Fort Lee
Growth Management Plan
Public Briefing

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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)

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Military Payroll</td>
<td>$346.6 million</td>
</tr>
<tr>
<td>Civilian Payroll</td>
<td>$198.6 million</td>
</tr>
<tr>
<td>AAFES Sales</td>
<td>$45.6 million</td>
</tr>
<tr>
<td>Commissary Sales</td>
<td>$32.6 million</td>
</tr>
<tr>
<td>Contractual Services</td>
<td>$49.3 million</td>
</tr>
<tr>
<td>Major Construction</td>
<td>$209 million (’07)</td>
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</tbody>
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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.
- City of Petersburg 32,604 pop.

Total Population: 423,855 pop.
Fort Lee Workforce Survey (2006)
Place of Residence

- For Lee: 35%
- Chesterfield Co.: 33%
- Petersburg: 20%
- Prince George Co.: 15%
- Colonia Heights: 9%
- Dinwiddie Co.: 7%
- Hopewell: 6%
- Other: 6%

Military vs. Civilian/Contractor

0% 5% 10% 15% 20% 25% 30% 35% 40%
Fort Lee Military Personnel/Spouses/Children Projections (2003 to 2013)

Number of People

Trends

Projections

5,907 new residents

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

Number of People

Trends

Projections

5,483 new residents

Single (CC)  Married (CC)  Spouses & Children (CC)

- 5,000
- 10,000
- 15,000
- 20,000
- 25,000
- 30,000
- 35,000

Trends Projections

11,390 new residents

Number of People


- MILITARY
- CIVILIAN & CONTRACTORS
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)

3,107 New School-Aged Children
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**