Surface Access to NAS JRB

Joint Land Use Study Policy Committee
August 27, 2007

North Central Texas Council of Governments
Transportation Department
Surface Access to Airports

Importance

Mobility
Safety
Intersections
Maintenance
Reliability
Emergency Management
Bicycle/Pedestrian Access
Freight Access
Surface Access Example
Naval Air Station Joint Reserve Base, Ft Worth
Surface Access to Airports
Themes Identified During Recent Tours

Roadway Geometry → Safety and Accessibility

Roadway Maintenance → Safety and Convenience

Connectivity → Community Acceptance

Way-Finding → Identity
### Joint Land Use Study

**What’s your opinion?**

**Where are transportation improvements needed?**

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>I think there is a transportation safety issue here.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>I think there is a transportation congestion issue here.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>I think there is a traffic signal problem here.</td>
<td></td>
</tr>
</tbody>
</table>
**Joint Land Use Study**

**What’s your opinion?**
**How do you feel about noise generated by the base?**

<table>
<thead>
<tr>
<th></th>
<th>I think there is an acute, major, regular noise problem here.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>I think there is a moderate noise problem here.</td>
</tr>
<tr>
<td></td>
<td>I like the sound of aircraft here.</td>
</tr>
</tbody>
</table>
Surface Access to Airports

For More Information:

Rachel Wiggins, E.I.T.
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(817) 704-2502

or

Michael Mallonee
mmallonee@nctcog.org
(817) 704-2513

www.nctcog.org
Background on the Joint Land Use Study

August 27, 2007

North Central Texas Council of Governments
www.nctcog.org
JOINT LAND USE STUDY
PUBLIC COMMENT SHEET

Monday, August 27, 2007
New Brewer High School Ninth Grade Campus
1025 West Loop 820 North, Fort Worth, Texas

Instructions:
1. Please mark the box indicating whether you would like to make an oral comment, a
   written comment, or both oral and written comments, and if you would like to be added to
   mailing list
2. Please fill in your name and affiliation along with address (postal and email).
3. If you are submitting a written comment, please write your comment on this form.
4. Please return this form to an NCTCOG employee at the registration desk.

☐ I wish to make an oral comment at the meeting.
☐ I wish to submit a written comment at the meeting.
☐ I wish to make both oral and written comments at the meeting.
☐ I wish to be added to the NCTCOG Public Involvement mailing list.

Name/Affiliation ________________________________
Postal Address __________________________________
Email Address __________________________________

Please provide written comments below. You may use multiple pages if additional space
is required. Comments are due by Friday, August 31, 2007, at 5 p.m.

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
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________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

To submit comments or questions by mail, fax, or e-mail, please send to: NCTCOG, c/o Michael Maloney, P.O.
Box 5698, Arlington, TX 76005-5698 Phone: (817) 704-2513 Fax: (817) 646-3032 E-mail: mmaloney@nctco.org
Website: http://www.nctco.org/us/. Comments are due by Friday, August 31, 2007, at 5 p.m.
## Joint Land Use Study: Tough Decisions

1. Do you want the Naval Air Station Joint Reserve Base (NAS JRB) to stay open in the next round of Base Realignment and Closure (BRAC)?
   - Yes
   - No
   - Comments:

2. Would you join a community-based “Friends of the Base” group to help support NAS JRB through education, outreach, and enhanced communication?
   - Yes
   - No
   - Comments:

3. Do you support building standards for new construction, reconstruction, and renovation that reduce noise entering homes around NAS JRB?
   - Yes
   - No
   - Comments:

4. Do you support real-estate disclosures designed to protect NAS JRB and its community neighbors by making home-buyers aware of aircraft noise zones?
   - Yes
   - No
   - Comments:

5. Do you support the voluntary purchase of easements on properties surrounding NAS JRB which would allow military flights?
   - Yes
   - No
   - Comments:

6. Do you support city council actions to prevent all new residential construction in the safety zones surrounding NAS JRB?
   - Yes
   - No
   - Comments:

7. Do you support a voluntary purchase program for homes and properties that are incompatible with NAS JRB operations due to high noise levels?
   - Yes
   - No
   - Comments:

8. Do you support a voluntary purchase program for homes and properties that are incompatible with NAS JRB operations due to safety zones?
   - Yes
   - No
   - Comments:

9. Do you support a local condemnation program for homes and properties that are incompatible due to high noise levels?
   - Yes
   - No
   - Comments:

10. Do you support a local condemnation program for homes and properties that are incompatible due to safety zones?
    - Yes
    - No
    - Comments:

Comments are due by Friday, August 31, 2007, at 5 p.m.
Naval Air Station Joint Reserve Base

Lake Worth
Lockheed Martin
NAS JRB Fort Worth
Why is NAS JRB Important?

### Personnel

<table>
<thead>
<tr>
<th></th>
<th>Active Duty</th>
<th>Reserve/Guard</th>
</tr>
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<tbody>
<tr>
<td>Navy</td>
<td>1,140</td>
<td>3,218</td>
</tr>
<tr>
<td>Marine Corps</td>
<td>883</td>
<td>1,201</td>
</tr>
<tr>
<td>Air Force</td>
<td>32</td>
<td>1,511</td>
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<tr>
<td>Texas Air Nat’l Guard</td>
<td>73</td>
<td>1,065</td>
</tr>
<tr>
<td>Army</td>
<td>11</td>
<td>92</td>
</tr>
<tr>
<td>Total</td>
<td><strong>2,139</strong></td>
<td><strong>7,087</strong></td>
</tr>
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</table>

#### Civilians
- 1,799

#### Lockheed Martin
- 14,400

#### Total Personnel
- 25,425
Why is NAS JRB Important?

**Economic Impact**

<table>
<thead>
<tr>
<th>Company</th>
<th>Jobs</th>
<th>Annual Economic Impact</th>
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</thead>
<tbody>
<tr>
<td>NAS JRB</td>
<td>11,025</td>
<td>$1.3 billion</td>
</tr>
<tr>
<td>Lockheed Martin</td>
<td>14,400</td>
<td>$3.0 billion</td>
</tr>
</tbody>
</table>
Community Mission for the Next BRAC
Community Mission for the Next BRAC

WIN
Community Mission for the Next BRAC
Why Aim to Win?

Winning in the next BRAC round would mean additional units, squadrons and equipment at the base and an increase in stationed full-time active duty military personnel and Reservists.

Additional military activities would add to the local economy, create spin-off jobs, and increase the demand for, and value of, real estate in Western Tarrant County.

Additional military activities would add to the value of the Base to the Department of Defense and spread the overhead costs of the Base over more military functions.
Community Mission for the Next BRAC
Will Winning Make a Difference?

Winning means the difference between...

Jobs in West Fort Worth  or  Metroplex Employment Centers moving North and East

Strong residential demand  or  Residential Oversupply

An airfield with two users  or  Airfield costs borne solely by Lockheed Martin

A workable tax base  or  Cities without the tax base necessary to operate basic services
Community Mission for the Next BRAC
Whose Opinion Matters?

Who the BRAC will listen to:

- Active Duty Military and their families
- Military Reservists and their families
- Neighbors of the Base
- Communities around the Base
- Commanders of other military installations
- Top military personnel
Community Mission for the Next BRAC
How Do We Win?

Transition non-conforming land uses to conforming land uses

Don’t just host military families, make a difference in their lives

Help NAS JRB support other military installations

Turn the roads to the Base into Great Streets

In all things, be Friends of the Base
What is the problem surrounding NAS JRB?
NAS JRB Fort Worth Vicinity
and Year of Construction on Nearby Parcels

- 2004 Noise Contours
- Lakes
- Year of Construction
  - Built through 1940
  - 1940 - 1950
  - 1950 - 1960
  - 1960 - 1970
  - 1970-1980
  - 1980 - 1990
  - 1990 - 2000
  - 2000 - 2004
NAS JRB Fort Worth Vicinity and Year of Construction on Nearby Parcels

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  - 1960 - 1970
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  - 1980 - 1990
  - 1990 - 2000
  - 2000 - 2004
What Are We Doing About It?
Joint Land Use Study

Sponsored by the
Department of Defense
Office of Economic
Adjustment.

Cooperative land use
planning effort between
military installations and
the surrounding
communities.

Promotes growth that
supports military training
and operational missions.
How Is the Study Being Conducted?

Through Local Government Participation and Coordination

Joint Land Use Study Policy Committee

Voting Members:
• Cities of Benbrook, Fort Worth, Lake Worth, River Oaks, Westworth Village, White Settlement
• Tarrant County

Study Sponsor: NCTCOG

Study Consultant: DFW Advisors
Who Is Conducting the JLUS?

Local Governments via a Policy Committee

**JLUS Policy Committee**
- Public Meetings
- Briefings to elected officials and other stakeholders
- Approval of study conclusions and recommendations

**Local Government**
- Independent action to implement study recommendations
- Independent action to change zoning, land use, or building code
- Varies by local government
How Is the Study Being Conducted?

Guided by Public Involvement Principles

Invite all landowners, stakeholders, and impacted citizens.

Provide timely public notice.

Exchange information and ideas.

Provide opportunities for continuing involvement.
<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Navy nominated base for Joint Land Use Study Program</td>
<td>Summer 2005</td>
</tr>
<tr>
<td>DOD selected NAS JRB Fort Worth for the JLUS Program</td>
<td>Winter 2005-06</td>
</tr>
<tr>
<td>Navy personnel worked with local communities to identify sponsor and submit application for funds to DOD</td>
<td>Spring 2006</td>
</tr>
<tr>
<td>Policy Committee convened</td>
<td>August 2006</td>
</tr>
<tr>
<td>Consultant acquired, contract signed</td>
<td>March 2007</td>
</tr>
<tr>
<td>First public meeting conducted</td>
<td>April 2007</td>
</tr>
</tbody>
</table>
Expectations for the Future

Schedule

Policy Committee Meetings: On-Going

Technical Evaluation of City Zoning/Codes: Spring/Summer

Development of Communication Strategies: Spring/Summer

Transportation Analysis: Spring/Summer

Additional Public Meetings: August – September 2007
Policy Committee Adopts Study Recommendations  Fall 2007

Voluntary Adoption of Study Recommendations by Local Governments  T.B.D.

Follow-up on Implementation Strategies  T.B.D.
Joint Land Use Study

For More Information:

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rwiggins@nctcog.org
(817) 704-2502

www.nctcog.org/jlus
Joint Land Use Study Flow Chart

- Department of Defense
- Joint Land Use Study
- Technical Recommendations
- JLUS Policy Committee
- Local Government Implementation
- Local Governments
- Public Involvement
NAS JRB Fort Worth
Map of Land Use Compatibility Within Study Area

- **Compatible**
- **Compatible with Conditions**
- **Compatible - NAS JRB and Lockheed**
- **Compatible - Lake**
- **Compatible - Vacant Today**
- **Incompatible**
- **Not part of the study area**
# Understanding Safety Zones

<table>
<thead>
<tr>
<th>Safety Zone</th>
<th>Accidents</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Runway</strong></td>
<td>197</td>
<td>27.1%</td>
</tr>
<tr>
<td><strong>Clear Zone</strong></td>
<td>210</td>
<td>28.8%</td>
</tr>
<tr>
<td><strong>Accident Potential Zone I</strong></td>
<td>57</td>
<td>7.8%</td>
</tr>
<tr>
<td><strong>Accident Potential Zone II</strong></td>
<td>36</td>
<td>5.0%</td>
</tr>
</tbody>
</table>

**National Air Force Aircraft Accident Data:**

- **68.7%** of accidents occur in the “Safety Zones”
- **31.3%** of accidents occur outside the “Safety Zones”
North Safety Zones and Noise Contours
North End Approach to NAS JRB
North End Approach to NAS JRB
South Safety Zones and Noise Contours
South End Approach to NAS JRB
South End Approach to NAS JRB
Joint Land Use Study

**Encroachment negatively affects readiness by:**

1. Reducing the number of available training days

2. Reducing training realism as tactics are modified (altitudes, airspeeds, profiles) to comply with local laws

3. Causing a loss of base access altogether (either temporary or permanent)

4. Decreasing scheduling flexibility and complexity (when factoring in long lead times to assure legal compliance)

5. Increasing time away from home during training prior to deployment
Managing Aircraft Safety and Noise

Local Jurisdictions
- Land Use Planning
  - Prohibition in core Areas – APZs/CZ
  - Restrictions in secondary areas
  - Encouraging industry
- Keeping people away
- Protecting people who are already there

Federal/State Government
- Relocation Assistance
  - Isolated houses Conservation
- Helping people to leave
- Empowering people to make up their own mind

Aircraft Noise Disclosure
- Avoiding surprise noise
  - House sale ... provide real information to potential buyers
  - EI... use real information to paint a clear picture of likely outcomes

Local Jurisdictions & State Building Codes

State and County Government
## Compatibility Between Existing Zoning Districts and Noise Zones

### Table 9

**Zoning Districts within the 65-70 DBN**

<table>
<thead>
<tr>
<th></th>
<th>Industrial</th>
<th>Commercial/Office</th>
<th>SF Residential</th>
<th>MF Residential</th>
<th>Public/Institutional</th>
</tr>
</thead>
<tbody>
<tr>
<td>Benbrook</td>
<td>H</td>
<td>F, HC, F-PD, E-PD</td>
<td>A</td>
<td>C, D-PD</td>
<td>CF</td>
</tr>
<tr>
<td>Fort Worth</td>
<td>J, I</td>
<td>ER, F, G, FR, PD</td>
<td>R-1, A-5, A-10</td>
<td>B, C, CR, D</td>
<td>N/A</td>
</tr>
<tr>
<td>Lake Worth</td>
<td>P-I</td>
<td>C, P-C</td>
<td>SF-1</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Westworth Village</td>
<td>N/A</td>
<td>C, O</td>
<td>SF-A, SF-B</td>
<td>MF</td>
<td>N/A</td>
</tr>
<tr>
<td>River Oaks</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>White Settlement</td>
<td>N/A</td>
<td>C-C, C-N, PD</td>
<td>R-5, R-6, R-7, R-D</td>
<td>MF-16, MF-24</td>
<td>T</td>
</tr>
<tr>
<td>Tarrant County</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
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</table>
### Compatibility Between Existing Zoning Districts and Noise Zones

#### Table 10

<table>
<thead>
<tr>
<th>Zoning Districts within the 70-75 DBN</th>
<th>Industrial</th>
<th>Commercial/Office</th>
<th>SF Residential</th>
<th>MF Residential</th>
<th>Public/Institutional</th>
<th>Agricultural</th>
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<tbody>
<tr>
<td>Benbrook</td>
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<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td>Fort Worth</td>
<td>I, J</td>
<td>E, ER, F, G, PD, MU-1</td>
<td>A-5</td>
<td>N/A</td>
<td>CF</td>
<td>AG</td>
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<tr>
<td>Lake Worth</td>
<td>P-I</td>
<td>C, P-C</td>
<td>SF-1</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td>Westworth Village</td>
<td>N/A</td>
<td>C</td>
<td>SF-A, SF-B</td>
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<tr>
<td>River Oaks</td>
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<td>N/A</td>
<td>N/A</td>
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<td>N/A</td>
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<tr>
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<td>C-C</td>
<td>M-H, R-5, R-6, R-D</td>
<td>MF-16, MF-24</td>
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Compatibility Between Existing Zoning Districts and Noise Zones

Table 11

<table>
<thead>
<tr>
<th></th>
<th>Industrial</th>
<th>Commercial/Office</th>
<th>SF Residential</th>
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<td>Fort Worth</td>
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<tr>
<td>River Oaks</td>
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<td>N/A</td>
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<tr>
<td>White Settlement</td>
<td>I-H, I-L</td>
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<td>M-H, R-6, R-D, R-V</td>
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Compatibility Between Existing Zoning Districts and Noise Zones

Table 12

<table>
<thead>
<tr>
<th></th>
<th>Industrial</th>
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<th>SF Residential</th>
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<tbody>
<tr>
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<tr>
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<td>R-D</td>
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</table>
# Compatibility Between Existing Zoning Districts and Noise Zones

## Table 13

<table>
<thead>
<tr>
<th>Zoning Districts within the 85-90 DBN</th>
<th>Industrial</th>
<th>Commercial/Office</th>
<th>SF Residential</th>
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</table>
Communication Recommendations

Benbrook, Fort Worth, Lake Worth, River Oaks, Westworth Village, White Settlement, Tarrant County

- Strengthen public education regarding noise ordinances
- Create JLUS Regional Coordinating Committee
- Seek DOD input on school location decisions
- Improve on-line communications (updated websites)
- Create Friends of the Base Support Group
Local Action Recommendations
Benbrook, Fort Worth, Lake Worth, Westworth Village, White Settlement, Tarrant County

• Create a Master Land Development Plan
• Create a Noise Mitigation Plan
• Update Transportation and Access Plans
Local Action Recommendations

Westworth Village & Lake Worth

• Adopt Comprehensive Land Use Plan
Local Action Recommendations
Fort Worth, Benbrook, White Settlement, River Oaks

• Revise Future Land Use Plan/Map
Local Action Recommendations
Benbrook, Fort Worth, Lake Worth, Westworth Village,
White Settlement, Tarrant County

• Adoption of Airport Environs Ordinance
• Implement noise attenuation requirements for residential and incompatible non-residential uses
• Update building codes
• Adopt new state lighting requirements
Local Action Recommendations

Benbrook, Fort Worth, Lake Worth, Westworth Village, White Settlement, Tarrant County

- Mandatory Real Estate Disclosure (65+Ldn)
- Require sound attenuation certification be recorded with the deed
- Require noise zone verification on subdivision plats
Local Action Recommendations

Benbrook, Fort Worth, Lake Worth, Westworth Village, White Settlement, Tarrant County

• Create a neighbor governments review program for certain development types

• Investigate creation of NAS JRB Joint Zoning Board
Local Action Recommendations

Fort Worth & Lake Worth

- Pursue purchase of impacted properties in the Safety Zones.
Local Action Recommendations

Benbrook, Lake Worth, Fort Worth, White Settlement & Westworth Village

- Create an Avigation Easement Program
- Transfer of Development Rights
- Land Banking
Local Action Recommendations

White Settlement & Fort Worth

• Adopt a Low Impact Development Strategy (storm drainage)
JOINT LAND USE STUDY
PUBLIC COMMENT SHEET

Monday, August 27, 2007
New Brewer High School Ninth Grade Campus
1025 West Loop 820 North, Fort Worth, Texas

Instructions:
1. Please mark the box indicating whether you would like to make an oral comment, a written comment, or both oral and written comments, and if you would like to be added to mailing list.
2. Please fill in your name and affiliation along with address (postal and email).
3. If you are submitting a written comment, please write your comment on this form.
4. Please return this form to an NCTCOG employee at the registration desk.

☐ I wish to make an oral comment at the meeting.
☐ I wish to submit a written comment at the meeting.
☐ I wish to make both oral and written comments at the meeting.
☐ I wish to be added to the NCTCOG Public Involvement mailing list.

Name/Affiliation ________________________________
Postal Address __________________________________
Email Address __________________________________

Please provide written comments below. You may use multiple pages if additional space is required. Comments are due by Friday, August 31, 2007, at 5 p.m.

________________________________________________________________________
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To submit comments or questions by mail, fax, or e-mail, please send to: NCTCOG, c/o Michael Mullenix, P.O. Box 5888, Arlington, TX 76005-5888 Phone: (817) 704-2513 Fax: (817) 601-5022 E-mail: mmullenix@nctco.org Website: http://www.nctco.org/ius. Comments are due by Friday, August 31, 2007, at 5 p.m.
<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
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<tr>
<td>1. Do you want the Naval Air Station Joint Reserve Base (NAS JRB) to stay open in the next round of Base Realignment and Closure (BRAC)?</td>
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<tr>
<td>Comments:</td>
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<tr>
<td>2. Would you join a community-based “Friends of the Base” group to help support NAS JRB through education, outreach, and enhanced communication?</td>
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<td>Comments:</td>
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<tr>
<td>3. Do you support building standards for new construction, reconstruction, and renovation that reduce noise entering homes around NAS JRB?</td>
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<tr>
<td>Comments:</td>
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<td>4. Do you support real-estate disclosures designed to protect NAS JRB and its community neighbors by making home-buyers aware of aircraft noise zones?</td>
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<td>Comments:</td>
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<tr>
<td>5. Do you support the voluntary purchase of easements on properties surrounding NAS JRB which would allow military flights?</td>
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<td>Comments:</td>
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<tr>
<td>6. Do you support city council actions to prevent all new residential construction in the safety zones surrounding NAS JRB?</td>
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<td>7. Do you support a voluntary purchase program for homes and properties that are incompatible with NAS JRB operations due to high noise levels?</td>
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<td>8. Do you support a voluntary purchase program for homes and properties that are incompatible with NAS JRB operations due to safety zones?</td>
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<td>9. Do you support a local condemnation program for homes and properties that are incompatible due to high noise levels?</td>
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Comments are due by Friday, August 31, 2007, at 5 p.m.
## Additional Upcoming Public Meetings

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<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>Location</th>
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<tbody>
<tr>
<td>Sept. 4, 6:30 p.m.</td>
<td>311 Burton Hill Road</td>
<td>Westworth Village</td>
</tr>
<tr>
<td>Sept. 6, 7:30 p.m.</td>
<td>Benbrook City Council</td>
<td>911 Winscott Road Benbrook</td>
</tr>
<tr>
<td>Sept. 11, 10 a.m.</td>
<td>Tarrant County Commissioners Court</td>
<td>100 E. Weatherford St., Room 502A Fort Worth</td>
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<tr>
<td>Sept. 11, 6:00 p.m.</td>
<td>River Oaks City Council</td>
<td>4900 River Oaks Blvd. River Oaks</td>
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<tr>
<td>Sept. 13, 7:00 p.m.</td>
<td>214 Meadow Park Drive</td>
<td>White Settlement</td>
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<tr>
<td>Sept. 18, 8:30 a.m.</td>
<td>Fort Worth City Council</td>
<td>Pre-Council Meeting 1000 Throckmorton Fort Worth</td>
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<tr>
<td>Sept. 18, 6:30 p.m.</td>
<td>Lake Worth City Council</td>
<td>3801 Adam Grubb Lake Worth</td>
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<tr>
<td>Sept. 24, 7:00 p.m.</td>
<td>Joint Land Use Study</td>
<td>Public Meeting New Brewer High School Ninth Grade Campus</td>
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</table>
Community Mission for the Next BRAC
How Do We Win?

- Transition non-conforming land uses to conforming land uses
- Don’t just host military families, make a difference in their lives
- Help NAS JRB support other military installations
- Turn the roads to the Base into Great Streets
- In all things, be Friends of the Base
Joint Land Use Study

For More Information:

Mike Sims, A.I.C.P.
msims@nctcog.org
(817) 695-9226

www.nctcog.org/jlus