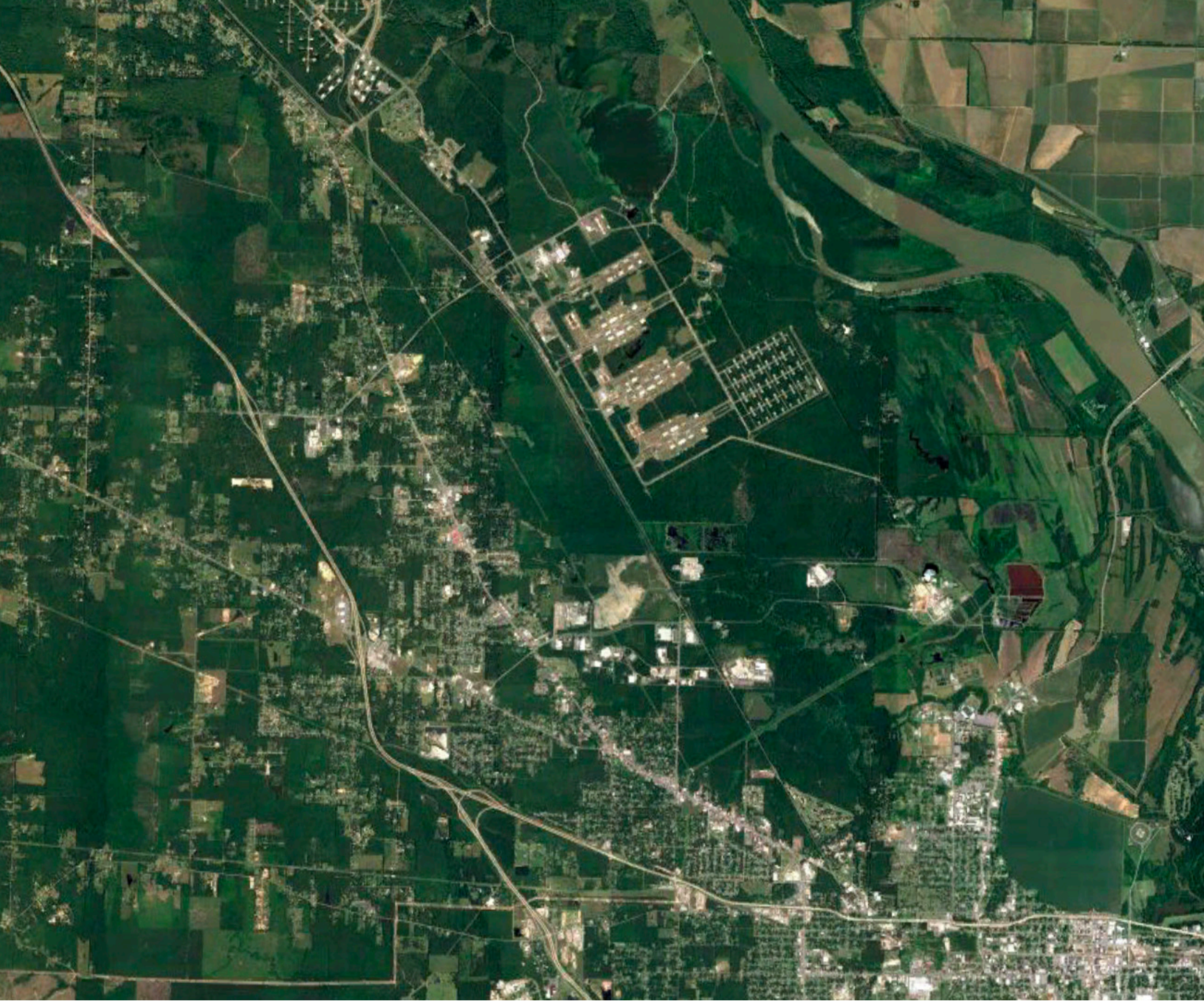


**PINE BLUFF ARSENAL
COMPATIBLE USE STUDY
IMPLEMENTATION**

**JEFFERSON
COUNTY, AR**



Executive Summary



**PINE BLUFF ARSENAL
COMPATIBLE USE STUDY
IMPLEMENTATION**

**JEFFERSON
COUNTY, AR**



Prepared for



A Quality of Life Community

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Photo Credit: Diamond State Aerial

The Pine Bluff Arsenal Compatible Use Study Implementation Executive Summary was prepared under contract with the City of White Hall, Arkansas, with financial support from the Department of Defense Office of Local Defense Community Cooperation. The content was developed through a collaborative stakeholder process and does not necessarily reflect the views of the Office of Local Defense Community Cooperation.

The Pine Bluff Arsenal Compatible Use Study (CUS) Implementation was developed through a collaborative partnership of representatives from varied stakeholders including local communities and regional entities. Two CUS committees – the Policy Committee and the Technical Working Group – provided direction and technical oversight on the document and were composed of representatives from the stakeholder groups. Together, the groups worked toward a consensus on the issues and recommendations, and participants provided comments at every stage of the drafting process. The following pages identify the individuals that formally participated in the development of the Pine Bluff Arsenal CUS Implementation.

Policy Committee

The Policy Committee (PC) served an active and important role in providing policy direction during the development of the Pine Bluff Arsenal CUS Implementation. The PC was composed of the following individuals:

Mayor Noel Foster

City of White Hall

Judge Gerald Robinson

Jefferson County

Mayor Shirley Washington

City of Pine Bluff

David Beck

Economic Development Alliance for Jefferson County, Chairman

Roch Byrne

Pine Bluff Arsenal Deputy to the Commander

Colonel Tod Marchand

Pine Bluff Arsenal Commander



Technical Working Group

The Technical Working Group (TWG) served a key role in the development of the Pine Bluff Arsenal CUS Implementation. The TWG provided the overall technical support, review, and guidance of the study. The TWG was composed of the following individuals who represented local communities and regional stakeholders.

Cheryl Avery

Pine Bluff Arsenal, Public Affairs Officer

Daniel Uptagrafft

Pine Bluff Arsenal, Engineering Plans and Services Division Chief

Tim Fox

Pine Bluff Arsenal, Base Master Planner

Justin Lieber

Pine Bluff Arsenal, Director of Base Operations

Joseph Hurt, P.E.

Pine Bluff Arsenal, Environmental Engineer

Devin Dorman

Pine Bluff Arsenal, Director of Risk Management

Doug McKim

Pine Bluff Arsenal, Chief Environmental Compliance Officer

Nancy Lee McNew, PCED

Economic Development Alliance for Jefferson County, Vice President of Economic Development

Stephen Redman

Pine Bluff Arsenal, Director of Public Works

Larry Reynolds

Southeast Arkansas Regional Planning Commission, Director

Allison J.H. Thompson, CEcD, FM, EDFP

Economic Development Alliance for Jefferson County, President and CEO

Deric Wyatt

Arkansas Department of Transportation, District 2 Engineer

City of White Hall, Arkansas (Project Sponsor)

The City of White Hall served as the overall project management agency and the administrator of the Office of Economic Adjustment grant that helped to fund the plan. White Hall provided staff to facilitate the CUS.



Mayor Noel Foster

Alderman David Beck

Larry E. Wright, P.E., LE Wright & Associates, PLLC

Pine Bluff Arsenal CUS Implementation Consultant Team

Matrix Design Group, Inc. was the project consultant team hired to conduct the project through coordination with and assistance from the City of White Hall, the PC, the TWG, the public, and other stakeholders.



Celeste Werner, FAICP

Project Director

Mike Hrapla

Project Manager

Kevin Lardner

Structural Engineer

Matt Schwalb

Economic Analyst

Marcela Mora-Yatko

Lead Planner

McClelland Consulting Engineers

Special Appreciation

The City of White Hall wishes to recognize and thank all the residents, property owners, community leaders, and other stakeholders for their participation in the workshops and public open houses.

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COUNTY, AR



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CUS Implementation Overview

The Pine Bluff Arsenal (PBA) Compatible Use Study (CUS) Implementation project carries out the highest-priority mitigation actions that were identified during the Pine Bluff Arsenal CUS process. These high-priority implementation actions were identified to mutually support Pine Bluff Arsenal and the surrounding community and required additional funding or other resources to complete. Implementation began in July 2021 and was scheduled for completion in November 2022.

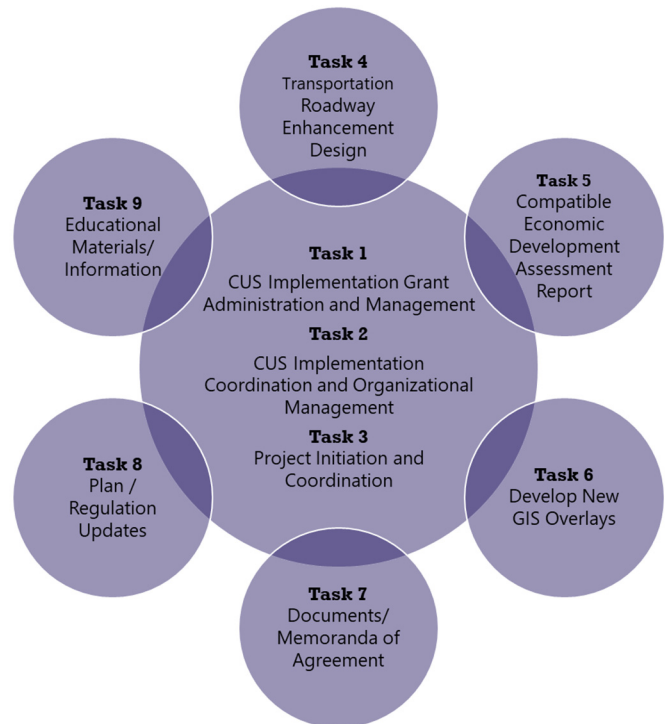
The goals of the Pine Bluff Arsenal CUS Implementation project are as follows:

- Assist state and local governments in addressing and preventing the encroachment of civilian communities from impairing the operational utility of Pine Bluff Arsenal
- Protect and preserve the health, safety, and general welfare of those living near Pine Bluff Arsenal
- Protect and preserve military readiness and defense capabilities while supporting ongoing community economic development
- Enhance civilian and military communication and collaboration
- Increase public awareness of the military missions at the Arsenal
- Promote compatible civilian development to support the long-term sustainability and operability of the installation

Tasks Overview

This implementation program includes nine tasks, as described in Figure 1.

Figure 1 Tasks Overview Diagram



Technical Tasks

Tasks 4 through 9 comprise the high-priority actions or technical tasks that were identified in the 2021 CUS.

Task 4 Transportation Roadway Enhancement Design

Purpose

Task 4 aims to develop a design package that addresses roadway concerns, including a narrow portion of the roadway and flooding issues at the historic bridge on Hoadley Road.

Background

The bridge on Hoadley Road (Highway 256) leading to Pine Bluff Arsenal's Plainview Gate has been listed on the National Register of Historic places, which impacts the ability to structurally change the bridge to increase vehicle capacity (see Issue CR-1 and associated recommendations in the CUS Implementation Plan).

Description

A preferred alternative for the roadway design has been identified. The design involves widening Hoadley Road from Interstate 530 to the Plainview Gate at Pine Bluff Arsenal and replacement of the historic bridge (Bridge #2280) with a new bridge to the southeast, as shown in Figure 2. Preliminary cost estimates for this alternative have been developed based on several factors, including design, permitting, construction, and other costs.

Recommended Next Steps

Seek funding for roadway and bridge construction based on the current cost estimate.

Task 5 Compatible Economic Development Assessment Report

Purpose

To identify the current economic impact of Pine Bluff Arsenal operations and complementary industries in order to leverage the installation's economic output.

Background

Public-private partnerships that support the mission at the Arsenal are not fully utilized as opportunities to attract additional businesses and jobs to the area. (See Issue COM-3 and associated recommendations in the CUS Implementation Plan).

Description

The Economic Impact Report and Economic Development Assessment have been completed based on research and interviews with economic development stakeholders in the region, including the Economic Development Alliance for Jefferson County and the Southeast Arkansas Economic Development District.

Recommended Next Steps

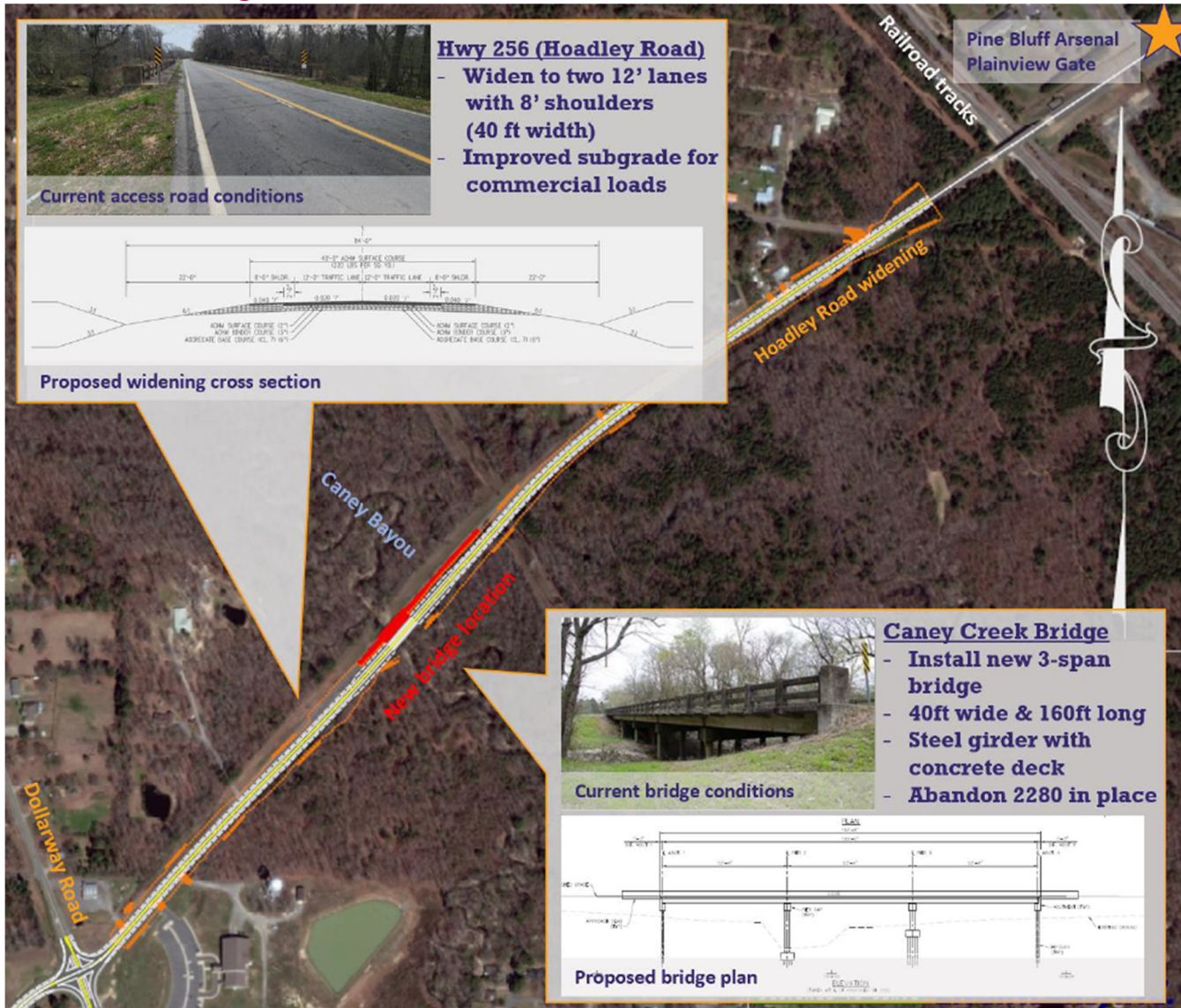
Distribute Task 9 educational materials as electronic resources through stakeholder websites, social media platforms, and eblasts, as deemed appropriate. Distribute hard copies at local venues.

Task 6 Develop New GIS Overlays

Purpose

To provide the region and the Southeast Arkansas Regional Planning Commission (SEARPC) with useful GIS maps to assist with compatible development/land use planning.

Figure 2 Proposed Widening of Hoadley Road and Location of The New Bridge



Background

The Southeast Arkansas Regional Planning Commission and the communities' lack of information and resources for land use decision-making undermines sustainable, compatible development. (See Issue COM-2 and associated recommendations in the CUS Implementation Plan)

Description

A land use planning online tool has been developed using ArcGIS, as illustrated on Figure 3. The tool, which is hosted by SEARPC, includes the military compatibility overlays: the half-mile overlay, a half-mile to one-mile overlay, an anti-terrorism/force protection overlay, a safety overlay, and a transportation overlay. Additional land use information is also provided to facilitate compatible planning.

Figure 3 Screenshot From the Pine Bluff Arsenal Compatible Use Study Land Use Information On-line Tool



Recommended Next Steps

Complete the transfer of the online tool to the SEARPC's ArcGIS account so the SEARPC can update the tool as needed.

Task 7 Memoranda of Agreement

Task 7 includes developing separate coordination memoranda of agreement (MOAs) between study area jurisdictions and Pine Bluff Arsenal and an air quality coordination MOA between the Arkansas Department of Energy and Environment (E&E) and Pine Bluff Arsenal.

Coordination MOA

Purpose

To establish coordination protocols for different types of development within the military compatibility overlays.

Background

Pine Bluff Arsenal does not maintain formalized communication processes with surrounding communities and organizations. (See Issue COM-1 and associated recommendations in the CUS Implementation Plan)

Description

A coordination MOA defines procedures for coordination among the Arsenal and the Cities of White Hall and Pine Bluff, Jefferson County, and SEARPC.

Recommended Next Steps

The Cities of White Hall and Pine Bluff, Jefferson County, and SEARPC should identify a primary point of contact to sign their respective MOAs with the Arsenal. The Arsenal should identify a primary point of contact to sign the MOAs with the community jurisdictions and SEARPC.

Air Quality Coordination MOA

Purpose

To establish coordination protocols that alert Pine Bluff Arsenal of proposed or requested Title V Air Permits within the Arkansas Department of E&E, Office of Air Quality, Air Quality Control Region 16

Background

An increase in air emission permits in the region around Pine Bluff Arsenal may impact the requirements the Arsenal must meet to maintain its own permits. (See Issue AQ-1 and associated recommendations in the CUS Implementation Plan)

Description

The MOA defines procedures for coordination between the Office of Air Quality and Pine Bluff Arsenal.

Recommended Next Steps

The Office of Air Quality should identify a signatory to sign the MOA with the Arsenal. The Arsenal should identify a signatory to sign the MOA with the Office of Air Quality.

Task 8 Plan/Regulation Updates

Task 8 included the development of three different land use documents to support compatibility. They are zoning ordinances, military element templates, and plat notes.

Zoning Ordinances

Purpose

To establish zoning regulations to guide future development within three miles of the Arsenal, a distance that ensures compatibility with the Arsenal's current missions and protects future mission opportunities.

Background

Due to the lack of zoning and future land use plans for the land adjacent to the Arsenal, there is a potential for incompatible development that could impact missions and public health, safety, and welfare. (See Issue LU-1 and associated recommendations in the CUS Implementation Plan)

Description

Draft zoning ordinances have been developed for the City of White Hall, the City of Pine Bluff, and Jefferson County. Five overlays are included:

- Half-mile overlay around Pine Bluff Arsenal to establish land use standards and reduce encroachment on Pine Bluff Arsenal
- Half-mile to one-mile overlay around Pine Bluff Arsenal to establish land use standards that protect potential future mission opportunities at the installation
- Anti-terrorism/Force Protection overlay, which includes land within 1,500 feet of the Pine Bluff Arsenal boundary to identify land uses that have the potential to pose security or force protection concerns for the Arsenal
- Safety overlay, which includes land within 1,500 feet of an explosive safety quantity distance arc for munitions or materials storage at Pine Bluff Arsenal to identify land uses that may be at higher risk of safety concerns as it relates to munitions or materials storage
- Transportation overlay, which includes land within three miles of the Pine Bluff Arsenal boundary where the boundary is within 500 feet of either side of Highway 256, Dollarway Road, Stark Gate Road, or Wise Road to prompt consideration of future land uses that will result in increased traffic counts and can potentially impact access to the Arsenal.

Recommended Next Steps

City of White Hall: Adopt and integrate overlays into the White Hall, Arkansas, Zoning Code through an ordinance amendment.

City of Pine Bluff: Adopt and integrate overlays into the Pine Bluff, Arkansas, Zoning Ordinances through an ordinance amendment.

Jefferson County: Adopt the zoning ordinance in compliance with Arkansas State Statute: AR Code 14-17-209.

Military Element Template

Purpose

To identify new planning policies or guidance for the communities to adopt and/or integrate into local planning documents to reduce compatibility concerns with the Arsenal.

Background

Due to the lack of zoning and future land use plans for the land adjacent to the Arsenal, there is a potential for incompatible development that could impact missions and public health, safety, and welfare. (See Issue LU-1 and associated recommendations in the CUS Implementation Plan)

Description

A military element template has been completed for the City of White Hall, the City of Pine Bluff, and Jefferson County.

Recommended Next Steps

City of White Hall. Identify a long-range planning document in which to incorporate information and land use guidance from the military element template or include the military element in a future comprehensive plan.

City of Pine Bluff. Amend the current Comprehensive Plan to include the military element as a new chapter.

Jefferson County. Identify a long-range planning document in which to incorporate the information and land use guidance from the military element template or include the military element in a future comprehensive plan.

Plat Note

Purpose

To indicate that property is near the Arsenal and that structures may be impacted by, or may impact, operations there

Background

Due to the lack of zoning and future land use plans for the land adjacent to the Arsenal, there is a potential for incompatible development that could impact missions and public health, safety, and welfare. (see Issue LU-1 and associated recommendations in the CUS Implementation Plan)

Description

A plat note has been developed for the City of White Hall and City of Pine Bluff to alert property owners within those jurisdictions of their proximity to the Arsenal.

Recommended Next Steps

City of White Hall. Incorporate the notification requirement and language into the City of White Hall Subdivisions Code through a code amendment.

City of Pine Bluff. Incorporate the notification requirement and language into the City of Pine Bluff Subdivision Regulations through a code amendment.

Task 9 Educational Materials/Information

Purpose

To provide stakeholders and the public with information related to the Arsenal to assist with compatibility planning efforts.

Description

Educational materials have been developed in conjunction with the execution of other tasks.

Recommended Next Steps

The educational materials should be distributed to the appropriate stakeholders.

Additional Recommendations

The following recommended actions from the 2021 CUS should be implemented following the completion of the tasks comprising this phase of the implementation program. The following recommended actions will support resiliency at Pine Bluff Arsenal and the surrounding community. Each proposed recommendation includes a potential source of funding for implementation.

- Apply for a grant to perform a military installation resiliency review for Pine Bluff Arsenal to identify risks and vulnerabilities of off-post infrastructure and extreme weather events. The review should address vulnerabilities of water quality/availability due to aquifer depletion, as well as potential issues associated with floodwater management, supply chain, and digital, electrical and natural gas systems to ensure future resiliency of the installation.
Potential funding: Office of Local Defense Community Cooperation Military Installation Sustainability Program
- Update the Regional Floodplain Management Plan to address existing high-risk areas, such as access roads and rail lines that are susceptible to flooding.
Potential funding: Office of Local Defense Community Cooperation
- Request a study by the U.S. Army Corps of Engineers' Floodplain Management Services Program to guide the enhancement of stormwater management and flood proofing around Pine Bluff Arsenal.
Potential funding: U.S. Army Corps of Engineers

- Identify a project that will mitigate flooding around Pine Bluff Arsenal and prepare an application package for grant funding through the Federal Emergency Management Agency's Building Resilient Infrastructure and Communities program to complete the project.
Potential funding: Federal Emergency Management Agency's Building Resilient Infrastructure and Communities Program
- Identify project opportunities along the Arkansas River that would be eligible for Readiness and Environmental Protection Integration funding to support military installation resilience, particularly due to flooding.
Potential funding: Office of Local Defense Community Cooperation Readiness and Environmental Protection Integration Resilience Program

