Regional Perspective

MPA larger than 6 states in size and 39 states in population

Population Growth:
2015: 7.0 Million
2040: 10.7 Million
NAS Fort Worth, JRB: A Regional Asset

First Joint Reserve Base in Country

Five Service Branches Present

$2.3 Billion Annual Economic Impact

Major Employer in Region:
• 10,400 Active Duty and Civilian Workers
• 6,000 Reservists
Need for Coordination

1940

2009

Area Development
- Built Before 1940
- 1941 - 1950
- 1951 - 1960
- 1961 - 1970
- 1971 - 1980
- 1981 - 1990
- 1991 - 2000
- 2001 - 2005
- 2005 - 2009
Two-Year Study Completed in 2008

$180,000

Partners Involved:

• Six Cities
• Tarrant County
• NAS Fort Worth, JRB
• DOD Office of Economic Adjustment
• Chambers of Commerce, School Districts, Transportation Partners
• NCTCOG (Project Sponsor)
JLUS Recommendations

1. Form Regional Oversight Committee
2. Host Community Strategies
3. Planning Updates
4. Zoning Changes
5. Building Regulations
6. Height of Structures
7. Light Surrounding NAS Fort Worth, JRB
8. Review Public-Use Facilities
9. Storm Water Drainage Assessment
10. Real Estate Advisory Service
11. Real Estate Disclosure
12. Surface Transportation Access
13. Development Review
14. Public Purchase of Land
15. Other Encroachment Mitigation Efforts
16. Updates to Noise and Safety Zones
17. Funding of Recommendations

Green = Completed
Blue = Ongoing Efforts
Red = Not Started
Regional Coordination Committee

- Formed 2008
- Members include local government staff and elected officials
- Mission is to encourage compatible land use planning, conduct community outreach, and participate in military affairs
- NCTCOG staff administers committee
JLUS Implementation

RCC Development Review Tool

NCTCOG-Led Planning Efforts
Emerging Encroachment Issues

Unmanned Aircraft Systems

Interference from wind turbines

Increasing development pressure

Runway flood threat

Force protection issues
Next Phase: Regional JLUS
Lessons Learned: Partnerships

Establishing Relationships
- Get buy in from MPO leadership
- Build relationship with base CPLO
- Identify local government champions

Maintaining Relationships
- Presentations at MPO policy board meetings
- Annual elected officials briefings
- Base involvement in Metropolitan Transportation Plan process
- Data sharing
- Emphasis on voluntary coordination
## Lessons Learned: MPOs as a Resource

<table>
<thead>
<tr>
<th><strong>Funding</strong></th>
<th><strong>Coordination</strong></th>
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<tbody>
<tr>
<td>Access to transportation funding for planning studies (STP-MM, CMAQ)</td>
<td>Serve as intermediary for discussions with TxDOT, base, county, etc.</td>
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<tr>
<td>Source for local match for federal grants (DOD OEA, HUD)</td>
<td>Serve as project manager for JLUS or JLUS implementation projects</td>
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<tr>
<td>Regional funds used to administer RCC</td>
<td>Get the right people to the table</td>
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Noise exposure and accident potential are two concerns in areas near military installations. In 2013, the City of Fort Worth adopted a **Compatible Use Zone (CUZ)** overlay for areas near NAS Fort Worth, JRB. The overlay increases safety by minimizing additional land uses that would encourage concentrations of people or aircraft hazards in areas of high accident potential.

Permitted uses in the overlay are based on **land use compatibility guidelines** released by the Navy. The overlay applies only to changes of use, expansions, or new construction.

City of Fort Worth staff coordinated with landowners in affected areas for months to ensure that the resulting overlay was mutually beneficial for NAS Fort Worth, JRB and surrounding landowners. The overlay is a crucial step to ensuring future development around the base is compatible with base operations.
Contact Information

Joint Land Use Study:  
www.nctcog.org/jlus

Regional Coordination Committee:  
www.nctcog.org/rcc

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