BERRY/RIVERSIDE URBAN VILLAGE MASTER PLAN

DECEMBER 2007

FORT WORTH

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City of Fort Worth
Berry/Riverside Urban Village Master Plan

December 2007

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In conjunction with:

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Acknowledgements

City of Fort Worth elected and appointed officials, staff members, and key stakeholders from the Southeast Urban Villages provided invaluable assistance and insight throughout the process of developing this plan. The contributions of the following are truly appreciated:

Fort Worth's Mayor, City Council, and City Manager

Mike Moncrief
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Chuck Silcox
District 3 Councilmember

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We also would like to thank the following City departments for their participation and support in this planning process:

Code Compliance

Community Relations

Department of Engineering

Economic & Community Development

Housing Department

Police Department

Parks & Community Services

Transportation & Public Works

Water Department

Acknowledgements (cont.)

Local Agencies

Fort Worth Metropolitan Black Chamber of Commerce

Fort Worth Transportation Authority

Office of Congressman Michael Burgess, M.D.

Southeast Fort Worth, Inc.

Texas Department of Transportation - Fort Worth District

Stakeholders

Glencrest Civic League Neighborhood Association

Mallick Group

Morningside Neighborhood Association

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Project Team Roles

Freese and Nichols, Inc. (Lead Firm)

Freese and Nichols is a Fort Worth-based engineering, planning, architectural and environmental science firm. Since 1894, Freese and Nichols has built its practice on a strong foundation of client service and a continued commitment to project excellence. With offices throughout Texas, the firm retains a professional group of nearly 400 planners, architects, engineers, environmental scientists, construction managers, technical professionals and support personnel.

Freese and Nichols' role on this project was to lead the urban design and planning effort and serve as project manager, coordinating all team efforts. Freese and Nichols provided oversight and facilitation for stakeholder and public meetings, coordinated with City staff, and produced the *existing conditions* and *recommendations* sections of this report.

Komatsu Architecture

Komatsu Architecture is a Forth Worth-based architecture firm providing expertise in architecture, interior design, renovation, and adaptive reuse. Established in 1959, Komatsu has enjoyed a long history providing architecture and related services to local, state, national, and international clients.

Komatsu's role on this project was to recommend urban village boundaries and identify appropriate and realistic development opportunities based on existing use analysis, available land, proposed zoning and preferred densities.

Buxton Company

Buxton Company is the industry leader in customer analytics and retail site selection technology, providing strategic target marketing research services to major retailers, cities and economic development groups throughout the United States.

Buxton's role on this project was to perform site visits and initial analysis of the retail potential on the urban village. Its team identified retail matches for each village's trade area and assembled individual marketing packages for each targeted retailer. The market analysis is a separate document that accompanies this master plan.

Open Channels Group

Open Channels Group, L.L.C. is a minority-owned public affairs firm, which provides services to public, private, special interest groups, and grassroots organizations.

Open Channels Group led the public involvement plan by identifying and contacting Southeast Fort Worth stakeholders for input and involvement during the urban village planning process. Open Channels organized stakeholder roundtable discussions, community stakeholder public meetings, and provided information for neighborhood association newsletters, mailings, and meeting notes to keep the public informed.

introduction

In April 2007, the City of Fort Worth engaged the planning, architectural and engineering firm of Freese and Nichols, Inc. to produce a master plan for five of the City's urban villages in south-east Fort Worth. This document addresses the Berry/Riverside Urban Village.

Purpose

A master plan provides a process to make informed decisions, manage development in an orderly fashion, and guide the physical evolution of the built environment. The master planning process is intended to engage participants, build consensus, and provide a road map to achieve desired growth and development of an area.

As a result of a planning grant awarded for the Berry/Riverside area, the City selected a team of consultants led by Freese and Nichols to focus on issues that included:

- Determination of an appropriate boundary for mixed-use zoning.
- Analysis of existing and proposed land uses.
- Identification of transportation needs and priorities.
- Exploration of development opportunities.

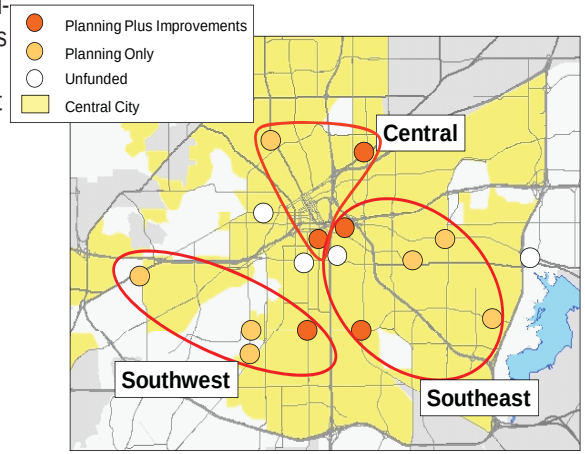
This plan is designed to attract new and quality businesses, promote higher-density residential development, generate economic opportunities, and improve the pedestrian experience. It is a working document and can assist the City of Fort Worth in prioritizing capital improvement projects for urban villages over the next decade and beyond.

Background

Since 2002, the City of Fort Worth has been working with private developers, business groups, and neighborhood associations to transform many of the central city's older yet memorable commercial districts into vibrant "urban villages." Active, diverse and prosperous urban villages will help promote the central city as an appealing alternative for families, businesses, and individuals.

What Are Urban Villages?

Urban villages are defined urban places where concentration of jobs, housing, commercial uses, public spaces, public transportation, and pedestrian activity is desired and actively promoted. They are frequently centered around significant intersections. Urban villages serve as catalysts for public and private investment and support renewed economic activity in the central city, effectively building on the strengths of the area and connecting to adjacent neighborhoods.



The 16 designated urban villages have been clustered into three groups. The scope of this plan addresses the Berry/Riverside Urban Village located in the Southeast Cluster.

In order to take advantage of the incentives available, an urban village must be zoned for "Mixed-Use" (MU). Because of the variation of stages in which planning has been done in these areas, each village requires its own unique planning emphasis. The villages vary in community involvement, status of mixed-use zoning, and previous planning efforts.

Urban Village Program History

The mayor-appointed Commercial Corridors Task Force, with guidance from neighborhood stakeholders and community leaders, identified 13 urban villages along seven high-priority commercial corridors. The villages were identified as areas that are ripe for development and that hold investment potential despite social and economic redevelopment challenges. The identification and study of these villages was the subject of a two-year planning effort overseen by the Task Force.

The resulting Commercial Corridors Revitalization Strategy provided specific recommendations and strategies for revitalization that were adopted by reference into the City's Comprehensive Plan. Three strategies are central to the revitalization effort: mixed-use zoning, economic incentives, and capital improvements.

In 2005, the City Council directed the City Plan Commission to evaluate existing and potential new urban villages. As a result, six commercial districts were designated as urban villages. Several villages have been added or combined, and two have been eliminated from the original 13, bringing the total number of urban villages to 16.

Currently, the City is implementing strategies from the original report for these 16 urban villages. In the FY 2004 and FY 2005 federal appropriations bills, the City of Fort Worth received $4.5 million in transportation funds ("Urban Village Funds") from the Federal Highway Administration earmarked for 12 urban villages. These funds were allocated for planning and transportation-related capital improvement projects within those urban villages.

The Urban Village Development Program

The Urban Village Development Program uses mixed-use zoning, Neighborhood Empowerment Zone benefits, and capital improvements to promote redevelopment and economic growth in the areas that have been designated as urban villages.

Mixed-Use Zoning

Mixed-use zoning helps provide a desirable combination of compatible residential, office, retail, and selected light industrial uses. Vibrant, compact, mixed-use districts:

- Help reduce the frequency and distance of car trips.
- Foster safe, active pedestrian environments.

- Provide residential and employment density to support public transportation and neighborhood businesses.
- Attract residents and employees looking for urban amenities.

Mixed-use retail and residential development

Neighborhood Empowerment Zones

The City's principal incentive for urban village revitalization is the Neighborhood Empowerment Zone (NEZ) program. Economic incentives greatly increase the success of the urban villages by promoting desirable residential and commercial development and density. Household growth in and around the villages strengthens the market for area businesses. These businesses, in turn, provide goods, services and jobs for area residents. Central city economic redevelopment also expands the city's tax base.

An NEZ designation offers incentives to qualified mixed-use, residential (owner-occupied, investor-owned single-family, and multifamily developments), community facilities, commercial, and industrial projects. Incentives include, but are not limited to, municipal property tax abatement, development fee waivers, and release of city liens.

Capital Improvements

One of the strategies for revitalizing the urban villages is to provide capital improvements that leverage private investment and enhance pedestrian and transit access. Three types of public investment will help spur development in the villages:

- Off-site improvements (infrastructure, streetscape, and landscape improvements).
- Specific community facilities (structured parking, water and sewer service, roadways and sidewalks, or other public amenities).
- Collaboration with developers and investors through Community Facilities Agreements (CFA) or by facilitating the approval process.

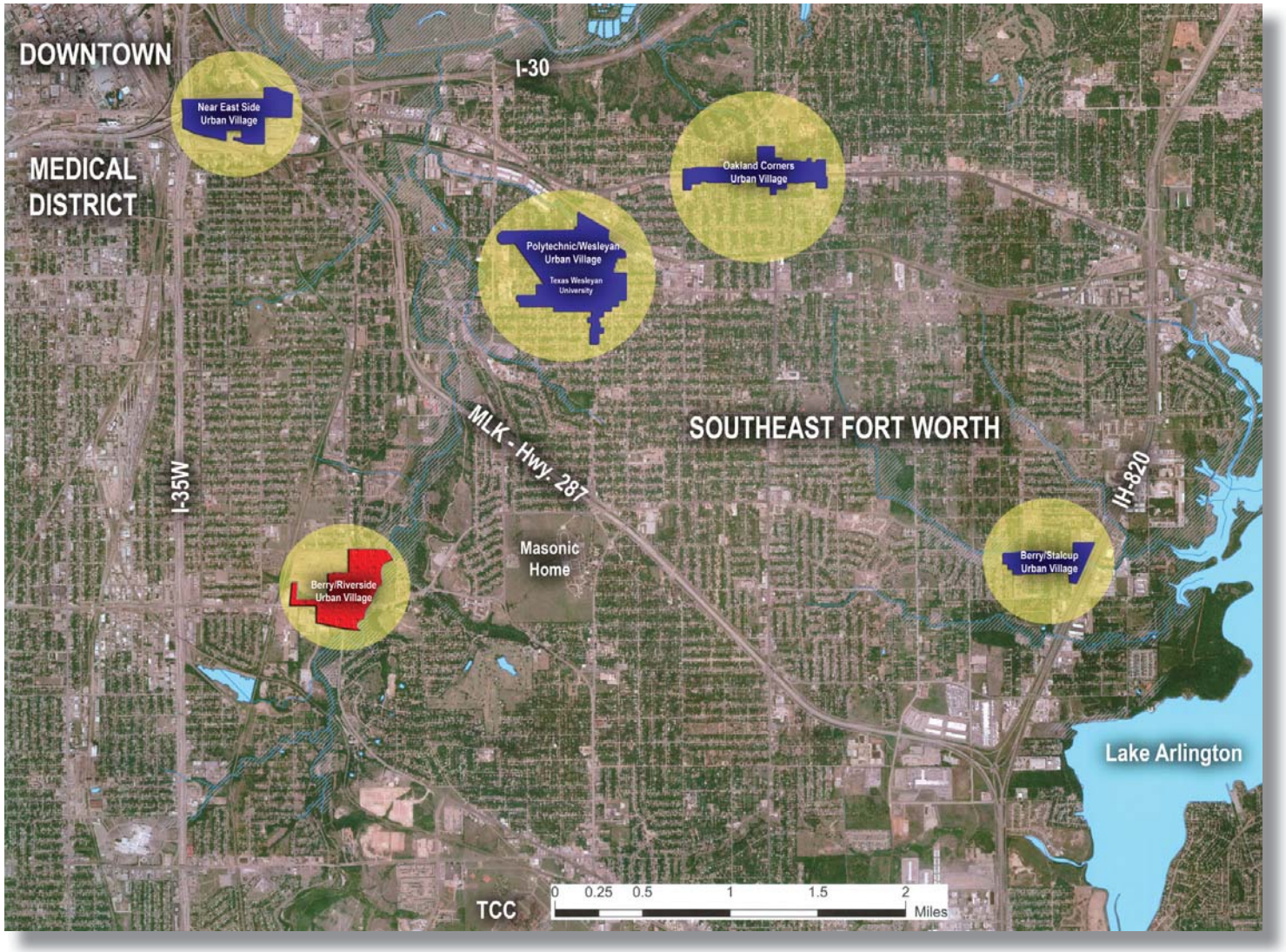
There are other funding options that may be available for urban village development, such as the State Transportation Enhancement Program and the North Central Texas Council of Governments (NCTCOG) Sustainable Development program. The urban village development program uses the tools described above to create and promote compact, pedestrian-oriented mixed-use development.

Priority Task

As part of the application for funding, stakeholders identified priority tasks for their respective villages choosing between four tasks: market analysis, traffic engineering, mixed-use zoning, and design guidelines. The chart below depicts the priority in which these items were ranked for each village. Based on this stakeholder prioritization, the Berry/Riverside Urban Village master plan identifies transportation improvements, preliminary phasing, and cost estimates. This planning level information will be used to begin design and engineering of projects for construction in Phase Two.

	PHASE ONE				PHASE TWO
Village	Mixed-Use Zoning	Market Analysis	Traffic Engineering	Design Guidelines	
Berry/Riverside	3	4	1	2	✓
Berry/Stalcup	2	1	4	3	
Near Eastside	--	3	1	2	✓
Oakland Corners	4	2	1	3	
Polytechnic/ Wesleyan	4	1	2	3	

Map of Southeast Cluster Urban Villages



Source: Freese and Nichols, Inc.

Previous Planning Documents

Below are previous plans and documents that have addressed the Berry/Riverside Urban Village, which can also be used in coordination with this Master Plan for guidance in the village's future growth and development.

For additional information on these plans, contact the Planning and Development Department at 817-392-8000, or visit the websites referenced below.

Comprehensive Plan, City of Fort Worth (2007)

The Comprehensive Plan is the City of Fort Worth's official guide for making decisions about growth and development. The Plan is a summary of the goals,

City of Forth Worth's 2007 Comprehensive Plan

objectives, policies, strategies, programs, and projects that will enable the City to achieve its mission of focusing on the future, working together to build strong neighborhoods, developing a sound economy, and providing a safe community.

The City's mission is evident in the Comprehensive Plan's promotion of the Urban Village Development Program, which encourages mixed-use zoning in designated villages and Neighborhood Empowerment Zone benefits for qualifying development projects. The Urban Village Development Program provides capital improvements that leverage private investment and enhance pedestrian and transit access.

The Comprehensive Plan lists criteria for urban village designation, including:

- Presence of a market opportunity in the near/long-term.
- Upward trend in local investment.
- Ability to create mixed-use activity centers, emphasizing live/work/play opportunities with multi-modal access.
- Demonstrated community need, both perceived and quantified, and presence of unified, energetic stakeholders.
- Compatibility with the Comprehensive Plan.
- Physical environment including parks and open space, public improvements, historic building stock, etc.
- Potential for creating key entryways or gateways into development areas.

For more information, go to www.fortworthgov.org (navigate to the Comprehensive Plan on the Planning and Development Department's web page).

Central City Commercial Corridors: Revitalization Strategy, Final Report of the Commercial Corridors Task Force (2002)

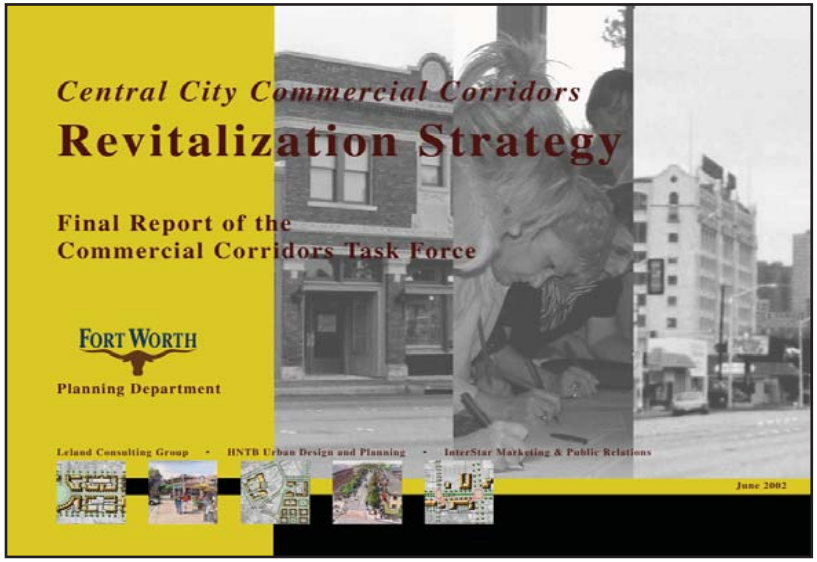
Commercial districts located on commercial corridors are reemerging as regional destinations in cities throughout the nation. In virtually every story of success, redevelopment and new development within these districts has been the result of nurturing and growing each diverse segment of the local economy, eliminating barriers to investment, and marketing positive changes through an overall image of vitality.

The City of Fort Worth seeks to revitalize its central city and commercial corridors by promoting redevelopment in mixed-use growth centers – districts that are compact, contain a mix of land uses, and give emphasis to pedestrian and transit access. Encouraging new investment to develop a mix of land uses in an environment that promotes pedestrian and transit access and that creates a unique sense of place has been identified as the central goal in the renaissance of these mixed-use growth centers. The Commercial Corridors Revitalization Strategy provides the direction to move this vision towards reality.

The Commercial Corridors Task Force identified and prioritized commercial corridors located in the central city. City staff identified 31 corridors, based on three criteria:

- Corridors must be located along a designated arterial street.
- Corridors must be one mile or greater in length.
- Corridors must be characterized by predominantly commercial land uses.

Given the large number of corridors and limited City resources, the Task Force asked staff to analyze the corridors according to criteria related to economic distress and development potential. Based on this analysis, the Task Force assigned priority to 15 corridors. In an effort to further concentrate revitalization efforts, the Task Force then assigned top priority to five corridors: East Lancaster Avenue, East Rosedale Street, Hemphill Street, West Seventh Street, and Camp Bowie Boulevard. In addition to the five commercial corridors selected by the Task Force, the City Council had previously assigned priority to East Berry Street, North Main Street, and the Downtown portion of Lancaster Avenue. In 1998, the City allocated capital improvement bond funds to these three corridors, and has subsequently secured significant amounts of federal and state funding to provide streetscape and landscape improvements.

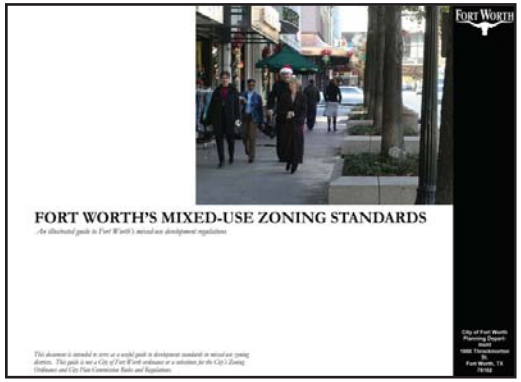


Central City Commercial Corridors

For more information, go to www.fortworthgov.org (navigate to the Central City Commercial Corridors report on the Planning and Development Department's web page).

Fort Worth's Mixed-Use Zoning Standards (2005)

The City of Fort Worth Comprehensive Plan designates mixed-use growth centers as areas where compact, pedestrian-scaled, mixed-use neighborhoods and commercial districts should be developed. Within these growth centers, and in other appropriate areas, such as designated urban villages, mixed-use zoning helps provide a desirable combination of compatible residential, office, retail, and selected light industrial uses.



Fort Worth's Mixed-Use Zoning Standards

Mixed-use zoning standards are significantly different than the conventional standards of other commercial districts. Because the classifications are intended to encourage a compatible mix of residential and non-residential uses, the mixed-use standards place more emphasis on the form, or design, of new development. This illustrated guide is the most effective way to present these form-based standards.

The mixed-use zoning classifications are:

- MU-1 Low-Intensity Mixed-Use District — Provides areas in which a variety of housing types may exist among neighborhood-serving commercial and institutional uses.
- MU-1G Greenfield Low-Intensity Mixed-Use District* — Promotes low intensity mixed-use development in undeveloped mixed-use growth centers.

- MU-2 High-Intensity Mixed-Use District — Provides areas in which a variety of higher density housing types may exist among commercial, institutional, and selected light industrial uses.
- MU-2G Greenfield High Intensity Mixed-Use District* — Promotes high-intensity, mixed-use development in undeveloped mixed-use growth centers.

  * The greenfield zoning classifications are limited to sites of at least 100 acres.

MU-1: Low-Intensity Mixed-Use Development.

MU-2: High-Intensity Mixed-Use Development.

For more information, go to www.fortworthgov.org (navigate to the Mixed-Use Zoning Guide on the Planning and Development Department's web page).

Southeast Fort Worth Action Plan (1999)

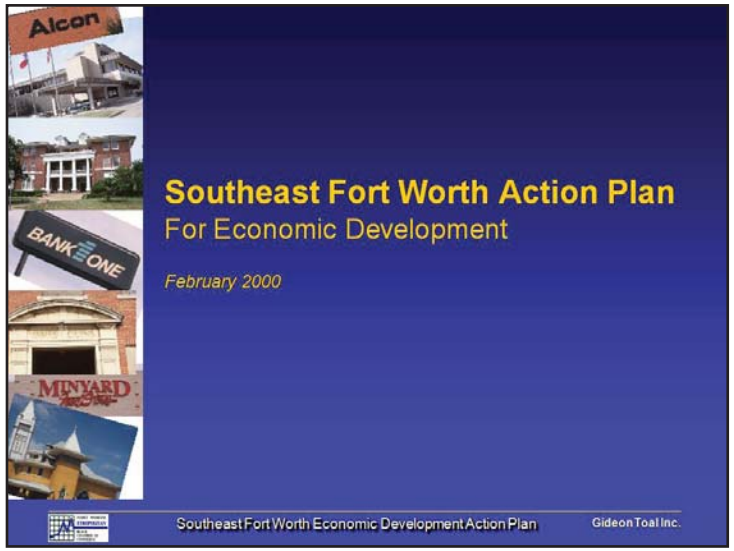
The Southeast Fort Worth Action Plan identified more specific plans and a series of action steps to fulfill specified economic goals over a 10-year period. These economic development actions are designed to complement neighborhood development initiatives and the City's Comprehensive Plan. The goals of the action plan include major business growth, new business locations, and the creation of quality jobs close to home for southeast residents. This will result in substantial economic empowerment of southeast residents when combined with focused workforce development, training, and neighborhood capacity building.

This plan established key action steps:

- Establish and sufficiently fund Southeast Fort Worth, Inc. The absence of "master developers/investors" to plan and promote all or portions of the southeast is the main obstacle to attaining the economic potential and goals of the area. Businesses that are expanding and relocating expect to find the services and investment confidence that comes from committed investors/developers.
  1. Apply an "all-day-every-day" focus on the economic development action steps.
  2. Fulfill the role of "master developer/investor." Advocate for the economic zones and business park areas in collaboration with all stakeholders.
  3. Be a facilitator for investors and businesses to be assured that their investments will have short term and long term value success.
- Start immediate implementation of one or two initiatives in each of the target areas. There are nine initiatives recommended for immediate implementation.
- Create hiring priorities, customized training, and similar programs to maximize hiring and upward mobility for residents of the southeast area.

The Southeast Fort Worth Action Plan provides a strategic opportunity for business development, workforce development, and retail development.

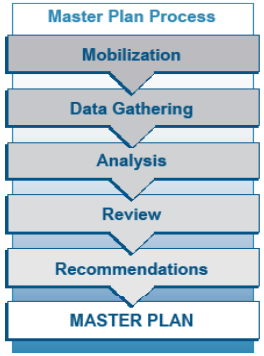
For more information, contact Southeast Fort Worth, Inc. at 817-871-6542 or www.southeastfw.com



Southeast Fort Worth Action Plan

Project Process

The planning team employed a proven planning methodology which included five phases of work: Mobilization, Data Gathering, Analysis, Review and Recommendations.



Mobilization

During the Mobilization Phase, the planning team met with stakeholders and City staff to kick-off the urban village planning process. At that time, the schedule and a public involvement process plan was established.

Data Gathering

During the Data Gathering Phase, the planning team collected and compiled a large amount of data to provide essential background information necessary to adequately assess the urban village. The planning team collected site data, photographs, maps, plans, and reports.

The planning team also conducted a series of public meetings with community stakeholders. On three occasions, the meetings were held at locations within or near three of the urban villages. The meetings were well attended and the team received a tremendous amount of information and input that helped shape the final plan.

Breakout sessions for the five urban villages were also conducted at each meeting. These breakout sessions gave stakeholders from each village the opportunity to present their collective vision and discuss in detail the issues in their village.

Analysis

During the Analysis Phase, the planning team gave thorough consideration of existing conditions. Issues were summarized and potential recommendations were explored. The team received continual feedback from various stakeholders; City staff; District 8 representative and Mayor Pro Tem Kathleen Hicks; and affected agencies, which brought consensus to recommendations and future improvements.

Review

During the Review Phase, the planning team drafted concepts and preliminary recommendations and presented to the community at the second public meeting to gather feedback. The draft concepts and recommendations were reviewed by City staff and a group of developers and investors for a reality check.

The input from all the parties above resulted in some changes made and new information added to the concepts and recommendations.

Recommendations

During the Recommendation Phase, draft reports were written summarizing the process, issues, and outcomes of the planning effort. These reports were presented to the City Plan Commission and City Council for review and comment.

This report concludes the recommendations of a seven-month planning effort to ultimately be adopted by the City Council and serve as a guide for future development in the Berry/Riverside Urban Village.

Public Involvement

Public involvement and community support are critical components of the urban village planning process. It is imperative to understand the dynamics from a neighborhood and business stakeholders' perspective. The public involvement in Berry/Riverside's master plan was an integral part of the planning effort to help build consensus among stakeholders.

Open Channels Group, a local public affairs firm located in southeast Fort Worth, provided an array of services to ensure ongoing stakeholders' input and involvement. Because people appreciate the ability to be heard and give their input, public and stakeholder meetings were held throughout the project.

Following is a summary of the overall public involvement plan:

- Held three public meetings at facilities in or near one of the five southeast urban villages.
- Outreach made to Hispanic residents by drafting the meeting notice in Spanish, distributing those notices to organizations with a high number of Hispanic clients, and providing Spanish translation at the public meetings.
- Mailed and distributed over 550 meeting notices and placed notices at libraries and community centers located in the southeast sector, and sent email reminders prior to each public meeting.
- Used a questionnaire to receive stakeholder input.
- Drafted meeting notes.
- Posted the meeting presentations and other information on the City's website.

During these meetings, a broad spectrum of issues and needs were discussed including traffic circulation, streetscape improvements, mixed-use development, transportation, etc. A summary of the most notable issues for the Berry/Riverside Urban Village are listed in the recommendations section.

Public Meetings

Date	Time	Meeting	Location	Attendance
4-12-07	6:30-8:30 p.m.	Public Meeting #1	Polytechnic United Methodist Church	76
7-19-07	6:30-8:30 p.m.	Public Meeting #2	Dunbar High School	59
7-25-07	1:30-4:00 p.m.	City Plan Commission Briefing	City Hall	*
9-20-07	5:30-8:30 p.m.	Congressman Burgess' Economic Summit	Tarrant County Resource Connection	60
9-27-07	6:30-8:30 p.m.	Public Meeting #3	Morningside Middle School	44
11-16-07	10:00 a.m.- noon	City Plan Commission Briefing and Public Hearing	City Hall	*
11-27-07	8:30-10:00 a.m.	Pre-Council Briefing	City Hall	*
12-4-07	7:00-9:00 p.m.	City Council Public Hearing	City Hall	*

* These meetings were open to the public. Attendance was not taken.

existing conditions

Many of the major issues and needs were discovered through a thorough study of the existing conditions. The planning team noted many recurring themes, statements, and observations.

This section captures the existing conditions of the village including context, zoning, ownership, and other conditions related to land use and development.

Urban Village Context

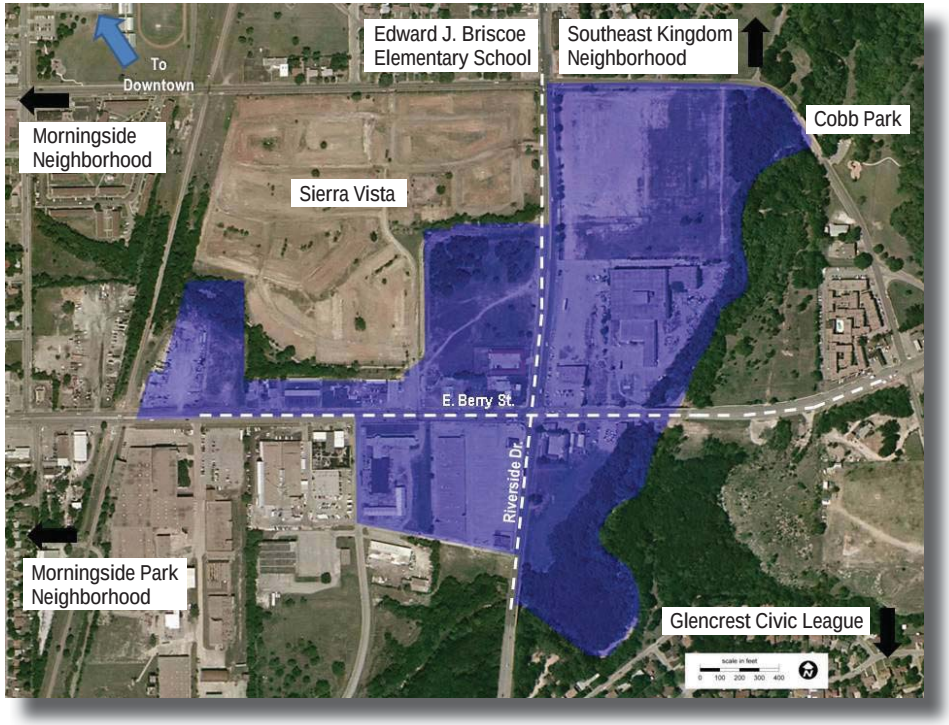
The Berry/Riverside Urban Village is located in southeast Fort Worth about four miles southeast of Downtown. East Berry Street and Riverside Drive run through the heart of the urban village. I-35W is less than two miles west of the village.

The Berry/Riverside Urban Village is approximately 81 acres. Neighborhood commercial, intensive commercial, and planned development are the predominant zoning classifications in this village. There are currently no residential properties inside the village boundary, but just northwest of the village boundary is the new Sierra Vista single-family development. This residential development will bring 232 affordable homes built by History Maker Homes.

The Fort Worth Independent School District has two schools less than a mile from this urban village: Edward J. Briscoe Elementary and Morningside Middle School. Morningside Elementary School is just over a mile away from the village boundary.

There are five parks within a mile of the urban village with Cobb Park being the largest. Cobb Park is currently going through a master planning process that will allow it to become a destination not only for nearby residents, but for all of southeast Fort Worth.

The Fort Worth Transportation Authority ("The T") has several routes that run through the village, with plans to build a new transit center within or near the village. With new residential development reemerging around the Berry/Riverside village, the opportunity exists for new quality retail development as well as mixed-income housing. At the intersection of two major roadways, this village is positioned to become a destination for residents and visitors.



Berry/Riverside Urban Village Context Map

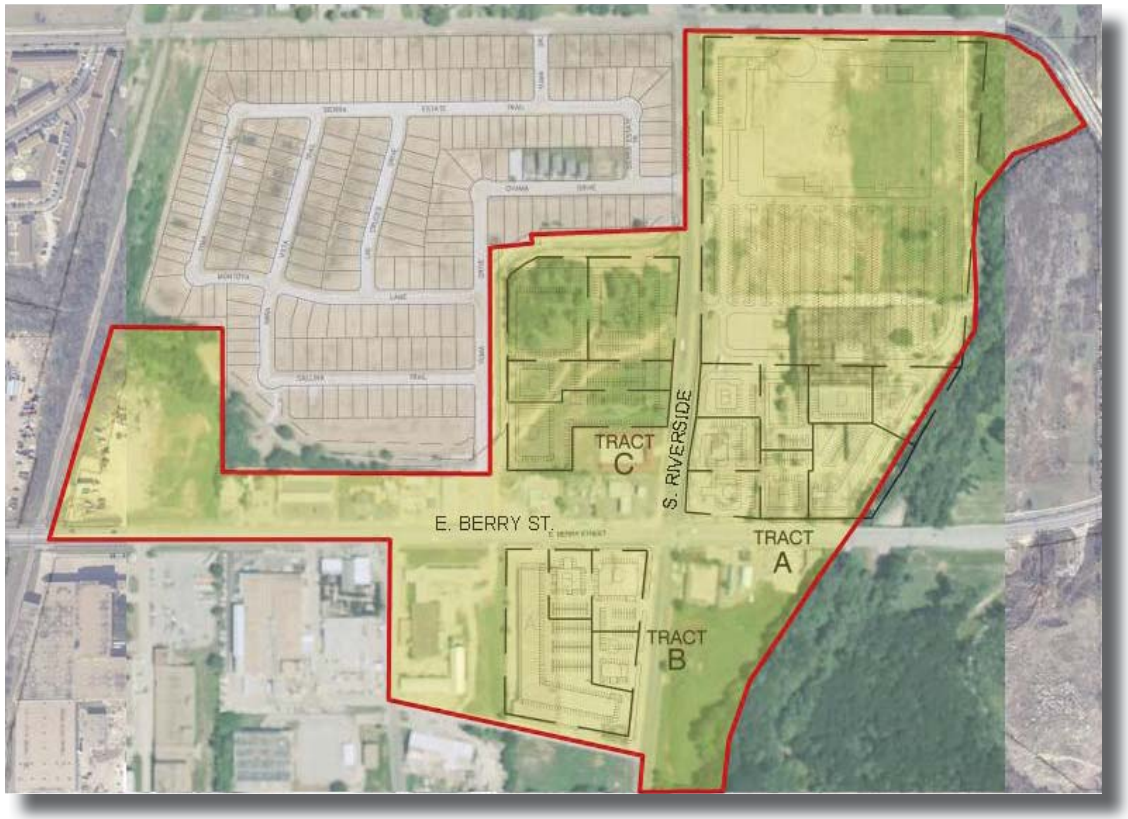
Major Accomplishments

Several major activities have been accomplished within this village. These accomplishments include:

- Neighborhood Empowerment Zone designation.
- Tax Increment Financing (TIF) District designation, which will fund public infrastructure improvements along the East Berry Street Corridor, including water, sewer, drainage, roads, and sidewalks associated with mixed-use development.
- The new Sierra Vista residential development will include 232 single-family affordable homes built by History Maker Homes.

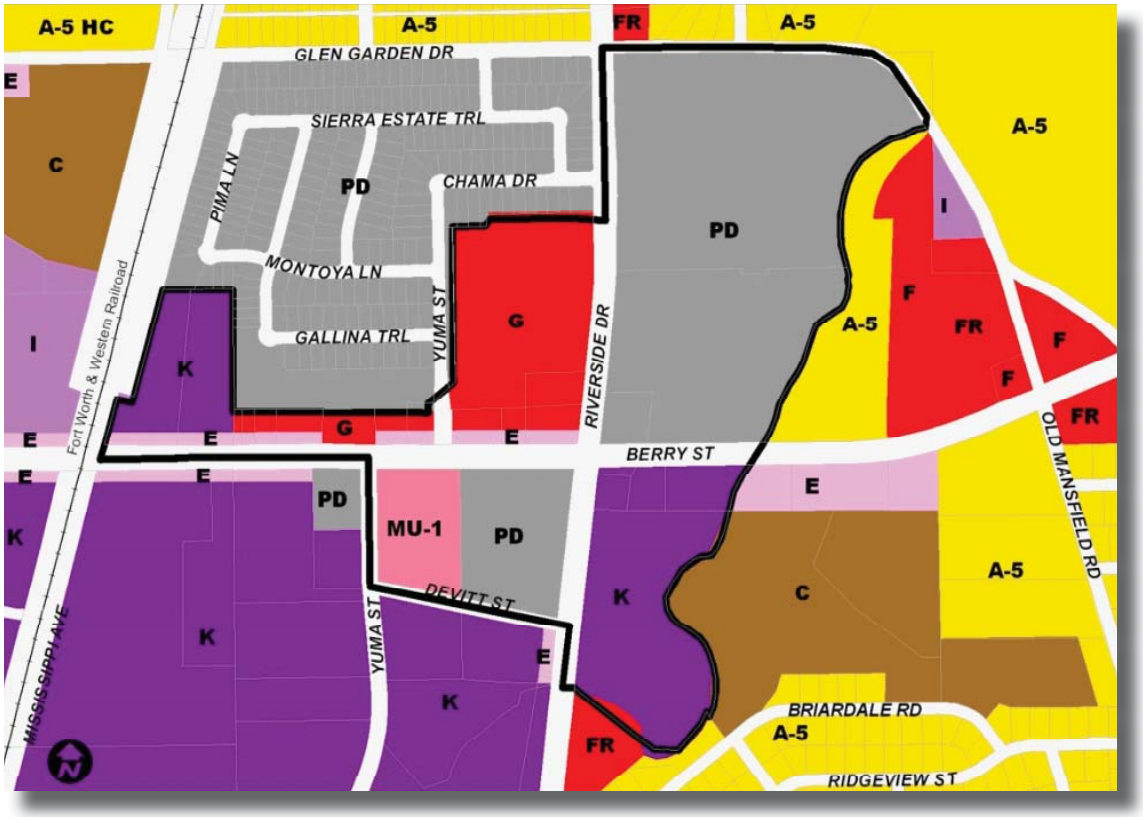
Urban Village Exisiting Conditions

Berry/Riverside Urban Village Boundary



This village is bounded by an open space area to the east, Glen Gardens to the north, the Union Pacific railroad to the west (surrounding the Sierra Vista neighborhood), and Devitt Street to the South.

Current Zoning



Source: City of Fort Worth Planning and Development Department

Residential Districts
- "A-21" - Suburban Residential
- "A-7.5", "A-5" - Single Family Residential
- "B" - Low Density Residential
- "CR", "C" - Medium Density Residential
- "D" - High Density Residential

Commercial Districts
- "ER", "E" - Neighborhood Commercial
- "FR", "F", "G" - General Commercial

Mixed-Use Districts
- "MU-1" - Low Intensity Mixed-Use
- "MU-2" - High Intensity Mixed-Use, "NS" Near Southside

Industrial Districts
- "I", "IP" - Light Industrial
- "J" - Medium Industrial
- "K" - Heavy Industrial

Special Districts
- "CF" - Community Facilities
- "PD" - Planned Development

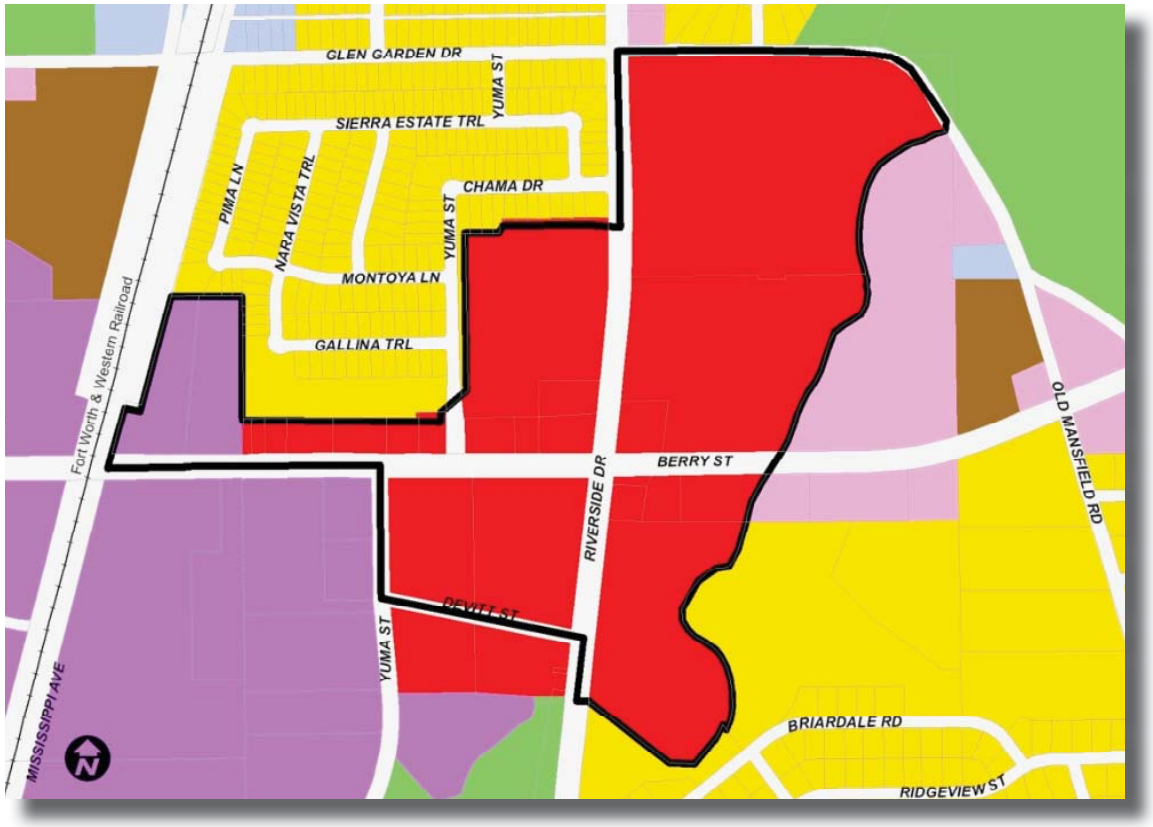
Five zoning classifications exist in the Berry/Riverside Urban Village.

Except for the Planned Developments (PD), these zoning classifications reflect the past heavy industrial uses in this area.

Both the northeast and southwest tracts are currently zoned PD. In recent years, both tracts were rezoned from heavy industrial (K) and neighborhood commercial (E) to PD to enable the tracts to be redeveloped to appropriate neighborhood commercial uses.

The parcels that are zoned general (E) and intense (G) commercial, and K are recommended for low intensity mixed-use (MU-1).

Future Land Use



Source: City of Fort Worth Planning and Development Department

Future Land Use Designations

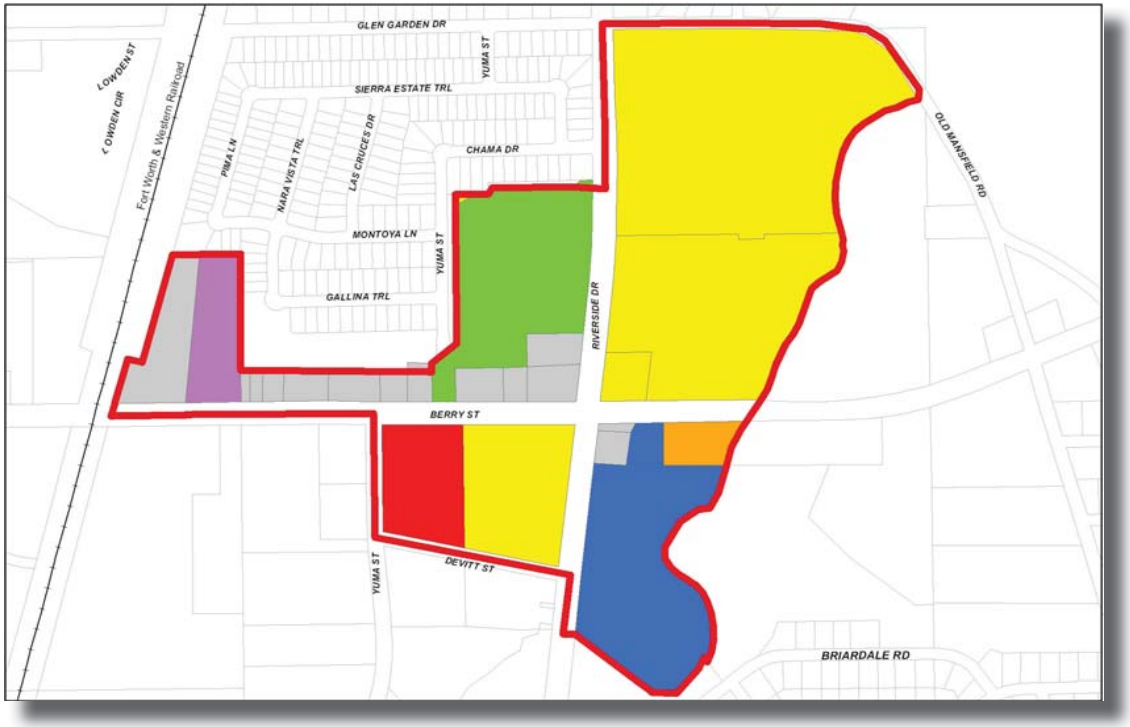
Agricultural (Vacant)	Low-Density Residential	General Commercial	Infrastructure
Rural Residential	Medium-Density Residential	Light Industrial	Open Space
Suburban Residential	High-Density Residential	Heavy Industrial	Existing Public Parkland
Single-Family Residential	Institutional	Mixed-Use Growth Center	100 Year Flood Plain
Manufactured Housing	Neighborhood Commercial	Industrial Growth Center	

The future land use maps of the City of Fort Worth's 2007 Comprehensive Plan designate the Berry/Riverside Urban Village as mostly general commercial. General commercial promotes retail, services, offices, entertainment, and mixed uses that serve occasional needs. The current PDs, general commercial (E), and intense commercial (G) zoning conform to this land use designation, however the heavy industrial (K) zoning does not.

MU-1 is the recommended zoning for the village except for the parcels currently zoned PD.

The western tract north of Berry Street is designated a light industrial land use which is not compatible with the recommended MU-1 zoning. A future land use designation that is compatible with MU-1 should be applied to this property unless the recommended zoning for this tract is changed to MU-2, which is compatible with the light industrial designation.

Major Property Owners by Acreage



ID	Property Owner	# Parcels	Acres
	Vertex Asset Partners, LP	5	41.07
	Vertis J. Harris	2	10.79
	Walter Welborn & J.A. Brice	1	9.66
	City of Fort Worth	1	3.96
	Hernan Rodriguez	1	3.01
	CES Services, Ltd.	1	1.30

Source: Tarrant Appraisal District, 2007.

Based on Tarrant Appraisal District property records, the largest property owner is Vertex Asset Partners with approximately 41 acres, which accounts for 27.8 percent of the village's acreage. Vertis J. Harris and Walter Welborn & J.A. Brice own similar size tracts of land at 10.79 and 9.66 acres, respectively. The remaining owners in the village own less than three acres.

Brownfield

Brownfield sites are "real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant." Brownfield sites may or may not have environmental contamination.

Brownfields are land previously used for certain industrial or commercial purposes that may be contaminated by low concentrations of hazardous waste or pollution, but which has the potential to be reused if cleaned up. Land that has higher concentrations of hazardous waste or pollution, such as Superfund or hazardous waste sites, does not fall under the brownfield classification.

Generally, brownfield sites are found in a city's industrial section. Brownfield sites may contain abandoned factories or commercial buildings, or other potentially polluting operations. Many brownfield sites are close to important shipping routes such as highways and rivers. Small brownfield sites also may be found in older residential neighborhoods. For example, former dry cleaning establishments and gas stations used and stored materials that could contaminate the environment. Such real or perceived contamination may cause land to sit idle for decades. Cleaning up and reinvesting in these properties increases the local tax base, facilitates job growth, capitalizes on existing infrastructure, reduces the need to consume raw land for development, and protects the environment.

Fort Worth's Brownfield Program encourages the redevelopment of economically distressed areas through environmental assessment, remediation, and education. The Environmental Management Department oversees the City's Brownfield Program. The Department has an extensive database of environmentally contaminated sites, as well as abandoned or idle commercial and industrial properties. Financial assistance in the form of grants and loans is available to assess and clean up environmental contamination on a property. The City can provide information on the history of a property and assist with streamlining the regulatory and development process.

Source: City of Fort Worth Environmental Management Department

Legend

Brownfield Parcels

Redevelopment of brownfield sites plays an important part in the revitalization of older commercial districts, while supporting economic development and providing land needed for housing, transportation improvements, green spaces, and recreational facilities. For more information on redeveloping a brownfield site, go to www.fortworthgov.org/dem, or call 817-392-6088.

Berry/Riverside Brownfield Sites

BF Site #167 - 1400 East Berry Street

BF Site #227 - 1524 East Berry Street

recommendations

Recommendations for improvements and future development are depicted in the following section. These include:

- Summary of Recommendations
- Concept Plan
- Development Opportunities
  - Land Analysis
  - Zones
  - Building Opportunity Analysis (see Appendix for calculations)
- Zoning
- Streetscape and District Identity
- Parks/Open Space
- Transportation Improvements

Summary of Recommendations

Following is a summary of recommendations pertinent to this village followed by the concept plan depicting proposed developments.

Development

- Encourage, wherever possible, the design of all new retail, commercial, and residential development as an urban, rather than suburban, form to be consistent with mixed-use zoning.

Zoning

- Adopt the Berry/Riverside Urban Village boundary as depicted in the concept plan on the following page.
- Rezone urban village properties currently zoned as E, K, and G to MU-1.

Streetscape/District Identity

- Create district identity, including monument signs, banner poles, and signage fitting with the surrounding neighborhood.
- Focus on streetscape improvements along East Berry from Yuma to Sycamore Creek as a Phase Two priority.

Parks/Open Space

- Coordinate with City of Fort Worth Parks and Community Services Department on its planning efforts for the Cobb Park Master Plan. The park is a great asset for the village and community and should be enhanced and maintained to encourage more use. Extension of the Trinity Trail system along the creek and connections from new development to the greenbelt is recommended.
- Remove/clean-up brush and trash along Sycamore Creek near East Berry Street to allows views of the creek and greenbelt .

Transportation

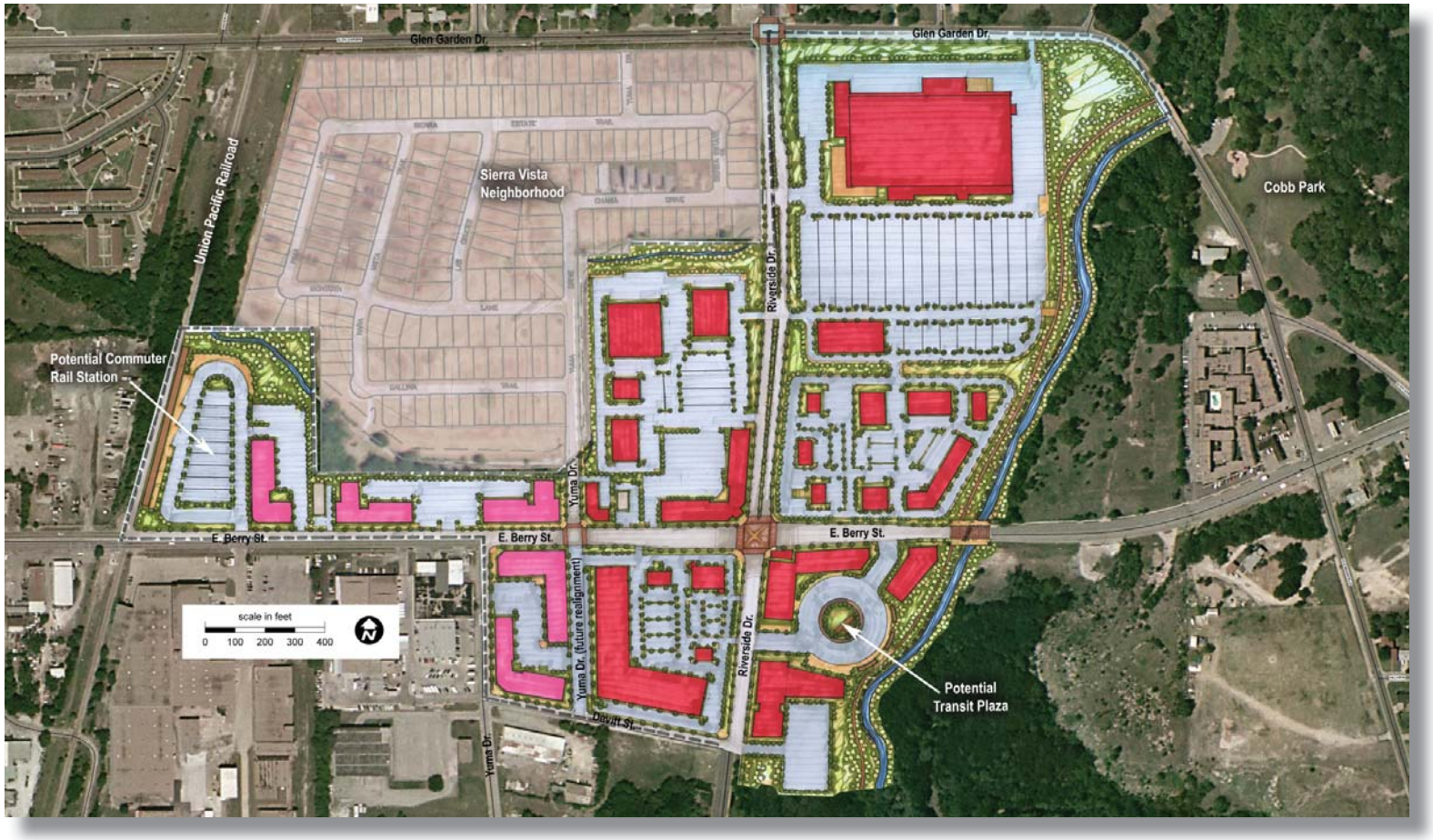
- Support the need for a bus transit plaza within this village.
- Improve the intersections at East Berry/Riverside and Glen Gardens/Riverside with an upgraded signal, crosswalks, and ADA compliant ramps. This signal upgrade is part of the City's signal intersection improvement program and is coordinated through TxDOT. An upgrade to the standard city intersection is recommended to include a decorative mast arm assembly.
- Widen Sycamore Creek bridge with wider sidewalks to encourage pedestrian activity along East Berry and into Cobb Park. In addition to a functional access, this bridge provides a gateway into the village and should be enhanced with better pedestrian lighting, rails, and monument signs.
- Construct a paved pedestrian/bike path along the eastern edge of the urban village near Sycamore Creek. Provide a connection to Cobb Park at the north end and, ultimately, to Ellis Park and perhaps even Carter Park to the south.

Safety

- Increase pedestrian lighting along East Berry Street from Sycamore Creek to the railroad, along Riverside from Devitt to Glen Gardens, and along Glen Gardens from Cobb Park to Yuma.
- Extend sidewalks along East Berry Street and along Glen Gardens from Edward J. Briscoe Elementary School to Cobb Park.
- Improve safety, police enforcement, and access to Cobb Park. Cobb Park is currently perceived as a safety problem due to lack of lighting, loitering, and crime.

Concept Plan

Berry/Riverside Urban Village



Legend

Mixed-Use

Commercial/Retail

Residential

Existing Building

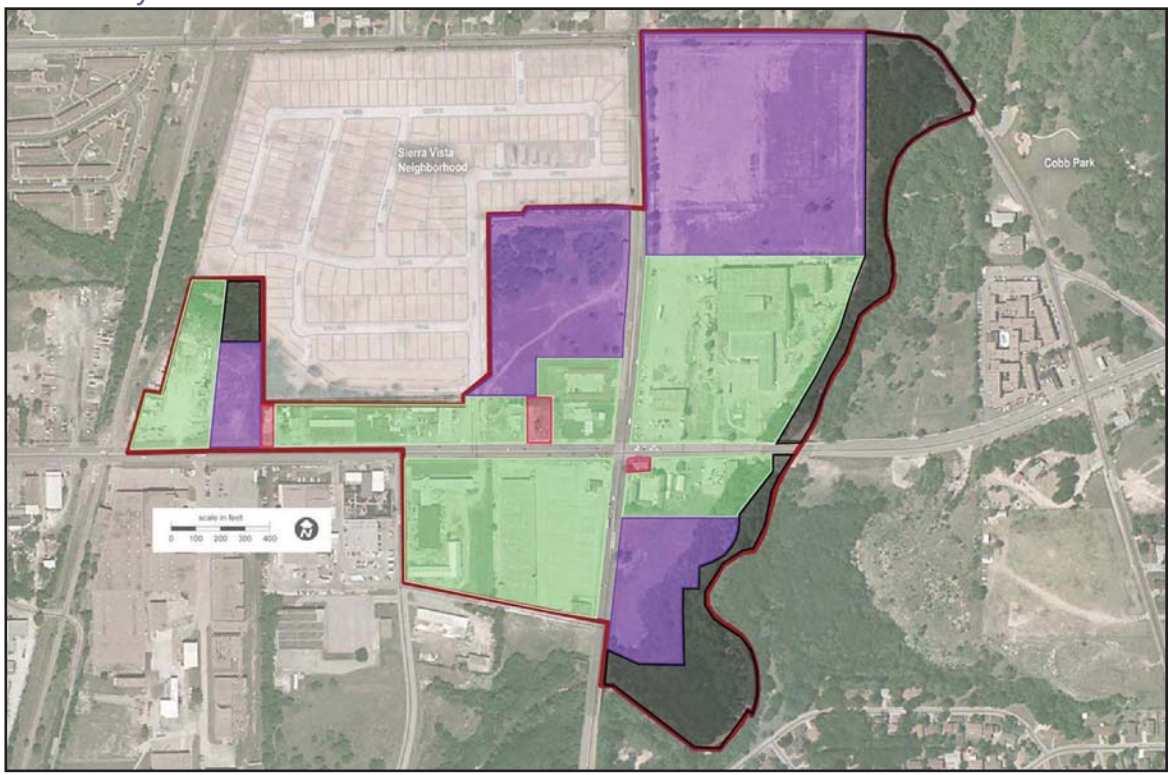
Development Opportunities

To determine viable opportunities for future development, the land within the village boundary was assessed for the following:

- Land recommended to continue current usage for the foreseeable future.
- Underutilized land recommended for higher and better uses (shown in green).
- Unimproved or vacant land that offers a potential for development (shown in purple).
- Unimproved land recommended for open space (shown in gray).

This land analysis was used as a basis for development of the concept plan.

Land Analysis



LAND & IMPROVEMENTS: RECOMMEND CONTINUED CURRENT USAGE

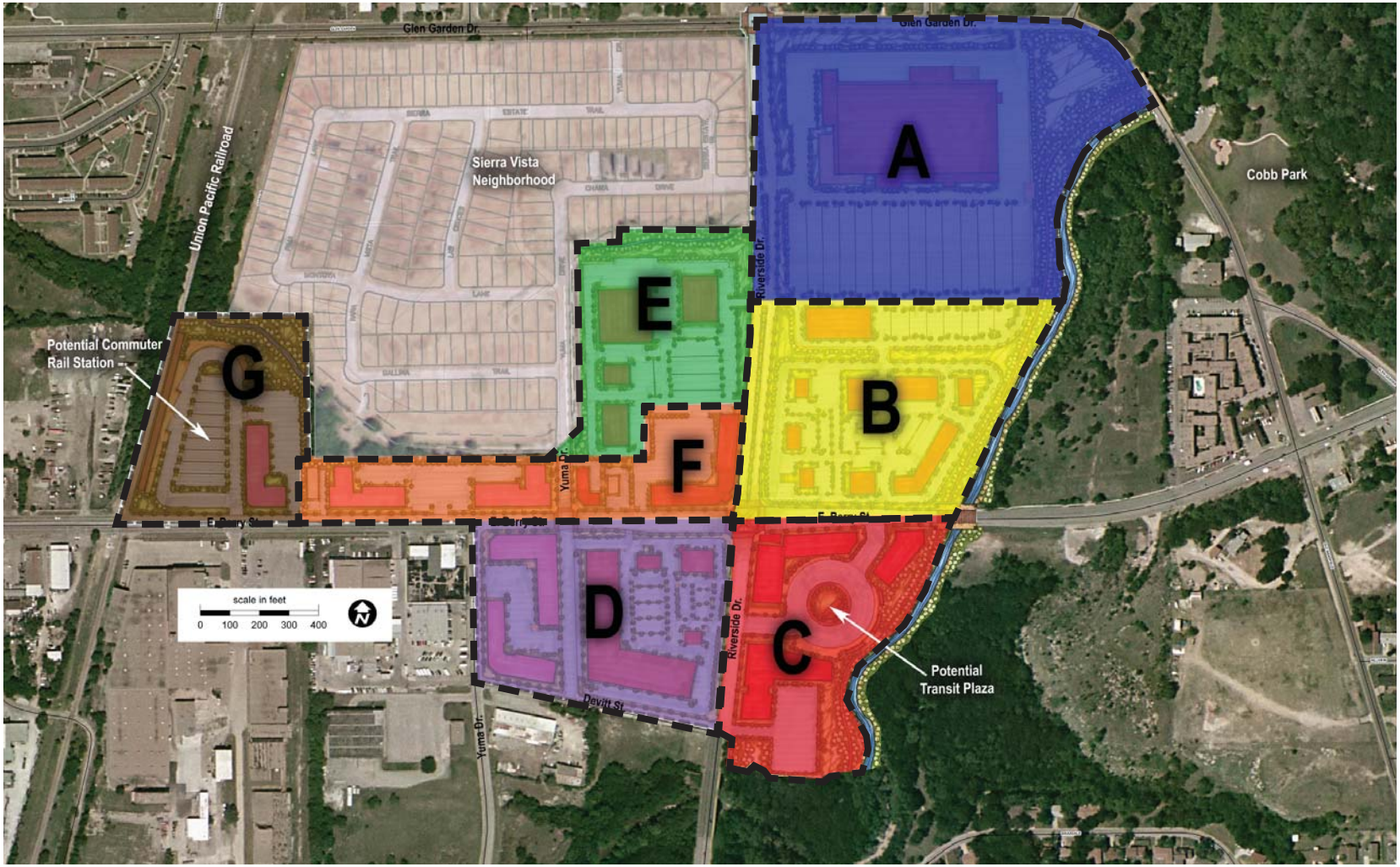
LAND & IMPROVEMENTS: UNDERUTILIZED- RECOMMEND HIGHER/BETTER USAGE

UNIMPROVED LAND: POTENTIAL FOR DEVELOPMENT

UNIMPROVED LAND: RECOMMEDATION FOR OPEN SPACE USAGE

Development Opportunities Zones

The concept plan is divided into seven zones for the purpose of focusing on the detail of proposed improvements, approximate land area, density, and development potential.



Zone A

Building Opportunity Analysis	
GROSS LAND AREA	987,515 SF/22.67 ac.
LAND WITH DEVELOPMENT POTENTIAL	797,100 SF/18.3 ac.
DENSITY/SF OF BUILDING AREAS	203,000 SF
OPEN SPACE	190,415 SF/4.37 ac.
FLOOR AREA RATIO	0.26

Recommendations

Based on the property owner's existing plans, Zone A is expected to develop as a large commercial "big box" style store.

The adjacent wooded creek should be developed and enhanced as open space. This area should include a paved walking and biking trail as an extension of the City of Fort Worth planned trails system. Special attention should be given to providing a clearly marked pathway from the residential areas to the north across Glen Garden and from the Sierra Vista neighborhood to the west, allowing and promoting access to open space opportunities for nearby residents. Development of this area should be coordinated with the Cobb Park Master Plan being developed by the Parks and Community Services Department. Additional trailheads, park access, and amenities are recommended to connect the new development to the trail system.

The northern village terminus gateway feature should be constructed at the intersection of Riverside Drive and Glen Garden Drive. This intersection should also have pavement/pedestrian amenity upgrades as well.

Zone B

Recommendations

The plan for Zone B largely reflects an existing site plan prepared by the current property owner. The plan depicts a loose grouping of small to mid-size commercial pad sites that could accommodate a range of retail types. Opportunities exist in Zone B for shared parking, upscale landscaping, and direct connections to the walking/bike path along Sycamore Creek.

As in Zone A, the adjacent linear open space will enhance the commercial opportunities with possible open-air dining venues with views of a wooded scenic area and smaller eating/snack establishments for hiking/biking rest stops.

The eastern village terminus gateway feature should be constructed just west of the bridge spanning the creek along the village's eastern boundary line. A new bridge should be considered over Sycamore Creek along East Berry Street to provide wider sidewalks and pedestrian access.

Building Opportunity Analysis	
GROSS LAND AREA	633,930 SF/14.55 ac.
LAND WITH DEVELOPMENT POTENTIAL	565,300 SF/12.98 ac.
DENSITY/SF OF BUILDING AREAS	81,250 SF
OPEN SPACE	68,630 SF/1.57 ac.
FLOOR AREA RATIO	0.14

Zone C

Building Opportunity Analysis	
GROSS LAND AREA	567,400 SF/13.03 ac.
LAND WITH DEVELOPMENT POTENTIAL	327,400 SF/7.52 ac.
DENSITY/SF OF BUILDING AREAS	93,100 SF
OPEN SPACE	240,000 SF/5.51 ac.
FLOOR AREA RATIO	0.75

Recommendations

Zone C recommendations center on a Fort Worth Transportation Authority transit plaza with surrounding commercial/retail establishments. As with Zones A and B, the adjacency of the linear park/creek enhances the potential for businesses and retail that will benefit from being along a wooded scenic area. Additionally, the proposed transit plaza will greatly enhance the potential for pedestrian traffic for the surrounding retail establishments and nearby residential development throughout the urban village.

A small 1950s-era brick building at the southeast corner of East Berry and Riverside is slated for retention and continued use as a commercial opportunity because of its urban character. However, this building should be incorporated into surrounding recommended mixed-use developments.

The southern village terminus gateway should be constructed at the southern village boundary. The gateway might be integrated into the wooded area within the open space areas south of the commercial developments.

Zone D

Building Opportunity Analysis	
GROSS LAND AREA	467,000 SF/10.72 ac.
LAND WITH DEVELOPMENT POTENTIAL	467,000 SF/10.72 ac.
DENSITY/SF OF BUILDING AREAS	215,950 SF
FLOOR AREA RATIO	0.46

Recommendations

Zone D incorporates a blend of commercial sites, similar to Zone B. Like the properties in Zones A and B, this parcel is owned by the Mallick Group. The parcel in the southwest corner of Zone D is recommended to become mixed-use, having both retail/commercial and residential uses.

Yuma Drive south of Berry should be realigned to create a four-way Yuma/Berry intersection in conjunction with redevelopment of the area south of Berry between Riverside and the Union Pacific rail line.

The intersection of Riverside Drive and East Berry Street should also have major pavement/pedestrian amenity upgrades. This should include an upgraded traffic signal and clearly marked crosswalks. This intersection will be seen as the focal point of activity in this village.

Zone E

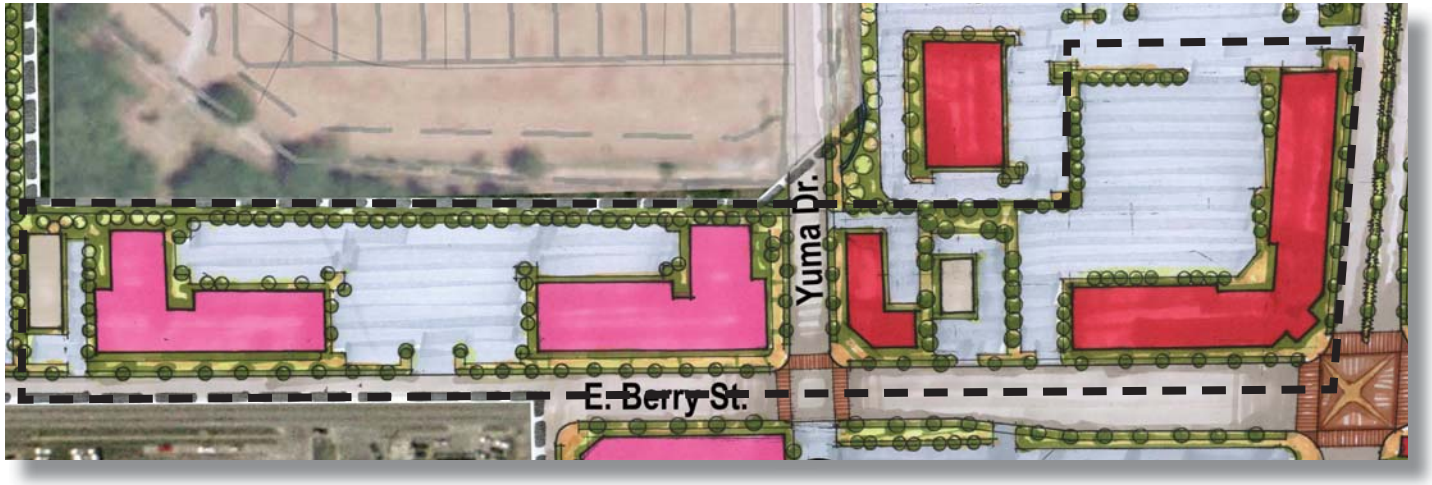
Building Opportunity Analysis	
GROSS LAND AREA	361,200 SF/8.29 ac.
LAND WITH DEVELOPMENT POTENTIAL	361,200 SF/8.29 ac.
DENSITY/SF OF BUILDING AREAS	66,200 SF
FLOOR AREA RATIO	0.18

Recommendations

Like Zones A and B, Zone E reflects existing site plans prepared by the Mallick Group. Zone E depicts a similar mix of retail/commercial on stand-alone pad sites.

The adjacent Sierra Vista residential neighborhood offers potential for pedestrian customer access to the businesses in this zone. Pedestrian access to the site from Sierra Vista should be provided.

Zone F



Building Opportunity Analysis	
GROSS LAND AREA	292,900 SF/6.72 ac.
LAND WITH DEVELOPMENT POTENTIAL	292,900 SF/6.72 ac.
DENSITY/SF OF BUILDING AREAS	132,450 SF
FLOOR AREA RATIO	0.45

Recommendations

Zone F offers opportunities for both retail commercial and mixed-use developments. Pedestrian access from the Sierra Vista neighborhood should be provided.

Two existing structures are slated for retention and continued use as commercial opportunities. East Berry Street should become a vibrant, well-landscaped street. New commercial and mixed-use developments are recommended that front East Berry Street.

Zone G

Building Opportunity Analysis	
GROSS LAND AREA	254,000 SF/5.83 ac.
LAND WITH DEVELOPMENT POTENTIAL	219,000 SF/5.03 ac.
DENSITY/SF OF BUILDING AREAS	50,000 SF
OPEN SPACE	35,000 SF/0.8 ac.
FLOOR AREA RATIO	0.23

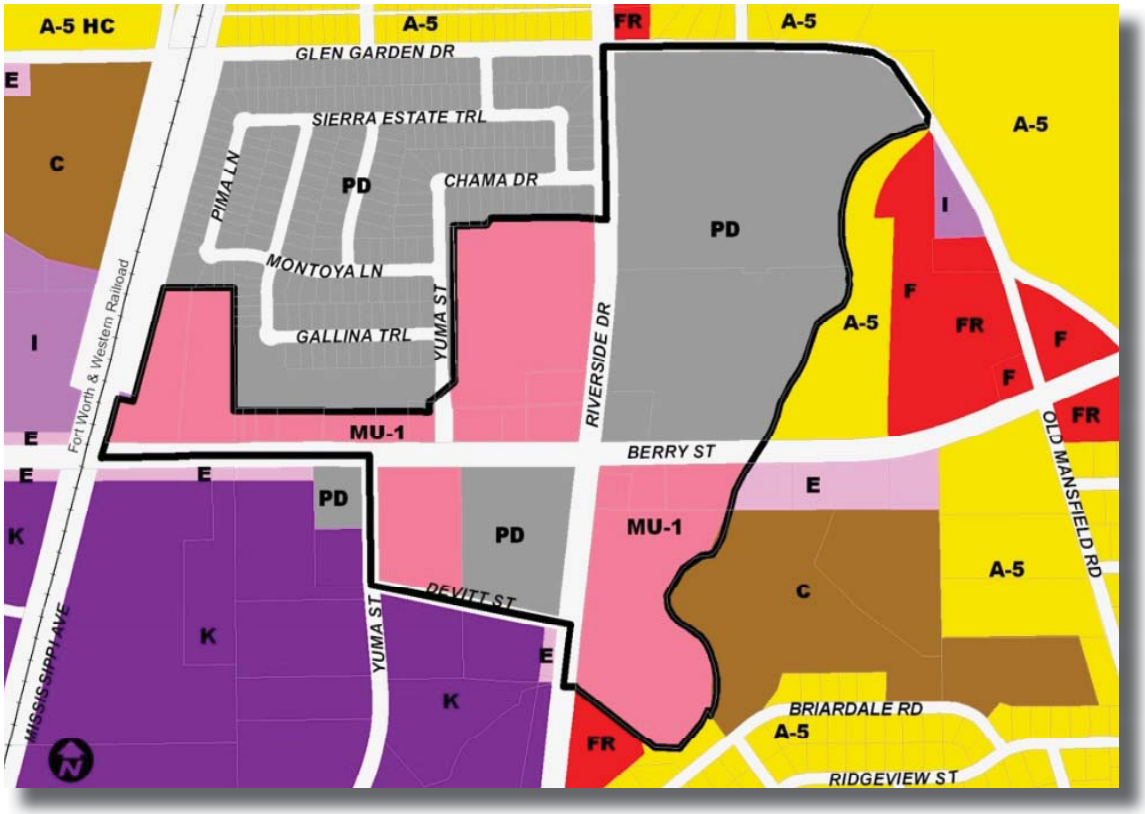
Recommendations

Zone G incorporates a potential future commuter rail station and parking facility for park-and-ride and kiss-and-ride (an area designated for passenger drop off and pick up) use as well as bus transfers. Additional mixed-use development is recommended surrounding the commuter rail station site.

The open space to the north can serve as an interconnected paved walking path to provided pedestrian access to the commuter rail station from the Sierra Vista neighborhood and from other areas in the village.

The western village terminus gateway feature should be constructed just within the western village boundary line. This terminus feature may also incorporate appropriate wayfinding features for the proposed commuter rail station.

Recommended Zoning



Source: City of Fort Worth Planning and Development Department

Residential Districts
- "A-21" - Suburban Residential
- "A-7.5", "A-5" - Single Family Residential
- "B" - Low Density Residential
- "CR", "C" - Medium Density Residential
- "D" - High Density Residential

Commercial Districts
- "ER", "E" - Neighborhood Commercial
- "FR", "F", "G" - General Commercial

Mixed-Use Districts
- "MU-1" - Low Intensity Mixed-Use
- "MU-2" - High Intensity Mixed-Use, "NS" Near Southside

Industrial Districts
- "I", "IP" - Light Industrial
- "J" - Medium Industrial
- "K" - Heavy Industrial

Special Districts
- "CF" - Community Facilities
- "PD" - Planned Development

Except for the parcels zoned MU-1 and PD, the E, G, and K zoning do not support the community's vision of a mixed-use, pedestrian-oriented urban village as described in this master plan. Low intensity mixed-use (MU-1) is recommended for these parcels.

The design characteristics of MU-1 development include pedestrian-friendly streets with wider sidewalks; taller buildings with minimal setbacks and transparent storefronts; on-street parking and street trees to help separate pedestrians from street traffic; and structured parking or surface lots located behind buildings.

Streetscape and District Identity

The Berry/Riverside Urban Village will have more places to live, work, shop, and play. It will be a unique and pedestrian-oriented place that offers a higher quality of life. The streets will be safe for pedestrian walking and crossing. They should also provide amenities to establish a comfortable walking environment. Lighting is an additional need to establish a district identity and promote a safer environment.

Recommendations for streetscape and district identity include:

- Create district identity, including monument signs, banner poles, and signage fitting with the surrounding neighborhood.
- Focus on streetscape improvements along East Berry from Yuma to Sycamore Creek as the Phase Two priority.
- Increase pedestrian lighting along East Berry Street from Sycamore Creek to the railroad, along Riverside from Devitt to Glen Gardens, and along Glen Gardens from Cobb Park to Yuma.

Legend

- Sidewalk
- Streetscaping
- New Trails
- Gateways
- Intersection Improvement

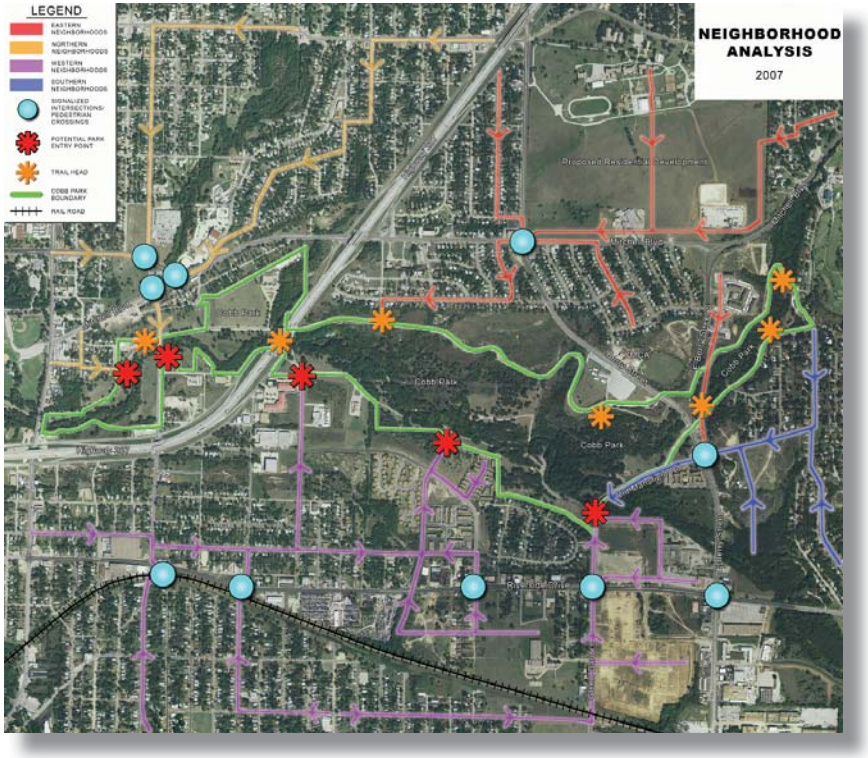
Parks/Open Space

Legend

- Sidewalk
- Streetscaping
- New Trails

Berry/Riverside Urban Village has a unique opportunity to take advantage of Cobb Park, which is located immediately northeast of the urban village. This great asset should be enhanced and maintained to encourage more use. There is also an opportunity to extend the Trinity Trail system and connections from new developments to the greenbelt. Other park and open space recommendations include:

- Remove/clean-up brush and trash along Sycamore Creek near East Berry Street to allow views of the creek and greenbelt.
- Improve safety, police enforcement, and access to Cobb Park. Cobb Park is currently perceived as a safety problem due to lack of lighting, loitering, and crime.
- Construct a paved pedestrian/bike path along the eastern edge of the urban village near Sycamore Creek. Provide a connection to Cobb Park at the north end and, ultimately, to Ellis Park and perhaps even Carter Park to the south.



Source: Jacobs Carter Burgess - Cobb Park Neighborhood Analysis

The City of Fort Worth Parks and Community Services Department is currently preparing a Cobb Park Master Plan that will help the park become better utilized by the community and surrounding neighborhoods.

Transportation Improvements

Assessment

East Berry Street is a five-lane undivided roadway with a center turn lane. Riverside is a four-lane divided roadway with shoulders. Both roadways consist of asphalt paving in fair condition.

Transportation Deficiencies

The most significant deficiency on East Berry Street is access management. Access management is the regulation of interchanges, intersections, driveways, and median openings to a roadway. Inadequate access management impacts both the function of the roadway and the aesthetics of the village by creating a streetscape dominated by curb cuts and vehicle movements across the pedestrian walkway. ADA ramps need to be upgraded to current standards.

Transportation Recommendations

- Traffic signal improvements at the intersections of Glen Gardens/Riverside and Berry/Riverside.
- ADA ramps at the intersection of Glen Gardens and Riverside.
- Extend sidewalks along East Berry Street and along Glen Gardens from Edward J. Briscoe Elementary School to Cobb Park.
- Preserve land at the northeast corner of East Berry Street and the railroad for a future commuter rail station/ transit oriented development.

Planning Level Cost Estimate for Berry-Riverside Urban Village

Project	Construction Cost	Design and Administration	Funding Source
Street improvements on Berry from Yuma Drive to the Bridge, including the intersection of Riverside	$600,000.00	$130,000.00	Urban Village Phase II Funds
Street Improvements on Riverside from 200' south of Berry to 700' north of Berry	$410,000.00	$100,000.00	Unknown, CIP, Developer Assisted
Street improvements on Riverside from 800' south of Glen Gardens and 200' north of Glen Gardens	$440,000.00	$110,000.00	Unknown, CIP, Developer Assisted
*Intersection improvements at Glen Garden and Riverside	$120,000.00	$30,000.00	Unknown, CIP, Developer Assisted

**Does not include traffic signal improvements*

Construction Items (Preliminary)

- One-Course Slurry Seal.
- New Sidewalks and ADA Ramps.
- New Crosswalks.
- Minor Curb Repair.
- Minor Drainage Improvements.
- Roadway Lighting.
- Pedestrian Lighting.
- Landscaping and Irrigation.
- Minor Signal Modifications.
- Design and Administration fees.

Recommended Street Improvements

As commuter rail expands throughout the Metroplex appropriate sites for commuter rail transit stations must be identified early so supporting development patterns can be promoted. Therefore, the planning team recommends this location for a future rail station. Although this is a long-range project (20+ years), planning should be done now to determine potential sites and to encourage supporting development patterns.

This location is recommended as a future commuter rail transit station site for the following reasons:

- Close proximity to neighborhoods, schools, and Cobb Park.
- Sufficient amount of land available for parking.
- Near the major intersection of Berry/Riverside.
- Adjacent to a mix of business and residential uses.
- Within the Berry/Riverside Urban Village.

Existing

Proposed

Character Sketch of a renovated Doc's Auto Insurance Building, southeast corner of East Berry Street and Riverside Drive.

Existing

Proposed

Character Sketch of bridge and streetscape improvements along East Berry Street (westward view from Sycamore Creek bridge).

Existing

Proposed

Character sketch of northeast corner, intersection of East Berry Street and Riverside Drive.

appendix

Building Opportunity Analysis

Based on proposed land uses and preferred densities, this analysis depicts the potential amount of retail, residential, commercial, and institutional uses with associated parking. This table indicates the assumptions made related to mix of use, height, and unit size for each new building depicted on the concept plan. The building square footages reflect the actual building footprints shown on the plan, and parking requirements are based roughly on the requirements of the City's development codes.

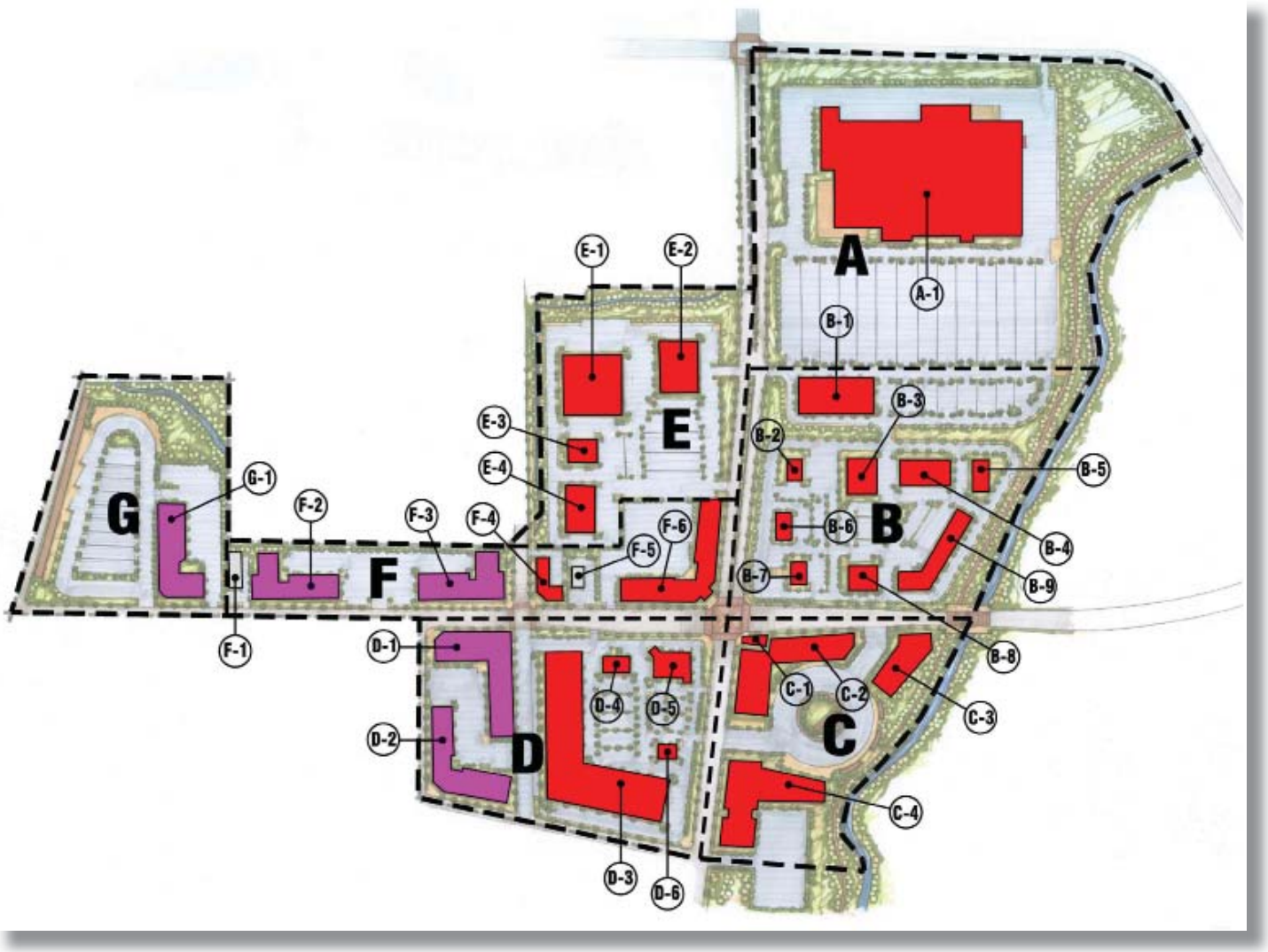
BERRY/RIVERSIDE

Land Use Types

- Mixed-Use
- Commercial or Retail
- Residential
- Institutional

ZONE	Building	Use Key	Estimated Ground Floor SF	Usage	2nd Floor SF	Usage	3rd Floor SF	Usage	4th Floor SF	Usage	5th Floor SF	Usage	Total Bldg. SF	Parking Required (spaces) Retail, Comm.	Total Residential Area	No. Units Res.	Area/Unit	Parking Required (spaces) Residential	Res. Parking Criteria	Building	Notes	Future Use Key Notes
A	A-1		203,000	Ret.									203,000	609					n/a	A-1		
Totals			203,000		0		0		0		0		203,000	609	0	0	0	0				
	B-1		23,950	Comm.									23,950	72					n/a	B-1		
	B-2		2,800	Comm.									2,800	8					n/a	B-2		
	B-3		9,300	Comm.									9,300	28					n/a	B-3		
	B-4		11,150	Comm.									11,150	33					n/a	B-4		
	B-5		4,600	Comm.									4,600	14					n/a	B-5		
	B-6		3,800	Comm.									3,800	11					n/a	B-6		
	B-7		3,000	Comm.									3,000	9					n/a	B-7		
	B-8		6,250	Comm.									6,250	19					n/a	B-8		
B	B-9		16,500	Comm.									16,500	50					n/a	B-9		
Totals			81,250		0		0		0		0		81,250	244	0	0	0	0				
	C-1		1,900	Comm.									1,900	6					n/a	C-1	Existing Bldg.	Potential continued use as Commercial/Retail
	C-2		35,900	Comm.									35,900	108					n/a	C-2		
	C-3		16,300	Comm.									16,300	49					n/a	C-3		
C	C-4		39,000	Comm.									39,000	117					n/a	C-4		
Totals			93,100		0		0		0		0		93,100	279	0	0	0	0				
	D-1		34,000	Comm.	34,000	Res.							68,000	85	34,000	24	1,417	48	2/unit	D-1		
	D-2		27,000	Comm.	27,000	Res.							54,000	69	27,000	20	1,350	40	2/unit	D-2		
	D-3		79,000	Comm.									79,000	198					n/a	D-3		
	D-4		3,750	Comm.									3,750	9					n/a	D-4		
	D-5		8,950	Comm.									8,950	22					n/a	D-5		
D	D-6		2,250	Comm.									2,250	6					n/a	D-6		
Totals			154,950		61,000		0		0		0		215,950	387	61,000	44	2,767	88				
	E-1		30,700	Comm.									30,700	77					n/a	E-1		
	E-2		17,700	Comm.									17,700	44					n/a	E-2		
	E-3		5,800	Comm.									5,800	15					n/a	E-3		
E	E-4		12,000	Comm.									12,000	30					n/a	E-4		
Totals			66,200		0		0		0		0		66,200	166	0	0	0	0				
	F-1		4,000	Comm.									4,000	10						F-1	Existing Bldg.	Potential use as Commercial/Retail
	F-2		21,000	Comm.	21,000	Res.							42,000	53	21,000	16	1,313	32	2/unit	F-2		
	F-3		23,200	Comm.	23,200	Res.							46,400	58	23,200	18	1,289	36	2/unit	F-3		
	F-4		5,850	Comm.									5,850	15					n/a	F-4		
	F-5		2,200	Comm.									2,200	6						F-5	Existing Bldg.	Potential use as Commercial/Retail
F	F-6		32,000	Comm.									32,000	80					n/a	F-6		
Totals			88,250		44,200		0		0		0		132,450	221	44,200	34	2,601	68				
G	G-1		25,000	Comm.	25,000	Res.							50,000	63	25,000	20	1,250	40	2/unit	G-1		
Totals			25,000		25,000		0		0		0		50,000	63	25,000	20	1,250	40				
Village Totals			711,750		130,200		0		0		0		841,950	1,968	130,200	98	6,618	196				

Building Opportunity Analysis Legend



Public Meeting Notes - April 12, 2007

SOUTHEAST CLUSTER URBAN VILLAGES

MEETING NOTES

Public Meeting #1
April 12, 2007
6:00 p.m.
Polytechnic United Methodist Church
1310 Collard Street, Fort Worth

Prepared by: Open Channels Group, LLC and
Freese and Nichols, Inc.

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Public Involvement
Open Channels Group
817-332-0404
openchannelsgroup@sbcglobal.net

Opening Session

The April 12 public meeting is the first of three scheduled meetings for the southeast cluster urban villages. The purpose of the public meetings is to receive citizens' input on the development of master plans for five urban villages located in southeast Fort Worth. The City of Fort Worth hired a consultant team led by Freese and Nichols, Inc. to develop the master plans for the southeast cluster villages that include: Berry/Riverside, Berry/Stalcup, Near East Side, Oakland Corners, and Polytechnic/Wesleyan, and to engage the community in this process by holding three public meetings.

The meeting was convened by the City of Fort Worth and Freese and Nichols, Inc. Fort Worth Councilmember Kathleen Hicks made opening remarks.

At the April 12 public meeting, the consultant team presented an overview of the five urban villages, along with a timeline of the master planning process. The meeting format included an opening session and separate breakout sessions for the five urban villages. The breakout sessions provided an opportunity to focus on issues unique to each urban village.

The following information was presented. The City of Fort Worth approved twelve urban villages for master plan development, which includes the five southeast cluster villages. The remaining seven villages are located in either the central or southwest clusters, which are located in other parts of the central city. The City allocated $50,000 each to twelve urban villages to develop master plans. The master plan process, or Phase One planning, began in March 2007 and is scheduled to end in November 2007 when the plans are scheduled to be presented to the City Council for adoption. In addition, the City allocated $740,571 each to five villages for the design and construction (Phase Two) of transportation-related improvements that would be determined during the planning phase. The Berry/Riverside and Near East Side villages were approved for design and construction work.

An urban village is an urbanized place with a mix of uses, jobs, public spaces, transportation connections, pedestrian activity, and a sense of place. The City is promoting the development of urban villages by constructing capital improvements to upgrade infrastructure and create high quality public spaces; applying economic incentives to make urban infill projects competitive with suburban development; and applying mixed-use zoning to permit high-density, pedestrian-oriented development consistent with the community's vision.

The urban village master plans will outline strategies to redevelop each village and include transportation and infrastructure improvements, development opportunities, and zoning recommendations. Shabay explained that the purpose of the Phase One planning is to create a master plan that outlines strategies for redevelopment that include: developing a vision for development, identifying potential improvements, and working with community stakeholders in a collaborative effort. The purpose of Phase Two is to design and construct transportation-related improvements with the $740,571 funds that stakeholders prioritized during the planning phase.

Southeast Cluster Urban Villages	Phase One: Planning	Phase Two: Unspecified Improvements	Total (Maximum)
Near East Side	$50,000	$740,471	$790,571
Berry/Riverside	$50,000	$740,571	$790,571
Oakland Corners	$50,000	---	$50,000
Polytechnic/Wesleyan	$50,000	---	$50,000
Berry/Stalcup	$50,000	---	$50,000
Total:	$250,000	$1,481,142	$1,731,142

Page 2 of 11 Southeast Cluster Urban Villages, Public Meeting #1

Public Meeting Notes - April 12, 2007

Breakout Session: Berry/Riverside
Facilitator: Wendy Shabay, Freese and Nichols

Question: What improvements would you like to see?
- Signal light at the corner of Riverside and Berry.
- Getting rid of the motels around Riverside and Berry.
- Sycamore Creek channel needs to be cleared; after a heavy rain the creek overflows (Comment made that the Parks and Community Services Department is already working on this problem).
- Minimize the small convenience and liquor stores which turn into hang out spots for young people
- Get rid of all the wrecking yards.
- Build a major grocery store.
- Give Berry/Riverside the same renovations as seen on West Rosedale near Forest Park and the Evans & Rosedale village.
- Renovate the old Montgomery Ward store like the Montgomery Ward renovations on 7th Street. Preferred uses include:
  - AMC theater.
  - Nice restaurants.
  - Grocery store.
  - Bank.
  - Drug store.

Question: What type of character changes would you like to see?
- Preserve the Briscoe school's architectural character.
- Add sidewalks and curbs.
- Landscape (remove weeds, illegal dumping of trash).
- There is too much demolition in the district, therefore this area doesn't have a lot of history or architectural character to play off for future development.
- There are too many wrecking yards.
- Give the district a historic preservation flare.

Question: What about Cobb Park?
- On the eastside, the creek is the problem.
- On the westside, the misuse of the land is the problem.
- Safety is a huge issue.
- Redirect the channel and add a road which is accessible.
- Land uses around Cobb Park, lack of access and lighting have created a huge safety concern; nobody goes there at night and the neighborhood doesn't use it the way they should because of safety.
- Create a Kids Zone in the park.

Question: If improvements are made to the park would it then be considered an asset?
- In unison the reply was yes

Question: Would creating Code Blue or neighborhood associations improve the conditions at the park?
- In unison the reply was no.

Question: What type of transportation improvements would you like to see?
- Railway.
- Glen Garden is the worst street, in need of many repairs.
- Buses are fairly adequate, many people no longer use the buses.
- Lighting: pedestrian and street (on Berry after you pass I-35W there is no lighting).
- Sidewalks: ADA compliance; pedestrian crosswalks, signal buttons for pedestrians.
- Improvements of the signal light at the intersection of Berry and Riverside to include a better pedestrian crossing.
- Zoning change for Berry at Mississippi to get rid all of the diesel trucks.

Question: What final comments do you have regarding improvement in this district?
- Pressure the city to sale the vacant lots, boarded up houses and buildings.
- Bring the zoning up to compliance.
- Beautification---too much concrete and asphalt.
- Create a motel ordinance---the motels have to go.
- Whatever you do, take your time and do it right and proper, even if that means development is slow to occur.
- Have police do their job.

- No police storefronts, build a police station.
- Enforce City ordinances, i.e. convenience and liquor stores closing at the proper time.
- Get rid of all the convenience stores and hotels along Berry and Riverside.
- Get rid of or minimize all the Pawn shops in the district.

Final Comments and summary
- Create better usage of land.
- Safety.
- Clean up Cobb Park.
- Beautician throughout the district.
- Lighting.

Berry/Riverside Breakout Session Attendance*

Name	Organization	Name	Organization
Mary Blakemore	New Improved Hillside NA	Margaret Daniels	New Improved Hillside NA
Deanna Boaz	Sierra Vista	Tom Carter	New Improved Hillside NA
Mary Gray	New Improved Hillside NA	Andre McEwing	Fort Worth Metro Black Chamber
Terry Ottley	Southeast FW Inc.	Kevin D. Beene	Code Compliance
Juna Allen Harris	Morningside NA	Greg & Jessica Scott	Hillside NA
Jesse Kemp	Berry Street TIF	Kathleen Hicks	District 8 Representative
Martha Townsend	A Prep Center of TC	Janice Martin	-
Glenn Forbes	Southeast Fort Worth Inc.	Curvie Hawkins	The T
Mohammad Ralman	Food Heaven	Shamaz Chowdhuy	Food Heaven
Jacq Duncan	Planning Commissioner	Patrina Newton	City of Fort Worth
Patricia Bostic	Congressman Burgess	Clifford Martin	Rolling Hills Addition

**Based on the sign-in sheet*

Public Meeting Notes - April 12, 2007

Breakout Session: Berry/Stalcup
Facilitator: Charles Wetzel, Buxton

Question: What land uses are not wanted?

- Adult entertainment.
- Liquor stores.
- Convenience stores.
- Service stations.
- Pawn shops.
- What about churches? Not an asset in a mixed use development.
- Nightlife (avoid uses that attract prostitution).
- Car washes.
- Anything that creates unsafe environment.
- Parks with benches.
- Blood and plasma donor stations.
- Theaters.
- Homelessness shelters "there are enough on the Eastside".
- More apartments.
- Gentrification is a major concern.
- Increased taxes.
- Trailer blocks.
- "Don't cookie cutter" development.

Question: What land uses are wanted?

- Marketing to people with disposable income.
- Funding for home improvements.
- Crime free community.
- Name brand restaurants e.g., Chili's, La Madeleine, Panera Bread.
- Small business development (Floyds, Subway).
- Minority owned businesses (Buxton can help).
- Starbucks.
- Young urban professionals returning to neighborhood.
- Spas & boutiques.
- Department stores.
- Chick-Fil-A.
- Replica of "Camp Bowie" shops.
- Create jobs to get people from selling drugs.
- Wal-Mart.
- Two-story development.
- True mixed use is desired and will bring new developers.

Final comments and summary

- 60% of property currently vacant.
- Transportation a major factor.
- Landbanking.
- Purpose is to create culture and an enhanced environment.
- Healthy eating establishments.
- The location of the village boundaries were discussed.

Berry/Stalcup Breakout Session Attendance*

Name	Organization	Name	Organization
Torchy White	Historic Carver Heights NA	Louis Armstrong	SEARCH
Jane Mergerson	Historic Carver Heights	Jason Jones	Rollins Development Group
Nell Cass	Council Candidate District 5	Franklin D. Moss	Moss RED Group
Dolores Connor	Historic Carver Heights NA	Jacq A. Duncan	CFW Plan Commission Place 5
Tammy Pienci			

**Based on sign-in sheet*

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Breakout Session: Oakland Corners
Facilitator: Scott Fisher, Freese and Nichols

Question: What improvements would you like to see?

- Intersection safety improvements at East Lancaster and Oakland.
- Extend sidewalks, add curbs and gutters.
- Request for additional street signs to say "Oakland Corners".
- Median irrigations.
- Need for public art.
- Drainage problems need to be addressed before any improvements can be made. (residents feel it is a waste of money if city does not fix drainage problems before making other improvements).
- Street improvements (allow property owners to do their own landscaping, some property/business owners would be willing to maintain their landscaping).
- Comment from a resident: TXDOT has to approve infrastructure. State does not allow planting in median. If you invest in median landscaping TXDOT will reimburse 50% of all median improvements. Most residents in this area do not know about this 50% reimbursement information. Irrigation is not a TXDOT requirement. It is only the responsibility of the person who takes care of the trees.
- Rezone area. Comment: Councilwoman has requested help from property owners to rezone the village.
- Problem with automotive and motel business in the area.
- Point of urban village is to encourage a mix of businesses.
- Request for lights to be turned off (statement from one resident only, all others disagree).
- Historical lamppost along with street art for pedestrian sidewalk.
- Buildings closer to the street.
- Safety and encroachment with single family homes is the major concern with the village concept that encourages parking to be located in the rear of a business instead of in the front.
- Incorporate some of the downtown design and style into the standards for this area.
- What is the future outlook of businesses still in the area.
- Safety for pedestrian in cross walk.
- Landscaping.
- Suggestion: have a landscape contest for medians, suggest to local business owners, schools and residents to get involved.
- Residents with disabilities: what is being done to improve handicap ramps and accessibility to business.
- More police stations.
- Address vagrancy while implementing the program.
- Liquor stores and panhandling is a problem.
- Can these meetings start later, e.g. 6:30 or 7:00 p.m.?

Oakland Corners Breakout Session Attendance*

Name	Organization	Name	Organization
Harvey Caraway	Central Meadowbrook NA	F. Stenlyn	
Michael Matthews		Gigi Goesling	West Meadowbrook NA
Edward Sakerka	West Meadowbrook NA	Tonya Ferguson	West Meadowbrook NA
Micheal Phipps	West Meadowbrook NA	William Vandergriff	
Jimmy Stanford	Fort Worth PD	Sam Brinegar	Fort Worth PD
Marisa Colin	CFW/TPW	Don Boren	West Meadowbrook NA
Julie Bews	Central Meadowbrook NA	Karen Foley	Herb Health
Logan Swords	Swords Co.	Mary Dellis	West Meadowbrook NA
Louis McBee	West Meadowbrook NA	Ray Mow	
Clarence and Margaret Weimer	CMNA		

**Based on sign-in sheet*

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Public Meeting Notes - April 12, 2007

Breakout Session: Near East Side
Facilitator: Chris Bosco, Freese & Nichols

Question: What are your dreams for this community?

- Better traffic flow.
- Sidewalks and crosswalks.
- Better lighting for pedestrians.
- Clean, bright and safe streets within the village and extend to Riverside Drive.
- Style not as important as functionality.
- Again, lighting, really bright lighting, no pockets of darkness, particularly under I-35W.
- Landscaping.
- Buffers to control business perimeters.
- Signage.
- Create a campus for Presbyterian Night Shelter.
- U.S. Hwy 287 ramp is very dangerous…improvement is needed.
- Funding for building improvements.
- Create a sense of safety is most important.
- Stop the flow of drug traffic and loitering .
- Become an art district.
- Add warehouse lofts.
- Add artist studios.
- Add a variety of retail business to include a coffee house, photography studio, performance studio, etc.
- A plan to better accommodate the homeless population and create a safe clean village for the art community.
- A new police station located within the village.
- Benches (or at least some method of controlling loitering and the homeless sleeping on the benches). Be more strategic on design and placement of benches.

Question: What do you not want in this community?

- Satellite towers removed or at least reconstructed so they are more pleasing to look at.
- Do not want Kennedy Street closed, but would like to see "no parking signs" put up.

Final comments and summary

- The plan should consider fencing along the railroad right-of-way. A significant amount of drug activity occurs south of the railroad tracks.
- The stakeholders would like the City to install "No Trespassing" signs on City-owned property.
- The Day Resource Center has outgrown its building and needs to be relocated within the village.
- The Presbyterian Night Shelter would like to consider fencing their facility to create a campus environment.
- Prioritize safety features on East Lancaster.
- Address traffic.
- Consider street closures on El Paso, Chambers, Presidio and Cypress.
- Improve lighting.

Near Eastside Breakout Session Attendance*

Name	Organization	Name	Organization
Dennis Pennington	PNS	Bob Gallant	Eastside Marble
Todd James	CEHH	Suzette Watkins	Riverside Kennel
Dennis Mitchell	Code Compliance	Barbara Asbury	Housing Dept.
D.K. Eldridge	Fort Worth PD	D.L. Cram	Fort Worth PD
Lacina Thomas			

**Based on the break-out session sign-in sheet*

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Breakout Session: Polytechnic/Wesleyan
Facilitator: Gordon Marchant, Komatsu

Question: What are your dreams for the Polytechnic/Wesleyan Village?

- Cyberspace cafes---there are elementary, middle & high schools, kids want/need to have access to computers.
- Bring more retail establishments that are attractive to a younger population.
- There's an essential need to provide connectivity, particularly to the college students, need restaurants.
- Connectivity was lost a long time ago. Disconnect between residents, college, police department. No connectivity between the school and adjacent neighborhood. We need businesses where people would want to patronize. Currently, residents do not go to the existing convenience stores. Business owners need to improve their services…"bring it to the next level, not just a storefront".
- Businesses that were part of the "Poly" area have gone to other areas. Overall improvement to the area is necessary in order for development to occur.
- People are afraid to get out at night.
- There was a time when the Poly strip was more vibrant. This was an incorporated city at one time. Wesleyan [TWU] cannot be expected to take the full load. Business needs to be encouraged. There are not any nearby take out places [restaurants]. The consultant team needs to be aware of who is in the room (African Americans) are not representative of the Poly area. The area is highly populated by Hispanics. The consultant team needs to go out in the community and get their input.
- We all want the same things, stores, restaurants and we should have what other areas have.
- Number one priority is to prevent slumlords from coming in and throwing up 900 sq. ft. shacks. More design guidelines are needed. Currently, there are no residential guidelines and builders are "setting up all kinds of stuff [Houses] over here".

Question: Was this meeting advertised to the community?

- This is an issue we need to bring to the forefront.
  Open Channels worked with the City and mailed several notices to several neighborhood associations and property owners along with sending email reminders.
- Group doesn't think this meeting was publicized well—advertisement should have been in the Black Voice and/or the LaVida newspapers.
- Everyone in this area doesn't have computers and they are Spanish speaking.
- Hispanic community---it is hard to reach them because of language barrier. The way to reach them is through churches & schools.
- A Spanish translator is needed at the public meetings.

Questions and comments regarding TWU and crime

- Number one priority for Polytechnic is marketing. TWU is going to have to be involved in what's going on in the neighborhood. TWU representatives stated they want to learn what the community wants.
- The properties on Rosedale across from TWU have been vacant for over 10 years.
- Friends of Wesleyan [TWU] have made an offer and want to buy.
- Group would like to see development such as Mama's Pizza, Cyberspace Café, coffee shops, eateries, and gas stations around the university.
- Texas Wesleyan says it's not just about the students; but they are also interested in what the community wants as a whole.
- We had all those things but students/faculty didn't patronize them.
- Wesleyan has been around for a long time but has not had the money to invest in land owned by third parties. The vacant Rosedale storefront buildings are having a negative impact on the remaining existing businesses.
- TWU representatives gave assurances that they want to be part of the solution and work with the community in identifying retail uses that the community would like to see along with ones that would be sustainable.
- What is the City going to do about the crime in the area? Cars are broken in to everyday, trees stolen. Before improvements are made the crime issue would need to be addressed.
- Comment from a police officer in the group:
  - Poly is a very safe neighborhood statistically speaking.
  - Crime is down 10%, violent crime is way down, property crime is down---46 in a month.
  - A new police station is proposed in the village along Nashville. The additional police force that will be part of the new station will help reduce crime further.
  - The police are doing all they can…police presence can only go so far.

Final thoughts and summary

- The Polytechnic/Wesleyan area is stereotyped. Perception has been around for years. Repaint stereotype.
- We know we need to deal with infrastructure and stereotypes but Wesleyan [TWU] is stereotyped also as the money maker.

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Public Meeting Notes - April 12, 2007

- Market the area to quality convenience stores, outlet stores, cleaners, franchise stores, health food store, drugstore, etc.
- Cyberspace café.
- Build spec houses.
- Address sustainability.
- Historic preservation is important.
- Fox & Hound type restaurants.
- Nightlife places (jazz clubs).
- Arts & cultural type places (art galleries).
- A Community/educational center is needed.
- Improve overall neighborhood image by holding block parties, celebrations, etc.

Polytechnic/Wesleyan Breakout Session Attendance*

Name	Organization	Name	Organization
Gunnar Jones	New World Industries	Sharon Armstrong	Stop6/Polytechnic Association
Faye M Brown	Poly Heights	Paul & Thann Meadows	Burge Harware
Ramon Romero	Plan Commission & El Poly Pyramid	Joann Turner	Home Owner
Cindy Olivera	Sigma Kappa Lambda Service Sorority	L.E. Walker	Herzog & Wagner
Jason Gibson	Herzog & Wagner	Christopher Johnson	Herzog & Walker
Debbie Roark	Texas Wesleyan University	Sara Horsfall	Texas Wesleyan
Harold G. Jeffcoat	Texas Wesleyan University	Murtaza Natalwalla	Royal Childrens Home Inc.
Albert Wooldridge	Resident & Business Owner	Edward Kelley	
Claudean Love	Polytechnic CDC	Reba Henry	Resident
Dolores Garza	CFW Economic and Community Dev. Dept.	Eric Fladager	CFW Planning and Dev. Dept.

*Based on sign-in sheet

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PUBLIC MEETING #1
CITY OFFICIALS AND CONSULTANT TEAM

City of Fort Worth Elected and Appointed Officials

Kathleen Hicks	Councilmember, District 8
Jacq A.Duncan	Planning Commissioner

City of Fort Worth Staff

Patrina Newton	Senior Planner	Planning and Development Dept.
Eric Fladager	Planning Manager	Planning and Development Dept.
Scott Bellen	Senior Planner	Planning and Development Dept.
Otis Thornton	Homeless Coordinator	Housing Dept.
Angelica Cruz	Spanish Translator	Community Relations Dept.
Jay Chapa	Assistant Director	Economic and Community Dev. Dept.
Dolores Garza	Specialist	Economic and Community Dev. Dept.
Dennis Mitchell	Code Officer	Code Compliance Dept.
D.K. Eldridge	Police Officer	Fort Worth Police Dept.
D.L. Crim	Police Officer	Fort Worth Police Dept.
Jimmy Stanford	Police Sergeant	Fort Worth Police Dept.
Kelvin Beene	Supervisor	Code Compliance Dept.

Freese and Nichols Consultant Team

Freese and Nichols, Inc.

Wendy Shabay	Urban Design Consultant and Project Manager
Alfred Vidaurri	Principal-in-Charge
Scott Fisher	Urban Design Consultant
Mark Trance	Consultant
Chris Bosco	Transportation Planning Consultant

Buxton Company

Charles Wetzel	Market Analysis Consultant
Chris Briggs	Market Analysis Consultant
Tim Keith	Market Analysis Consultant
Philip Davis	Market Analysis Consultant

Komatsu Architecture, Inc.

Gordon Marchant	Architectural Consultant
Eugene Dominguez	Architectural Consultant

Open Channels Group, LLC

Tonya Veasey	Public Involvement Consultant
Keishi High	Public Involvement Assistant
Joyia Simmons	Public Involvement Assistant
Nicole Ashford	Public Involvement Assistant
Mary Edward	Public Involvement Assistant
Krystal James	Public Involvement Assistant

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Public Meeting Notes - April 12, 2007

PUBLIC MEETING #1
STAKEHOLDER PARTICIPANTS

Participants & Organization	Participants & Organization
Barbara Williams	Michael Matthews
Mary Blakemore, New Improved Hillside NA	Gigi Goesling, West Meadowbrook NA
Mary Gray, New Improved Hillside NA	Tonya Ferguson West Meadowbrook NA
Margaret Daniels, New Improved Hillside NA	Clarence & Margaret
Tom Carter, New Improved Hillside NA	Don Boren, East Fort Worth Business Association
Deanna Boaz, Sierra Vista	Karen Foley, Herb N Health
Kelvin Beene, Code Compliance	Julie Bews, Central Meadowbrook NA
Jura Allen Harris, Morningside NA	Mary Dellis, West Meadowbrook NA
Greg & Jessica Scott	Logan Swords, Swords
Jesse Kemp, Berry Street TIF	Edward Sakerka, West Meadowbrook NA
Kathleen Hicks, City of Fort Worth, District 8	Michael Phipps, West Meadowbrook NA
Martha Toombs, A Prep Center	William Vandergriff
Janice Martin	Louis McBee, West Meadowbrook NA
Clifford Martin, Rolling Hills Addition	Gunnar Jones, New World Industries, Inc.
Patricia Bostic, Congressman Burgess Office	Sharon Armstrong, Stop 6/Poly NA
Terry Ottley, Southeast Fort Worth Inc.	Faye M. Brown, Poly Heights
Glenn Forbes, Southeast Fort Worth Inc.	Paul & Thann Meadows, Burge Hardware
Curvie Hawkins, The T	Claudean Love, Polytechnic CDC
Mohannad Ralman, Food Heaven	Reba Henry, Resident
Shahmas Chowthuy, Resident	JoAnn Turner, Homeowner
Torchy White, Historic Carver Heights NA	Cindy Olivera, Sigma Kappa Lambda
Louis Armstrone, SEARCH	L.E. Walker, Herzog & Wagner
Nell Cass, Eastland NA	Jason Gabson, Herzog & Wagner
Tammy Pierce, Council Candidate, District 5	Christopher Johnson, Herzog & Walker
Franklin Moss, Moss Red Group	Albert Woolridge, Resident & Business Owner
Jason Jones, Rollins Development Group	Edward Kelley
Jane Mergerson, Historical Carver Heights NA	Harold Jeffcoat, Texas Wesleyan University
Dennis Pennington, PNS	Debbie Roark, Texas Wesleyan University
Todd James, CEHH	Murtaza Natalwalla, Royal Children's Home
Suzette Walkins, Riverside Kennel	Sarah Horsfall, Texas Wesleyan University
Harvey Caraway, Central Meadowbrook NA	

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Public Meeting Notes - July 19, 2007

SOUTHEAST CLUSTER URBAN VILLAGES

MEETING NOTES

Public Meeting #2
July 19, 2007
6:30 p.m.
Dunbar High School
5700 Ramey Avenue

Prepared by: Open Channels Group, LLC and
Freese and Nichols, Inc.

CONTACT INFORMATION

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Open Channels Group
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openchannelsgroup@sbcglobal.net

Opening Session

The July 19 public meeting was the second of three public meetings or workshops for the southeast cluster urban villages. At the July 19 public meeting, the consultant team presented their findings and preliminary recommendations for the five urban villages.

The meeting opened with welcome and other remarks by City Councilmembers Frank Moss, District 5, and Kathleen Hicks, District 8. Following the opening remarks, Wendy Shabay of Freese and Nichols provided an overview of the City's Urban Village Development program and the master plan development process.

The opening session closed with no questions from attendees. Attendees were directed to the five breakout sessions to discuss the existing conditions, consultant analysis and findings, transportation issues, development opportunities, and preliminary recommendations for each urban village.

Public Meeting Notes - July 19, 2007

Breakout Session: Berry/Riverside
Facilitator: Wendy Shabay, Freese & Nichols

Current Conditions

Current progress: Neighborhood Empowerment Zone (NEZ) and a Tax Increment Financing (TIF) District designations. The TIF will fund public infrastructure improvements along the East Berry Street corridor including water, sewer, drainage, roads, and sidewalks associated with mixed-use development. Also, the Sierra Vista residential development includes 232 single-family affordable homes built by History Maker Homes.

Transportation Issues

- Too many light poles.
- Overgrowth on Sycamore Creek Bridge.
- Question: What is being recommended in Phase One?
  Answer: Streetscape improvement on Berry Street.
- Streetscaping should reflect the character of the neighborhood.
- Question: Is there sufficient space near businesses for streetscaping?
  Answer: Yes.
- The consultants have secured preliminary cost estimates which indicate enough funds to possibly fund new pedestrian lighting, new sidewalk, and a gateway at the bridge, and improvements to the Berry/Riverside intersection.
- Create streetscape improvements that are highly visible and inspirational. It is better to do a smaller section of the road and do it right, than extend improvements with little or no visual impact.
- Sidewalks are needed for pedestrian safety.
- Question: Can money be leveraged with other dollars?
  Answer: Yes, but there is a timeframe for using the TxDOT Phase One and Phase Two funds.
  The TIF and The T also have dollars which could be used to fund additional improvements.
- Question: What are the priorities?
  Answer: Pedestrian lighting, street lighting, sidewalks, intersection crosswalks. The intersection at Berry and Riverside is a high priority.
- Question: What locations are being considered for the bus transfer center?
  Answer: Riverside at Glen Garden (SE corner) or Riverside at Berry (any of the 4 corners) or on the west side of Riverside near the Sierra Vista housing development. Operational safety is a concern with a transfer center being located at an intersection.
- Recommended transportation improvements:
  - Railwaybike trail.
  - Sidewalks.
  - Streetscaping.
  - Defined crosswalks.
  - Gateways.
  - Intersection improvement.

Berry/Riverside Breakout Session Attendance*

Name	Organization	Name	Organization
Carl Pointer	United Neighborhood Assoc. of South FW	Cleveland Harris	Morningside N.A.
Deanna Boaz	Sierra Vista Development	Sarah Hernandez	City of Fort Worth
Tamela Thornton	Smith Cypress	Andre McEwing	Greater FW Metro Black Chamber
Terry Ottley	Southeast Fort Worth, Inc.	James Brooks	--
Erik With	Congressman Burgess' Office	Tammy Plene	The Political Advisor

**Based on the break-out session sign-in sheet*

Page 3 of 10 Southeast Cluster Urban Villages, Public Meeting #2

Breakout Session: Berry/Stalcup
Facilitators: Charles Wetzel, Buxton, and Mark Trance, Freese & Nichols

General Questions/Comments

- Would like the traffic improvements to extend to Village Creek.
- Would like to see a Dairy Queen or Starbucks in the area.
- Wildcat Branch Creek would be a beautiful place to have a riverwalk or park. Creek clean-up is needed.
- Question: What is the plan for the vacant lots? Will owners have tax incentives to get land up to par?
  Answer: There will be recommendations for development. The Stop Six NEZ includes incentives for redevelopment.
- Question: Is there an opportunity to extend the village boundary to Village Creek?
  Answer: The primary area for the village is the land surrounding the Berry/ Stalcup intersection. Attendees discussed this issue at length.
- Question: Is it possible to get a park?
  Answer: It is proposed to be part of the plan.
- Future development should also consider any programs planned by the neighborhood association.

Development Opportunities

- The market analysis and trade area methodology was presented.
- When thinking about a Starbucks, don't forget teachers and other business people who come into the area. We want to encourage them to spend money.
- Suggested themes: Wildcat Village, Historic Stop Six theme.
- List of desired retail: Residents would like more sit down restaurants, more food choices and less fast food restaurants. The following are some of the desired restaurants and retail: Chick-Fil-A, IHop, Luby's, Furr's, McDonald's, Wendy's, Cheddars, Golden Corral, Black Eyed Pea, Captain D's, southern cuisine, Cici's Pizza, Barbeque, coffee place, apparel store. Entertainment: movies, bowling, family-oriented, Blockbuster, Jazz place. Provide franchise opportunities for local small business owners.

Berry/Stalcup Breakout Session Attendance*

Name	Organization	Name	Organization
Paula Washington	-	Charma Reyndt	-
Christine Panagopoulos	City of Fort Worth	Linda Morrow	S. Edgewood NA
Fran Bowman	ATLC	Donald Cager	City of Fort Worth
Johnnie & Zella Jayer	-	Ms. Alma Allen	-
Mrs. Doris Johnson	-	Rosie William	Stop Six Sunrise Edition NA
Regina J. Blair	Stop Six Sunrise Edition NA	Regina Duncan	Stop Six Sunrise Edition NA
Nell Cass	Eastland NA	Aaron & Amatullah Waajrd	-
Rebecca Thompson	-	James Whitted	-
Eric Fladager	City of Fort Worth	LaTreace Myles	Jim Austin Company
Jacq A. Duncan	Fort Worth Plan Commission	Joyce Simmons	Diamon Miller Place, Inc.

**Based on the break-out session sign-in sheet*

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Public Meeting Notes - July 19, 2007

Breakout Session: Near East Side
Facilitators: Chris Bosco, Freese & Nichols, and Alfred Vidaurri, Freese & Nichols

Current Conditions

- The urban village was rezoned to MU-2 a few years ago.
- Challenges: Parking on the streets, need crosswalks, traffic safety, proposed bike trails.
- Street and gateway improvements are needed.

Transportation Issues

- Improvements to E. Lancaster.
- Traffic control.
- Better lighting.
- Use of median design to direct pedestrian traffic.
- Two-lane traffic.
- TxDOT approval needed for street changes.
  Options:
  - Additional lighting, landscaping, sidewalk improvements.
  - Additional lighting especially on side streets, sidewalk improvements.

Recommended Improvements

- Streetscape priorities along E. Lancaster corridor.
- Alley spaces could be used for retail (long range possibilities).
- Gateways need to define the area.
- Question: What are the priorities for the Phase Two funds?
  - Parking is important.
  - Making the area appealing for people coming in from the outside.
  - Combine E. Lancaster improvements with downtown development.

Near East Side Breakout Session Attendance*

Name	Organization
Charolette Fulkersin	-
Flora Brewer	Near East Side NA
Jessica & Ron Cheek	-
Otis Thornton	City of Fort Worth
David Forrest	-

**Based on the break-out session sign-in sheet*

Page 5 of 10 Southeast Cluster Urban Villages, Public Meeting #2

Breakout Session: Oakland Corners
Facilitator: Scott Fisher, Freese & Nichols

General Questions/Comments

- Question: What is a mixed-use zone?
  Answer: A combination of residential, commercial, institutional, and light industrial that provides a range of goods and services near a neighborhood. People can get all their needs in their environment. Environmentally friendly, less traffic because everything is close-by, and jobs created for residents.
- The bus transfer station supports the area by bringing shoppers to E. Lancaster.
- Question: Is it true that bike lanes are planned on Ayers, Sargent, and Rand?
  Answer: Freese & Nichols will check the City's bike master plan to verify. Comment: Oakland is too busy for a bike lane.
- Try to create safe sidewalks on E. Lancaster, Sargent, Oakland, and Rand.
- TxDOT discourages planting large shade trees on state highways for safety reasons.
- Some attendees expressed a desire for an overhead crosswalk at Oakland.
- Question: Is there a height restriction on landscaping in the median?
  Answer: Drip irrigation is the big factor for TxDOT.
- Question: Are there any written rules regarding structures on medians in other areas and districts?
  Answer: Freese & Nichols will verify with the City but based on previous discussions TxDOT does not want to build any structures in the median. They prefer landscaping.
- Residents feel that concrete medians do not look as good.
- There are still drainage improvements that need to be done.
- Adding bus shelters, pedestrian lighting and adding landscaping is preferred.
- Question: Where is the best location for a gateway that would announce entrance to the urban village? Would it be Rand Street and E. Lancaster or Sargent Street and Lancaster? Response: Ayers and Lancaster.
- Intersection improvements are needed at Oakland and E. Lancaster.
- Question: Where does the public art display corridor stand?
  Answer: Public art is proposed for Sargent Street. No new updated information is known at this time. Approximately $55,000 exists for public art in that area.
- Residents feel that area is not safe.
- A HUD Economic Development Initiative grant of $198,000 has been allocated to redevelop a retail business.
- Question: Could a percentage of the zoning be residential? Answer: Mixed-use incorporates residential.
- Residents feel there are too many business signs on E. Lancaster and Oakland, they would prefer a combined sign for all businesses.
- Question: When does the City plan to start implementing the recommended improvements?
  Answer: In September [schedule updated to December 4] the master plan(s) will be presented to the City Council for adoption. The City will work on implementing the recommendations in partnership with other organizations and based on availability of funds.

Transportation Issues

- Need sidewalk improvements, traffic signal and intersection improvement, address drainage problems, crosswalk improvements, ADA compliance.
- No brick in the streets like Camp Bowie.
- Create designed crosswalk.
- Residents would like the numerous curb cuts to be addressed.
- Implement crosswalks and landscaping to discourage crossing in the middle of the block.
- New development in the area should support the urban village.
- Residents would like a grocery store and Starbucks.
- A lot of positive feedback was received from attendees.

Oakland Corners Breakout Session Attendance*

Name	Organization	Name	Organization
Randy & Mary Dellis	West Meadowbrook NA	Dan Haase	-
Tonya Ferguson	West Meadowbrook NA	Dolores Roberts	Central Meadowbrook NA
Harvey Robert	Central Meadowbrook NA	Don Boren	West Meadowbrook NA
Wanda Conlin	West Meadowbrook NA	Louis McBee	EHAA
David Edmonds	Tarrant County College	Hugh Brooks	Think Green Builders
Kay Brooks	Think Green Builders	Mike Phipps	WMNA/Eastside Sector Alliance
Lori Thompson	Firehouse Gallery/WMNA	Edward Sakeko	West Meadowbrook NA

**Based on the break-out session sign-in sheet*

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Public Meeting Notes - July 19, 2007

Breakout Session: Polytechnic/Wesleyan
Facilitators: Gordon Marchant, Komatsu, and Chris Briggs, Buxton

General Questions/Comments

- The village boundary was extended to the Nashville area.
- The initial Polytechnic/Wesleyan village was rezoned to MU-1; some parcels along the newly added area along Nashville are also zoned MU-1 and MU-1 is recommended for the entire expanded area.
- As gleaned from the first public meeting responses and discussions, residents and users want to see more retail development.
- Texas Wesleyan University (TWU) is perceived as an economic engine for the village.
- A mixed-use district is a combination of residential and commercial in order to create a desirable mix of uses in a more dense urban form.
  - MU-1 – Low intensity.
  - MU-2 – High intensity.
- Discussion of arterials:
  - Rosedale – primary arterial (vehicular); mostly perceived as the main roadway for ingress and egress.
  - Vickery has role of secondary east/west route.
- Collard has role of secondary arterial.
- Introduce a gateway at both Rosedale and Vickery at Beach Street.
- Place signs (gateways) along U.S. Hwy. 287.
- Question: Will notification of these meetings be improved? Did not hear about the meeting (many others indicated that they had heard about it from several sources).
  Answer: The City, Freese & Nichols, and Open Channels will continue to seek ways to improve the meeting notification.

Transportation Issues

- Gordon Marchant stated the recommended transportation improvements center on pedestrian-oriented improvements that include:
  - Landscaping.
  - Signal upgrades with pedestrian usage.
  - Parkway widening.
  - ADA compliance with ramps, etc.
- There were questions about the status of TWU's development plans and when those plans would be presented to the neighborhood. The consultants are aware that TWU is developing their expansion plans but are not privy to any updated information to report.

Development Opportunities

- The historic structures are recommended to be preserved and reused for neighborhood serving retail and commercial uses.
- Question: Have you looked at streetscapes in terms of safety?
  Answer: Street safety has been examined and the recommended sidewalk width would improve pedestrian safety.

Market Analysis: Chris Briggs presented information on the market analysis.

- Buxton uses psychographic analysis to find the right retailer for an area. Psychographic analysis: sixty-six categories for every household are grouped together to build a profile to determine the trade area.
- Question: Is Buxton providing a market analysis for all urban villages? Answer: Buxton is providing market analysis for only the Berry/Stalcup and Polytechnic/Wesleyan villages.
- Question: How does the analysis overlap from one village to another and would this be detrimental for Polytechnic/Wesleyan?
  Answer: There will be some overlap with the Berry/Stalcup village.
- Question: How does the analysis dovetail with the objectives for the Polytechnic/Wesleyan village?
  Answer: The analysis takes into account the type of village that the MU-1 and current urban village concept seeks to achieve. The goal is to analyze the overall demographics of the neighborhood, taking into account incomes and buying patterns. This information will be used to market to retailers that currently do not exist in the neighborhood and ones that a market demand exist.
- Buxton will identify retailers that have consistently made location decisions to areas similar to the Polytechnic/Wesleyan neighborhood.
- The analysis indicates there is an opportunity for grocers. The issue is finding retailers that are a right fit for the area.
- Question: Regarding retailers that are already in the area, will they be forced out? Answer: No.
- Question: Explain the marketing of the village.
  Answer: Buxton in partnership with village stakeholders would educate prospective retailers about the attributes of this village and the potential market. Retailers look to this kind of marketing analysis to help them make location decisions.
- Question: What happened to the retailers that were previously in the neighborhood?

Answer: Some relocated and some discontinued their business due in part to past consumer trends that favored shopping at regional malls. However, current trends indicate consumers are shopping at neighborhood-scale retailers to find goods and services.

- Question: Why not seek to get a mall in the area? There are parcels of land available that could support this. Answer: The current trend is toward the neighborhood scale approach.
- Comments: TWU is a small school with less than 2,000 students most of whom commute. Less than 500 students live on campus. The students and faculty don't live in the area so they really don't care. Students and faculty may not need housing but they do need food and other services. More retailers are needed to serve the needs of both TWU and the neighborhood.
- At the next meeting Buxton will provide a list of retailers determined to be a good fit for the neighborhood.
- Question: Have you made a survey of the people living in this area?
  Answer: Yes, we have this information.

Polytechnic/Wesleyan Breakout Session Attendance*

Name	Organization	Name	Organization
Peter Lyden	Rosedale Land Holding	Greg Fox	Star-Telegram
Robert McKenzie-Smith	The Palladium Group	Donna Croft	AC Tire company
Richard Colonel	-	Leo Rios	-
Kenneth D. Sanders	-	Carolyn Tennison	-
Katrina Keyes	K Strategies Group	Joyce Simmons	Diamond Miller-Place Inc.
Eugene Dominguez	Komatsu	Don Simpson	-
Bernard Walker	-	Tammy Guerrero	-
Trinidad Jimenez	-	Cindy O.	-
PK Joppey	Polytechnic CDC		

**Based on the break-out session sign-in sheet*

Public Meeting Notes - July 19, 2007

PUBLIC MEETING #2
CITY OFFICIALS AND CONSULTANT TEAM

City of Fort Worth Elected and Appointed Officials

Frank Moss	Councilmember, District 5
Kathleen Hicks	Councilmember, District 8
Jacq Duncan	Planning Commissioner

City of Fort Worth Staff

Patrina Newton	Senior Planner	Planning and Development Dept.
Eric Fladager	Planning Manager	Planning and Development Dept.
Scott Bellen	Senior Planner	Planning and Development Dept.
Otis Thornton	Homeless Coordinator	Housing Dept.
Angelica Cruz	Spanish Translator	Community Relations Dept.
Kelvin Beene	Supervisor	Code Compliance Dept.
Bryan Sudan	Captain	Police Dept.

Freese and Nichols Consultant Team

Freese and Nichols, Inc.

Wendy Shabay	Urban Design Consultant and Project Manager
Alfred Vidaurri	Principal-in-Charge
Scott Fisher	Urban Design Consultant
Mark Trance	Consultant
Chris Bosco	Transportation Planning Consultant

Buxton Company

Charles Wetzel	Market Analysis Consultant
Chris Briggs	Market Analysis Consultant
Tim Keith	Market Analysis Consultant
Philip Davis	Market Analysis Consultant

Komatsu Architecture, Inc.

Gordon Marchant	Architecture Consultant
Eugene Dominguez	Architecture Consultant

Open Channels Group, LLC

Tonya Veasey	Public Involvement Consultant
Keishi High	Public Involvement Assistant
Joyia Simmons	Public Involvement Assistant
Nicole Ashford	Public Involvement Assistant
Mary Edward	Public Involvement Assistant
Krystal James	Public Involvement Assistant

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PUBLIC MEETING #2
STAKEHOLDER PARTICIPANTS

Participants & Organization

- Richard Colonel
- Kimberly Clark, THSTEP
- Bernard Walker, Quorum Commercial
- Don Boren, East Fort Worth Business Assoc.
- Wanda Conlin, East Fort Worth Business Assoc.
- Aaron & Amatullah Waajrd
- Camille (last name illegible), Fort Worth ISD
- Robert & Dolores Harvey, Central Meadowbrook, NA
- Louis McBee, Eastern Hills Home Owner Assoc.
- Regina Duncan, Stop Six Sunrise Edition, Inc., NA
- Flora Brewer, Near East Side NA
- Sandy Joyce, LaVida News
- Willette Hall, GCG Advertising
- Kenneth Sanders
- Joyce Simmons, Diamond Miller Place
- Les Ross
- Katrina Keyes, K Strategies
- LaTreace Myles, Jim Austin Company
- Randy Dellis, West Meadowbrook NA
- Mary Dellis, West Meadowbrook NA
- Peter Lyden, Main Street Land Polytechnic
- Tonya Ferguson, West Meadowbrook NA
- James Brooks, Lockheed Martin
- David Edwards, Tarrant County College
- Theron Bowman, Greater Mt. Tabor Church
- Greg Fox, Star-Telegram
- Robert McKenzie-Smith, The Palladium Group
- Donald Cager, City of Fort Worth, Housing Dept.
- Charlotte (last name illegible)
- Rebecca Thompson
- Doris Johnson

Participants & Organization

- Sarah Hernandez, City of Fort Worth
- Fran Bonner, ATLC Corp.
- Ron & Jessica Cheek, Near East Side NA
- Alejandra Ttz, Iglesia San Miguel
- Donna Croft, Actire Co.
- Deanna Boaz, Sierra Vista
- Terry Ottley, Southeast Fort Worth, Inc.
- Jim Austin, Austin Co.
- Carl Pointer, United NA of South FW
- Paula Washington
- Don Simpson, Poly
- Carolyn Tennison, Police District 6 Neighborhood Group
- Melinda Hamilton
- Lori Thomson, Firehouse Gallery
- Tamela Thornton, Smith Cypress
- Zella & Johnson Taylor, Sunrise
- Kay Brooks, Think Green Homes
- Hugh Brooks, Think Green Homes Meadowbrook
- Edward Sakeko, West Meadowbrook NA
- Michael Phipps, Eastside Sector Association/WMNA
- Dan Haase
- Nell Cass, Eastland NA
- Christine Panagopoulos, City of Fort Worth
- Curvie Hawkins, The T
- Tammy Guerrero
- Trinidad Jimenz
- Andre McEwing, Greater Fort Worth Metropolitan Black Chamber
- PK Joppey, PCDC
- Linda Morrow, South Edgewood NA

Page 10 of 10 — Southeast Cluster Urban Villages, Public Meeting #2

Public Meeting Notes - September 27, 2007

SOUTHEAST CLUSTER URBAN VILLAGES

MEETING NOTES

Public Meeting #3
September 27, 2007
6:30 p.m.
Morningside Middle School
2751 Mississippi Avenue, Fort Worth

Prepared by: Open Channels Group, LLC and
Freese and Nichols, Inc.

CONTACT INFORMATION

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04/08/2008

Opening Session

The September 27 public meeting was the third and final public meeting for the southeast cluster urban village planning process.

Following opening remarks by District 8 Councilmember Kathleen Hicks, Wendy Shabay of Freese and Nichols provided an overview of the City's Urban Village Development Program and explained the process the consultant team used to develop the final recommendations. That process included: 1) mobilization, 2) data gathering, 3) analysis, 4) review, and 5) recommendations. In addition, information on the market analysis for the Berry/Stalcup and Polytechnic/Wesleyan urban villages were presented.

Feedback received from stakeholders at the two previous public meetings was used to develop the final recommendations presented at the September 27 meeting.

The opening session closed with no questions from attendees. Attendees were directed to the five breakout sessions to discuss the recommendations for each urban village.

Page 2 of 13 Southeast Cluster Urban Villages, Public Meeting #3

Public Meeting Notes - September 27, 2007

Breakout Session: Berry/Riverside
Facilitator: Wendy Shabay, Freese and Nichols

Existing Conditions
The current zoning, land use, and the primary and secondary transportation circulation patterns were presented.

The current zoning in the village permits heavy industrial uses which are not compatible with the desired neighborhood retail and commercial uses for the village. A couple of questions were asked about the zoning: 1) availability of the zoning district information and 2) whether the proposed rezoning to MU-1 would increase property values. Attendees were informed that the zoning ordinance is available to the public and can be viewed on the City's website and that rezoning does not necessarily increase the value of property.

The current land uses include vacant and dilapidated former retail uses.

The major circulation pattern is primarily along Berry Street and Riverside Drive. Secondary circulation is primarily along Glenn Garden and includes Yuma in the Sierra Vista housing development and a couple of streets south of Berry located in an industrial section.

Recommended Street, Gateway, and Open Space Improvements
New sidewalks and streetscape improvements (pedestrian street lights, banner poles, and monument signs) are recommended along the primary and secondary streets that include Berry, Riverside, and Glen Garden. A new trail is recommended in the open space area along the eastern village boundary. These improvements will encourage pedestrian activity by increasing safety with wider sidewalks and installing streetscape improvements that would make the pedestrian experience more comfortable and appealing. District identity will be achieved with banner poles, monument signs, and other street signage.

Intersection improvements are recommended for the intersection at Berry and Riverside and gateway features recommended at the east and west terminus of the village along Berry at Sycamore Creek and the Union Pacific rail line. Access management was recommended for the Berry and Riverside intersection on the northwest corner lot with the gas station as a way to improve roadway and pedestrian safety, reduce traffic congestion, and free land that is now used for a driveway for landscaping and streetscaping.

For the Phase Two funds ($740,571), stakeholders prioritized Berry Street from Yuma Street to Sycamore Creek as the location to spend the funds, and approved the following streetscape items:

- New traffic signal.
- New 5" sidewalks.
- New ADA ramps.
- Decorative crosswalks.
- New bridge handrail.
- New roadway street lights.
- New pedestrian lights.
- New trees with an irrigation system.

Development Opportunities
The real estate within the village was evaluated to determine which parcels were suited for redevelopment and to develop the urban village concept plan. Most of the parcels were determined to be redevelopable for neighborhood retail and commercial uses, along with open space on the eastern boundary of the village. Under the proposed concept plan, new buildings are recommended to be oriented to the street with minimal building setbacks. Parking is recommended to be located behind buildings and small open space areas are proposed in the larger parking lots in order to break-up large surface parking areas with landscaping, shade trees, and other features that enhance the pedestrian experience.

The recommended open space along the village's eastern boundary would include trails that would connect to Cobb Park and the Trinity Trails network.

Below are some of the questions and comments from attendees:

- Question: Will all the hotels in the area have to close?
  Answer: No, if the rezoning is approved the existing businesses are grandfathered in but new businesses that are not permitted under mixed-use zoning would not be able to be built.
- Comment: The recent new developments are not using quality building material.

Page 3 of 13 Southeast Cluster Urban Villages, Public Meeting #3

- Question: What are the plans for retail development?
  Answer: Deanna Boaz, a representative from the Mallick Company stated that there has been a lot interest from retailers to locate to the Berry/Riverside area; however, no deals have been finalized. Over the next few months, the old Montgomery Ward and Towne Plaza buildings are scheduled to be torn down.
- Question: Will tax abatements be available for this area? Answer: Yes.
- Comment: Ensure compatibility between new projects that will be part of Mallick's redevelopment and the Fort Worth Transportation Authority's proposed bus transfer center.

The breakout closed with stakeholders in agreement on the recommendations. The attendees appeared excited about the proposed plan.

Berry/Riverside Breakout Session Attendance*

Name	Organization	Name	Organization
Erma Johnson Hadley	International House of Stars	Cleveland Harris	Morningside
Martha (last name not legible)	A Prep Center	Bernard Walker	Quorum Commercial
Deanna Boaz	Mallick Company (Sierra Vista Dev.)	Johanna McCully-Bonner	Bonner Real Estate Agency
Unknown (name not legible)	Mt. Rose Baptist Church	Andre McEwing	Fort Worth Metropolitan Black Chamber of Commerce
Helen J. Clemmis	-	Erma Bonner-Platter	Realtor
Lenda Hicks	-	Ron Abram	Calvin Littlejohn Photo
Terry Ottley	Southeast Fort Worth, Inc.	Curvie Hawkins	The T
Larry Hemphill	Acura Properties, LLC	Glenn S. Forbes	Southeast Fort Worth, Inc. & JPM Chase
Larry Johnson	Hillside NA		

Based on the break-out sign-in sheet.

Page 4 of 13 Southeast Cluster Urban Villages, Public Meeting #3

Public Meeting Notes - September 27, 2007

Breakout Session: Berry/Stalcup
Facilitators: Shad Comeaux, Freese and Nichols and Charles Wetzel, Buxton

Existing Conditions
The current zoning and land use in the village was presented.

The current zoning includes a variety of zoning districts including duplex, single-family, neighborhood commercial, and industrial. This zoning would not allow for the desired mixed-use developments and is recommended to be changed to a low intensity mixed-use (MU-1) district for all properties except the freeway frontage properties which will be analyzed for high intensity mixed-use (MU-2). MU-1 would allow for a variety of residential and retail/commercial uses. The MU-2 would allow the same uses, with higher residential density, and include selected light industrial.

The current land use includes vacant gas stations along the eastern area of the village, vacant land, strip shopping center, church, etc.

Urban Village Boundary
The recommendation to extend the village boundary to include the northeast parcel (current commercial use) that is adjacent to Loop 820 was accepted by attendees. The issue of extending the village westward to Village Creek was discussed. Wetzel emphasized the importance of a focused effort on the area between Loop 820 and Stalcup in order to achieve a visual impact when improvements are made. Also, it was pointed out that property owners located outside the recommended village boundary could pursue mixed-use zoning without being located in the village. Mixed-use zoning would allow for higher density and mixed-use projects.

A representative from the Greater Mt. Tabor Church, which is located at Village Creek, appeared to understand the importance of a smaller village boundary and stated the church's proposed development would like to be thematically similar to what occurs in the urban village.

Recommended Street, Gateway, and Open Space Improvements
New sidewalks and streetscape improvements are recommended along Berry Street and the streets that intersect Berry. New crosswalks, improved signal lights and other features are recommended for the Berry/Stalcup intersection. Gateways are recommended for the east and west terminus of the village. An open space area that includes a new trail is recommended along the northern boundary of the village at Wildcat Branch creek. In addition, a park/plaza is recommended along the creek. These improvements along with bus stop improvements (signage, shelter, pull-through drop-off/pick-up lanes) would increase safety for pedestrians. District identify would be achieved with monument signs, banner poles, public art and signage, history features in the creek park/plaza that highlight the history of the Stop Six area.

The following question and comment was made: Will sidewalk improvements be made west of the urban village? Currently, there are no sidewalks in front of houses that are located further west to Minyards at Miller Avenue. Answer/Response: The master plan recommends sidewalk improvements only within the village boundary. Sidewalks can be extended further west in the future. Once the village develops, improvements along with retail opportunities could be sought for properties that are located west of the village. The comments received now about other suitable locations will be helpful in determining appropriate locations for future developments outside the Berry/Stalcup village. Attendees were encouraged to be involved in the upcoming 2008 bond program and to consult with their Councilmember on the infrastructure (sidewalks, etc.) that is needed in their community. Also, each bond project will include a small percentage of funds for public art which could be used to develop art about the historic Stop Six area.

Development Opportunities
The real estate within the village was evaluated to determine which parcels were suited for redevelopment and to develop the village concept plan. Most of the parcels were recommended to be redeveloped to neighborhood serving retail and commercial uses, along with open space along Wildcat Branch creek.

The major features of the concept plan were presented and include a pedestrian and hike/bike trail along Wildcat Branch Creek, mixed-use and commercial development fronting Berry Street with minimal building setbacks, commercial uses located on the freeway-adjacent parcels, and the preservation of key institutional uses (e.g., churches). The proposed square footage for the retail and commercial uses were based in part on the market analysis results (see below).

Below are some of the questions and comments from attendees:

- Comment: The nearby duplexes are in bad shape and they are being used to sell drugs.
  Response: Councilmember Moss is aware of this situation. As the urban village develops the improvements will trickle outward and positively impact surrounding land uses which could result in undesirable land uses like the duplexes being squeezed out.
- Comment: The businesses that are located in the Berry Street strip shopping center are a problem (poor service, etc.). Please recommend changing the current owners.
  Response: An effective way to address this issue is to work with the property owners if the business owner is a tenant. The property owner can exert pressure on the business to correct problems. However, if the business owner is also the property owner, it is more difficult to resolve issues.
- Question: Would the recommended open space area (pedestrian, hike and bike trail) extend to I-820?
  Answer: Yes, to Radford Road. A buffer is recommended between the creek and future development.
- Question: If the recommended zoning designation is MU-1, could MU-2 also be designated?
  Answer: Yes. MU-2 includes all uses under MU-1 plus light industrial and is recommended for the freeway frontage properties.

Market Analysis
The results of the market analysis study indicated the following retailers were the best matches for the Berry/Stalcup village and its surrounding neighborhood.

Al's Formal Wear	Eye Masters	Movie Gallery
Applebee's Neighborhood Grill	Family Video	Mr. Gatti's Inc
Belk	Famous Footwear	Ponderosa
Big 5 Sporting Goods	Fox's Pizza Den	Shoe Show
Braum's Ice Cream/Dairy	Godfather's Pizza	Sizzler
Casa Ole Mexican Restaurant	Golden Fried Chicken	Southern Maid Donuts
Chick-fil-A	Goody's Family Clothing	Taco Johns
Chuck E Cheese Pizza	Grandy's Country Cookin	Taco Mayo
Cinemark Theaters	Hasting's Book Music Video	United Supermarkets
Conns Appliances	Hibbett Sporting Goods	Western Sizzlin Steakhouse
Country Kitchen Restaurant	Hungry Howie's Pizza & Subs	Wienerschnitzel
Dairy Queen	Krystal	Wingzone
Denny's Restaurant	Logan's Roadhouse	

Attendees had the following questions and comments about the market analysis.

- Question: What will happen on upper level buildings?
  Answer: This will be worked out in the future [during a development's feasibility analysis].
- Comments: *Consultant*: Stakeholder input will be sought to help prioritize which retailers to target. The market analysis and retail match information will be available for public view on the City's website, www.fortworthgov.org. Drugstores and Gas stations did not surface as good matches for this community due to the lack of demand. *Attendees*: One attendee heard that a Starbucks is seeking to locate to the community. Another expressed the need for business diversity (not just restaurants) in order to achieve a mixed-use village.
- Question: Who was the best retail match?
  Answer: All the retailers identified are considered good matches. There's a demand for sit-down restaurants, entertainment uses and fashion retailers.

Attendees were informed that the draft plans are scheduled to be presented to the City Council in November [schedule updated to December 4]. The session went well. Attendees seemed excited and ready to move forward on the village recommendations.

Berry/Stalcup Breakout Session Attendance*

Name	Organization	Name	Organization
Linda Morrow	South Edgewood NA	Nell Cass	Eastland NA
Theron Bowman	Greater Mt. Tabor Church	Barbara Asbruy	City's Housing Dept.
Chris Salone	-	Amparo Escamillo	South Polytechnic
Patrina Newton	City's Planning and Development Dept.		

**Based on the break-out session sign-in sheet*

Public Meeting Notes - September 27, 2007

Breakout Session: Near East Side
Facilitators: Chris Bosco and Alfred Vidaurri, Freese and Nichols

Existing Conditions
The current zoning and land use were presented.

The current zoning in the village is MU-2 and Planned Development (PD). The parcels zoned PD are associated with the homeless shelters operated by the Presbyterian Night Shelter and the Union Gospel Mission. The land use in the area is primarily social service organizations including homeless shelters, a warehouse loft apartment, and underutilized buildings.

Recommended Street Improvements and Gateways
New sidewalks and streetscape improvements (street and pedestrian lights, larger parkways, banner poles, etc.) are recommended along E. Lancaster and Presidio and the streets that intersect E. Lancaster from the south. These improvements would enhance pedestrian safety and improve the visual appearance of E. Lancaster. Also, additional crosswalks, signage, flashing lights, traffic calming devices along E. Lancaster are recommended. Gateway features are recommended at the west and east terminus of the village. Public art is recommended for the I-35W underpass. District identity will be achieved with public art, monument signs, banner poles, etc.

Attendees stated that traffic calming was very important along E. Lancaster.

Transportation
Traffic engineering options were presented. The transportation recommendations include increasing parking as new retail tenants move in, increase parkways, consider one-way streets south of E. Lancaster, and improve the intersection at Pine and E. Lancaster.

Attendees stated that coordination is needed between the master plan implementation and the Fort Worth Transportation Authority's proposed bus rapid transit service along E. Lancaster.

For the Phase Two funds ($740,571), stakeholders prioritized streetscape improvements along E. Lancaster from the I-35W frontage road to Cedar Street, and intersection improvements at Pine Street and E. Lancaster. The following elements are proposed:

- New traffic signal at Pine Street.
- Decorative crosswalks (10').
- New 10' sidewalks.
- ADA sidewalk ramps.
- New pedestrian lighting.
- New trees (100 gal.) with an irrigation system.
- Curb reconstruction and minor drainage.

The attendees appeared to understand that the limited Phase Two budget may only allow for improvements on one block.

Development Opportunities
The real estate within the village was evaluated to determine which parcels were suited for redevelopment and to develop the concept plan. The parcels that are in use for the homeless shelters and services are recommended to remain. The remainder parcels are recommended for redevelopment or open space.

The proposed concept plan recommends mixed-use buildings that are oriented to the street with minimal building setbacks. Parking would be located in the center of these buildings.

The recommended open space area is east of Cedar and north of Presidio.

Near Eastside Breakout Session Attendance*

Name	Organization	Name	Organization
Erma Bonner-Platte	Historic Landmark	Esmeralda DeLaCruz	City's Transportation and Public Works Dept.
Phil Dupler	The T	Mike Zelanko	V.A.
Flora Brewer	Near East Side NA	Otis Thornton,	City's Planning and Development Dept.

**Based on the break-out session sign-in sheet*

Breakout Session: Oakland Corners
Facilitator: Scott Fisher, Freese and Nichols

Existing Conditions
The current zoning, land use, and traffic circulation were presented.

The current zoning in the village is mostly commercial (E). The village is scheduled to be rezoned to MU-1 by the end of 2007. The current land use in the village is mostly neighborhood retail uses. A bus transfer center is also located in the village.

Within the urban village, the major circulation pattern is along E. Lancaster and Oakland Blvd. The secondary circulation pattern is along Ayers, Sargent, and Rand streets.

Recommended Street Improvements and Gateways
New sidewalks and streetscape improvements (street and pedestrian lighting, additional crosswalks, signage, flashing lights, traffic calming devices, improved and continuous sidewalks) are recommended along E. Lancaster throughout the village. Also, new sidewalks are recommended along Sargent, Oakland, and Rand within the village boundary. These improvements will encourage pedestrian activity by increasing safety with improved and continuous sidewalks. District identity will be achieved with monument signs, banner poles, signage, improved median landscaping. Public art is recommended along Sargent Street and Lancaster to improve the pedestrian experience near the bus transfer center.

Gateway features are proposed at four locations along East Lancaster at Rand, mid-block before Oakland, Sargent, and Ayers.

Transportation
The following transportation improvements are recommended:

- Replace the signal at Oakland and Lancaster.
- Install ADA compliant ramps at Oakland and Lancaster.
- Signal and crosswalk improvements near the bus transfer center.
- Median treatment to discourage mid-block crossings.
- Corrections to the drainage problem.
- Use access management to limit the number of driveways on a street like East Lancaster by promoting shared access with adjacent developments in order to improve roadway and pedestrian safety, reduce traffic congestion and air pollution, and increase the number of areas available for landscaping and streetscaping.

Development Opportunities
The real estate within the village was evaluated to determine which parcels were suited for redevelopment and to develop the concept plan. About fifty percent of the current land use is recommended for redevelopment to mixed-use neighborhood retail/commercial and residential use. The parcels identified for redevelopment are relatively small and provide an opportunity for smaller mixed-use projects. Since the current retail base is older and in some cases considered lower-end, it is recommended that higher quality retail firms be secured.

For new buildings, it is recommended to orient the buildings toward the street with minimal setbacks and to place the parking in the rear.

An open space area is recommended in the eastern part of the village north of Lancaster.

The following questions and comments were made.

- Question: Why was there not a recommendation for an irrigation system?
  Answer: Sprinkle heads could potentially cause accidents or be run over. The Texas Department of Transportation (TxDOT) handles landscaping on a case-by-case basis. Regarding the issue of a solid structure in the median, that is not in line with a pedestrian-oriented village and may not be allowable by TxDOT.
- Question: Residents are concerned with the sale of alcohol and wonder if it is legal for some of the liquor stores to sell liquor within 1000 feet of schools.
  Response: The liquor stores along E. Lancaster are at the legal distance from schools. Currently, no FWISD public schools are adjacent to the Oakland Corners urban village. A private school academy is located in the village but is over a 1000 feet from the nearest liquor stores.
- Question: Does The T plan to relocate the bus transfer center from E. Lancaster?
  Response: There has not been any mention by The T of relocating the bus transfer center.

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- Question/Comment: Will Freese and Nichols continue on this project after the master plan recommendations are presented to the City Council? Residents would like for the recommendations to be available online.
  Answer/Response: Freese and Nichols will be retained to work on the Phase Two projects for Berry/Riverside and the Near East Side villages. For Oakland Corners, City staff will work with stakeholders on implementing the master plan recommendations based on available resources. The final master plan report will be available on the City's website [www.fortworthgov.org].
- Question: Is the City enthusiastic about the plans?
  Response: Yes, an example is the recent City assistance to rehab a strip shopping store in the Oakland Corners Urban Village.

Oakland Corners Breakout Session Attendance*

Name	Organization	Name	Organization
Devan Allen	City of Fort Worth	Richard & Linda Lewis	Visitor
Tonya Ferguson	West Meadowbrook NA	Michael Phipps	West Meadowbrook NA
Mary & Randy Dellis	West Meadowbrook NA	Don Boren & Wanda Colin	West Meadowbrook NA
Chris Salone	-	Eddie Sakorka	West Meadowbrook NA
Hugh Brooks	Think Green Builders	Lori Thomson	Firehouse Gallery, West Meadowbrook NA
Harvey & Dolores Roberts	Central Meadowbrook NA		

Based on the break-out session sign-in sheet

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Breakout Session: Polytechnic/Wesleyan
Facilitators: Gordon Marchant, Komatsu, and Chris Briggs, Buxton

Existing Conditions
The current zoning, land use, and traffic circulation were presented.

The current zoning in the original village is low intensity mixed-use (MU-1). For the recently expanded village area, the zoning is a combination of medium-density multifamily, two-family residential, commercial, and industrial districts. MU-1 zoning is recommended for the expanded area. Outside the Texas Wesleyan University (TWU) campus, the land use in the village consists of single-family residential homes, commercial, and institutional uses.

Within the urban village, the major circulation pattern is along Rosedale Street. The secondary circulation pattern is along Collard, Wesleyan, Nashville, Vickery, and Vaughn streets.

Recommended Street Improvements and Gateways
Streetscape improvements (parkway, ADA compliance, landscaped islands, signal upgrades, and lighting) are recommended along Rosedale and Nashville streets. These improvements will encourage pedestrian activity by increasing safety. District identity will be achieved with monument signs, banner poles, and public art.

Gateway features are proposed along Rosedale Street at Beach, Conner, and Bishop, and along Vickery Boulevard at Beach, Conner, and Collard.

The current street width of Rosedale is at the pedestrian scale and is recommended for the village. Attendees were informed that the TxDOT scheduled widening of Rosedale to the west and east would not occur around the TWU campus as that part of Rosedale is not on the state's highway system.

Development Opportunities
The real estate within the village was evaluated to determine which parcels were suited for redevelopment and to develop the concept plan. The parcels with institutional uses, i.e., TWU, FWISD middle school, Boys & Girls Club, churches, etc. are recommended to remain in their current state. The remaining parcels are recommended for redevelopment or open space.

Under the proposed concept plan, preservation of historic structures is recommended. New infill buildings are recommended to be mixed-use with a focus on establishments to support both the neighborhood and college population and should be based on the results of the market analysis.

Attendees had questions about the Rosedale historic structures and were informed that there was renewed interest in renovating the storefronts for neighborhood retail and commercial use.

Attendees were informed of the new police station that is being built on Nashville street.

Market Analysis
Based on the market analysis, the following retailers were determined to be the best retail matches for the Polytechnic/Wesleyan village and surrounding area.

Ace Hardware	Dairy Queen	Golden Corral	Piccadilly Cafeteria
Advance Auto Parts	Daylight Donuts	Golden Fried Chicken	Rally's Hamburgers
Blimpie Subs	Deb Shop	Goody's Family Clothing	Shoe Department
Brookshire's Food Stores	Dollar Discount	Hungry Howie's Pizza	Shoney's Restaurant
Burger King	El Chico Mexican Restaurant	IHOP	Sirloin Stockade
Captain D's Seafood	Eye care Centers of America	Jimmy John's	Taco John's
Carl's JR Restaurant	Eye Masters	Kragen Auto Supply	Tacotime
Casa Ole	Eyemart Express	Mastercuts	True Value Hardware
Checker Auto Parts	Fallas Paredes	Mazzio's Pizza	Western Sizzlin Steakhouse
Checkers Drive In Restaurant	Family Video	Medicine Shoppe	Wienerschnitzel
Chick-Fil-A	Famsa	Movie Gallery	Wingzone
Cinemark Theaters	Fashion Bug	Mr. Gatti's Pizza	

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Country Kitchen Restaurant	Godfather's Pizza	Papa John's Pizza	

Attendees were informed that the market analysis results would be used to recruit some of the retailers listed.

Attendees agreed to maintain the current width of East Rosedale in order to have a pedestrian scale street. They favor the proposed early childhood development center that the YWCA and TWU plan to develop. They stressed the need for renewed retail/commercial growth and see it as the primary means to revitalize their community. They agreed on the concept of streetscape improvements with the emphasis on developing and/or renewing an identity for the Polytechnic/Wesleyan neighborhood by using emblems, street signage, etc.

Polytechnic/Wesleyan Breakout Session Attendance*

Name	Organization	Name	Organization
Cynthia Garcia	City's Economic and Community Dev. Dept.	Eugene Dominguez	Komatsu Architecture, Inc.
Faye M Brown	Historic Polytechnic NA	Pansy Dawson	Engle Heights
Debbie Roark	TWU	Dr. Jeffcoat	TWU
Ramon Romero	Poly Pyramid NA and FW Planning Commissioner	Jimmy Crittendon	Faith Sanctuary Church

**Based on the break-out session sign-in sheet*

PUBLIC MEETING #3
CITY OFFICIALS AND CONSULTANT TEAM

City of Fort Worth Elected and Appointed Officials

Kathleen Hicks	Council Member, District 8
Ramon Romero	City Plan Commissioner
Jacq Duncan	City Plan Commissioner

City of Fort Worth Staff

Patrina Newton	Senior Planner	Planning and Development Dept.
Otis Thornton	Homelessness Coordinator	Planning and Development Dept.
Cynthia Garcia	Manager	Economic & Community Dev. Dept.
Barbara Ashbury	Senior Planner	Housing Dept.
Esmeralda DeLaCruz	Planner	Transportation and Public Works Dept.
Devan Allen	District 8 Aide	Mayor and Council Office

Freese and Nichols Consultant Team

Freese and Nichols, Inc.

Wendy Shabay	Urban Design Consultant and Project Manager
Alfred Vidaurri	Principal-in-Charge
Shad Comeaux	Urban Design Consultant
Scott Fisher	Urban Design Consultant
Chris Bosco	Transportation Planning Consultant

Buxton Company

Chris Briggs	Market Analysis Consultant
Charles Wetzel	Market Analysis Consultant

Komatsu Architecture, Inc.

Gordon Marchant	Architecture Consultant
Eugene Dominguez	Architecture Consultant

Open Channels Group, LLC

Tonya Veasey	Public Involvement Consultant
Nicole Ashford	Public Involvement Assistant
Kelsey de la Torre	Public Involvement Assistant
Mary Edward	Public Involvement Assistant
Keishi High	Public Involvement Assistant
Joyia Simmons	Public Involvement Assistant

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PUBLIC MEETING #3
STAKEHOLDER PARTICIPANTS

Participants & Organization	Participants & Organization
Ron Abram, National Black MBA Assoc.	Claude and Erma Latte
Deanna Boaz, Mallick Co. (Sierra Vista Dev.)	Opal Lee, CCHD/CRC Inc.
Erma Bonner-Platte, Historic Landmark	Richard and Linda Lewis
Don Boren and Wanda Conlin, West Meadowbrook NA	Johanna McCully-Bonner, Conner Real Estate Agency
Patricia Bostic, Congressman Michael Burgess' Office	Andre McEwing, Fort Worth Metropolitan Black Chamber of Commerce
Theron Bowman, Greater Mt. Tabor Church	Linda Morrow, South Edgewood NA
Flora Brewer, Near Eastside NA	Terry Ottley, Southeast Fort Worth, Inc.
Della Brooks, Morningside NA	Mike Phipps, West Meadowbrook NA
Hugh Brooks, Think Green Builders	Deborah Roark, TWU
Monette Brooks	Harvey & Dolores Roberts, Oakland Corners stakeholders
Faye Brown, Historic Polytechnic NA	Ramon Romero, Poly Pyramid
Phil Dupler, The T	Eddie Sakerka, West Meadowbrook NA
Lillian Bush	Chris Salome
Nell Cass, Eastland NA	Edward Skirts, West Meadowbrook NA
Helen Clemmons	Lori Thomson, Firehouse Gallery
Rev. A.J. Collins, Mt. Rose Baptist Church	Martha Toombs
Mary & Randy Dellis, West Meadowbrook NA	Bernard Walker, Quorum Commercial
Amparo Escamillo, South Polytechnic	Mike Zelanko, V.A.
Tonya Ferguson, West Meadowbrook NA	Larry Hemphill, Acura Properties LLC
Glenn Forbes, Southeast Fort Worth Inc. and JPMorgan Chase	Lenda Hicks
Erma Johnson Hadley, International House of Stars	David Howard, Empower Me, Inc.
Wel Harris	Dr. Hal Jeffcoat, TWU
Curvie Hawkins, The T	Larry Johnson, Hillside NA

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