



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

Russell County February, 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

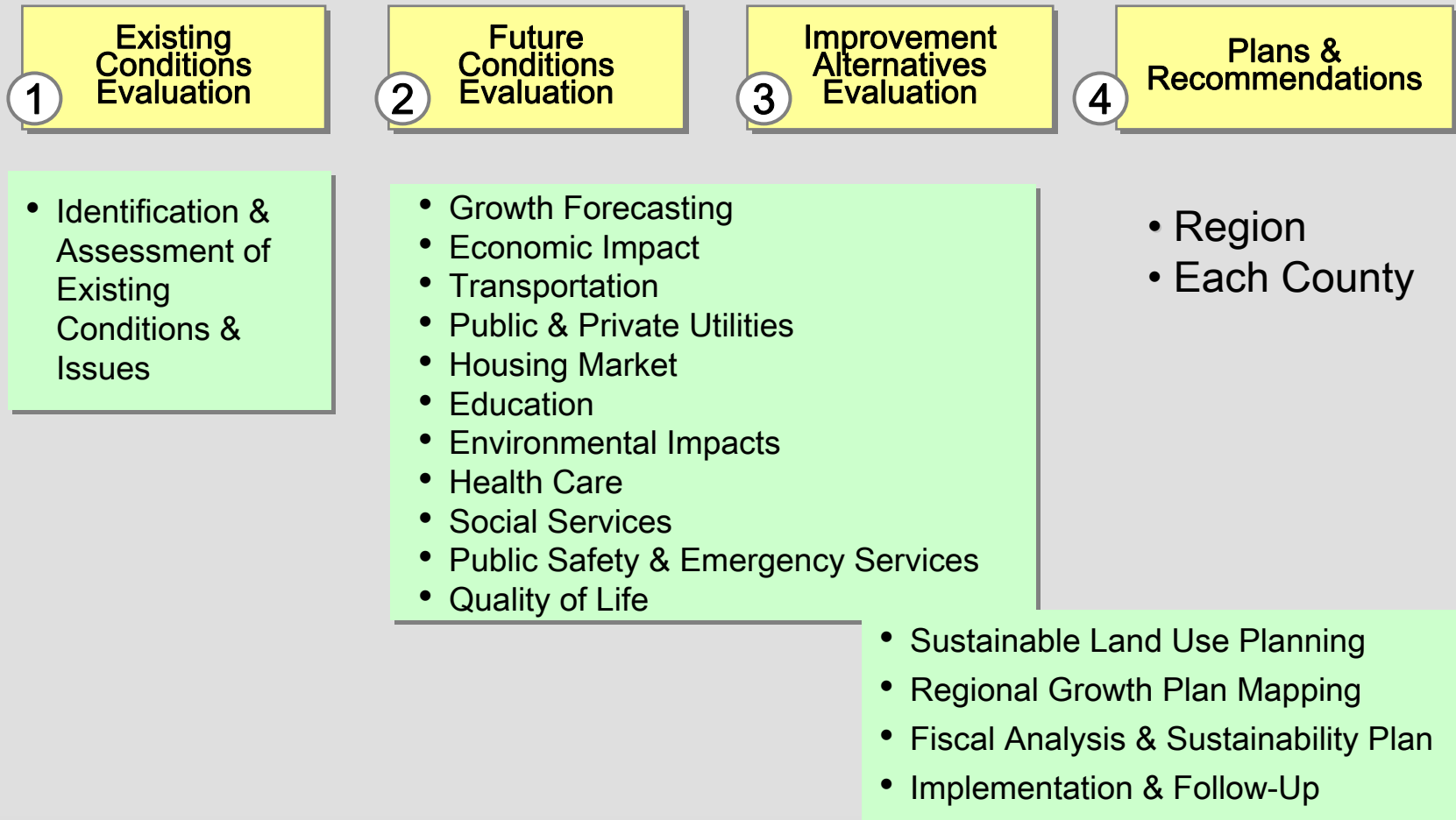
- Barbour
- Lee
- Russell



## 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 April 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
- It is until April 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 Fort Benning and the Valley Region website. The header features a logo with a stylized sun and landscape, and the text "Fort Benning and the Valley Region" with the tagline "Where you belong...the Chattahoochee Valley Region of Alabama & Georgia." Below the header is a map of the region showing Macon and Columbus, Georgia. The main content area is titled "WELCOME TO THE CHATTAHOOCHEE VALLEY" and includes a section for "WEST CENTRAL GEORGIA" with a list of counties: Columbus/Muscogee County, Cusseta/Chattahoochee County, Harris County, Marion County, Stewart County, Talbot County, and Taylor County. There is also a section for "EAST ALABAMA" with a list of counties: Barbour County, Lee County, and Russell County. The left sidebar contains a navigation menu with links such as "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, contact information for the Regional Growth Management Plan is provided: 1200 8TH AVENUE, COLUMBUS, GA 31902, P: 706.327.4588, F: 706.327.7512.

## Website Features

Google Maps with overlays:

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

Virtual Tours

County Videos

Regional Video

Video Testimonials

E-newsletters

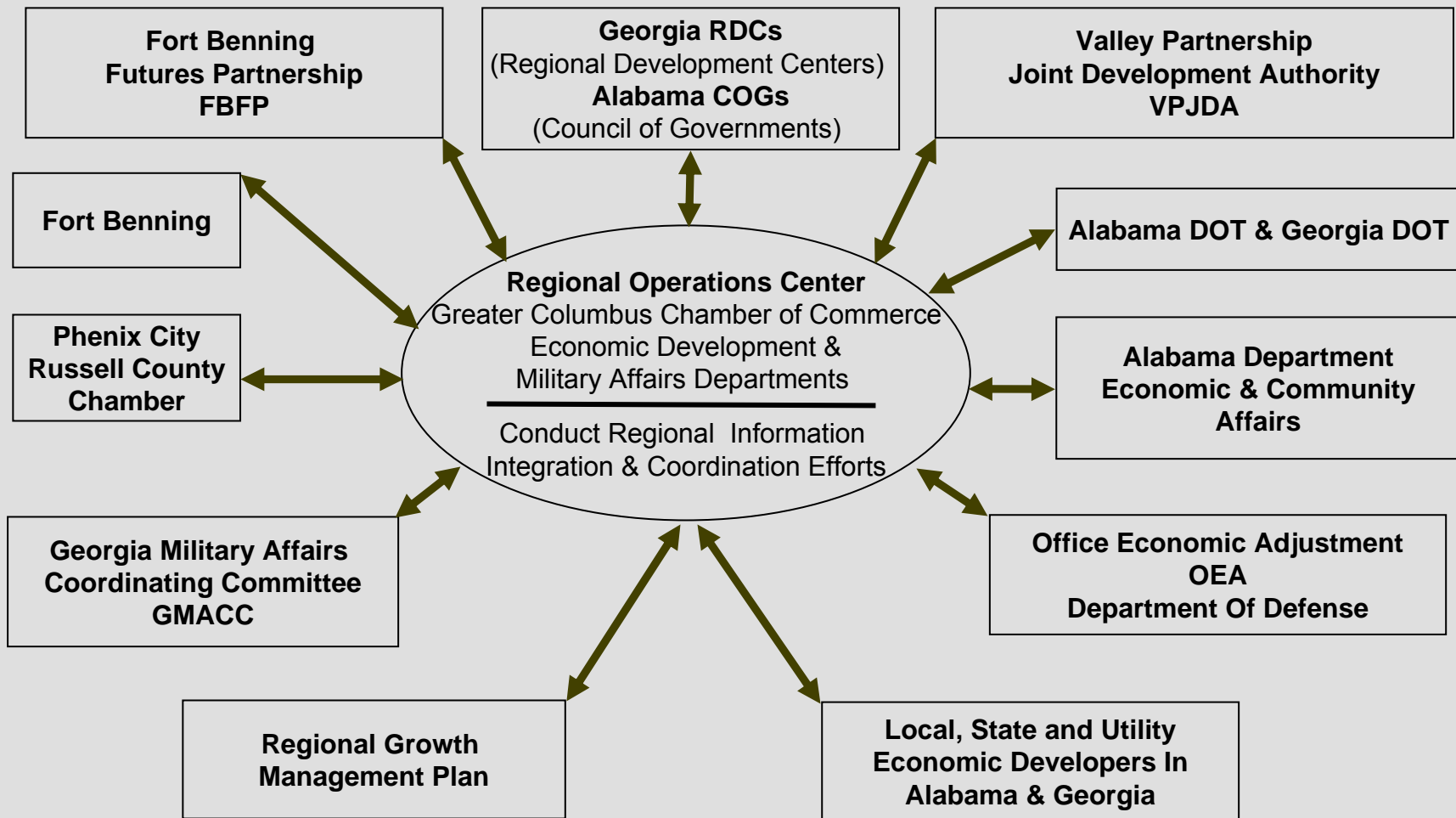
Schedule of Events

RGMP Plan Documents

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# Regional Economic and Military Growth Integration



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# Regionalism is the Key

*"Coordination and synchronization continue to be our greatest strengths"*  
Major General Walter Wojdakowski



- 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

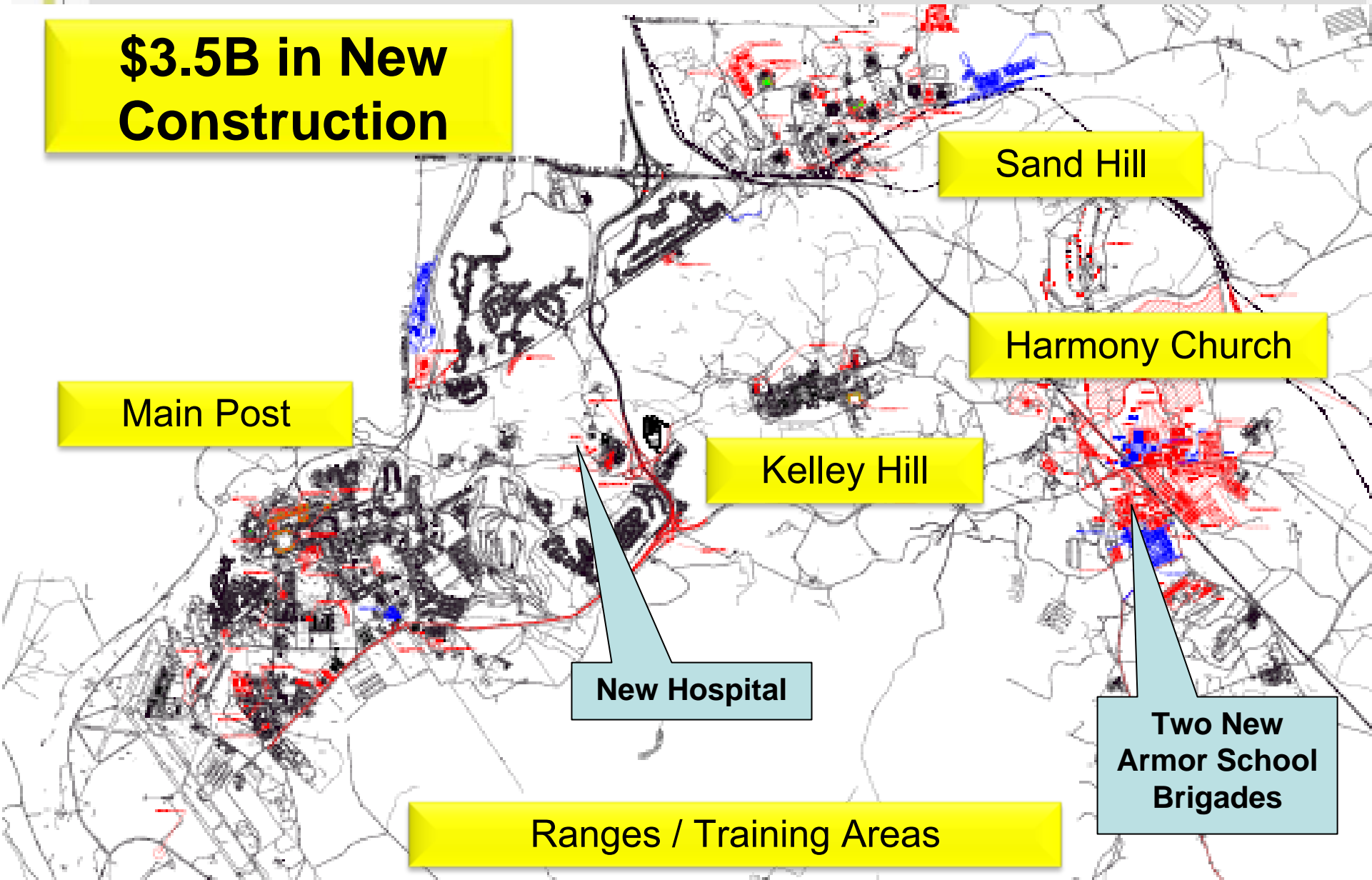
Harmony Church

Kelley Hill

New Hospital

Two New  
Armor School  
Brigades

Ranges / Training Areas



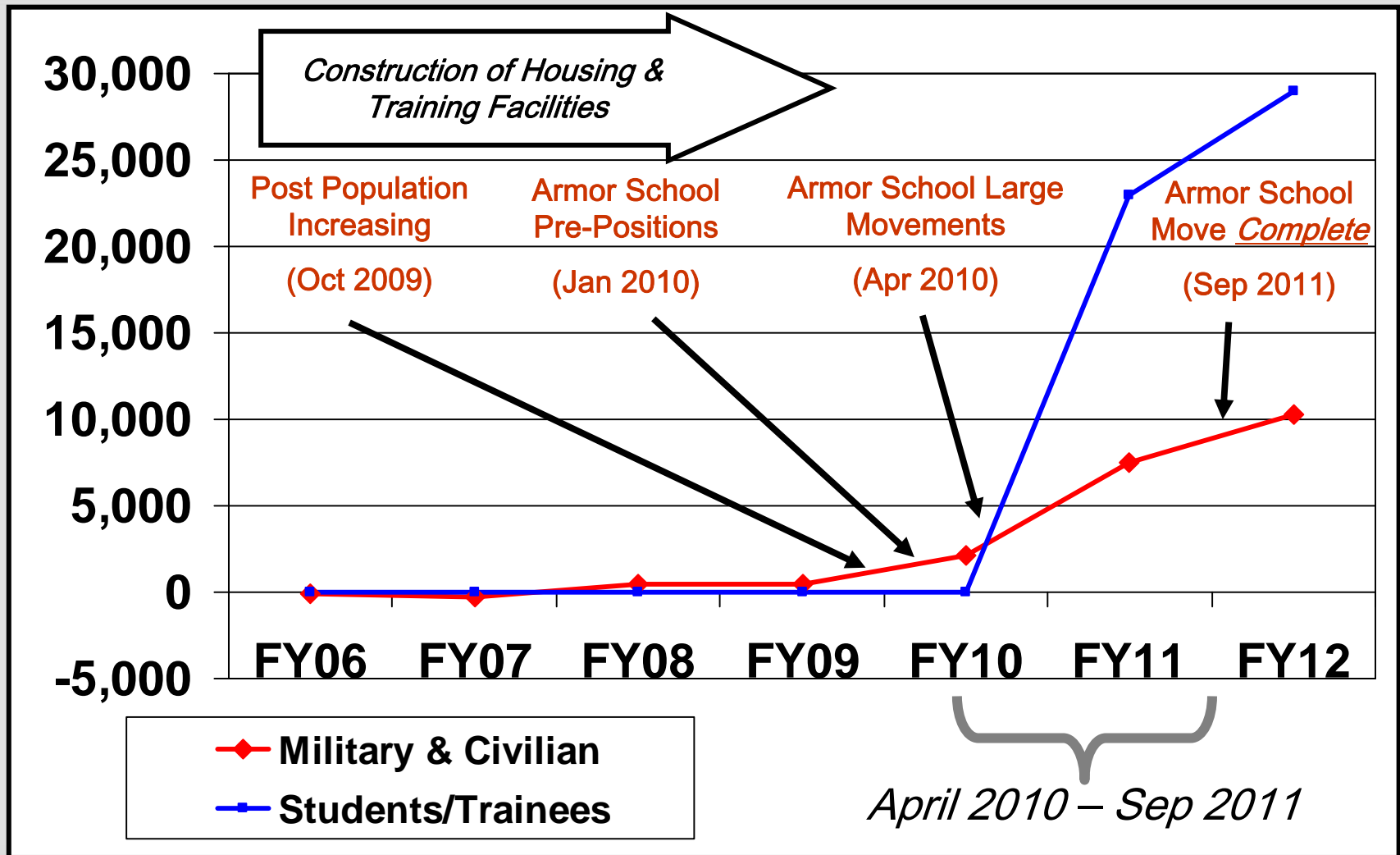
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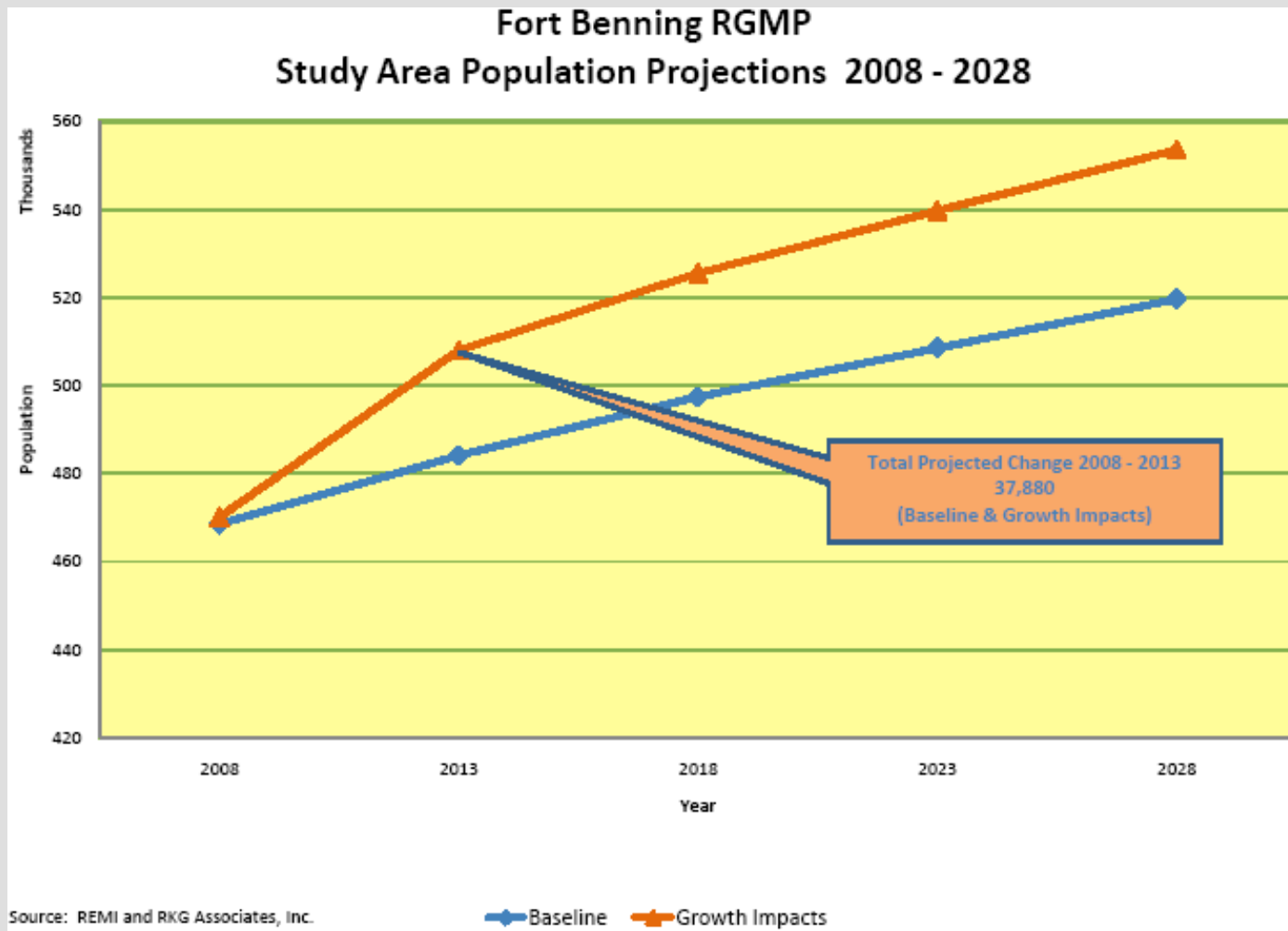
# US Army Approved Growth Estimates – as of 28 Oct 08

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

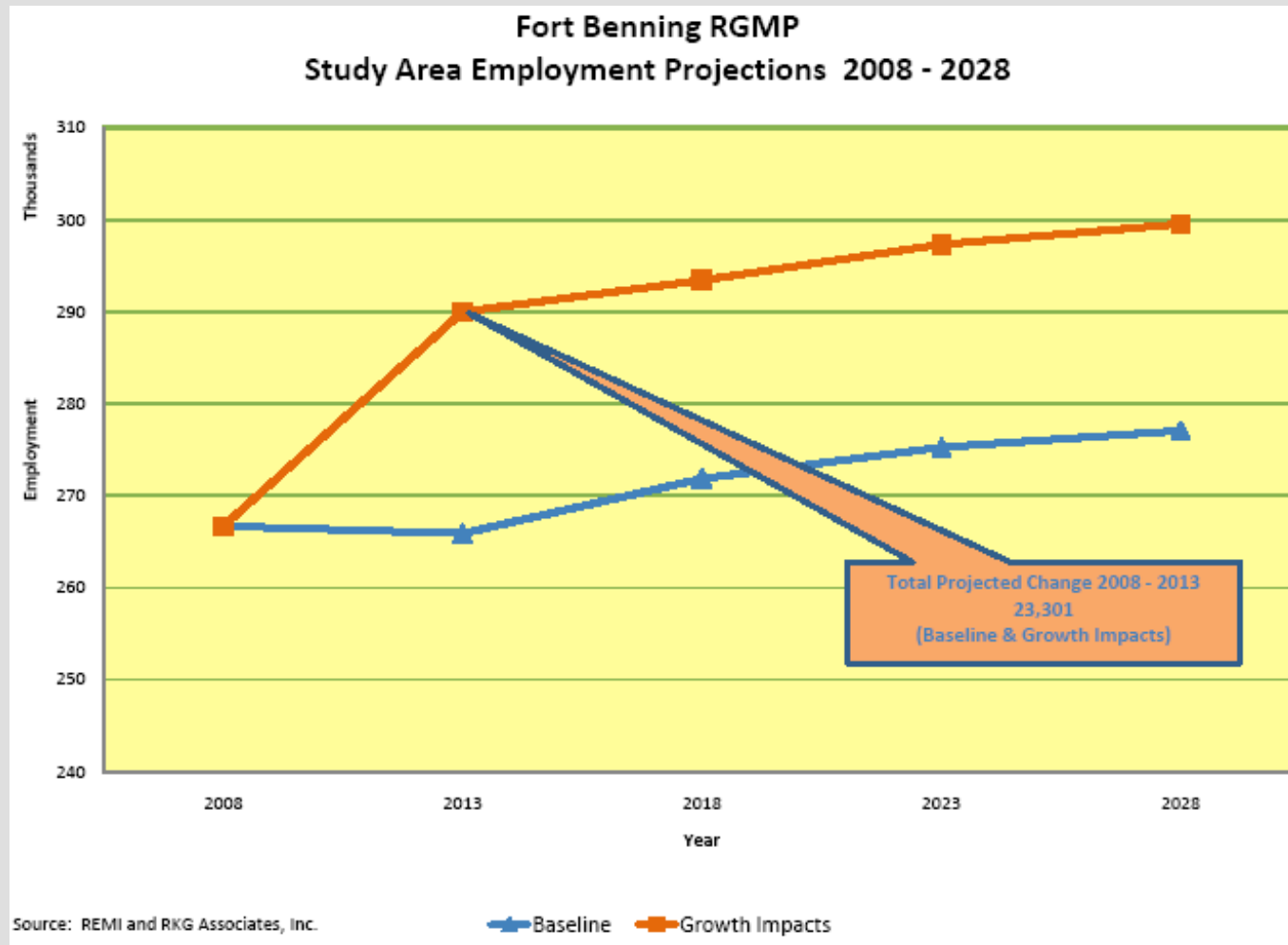
# Preparing For Growth Timeline



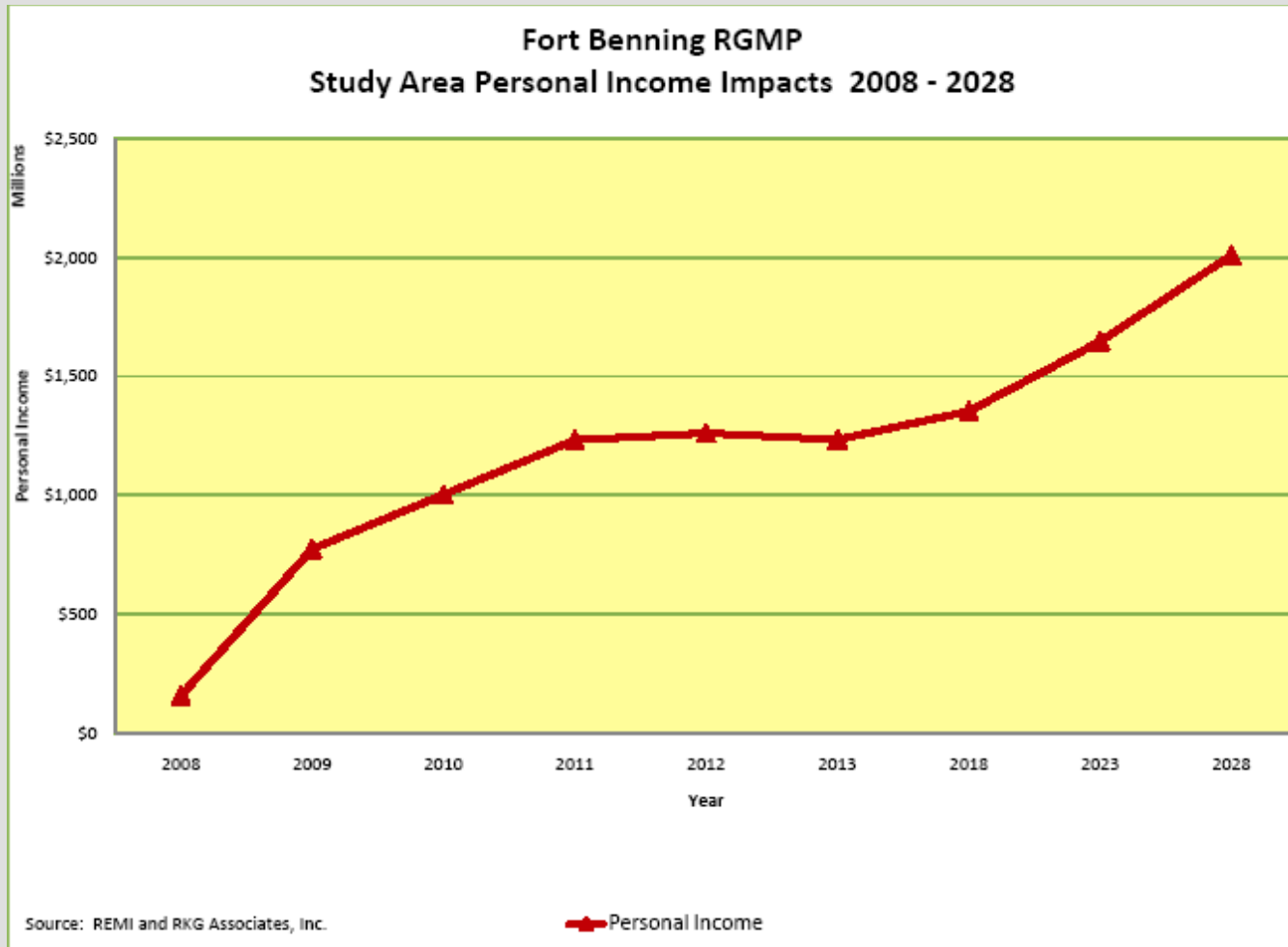
# Study Area Population Projections 2008 - 2028



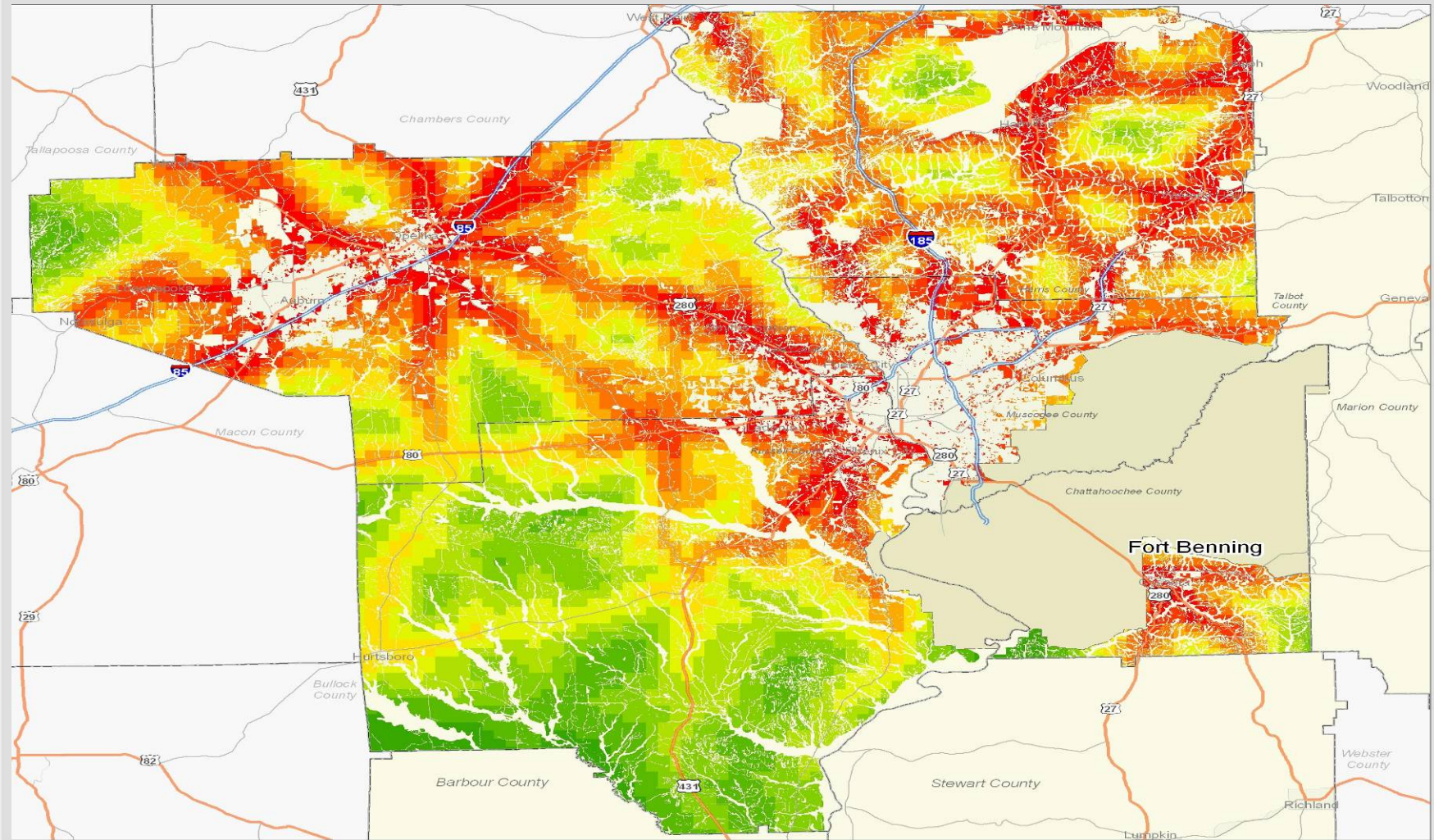
# Study Area Employment Projections 2008 - 2028



# Study Area Personal Income Impacts 2008 - 2028



# Composite Attractiveness for Current Population Growth Patterns





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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
- Annual growth monitoring & economic analysis will be required.
- Information exchange relating to the expansion of Fort Benning should continue.

# *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 and 90 minutes to secondary and tertiary care services
  - closing the gap in health professionals through the National Service Corps
- Create a bi-state commission to address the health care manpower needs of the RGMP area
- Explore improve access of TRICARE beneficiaries to civilian medical care.

# *Regional Recommendations: Social Services*

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

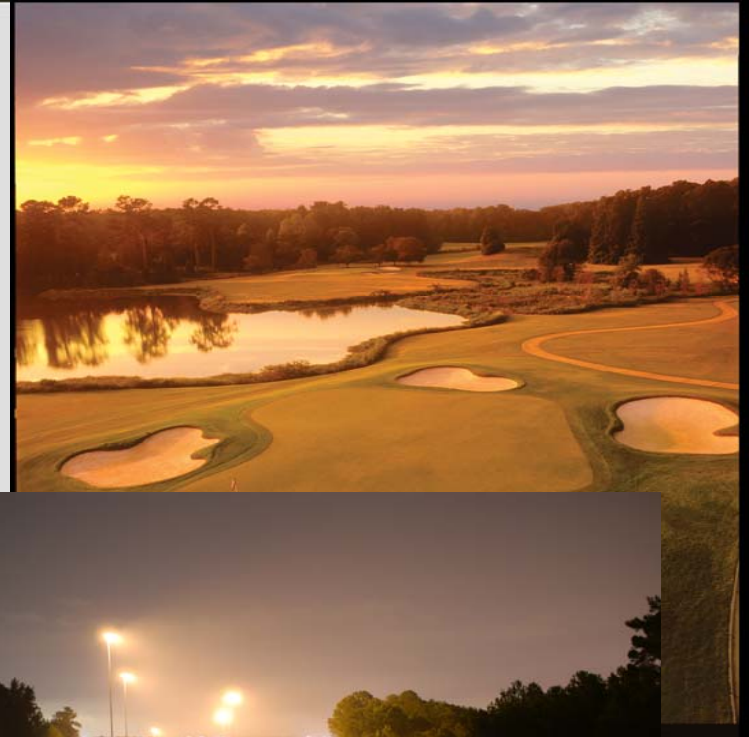
# *Russell County*

Population

Education

Labor Force

Recommendations



# *Introduction to Russell County*



# Russell County Population Projection

RUSSELL COUNTY 2008-2028			
Year	Projected Population	Change	Percent Change
2008	51,156	-----	-----
2009	52,129	973	1.9%
2010	53,425	1,296	2.5%
2011	55,676	2,251	4.2%
2012	56,265	589	1.1%
2013	56,763	498	0.8%
2018	58,543	1,780	3.1%
2023	59,731	1,188	3.2%
2028	60,805	1,107	1.8%
Source: REMI Note: 2018, 2023 & 2028 represent 5 year changes			

# *Russell County Labor Force Projections*

Year	Labor Force	Change
• 2008	22,414	-----
• 2009	22,908	494
• 2010	23,391	483
• 2011	23,971	580
• 2012	24,175	204
• 2013	24,301	126
• 2018	24,443	142
• 2023	24,223	-220
• 2028	24,188	-105

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

# Russell County Education Projection

Based on current and future capacities

Russell County	2008(1)	2009	2013	2018	2023	2028	Avg. Annual Growth 2008-2013	Total Growth from 2008-2028
Projected Added Students		95	463	642	921	1,159		
Forecast Student Population	3,393	3,488	3,856	4,035	4,314	4,552	1.5%	34.2%
Adjusted School Capacity (2)	3,968	3,968	3,968	4,318	4,318	4,318		
Total School Capacity Surplus	575	480	462	283	4	(234)		

- (1) Estimate provided by School District. (2) Assumes elementary school is 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*

# Phenix City Education Projection

Based on current and future capacities

Phenix City	2008(1)	2009	2013	2018	2023	2028	Avg. Annual Growth 2008-2013	Total Growth from 2008-2028
Projected Added Students		158	922	1,687	2,466	2,760		
Forecast Student Population	5,900	6,058	6,822	7,587	8,366	8,660	1.9%	46.8%
Adjusted School Capacity (2)	6,105	6,105	6,105	6,405	6,405	6,405		
Total School Capacity Surplus	205	47	(417)	(1,182)	(1,961)	(2,255)		

- (1) Estimate provided by School District. (2) Assumes elementary school is 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*

# ***Russell County Recommendations: Education***

- Participate in the Chattahoochee Valley LEAs organization to establish a regional voice for pursuing federal funding
- Use federal funds to pay down debt or reimburse the LEA for newly constructed facilities
- Build two additional elementary schools to meet the demand for educational facilities

# ***Russell County Recommendations : Land Use***

- Lobby the Alabama State Legislature to grant land use regulatory powers to Russell County
- Conduct a county-wide comprehensive planning process
- Strengthen Phenix City's ability to apply quality zoning and subdivision ordinances through the creation of a Planning Department
- Create a Russell County Planning Department to guide the comprehensive planning process and future quality growth initiatives

# ***Russell County Recommendations : Housing***

- Enhance inspections and building code enforcement for new housing construction
- A Russell County Planning Department, in cooperation with the community and economic development departments, should formulate a multi-government affordable housing action plan
- Enhance the advisory role of municipal agencies (infrastructure, public safety, education) in the approval process of new development

## ***Russell County Recommendations: Quality of Life***

- **Arts and Cultural Resources**
  - Consider the formation of an umbrella arts support group within Russell County
- **Historic Preservation**
  - Develop a prioritized master listing of historical sites, structures and locations within Russell County which need to be preserved and/or renovated, while continuing excellent current work at Apalachicola and Fort Mitchell sites
- **Libraries**
  - Develop greater web-based access to library services for use throughout the county, especially in those unincorporated areas most distant from current existing library services
  - Pursue planning and funding for library renovation

# *Russell County Recommendations: Quality of Life*

- Parks, Recreation and Open Space
  - Expand cultural and recreational programs designed to serve populations with greater special needs, including aging and physical challenges
  - Extend the Riverwalk up to five miles in either direction from its current length
- Senior Services
  - Expand the current system of public transportation, especially in the unincorporated areas of the county, to meet the needs of the growing senior population

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

- Establish a county-wide 800 MHz radio communications infrastructure under a governmental authority similar to the Russell County 911 Dispatch Authority
- Plan for the augmentation of the local county jail to achieve the additional 100 beds recommended by the Sheriff's Office
- Encourage the Phenix City Fire Department to commit the appropriate resources necessary to obtain an ISO class II rating
- Work to establish a countywide training program for volunteer firefighters to gain basic firefighter certification
- Meet with private EMS provider to discuss costs associated with establishing four new ambulance stations, developing a proposal to subsidize any stations that may not be self-supporting, and beginning service in proposed areas
- By 2028, establish new fire stations, especially in the western and southern sections of the county

# ***Russell County Recommendations: Transportation***

- The following roadways are anticipated to operate at an unacceptable Level of Service (LOS E or F):
  - U.S. 431 / S.R. 1 between U.S. 280 bypass and AL 165, and between AL 26 and C.R. 4
  - U.S. 80 / S.R. 8 west of U.S. 431 / S.R. 1 and east of Uchee Creek
  - S.R. 165 north of C.R. 24
- Construct planned bike corridors, linking Phenix City and Columbus and also connecting neighborhoods to activity centers such as schools and shopping areas. Included are Holland Creek Greenway, Railroad Street, Seale Road, 14th Street and Bridge to Columbus, 5th Avenue and Broad Street.

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

- Analyze, plan for and implement expansion of sewer services in the Fort Mitchell area
- Evaluate water distribution systems for modernization and expansion to meet population needs

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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*

# Contact Information



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