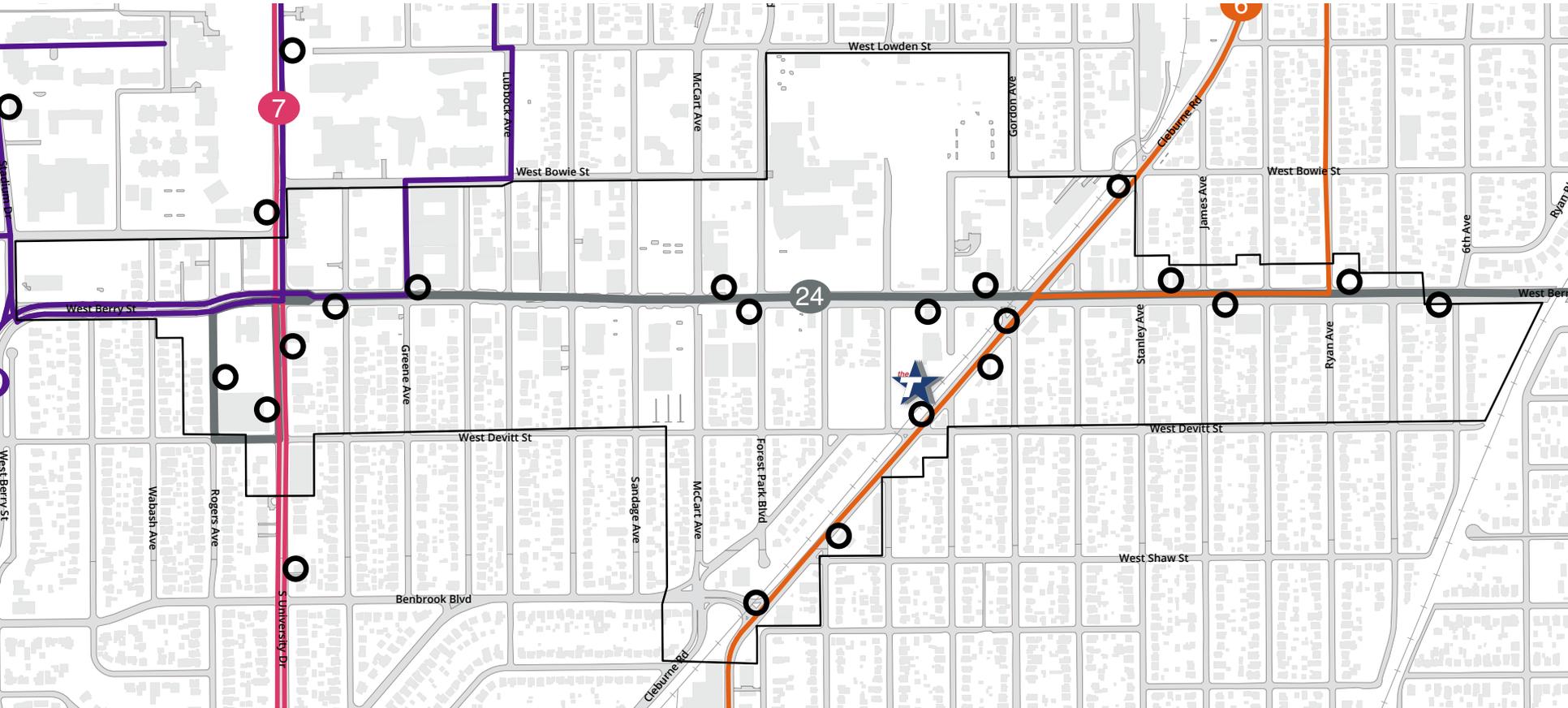
MAJOR TRANSPORTATION



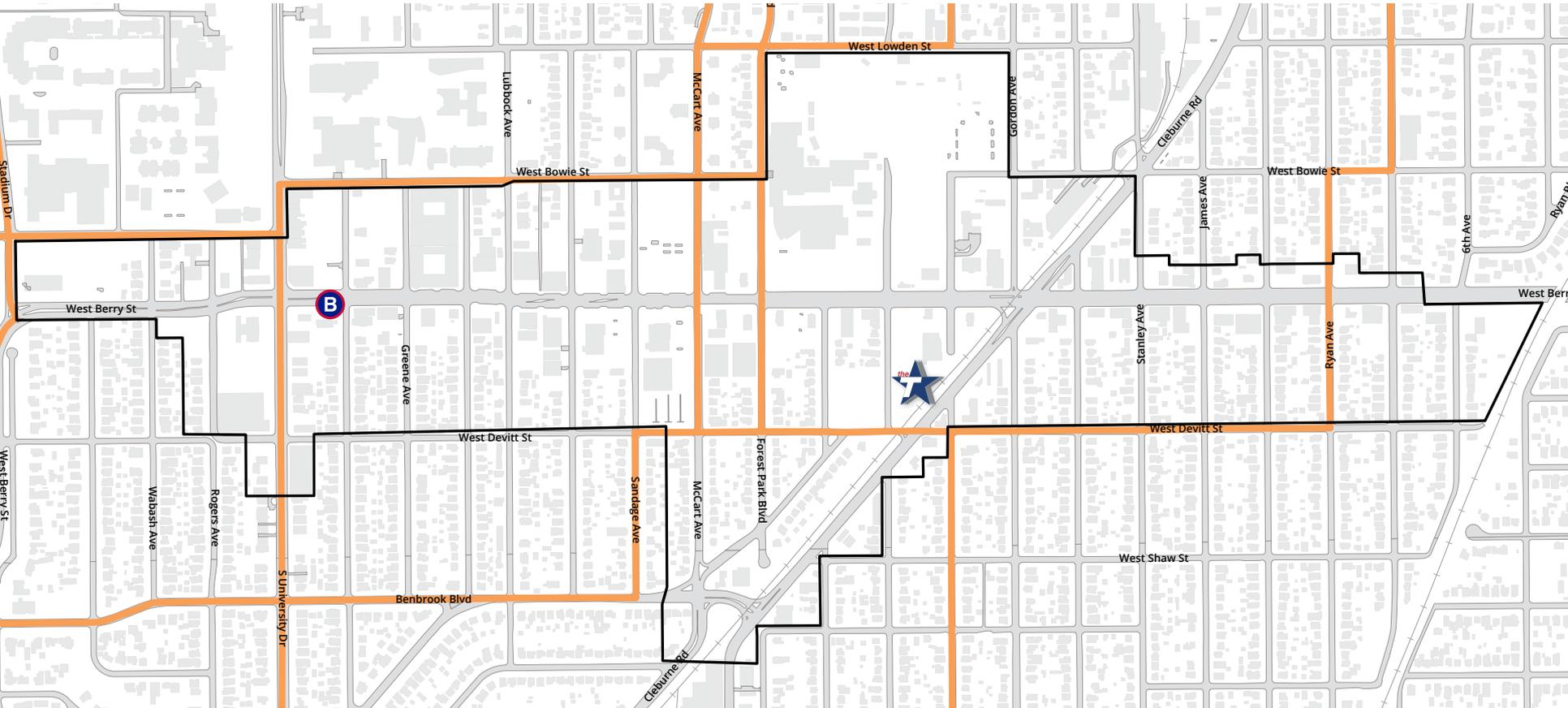
EXISTING PARKING



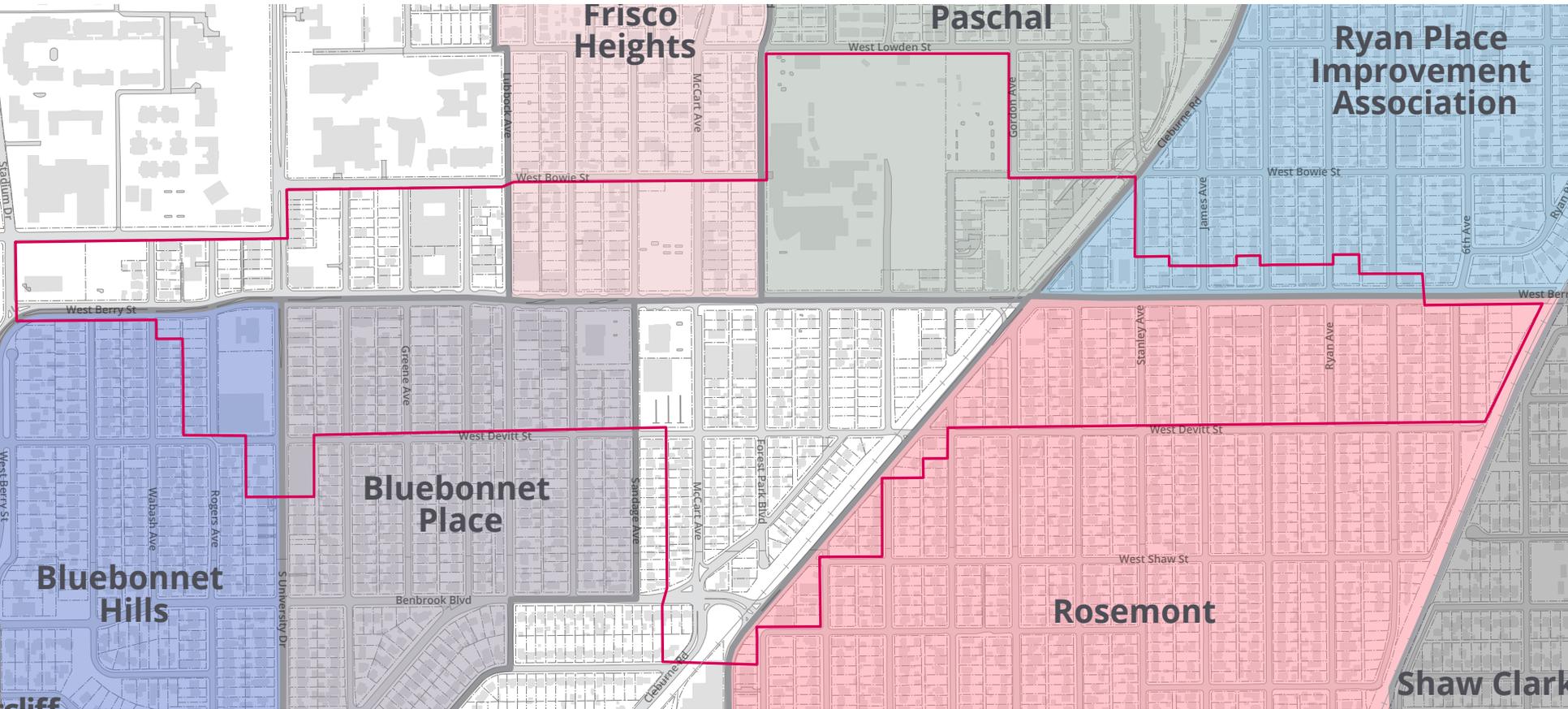
BUS ROUTES AND STOPS



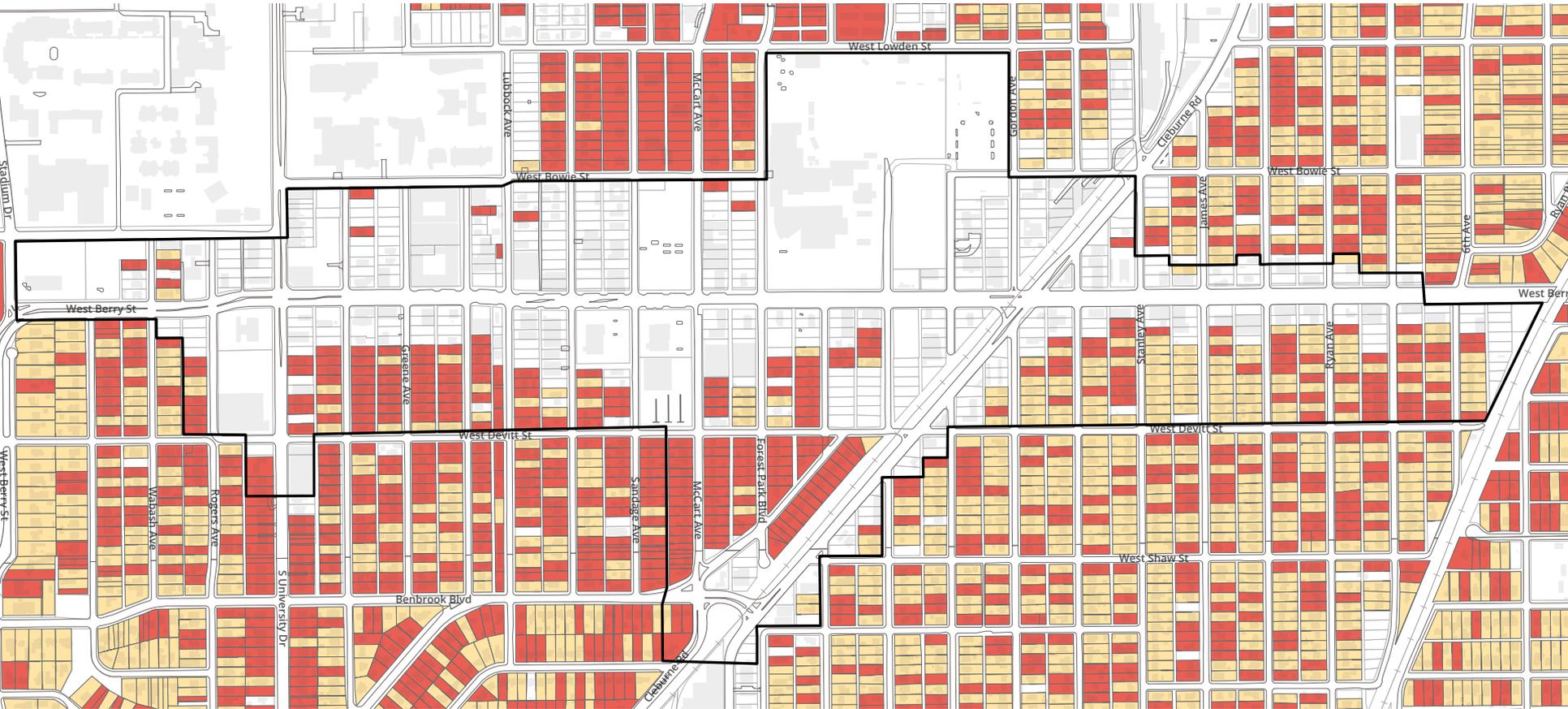
BICYCLE SYSTEM



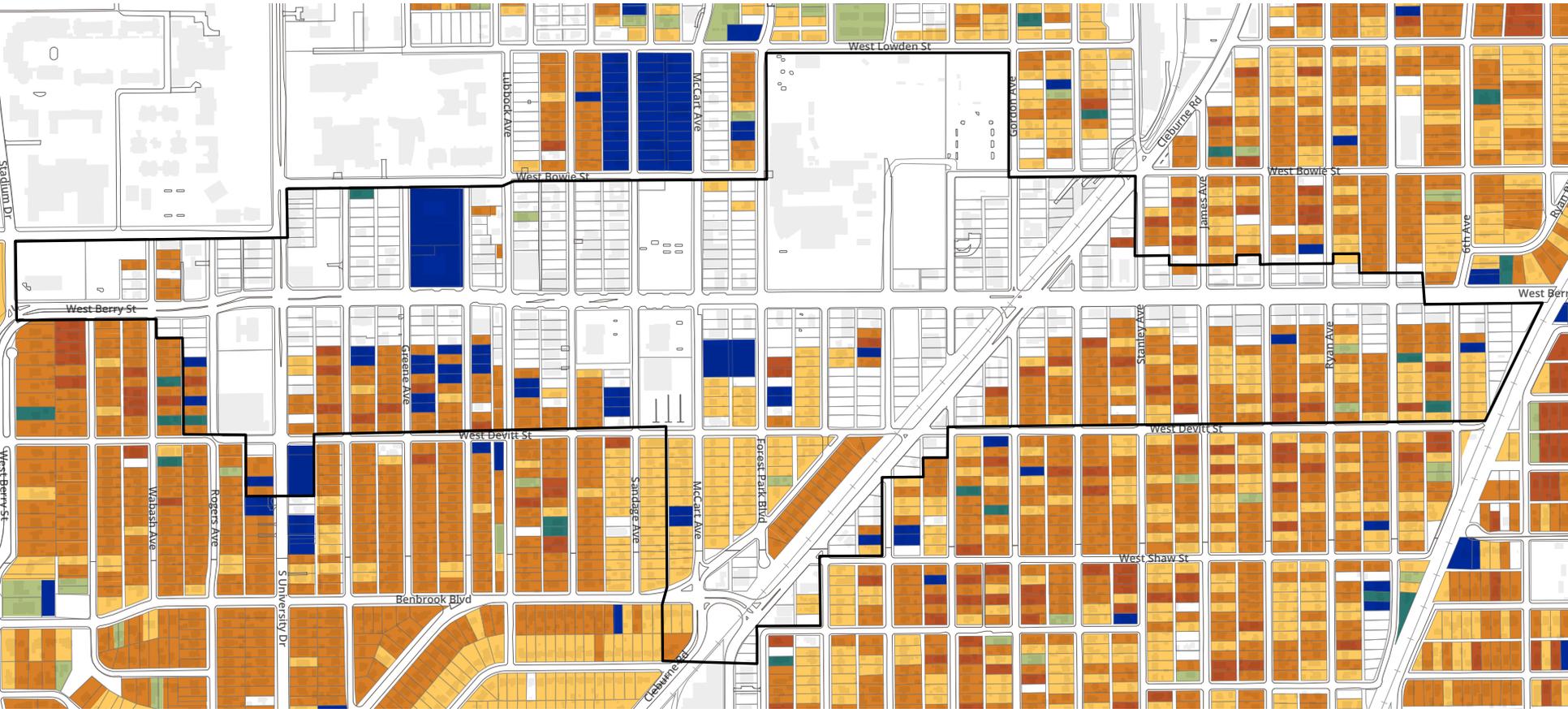
NEIGHBORHOODS



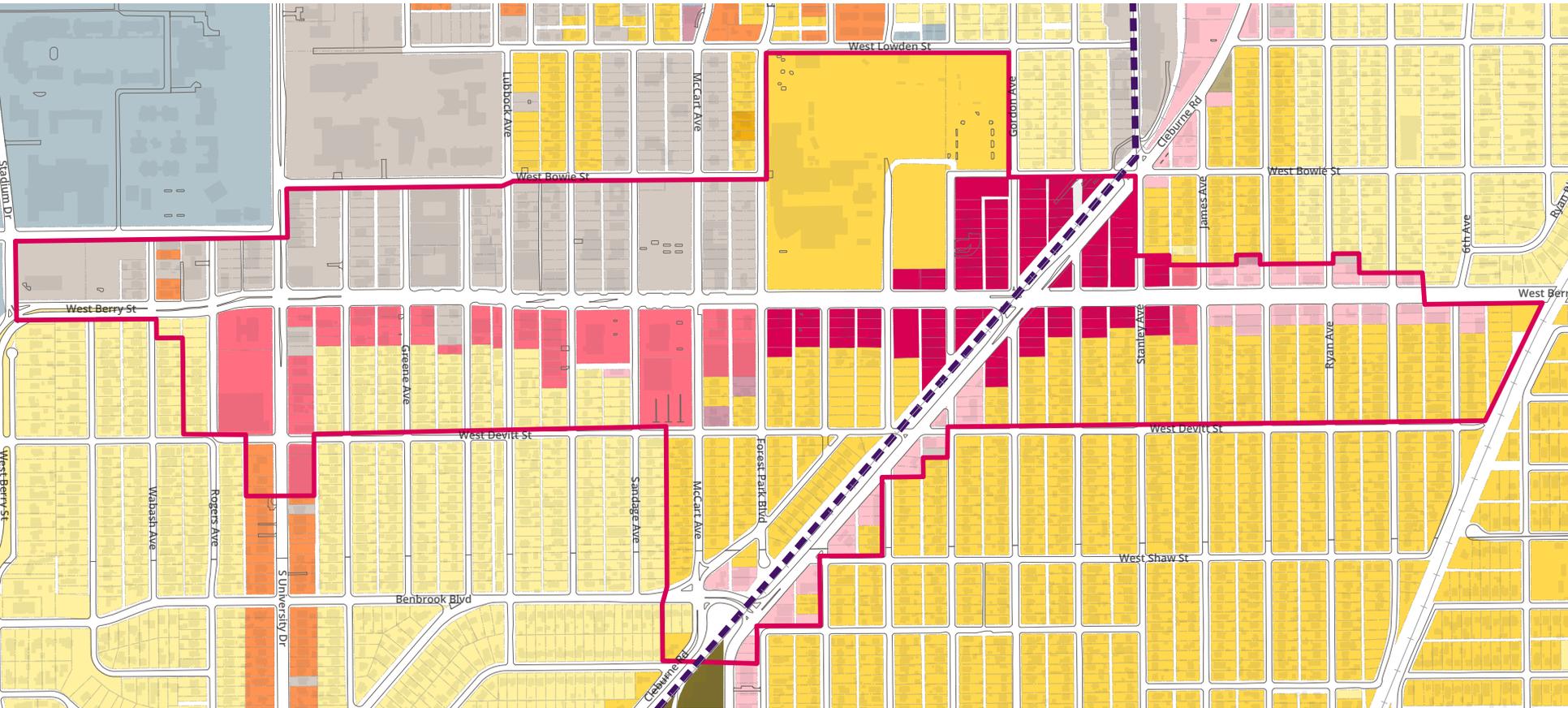
RENTER/OOWNER-OCCUPIED



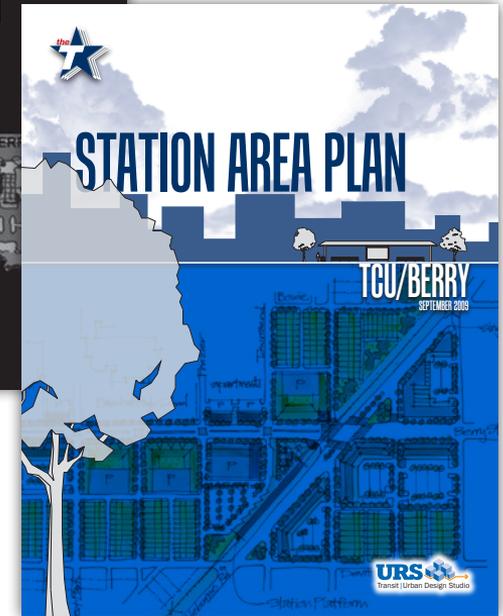
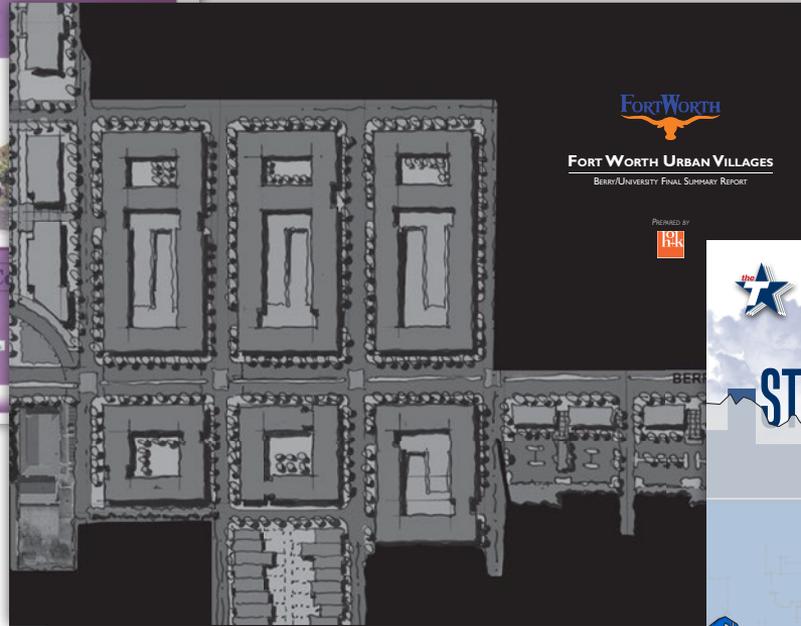
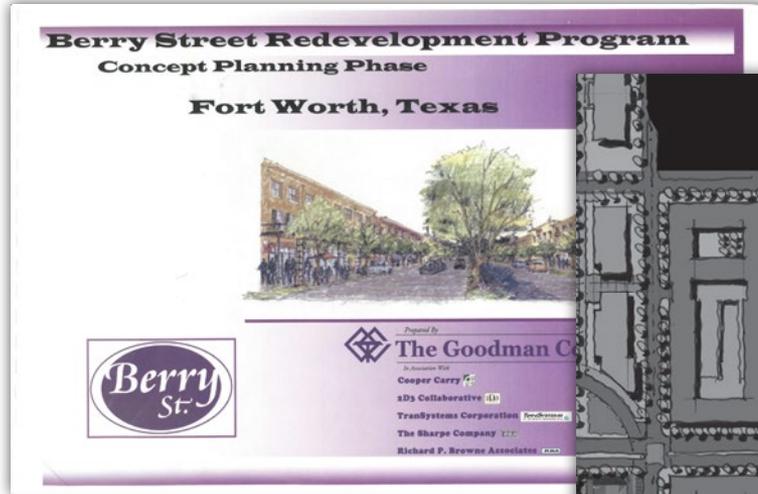
YEAR BUILT



EXISTING ZONING



EXISTING PLANS

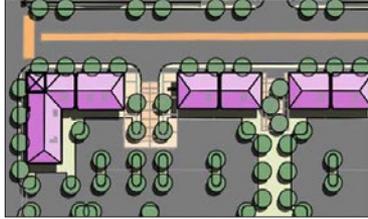


URBAN VILLAGE PLAN

III. VILLAGE PLANNING BUILDING BLOCKS Mixed-Use Type 'A'



Built Form



Plan Delineation

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

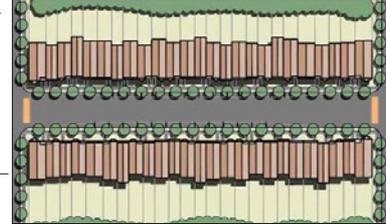
III. VILLAGE PLANNING BUILDING BLOCKS Townhouse

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

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



Plan Delineation



Built Form

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 – top edge of building screened by facade second floor
- Courtyard/amenity on roof of structured parking
- Reads architecturally as one building
- Strong relationship between building and street
- Strong pedestrian environment

Key Zoning Standards – MU-1

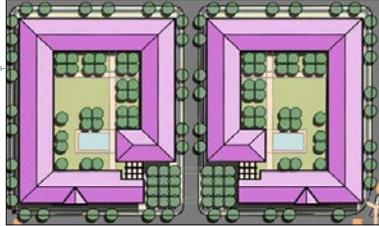
Max Height Single Use 45' or 3 Stories*
 Max Height Mixed-Use 60' or 5 Stories
 Max Res. Density Single Use 18 Units/Acre*
 Max Res. Density Mixed-Use 60 Units/Acre
 * Single use discouraged

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



Built Form



Plan Delineation



Built Form



Built Form



URBAN VILLAGE PLAN

III. VILLAGE PLANNING Consensus Development Plan

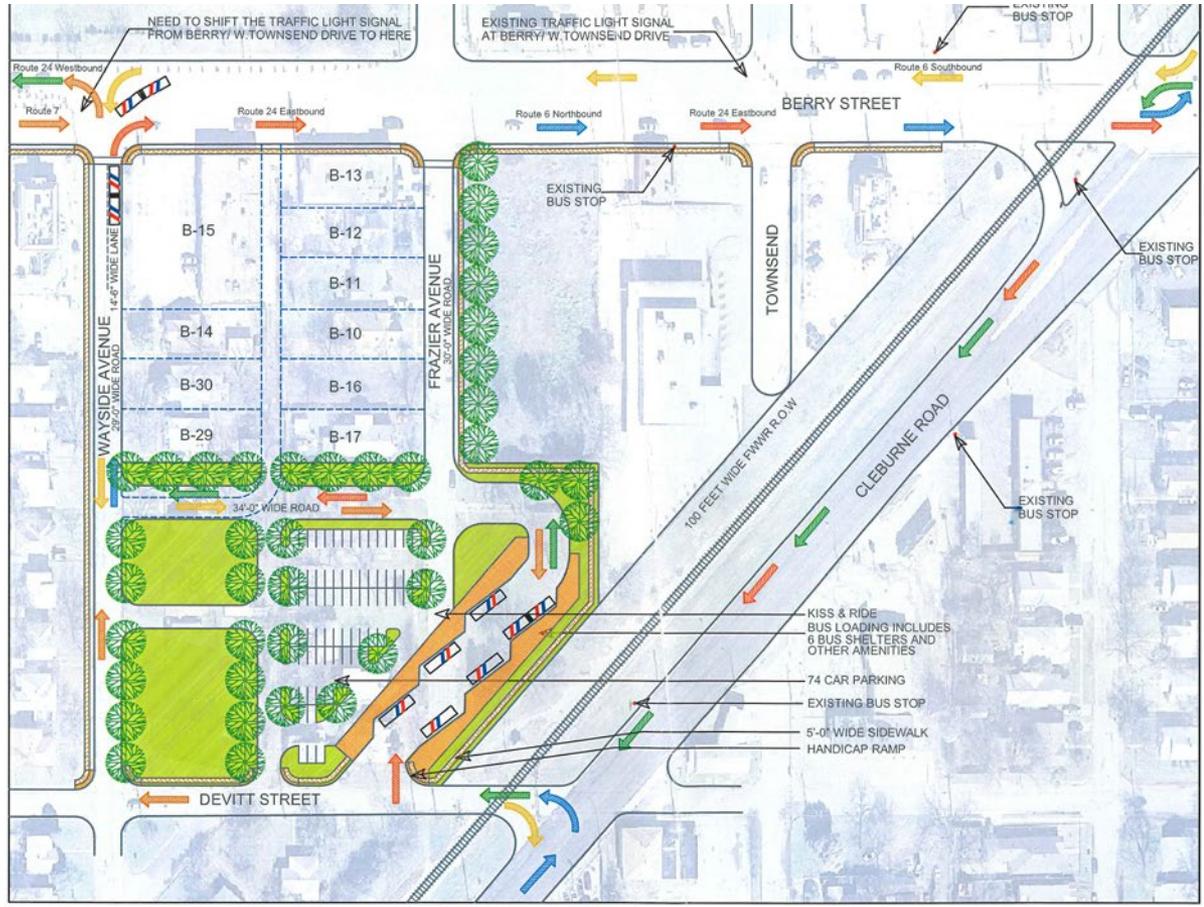


STATION AREA PLAN



Figure 10: TCU/Berry Station Area Framework Plan

STATION AREA PLAN



NOTES:

N 	SCALE: 1" = 100'	
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REVISION		DRAWN BY	SANDIP
			10.18.2012

TITLE:
**TRANSIT FACILITY
AT
BERRY/CLEBURNE**

LET'S GET TO WORK !



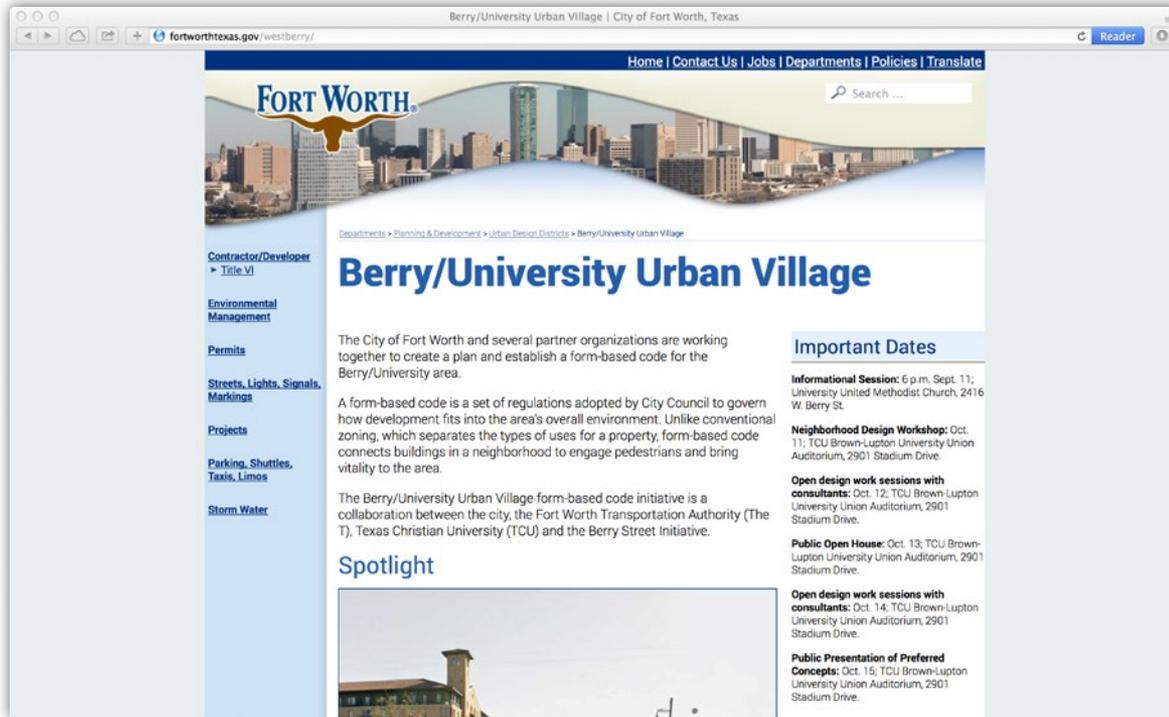
HOW TO PARTICIPATE THIS WEEK

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Let Your Friends and Neighbors Know About the Project!!!

» Follow the project on the City's Website:

www.fortworthtexas.gov/westberry



» Follow us on Facebook



www.facebook.com/CityOfFortWorth

» Tweet using hashtag **#westberry**



CONTACT

Katy O'Meilia
City of Fort Worth
Senior Planner

katy.o'meilia@fortworthtexas.gov
(817) 392-2536

Arty Wheaton-Rodriguez
City of Fort Worth
Senior Planner

arty.wheaton-rodriguez@fortworthtexas.gov
(817) 392-7373

UNIVERSITY UNITED METHODIST CHURCH @ 2416 WEST BERRY STREET

