

## Regional Intergovernmental Coordination

Many of the challenges experienced in the communities do not follow jurisdictional boundaries. With limited resources and common challenges, the communities in the area may benefit from increased cooperation and coordination on several issues such as:

- **Economic Development:** A targeted branding and marketing strategy for the region would help all communities by communicating to potential residents and employers the benefits of locating in the area.
- **Planning Efforts:** Cities with limited staff could join forces to hire a full or part-time planner to provide services in comprehensive plan implementation and associated development regulations.
- **City Services:** Communities could cooperate in the delivery of services, such as solid waste disposal, parks and recreation, and workforce training.
- **Homeland Security and Emergency Response:** Elected and appointed officials could meet periodically to discuss areas of mutual opportunity and concern.

The communities surrounding NAS Fort Worth, JRB should continue working together to implement the visions recommended by the PLMC study. Larger funding opportunities are often available to groups of communities so collaborative leadership is essential in order to transform visions into funded projects.

For more information about the Planning Livable Military Communities project, please visit: [www.nctcog.org/livablecommunities](http://www.nctcog.org/livablecommunities) or contact NCTCOG's Transportation Department at (817) 695-9240

## PLMC Project Advisory Committee

<b>David Bitters</b> White Settlement ISD	<b>Curvie Hawkins</b> Fort Worth Transportation Authority	<b>Scot Smith</b> TxDOT
<b>Karen Bolyard</b> City of Sansom Park	<b>Marvin Gregory</b> City of River Oaks	<b>Roger Unger</b> City of Westworth Village
<b>Tamara Cook</b> NCTCOG	<b>Brett McGuire</b> City of Lake Worth	<b>Patricia Ward</b> Tarrant County
<b>Eric Fladager</b> City of Fort Worth	<b>Jim Ryan</b> City of White Settlement	<b>Kendall Wendling</b> NCTCOG
<b>Dave Gattis</b> City of Benbrook	<b>Randy Skinner</b> Tarrant County	<b>Rachel Wiggins</b> NAS Fort Worth, JRB



Open House at the River Oaks Community Center



Roundtable Discussion with Mayors, Elected Officials and City Managers



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

Fall 2013

# PLANNING LIVABLE MILITARY COMMUNITIES

## Regional Vision Report Executive Summary

### Study Background

The Naval Air Station Fort Worth, Joint Reserve Base (NAS Fort Worth, JRB) in western Tarrant County has been integral to the growth and stability of the surrounding communities. Each of the communities has a distinct character, but the presence of the base as a huge economic asset has led to a history of coordinated planning in the area. To build on the cooperative spirit of the region, the North Central Texas Council of Governments (NCTCOG) was awarded a U.S. Department of Housing and Urban Development (HUD) Community Challenge Grant on behalf of the communities surrounding the base.

### Study Outcomes

The multidisciplinary planning study addresses land use, transportation, housing, and economic development opportunities. The study report provides recommendations to accommodate future growth, enhance quality of life, build strong economies, and support continued operations at the base.

REGIONAL VISION REPORT: OFFERS COLLABORATIVE STRATEGIES FOR ADDRESSING CHALLENGES THAT CROSS JURISDICTIONAL BOUNDARIES

CITY VISIONS AND GUIDING PRINCIPLES: OUTLINES SPECIFIC GOALS, POLICIES, AND ACTIONS INTENDED TO BE GUIDELINES FOR THE COMMUNITIES

### Compatible Development Considerations

Proximity to NAS Fort Worth, JRB poses unique noise and safety challenges for surrounding residences and businesses. The Regional Coordination Committee (RCC) was established in 2008 to encourage compatible land use planning in the communities surrounding the base. Local governments can utilize the RCC Development Review Tool to comment on the compatibility of proposed projects and ensure that safety and noise issues are considered in the development process.



Additionally, communities can adopt compatible land use strategies to enhance the safety and quality of life of residents while also protecting operations at the base. These strategies include: adopting the most recent building codes to provide enhanced sound attenuation; considering a land use compatibility overlay to encourage compatible land uses in areas of high noise and safety concerns; and focusing development opportunities in city cores to reinforce community identity.

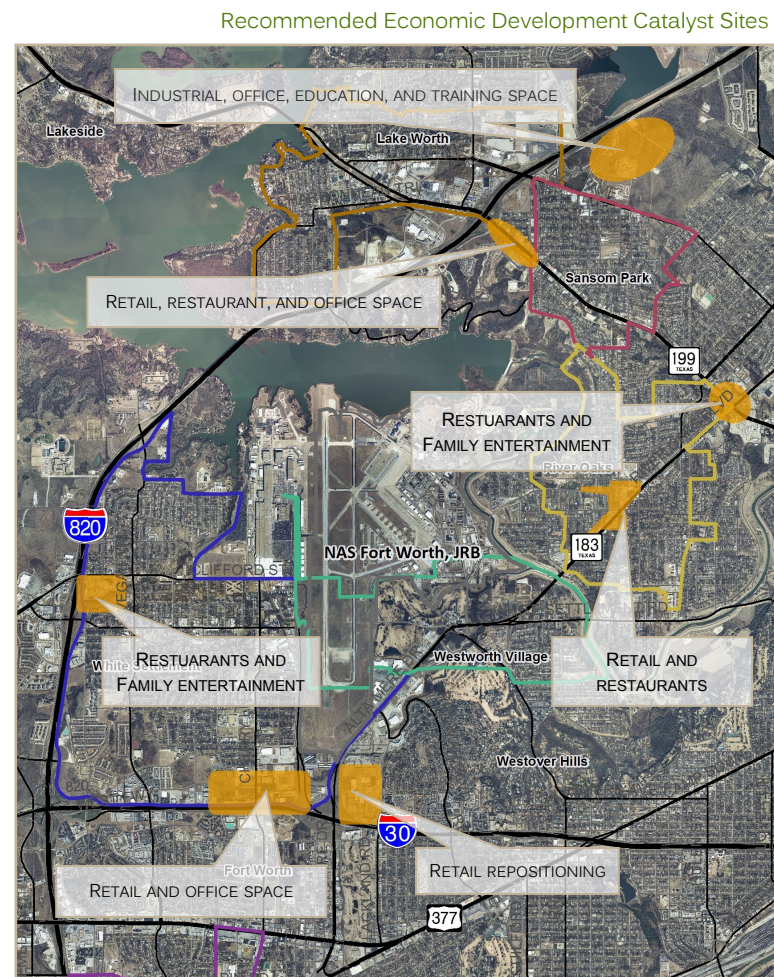
# SUMMARY OF PLANNING LIVABLE MILITARY COMMUNITIES RECOMMENDATIONS

## Regional Economic Development Strategies

A Real Estate Market Analysis was conducted to document existing market conditions in the area and identify strategies to enhance economic development. A major finding of the analysis was that aging building conditions and disinvestment are causing a decline in the tax base in parts of the study area, so communities should pursue reinvestment through strategic catalyst sites. The resulting recommendations are meant to serve as near-term strategies for both the local communities and region to pursue.

- Create a branding identity for the area.
- Introduce a Science, Technology, Engineering, and Math (STEM) program in local school districts.
- Develop a technology center to create jobs.
- Assist with Hispanic business development.
- Work with other local governments to pursue regional economic catalyst sites that help create a unique identity for the communities and improve local economies.

IF ALL OF THE CATALYST SITES WERE BUILT, ANNUAL REVENUES GENERATED BY THE SITES COULD BE UP TO \$41 MILLION AND COULD ADD 9,400 JOBS TO THE STUDY AREA WITHIN 10 TO 20 YEARS



## Housing Development Opportunities and Strategies

Residents in the area benefit from the proximity to downtown Fort Worth, interstate highways, and major employers. Additionally, many residents have lived in the study area for a significant period of time, bringing stability to neighborhoods in the area. However, there are challenges associated with area housing, such as lack of diversity in housing choice, aging housing stock, vacancy rates in apartment complexes, and lack of mid-range valued homes. Some strategies to increase housing options and improve housing conditions include:

- Expand housing choices (e.g. townhomes and cottage housing) to increase tax base, attract young professionals and new families, enable aging in place, and provide opportunities for base personnel.
- Consider form-based codes or other development regulation updates to ensure quality development.
- Develop land assembly program, encourage development of mid-range housing, and conduct neighborhood improvement plans.

ALIGN LAND USE, ZONING, AND SUBDIVISION REGULATIONS TO GUIDE QUALITY GROWTH, EMPHASIZING WALKABLE COMMUNITIES WITH HOUSING OPTIONS, ATTRACTIVE AND COMMERCIAL MIXED-USE CORRIDORS, AND TOWN CENTERS



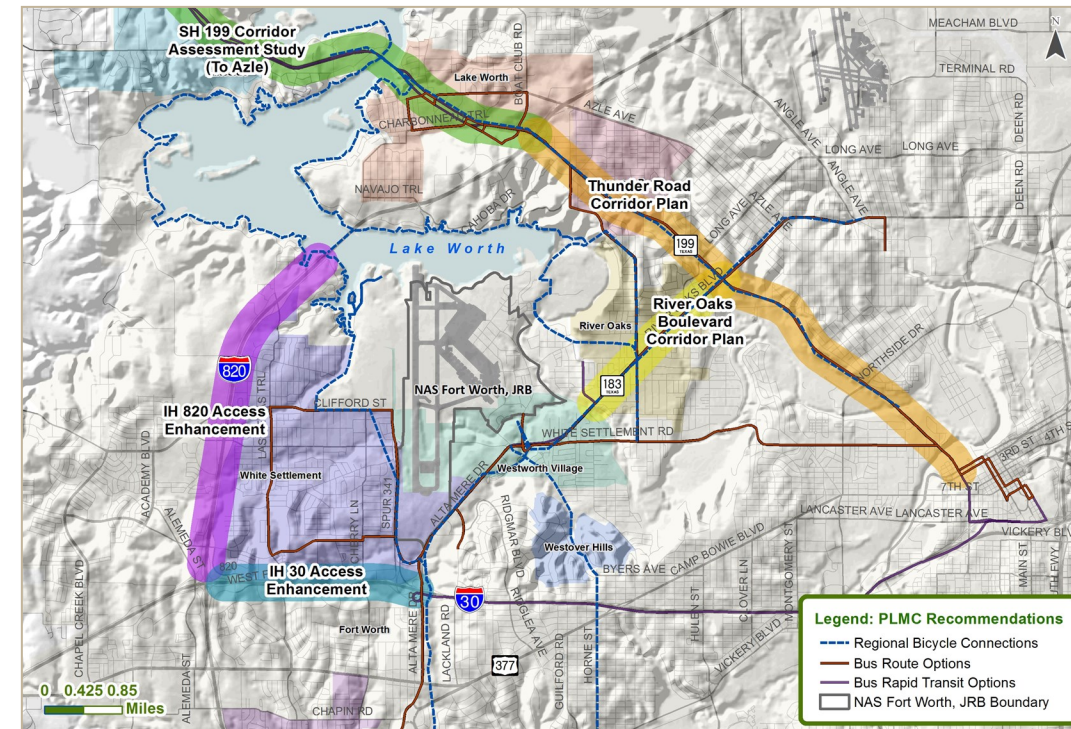
Cottage Housing Concept



Mixed-Use Concept

## Transportation Options and Strategies

Recommended Regional Bicycle Connections, Public Transportation Options, and Roadway Studies



## Developing Regional Bicycle/Pedestrian Connections

The following strategic regional bicycle connections could be made to improve recreation and commuting options in the study area:

- **Bomber Spur:** An off-street trail along abandoned rail tracks could provide access from Benbrook and southern parts of Fort Worth to Lockheed Martin and the base.
- **Lake Worth Trail:** This off-street trail would expand on current efforts to provide tourist and recreational access to the lake from the study area communities.
- **Trinity Trails/Marian Sansom Park:** An off-street trail through the YMCA – Camp Carter or an on-street route through River Oaks could be considered to connect these two recreational amenities.
- **Airfield Falls and Westworth Village:** An off-street side path would provide pedestrian access across SH 183 and connect to the existing Trinity Trails system.

## Providing Public Transportation Options



Besides Fort Worth, none of the communities are served by fixed-route (bus) public transportation service. However, the demographics of many of the communities would likely support public transportation. Potential strategies to meet existing transit needs include creating a community shuttle service and coordinating with the Fort Worth Transportation Authority on the feasibility of adding recommended bus and bus rapid transit routes.

## Recommended Roadway Studies

- **SH 199:** A Corridor Assessment Study is recommended to determine the feasibility, timeframe, and cost of potential solutions to alleviate congestion along the corridor from Lake Worth to Azle.
- **Thunder Road:** A Corridor Master Plan is recommended to further identify needed intersection, drainage, and parking improvements along SH 199 through Sansom Park to downtown Fort Worth.
- **River Oaks Boulevard:** A Corridor Master Plan is recommended to identify design and access improvement strategies along SH 183 in River Oaks.
- **White Settlement Access Enhancement:** An Access Enhancement Study is recommended for IH 30 and IH 820 in White Settlement to improve access and encourage economic development within the city.



SH 183 Design Concept



SH 199 Design Concept