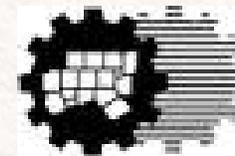




# **The Lake Worth Greenprint**

**Project Summary**

**December 19, 2014**

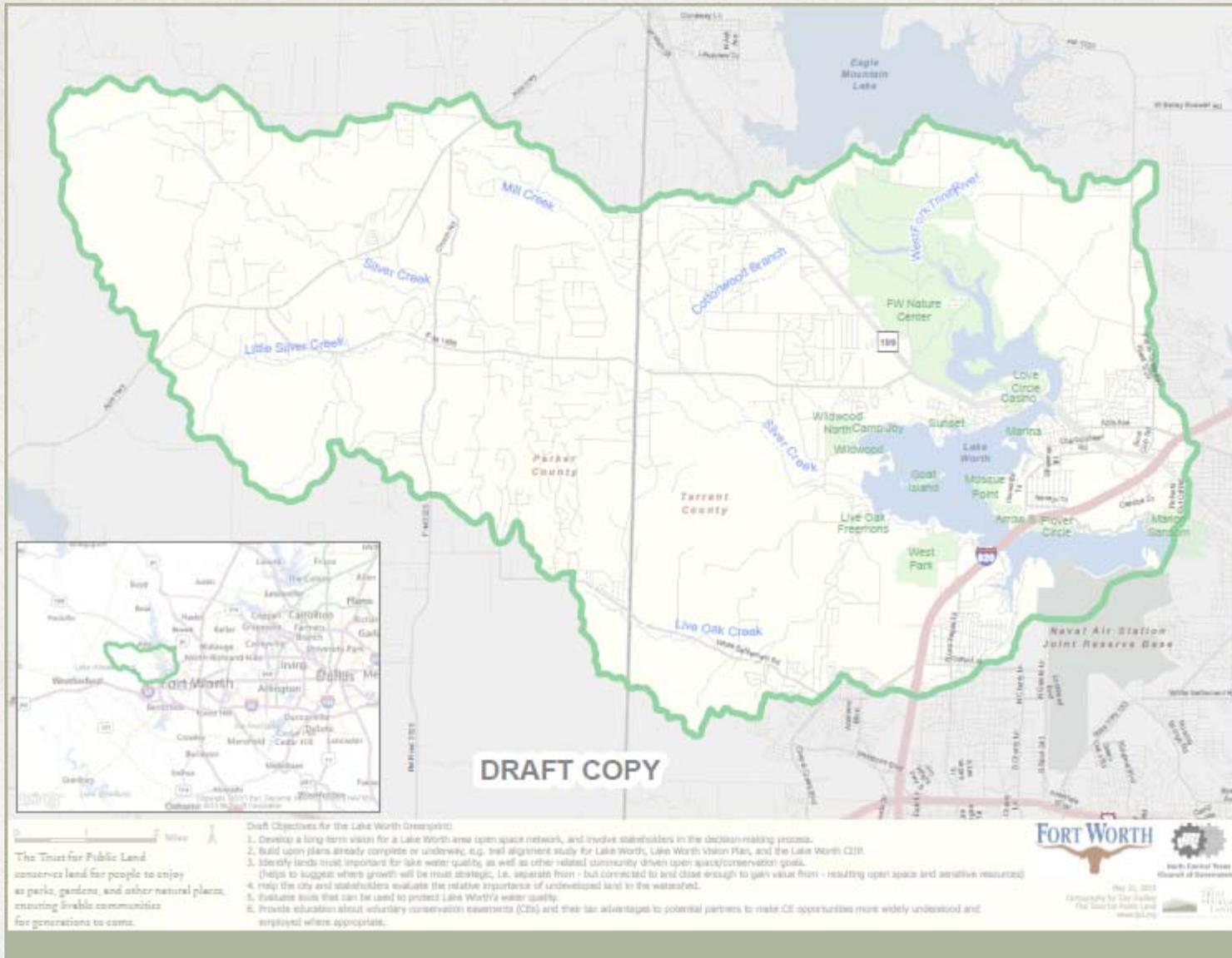


North Central Texas  
Council of Governments

# The Lake Worth Greenprint: Objectives

1. Develop a long-term vision for a Lake Worth open space network, and involve stakeholders in the decision-making process.
2. Build upon plans already complete or underway.
3. Identify lands most important for lake water quality, as well as other related community driven open space/conservation goals.
4. Help the city and stakeholders evaluate the relative importance of undeveloped land in the watershed.
5. Evaluate tools that can be used to protect Lake Worth's water quality.
6. Provide education about voluntary conservation easements.

# The Lake Worth Greenprint: Study Area



# The Lake Worth Greenprint: The Report

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# Community Engagement & Goal Setting



# Interviews

Darrell Andrews, Tarrant Regional Water District  
Michael Barnard, North Lake Worth Neighborhood Association  
Paul Bounds, Fort Worth Water Department  
Tom Burrell, Our Lands and Water Foundation  
Larry Colvin, Fort Worth Mountain Bikers Association  
George Conley, Parker County Commissioner  
Fernando Costa, Fort Worth Assistant City Manager  
David Creek, Fort Worth Parks & Rec  
Gale Cupp, Neighborhood Association on South Lake Worth  
Michael Dallas, Scenic Shores Neighborhood Association  
Clair Davis, Fort Worth Flood Plain Administrator  
Kenneth Davis, Cassco Land Co.  
Mark Dawson, Sasaki Associates  
Mark Ernst, Tarrant Regional Water District  
Jim Finley, Finley Resources  
Rodney Franklin, Texas Parks and Wildlife  
James Frisinger, US Army Corps of Engineers  
Tom Huffhines, Greater Fort Worth Real Estate Council  
Patricia Hyer, East Lake Worth Neighborhood Association  
Ken Johnson, Tarrant County Extension  
Ken Klaveness, Trinity Waters

Robert Manthei, XTO Energy Inc.  
Brett McGuire, Lake Worth City Manager  
Laura Miller, Tarrant County Extension  
Lee Nicol, Harris Nicol & Welborn Development Partners  
Mike Petter, Texas Agricultural Land Trust  
Jason Pierce, Upper Trinity Conservation Trust  
Eric Seebock, Fort Worth Parks & Rec  
Rick Shepherd, Friends of Fort Worth Nature Center & Refuge  
Dennis Shingleton, Fort Worth Council member  
Nikki Sopchack, Fort Worth Parks & Rec  
Mark Steinbach, Texas Land Conservancy  
Dana Tarter, Tarrant County Extension  
RJ Taylor, Connemara Conservancy  
Steve Townsend, Tarrant County  
Suzanne Tuttle, Fort Worth Nature Center  
Joe Waller, Lake Worth Alliance  
Randy Whiteman, Lakeside Town Administrator  
Rachel Wiggins, NAS Joint Reserve Base  
Doug Woodson, Hickman Investments  
Valerie Yoakam Jay, Streams and Valleys  
Richard Zavala, Fort Worth Parks & Rec

# Public Polling Results

Public Opinion Strategies completed a statistically significant poll in June, 2013 of 335 residents throughout the City of Fort Worth and areas near Lake Worth. The overall sample has a margin of error of + 5.35%.

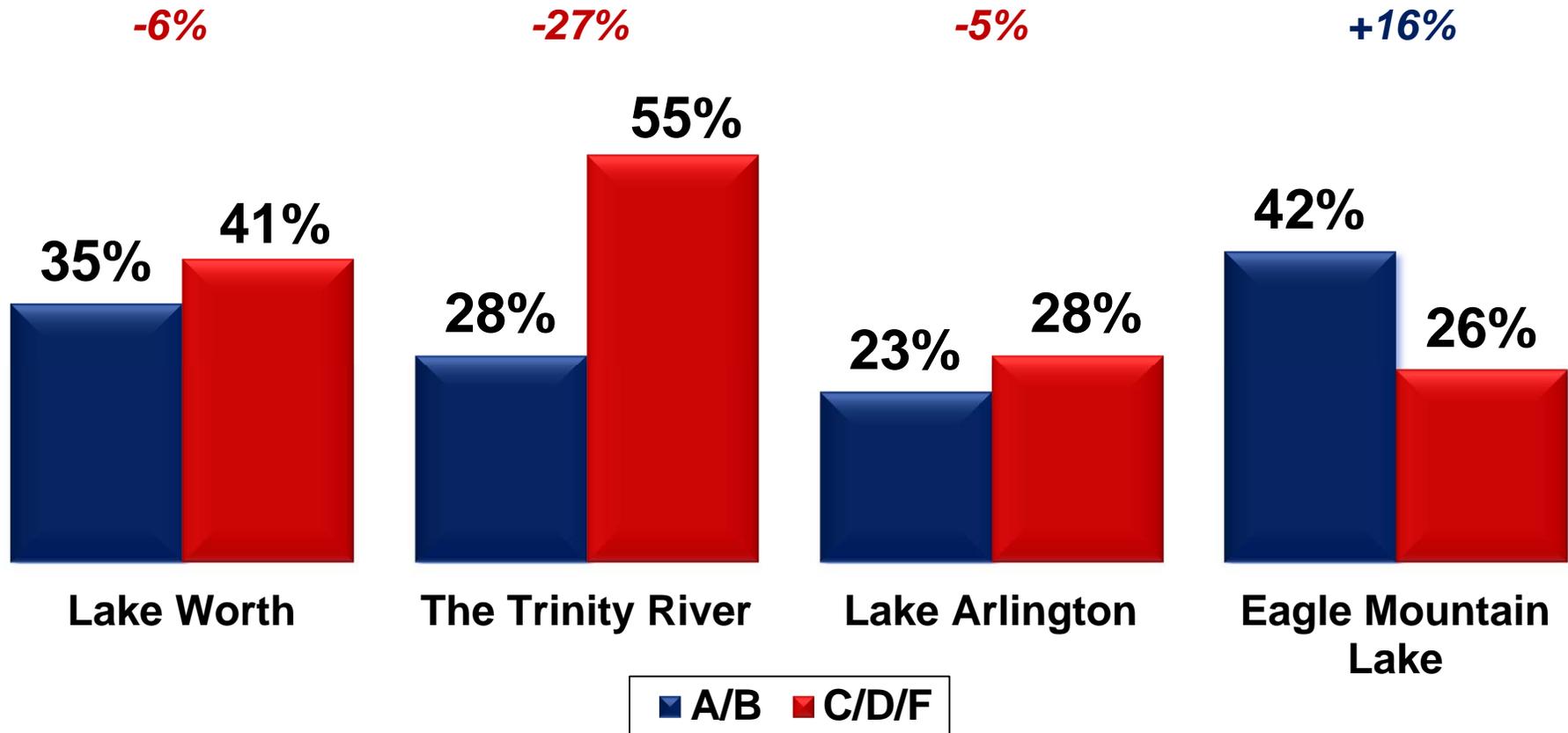


Lake Worth is relatively undiscovered, as nearly half of residents have never visited the Lake.

A few times a week	2%	<b>9%</b> OFTEN
Once a week	1%	
Monthly	6%	
A few times a year	20%	<b>43%</b> SOMETIMES
Every few years	23%	
<b>Never</b>	<b>47%</b>	

*How often do you personally go to Lake Worth, the lake, not the town...*

# Opinions on the area water quality are mixed, with the exception of Eagle Mountain Lake.



*Thinking specifically about water in some local lakes and rivers. For each one please indicate how you would rate the overall health of the water in that particular river or lake. Would you grade it an A, B, C, D, or F, with an A grade being excellent and F being poor?*

**Despite rarely visiting the lake, voters see it as important to the community and a great place.**

	<b>Very Well</b>	<b>Total Well</b>
<b>Easy to get to</b>	<b>45%</b>	<b>80%</b>
<b>Very important to people in my community</b>	<b>30%</b>	<b>69%</b>
<b>A great place for recreation and relaxation</b>	<b>29%</b>	<b>68%</b>
<b>A source of drinking water</b>	<b>26%</b>	<b>53%</b>
<b>Healthy</b>	<b>16%</b>	<b>51%</b>

*Turning to thinking about Lake Worth, the lake, not the town – I'm going to read you a list of words and phrases. After you hear each one, please tell me how well you think it describes Lake Worth - very well, somewhat well, not very well or not at all well.*

# Voters would like to see protected natural areas, trails, and public parks around Lake Worth.

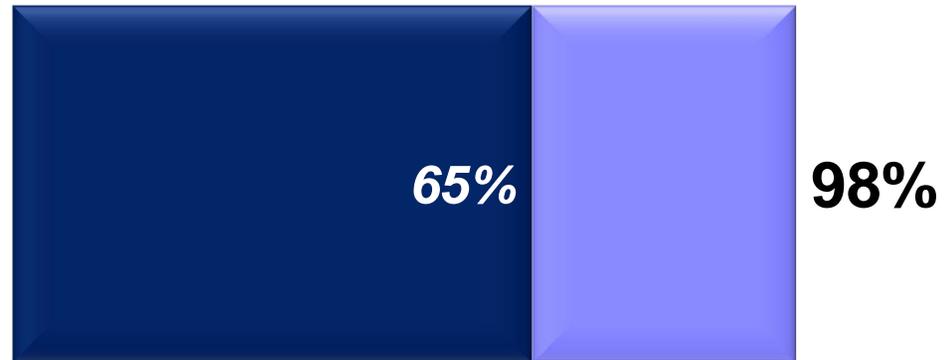
	Strongly Support	Total Support
Protected natural areas with some public access	61%	92%
Trails and public parks, like at White Rock Lake in Dallas	58%	88%
Single-family neighborhoods	44%	80%
Small town squares like Granbury's historic downtown square	41%	79%
More walkable, compact districts like Fort Worth's West Seventh Urban Village	38%	73%
Restaurants on the lakeshore	35%	75%
Town centers like Southlake Town Square in Southlake	30%	66%
Mixed-use neighborhoods with a variety of buildings and activities	29%	68%
Hotels, lodges, resorts and retreats	25%	63%

*I would like to read you some descriptions of some different types of development and different features that could be in the area around Lake Worth. After I read each one, please tell me if you would support or oppose that particular feature being included in the plans for the area around Lake Worth.*

**Maintaining and protecting the quality of the area's drinking water is seen as extremely important.**

***Ranked By Extremely Important***

**Maintaining the quality of our drinking water**



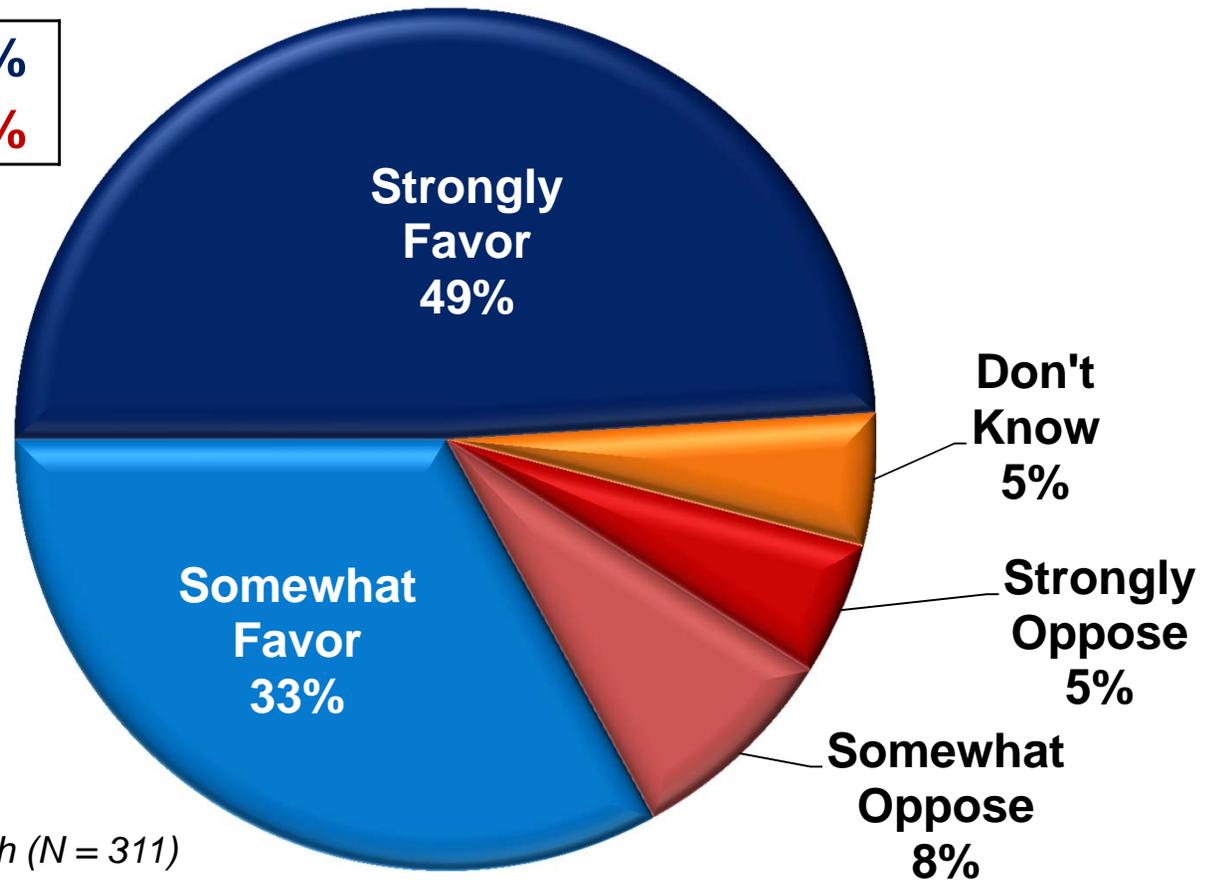
**Protecting drinking water sources and water quality**



- Extremely Important
- Very Important

**In fact, four-in-five city residents say they would support funding to acquire lands to protect water.**

<b>Total Favor</b>	<b>82%</b>
<b>Total Oppose</b>	<b>14%</b>



\* Asked only in City of Fort Worth (N = 311)

*As you may know, from time to time, the city issues general obligation bonds to fund a variety of needs. Would you favor or oppose a general obligation bond where the funds would be used to acquire lands to protect drinking water sources and water quality?*

# Priority Lands Analysis: Greenprint Mapping



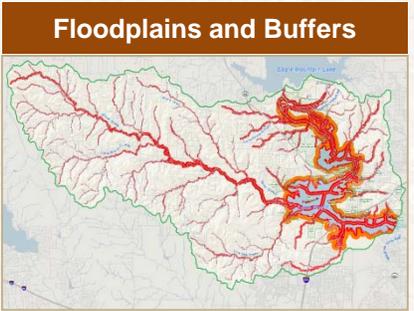
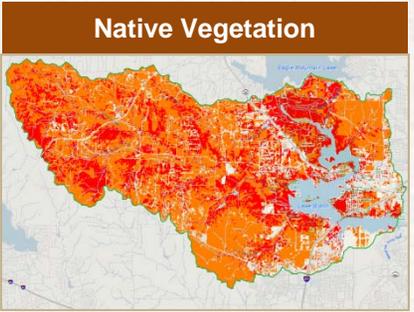
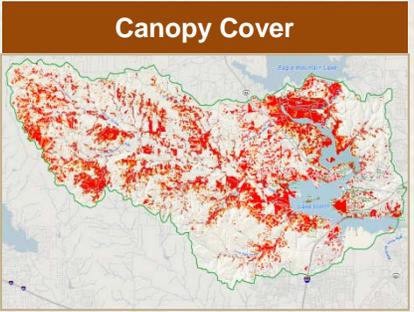
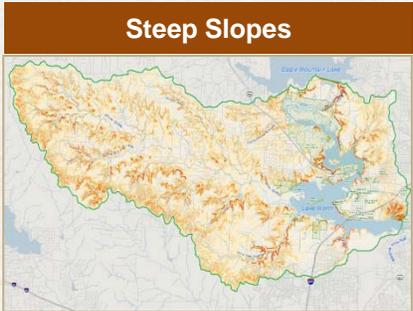
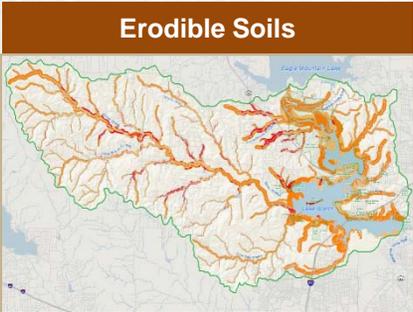
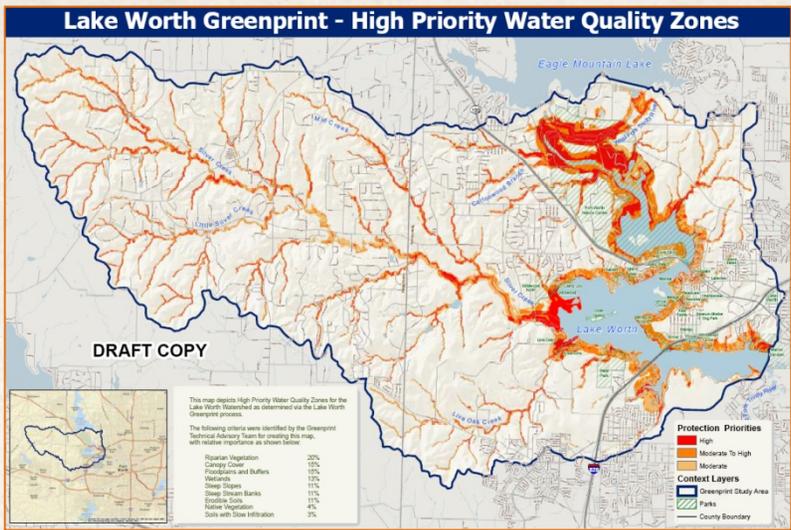
# Technical Advisory Teams

## **TAT 1: Improve Water Quality and Quantity**

Brett McGuire – City of Lake Worth  
Clair Davis – Fort Worth, Flood Plains  
Eric Fladager – Fort Worth, Planning  
Ranjan Muttiah – Fort Worth, Stormwater  
Paul Bounds – Fort Worth, Water  
Rachel Wiggins – NAS Joint Reserve Base  
Tracy Michel – NCTCOG  
Kyle Wright – NRCS  
George Conley – Parker County  
Alice Moore – Tarrant County  
Mark Ernst – Tarrant Regional Water District  
Tina Hendon – Tarrant Regional Water District  
Bill Fox – Texas AgriLife  
Ken Klaveness – Trinity Waters  
Lou Brewer – Tarrant County Public Health

## **TAT 2: Provide Recreation**

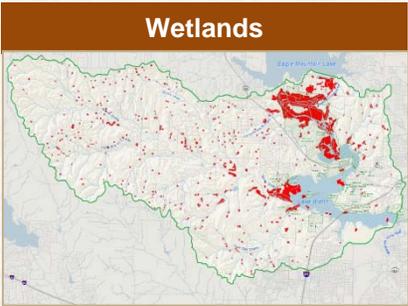
Randy Whiteman – City of Lakeside  
Brett McGuire – City of Lake Worth  
Clair Davis – Fort Worth, Flood Plains  
Nikki Sopchak – Fort Worth, Parks & Community Services  
Eric Seebock – Fort Worth, Parks & Community Services  
Paul Bounds – Fort Worth, Water  
Suzanne Tuttle – Fort Worth Nature Center  
Rachel Wiggins – NAS Joint Reserve Base  
Kyle Wright – NRCS  
Tracy Michel – NCTCOG  
Alice Moore – Tarrant County  
Lou Brewer – Tarrant County Public Health



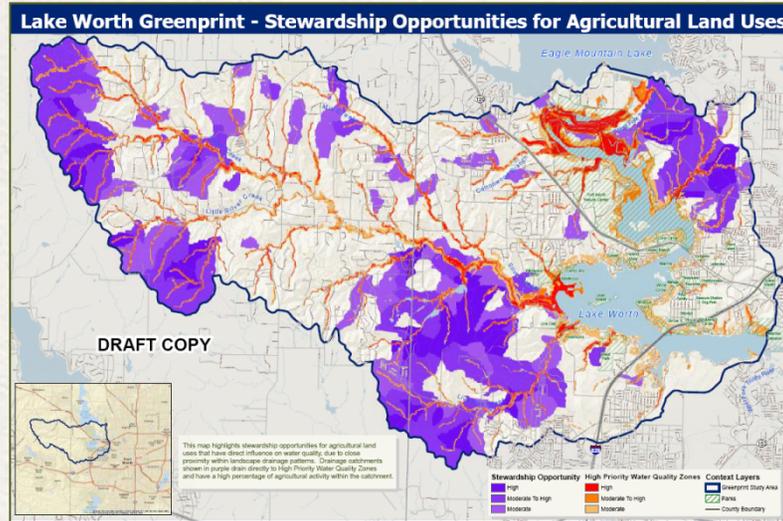
### Relative Weighting by Function

- Nutrient uptake**
- Riparian vegetation 20%
  - Wetlands 13%
- Erosion prevention**
- Steep Stream banks 11%
  - Erodible Soils 11%
  - Steep slopes 11%

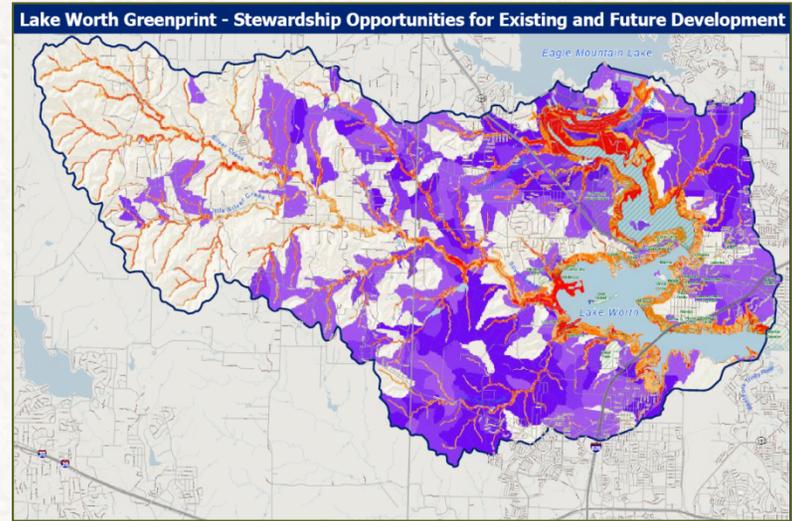
- Multiple Benefits**
- Canopy Cover 15%
  - Native Vegetation 4%
  - Floodplains and Buffers 15%



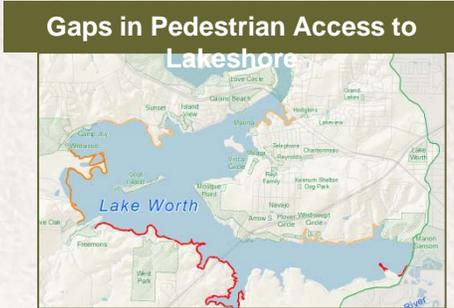
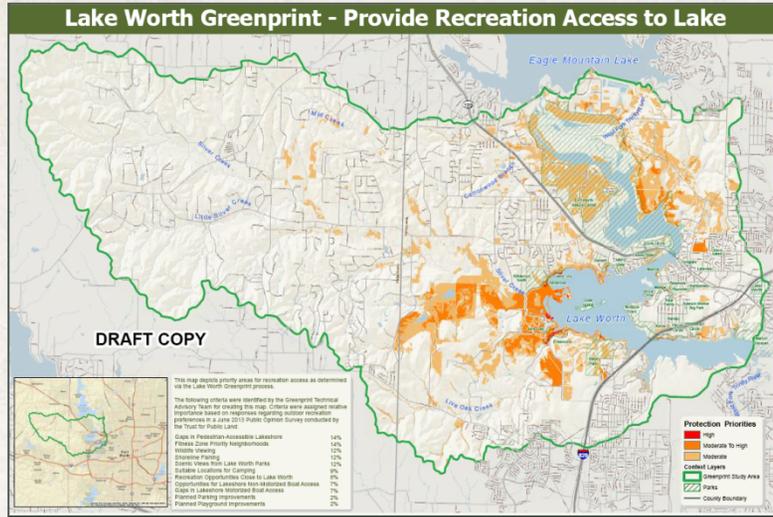
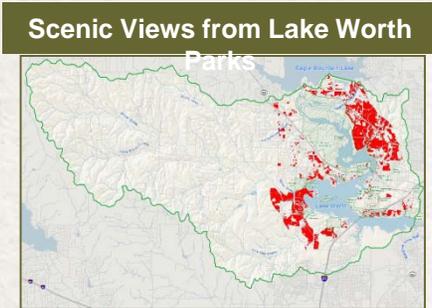
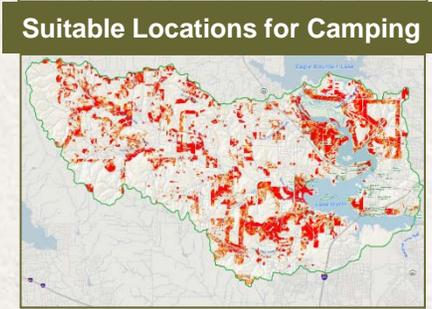
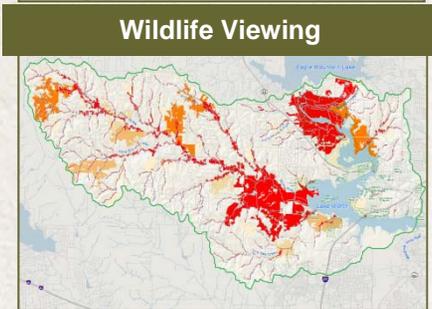
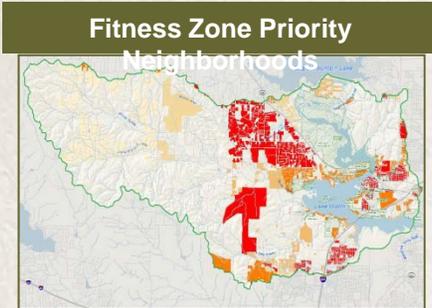
# Stewardship Opportunities



**Stewardship Opportunities for Agricultural Land Uses**



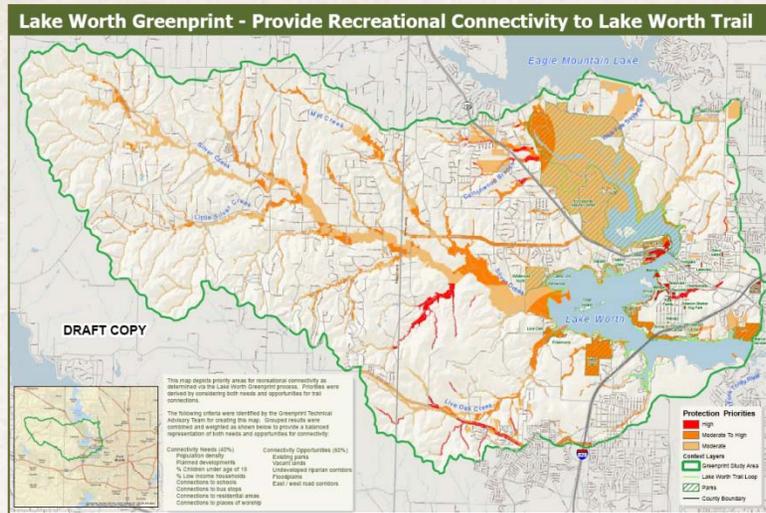
**Stewardship Opportunities Existing and Future Development**



**Relative Weighting based on Outdoor Recreation Preferences Survey June 2013**

- Gaps in Pedestrian-Accessible Lakeshore 14%
- Fitness Zone Priority Neighborhoods 14%
- Wildlife Viewing 12%
- Opportunities for Shoreline Fishing 12%
- Scenic Views from Lake Worth Parks 12%
- Suitable Locations for Camping 9%
- Recreation Opportunities Close to Lake Worth 8%
- Opportunities for Lakeshore Non-Motorized Boat Access 7%
- Gaps in Lakeshore Motorized Boat Access 7%
- Planned Parking Improvements 2%
- Planned Playground Improvements 2%





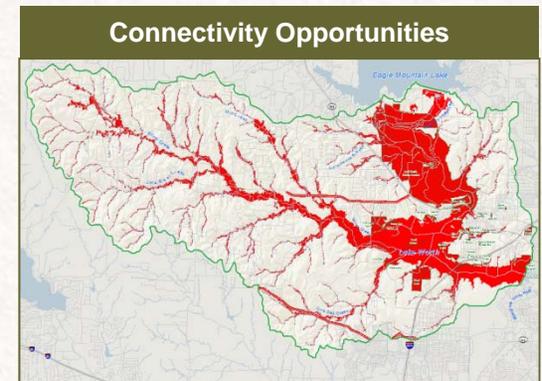
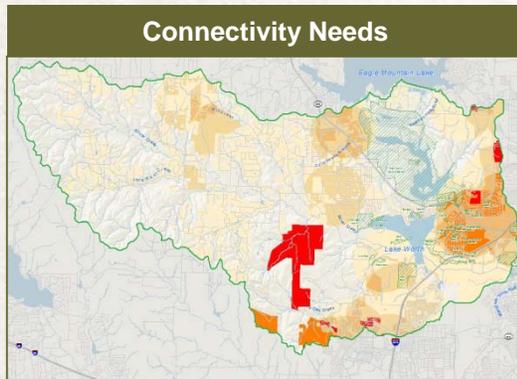
### Connectivity Needs and Opportunities

#### Connectivity Needs (40%)

- Population density
- Planned developments
- % Children under age of 19
- % Low income households
- Connections to schools
- Connections to bus stops
- Connections to residential areas
- Connections to places of worship

#### Connectivity Opportunities (60%)

- Existing parks
- Vacant lands
- Undeveloped riparian corridors
- Floodplains
- East / west road corridors



# Strategic Implementation and Action Plan Ideas



## Action Plan Categories

- Raise funds to support action plan steps.
- Start a voluntary open space preservation program.
- Gather more information to understand and address water quality problems.
- Develop or enhance local government programs/activities .
- Provide education and publicity.
- Create landowner incentives.
- Undertake additional planning and evaluation.
- Regulate for improved water quality outcomes.

# Fiscal Impact and Conservation Finance Studies



## Fiscal Impact Study Findings

- Market value premium for parks is 5%. Marginal increase in market value attributable to parks: Lake Worth Greenprint Study Area: **\$6.95 million** (City of Fort Worth: \$260 million).
- Additional property tax revenue attributable to parks annually. Lake Worth Greenprint Study Area : **\$144,000** (City of Fort Worth: \$5.82 million)
- Direct recreational use by residents: Many residents visit parks or public open spaces at least once a year: 6.23 million visits annually. **\$16.1 million in value**
- Improved health of area residents: Health costs savings of \$329 to \$658 for those who exercise regularly. Health care cost savings: **\$13.9 million**

# Funding Mechanisms

## Local Public Finance Options in Texas for Watershed Protection & Parks

- Bonds (90 of the 99 measures)
- Sales Tax (9 measures)
- Property Tax
- Parkland Dedication / In-Lieu Fees
- User Fees / Utility Rates
- Oil & Gas Lease Revenue
- Tax Increment Financing
- State Conservation Programs
- Federal Funding



# Potential Bond Issue

Fort Worth Bond Financing Costs			
Assumes a 20-year bond issue at 5.0% Interest Rate			
2014 Net Taxable Value= \$41,442,385,142			
Bond Issue	Annual Debt Svce	Tax Increase	Cost/ Ave./ Household*
30,000,000	\$2,407,278	0.006	\$8
50,000,000	\$4,012,129	0.010	\$9
70,000,000	\$5,616,981	0.014	\$13
100,000,000	\$8,024,259	0.019	\$19
150,000,000	\$12,036,388	0.029	\$28

*\*Based on average taxable value of single-family residence of \$95,559.*

Lake Worth Bond Financing Costs			
Assumes a 20-year bond issue at 5.0% Interest Rate			
2014 Net Taxable Value= \$348,043,641			
Bond Issue	Annual Debt Svce	Tax Increase	Cost/ Ave./ Household*
1,000,000	\$80,243	0.023	\$13
2,000,000	\$160,485	0.046	\$26
3,000,000	\$240,728	0.069	\$39
5,000,000	\$401,213	0.115	\$66
7,000,000	\$561,698	0.161	\$92

*\*\*Based on average taxable value of a single-family residence of \$57,054.*

Lakeside Bond Financing Costs			
Assumes a 20-year bond issue at 5.0% Interest Rate			
2014 Net Taxable Value= \$100,200,066			
Bond Issue	Annual Debt Svce	Tax Increase	Cost/ Ave./ Household*
100,000	\$8,024	0.008	\$12
200,000	\$16,049	0.016	\$25
300,000	\$24,073	0.024	\$37
500,000	\$40,121	0.040	\$62
1,000,000	\$80,243	0.080	\$124

*\*\*Based on average taxable value of single-family residence of \$154,832.*

# Property Tax

- Can be used both for acquisition and maintenance purposes
- Funding level may be altered or eliminated based on annual budget

Property Tax Capacity				
Jurisdiction	Current	Remaining Capacity	Maximum @ \$20/Avg Home	
	M & O Rate		Tax Rate	Revenue
Fort Worth	0.6759	0.1241	0.021	\$8,702,901
Lake Worth	0.14804	0.65196	0.036	\$125,296
Lakeside	0.37926	0.42074	0.013	\$13,026

# The Lake Worth Greenprint: The Report

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Thank you!

