

VII. Streetscape Standards

7.1 General Requirements

7.1.1 Generally: Streets in the Camp Bowie Corridor need to support the overall intent for the corridor. They should balance all forms of mobility while maximizing convenience for residents and visitors.

7.1.2 The Regulating Plan designates the required and recommended street network within the Corridor. This section specifies the typical configuration of streets within the Corridor. The specifications address vehicular lane width, parkway widths, R.O.W widths, number of travel lanes, on-street parking, and pedestrian accommodation. The character of streets in the Camp Bowie Corridor will vary based on the location. The service road of I-30 is under the purview of TxDOT while the remaining streets are city streets.

7.1.3 New Streets: This section specifies standards for all new streets in the Camp Bowie Corridor. New streets shall be addressed on a project by project basis and shall be reviewed by the Planning and Development Department. The design of new streets in the Camp Bowie Corridor shall follow the City of Fort Worth's adopted Context Sensitive Solutions Policy.

7.2 Streetscape & Landscape Standards: Streetscape standards shall apply to all streets and development within the Camp Bowie Corridor. Streetscape standards shall address all elements between the building face and edge of the curb. Typical streetscape elements addressed are street trees, lighting, street furniture and pedestrian amenities, and materials. Maintenance of all streetscape shall be

according to the City of Fort Worth standards in Chapter 6 of the City of Fort Worth Zoning Ordinance.

7.3 Street Trees and Landscaping

7.3.1 Street trees shall be required on all Camp Bowie Corridor Neighborhood Streets and along the Boulevard (except on Local Streets and alleys).

7.3.2 Street trees shall be planted approximately 3 feet behind the curb line.

7.3.3 Spacing shall be an average of 40 feet on center (measured per block face) along all streets.

7.3.4 The minimum caliper size¹ for each tree shall be 3 in. and shall be a minimum of 12 feet in height at planting. Each tree shall be planted in a planting area no less than 36 sq. feet. However, the tree well area may be no smaller than 25 sq.ft.

7.3.5 Turf and groundcover: When clearly visible from the street and alleys, all unpaved ground areas shall be planted with low growing shrubs or ground cover, ornamental grasses, or a combination thereof. Turf grass must be installed as solid sod and not seeded on.

7.3.6 Species shall be selected from the Planting List in Table 6.8 Table A in Chapter 6 Development Standards of the City of Fort Worth Zoning Ordinance.

¹ Caliper size for a multi trunk tree shall be the total of the diameter of the largest trunk and one half (½) of the diameter of each additional trunk, measured at a height of 4 ½ feet above the ground.

7.3.7 Maintenance of all landscape materials shall meet the requirements of Chapter 6, Article 3 of the City of Fort Worth Zoning Ordinance.

7.4 Street Furniture, Lighting, and Materials

7.4.1 Pedestrian scale lighting, with the top of fixture being no more than 20 feet from the ground, shall be provided along all streets except alleyways.

7.4.2 Street lights shall be placed at 60 feet (max.) on center, approximately 3 feet behind the curb line.

7.4.3 The light standard selected shall be compatible with the design of the street and buildings.

7.4.4 Trash receptacles and bike racks shall be required along Neighborhood Streets and along the Boulevard. A minimum of one each per block face shall be required.

7.4.5 Street furniture and pedestrian amenities such as benches are recommended along all Neighborhood Streets and the Boulevard.

7.4.6 All street furniture shall be located in such a manner as to allow a clear sidewalk passageway of a minimum of 6 feet.

7.4.7 Materials selected for paving and street furniture shall be of durable quality and require minimal maintenance.

VIII. Building Design Standards

The Building Design Standards and Guidelines for the Camp Bowie Boulevard Revitalization Code shall establish a coherent urban character and encourage enduring and attractive development.

Development plans shall be reviewed by the Planning and Development Director or designee for compliance with the standards below.

The key design principles establish essential goals for Camp Bowie Boulevard to ensure the preservation, sustainability, and visual quality of different development character areas along the Corridor. The design of buildings and their relationship to the street shall depend on the context of the development. Generally, the corridor becomes less pedestrian oriented further west from the Ridglea Gateway and the Ridglea Urban Village Core (North and South). Generally, buildings shall be located and designed so that they provide visual interest and create enjoyable, human-scaled spaces. The key design principles are:

- a. New buildings shall utilize building elements and details to achieve a pedestrian-oriented public realm within Ridglea Urban Village Core (North and South) and Ridglea Gateway Character Zones, along Neighborhood Streets and at streets intersections along Camp Bowie Boulevard.
- b. Compatibility is not meant to be achieved through uniformity, but through the use of variations in building elements to achieve individual building identity.
- c. Building facades shall include appropriate architectural details and ornament to create variety and interest.
- d. Open space(s) shall be incorporated to provide usable public areas integral to the urban environment.

8.1 General to all Character Zones

8.1.1 Building Orientation

- (i) Buildings shall be oriented towards Neighborhood Streets, where the lot has frontage along a Neighborhood Street. All other buildings shall be oriented towards the Boulevard or Civic Spaces. If the lot does not front a Neighborhood Street or the Boulevard then it may front a Local Street.