



Executive Summary

# Fort Bragg Regional Sustainable Growth Management Strategy

SUSTAINABLE GROWTH MANAGEMENT STRATEGY  
FORT BRAGG REGION

*This study was prepared under contract with the Fort Bragg Regional Alliance with financial support from the Office of Economic Adjustment, Department of Defense. The content reflects the views of the Fort Bragg Regional Alliance and does not necessarily reflect the views of the Office of Economic Adjustment.*

## Executive Summary

The Fort Bragg Regional Alliance (formerly known as the BRAC Regional Task Force), with assistance from the LandDesign team, is leading the effort to unite public and private sectors to develop a Regional Sustainable Growth Management Strategy for the Fort Bragg Region in North Carolina.

Approximately 36% of total population growth in the region between 2006 and 2013 will be a direct result of military investments consistent with the Base Realignment and Closure (BRAC) program. This growth is increasing the demand for housing and services and improving the region's economic climate, especially in surrounding communities. However, the growth is also having an impact on the existing infrastructure and environment. A multi-jurisdictional approach to addressing issues and opportunities will ensure a more sustainable future for all affected communities and more unified support for the military mission.

The Regional Sustainable Growth Management Strategy defines a strategy that encourages economic development, balances anticipated growth with the region's desire to preserve important natural and cultural resources, and advances mission operability.

Building on the recommendations in the 2008 Comprehensive Regional Growth Plan for the Fort Bragg Region, the LandDesign team defined the following set of deliverables that provide specific tools and strategies to promote livability, encourage regionalism and advance community identified priorities:

Data Inventory  
Market Assessment  
Green Infrastructure Element  
Land Use Model (INDEX)



Airborne and Special Operations Museum, Cumberland County

### Critical Action RP-1: Develop a coordinated, regional growth management strategy.

*This effort, the Sustainable Growth Management Strategy, is a result of Critical Action RP-1 from the 2008 Comprehensive Regional Growth Plan for the Fort Bragg Region.*

*Out of the 2008 report came several other recommendations for studies including the following:*

- Working Lands Protection Strategies
- Regional Housing Market Study
- Regional Water and Wastewater Infrastructure Model
- ~~Working Lands Protection Strategies~~
- Regional Sub Area Transportation Model
- Cost of Land Use Fiscal Impact Analysis
- Infrastructure Integration Plan

*The Sustainable Growth Management Strategy builds on the recommendations of these reports and integrates the findings into the Land Use Model and consecutive phases of the project. The figure following this summary illustrates the evolution of this strategy.*

# SUSTAINABLE GROWTH MANAGEMENT STRATEGY

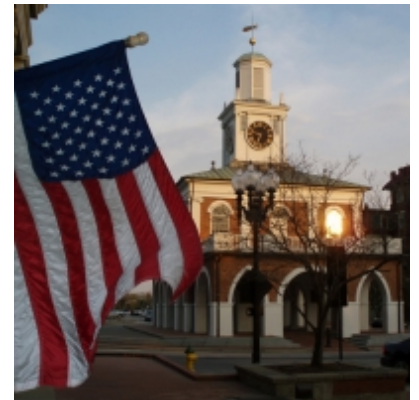
## FORT BRAGG REGION

Separately, each tool provides a valuable resource to aid local decision making. Collectively the tools present a way to move the Fort Bragg region towards a more sustainable future.

- I. **Data Inventory-** catalyzed a joint effort between the Fort Bragg Regional Alliance and the North Carolina Center for Geographic Information and Analysis to conduct an in-depth regional data assessment to “ultimately achieve improvement in local GIS datasets and capabilities to bring all eleven counties in the Fort Bragg Region to a level that can effectively support local and regional decision making.”
  
- II. **Market Assessment-** provides information on retail leakage that local economic developers can use to better understand what type of facilities are needed in their respective communities. In addition, the analysis provides a summary of the retail characteristics of eight counties surrounding Fort Bragg, and the potential for future development based on projected population and household growth. It details the industrial and commercial market supply base including detailed information on existing and potential future influence of defense contracts in the region. The Market Assessment also includes a discussion of the demand for space by use type, based on employment projections for Workforce Development Board (WDB) areas, for the time period covering 2006 through 2016, and the potential for future development based on employment projected growth.
  
- III. **Green Infrastructure Element-** delineates those lands targeted for protection: the natural and human-altered spaces that provide ecological, environmental, economic, cultural, and recreational benefits to the Fort Bragg region. The Green Infrastructure element of the Strategy serves two purposes. First, it defines and explains the various components of Green Infrastructure in the Fort Bragg region, and delineates the lands targeted for protection. As part of that delineation, it identifies the tools and strategies that could be most effective in acquiring and/or preserving lands for the GI system. Second, the Green Infrastructure mapping serves as an input into the Land Use modeling portion of the Strategy. The Green Infrastructure aspects of future scenarios will be compared to baseline projections to test the effect of preservation and conservation policies and strategies on managing the direction and location of future growth in the Fort Bragg region.



Sanford, Lee County



Downtown Fayetteville, Cumberland County



Anderson Creek Golf Club, Harnett County



- IV. **Land Use Model (INDEX)**- generates future scenarios that will be compared to baseline projections to test the effect of policies and strategies on managing the direction and location of future growth in the Fort Bragg region. Local planners, economic developers, conservationists, real estate developers, and elected officials will be able to use the results of the model to make better resource allocation, capital improvement and land use planning decisions. To date, two cases have been modeled using INDEX, a GIS based scenario planning software- an existing conditions and current zoning build out. Subsequent phases of strategy development will pivot from the reference cases to create alternative land-use scenarios. The objective will be creation of scenarios that are measurably more sustainable than existing conditions and current zoning build-out. For purposes of the INDEX application, sustainability is defined as housing, employment, and transportation conditions affecting energy use, greenhouse gas (GHG) emissions, water use, traffic, and infrastructure demands generally.

The next step in the Regional Growth Management Strategy is to utilize INDEX to create and evaluate alternatives to the current build out case. The alternative cases developed will reveal choices that the region needs to evaluate to determine the appropriate and preferred direction forward. Once a preferred alternative is identified it will help guide consecutive phases of the project.

Ultimately all of the findings will be integrated into the Regional Sustainable Growth Management Strategy. The Strategy will be a collection of recommendations connected to specific enabling policies and funding sources. The overall objective of the Strategy is two-fold: (1) provide a clear action plan, tied to funding sources, to advance the Fort Bragg Region toward a sustainable future; (2) serve as a building block to future grant awards for local implementation to realize specific project realization opportunities.

To ensure the LandDesign team’s findings reflect the realities of the region and are consistent with the vision and goals of the community, the team met with a committee of technical advisors on several occasions. The technical advisory committee is primarily composed of planning staff from the 11-county region and representatives from regional planning organizations including the Regional Land Use Advisory Commission (RLUAC) and the Department of Commerce Division of Community Planning.



Lumber River, Robeson County



Southern Pines, Moore County

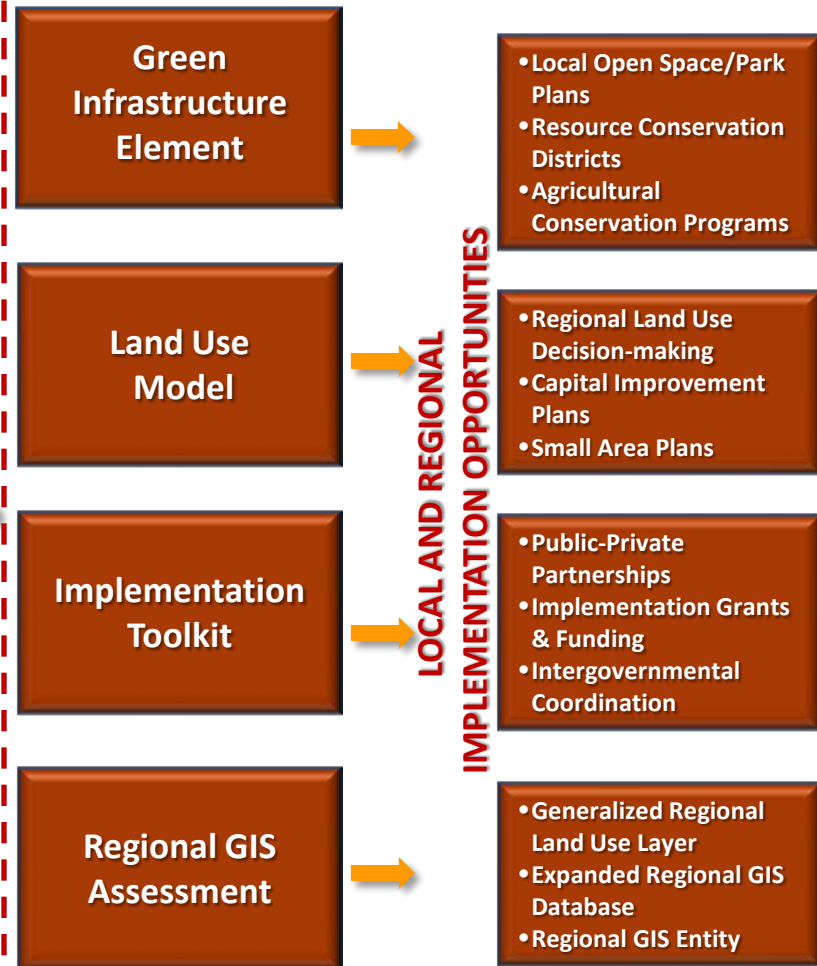


Hoke County

## 2008 COMPREHENSIVE REGIONAL GROWTH PLAN FOR THE FORT BRAGG REGION



## 2011 REGIONAL SUSTAINABLE GROWTH MANAGEMENT STRATEGY FOR THE FORT BRAGG REGION



## REGIONAL OUTCOMES

