

Fort Lee

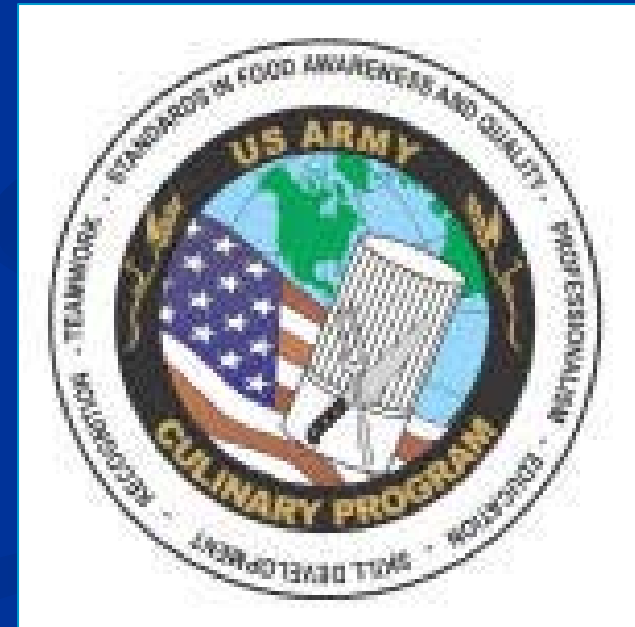
Growth Management Plan

Public Briefing

RKG

Mr. Russell Archambault
Vice President and Principal

March 29, 2007

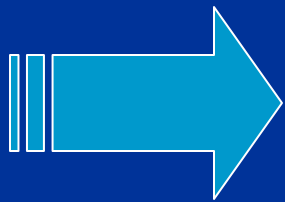


BRAC 2005 Directives – Fort Lee

- **Ordnance Mechanical Maintenance School**
 - **Aberdeen Proving Ground, MD**
 - **Edgewood Arsenal, MD**
- **Ordnance Munitions & Electronics Maintenance School**
 - **Redstone Arsenal, AL**
- **Transportation Center & School – Fort Eustis, VA**
- **Air Force Transportation Training – Lakeland AFB, TX**
- **Defense Contract Management Agency – Alexandria, VA**
- **Air Force Culinary Training – Lakeland AFB, TX & USN Great Lake TC, IL**
- **Defense Commissary Agency (DeCA) Consolidation**
 - **Hopewell, VA**
 - **Virginia Beach, VA**
 - **San Antonio, TX**

BRAC 2005 Directives – Fort Lee

- **BRAC Became Law:
November 9, 2005**



- **BRAC Must Be Fully Implemented:
September 15, 2011**

Fort Lee Economic Impacts (2006-2007)

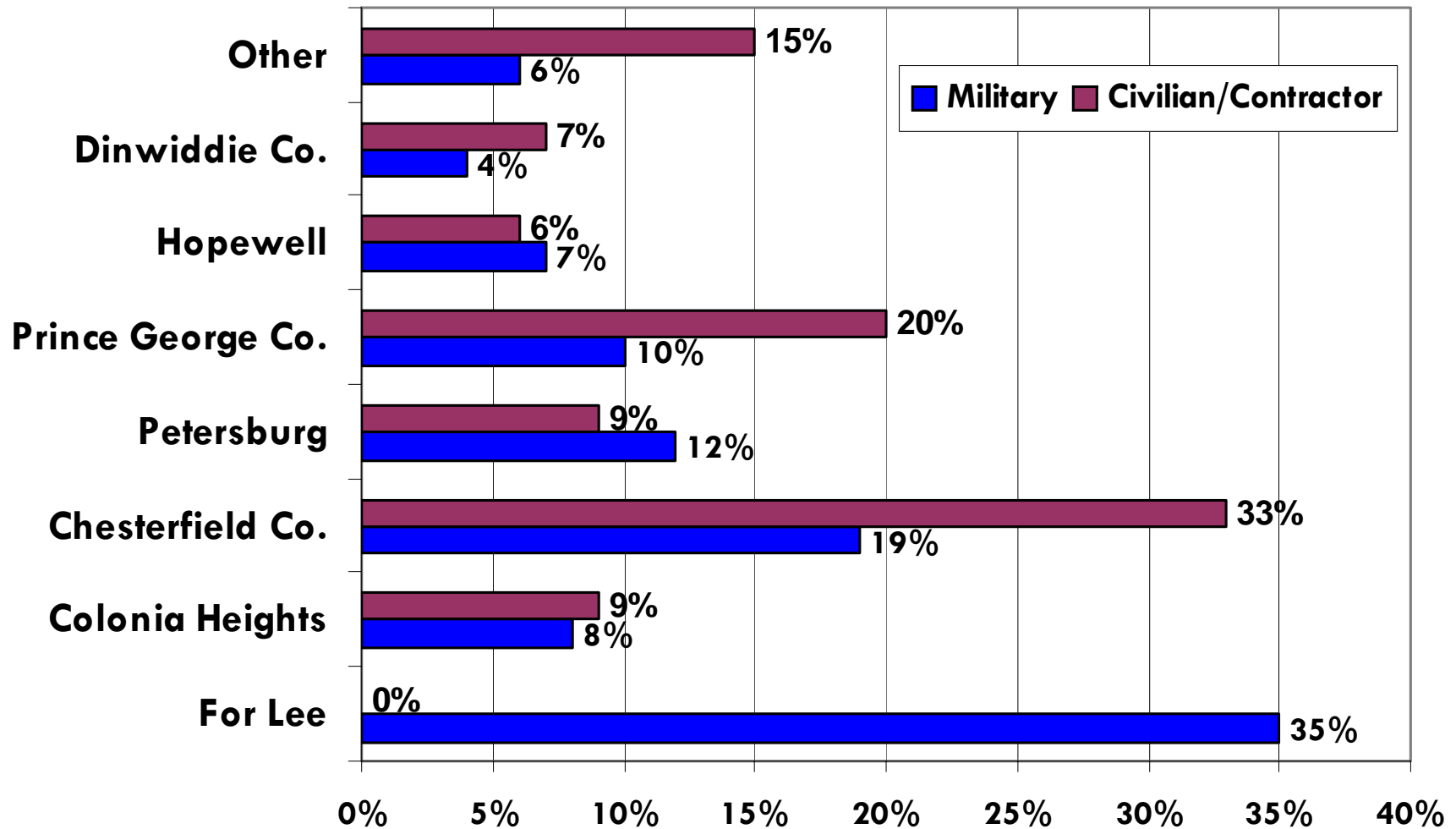
- **Military Payroll** \$346.6 million
- **Civilian Payroll** \$198.6 million
- **AAFES Sales** \$45.6 million
- **Commissary Sales** \$32.6 million
- **Contractual Services** \$49.3 million

- **Major Construction** \$209 million ('07)

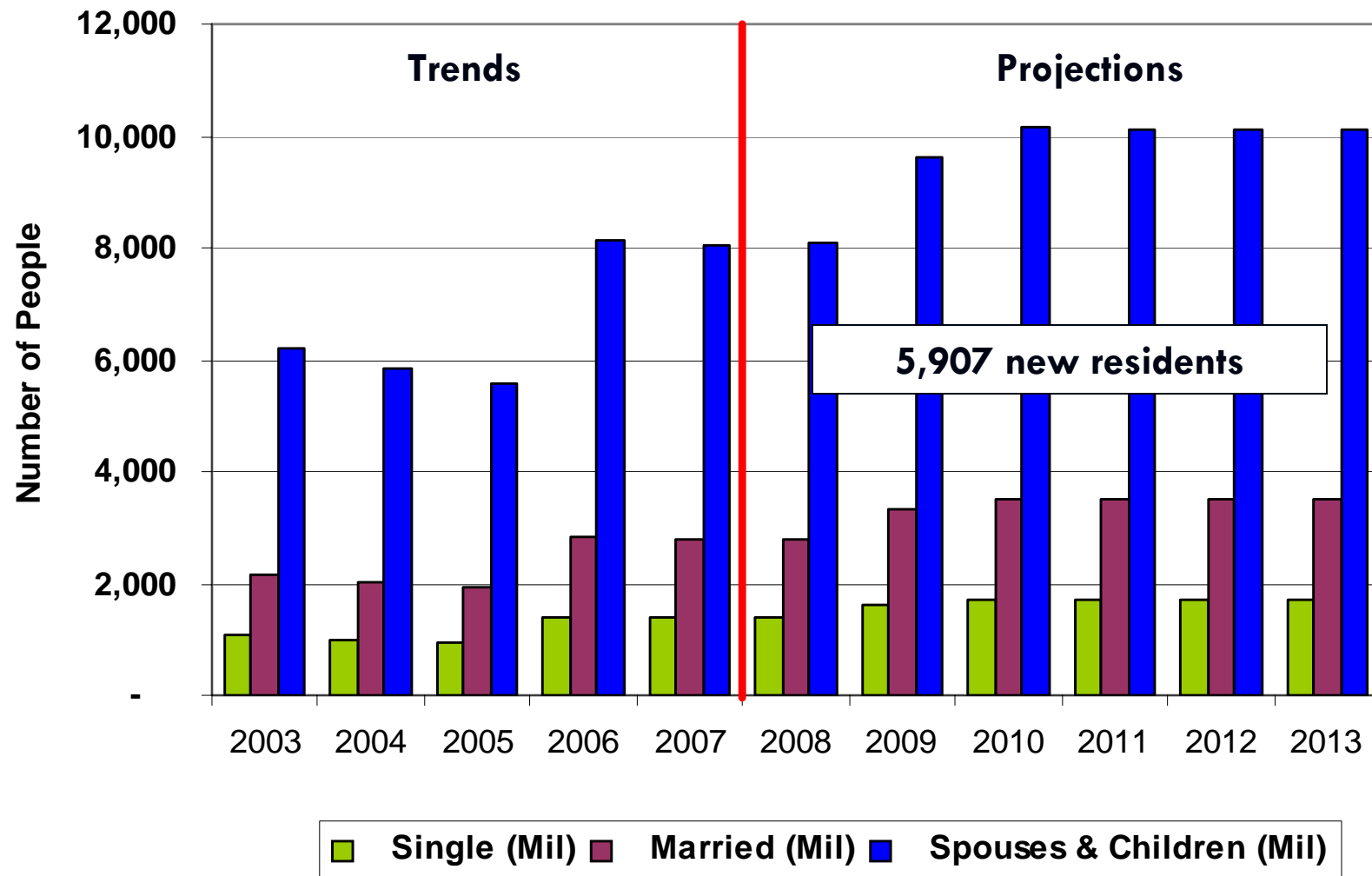
Regional Growth Impacts

■ Chesterfield County	288,876 pop.
■ Dinwiddie County	25,391 pop.
■ Prince George County	36,725 pop.
■ City of Colonial Heights	17,567 pop.
■ City of Hopewell	22,690 pop.
■ <u>City of Petersburg</u>	<u>32,604 pop.</u>
Total Population:	423,855 pop.

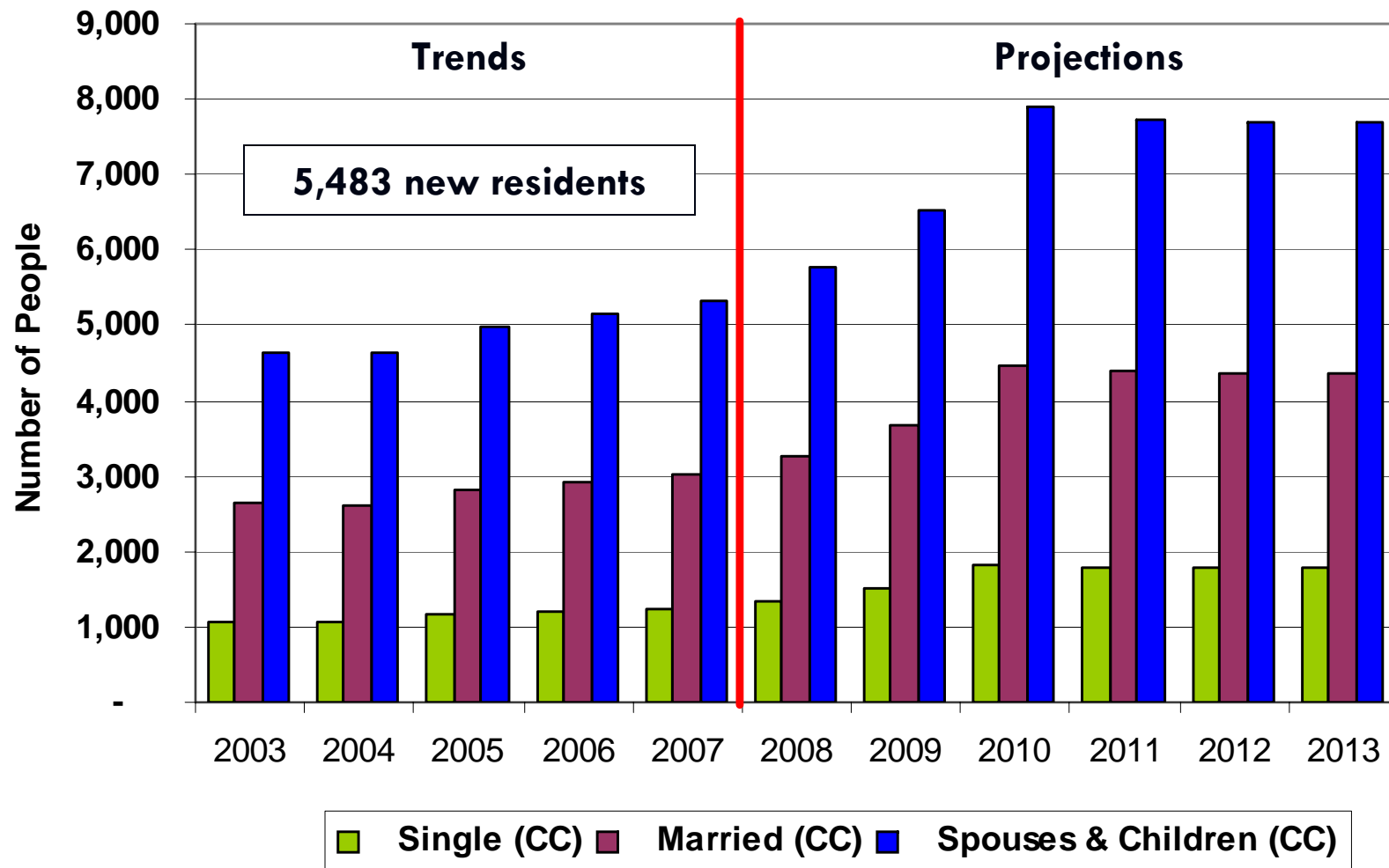
Fort Lee Workforce Survey (2006) Place of Residence



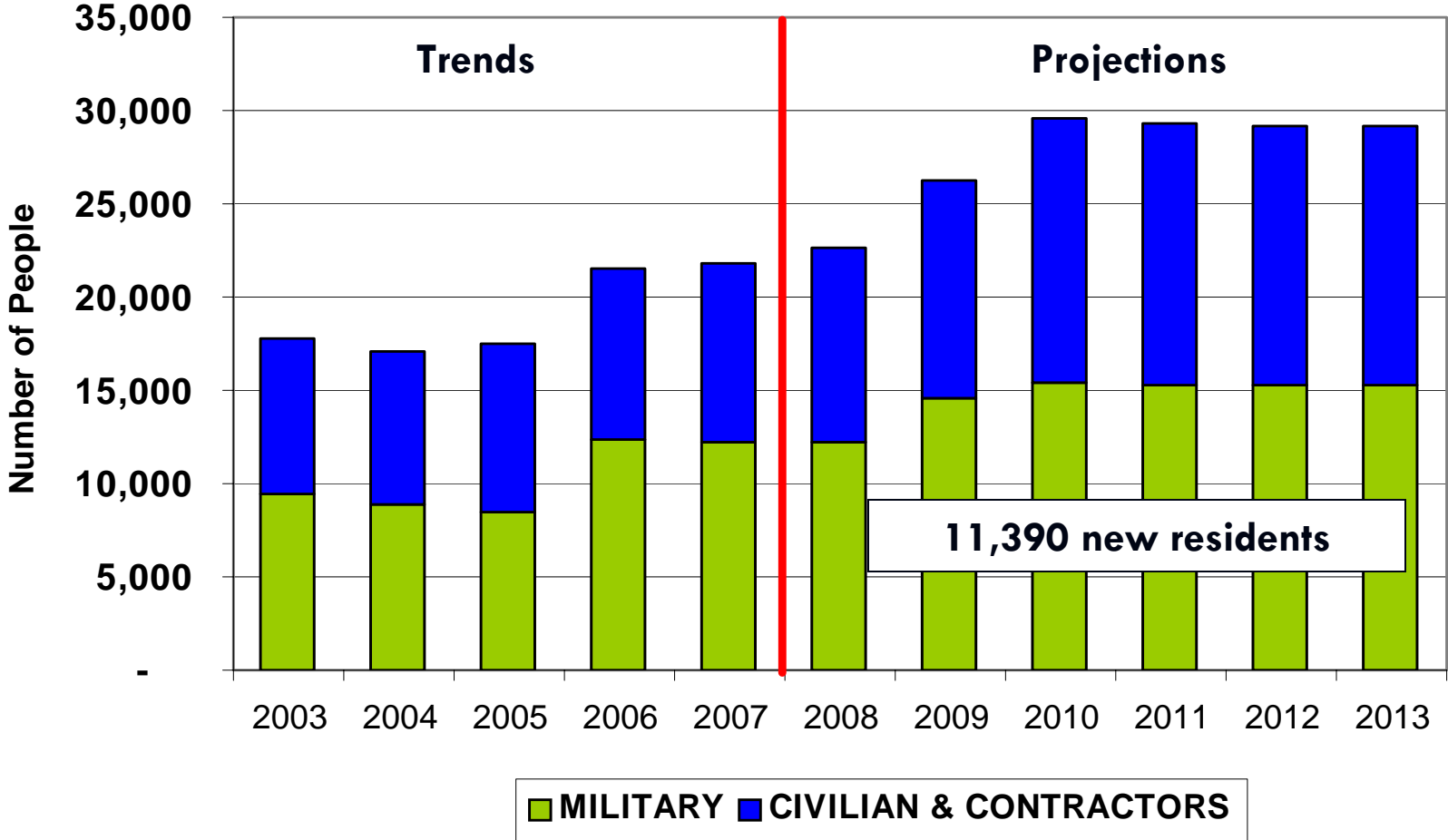
Fort Lee Military Personnel/Spouses/Children Projections (2003 to 2013)



Fort Lee Civilian & Contractor Personnel/Spouses/Children Projections (2003 to 2013)



Fort Lee Total - Military and Non-Military Personnel/Spouses/Children Projections (2003 to 2013)



REMI Model Outputs

- **Population Impacts (military, students, civil and military contractors, spouses and dependents)**
- **Demographic Impacts**
- **School Impacts by Community**
- **Business and Employment (direct, indirect, and induced)**
- **Gross Regional Product (total economic output)**
- **Construction Spending**

Regional Impacts

- *How will Fort Lee's growth be phased over the next decade?*
- *How will growth "off base" impact new housing development, school capacity, municipal budgets, retail demand, healthcare, transportation, etc.?*

Regional Housing Impacts

- **Where is housing demand most likely to occur?**
 - **Are renters more likely to live near the base?**
 - **Are higher salaried personnel more likely to commute in from farther away?**
- **Are the type, location, and pricing of housing going to meet the needs of new transfers to the region?**
- **Will new transfers be able to afford regional housing?**
- **What are the needs of homeowners v. renters**
- **Where is residential development most likely to occur within the region?**
- **How are local zoning controls and/or development policies likely to shape future housing development and growth patterns?**
- **Will government subsidies (i.e., tax credits for affordable housing) be required to ensure housing affordability?**

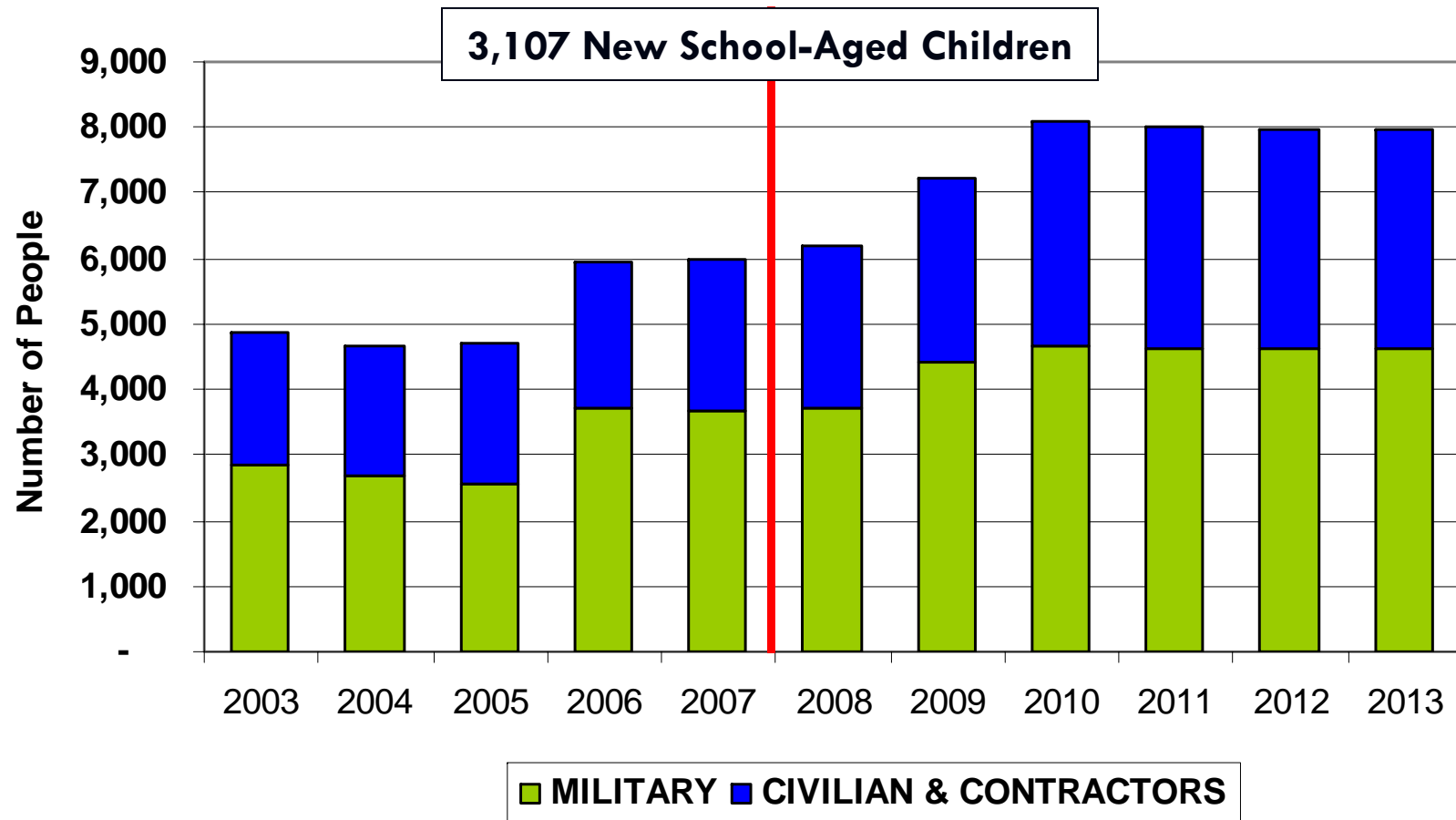
Regional Housing Impacts

- *What factors are most likely to influence where new personnel will live within the region?*
 - *Renters*
 - *Homeowners*
 - *Students*
 - *Married Couples with Children*
 - *Enlisted Personnel*
 - *Military Officers*
 - *Senior-level Civilians and Contractors*
 - *Support Workers and Administrative Support*
 - *Construction Workers*
- *Are developers building what new transfers will need or be able to afford?*

Educational Capacity and School Impacts

- **Military Personnel – (1.74 children per household and 70% school age)**
- **Civilian and Military Contractors (1.15 children per household and 59% school age)**
- **Where are families with school-aged children most likely to live within the region?**
- **What school districts have capacity to absorb new students?**
- **What percentage of new students will have special needs?**

Fort Lee Total - Military and Non-Military School-Aged Children Projections (2003 to 2013)



Educational Capacity and School Impacts

- *What communities have existing school capacity?*
- *Will school impacts occur in communities best equipped to accommodate growth?*
- *How will school impacts vary between jurisdictions?*

Workforce Training Impacts

- **What will be the employment needs of civilian and military contractor spouses?**
- **Does the region have the design, construction, and development capacity to meet future construction needs?**
 - **1.5 to 1.9 billion in military construction spending**
 - **Thousands of new residential units**
 - **Hundreds of thousands of new square feet of commercial space (office, retail, other)**
- **What workforce training programs are necessary to prepare new and incumbent workers for new employment opportunities?**
- **What employment opportunities are likely to be created in the future due to growth?**

Childcare Impacts

- **Military Personnel – (19% of children are daycare age)**
- **Civilian and Military Contractors – (12% of children are daycare age)**
- **What is the extent of after-school programs for children?**
- **Will daycare providers require government subsidies to ensure affordable daycare?**

Regional Transportation Impacts

- *How might growth projections impact regional transportation networks?*
- *How might proposed regional transportation improvements shape future growth patterns?*
- *How will public transit needs be shaped by Fort Lee's expansion?*
- *Is the region's public transit system positioned to meet these future needs? If not, what necessary changes are needed to meet these needs?*
- *What travel routes and/or interchanges are current problem areas or have poor levels of service?*
- *How will regional transportation improvements be prioritized and funded?*

Other Issues

- **Regional healthcare needs**
- **Projected retail demand from new population growth and need for new commercial development**

Public Involvement

- **Public Meetings**
- **Task Force Committees**
 - **Housing**
 - **Education**
 - **Workforce/Childcare**
 - **Transportation/Public Transit**
- **Steering Committee – BRAC Working Group**
Participants plus representatives from each community
- **Developer Interviews**