



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

Lee 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)

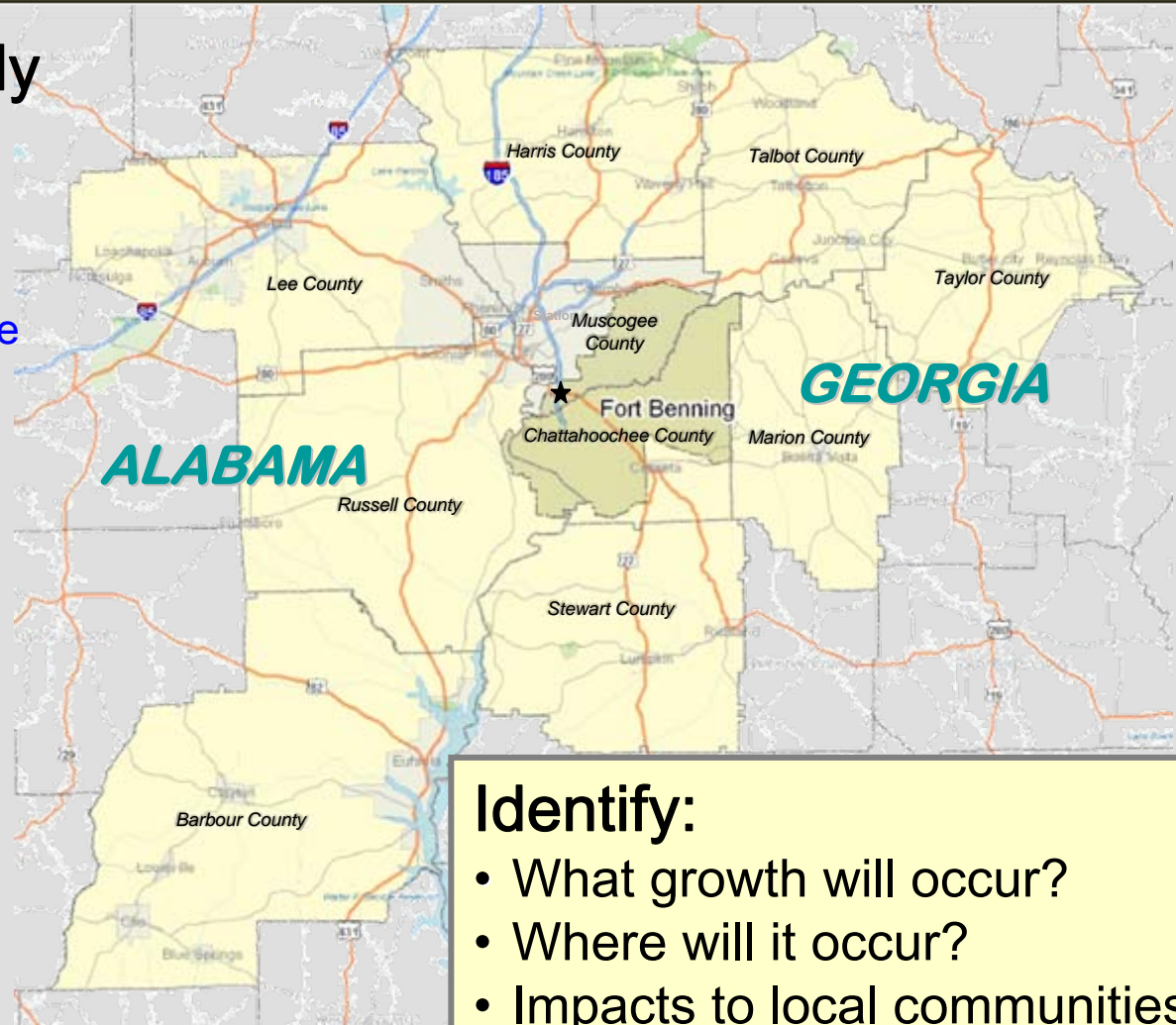
Ten County Study Area:

Georgia

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

Alabama

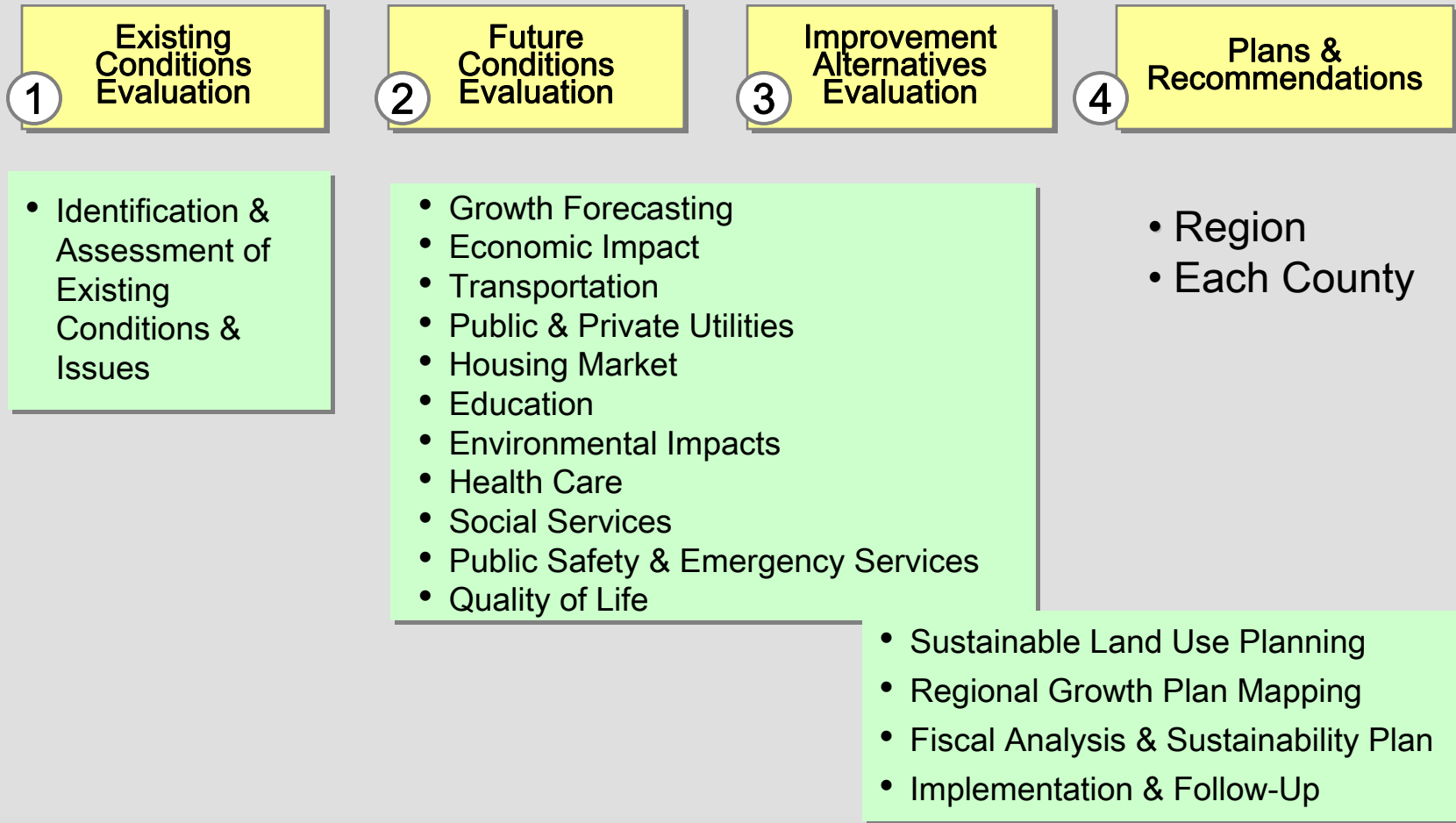
- Barbour
- Lee
- Russell



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 (web address)

The screenshot shows the homepage of the website. On the left is a dark red navigation menu with white text. The main content area has a light green and yellow background. At the top, there is a circular logo with a green and yellow landscape, followed by the title 'Fort Benning and the Valley Region' and the subtitle '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 reads 'WELCOME TO THE CHATTAHOOCHEE VALLEY'. Underneath, there is a section titled 'Make Yourself At Home!' followed by a paragraph of text. Below that, there are two sections: 'WEST CENTRAL GEORGIA:' with a bulleted list of counties (Columbus/Muscogee, Cusseta/Chattahoochee, Harris, Marion, Stewart, Wilcox, Taylor) and 'EAST ALABAMA:' with a bulleted list of counties (Bartow, Lee, Russell).

**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
SITE MAP**

**Fort Benning and the
Valley Region**
Where you belong...the Chattahoochee Valley Region of Alabama & Georgia.

ALABAMA GEORGIA

**Macon
Columbus**

**WELCOME TO THE
CHATTAHOOCHEE VALLEY**

Make Yourself At Home!

The Fort Benning Regional Growth Management Plan (RGMP) has created this online "welcome package" to give you a first-hand look at the countless cities and communities of the Chattahoochee Valley. From economic development and education to health care and recreation, we're your one-stop resource for everything in the 10-county Chattahoochee Valley region. Feel free to visit often, because we want you to feel right at home—right from the start!

The Chattahoochee Valley offers an exceptional quality of life with big city excitement and small-town charm. This website provides easy access to information and a first-class tour of the following areas:

WEST CENTRAL GEORGIA:

- Columbus/Muscogee County
- Cusseta/Chattahoochee County
- Harris County
- Marion County
- Stewart County
- Wilcox County
- Taylor County

EAST ALABAMA:

- Bartow County
- Lee County
- Russell County

Website Features

Google Maps with overlays:

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

Virtual Tours

County Videos

Regional Video

Video Testimonials

E-newsletters

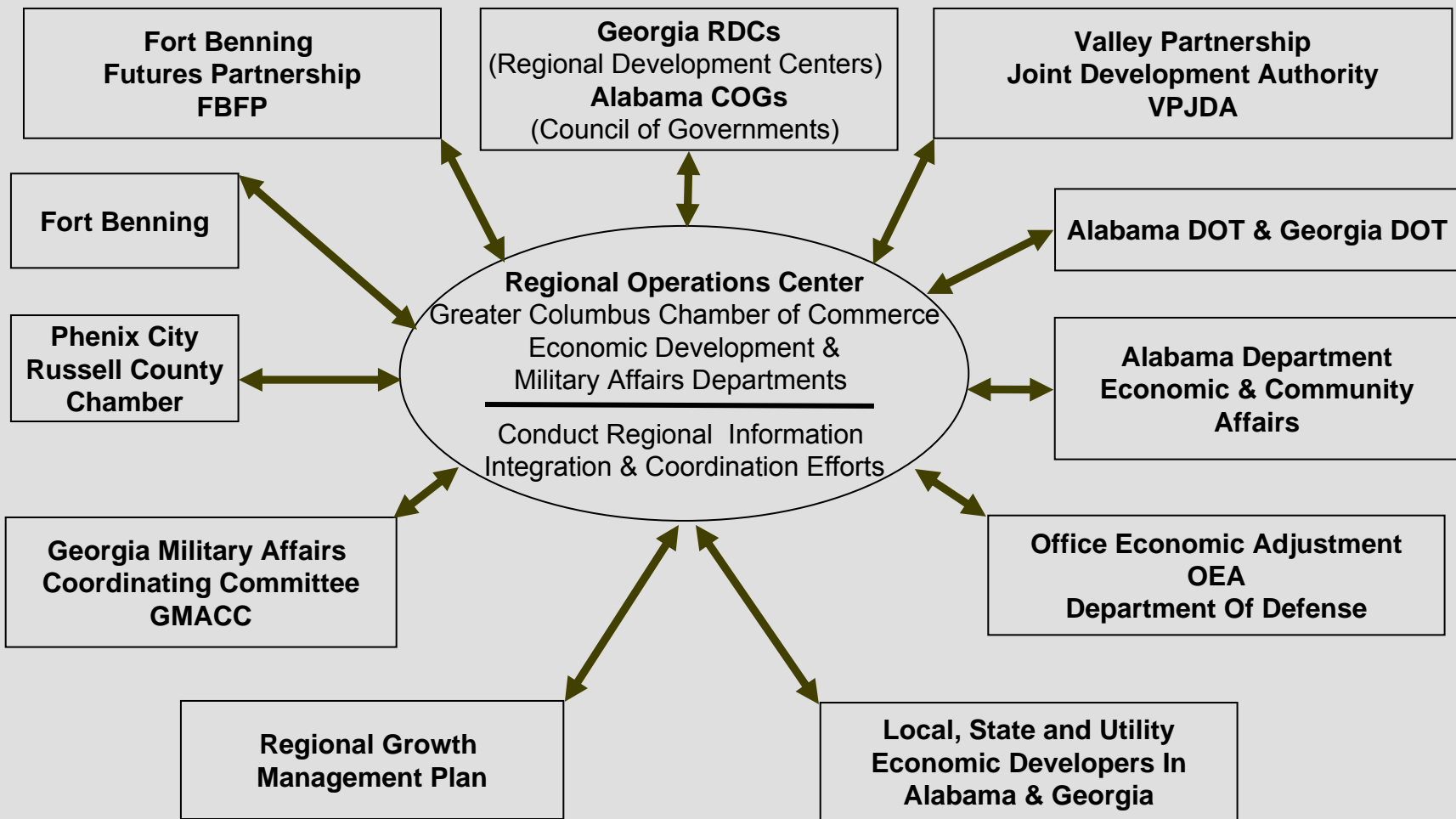
Schedule of Events

RGMP Plan Documents

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- RGMP Overview
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- **Stakeholders**
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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

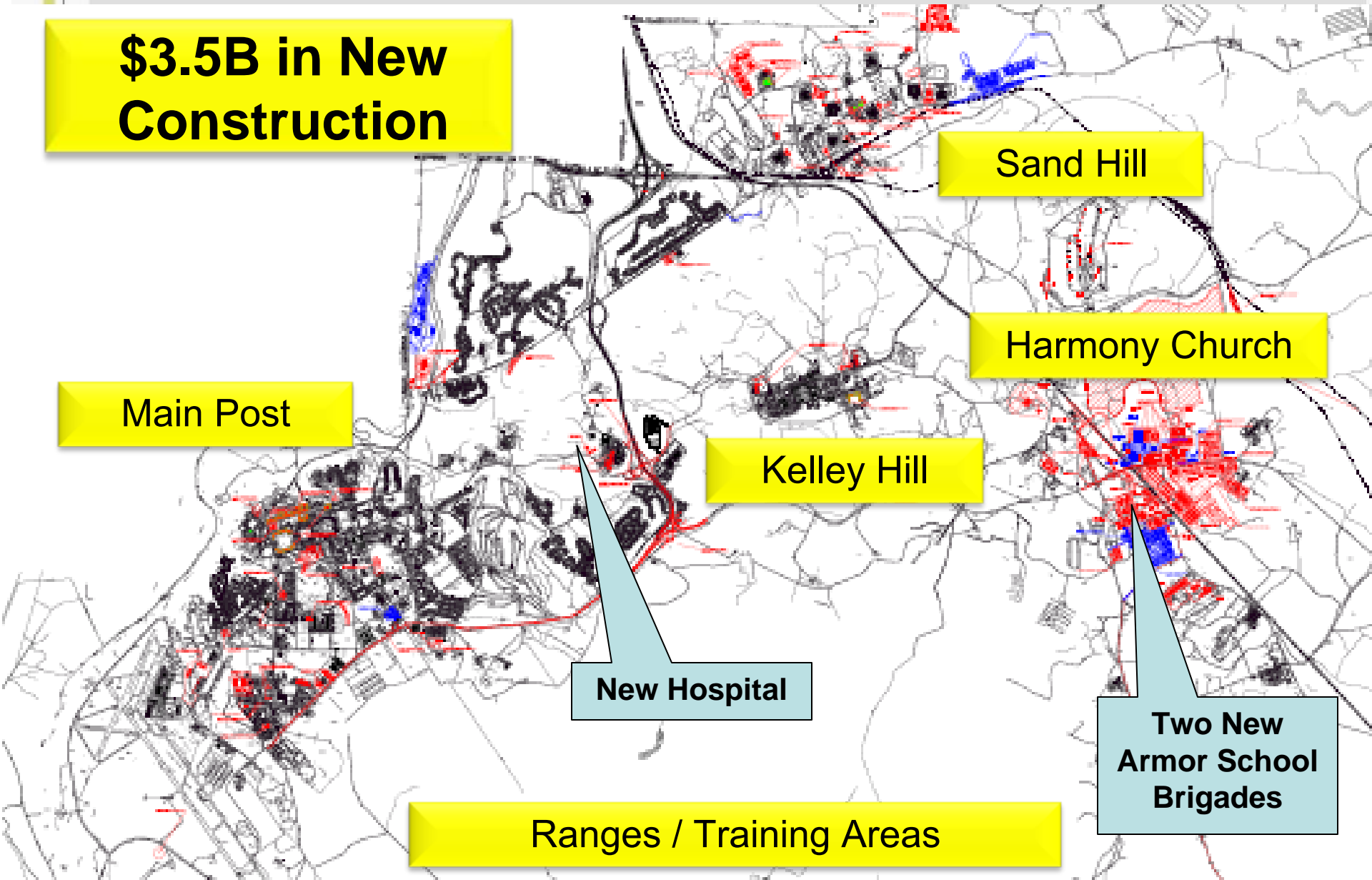
Harmony Church

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)**



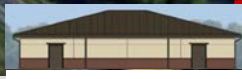
**Permanent Party
Dining Facility**



**MARDET
Headquarters**



**16 CAV Company
Operations Facilities**



Arms Vault



Readiness Modules



**TAKEN
DECEMBER
2008**

Unaccompanied and Enlisted barracks at Harmony Church

**TAKEN
JANUARY
2009**



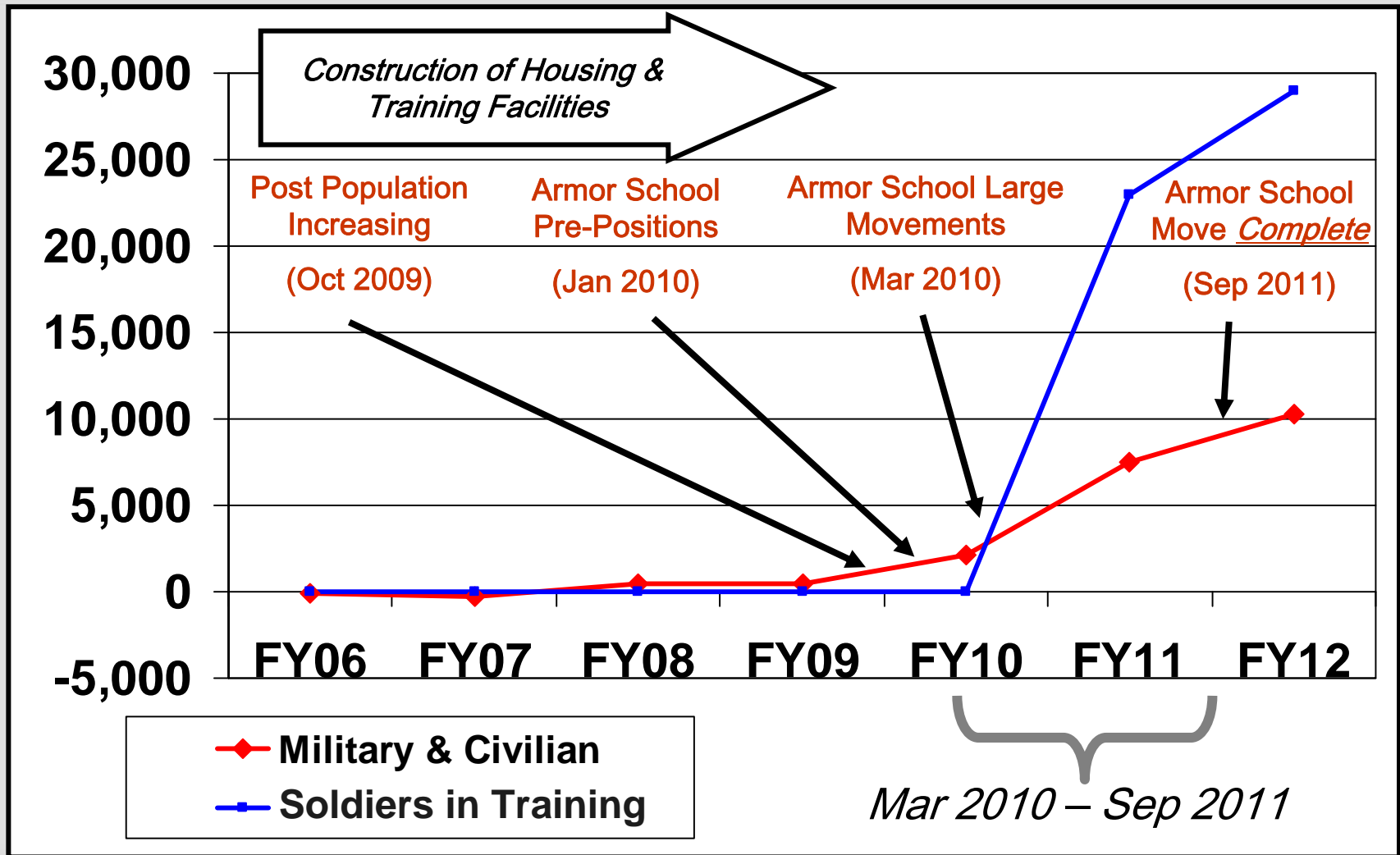
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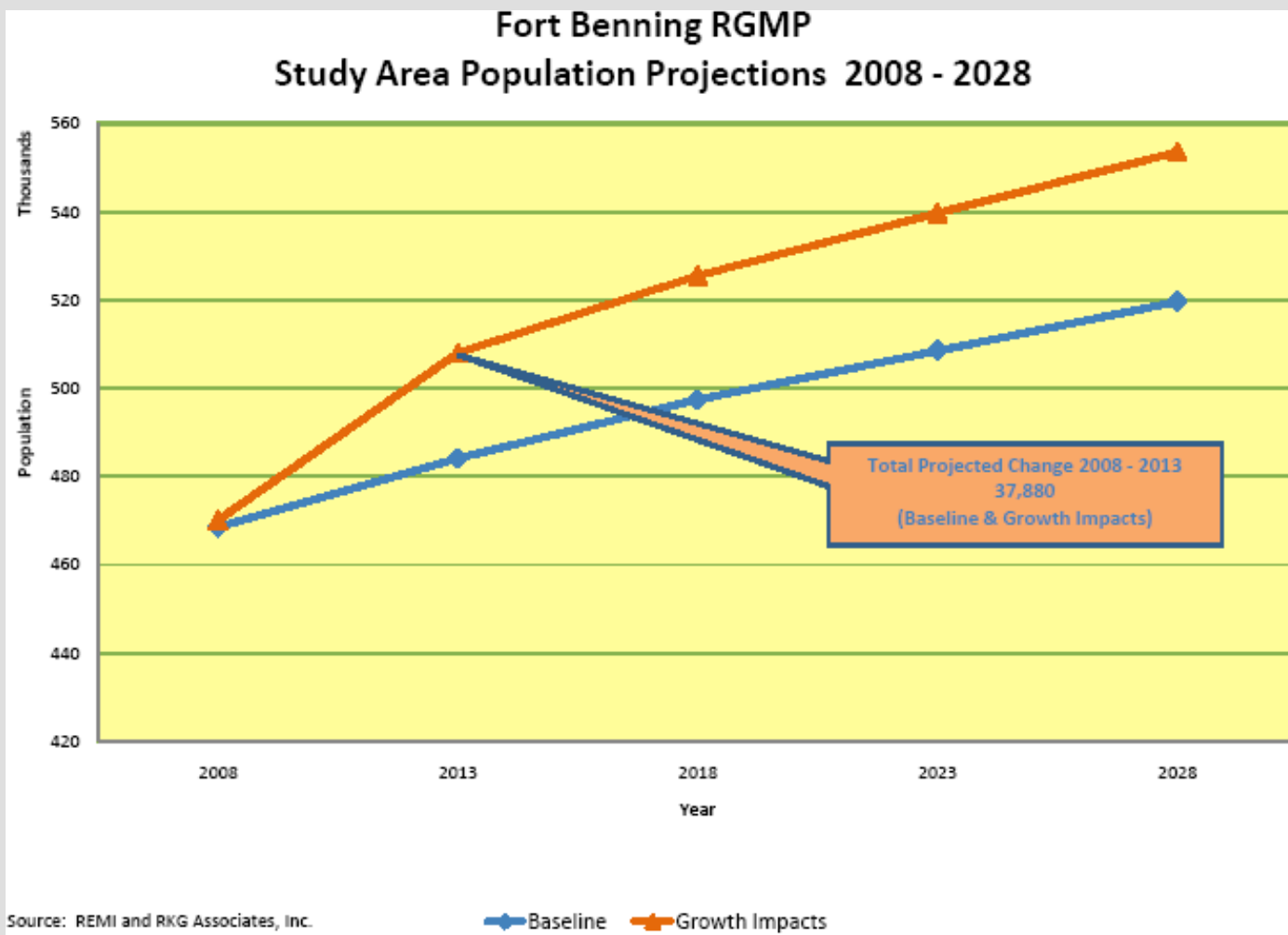
US Army Approved Growth Estimates – as of 28 Oct 08

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

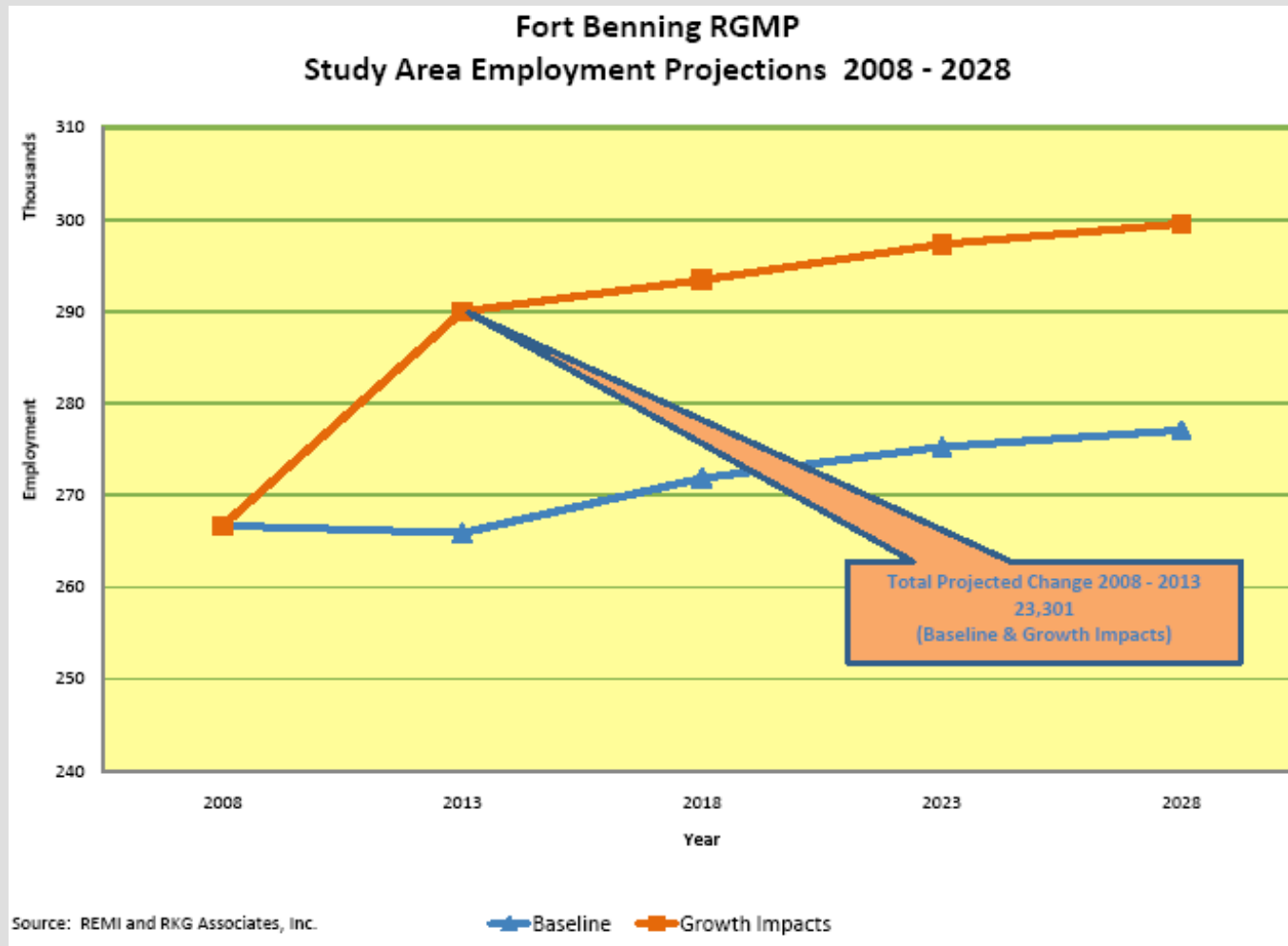
Preparing For Growth Timeline



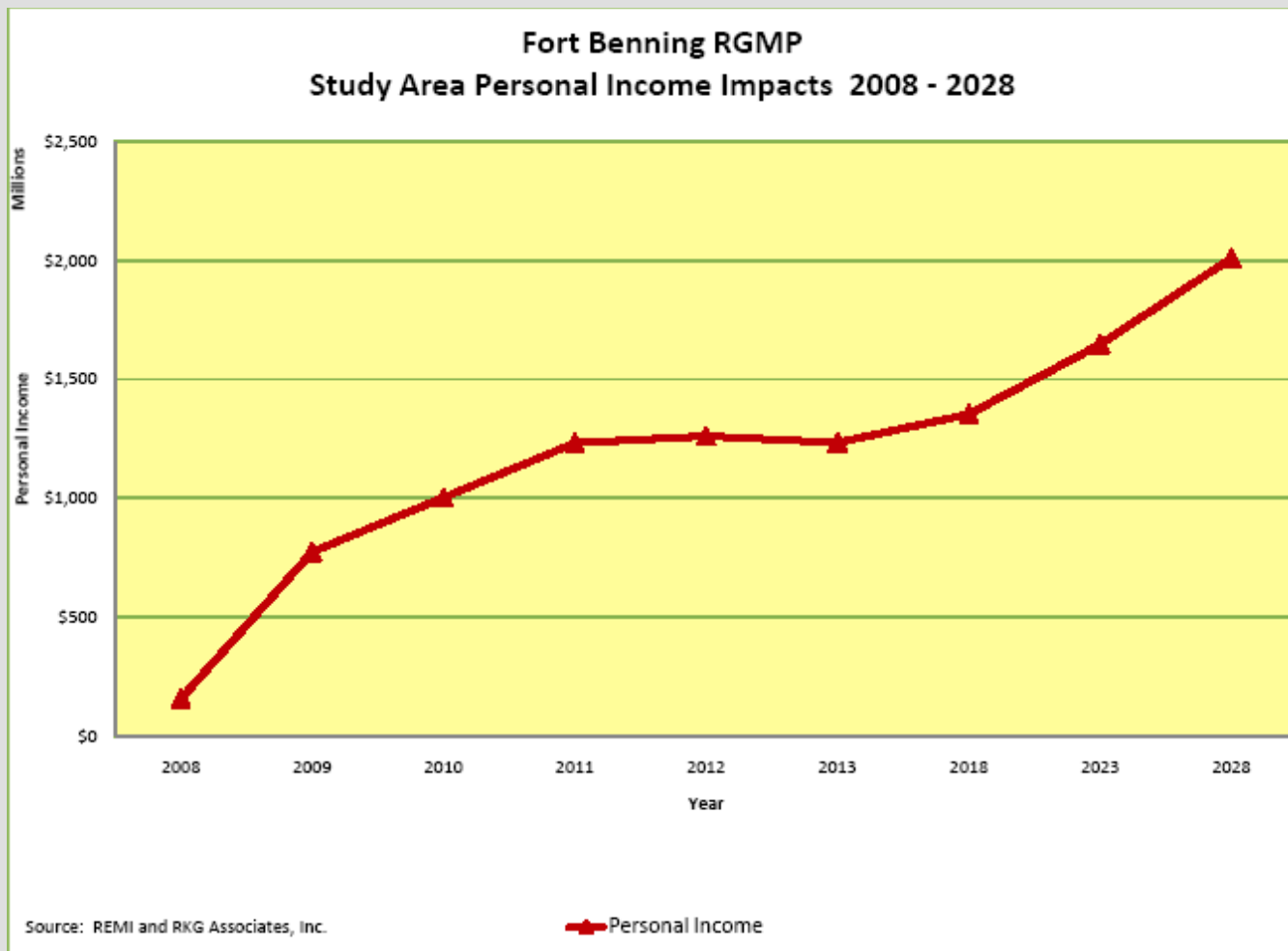
Study Area Population Projections 2008 - 2028



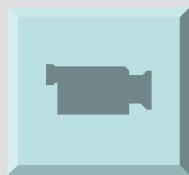
Study Area Employment Projections 2008 - 2028



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 enrollment networks and home visits.
- Expand youth-oriented programs, such as Boys and Girls Clubs
- Encourage local representation in the Combined Federal Campaign.

Lee County

Population

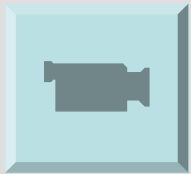
Education

Labor Force

Recommendations



Introduction to Lee County



Lee County Population Projections

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

Year	Projected Population	Change	Percent Change
2008	130,530	-----	-----
2009	133,115	2,585	2.0%
2010	135,701	2,586	1.9%
2011	138,359	2,658	1.9%
2012	140,572	2,213	1.6%
2013	142,570	1,998	1.4%
2018	151,101	8,531	6.0%
2023	158,130	7,029	4.7%
2028	164,169	6,039	3.9%

Source: REMI

Note: 2018, 2023 & 2028 represent 5 year changes

Lee County Labor Force Projections

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

• Year	Labor Force	Change	
• 2008	67,012	-----	
• 2009	68,269	1,257	
• 2010	69,382	1,113	
• 2011	70,441	1,059	
• 2012	71,196		755
• 2013	71,844	648	
• 2018	74,216	2,372	
• 2023	75,966	1,750	
• 2028	77,444	1,478	

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

Lee County Education Projection

Based on current and future capacities

Lee County ONLY Please note: Auburn and Opelika Districts are not considered in this data	2008 (1)	2009	2013	2018	2023	2028	Avg. Annual Growth 2008- 2013	Total Growth from 2008- 2028
Projected Added Students		162	1,094	2,338	3,446	3,645		
Forecast Student Population	9,700	9,862	10,794	12,038	13,146	13,345	1.6%	37.6%
Adjusted School Capacity (2)	12,778	12,778	14,128	14,128	14,128	14,128		
Total School Capacity Surplus	3,078	2,916	3,334	2,090	982	783		

- (1) Estimate provided by School District.
- (2) Assumes High School and K-6 schools are built.
- 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

Lee County Recommendations: Education

- Participate in the Chattahoochee Valley LEAs' organization to establish a regional voice for pursuing federal funding

Lee County Recommendations : Land Use

Smiths Station Recommendations:

- Encourage ecological stewardship by adopting a conservation subdivision.
- Maintain community character by adopting a tree protection ordinance.
- Require sidewalks on both sides of the street, especially near schools and commercial uses.

Lee County Recommendations : Housing

- Encourage the Lee County, Auburn, Opelika and Smiths Station governments to develop technical assistance programs for developers to identify the federal, state, and local housing incentives and subsidies.
- Encourage enhanced code enforcement. When structures do not meet code, negotiate with landlords to agree on measures for rehabilitation in lieu of civil penalties.

Lee County Recommendations: Quality of Life

- **Arts and Cultural Resources**
 - Participate in a regional umbrella arts group
- **Historic Preservation**
 - Expand historical preservation efforts, especially outside the Auburn-Opelika area.
- **Libraries**
 - Develop greater web-based access to library services for use throughout the county, especially in rural areas.

Lee County Recommendations: Quality of Life

- Parks, Recreation and Open Space
 - Develop a recycling program for those areas of the county which are not currently served by one .
 - At Smiths Station, expand the Recreation Center by the addition of at least two more Little League football fields, which can be shared with soccer programs, and one additional basketball court.
 - Continue paving around the Recreation Center at Smiths Station.

Lee County Recommendations: Quality of Life

- Senior Services
 - Expand the current system of public transportation to meet the needs of the growing senior population in new and perhaps more remote areas of Lee County.

Lee County Recommendations: Public Safety and Services

- Establish a county-wide 800 MHz radio communications infrastructure; bridging equipment is needed for 800MHz and VHF frequencies in use.
- Use national average staffing levels to calculate the number of officers per capita who will need to be hired over the next 20 years.
- Coordinate training activities for volunteer fire departments to provide basic certification for firefighters.

Lee County Recommendations: Transportation

- Institute major design upgrades to the affected corridors in Lee County to handle higher truck traffic without increasing travel times due to congestion or bottlenecks, as most projected freight tonnage in the area will be transported through Lee County.
- Strengthen bi-partisan state coordination between Alabama and Georgia by establishing a regional authority to enhance public transportation system, especially from Smiths Station to Ft. Benning.

Lee County Recommendations: Public Utilities and Infrastructure

FINDING:

Lee County has adequate infrastructure capacity to meet the majority of the estimated utility demand increases...for the short-term based on the “first wave” of population influx anticipated from the ... BRAC actions, Kia Plant developments, and related workforce changes through 2013. However, there are some mid to long term concerns related to provision of water and wastewater services in the out years from 2018 through 2028.

Lee County Recommendations: Public Utilities and Infrastructure

- Promote broadband access throughout the county aggressively, especially in the more rural areas.
- Expand Potable Water for Lee County by 4 MGD by 2028
- Expand Sewer Services for Lee County by 1.5 MGD by 2028

Lee County Recommendations: Economic Impact

- Continue to interface and coordinate with a Joint Bi-State Regional Economic Development Authority to 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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