



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

## Land Use Task Force Meeting

October 17, 2008



In association with:



# *Task Force Meeting #2 Objectives*

- Review Model Factors
- Identify Local Hotspots
- Identify Local Employment Centers
- Discuss Barriers to Quality Growth
- Discuss and Confirm Way Ahead

# 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

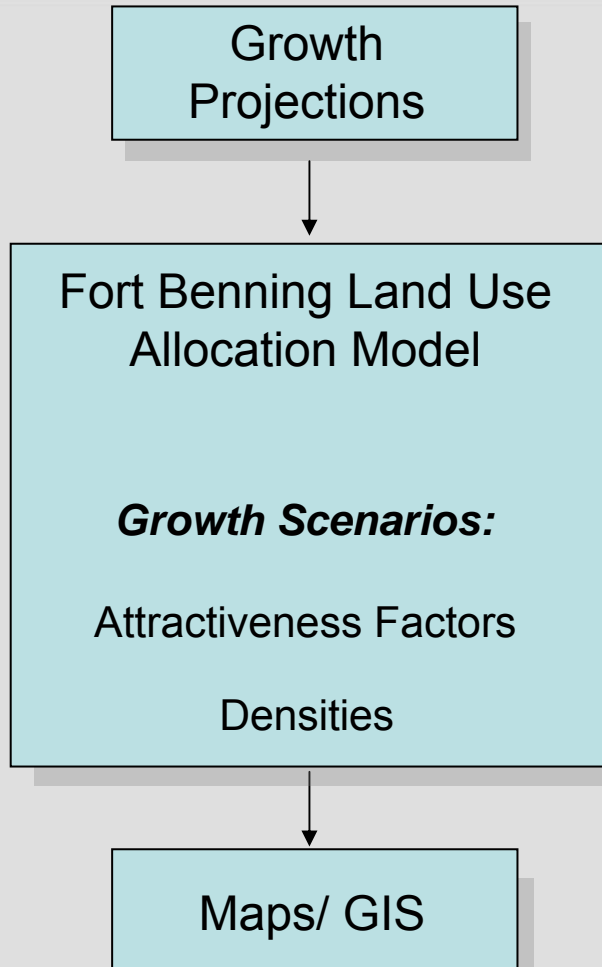
- Barbour
- Lee
- Russell



## Identify:

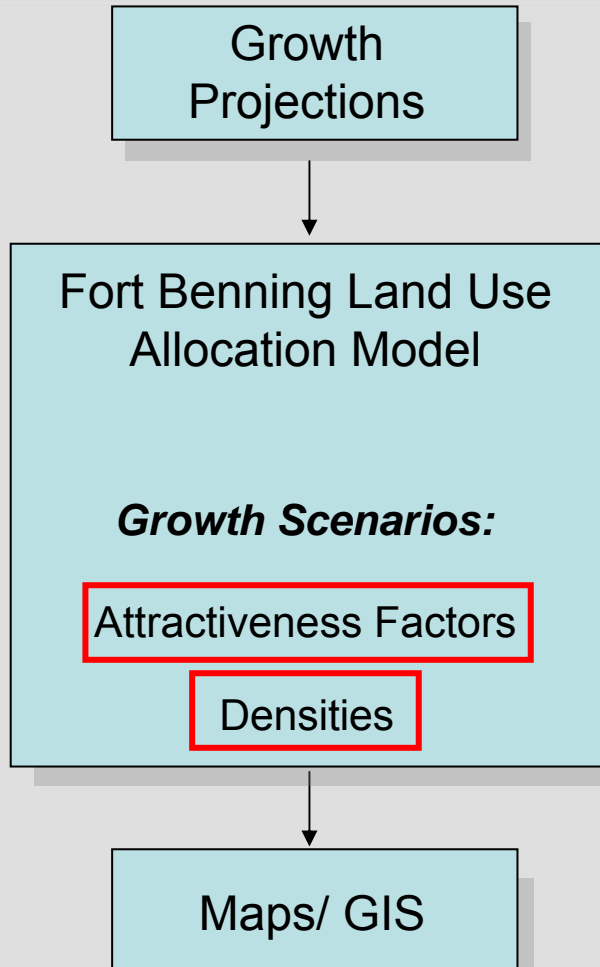
- What growth will occur?
- Where will it occur?
- Impacts to local communities
- Action plans to prepare

# Land Use Allocation Model- What is it?



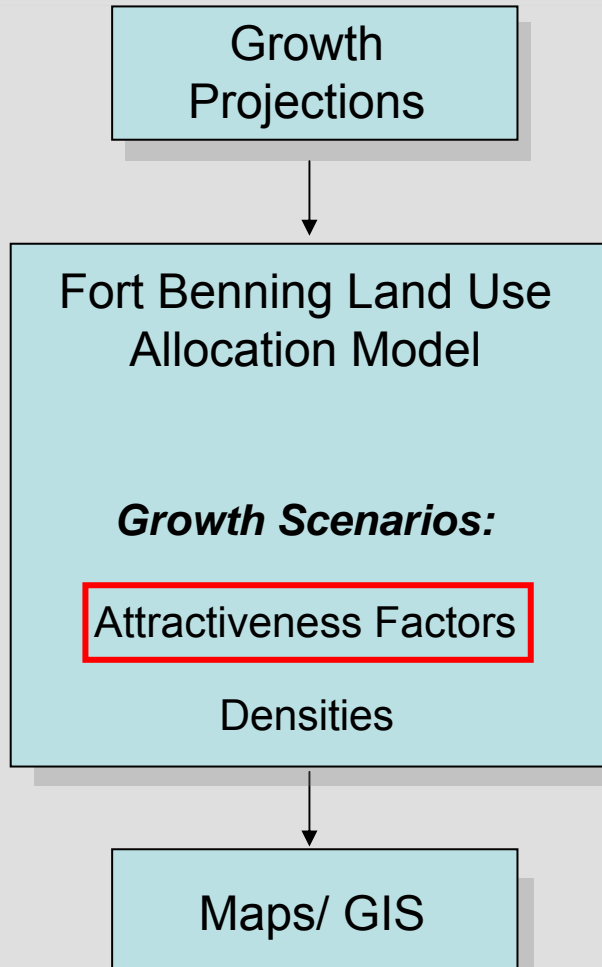
- Spatially allocates projected future growth
  - Capable of “what-if scenarios”
  - Allows key assumptions to be changed
  - Based on spatial data
  - Easily communicated and understood
- Multiple growth scenarios:
  - Conventional “Business as Usual”
  - Quality Growth scenario
- Used to identify preferred outcome
  - Recommend best practices to guide growth into preferred pattern
  - Quality Growth Audit to identify local barriers to implementing preferred growth pattern

# Methodology- Growth Scenarios



- Growth is physically allocated
  - Undevelopable land is removed
    - ▶ Wetlands and Floodplain
    - ▶ River Buffer
    - ▶ Public Lands
    - ▶ Conservation Lands
    - ▶ Built Lands
    - ▶ High Noise Zones
    - ▶ Slopes Greater than 15%
- Growth Scenarios Key Assumptions:
  - Attractiveness Factors
  - Land Use Densities

# Methodology- Attractiveness Factors



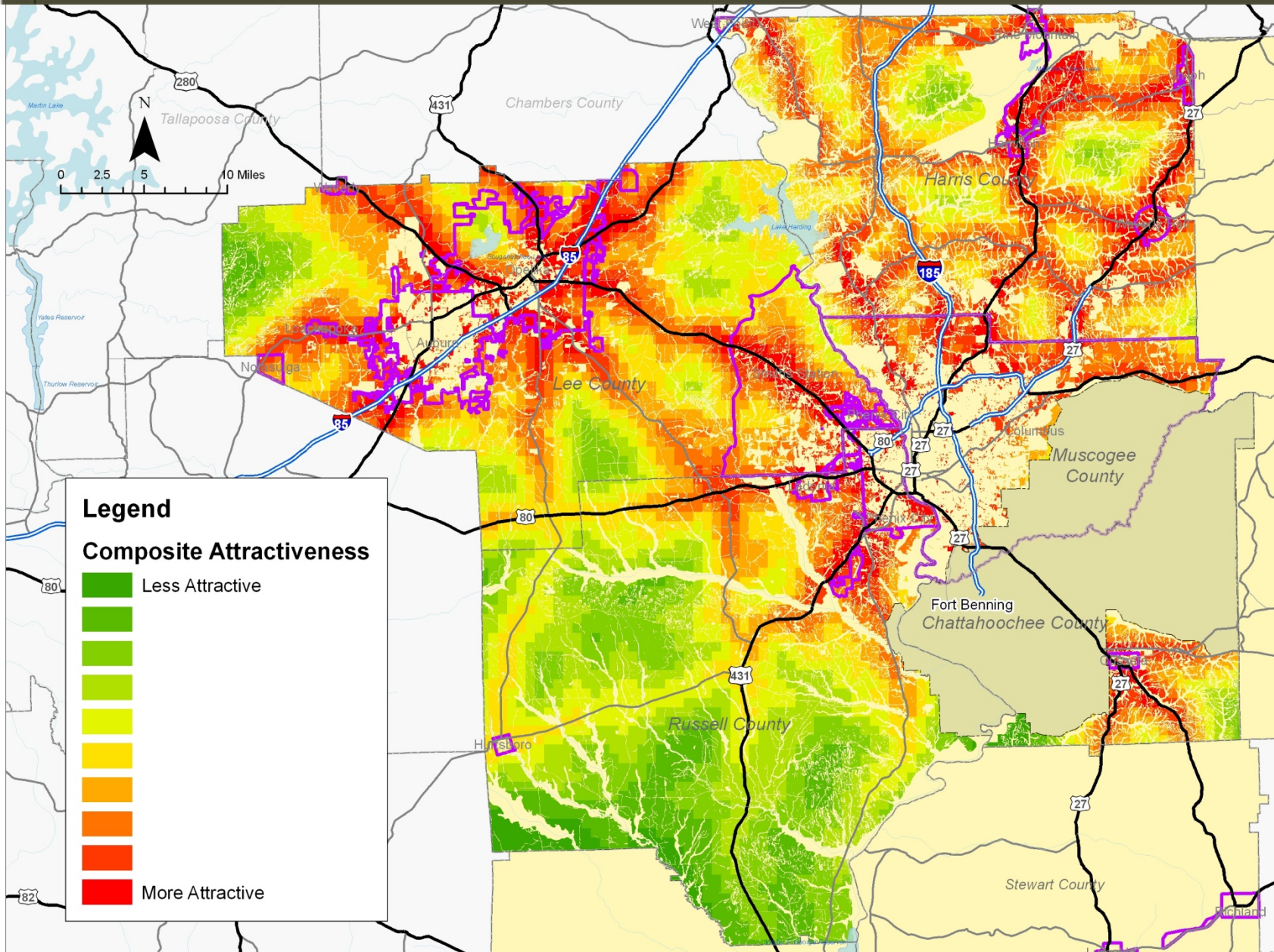
- Each area assigned an *attractiveness factor*
  - An attractiveness factor is an element that attracts development
- Conventional Growth Scenario will include these factors:
  - Proximity to Interstate Interchange
  - Proximity to Arterials/ Major Roads
  - Proximity to Existing Development
  - Proximity to City Limits

# Conventional Growth Scenario- Attractiveness Factors

- A weight was then assigned to that factor to rank the desirability of each area for development

<i>Conventional Growth Attractiveness Factors w/ weights</i>			
FACTOR	DISTANCE (Miles)	RESIDENTIAL WEIGHT	EMPLOYMENT WEIGHT
PROXIMITY TO HIGHWAYS			
Existing	1	8	10
PROXIMITY TO MAJOR ROADS			
Existing	0.5	10	8
PROXIMITY TO EXISTING DEVELOPMENT			
Adjacent	0.25	6	6
Non-Adjacent	0.5	2	3
PROXIMITY TO CITY LIMITS			
Adjacent	0.25	6	6
Non-Adjacent	0.5	2	3

# Conventional Growth Scenario- Attractiveness Factors



# Quality Growth Scenario- Attractiveness Factors

- Conventional Factors:
  - Proximity to Highways
  - Proximity to Major Road
  - Proximity to Existing Developments
  - Proximity to City Boundaries
- Quality Growth Factors:
  - Hotspots
  - Employment Centers
- A Hotspot is any area where development has been platted, planned, or encouraged through policies
  - Revitalization area
  - Major platted subdivision
- Employment Centers are existing or planned areas with concentrations of jobs
  - Industrial or Business Park

# Quality Growth Factors

- Which Factors are the most important? How would you rank these?

<i>Quality Growth Attractiveness Factors w/ weights</i>			
FACTOR	DISTANCE (Miles)	RESIDENTIAL WEIGHT	EMPLOYMENT WEIGHT
PROXIMITY TO HIGHWAYS			
Existing	1	2	4
PROXIMITY TO MAJOR ROADS			
Existing	0.5	1	3
PROXIMITY TO EXISTING DEVELOPMENT			
Adjacent	0.25	4	2
Non-Adjacent	0.5	3	1
PROXIMITY TO CITY LIMITS			
Adjacent	0.25	6	6
Non-Adjacent	0.5	5	5
PROXIMITY TO HOTSPOTS			
Current	0.25	10	8
Planned	0.5	9	7
PROXIMITY TO EMPLOYMENT CENTERS			
Current	0.25	8	10
Planned	0.5	7	9

# Break-out Session

## What Does Quality Growth Look Like at a Regional Level?

- What are some local hotspots for current and future growth?
- Where are the current and planned employment centers?
- What areas are appropriate for redevelopment and infill?
- What areas would you limit growth?
- What does Quality Growth look like? How dense or dispersed is it? What densities are appropriate?
- What tools do you already have in place to assure Quality Growth? How are they working and/or not working?
- Are there barriers to implementing desired growth patterns and tools?
- Are there regional methods/ organizations that could help implement quality growth? Which ones, and how?

# Closing Remarks

## THIS MEETING:

- Land Use Model
- Conventional Model Factors
- Quality Growth Factors



## NEXT MEETING

- Quality Growth Model Results
- Implementation Recommendations

# Contact Information



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