



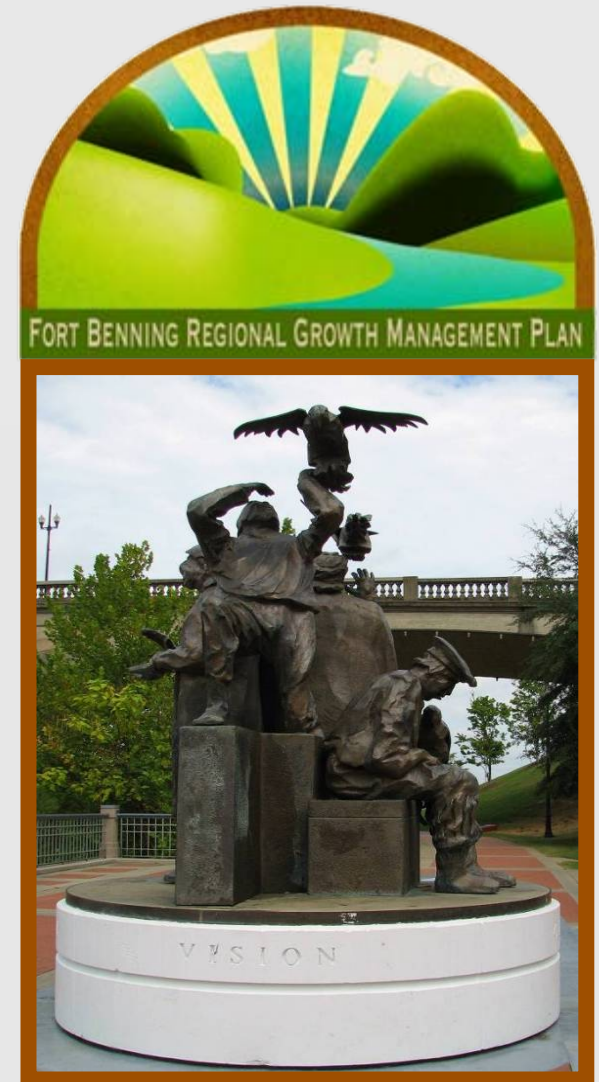
The Fort Benning Regional Growth Management Plan is funded by a grant from the Department of Defense, Office of Economic Adjustment, an agency charged with helping BRAC-affected communities adjust to the impacts of mission changes at military installations

# Fort Benning

## REGIONAL GROWTH MANAGEMENT PLAN

# Quality of Life Task Force Meeting

September 16, 2008



In association with:



EDAW

AECOM

MARKET ST

RKG  
ASSOCIATES INC

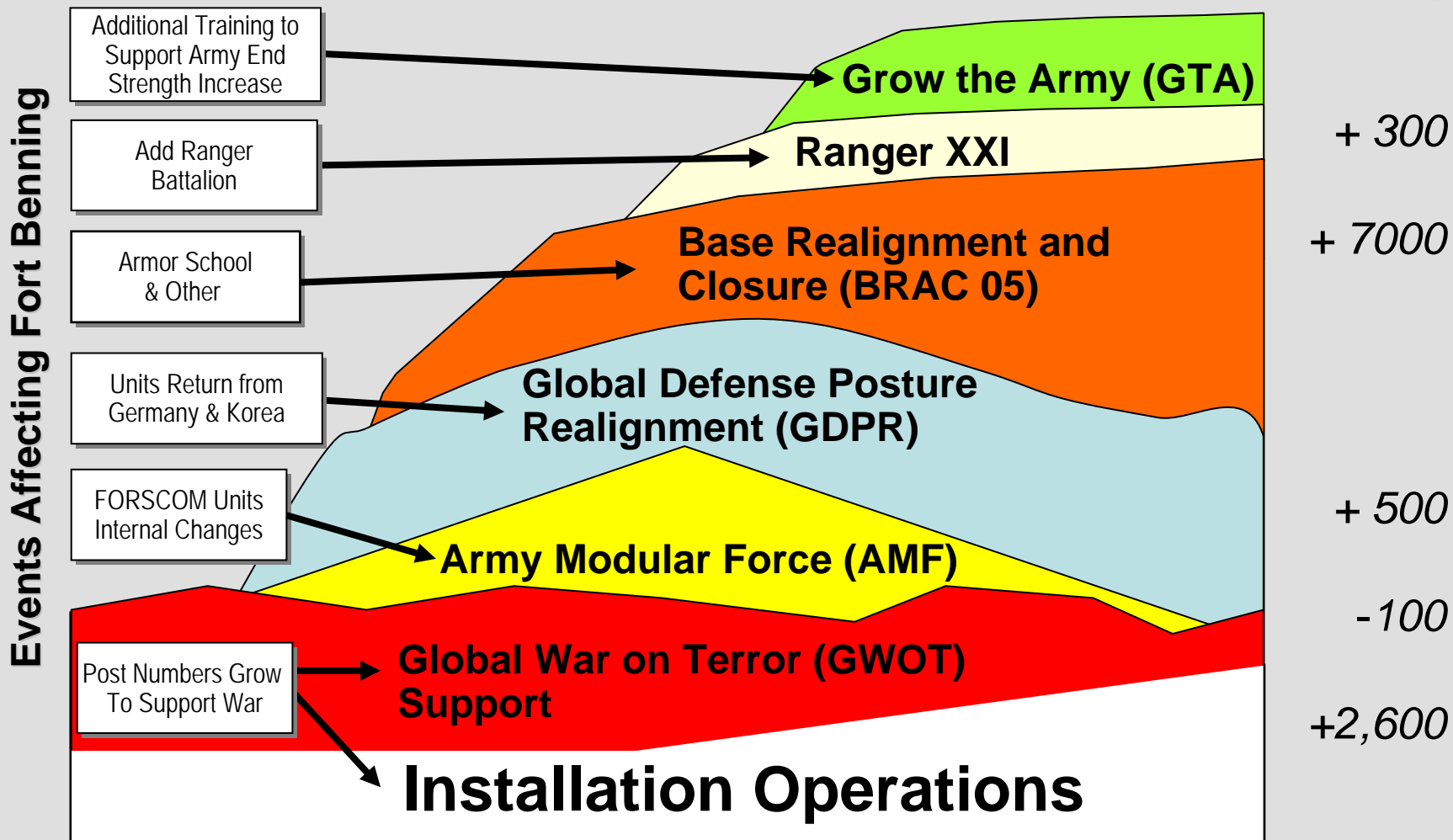
NAVIGANT  
CONSULTING

# Regionalism is the Key

*"Coordination and Synchronization Continue To Be Our Greatest Strengths"*  
Major General Walter Wojdakowski  
Commanding General, Fort Benning, Alabama and Georgia



# Fort Benning Transformation



# 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

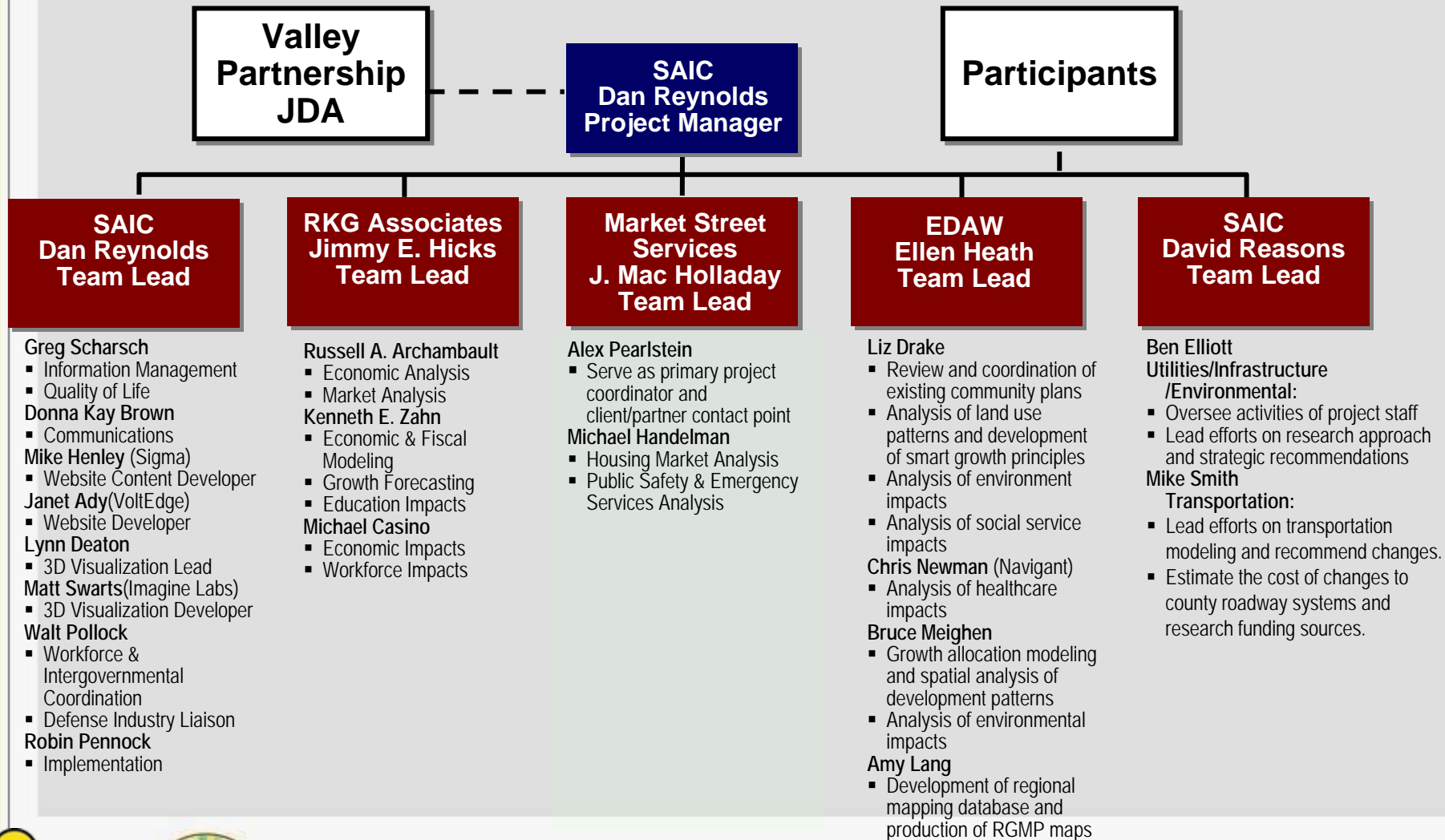
- Barbour
- Lee
- Russell



## Identify:

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

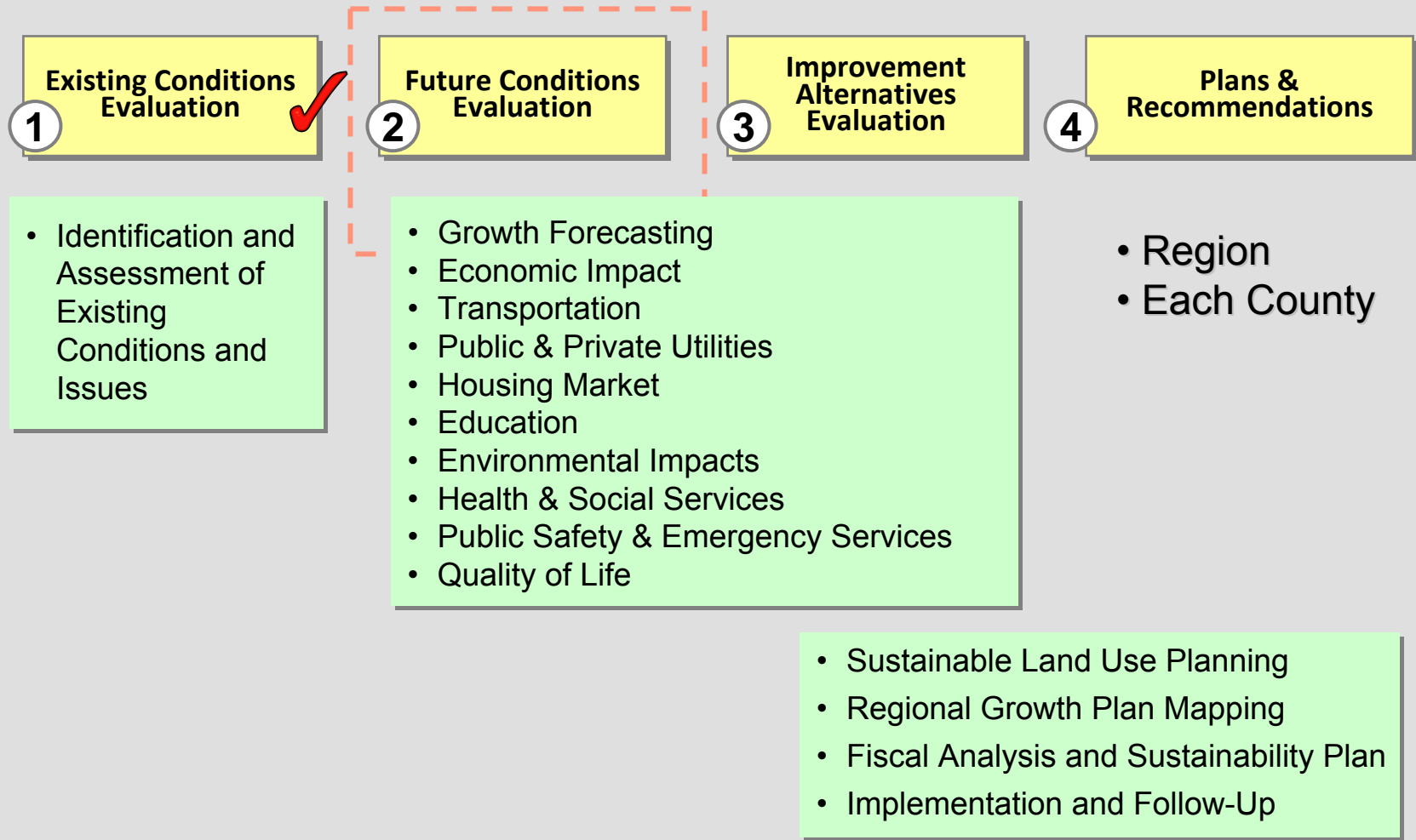
# Project Team Organization



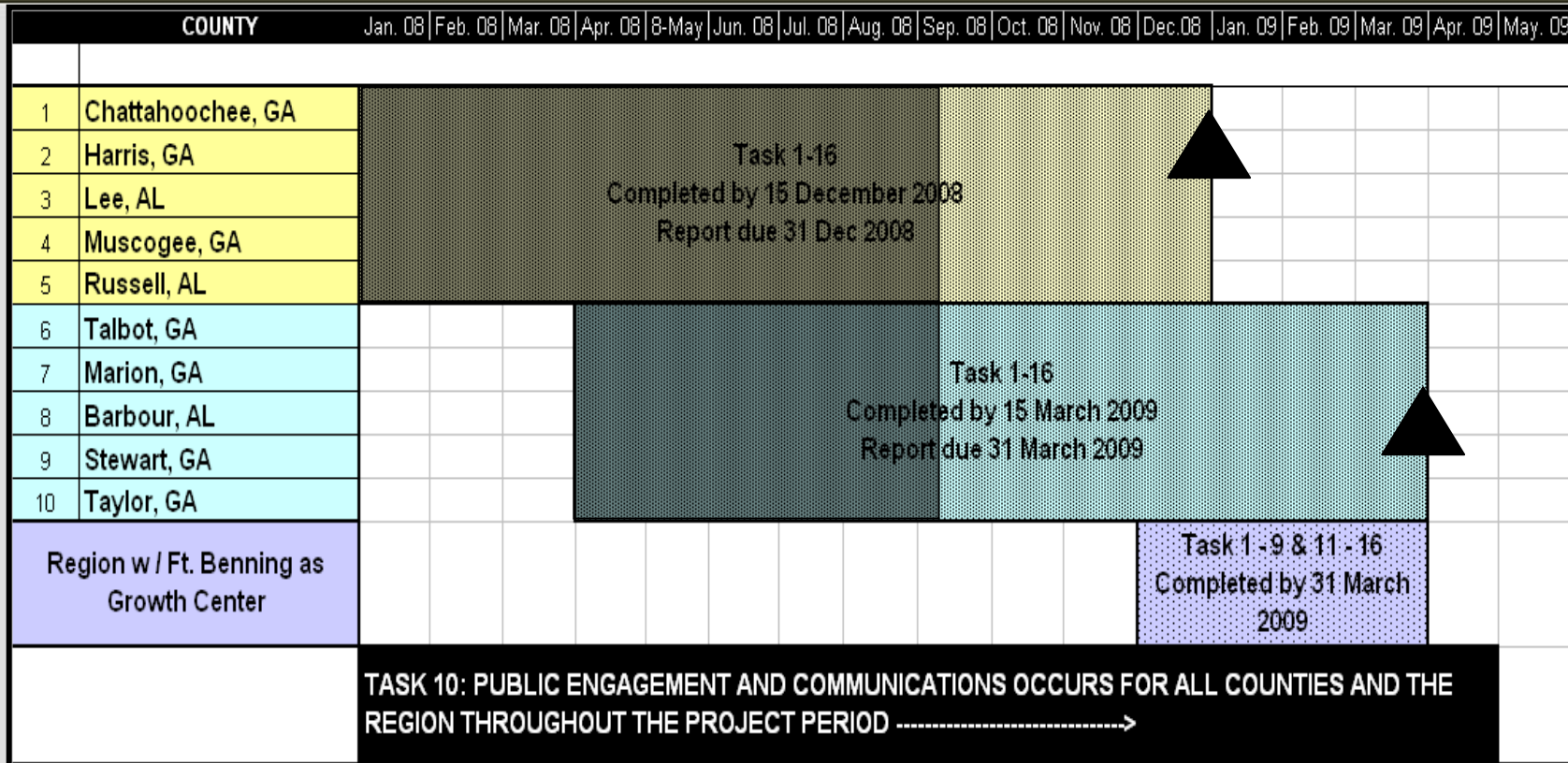
# Scope (Tasks)

#	TASK	LEAD
1	Identification and Assessment of Existing Conditions and Issues	SAIC
2	Growth Forecasting and Modeling	RKG
3	Economic Impact Analysis	RKG
4	Transportation	SAIC
5	Public and Private Utilities	SAIC
6	Housing Market Analysis	MKT ST
7	Education	RKG
8	Sustainable Land Use Planning	EDAW
9	Regional Growth Plan Mapping	EDAW
10	Public Engagement and Communications	SAIC
11	Environmental Impacts	SAIC
12	Health and Social Services	EDAW
13	Public Safety and Emergency Services	MKT ST
14	Quality of Life	SAIC
15	Fiscal Analysis and Sustainability Plan	RKG
16	Implementation and Follow-Up	SAIC

# Project Process



# Schedule (County View)



- First five county plans (Phase 1) completed Dec 2008
- Remaining counties (Phase 2) and regional plans completed Apr 2009

# Stakeholder Task Forces

## TASK FORCES

1. Economic Impact
2. Education
3. Funding for Region
4. Health Care & Social Services
5. Housing
6. Infrastructure & Land Use
7. Public Services
8. Quality of Life
9. Strategic Communications
10. Transportation
11. Workforce

### Task Force Meeting # 1

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- Presentation of initial findings
- Discussion

### Task Force Meeting # 2

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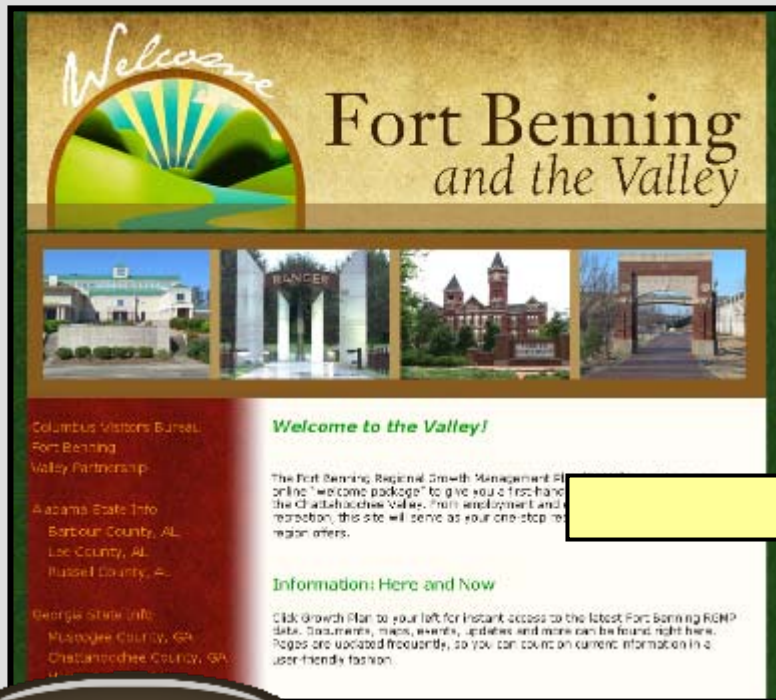
- Presentation and discussion of findings/recommendations
- Implementation strategies

# *Task Force Responsibilities*

- 1) Review task, scope and methodology
- 2) Confirm existing conditions and known issues
- 3) Establish points of contact for data collection
- 4) Review findings and recommendations
- 5) Communicate with community regarding actions and status of Plan
- 6) Provide guidance in Plan implementation

# Project Website

- [www.fortbenningandthevalley.com](http://www.fortbenningandthevalley.com)



Growth Plan

Click the Growth Plan Button



- *Schedule of Upcoming Events*
- *Documents & Maps*
- *Newsletters*



# *Task Force Meeting #1 Objectives*

- Kick-Off Task Force Process
- Review Task Methodology
- Review Existing Conditions & Issues
- Discuss and Confirm Way Ahead

# Agenda

1. Task Description
2. Regional Emerging Results
3. Libraries
4. Arts & Cultural Facilities
5. Parks, Open Space, Trails and Recreation Facilities
6. Senior Centers
7. Historic Preservation
8. Wrap up discussions & Q/A



# Task 14 – Quality of Life

## TASK OVERVIEW:

- Coordinate with Fort Benning to determine what services and facilities are provided on-post, and what services and facilities are needed off-post
- Identify current and future demand for recreation and quality of life needs, and any shortfalls projected in meeting anticipated needs
- Identify areas that can be improved by increased regional cooperation and coordination
- Develop strategies to ensure that action taken to accommodate the growth at Fort Benning do not negatively impact the quality of life of area residents
- Identify potential locations in the Study Area for new recommended libraries, cultural facilities, museums, parks & recreation facilities, parks/open space, or other associated quality of life facilities
- Identify strategies to resolve identified gaps in funding and possible funding sources for additional quality of life features

# Methodology

- The goal of this report is to provide a baseline, or starting point from which to measure quality of life as the region grows. To accomplish this outcome, the quality of life section organizes findings into five elements: **libraries; cultural resources; parks, open spaces, trails and recreation facilities; senior centers; and historic preservation**, to include infrastructure or community service improvements proposed within the study area.
- Each of these elements begins with an introduction, followed by several existing indicators that help to measure its current condition. The indicators follow the preliminary goals identified above and are calculated based upon the most measurable, defensible, and economically feasible data currently available. Where possible, the planning team obtained data from national, state and local sources. Since the report is directed towards community progress, only those indicators that result from policy and resource allocation decisions were included.

# What are Quality of Life Indicators?

- **Quality of life can be interpreted in many different ways. For some it may mean security and safety, employment opportunities, a clean environment, ease of travel, access to services, adequate health care, good schools, efficient government, or simply time spent with family and friends. This wide interpretation of quality of life demands a broad representation of indicators to best reflect the overall health of the community.**
- **Quality of life indicators are a way to measure the vital signs of a community. Viewed separately, indicators give information about a particular facet of community life. These indicators are similar to gauges in a car. To determine the overall performance of a car, we need to look at several pieces of information – gas gauge, oil pressure, temperature, and so on. The data, or indicators, are quantitative measures of the quality of community life. They reflect a combination of idealism (what we would like to measure) and pragmatism (what are we able to measure). When community indicators are viewed collectively, they can provide insight into the overall health and quality of life, reflecting the values and vision of a community. Community indicators offer a view of the larger picture, and are very useful for policy makers to accurately frame issues facing the community. Indicators are also referred to as benchmarks and can be used to measure the goals set by a community.**

# *Quality of Life Definition and Indicators Reviewed*

## Libraries

- The Public Library is a vital and dynamic community resource that nurtures the quest for lifelong learning, cultivates intellectual enrichment, encourages the enjoyment of reading, and opens the doors of imagination for all citizens. In this age of electronic technology, the Public Library continues to be the center for literacy development and intellectual growth that teaches and encourages its customers to access, evaluate and use print, electronic, and other informational sources so they can transform information and ideas into usable knowledge.
- Indicators that were used for the analysis are:
  - Number of libraries within the region and county
  - Accessibility to facilities

# *Quality of Life Definition and Indicators Reviewed*

## Cultural and Art resources and facilities

- Art refers to the visual arts, including media such as painting, sculpture, and printmaking; and to forms of art that stimulate the other senses, such as music, and theater. Art resources include theater companies and dinner theaters, dance companies, musical groups and artists, other performing arts companies, and independent artists and writers. Cultural resources and facilities are museums, historical sites, zoos and botanical gardens, nature parks and other similar institutions.
- Indicators that were used for the analysis are:
  - Accessibility to arts and entertainment events, cultural institutions and facilities, and arts and culture programming.
  - Funding and government expenditures supporting art and cultural opportunities

# *Quality of Life Definition and Indicators Reviewed*

## **Parks and recreation facilities**

- **Parks and recreation facilities are amenities such as municipal parks, racetracks, other spectator sports, golf courses and country clubs, fitness and recreational sports centers, bowling centers that are maintained by private or public funding and are generally accessible to residents of the region. Indicators that were used for the analysis are:**
  - Number of recreational sports centers
  - Municipal Parkland: Acres of municipal parkland per 1,000 residents
  - Acres of state, federal and private park, recreation, and conservation lands per 1,000 residents

## **Public access to open space and trails**

- **The presence of open space, trails and other opportunities for outdoor activity are a main attraction of living in the Lower Chattahoochee Valley region. Generally mild weather gives Alabamans and Georgians the opportunity to utilize outdoor spaces for recreational use throughout the year. Additionally, these areas provide space for athletic activities that benefit the overall health of people. Indicators that were used for the analysis are:**
  - Miles of recreational trails
  - Number of hunting and fishing opportunities
  - Distribution of public parks and open spaces

# *Quality of Life Definition and Indicators Reviewed*

## Senior Centers

- Senior centers help enable individuals to live independently by providing a centralized location for multiple services. The centers encourage physical and mental well-being, and often facilitate the identification of needed services before an individual becomes too frail.
- Indicators that were used for the analysis are:
  - Number of senior centers within the region and each county
  - Accessibility to facilities




# *Quality of Life Definition and Indicators Reviewed*

## Historic preservation

- The National Register of Historic Places is the Nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Properties listed in the Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register is administered by the National Park Service, which is part of the U.S. Department of the Interior.
- Indicators that were used for the analysis are:
  - The number of facilities, buildings and or districts that are NRHP designations
  - Availability of historic preservation ordinances in the county
  - Public and private organizations involved in historic preservation within the county.





# Task 14 – Quality of Life

1 of 3

Deliverable	Status	Complete	Remarks
An inventory, review and assessment of the existing services and facilities in the Study Area. <i>Recommendations</i> on how to meet the increased demand with regard to quality of life for the region.		11/1/08	Inventory of Ft Benning and regional services and facilities completed. Ft Benning has 2005 study on Outdoor facilities. Construction is on-track. Recommendations pending Task Force and Land Use Model
Development of strategies designed to insure that the quality of life for area residents is not adversely impacted by the Fort Benning growth.		11/1/08	Area residents will not be adversely impacted by Fort Benning growth, however some local resources will show an increased use (confirm LUM).
A complete inventory of historic resources, with <i>recommendations</i> for their preservation, protection, or appropriate use.		10/1/08	Awaiting comments from task force. Funding is available from state sources.

# Task 14 – Quality of Life

2 of 3

Deliverable	Status	Complete	Remarks
Identification of needed additional public services and facilities.		11/01/08	Complete pending QOL Task Force coordination and Land Use Model confirmation.
Prioritized steps to address the deficiencies, and identification of funding options.		10/01/08	Complete pending QOL Task Force coordination and Land Use Model confirmation.
Identification of opportunities for partnerships / regional coordination of services between states, Fort Benning, cities, counties, schools and other agencies/entities.		10/01/08	Complete pending QOL Task Force coordination.
Identification of <i>locations</i> for new required facilities / sites.		11/01/08	Final determination requires specific growth areas from land use model



Complete



On Track



Issues



At Risk





Fort Benning

REGIONAL GROWTH MANAGEMENT PLAN

Task Force Meeting – September 2008

# Task 14 – Quality of Life

3 of 3

Deliverable	Status	Complete	Remarks
Identification of <i>locations</i> for new hike / bike trail systems throughout the Study Area.		11/1/08	Pending Task Force coordination and land use model confirmation of final recommendations
Recommended improvements and additions required to meet the projected needs for the next 20 years in 5 year increments		11/01/08	Pending Task Force coordination and land use model confirmation of final recommendations



Complete



On Track



Issues



At Risk

# Task 14 – Quality of Life

## EMERGING RESULTS:

- Overall, the Lower Chattahoochee Valley region is a mecca for history buffs, campers, cyclists, and vacationers and offers numerous historic, cultural, artistic events and recreational attractions. Indian mounds, historic buildings, museums, championship golf courses, stripped bass filled lakes, home tours, and festivals annually attract thousands of people to this region.
- An analysis of the assets in Fort Benning Regional Growth Management Plan study area finds that while many regions extol their quality of life as one of their greatest assets, in the Lower Chattahoochee Valley region the combination of arts and cultural assets, natural and recreational resources, and historic quality, combine to provide an unusually deep set of amenities leading to a high quality of life.

# Task 14 – Quality of Life

## ISSUES SUMMARY:

County / State	Libraries	Arts & Culture Facilities	Parks, Open Space, Trails and Recreational Facilities	Senior Centers	Historic Preservation
<b>Barbour/AL</b>	No Issues	No Issues	No Issues	No Issues	No Issues
<b>Cusseta-Chattahoochee/GA</b>	Short to Mid Term Issue	Short to Mid Term Issue	Short to Mid Term Issue	Short to Mid Term Issue	Short to Mid Term Issue
<b>Harris/GA</b>	No Issues	No Issues	No Issues	No Issues	No Issues
<b>Lee/AL</b>	No Issues	No Issues	No Issues	No Issues	No Issues
<b>Marion/GA</b>	Short to Mid Term Issue	Short to Mid Term Issue	Short to Mid Term Issue	Short to Mid Term Issue	Short to Mid Term Issue
<b>Columbus-Muscogee/GA</b>	No Issues	No Issues	No Issues	No Issues	No Issues
<b>Russell/AL</b>	No Issues	No Issues	No Issues	No Issues	No Issues
<b>Stewart/GA</b>	No Issues	Short to Mid Term Issue	Short to Mid Term Issue	Short to Mid Term Issue	Short to Mid Term Issue
<b>Talbot/GA</b>	No Issues	Short to Mid Term Issue	No Issues	Short to Mid Term Issue	Short to Mid Term Issue
<b>Taylor/GA</b>	No Issues	No Issues	Short to Mid Term Issue	No Issues	Short to Mid Term Issue

# Task 14 – Quality of Life

## ISSUES SUMMARY:

<b>Recommendations:</b>	
Listed below are concerns that have been identified through the various counties Comprehensive Economic Development plans as well as the analysis of the regions inventory of existing facilities.	
Area	Challenge
<b>Libraries</b>	<ul style="list-style-type: none"> <li>• Access to the rural county libraries is a challenge to residents outside of the city limits</li> </ul>
<b>Arts &amp; Culture</b>	<ul style="list-style-type: none"> <li>• Little or no facilities exist in the rural communities</li> </ul>
	<ul style="list-style-type: none"> <li>• Sustaining the current level of services currently being provided within budgetary constraints</li> </ul>
	<ul style="list-style-type: none"> <li>• Protect, conserve, maintain, and market existing tourism sites in order to increase the tourist trade economy.</li> </ul>
	<ul style="list-style-type: none"> <li>• Support and encourage the establishment of tourist related businesses, such as antique shops, novelty shops, “bed and breakfast” inns and restaurants in the community.</li> </ul>
<b>Parks, Open Space, Trails and Recreation</b>	<ul style="list-style-type: none"> <li>• Identify and market natural resources through a tourism program.</li> </ul>
	<ul style="list-style-type: none"> <li>• Recreational opportunities are severely limited in some of the rural counties</li> </ul>
	<ul style="list-style-type: none"> <li>• Protection of natural resources, to include Federal, State, and local parks, conservation areas, protected open space (wetlands, floodplains, stream corridors and natural buffers) and other significant preserves.</li> </ul>
	<ul style="list-style-type: none"> <li>• Development of Private Hunting Lodges and encouraging large property owners to lease their land to hunters.</li> </ul>
<b>Senior Centers</b>	<ul style="list-style-type: none"> <li>• New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.</li> </ul>
<b>Historic Preservation</b>	<ul style="list-style-type: none"> <li>• No facility exists within some rural county</li> </ul>
	<ul style="list-style-type: none"> <li>• Maintain through preserving and revitalizing historic areas, encouraging new development that is compatible with the traditional features, and protecting other scenic or natural features.</li> </ul>
	<ul style="list-style-type: none"> <li>• Preserving the rural counties historic and cultural resources that provide valuable information about the proud history of the County and its residents.</li> </ul>
	<ul style="list-style-type: none"> <li>• Some counties have not enacted a historic preservation ordinance or appointed a historic preservation commission severely limiting their ability to apply for state and federal grants</li> </ul>

# Task 14 – Quality of Life

## ISSUES:

- Prioritization of steps to address deficiencies must be coordinated with QOL Task Force
- Final determination of locations for proposed new recreation or quality of life facilities if needed must be supported by the Land Use Model (population distribution) outputs
- The region lacks historical data or a community assessment (survey)

# *Task 14 – Quality of Life*

## **WAY AHEAD:**

- Recommendations to be finalized upon review of the Land Use Model growth projections and confirmed with QOL Task Force

## *Discussion - Methodology*

- Are the indicators appropriate?
- Are there specific gaps that you view in your areas of expertise?
- What are the emerging areas of interests in light of the population coming in and its demographics?
- What regional strategies do you find promising?
- What financing strategies do you find promising?

# Issues - Libraries

## Recommendations:

Listed below are concerns that have been identified through the various counties Comprehensive Economic Development plans as well as the analysis of the regions inventory of existing facilities.

Issue	Challenge	Action Step
<b>Libraries</b>	<ul style="list-style-type: none"> <li>• Access to the rural county libraries is a challenge to residents outside of the city limits</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Awaiting task force feedback</b></li> </ul>
	<ul style="list-style-type: none"> <li>• Sustaining the current level of services currently being provided within budgetary constraints</li> </ul>	<ul style="list-style-type: none"> <li>• Establish a master plan to identify funding sources, to obtain resources, to ensure continued funding for established library programs, and to provide increased funding to enable the development of new library and programs.</li> </ul>

# Issues – Arts and Culture Facilities

## Recommendations:

Listed below are concerns that have been identified through the various counties Comprehensive Economic Development plans as well as the analysis of the regions inventory of existing facilities.

Issue	Challenge	Action Step
<b>Arts &amp; Culture</b>	<ul style="list-style-type: none"> <li>• Little or no facilities exist in the rural communities</li> </ul>	<ul style="list-style-type: none"> <li>• Establish a master plan to identify funding sources, to obtain resources, to ensure continued funding for established arts and culture programs, and to provide increased funding to enable the development of new arts facilities and programs.</li> </ul>
	<ul style="list-style-type: none"> <li>• Sustaining the current level of services currently being provided within budgetary constraints</li> </ul>	<ul style="list-style-type: none"> <li>• Establish a master plan to identify funding sources, to obtain resources, to ensure continued funding for established arts and culture programs, and to provide increased funding to enable the development of new arts facilities and programs.</li> </ul>
	<ul style="list-style-type: none"> <li>• Protect, conserve, maintain, and market existing tourism sites in order to increase the tourist trade economy.</li> </ul>	<ul style="list-style-type: none"> <li>• Establish a master plan to identify funding sources, to obtain resources, to ensure continued funding for established arts and culture programs, and to provide increased funding to enable the development of new arts facilities and programs.</li> </ul>
	<ul style="list-style-type: none"> <li>• Support and encourage the establishment of tourist related businesses, such as antique shops, novelty shops, “bed and breakfast” inns and restaurants in the community.</li> </ul>	<ul style="list-style-type: none"> <li>• Establish a master plan to identify funding sources, to obtain resources, to ensure continued funding for established arts and culture programs, and to provide increased funding to enable the development of new arts facilities and programs.</li> </ul>

# Issues – Parks, Open Space, Trails & Recreational Facilities

## Recommendations:

Listed below are concerns that have been identified through the various counties Comprehensive Economic Development plans as well as the analysis of the regions inventory of existing facilities.

Issue	Challenge	Action Step
<b>Parks, Open Space, Trails and Recreation</b>	<ul style="list-style-type: none"> <li>Identify and market natural resources through a tourism program.</li> </ul>	<ul style="list-style-type: none"> <li>Develop and enforce sign ordinance to enhance natural resources and scenic views.</li> <li>Identify, designate, and acquire those natural resources considered to be significant.</li> </ul>
	<ul style="list-style-type: none"> <li>Recreational opportunities are severely limited in some of the rural counties</li> </ul>	<ul style="list-style-type: none"> <li>Identify, designate, and acquire those natural resources considered to be significant. Work toward development of “year-round” recreation program</li> </ul>
	<ul style="list-style-type: none"> <li>Protection of natural resources, to include Federal, State, and local parks, conservation areas, protected open space (wetlands, floodplains, stream corridors and natural buffers) and other significant preserves.</li> </ul>	<ul style="list-style-type: none"> <li>Maintaining the pervasive rural aesthetics can be preserved by adding road frontage setback or buffer requirements to the county subdivision ordinance.</li> </ul>
	<ul style="list-style-type: none"> <li>Development of Private Hunting Lodges and encouraging large property owners to lease their land to hunters.</li> </ul>	<ul style="list-style-type: none"> <li><b>Awaiting task force feedback</b></li> </ul>
	<ul style="list-style-type: none"> <li>New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors.</li> </ul>	<ul style="list-style-type: none"> <li>Implement compact development ordinances to encourage this type of open space preservation.</li> </ul>

# Issues – Senior Centers

## Recommendations:

Listed below are concerns that have been identified through the various counties Comprehensive Economic Development plans as well as the analysis of the regions inventory of existing facilities.

Issue	Challenge	Action Step
<b>Senior Centers</b>	<ul style="list-style-type: none"><li>• No facility exists within the rural county</li></ul>	<ul style="list-style-type: none"><li>• Collaboration and coordination with the Area Agency on Agency (Lower Chattahoochee Regional Development Center) is encouraged. They assist in planning or suggesting alternative solutions</li></ul>

# Issues – Historic Preservation

## Recommendations:

Listed below are concerns that have been identified through the various counties Comprehensive Economic Development plans as well as the analysis of the regions inventory of existing facilities.

Issue	Challenge	Action Step
<b>Historic Preservation</b>	<ul style="list-style-type: none"> <li>• Maintain through preserving and revitalizing historic areas, encouraging new development that is compatible with the traditional features, and protecting other scenic or natural features.</li> </ul>	<ul style="list-style-type: none"> <li>• Consider adopting an ordinance that addresses the preservation and recycling of older structures with in the cities. The ordinance should require a structural/historic review of the existing structures prior to modification of any type. Such a review could take into account the City’s master plan for development and maintain some overall standards for preservation.</li> </ul>
	<ul style="list-style-type: none"> <li>• Preserving the rural counties historic and cultural resources that provide valuable information about the proud history of the County and its residents.</li> </ul>	<ul style="list-style-type: none"> <li>• Developments should be design conscious in order to protect natural and cultural resources and County’s existing rural atmosphere.</li> </ul>
	<ul style="list-style-type: none"> <li>• Some counties have not enacted a historic preservation ordinance or appointed a historic preservation commission severely limiting their ability to apply for state and federal grants</li> </ul>	<ul style="list-style-type: none"> <li>• Establish a county-wide government entity to sponsor National Register listings, oversee the application for survey funds, maintain an inventory of local historic resources, and attempt to preserve endangered resources.</li> </ul>

# *Wrap up discussions & Q/A*

- Wrap up discussions & Q/A

# Closing Remarks

## THIS MEETING:

- Overview
- Methodology
- Conditions & Issues
- Discussions



## NEXT MEETING

- November 2008
- Draft Findings/Recommendations



# Contact Information



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