

# **FORT KNOX CUP PUBLIC INVOLVEMENT**

## **Phase I – Initial Public Meetings and Survey Results & Analysis.**

9 January 2020



Prepared by Lincoln Trail Area Development District

This document was prepared with financial support from the Office of Economic Adjustment, Department of Defense. The content does not necessarily reflect the views of the Office of Economic Adjustment.

## FORT KNOX CUP PUBLIC INVOLVEMENT

### Phase I – Initial Public Meetings and Survey Results & Analysis.

#### Background

In support of the public outreach effort detailed in our Public Participation Plan, an initial sequence of public meetings were held in November at three geographically dispersed locations around the Fort Knox Military Reservation: Brandenburg, Radcliff and Shepherdsville. In addition, a public survey was conducted in conjunction with these meetings. The survey period was opened from November 1<sup>st</sup> to 30<sup>th</sup>. The purpose of this outreach was not only to involve the public in the process but to also begin to acquire their “buy-in” of the need for the Compatible Use Plan (CUP) and the forthcoming implementation plan that results. The additional benefit of the resulting data from the meeting interactions and the survey results should prove valuable in the ongoing data collection effort; providing insights to the CUP staff, the committees and assisting with the creation of the implementation plan.

The public meetings followed a standard format: Visual display material including maps, charts, and other related background information in a poster format; a looped video program that highlighted Fort Knox’s mission and training activities; and a



presentation by staff providing background on Fort Knox and the purpose of the study to create the CUP. In the time frame available before and after the presentation, staff interacted with the attendees to answer questions and provide information about the CUP process. A “sticker” exercise was also available for the attendees to rank their priority issues regarding selected compatibility issues between

themselves, their communities and Fort Knox. Handouts of the “Fast Facts” sheets, information explaining where to find and take the online survey and a brochure describing Fort Knox were also available for dissemination.

The survey consisted of sixteen questions and was available online with links from the CUP webpage, Facebook page or from QR code on a handout. It was also available in a hardcopy format at the public meetings.



## Public Meeting Results

The public meetings were conducted as illustrated below:

Location	Date	Times	Attendees
Radcliff's Colvin Community Center	Nov. 7	5:00 - 7:00 pm	10
Shepherdsville City Hall	Nov. 13	5:00 - 6:30 pm	13
Brandenburg, Meade County Courthouse	Nov. 25	5:00 - 6:30 pm	22

Prior to each meeting, an announcement was posted on the CUP webpage and Facebook page. A media release was provided to local newspapers and radio stations. The conduct of the meetings allowed attendees to enter the meeting area, review the provided materials and video and ask questions or express concerns to the staff. During



this timeframe they were also encouraged to participate in the “sticker” exercise regarding various compatibility issues. The presentation itself was done at the midpoint of the meeting when it was felt that attendance was at its maximum. The

presentation took approximately 15 to 20 minutes and the attendees were encouraged to ask questions or express opinions during and after the presentation. Following the presentation some attendees had additional questions but the audience typically tended to leave the meeting.



The interaction with the public benefitted the study by bringing their concerns and issues to our attention. The staff compiled the various verbal input received and these were combined with the free text replies from the survey. These will be summarized following the Survey Analysis section.

## Survey Results & Analysis

The survey consisted of sixteen questions. The questions were built from a variety of concerns that we had been previously made aware of or had historic levels of concern. We also referenced previous similar surveys for insights. The online “Survey Monkey” software format was used with the survey period being 30 days. As mentioned, hardcopy versions of the survey were available at the public meetings and three of these were collected and input into the system by staff.

The questions touched on a variety of topics and while some were cross-overs they broke down into the following focus areas. Seven involved the respondents background and some demographic information. Three were related to communication methods or needs. Two inquired about economic opinions and four were directly related to compatibility issues. The questions and their parameters are included in Appendix A of this report.

The survey collected 80 individual responses during the open period. While fully aware that the sample size is miniscule compared to the population of the study area; it does provide some insights regarding people’s general

*Study Area	2010 Population
1 Mile	19,985
5 Mile	93,753
10 Mile	251,400

understanding and opinion of Ft Knox and its relations with the surrounding communities. The addition of the related opinion “sticker” exercise that was conducted at each of the three public meetings did add some level of consistency to the results even with the understanding that many of the same individuals may have engaged in both activities.

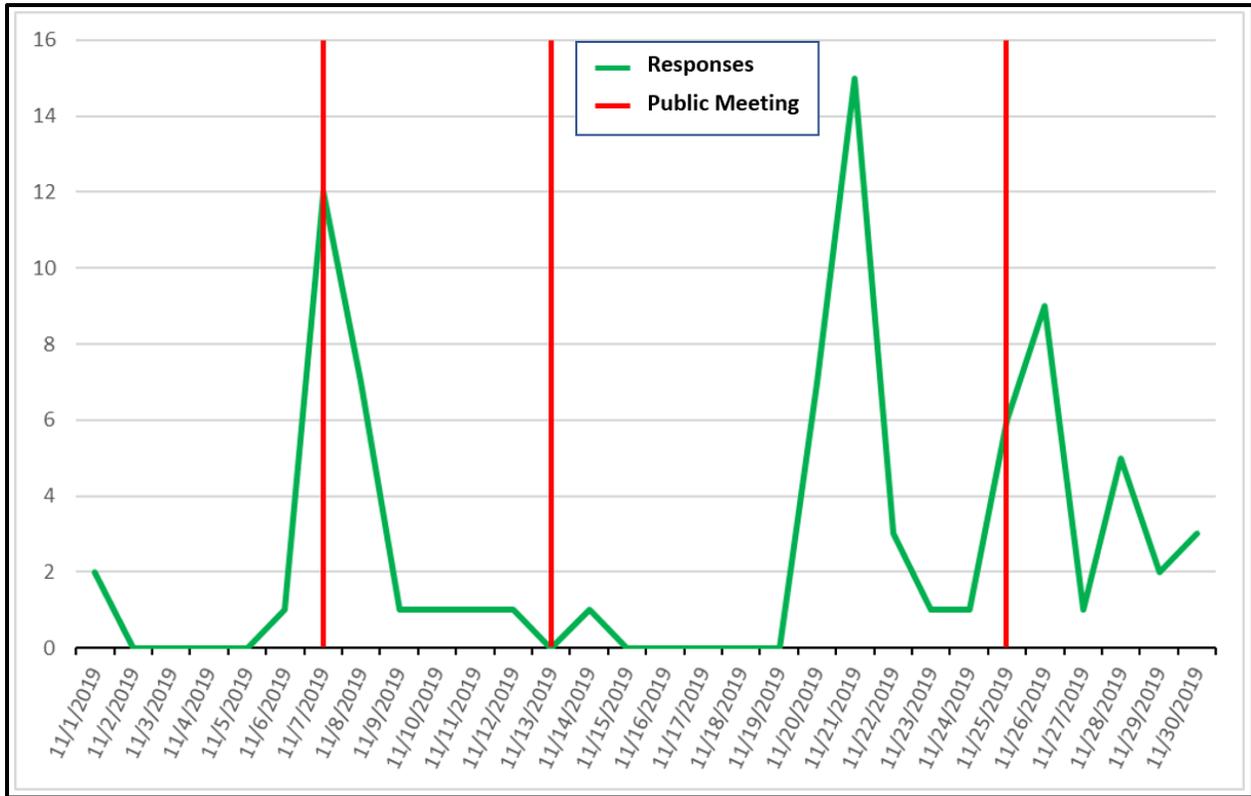
In looking at the survey entry dates (chart next page), a correlation appeared to exist between the first and third public meeting, none is apparent from the second. The peak of 15 responses on November 21<sup>st</sup> may be related to a Facebook post that alluded to a concern regarding the taking of property by Fort Knox. The geographic distribution of the surveys from the 21<sup>st</sup> was across three counties and not focused in a single location. The survey period also contained Election Day, two Federal Holidays and nine weekend days but no relationship to these parameters could be determined. The surveys were accessed from three available methods.

- Web link, 40
- Facebook, 33
- Public Meetings, 7

Note that the surveys submitted as hardcopy and entered by staff, were tagged as web link entries by the survey software.

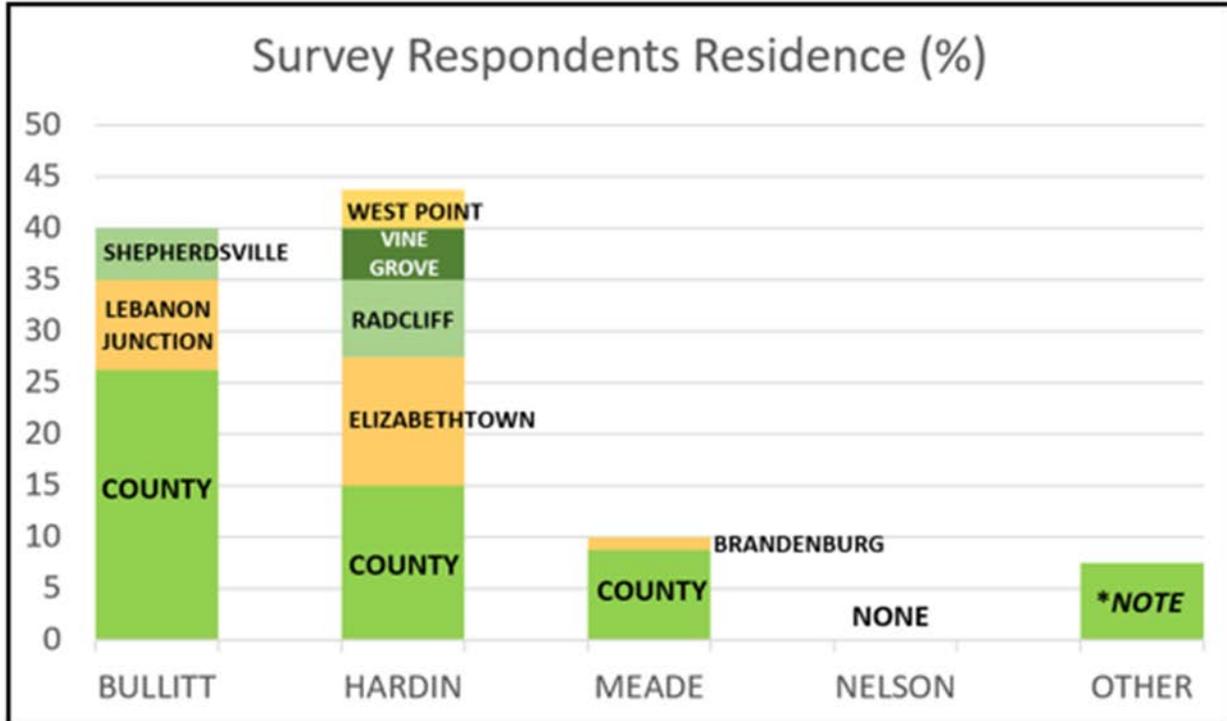
# Fort Knox CUP – Public Involvement Phase 1 Analysis

The Surveys were completed in the following time-frame:

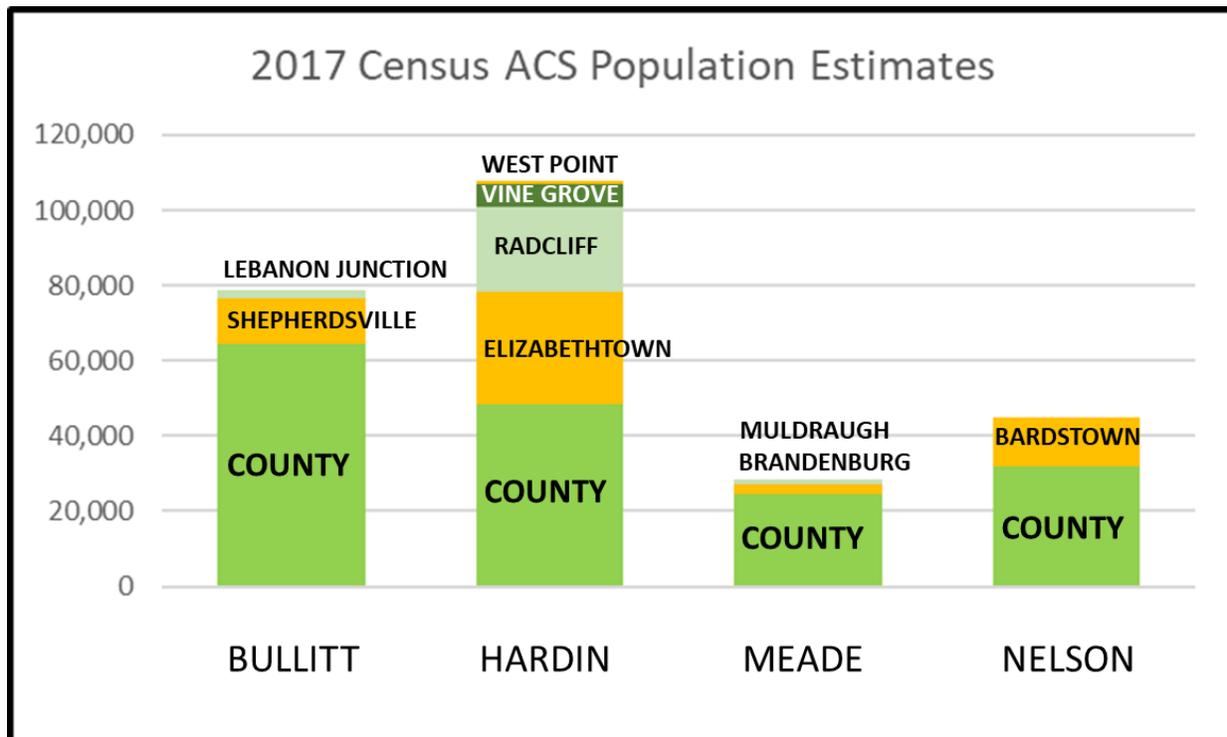


DEMOGRAPHICS

A breakdown of the survey respondents and the overall study area is presented below. Question 1 established a basic geography for the survey respondents. In reviewing the 2017 Census American Community Survey (ACS) data the overall population across



\* Out of state (Military)1; Unincorporated community, 2 Bullitt, 1 Hardin; Other Counties: Jefferson-1, LaRue-3, Taylor-1.

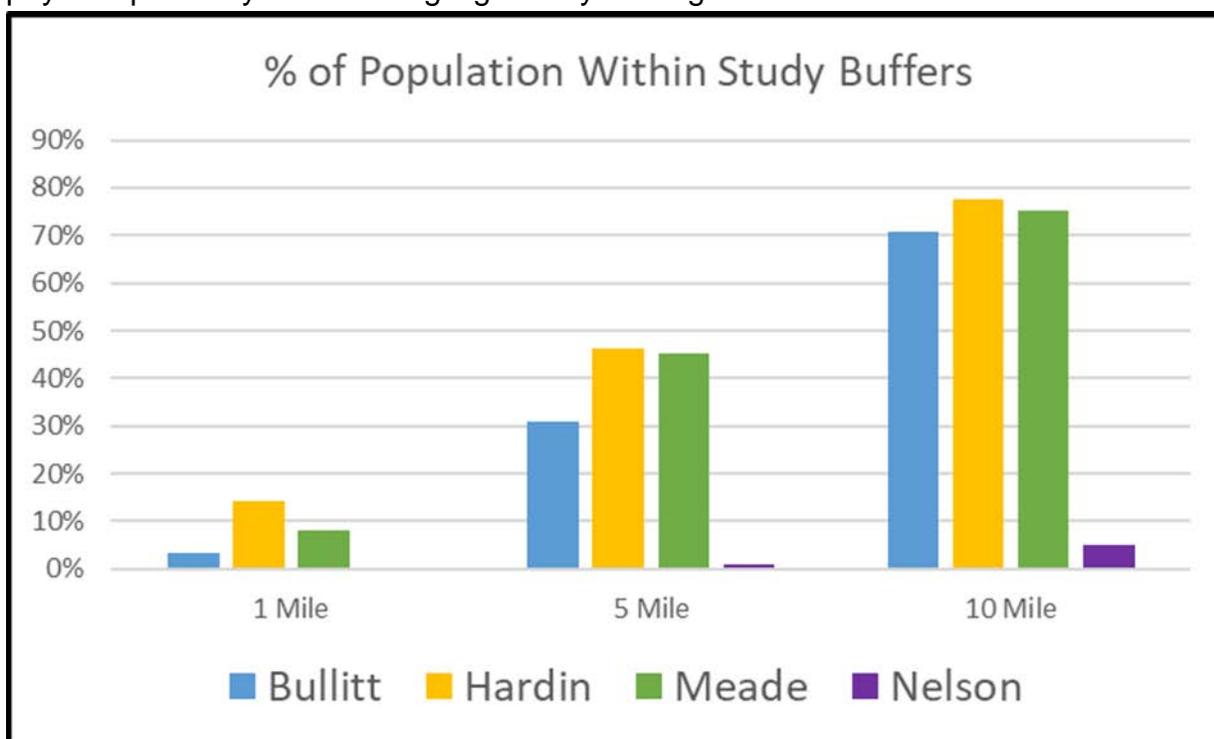


## Fort Knox CUP – Public Involvement Phase 1 Analysis

the three buffer rings of the study area show the population density in proximity to Fort Knox. In the entire four-county study area, 7.7% of the total population live within one mile of Fort Knox. Zooming out reveals that 62.5% of the total population reside

Population by County	Buffer Rings			Total Population in County
	1 Mile	5 Mile	10 Mile	
Bullitt	2,536	24,189	55,574	78,622
Hardin	15,126	49,653	83,392	107,699
Meade	2,323	12,859	21,374	28,452
Nelson	0	477	2,228	45,131
Study Area	19,985	87,178	162,568	259,904

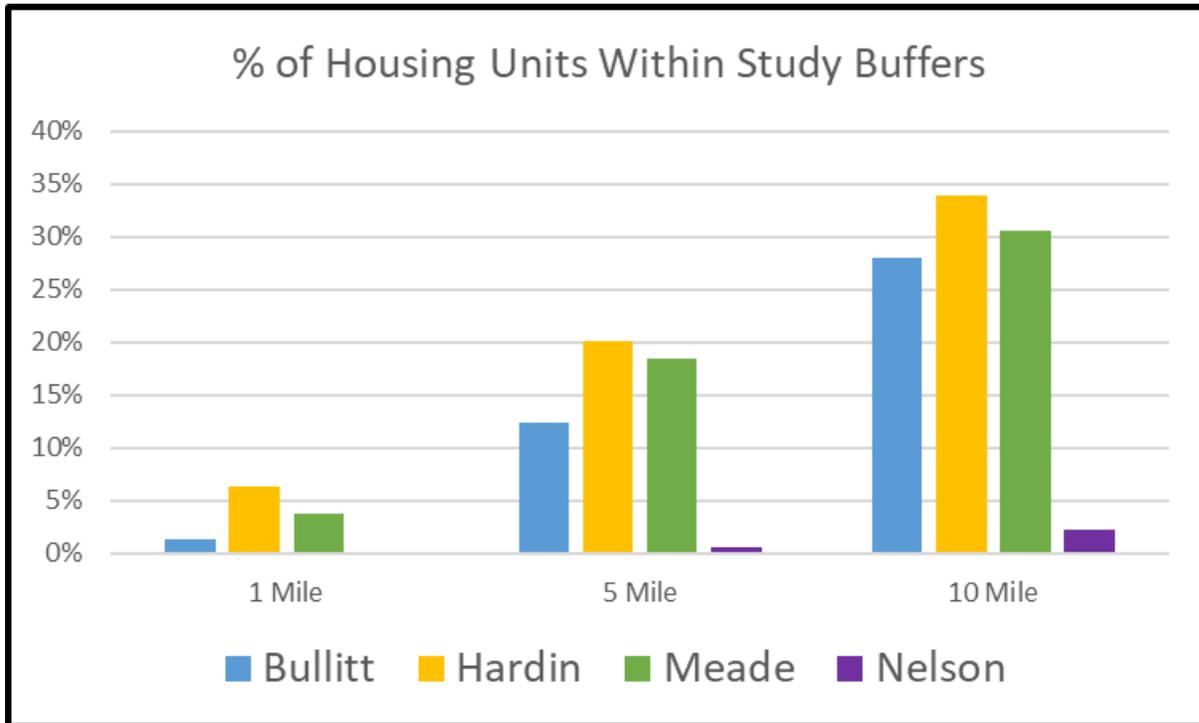
in the 10 Mile buffer of Fort Knox; this jumps to 75% if Nelson County is excluded. The physical proximity is further highlighted by looking at



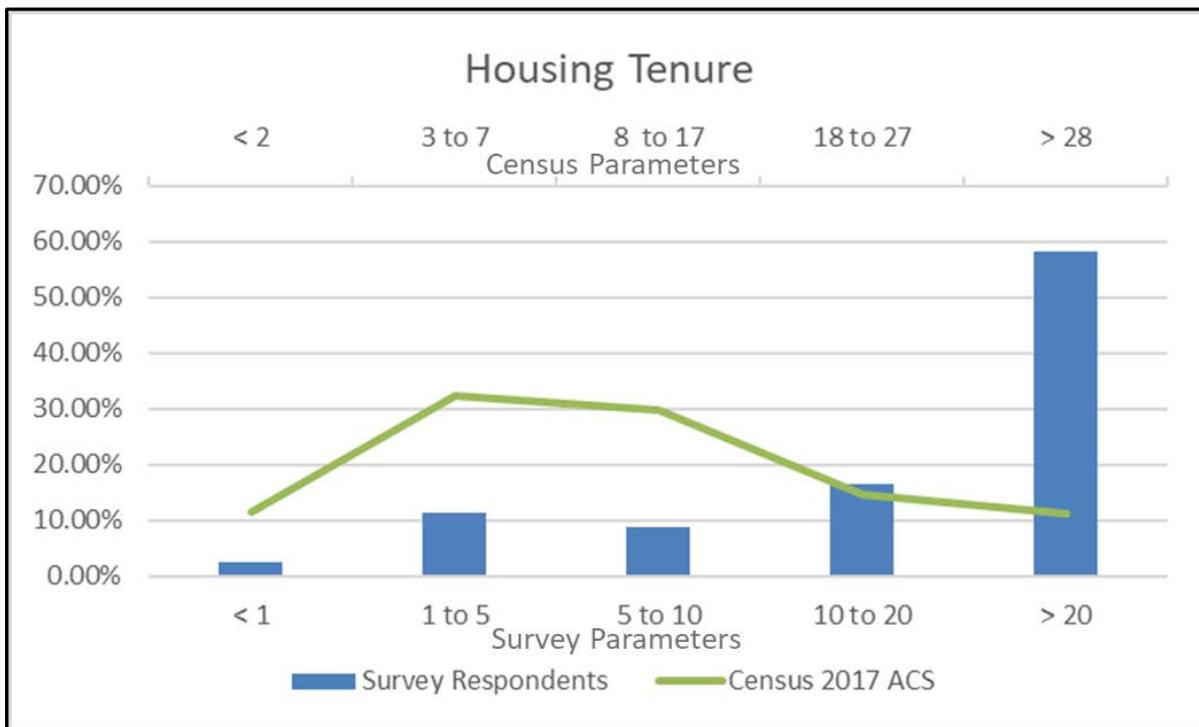
Housing Units by County	Buffer Rings			Total Housing Units - Owner	Total Housing Units - Renter
	1 Mile	5 Mile	10 Mile		
Bullitt	1,039	9,635	21,853	65,071	13,226
Hardin	6,620	21,117	35,475	66,268	38,634
Meade	1,060	5,207	8,620	20,125	8,094
Nelson	0	220	966	35,381	9,182
Study Area	8,719	36,179	66,914	186,845	69,136

residential structures. 3.4% of all housing lies within the one-mile buffer and 26% within 10 miles of Fort Knox.

Fort Knox CUP – Public Involvement Phase 1 Analysis



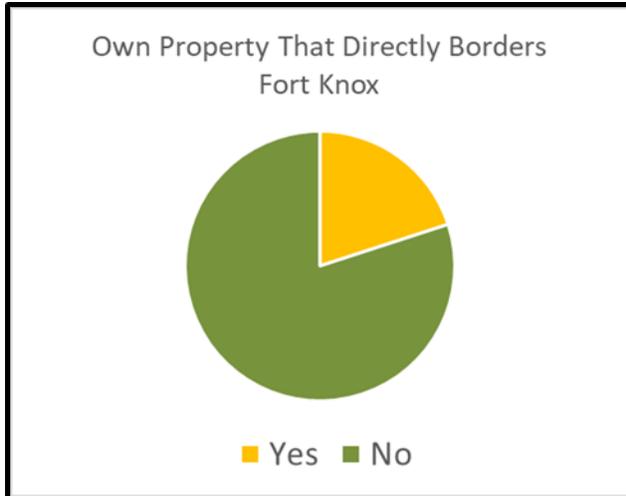
Question 2 inquired about tenure in the Fort Knox environ in general. Although the structure of the ACS data and survey data contained different scales so a direct correlation is not possible; in looking at the overall population and tenure



## Fort Knox CUP – Public Involvement Phase 1 Analysis

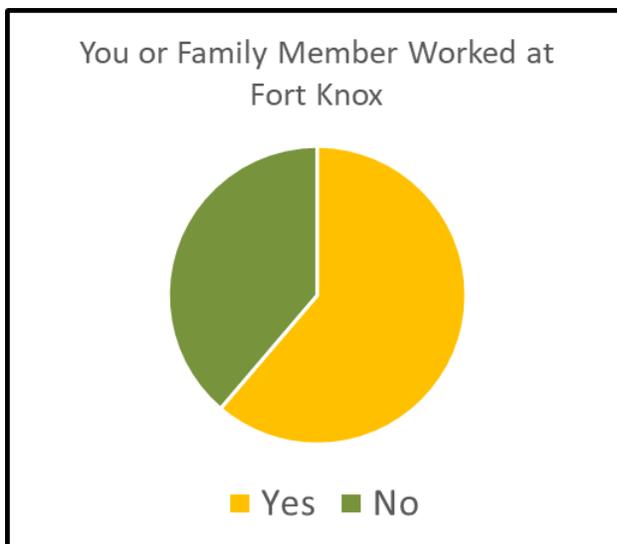
of the region; the 2017 5-year ACS shows that 26.8% of residents in the study area counties have a tenure of greater than 18 years. This is less than half of the 58.2% of respondents who claimed 20 or greater years of residence. It is presumed that respondents, because of their long duration, had a greater knowledge framework and interest in Fort Knox's activities thus had more reason to participate in the survey.

There are approximately 609 parcels that lie adjacent to the Fort Knox Military Reservation. Bullitt County – 119; Hardin County – 324 to include 156 in Radcliff and 21



in West Point; Meade County – 165 including 89 in Muldraugh. The 1 Mile Buffer area contains approximately 7,410 parcels; thus the adjacent landowners comprise 8.2% of the parcels within the 1 Mile Buffer. In question 3, a factor of 20% of survey respondents with a “Yes” answer suggests, as expected, an active interest by landowners who have Fort Knox as a direct neighbor.

The integration of the surrounding community with Fort Knox is highlighted by the dependency of each upon the other with regard to employer and employee. Question 4

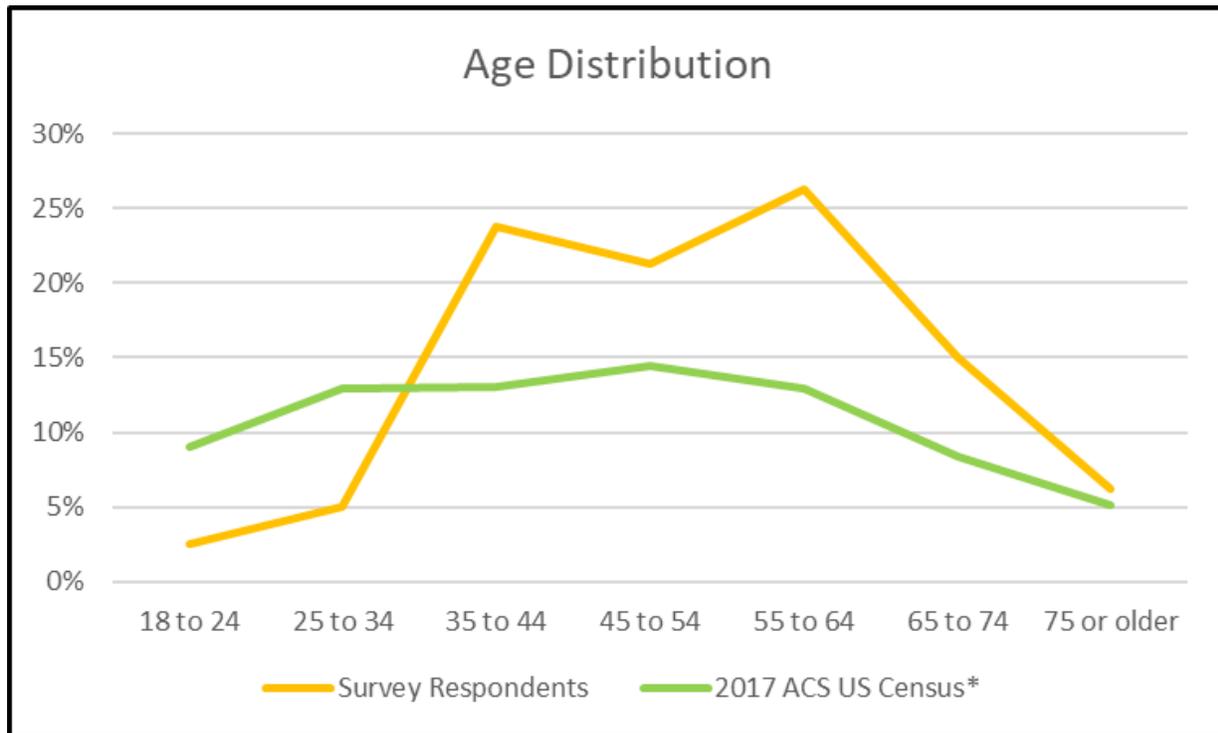


asks to this status and finds 61% of respondents have a connection through employment. Census data also illustrates a relationship with 10.2% of the population of the four-county study area having prior military service and 11.4% with TriCare health insurance coverage. While the numbers by county are not yet available; with a work force of over 21,000 it can be assumed that a large portion of this number live in the four-county study area.

## Fort Knox CUP – Public Involvement Phase 1 Analysis

Geography	Total Population	Military Service	TriCare Insurance
Bullitt	78,622	5,271	1,703
Hardin	107,699	14,596	21,655
Meade	28,452	3,830	5,022
Nelson	45,131	2,940	1,347
Total Study Area	259,904	26,637	29,727
	<i>2017 5yr ACS</i>	<i>2018 1yr ACS</i>	<i>2017 5yr ACS</i>

The age of the survey respondent was asked in Question 5. It was found to basically trend with the overall with the Census breakout for the study area with the age of the respondents being higher overall.

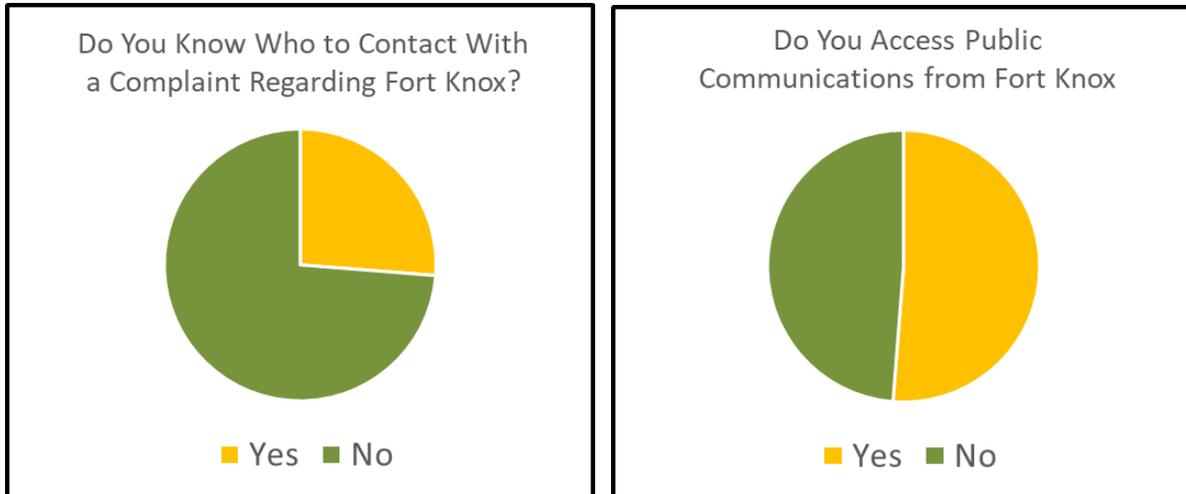


To assist with validation of the survey, any affiliation with the CUP process was identified by Questions 6 & 7. Approximately 9% of respondents had some manner of involvement. However, 36% of these respondents listed being at a public meeting as their involvement. Just 6% of the total “involved” because they were on an affiliated committee, elected official or government staff person. The technical methodology of the survey software seemed to cause some issue with Question 7 as it should have had a “Not involved” response choice relative to Question 6, but that response was not an available option. This forced the respondent to choose an answer if they did not know to just skip that question (which was intended).

# Fort Knox CUP – Public Involvement Phase 1 Analysis

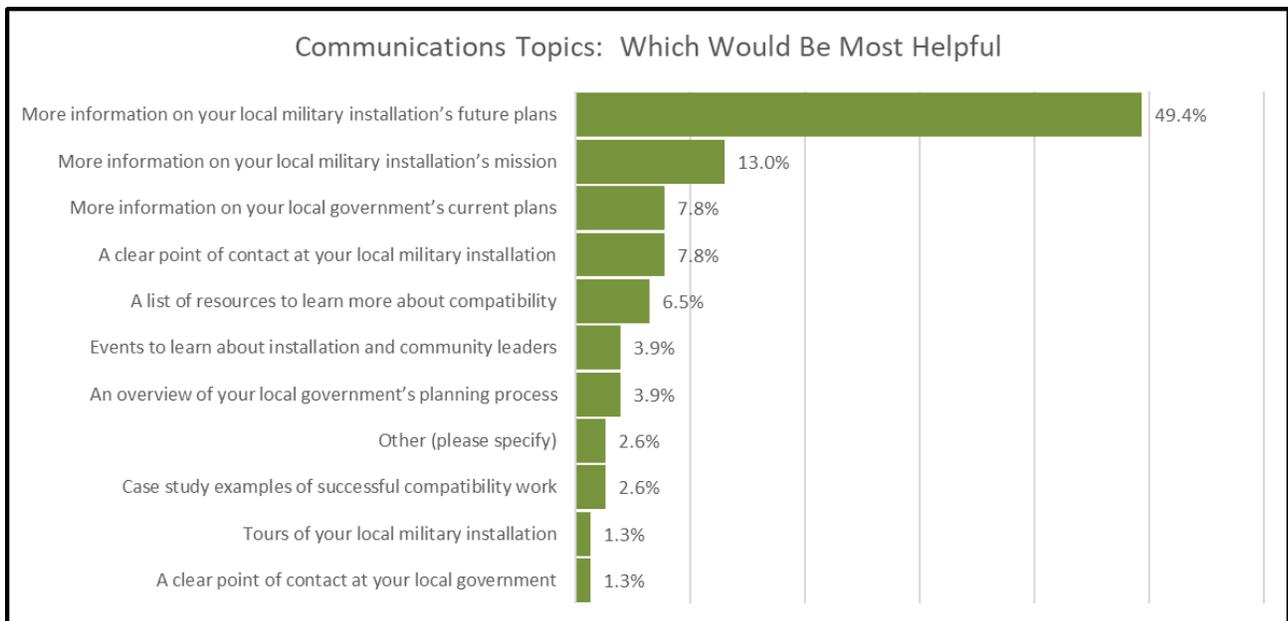
## COMMUNICATION

Questions 8 & 9 inquired of knowledge regarding communicating with or receiving information from Fort Knox. While not an inclusive question, based on the results and



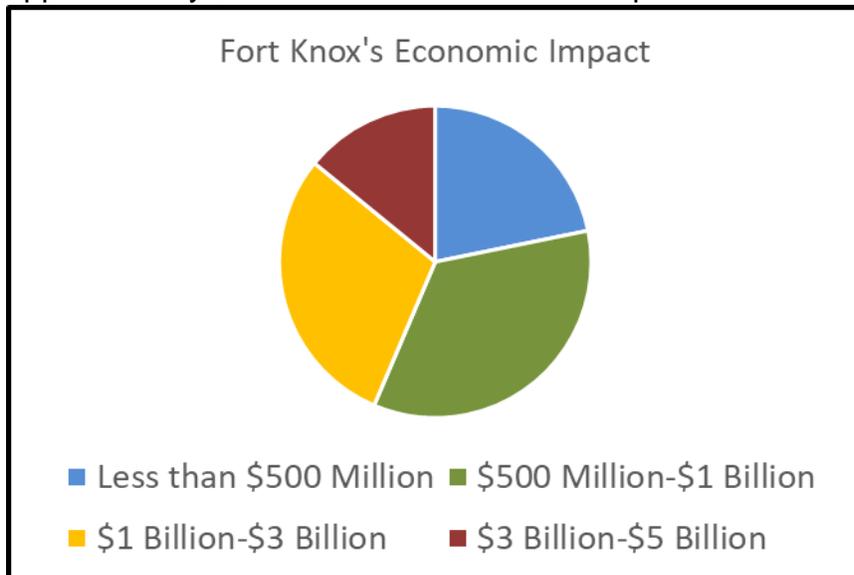
subsequent discussions with the Technical Advisory Committee, communications between Fort Knox, the surrounding residents and government entities is in need of review and improvement. This has been designated an area to do further research into and will be an element in the subsequent implementation plan.

Question 16 took this a step further to ask what topics would be most desired from a content standpoint. The respondents obviously had a strong interest in Fort Knox plans with 49% choosing that factor. Review shows interest in what happens there and what their local governments are doing in this regard.



ECONOMICS

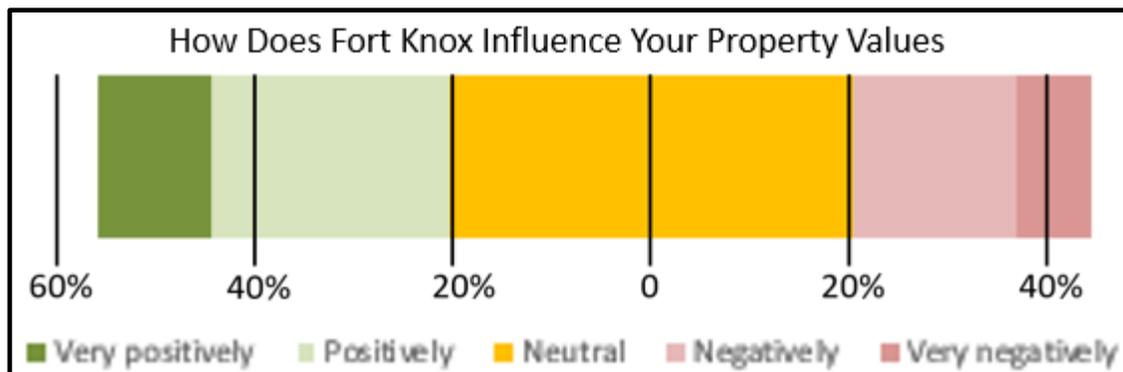
Question 10 was an attempt to gauge the public awareness of Fort Knox’s economic impact to the region and the state as a whole. With the actual annual impact being approximately \$2.6 Billion almost 30% of responders answered in the correct range.



56% guessed low and 14% higher. The overall position of Fort Knox as a premier employer in the state is a point that has been surprising to many in our discussions to date. It is a point that needs to be highlighted as a primary reason for the local community and units of government to work with Fort Knox in addressing mutually

beneficial compatibility solutions that can assist in maintaining and promoting Fort Knox’s mission.

Question 15 was an opinion question regarding property values and the perceived



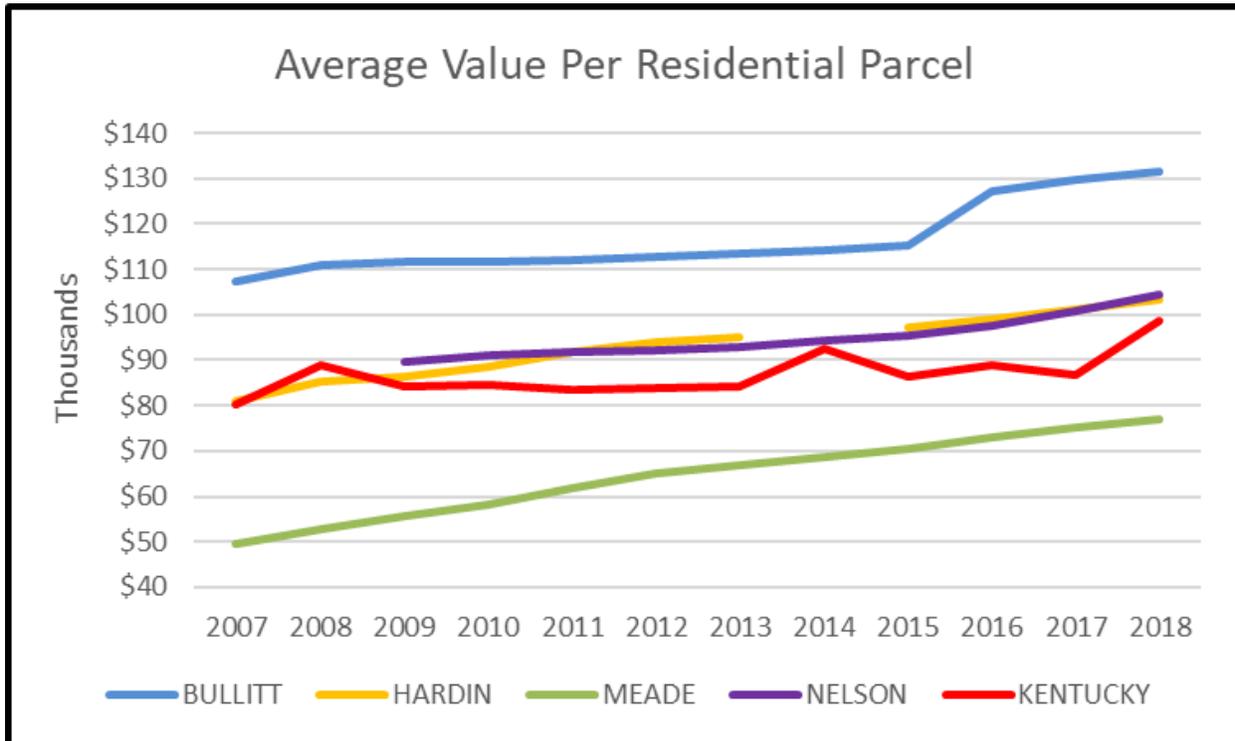
Parcels by County <sup>1</sup>	Buffer Rings			Total Parcels <sup>2</sup>
	1 Mile	5 Mile	10 Mile	
Bullitt	1,616	10,668	23,816	32,563
Hardin	5,793	22,702	37,323	47,434
Meade	1,289	7,308	11,843	15,096
Nelson	0	325	1,711	22,336

1 - Based on centroid selection method.

2 - Based on 2018 Revenue Cabinet

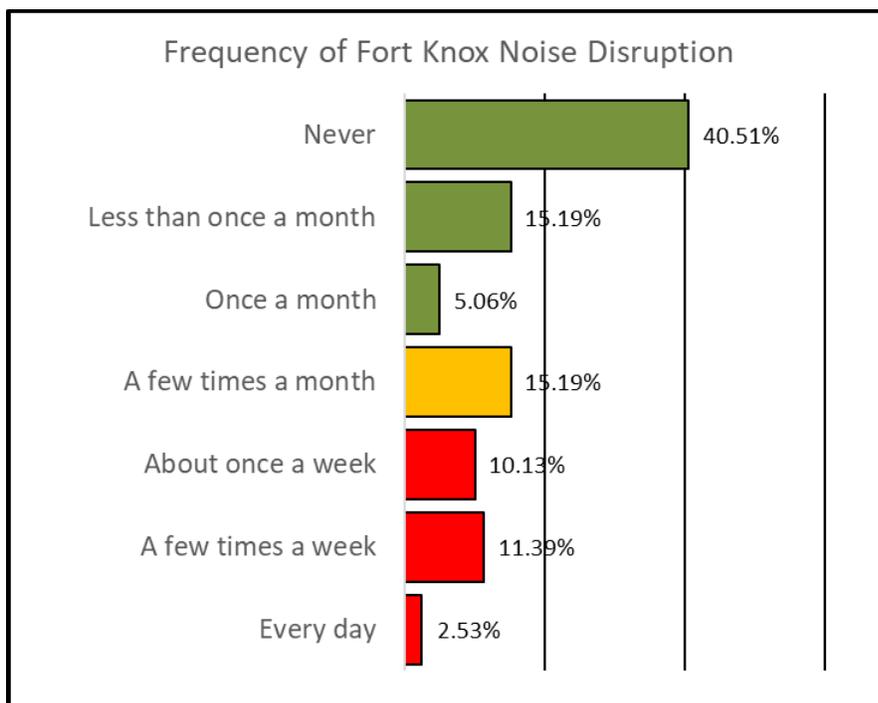
## Fort Knox CUP – Public Involvement Phase 1 Analysis

impact of Fort Knox. Overall 76% of respondents felt they were positive or neutral with 24% claiming a negative influence. While numbers are not available to validate these opinions directly without a detailed investigation, overall property values in the four-county study area do mirror with the state's overall values. Data from the Kentucky Revenue Cabinet show an overall upward trend of values by available data from 2007-2018 tax years.



## COMPATIBILITY

Based on existing ancillary data, noise became a primary focus issue regarding compatibility. Question 11 examined the respondents concern with noise and its effect on their “normal” routine. Based on some preconceptions, the results proved surprising. From “Once a month” to “Never” combined to 61%. “Every day” to “About once a week” was 24%. This would seem to be far less a factor than presumed to be to the overall



population. The respondents who do report high level negative affects however must be considered and further investigations are supported.

Question 12 listed specific compatibility issues for consideration regarding their level of concern. The overall two greatest concerns, which were on over one-third of the responses, were

“Mission reduction impacts to the economy” and “Potential development of land near the military installation”. In analyzing these results, we grouped it into three areas of concern. Noise & Safety, overall Development, and Economics. Although many these topics and the “Other” responses also fit into these general categories, there are frequent cases where they cross at least two of the categories. The breakout is as follows:

### Noise & Safety

These issues could be regarded as two sides of the same coin. They affect the mission of Fort Knox and the residents that live both on and off the post. 16% are concerned about development issues that in turn affect flight missions such as obstructions and light pollution. 24% are concerned about noise conflicts between the military and the populace. Specific quotes regarding this issue that came from the survey regarding noise are: “Walls cracking when using large weapons, hasn't been happening much recently though” and “The noise causing the value of my property to decrease”. Safety concerns were related by anecdotes of mercury and other types of water pollution.

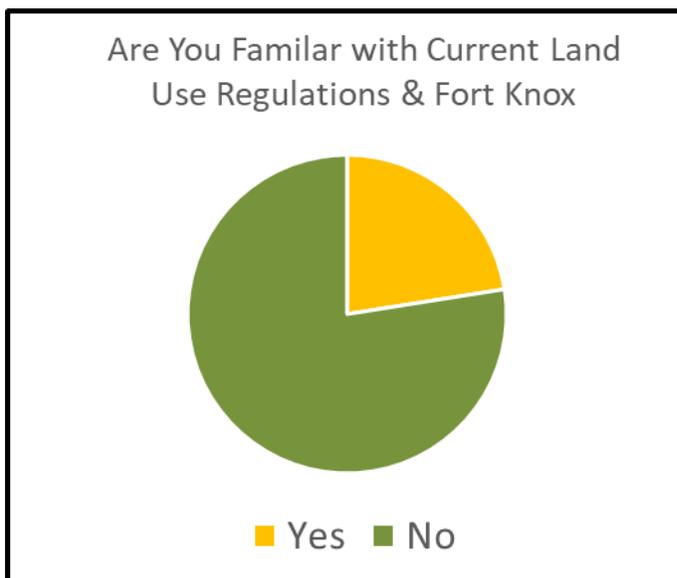
### Development

The pattern of development is also a concern for those residents both on and off the reservation. Some respondents are concerned about loss of natural habitat, others by traffic congestion and infrastructure development. The type of development plays a key role. While some are concerned with the cost of housing increasing due to scarcity others worry that too much residential will curtail the mission and the need for housing in the first place. A quote from the survey, “Growth of any kind of Fort Knox would be a huge benefit to the surrounding community”

### Economics

Mission reduction impacts to the economy was a choice on 34% of the responses. The fluctuations of population and expansion of the mission, both at 26%, were also concerns because of their economic affect. The noise concerns raised earlier are also seen to be an economic issue because of their potential effect on property values.

An additional concern was revealed with this question related back to the previous section on communication. There were several respondents who were specifically concerned about an expansion of Fort Knox taking their land or homes. This was felt to be a misrepresentation of the study area map from our website that propagated through social media. Also, this issue arose just prior to and at the Meade County public meeting. The staff heard several comments along the lines that the federal government was going to be taking homes and expanding the post. This issue will have to be continually addressed as we proceed with this planning and subsequent implementation plan.



Question 13 attempted to obtain the public’s knowledge regarding existing land use policies in place by local governments related to Fort Knox. Over three-fourths were not aware of any. The primary policy that was highlighted during the public meetings was the successful Highway 313 Corridor that creates a buffer corridor in an area adjacent to the Fort Knox boundary by limiting residential development through minimum lot sizes.

## Fort Knox CUP – Public Involvement Phase 1 Analysis

Potential policy solutions preferences were the basis of Question 14. The two most prominent, both chosen by at least 50% of respondents, were “Real Estate Disclosures” and “More communication and educational programs”. “Land Buffer Zones” at 44% was the third most favored solution. The “Purchase of Properties” was fourth at 40%. “Zoning Restrictions” with 32% was the only other choice close to at least one-third of responses with the remaining choices falling somewhat behind these.

### The Sticker Exercise

This was an interactive exercise that took place during each of the public meetings. A list of fourteen compatibility issues / opportunities was presented across three large displays with the participant given fourteen stickers to place on each issue to rank their

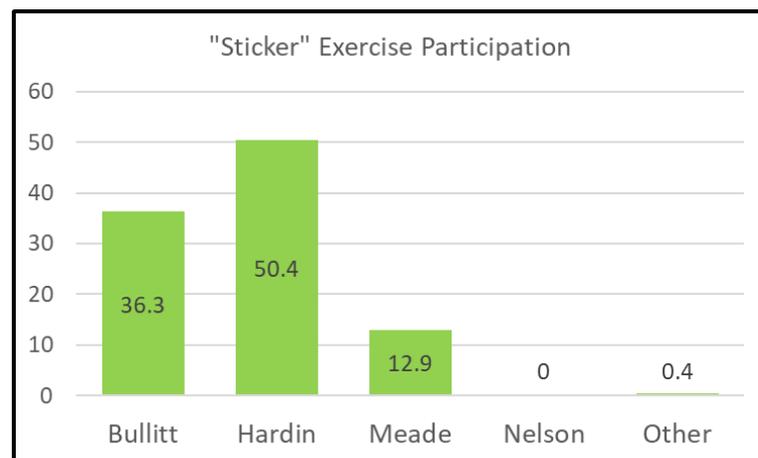


importance from Very Important, Important, Somewhat Important, Not Important and No Opinion.

A total of nineteen participated in the activity across the three public meetings. The participation rate mirrored the survey responses based on geography. The themes of the questions were very similar to Questions 12 and 14 in

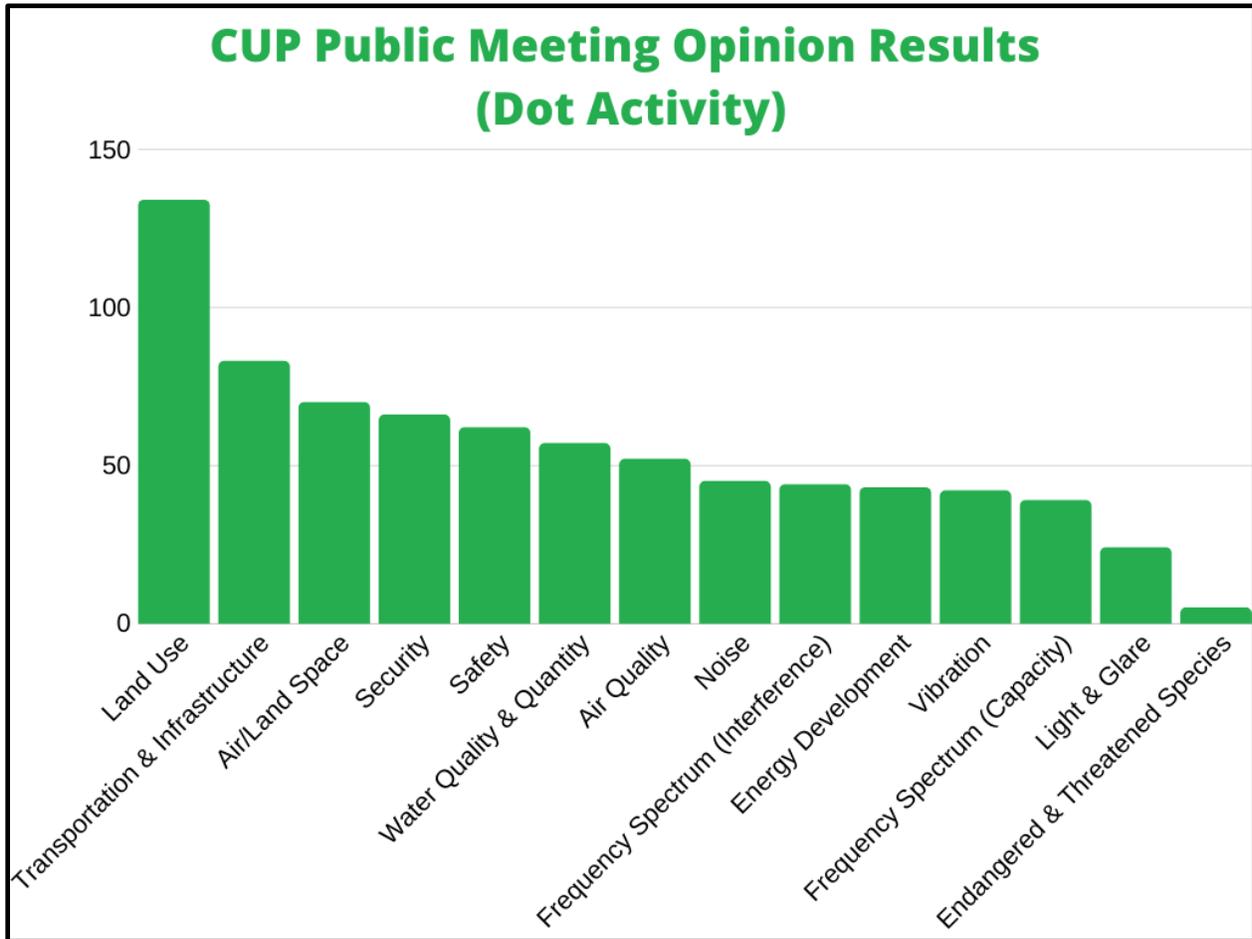
exploring opinions regarding compatibility. The issues were listed as brief statements such as “Noise”, “Security” or “Light & Glare” with a brief paragraph explaining each subject in more detail. To evaluate the data a Likert-type scale was used and assigned point values to each ranking:

- Very Important -4
- Important – 3
- Somewhat Important -2
- Not Important, No Opinion -0



## Fort Knox CUP – Public Involvement Phase 1 Analysis

The highest ranked issue was “Land Use” which came in at more than one-third greater than the next highest - “Transportation & Infrastructure”. The concern for land use reflects back to other survey inputs and is the primary concern of the CUP study.



### Public Meeting Comments

Part of the reason for the public meetings was to generate interaction between the CUP staff and the public. This allowed each to educate and learn from the other. It provided opportunities that will allow us to validate presumed issues and establish additional areas interest to focus on in the development of the plan. The compiled discussions were combined into five categories for easy reference.

#### Area 1 - Land Being Taken

As previously mentioned, this issue appears to have primarily risen from social media misunderstanding of the CUP process. A sample of statements are:

*“Government (Ft Knox) is going to take all the land within one mile of boundary”*

*“Saw map on ky.gov that showed property to be taken”*

*“Loss of privately owned land and homes”*

*“LOSS OF MY FAMILY’S HOME AND PROPERTY [sic]”*

## Fort Knox CUP – Public Involvement Phase 1 Analysis

*“Taking my land because of the mile wide boundary expansion.”*

We were also made aware that a Magistrate contacted a US Representative’s office concerned about Fort Knox taking land.

Again, this high-lighted the need for communication about the process and the need to get ahead of issues as they occur. It was mentioned that a map showing the “one-mile” land condemnation was on the internet but we were unable to locate said map and believe it was just a further mis-communication about what the CUP is.

### Area 2 – Noise

We have documented history of noise complaints regarding Fort Knox so this wasn’t surprising but the input was validating. Sample statements are:

*“I was at a meeting and a Colonel said they can’t fly over your house, farm, property”*

*“Tanks are gone but still noise.”*

*“The noise causing the value of my property to decrease “*

*“Walls cracking when using large weapons, hasn’t been happening much recently though.”*

*“Property value drop due to noise”*

Noise is an obvious area that we will continue to study. It is expected to have an increase in intensity with the development of the new DAGIR range and education and communication about this activity is warranted.

### Area 3 – Transportation / Access

This is another area where we expected concerns to be raised. Infrastructure development in general around a military installation is a double-edged sword; allowing both ease of access but also unwanted growth. Residential in particular, which is not compatible with the mission activities. Opinions given included:

*“Can we get access for trails across the post boundary.”*

*“Can access the neighborhoods adjacent to 31W”*

*“Wilson Road Gate to be opened.”*

*“Want Salt River to be a ‘water trail’”*

*“Want [direct] access to post from Bullitt County”*

## Fort Knox CUP – Public Involvement Phase 1 Analysis

Growth patterns, transportation plans and potential development activities will all be reviewed as part of the study with appropriate implementation ideas presented to reach common goals.

### Area 4 – Unclassified

These are statement that were made that didn't adapt to other areas or had only single occurrences. They included:

*"They have added Mercury and others to our water many in the area have diabetes and thyroid issues or even cancer I believe these issues are caused from ft Knox ground water and surface water politions [sic]"*  
*"Gang and drug activities"*

These concerns will be monitored for similar inputs. Research will be conducted to try and understand better the source of these concerns and attempt to document for inclusion.

### Area 5 – Positive Relationships

We had many discussions with many residents who were eager to support the missions of Fort Knox. Many had served in the military, had family currently serving or do or did work on the post. They were outspoken in their support and willing to work with Fort Knox.

*"I've loved the vibration noise since '75 - "sounds of freedom""*  
*"Growth of any kind of Fort Knox would be a huge benefit to the surrounding community."*  
*"I / my son was/is military we support, happy to deal with noise [issues]"*

The continued involvement of all the public and local officials bodes well for the success of this study, the creation of the CUP and its implementation.

**Appendix A – Survey Questions**

Q1. Which best describes where you live?

- Bullitt County
- Lebanon Junction
- Shepherdsville
- Hardin County
- Elizabethtown
- Radcliff
- Vine Grove
- West Point
- Meade County
- Brandenburg
- Muldraugh
- Nelson County
- Other (please specify)

Q2. How long have you lived in the region (defined as anywhere in Bullitt, Hardin, Meade, or Nelson counties)?

- Less than 1 year
- Between 1 and 5 years
- Between 5 and 10 years
- Between 10 and 20 years
- More than 20 years
- I do not live in the region.

Q3. Do you own property that directly borders the Fort Knox Military Installation? Y/N

Q4. Have you or any family members ever worked at the Fort Knox Military Installation (Civilian or Military)? Y/N

Q5. What is your age?

- Less than 18
- 18 to 24
- 25 to 34
- 35 to 44
- 45 to 54
- 55 to 64
- 65 to 74
- 75 or older

Fort Knox CUP – Public Involvement Phase 1 Analysis

Q6. Other than taking this survey, are you directly involved in the Fort Knox Compatible Use Plan process? Y/N

Q7. If you answered yes to the previous question, how are you involved?

- Committee Member
- An Elected Official
- A Local Government Staff Member
- Public Meeting Attendee
- Other (please specify)

Q8. Do you know who to contact if you have a complaint regarding Fort Knox issues? Y/N

Q9. Do you access any ongoing public communications from Fort Knox (Radio, Newspaper, Television, Social Media)? Y/N

Q10. How much of an economic impact do you think Fort Knox has on the region?

- Less than \$500 Million
- \$500 Million-\$1 Billion
- \$1 Billion-\$3 Billion
- \$3 Billion-\$5 Billion

Q11. How often does noise or vibration from Fort Knox disrupt your normal routine?

- Every day
- A few times a week
- About once a week
- A few times a month
- Once a month
- Less than once a month
- Never

Fort Knox CUP – Public Involvement Phase 1 Analysis

Q12. What compatibility issues are of greatest concern to you? (Select your top three)

Development projects and potential risks to low-altitude flight safety (physical obstruction, navigation interference, or light pollution)

Civilian-Military noise conflicts

Potential development of land near the military installation

Competing demands for infrastructure and community facilities (includes water, wastewater, school, and power facilities, etc.)

Loss of natural and working landscapes (includes endangered species/habitat management)

Transportation/traffic congestion around military installations

Mission expansion impacts to future land availability/affordability

Mission reduction impacts to the economy

Military installation population change impacts to housing availability/affordability

Other (please specify)

Q13. Are you familiar with any current land use regulations governing land use between Fort Knox and the Public? Y/N

Q14. Of potential policy solutions, which do you think would be most useful? Check ALL that apply.

Real Estate Disclosures

Land Buffer Zones

Deed Restrictions

Noise Attenuation Building Codes

Height Restrictions

Frequency/Spectrum Restrictions

Zoning Restrictions

Purchase of Development Rights

Purchase of Properties

More communication and educational programs

Q15. Do you believe your property values are positively or negatively influenced by Fort Knox?

Very positively

Positively

Neutral

Negatively

Very negatively

Fort Knox CUP – Public Involvement Phase 1 Analysis

Q16. Which of the following would you find most helpful?

- A clear point of contact at your local government
- Tours of your local military installation
- Case study examples of successful compatibility work
- Other (please specify)
- An overview of your local government's planning process
- Events to learn about installation and community leaders
- A list of resources to learn more about compatibility
- A clear point of contact at your local military installation
- More information on your local government's current plans
- More information on your local military installation's mission
- More information on your local military installation's future plans