Fort Lee is an integral part of the economies of its surrounding communities, and the Joint Land Use Study aimed to identify ways for those communities and the military installation to work together to ensure continued success.

According to a 2012 study conducted by the University of Illinois, Fort Lee accounts for $2.4 billion in annual economic impact and approximately 28,000 jobs.

The installation carries out important training missions for the United States Military.

During the initial stages of the study, Benchmark CMR, Inc., the consulting firm chosen to conduct the study, examined the observations of both the community and Fort Lee. This process included meeting with elected officials, local government staff, military officials, economic developers, environmental experts, chambers of commerce, developers and other stakeholders.

The consultant also reviewed a wide range of background information and data to help develop a clear picture of the current and potential future setting affecting Fort Lee and the surrounding communities.

Information gathered during this process has been used to develop strategies to help ensure Fort Lee’s ability to continue its training mission and the continued economic prosperity of the region.

For more information about the Fort Lee JLUS, visit www.fortlee-jlus.com

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Study Findings

Through research and analysis, the Joint Land Use Study examined, among other issues, military operational impacts and hazards as well as community impacts upon Fort Lee’s mission and a compatibility analysis that identified the location of those impacts and hazards in relation to surrounding communities. Some of the key findings include:

- Most of Fort Lee’s operational impacts and hazards are contained within its existing boundary.
- Fort Lee is primarily surrounded by natural and man-made boundary features.
- Fort Lee and the region have a compatible growth pattern.

Areas within the blue outline in this map were included in the Fort Lee Joint Land Use Study. In addition to the military installation, portions of Chesterfield and Prince George counties as well as the cities of Colonial Heights, Hopewell and Petersburg were included in the study. The line shown here shows the approximate boundaries of land where property owners and Fort Lee may impact one another.

Recommendations

Benchmark CMR, Inc. identified the following five implementation strategies to help ensure the continued pattern of compatible growth, further strengthening communication and coordination while ensuring Fort Lee’s ability to sustain its military training mission into the future:

- Develop a formalized regional approach to enhance communication and land use coordination between Fort Lee and the surrounding communities.
- Pursue the development of a regional Geographic Information System (GIS) database for monitoring land use changes in the region around Fort Lee.
- Provide information to the public regarding the location of noise, safety and other impacts related to Fort Lee’s training and operational mission.
- Local governments should consider the adoption of Comprehensive Plan amendments in support of the Joint Land Use Study findings and recommendations.
- Fort Lee should continue to develop regular updates to military operational impact assessments to enhance the sustainability of the training mission.