

RIVERFRONT DEVELOPMENT GUIDELINES

The Greenbelt Corridor

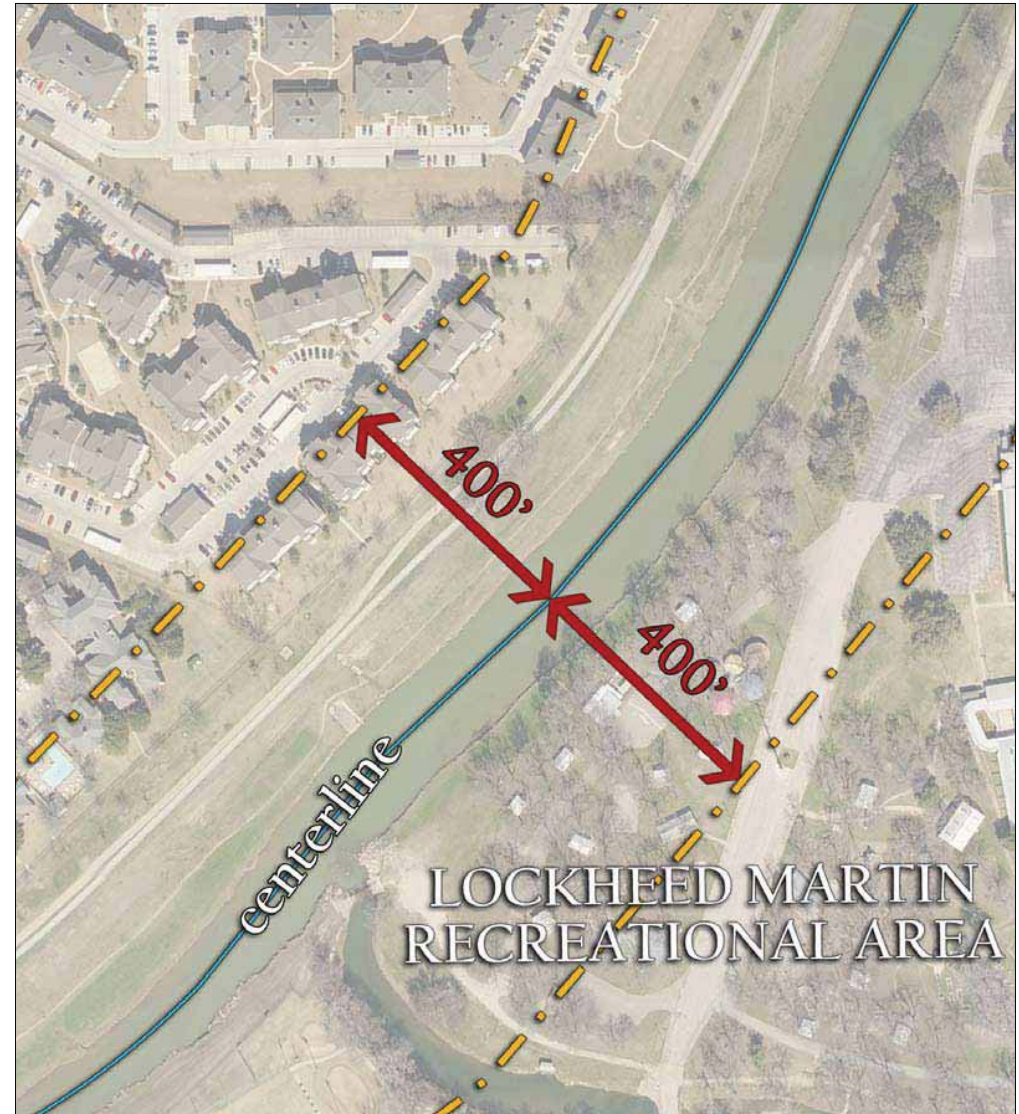
The Greenbelt Corridor shall be defined as an area measured from the centerline of the river (Clear Fork and West Fork of the Trinity River) and major streams (Sycamore Creek and Marine Creek). This corridor is defined as an 800 foot corridor measured from the centerline of the corridor (400 feet on each side). This defined corridor is not a setback and does not prohibit buildings from building to their previously set build to line. Several spatial studies were completed to identify the best distance and measurement. Developments and redevelopments that are proposed within this corridor, shall follow these design guidelines to the fullest extent possible. Existing developments do not apply, unless they have an adverse effects to the greenbelt. In the case of Trinity Uptown and Trinity Uptown Peripheral Zones, Design Standards have or will be adopted and will take precedence over these Urban Design Guidelines where there are any conflicts. A map depicting the greenbelt corridor mentioned above can be found on page 92.

Purpose

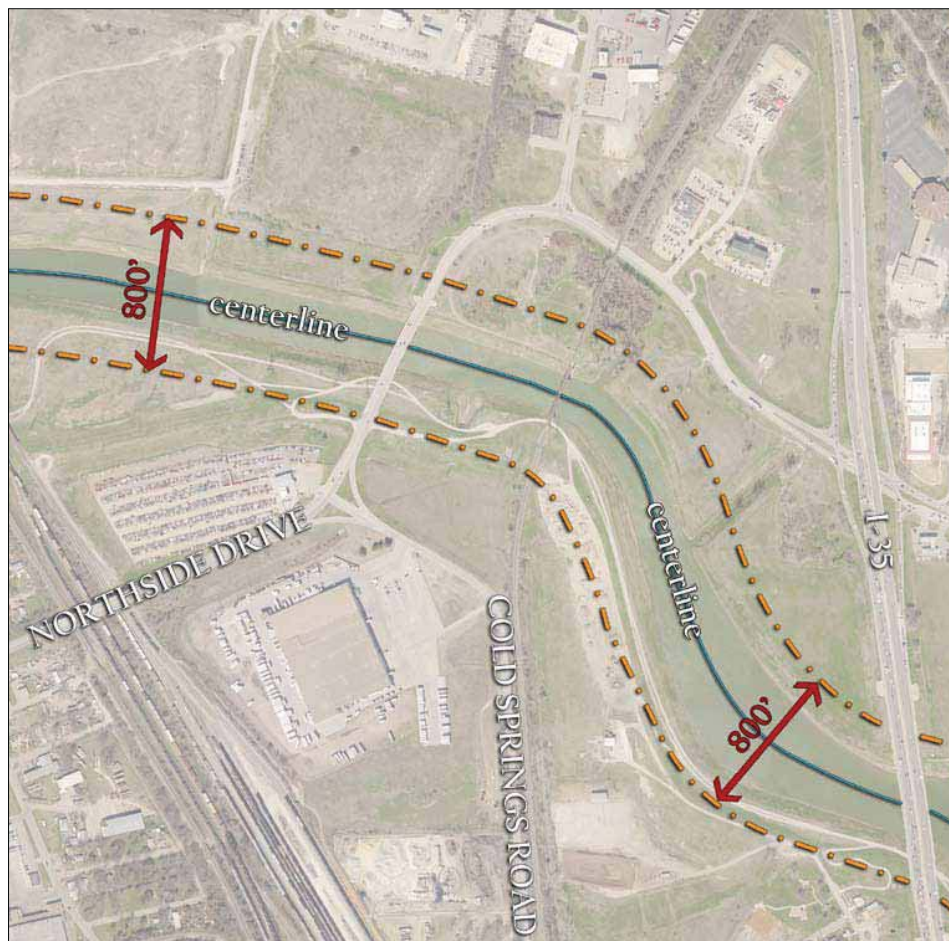
The purpose of these design guidelines is to assure that new and redeveloping areas and businesses adjacent to the greenbelt take advantage and respect the greenbelt as a valuable asset for the residents of Fort Worth and surrounding areas in Tarrant County. These guidelines are not intended to discourage development near the greenbelt or near designated floodplain areas. They are intended to encourage developments to take advantage of the greenbelt as a valuable asset which include orientation, preservation of significant open space, and other measures.



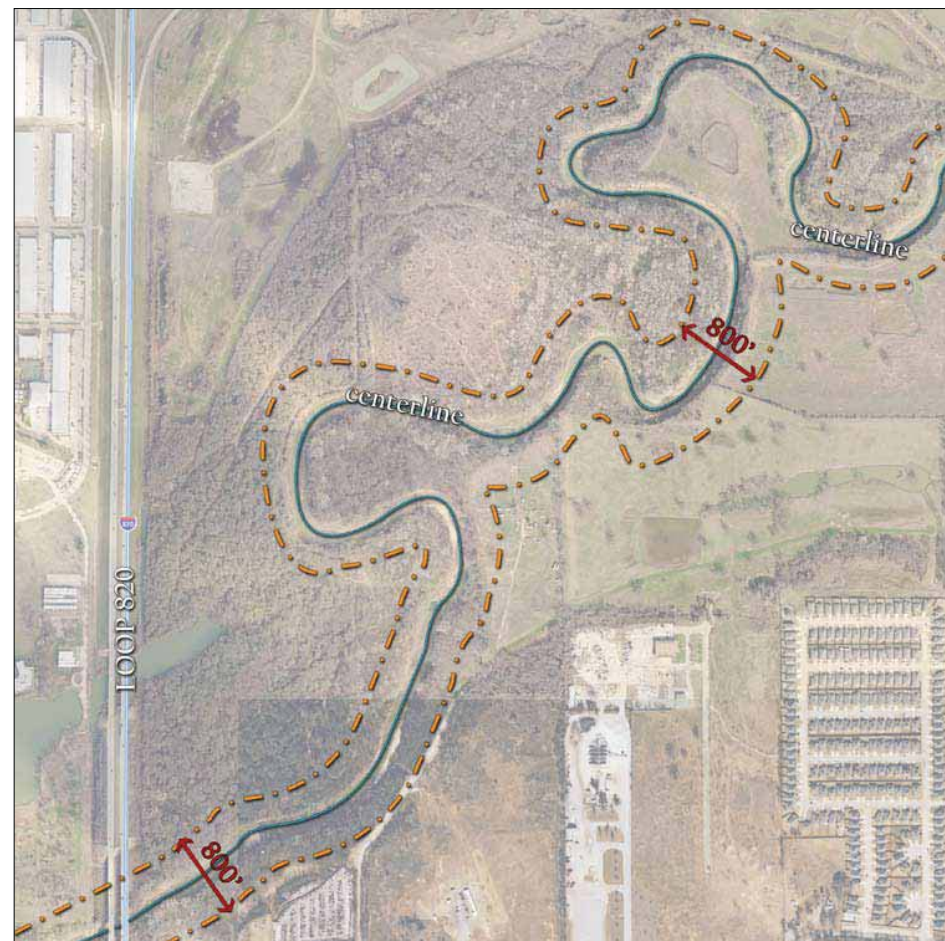
Acme Brick Headquarters - on the Clear Fork of the Trinity River
Photograph by: Craig D. Blackmon, FAIA



Example of defined corridor between SH 183 and Bryant Irvin Road



Example of defined corridor on the West Fork near the intersection of East Northside Drive and Interstate 35



Example of defined corridor on the West Fork - Natural River Corridor East of Loop 820

Buildings and Site Development Conditions

The following design guidelines apply to developing and redeveloping areas. They are in addition to federal, state, or local jurisdictional requirements related to flood control and other related laws and regulations. These regulating entities may include additional and overriding regulations.

Guidelines:

- Avoid trash containers, outdoor storage, parking, service areas, exposed mechanical equipment, between the building areas and the greenbelt. Buildings should not back up to the river corridor.
- Provide access to the greenbelt for residents and employees.
- Provide public access to the greenbelt approximately at least every 900 feet (measured parallel to the greenbelt). It is recognized that this distance may vary due to existing unique conditions and development designs
- Provide view corridors to the greenbelt. These are 50' wide (minimum) corridors which can also be used for emergency access, maintenance access, landscaping, water retention zones, underground utilities, and related types of facilities. These view corridors should be spaced no less than approximately each 600'. These view corridors can also serve as public access points. Either private or public access should be provided at these locations.
- Provide maintenance access as needed by the Tarrant Regional Water District and other agencies. This can usually coincide with the above view and access corridors
- Restaurants adjacent to the greenbelt should orient to the greenbelt and include outdoor dining and views from indoor dining areas.
- Retail areas adjacent should orient to the greenbelt and should provide outdoor displays, and unique events or festivals as possible during the year.
- Restaurant and retail adjacent to the greenbelt should explore public/ private partnerships



View Corridor



Outdoor dining oriented to the water



Outdoor market/ festival space

when designing/ building parking garages, restrooms, bike racks and other outdoor amenities.

- During the cooler months, restaurants should make provisions to allow people to sit outside should be considered, such as outdoor warmers, roll down wind blocks, etc.
- Avoid fences or barriers that are opaque, such as wood, brick, stone or other that wall off developments from the view of the greenbelt. It is understood that fencing and privacy is sometimes needed. For example wrought iron fences or similar which create privacy are acceptable and do not create the barrier effect .
- It should be noted that development adjacent to the greenbelt may require special requirements and negotiations with the TRWD, City, and others regarding open space dedication, water retention, design of storm water facilities, and other issues related mainly to water quality and recreation.
- As a general rule industrial zoning, developments and districts are not recommended adjacent to the greenbelt. In cases where they are proposed and considered for approval, they should also conform to the above design guidelines to the fullest extent possible. Existing industrial zoning land uses should conform to the extent possible.
- Park dedication requirements should be considered adjacent to the greenbelts. In all future developments, at least a 300' zone of open space (measured from the center line of the river or stream) shall be dedicated as park to allow for continuous trails and the greenbelt system. In almost all cases this zone will be much wider due to flood plain issues.
- On all Tarrant Regional Water District (TRWD) owned lands - care should be taken to assure existing trees remain. The public entities that have agreed to this plan are in agreement that existing trees in the corridor shall remain.
- Please refer to TRWD for all maintenance, floodway and environmental guidelines.



Riverfront Plaza



Storm Water Retention Pond



Riverfront Park

Gas Well Criteria along the Greenbelt

Generally, TRWD can only enforce areas that they own, propose to own, or otherwise control. Therefore, “Part Two” below is designed for consideration and possible inclusion in the City Gas Well Ordinance. See page 90 for a map depicting Part One and Two.

Part One:

Part One includes lands owned or otherwise controlled by the Tarrant Water Control District (TRWD) for flood control, mitigation, water supply, or other related uses. The TRWD has successfully managed the well industry on these lands to avoid adverse impacts for many years. On these lands, the TRWD would prefer no additional regulations imposed by the City.

Part Two:

Part Two includes the river and stream courses that will be defined in the TRV Neighborhood and Enhancement Plan, but that are outside of the current TRWD floodway or related system. In these areas, we will likely be suggesting a 300' corridor on both sides along the river and stream courses as measured from the centerline of the water courses. Within this zone, it is recommended that no portion of a well site, except landscape mitigation, be allowed within this zone. Just like in the urban design standards, these standards or guidelines would have to be adopted and enforced by the City. The TRWD would not have authority in these areas.

Also, any portion of the well or related fencing exposed to the greenbelt and within 100' of the aforementioned 300' zone, shall be buffered with landscaping that includes a mix of shrubs and trees that are adapted to the site and soils. This landscape buffer shall be mainly evergreen varieties, but some deciduous species can be used for diversity. In some cases, this landscape buffer may be a mix of existing trees and understory that is previously existing on the site. In either case, this landscape buffer shall be sufficiently dense to screen the well fencing and facilities. On a case by case basis, such as in an urban or future urban area, the landscape requirements could be waived based on future development that would orient to the greenbelt, thereby making the landscaping inappropriate. Also on a case by case basis, there may be some areas where the 300' corridor could be waived, but only if extenuating circumstances clearly show that such a waiver would be better for all parties concerned including greenbelt users, maintenance, and assurance that water quality would not be affected. When these exceptions are approved, it is likely that some special greenbelt amenities will need to be provided by the well developer. Greenbelt officials will work with the well developer on a case by case basis to define which amenities are most needed for the subject area.

The purpose of the above regulations is designed to assure that the City's greenbelts and trail system will be continuous as development and redevelopment occurs through the years.

Suggested Amenities along the Greenbelt Corridor

The River Greenbelt corridor provides ample opportunity for river users and enthusiast. Developers should take advantage of these opportunities and are encouraged to cater to user needs along the river. These needs could include: trailhead amenities, plazas, shade structures/ sitting areas, bike/ kayak rentals, publicly accessible restrooms, trail access to restaurants/ concessions, etc.



Example of a Shade Structure



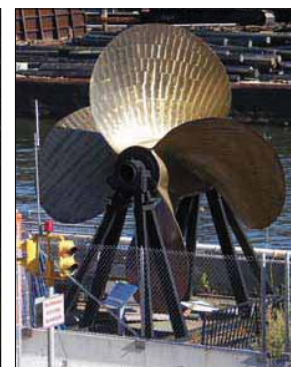
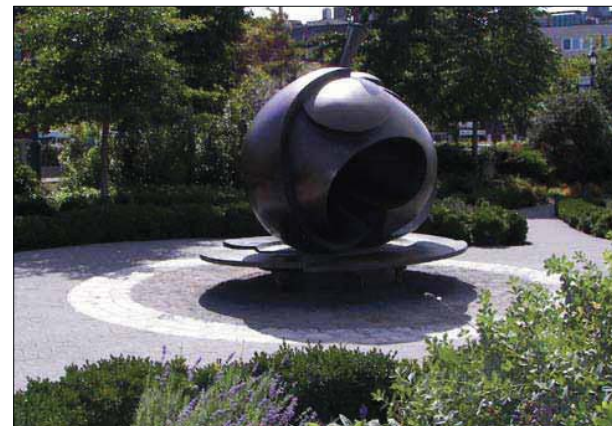
Example of movable furniture in a plaza

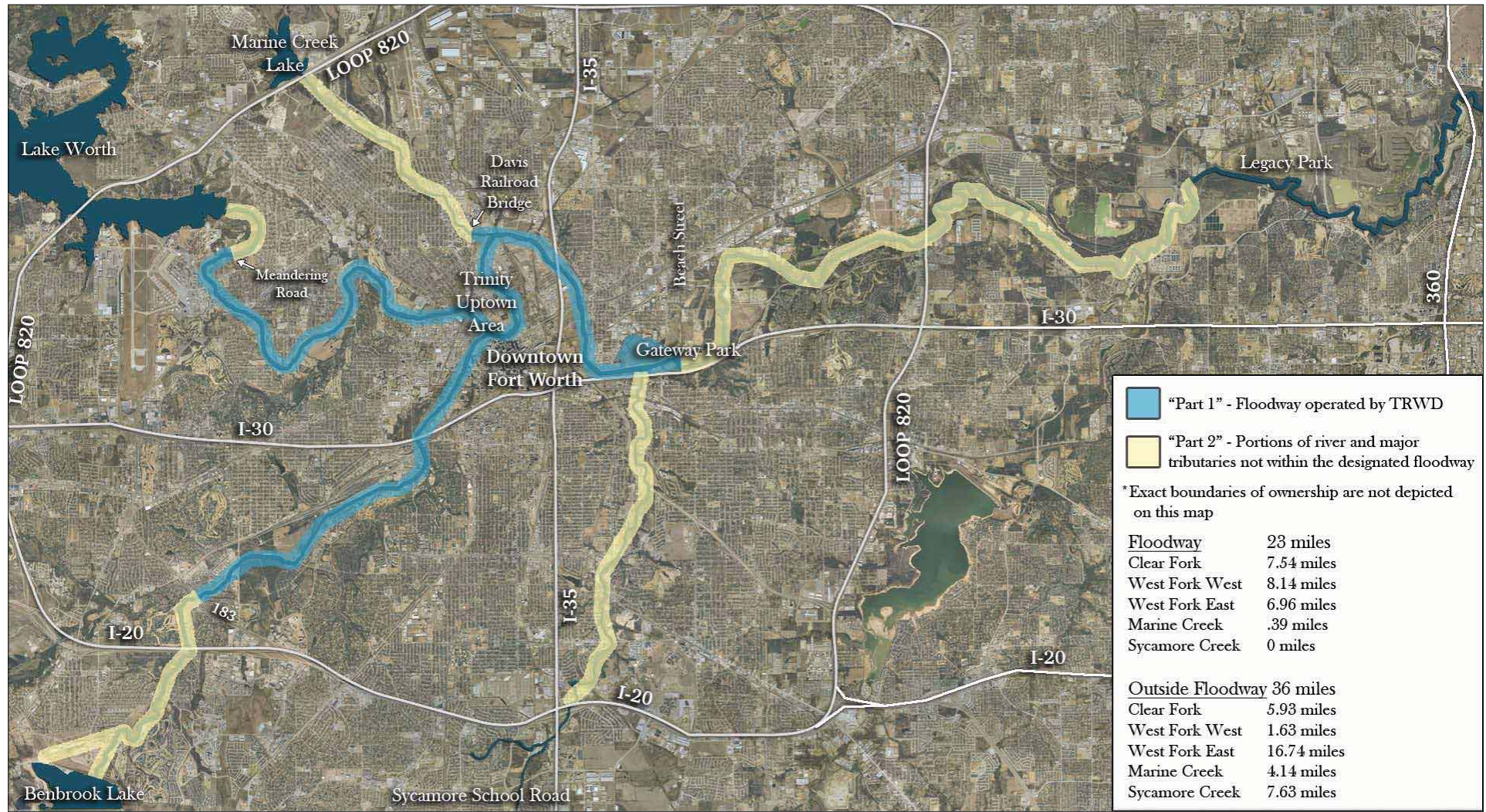


Example of a bike rental shop

Public Art Guidelines

- Developers are encouraged to integrate art into the design process for buildings and adjoining waterfront features.
- Public agencies are encouraged to integrate art in the design of all publicly visible infrastructure, including flood control structures, retaining walls and public spaces.
- The Fort Worth Public Art Commission may assist with identifying appropriate artist and/or advise on selection processes for projects. However, for projects that include City of Fort Worth participation, Fort Worth Arts Commission shall assist in the identification and selection of artist and design for such projects. Please see the City of Fort Worth's Public Art Plan.





WILDFLOWERS

The Tarrant Regional Water District is managing an effort to beatify the river corridor by planting wildflowers and an array of native grass seed mixes.

TRWD is working with Dr. Steve Windhager, the Director of the Landscape Restoration program at the Lady Bird Johnson Wildflower Center. He is on the editorial board of Restoration Ecology, a past board member of the Society for Ecological Restoration International, and former president and founder of the Texas Society for Ecological Restoration. Steve has a B.A. in Philosophy from Texas A&M as well as a Masters in Environmental Ethics and a Ph.D. in Environmental Science from the University of North Texas.

Their work will result in 25 planting locations along the banks of the Trinity River. Each location was studied for the best possible combination of plantings. Each locations's soil was tested along with size of the location and feasibility of the site. It is recommended to add educational signage in a few spots along the river to highlight the restoration and addition of the wildflowers.

The following mixes are proposed:

Early Spring Wildflower Mix:

| Common Name | Scientific Name |
|-----------------------|---------------------------|
| Huisache daisy | Amblyolepis setigera |
| Winecup | Callirhoe involucrata |
| Indian paintbrush | Castilleja indivisa |
| Scrambled Eggs | Corydalis curvisiliqua |
| Prairie verbena | Glandularia bipinnatifida |
| Texas Yellow Star | Lindheimeri texana |
| Texas bluebonet | Lupinus texensis |
| Missouri primrose | Oenothera missouriensis |
| Pink evening primrose | Oenothera speciosa |
| Drummond Phlox | Phlox drummondii |
| Green thread | Thelesperma filifolium |

Late Spring Wildflower Mix:

| Common Name | Scientific Name |
|-----------------------|-------------------------|
| Butterfly weed | Asclepias tuberosa |
| Partridge Pea | Cassia fasciculata |
| American basketflower | Centaurea americana |
| Golden- Wave | Coreopsis basilis |
| Plains coresopsis | Coreopsis tinctoria |
| Scrambled Eggs | Corydalis curvisiliqua |
| Purple prairie clover | Dalea purpurea |
| Illinois bundleflower | Desmanthus illinoensis |
| Clasping coneflower | Dracopis amplexicaulis |
| Indian blanket | Gallardia pulchella |
| Standing cypress | Ipomopsis rubra |
| Texas Yellow Star | Lindheimeri texana |
| Texas bluebonet | Lupinus texensis |
| Lemon mint | Monarda citriodora |
| Missouri primrose | Oenothera missouriensis |

| |
|-----------------------|
| Pink evening primrose |
| Black-eyed susan |
| Scarlet Sage |
| Mealy blue sage |
| Green thread |

Short Grass Mix:

| Common Name |
|------------------|
| Purple threeawn |
| Blue grama |
| Texas grama |
| Red grama |
| Buffalograss |
| Curly mesquite |
| Poverty dropseed |

Mid Grass Seed Mix:

| Common Name |
|-------------------|
| Purple threeawn |
| Side oats grama |
| Blue grama |
| Texas grama |
| Red grama |
| Buffalograss |
| Texas cupgrass |
| Curly mesquite |
| Green sprangletop |
| Texas wintergrass |
| Little bluestem |
| Poverty dropseed |

| |
|------------------------|
| Oenothera speciosa |
| Rudbeckia hirta |
| Salvia coccinea |
| Salvia farinacea |
| Thelesperma filifolium |

| Scientific Name |
|-------------------------|
| Aristida purpurea |
| Bouteloua gracilis |
| Bouteloua rigidiseta |
| Bouteloua trifida |
| Buchloe dactyloides |
| Hilaria belangeri |
| Sporobolus vaginiflorus |

| Scientific Name |
|-------------------------|
| Aristida purpurea |
| Bouteloua cutipendula |
| Bouteloua gracilis |
| Bouteloua rigidiseta |
| Bouteloua trifida |
| Buchloe dactyloides |
| Eriochloa sericea |
| Hilaria belangeri |
| Leptochloa dubia |
| Nassella leucotricha |
| Schizachyrium scoparium |
| Sporobolus vaginiflorus |

Prairie Seed Mix:

| Common Name |
|-----------------------|
| Silver bluestem |
| Side oats grama |
| Blue Grama |
| Canadian Wildrye |
| Texas Cupgrass |
| Maximillian sunflower |
| Standing Cypress |
| Green sprangletop |
| Gayfeather |
| Texas wintergrass |
| Pitcher sage |
| Little Bluestem |
| Bush sunflower |
| Tall goldenrod |
| Indiangrass |
| Sand dropseed |
| Eastern gamagrass |

Sump/ Wetland Seed Mix:

| Common Name |
|-----------------------|
| Big bluestem |
| Bushy bluestem |
| Silver bluestem |
| American basketflower |
| Canadian Wildrye |
| Texas Cupgrass |
| Maximillian sunflower |
| Standing Cypress |
| Green sprangletop |
| Switchgrass |
| Pitcher sage |
| Mealy blue sage |
| Little Bluestem |
| Bush sunflower |
| Tall goldenrod |
| Indiangrass |
| Eastern gamagrass |

| Scientific Name |
|---------------------------------------|
| Bothriochloa laguroidea var torreyana |
| Bouteloua cutipendula |
| Bouteloua gracilis |
| Elymus canadensis |
| Eriochloa sericea |
| Helianthus maximiliani |
| Ipomopsis rubra |
| Leptochloa dubia |
| Liatris pycnostachya |
| Nassella Leucotricha |
| Salvia azurea |
| Schizachyrium scoparium |
| Simsia calva |
| Solidago altissima |
| Sorghastrum nutans |
| Sporobolus crytandrus |
| tripsacum dactyloides |

| Scientific Name |
|---------------------------------------|
| Andropogon gerardii |
| Andropogon glomeratus |
| Bothriochloa laguroidea var torreyana |
| Centaurea americana |
| Elymus canadensis |
| Eriochloa sericea |
| Helianthus maximiliani |
| Ipomopsis rubra |
| Leptochloa dubia |
| Panicum virgatum |
| Salvia azurea |
| Salvia farinacea |
| Schizachyrium scoparium |
| Simsia calva |
| Solidago altissima |
| Sorghastrum nutans |
| tripsacum dactyloides |

