

## **4. A VISION OF THE FUTURE: BENBROOK IN THE YEAR 2050**

The Comprehensive Plan should not simply be a reaction to changing conditions, but should have a concept of the desired future of the City. The previous two elements of the Plan have reviewed the history and current conditions in Benbrook. This element outlines a strategic vision of Benbrook 40 years from now.

Of course, no forecast of the future can be entirely accurate, especially one made as far in the future as 40 years. But such forecasts are useful. One only has to look back 40 years to see that four decades is not that long a period of time. Many of our current residents, particularly in portions of the Lakeside Addition area and areas of North Benbrook, have been residents of the City since 1970. Benbrook Lake, constructed in the 1950s, was an established part of Benbrook's identity in 1970. Most likely, these residents moved here during the City's most rapid rate of population growth. In 1950 the population was 517 persons. In 1970, 8,169 people considered Benbrook as their home. These same residents have seen the construction of Loop 820 and I-20 and the widening of U.S. 377 from two lanes to five lanes during the 80s. They also enjoy the extensive park system currently available had not been developed throughout the City that has been developed over the past couple decades.

The Year 2050 has been chosen as a planning horizon because it is when Benbrook is projected to be near its maximum population of 47,987. Benbrook is entirely surrounded by the City of Fort Worth and cannot expand more than the 7,744 acres it now encompasses unless boundary adjustments are made with Fort Worth. The City will reach a point when its population will reach a maximum and cannot grow further without increased family size, increased density, or additional land use. New residents will come only if others leave or if redevelopment occurs and maximum permitted population densities are increased. In fact, many cities decline in population after they reach their maximum population, as families mature, children move away and suitable housing stocks are removed because of deterioration. Thus, the year 2050 will be a watershed year, a time when Benbrook will no longer be dealing with growth but rather maintaining its desired population base and lifestyle.

The vision of the future that is presented here is an optimistic view that takes into account the sweeping changes that have occurred in the past decade, including significant population growth in the Dallas-Fort Worth region, the impacts of a globalized economy, and the increasing need for efficient resource management. Since the purpose of the Comprehensive Plan is to guide the City toward a better future, one must be optimistic in establishing the future image of the City. Part of creating an optimistic vision of the future is looking realistically at the challenges that face our community today and presenting a vision where those challenges have been managed effectively. Likewise, the City must be vigilant for trends in the opposite direction, and take continued steps toward making Benbrook a place where we want to live in the future.

### **4.1 The Physical Shape of Benbrook in 2050**

The map of Benbrook 40 years from now will not differ significantly from the map of today. The existing City limits will be essentially the same, with a few minor exceptions for trades between Benbrook and Fort Worth. But the residents, activities and resources within the City will have changed over the 40-year period from 2010-2050.

#### **4.1.1 Population and Demographics**

Benbrook is projected to have reached its ultimate population of approximately 48,095 people in the year 2050, nearly twice the 2010 population. Its population will be ethnically diverse and include younger residents as well as those that have enjoyed living here for many decades. A projected distribution of the ultimate population, by planning area, is presented in Table 4.1.

**Table 4.1**

**Ultimate Population of Benbrook, TX Based on Land Use Plan**

<b>Residential Land Use</b>	<b>Ultimate Acres</b>	<b>Assumed Dwelling Units per Acre</b>	<b>Assumed Population per Dwelling unit</b>	<b>Total Population</b>
Low Density Single Family	2,844	3.0	2.9	24,743
Medium Density Multifamily	172	10.0	2.15	3,707
High Density Multifamily	327	20.0	2.0	13,087
Mixed Use Village	208	15.0	2.1	6,558
<b>Total</b>	<b>3,584</b>			<b>48,095</b>

Benbrook’s population will continue to grow over the next four decades and then stabilize. The 2010 population pyramid figure in Chapter 3 (Figure 3.11) shows that illustrates that the 50 and older age demographic has grown substantially in the past twenty years. The American Community Survey estimated that the median age of Benbrook was 42.7 in 2009, while *Vision North Texas* estimated the median age in the region as 33.5 years – a 9.2 year difference highlighting Benbrook’s older population. This increase is the result of increasing longevity and families with fewer children. By 2020, the City will feel the effect of the “Silver Tsunami,” as a large portion of the population reaches age 65.

In previous decades, areas of new development were occurring beyond Benbrook's city limits. Now, the trend is toward a more urban and cost-effective lifestyle including smaller housing units and reducing the time and cost spent commuting to work. As Benbrook’s population continues to age, “turnover” will occur. These trends will bring young families and working professionals as well as a revitalized housing market to Benbrook. Because of its proximity to Fort Worth and the Interstate Highway System, many will choose to live here because of the variety of housing options, and the natural amenities.

Benbrook will also become more ethnically diverse in the next 40 years. *Vision North Texas* anticipates that the Hispanic and Asian population within the region will account for approximately 44% of the regional population – up from a current 27%. As a result of its aging and more diverse population, the Benbrook community will develop a variety of programs that encourage and support the various demographic and cultural constituents.

**4.1.2 Land Use and Housing**

With the City built-out in the Year 2050, the land uses in the future will be similar in location and extent as those presently shown on the Land Use Element of the Comprehensive Plan. Minor adjustments will be made to the land use plan over the years as conditions and trends change, but the general arrangement will remain the same. Approximately fifty percent of the City’s total acreage will be developed as residential areas. The new residential areas in Whitestone Ranch and Team Ranch will be completed and the only remaining residential development will be infill of vacant lots within existing developed areas.

Benbrook will continue to provide quality single family residential living options. Nearly 45 percent of the single-family homes will be over 40 years in age in the Year 2050 and many homes will be 50 to 60 years old. Some neighborhoods may be faced with declining housing quality, but efforts will be led by neighborhood associations and City code enforcement officials to maintain housing quality.

Redevelopment of older housing units will provide more density and greater affordability; promoting walkability and healthy lifestyles. Having a mix of housing types and styles – from single family homes on large lots to smaller units close to transit to housing for seniors who want to ‘age in place’ – will better match the expected market demands. Successfully aligning these housing choices with job locations will decrease commutes, increase productivity and reduce air pollution. Housing choices incorporated into new retail centers will create mixed use areas that also enable affordability and housing options.

Housing also will continue to be much more efficient as new building materials and appliances continue to improve. Energy use, water, and solid waste generation will be reduced through various conservation measures and technological advances. For example, many houses will become "smart", using microprocessors to monitor and manage energy use and provide better home security.

In partial response to the problem of affordable housing, almost half of the City's residents will live in some type of multiple-family dwelling in the Year 2050, including duplexes, townhouses, and apartments. Approximately 10 percent of the City's total acreage will be developed for multifamily dwellings.

Slightly over 10 percent of the City's total acreage will be developed for commercial, office, and light industrial uses. Most of the commercial land will be developed along U.S. 377, Camp Bowie West, S.H. 183, and along the I-20 frontage roads. Most of the commercial activity will be in retail sales and services. A number of office buildings will be built along I-20 and in the Team Ranch area. Approximately 2.5 percent of the City will be allocated to industrial uses, primarily along Vickery Boulevard. The City and business leaders will continue to take an aggressive approach to improving the image and viability of businesses within the major commercial corridors, including improving building appearance and landscaping, improving signage, removing overhead utility lines from the line of sight by moving them to the back of buildings, or placing them underground, and improving parking and circulation.

Although the City will increase its developed area by over 80 percent from that in 1984, almost 2,000 acres of public and private open space will be retained. The large majority (1,460 acres) of this open space remains within the Corps of Engineers' Benbrook Lake project, but almost 454 acres of floodway along Mary's Creek, Timber Creek, Walnut Creek, and Dutch Branch also will be preserved as open space.

#### **4.1.3 Transportation**

While the private automobile probably will still be the vehicle of choice in the Year 2050, it is hard to predict the changes in fuel type and consumption. Automobiles will change in the 40 years following 2010, with most becoming smaller, more fuel-efficient and operated on alternate energy sources such as compressed natural gas, electricity, and methanol. Nevertheless, with twice the population of 2010, a corresponding increase in the number of automobiles can be expected. Since most of the population growth will be located in the Trinity Ranch area, much of the additional traffic will be traveling on Benbrook Boulevard, R.M. 2871, Winscott Road, Vickery Boulevard, and Lakeside Drive - Dirks Road. The growth and development of Benbrook's surrounding communities to the south and the west will place additional demand on these transportation routes. Expansion and improvement of roads to streamline increased traffic will be a focus in the coming decades.

Many work trips will be in vanpools and on a bus rapid transit system operating between downtown Fort Worth, NAS Fort Worth JRB and Lockheed and Benbrook. In response, service stations and the road network will require changes to keep in step with advancements in private vehicles. Service stations will need to be reconfigured to cope with this new variety of fuels. The major thoroughfares will facilitate the anticipated traffic with signalized intersections and access management. Because of the increased traffic, the City will have taken steps to soften the visual impact of streets through various landscaping and design features. Many of these improvements will be made in cooperation with volunteers, neighborhood associations, and business groups. Traffic calming measures will be employed to address increased traffic on neighborhood streets. Raised intersections, roundabouts, on-street parking, and bicycle lanes will be used in conjunction with street trees and sidewalks to create a pedestrian-friendly environment.

#### **4.1.4 Sustainability and Resource Management**

Over the last decade, more individuals and agencies have begun to recognize the importance of preserving our environment. Benbrook's natural habitat is one of our community's most valuable assets, and preserving Benbrook's natural features for current and future generations is necessary to maintain a high quality of life for our citizens; however, environmental preservation is only one aspect of creating a sustainable community. By 2050, we must adopt a pattern of resource use which strives to meet the needs of the present without compromising the ability of future generations to meet their own needs. Benbrook will have reached its maximum population potential in 2050, and the number of citizens will have more than doubled from 2010. Population increases will create additional strain on our limited supply of natural resources, which reinforces the need for opportunities to reduce our resource consumption while maintaining our quality of life.

##### **Water Supply and Quality**

Water conservation techniques such as low flow faucets and shower heads, low flush toilets, high efficiency washing machines and rainwater harvesting can be implemented in residential, commercial and government developments. Promoting xeriscaping techniques will reduce the amount of water spent on landscaping. In order for our current water supply to serve a significantly larger population by 2050, water conservation practices such as these will need to be integrated into new developments and retrofitted into old ones.

Water quality in North Central Texas reservoirs is a growing concern, with major problems of sediment and nutrient loading. Benbrook Reservoir is just one of the six major reservoirs in the Trinity River Basin managed by Tarrant Regional Water District (TRWD). These reservoirs now serve 1.6 million people across 11 counties and are threatened by point and nonpoint source pollution. The ultimate goal is to accommodate a growing population and increased urbanization without sacrificing water quality. Effective storm water management techniques, such as Integrated Storm Water Management, can reduce nonpoint source pollution of our water supply by minimizing the pollutants from impervious surface in storm water runoff.

##### **Air Quality**

The U.S. Environmental Protection Agency's National Ambient Air Quality Standards (NAAQS) designates attainment standards for pollutant levels in the United States. These standards are designed to protect human and environmental health. In 2004, Tarrant County was designated as a non-attainment zone for ozone. The NAAQS seeks to improve air quality by targeting areas for pollutant reduction by regular monitoring of pollutant levels. In order to reach attainment standards, and continue to comply with more stringent attainment standards, Benbrook must work in conjunction with the rest of the region to reduce ozone levels. The four main sources of ozone pollutants are on-road sources (vehicles), non-road sources (such as construction and lawn equipment), point sources (such as electric generators) and area sources (industrial and agricultural uses). On-road sources are the largest contributors of ozone pollutants. Reducing the time spent in a vehicle, promoting regular vehicle maintenance and providing alternative transportation options is the only way to improve air quality now and in the future. By actively working to achieve the Transportation vision in section 4.2.3, Benbrook hopes to achieve the EPA's air quality attainment standards and to significantly improve the health of our citizens and natural environment.

##### **Energy Conservation**

By 2050, renewable energy sources should be partially or fully integrated into most buildings. Solar and wind energy are rapidly becoming more common and technological advances in renewable energy indicate that solar energy will be the most cost-efficient and sustainable energy option in the future as fossil fuels become scarcer and more costly. Encouraging energy independence from fossil fuels will reduce our community's greenhouse gas emissions, create economic opportunities for our citizens and lower the costs associated with home and vehicle ownership. Encouraging

energy independence from fossil fuels will result in a more sustainable economy and environment for Benbrook. In order to actively work towards the vision of energy independence for Benbrook in 2050, a baseline greenhouse gas emissions study will need to be conducted, and benchmarks will need to be set in order to monitor our community's progress. Reliance on renewable energy is necessary in order to maintain a high quality of life in 2050, when Benbrook will need to efficiently and cheaply provide the same amount of energy to twice our current population. Benbrook will not be able to sustain our growing population without a transition to alternative energy sources.

### **Food Production**

Ensuring Benbrook's future food supply will prove to be one of the largest resource management challenges. Agricultural land use is decreasing while demand for food production grows, resulting in high food costs and decreasing food quality. Rising gas prices, resulting in higher food costs, will generate a renewed focus on local food sources. By 2050, farmers markets and personal and community gardens will become a common solution to rising food costs.

### **Sustainable Development**

Sustainable development and design is an increasingly popular form of development that focuses on minimizing the environmental impact of construction and urbanization. Generally, sustainable development focuses on using low-impact, recycled or sustainably produced materials to create durable, long-lasting buildings and developments. A key principal of sustainable development and design is the reduction of waste. Sustainable development focuses on creating energy efficient buildings that require less electricity, less water and less maintenance and repair. By 2050, sustainable development and design guidelines will be the standard for new construction and significant remodeling for buildings and developments for their economic and environmental efficiency.

## **4.2 Economic, Social, and Political Life in the Year 2050**

Although much will have changed in development and technology in the 40 years between 2010 and the Year 2050, people will remain basically the same. Attitudes always change much slower than technology. People will still want occupations that are rewarding and a variety of leisure and social opportunities, without undue interference by government or others.

### **4.2.1 The Economy**

Benbrook will continue to be a great place to live and work. For many small business owners, Benbrook will be the community of choice given its regional location as well as its sense of community. The economy of Benbrook will be thriving in the Year 2050, with a much broader market area with full development in the City and greater development surrounding the City. With development of the Trails shopping center along the IH-20/Loop 820 corridor, Benbrook will become a major retail and service industry center for the southwest quadrant of the Metroplex. Natural gas and electronics may also be more important industries in Benbrook. Many residents will still work in the Fort Worth central business district and in the aerospace industry at NAS Fort Worth JRB and Lockheed-Martin.

Many new jobs will be created in Benbrook. Several major office buildings will be located in Team Ranch and light manufacturing and distribution facilities along Vickery Boulevard. Benbrook will adapt to the new information industry with the recruitment of financial and other information-based companies. Most jobs will continue to be created in entrepreneurial small businesses, rather than large industries, and the diversity provided by a variety of small businesses will contribute to the stability of the Benbrook economy.

Benbrook also will develop a tourism-resort industry associated with its principal physical asset, Benbrook Lake. In cooperation with the Corps of Engineers and various water-oriented concessionaires, the City will continue to upgrade and enhance the recreational facilities and capacities of the Lake. The City and

the Chamber of Commerce will continue to promote various water-oriented events, such as boat races, regattas, and athletic events as a means of promoting tourism in Benbrook. Adjacent facilities, such as restaurants, motels, and golf courses will be developed as well, since the approval of less restrictive alcohol sales regulations by the voters.

#### **4.2.2 The City and the Community**

Communication technology will advance dramatically during the 40 years following the Year 2010. Routine business functions will continue to be conducted electronically in the future via the computer, the Internet and the Cloud. Most of the population will stay connected with family and friends via social networks and mobile wireless technology. Wireless connectivity and smartphone technology will provide constant access to friends and family, as well as news and information. City government will also use these new tools for dissemination of public notices and information, broadcast of public meetings and interactive public opinion polling.

##### **Work Place**

Live-work units, telecommuting and the virtual office will allow many people to work from their home via electronic communication in the future. While there still will be a need for people to conduct their business at a central location (such as an office, factory or store), many companies will encourage employees to work from home. Studies have shown that telecommuting increased employee productivity, individual happiness and decreases vehicle trips.

Another major change will be the increased flexibility in work hours in the future. The ability to remain in communication from the home and automobile will allow greater flexibility in work hours for many people. This, coupled with increased business on a national and international basis, will spread the "normal" workday over a 24-hour period. The ability to work at home with flexible hours will result in changes in work patterns. Greater use of part-time employment and work-sharing will provide opportunities for multiple wage-earners in each household. The demand for child and adult day care facilities will increase. Shorter, staggered work hours will spread morning and evening rush hours over longer periods of time, rather than concentrated around 8:00 A.M. and 5:00 P.M.

An additional benefit of the new work patterns will be increased availability of leisure time and greater demand for recreational opportunities. Although some people will continue to retreat into their air-conditioned homes, many people will rediscover the outdoors. Walking, jogging and bicycling as exercise will continue to increase and will result in greater demands for safe, suitable and pleasant facilities for such activities. The City will have completed a hike and bike trail using TU Electric rights-of-way that will connect the various neighborhoods and parks within the City.

##### **Education**

After a decline in the image and effectiveness of public education over the past few decades, the Year 2050 will see a new attitude and quality in public education. Among the changes that are likely will be increased involvement by community groups in the education process. Classes will be year-round and will offer increasingly advanced training in mathematics and science. As the Metroplex continues to rapidly diversify over the next four decades, schools will emphasize both foreign language and English as a second language courses for its students. The business community will adopt local schools to promote adequate training of the future workforce.

It is expected that the Fort Worth Independent School District will still be the provider of public education in Benbrook in 2050. The year 2050 will also see the presence of a Tarrant County College Southwest Campus located in or near Benbrook. This facility will provide additional training necessary for the increasing technical jobs in the future.

The increasing availability of digital information and knowledge will allow citizens more educational opportunities than ever before. Online classes and certification programs will allow

adults to obtain degrees from their home and on their own time. In addition to formal digital education programs, the population in 2050 will have lifelong learning opportunities due to the unprecedented free-flowing access to news, books and information via the Internet.

### **Health Care and Wellness**

With advances in health care and medicine, life spans will continue to increase over the next forty years. The current obesity crisis has resulted in a renewed national focus on basic fitness and healthy eating habits for both adults and children. By 2050, this focus will result in a population that places an emphasis on the importance of affordable, nutritious food, opportunities for physical activity and access to wellness and primary care services. In order to combat rising health care costs, the health care industry will begin to concentrate on providing preventative medical care to all levels of the population. Simple examples of increasingly common and effective preventative care strategies include hand-washing, immunizations, community education regarding health risks, and examinations and screenings tailored to a patient's age, health and family history. Benbrook will identify and support functional, sustainable infrastructure and institutions that offer its residents access to affordable, nutritious foods, opportunities for physical activity and access to wellness and primary care services.

### **Social Life**

Social life will take place at both live and virtual venues. Increased leisure time due to new work patterns will result in greater demands for arts and entertainment, whether streaming a concert or visiting a gallery. Fort Worth will remain the center of cultural activity in Tarrant County, but smaller art galleries, theater groups, and music groups may be established in Benbrook.

Social activities will continue to be redefined with each new advance in communication technology. The element of constant connectivity through wireless devices will result in a new reliance on virtual social networks. Friends and family will be able to communicate with one another instantly, regardless of physical location. Virtual communities will provide a forum for individuals to connect to one another based on shared interests without regard for geographic or political boundaries, facilitating the rapid global spread of news, ideas and trends.

However, virtual communities cannot replace the necessity of a physical sense of place that encourages social and political interaction and responsibility. Benbrook will continue to be defined by core family and community values through neighborhood groups, churches, school organizations, athletic and recreational groups and other social organizations. As the structure of the family continues to change with more single parent households, childless couples and retirees, community facilities, non-profit groups and churches will form the basis of extended families providing support to each other. As Benbrook expands commercially, community venues that support social interaction will become more prevalent. Coffee houses, diners, book stores, recreational facilities and similar businesses will provide new opportunities for social interaction within the community.

The neighborhood unit will continue to provide a local, place-based social organization that allows citizens to interact on a social and political level at the smallest effective unit. While the City Council will continue to be elected at-large, neighborhoods will remain a strong voice in city government, especially on issues such as planning, land use, public infrastructure, resource protection, housing maintenance and revitalization, and neighborhood amenities. The City Staff will facilitate these self-initiated planning efforts by neighborhood groups. The City Council will mediate disputes between neighborhood desires and community needs (e.g. resolving 'not-in-my-backyard' disputes). Neighborhoods may take the initiative to provide facilities and improvements on their own, using self-imposed assessments and other fund raising activities. Neighborhoods will take an increasing interest in protecting their resources, both natural and cultural.

## **Recreation and Natural Environment**

Benbrook Reservoir and parks along the Trinity and its tributaries will play an important part of the regional conservation of natural environmental assets as well as provide recreational activities. Expansion by future development poses a threat to these natural assets that are important to our quality of life. If this pattern of growth continues, the damage to the environment will be wide-ranging, from drought, floods, poor air quality and the disappearance of the diverse habitat and wildlife in our region. Benbrook, as a part of the region, will do its part to prevent these impacts through public works and preservation ordinances. It will enable property owners, service providers and developers to make more informed decisions. The result of this approach to development is an investment framework that protects the vitality of the environment and the health of the City and its residents.

### **4.2.3 Government and Civic Participation**

As technology and communication become more intertwined, the government will continue to face challenges at the regional and local level. The decision making process will become more transparent and inclusionary due to technology. The process may also become more complicated as the number of active stakeholders increases and resources decrease.

#### **Regionalism**

Governments with regions like North Central Texas cooperate, collaborate, partner, network, and coordinate; they form coalitions and alliances; and they promote regionalism and self-governance across boundaries, great and small. Collaboration supports planning and coordination along and across regional features and activities, such as transportation corridors, watersheds, commuter-sheds, etc. The current state of the economy requires more cooperation among localities to be competitive on a global basis. Regionalism works best where there is an alignment of geography, goals, objectives, and strategies and furthers the work of both the private and public sectors. While not a new trend or model, the importance of planning with the region in mind is mounting. Benbrook will balance competing interests between itself and other geopolitical entities in order to maintain its valued position within the region.

#### **Local Government**

The principal role of city government will continue to be the protection of the health, safety, and welfare of its residents. The primary activities will be the provision of police and fire protection, road and drainage improvements, and recreation. Public safety will be enhanced through more efficient police and fire protection, increased involvement of neighborhood and business groups, improvements in technology, and improved design standards and codes. The increasing reliance on digital communication to conduct personal business will result in the need for inter-government cooperation to provide innovative solutions to new privacy and security concerns. The City will work to evaluate Benbrook's water and sewer system by the year 2050 and will continue to contract with private companies for solid waste recycling and disposal.

City government will do more than simply provide basic services. Local government will provide a forum for managing and brokering scarce local resources, negotiating and mediating disputes among competing interests, nurturing and guiding actions which improve quality of life in the community, and making decisions about the use of public money for the public good.

With greater decentralization from the State and Federal governments, greater demands will be placed upon local government to provide social services. The City will become a broker for such services, by referring cases to other private social service providers rather than providing those services directly. The City will continue to provide certain community facilities, such as parks, libraries and senior citizens centers, but operation of recreation and senior citizens programs will

be run by various associations and agencies. Demand for health care and programs for the elderly will increase over the next 40 years, but may plateau by the Year 2050 as the Millennial generation, born in the 1980's and 1990's, begin to reach retirement age.

City government in the Year 2050 will be similar to that in 2010. Since ethnic diversity will be distributed homogeneously throughout the City, single-member council districts will be unnecessary. The City Council will continue to be the principal decision-making body for the City, but will have the added input of organized neighborhood associations and direct polling through various electronic means. The trend toward participatory democracy will continue, with residents having greater input into decisions affecting their neighborhoods. City government will be able to keep its citizens better informed on issues close to home via digital communication, which will also contribute to higher levels of citizen's participation in local government. All meetings of the City Council and advisory boards will continue to be made available via technology. Electronic polling and organized neighborhood associations will provide the opportunity to obtain quick, accurate public opinion regarding an issue, rather than hearing only from a relatively small vocal minority that attends a meeting.

The City staffing levels will remain relatively small in the future. In 2010, Benbrook had one of the lowest number of city employees per capita of any city in the Metroplex. As the City grows, the number of employees will remain small in comparison to the population growth. City employees continue to become more efficient and productive in providing necessary city services. Productivity will be enhanced through continued computerization and automation.

The financing of city services and facilities also will change significantly by the Year 2050. Reliance on growth and development to increase the tax base will become a policy of the past, since development will be at a near saturation level. City services must be self-sustaining on the available tax base.

Although ad valorem taxes will still be a significant part of the City's funding source, increasing reliance will be placed on other revenue sources such as sales taxes and user fees. Many services such as drainage and streets will be treated as utility services and residents will be charged based on the amount that they contribute or use the service. For example, drainage improvements and maintenance is billed on the amount of impervious area for each land parcel, since this is directly related to the amount of runoff generated. Capital financing will shift toward a pay-as-you-go program, rather than through the issuance of debt.

### **4.3 Summary**

The Year 2050 will be a watershed year for the City of Benbrook. The population will be twice that which exists in 2010 and, along with that growth will come all the benefits and problems of rapid growth. But growth will slow in 2050 and the population will become more stable. Shifts in demography will necessitate changes; but active involvement by the City, business leaders, neighborhood groups, and advances in technology will result in a Benbrook which is safe, comfortable and an enjoyable place to live and work.