

2022  
Panther Den  
Kick-Off



# THE PANTHER DEN

A YLC URBAN DESIGN  
COMPETITION



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Farrington Field Site, **2019**

DFW Airport Site, **2018**

Panther Island Site, **2017**

Berry Industrial Park Site, **2016**

# Panther Den Committee Members

Thanks to  
our  
Committee!

Trevor Gilley, Peloton Land Solutions  
Christian Hibbs, Frost Bank  
Lillian Yeargins, Prius Intelli  
Shane Griffin, Hutcherson Construction  
Edward Serna, Dennett Construction  
Sally Glen Turner, Worth Commercial Real Estate



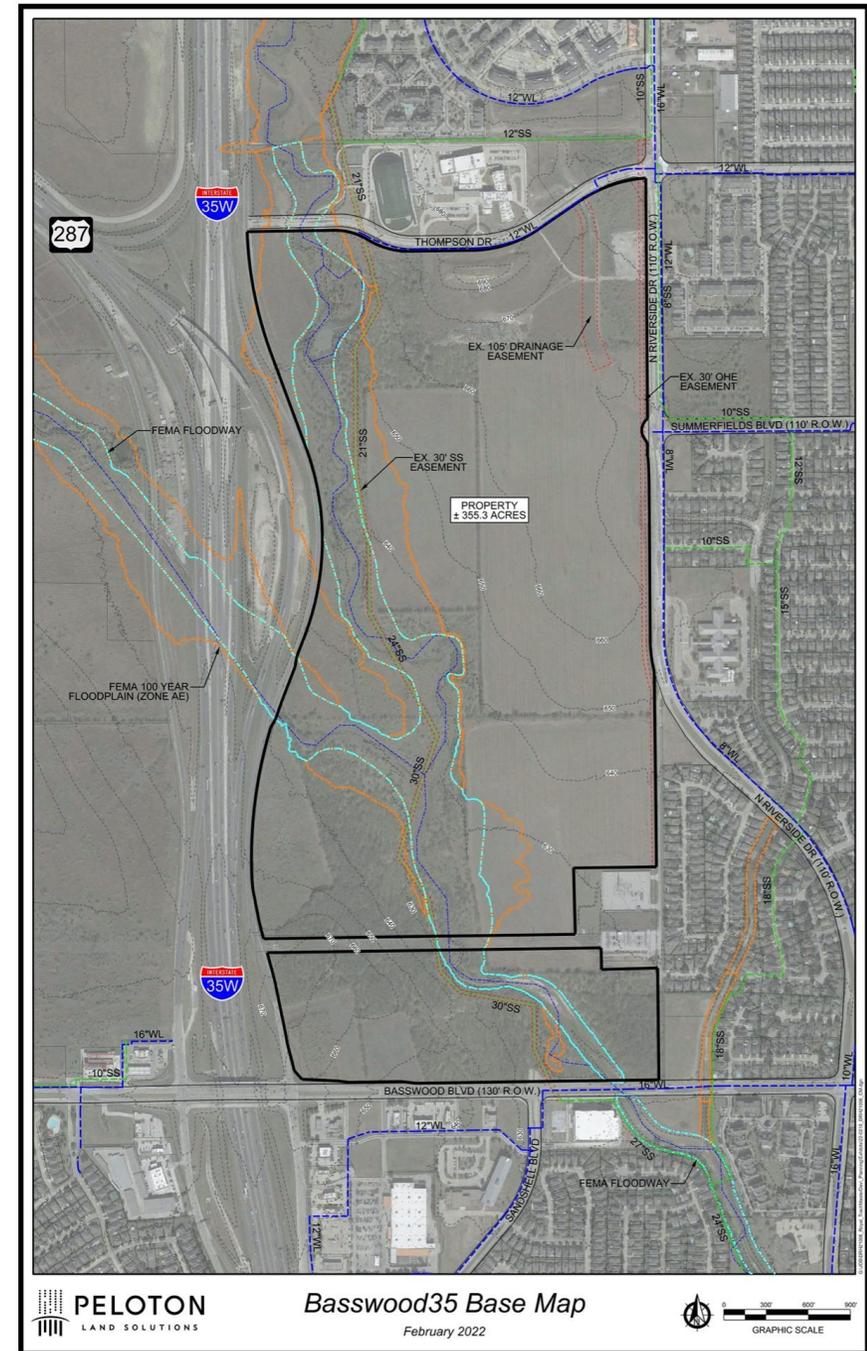
## Competition Goals

### **The aim of the Panther Den is:**

- To meet and work with other Young Leaders.
- To learn more about the development process.
- To get your work in front of industry leaders.
- To promote innovative concepts & realize the potential of the selected site.

## The Site

“Basswood35” is on the northeast corner of Interstate 35W and Basswood Boulevard. The 300-acre vacant tract of land offers endless possibilities. On 75-acres, the City of Fort Worth will acquire, develop, and construct an 8,000-seat stadium for a professional soccer team and will also include 11 soccer fields for tournaments and recreational uses. The stadium will also be used by Keller ISD for potential football games, sporting events, concerts, etc. Further, there is discussion of implementing a performing arts center that would feature a 1,200-seat theatre, a smaller 240-seat space, and a 4,000-square foot dance floor. The remainder of the property is yours to develop.



Any new development in this area should be transformative, exceptional, and catalytic to move Fort Worth ahead. Depending on what development takes place on the tract, of land, the City of Fort Worth and Keller Independent School District would have major influence on approving the project.

The Site



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## **Travis Clegg, PE**

Principal/Vice President  
Peloton Land Solutions

The Vision





## The Vision

### **What kind of development would be most appropriate for the site?**

- Mixed-Use
- Entertainment
- Industrial
- Medical
- Retail
- Hotel/Housing
- Development should provide Jobs



Suggested  
Timeline

**February 10, 2022 – Kick-off Event**

Meet your teammates and learn more about the proposed site

**February 10 - March 1**

Meet with your teammates a few more times, come up with the final concept and iron out details.

**February 17, 2022 – Pro-forma Meeting via Zoom**

5-6 PM - Come learn about the Pro-forma and what you need to include for your project to be successful.

**March 1, 2022 – The Panther Den Event**

11:30 AM – Arrive, register and grab your lunch

12:00 PM – The Panther Den Competition Officially Begins

3:30 PM – Finalize site details, begin working on presentation and proforma

4:30 PM – Go over presentation, know who is saying what & ensure that your presentation is under 12 minutes.

5:00 PM – The Panther Den Competition Ends

5:30 PM – Presentations Begin

6:45 PM – Judging Deliberations

7:15 PM – Winners Announced

7:30 PM – Event Ends



Things to  
know about  
Judging

Each team will have 10 minutes  
to present their project to the judges.



Things to  
know about  
Judging

**Judges will consider the following:**

- Which team showed an understanding of the site's pros and cons, and established a thoughtful and realistic site plan?
- Impact on the community, considering the goals listed under the Competition Overview
- Innovative use of land
- Economic impact
- Return on investment
- Financially feasible



Things to  
know about  
Judging

After each presentation, the judges will ask the group 5 minutes of questions to gather more information.

The judges will be given a packet from each team for reference after the presentation period.

**Presentation Considerations:**

- How will you showcase your design? Hand sketch, CAD, 3D Model?
- How will you display alignments with each stakeholder?
- How do you show mobility to and in your site?
- How will you present your budget assumptions?



## Deliverables

Each group will be provided with a PowerPoint Presentation template you can use to present your final product. **There will be a slide for the following:**

- An introduction slide. We will want you to acknowledge the qualities that make your project unique.
- A Visual Site Plan (if hand-drawn, take a picture and upload into your presentation... but you can include both when you present)
- Product examples
- An outline of the proforma budget
- Development Summary (ROI, NOI, etc)

**You will also turn in:**

- A digital image of your site-plan
- Your Proforma



## Deliverables

Your site must also take the following into account:

**Integration into the I-35 District Overlay**– The site has a new future. The development must show how it aligns and connects to the surrounding community. Three primary elements: Landscaping, lighting, and site planning.

**Support the continued economic sustainability of the area.**

**Contribute to community identity** – The site appeals to all ages, and contributes to the health and wellness of a community.

**The Financial Feasibility of your Project** – You will want to make sure that your project is financially feasible.



## The Pro Forma

A Financial pro forma detailing all costs and income for the development and throughout the life of the proposed transaction should be included in your deliverables.

### **Pro forma should include:**

- Design and construction costs, financing and scheduling assumptions and all other identifiable project costs
- All revenue and expenses, including operating and maintenance expenses and net operating income
- Property taxes
- Planned capital expenditures
- Debt service and cash flow after debt service
- For any residences, proposed apartment mix and anticipated rental rates
- Detail on any District requirements



The Pro  
Forma

The Panther Den Planning Committee will be hosting a time for teams to bring questions about the Proforma:  
**Thursday, February 17, 2022** from 5:00 – 6:00 PM via Zoom



## Competition Rules

- Entries are not to belong to a current project in order to avoid a conflict of interest.
- Participants may use any resources available to them.
- Please ensure that there are no identifying features of the participant's employer to ensure fair judging
- Any information provided or deliverables created are for the purpose of the Panther Den and may not be used in development plans.



Q&A

QUESTIONS?



## Meet Your Teams

Spend some time with your teams so you can plan your strategies.

All information will be sent out tomorrow for you to download.