

Lake  
Worth

Sansom Park

# Planning for Livable Military Communities

## HUD Community Challenge Grant

**Elizabeth Beck-Johnson**  
**North Central Texas Council of Governments**

**Building Professionals Institute**  
**May 21, 2012**

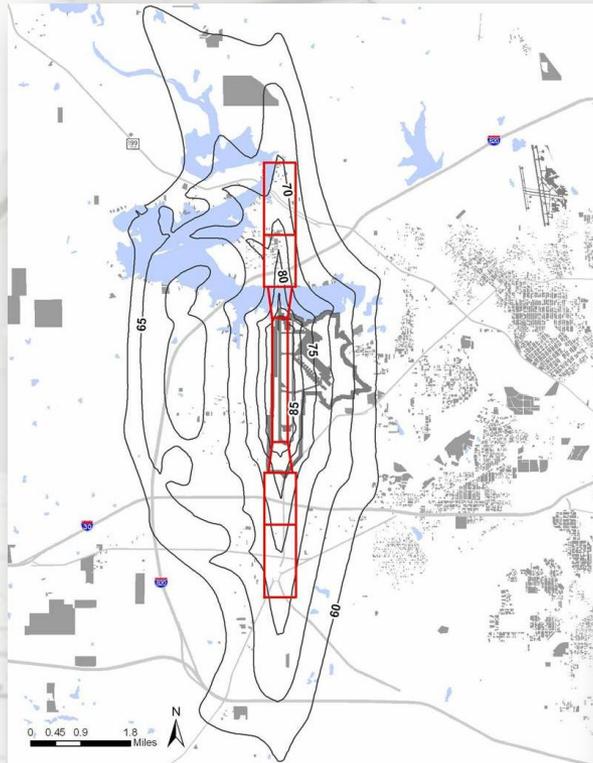
# Regional Development

Development

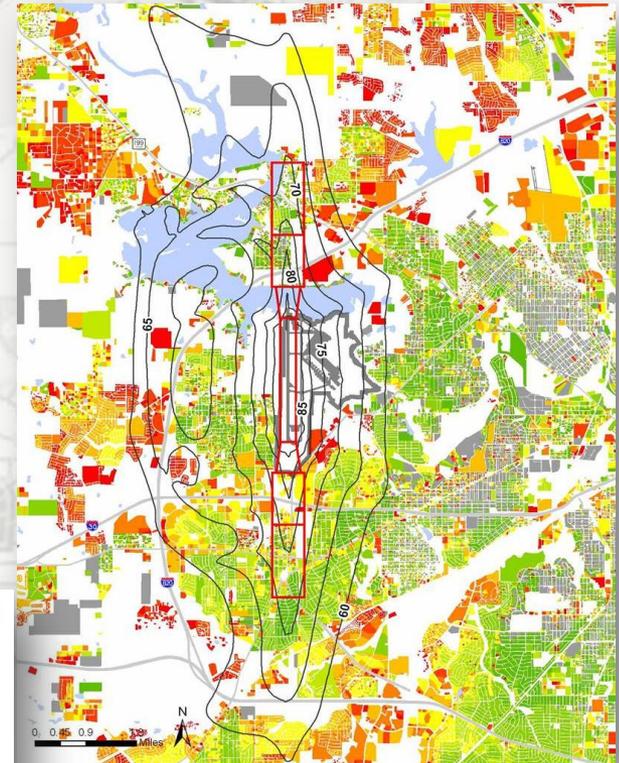
JLUS

RCC

PLMC



1940



2009

# Joint Land Use Study

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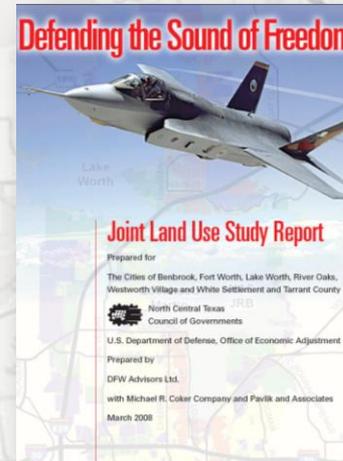
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## Participants

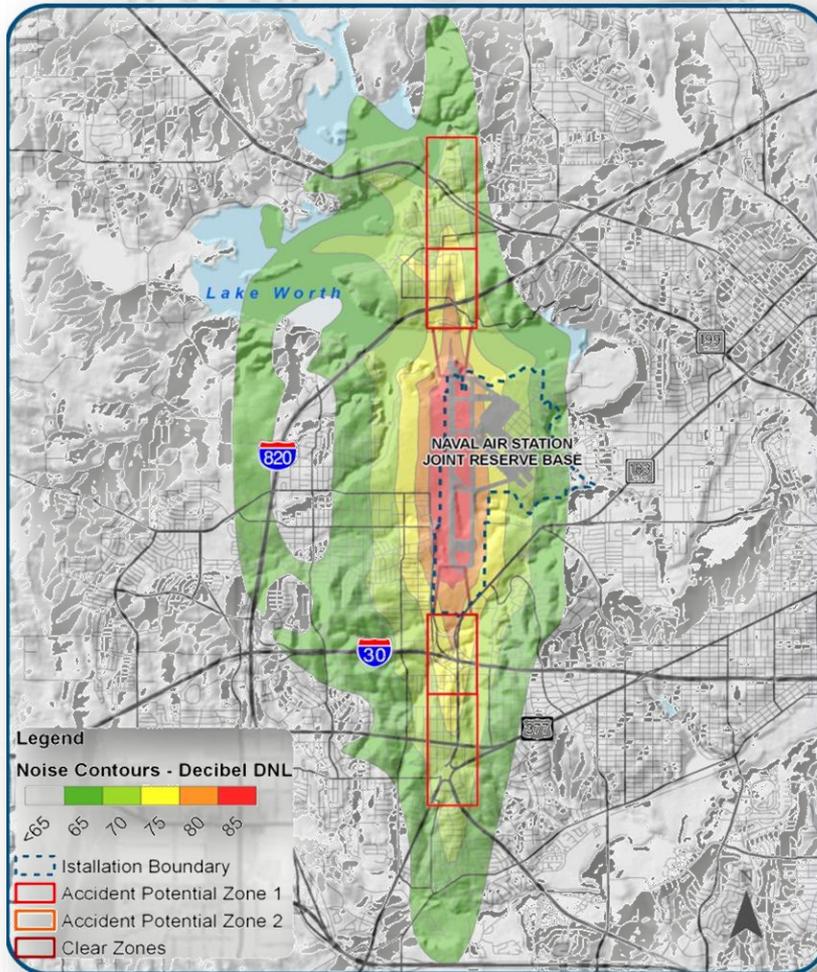
- Benbrook
- Fort Worth
- Lake Worth
- River Oaks
- Westworth Village
- White Settlement
- Tarrant County

## JLUS Recommendations

- 17 action items
- Need for enhanced compatible land-use planning surrounding NAS Fort Worth, JRB to address encroachment
- Need for additional public outreach about base mission and community benefit
- Support for increasing the mission at NAS Fort Worth, JRB



# AICUZ Common Terms



**AICUZ:** Air Installation Compatible Use Zones; a DOD program that defines zones of high noise and potential safety risks for airfields throughout the military. The program also defines what uses are considered compatible for those pre-determined zones.

**Noise Contour:** Six noise contours are established by the AICUZ (<65, 65-70, 70-75, 75-80, 80-85, 85+). Measured as decibel DNL. DNL represents the average sound level over a 24-hour period. The DNL includes factors such as weather and time of day. This calculation provides an assessment of the actual sound impacts of flight operations.

**Accident Potential Zone:** Extend from the ends of each runway and define areas where the potential for an accident is greatest. These safety zones are broken into 3 categories:

- CZ: Clear Zone (presents the greatest potential for an accident)
- APZ I: Accident Potential Zone I
- APZ II: Accident Potential Zone II (presents the least potential for an accident)

# JLUS Recommendations



# Regional Coordination Committee

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## Mission Statement

The Committee is responsible for encouraging compatible land-use planning, conducting community outreach, and participating in military affairs surrounding NAS Fort Worth, JRB.

- Established in March 2008
- Resolution supporting the RCC was adopted by all participating local governments including six cities, the county, and the Council of Governments
- Oversees implementation of Joint Land Use Study recommendations
- Administered by NCTCOG



# Regional Coordination Committee

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## Voting Members

City of Benbrook  
City of Fort Worth  
City of Lake Worth  
City of River Oaks  
City of Sansom Park  
City of Westworth Village  
City of White Settlement  
Tarrant County

## Non-Voting Members

Benbrook Area Chamber of Commerce  
DOD Office of Economic Adjustment  
Fort Worth Area Chamber of Commerce  
Fort Worth ISD  
Fort Worth Transportation Authority  
Lockheed Martin  
NAS Fort Worth, JRB  
NCTCOG  
Northwest Tarrant Chamber of Commerce  
Tarrant Regional Water District  
Tri-City Area Chamber of Commerce  
White Settlement Area Chamber of Commerce

# Toward Compatibility



# Planning for Livable Military Communities

**Project Source:** NCTCOG applied for and was awarded an \$800,000 HUD Community Challenge Grant on behalf of partner communities.

Development

**Project Goal:** Support sustainable communities, while considering land uses and development options that are compatible with military operations, to continue to implement JLUS recommendations.

JLUS

**Partners Involved in Planning Efforts:**

RCC

- RCC Members
- NCTCOG
- Transportation Agencies
- Housing Agencies
- School Districts
- Others as Needed

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# Project Background

**Project Administration:** NCTCOG

**Project Staff:** AECOM and NCTCOG

**Project Advisors:** Project Advisory Committee

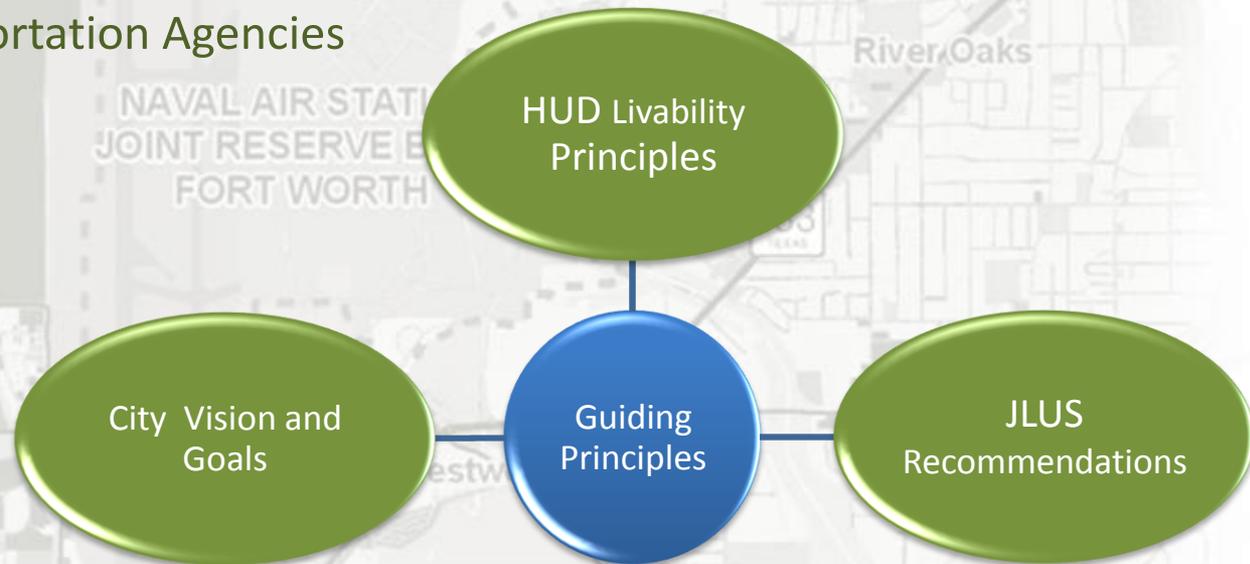
- City Planning Staff
- Tarrant County Planning and Housing
- Transportation Agencies

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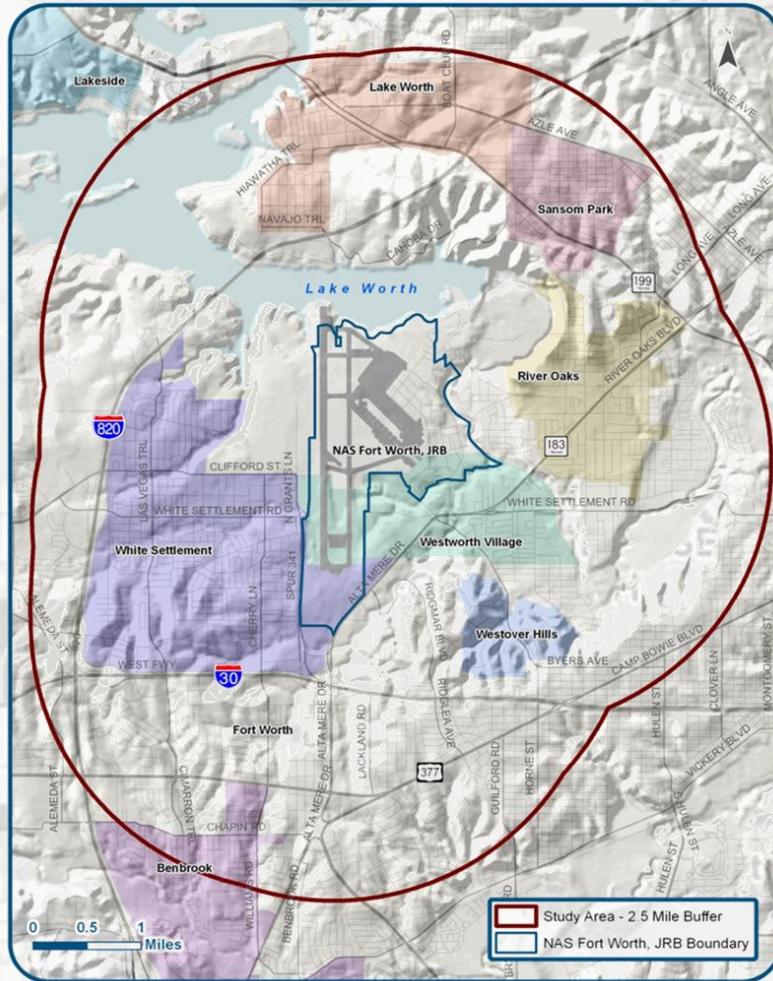
# Study Area

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2.5 mile radius around the base including the cities of:

- Benbrook
- Fort Worth
- Lake Worth
- River Oaks
- Sansom Park
- Westworth Village
- White Settlement

# PLMC Activities



Development

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Economic  
Market  
Analysis

Housing &  
Retail  
Feasibility  
Study

Comprehensive  
Plan Updates

Enhanced  
Transportation  
Options Study

Ordinance  
Compatibility  
Review

# Economic Market Analysis

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## Activity Overview

- Document demographic, economic, and real estate market trends
- Identify existing economic development programs and regional growth patterns
- Identify redevelopment opportunities
- Design customized economic development strategies to achieve local goals
- Project needs over the next 20 years

# Housing and Retail Study

## Activity Overview

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- Demographic analysis and housing supply/demand market assessment

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- Assessment of housing, land-use, and transportation connections

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- Identification of housing/development catalyst sites and development scenarios

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- Recommendations, action steps, and funding incentives to support housing opportunities
- Public participation and stakeholder input

# Enhanced Transportation Options

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## Activity Overview

- Provide enhanced transportation options for communities
  - Transit feasibility analysis
  - Bicycle and pedestrian facility plans
- Includes integrated corridor revitalization analysis
- Develop an action plan for Safe Routes to Schools for study area

# Ordinance Compatibility Review

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## Activity Overview

- Review existing building/energy standards and recommendations for noise mitigation of military flights
- Develop recommended building standards and model ordinance for energy efficiency and military flight compatibility

# Comprehensive Plan Updates

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## Activity Overview

- Update 6 comprehensive plans; all but Fort Worth
- Local government visioning sessions, public involvement, and identification of needed updates
- Incorporate city vision, HUD principles, and JLUS recommendations

# Community Participation

**Primary Staff:** AECOM

Public Information Associates

## **Activity Overview**

Actively involve stakeholders in the decision-making process

## **Stakeholders**

- Residents
- City staff and elected officials
- Transportation agencies
- Housing agencies
- Chambers of Commerce

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# Community Participation Schedule

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## Schedule

- Interviews: March-April 2012
- Kick-off open houses: June 5 & 7, 2012
- Visioning charrettes: Summer 2012
- Public meetings: September 2012
- Community workshops: September-October 2012
- Public meetings: January-February 2013

# Questions/Contact Information

**Questions?**

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**Regional Coordination Committee/PLMC**

**[www.nctcog.org/livablecommunities](http://www.nctcog.org/livablecommunities)**