



JOINING FORCES

Aligning Community & Military Missions

A Joint Land Use Study (JLUS) for
Naval Air Station
Joint Reserve Base, Fort Worth
and Surrounding Communities

REGIONAL OVERVIEW

The North Texas region is one of the nation's most diverse and dynamic economies. Significant industry clusters include aviation/aerospace, finance, healthcare, high technology, logistics and manufacturing.

Military-related facilities are also major contributors to the region's diverse economy. Installations provide direct jobs to military personnel, contractors, civilians and support staff. Additionally, veterans compose a substantial percentage of the population, making up 6.5 percent of civilians age 18 or older in the 12-county DFW region.

ECONOMIC GENERATOR

The primary responsibility of NAS JRB Fort Worth is to ensure combat readiness by training and equipping aircrews and aviation ground-support personnel. The base hosts over 45 tenant commands that represent the US Navy, US Marine Corps, US Army, US Air Force and Texas Air National Guard. The approximately 10,000 personnel operating at the 2,300-acre base conduct an average of 2,000 air operations each month.

Regionally, NAS JRB Fort Worth generates an estimated \$6.6 billion in goods and services. The installation supports jobs for 17,266 people and provides direct and indirect employment to 47,256 workers. The presence of the base and nearby Lockheed Martin has elevated the region to a top aviation and aerospace hub. From 2004 through 2014, military employment in Tarrant County increased by 6 percent. Supporting the military mission is vital to the economies of Texas and the DFW region.

BUILDING ON SUCCESSES

For a decade, the issue of compatible development has been central to NAS JRB Fort Worth and nearby municipalities:

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

A 2008 JLUS concluded with 17 voluntary recommendations. Two key outcomes focused on quality of life enhancements benefiting nearby residents and encouraging compatible development to preserve abilities of the military's missions. For recommendations that have been fully implemented, the most successful was creation of the Regional Coordination Committee (RCC).

The RCC works collaboratively to discuss current and future land use decisions, encourage infrastructure improvements and advocate for supportive policies at the local, State and national levels.

Many RCC successes are shown on the map in the inside of this brochure. The map also displays a Joining Forces analysis illustrating the development in the area since the 2008 study. A positive trend in compatibility was identified through land use decisions and communications as a result of the RCC.

Photos: NAS JRB Fort Worth Public Affairs and Getty Images



HIGHLIGHTED IMPLEMENTATION ACTIONS FROM THE 2008 JLUS STUDY

- ✓ Form Regional Coordination Committee
- ✓ Updates to cities' future land use plans to address compatibility
- ✓ Add overlay zoning to encourage compatibility
- ✓ Update building codes to enhance sound attenuation
- ✓ Enhance stormwater drainage to prevent flooding
- ✓ Real estate disclosure for property sales
- ✓ Surface transportation improvements
 - Commercial vehicle inspection gate (complete)
 - Main gate improvements (complete)
 - Westworth Village Bike Trail (complete)
 - Meandering Road (funded)
 - SH 199 (funded)
 - Las Vegas Trail (partially funded)
 - SH 183 (partially funded)
 - Bomber Spur Bike Trail (planned)

JOINING FORCES GOALS

The 2017 Joining Forces study focused on four goals to continue to build on the RCC's successes. The study sought to balance the region's strong population growth and development with protection of military operational capabilities; address encroachment issues associated with emerging technologies, such as renewable energy and unmanned aircraft systems; maintain the long-term viability and positive economic impact of military facilities in North Texas; and carry forward recommendations from the prior study and foster additional partnerships across installations and communities throughout the region and across Texas. The following page shows the top recommended strategies from the 2017 study.

HIGH-PRIORITY, SHORT-TERM STRATEGIES

- Identify “no fly zones” for drones and provide education to the public.
- Continue communicating among local governments and NAS JRB Fort Worth regarding development, including zoning overlays and tools that facilitate dialogue.
- Provide better information to real estate agents and home buyers through the real estate seller’s disclosure form as well as “welcome packets” of what to expect living near a military installation.
- Coordinate with energy companies on the siting of energy infrastructure.
- Explore land conservation, or easements, where appropriate.
- Enhance new and existing buildings with sound attenuation to improve compatibility with the Navy’s guidelines.
- Maintain and improve flood control infrastructure and utilize techniques to reduce storm water impacts.
- Continue implementing priority transportation improvements.
- Pursue statewide legislation to encourage compatibility.
- Hold a regional summit with other military installations in North Texas annually to share best practices and encourage efficient utilization of resources.

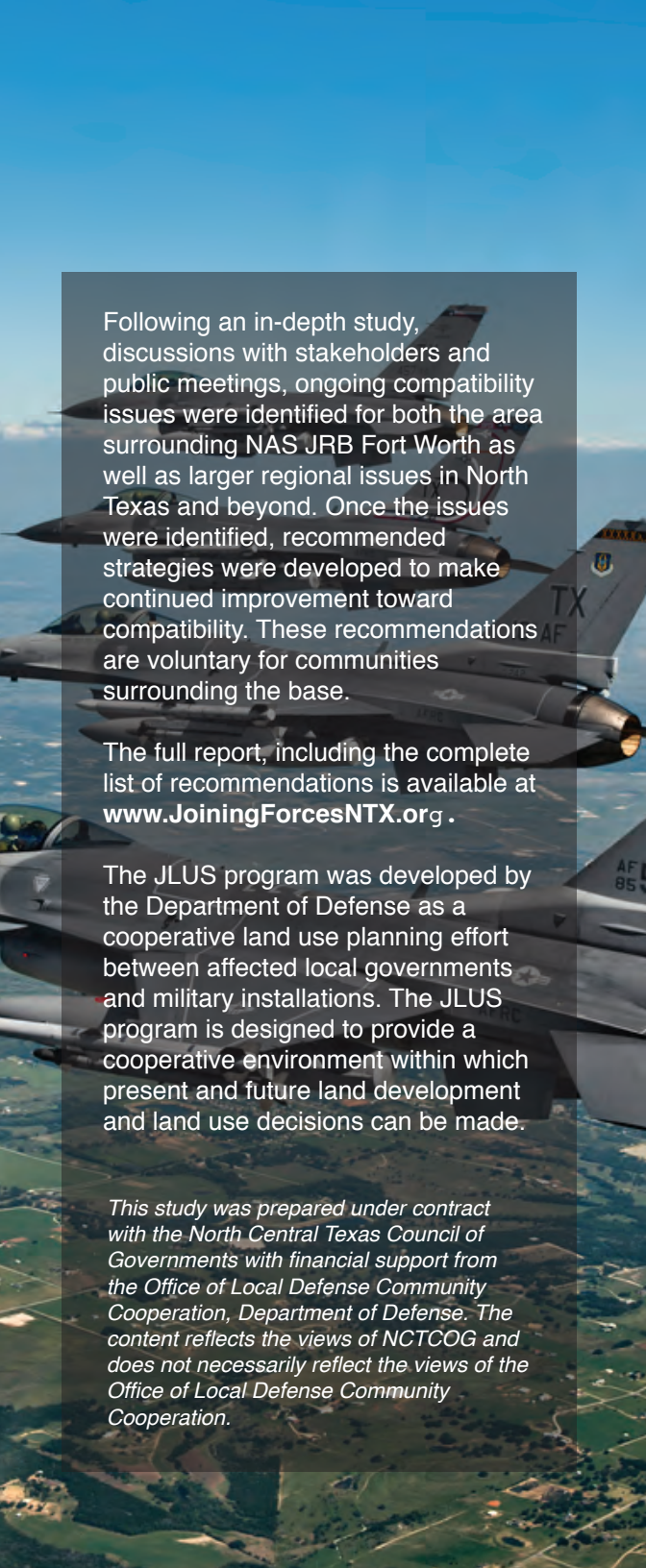
COMPATIBLE DEVELOPMENT

NAS JRB Fort Worth strives to be a good neighbor while conducting critical training missions to prepare our nation's military forces for deployment across the globe. Cities around the base are growing and there is a need to develop in a way that is compatible with the military mission. To protect public health, safety, and welfare, land use should be compatible with airfield noise zones and accident potential zones (APZs). Land use activities outside of the installation boundaries fall under the jurisdiction of local governments and can have impacts on military installations.

JLUS STUDY

Completed in 2017, Joining Forces has been a collaborative process among local governments, military installations, citizens, and other stakeholders to identify and help mitigate and prevent encroachment issues that may affect current and future military missions and nearby communities. Encroachment occurs when conditions outside the military installation limit the ability of the military to perform its mission safely and effectively, or when military operations diminish quality of life in surrounding areas.

This study built on work begun following a similar study in 2008 and examined the progress made towards greater compatibility and made further recommendations to balance the needs of the military and the community.

The background of the entire page is an aerial photograph of several fighter jets, likely F-16s, flying in a staggered formation. The jets are dark grey with some markings, including "TX AF" on the tail of one. Below the jets, a green landscape with fields and roads is visible. The sky is a clear, bright blue.

Following an in-depth study, discussions with stakeholders and public meetings, ongoing compatibility issues were identified for both the area surrounding NAS JRB Fort Worth as well as larger regional issues in North Texas and beyond. Once the issues were identified, recommended strategies were developed to make continued improvement toward compatibility. These recommendations are voluntary for communities surrounding the base.

The full report, including the complete list of recommendations is available at www.JoiningForcesNTX.org.

The JLUS program was developed by the Department of Defense as a cooperative land use planning effort between affected local governments and military installations. The JLUS program is designed to provide a cooperative environment within which present and future land development and land use decisions can be made.

This study was prepared under contract with the North Central Texas Council of Governments with financial support from the Office of Local Defense Community Cooperation, Department of Defense. The content reflects the views of NCTCOG and does not necessarily reflect the views of the Office of Local Defense Community Cooperation.

COMPATIBLE DEVELOPMENT SUCCESS AROUND NAS JRB FORT WORTH

The Lake Worth Watershed Greenprint identified lands that are most important for protecting and enhancing Lake Worth's water quality, as well as other related community driven open space goals through community engagement and state-of-the-art computer modeling. The two primary priority topics for the plan are water quality protection and recreation enhancement.

In April 2018, the Lake Worth City Council adopted the 2035 Comprehensive Plan and Future Land Use Map, designating the portion of the city within APZ I as light industrial and commercial. This area is primarily residential at this time, but the new zoning will be for more compatible uses in the future.

Joining Forces analyzed land use change since the 2008 JLUS study. While there were many parcels that developed or redeveloped, the vast majority became or remained compatible with Navy guidelines. By encouraging compatible development or utilizing sound attenuation, the communities are able to grow in a way that allows the military to continue its mission.

The analysis, highlighted in the table below, shows that as noise levels and accident potential get higher the share of residential land uses goes down, a positive contribution to compatibility.

	Noise Contour	Residential Share	Safety Zone	Residential Share
Higher Noise Levels ▲	85 db	0.0%	CZ	0.71%
	80 db	2.6%	APZ I	14.8%
	75 db	12.4%	APZ II	27.3%
	70 db	21.0%		
	65 db	24.5%		
				Increased Safety Risk ▲

Previous studies identified flooding as an issue in the area. The US Army Corps of Engineers has made channel improvements to the Farmer's Branch Creek near the White Settlement City Hall. This, along with recent culvert maintenance, has improved flooding in the city as well as downstream near NAS JRB Fort Worth.

State Highway 199 is a radial transportation corridor from downtown Fort Worth to the northwest portion of Tarrant County and is in need of modernization. An investment of \$475 million is scheduled for SH 199 over the next 10 years, with the design of the roadway changing to fit the context of different segments.

Meandering Road serves as the main access point for the NAS JRB Fort Worth east gate entrance. Around 1,800 vehicles enter this gate per day, but the number is higher on drill weekends. Improvements are funded and will include roadway reconstruction, enhanced drainage and potential intersection improvements.

State Highway 183 was identified as a corridor with outdated design, capacity and business access. Phase 1 of the study looked at the project through River Oaks. Phase 2 focused on improvements from the Trinity River south to IH 30. Phase 2 identified the need for intersection improvements, enhanced bicycle and pedestrian facilities and traffic signal retiming.



The cities of Benbrook and Fort Worth have adopted overlay zoning in areas that fall within the safety zones and noise contours. This zoning helps ensure that development in these areas is compatible with Navy guidelines, allowing communities to grow in a way that works with the military mission.

Communication between local governments and the base has helped solve some potential compatibility issues. Landscaping initially planted along a roadway south of the base would have attracted wildlife that could increase accident potential for aircraft in flight. After working with base personnel on options, new plants were installed that reduced bird attraction, but maintained the roadway beautification.

Legend

- NAS JRB Boundary
- AICUZ Boundaries**
 - NAS JRB Clear Zones
 - Accident Potential Zone 1
 - Accident Potential Zone 2
- Noise Contours**
 - 65 dB+
- Overlay Districts**
 - Benbrook (2012/2013)
 - Fort Worth (2013)
 - Fort Worth (2014)
- Compatibility Change**
 - Compatible, Increased Degree of Compatibility
 - Compatible, Decreased Degree of Compatibility
 - Compatible, Previously Incompatible
 - Incompatible, Previously Compatible
- City Limits**
 - Benbrook
 - Fort Worth
 - Lake Worth
 - Lakeside
 - River Oaks
 - Sansom Park
 - Westover Hills
 - Westworth Village
 - White Settlement
- Other Features**
 - Major Roads
 - Other Arterials
 - Major Lakes

0 0.5 1 Miles

April 5, 2021

JOINING FORCES

