City of Fort Worth Urban Village Development Program

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1950
278,778
1980
383,166
2000
540,391
Projected Growth
2010 to 2040

Legend
- 500% or Greater
- 100 to 499%
- 50 to 99%
- 10 to 49%
- 1 to 9%
- Negative or No Change
- City Limit Boundary

350 square miles in City
300+ in ETJ
792,727 population 2013

Source: NCTCOG, U.S. Census Bureau.
# Degree of Suburban Sprawl

(12 years ago . . . Before the Boom!)

<table>
<thead>
<tr>
<th>Rank</th>
<th>Metropolitan Area</th>
<th>Sprawl Index</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Riverside-San Bernardino, CA</td>
<td>14</td>
</tr>
<tr>
<td>10</td>
<td>Fort Worth-Arlington</td>
<td>77</td>
</tr>
<tr>
<td>13</td>
<td>Dallas</td>
<td>78</td>
</tr>
<tr>
<td>21</td>
<td>Oklahoma City</td>
<td>86</td>
</tr>
<tr>
<td>---</td>
<td>Average</td>
<td>100</td>
</tr>
<tr>
<td>83</td>
<td>New York</td>
<td>178</td>
</tr>
</tbody>
</table>

Source: Smart Growth America, 2002. A lower sprawl index = more sprawl.
EFFECTS OF SPRAWL

• Higher rates of **driving** and vehicle ownership ($$$$.)
• Higher levels of ozone **pollution**.
• Greater risk of traffic **fatalities**.
• Lower rates of **walking** and transit use.
• Increased risk of **obesity** and high blood pressure.
• Higher rates of arthritis, asthma, headaches, and other **chronic illnesses**.
• Social **isolation**.
47% of those surveyed identified ideal communities as having a mix of residences, places to walk, and amenities within an easy walk or close drive.
Current Housing Supply in Fort Worth

**Consumer Preferences:**

- **Pent up Demand for Walkable Places**

  - Mixed-Use/Form Based Zoning & Downtown
  - Mixed-Use Growth Centers & Urban Villages
  - Rest of Fort Worth
  - **Auto-Oriented Suburbia**

  - **91.6%**
  - **8.4%**
Community Vision

“By the year 2020, Fort Worth will be commonly recognized as the most livable city in Texas. Residents will be able to enjoy Fort Worth’s friendly atmosphere and the opportunities that are associated with a growing economy and diverse community. Fort Worth’s public schools will produce well-rounded citizens and a skilled workforce to fill high-paying jobs in local businesses. Fort Worth’s environmental quality will also be superior, meeting the highest national standards.”
Development Options

An auto-oriented, low intensity, single-use commercial corridor, or…
Development Options

A pedestrian-oriented, higher intensity, **mixed-use district**?
Urban Village Development Program
What is an **urban village**?

An urban village is an urbanized place with a **mix of uses**, jobs, public spaces, transportation connections, pedestrian activity and a sense of place.
Designated Urban Villages

Urban Villages
1. Historic Handley
2. Berry/Stalcup
3. Oakland Corners
4. Polytechnic/Wesleyan
5. Six Points
6. Near East Side
7. Evans & Rosedale
8. Berry/Riverside
9. South Main
10. Magnolia
11. Hemphill/Berry
12. Historic Marine
13. West Seventh
14. Berry/University
15. Bluebonnet Circle
16. Ridglea

Urban Village
Central City
How is the City promoting the development of urban villages?

A) Applying **mixed-use zoning** to permit higher-density, pedestrian-oriented development consistent with community vision.

B) Applying **economic incentives** to make urban infill projects as profitable as suburban development.

C) Constructing **capital improvements** to upgrade infrastructure and create high quality public spaces.
Mixed-Use Zoning
What is mixed-use development?

Mixed-use development is the combination of different but compatible land uses within a single building, site, or district.
Mixed-Use Zoning in Urban Villages

1. “MU-1” Low Intensity Mixed-Use District

Purpose: To provide areas in which a variety of housing types may exist among neighborhood-serving commercial and institutional uses.

![“MU-1” mixed-use development at 1541 North Main.]

2. “MU-2” High Intensity Mixed-Use District

Purpose: To provide areas in which a variety of higher density housing types may exist among commercial, institutional, and selected light industrial uses.

![The Lofts at West 7th were developed in an “MU-2” district.]

The Lofts at West 7th were developed in an “MU-2” district.
What are the **benefits** of mixed-use development?

- **Revitalization** of central city commercial districts;
- Development of **multi-family housing** at appropriate locations;
- Protection of single-family residential **neighborhoods**;
- **Efficiency** in the provision of public facilities and services;
- **Convenience** for residents and workers;
- Reduced frequency and distance of **single-occupancy vehicle** trips;
- Residential and employment density to support **transit**;
- Protection of the **environment**; and
- Sense of **community**.
Economic Incentives
What are Neighborhood Empowerment Zones?

A neighborhood empowerment zone (NEZ) is a distressed area within which the City may provide extraordinary incentives to promote affordable housing, economic development, and expanded public services.
Why does the City designate NEZs around urban villages?

• NEZ incentives, combined with mixed-use zoning regulations, promote desirable residential and commercial development in the village areas.
• Household and income growth in surrounding neighborhoods strengthen the market for businesses within the villages.
• New and expanding businesses create jobs for neighborhood residents.
• Economic development expands the City’s tax base.
Basic NEZ Incentives:

• Municipal property tax abatement
• Development fee waivers
• Release of City liens
NEZ Locations and Cumulative Incentives

Through 2010:
- 2,257 awards
- $2,581,438 in value
Capital Improvements
Why are streetscape improvements important?

• **Effective** way to make a big impact

• Implement **lighting** upgrades for pedestrian safety

• Make area more **attractive**

• Create **pedestrian friendly** environment

• Make parcels more attractive to developers and enhance **economic viability**

• Increase **safety** by implementing **access management** (reduce curb cut openings)
West Seventh Street: Before
West Seventh Street: After
Crockett Street: Before
Crockett Street: After
Data and Other Resources
Example Data Items Used in the City’s Urban Village Program.

- Land Use data
- Demographics (population, housing units, housing tenure, etc.)
- Market Analysis data
- Economic Development (industry types, employment numbers, aggregate payroll information, etc.)
- Property valuations (current and historical) from local Appraisal District
- Permit data (number and estimated value) for residential and commercial uses
- Research data, e.g., Smart Growth America, Measuring Sprawl and Its Impact, www.smarthgrowthamerica.org; www.walkscore.com
WEST 7TH/UNIVERSITY

THE VILLAGE

The village is located at the six-point intersection of West 7th Street, Camp Bowie Boulevard, University Drive and Bailey Avenue. Several renowned art museums, the Will Rogers Memorial Center, University of North Texas Health Science Center, and the historic Seventh Street Theatre anchor the area. Other land uses include boutique retail, restaurants, urban scale apartments, and professional offices.

Several community organizations promote business and community in the area, including the Westside Alliance, the Associated Businesses of the Cultural District, the Cultural District Committee, Historic Camp Bowie, Inc., and the FTAMPA Foundation.

Issues which dominated village planning discussions included: the impacts of current and proposed transportation improvements, challenges to pedestrian movement and comfort presented by the lack of visual and physical linkages between large land uses within the Cultural District, preservation and adaptive reuse of historic resources, and the need for development that attracts visitors and serves employees and residents of the Cultural District and Downtown. As mentioned before, the West 7th Street corridor has gained a significant amount of attention in recent years, positioning both of the corridor’s villages as promising redevelopment areas within the central city.

URBAN DESIGN ELEMENTS AND PLAN

- Neighborhood-scale mixed-use development is proposed for both sides of West Seventh Street between Foch and Norwood.
- West 7th Street becomes an attractive boulevard with a comfortable pedestrian environment that encourages walking. Buildings front West 7th, creating an attractive sequence of storefronts at the sidewalk’s edge.
- The Linwood neighborhood is further integrated with land uses along West 7th Street through improved pedestrian connections.
- A modern roundabout creates a unifying gateway landmark and improve vehicular and pedestrian circulation in the village.
- A boutique hotel adds to the urban ambience.
Benefits of Urban Village Success

• Stimulates **reinvestment** in targeted areas.
• Enhances **property values** and tax revenues.
• **Decreases** crime in central city areas.
• **Redirects** some growth to central city areas, enhancing **sustainability**.
• **Rebuilds** community cohesion and **pride**.
• Improves overall community **livability**.
Questions and Comments?