



The Fort Benning Regional Growth Management Plan is funded by a grant from the Department of Defense, Office of Economic Adjustment; an agency charged with helping BRAC-affected communities adjust to the impacts of mission changes at military installations

# Fort Benning

## REGIONAL GROWTH MANAGEMENT PLAN

# Regional Growth Planning Overview

Barbour County March, 2009



In association with:



EDAW

AECOM

MARKET ST

RKG ASSOCIATES INC



# Agenda

- **RGMP Overview**
  - Purpose
  - Process & Schedule
  - Public Involvement
- Stakeholders
- Fort Benning Transformation
- Growth Projections
- Findings & Recommendations
- Closing Remarks

# Project Purpose

RGMP Study Area:  
(10 Counties – 35 Mile Radius)

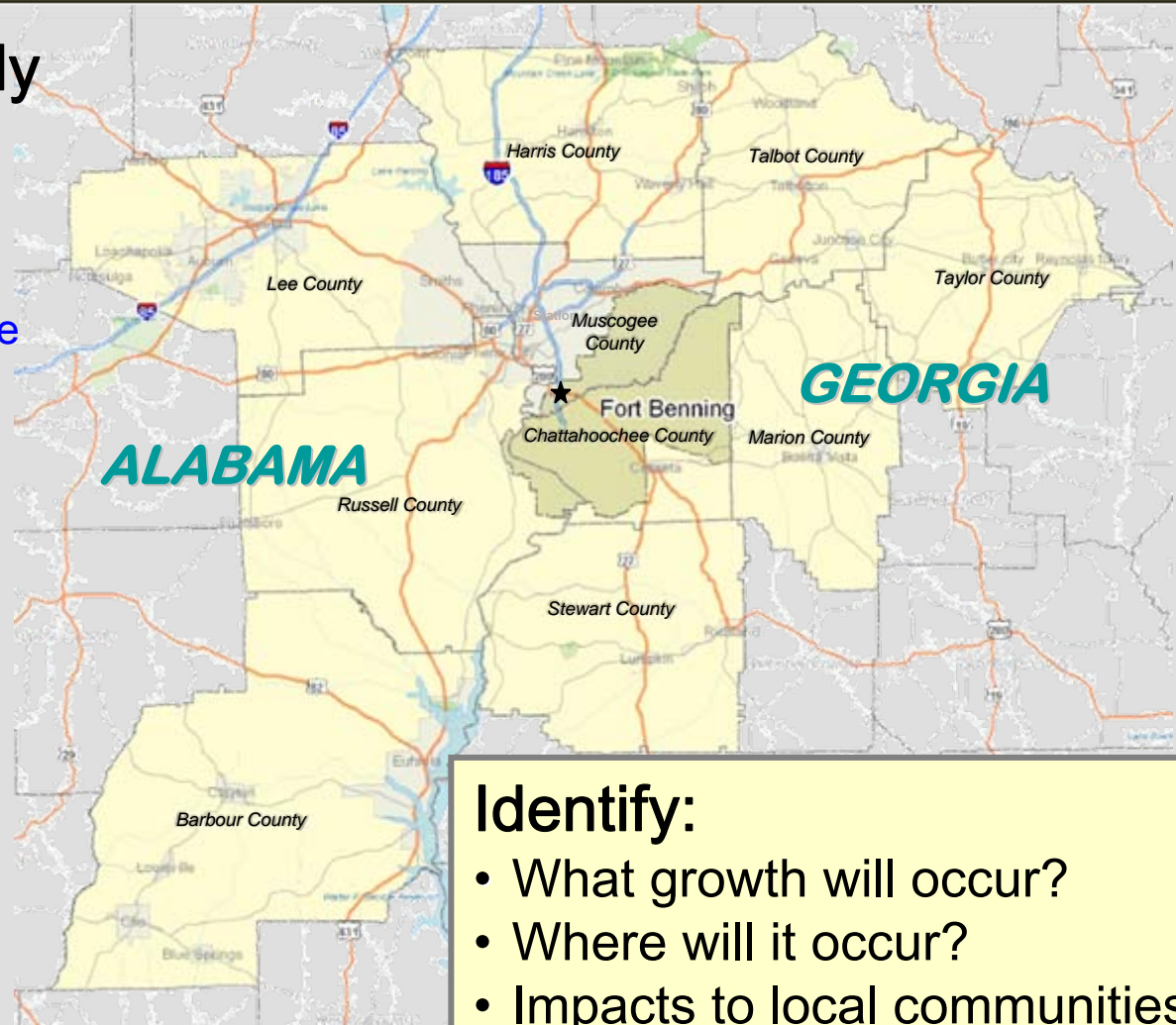
## Ten County Study Area:

### Georgia

- Columbus-Muscogee
- Cusseta-Chattahoochee
- Harris
- Marion
- Talbot
- Taylor
- Stewart

### Alabama

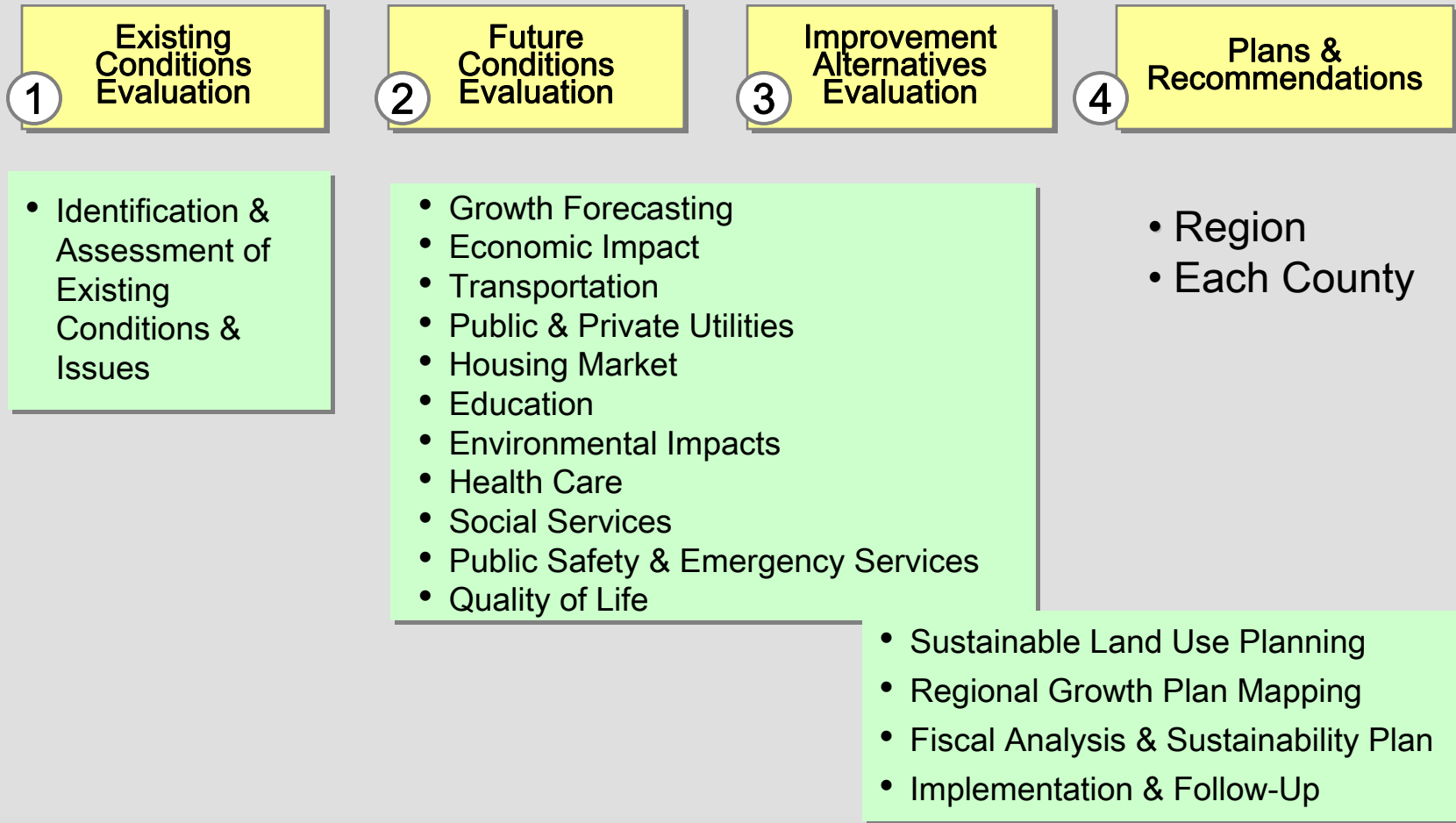
- Barbour
- Lee
- Russell



## Identify:

- What growth will occur?
- Where will it occur?
- Impacts to local communities
- Action plans to prepare

# Project Process



# Public Involvement Process

- Public Meetings
- Stakeholder Task Forces
- Project Website  
<http://fortbenningandthevalley.com>
- Traditional Information Sources
  - Newspapers
  - TV
  - Radio



# *Final Report Due 31 March 2009*

- One regional report
- One report for each of the ten RGMP counties
- Until the final report, all reports are considered “DRAFT” as we continue to receive input from stakeholders
- Until 31 March, it is a work in progress; check it out at <http://www.fortbenningandthevalley.com>

# RGMP Project Website - Outreach and Stakeholder Communication

[www.fortbenningandthevalley.com](http://www.fortbenningandthevalley.com) (web address)

The screenshot shows the homepage of the website. On the left is a dark red navigation sidebar with white text links: LEARN, WORK, LIVE, MOVE, PLAY, HOME, MAPS, COUNTIES, VIRTUAL TOURS, VIDEOS, TESTIMONIALS, PLAN A VISIT, EMAIL NEWSLETTER, SHARE A COMMENT, REGIONAL GROWTH MANAGEMENT PLAN, FOR RELOCATING AND EXPANDING BUSINESSES, ABOUT US, PRIVACY, and SITE MAP. At the bottom of the sidebar is contact information for the Regional Growth Management Plan. The main content area has a header with a logo and the title 'Fort Benning and the Valley Region', followed by the tagline 'Where you belong...the Chattahoochee Valley Region of Alabama & Georgia.' Below this is a map of the region with markers for Columbus and Macon. The main heading is 'WELCOME TO THE CHATTAHOOCHEE VALLEY'. The text below describes the website's purpose and lists counties in West Central Georgia (Columbus/Muscogee, Cusseta/Chattahoochee, Harris, Marion, Stewart, Wilcox, Taylor) and East Alabama (Bartow, Lee, Russell).

## Website Features

Google Maps with overlays:

- Schools
- Healthcare
- Recreation...& more!

Virtual Tours

County Videos

Regional Video

Video Testimonials

E-newsletters

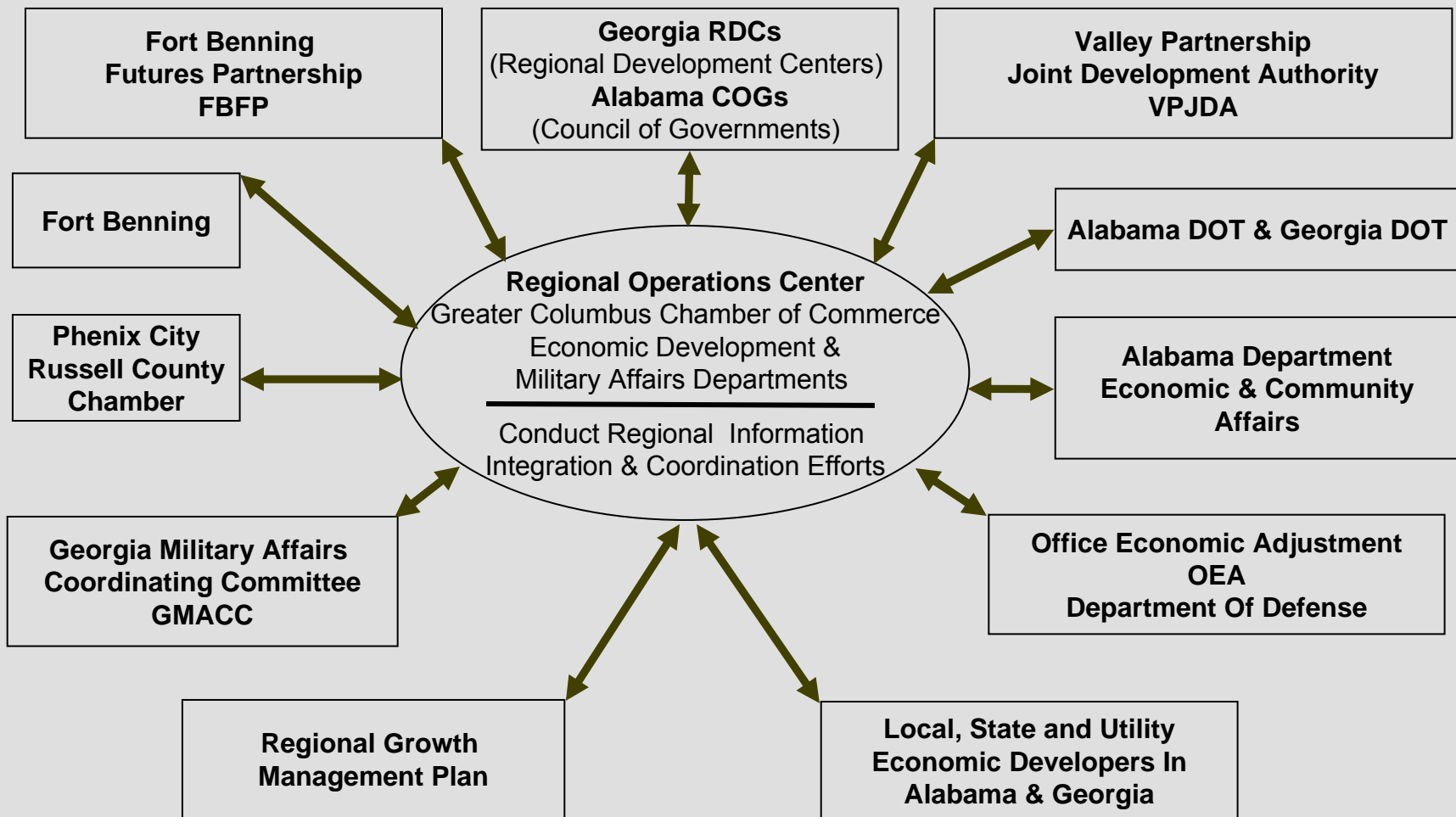
Schedule of Events

RGMP Plan Documents

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# Regional Economic and Military Growth Integration



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# Regionalism is the Key



- One of the US Army's largest training installations
- Trained over 115,000 last year
- Armor School will increase number trained annually by 30,000



## Fort Benning – Economic Impact:

- Today, Fort Benning salaries \$110 million monthly
- Today, Fort Benning contracts \$250 million monthly
- Base Realignment And Closure (BRAC) and other military structure changes will generate \$25-\$35 million more each month

# *MCOE Transformation 2006-2016*

**\$3.5B in New Construction**

**Main Post**

**Sand Hill**

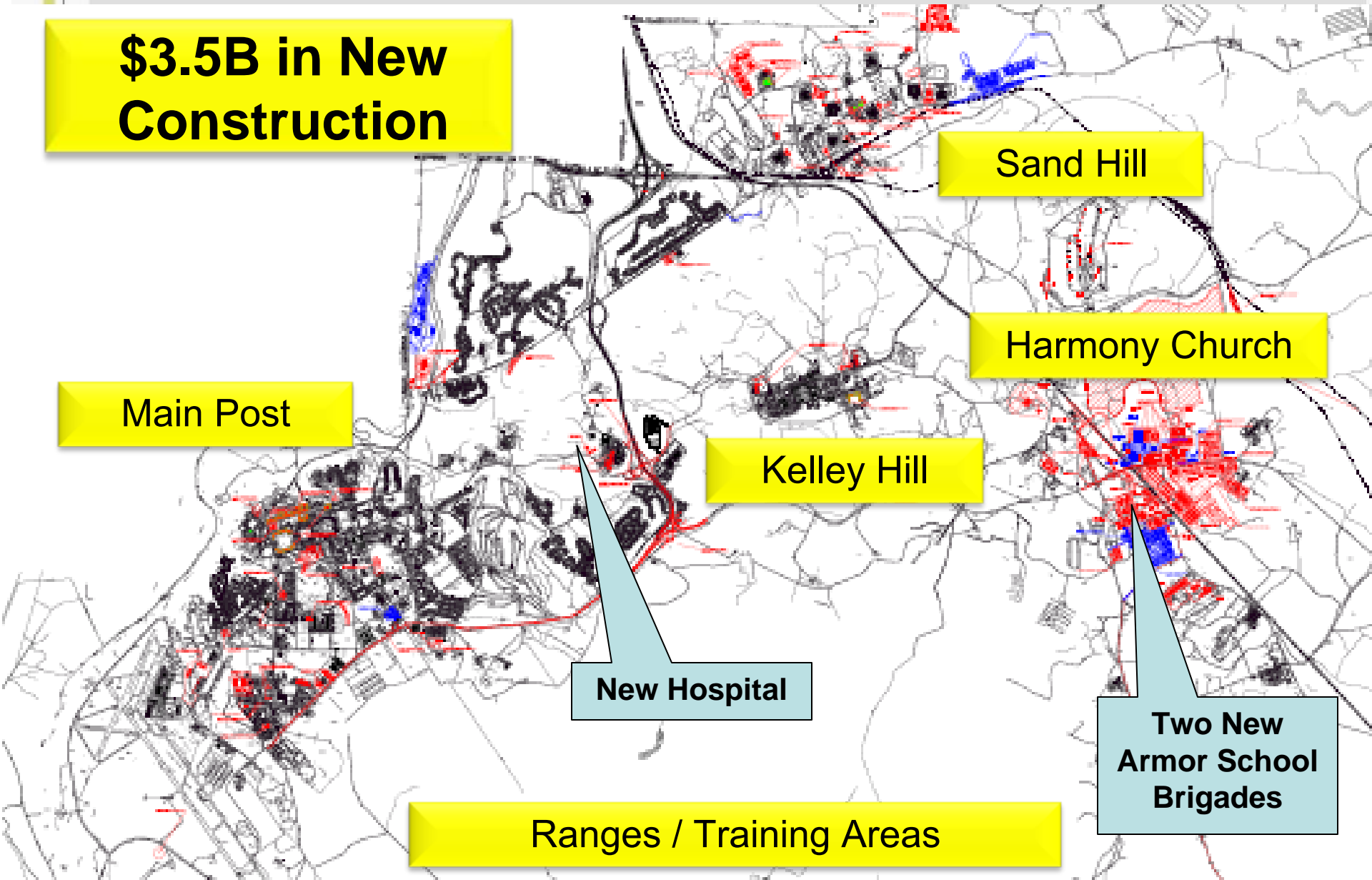
**Harmony Church**

**Kelley Hill**

**New Hospital**

**Two New  
Armor School  
Brigades**

**Ranges / Training Areas**



**TAKEN  
FEBRUARY  
2009**

*DFAC*

*Bn HQs*

*Company Operations  
&  
Barracks*

*Harmony Church  
Armor & Cavalry Barracks Complex*

**FEB 19 2009**

# Armor School Support Facilities - Area 1



**3-81 AR Company  
Operations Facility**



**UEPH Barracks  
Complex (342 Pn)**



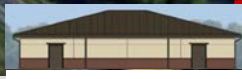
**Permanent Party  
Dining Facility**



**MARDET  
Headquarters**



**16 CAV Company  
Operations Facilities**



**Arms Vault**



**Readiness Modules**



**TAKEN  
DECEMBER  
2008**

# *Unaccompanied and Enlisted barracks at Harmony Church*

**TAKEN  
JANUARY  
2009**



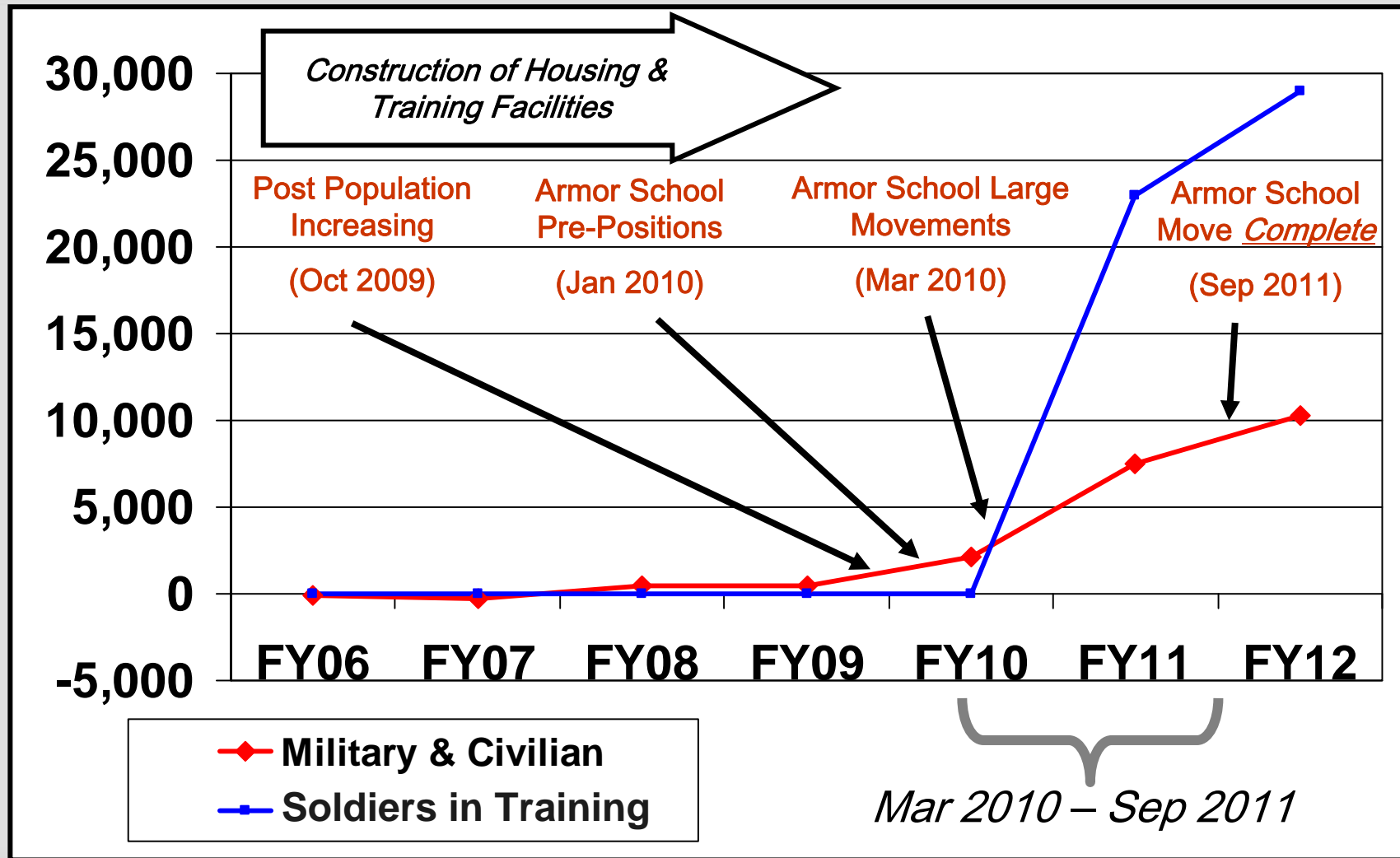
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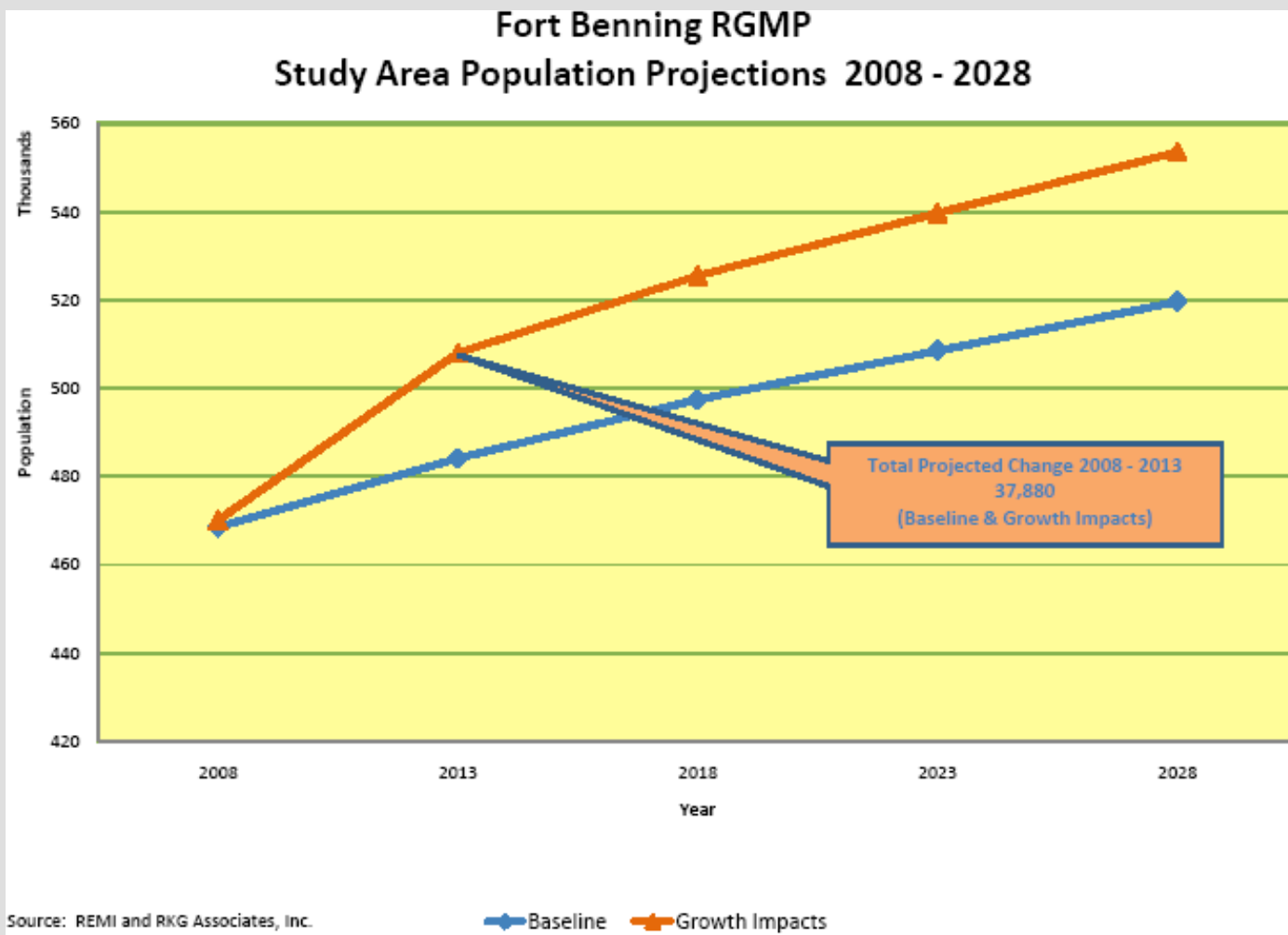
# US Army Approved Growth Estimates – as of 28 Oct 08

Growth Categories	Number Jobs	Number Spouses	Number Children	Number School Age Children	Number Total
Military Service Members: Permanent Change Of Station	4,712	2,733	4,386	2,771	11,831
Government Civilians: Permanent Change Of Station	1,889	1,511	1,451	1,096	4,851
Contractors	4,802	2,641	3,963	2,972	11,406
	Population +	Spouses +	Children	=	Total Growth
Total	11,403	6,885	9,800	6,839	28,088

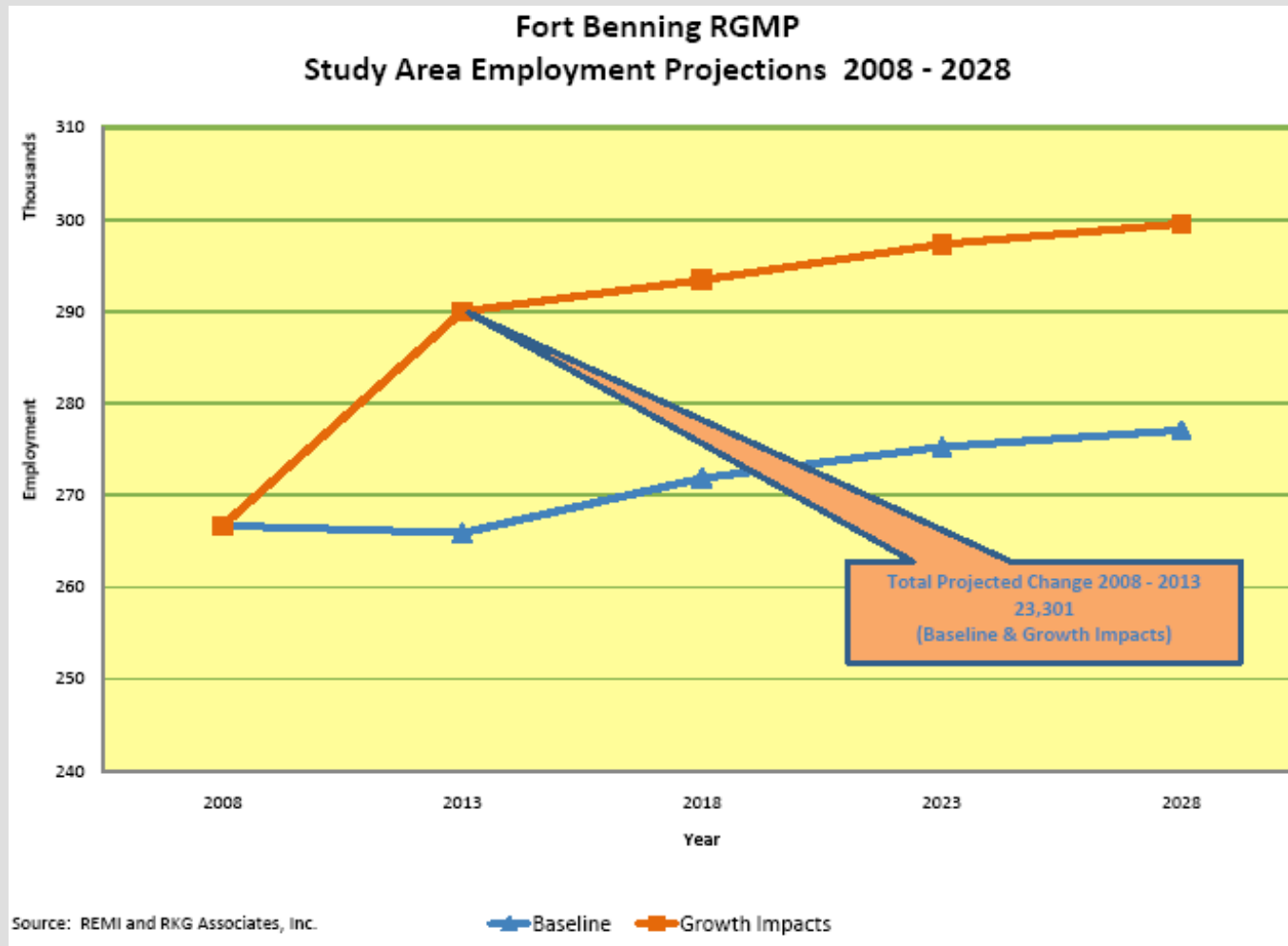
# Preparing For Growth Timeline



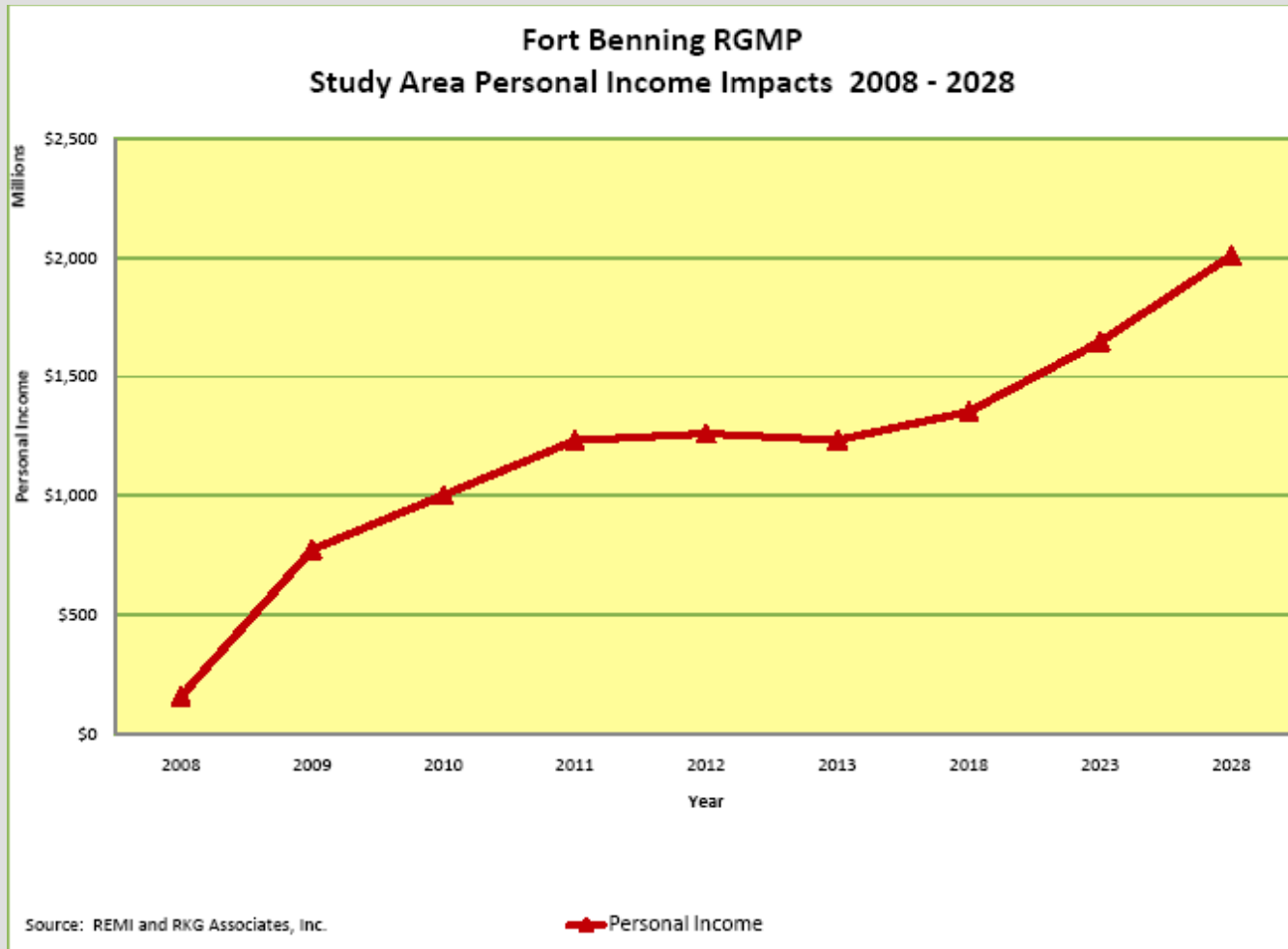
# Study Area Population Projections 2008 - 2028



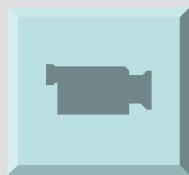
# Study Area Employment Projections 2008 - 2028



# Study Area Personal Income Impacts 2008 - 2028



# Chattahoochee Valley Region



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# *Regional Findings*

- Key Regional Employment Impacts
  - Military, DA Civilians & Defense Contractors – Bring 11,000 positions to region.
  - Construction – Employment growth peaks at 5,952 then declines to 657 in 2028.
  - Manufacturing - 400 jobs.
  - Finance, Insurance -2,588 jobs.
  - Professional Technical Services - 4,600 jobs.
  - Administrative positions - 1,000 jobs.
  - Health and Social Assistance - 1,300.
  - State and local government - 1,000 jobs.
  - Accommodations and Food Service – 800 jobs.

## *Findings (Continued)*

- Some impacts will require regional solutions.
  - Infrastructure improvements
  - Workforce training & development
- Require annual growth monitoring and economic analysis.
- Continue to exchange information relating to the expansion of Fort Benning.

# *Regional Recommendations: Healthcare*

- Improve access to health care services for all residents in the RGMP area by establishing standards such as
  - Maximizing of 30 minutes transportation time to primary care services
- Create a bi-state commission to address the health care manpower needs of the RGMP area
- Explore improved access of TRICARE beneficiaries to civilian medical care.

# *Regional Recommendations: Social Services*

- Implement service strategies specifically geared toward rural counties, such as using the Web, telephones, one stop centers, common benefits enrollment and home visits.
- Expand youth-oriented programs, such as Boys and Girls Clubs
- Encourage local representation in the Combined Federal Campaign.

# *Barbour County*

Population

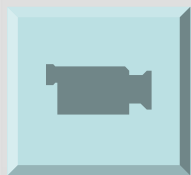
Education

Labor Force

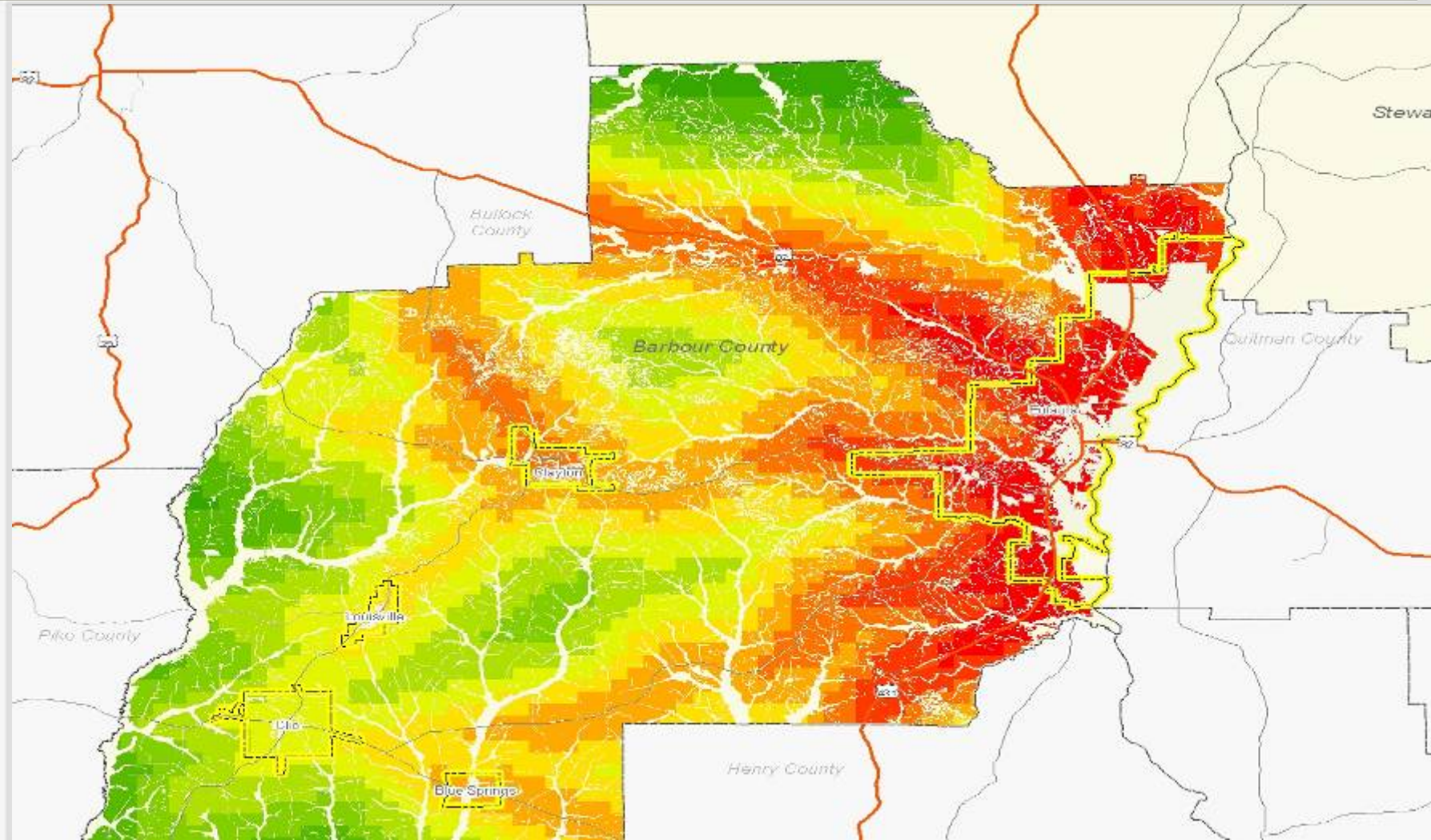
Recommendations



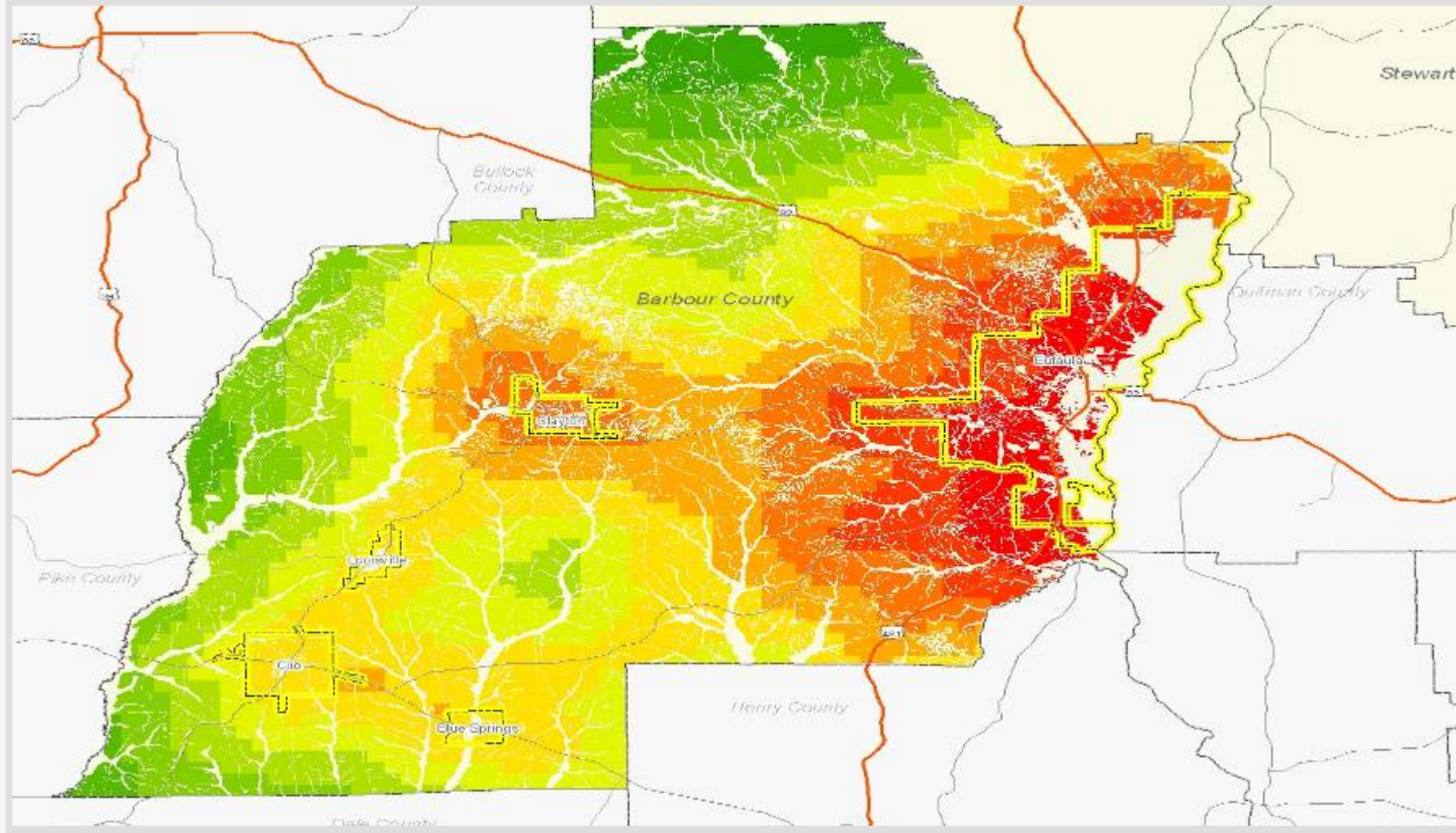
# *Introduction to Barbour County*



# Composite Attractiveness for Current Population Growth Patterns



# Composite Attractiveness for Population Quality Growth



# Barbour County Population Projections

## Projected Population Growth—Baseline and Fort Benning Barbour County, 2008-2028

Year	Projected Population	Change
2008	27,619	-----
2009	27,454	-165
2010	27,315	-139
2011	27,201	-114
2012	27,059	-142
2013	26,915	-144
2018	26,371	-544
2023	26,266	-105
2028	26,598	-332

Source: REMI  
Note: 2018, 2023 & 2028 represent 5 year changes

# Barbour County Labor Force Projections

- PROJECTED LABOR FORCE – BASELINE AND FORT BENNING EXPANSION
- BARBOUR COUNTY 2008-2028

Year	Labor Force	Change	
• 2008	10,559	-----	
• 2009	10,587	28	
• 2010	10,543	-44	
• 2011	10,522	-21	
• 2012	10,458		-64
• 2013	10,399	-59	
• 2018	10,271	-128	
• 2023	10,195	-76	
• 2028	10,137	-58	

- Source: REMI
- Note: 2018, 2023 & 2028 represent 5 year changes

# Barbour County Education Projection

Based on current and future capacities

Barbour County Schools Only	2008 (1)	2009	2013	2018	2023	2028	Avg. Annual Growth 2008-2013	Total Growth from 2008-2028
Change in Enrollment		(206)	(498)	(683)	(808)	(659)		
Forecast Student Population	1,123	917	625	440	315	464	-4.3%	-58.7%
Adjusted School Capacity	1,823	1,823	1,823	1,823	1,823	1,823		
Total School Capacity Surplus	700	906	1,198	1,383	1,508	1,359		

- (1) Estimate provided by School District.
- SOURCE: REM, RKG Associates All values except for Forecast Student Population are cumulative and represent growth from baseline growth, Fort Benning Expansion, and other economic expansion

# Eufaula City Education Projection

Based on current and future capacities

Eufaula City Schools Only	2008 (1)	2009	2013	2018	2023	2028	Avg. Annual Growth 2008-2013	Total Growth from 2008-2028
Change in Enrollment		(106)	<b>(257)</b>	(352)	(416)	(340)		
Forecast Student Population	2,656	2,550	2,399	2,304	2,240	2,316	-0.7%	-12.8%
Adjusted School Capacity	3,101	3,101	3,101	3,101	3,101	3,101		
Total School Capacity Surplus	445	551	702	797	861	785		

- (1) Estimate provided by School District.
- SOURCE: REM, RKG Associates All values except for Forecast Student Population are cumulative and represent growth from baseline growth, Fort Benning Expansion, and other economic expansion

## *Barbour County/Eufaula City Recommendations: Education*

- By 2028, both Barbour County and Eufaula City Schools will lose students. Thus, the economic expansion of Fort Benning will act as a “moderating” force and decrease the rate of declines in student enrollment.
- It is still advisable for the districts to participate in the Chattahoochee Valley LEAs’ organization to establish a regional voice for education in the valley.

## ***Barbour County Recommendations : Land Use***

- Barbour County has an excellent record of proactive planning for land use.
- Plans which are in place should be followed, monitored and adapted as appropriate.
- Environmentally sensitive areas may experience dramatically increased use with the expanded population in the Chattahoochee Valley and will require constant monitoring.

## *Barbour County Recommendations : Housing*

- Preserve rural character and open space by promoting infill development.
- Continue to promote homeowner rehabilitation and incentivize redevelopment and restoration through property tax abatements and technical assistance.

## *Barbour County Recommendations: Quality of Life*

- Arts and Cultural Resources
  - Methods for bringing emphasis to the performing arts should be delineated.
- Historic Preservation
  - Identification, preservation and restoration of historic structures in the more rural areas of the county should be undertaken.
- Libraries
  - Continued expansion of Broadband services to all residents of Barbour County should be instituted.

## *Barbour County Recommendations: Quality of Life*

- **Parks, Recreation and Open Space**
  - Expand the recycling program into all sections of Barbour County and include landscape and yard waste.
  - Develop a formal regional land trust to assist in the purchase and preservation of appropriate green space.
- **Senior Services**
  - Address the issue of delivering services to seniors who live in rural and distant areas.

## *Barbour County Recommendations: Public Safety and Services*

- Establish a county-wide 800 MHz radio communications infrastructure.
- Re-evaluate existing procedures to provide support and coordination between all Barbour County public safety providers in the event of a major incident.
- Map all new housing developments in the county in the public safety access point (PSAP) database.

## *Barbour County Recommendations: Transportation*

- Update existing roadway capacity, where warranted, to serve future projected traffic growth.

## *Barbour County Recommendations: Public Utilities and Infrastructure*

- Short-term issues (Years 1-5)
  - Finding: The county is well served by the existing public water supplies and landfill in Coffee County and is forecast to receive adequate energy supplies well into the future.
  - Extend the City of Eufaula wastewater treatment facility to meet needs of more customers within the service area.
  - Continue ongoing efforts to provide widespread Broadband access throughout the county.
- Long-term issue (Years 5+):
  - Continue to expand recycling programs need to extend the lifetime of the landfill.

## ***Barbour County Recommendations: Economic Impact***

- Continue to interface and coordinate with a Joint Bi-State Regional Economic Development Authority to further enhance and facilitate regional and county economic and labor growth opportunities.
- Continue to enhance Quality of Life issues as they directly impact economic growth.
- Continue to participate in workforce development opportunities to further serve the requirements of Fort Benning, Kia and general economic growth demands.

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# Stakeholder Comments

- My company has greatly benefited from participating in the professional region-wide planning process we've recently completed with SAIC and the Chamber of Commerce. Working with other Task Force members face-to-face, sharing crucial system information and reviewing the data gathered by the facilitators from so many other areas and suppliers enabled us to more adequately sequence our own responses, well into the next few years. We wholeheartedly support the regional approach to this kind of planning and see immediate and long-term benefits to our company and our customers through our participation. *Joel Ames, Atmos Energy Corporation*
- The Regional Growth Management Plan has resulted in school districts having a comprehensive, independent study of the issues surrounding the impact of BRAC. This plan and the process through which it was developed have given credibility to our research on the numbers of students we can project and to how the region must prepare. The planning team has been willing to share the information with members of the Board of Education and with any community groups that have requested a presentation. I appreciate the assistance in helping school leaders to identify the areas on which we need to focus our energies as the entire community prepares for BRAC. *Dr. Susan Andrews, Superintendent, Muscogee County School District*

# Stakeholder Comments

- What an opportunity to help lead and participate in the Social Services Task Force of such a major planning effort as the Regional Growth Management Plan. The plan has confirmed what service providers in the region have projected as a tremendous increase in demand for quality services from the additional 8,000 children and their families. This coordinated approach to identifying current challenges as well as future opportunities, has provided our community with a plan to maintain and improve our quality of life and will allow health and human service providers to respond appropriately. *Scott Ferguson, President and CEO, The United Way of the Chattahoochee Valley*

# Contact Information



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