



THE TRINITY  
UPTOWN PLAN

THE TRINITY

UPTOWN PLAN

## ACKNOWLEDGEMENTS

### TARRANT REGIONAL WATER DISTRICT

George Shannon, President  
Vic Henderson, Vice President  
Hal Sparks III, Secretary  
Brian Newby, Board Member  
Jack Stevens, Board Member  
Jim Oliver, General Manager  
Sandy Swinnea, Chief Financial Officer,  
Trinity Uptown Project Manager

### CITY OF FORT WORTH

Mayor Mike Moncrief  
Wendy Davis, City Council  
Becky Haskin, City Council  
Jim Lane, City Council  
Ralph McCloud, City Council  
Clyde Picht, City Council  
Chuck Silcox, City Council  
John Stevenson, City Council  
Donavan Wheatfall, City Council  
Charles Boswell, City Manager  
Marc Ott, Assistant City Manager

### TARRANT COUNTY

Judge Tom Vandergriff, County Judge  
Commissioner Dionne Bagsby, Precinct 1  
Commissioner Marti VanRavenswaay, Precinct 2  
Commissioner Glenn Whitley, Precinct 3  
Commissioner J. D. Johnson, Precinct 4  
G.K. Maenius, County Administrator

### TARRANT COUNTY COLLEGE

Louise Appleman  
J. Ardis Bell <sup>MD</sup>, Board President  
Randall Canedy  
Robert J. McGee, Jr.  
Robyn Medina Winnett  
Gwen Morrison, <sup>PHD</sup>  
Kristin Vandergriff  
Leonardo De La Garza <sup>PHD</sup>, Chancellor

### US ARMY CORPS OF ENGINEERS

COL. John Minahan  
Mike Mocek, Deputy District Engineer  
Becky Griffith, Project Manager

### STREAMS AND VALLEYS COMMITTEE

Dee Kelly, Jr., Chairman  
J. D. Granger, Chairman – Trinity Uptown Section  
Steve Berry, Co-Chair – Trinity River Vision  
Elaine Petrus, Co-Chair – Trinity River Vision  
Adelaide Leavens, Executive Director

### CONSULTANTS

**Planning and Economic Development:**  
Gideon Toal Inc, Fort Worth

### Urban Design

Bing Thom Architects Inc, Vancouver, Canada

### Engineering

CDM, Fort Worth

### SPECIAL THANKS

Citizens, neighborhood organizations, and  
business organizations of Fort Worth and Tarrant  
County who provided guidance throughout the  
entire Trinity River Vision process, beginning in  
the year 2001.

© 2004

Gideon Toal Inc and Bing Thom Architects Inc

## TABLE OF CONTENTS

### ACKNOWLEDGEMENTS

#### FORWARD

01

#### 01 HISTORY

05

#### HISTORICAL ROLE OF THE RIVER DEVELOPMENT TIMELINE

06

08

#### 02 SETTING THE STAGE

11

#### OBJECTIVES FOR TRINITY UPTOWN

12

#### SITE ANALYSIS

16

#### SITE PHOTOGRAPHS

18

#### URBAN DESIGN CONCEPTS

20

#### 03 THE TRINITY UPTOWN PLAN

23

#### ELEMENTS OF THE PLAN

24

Waterways

Street Network

Public Open Space

Neighborhood Design Guidelines

Land-use, Density and Building Heights

#### WATER QUALITY MANAGEMENT STRATEGIES

50

#### 04 THE FUTURE

53

#### IMPLEMENTATION

54

#### CREDITS

60



## THE TRINITY UPTOWN PLAN

Between 2001 and 2003, a comprehensive plan was developed for the entire 88 miles of river and major tributaries in the greater Fort Worth area. Known as the Trinity River Vision Plan, this planning process was sponsored by the Tarrant Regional Water District and the Streams and Valleys Committee, in association with the City of Fort Worth, Tarrant County, and the US Army Corps of Engineers. The planning process involved extensive collaboration with numerous stakeholders throughout the city. In October 2003, the Trinity River Vision Plan was adopted by the City of Fort Worth and is now included in the City's Comprehensive Plan.

One important segment of the Trinity River Vision Plan is the "Central City Segment", now called Trinity Uptown. Due to its unique engineering and urban development implications, a more thorough study of this area has been carried out over the past year. This report is designed to summarize the findings and recommendations of this work.

Central to the Trinity Uptown Plan is a bypass channel to carry flood waters around an 800 acre area immediately north of downtown Fort Worth. The Trinity Uptown Plan proposes an urban lake, with a publicly accessible waterfront and a mix of urban land uses. These exciting components will focus attention back to the central city and encourage citizens to live, work, play and learn in this urban setting. The area has the potential to attract over 10,000 households and an additional 3,000,000 sq ft of commercial, educational, office, and civic spaces. In today's dollars, this would add well over \$2.1 billion dollars to the local property tax base over a 50 year build-out period. Parks, schools, transportation improvements, environmental restoration, water quality management and other civic amenities are also included in the plan.

The Trinity Uptown Plan includes over 12 miles of public waterfront and associated trail systems. To create this waterfront, the Trinity River will be impounded by a hydraulically controlled dam to be located just downstream from Marine Creek. The resulting constant water elevation will allow for boating between the Stockyards area (Marine Creek) and Downtown.

The scope of the Trinity Uptown Plan includes all elements of urban redevelopment, including environmental restoration, land-use plans, transportation planning, urban design guidelines, water quality initiatives, engineering requirements, and recommendations for parks, schools, and other community facilities.

Generally, the more detailed study area is bound on the north by Northside Drive and the Oakwood Cemetery property, to the west by the Fort Worth and Western Railroad and Henderson Street corridors, to the east by Samuels Avenue and to the south by Belknap Street. In addition, the adjoining districts and neighborhoods were all evaluated as the context for Trinity Uptown. An important goal of Trinity Uptown is to complement and link all of the adjoining districts and neighborhoods, such as the Near Northside neighborhoods, the Stockyards District, Oakwood Cemetery, Samuels Avenue Neighborhood, Downtown, and the Cultural District.

— — generalized Trinity Uptown study area

