Joint Land Use Study

Public Meetings

Monday, April 2, 2007
Tuesday, April 3, 2007

Mike Sims, A.I.C.P.

North Central Texas Council of Governments
www.nctcog.org
Joint Land Use Study
Agenda

AGENDA
Joint Land Use Study Public Meeting
Brewer High School Ninth Grade Campus Auditorium
1023 West Loop 820 North, Fort Worth, Texas, 76108
April 2, 2007, 6:30 p.m.
April 3, 2007, 6:30 p.m.
(Same content at both meetings)

6:30 p.m.  Background Video Presentation
6:45 p.m.  Welcome
           Mike Sims, NCTCOG
           Captain Ian McIntyre, NAS JRB
6:55 p.m.  Joint Land Use Study Policy Committee
           Chuck Sikorsky, Chairman
7:05 p.m.  Study Overview
           Mike Sims, NCTCOG
7:15 p.m.  Noise Demonstration
           Fred Pierson, U.S. Navy
7:45 p.m.  Economic Impact of NAS JRB Fort Worth
           Mike Sims, NCTCOG
7:55 p.m.  Potential Study Outcomes
           Communication Strategies
           Linda Pavlik, Consultant
           Land Use/Development Strategies
           Mike Coker, Consultant
           Surface Access Improvements
           Rachel Wiggins, NCTCOG
8:15 p.m.  Study Schedule
           Mike Sims, NCTCOG
8:20 p.m.  Opportunity for Comment
           JLUS Policy Committee
           Public and Guests

Close of Meeting  Repeat of Background Video Presentation

For more information, you may visit our website at www.nctcog.org/jlus or contact Rachel Wiggins at (817) 704-2502, or rwiggins@nctcog.org.

The Joint Land Use Study is sponsored by the Cities of Benbrook, Fort Worth, Lake Worth, River Oaks, Westworth Village, and White Settlement; Tarrant County; the Department of Defense Office of Economic Adjustment; and the North Central Texas Council of Governments.
JOINT LAND USE STUDY
PUBLIC COMMENT SHEET

Monday, April 2 and Tuesday, April 3, 2007, 6:30 p.m.
Brewer High School, Ninth Grade Campus Auditorium
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 public meeting.
☐ I wish to submit a written comment at the public meeting.
☐ I wish to make both oral and written comments at the public meeting.
☐ I wish to be added to the Joint Land Use Study mailing list.

Name/Affiliation ____________________________________________
Postal Address _______________________________________________
Email Address _______________________________________________

Please provide written comments below. You may use the back of this page if you need additional space.

_________________________________________________________________
_________________________________________________________________
_________________________________________________________________
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_________________________________________________________________
_________________________________________________________________

To submit comments or questions by mail, fax, or e-mail, please send to: NCTCOG, c/o Rachael Wiggins, P.O. Box 5888, Arlington, TX 76005-5888 Phone (817) 704-2552 Fax (817) 643-3026 E-mail: rwiggins@nctcog.org
Website: http://www.nctcog.org

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<table>
<thead>
<tr>
<th>Opinion</th>
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<tbody>
<tr>
<td>I think there is an acute, major, regular noise problem here.</td>
</tr>
<tr>
<td>I think there is a moderate noise problem here.</td>
</tr>
<tr>
<td>I like the sound of aircraft here.</td>
</tr>
</tbody>
</table>
## Joint Land Use Study

### What’s your opinion?
- **Where are transportation improvements needed?**

<table>
<thead>
<tr>
<th></th>
<th>I think there is a transportation safety issue here.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Red</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>I think there is a transportation congestion issue here.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yellow</td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th></th>
<th>I think there is a traffic signal problem here.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green</td>
<td></td>
</tr>
</tbody>
</table>
Joint Land Use Study

For More Information

www.nctcog.org/jlus

Rachel Wiggins

rwiggins@nctcog.org

(817) 704-2502
# Joint Land Use Study

## Policy Committee Voting Members

| City of Benbrook | Councilman Keith Bailey (Secretary) | Councilman Ron Sauma |
| City of Fort Worth | Councilman Chuck Silcox (Chair) | Councilman Carter Burdette |
| City of Lake Worth | Joey Highfill, City Manager (Vice-Chair) | Vicki Mikel, Assistant City Manager |
| City of River Oaks | Mayor Herman Earwood | Dan Chisholm, Chief of Police |
## Joint Land Use Study

### Policy Committee Voting Members

(continued)

<table>
<thead>
<tr>
<th>City of Westworth Village</th>
<th>Mayor Andy Fontenot</th>
<th>Gary Robinson, Administrative Coordinator</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of White Settlement</td>
<td>Councilman Gunnar Rasmussen</td>
<td>Randell Brown, Public Works Director</td>
</tr>
<tr>
<td>Tarrant County</td>
<td>Renee Lamb, Director of Transportation</td>
<td>Randy Skinner, Planning Manager</td>
</tr>
</tbody>
</table>
# Joint Land Use Study

## Policy Committee Non-Voting Members

<table>
<thead>
<tr>
<th>Department of Defense</th>
<th>John Leigh, Office of Economic Adjustment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Naval Air Station Joint Reserve Base</td>
<td>Captain Ian McIntyre</td>
</tr>
<tr>
<td>Fort Worth Chamber of Commerce</td>
<td>Brinton Payne</td>
</tr>
<tr>
<td>Lockheed Martin</td>
<td>Norman Robbins</td>
</tr>
<tr>
<td>North Central Texas Council of Governments</td>
<td>Mike Sims</td>
</tr>
<tr>
<td>Benbrook Area Chamber of Commerce</td>
<td>Ed Wilsberg</td>
</tr>
</tbody>
</table>
Joint Land Use Study

Study Overview

Mike Sims, A.I.C.P.

North Central Texas Council of Governments

www.nctcog.org
Joint Land Use Study

History of NAS JRB Fort Worth

1941 – Opened as Tarrant Field Airdrome

1942 – Renamed Fort Worth Army Airfield

1948 – Renamed Carswell Air Force Base

1991 – Designated for closure by Base Realignment and Closure (BRAC) process

1993 – Designated as Naval Air Station Joint Reserve Base under BRAC process
Base Realignment and Closure:

Department of Defense process to reorganize installations to efficiently support forces and increase mission readiness
Joint Land Use Study
Lockheed Martin Corporation

- Aeronautics
  (Headquartered in Fort Worth)
- Electronic Systems
- Information Systems and Global Services
- Space Systems
Joint Land Use Study
NAS JRB Fort Worth: Current Mission

NAS JRB:
- F-16 Falcon
- F/A-18 Hornet
- C-130
- C-40
- Coming soon - C-9

Lockheed Martin:
- F-16 Falcon
- F-35 Joint Strike Fighter
Joint Land Use Study
What is a JLUS?

Sponsored by the Department of Defense’s 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.
## Joint Land Use Study

### Cost of the Study

<table>
<thead>
<tr>
<th>FUNDING</th>
<th>COST</th>
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<tbody>
<tr>
<td><strong>DOD OEA</strong></td>
<td><strong>Consultant</strong></td>
</tr>
<tr>
<td>$232,995</td>
<td>$229,465</td>
</tr>
<tr>
<td><strong>COG Cash</strong></td>
<td><strong>COG Staff</strong></td>
</tr>
<tr>
<td>$9,000</td>
<td>$12,530</td>
</tr>
<tr>
<td><strong>In-Kind</strong></td>
<td><strong>Local Staff</strong></td>
</tr>
<tr>
<td>$16,888</td>
<td>$16,888</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>Total</strong></td>
</tr>
<tr>
<td>$258,883</td>
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Joint Land Use Study

Roles

**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
Joint Land Use Study
Public Involvement Principles

Invite all landowners, stakeholders and impacted citizens

Provide timely public notice

Exchange information and ideas.

Provide opportunities continuing involvement.
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
  - 1970-1980
  - 1980 - 1990
  - 1990 - 2000
  - 2000 - 2004

Recent Developments
Date Opened
- 2005
- 2006
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and Year of Construction on Nearby Parcels

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Recent Developments
Date Opened
( 2005
( 2006
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- **2004 Noise Contours**
- **Lakes**

Year of Construction
- Built through 1940
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- 1980 - 1990
- 1990 - 2000
- 2000 - 2004

Recent Developments
Date Opened
- 2005
- 2006
Joint Land Use Study

Work to Date

Navy nominated base for Joint Land Use Study Program  
Summer 2005

DOD selected NAS JRB Fort Worth for the JLUS Program  
Winter 2005-06

Navy personnel worked with local communities to identify sponsor and submit application for funds to DOD  
Spring 2006

Policy Committee convened  
August 2006

Consultant acquired, contract signed  
March 2007

First public meeting conducted  
April 2007
Joint Land Use Study

Noise Demonstration
Joint Land Use Study

Economic Impact of NAS JRB Fort Worth

Mike Sims, A.I.C.P.

North Central Texas Council of Governments
www.nctcog.org
Dallas-Fort Worth Region
Annual Population Growth

Population added in the last 10 years = New Hampshire
## Gross Metropolitan Area Product

### National Comparison

<table>
<thead>
<tr>
<th>Rank</th>
<th>Metropolitan Area</th>
<th>2004 GMP*</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>New York, NY</td>
<td>901.3</td>
</tr>
<tr>
<td>2</td>
<td>Los Angeles, CA</td>
<td>581.3</td>
</tr>
<tr>
<td>3</td>
<td>Chicago, IL</td>
<td>392.6</td>
</tr>
<tr>
<td>4</td>
<td>Washington, DC</td>
<td>276.2</td>
</tr>
<tr>
<td>5</td>
<td>Dallas-Fort Worth, TX</td>
<td>256.4</td>
</tr>
<tr>
<td>6</td>
<td>Philadelphia, PA</td>
<td>253.4</td>
</tr>
<tr>
<td>7</td>
<td>Boston, MA</td>
<td>233.7</td>
</tr>
<tr>
<td>8</td>
<td>Houston, TX</td>
<td>214.7</td>
</tr>
<tr>
<td>9</td>
<td>San Francisco, CA</td>
<td>204.9</td>
</tr>
<tr>
<td>10</td>
<td>Atlanta, GA</td>
<td>198.1</td>
</tr>
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</table>

*Billions of U.S. Dollars*
Growth and the Region

Current DFW Population =
<table>
<thead>
<tr>
<th>Service</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>
</tr>
<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><strong>Total</strong></td>
<td><strong>2,139</strong></td>
<td><strong>7,087</strong></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Category</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Civilians</td>
<td>1,799</td>
</tr>
<tr>
<td>Lockheed Martin</td>
<td>14,400</td>
</tr>
<tr>
<td>Total Personnel</td>
<td>25,425</td>
</tr>
<tr>
<td>Property</td>
<td>Value</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>------------------------------</td>
</tr>
<tr>
<td>Plant Value</td>
<td>$856 Million</td>
</tr>
<tr>
<td>Number of Buildings</td>
<td>357 (3.2M SF)</td>
</tr>
<tr>
<td>Improved Acreage</td>
<td>1,775 Acres</td>
</tr>
</tbody>
</table>
NAS JRB Fort Worth

Military Construction FY 03/04
Total Recently Awarded Construction Contracts

$18.2 Million
NAS JRB Fort Worth

Total On-going Construction

$11.4 Million
NAS JRB Fort Worth

Total Military Construction
Future Projects

$55.6 Million
### NAS JRB Fort Worth
#### Today’s Economic Impact

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lockheed Martin Payroll</td>
<td>$1.2 Billion</td>
</tr>
<tr>
<td>NAS JRB Payroll</td>
<td>$220 Million</td>
</tr>
<tr>
<td>NAS JRB Operation Budget</td>
<td>$225 Million</td>
</tr>
<tr>
<td>NAS JRB Construction</td>
<td>$30 Million</td>
</tr>
<tr>
<td><strong>Annual Economic Impact</strong></td>
<td><strong>$4.2 Billion</strong></td>
</tr>
</tbody>
</table>
Joint Land Use Study

Communication Strategies

Linda Pavlik, Consultant

North Central Texas Council of Governments
www.nctcog.org
Joint Land Use Study
Communication Strategies

Communication is important.

PERCEPTION VS. REALITY
GOAL:

Improve long-term communication between the base and the community.
Joint Land Use Study

Potential Strategies for Improving Long-Term Communication Between the Base and the Community

Newspaper
Radio
TV
Internet
Email
Joint Land Use Study

Potential Strategies for Improving Long-Term Communication Between the Base and the Community

Direct Mail/Newsletters

Outdoor Advertising

Telephone Hotline

Annual Public Meeting

Establish “Friends of the Base” Group
Joint Land Use Study

Land Use/Development Strategies

Mike Coker, Consultant

North Central Texas Council of Governments
www.nctcog.org
Joint Land Use Study

Possible Recommendations for Compatible Land Use

• Modify installation operations, if practical.

• Revise community comprehensive land use plans.

• Revise community zoning and development regulations.
Joint Land Use Study
Possible Recommendations (continued)

• Limit development intensity within noise and aircraft approach/departure zones.

• Modify building codes - sound attenuation.

• Implement use of real estate disclosure statements.
Joint Land Use Study

Possible Implementation Measures

• Comprehensive Rezoning (By area)

• Overlay District Zoning

• Planned Unit Development (PUD)

• Subdivision Regulations
Joint Land Use Study

Possible Implementation Measures (continued)

- Transfer of Development Right (TDR)

- Land Acquisitions (Purchase/lease)

- Easements
  - Aviation/Navigation/Avigation Conservation
Joint Land Use Study

Transportation Access

Rachel Wiggins, E.I.T.

North Central Texas Council of Governments
www.nctcog.org
Joint Land Use Study
Surface Access to the Installation

- Highway Exits
- Base and Plant Entrances
Joint Land Use Study
Preliminary Transportation Issues

Mobility
Safety
Intersections
Maintenance
Reliability
Emergency Management
Bicycle/Pedestrian Access
Freight Access
# Joint Land Use Study

**What’s your opinion?**

**Where are transportation improvements needed?**

<p>| | | | |</p>
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<td></td>
</tr>
</tbody>
</table>

- I think there is a transportation safety issue here.
- I think there is a transportation congestion issue here.
- I think there is a traffic signal problem here.
You are invited.

Vision North Texas
Southwestern Regional Workshop

Saturday, June 9, 2007

Location
To Be Determined

For more information, visit
www.developmentexcellence.com
<table>
<thead>
<tr>
<th>Event Description</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Navy nominated base for Joint Land Use Study Program</td>
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<td>August 2006</td>
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<td>March 2007</td>
</tr>
<tr>
<td>First public meeting conducted</td>
<td>April 2007</td>
</tr>
</tbody>
</table>
Joint Land Use Study

Schedule

First Public Meeting: April 2007

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: Summer
Joint Land Use Study

Schedule (continued)

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.
You are invited.

- Joint Land Use Study Policy Committee Meetings
- Local briefings on the JLUS
- Future JLUS Public Meetings

For schedule and meeting locations, visit www.nctcog.org/jlus
Joint Land Use Study

Opportunity for Comment and Questions

Policy Committee

Public

For more information:
www.nctcog.org/jlus
(817) 704-2502
rwiggins@nctcog.org