

Joint Land Use Study
Elected Officials' Briefing
Thursday, November 9, 2006 at 9:30 a.m.
Naval Air Station Joint Reserve Base Fort Worth
Meeting Summary

Joint Land Use Study Policy Committee Chairman Chuck Silcox (Councilmember, Fort Worth) welcomed the attendees and thanked them for participating in the event. He stressed the importance of intergovernmental cooperation to protect the installation from closure. Chairman Silcox introduced Barbara Ragland and Sally Burt from Congresswoman Kay Granger's Office, Anne Cozart from Representative Charlie Geren's Office, and Jodi Jones from Congressman Joe Barton's Office. He also introduced Mayor Walter Bowen (Lake Worth), Mayor Robert Armstrong (Sansom Park), Mayor Andy Fontenot (Westworth Village) and Mayor James Ouzts (White Settlement).

Captain Ian McIntyre, Commanding Officer of NAS JRB Fort Worth, welcomed the group to the installation. He stressed the installation's desire to be a good corporate citizen and stewards of the taxpayer money. He recognized the meeting attendees as many of the individuals who helped to preserve the base and its mission in past Base Realignment and Closure (BRAC) rounds. Captain McIntyre thanked all attendees for their participation in the event.

Paul Paine, Commissioner on the Texas Military Preparedness Commission (TMPC), and former Commanding Officer of NAS JRB Fort Worth, addressed the group regarding TMPC's role and the importance of limiting encroachment. TMPC meets quarterly to review issues related to the preservation of military installations in Texas. Mr. Paine stressed that during future BRAC rounds encroachment will continue to be a key issue. Recent closures at NAS Oceana in Virginia and Marine Corps Air Station Miramar in California have been heavily focused on encroachment and the limitations that civilian development has placed on the military installations.

Albon Head of the Fort Worth Chamber of Commerce Executive Committee provided an overview of the Base Realignment and Closure (BRAC) process and history. Historically, the importance of politics has played a variety of roles in the BRAC process, with a recent attempt to keep the process as non-political as possible. NAS JRB Fort Worth has done well in past BRAC rounds because of its success as the first joint reserve base in the nation. During the last BRAC round, Congresswoman Kay Granger had requested that Mr. Head establish a committee to coordinate Fort Worth's efforts to sustain NAS

JRB Fort Worth. Approximately \$150,000 was raised for a concerted lobbying effort, including the development of a brochure which was presented to officials at the Pentagon. A similar effort was made nationally by a variety of bases that presented their interests at regional hearings throughout the United States. Mr. Head discussed the development that had closed in on NAS Oceana, our nation's "Master Jet Base". All instructional efforts on the East Coast were based at NAS Oceana. Due to residential and commercial encroachment, a large portion of flights had begun using outlying fields to accomplish training missions related to field carrier landing practice, weapons, and touch and go operations. Mr. Head concluded by noting that encroachment might be the number one issue in the next BRAC round (which has not yet been scheduled).

Joint Land Use Study Policy Committee Vice Chairman Joey Highfill (City Manager, Lake Worth) presented the impact of NAS JRB Fort Worth on local communities. He noted that impacts are felt in all sectors of our cities, including residential, commercial, and institutional. The seven cities located in close proximity to the base have a combined population of 718,000 (Census, 2005) and are expected to experience 23% growth over the next 24 years. Over 26,000 employees work on the base and at Lockheed Martin's adjacent facility. As the region grows, coordination of development will be extremely important for all of the local cities in order to preserve these jobs and economic impacts at NAS JRB Fort Worth.

John Leigh from the Department of Defense's Office of Economic Adjustment (OEA) introduced himself as the Project Manager for the Joint Land Use Study grant. He described OEA's role to provide financial and technical assistance to JLUS efforts throughout the country. He then played a short video which provided background on the JLUS program from a national perspective. The video included interviews with local and regional government officials, citizens, military officials, and chambers of commerce, all describing their experience with the JLUS program and the importance it had played in their communities. The video described possible study recommendations, including updates to zoning, subdivision regulations, and building codes, as well as required real estate disclosures. Communities provide leadership, fund the local portion of the project (10% in this case), and conduct the study to identify opportunities and recommendations. Forty-five JLUS efforts have been completed, and another thirty-five studies are on-going at this time. Mr. Leigh provided a handout describing the JLUS program.

Mike Sims of the North Central Texas Council of Governments provided an overview of the study format and expected timeline. He discussed the membership of the JLUS Policy Committee, noting

that impacted cities who have not yet participated in the study are eligible to join the Policy Committee by passing a city council resolution supporting the study. Mr. Sims reviewed the study schedule, highlighting that a consultant will be selected and begin work by early January, with study completion expected in the fall of 2007. He shared the Public Involvement Principles and Roles that the JLUS Policy Committee has adopted and discussed recent development trends surrounding the base. Because part of the study effort will include mailings to all potentially impacted property owners, Mr. Sims encouraged all cities to be aware of the study and how it might impact their residents.

Chairman Silcox opened the floor for discussion. Attendees discussed encroachment from personal experience and discussed interim measures that can be implemented before the study recommendations are adopted next fall. Chairman Silcox noted that future meetings will be held at various locations within the study area to make it more convenient for residents who wish to attend. Carter Burdette (Councilmember, Fort Worth) noted that formal recommendations would not likely be made for approximately one year and that many developments are likely to be approved and constructed during that time. Chairman Silcox urged the cities participating in the study to carefully consider compatible development goals in the study area during that time. Mike Sims of NCTCOG noted that NCTCOG staff was always available as a resource to assist in these efforts.

Chairman Silcox invited all participants to attend the December JLUS Policy Committee meeting, which will be held on December 18, 2006, at 1:30 p.m. at the Holiday Inn Express at Loop 820 and Azle Avenue.