

**To the Mayor and Members of the City Council****August 23, 2016**

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**SUBJECT: BERRY/UNIVERSITY DEVELOPMENT PLAN – AN URBAN VILLAGE PLAN UPDATE**

The purpose of this report is to provide information on the proposed Berry/University Development Plan – An Urban Village Plan Update, which is scheduled for adoption consideration by the City Council on September 27, 2016. On December 4, 2007, the City Council adopted the Berry/University Urban Village Master Plan (M&C G-15990). In 2010, the City of Fort Worth was awarded funding for the Berry/University Development Plan and Form-Based Code project through the North Central Texas Council of Governments (NCTCOG) Sustainable Development Grant Program (M&C G-17782). The City of Fort Worth partnered with NCTCOG, the Fort Worth Transportation Authority (The T), Texas Christian University (TCU), and the Berry Street Initiative (BSI) to create a pedestrian and transit-oriented plan and implementing form-based code for the Berry/University Urban Village and the future TCU/Berry Tex Rail Station area. The Berry/University Development Plan serves as a needed update to the 2007 Berry/University Urban Village Master Plan. The form-based code portion of the project is currently underway, with adoption anticipated in late fall.

The Berry/University plan documents the project's extensive six-day public input process and outlines key steps, recommendations, and policies for future development, complete streets design, multimodal transportation improvements, potential funding mechanisms, strategies for implementing stormwater management, and improving pedestrian safety and connectivity. The plan describes character areas within the project boundary and depicts allowed building types, generalized land uses, and general height and setback parameters that will serve as a guide for developing the implementing form-based code for the Berry/University Urban Village and the future TCU/Berry Tex Rail Station area.

The final plan was presented to the public on February 11, 2016. The plan was posted to the City's website on February 11<sup>th</sup>, with an open public comment period that lasted until March 11<sup>th</sup>. In addition to community input, staff and the consultant team, Code Studio, have worked closely with various city departments, team stakeholders, and alliance partners to ensure consensus and support for the plan. Staff briefed the City Plan Commission on May 25, 2016, the Urban Design Commission on June 23, 2016, and the Zoning Commission on July 13, 2016. The City Plan Commission will hold a public hearing on August 24, 2016 and make a recommendation to City Council on adoption of the plan and incorporation into the City's Comprehensive Plan by reference.

For your reference, an overview of the Berry/University Development Plan – An Urban Village Plan Update is contained in the attached PowerPoint presentation. The plan can be downloaded from the City's website at the following URL: <http://fortworthtexas.gov/westberry>.



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Should you have any questions, please contact Randle Harwood, Planning and Development Director, at 817-392-6101 or Katy O’Meilia, Senior Planner, at 817-392-2536.

**David Cooke  
City Manager**

Attachment: Presentation on the Berry/University Development Plan – An Urban Village Plan Update

# **Berry/University Development Plan**

## **An Urban Village Master Plan Update**

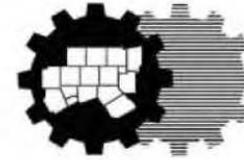


Prepared for the City Council by the  
Planning and Development Department

August 23, 2016

# Purpose

- Overview of the plan content and future recommendations
- Review next steps for the form based code adoption timeline



**North Central Texas  
Council of Governments**

**The Berry/University Development Plan - An Urban Village Master Plan Update** is funded in part by the North Central Texas Council of Governments with additional funding and resources provided by the City of Fort Worth, Fort Worth Transportation Authority (The T), Texas Christian University (TCU) and the Berry Street Initiative.

**COLLABORATIVE PARTNERS:**

North Central Texas Council of Governments  
City of Fort Worth  
Texas Christian University  
The T  
Berry Street Initiative

**MAYOR AND CITY COUNCIL:**

Betsy Price (Mayor)  
Sal Espino (District 2)  
W.B. 'Zim' Zimmerman (District 3)  
Cary Moon (District 4)  
Gyna Bivens (District 5)  
Jungus Jordan (District 6)  
Dennis Shingleton (District 7)  
Kelly Allen Gray (District 8)  
Ann Zadeh (District 9)

**STAFF RESOURCE TEAM:**

Eric Fladager (City of Fort Worth)  
Katy O'Meilia (City of Fort Worth)  
Arty Wheaton-Rodriguez (City of Fort Worth)  
Karla Weaver (NCTCOG)  
Patrick Mandapaka (NCTCOG)  
Travis Liska (NCTCOG)  
Curvie Hawkins (The T)

**CONSULTANT TEAM:**

Code Studio (Project Lead)  
Third Coast Design Studio (Urban Design)  
Berkenbile Landscape Architects (Landscape Architecture)  
Civic Economics (Economics)  
Half Associates (Stormwater)  
DeShazo Group (Transportation)  
Open Channels Group (Public Communications)

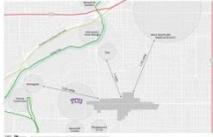
**SPECIAL THANKS TO:**

Fort Worth Blue Zones Project  
Fort Worth Bike Sharing  
University United Methodist Church  
Fuzzy's Taco Shop

# Project Boundary



# The Berry/University Plan



**Inventory & Analysis**



**The Public Process**



**Key Challenges**



**The Path Forward**



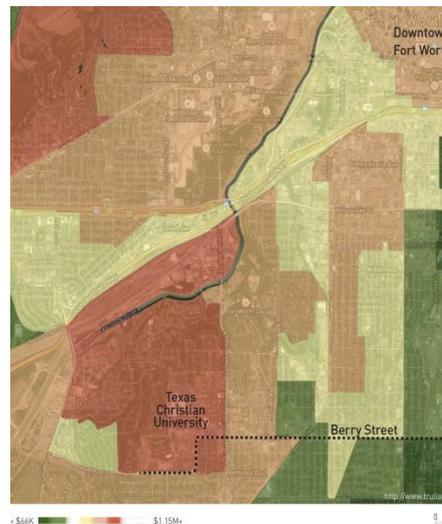
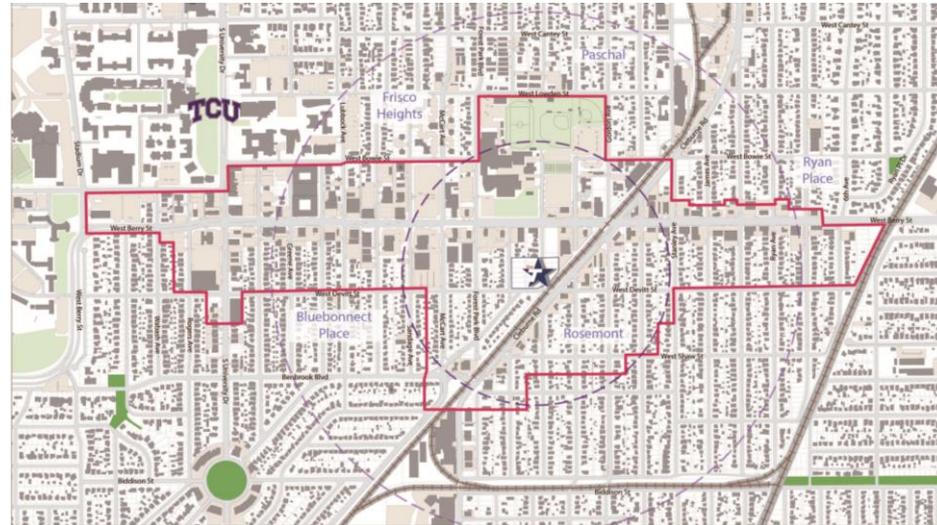
**Future Form and Character**



**Implementation**

# Inventory and Analysis

- Understanding the project area and surrounding context.
- Understanding the physical assets and market conditions that serve as a basis for potential growth in the area.



COMMERCIAL SUPPLY (IN \$ MILLIONS)	
<b>PROJECT STUDY AREA</b>	
Retail	\$67.50
Restaurants and Bars	\$36.00
<b>Total</b>	<b>\$103.50</b>
<b>3-MILE RADIUS</b>	
Retail	\$1,071.51
Restaurants and Bars	\$235.45
<b>Total</b>	<b>\$1,306.96</b>

COMMERCIAL DEMAND (IN \$ MILLIONS)	
<b>1-MILE RADIUS</b>	
Retail	\$132.73
Restaurants and bars	\$40.50
<b>Total</b>	<b>\$173.23</b>
<b>3-MILE RADIUS</b>	
Retail	\$659.30
Restaurants and Bars	\$182.32
<b>Total</b>	<b>\$841.62</b>

# The Public Process: Charrette Week

## The Schedule

TIME	FRIDAY OCTOBER 10 DAY 1	SATURDAY OCTOBER 11 DAY 2	SUNDAY OCTOBER 12 DAY 3	MONDAY OCTOBER 13 DAY 4	TUESDAY OCTOBER 14 DAY 5	WEDNESDAY, OCTOBER 15 DAY 6	THURSDAY OCTOBER 16 DAY 7
9:00 AM		NEIGHBORHOOD DESIGN WORKSHOP 9:00 AM – 12:00 PM @ AUDITORIUM	OPEN DESIGN STUDIO	OPEN DESIGN STUDIO	STAKEHOLDER DISCUSSION	OPEN DESIGN STUDIO	STAKEHOLDER DISCUSSION
10:00 AM							
11:00 AM							
12:00 PM	TEAM ARRIVES	LUNCH	LUNCH	LUNCH & LEARN	LUNCH & LEARN	CLOSED DESIGN STUDIO	TEAM DEPARTS
1:00 PM							
2:00 PM							
3:00 PM	STAFF MEETING 3:00 PM – 5:00 PM	1:30PM – 3:30PM DAN BURDEN WALKING TOUR	OPEN DESIGN STUDIO	KEY STAKEHOLDER / MAJOR LANDOWNER DISCUSSION	OPEN DESIGN STUDIO	STAKEHOLDER DISCUSSION	
4:00 PM							
5:00 PM	TEAM TOUR	WORKSHOP RECAP/ BRAINSTORMING 3:30 PM – 7:00 PM		OPEN HOUSE PREPARATION			
6:00 PM				DROP-IN OPEN HOUSE 6:00 PM – 8:00 PM @ AUDITORIUM		FINAL PRESENTATION 6:00 PM – 8:00 PM @ AUDITORIUM	
7:00 PM	TEAM MEETING (DINNER)	DINNER	DINNER		DINNER		
8:00 PM				DINNER		STUDIO BREAKDOWN	
9:00 PM			CLOSED DESIGN STUDIO		CLOSED DESIGN STUDIO		
10:00 PM				CLOSED DESIGN STUDIO			

# The Public Process: Charrette Week

## Neighborhood Design Workshop

- Kickoff presentation outlining goals for the project and the charrette process.
- Broke into small groups to sketch out ideas and desires for the project area.
- Spokesperson from each table presented their ideas.



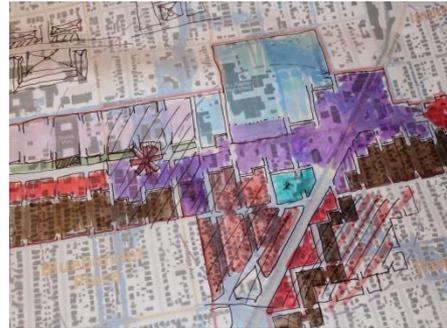
# The Public Process: Charrette Week

## Open Design Studio

- Design studio open daily to the public for flexibility to drop in and see the work progress.
- Series of stakeholder interviews to gather info, ask questions, and discuss proposed concepts.

## Lunch and Learn

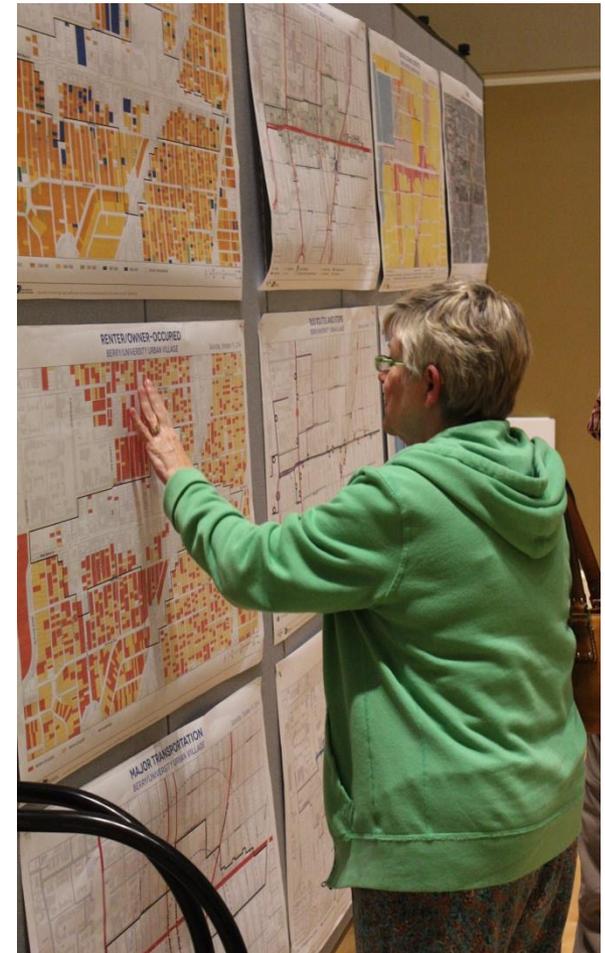
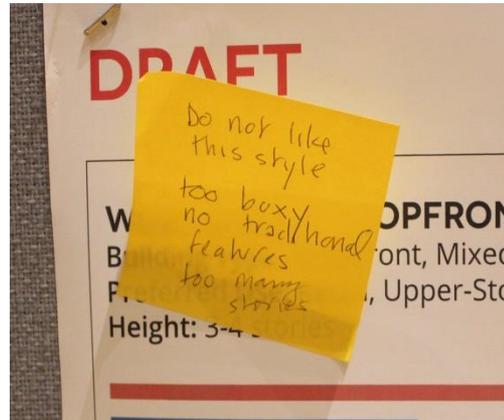
- Presentations on economics and stormwater.



# The Public Process: Charrette Week

## Drop-In Open House

- Public invited to drop in, view, and comment on preliminary concepts.



# Public Process: Charrette Week

## Final Presentation

- Summary of week's work included:
  - Market opportunities
  - Streetscape improvements
  - Future character areas
  - Illustrative concepts for TEX Rail station area
  - Residential transition ideas
  - Redevelopment scenario for Kroger Site



# Key Challenges

- Perception Problem  
“Scary Berry”
- Limited bike and pedestrian connectivity
- **Lack of usable green space**
- **Aging & under-sized stormwater system**
- Weak market
- **Missing housing options**



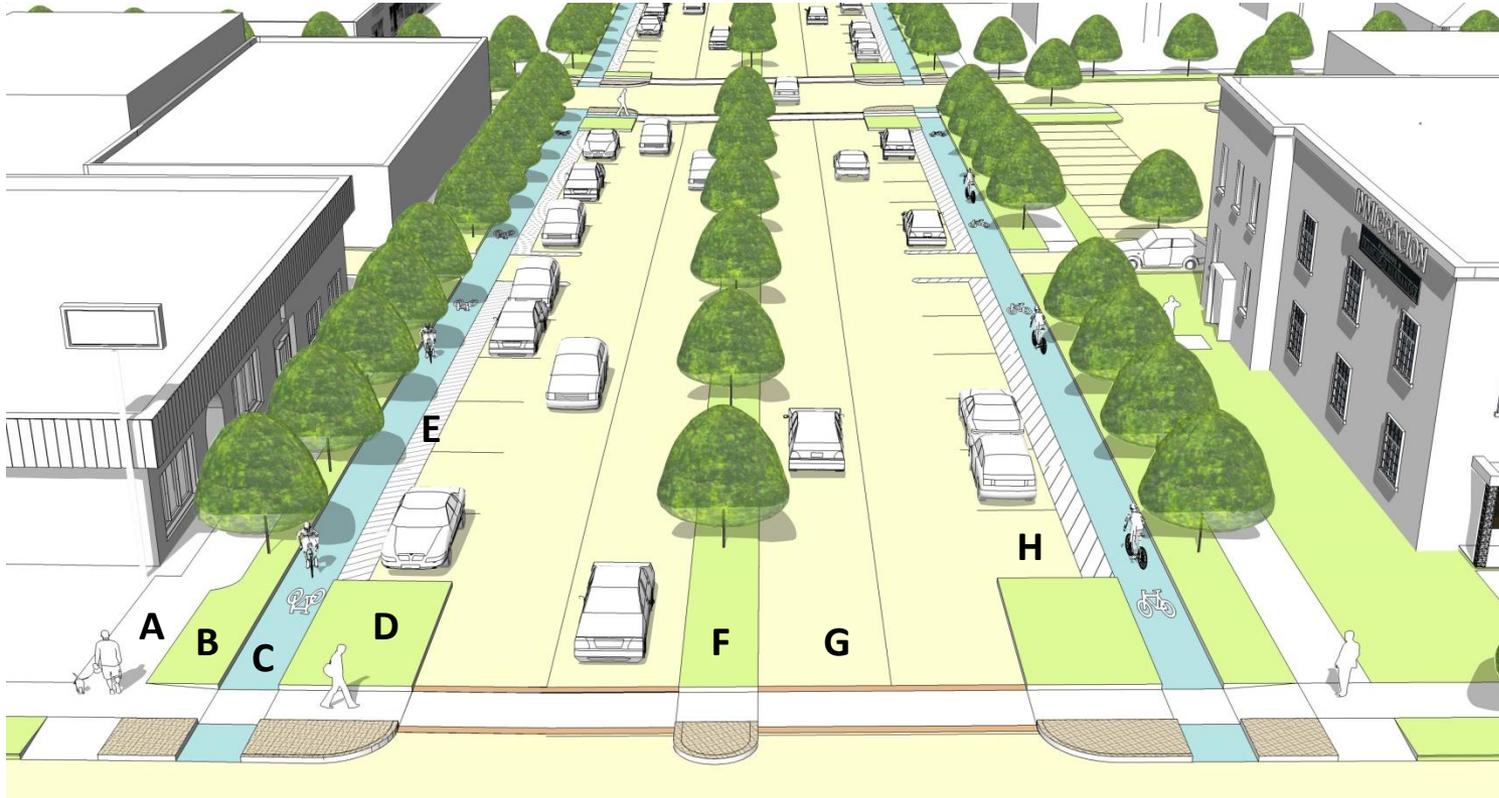
# The Path Forward

## Finish the Streetscape

- Walkability and bikeability enhancements needed east of Forest Park.
- To tie the corridor together, create a safer pedestrian and bike crossing across Cleburne Rd.

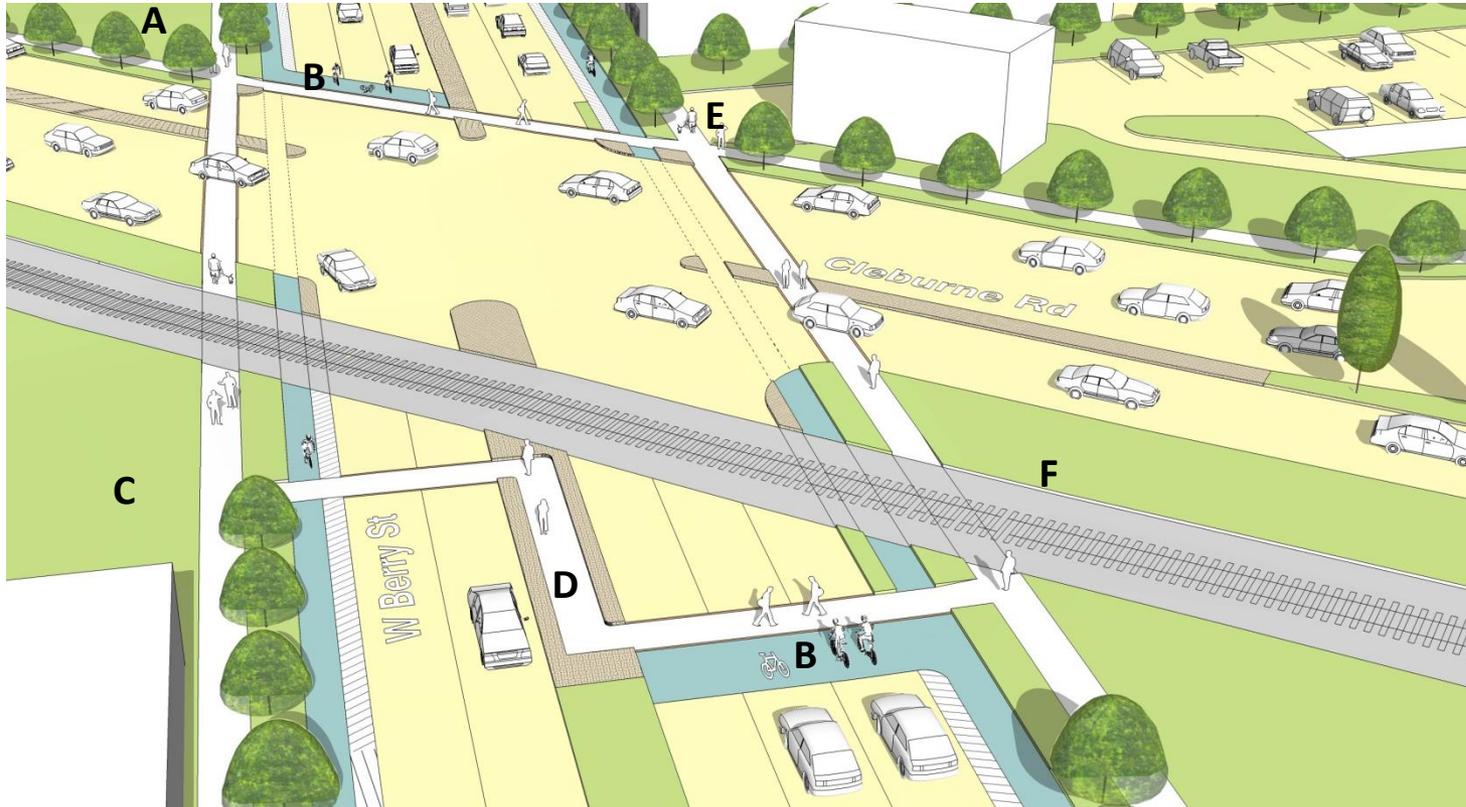


# The Path Forward



- A. 5-10' sidewalk
- B. 6' depressed planting for stormwater runoff.
- C. 5' protected bike lanes between parking and planting.
- D. Bulb-outs reduce pedestrian crossing distance
- E. 3' striped area separates parking from bike lane.
- F. 6' depressed median for stormwater
- G. 11' travel lanes
- H. 8' parallel parking lane.

# The Path Forward



- A. Livingston Ave. closed at Berry to improve traffic flow.
- B. Bike box provides a safer and more visible way to get ahead of queuing traffic at a red light.
- C. Gordon Ave. closed at Berry to improve traffic flow.
- D. Staggered crosswalks split by median reduces crossing distance and creates a safer crossing for pedestrians.
- E. Taco Bell exit closed to improve traffic flow.
- F. Free-flow right lane eliminated.

# The Path Forward

## Preserving the Surrounding Neighborhood

- Encourage diverse housing stock to relieve development pressure on single-family neighborhoods.
- Offer housing for a variety of income levels.
- Increasing residential density to boost local economic base that will support existing and new businesses.



# The Path Forward



- A. Secondary Dwelling Unit
- B. Duplex: Side by Side
- C. Duplex: Back to Back
- D. Fourplex

- E. Cottage Court
- F. Townhouse
- G. Garden Apartment
- H. Single-family House

# The Path Forward

## TEX Rail Station Area Block Studies

- Conceptual public & private stormwater improvements are designed to improve conveyance through the station area.
- Large stormwater solutions for slowing water flow with retention.



# The Path Forward

## Block Study: Short Term Improvements

- A. Stormwater features provide recreational areas and water storage during periods of heavy rain.
- B. Bioswales reduce the amount of impervious surface along street frontage & helps to convey, store, and slow down stormwater.
- C. 2-3 story townhouses with bioswale to store and convey runoff.
- D. Paschal High School expansion building under construction.
- E. Soccer field provides area for active recreation and temporary stormwater storage.

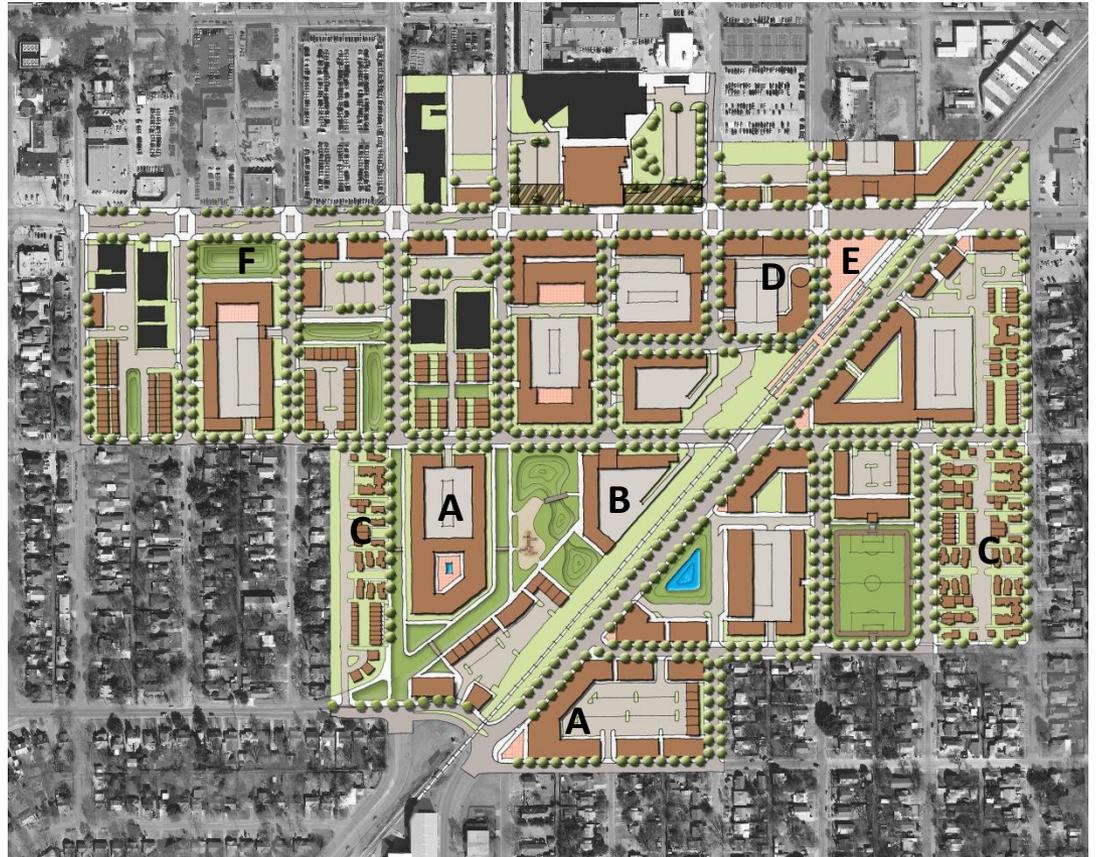


Illustrative short term block study concept depicts modest redevelopment and stormwater solutions that serve as recreational amenities in the area.

# The Path Forward

- A. 3-4 story apartments provide high density housing close to the TEX Rail station.
- B. 4/5 story mixed-use development to accommodate TEX rail riders.
- C. Medium density housing options provide transition to neighborhoods.
- D. 2/3 story mixed-use with parking decks that service development and TEX Rail riders.
- E. Public plaza as focal point at the intersection and pedestrian connection to station platform.
- F. Park with stormwater feature creates gathering space along Berry St. 3/4 story mixed-use building fronts newly created green space.

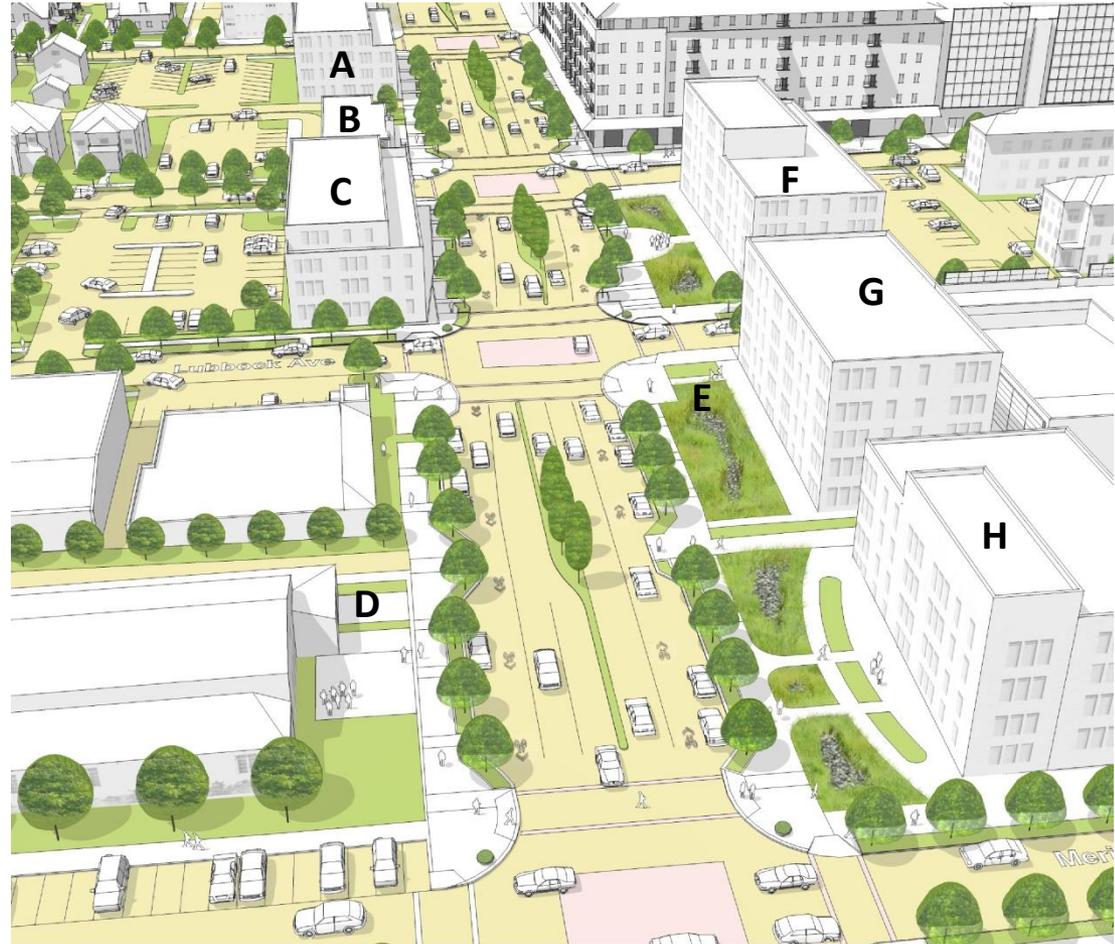
## Long Term Block Study



Illustrative long term block study concept relies on the implementation of the TEX Rail station in order to support the mixed-use and residential development intensity shown.

# The Path Forward

- A. **RadioShack Site:** New 4 story building pulled up to the street.
- B. **Jack In The Box Site:** Existing building to remain.
- C. **Dominos Site:** New 4 story building pulled up to the street.
- D. **La Mancha Site:** Existing building to remain.
- E. **Green Edge:** Flexible green edge serves as a gateway to the institutional uses & could contain stormwater management features.
- F. **King Liquor Site:** New 4 story mixed-use building with a flexible green edge.
- G. **TCU Interior Design Site:** New institutional building with flexible green edge for stormwater.
- H. **Kube's Jeweler Site:** New 4/5 story mixed-use building.



Illustrative concept depicts potential development patterns that could occur in the future based on market feasibility.

# Future Form and Character



Character Area	Building Types	Uses	Maximum Height	Front Setbacks
Shopfront	Mixed use shopfront	Vertical mixed use: retail, office, residential	3-4 stories	Buildings pulled up to sidewalk
University Mixed Use	Civic, mixed use shopfront	Horizontal/vertical mixed use: institutional, retail, office, residential	6 stories (10 stories utilizing bonus)	Flexible
Civic	Civic	Public, institutional	2-3 stories	Flexible, buildings primarily set back from sidewalk
Commercial Mixed Use	Mixed use shopfront, apartment, townhouse	Horizontal/vertical mixed use: retail, office, residential	3-6 stories	Buildings pulled up to sidewalk
Residential Mixed Use	Apartment, townhouse, live-work	Mixed residential with limited retail/office	3-4 stories	Buildings set back from sidewalk
Attached Residential	House, accessory dwelling, duplex, fourplex, cottage court, townhouse, garden apartment	Mixed residential	2-3 stories	Buildings set back from sidewalk

# Implementation

## Key Recommendations

### 1. Activating Berry

#### 1.1: Fill in the Critical Gaps Along Berry

Fill in the gaps with appropriately-scaled infill buildings between TCU and Cleburne.

#### 1.2: Finish the Streetscape

Walkability and bikeability enhancements are needed east along Berry and should include the addition of protected bike lanes. Better infrastructure for accommodating bikes on Berry should be considered.

#### 1.3: Reuse Existing Buildings; Enhance the “Cool” Factor

The area east of Cleburne has the potential to find a niche as a place where creative people and businesses can come to launch innovative endeavors.

#### 1.4: Connect to Nearby Centers

Streetscape improvements along University and extending down to Bluebonnet Circle should include a planted center median as well as street trees to provide shelter from the Texas sun.

### 2. Preserving the Surrounding Neighborhoods

#### 2.1: Promote Higher Density Residential Closer to Berry

To support Berry and the future TEX Rail station, and to help promote housing affordability, a more complete set of housing options must be developed.

#### 2.2: Improve Walkability in the Neighborhood

While the block network is well-connected, the lack of sidewalks and street trees can make it difficult to walk from place to place in and around the project area, especially in the summer months.

#### 2.3: Connect to the Trinity Trail

Providing a safe and direct bike and pedestrian route to the Trinity Trail from the Berry/University area should be a priority of this effort.

### 3. Embracing the Station

#### 3.1: Act Tactically Now

Local entrepreneurs, City officials, property owners and local residents should work together to jump-start activity on targeted opportunity sites by initiating a series of low-cost, temporary initiatives.

#### 3.2: Make Targeted Short-Term Improvements

Short-term improvements must look for ways to add density in support of the bus transfer station, and look beyond to the future with an operational TEX Rail station.

#### 3.3: Focus on Long-Term Stormwater Improvements

The long-term plan for the station area must focus on creating an overall system of stormwater detention and conveyance that helps move water through the area in times of heavy rainfall.

# Berry/University Plan Adoption Schedule

Activity	Date
City Plan Commission Informational Presentation	May 25, 2016
Urban Design Informational Presentation	June 23, 2016
Zoning Commission Informational Presentation	July 13, 2016
Informal Report (IR) to City Council	August 23, 2016
City Plan Commission Public Hearing & Recommendation	August 24, 2016
City Council Public Hearing and Adoption	September 27, 2016

To download a copy of the Berry/University Plan visit the City's website at:  
[www.fortworthtexas.gov/westberry](http://www.fortworthtexas.gov/westberry)

# Proposed Form-Based Code Schedule

Activity	Date
Draft form-based code available for internal review	May 2016
Form-based code available for public review	August 2016
Presentations to interested parties	August 2016
Urban Design Commission Recommendation	September 2016
Informal Report to City Council	October 2016
Zoning Commission Recommendation	October 2016
City Council Adoption	November 2016

\* Schedule subject to change based on refinements needed.



Questions?  
Comments?

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