

PANTHER ISLAND

VISION & STRATEGY

March 5, 2024



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KK
STRATEGIES

A RENEWED VISION AND DEVELOPMENT STRATEGY

An unprecedented partnership of public and nonprofit entities have come together to update the vision and strategy for the implementation of Panther Island.

PUBLIC SECTOR & CIVIC PARTNERS

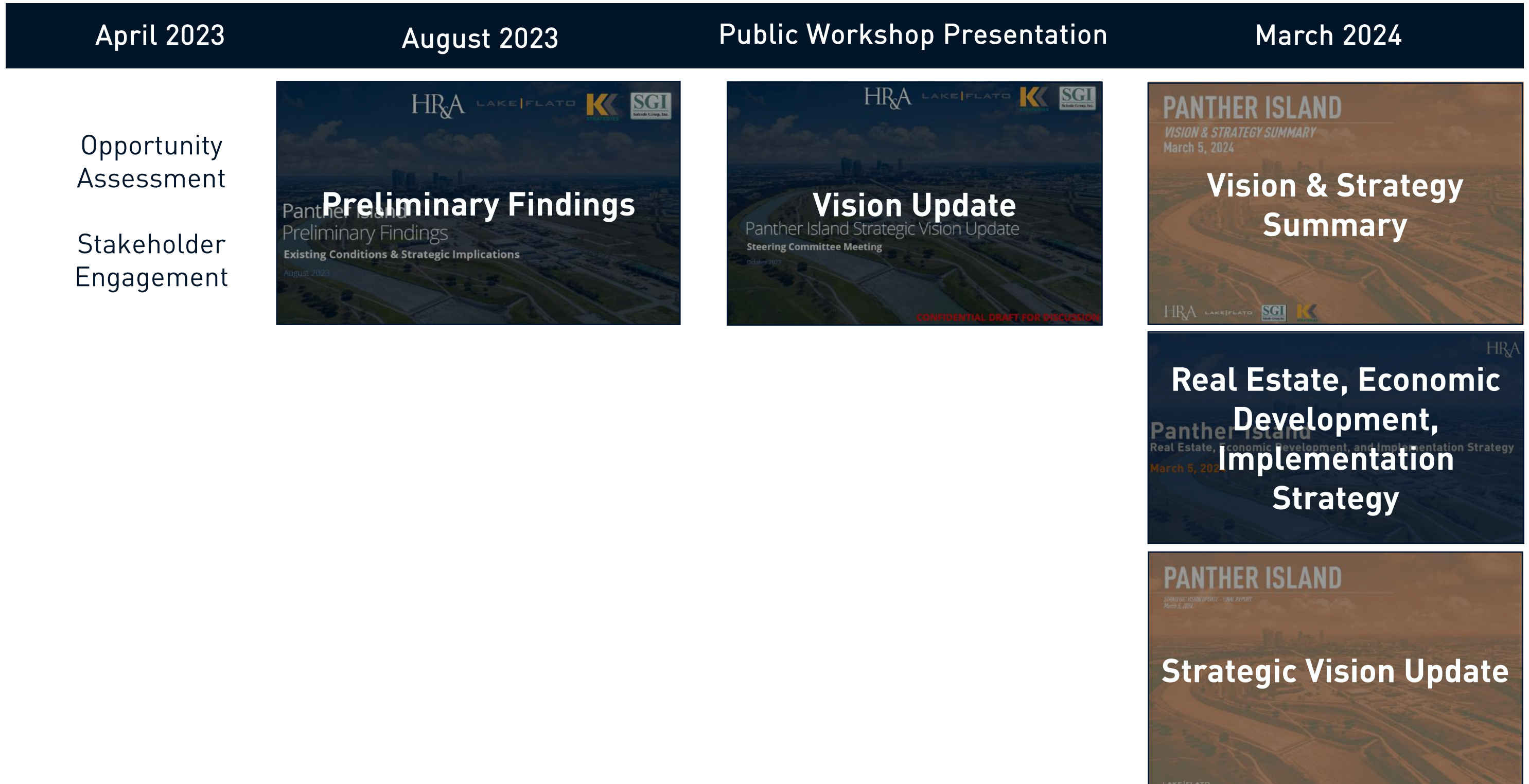


CONSULTANT TEAM



OUR ASSIGNMENT





Over the last year, the team has focused on a planning framework, a real estate and economic development strategy, and an implementation roadmap to advance the future redevelopment of Panther Island.

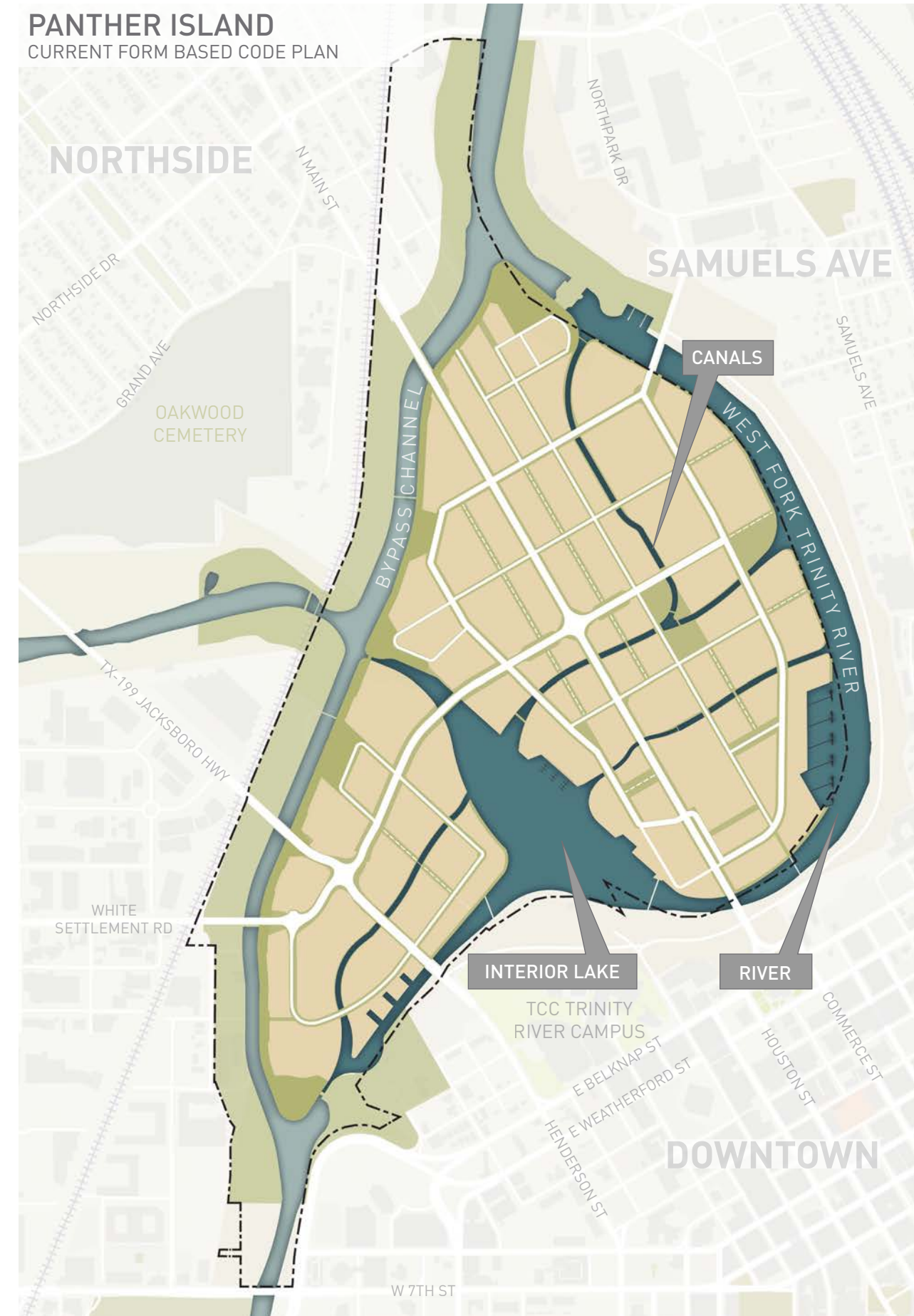
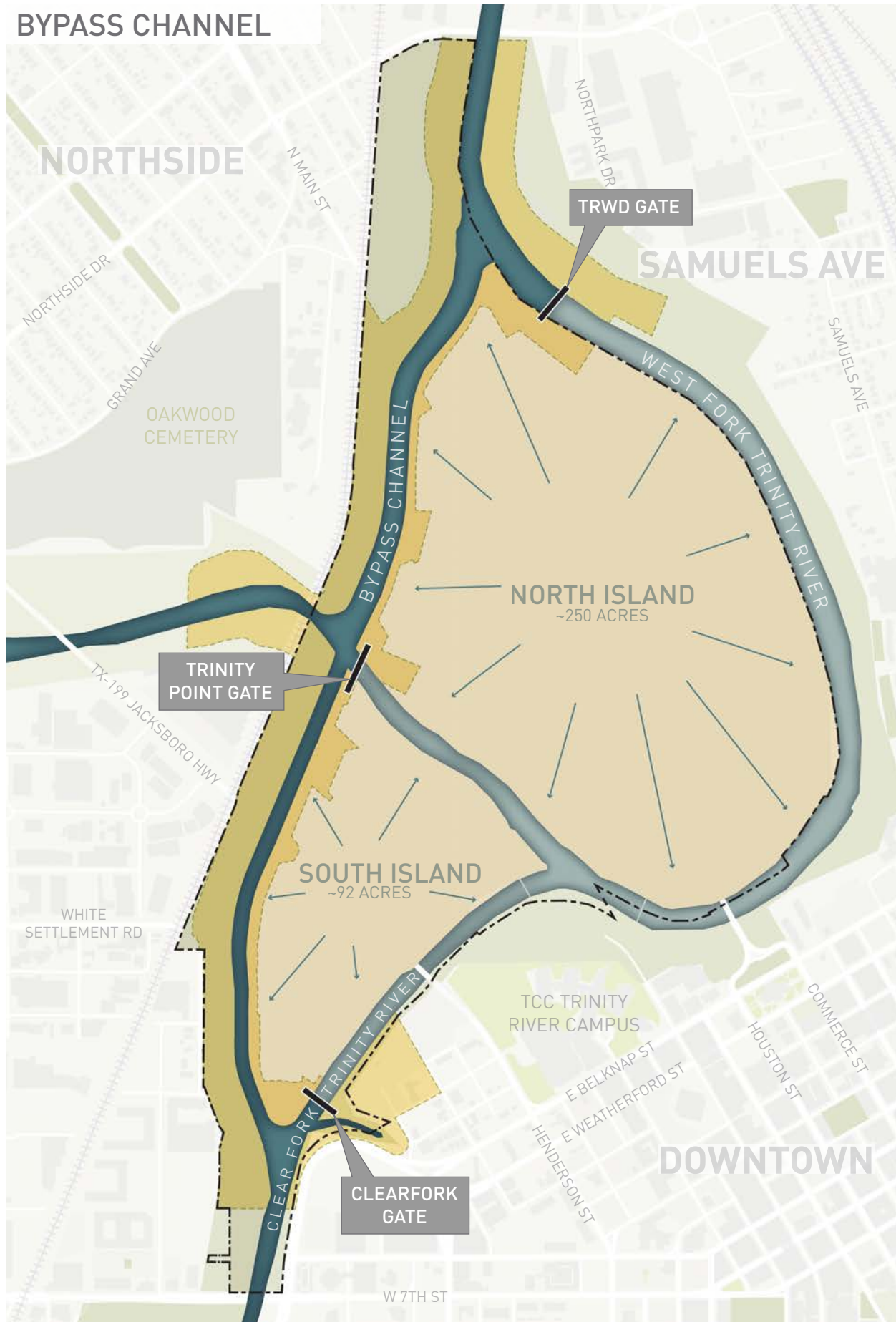


TWO SEPARATE PROJECTS & FLOOD PROTECTION - BYPASS CHANNEL & PANTHER ISLAND

PAST VISIONS & FLOOD PREVENTION

There are two distinct flood protection systems that affect Panther Island. The first is the larger regional flood protection project that is promoting the construction of the Bypass Channel and flood isolation gates, which allow the removal of levees. The second is the flood prevention system internal to Panther Island - the river, canals, and interior lake which help capture internal runoff. Once a major flood event is detected, the bypass channel floodgates close and route all regional floodwaters away from the district. Simultaneously, the canals capture runoff from Panther Island and direct it to the interior lake and river which hold this stormwater until it can be discharged. The purpose of the canals is to act as a district-wide storm water system internal to Panther Island; they are not intended for larger flood water storage.

-  ISOLATION GATE
-  EXTENTS OF USACE/ BYPASS CHANNEL PROJECT UPON COMPLETION
-  ADJACENT GREEN SPACE
-  GREEN SPACE ON PANTHER ISLAND

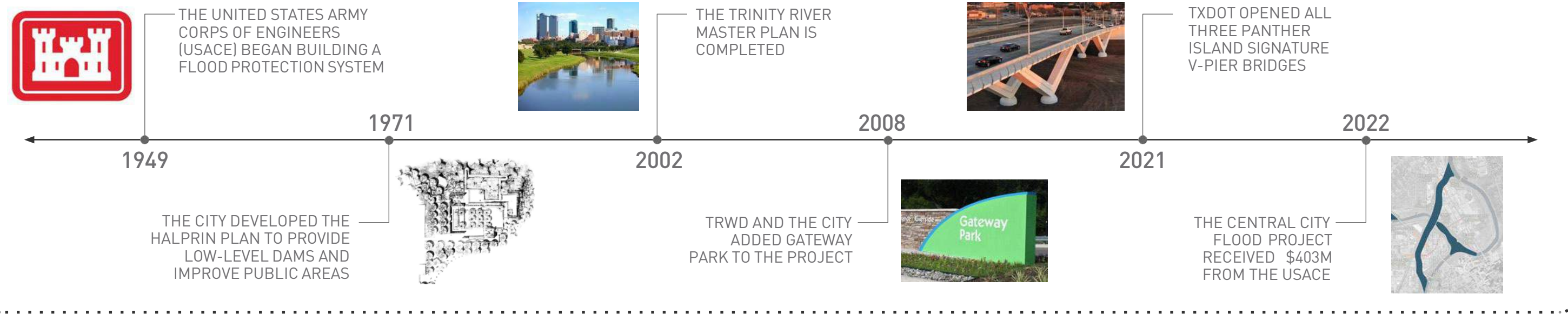


PARTNERS' VISION

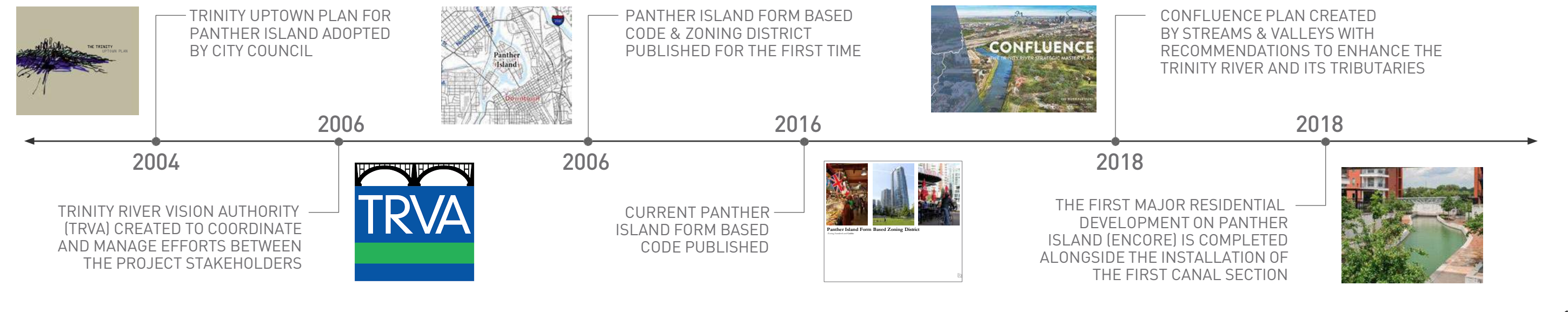
PAST VISIONS & FLOOD PREVENTION

Federal infrastructure investment and alignment of public partners' has created momentum to reinvigorate the partners vision for a transformed mixed-use district of regional importance.

CENTRAL CITY FLOOD PROJECT TIMELINE



PANTHER ISLAND PROJECT TIMELINE



THE OPPORTUNITY

This is a once-in-a-generation city-building opportunity for Fort Worth to leverage the unprecedented benefits of scale, location, and connectivity that Panther Island can provide.



PUBLIC & STAKEHOLDER ENGAGEMENT

A variety of engagement approaches allowed the team to collect important input from key stakeholders and the broader public, with a focus on the communities on and surrounding Panther Island who may be most impacted by the development.

20+ CONVERSATIONS WITH STAKEHOLDERS

7+ STEERING COMMITTEE MEETINGS

6 NEIGHBORHOOD-FOCUSED AND CITYWIDE PRIORITY-SETTING WORKSHOPS

130 ATTENDEES FOR PUBLIC MEETINGS

110 SURVEY RESPONDENTS

FORT WORTH REPORT CANDID CONVERSATION PANEL

BREAKFAST WITH REAL ESTATE COUNCIL OF GREATER FW AND URBAN LAND INSTITUTE



THEMES FROM STAKEHOLDERS:

INCLUSION
& REPRESENTATION

BALANCE AUTHENTICITY
& UNIQUENESS

ACCESSIBILITY
& PARKING

RETAINING & IMPROVING
TRAILS & PARKS

EQUITABLE ECONOMIC OPPORTUNITY

EMBRACING WATERFRONT
& WATER ACTIVITIES

GUIDING PRINCIPLES

01

A ONE-OF-A-KIND WATERFRONT DISTRICT NESTLED IN THE TRINITY RIVER

The development of Panther Island will be an unprecedented transformation of a large growing city. Levees will be removed, and a resilient, vibrant, and water-oriented district will take their place. The transformation will restore the public's access to the river and create a new channel, lakes, and canals, enabling a wide variety of waterfront experiences and development opportunities.

02

A HAVEN OF DIVERSE PARKS, GREEN SPACES, AND EXPERIENCES AROUND EVERY CORNER

Panther Island will be home to numerous green spaces with distinct sizes, identities, and programs, connected to one another by trails, canals, and walkable streets. Along the river, Panther Island will bring Fort Worth its first urban, highly-programmed waterfront open space that will be a gathering place for the city and region.

03

A MIXED-USE NEIGHBORHOOD DESIGNED TO BUILD COMMUNITY

Panther Island will be Fort Worth's first purpose-built district for dense, urban, pedestrian-friendly living. Characterized by walkable streets, inviting buildings, and a diverse mix of uses that energize the district, this will be a place that's built for people first and foremost. Panther Island will have office, residential, and commercial spaces, with an emphasis on opportunities for small businesses and cultural institutions, and abundant green space and recreational facilities. The district framework will foster a sense of connection and discovery, offering access to nature, culture, community, and play.

04

A DESTINATION CONNECTING AND COMPLEMENTING VIBRANT SURROUNDING NEIGHBORHOODS

Panther Island will become a place people come to, instead of just passing through. Panther Island will connect and complement Downtown, the Cultural District, the Stockyards, and Northside by offering synergistic uses and honoring the look and feel of the surrounding neighborhoods. The island will add to the energy of Downtown Fort Worth by seamlessly connecting surrounding neighborhoods via the reimagined road network, pedestrian bridges, robust mobility and transit access, and distributed open space network, and drawing new residents, businesses, and visitors to the core of Fort Worth.

05

A CELEBRATION OF FORT WORTH'S DIVERSE COMMUNITIES AND HERITAGE

Panther Island will celebrate the cultural richness and diversity of Fort Worth, showcasing and supporting the arts, culture, and cuisine of legacy communities such as Northside, while welcoming diverse newcomers and influences. The history of the island's industries and communities will be visible in signage, structures, and public art throughout the district, honoring the past as an authentic foundation for growth. With accessibility a core feature of all amenities, the island will be a place for everyone to enjoy.

06

AN ECONOMIC DRIVER SUSTAINING THE RAPID GROWTH OF FORT WORTH

The development of Panther Island is a unique collaboration of public and private investment unparalleled among comparable U.S. cities. Panther Island's size, proximity to downtown, and the abundance of public land create a rare opportunity to utilize public land to channel private investment. That investment will build an inclusive community and intensify the economy, attracting high-paying jobs and opportunities for residents. The development will bolster Fort Worth's ability to compete on the regional and national stage to attract and retain talent. Panther Island will not only help capture the rapid population growth of Fort Worth but build the economic opportunity and amenities to sustain it.

LAND OWNERSHIP - PUBLIC VS PRIVATE

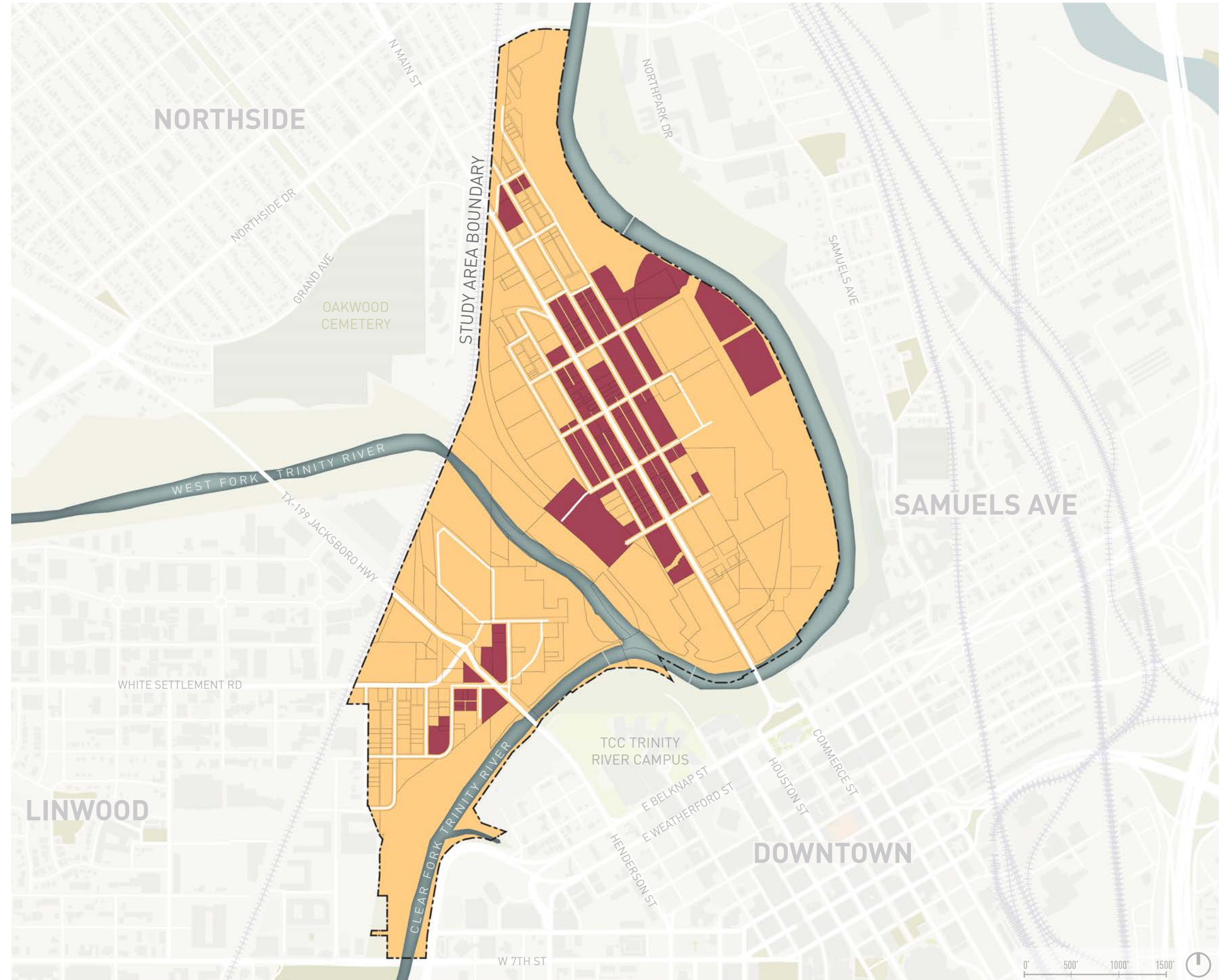
EXISTING CONDITIONS

74 ACRES (14%) PRIVATE LAND

Land held in study area by various private owners - both larger entities and individuals

383 ACRES (75%) PUBLIC LAND*

Land held in study area by TRWD, the City of Fort Worth, TCCD, and Oncor
This does not include land dedicated as public ROW (11%)



*These land ownership metrics apply to the study area and include all land within that boundary including street R.O.W. and water surface area. These should not be used as a measurement of developable area.

OVERALL URBAN DESIGN FRAMEWORK

**DISTRIBUTED OPEN SPACE NETWORK
WITH 14 PUBLIC SPACE OFFERINGS**

**CONTINUOUS PUBLIC WATERFRONT
ACCESS**

**A WALKABLE AND CONNECTED
PEDESTRIAN ENVIRONMENT**

**EFFICIENT & CONNECTED ROAD
NETWORK STRENGTHENING URBAN GRID**

ACCESS TO EFFECTIVE BIKE ROUTES

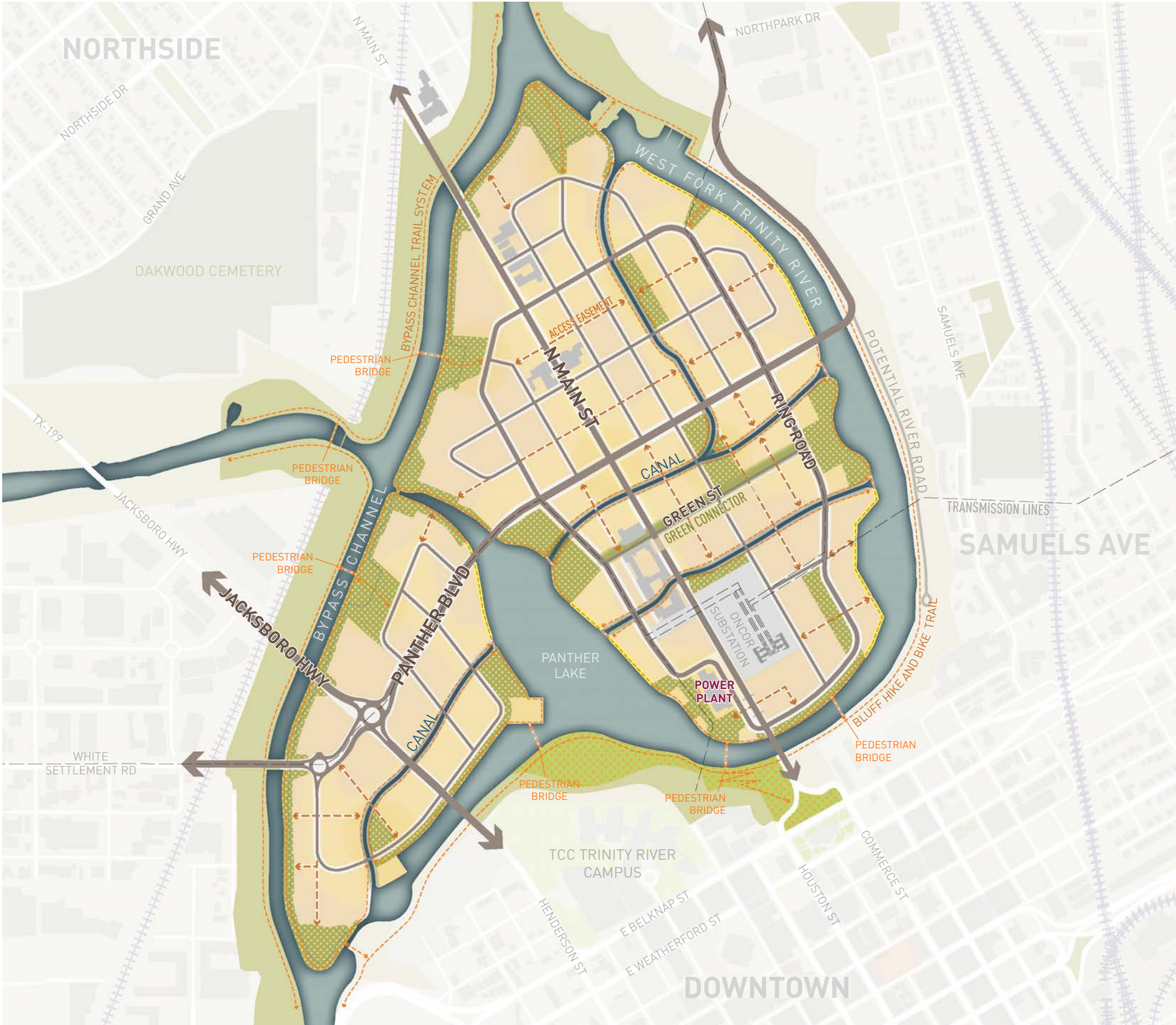
ROBUST PUBLIC TRANSPORTATION

**193 ACRES OF PUBLIC & PRIVATE
DEVELOPABLE LAND**

**INTIMATE & ACTIVE CANALS WITH
DISTRICT STORMWATER STRATEGIES**

LEGEND

- DEVELOPABLE PARCEL
- PEDESTRIAN ROUTE
- ACCESS EASEMENT
- INTERNAL PANTHER ISLAND PUBLIC SPACE
- DOWNTOWN ADJACENT PUBLIC SPACE
- TRANSMISSION LINES
- WATER BODY
- ROAD
- ADJACENT GREENSPACE



OPEN SPACE NETWORK - BIG IDEAS

MAXIMIZE VALUE THROUGH DISTRIBUTED OPEN SPACE NETWORK

Leverage value of public space while creating nodes of identity and activity with multiple unique programs, experiences, typology, and scale across the district to cater to various users and community needs. Proposed vision includes 14 distinct public spaces and 15% of land dedicated to open space across Panther Island.

SIGNATURE RIVERFRONT PUBLIC SPACES

One-of-a-kind opportunity for the City of Fort Worth to provide a network of active urban waterfront parks surrounding downtown.

PUBLICLY ACCESSIBLE WATERFRONT

Continuous connectivity along the water front through various engaging open space experiences like parks, plazas, promenades, boardwalks and marinas, promoting a sense of discovery.

A PHASED IMPLEMENTATION

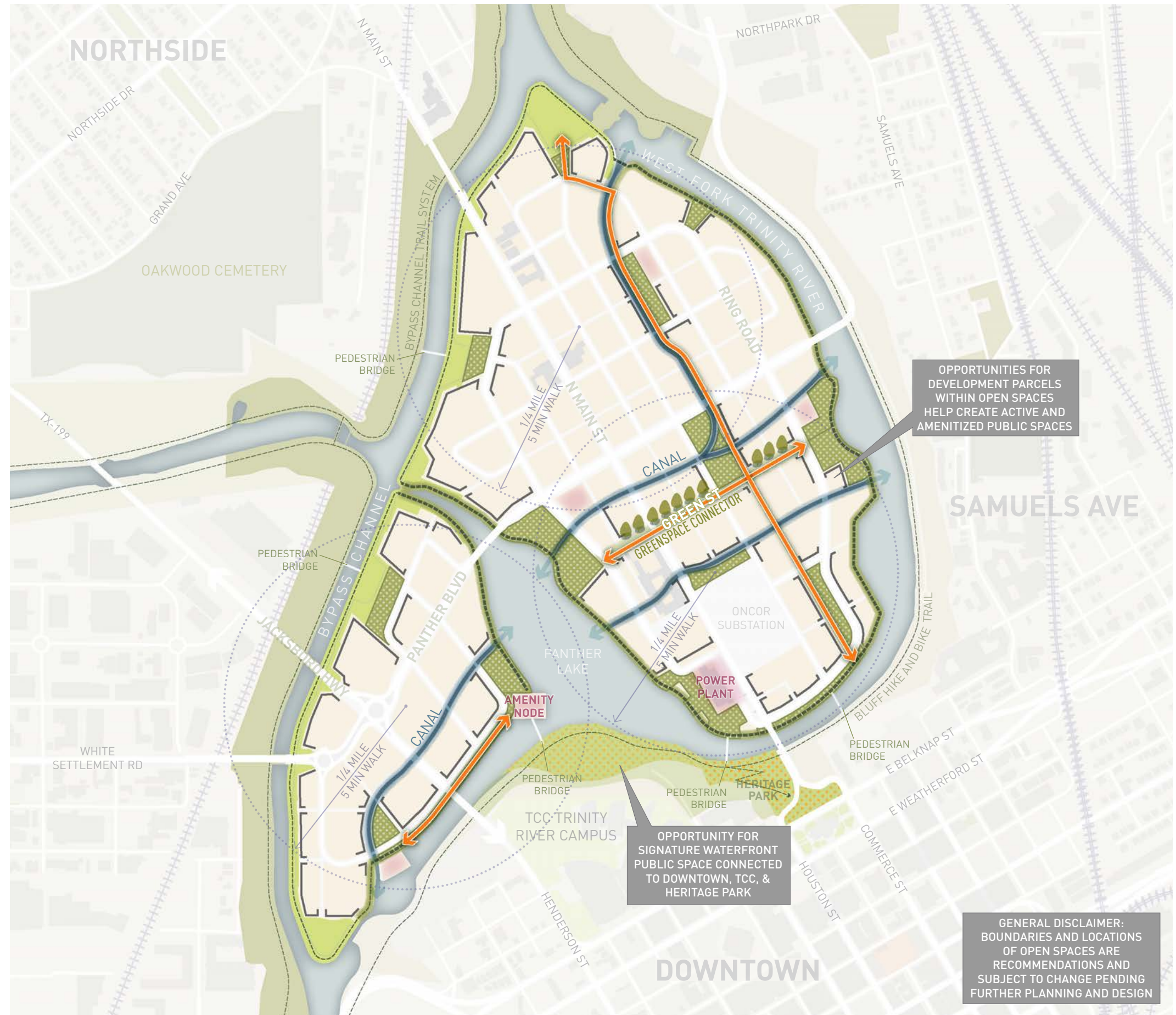
Benefits of a distributed open space network facilitate a phased implementation strategy as finances are available and development occurs.

INTERCONNECTED PUBLIC SPACE SYSTEM

Location of open spaces are all within a 5-minute walk with various linkages through streets, canals, trails, and pedestrian connections.

ENGAGEMENT WITH RIVER & CANALS

Multiple opportunities to interact with the river, interior lake, and canals as a unique experience only offered to Panther Island.

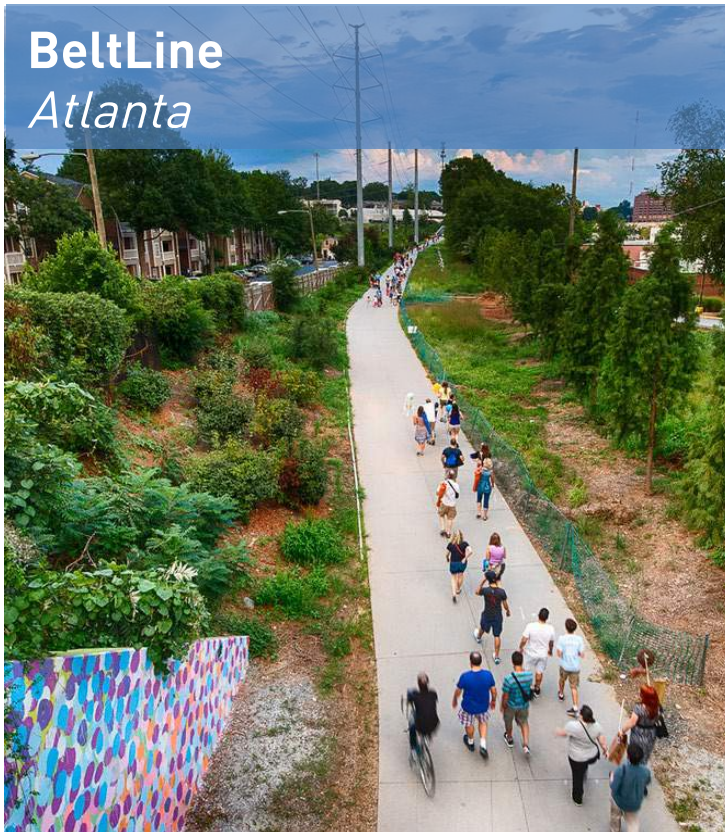


OPEN SPACE NETWORK - CHARACTER & EXPERIENCES



OPEN SPACE VALUE CREATION

Distributed parks, trails, and public spaces will not only provide a base of amenities, but will also drive meaningful real estate value premiums and overall development feasibility and absorption.



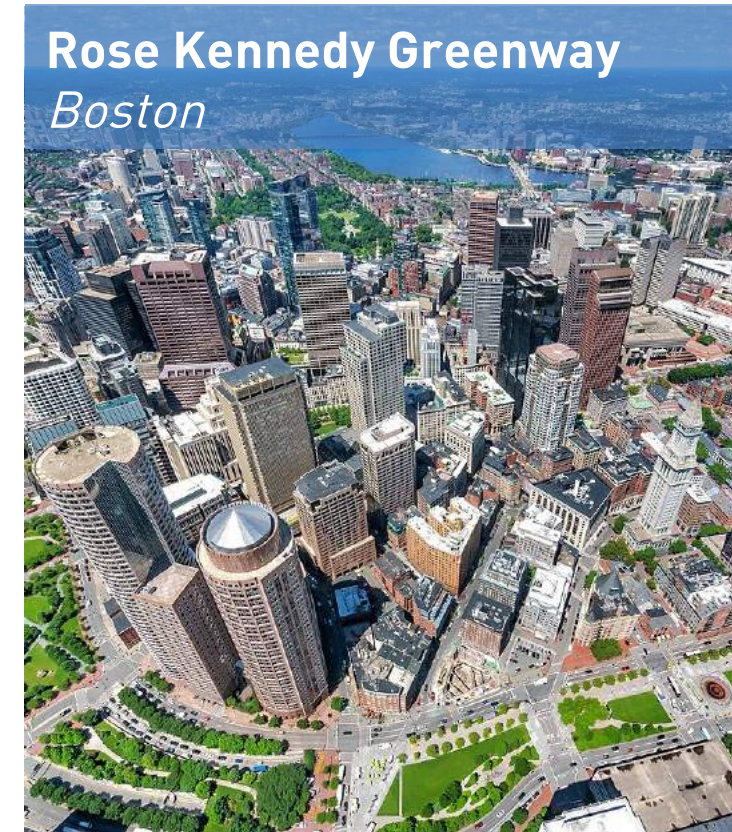
BeltLine
Atlanta

40-60%
value premium
on trail-adjacent blocks



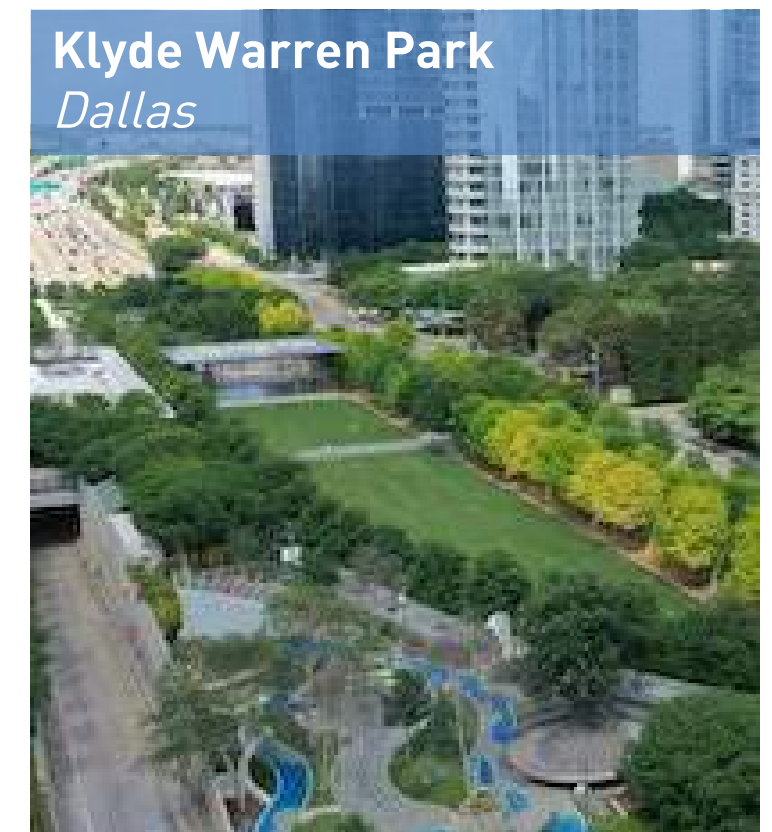
Monon Trail
Indianapolis

30-40%
value premium
on trail-adjacent blocks



Rose Kennedy Greenway
Boston

50-90%
value premium
within ¼-mile radius



Klyde Warren Park
Dallas

40%+
value premium
on park-adjacent blocks

WATERFRONT CONDITIONS - BIG IDEAS

PUBLICLY ACCESSIBLE WATERFRONT

Provide continuous waterfront connectivity by offering diverse open space experiences such as parks, plazas, promenades, boardwalks, and marinas, promoting a sense of discovery and providing exclusive opportunities to interact with the river, interior lake, and canals.

INTIMATE & ACTIVE CANALS

Various opportunities for a mix of private, semi-public, and public building and open space programs to engage the canals across the island and provide an authentic experience exclusive to Panther Island.

CANAL LINKAGES & DISTRICT STORMWATER STRATEGIES

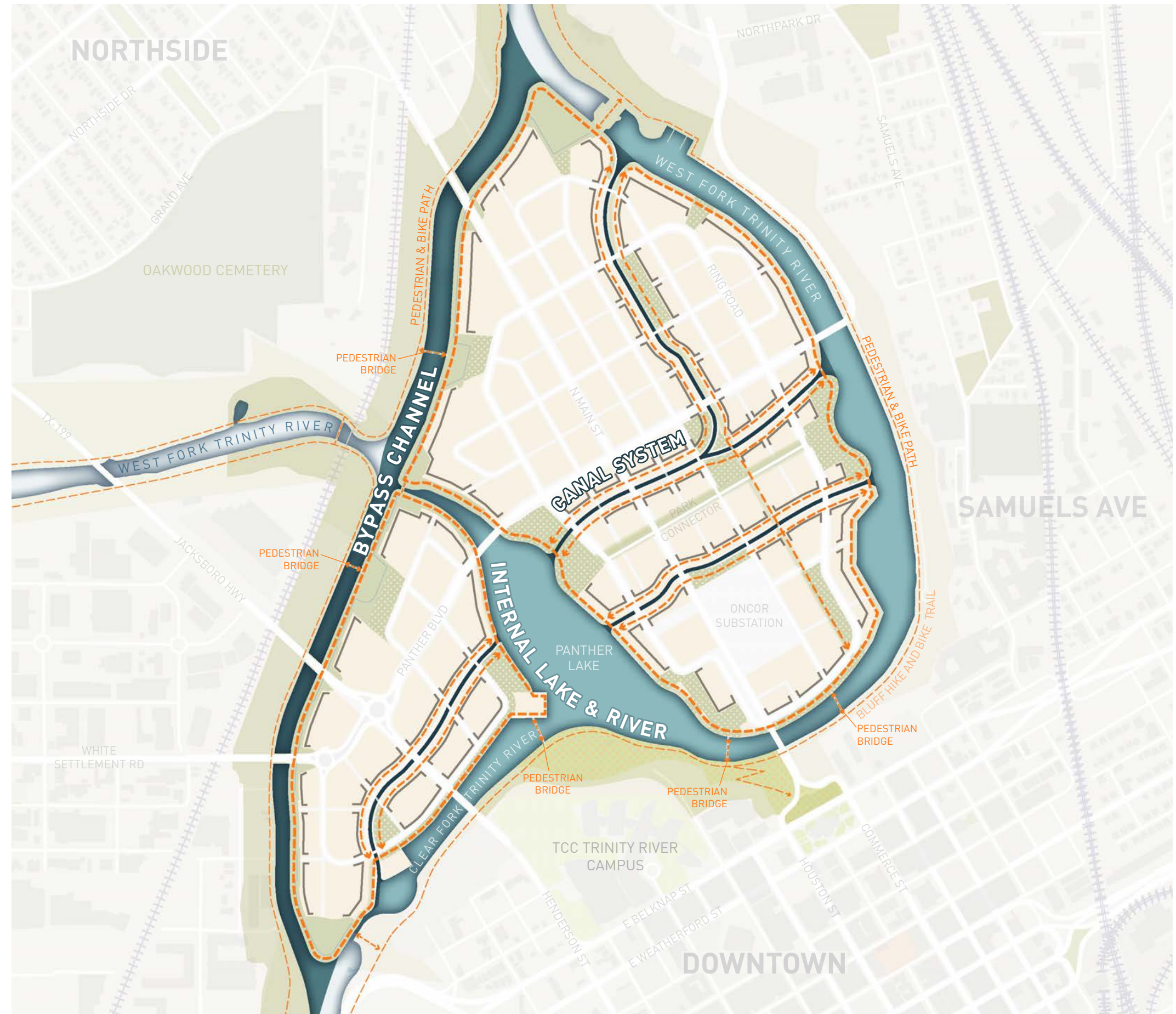
The canals serve as linear pedestrian spines, simultaneously functioning as stormwater retention systems, while providing distinctive waterfront experiences that enhance connectivity, access, and fulfill infrastructure requirements throughout the district, linking open spaces and the riverfront.

DESTINATION INTERIOR "PANTHER LAKE"

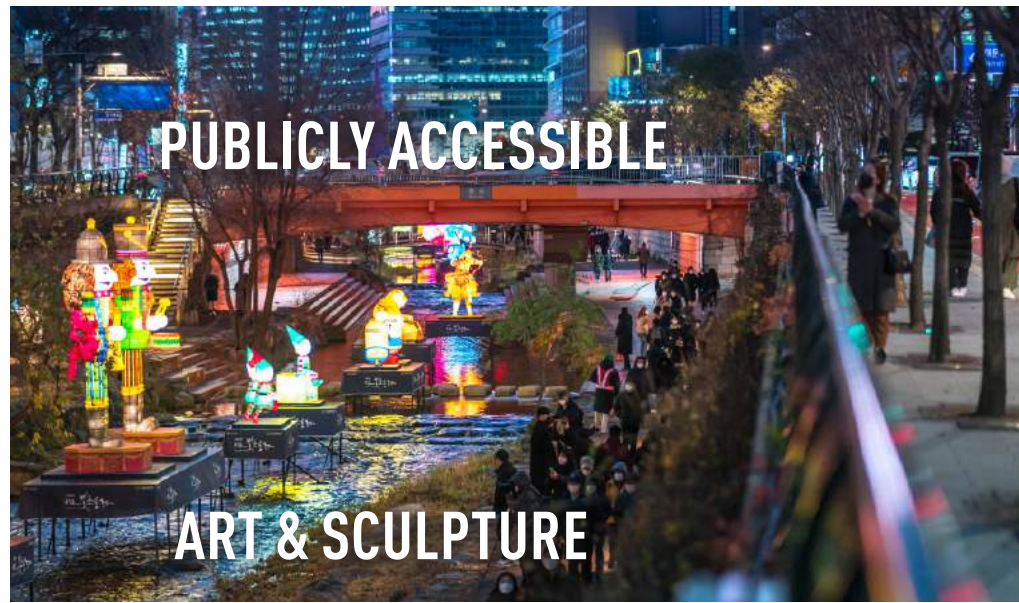
One-of-a-kind opportunity to provide a large water body adjacent to downtown Fort Worth that becomes a regional attraction for water-based activities, engagement, and visually captivating attractions.

BYPASS CHANNEL & PARKS

Open space offerings on both sides of the bypass channel provides an opportunity to connect to adjacent neighboring districts and Panther Island. Public realm spaces include a large linear greenspace along the western levee edge and an urban promenade along Panther Island eastern edge connecting several pocket neighborhood parks.



WATERFRONT CONDITIONS - CHARACTER & EXPERIENCES



ROAD NETWORK - BIG IDEAS

MORE EFFICIENT & CONNECTED ROAD NETWORK WITH HIERARCHY OF STREETS

Re-routing select roadways to promote a more seamless and interconnected network across the district and to surrounding neighborhoods. Provide various street typologies with a goal of putting pedestrians first and creating safe, engaging, and intimate street environments and experiences.

A TRANSIT-MINDED TEXAS MAIN STREET

Opportunity to create an authentic Texas Main Street with high capacity transit in mind.

'GREEN STREET' @ 4th STREET

Unique shopping & dining street with tree alley promenade connecting major east-west greenspaces together.

REIMAGINED EAST-WEST PANTHER BLVD

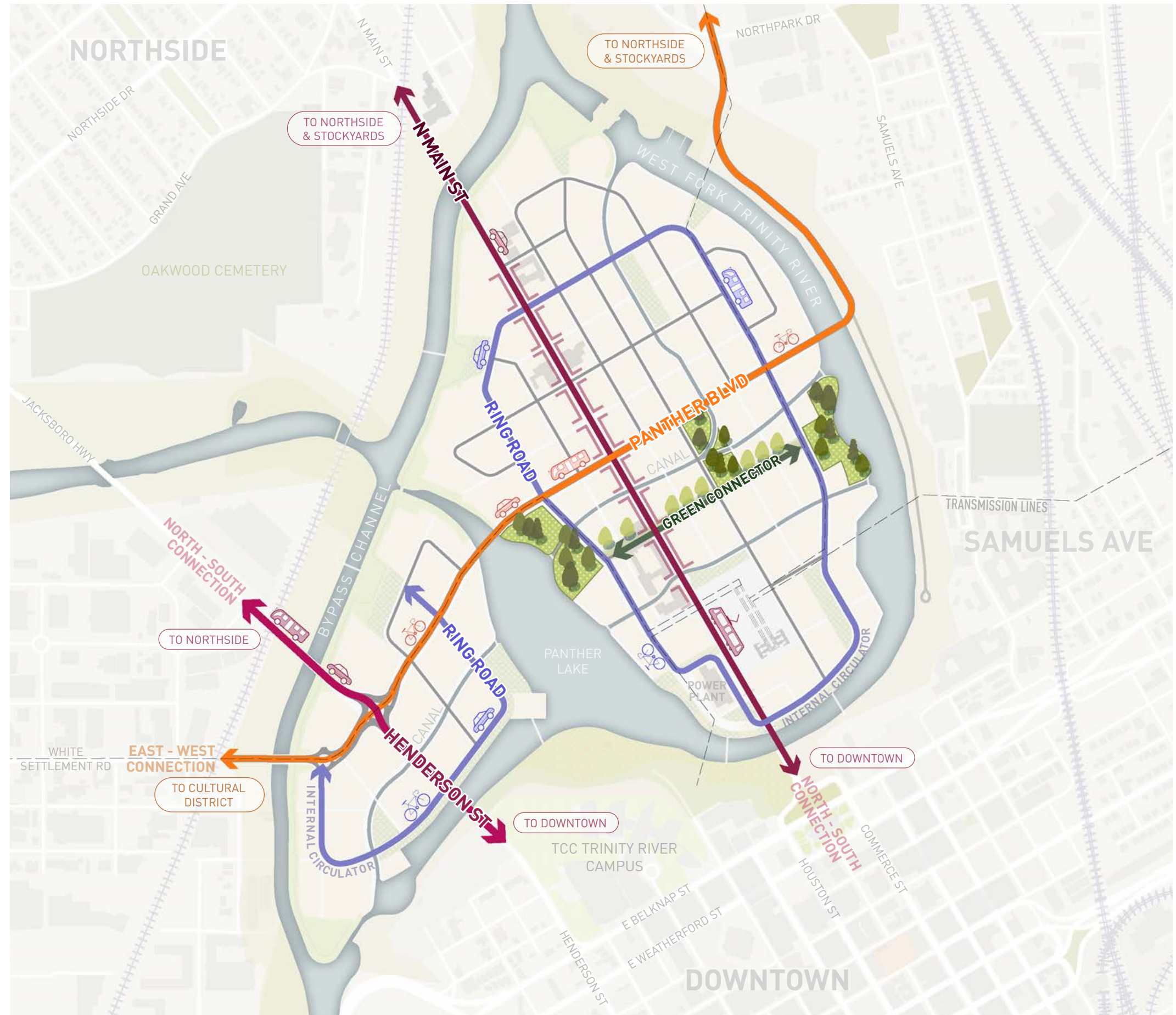
A relocated urban boulevard efficiently connecting north and south islands together with its surrounding neighborhoods.

INTERNAL RING ROADS

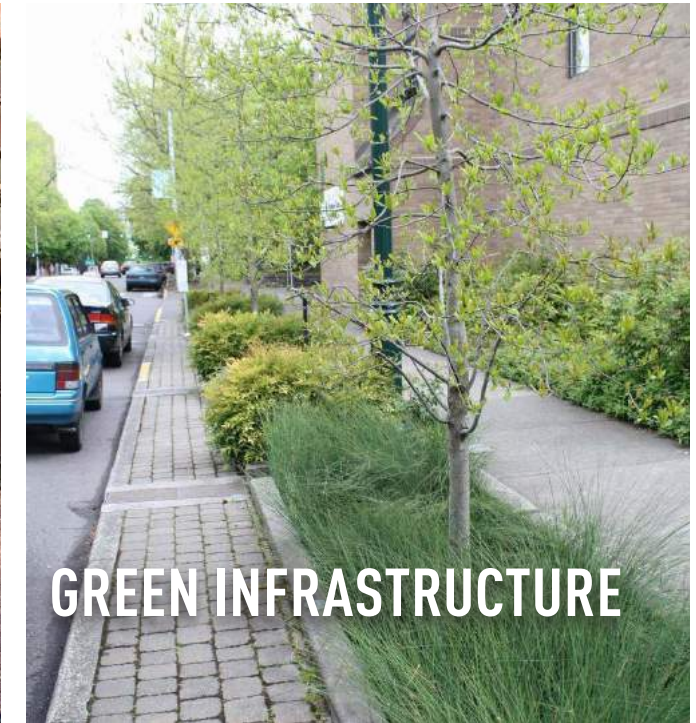
Promotes connectivity internal to north & south island with access to riverfront open spaces and opportunities for mobility.

PEDESTRIAN & MOBILITY ORIENTED STREETS

Streets are designed for people with comfortable sidewalks, adequate tree planting, street parking, and ability to provide bike and transit access.



ROAD NETWORK - CHARACTER & EXPERIENCES



TRANSIT NETWORK - BIG IDEAS

A TRANSIT ORIENTED DEVELOPMENT

An equitable, compact, walkable, pedestrian-oriented, mixed-use community centered around high quality and capacity public transportation.

N-S-E-W CONNECTION TO SURROUNDING NEIGHBORHOODS

Multiple transit options through buses, high capacity transit, and mobility loops increase connectivity to and from the district and adjacent communities.

HIGH CAPACITY TRANSIT OPTION

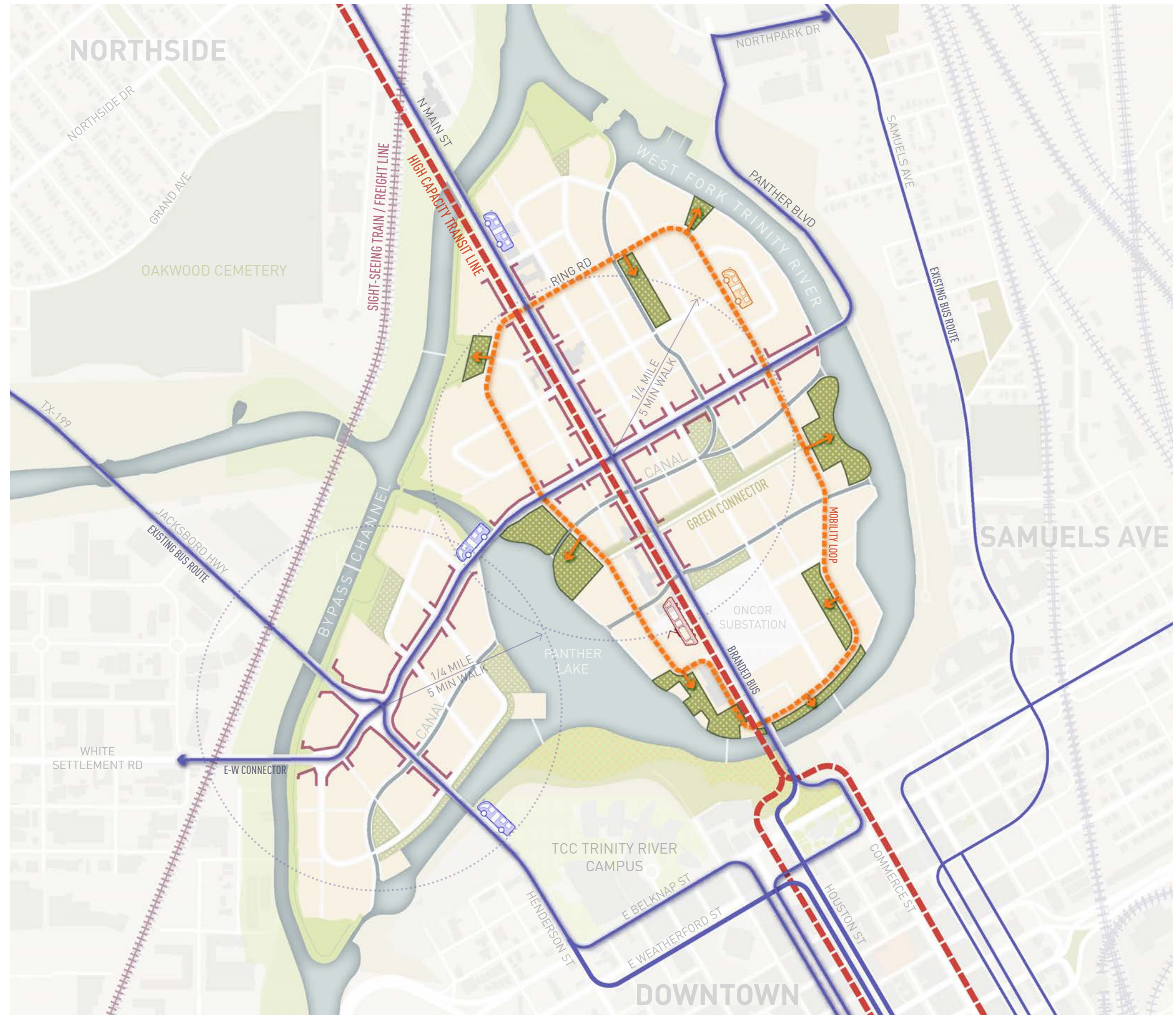
Opportunity to provide a high capacity transit spine running north-south from Downtown to Stockyards and Northside Station along North Main St. or parallel corridor, to be determined through a future alternative analysis.

MOBILITY CIRCULATORY

Promote public transportation connectivity internal to the north island community with access to riverfront open spaces.

RE-BRANDED ROUTE 15 BUS LINE

Current plans by Trinity Metro to re-brand the Route 15 bus line aesthetically to encourage use and clear route destination from Downtown to the North along N Main Street.



TRANSIT NETWORK - CHARACTER & EXPERIENCES



BRANDED BUSES



BUS RAPID TRANSIT



MULTI-MODAL ACCESS



BIKE STATIONS



AUTONOMOUS TRANSIT

MOBILITY CIRCULATOR



TRANSIT BOULEVARD



LOCAL CULTURE

TROLLEY



HIGH CAPACITY TRANSIT

PEDESTRIAN FRIENDLY STATIONS

PEDESTRIAN NETWORK - BIG IDEAS

A WALKABLE & PEOPLE SCALED DISTRICT

A human scaled district with core values of accessibility and inclusion connected through streets, canals, and pedestrian corridors with access to open space and waterfronts.

PUBLICLY ACCESSIBLE WATERFRONT

Continuous connectivity along the water front through various engaging open space experiences like parks, plazas, promenades, boardwalks and marinas, promoting a sense of discovery.

NORTH-SOUTH PEDESTRIAN SPINE

Unique pedestrian oriented corridor connecting north-south open spaces, downtown, TCC campus, and waterfront across on the north island with multiple experiences along various public spaces and canals.

MID-BLOCK CONNECTIONS

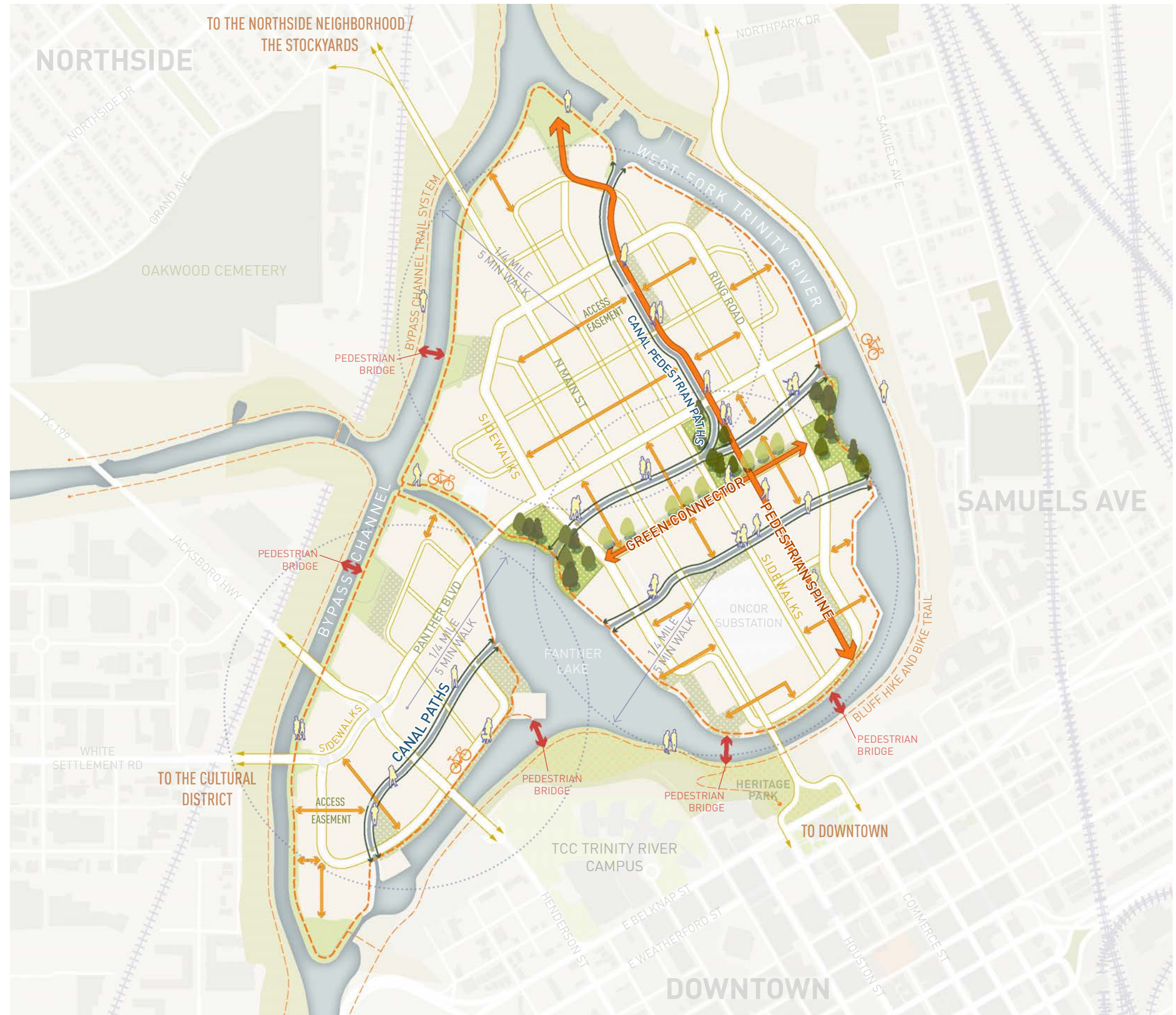
Promoting pedestrian scaled blocks by breaking down large block lengths by providing connectivity through alleyways, paseos, and pedestrian connections to better accommodate development.

CANAL & OPEN SPACE LINKAGES

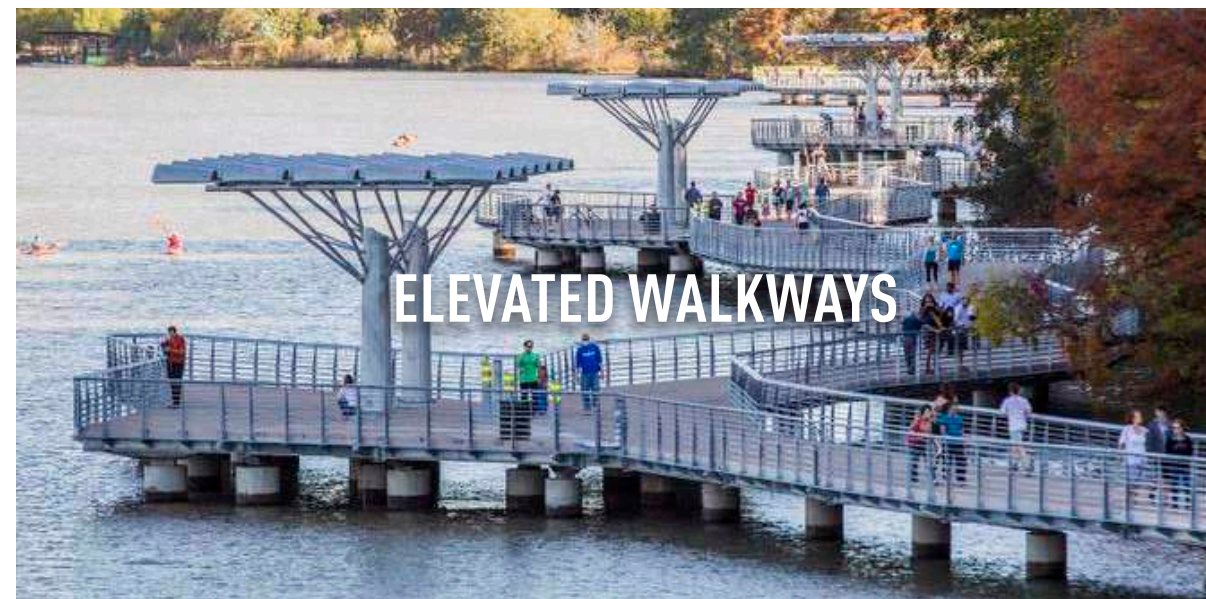
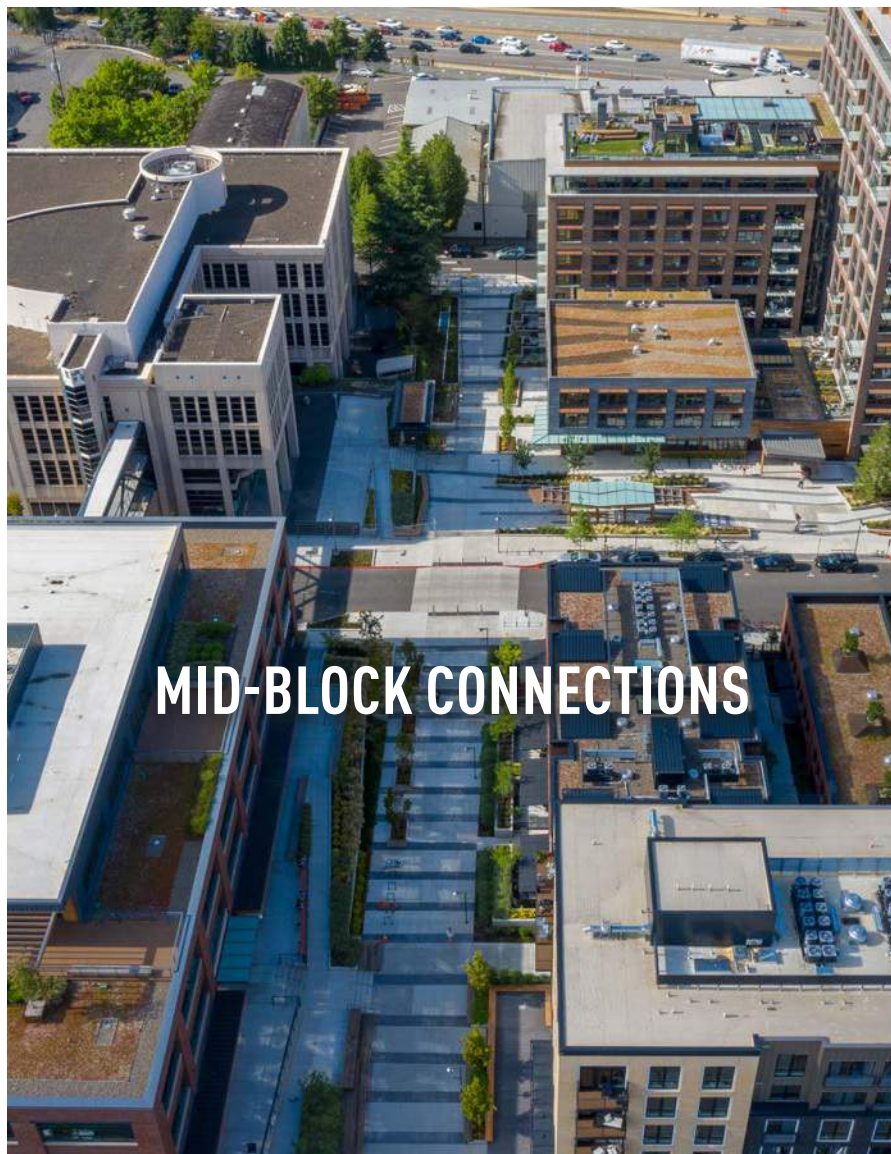
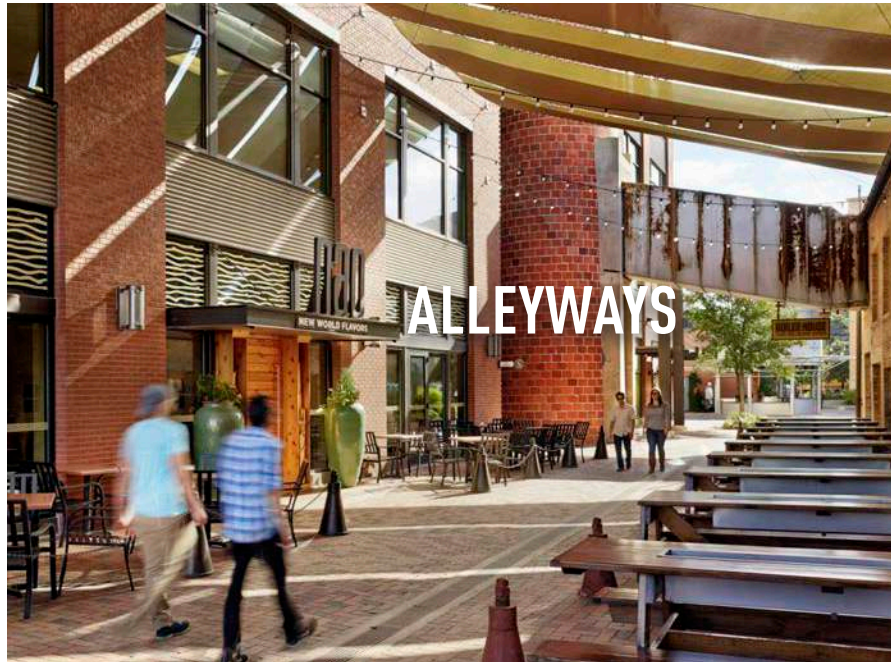
Canals act as linear pedestrian spines with unique waterfront experiences promoting connectivity and access across the district to open spaces and riverfront. 'Green Connector' is a tree alley promenade that provides an east-west pedestrian friendly connection to large riverfront open spaces.

PEDESTRIAN BRIDGES & ACCESS TO SURROUNDING NEIGHBORHOODS

Future pedestrian bridges promote access to Downtown and Northside community along the Bypass Channel riverfront greenspace.



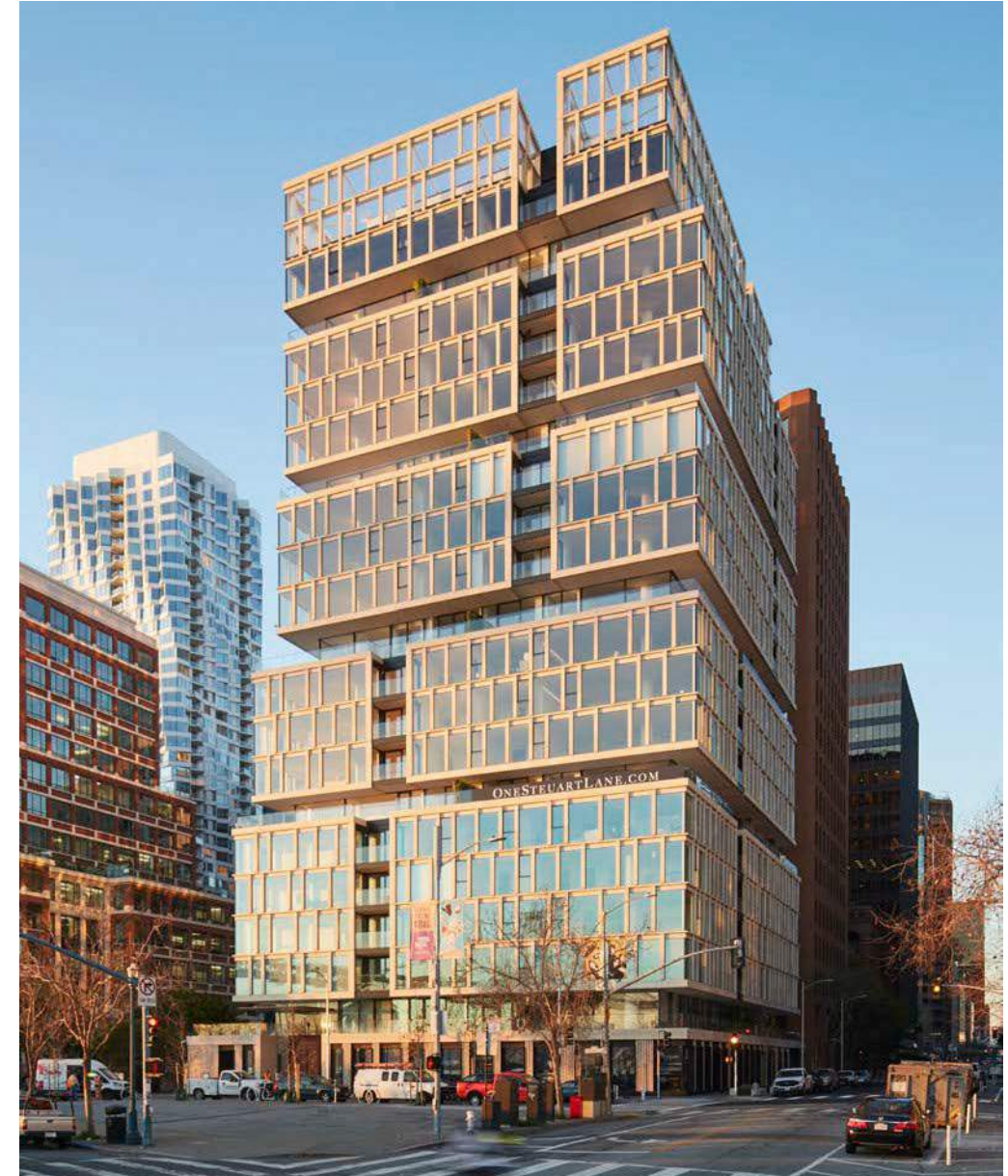
PEDESTRIAN NETWORK - CHARACTER & EXPERIENCES



PROGRAM & DENSITY ON PANTHER ISLAND

The island will feature a mix of:

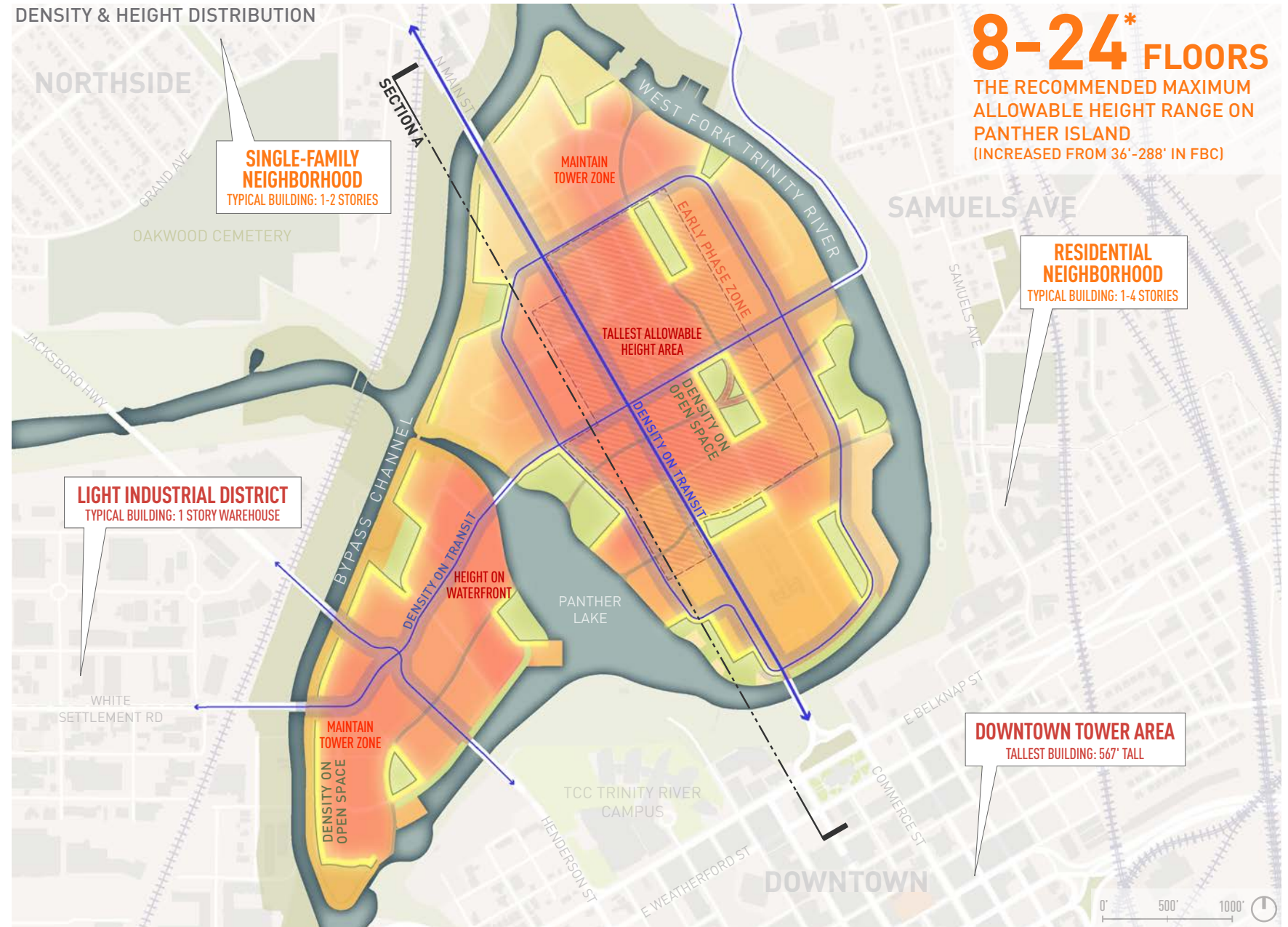
- Residences
- Offices
- Restaurants
- Stores
- Grocery
- Spaces for art
- Places for music
- Schools
- Gyms
- Libraries
- Other attractions and venues to foster activity



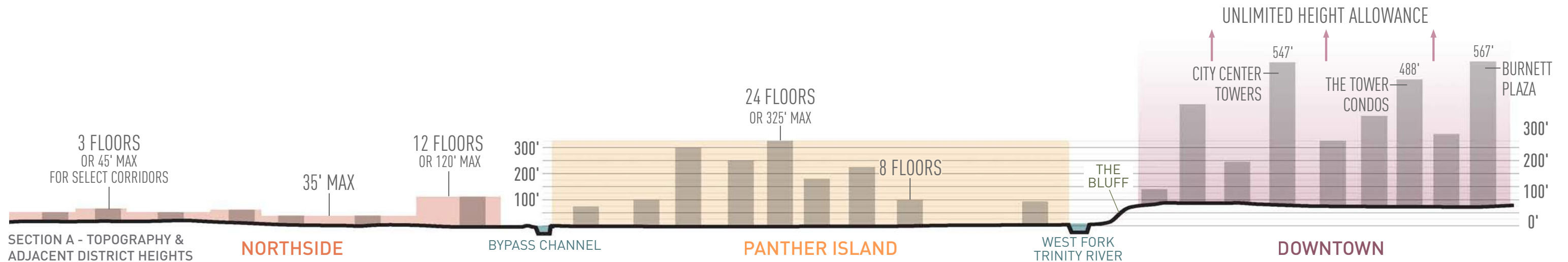
HEIGHT AND DENSITY

Recommendations to updating the Form-Based Code for height and density:

- Consider less rigid approach to height zones from original code
- Locate height adjacent to transit corridors, stations, select open spaces and Panther Lake waterfront
- Be sensitive to residential neighbors by transitioning height down towards the north and eastern edges
- Maintain tower zones from original form-based code
- Provide views of Tarrant County Courthouse and Panther Lake and consider views from Downtown to the islands



*MAX HEIGHT: 24 FLOORS OR 325' WHICHEVER IS LESS



DEVELOPMENT ZONES

Large-scale projects such as Panther Island require patience, long-term collaboration, and commitment to implement a shared vision.

■ ZONE 1

CONSTRAINTS:

- Area of the island within the levee system that can be developed early using existing utility infrastructure.
- Land ownership is a mix of public and private.

IMPACT:

- Generate energy along N Main St, marking the first "four corners" of new development at the intersection of Main Street and 4th Street.
- High-impact, low investment option for the first phase of development on the island.

■ ZONE 3

CONSTRAINTS:

- Highest concentration of existing buildings, some of which potentially have historical significance. Almost all privately owned.

IMPACT:

- Culmination of potential near-term development within the levee system, infusing significant energy into N Main Street and contributing to the comprehensive growth of the area

■ ZONE 2

CONSTRAINTS:

- Poised for near-term development, contingent on the installation of the new wastewater main and canal construction.
- To meet stormwater detention needs, several new canal segments will need to be constructed.

IMPACT:

- Connects additional canals and generates public space activity interior to the district with two new open space offerings along the canal system.

■ ZONE 4

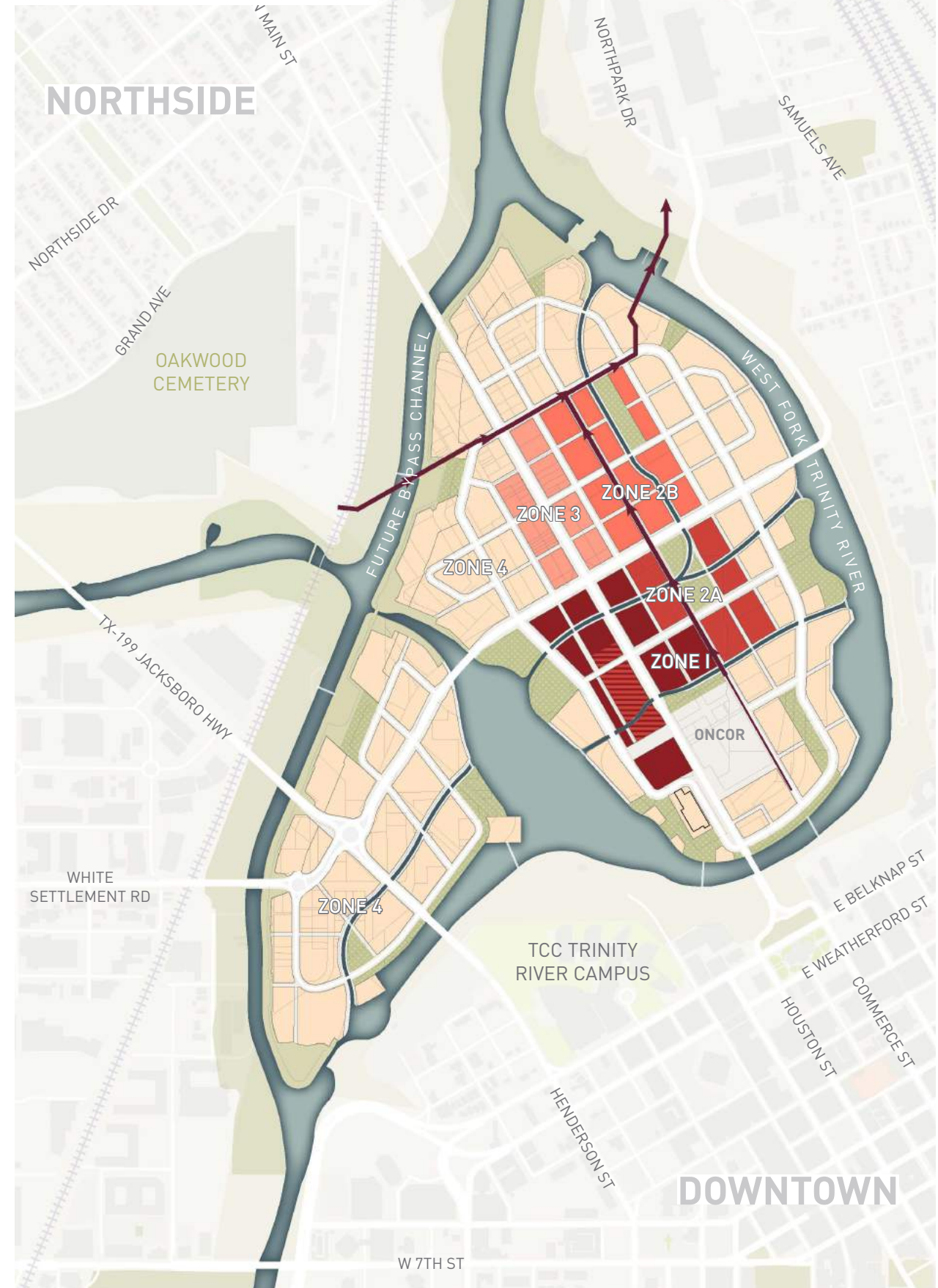
CONSTRAINTS:

- All development parcels within Panther Island unavailable for development until the levees are dismantled

IMPACT:

- Will introduce the major waterfront open spaces, the redevelopment of the power plant site, and the establishment of Fort Worth's deep connection to the waterfront.

PROPOSED CONDITIONS UPDATED STRATEGIC VISION



EQUITABLE DEVELOPMENT: PRECEDENT TOOLS & POLICIES FOR CONSIDERATION

The redevelopment of Panther Island has the potential to offer immense economic and social benefits to Fort Worth but also increases the potential for unintended consequences on surrounding communities, making the early and proactive implementation of equitable development strategies essential.

Goals	Example Tools & Strategies
<p>Maximize local participation throughout the process of developing Panther Island and maximize local presence and benefit in the final development.</p>	<ul style="list-style-type: none">• Business equity requirements• Local vendor and small business opportunities• Worker training partnerships• 'Formula business' restrictions
<p>Support the vibrancy and stability of surrounding neighborhoods and mitigate displacement.</p>	<ul style="list-style-type: none">• Legacy business programs• Tax exemption awareness programs in surrounding neighborhoods• Affordable and workforce housing requirements
<p>Welcome everyone to Panther Island.</p>	<ul style="list-style-type: none">• Equitable development criteria for design and development team selection• Cultural and historic representation through signage and wayfinding• Diverse representation in project governance

FUNDING & FINANCING

We looked at a myriad of funding sources and mechanisms, involving both public and private entities, that can be employed to address Panther Island’s needs and support economic development efforts.

Budget Allocation
*City of Fort Worth,
Tarrant County*

City/County Bond
*City of Fort Worth,
Tarrant County*

Developer Capital Contributions
Developers

Federal Infrastructure Funding Opportunities
*City of Fort Worth,
Tarrant County*

Fees
Developers

Philanthropic Contributions
TBD

Private Land Contribution
*Private Landowners,
in conjunction with development partners*

Public Land Sale/ Lease Proceeds
City of Fort Worth, TCC, TRWD

State Funding Opportunities
*City of Fort Worth,
Tarrant County,
State of Texas*

Tax Increment Financing
City of Fort Worth

GOVERNANCE & COORDINATING STRUCTURE

Governance solutions will deliver upon a need for streamlined decision-making processes, efficient resource allocation, commitment to vision, and the dedicated authority and attention necessary for the successful long-term execution of the Panther Island project.

Recommendations	Considerations
<p>Establish a new independent entity to steward the implementation of the Panther Island development project, separate from the flood control project.</p>	<p>Potential responsibilities could include:</p> <ul style="list-style-type: none"> • Planning • Infrastructure development management • Land disposition and developer solicitation economic development • Branding and marketing • Community engagement
<p>The City and TRWD should formalize their partnership through an interlocal agreement</p>	<p>Govern who pays for and completes:</p> <ul style="list-style-type: none"> • Infrastructure work • Land disposition • Design review and approval, especially for early phase infrastructure projects
<p>Establish an operating public improvement district (PID).</p>	<p>Funds and manages operations and maintenance for:</p> <ul style="list-style-type: none"> • Parks, public space, and canal public realm • Clean and safe functions across Panther Island • Potentially unique ongoing/capital maintenance needs related to Panther Island infrastructure and water recreation
<p>Charge an organization (e.g., an independent 501c3) to be responsible for overseeing programming and activation of public space and other operational responsibilities.</p>	<ul style="list-style-type: none"> • TRWD should have an ongoing and long-term role in the underlying ownership, operations, and maintenance • New entity could assume responsibilities for marketing, programming, and fundraising

IMPLEMENTATION PATHWAY

We recommend organizing the immediate efforts ahead into four separate but deeply coordinated efforts.

Tactical Planning for Zone 1 Infrastructure and Real Estate Development

- Development Strategy and Economics
- Developer Solicitation
- Infrastructure Costing
- Landowner Engagement
- Zone 1 Planning, Urban Design, and Zoning

Infrastructure Design and Delivery

- Street and Road Design
- Transit / Transportation Planning
- Wastewater System Design and Procurement
- Costing
- Infrastructure Funding Strategy

Architecture, Public Realm Design, and Planning

- Form-Based Code Update
- Panther Island Green Space and Public Space Master Plan
- Architectural Design Guidelines
- Canal Design Guidelines

Governance Planning and Organizational Implementation

- Organizational Planning
- Board and Staff Recruitment
- Creation of Governance Entity and Operating PID

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