



## PART TWO: PLANNING PROCESS

## Workshop Process

The purpose of the Lake Worth Vision Workshop was to determine and describe the community's vision for the future of the Lake Worth area, and to leverage the combined expertise of a consultant panel to begin formulating ways to achieve the vision plan for the future of Lake Worth. The panel was asked to present recommendations concerning land use, development forms, watershed management, and recreational facilities around the lake. The consultant panel presented their recommendations at the conclusion of the workshop to an audience primarily of stakeholders and other workshop participants. The recommendations of the consultant panel are sound, but it will require the combined efforts of citizens and the adjacent local governments to bring the vision to life.

The City of Fort Worth Planning and Development Department organized the three-day, intensive workshop that included staff presentations to the panel on existing conditions around the lake, a van tour of the lake, and interviews with a broad range of stakeholders. Existing conditions presentations provided by staff included information on future land use, zoning, transportation, parks, and gas wells. The remainder of the workshop time was dedicated to the panel, allowing them to analyze the information and public input they had received, to depict and describe the vision, and to develop their final recommendations. The panel included the following five consultants:

Mark Dawson, ASLA, Sasaki Associates  
Caryn Ernst, Trust for Public Land  
Cales Givens, ASLA, EDAW  
Stephen Plunkard, FASLA, Stantec Consulting  
Scott Stoodley, PhD., Entrix, Inc.



Lake Worth Vision Consultant Panel, from left: Cales Givens, Scott Stoodley, Caryn Ernst, Stephen Plunkard, and Mark Dawson.

## Public Involvement and Stakeholder Interviews

Public involvement was at the center of the Lake Worth Vision Workshop process. An informal opportunity for all interested parties to meet the consultants and discuss the future of Lake Worth was provided early in the workshop at the only restaurant located on the lake. In addition, City staff identified a wide variety of stakeholders that use the lake or would be particularly interested in the future of Lake Worth, and extended specific invitations to these groups to participate in developing the Lake Worth Vision Plan. The consultant panel met with many stakeholders during the three-day workshop. The panel met individually with neighborhood associations around the lake, recreational users, neighboring jurisdictions, and other groups.



The Point Restaurant on Lake Worth

### The Point Restaurant Informal Gathering

To provide an opportunity for identified stakeholders and the general public to meet the consultant panel and discuss the future of Lake Worth, an informal gathering for stakeholders and the public was held on the first night of the workshop at The Point Restaurant on Lake Worth. There were approximately 50 people at the event. The panel heard many insightful stories and suggestions for Lake Worth. The gathering at The Point was publicized in the local Lake Worth area newspaper, the Times-Record, and the Fort Worth Star-Telegram.

### Neighborhood Association Interview Results

The consultant panel interviewed representatives from neighborhood associations at the Lake Worth Management Office. The neighborhood associations interviewed include the Scenic Shores Neighborhood Association, Neighborhood Association on South Lake Worth, East Lake Worth Neighborhood Association, North Lake Worth Neighborhood Association, and the Lake Worth Alliance.

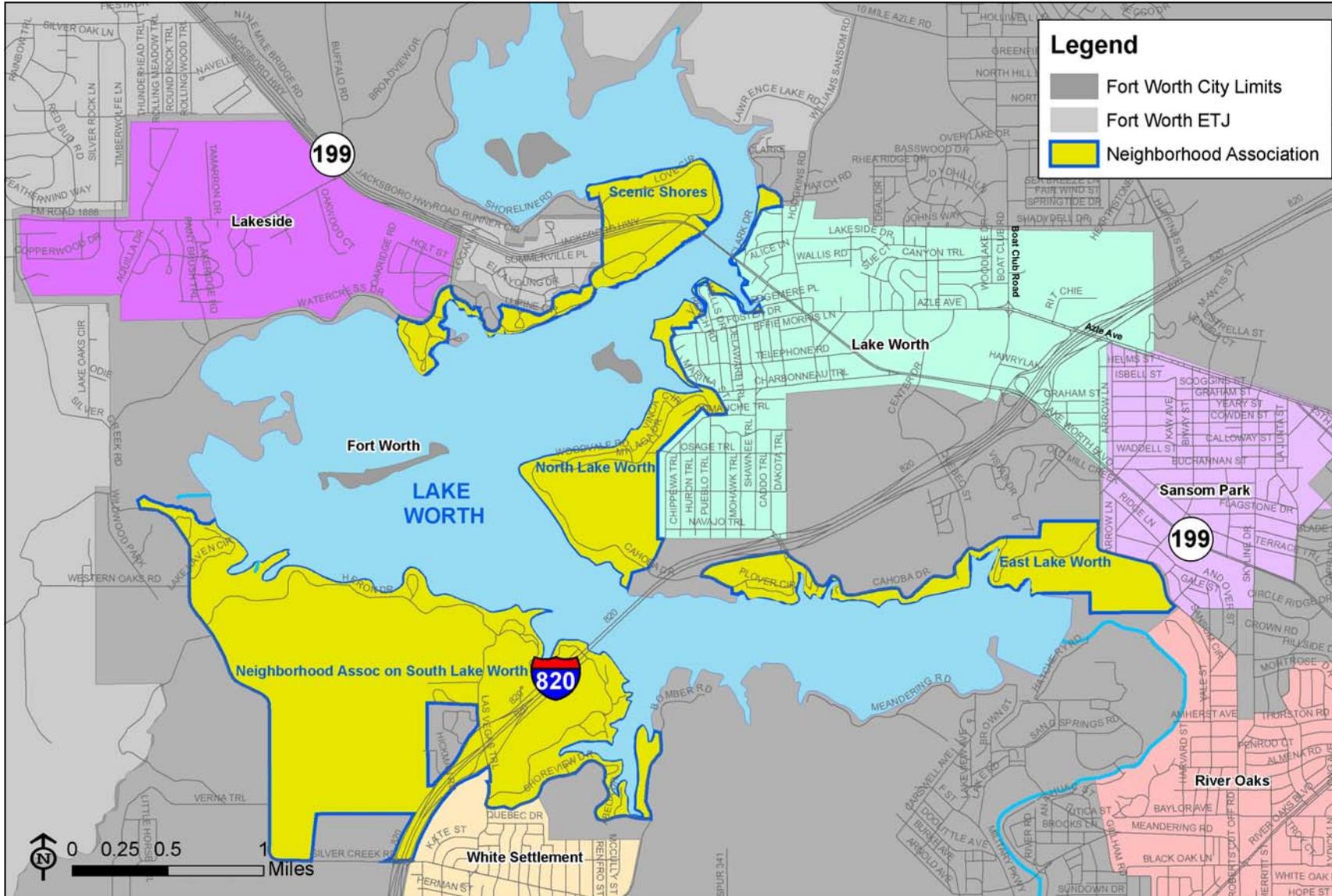
The panel heard the following suggestions from neighborhood associations around the lake:

1. Dredging Lake Worth should be a top City priority.
2. New residential development is not desirable around the lake.
3. New commercial development should only be allowed at Casino Beach Park and near Loop 820.
4. Property around the lake that is currently undeveloped should be preserved as open space or parks.
5. Construct Silver Creek Road bypass as a scenic parkway.
6. Amenities within most existing parks around the lake are in need of repair; prefer existing parks to include only passive uses such as walking trails and natural habitat areas.
7. Love Circle Park should remain a passive park with no playground equipment and no lighting; multi-use, unpaved trails are desired in the park; Love Circle Park could be connected to the Fort Worth Nature Center and Refuge.
8. Integrating bike/walking trails around the lake is encouraged.
9. Location of gas wells and pipelines is a concern; City needs to create more stringent gas well standards; use best management practices.
10. Dilapidated boat ramps need repairs, but boat ramps should not be located in swimming areas.
11. Silver Creek Materials is an incompatible use near the lake, has adverse environmental impacts on the lake, and should be relocated away from any water source.
12. A bulk trash drop off station should not be located within the Lake Worth watershed.



Home on Lake Worth

Map 16: Lake Worth Neighborhood Associations



Source: City of Fort Worth

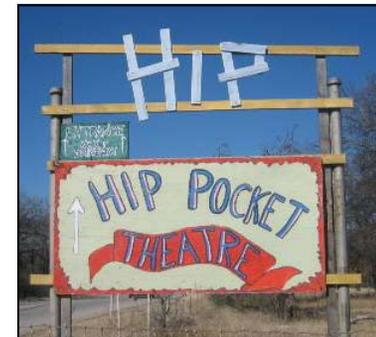
## Recreational Users Interview Results

The Recreational Users Group included representatives from the Lake Worth Boat and Ski Club, Lake Worth Sailing Club, Boy Scouts of America, Hip Pocket Theatre, Lockheed Martin Recreation Association Bicycle Club, and the Fort Worth Mountain Bike Association. The following comments were received from these groups:

- The Lake Worth Boat and Ski Club and the Lake Worth Sailing Club were described as two of the best enterprises on the lake. They should be promoted to the public more so that people know about the organizations. Both clubs are solely funded through member dues. Both clubs have operated at the lake for many years and are an asset to the lake. The Sailing Club sponsors competitions on the lake, but emphasized that there is nowhere on the lake to purchase gas for boats. Both clubs look forward to the lake being dredged, and both want long-term leases with the City.
- The Boy Scouts of America have operated a summer camp at the lake since 1917, but efforts to improve their facility have not been successful. They lease land from the City and have been working to renew their lease. The facility has no water access and therefore no water-based programs for scouts. The facility is not for public use. They want a long-term lease from the City to make improvements. The Boy Scouts have recently stated that they might be interested in leasing a different location on the lake.
- Hip Pocket Theatre, an outdoor performance theatre, has operated on City-owned land at Lake Worth for five years. Their lease expires in 2009, but they hope to renew at their existing location. The organization receives funding from various supporters including the Texas Commission on the Arts, National Endowment for the Arts, and the Arts Council of Fort Worth and Tarrant County. More than 40,000 people have attended a performance in the last five years. The property was previously the home of the Fort Worth Gun Club. Hip Pocket Theatre wants to stay in the same location and create some indoor space and facilities where guest artists can stay. They are concerned about noise from Silver Creek Road and gas wells.
- The Lockheed Martin Recreation Association Bicycle Club works closely with the City and other agencies to improve access, safety, and facilities for commuters. Club members participated in the City's Bicycle Study Technical Committee, and played an important role in the creation of the 2009 Bike Fort Worth Plan. Major barriers for Lockheed cyclists that want to commute to work include the Highway 199 and Loop 820 bridges over the lake.
- The Fort Worth Mountain Bikers' Association currently operates a 7-mile long trail in Marion Sansom Park. The association is modeled after the Dallas Off-Road Bicycle Association, which is the largest mountain bike association in the country. The association has removed more than 700 tires from the park. Neighbors report that the association is a conscientious steward of the land. Members work to keep the park clean and usable. Because four-wheel drive vehicles that traverse the park are a nuisance to trail riders and contribute to park maintenance problems, the association wants the public vehicle access blocked. The association supports the concept of developing bike trails to connect the entire area around Lake Worth with Marion Sansom Park, the Nature Center, and Eagle Mountain Lake, but would like water and bathroom facilities included.



Lake Worth Boat and Ski Club

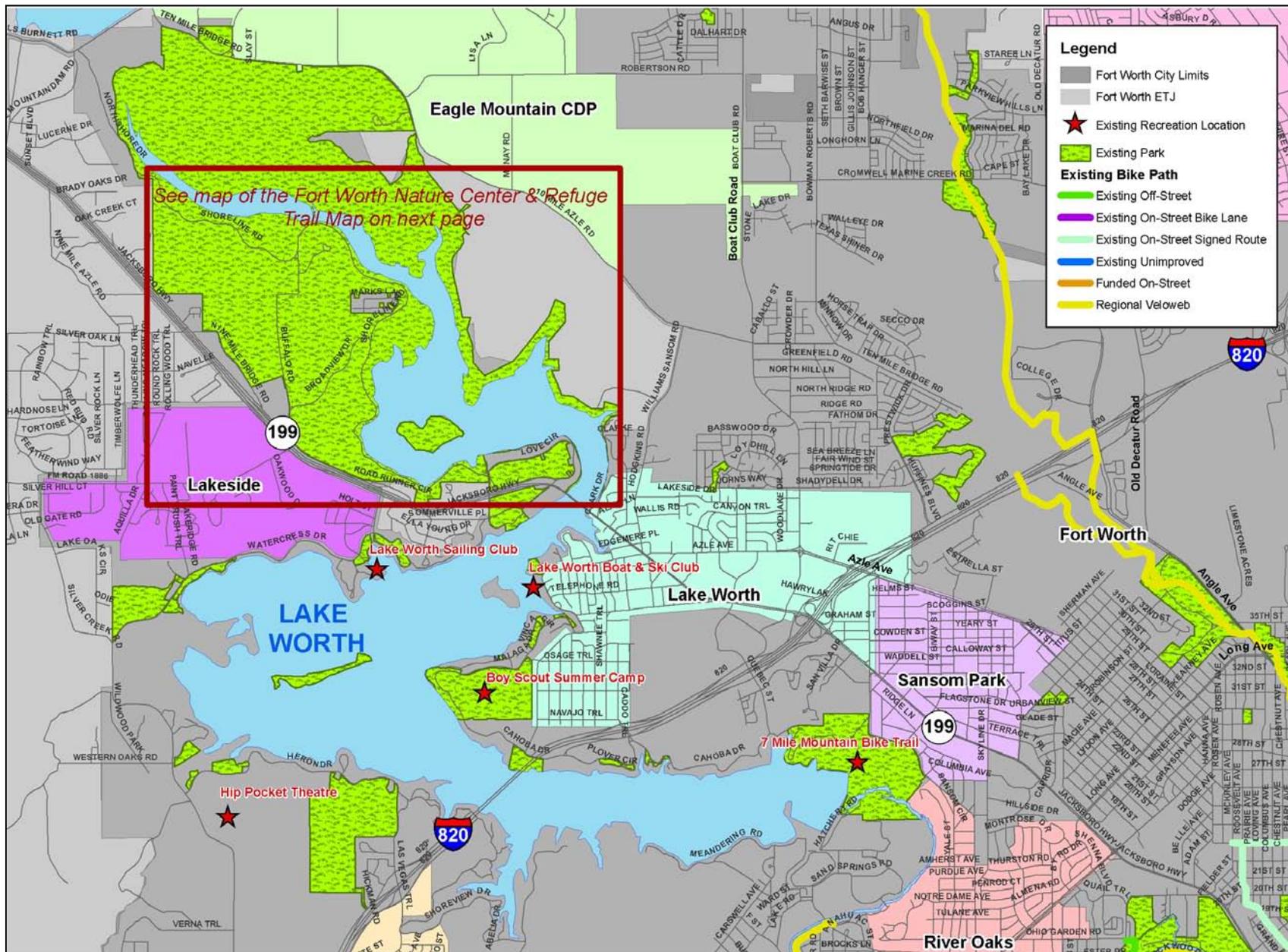


Hip Pocket Theatre



Sansom Park

Map 17: Lake Worth Current Recreation



Map 18: Fort Worth Nature Center Trails



## Military and Industrial Users Interview Results

The panel met with representatives from the Naval Air Station Joint Reserve Base (NAS JRB), Lockheed Martin Aeronautics Company, and the North Central Texas Council of Governments (NCTCOG).

Below are the key comments received from these stakeholders:

- NAS JRB and NCTCOG expressed concern over existing residential development within the runway clear zone and accident potential zones. Both agencies strongly support restricting incompatible land uses, especially new homes, apartments, schools, and hospitals within these areas.
- The public needs to be aware of the base when construction is proposed.
- Only compatible uses should be permitted on City-owned land around the lake.
- Lockheed leases its property from the United States Air Force.
- NAS JRB is concerned about new development in west Fort Worth due to drainage that flows east onto the airfield. A storm water project is underway to reduce flooding on the airfield.
- NAS JRB and Lockheed Martin prefer no public boating around their facilities.
- NAS JRB and Lockheed Martin want to be good neighbors and remain engaged in discussions on proposed new developments near the base.
- There is currently no public transit to either facility. There are some access and security issues, but a park-and-ride facility could be supported.



Lockheed Martin Aeronautics Company

## Streams and Valleys, Inc. Interview Results

The panel also met with Streams and Valleys, Inc., a non-profit organization that oversees the 42 miles of existing Trinity Trails within the City. Streams and Valleys shared the following insights:

- The group is sensitive to greenspace on the Trinity River, but is not anti-development.
- Streams and Valleys is working on a 10-year implementation plan and evaluating new trails and funding opportunities.
- The group supports extending existing trails to Lake Worth, but funding will need to be secured for design and construction of this trail extension.
- Any Lake Worth trail would need to be linked to existing trails.
- Linking trails would help create a regional veloweb, as planned by NCTCOG.
- Major bridges on Lake Worth could pose a logistical and financial constraint to linking trails across the lake, while security issues with respect to NAS JRB could limit development of a trail that completely encircles the lake.
- The YMCA, which operates the existing Camp Carter on the east side of the lake, has security concerns about a trail abutting their camping area. The area is currently gated, so no link is possible at this time.



Trinity Trails near Lake Worth

## Surrounding Jurisdictions Interview Results

The panel met with representatives from the Town of Lakeside, City of Lake Worth, City of River Oaks, City of Sansom Park, City of White Settlement, Eagle Mountain-Saginaw Independent School District, and Tarrant County.

The panel heard the following remarks from these jurisdictions:

- Eagle Mountain-Saginaw ISD prefers single-family development with some commercial within its district and around the lake. The ISD prefers no industrial or intense uses. They want to know about new development, so they can plan for district needs. There is currently no existing infrastructure in undeveloped areas of the district.
- The City of Lake Worth is currently working on a park plan and would prefer to own some lake frontage within its city limits. Due to limited public access, Lake Worth citizens rarely use the lake. Many people travel through the City of Lake Worth to access the lake. The City wants public access within its jurisdiction.
- The center of the Town of Lakeside is located off of Highway 199 and Confederate Park Road. The City is primarily a residential community with some policing issues.
- The City of River Oaks supports expanding and linking the existing Fort Worth trail system. Many of their residents do use Marion Sansom Park, but there is a lot of vandalism in the park. Residents fish at the lake and on the Trinity River.
- The City of White Settlement does not have any lake views, but many people travel through the City to access the lake.
- Tarrant County authority around the lake is limited, since they do not have land use or code oversight. Tarrant County is part of the NAS JRB Joint Land Use Study Regional Coordination Committee.

