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.
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☐ I wish to be added to the NCTCOG Public Involvement mailing list.

Name/Affiliation
Jim Wattimore

Postal Address
5424 Renbridge Dr
Ft. Worth, TX 76107

Email Address
jml1@esbcglobal.net

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 Mallonee, P.O.
Box 5888, Arlington, TX 76005-5888 Phone: (817) 704-2513 Fax: (817) 640-3028 E-mail: mmallonee@nctcog.org
Website: http://www.nctcog.org/jlus. 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)?
   Comments: .................................................................

2. Would you join a community-based "Friends of the Base" group to help support NAS JRB through education, outreach, and enhanced communication?
   Comments: .................................................................

3. Do you support building standards for new construction, reconstruction, and renovation that reduce noise entering homes around NAS JRB?
   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?
   Comments: .................................................................

5. Do you support the voluntary purchase of easements on properties surrounding NAS JRB which would allow military flights?
   Comments: .................................................................

6. Do you support city council actions to prevent all new residential construction in the safety zones surrounding NAS JRB?
   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?
   Comments: .................................................................

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Partnership for Parks

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Name/Affiliation

BBBIE JEAN MUELLER

Postal Address

4012 Locke Avenue

FORT WORTH TX 76107-3516

Email Address

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REVEAL WHO OWNS THE PROPERTIES SURROUNDING THE VAT.
STOP BUILDING ADDITIONAL HOUSES, ARTS, BUSINESSES, ETC.
KEEP IT A FIRST CLASS BASE FOR THE SECURITY OF OUR NATION AND TO SERVE THE CURRENT MILITARY PERSONNEL AND THEIR FAMILIES AS WELL AS SERVE THE RETIREES' AND THEIR FAMILIES' NEEDS. THIS APPEARS TO BE ANOTHER WAY TO COMPLETELY CHANGE THE COMMUNITY AND "IMPROVE" IT. IT ISN'T BROKEN SO LEAVE IT ALONE! NO ONE HAS BEEN CONCERNED ABOUT THE NOISE LEVEL IN RIDGE A WEST SINCE THE BASE OPENED! WHY GET CONCERNED NOW? IT HAS BEEN A PROBLEM TO "NEW COMERS" THEY CAN JUST GO BACK TO WHERE THEY CAME FROM-The Border About That Far Away.

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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)?
   Comments: The base was built many years prior to the current climate, and housing is vital to the security of the area.

2. Would you join a community-based “Friends of the Base” group to help support NAS JRB through education, outreach, and enhanced communication?
   Comments: Yes! I want one of the high paid positions on committees that do studies – I’m well qualified.

3. Do you support building standards for new construction, reconstruction, and renovation that reduce noise entering homes around NAS JRB?
   Comments: Depends on who set the standards and how much they have to gain by their actions.

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?
   Comments: All property prospective buyers must be informed prior to purchase. To withhold information is criminal.

5. Do you support the voluntary purchase of easements on properties surrounding NAS JRB which would allow military flights?
   Comments: Which politician owns this property? Only if fair market price is paid and land is owned by someone other than involved in any way.

6. Do you support city council actions to prevent all new residential construction in the safety zones surrounding NAS JRB?
   Comments: Why not bring this to the citizens for a vote? Ignorance was obvious by the greedy developers and land owners knowing the basis was already in existence and had been for 50+ years. Strictly a political move.

7. Do you support a voluntary purchase program for homes and properties that are incompatible with NAS JRB operations due to high noise levels?
   Comments: Depends on whose pockets will be lined with platinum and well oiled.

8. Do you support a voluntary purchase program for homes and properties that are incompatible with NAS JRB operations due to safety zones?
   Comments: Hindsight is 20/20. Mature committee members would have much more experience. Another “betterment for the area” scheme.

9. Do you support a local condemnation program for homes and properties that are incompatible due to high noise levels?
   Comments: Eminent domain power has and is already being abused/later used for personal politician’s gain.

10. Do you support a local condemnation program for homes and properties that are incompatible due to safety zones?
    Comments: Who will gain $$$ from this political action? What is the committee thinking after construction? The committee needs input from concerned members with interest rather than terrible hindsight.

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Name/Affiliation

Postal Address

Email Address

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Name/Affiliation  
Bobby Bieske

Postal Address  
344 Grand Meadow Drive
Fort Worth, TX 76103

Email Address  
bobbiesk@charter.net

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Name/Affiliation: Julia K Brown
Postal Address: 8508 Chestnut
               Ft Worth, TX 76116

Email Address: ________________________________

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I am very discouraged by after living in this area for 26 years, I do not want
the bar to close. Home so has really deteriorated.
The doctor's office I used to use is now
another pawn shop.
It is hard to accept the fact we paid as
much for our home as a friend in Benbrook
on the other side of Harry So. We pay
very taxes and our home is worth less. If
we have to label our property as having noise
problem we probably have to sell it even
less.

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Website: http://www.nctcog.org/plus. Comments are due by Friday, August 31, 2007, at 5 p.m.
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)?
   Comments: The closure of Carswell was a death blow to Hugo and business.
   [Circle one] Yes No

2. Would you join a community-based "Friends of the Base" group to help support NAS JRB through education, outreach, and enhanced communication?
   Comments: maybe
   [Circle one] Yes No maybe

3. Do you support building standards for new construction, reconstruction, and renovation that reduce noise entering homes around NAS JRB?
   Comments: Some New construction would benefit with noise reduction materials.
   [Circle one] Yes No maybe

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?
   Comments: I do not want my home to be worth less. I pay taxes and my home is worth.
   [Circle one] Yes No

5. Do you support the voluntary purchase of easements on properties surrounding NAS JRB which would allow military flights?
   Comments: I would purchase land adjacent to Benbrook into commercial zone. The owner for $1 is new price.
   [Circle one] Yes No

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

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

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   [Circle one] Yes No

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A second round of not evaluate property by doing chart.
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Name/Affiliation  Barry Hudson, AICP Dunaway Associates, L.P.
Postal Address  1501 Meridian Circle, Suite 100
               Fort Worth, TX 76107
Email Address  bhudson@dunaway-assoc.com

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Name/Affiliation
MIKE LOONEY

Postal Address
4608 WILLIAMS SPRING RD
LAKE WORTH TX 76135

Email Address
MLOONEY@SWBELL.NET

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   [Circle one] Yes  No

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   Comments: ____________________________

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Comments are due by Friday, August 31, 2007, at 5 p.m.
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

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2. Please fill in your name and affiliation along with address (postal and email).
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☐ I wish to be added to the NCTCOG Public Involvement mailing list.

Name/Affiliation  LLOYD WERNER
Postal Address  7301 HERON DR.
               FT. WORTH, TX 76108
Email Address  N/A

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________________________________________________________________________
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   Comments:  LET THE INDIVIDUAL DETERMINE THEIR OWN NOISE LEVELS
   Yes  No

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   Comments: ________________________________________________________________
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Name/Affiliation
Kathleen Kuehnle

Postal Address
5529 Durham Ave.
Ft. Worth, Tx 76114

Email Address
kkuehnle@worldnet.att.net

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The "Lake" has been an integral part of life in Ft. Worth for
over 100 years. A century. We must do everything possible
to keep it best of

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Name/Affiliation

Jay H. Kuestler

Postal Address

5529 Durham Ave.
Ft. Worth, TX 76114

Email Address

Kuestler@worldnet.att.net

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Keep the Base

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   Circle one: Yes No

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Name/Affiliation
Kay Wills

Postal Address
1624 Winterwood Trail
Fort Worth, TX 76132

Email Address
Kay@Wells.net

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is required. Comments are due by Friday, August 31, 2007, at 5 p.m.

The best way to save the communities
and remain economically viable is to
ensure we have the NAS/TE.
Zoning and Zoning information to
prospective members to these communities
is of vital importance, to keep a
community that respects businesses,
and wants the NAS/TE as a neighbor;
a respected member of the Community.

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   Comments: ____________________________

9. Do you support a local condemnation program for homes and properties that are incompatible due to high noise levels?
   Comments: Depend. If someone is not happy with the noise and wants to move their residency without complaint ____________%
10. Do you support a local condemnation program for homes and properties that are incompatible due to safety zones?
    Comments: Let them stay til they sell or die.

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Name/Affiliation ________________________________
Postal Address ________________________________
Email Address _________________________________

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<td>Comments: <em>I am not opposed to this, I just don’t have the time to commit to it.</em></td>
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<td>Yes</td>
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<td>Comments: <em>Be a civilian, this would impact me greatly.</em></td>
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A great portion of the incompatible
transit core includes land already owned
by nonprofit organizations or a limited
number of residential properties. As a
result, transit improvements will benefit
the properties and residents of the
immediate area.

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☐ I wish to be added to the NCTCOG Public Involvement mailing list.

Name/Affiliation

PATRICIA SPEER

Postal Address

6205 WALNUT DRIVE
FORT WORTH, TX 76114

Email Address


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My opinion - the base was here before all of the residential. We need the base. There is noise over my house at different times. Not a problem!! The teenagers across the street from me are more obnoxious with their base - booming radios. Control them - not possible.

Save the base at all cost - Curtail development where needed.

To submit comments or questions by mail, fax, or e-mail, please send to: NCTCOG, c/o Michael Mallonee, P.O. Box 5888, Arlington, TX 76005-5888 Phone: (817) 704-2513 Fax: (817) 640-3028 E-mail: mmallonee@nctcog.org Website: http://www.nctcog.org/flus Comments are due by Friday, August 31, 2007, at 5 p.m.

As for property values, they will definitely go down if we lose the base.
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)?
   Comments: 

2. Would you join a community-based “Friends of the Base” group to help support NAS JRB through education, outreach, and enhanced communication?
   Comments: 

3. Do you support building standards for new construction, reconstruction, and renovation that reduce noise entering homes around NAS JRB?
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5. Do you support the voluntary purchase of easements on properties surrounding NAS JRB which would allow military flights?
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   Comments: 

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   Comments: 

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   Comments: 

9. Do you support a local condemnation program for homes and properties that are incompatible due to high noise levels?
   Comments: 

10. Do you support a local condemnation program for homes and properties that are incompatible due to safety zones?
    Comments: 

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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

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Name/Affiliation

Posta1 Address

Email Address

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Name/Affiliation

CAROLYN BLAKE, USAF RETIRED

Postal Address

624 ADMIRALTY WAY
FORT WORTH TX 76108

Email Address

waksi57@yahoo.com

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   Circle one: Yes  No

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   Comments: ____________________________________________________________
   Circle one: Yes  No

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   Circle one: Yes  No

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   Comments: ____________________________________________________________
   Circle one: Yes  No

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    Comments: Maybe in the future if necessary
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Name/Affiliation __________________________ 
Postal Address 3040 W 7th Street STE 425
Fr WORTH, TX 76112
Email Address ryan.harrington@hhagroup.com

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________________________________________________________________________
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________________________________________________________________________
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Name/Affiliation

Postal Address
1413 Ema Rd West
Fort Worth, TX 76116-1329

Email Address
none

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I am in favor of doing what is necessary to
keep the NAS TRB in good operation.
I think it is very good for it to
have the ease in full operation for
many years.

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Name/Affiliation

MARY VIRGINIA PAYNE

Postal Address

1613 Ems Road West

FORT WORTH, TX 76116

Email Address

N/A

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[Handwritten comments]

New Construction owners should be given detailed
information on suggested plans to reduce
noise so they then have a choice of what
is the best method to follow for limited
or future investment.

[Additional handwritten comments]

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Name/Affiliation ________________________________________________________________
Postal Address  __________________________________________________________________
Email Address _________________________________________________________________

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   Comments: [yes, but not at the expense of the community around the installation.]

2. Would you join a community-based "Friends of the Base" group to help support NAS JRB through education, outreach, and enhanced communication?
   Comments: 

3. Do you support building standards for new construction, reconstruction, and renovation that reduce noise entering homes around NAS JRB?
   Comments: [yes, provided they are reasonable]

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?
   Comments: [Note: I live in an area that will have restricted air space - the noise from 820 is greater than from aircraft]

5. Do you support the voluntary purchase of easements on properties surrounding NAS JRB which would allow military flights?
   Comments: 

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   Comments: [yes, provided the only impact the zone at the end of the runway]

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    Comments: 

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Name/Affiliation

Billy Burkhart
TSgt
AF

Postal Address

4012 Bonnie Dr

FT WORTH, TEX 76116

Email Address

suzie100@sbcglobal.net

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I live on the West side. Planes go over my house when they do touch and go maneuvers. This noise is nothing compared to the noise level when the B-52s were on place on the base.

I agree it is better to have control measures closing the base. The planes don't fly all the time. Bottom line, I am NOT bothered at all by the planes that means the neighbors can enjoy the perks the base offers.

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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)?
   Comments: If the base closed the economic impact would be disastrous - we have so many retirees.
   Yes  No

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

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

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?
   Comments: ____________________________
   Yes  No

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

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

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

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

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

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

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JOINT LAND USE STUDY
PUBLIC COMMENT SHEET

Monday, August 27, 2007
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1025 West Loop 820 North, Fort Worth, Texas

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Name/Affiliation

Postal Address

Email Address

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☑ I wish to be added to the NCTCOG Public Involvement mailing list.

Name/Affiliation  CHARLES BRITT
Postal Address  1332 MARIE LN
                White Settlement, TX 76108
Email Address  C-BRITT@sbcglobal.net

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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   Comments: ___________________________
   Yes  No

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   Comments: ___________________________
   Yes  No

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

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   Comments: ___________________________
   Yes  No

5. Do you support the voluntary purchase of easements on properties surrounding NAS JRB which would allow military flights?
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Name/Affiliation
John W. Cook (Homeowner)

Postal Address
210 N Polo St
Fort Worth, TX 76108

Email Address

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Joint Land Use Study: Tough Decisions

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   Comments: ____________________________________________________________
   Circle one: Yes No

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

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

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?
   Comments: ____________________________________________________________
   Yes No

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

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

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

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

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

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

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Name/Affiliation: Renee Wesbrooks
Postal Address: 2418 Breezy Canyon Rd.
                Ft. Worth, TX 76110
Email Address: r.wesbrooks@sbcglobal.net

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[Handwritten comments]

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   Comments: Tough Decision? No = Keep open!

2. Would you join a community-based “Friends of the Base” group to help support NAS JRB through education, outreach, and enhanced communication?
   Comments: 

3. Do you support building standards for new construction, reconstruction, and renovation that reduce noise entering homes around NAS JRB?
   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?
   Comments: 

5. Do you support the voluntary purchase of easements on properties surrounding NAS JRB which would allow military flights?
   Comments: 

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   Comments: 

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   Comments: 

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    Comments: 

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Name/Affiliation: Phil Dupler / The T
Postal Address: 1600 E. Lancaster
              Fort Worth, TX 76102
Email Address: pdupler@the-t.com

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The T is unable to provide bus services to the base at this time because there is no way to get within 1/4 mile and be able to turn a bus around. Prior to 9/11/2001, the T had a bus circulate inside the base and return to Ridgmar Mall. After 9/11/2001, we could no longer enter the base. There is no place to turn the bus around outside the main gate. Automobiles can turn around in the visitor parking lot but a bus is too big. If base access could be redesigned to allow bus circulation outside the gate, we could consider serving the base again.

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   Comments: ________________________________

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   Comments: ________________________________

3. Do you support building standards for new construction, reconstruction, and renovation that reduce noise entering homes around NAS JRB?
   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?
   Comments: ________________________________

5. Do you support the voluntary purchase of easements on properties surrounding NAS JRB which would allow military flights?
   Comments: ________________________________

6. Do you support city council actions to prevent all new residential construction in the safety zones surrounding NAS JRB?
   Comments: ________________________________

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   Comments: ________________________________

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Name/Affiliation
Brian Schneider
Hickman Companies

Postal Address
6777 Camp Bowie Blvd
Fort Worth, TX 76116

Email Address
brian@hickmaninvestments.com

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   Comments: ____________________________

2. Would you join a community-based "Friends of the Base" group to help support NAS JRB through education, outreach, and enhanced communication?  
   Comments: Any pre-development group? When will website of outreach/development be available? How to get involved?  

3. Do you support building standards for new construction, reconstruction, and renovation that reduce noise entering homes around NAS JRB?  
   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?  
   Comments: Draft or outline available? Impact on sale of property not a concern. "Maybe"  

5. Do you support the voluntary purchase of easements on properties surrounding NAS JRB which would allow military flights?  
   Comments: ____________________________

6. Do you support city council actions to prevent all new residential construction in the safety zones surrounding NAS JRB?  
   Comments: As long as the scope of area doesn't change & offset commercial constraints.

7. Do you support a voluntary purchase program for homes and properties that are incompatible with NAS JRB operations due to high noise levels?  
   Comments: ____________________________

8. Do you support a voluntary purchase program for homes and properties that are incompatible with NAS JRB operations due to safety zones?  
   Comments: ____________________________

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   Comments: ____________________________

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    Comments: ____________________________

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☐ I wish to be added to the NCTCOG Public Involvement mailing list.

Name/Affiliation: Dary Woodson
Postal Address: ________________________________
Email Address: dary@chickuninvestments.com

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Focus should be on safety zones, as mentioned in meeting, with emphasis on safety, not noise.
CZ, APZ 1 & APZ 2 are the true areas where safety is the issue - let's stay focused on those.

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   Yes ☐ No ☐

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   Comments: ____________________________
   Yes ☐ No ☐

3. Do you support building standards for new construction, reconstruction, and renovation that reduce noise entering homes around NAS JRB?
   Comments: only in CZ, APZ 1 & APZ 2
   Yes ☐ No ☐

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?
   Comments: ____________________________
   Yes ☐ No ☐

5. Do you support the voluntary purchase of easements on properties surrounding NAS JRB which would allow military flights?
   Comments: what is definition of surrounding? what is being conveyed by the easement?
   Yes ☐ No ☐

6. Do you support city council actions to prevent all new residential construction in the safety zones surrounding NAS JRB?
   Comments: in APZ 1 & APZ 2 only
   Yes ☐ No ☐

7. Do you support a voluntary purchase program for homes and properties that are incompatible with NAS JRB operations due to high noise levels?
   Comments: maybe yes in APZ 1, but the noise is what it is, don't like the noise - move
   Yes ☐ No ☐

8. Do you support a voluntary purchase program for homes and properties that are incompatible with NAS JRB operations due to safety zones?
   Comments: in CZ or APZ 1 only
   Yes ☐ No ☐

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

10. Do you support a local condemnation program for homes and properties that are incompatible due to safety zones?
    Comments: in CZ and APZ 1 only
    Yes ☐ No ☐

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10. Do you support a local condemnation program for homes and properties that are incompatible due to safety zones?
    Comments: ________________________________

Comments are due by Friday, August 31, 2007, at 5 p.m.
I ATTENDED THIS MEETING - MY COMMENTS

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                       Tim Roels Sr.
Postal Address                        1616 EMS Rd W
                                       FT Worth TX 76116
Email Address                         TJ Roels @ yahoo.com
                                       817-313-6547

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.

You missed a major support group for your efforts - Retired Military in this area!!!

Your knowledge of the BRAC Process and Base Operations was concerning - I know members of the BRAC Committee and other city civic leaders and Ft Worth needs to have senior retired military help up this effort to be effective in the area

I too share the concern of your accident number
I also do not support any City funding for purchase of properties in safety zones

I would like Rachel or Mike to
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)?
   Comments: ____________________________

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Name/Affiliation

Postal Address
6420 Juneau Rd.
76116

Email Address
<eweester@charter.net

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________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
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### TABLE II-1

**SUMMARY, FLIGHT PROCEDURES AND COURSE RULES**

<table>
<thead>
<tr>
<th>(4 NM from the end of the runway) to enter the break. Aircraft shall fly a right overhead approach and enter the traffic pattern as directed by the control tower. Downwind altitude is 1,700 feet.</th>
</tr>
</thead>
<tbody>
<tr>
<td>ii. Prop/Turbo Prop aircraft proceed to and report “Eagle” or “Brook,” at 2,700 feet descending to 1,700 feet for a straight-in approach or right downwind entry as appropriate. Downwind altitude is 1,700 feet.</td>
</tr>
<tr>
<td>a. Landing Runway 35: <em>(to the north)</em></td>
</tr>
<tr>
<td>i. Following initial check-in, jet aircraft shall proceed to and report “Brook,” remaining at or below 2,700 feet, then direct to a 4 NM initial at 2,200 feet to enter the break. Use a left-hand overhead approach and enter the traffic pattern as directed by the control tower. Downwind altitude is 1,700 feet. <strong>When proceeding to initial, pilots shall avoid overflying the Benbrook residential area located between Texas Highway 80 and St. Mary’s Creek (3-5 DME SW).</strong></td>
</tr>
<tr>
<td>d. Prop/Turbo Prop aircraft proceed to and report “Brook,” at 2,700 feet descending to 1,700 feet for a straight-in approach or left downwind entry as appropriate. Downwind altitude is 1,700 feet.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>4. Multiple Approaches and Landings:</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Touch and go landings may be authorized by the control tower during periods of low terminal traffic. <strong>Because of the variety of aircraft traffic types that use the airfield, and a single runway configuration, it may be necessary to terminate touch and go landings or modify patterns due to traffic complexity or congestion.</strong></td>
</tr>
<tr>
<td>b. Commence downwind turns at or above 1200 feet.</td>
</tr>
<tr>
<td>c. Touch and go’s will not normally be authorized during scheduled FCLP periods.</td>
</tr>
</tbody>
</table>
JOINT LAND USE STUDY  
PUBLIC COMMENT SHEET  
Monday, August 27, 2007  
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☐ I wish to submit a written comment at the meeting.  
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☐ I wish to be added to the NCTCOG Public Involvement mailing list.  

Name/Affiliation: Joe Waller  
Postal Address: 2 533 Castle Co.  
Email Address: JoeWaller@col.com  

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.  

re: New construction definition:  
When is remodeling considered "new construction"?  
What if a house in a "65+ area"  
has a new  "enlargement" apply?  
What is "grandfathered"?  
Definition of "existing"  

To submit comments or questions by mail, fax, or e-mail, please send to: NCTCOG, c/o Michael Mallonee, P.O.  
Box 5888, Arlington, TX 76005-5888  Phone: (817) 704-2513  Fax: (817) 640-3028  E-mail: mmallonee@nctcog.org  
Website: http://www.nctcog.org/jlus. Comments are due by Friday, August 31, 2007, at 5 p.m.
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☐ I wish to be added to the NCTCOG Public Involvement mailing list.

Name/Affiliation  EVELYN STERMAN
Postal Address  2121 Rolling Creek Run
               Fort Worth, TX  76108
Email Address  stermanm@sbccollege.edu

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Developers Are Aware The Base Is There Has Been Since 1941
Big Boxes & Apartments Comer Co.
Need To Support Base As If It Could Mean Losing Lockdown As Well Noise Is No More Than Traffic Noise Which Is Here All The Time
As Far As Dream Of Flying We Have DFW Planes Over Us, Which Number Far More Than The Base
Gas War Are Also More Of Danger To Us. This Base Is Our Country Security

To submit comments or questions by mail, fax, or e-mail, please send to: NCTCOG, c/o Michael Mallonee, P.O.
Box 5888, Arlington, TX 76005-5888 Phone: (817) 704-2513 Fax: (817) 640-3028 E-mail: mmallonee@nctcog.org
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Name/Affiliation  MICHAEL E RYAN
Postal Address  784 HARWELL ST W. S. TX
Email Address  CUSTERRULES @ SBCGLOBAL.NET

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_________________________________________________________________________
_________________________________________________________________________
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_________________________________________________________________________
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Name/Affiliation

Paul Brown

Postal Address

8508 Choctaw Trail
Fort Worth, TX 76116

Email Address

PDFBROWN@ALLIANCETEL.COM

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.

1. I will make oral comments regarding the sound level disclosure form requirement
   and the purchase & clearing of accident potential zones

2. 

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Box 5888, Arlington, TX 76005-5888  Phone: (817) 704-2513  Fax: (817) 640-3028  E-mail: mmallonee@nctcog.org
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Name/Affiliation: THOMAS W. AMES / LOCKHEED MARTIN & NAVY RESERVIST (RIVER OAKS RESIDENT)
Postal Address: 5709 PIEDRA DRIVE
FORT WORTH, TX 76179
Email Address: tomsnest@alumni.utexas.net / thomas.w.ames@lmco.com

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I AM A FLIGHT TEST ENGINEER AT LOCKHEED MARTIN AND A MEMBER OF THE
NAVY SELECTED RESERVE. I AM ALSO THE PRESIDENT OF THE NORTH TEXAS CHAPTER
OF THE NAVAL RESERVE ASSOCIATION. ON JANUARY 28, 2008 I WILL CLOSE ON
MY NEW TOWN HOME IN RIVER OAKS, AS YOU CAN SEE, I AM QUITE VESTED
IN THE RUNWAY ON THE WEST SIDE OF FORT WORTH. I WOULD LIKE TO OFFER
MY ASSISTANCE IN ANY WAY THAT WOULD HELP PROTECT THE INTERESTS AND MISSION
OF ENTITIES THAT USE THE LOCKHEED MARTIN/NAS 5RR RUNWAYS.

1) WHAT SPECIFICALLY IS HINDERING THE NCTCOG FROM "WINNING"?
2) HOW SOON CAN ROAD IMPROVEMENTS BE IMPLEMENTED?
3) WHICH ZONES ARE BEING CONSIDERED FOR PURCHASE? (C2, APZ I, APZ II, ALL)

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* REVISE SLIDES TO HAVE BETTER CONTRAST TO ENABLE BETTER VISIBILITY ON SCREEN, AND FROM FAR AWAY.
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Name/Affiliation

Sandra Althaus / Homeowner

Postal Address
3705 Pueblo Dr
Lake Worth

Email Address
salthous@charter.net

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.

If the Air Base has been in operation since 1941, why were schools, nursing homes, homes and businesses allowed to build in this area? I hear it is because of the laws at the time. Bull! No school should ever been built under a flight path. People should be allowed to live the rest of their lives where they are and not have to worry about their homes being condemned or having to move.

The red that is covering the city of Lake Worth seems as thou the whole city will be done away with. People already have alot to worry about without adding this to it.
Joint Land Use Study: Tough Decisions

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   Comments: Residents are long time people coming & going to the base are short term.
   Yes ☐ No ☐

2. Would you join a community-based "Friends of the Base" group to help support NAS JRB through education, outreach, and enhanced communication?
   Comments: How about Friends of the community, we all need support in all areas.
   Yes ☐ No ☐

3. Do you support building standards for new construction, reconstruction, and renovation that reduce noise entering homes around NAS JRB?
   Comments: Yes, this should of been started years ago.
   Yes ☐ No ☐

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?
   Comments: No, tax payers in Lake Worth can not afford to do this.
   Yes ☐ No ☐

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

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

7. Do you support a voluntary purchase program for homes and properties that are incompatible with NAS JRB operations due to high noise levels?
   Comments: Grandfathered houses on the lake across from air strip need to be bought out if the owner has a problem.
   Yes ☐ No ☐

8. Do you support a voluntary purchase program for homes and properties that are incompatible with NAS JRB operations due to safety zones?
   Comments: Same as above, otherwise grandfathered, city pays estate.
   Yes ☐ No ☐

9. Do you support a local condemnation program for homes and properties that are incompatible due to high noise levels?
   Comments: No, grandfathered, city pays estate.
   Yes ☐ No ☐

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

Comments are due by Friday, August 31, 2007, at 5 p.m.
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: Carla Nobles
Postal Address: 4604 Williams Spring Rd.
Lake Worth, TX 76135
Email Address: carla.kluss@att.net

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.

My main concerns are... (continued...)

To submit comments or questions by mail, fax, or e-mail, please send to: NCTCOG, c/o Michael Mallonee, P.O. Box 5888, Arlington, TX 76005-5888. Phone: (817) 704-2513 Fax: (817) 640-3028. E-mail: mmallonee@nctcog.org
Website: http://www.nctcog.org/lue. 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)?
   Comments: ____________________________

2. Would you join a community-based "Friends of the Base" group to help support NAS JRB through education, outreach, and enhanced communication?
   Comments: ____________________________

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

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?
   Comments: ____________________________

5. Do you support the voluntary purchase of easements on properties surrounding NAS JRB which would allow military flights?
   Comments: ____________________________

6. Do you support city council actions to prevent all new residential construction in the safety zones surrounding NAS JRB?
   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?
   Comments: ____________________________

8. Do you support a voluntary purchase program for homes and properties that are incompatible with NAS JRB operations due to safety zones?
   Comments: ____________________________

9. Do you support a local condemnation program for homes and properties that are incompatible due to high noise levels?
   Comments: ____________________________

10. Do you support a local condemnation program for homes and properties that are incompatible due to safety zones?
    Comments: ____________________________

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☐ 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: Patrick A. Barbolla
Postal Address: 4000 Old Benbrook Rd.
               Fort Worth, Texas 76116
Email Address: PABARBOCCA@AOL.COM

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.

See attached

To submit comments or questions by mail, fax, or e-mail, please send to: NCTCOG, c/o Michael Mallonee, P.O. Box 5888, Arlington, TX 76005-5888 Phone: (817) 704-2513 Fax: (817) 640-3028 E-mail: mmallonee@nctcog.org
Website: http://www.nctcog.org/lues Comments are due by Friday, August 31, 2007, at 5 p.m.
Joint Land Use Study: Tough Decisions

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   Comments: ________________________________

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   Comments: ________________________________

9. Do you support a local condemnation program for homes and properties that are incompatible due to high noise levels?
   Comments: ________________________________

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☒ I wish to be added to the NCTCOG Public Involvement mailing list.  

Name/Affiliation  Floyd & Lu Copeland - Comber Heights Neighborhood  
Postal Address  7401 Davenport Ave.  
              Fort Worth, TX 76116-7815  
Email Address  lu@copeland16@globalnet  

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.  

Comber Heights Neighborhood. Please consider embracing the base. It has been named six neighborhood association after the planes that line up on base air for their incoming into the base as well as their outgoing.  

Thank you for the presentation. Very informative.  

Lu Copeland  

Treasurer  

To submit comments or questions by mail, fax, or e-mail, please send to: NCTCOG, c/o Michael Mallonee, P.O. Box 5888, Arlington, TX 76005-5888 Phone: (817) 704-2513 Fax: (817) 640-3028 E-mail: mmallonee@nctcog.org  
Website: http://www.nctcog.org/lus. Comments are due by Friday, August 31, 2007, at 5 p.m.
Joint Land Use Study: Tough Decisions

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   Comments: ________________________________
   Yes: ☐ No: ☐

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

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

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?
   Comments: ________________________________
   Yes: ☐ No: ☐

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

6. Do you support city council actions to prevent all new residential construction in the safety zones surrounding NAS JRB?
   Comments: Only if it is necessary to keep the base.
   Yes: ☐ No: ☐

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

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

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

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

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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)?
   Comments: __________________________

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   Comments: __________________________

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   Comments: __________________________

10. Do you support a local condemnation program for homes and properties that are incompatible due to safety zones?
    Comments: __________________________

Comments are due by Friday, August 31, 2007, at 5 p.m.
Greater Fort Worth Association of REALTORS®

2650 Parkview Drive • Fort Worth, Texas 76102
817-336-5165 • Fax: 817-870-2863 • www.gfwar.org

FAX

To: Michael Mallonee
Date: 8/31/2007

Company: North Central Texas Council of Governments

Fax: 817-640-3028
Phone: 817-704-2513

From: Robert Gleason

Number of pages, including cover: 3

Comments:
Michael:
Comments from our organization on the JLUS are included. Please call at the number above or email to rgleason@gfwar.org to confirm receipt of this fax. Thank you.

Robert
August 30, 2007

Mike Sims
North Central Texas Council of Governments
616 Six Flags Drive
Arlington, TX 76005-5888

Dear Mr. Sims:

The Greater Fort Worth Association of Realtors is committed to serving property owners in the City of Fort Worth. We appreciate the opportunity to comment on the proposals issued to the Joint Land Use Study Committee.

We would like to see the NAS JRB stay open during the next round of the Base Realignment and Closure process, and would join a "Friends of the Base" group to support it. We would also support building standards for new construction, reconstruction, and a renovation that reduce noise entering homes around NAS JRB.

However, we are opposed to the proposal to require real estate disclosures to potential home buyers in the areas surrounding the base. While we realize the intent of the proposal, these disclosures would have a disastrous effect on property values for homeowners in this area.

Property owners would see an immediate decrease in their value without compensation, and could see their property remain on the market for months as potential homebuyers are unwilling to purchase a home that requires this disclosure. One of the goals of the JLUS process has been to protect the base against complaints from surrounding property owners. Requiring the disclosure form could create a situation where surrounding homeowners are actively petitioning to close the base to remove this encumbrance from their property. A potential also exists for increased civil liability for the property owner and broker, even in situations where the form is provided as required.
We appreciate the opportunity to comment on the proposal, and hope that our comments will be carefully considered as you move forward. We would like to remain engaged in the process and look forward to future discussion. Please contact Robert Gleason, 817-336-5165, if you have any questions regarding our comments.

Sincerely,

[Signature]

Dan Odom, President
COVER SHEET

To: NCTCOG 817-640-3028
c/o Michael Mallonee

From: Joe Waller
President,
Lake Worth Alliance

Date: August 31, 2007

RE: Public Comment Sheet

# pages following 3

Comments: Thank you
August 31, 2007

Joint Land Use Study

Public Comment Sheet

Most of the comments I have relate to the City of Fort Worth. They, however, have already passed the JLUS related ordinance on 8/9/07.

City Officials need to examine the language in the ordinance passed to ensure that there are no unintended consequences. Just saying verbally that the ordinance applies only to “new construction” with very little clarification leaves the door open for future councils and city staffs to interpret the ordinance differently. I have on several occasions specifically mentioned issues that are of concern to area residents but are not included in that ordinance. That includes, but is not limited to, certain remodeling implications as well as uncertainties with respect to the extent of required “upgrades” after various levels of remodeling. In addition, based on Dept. of Navy’s “Guidelines for Sound Insulation of Residences Exposed to Aircraft Operations” (Section 5 on costs), costs do appear to be higher than those presented earlier. Some of these issues are, and some are not, Fort Worth specific issues.

Generally speaking:

NCTCOG should consider:

1. Emphasizing what the Military is doing for its part in being a “Friend of the Neighborhoods.” All of the rhetoric included and presented at the Aug. 27 Public meeting was what the neighborhoods had to do or sacrifice “for the cause.”

As one person mentioned, there used to be specific guidelines that the Air Force followed. Although a presenter said there were “many things” the military was doing included in the large report that the speaker held up, nothing was presented publicly.

2. Being specific about positive financial opportunities for assistance from the DOD or local govt.’s regarding meeting new requirements.

For example, perhaps this newly defined zone that is requiring “protection” should receive a special TAD categorization, which would result in significantly reduced property taxes.

3. Plan for the future loss of the base. Given projections for growth in this area, it would seem to make sense to be planning on how to keep LM when, not if, that happens. The base area will be economically productive in some capacity, and probably could contribute more to the local economy

Respectfully,

Joe Waller
President
Lake Worth Alliance
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

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☐ 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
Joe Waller

Postal Address
P.O. Box 150689
Fort Worth, TX 76108

Email Address
JoeWaller@yahoo.com

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.

attachment to this fax
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)?
   Comments: ____________________________________________
   Yes   No

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

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

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?
   Comments: ____________________________________________
   Yes   No

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

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

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

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

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

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

Comments are due by Friday, August 31, 2007, at 5 p.m.
FACSIMILE TRANSMITTAL SHEET

TO: Mr. Michael Mallonee
FROM: Patrick Barbolla

COMPANY: NCTCOG
DATE: 8/30/2007

FAX NUMBER: (817) 640-3028
TOTAL NO. OF PAGES INCLUDING COVER: 7

PHONE NUMBER: (817) 704-2513
SENDER'S REFERENCE NUMBER:

RE: Joint Land Use Study

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE
Fountainhead Management, Inc.
4000 Old Benbrook Road
Fort Worth, Texas 76116
Telephone (817) 732-1055; Fax (817) 732-7716

August 30, 2007

Joint Land Use Study Policy Committee
NCTCOG
c/o Michael Mallonee
P.O. Box 5888
Arlington, Texas 76005-5888

Re: Written Comments on NAS/JRB Study

Dear Committee Members:

My name is Patrick Barbolla and my company owns property affected the study.

I have read the hundreds of pages of reports including the Air Installation Compatible Study (AICUZ), the Noise Report prepared by Wylie, the Draft JLUS Report and the other documents available on the COG website. Aspects of the reports raise concerns about the proposal. In the interest of time, I will mention only a few.

AICUZ 2002 Report

The foundation for all of the subsequent reports and the proposals is the AICUZ report dated July 2002. The AICUZ report contains inaccuracies at least in the location of schools (both public and private). Figures III – 1 through III-10 plot the Flight tracks for the NAS/JRB Fort Worth. Viewing these figures, one would assume that educational facilities are almost non-existent for the area to the west of a line drawn from Lake Worth to Benbrook running through the runway at the NAS/JRB. To my knowledge, there are at least the following schools that should be placed on the sketches: Luella Merritt Elementary (FWISD), the Newcomers’ Academy (FWISD), Western Hills High School (FWISD), Brewer High School Ninth Grade Campus, and All Saints School (private). I know there are other schools in the western portion of the affected communities, but their names are not subject to my immediate recall.

The importance of properly locating schools on the flight tracks is to provide adequate and accurate information to the NAS/JRB to allow it to fulfill its responsibility for land use compatibility. As stated on page 5 of the AICUZ, the NAS/ JRB has the “responsibility to mitigate the impacts of aircraft noise, encourage land use compatibility, and increase safety, to the extent feasible, through operational guidance and procedures.” Without an accurate plot of the location of schools in the affected area, then there is no possible method for the NAS/ JRB to even consider whether there are changes in
Joint Land Use Study Committee  
August 30, 2007  
Page 2

operational guidance or procedures that could be made to mitigate safety and noise concerns.

Thus, it is suggested that all local public officials on the Committee compile an accurate list of all schools (both private and public) and similar type facilities, such as day care centers and provide this information to the NAS/JRB. Once accurate information is presented to the NAS/JRB, the base commander would then be in a position to consider whether there are any possible changes to procedures that could feasibly be enacted to mitigate noise, and more importantly, safety issues at least over schools.

Implications for property tax values

According to page 42 of the AICUZ Report, the footprint of the area of incompatible land use involves over 11,870 acres including base property. Thus, there will be over 9,000 acres of property affected by the proposals. However, none of the background information adequately discusses or analyzes the financial impact upon the municipal jurisdictions or the landowners of declaring the land use non-compatible. Obviously, if a new residential home may be constructed only with the sound insulation proposed, then the marketability of the property is diminished. While the home may be better constructed to withstand noise, this is not an aspect for which a proposed purchaser will willingly pay when the same home could be purchased 1/2 mile away for thousands of dollars less.

According Section 5 of the April 2005 Report prepared by the Department of Navy entitled “Guidelines for Sound Insulation of Residences Exposed to Aircraft Operations”, the cost to retrofit existing residential homes to comply with the recommended sound insulation would be between $10,000 and $50,000 assuming a large block of homes are retrofitted under one contract. The Report admits that if individual homes were piece meal retrofitted, the cost would be higher. For new construction, the costs could be lower. Obviously, such cost factors impact property owners within the AICUZ Footprint by decreasing property values. The decrease in property values will impact local governmental entities by decreasing the value of the existing vacant land, residential and commercial structures for taxation purposes. Prior to adopting the various zoning proposals, it would be prudent for local governmental entities to consider the impact of the ordinances on local property tax values and at least be aware of the property taxes that would be lost.

---

1 Even the requirement of mandatory real estate disclosure will adversely impact property values by highlighting a major deficiency of the property.

2 Without being an alarmist, one can also foresee how the proposed zoning ordinances could actually cause a downward spiral of the land and neighborhoods affected by the proposals. If the cost to develop the
Joint Land Use Study Committee  
August 30, 2007  
Page 3

Could the zoning ordinances constitute an act of “eminent domain”?

The draft report gives barely a mention of the possibility that zoning regulations can so impact a property that it could constitute a governmental taking under the powers of eminent domain subjecting the municipality to the payment of damages to the landowner. As an attorney, I do not believe the issue is not without question. The topic of eminent domain is in a fluid state and local governments should protect themselves from this possibility. The draft report appears to contemplate a Memorandum of Understanding (“MOU”) between the local governments and the NAS/JRB. If the Department of Navy believes that there is no risk in adopting the zoning controls, then the MOU between the cities and the NAS/JRB should contain an indemnity clause whereby the Federal Government would reimburse the cities in the event that a court determines that the zoning regulations (or any part thereof) constituted a governmental taking.

Joint Land Use Study Narrative Tasks

In the Joint Land Use Study Narrative task 5, the committee was instructed to conduct an “evaluation of NAS JRB Fort Worth operating procedures, such as flight paths, climbs, descents, turns, and other characteristics whose modification may be feasible to limit noise and safety impacts on the surrounding communities without affecting mission capacity.” I find no report or discussion on any modification of procedures or even if any evaluation was ever undertaken with the possible exception of the recommendation (on un-numbered page 37 of the Draft JLUS Report – August 2007) to reinstitute its “annual air show” at the Base. I find in rather strange when the concern is Safety and Noise to bring back Air Shows to the Base with no mention of the feasibility of modifying flight paths directly overhead of schools. I strongly oppose the reinstitution of an air show at the NAS JRB due to the safety issues. While the show would be held on a weekend, the practice sessions occur on the weekdays when schools would be in session. Due to the location of schools in the Accident Potential Zone II, it does not seem prudent to risk an aviation accident for the benefit of an air show.

Safety issues

The greatest vulnerability of the NAS/JRB to closure results not from noise, but from the safety issues. From my limited observation of Congressional actions, the concept of “risk avoidance” should not be underestimated. Under this method of thinking, when faced with closing one of two bases: one located in the wide open spaces and the

vacant land is greater than the economic benefit to be obtained, the land will not be developed. For existing residential and commercial structures, the decrease in marketability could lead to a substantial undesirability of the neighborhoods eventually spiraling into urban blight much like the areas surrounding Dallas Love Field and Houston Hobby Airport.
Joint Land Use Study Committee
August 30, 2007
Page 4

other with schools in the Accident Potential Zone. To avoid having to be on record supporting the base with schools in the Accident Potential Zone if an accident occurred, the obvious vote would be to allow the base with no schools in the APZ to remain open. Fort Worth and the surrounding communities need to make the vote easy for Congress and remove the greatest safety issue endangering the NAS/JRB.

Buried in the report is the fact that at least two public schools (Luella Merritt Elementary and the International Newcomers Academy) are located not only within high noise areas but are also inside of the Potential Accident Zone II. It is recommended to the Committee that its highest priority should be the location of schools in the Crash Zone and Accident Potential Zones I and II. This fact is not only the strongest argument for closing the NAS/JRB but presents the greatest damage to North Texas residents.

The obligation to provide an appropriate environmental for base operations lies initially with the Federal Government with local municipalities having a subordinate responsibility. Rather than Fort Worth solely bearing this responsibility, the city’s interest, and its citizens, would be better served by seeking a long term and fair solution to the problem that actually involves the Federal Government. This solution would be seeking Congressional appropriations to allow the Federal Government (or grants to local government) for the purchase all property (for a fair compensation including relocation payments) within the crash zones and potential accident zones I and II. The highest priority would be a voluntary purchase of the schools within the danger zones with the plan to include the new construction of adequate replacement schools (and if located within a Noise zone, with adequate sound insulation). Obviously, the school districts would bear none of the cost of the new construction or relocation. With the voluntary purchase of the property in the Crash and Accident Potential Zones I & II, the land could then be turned into a green belt or some other appropriate purpose.

Conclusion

There is no simple “fix” for having a very active air base located in a highly congested and dynamic growth area. Mere zoning ordinances will not address the very real safety issues with the current location of schools in danger areas. Without adequately addressing this issue, the NAS/JRB is vulnerable to the strongest argument for its closure.

Very truly yours,

Patrick A. Barbolla