

FALL ROUNDTABLE; NOVEMBER 4TH - 7TH

COWTOWN TO BOOMTOWN

TRIALS AND SUCCESSES IN
ADMINISTERING FORM-BASED CODES

NTBA

NATIONAL
TOWN BUILDERS
ASSOCIATION

There are three pivotal elements to successfully implementing walkable urban places in today's world. Between private, public, and non-profit relationships, the City of Fort Worth sets the stage to highlight the trials and successes of these relationships.

For over two decades, Fort Worth has been a leader in implementing form-based codes and design districts in Texas. Its development community has loved and hated the system that is now bringing about the most active and most valuable locations in the City. The Fall Roundtable will explore how administrators, designers and builders have overcome obstacles, created a platform for communication, and find that they are still learning what not to do, even today.

Join us this November for an informative 2021 NTBA Fall Roundtable as we not only receive information but help our panelists understand our experiences in our own communities



LOCATION

Fort- Worth, Texas

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CONTENTS

Schedule	pages 2-3
Our Hosts	page 4
Our Speakers	pages 5-9
Notes	pages 10 - 19

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Our Mission

We are town builders learning from one another. The National Town Builders' Association was organized to serve builders and developers throughout the nation in an effort to build the very best traditional neighborhoods and town centers. As a peer-to-peer organization, The NTBA provides an unequalled opportunity to share information and insight with the nation's premier Town Builders.

Schedule of Events

Thursday, November 4th: Pre-Roundtable (Advanced registration required)

- 10:00 am TND Tours: Location in session notes. *Meet at the AC Marriott (101 5th st)*
- 6:00 pm Roundtable Kick off at the AC Marriott
- 7:30 pm Dinner on your own. *Explore! Meet with other attendees*

Friday, November 5th: Roundtable Day 1

- 8:00 am Coffee & Conversation at the AC Marriott
- 9:00 am **Panel:** *Administrators in Practice*
- 10:30 am NTBA Scholarship Presentation
- 11:00 am **Presentation:** *Southside / S Main Village. Guided Tour and lunch to follow*
- 3:30 pm **Panel:** *Designers in Practice. At the AC Marriott*
- 5:30 pm **Presentation:** *What is the Value of a Lifestyle Experience? Presented by: Daniel Wright*
- 7:00 pm Dinner on your own. *Invite a new friend*
- 9:00 pm Fun Night Out - Main Street pub crawl. *Meet in the lobby bar of AC Marriott*

Saturday, November 6th: Roundtable Day 2

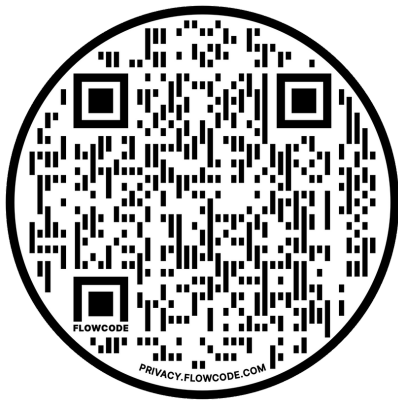
- 8:00 am Coffee & Conversation at the AC Marriott
- 9:00 am **Keynote:** *Economic Benefits of Form-Based Codes. Presented by: Marta Goldsmith*
- 10:30 am **Panel:** *Builders in Practice. Moderated and sponsored by James Hardie*
- 12:00 pm **Presentation on Tours:** *Cultural District R. Gannon Gries; AIA*
- 12:30 pm **Walking Tour:** *Cultural Mixed Use District at Commerce and 8th; lunch to follow*
**See QR code below for GoPass download to purchase DASH digital tickets*
- 4:00 pm DASH or ride share back to the AC Marriott
- 4:30 pm **Presentation:** *Delivering Community-Based Housing Presented by: Michael Hathorne*
- 5:30 pm Personal Time; head to dinner
- 7:00 pm NBTA Sponsored Dinner at *Del Frisco's Grille; 154 E; sponsored by Pella*
- 9:30 pm Fun night out! Try a Neighborhood

Schedule of Events

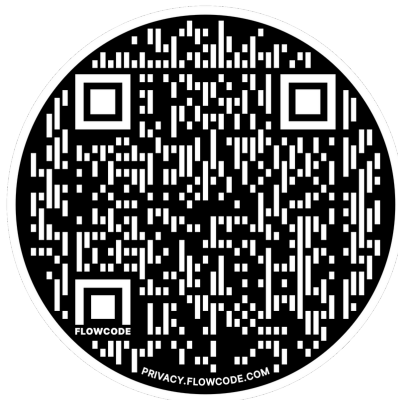
Sunday, November 7th: Roundtable Day 3

- 8:00 am Traditional Southern Breakfast and Conversation at AC Marriott
9:00 am NTBA Evolution: New Initiatives for 2021
10:00 am **Roundtable Discussion: Committee Reports**
12:00pm **That's a Wrap!**

**Download the GoPass app to purchase
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Android



IOS

Special Thanks:



Roundtable HOSTS

BRAD LONBERGER, AIA, AICP, CNU-A
CO-OWNER, PLACE STRATEGIES, INC.

NTBA 2021 FALL ROUNDTABLE PLANNING COMMITTEE

Brad Lonberger is a developer, architect and urban designer based in Fort Worth, Texas. His development work includes new construction in mixed-income housing and rehabilitation work for commercial properties. His planning work focuses on form-based and design districts for which he has authored or supported over 60 design and development codes. He specializes in historic downtowns, corridor revitalization and policy and funding strategies.



KELSEY BERRY

SENIOR MARKETING SPECIALIST, CUSHMAN & WAKEFIELD

NTBA 2021 FALL ROUNDTABLE PLANNING COMMITTEE

Kelsey has a Master's in City and Regional Planning from the University of Texas at Arlington and a Master's of Science in Real Estate from DePaul University, as well as a broad understanding of communication, marketing and engagement that is integral to the planning and development process. She has worked extensively with cities, local governments and private developers across the country producing multiple award-winning projects. Upon joining Cushman & Wakefield in 2019 as a Senior Marketing Specialist with the Capital Market Office Investments team, Kelsey is now helping market some of the largest transactions in Chicago and the greater Midwest and has taken over \$320 million of asset value to market in addition to pitching over \$4 billion in office assets.



TOM YANTIS, CITY OF TAYLOR

Tom is Assistant City Manager and Director of Development Services for the City of Taylor, Texas. In this role, Tom oversees Building Permits & Inspections, Code Enforcement, Main Street and Planning. Tom's work in both the public and private sectors has been focused on creating quality, sustainable places through the use of land use planning tools including the rural to urban transect and form-based codes. Tom led the form-based code planning efforts in Georgetown and Leander and incorporated transect planning tools into comprehensive plans for the cities of Coppell, Howe and Leander.



Roundtable Speakers



BILL GIETEMA; ARCADIA

Bill is co-founder of Arcadia and is responsible for the company's entitlements, land planning and development operations. Mr. Gietema "grew-up" in the real estate business and has been involved in numerous residential and commercial projects as an employee in his father's California-based development firm. Mr. Gietema is highly regarded in the industry as an expert in land planning, zoning and market research. Mr. Gietema received a BA from UCLA, where he was a Summa Cum Laude graduate and recipient of numerous academic awards, including Phi Beta Kappa. Mr. Gietema also earned an MS in real estate development from MIT, and studied at the prestigious London School of Economics.



MIKE BRENNAN, AICP

Near Southside, Inc. is the non-profit redevelopment corporation working to revitalize Fort Worth's historic Near Southside, located just south of Downtown and home to the city's world-class medical district and a distinctive mix of eclectic urban villages and charming neighborhoods.

Mike took over as NSI's president in 2018 after leading the organization's planning and development efforts for 12 years. In addition to those development and placemaking initiatives, NSI is responsible for a wide variety of promotional programs, including festivals and events that attract thousands, and a wide range of business assistance initiatives.



DANIEL WRIGHT; PROGRAM DIRECTOR OF MS REAL ESTATE

Daniel is the Program Director for the Master's in Real Estate program in the Belk College of Business at the University of North Carolina at Charlotte. He is also an instructor for a variety of courses including Real Estate Development, a Student-Managed Investment Fund, International Study Abroad, Asset Management, and Real Estate Principles. Daniel has been actively involved in the real estate industry since 2004 with roles as development manager for retail, office, medical-office, and multi-family developments and as asset manager for institutional land investments ranging from 10-3,000 acres.

Roundtable Speakers

MARTA GOLDSMITH; FORM-BASED CODES INSTITUTE

Marta Goldsmith is Director of the Form-Based Codes Institute where she oversees all programming, including technical assistance, educational offerings, and the Richard H. Driehaus Award for Form-Based Codes. Prior to joining Smart Growth America, Ms. Goldsmith was Senior Vice President and Chief Operating Officer at LRG, Inc. a public affairs and nonprofit management firm.



R. GANNON GRIES; BBP ARCHITECTS

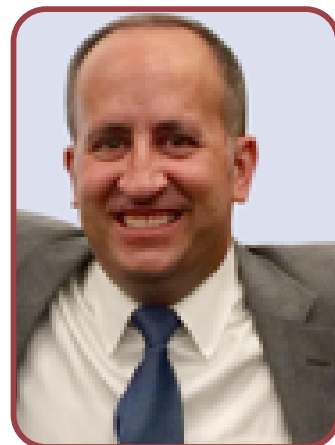
Gannon is a Senior Associate with BBP Architects in Fort Worth. He has nearly 20 years of architectural and design experience. His responsibilities include working collaboratively with owners and other design professionals to create buildings that are sustainable and innovative while still meeting the project requirements. Gannon has been involved in programming through construction on multiple projects. He has been a design team member and project manager for a variety of projects in both the private and public sectors, including residential, higher education and corporate. He served on the City of Fort Worth Historic and Cultural Landmarks Commission between 2011 and 2017. He currently serves on the Downtown Fort Worth Inc. Design Review Committee.



MICHAEL HATHORNE; COMMUN1TY

Michael has served on the Board of Directors for CNU Utah which is a local chapter of the Congress for the New Urbanism (CNU). He previously served as Chairman of the Local Host Committee for CNU 21 which oversaw the organization and planning efforts for CNU's international conference which was held in Salt Lake City, UT during the spring of 2013. He has also served on the Board of Directors for the Form-Based Codes Institute (FBCI).

Michael is an auxiliary faculty member in the College of Architecture + Planning (City & Metropolitan Planning Dept.) at the University of Utah. He has also taught previously at Arizona State University and Brigham Young University.



Roundtable Speakers



CODY PETREE; CITY OF ROANOKE

Cody Petree is the Assistant City Manager in charge of Development Services at the City of Roanoke. He has been involved with the Oak Street development and reconstruction since its inception in the early 2000's. His team of four planners focus on all thing's development in the City of Roanoke and they take special pride in the success that Oak Street has brought to the City.



LAURA VOLTSMANN; CITY OF FORT WORTH

Laura has 15 years of municipal planning experience at the City of Fort Worth. She earned a Bachelor's degree in American Studies at the University of Texas at Austin and a Master's in City and Regional Planning at the University of Texas at Arlington. Laura administers and assists in the development of form based zoning districts in the City of Fort Worth. Her advice is highly sought by developers, community members, and consultants because of her understanding of urban design, historic preservation, building codes, subdivision regulations, and utilities



DANA BURGHDOFF; ASST. CITY MANAGER, FT WORTH

Dana Burghdoff is Assistant City Manager for the City of Fort Worth, where she has worked since 1999. Her portfolio includes Development Services, Library, Property Management, Transportation & Public Works, and Water departments, totaling 1,900 employees.

Dana holds Bachelor's and Master's degrees in City Planning from the Massachusetts Institute of Technology, and is certified by the American Institute of Certified Planners.

She serves on the board for CNM - Center for Nonprofit Management, Girl Scouts of Texas-Oklahoma Plains, and the Women's Policy Forum of Tarrant County. She is a member of Leadership North Texas and Leadership Fort Worth.

Roundtable Speakers

TOM YANTIS, CITY OF TAYLOR

Tom is Assistant City Manager and Director of Development Services for the City of Taylor, Texas. In this role, Tom oversees Building Permits & Inspections, Code Enforcement, Main Street and Planning. Tom's work in both the public and private sectors has been focused on creating quality, sustainable places through the use of land use planning tools including the rural to urban transect and form-based codes. Tom led the form-based code planning efforts in Georgetown and Leander and incorporated transect planning tools into comprehensive plans for the cities of Coppell, Howe and Leander.



MICHAEL BENNETT, AIA

Michael has personally led the design of many of his firm's signature projects, including Frost Tower, MOLA at the Fort Worth Zoo, Erma Lowe Hall at TCU, Martin Center at Texas Wesleyan University and the Woodshed Smokehouse, and led the firm's involvement in Sundance Square Plaza. Current projects include Overton Park Elementary, Kimpton Hotel Fort Worth, Palo Pinto Mountains State Park and the restoration of Heritage Park. Michael is heavily involved in his community and believes passionately in the power of architecture and design to build a better world.



MATTHIJS MELCHIORS; AIA NCARB

Being a transplant from The Netherlands and having spent numerous years in China, Matthijs has gained a unique insight and ability to infuse unique culturally inspired design elements in his architectural work. He is a strong believer in creating sensible designs that respect the environment through integration of sustainable materials and smart energy strategies. Matthijs is often labeled as a green architect, but to him being green is not just a label, it is an integral part of how he thinks and operates. His Studio MEL/ARCH was founded in 2013. Since that time the firm has steadily grown.



Roundtable Speakers



JEREMY SOMMER, RA, CNU-A, LEED AP
SOMMER DESIGN STUDIOS

Jeremy Sommer started Sommer Design Studios in January of 2009. He has worked on a variety of projects in new urbanist communities, such as Norton Commons, Alys Beach, Carlton Landing, Watercolor, and Watersound. In addition, he also participated in many master planning projects ranging from an 8-acre infill project in Senoia, GA, to a 1,600-acre Mountain Golf Community. He currently is Town Architect for East Beach in Virginia, where he coordinates the Design Review process. He also was Town Architect for the Cavalier project, working extensively to choose or create home designs that would maintain the character for the surrounding grounds of the beautiful, historic, 1927 hotel.

Mr. Sommer was selected by his peers to become a member of the New Urban Guild in 2011. He received an Honorable Mention for his Cottage Court project at the Cavalier from the New Urban Guild in 2019, which also will be included in the Classicist #18. His Alys Beach homes were included in the Classicist #17. He is also an active member of the Christian Coalition of the Congress of New Urbanism, and has been active in CNU for many years. He is also a member of the National Town Builders Association.

Mr. Sommer received his Master of Science in Classical Design from The Georgia Institute of Technology in association with the Institute of Classical Architecture and Classical America. He received his undergraduate degree from the University of Miami, School of Architecture. He currently lives in Newport News, Virginia, and his design studio is located in Historic Hilton Village where he serves on the Architectural review board.

NOTES:

Optional Pre-NTBA Tour

Oak Street (Roanoke), Lakeside DFW (Flower Mound), Hometown (North Richland Hills)

Session Notes:

The Roundtable will be preceded by an optional tour to explore Roanoke's Oak Street, Flower Mound's Lakeside DFW, and North Richland Hills' Hometown with guided walking tours by city officials and developers of the program.

Oak Street, Roanoke, Texas

Roanoke, the "unique dining capitol of Texas" has had stellar infill growth through the recession and continues its civic mixed-use development surrounding the new City Hall.

Reinvention of an old-west linear main street to a walkable urban downtown. Roanoke's success through the recession has allowed them to don the self-proclaimed title of "Unique Dining Capitol of Texas." Over the last 10 years of implementation, City staff, council and local developers have reshaped this city of 8,000 people to become a regional contender in the DFW Metroplex.

Lakeside DFW, Flower Mound, Texas

Flower Mound's Lakeside DFW is a long-awaited implementation of a New Urbanist plan that showed the potential of the site, mixing uses guided by market demand in the area, and producing quality small lot housing close to the lakefront.

A TND adjacent to Lake Grapevine in Flower Mound, Texas. Its design and mix of uses and intensity was able to successfully be developed in a community otherwise adverse to any density. Providing housing types ranging from single-family detached up to high-rise condos, this place has integrated modern amenities and traditional conveniences in a fun atmosphere

Hometown, North Richland Hills, Texas

A Traditional Neighborhood Development in the mid-cities of the DFW Metroplex. This development is well into its newest phases which feature smaller lot products and higher density mixed-use housing.

NOTES:

Panel Session: Administrators in Practice

Session Notes:

The first session in a three-part series will begin with those that are in the position to administer form-based codes from a municipal position. We will hear from these individuals from different municipalities about their trials in how to administer these codes and what some of the creative lesson-learned have been to bring local developers on to build better in these design districts, how they have dealt with new communities complaining about the by-right entitlements after they move in, and how new council members deal with learning what a form-based code is and why it matters.

Your notes:

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NOTES:

Presentation: Near Southside/South Main Village

Session Notes:

The Near Southside was created nearly 3 decades ago to develop a stable neighborhood around the growing medical employers in the area. Since then it has added 5 new hospital and medical brands to the area and some of the coolest new food and entertainment vendors in the City. This introduction will explain the history of the district, the role of the non-profit Near Southside Inc. and set the stage for the tour of South Main Village, the newest development node for mixed-use, multi-family, restaurants, and breweries.

Your notes:

NOTES:

Panel Session: Designers in Practice

Session Notes:

Building on the first panel program, the Designers in Practice will focus on urban design and architecture practitioners that deal with the balance of their client's goals and objectives, while navigating the administrative process of the design districts.

Your notes:

[illegible]

NOTES:

Presentation: What is the Value of a Lifestyle Experience? A comparison of traditional and conventional neighborhood patterns near Louisville, KY

Session Notes:

What is the value of the lifestyle experience provided in a neighborhood? Factors such as architecture, street design, lot layout, and available land uses impact the experience of residents and the value of their homes. This paper compares home prices of three adjacent neighborhoods with varying development patterns near downtown Louisville, Kentucky, and shows that the neighborhood does matter to the home price. It also explores possible factors within neighborhoods that impact the home price.

Your notes:

NOTES:

Keynote: The Economic Benefits of Form-Based Codes: Promoting Economic Development Through Walkable Urbanism with Marta Goldsmith, Executive Director of Form-Based Codes Institute

Session Notes:

A growing chorus of research demonstrates significant economic benefits of walkable, mixed-use neighborhoods. One of the most successful tools to promote walkable urbanism is the utilization of form-based codes (FBCs), which guide development in a manner that focuses on quality of place, resulting in increased economic performance as compared to traditional zoning practices.

Learn about the latest research being conducted by the Form-Based Codes Institute as they study economic performance of FBCs. The study will include four case studies in different parts of the country and different settings. Each case study includes a pair of comparable locations in the same jurisdiction – one with a form-based code and one without. Both quantitative and qualitative analysis will reveal whether the economics are better in places regulated by an FBC.

About FBCI:

The Form-Based Codes Institute (FBCI) is a program of Smart Growth America that uses education, technical assistance, outreach, and research to promote the understanding and use of form-based codes as a means to promote places that are healthy prosperous and resilient. FBCI offers a three-course curriculum and webinars for planning and development practitioners that range from the basics of form-based codes to the intricacies of implementation. The program also provides expert technical assistance through its Codes for Communities program and recognizes exemplary codes annually with the Richard H. Driehaus Form-Based Codes Award. A wealth of information can be found on FBCI's website, including a searchable collection of high-quality form-based codes in the Library of Codes, Standards of Practice, and a model RFQ.

NOTES:

Your notes:

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Panel Session: Builders in Practice (Sponsored & Moderated by James Hardie)

Session Notes:

The third part of the ongoing discussion, focusing on the builder working within form-based districts, this session is sponsored and moderated by our friends at James Hardie, with an emphasis on design standards and why allowing more flexibility through form-based can create a better built environment.

Your notes:

NOTES:

Presentation on Tours: Cultural District; Mixed-Use

Session Notes:

A central neighborhood for design, housing the world-famous Kimball Art Museum, and many other cultural events venues. The neighborhoods have had a mixed-use zoning district allowing it to explore incentives for incorporating mixes of uses in buildings, focusing on providing walkable amenities and taking advantage of the scenery along the Trinity River. You will see the pros and cons of limited restrictions and why being able to say no, may be a better outcome for the long haul.

Your notes:

NOTES:

Delivering Community-Based Housing, Michael Hathorne

Session Notes:

The CNU Charter teaches us that, "neighborhoods should be diverse in use and population" and that "a broad range of housing types and price levels can bring people of diverse ages, races, and incomes into daily interaction, strengthening the personal and civic bonds essential to an authentic community." We have come to accept this as the gold standard for delivering community-based housing within the neighborhoods that we design and build. Have you ever asked yourself WHY this is important?

Mike Hathorne spent nearly a decade working for the LDS Church within their investment real estate entities. During that time, he was part of a multi-year study which was undertaken to understand the relationship between housing and its impacts on the community. Mike will share the lessons learned from that work in this session so that we can all better understand the importance of implementing a diverse mix of housing within the communities that we design and build.

Your notes:

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