



# Trinity River Vision Authority Board of Directors Meeting May 14, 2026





## **Pledge of Allegiance**

I pledge allegiance to the flag of the United States of America, and to the republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

## **Pledge of Allegiance to the Texas Flag**

Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.



# Public Comment

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Agenda Item P1:

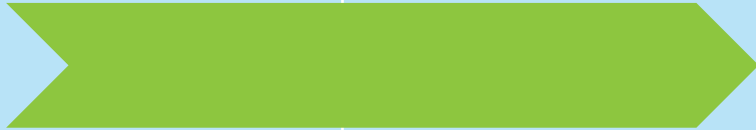

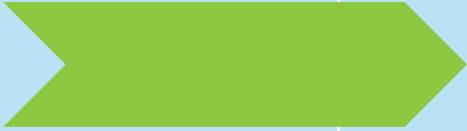

**Central City Flood Control Project – Local Partner Projects Update**

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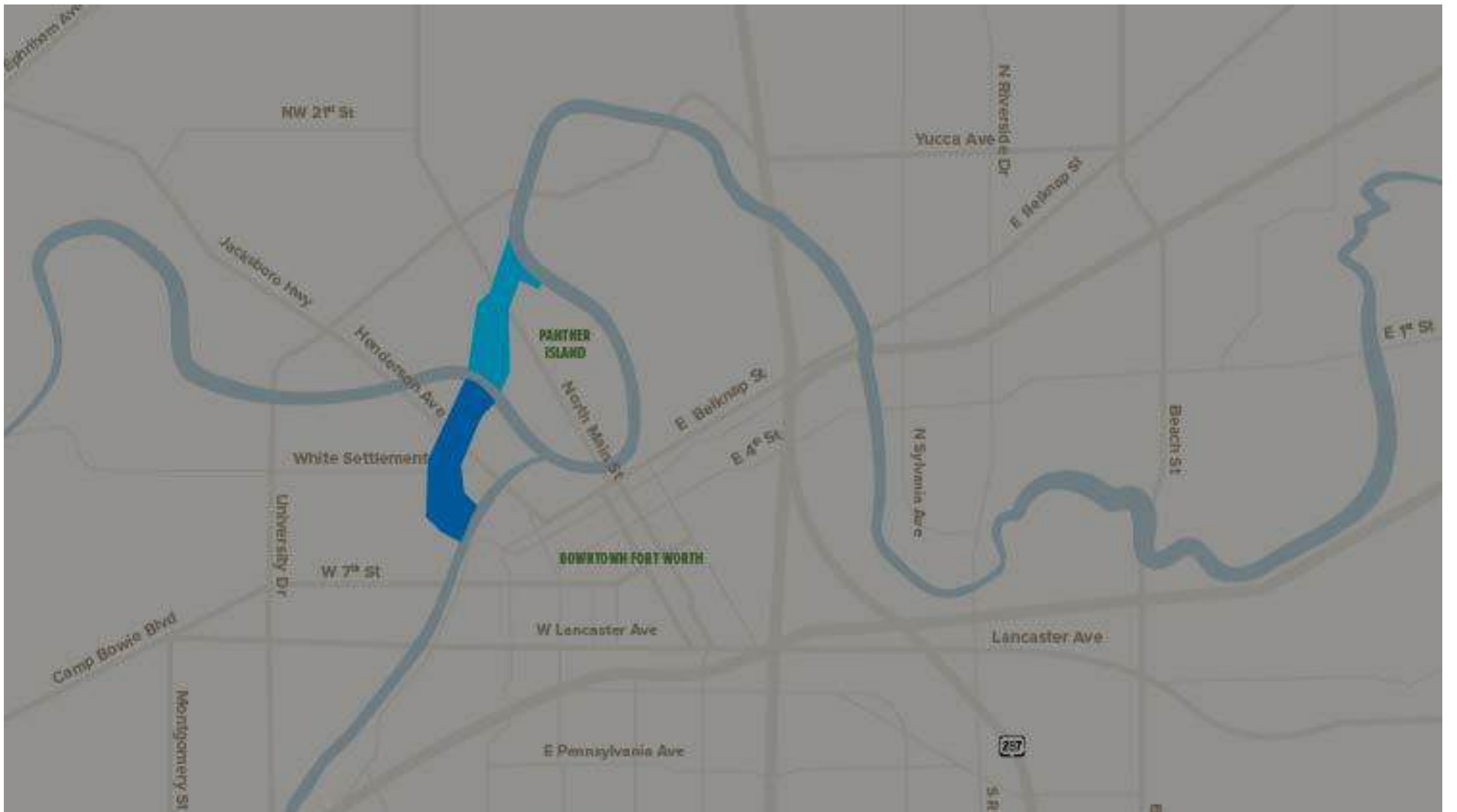
Kate Beck, TRWD Program Director

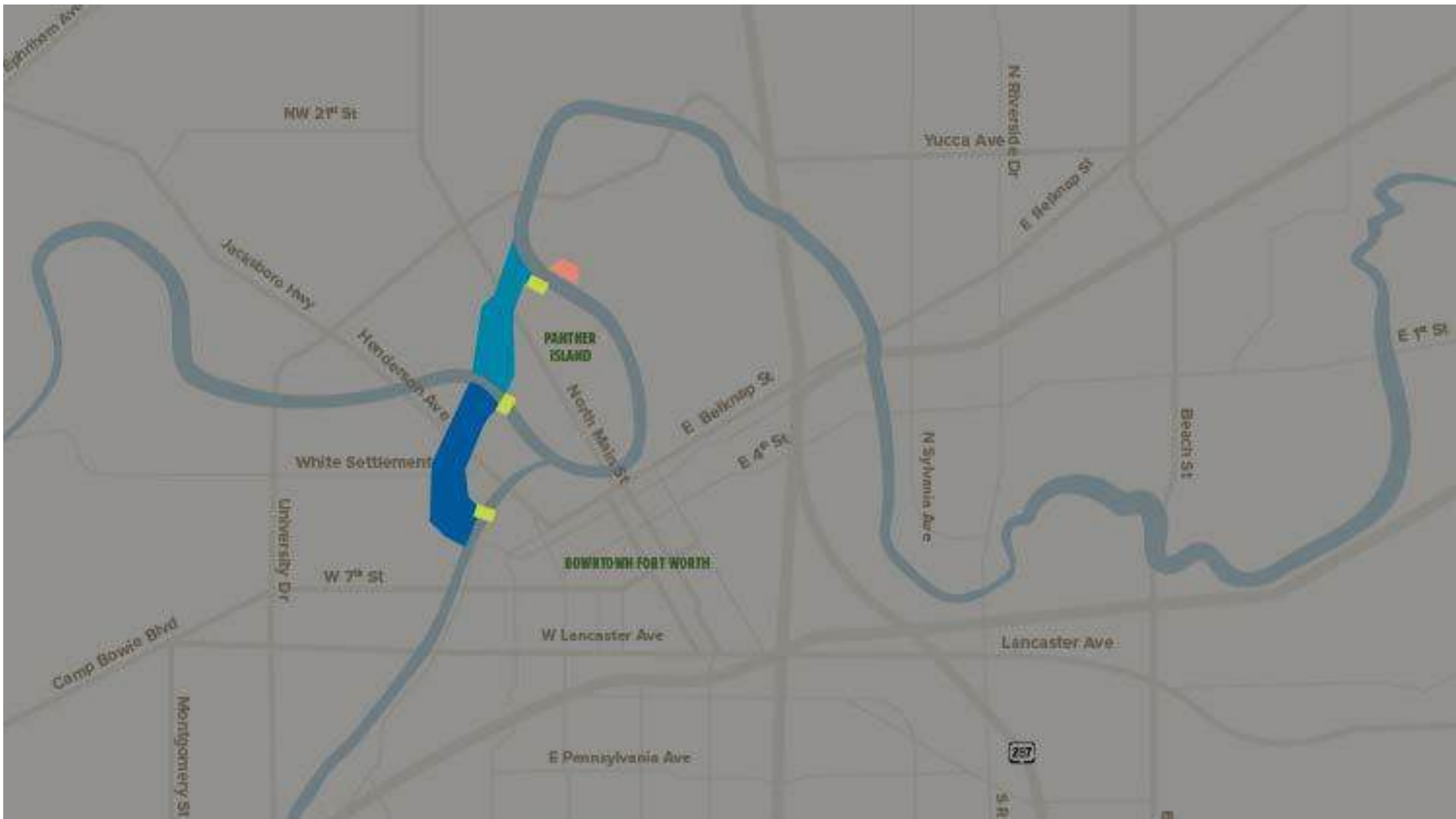


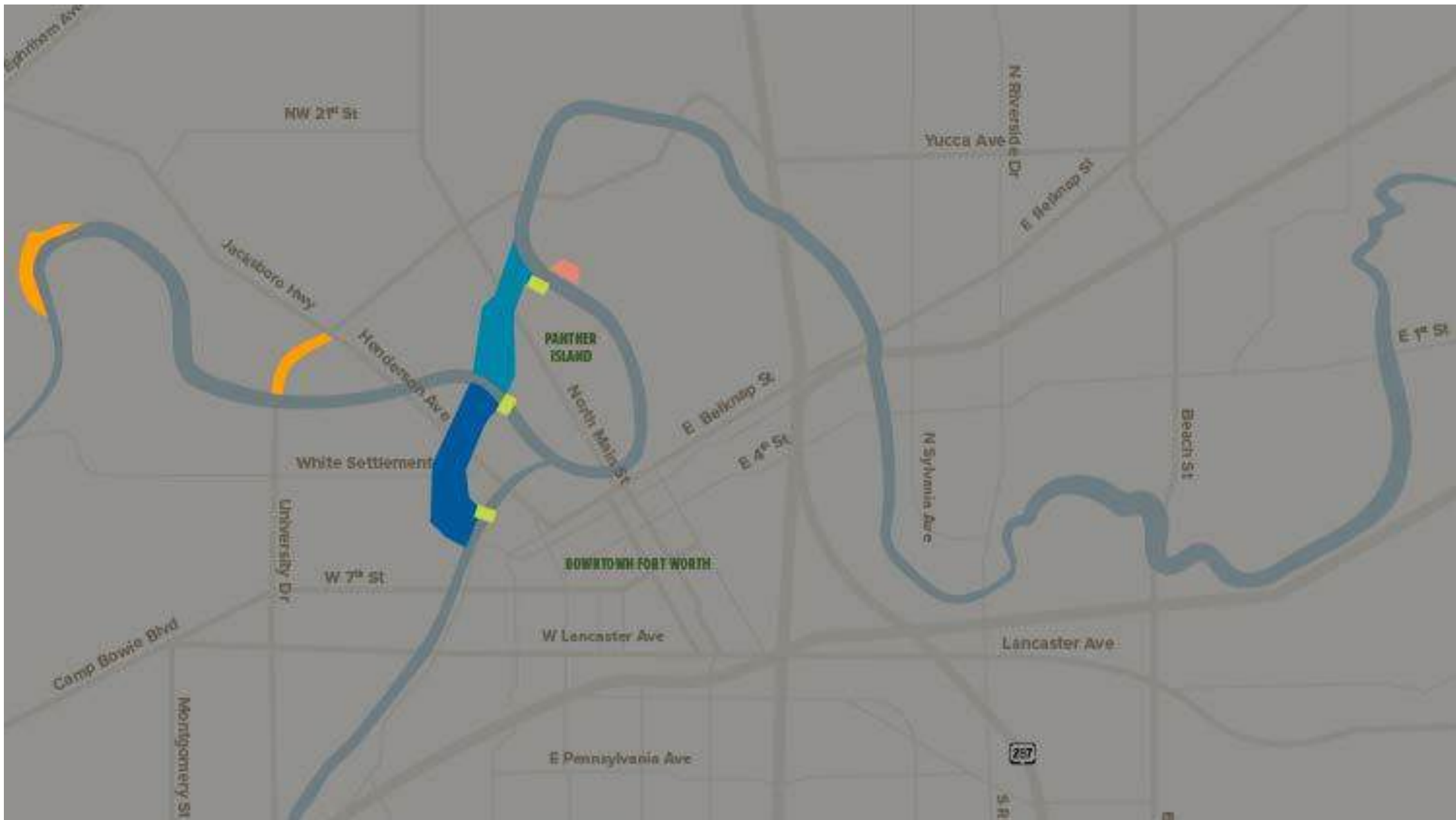
# USACE Contract Award Tasks

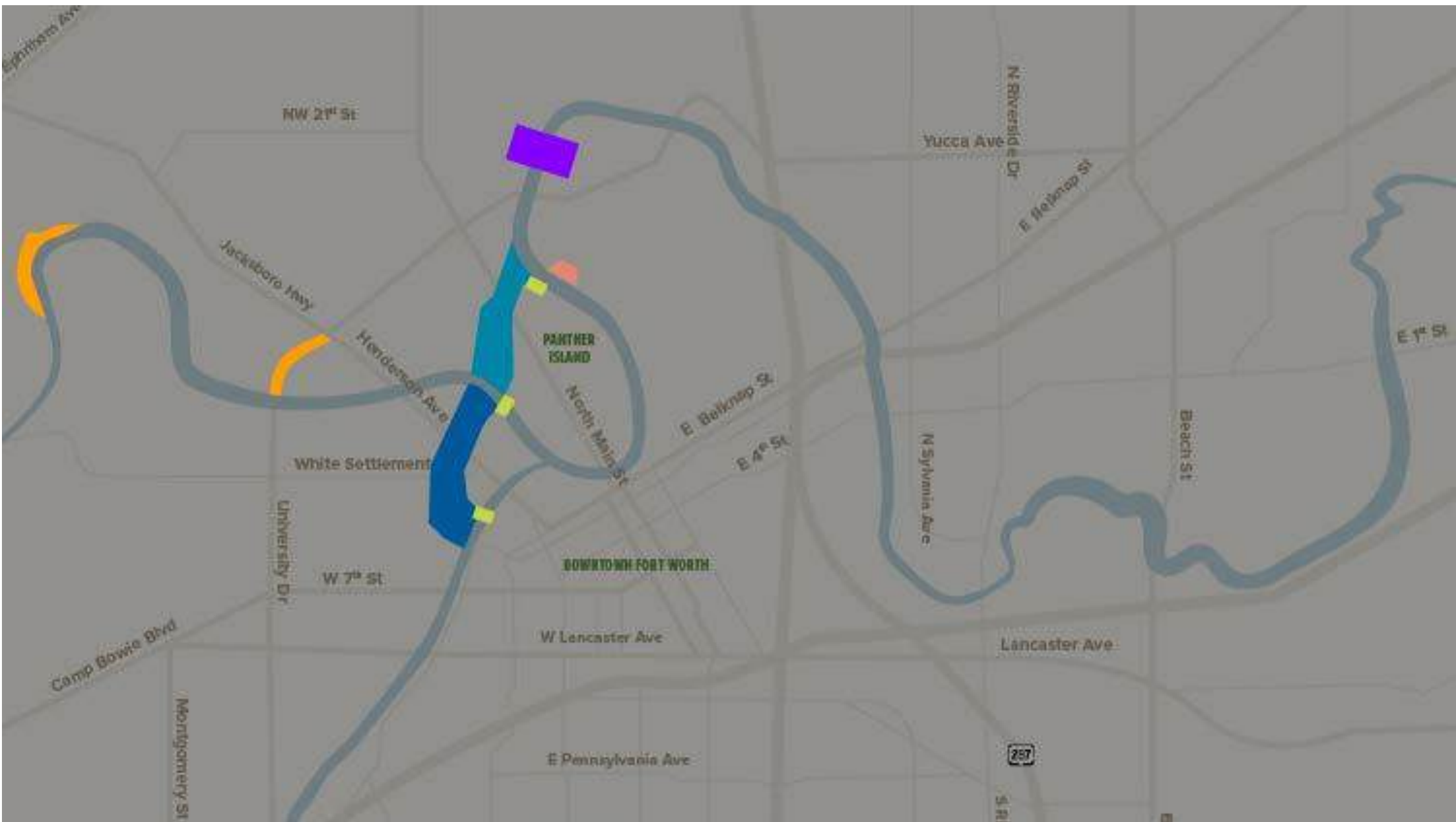
North Bypass Channel	Q2 2026	Q3 2026	Q4 2026	Q1 2027
Advertise, Proposal Evaluation & Award Process				
Contract Execution				
Pre-Construction Activity				
Construction*				

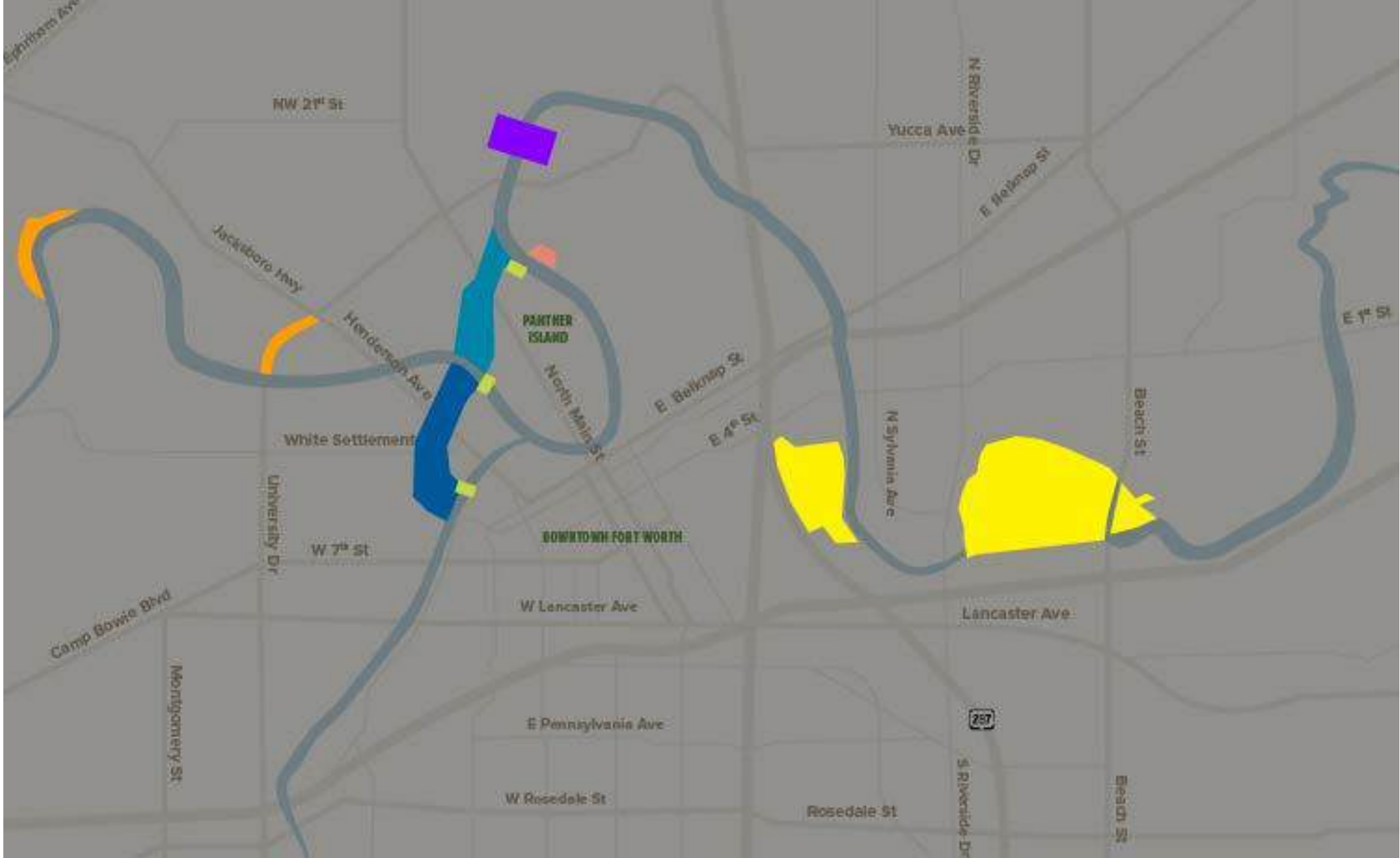
\*North Bypass Channel construction anticipated completion: late 2029–early 2030





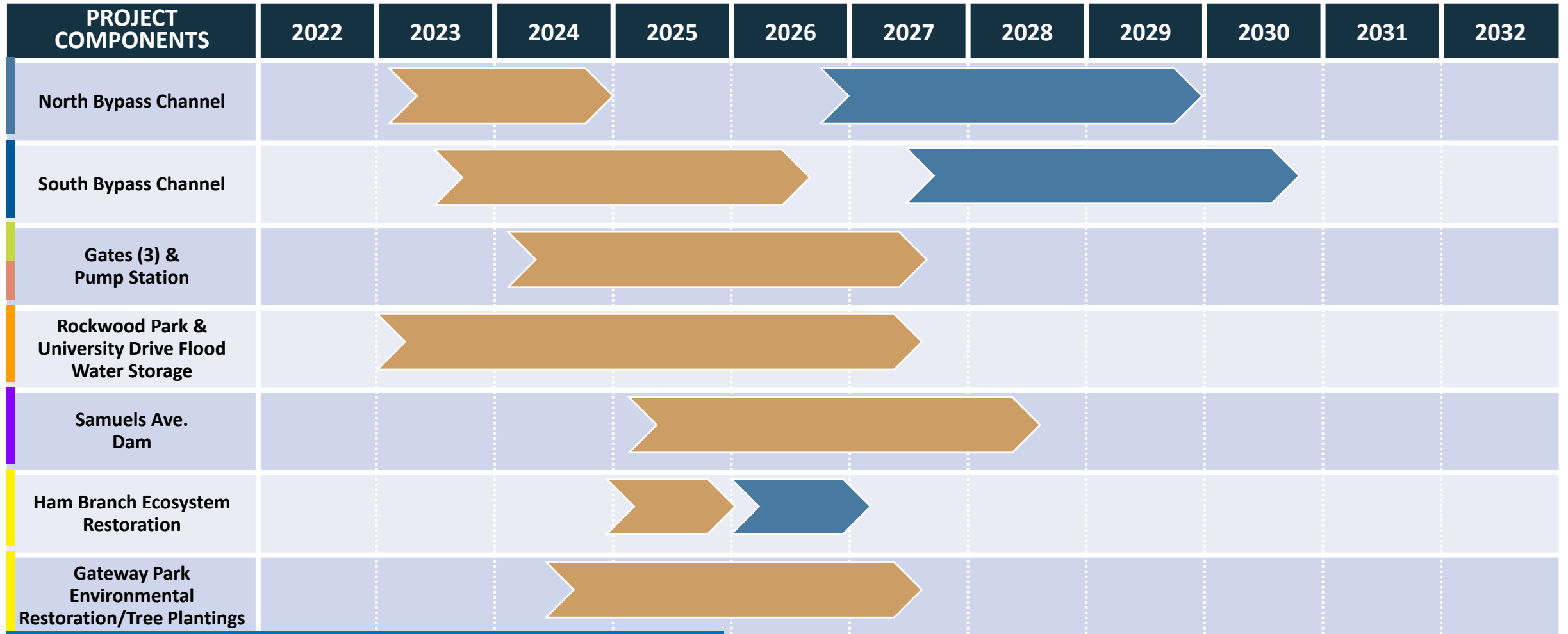






# CENTRAL CITY FLOOD CONTROL PROJECT

## PROJECT SCHEDULE



\*CONSTRUCTION SCHEDULES NOT LISTED ARE SUBJECT TO THE PACE OF FEDERAL FUNDING

\*Based on the most recent USACE project schedule



Agenda Item P2:

**Central City Flood Control Project – Local Partner Projects Update**

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Clair Davis, Senior Capital Project Officer, City of Fort Worth

# Local Partner Projects Update

- **Critical Path Utility Relocation Exhibits**
  - **University Drive and Access Road**

May 14, 2026

# Critical Path Projects – Bypass Channel North

**Storm - Grand Avenue Phase 2 Part 2**  
Storm Drain Relocations  
Complete date shifts from Jul 24 to Aug 14 2026

**Storm - Grand Avenue Phase 2 Part 3**  
Storm Drain Relocations  
Complete date shifts from Jul 24 to Aug 14 2026

**Storm - New Main Street Outfall**  
Storm Drain Relocations  
Complete date shifts from Jul 4 to Sep 28 2026

**Storm - 8th Avenue**  
Storm Drain Relocations  
Complete date shifts from Jul 4 to Sep 28 2026

# Critical Path Projects – Bypass Channel South

**Franchise - Bypass Channel Segment B-C**  
Oncor Distribution Relocations  
Complete date shifts from May to Jun 1 2026

**Franchise - Bypass Channel Segment D**  
Charter Fiber/Communication Relocations  
Complete date in Jul 2026 (unchanged)

**Water - Part 23 – Channel Segment D (NTP 1)**  
Water and Sanitary Sewer Abandonments  
Complete in Dec 2026 (unchanged)

**Franchise - Bypass Channel Segment D**  
Oncor Distribution Relocations  
Complete date shifts from May to Oct 2026

**Water - Part 14 – Bypass Channel Segment C**  
Water and Sanitary Sewer Relocations  
Complete in Dec 2026 (unchanged)

**Franchise - Bypass Channel Segment D**  
AT&T Fiber/Communication Relocations  
Complete date shifts from Feb to May 31 2026

**Storm - Viola**  
Storm Drain Relocations  
Complete date shifts from May 28 to Jun 30 2026

# University Drive & Access Road

**University Drive Elevation**  
US Army Corps of Engineers  
Construction Summer 2029 - Summer 2031



**New University Access Road**  
Transportation & Public Works  
Construction Spring 2027 - Fall 2028

# University Drive Utility Relocations

**University Drive Elevation**  
US Army Corps of Engineers  
Construction Summer 2029 - Summer 2031

**Sewer Utilities to be Relocated**  
Dashed Lines Proposed  
Complete in Summer 2027

**Natural Gas Utilities to be Relocated**  
Franchise Utilities – Atmos  
Complete in Summer 2027

**Water Utilities to be Relocated**  
Dashed Lines Proposed  
Complete in Summer 2027

**New University Access Road**  
Transportation & Public Works  
Construction Spring 2027 - Fall 2028

**Electric / Comm Utilities to be Relocated**  
Franchise Utilities – AT&T, Charter, Oncor  
Complete in Summer 2027

An underwater photograph showing a clear blue ocean with sunlight filtering through the water, creating a shimmering effect. The water is slightly rippled, and there are many small, bright particles or bubbles scattered throughout the scene.

Agenda Item P3:

**Panther Island Development Update**

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Susan Alanis, TRWD Program Director

# Panther Island Development Update

Trinity River Vision Authority

May 14, 2026

1. Development – Phase I
2. Canal, Paseo and Park Design and Construction
3. Activation RFP
4. Governance

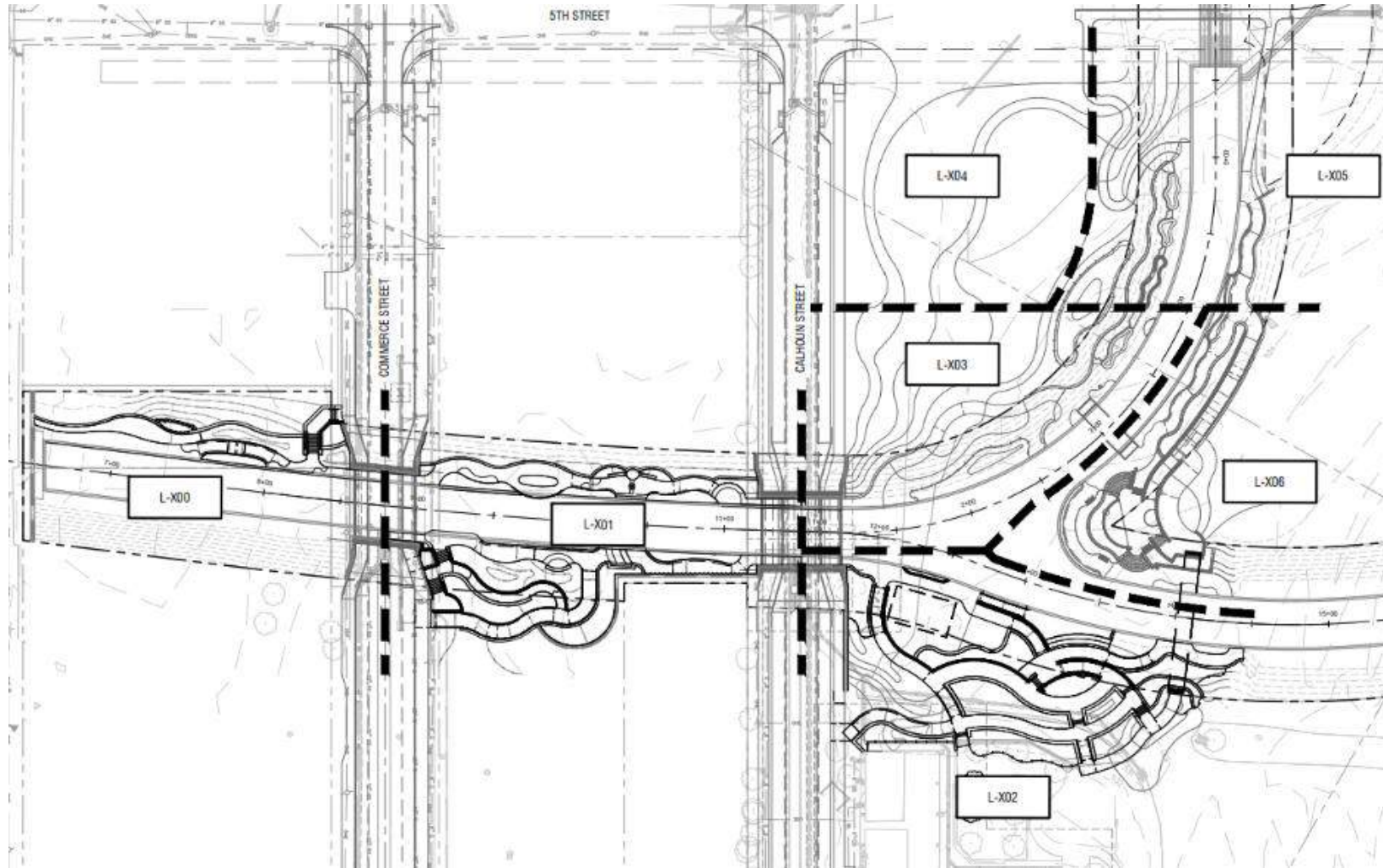


# Development – Phase I

- TRWD Board approved **Seco development agreement**
- **Swale preparation** commenced
- Slowing **developer engagement** to the fall:
  - Contract awards
    - Canal/paseo/park
    - Bypass channel
  - City action on Seco development agreement
  - Design/funding of street infrastructure
  - RFP for website/public relations



# Canal, Paseo and Park Design Progressing



# Swale Excavation Partnership (future canal)













# Activation Project

## STREETPLANS



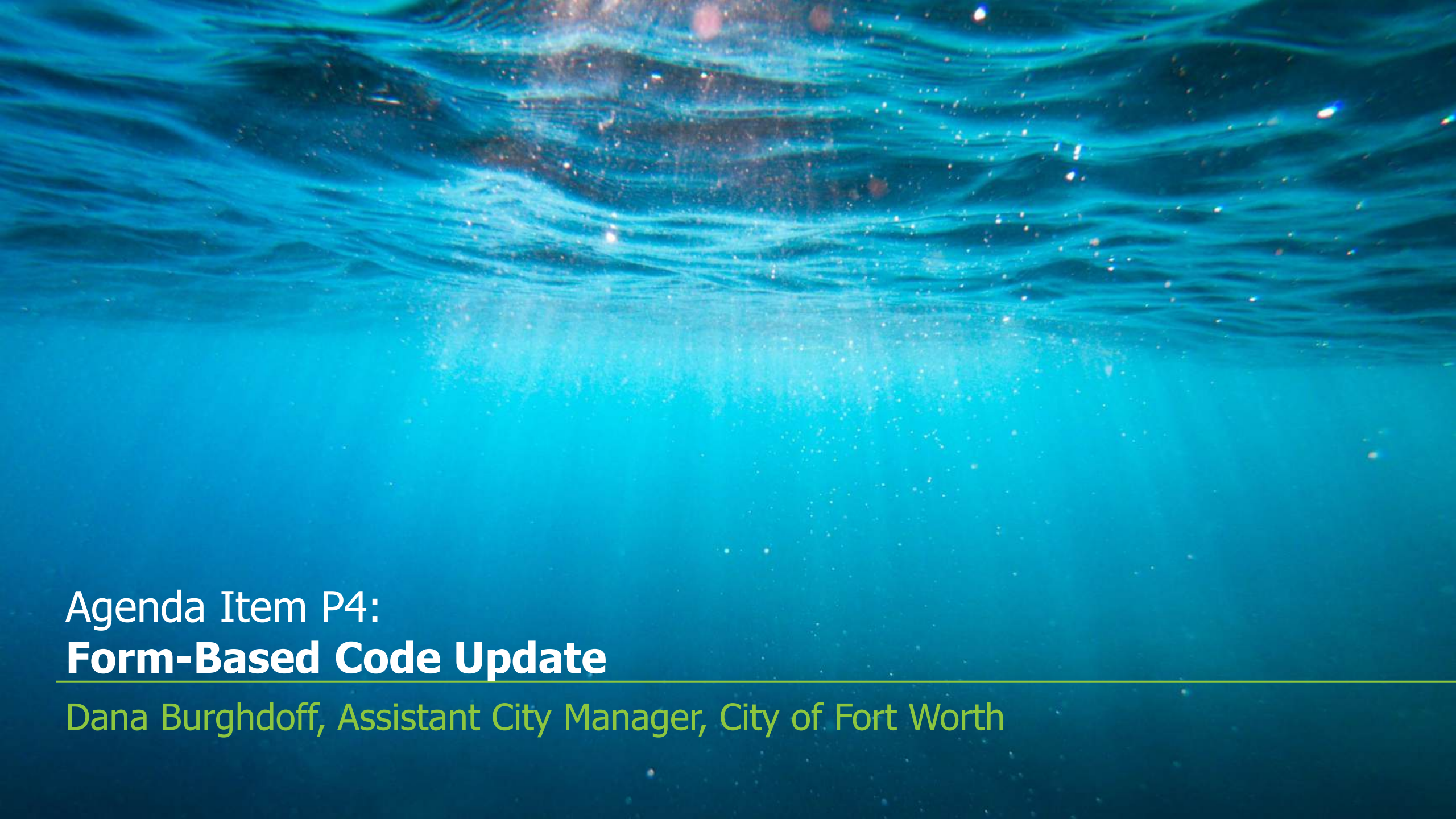
### EVALUATION CRITERIA

 <b>TRWD PILLAR ALIGNMENT</b> Does the project/program directly align with the stated values and goals of TRWD?	 <b>COST</b> How much of an investment will the project be in labor, design, installation, and operation?
 <b>AUDIENCE</b> Who is the intended audience?	 <b>MATERIALS</b> What kind of fabrication, if any, does the project require?
 <b>VISIBILITY</b> How well does the project create visual recognition from passersby?	 <b>FLEXIBILITY</b> How easily is the project able to be relocated in the event of construction or development.
 <b>ACCESS</b> How well does the project enable pedestrian and non-motorized connectivity to the site?	 <b>PARTNERSHIP IDENTIFICATION</b> Have possible partners been identified, and conversations about the project been advanced?
 <b>RETAIL POTENTIAL</b> How well does the project support existing tenants / business owners, or attract new tenants, to the site?	 <b>STEWARDSHIP/MAINTENANCE</b> How complex is the maintenance of the project? Will TRWD be responsible for maintenance or has a possible steward been identified?

# Governance

- **Public Improvement District** – created with first assessment in FY2027
- **Form-Based Code** advancing for public comment
- **Design Review Committee** – included in Form-Based Code
- **Interlocal Agreement:** STORMWATER, STREET, BRIDGE, AND OPEN SPACE INFRASTRUCTURE

# Questions



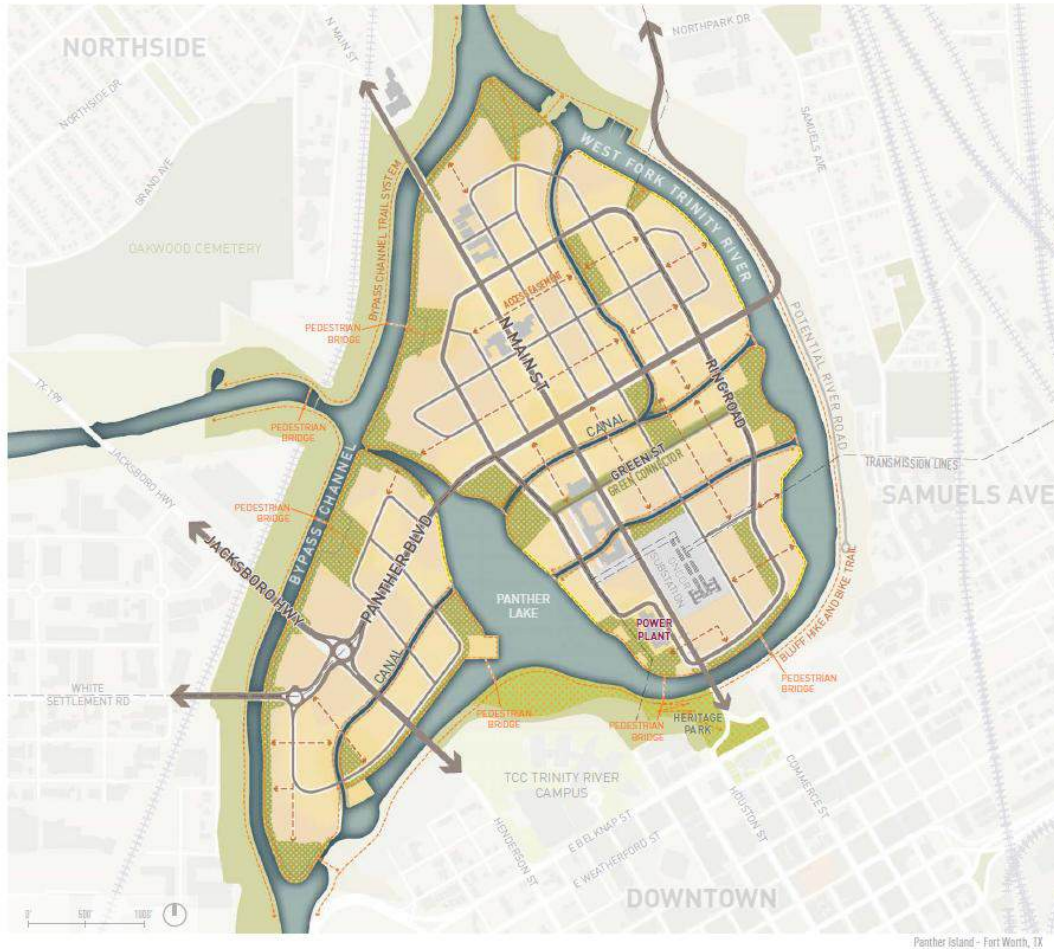
Agenda Item P4:  
**Form-Based Code Update**

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Dana Burghdoff, Assistant City Manager, City of Fort Worth

# Panther Island Form-Based Code Update

Executive Briefings  
Spring 2026



# Code History

KEY EFFORTS HAVE SHAPED PANTHER ISLAND'S URBAN DESIGN VISION TO WHAT IT IS TODAY



**TRINITY UPTOWN PLAN (2004)**

- INITIAL VISION & IDENTITY ASPIRATIONS
- DENSITY
- PROGRAM DISTRIBUTION
- OPEN SPACE NETWORK
- CHARACTER



**FORM-BASED CODE (2006, 2010, 2016)**

- FRAMEWORK PLAN
- ILLUSTRATIVE SITE PLAN
- STREETS
- WATERWAYS / CANALS
- OPEN SPACE NETWORK
- DENSITY
- LAND USES & DENSITY
- BLOCK TYPOLOGIES
- FURNISHINGS
- SIGNAGE
- PROGRAM DISTRIBUTION



**CANAL DESIGN STANDARDS (2016)**

- CANAL FRAMEWORK
- PRECEDENTS
- DESIGN FEATURES
- EDGE TREATMENTS
- GROUND MATERIAL
- SEATING
- PLANT SPECIES

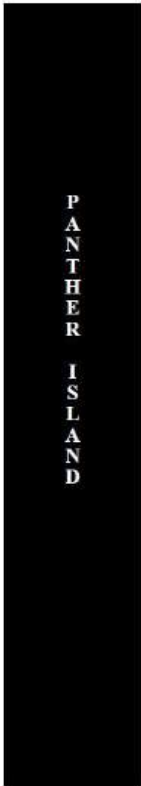


**INFRASTRUCTURE PLANNING (ONGOING)**

- WATER
- WASTEWATER
- STORMWATER / CANALS
- ON-COR ELECTRICITY



**Panther Island Form Based Zoning District**  
*Zoning Standards and Guidelines*



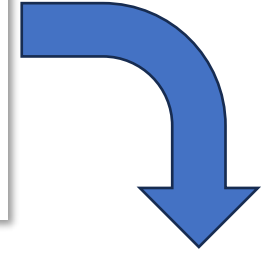
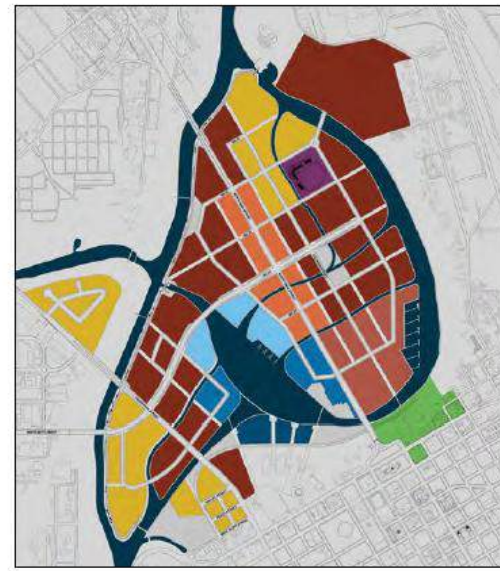
# Code Update

**Main objective:** Implement Vision 2.0

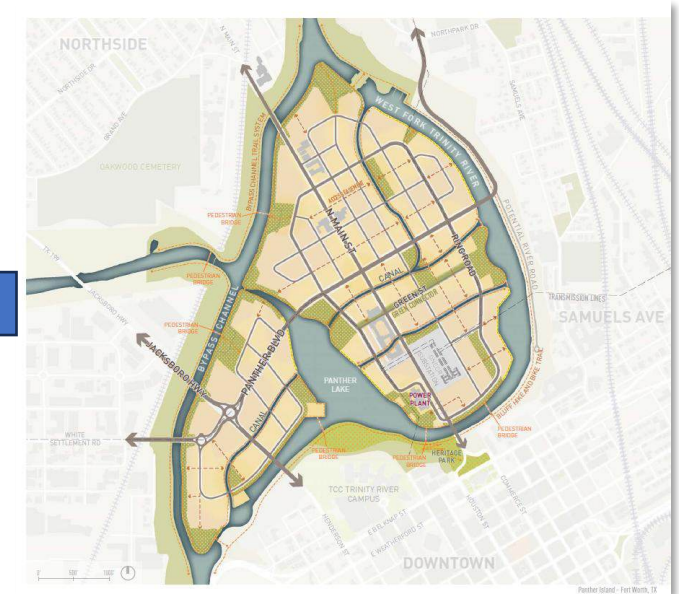
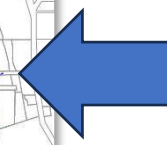
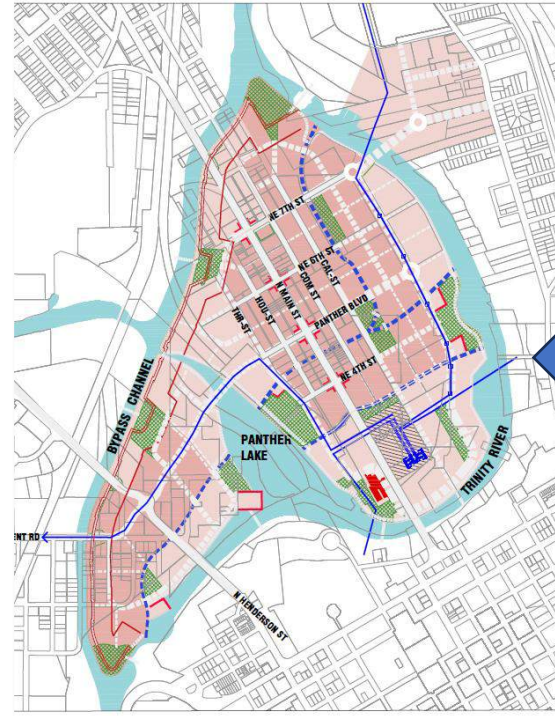
## Additional inputs:

- Ongoing development
- Stakeholder workshops
- Panther Blvd alignment
- Canal System Manual

ORIGINAL CODE



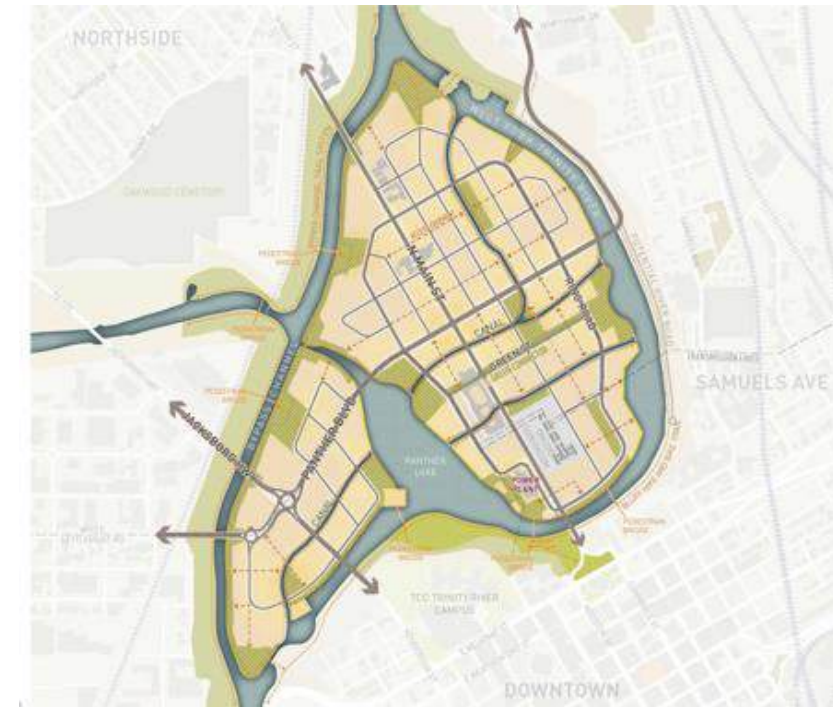
REVISED CODE



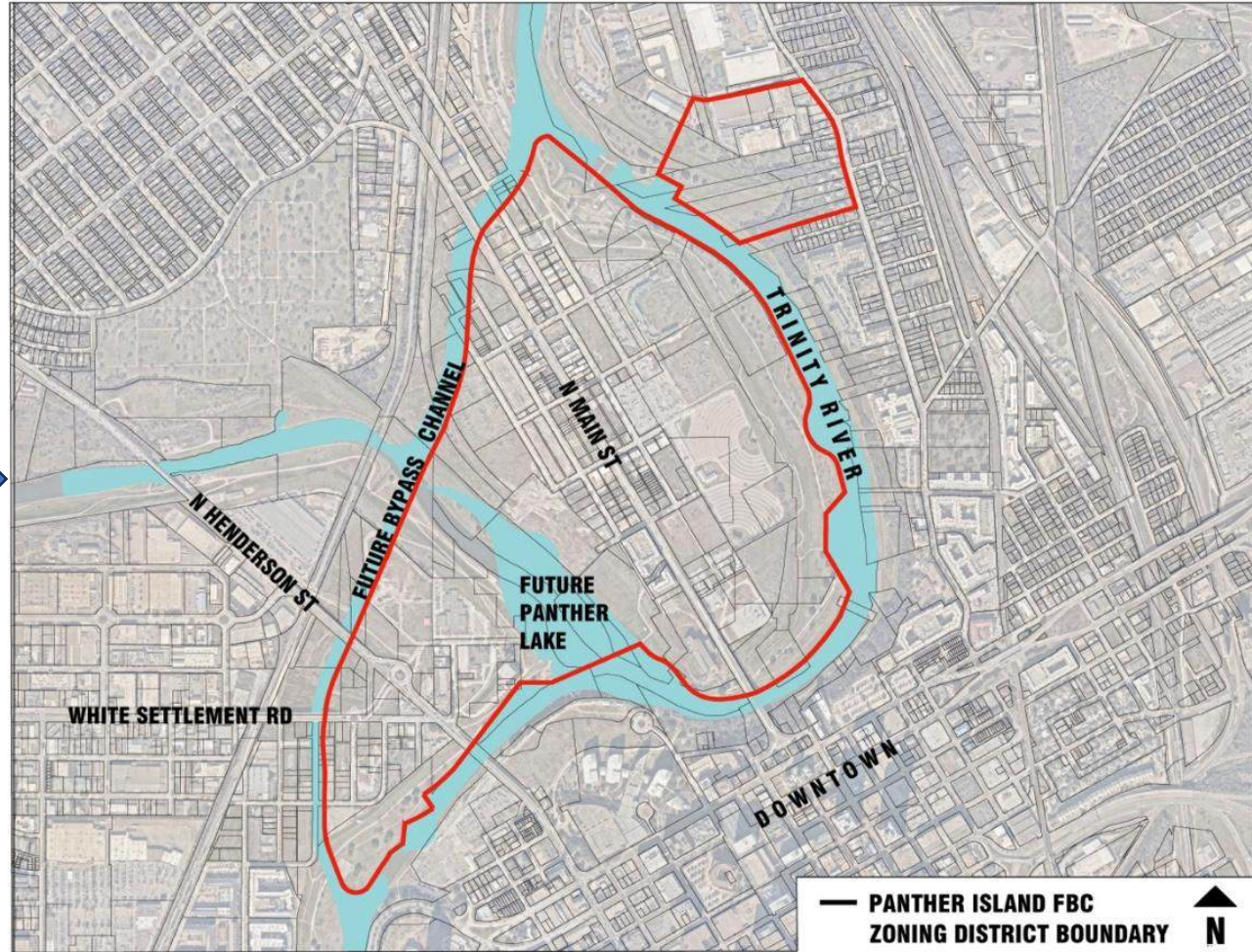
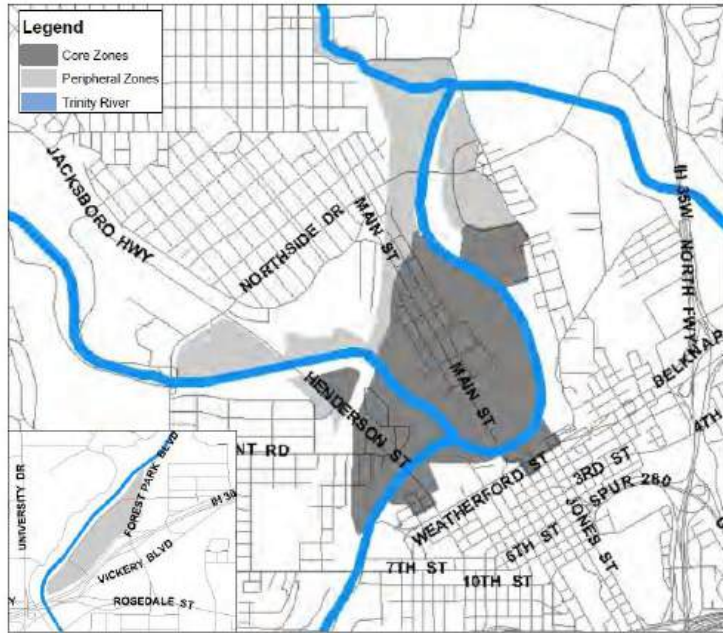
VISION 2.0

# Key Recommendations - Vision 2.0

- **Robust open space network**
- **Access to waterfront** and canal system to connect open space network
- More **compact block structure** and fine grain street network
- **View corridor preservation and development intensity** in the middle of the island



# New Boundary



Map 1-1: FBC

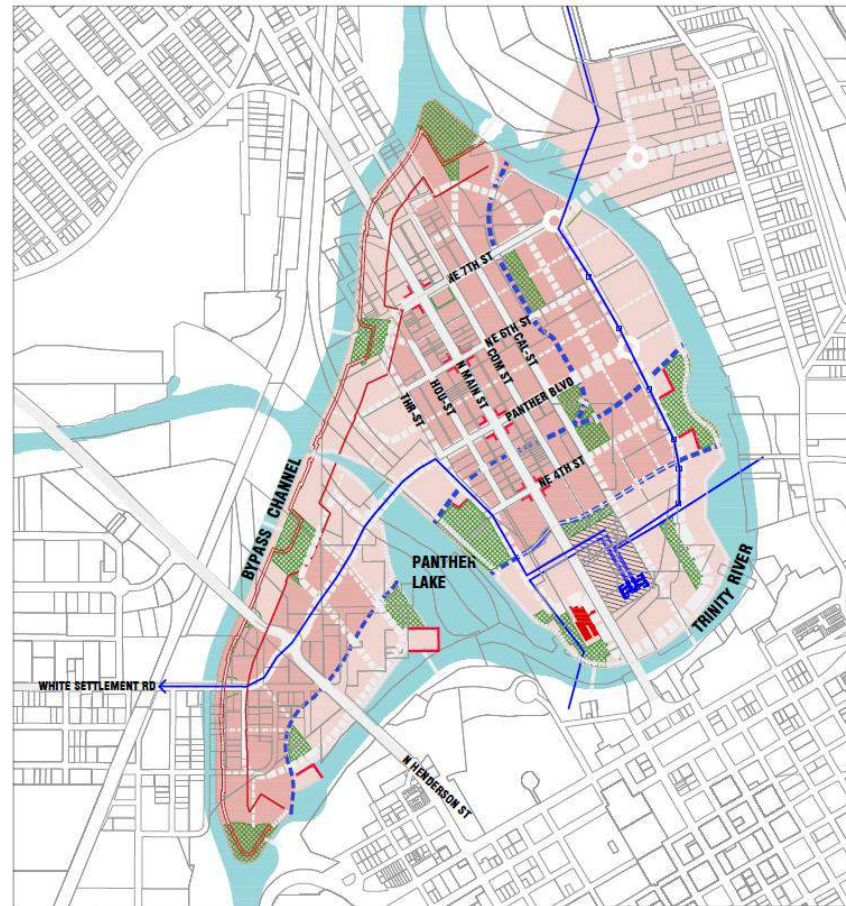
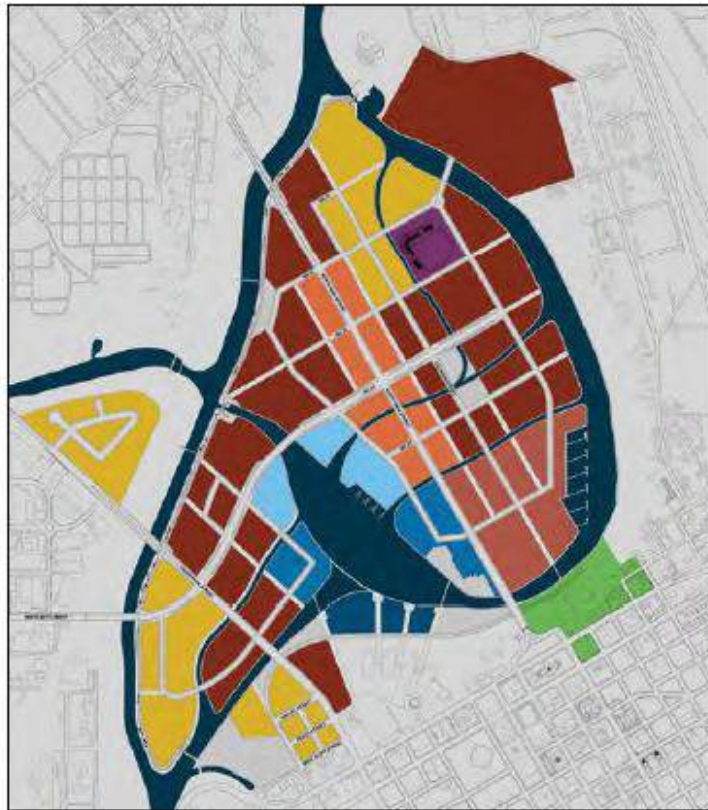
# Principles

- Added **Vision 2.0** Guiding Principles
- Updated **General Development Principles** to emphasize waterfront/open space and deemphasize residential development
- Added references to the **Stockyards** in addition to Northside, Downtown and the Cultural District
- **View Corridors:** Sightlines to Courthouse, Downtown, and waterfront open spaces

# Administration

- References **TRWD Canal System Manual**
- **Defines authority** of FBC Administrator, Urban Design Commission, PI Program Office and PI Design Review Committee
- Adds more **administrative authority**

# Regulating Plan: Development Zones



## REGULATING PLAN: GENERAL

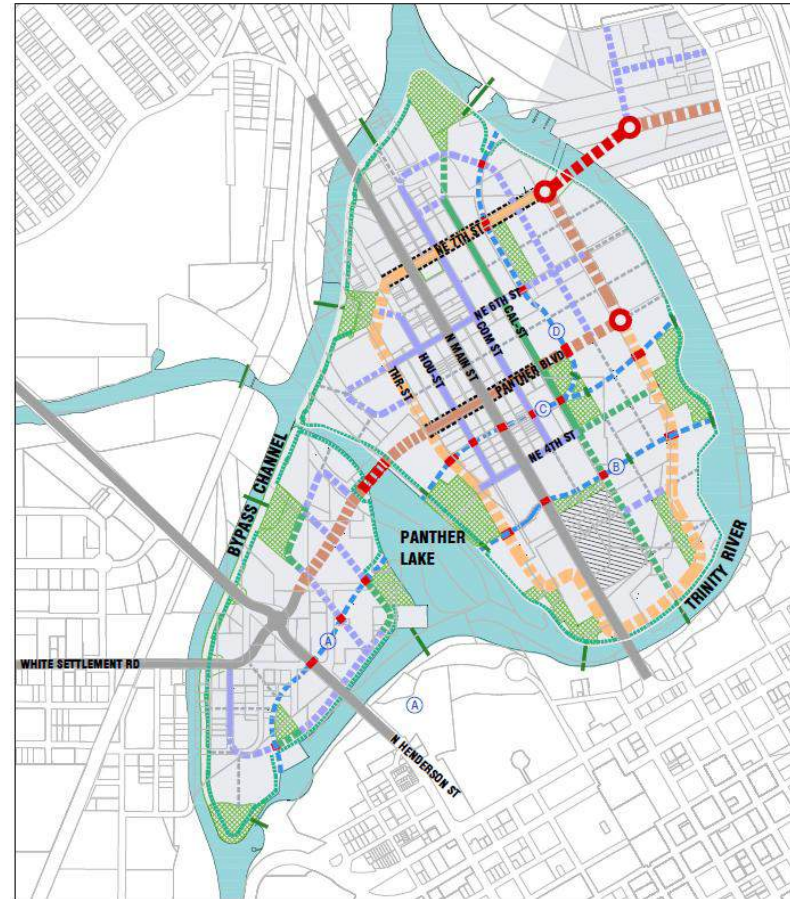
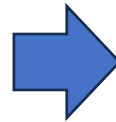
- PI-CORE
- PI-EDGE
- RECOMMENDED OPEN SPACE
- EXIST. ONCOR SUBSTATION
- EXIST. HISTORIC POWER STATION
- T.R.W.D. CANAL R.O.W.
- T.R.W.D. OWNERSHIP BOUNDARY
- OVERHEAD TRANSMISSION LINES
- REQ. GROUND FLOOR COMMERCIAL

STREET ABBREVIATIONS:  
 CAL-ST CALHOUN ST  
 COM-ST COMMERCE ST  
 HOU-ST N HOUSTON ST  
 THR-ST N THROCKMORTON ST



DRAFT 2-12-26

# Regulating Plan: Streets and Mobility



## REGULATING PLAN: STREETS & MOBILITY

- CANAL (LETTER IDENTIFIES CANAL SEGMENT)
- OVERHEAD TRANSMISSION LINES
- RECOMMENDED OPEN SPACE
- EXIST. ONCOR SUBSTATION

### STREET TYPES & MOBILITY ELEMENTS: (REFER TO CORRESPONDING SECTIONS)

NOTE: SOLID LINES REPRESENT EXISTING STREET ROW WITH FIXED ALIGNMENT. DASHED LINES REPRESENT PROPOSED R.O.W. ALIGNMENT

- EXISTING STREET/BRIDGE
- PANTHER BOULEVARD (ARTERIAL)
- PANTHER BOULEVARD - EXPANDED EXIST. R.O.W.
- PANTHER LOOP (COLLECTOR)
- PANTHER LOOP - EXPANDED EXIST. R.O.W.
- NEIGHBORHOOD STREET (LOCAL STREET)
- SHARED STREET (LOCAL STREET)
- WATERFRONT ACCESS
- PEDESTRIAN CONNECTOR
- PEDESTRIAN BRIDGE
- VEHICULAR / PEDESTRIAN BRIDGE
- PROPOSED ROUND-ABOUT (PENDING FURTHER TPW/TRWD EVALUATION)

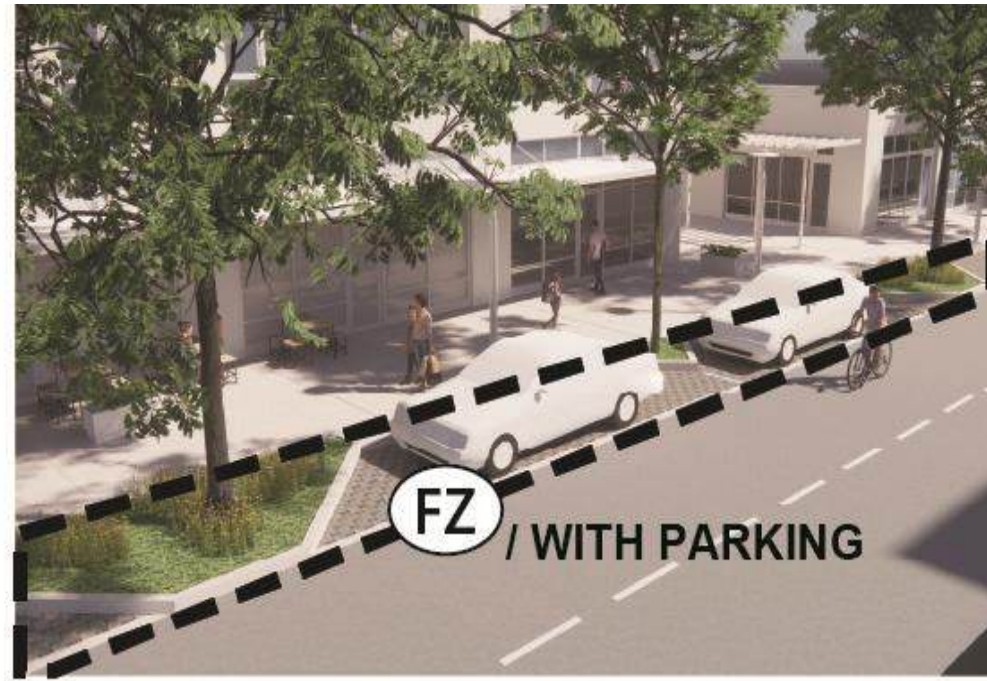
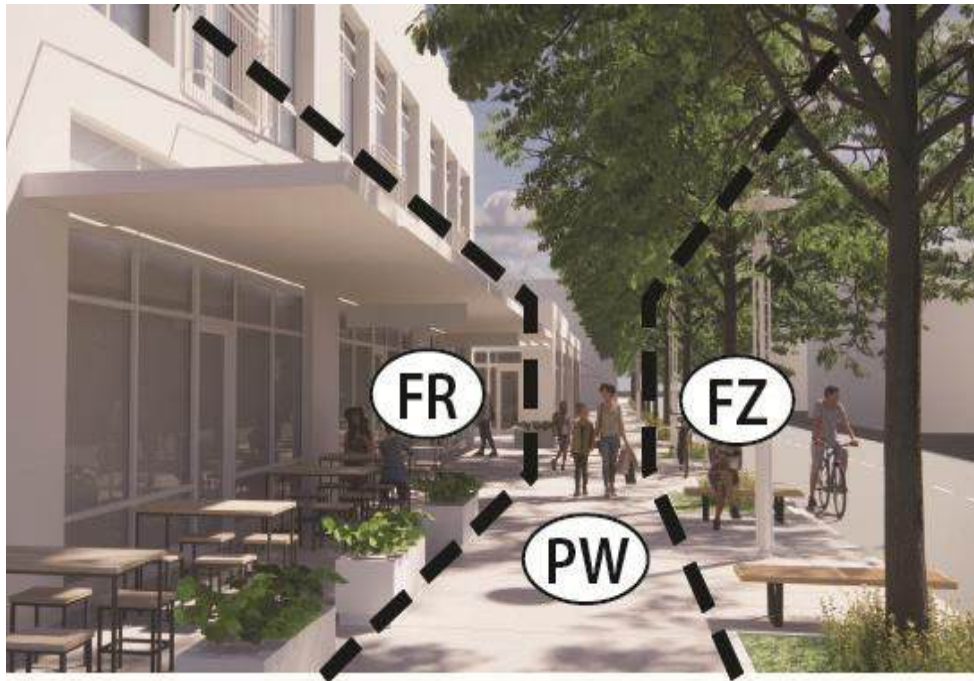
### STREET ABBREVIATIONS:

- CAL-ST CALHOUN ST
- COM-ST COMMERCE ST
- HOU-ST N HOUSTON ST
- THR-ST N THROCKMORTON ST



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# Sidewalks and Streetscape Standards



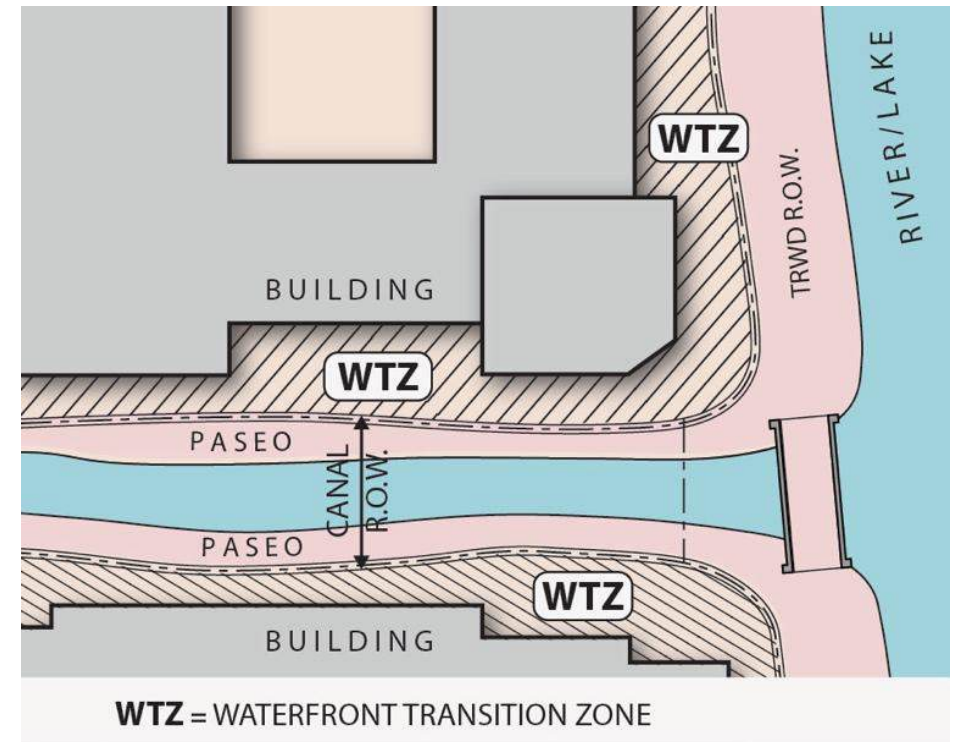
FR = FRONTAGE ZONE

PW= PEDESTRIAN WAY

FZ= FURNISHING ZONE

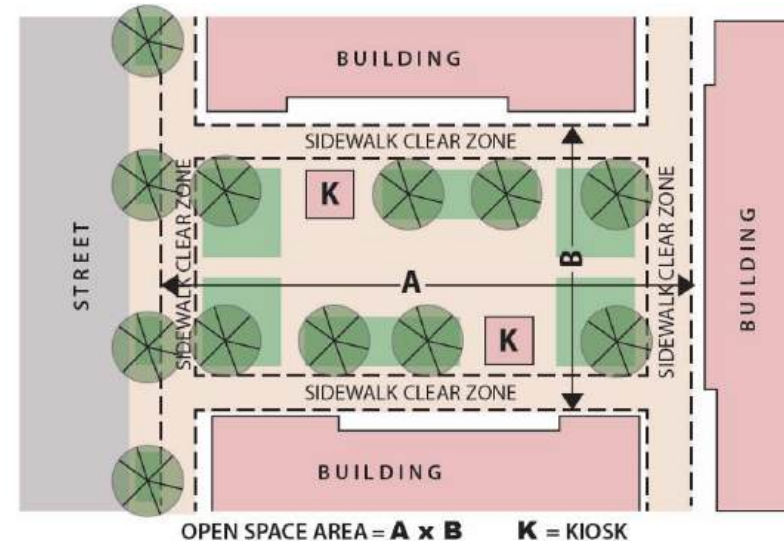
# Waterfront Standards

- References **TRWD Canal System Manual**
- Defers **Bypass Channel** to future regulations on adjacent property
- Establishes **waterfront transition zones** on private property

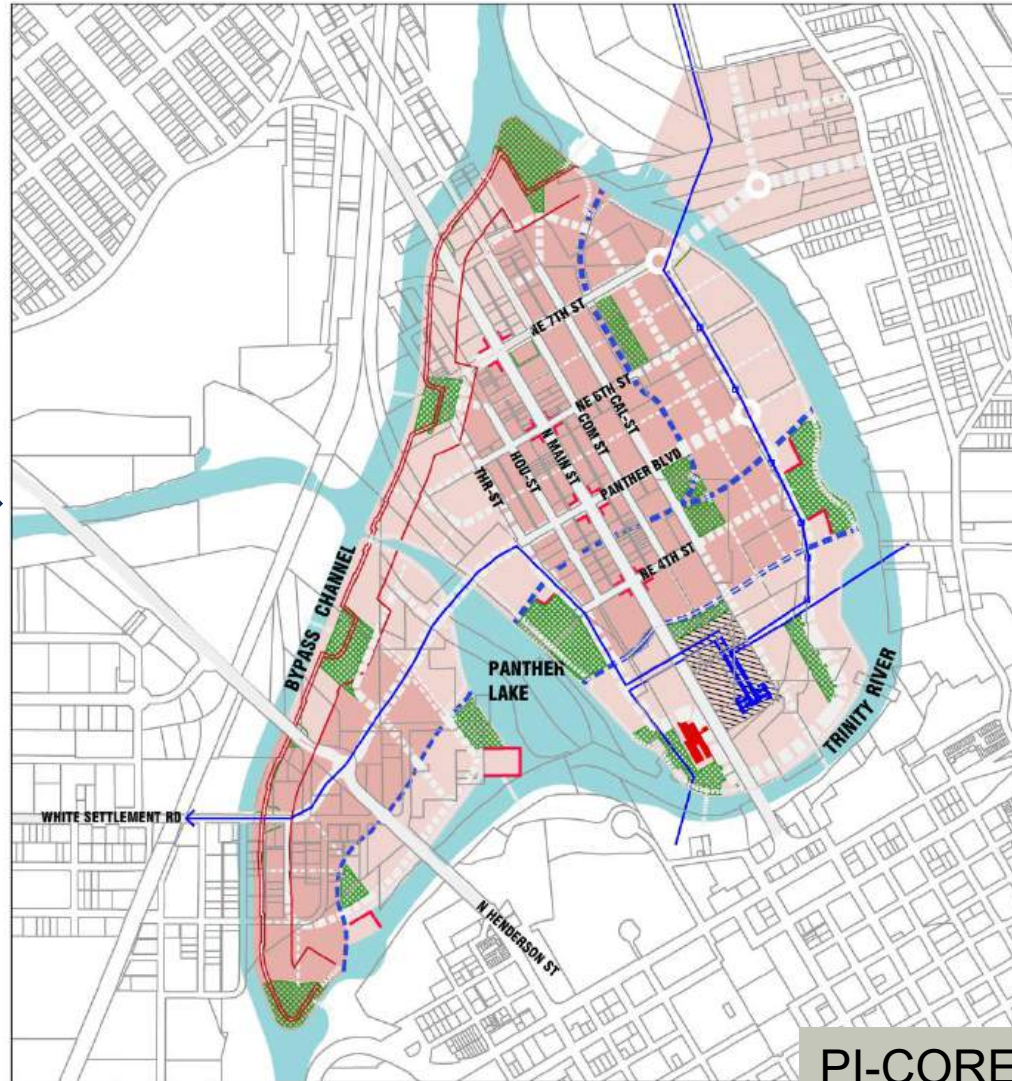
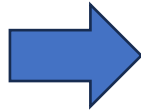
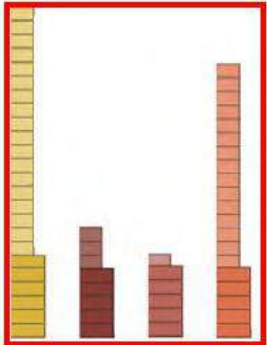


# Public Open Space

- Incorporates Vision 2.0 goal of **15% open space**.
- Adds standards for **landscape, 50% tree canopy, furnishing, kiosks and building frontages**
- Adds **guidelines for fountains, public art, and surrounding sidewalks**



# Urban Form Standards



## REGULATING PLAN: GENERAL

- PI-CORE
- PI-EDGE
- RECOMMENDED OPEN SPACE
- EXIST. ONCOR SUBSTATION
- EXIST. HISTORIC POWER STATION
- T.R.W.D. CANAL R.O.W.
- T.R.W.D. OWNERSHIP BOUNDARY
- OVERHEAD TRANSMISSION LINES
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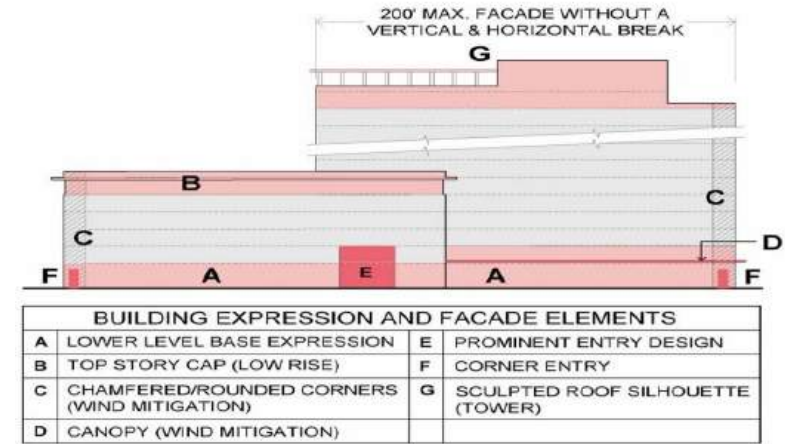
STREET ABBREVIATIONS:  
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 THR-ST N THROCKMORTON ST



PI-CORE: 4 – 24 stories  
 PI-EDGE: 3 – 15 stories

# Building Design

- Removes **specified exterior materials** precluded by State law
- **Enhances** glazing, façade variation, parking garage standards, etc.
- Adds **tower massing** guidelines
- Encourages **galleries, canopies, and waterfront balconies**



# Additional Regulations

- **Landscaping on Private Property:** Planting and 40 – 50% Canopy Coverage
- **Parking:** Vehicular Plazas, Garages, Transitional Parking
- **Fencing and Screening**
- **Signage:** Consistent with downtown




# Next Steps

- Stakeholder meetings on draft FBC: June 2026
- Legislative process: Summer 2026

# Questions?





Agenda Item P5:  
**Public Outreach Update**

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Matt Oliver, TRWD Outreach Coordinator





# CENTRAL CITY FLOOD CONTROL PROJECT



## THE PROBLEM

Fort Worth is one of the country's fastest growing cities. Our population has grown from 300,000 when the levees were originally built to over 1,200,000 per year today. This rapid development results in higher flood levels during major storms. Urban development, homes and businesses not adequately protected against rising the levees were originally built to protect.



Fort Worth has a history of overflowing floods, including major efforts to improve flood control and protect the waterway.



FW can invest in flood protection today to avoid billions in disaster recovery tomorrow.

## THE SOLUTION

The goal of the Central City Flood Control Project is to provide Fort Worth with essential flood protection by taking a holistic approach to flood control and restoring a critically submerged section of the Trinity River. Investment of \$650 million and over 1,000,000 people in the Fort Worth City of the country will be protected from devastating consequences.

## FLOOD CONTROL SOLUTION

The publicly funded portion of the plan, the Central City Flood Control Project, is limited to flood protection, ecological improvements, water reclamation & treatment.



Fort Worth's rapid growth is driving further solutions, including transforming a neglected industrial area along the Trinity River into a lively, vibrant neighborhood with green spaces, including parks, and recreation.

## PROJECT MAP



### LEGEND

- EXISTING LEVEES** - Existing levees along the Trinity River.
- NEW LEVEES** - New levees to be constructed as part of the project.
- PUMP STATIONS** - New pump stations to be constructed to improve flood control.
- FLOOD WALLS** - New flood walls to be constructed to provide additional protection.
- WATER TREATMENT PLANTS** - Existing water treatment plants in the area.
- INDUSTRIAL AREAS** - Industrial areas along the Trinity River.
- RECREATION AREAS** - Recreation areas to be developed as part of the project.

According to the U.S. Army Corps of Engineers, \$15 of flood damage is prevented for every \$1 invested in flood protection.



Fort Worth City will be protected by the Central City Flood Control Project.

Work of flood control construction by the U.S. Army Corps of Engineers (USACE), local partners are critical to the success. Lead acquisition, construction, environmental remediation, and recreation activities are being conducted, paving the way for construction to proceed.



Fort Worth City will be protected by the Central City Flood Control Project.



An underwater scene with a deep blue background. Light rays penetrate from the surface, creating a shimmering effect. Numerous small bubbles and particles are suspended in the water, adding texture and depth to the scene.

Agenda Item A1:

**Approval of the minutes of the meeting held February 12,  
2026**

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Agenda Item A2:

**Receive and file Central City Finance Report as of March 31, 2025**

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Sandy Newby, TRWD Chief Financial Officer

## USACE - CENTRAL CITY FLOOD CONTROL PROJECT

		Estimated Cost	Actuals Thru 3/31/26	Remaining	Increase from 12/31/25
<b>LOCAL</b>					
TRWD	Preliminary Design	\$18,225,972	\$18,225,972	\$0	\$0
	Land Acquisition	\$71,525,518	\$67,847,101	\$3,678,417	\$2,500
	Flood Control Cash Match	\$50,900,362	\$31,647,074	\$19,253,288	\$0
	Relocation	\$58,338,214	\$56,075,787	\$2,262,427	\$66,757
	Demolition	\$13,931,792	\$8,394,578	\$5,537,214	\$0
	Environmental	\$40,158,259	\$38,585,365	\$1,572,894	\$5,000
	Central City Flood Control Program Coordination	\$27,543,367	\$27,543,367	\$0	\$257,540
CITY OF FW	Sewer & Water Relocation	\$105,341,467	\$57,064,084	\$48,277,383	\$164,891
	Storm Water Relocation	\$41,013,159	\$46,378,928	(\$5,365,769)	\$1,932,794
	Franchise Utilities	\$20,556,417	\$11,157,654	\$9,398,763	\$12,800
	Local Street Mods	\$3,406,427	\$3,406,427	\$0	\$0
	CFW Program Management	\$0	\$0	\$0	\$0
<b>Local Subtotal</b>		<b>\$450,940,954</b>	<b>\$366,326,337</b>	<b>\$84,614,617</b>	<b>\$2,442,282</b>

		Estimated Cost	Actuals Thru 9/30/25 *	Remaining	Increase from 6/30/25
<b>FEDERAL / STATE MATCH</b>					
EDI HUD	Land (Offsets Local Above)	\$4,487,035	\$4,485,535	\$1,500	\$0
USACE	Preliminary Design	\$7,372,888	\$7,372,888	\$0	\$0
	Valley Storage	\$124,231,564	\$68,581,213	\$55,650,351	\$1,156,267
	Ecosystem Restoration	\$38,551,750	\$814,395	\$37,737,355	\$104,308
	North Bypass Channel	\$74,290,882	\$22,350,072	\$51,940,810	\$230,824
	South Bypass Channel	\$104,401,759	\$19,909,748	\$84,492,011	\$768,968
	Flood Gates & Pump System	\$99,385,763	\$5,561,390	\$93,824,373	\$45,318
	Dams & Channel Expansion	\$85,528,943	\$147,260	\$85,381,683	\$41,465
	USACE Prog Mgmt/Contingency	\$48,356,327	\$1,139,538	\$47,216,789	\$0
LOCAL	Less Local Flood Cash Match	(\$45,900,363)	(\$31,647,074)	(\$14,253,289)	\$0
<b>Federal/State Subtotal</b>		<b>\$540,706,548</b>	<b>\$98,714,965</b>	<b>\$441,991,583</b>	<b>\$2,347,150</b>
<b>Total USACE Flood Control Project</b>		<b>\$991,647,502</b>	<b>\$465,041,302</b>	<b>\$526,606,200</b>	<b>\$4,789,432</b>

\* The last update received from USACE was for September 2025.

**LOCAL PROJECTS (with or without flood project)**

		Estimated Cost	Actuals Thru 3/31/26	Remaining	Increase from 12/31/25
<b>LOCAL</b>					
TRWD	Marine Creek/Stockyards Connection	\$0	\$0	\$0	\$0
	Bypass Local Share (hardscape & softscape)	\$21,834,670	\$7,945,927	\$13,888,743	\$774,140
	Local Projects Program Coordination	\$0	\$0	\$0	\$0
CITY OF FW	Panther Island Sewer and Water	\$0	\$0	\$0	\$0
	Panther Island Storm Drainage	\$0	\$0	\$0	\$0
	Gateway Park	\$6,668,614	\$0	\$6,668,614	\$0
	CFW Program Management	\$42,615	\$31,762	\$10,853	\$8,607
<b>Total Local Projects</b>		<b>\$28,545,899</b>	<b>\$7,977,689</b>	<b>\$20,568,210</b>	<b>\$782,747</b>

**LOCAL CONTINGENCY**

		Estimated Cost	Actuals Thru 3/31/26	Remaining	Increase from 12/31/25
<b>LOCAL</b>					
	TRVA Programmatic Review		\$466,222		\$0
	NCTCOG note payable *		\$1,400,000		\$0
	<b>Total Contingency</b>	<b>\$36,408,910</b>	<b>\$1,866,222</b>	<b>\$34,542,688</b>	<b>\$0</b>

\* The North Central Texas Council of Governments (NCTCOG) note payable had a balance at 9/30/22 of \$3,500,000. Payments will be made annually for 10 years at \$350,000 per year. A fourth payment of \$350,000 was made in December 2025, leaving a current balance of \$2,100,000.

Note payable balance as of 9/30/22	3,500,000
Less payments made (annually in December)	
FY23	(350,000)
FY24	(350,000)
FY25	(350,000)
FY26	(350,000)
Balance as of 3/31/26 (six payments remaining)	<u>2,100,000</u>

An underwater scene with clear blue water and light rays filtering through the surface. The water is a vibrant turquoise color, and there are many small, bright particles or bubbles scattered throughout. The light rays create a shimmering effect, especially near the surface where the water is more turbulent.

Agenda Item D1:  
**Director Discussion**

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Agenda Item D2:

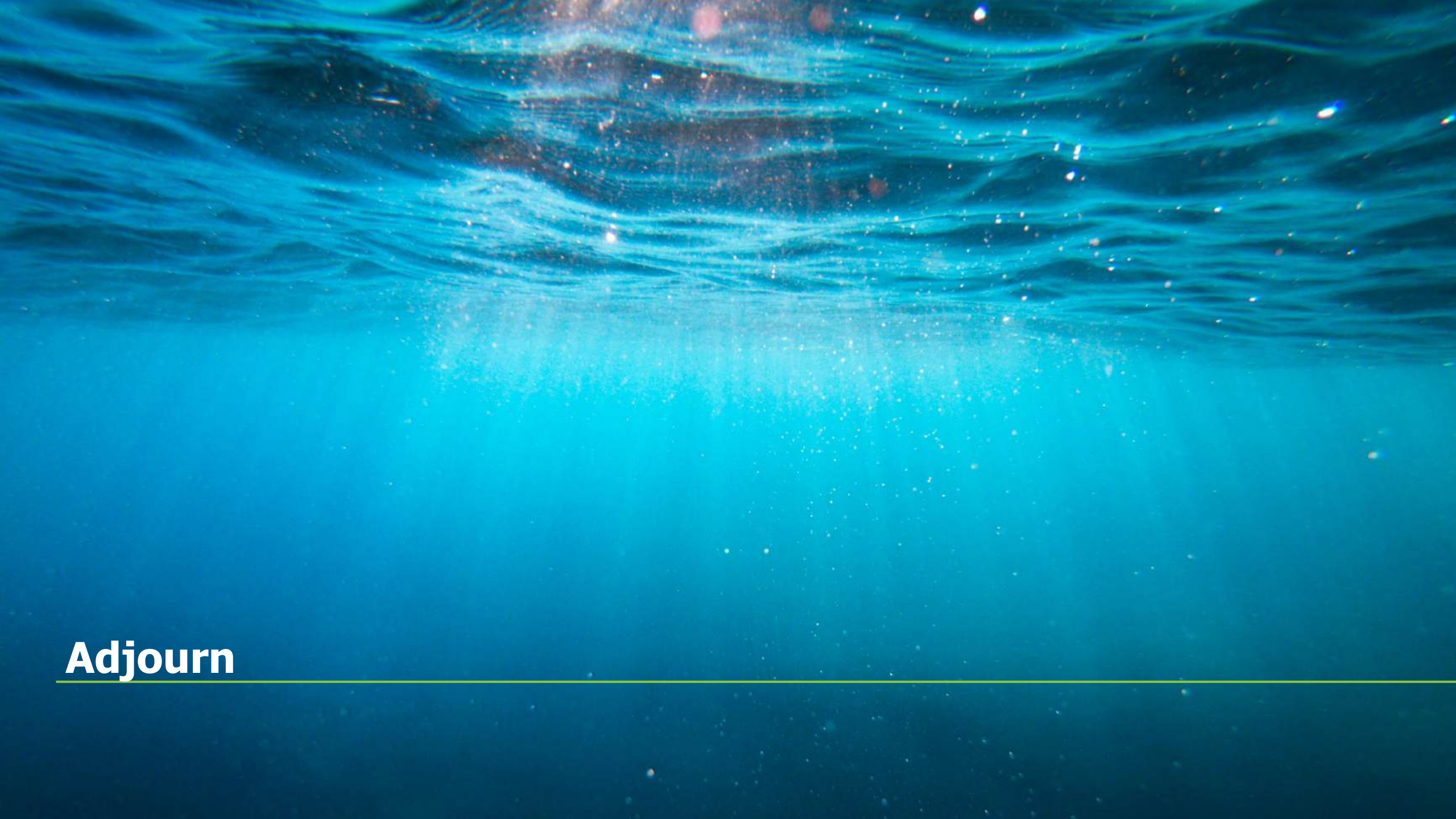
**Next scheduled TRVA Board meeting is August 13, 2026**

Bob Magness, TRWD Executive Assistant

An underwater scene with clear blue water. Light rays and bubbles are visible, creating a shimmering effect. The water is a deep blue color, and there are many small white bubbles and light rays scattered throughout the scene.

Agenda Item E1:  
**Executive Session**

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**Adjourn**

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