



Challenge

The Clarksville-Hopkinsville MSA is among the fastest growing in the region and part of the most rapidly growing area in the United States. How can Fort Campbell and its regional partners ensure sustainable regional development that protects and enhances the mission of Fort Campbell, the regional environment, and the regional quality of life?

Fort Campbell 25-Year Goals for Regional Development

Given this challenge, attendees of the Fort Campbell Installation Sustainability Workshop, which convened on 9-11 September 03, developed the following long-range goals:

Final Goal #1: Comprehensive regional development plan that enhances the installation’s readiness mission

- ?? Include a security and land use buffer zone on the outside of the fence to ensure continued training
- ?? Protect continued operation of airfield and training missions by expanding agricultural lease program and other compatible land acquisition/use options

Final Goal #2: Implement a regional sustainability outreach/education/awareness/incentive plan and on-going process by 2028.

The primary issues and goals discussed in the Regional Development working group are described below. This information will be helpful in developing the short-term objectives and five-year plans needed to reach the long-range goals.

Breakout Group Membership

Co-Facilitators: Tom Broadwater and John Wuichet

Name	Organization
Bill Bartlett	Fort Campbell, PWBC, Environmental Division
Chandra Berry	Five Rivers C&D Project Coordinator
Joe Bishop	Clarksville-Montgomery Co. Reg. Planning Commission
Steven Bourne	Hopkinsville-Christian County Planning Commission
Christopher Brown	Fort Campbell, PPTO, Co-Team Leader
Dennis Calbreath	USACE South Atlantic Division
James Grubb	Fort Campbell, PSBC, Fire Department
Steven Grudzinski, SSG	Fort Campbell, PSBC
Ted Hammerschmidt	Fort Polk
Eric Harris, MAJ	101st Airborne Div (AASLT) (Rear), XO



Keith Lampkin	City of Oak Grove
Angie Leonard	Fort Campbell, PWBC, Engineering Division
John Mahre	Christian County
Craig Morris	Pennyriple Area Development District
Sarah Nemeth	Construction Engineering Research Laboratory
Linda Pfau	Fort Bragg
David Riggins	Clarksville-Montgomery County Regional Planning Commission
Joe Schippers	Fort Campbell, CABC, Recreation Services Division
Lonnie Stewart	District Conservationist NRCS
Annette Stumpf	Construction Engineering Research Laboratory
Charles Turner	Coordinator Pennyriple Cave RC&D Project
Mike Vestal	Fort Campbell, PWBC, Environmental Division
Harry Warren	Commander E Co, 86th Combat Support Hospital
Marshall Williams	DoD Regional Environmental Coordinator (Army)
Mary Nell Wooten	Fort Campbell, PPTO, Team Leader
Joe Yates	Fort Knox

List of Issues and Potential Responses to Issues

A major item for the group’s discussion was how to define the boundaries of the Fort Campbell Region. The group defined the "core" region as the four counties in Kentucky and Tennessee where Fort Campbell is located. Understanding that the group was challenged to think "outside the box," the group considered the four-county region to be the bare minimum "box", with a broader region defined by the issue at hand.

Waste

- ?? Waste disposal is a concern, including disposal of hazardous and solid wastes, construction/demolition, etc.
- ?? The spread of groundwater contamination is another concern.

Transport

- ?? The lack of mass transit is a problem.
- ?? Traffic problems need to be considered.

Noise

- ?? Noise impacts quality of life.
- ?? Noise affects neighbors' attitudes.

Water

- ?? Water supply and water quality of streams and rivers need to be considered.
- ?? Storm water management needs to be addressed.



Quality of Life

?? The following areas should be considered for quality of life: infrastructure, including health and social services; schools; recreation; affordable housing; land for housing; and white wood.

Energy

?? Energy use needs to be addressed.

Internal/External Land Use Management

- ?? Residential development affects morning and evening traffic, and deployment.
- ?? There is a problem with sprawl and related infrastructure issues.
- ?? Urban development permitting, codes, and standards
- ?? Urban growth increases the need for installation buffers.
- ?? There is a lack of zoning in unincorporated areas of three counties, which has led to inappropriate development.
- ?? Real estate development along boundary lines is a concern.
- ?? Potential urban encroachment threatens training/operations.
- ?? Light affects night vision training.
- ?? Joint service utilization poses problems for land use management.
- ?? There needs to be regional planning for future forces: tri-service training.
- ?? Land use development northeast of Campbell should be considered.
- ?? Wildlife corridors need to be considered.
- ?? Unencumbered training lands need to be protected.
- ?? The training land footprint is not enough for the future mission.
- ?? There needs to be regional data sharing and regional info dominance.

Critical Operations

?? Campbell Army Airfield, SABRE, and the railhead need to be protected and expanded.

Partnerships

- ?? There needs to be better relationships between the surrounding communities and the installation.
- ?? There needs to be conflict resolution on emotional issues: individual rights, noise, safety, and perception.

Air

?? Air quality is a problem.



Initial Goals and Proponents Developed

Initial Strategic Goal 1

- ?? **Goal:** Enhance quality of life within the region.
- ?? **Issue:** Housing, public safety, health, environment, education, and recreation
- ?? **Desired End State:** A global leader in quality of life, good neighbors under the “Golden Rule”
- ?? **Metrics:**
 - ?? Consistent winner of Army Community of Excellence (COE) award
 - ?? Army Performance Improvement Criteria (APIC)
 - ?? Army Times annual installation survey of installation quality of life
 - ?? Places Rated Almanac and other publications which rank communities by quality of life
 - ?? Random public surveys to gauge satisfaction levels
 - ?? Focus groups with specialized measurement instruments
 - ?? Political leadership stability (turnover rate as measure of satisfaction)
 - ?? Stability or growth of population as indicator
 - ?? Positive health and medical indicators
- ?? **Timeframe:** 2029, to become a global leader
- ?? **Proponent Organization:**
 - ?? Fort Campbell: Well-Being Quality Management Board
 - ?? Stakeholders: Federal, state, local governments/agencies
 - ?? Facilitators: Regional and local players

Initial Strategic Goal 2

- ?? **Goal:** Optimize installation land use options
- ?? **Issue:** Unsafe impact areas and ranges, contaminated sites (groundwater, Solid Waste Management Units)
- ?? **Desired End State:** Clean installation by 2028
- ?? **Metrics:**
 - ?? Number of acres available for multiple purpose training
 - ?? Contamination identified/restored to compliance background levels
 - ?? Acreage recovered/restored to multipurpose use
- ?? **Timeframe:** 2028
- ?? **Proponent:** Public Works

Initial Strategic Goal 3

- ?? **Goal:** Training unencumbered by natural/cultural resource restrictions
- ?? **Issue:** Management of forests, cultural resources, and endangered species, wetlands
- ?? **Desired End State:** Sustainable natural habitat that enhances training
- ?? **Metrics:**
 - ?? Degree of plan integration



- ?? Proponents identified for each issue
- ?? Requirements are accomplished
- ?? Reviewed annually; revised every 5 years
- ?? Number of training restrictions
- ?? Number of mitigative measures
- ?? **Timeframe**: 2004-2028
- ?? **Proponent**: Public Works
 - ?? Stakeholders: cooperative agencies, environmental, Forest Service, Corps of Engineers, Fish & Wildlife Service, Natural Resources Conservation Service

Initial Strategic Goal 4

- ?? **Goal**: Conserve and enhance available environmental resources.
- ?? **Issue**: Air quality, water quality and supply, waste reduction, energy independence
- ?? **Desired End State**: Air is breathable, water is drinkable/fishable/swimable and abundant, waste is zero, energy sources are renewable
- ?? **Metrics**:
 - ?? Ratio of quantity of resources used to quantity of waste generated (measure of waste reduction)
 - ?? Quantity of nonrenewable resources used per capita
- ?? **Timeframe**: 2028
- ?? **Proponent**: Fort Campbell Infrastructure Quality Management Board (QMB)
 - ?? Stakeholders: Every citizen in the region

Initial Strategic Goal 5

- ?? **Goal**: Comprehensive regional growth plan (all four counties)
- ?? **Issue**: Fort Campbell “neighborhood” does not have coordinated development goals
- ?? **Desired End State**: Land use controls, zoning, and/or building codes that allow harmonious development and growth of the regional area while protecting installation readiness (including noise and light pollution)
- ?? **Metrics**:
 - ?? Adoption of uniform land use regulations
 - ?? Use of National Association of Governors Community Design Checklist
 - ?? Each of the four counties has adopted a regional zoning ordinance
 - ?? Regional GIS in place
- ?? **Timeframe**: Initial plans in 10 years (2014); updated regularly thereafter
- ?? **Proponent**: Plans Programs and Training Office (PPTO) through the JLUS partnership (including Clarksville; Fort Campbell; Pennyriple Region; Greater Nashville Council; Oak Grove; Hopkinsville; Cadiz; Lafayette; Dover; Montgomery, Christian, Trigg, and Stewart Counties; and States of Kentucky and Tennessee)



Initial Strategic Goal 6

- ?? **Goal:** Security and land use buffers on the outside of the fence to ensure continued training
- ?? **Issue:** Compatible land use
- ?? **Desired End State:** Enhanced force protection, sustained training, and operational capability
- ?? **Metrics:**
 - ?? Enhance JLUS process and fully implement current JLUS decisions
 - ?? Integrate security buffer into Range Development Plan
- ?? **Timeframe:** 2014
- ?? **Proponent:** Plans, Programs, and Training Office (PPTO), Physical Security Office (PSO) of Public Safety

Initial Strategic Goal 7

- ?? **Goal:** Expand agricultural lease program (to protect continued operation of airfield and training missions).
- ?? **Issue:** Protection of airfield and training mission
- ?? **Desired End State:** Purchase acreage for additional crop production
- ?? **Metrics:**
 - ?? Acres under agricultural lease near the airfield
 - ?? Acres under agricultural lease beyond installation boundary (to protect military mission)
- ?? **Timeframe:** 2025
- ?? **Proponent:** Public Works Business Center (PWBC), Louisville District Corps
 - ?? Partner: Nature Conservancy

Initial Strategic Goal 8

- ?? **Goal:** Develop airfields to enhance broad-based military capabilities with potential for compatible non-military use.
- ?? **Issue:** Transformation
- ?? **Desired End State:** Expand airfield capability
- ?? **Metrics:** Build alternate runways
- ?? **Timeframe:** 2025
- ?? **Proponent:** Public Works Business Center (PWBC) and Campbell Army Airfield (CAAF)



Final Goals and Team Members

Final Regional Development Goal #1

Comprehensive regional development plan that enhances the installation's readiness mission

?? Include a security and land use buffer zone on the outside of the fence to ensure continued training

?? Protect continued operation of airfield and training missions by expanding agricultural lease program and other compatible land acquisition/use options

- **Issue :**

?? Fort Campbell "neighborhood" does not have coordinated development goals

?? Protection of airfield and training mission

?? Encroachment, ambient light, noise pollution, obstructions, green/open space, density of population, electronic interference, air quality non-attainment area, transportation plan

?? Compatible land use

- **Desired End States:**

?? Land use controls, zoning, and/or building codes that allow harmonious development and growth of the regional area while protecting installation readiness (including noise and light pollution)

?? Compatible land use around the installation

?? Enhanced force protection

?? Sustained training and operational capability

?? Additional acreage for crop production

- **Metrics:**

?? Adoption of uniform land use regulations

?? Use of National Association of Governors New Community Design Checklist

?? Each of the four counties has adopted a regionally coordinated comprehensive plan

?? Regional GIS in place

?? Community acceptance and buy in to establish utilization districts or land use overlays in all four counties

?? Percent completion of JLUS recommendations or goals

?? Security buffer integrated into Range Development Plan

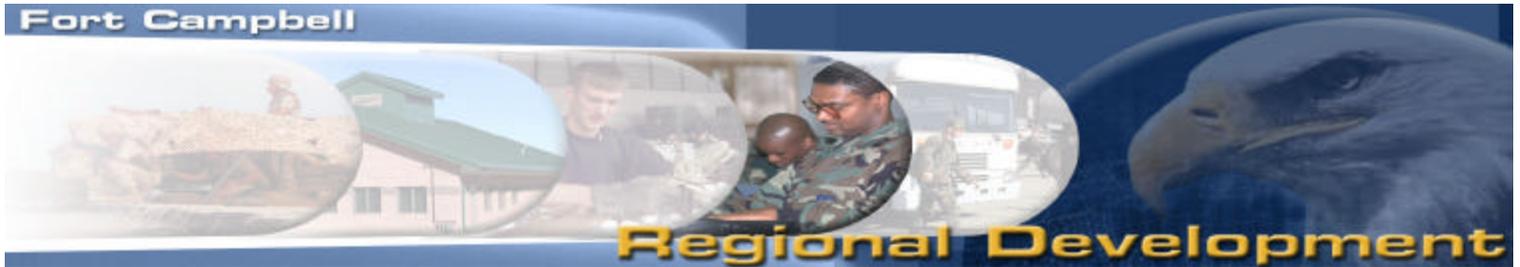
?? Acres under agricultural lease near the airfield and beyond installation boundary (to protect military mission)

- **Timeframe:** Initiate security buffers immediately; complete coordinated plans by 2014; update regularly thereafter



Final Regional Development Goal #1 (continued)

- **Proponent Organization:** Plans, Programs, and Training Office (PPTO)
- **Team Members :**
 - ?? JLUS Partnership
 - Clarksville
 - Pennyrile Region
 - Greater Nashville Council
 - Oak Grove
 - Hopkinsville
 - Cadiz
 - Lafayette
 - Dover
 - Montgomery County
 - Christian County
 - Trigg County
 - Stewart County
 - ?? Army
 - Physical Security Office (PSO) of Public Safety
 - Public Works Business Center (PWBC)
 - Readiness Business Center (RBC)/Air Traffic Control (ATC)
 - Installation Management Agency (IMA)
 - Louisville District Corps
 - ?? Community
 - States of Kentucky and Tennessee
 - Nature Conservancy/Ducks Unlimited/Trust for Public Land
 - Major Utilities
 - Metropolitan Planning Organization (MPO)
 - Citizens For Fort Campbell
 - Additional Outlying Counties/Cities Over Time



Final Regional Development Goal #2

Implement a regional sustainability outreach/education/awareness/incentive plan and on-going process.

- **Issue :**
 - ?? Housing, public safety, health, environment, education, and recreation
 - ?? Communication and cooperation
 - ?? Limited awareness of sustainability concepts
 - ?? Limited opportunities for technology transfer
- **Desired End States:**
 - ?? Enhanced quality of life within the region
 - ?? Sustainability ethic and awareness for Fort Campbell and region
 - ?? Educated community that supports sustainability initiatives in attitudes and behaviors
- **Metrics:**
 - ?? Consistent winner of Army Community of Excellence (COE) award
 - ?? Army Performance Improvement Criteria (APIC)
 - ?? Army Times annual installation survey of installation quality of life
 - ?? Places Rated Almanac and other publications which rank communities by quality of life
 - ?? Random public surveys to gauge satisfaction levels
 - ?? Focus groups with specialized measurement instruments
 - ?? Political leadership stability (turnover rate as measure of satisfaction)
 - ?? Stability or growth of population as indicator
 - ?? Positive health and medical indicators
 - ?? Education program developed
 - ?? On-going training and a centralized website to include technology transfer information
 - ?? Award programs to recognize a variety of regional sustainability leaders
- **Timeframe:** Plan developed by 2005; implementation thereafter (a recognized leader by 2029)



Final Regional Development Goal #2 (continued)

- **Proponent Organization:** Fort Campbell Well-Being Quality Management Board
- **Team Members :**
 - ?? Federal, State, and Local Governments/Agencies
 - ?? PPTO and Other On-post Facilitators
 - ?? AAFES, MWR, Other NAF Activities
 - ?? Public Affairs Office
 - ?? Local Media
 - ?? Military and Civilian Retirees
 - ?? State and Regional Transportation Planning Agencies
 - ?? Regional Labor Union Representatives
 - ?? State Boards of Education
 - ?? Industrial Managers Association and Private Industry Council
 - ?? Citizens For Fort Campbell, including Local Environmental Groups, Business Associations, etc.
 - ?? Local Colleges, School Districts, Private Schools, Association of Home Schools
 - ?? Religious Organizations
 - ?? 4H, Girl Scouts/Boy Scouts
 - ?? Develop: Regional Oversight Organization (Four Counties and Fort Campbell)
 - ?? Habitat for Humanity