

FORT KNOX CUP PUBLIC INVOLVEMENT

Phase 2 –Survey Results & Analysis.

15 November 2021



Prepared by Lincoln Trail Area Development District

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Office of Local Defense Community Cooperation

FORT KNOX CUP PUBLIC INVOLVEMENT

Phase 2 – Public Involvement and Survey Results & Analysis.

Background

In support of the public outreach effort detailed in our Public Participation Plan, the initial sequence of public meetings was to be followed by two additional sets of meetings. The resulting Covid pandemic derailed the ability to conduct meetings in public. Subsequently we relied on our social media platforms and the local media outlets to maintain public awareness of the study process and the final CUP documents.

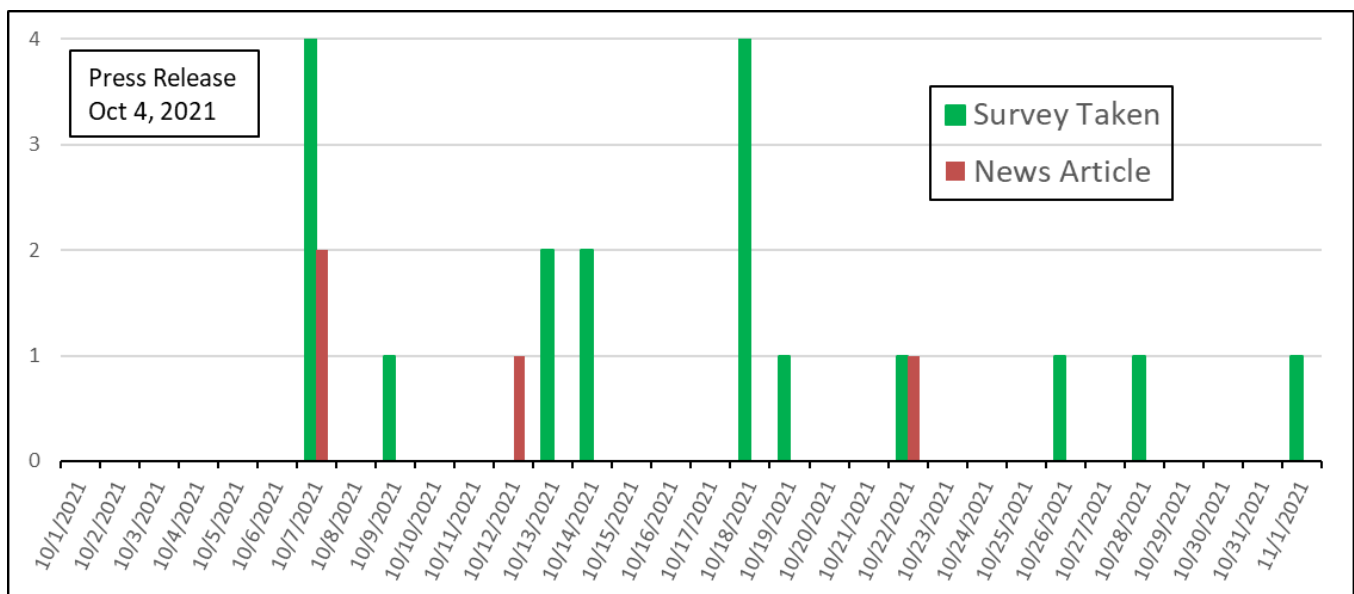
We did proceed with a second survey during the month of October 2021 to obtain additional feedback on our draft plan and any other concerns that should be addressed.

The survey consisted of thirty-one questions and an available open response. It was available online with links from the CUP webpage and Facebook. We also sent out press releases to the various media in the study area.

Survey Results & Analysis

The questions were focused on obtaining feedback to the draft study. We did however ask about other issues that had arisen during the study process. This included items such as Fort Knox’s impact on real estate, noise, mission awareness, safety, communication, land use policy, building codes, and various types of acceptable ordinances. The online “Survey Monkey” software format was used with the survey period being 32 days.

The survey collected only 18 individual responses during the open period. Again, as with the first survey, we were aware that the sample size is miniscule compared to the population of the



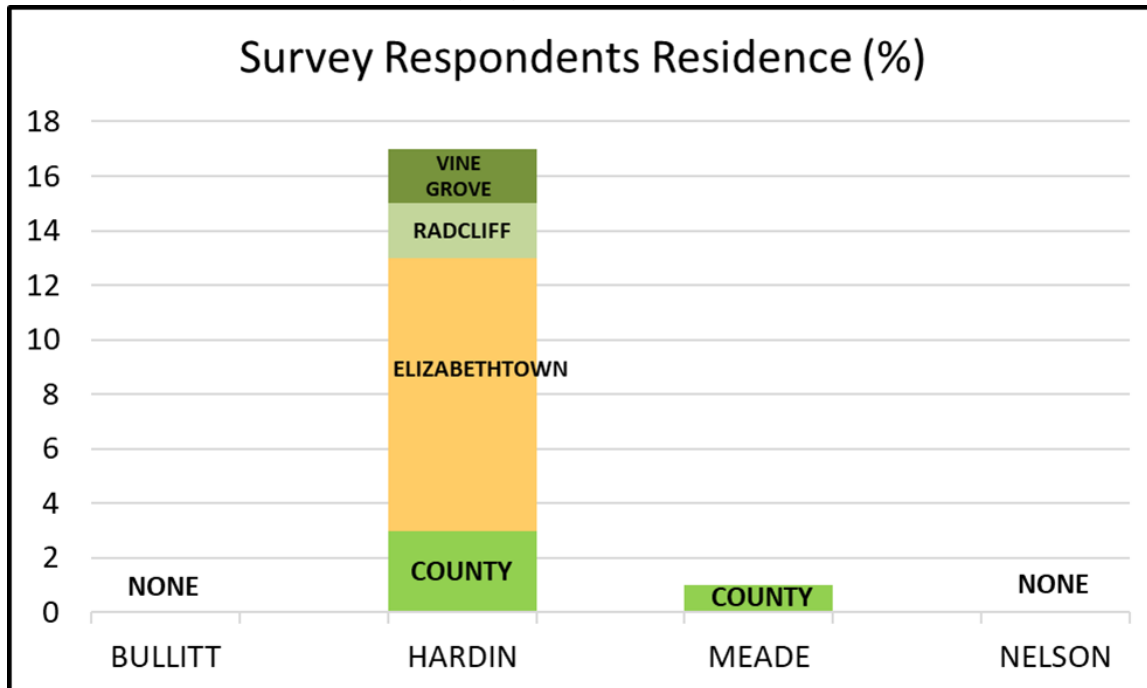
Fort Knox CUP – Public Involvement Survey 2 Analysis

study area. The feedback did, however, allow for some additional refinement of the plan itself and helped to lay the groundwork for implementation activities in the future.

In the summary of the question responses following, any totals that do not add up to 18 means there were no additional responses given beyond the ones mentioned.

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.

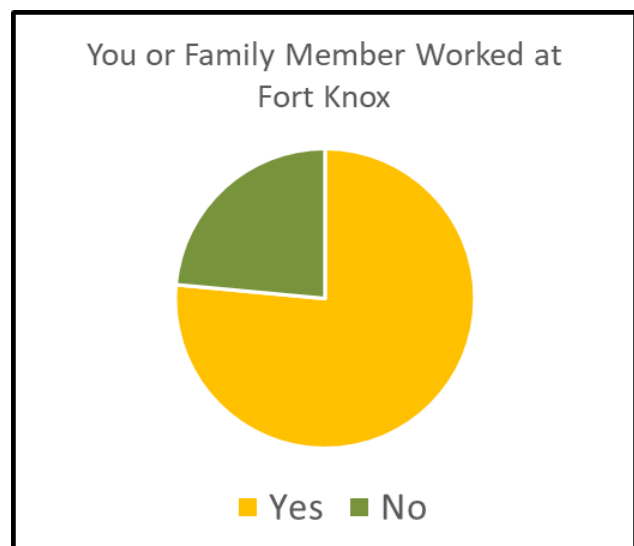


Question 2 inquired about tenure in the Fort Knox environ in general. Responses:

Between 1-5 years – 2

Between 10-20 years – 15

The integration of the surrounding community with Fort Knox is highlighted by the dependency of each upon the other in employer and employee relationship. Question 3 asks to this status and finds 76% of respondents have a connection through employment or service. A similar question in survey one yielded positive results of 61%.



Fort Knox CUP – Public Involvement Survey 2 Analysis

CUP STUDY

Questions then focused on the CUP Study itself and their awareness of the study, its process, and any results that have been made available.

Question 4, Have you read the Draft of the Compatible Use Plan (CUP) Study?

11 respondents had, 6 had not.

Question 5, If yes, do you feel that the CUP Study addressed all issues that you may be aware of?

9 respondents said YES, no other responses.

Question 6, If no, please list any topics that you feel were not addressed by the Study.

This had one response:

“Economic impact. People are moving here from other facilities/areas with more money & buy, which makes the real estate prices higher. This has both pros & cons. They drive the prices up, then leave.”

Housing is an item that is addressed in the plan. Both the need on and off post and the issue of rising costs. This issue is specifically addressed in Question 9 also.

FORT KNOX'S IMPACT

Questions 7 – 9 involved Fort Knox apparent or perceived impact.

Question 7, Do you believe that Fort Knox has a positive impact on the surrounding communities and the quality of life within the community?

14 responded YES, 1 UNKNOWN.

Question 8, Do you consider Fort Knox and its operations to be a significant or insignificant economic contributor to the local/regional economy?

15 responded “Significant”, no other responses.

In the first survey 56% guessed low when asked about the dollar financial impact of Fort Knox.

Question 9, What is your impression of the impact of Fort Knox on the local real estate values?

9 Very Positive, 3, Positive, 2 Neutral, 1, No Opinion, no other responses.

Fort Knox CUP – Public Involvement Survey 2 Analysis

The “Neutral” response was provided by the person who raised the housing cost issue in Question 6. In the first survey we asked, “How does Fort Knox influence your property values?” 76% felt they were positive or neutral with 24% claiming negative.

LAND USE ISSUES

The next series of questions concerned land use conflicts such as noise or safety.

Question 10, Are you aware of any current or future land use conflicts occurring around Fort Knox?

10 NO, 3 YES

One “Yes” was followed up with “Residential & Commercial development”

Question 11, The Yano Range area in the southeast corner of Fort Knox is currently under redevelopment. It has been out of service for a few years. It will reopen as the Digital Air Ground Integration Range (DAGIR). This will increase the level of training at the post dramatically. The new range will allow for multiple air and ground units to operate and fire weapons simultaneously. This will be only the second of this type of range in the U.S., and only one east of the Rockies. It will be used by units from all across the country for training. Were you aware of the upcoming activation of the DAGIR equipped firing range at Fort Knox?

9 YES, 6 NO

Question 12, Were you aware of the potential increase in noise and overflights in conjunction with the DAGIR?

9 YES, 6 NO

Question 13, Do you reside within one mile of the Fort Knox Military installation?

1 YES, 14 NO

In the first survey we had inquired about living directly adjacent to the installation and 20% of the respondents stated they did. The presumption always has been the closer you are to something the more you believe it affects your daily life.

Question 14, If you answered YES to the previous question, how often does noise or overflights from Fort Knox disrupt your normal routine?

4 Never, 2 Monthly, no other responses.

Question 15, Do you believe that current or future missions at Fort Knox will affect your property value in a positive, negative, or neutral manner?

8 Positive, 5 Neutral, 2 I do not know, no other responses.

Fort Knox CUP – Public Involvement Survey 2 Analysis

Question 16, Do you ever feel unsafe due to your proximity to Fort Knox?

15 Never, no other responses.

Question 17, Do you have concerns about military installations operations with regard to noise, vibrations, traffic, or other issues around Fort Knox? Please select all that apply.

3 Noise, 4 Traffic, 3 Vibration, 1 Dust, 6 None, 1 Other.

The other was filled it as:

“I have some low flying airplanes over my home but I am not concerned, they noise doesnt bother me”

In the first survey we asked about noise impact in particular. The results were 49% Never and an additional 15% less than once a month. Impact of once a week or more was reported at 24%.

COMMUNICATIONS

Question 18, If you had a question or concern about Fort Knox, do you know who to contact?

5 YES, 7 NO, 3 I have never needed to contact Fort Knox.

In the first survey we asked, “Do you know who to contact with a compliant regarding Fort Knox?” 74% did not.

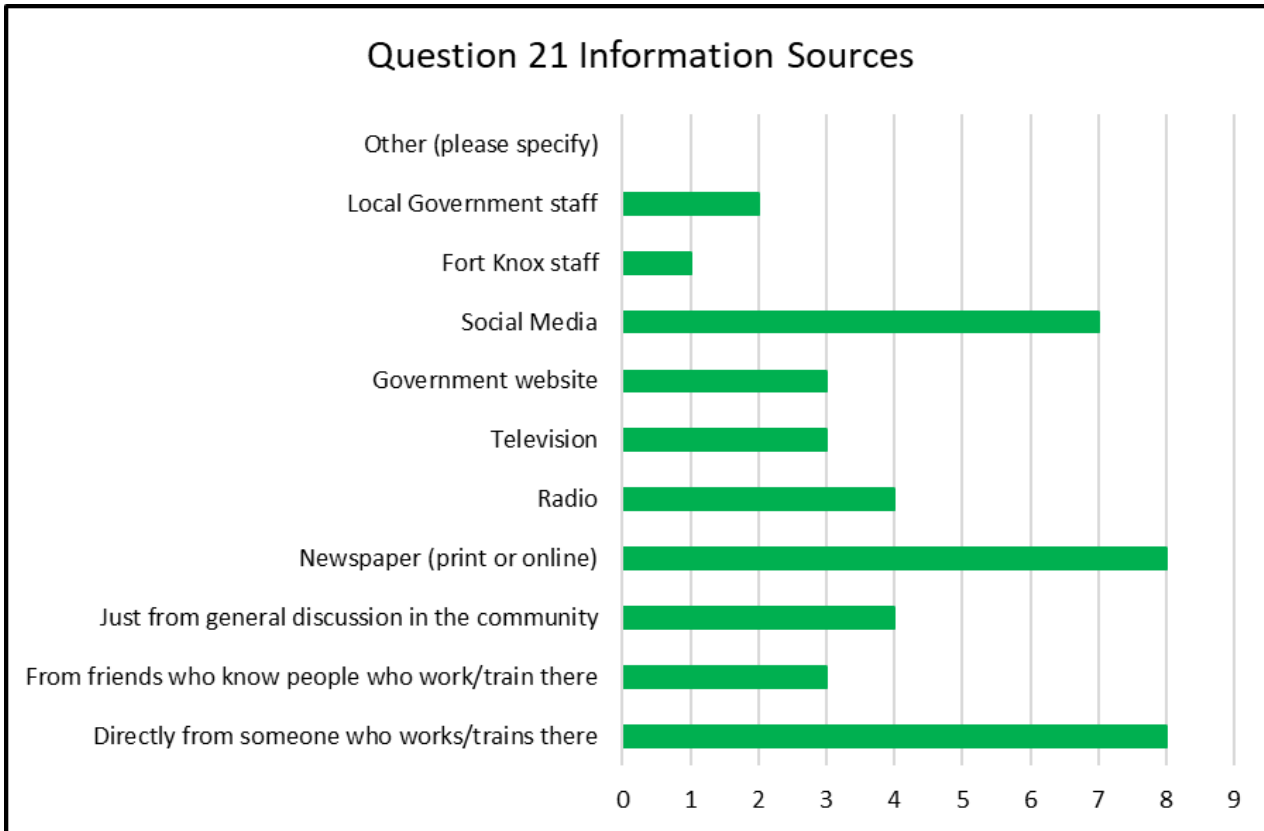
Question 19, How would you characterize communication between Fort Knox and the community?

5 Good, 6 Fair, 2 Poor, 2 Unsure/ No Opinion

Question 20, Do you feel you are informed regarding any activities at Fort Knox that may affect you personally?

3 Very informed, 7 Moderately informed, 4 Barely informed, 1 Not Applicable

Question 21, What information sources do you use to learn more about activities at Fort Knox that may affect you? Please choose the top 3 from the list.



Question 22, Are you familiar with the types of training and/or military operations conducted at Fort Knox?

6 YES, 8 Somewhat, 1 NO

Question 23, Do you feel that you need more information regarding Fort Knox operations and how they may affect you?

11 YES, 4 NO

REGULATIONS & ORDINANCES

Question 24, Would you support building codes for new construction that reduces or mitigates noise entering homes around Fort Knox?

10 YES, 4 NO

Question 25, Would you consider land use regulations an effective tool in preventing land use conflict between Fort Knox and the surrounding communities? These would be items such as zoning, building codes, real estate disclosures, etc.

14 YES, 1 NO

Fort Knox CUP – Public Involvement Survey 2 Analysis

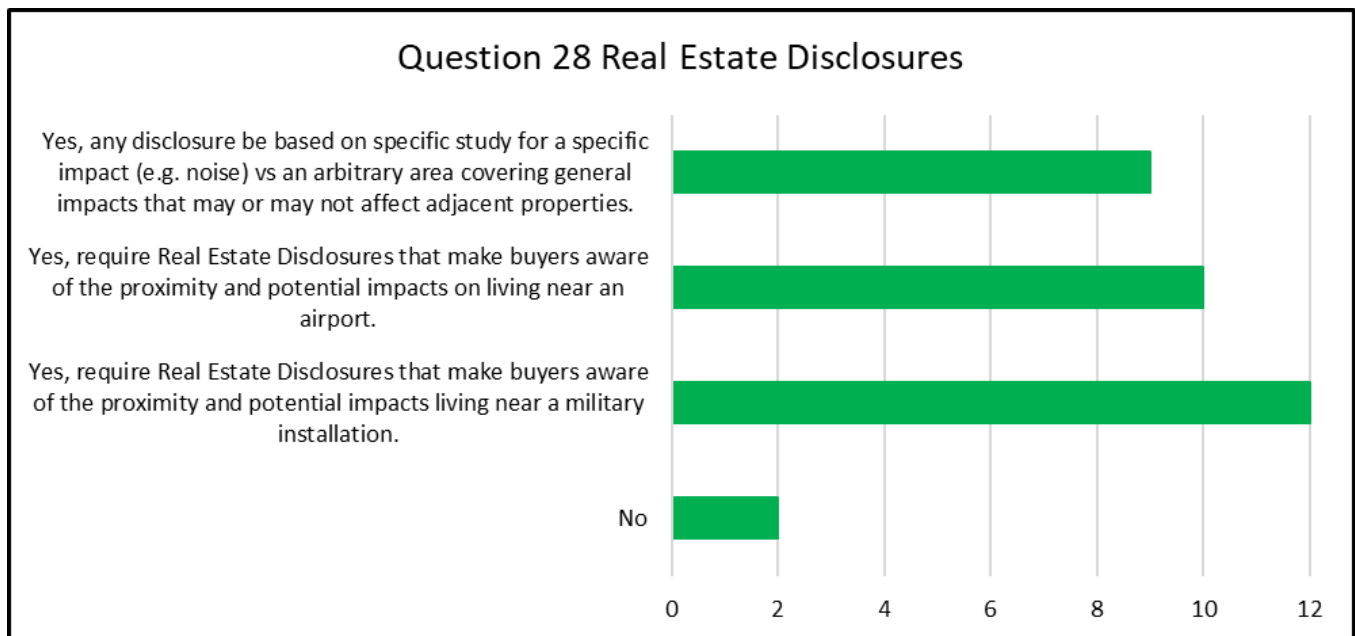
Question 26, In 1995, Hardin County established the KY 313 Buffer Corridor adjacent to Fort Knox. This limits new subdivisions to lot sizes of 10 acres or greater. This was instituted to limit dense residential development adjacent to the installation. Would you support additional buffer zones near Fort Knox to restrict the type and density of development to promote compatible use?

10 YES, 1 NO, 4 Unsure

Question 27, Would you support an ongoing committee, comprised of local elected officials and Fort Knox leadership, that would meet regularly to discuss issues related to development plans and community relationships?

15 YES

Question 28, In Kentucky, the Public Protection Cabinet provides the disclosure form 402 - Seller's Disclosure of Property Conditions. It is modified only through legislative action. Some requirements on the form are federally mandated such as issues involving lead paint. Others, such as asbestos, are state regulations. Radon, flood plains, physical condition of the home, home-owners associations, and water/sewer capabilities are other common examples. An unusually extreme but necessary example if the home ever contained a meth lab is also a required disclosure on Kentucky's form. Many states have rules in place that require disclosure for being near a military installation or airfield and the potential issues that could arise. This form does not apply to all transactions, only ones that may involve a realtor and some selected other cases. Court ordered foreclosures and sales by owner directly are examples that are not covered by this form. Would you be supportive of State regulated disclosures relating to compatible use and military installations? Select all that apply.



Fort Knox CUP – Public Involvement Survey 2 Analysis

Of note, in the first survey when we asked about potential policy solutions to mitigate conflicts regarding land use and Fort Knox, 50% of respondents listed real estate disclosures as most useful, with buffer zones at 43%.

Question 29, Would you be in favor of ordinances that required noise suppression construction materials be used in new construction within a defined distance of Fort Knox?

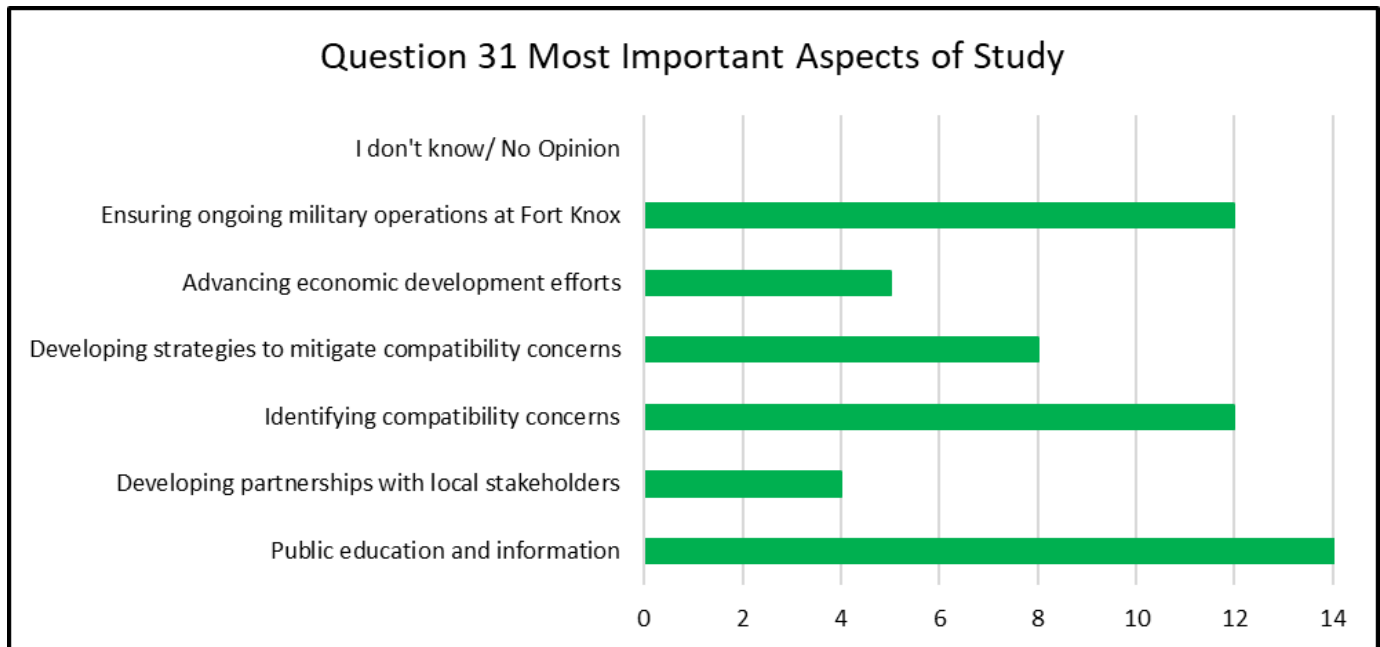
11 YES, 4 NO

Question 30, Would you be in favor of ordinances that required ambient light suppression designs be used in new construction within a defined distance of Fort Knox?

11 YES, 4 NO

In the first survey 78% of respondents stated they were not familiar with and current land use regulations regarding Fort Knox.

Question 31, From your perspective, what are the most important aspects of this study effort process? Select all that apply.



Question 32, Please add any other comments that you wish to share with the planning team:

This only drew one response.

“For me its very simple; If you live near a base or military installment, then you should know what to expect. If you don't like it - don't buy nearby and/or move farther out of range. Regarding noise & vibrations, etc: If you buy near base, you should be aware of the issues that come with living near a base. If you don't like it, don't buy near a base. I for one, like when the planes fly

Fort Knox CUP – Public Involvement Survey 2 Analysis

over my house low. It is not all day every day, its now and then. Not a big deal, I know I live near a base and we are retired military - goes with the territory. I however do support light suppression and land conservation &/or buffers. You have/had a lot of contractors, par-timers, temporary workers (both military and other) that come here, but do not live here full time. A place for them to stay would be helpful. Camp Carlson is nice, but when they are "living" there its not as enjoyable as a recreational facility. Maybe build another facility or expand the current one for a specific place for part timers, contractors, temporary living for people working on Knox. This may be something that can utilize buffer zones. "

SUMMARY

While the number of total respondents was disappointing, the information provided is valuable. Going forward the work between the communities and Fort Know to mitigate conflicts has become a local issue that is discussed. Using these insights should help with steering the implementation ideas toward efforts that will provide the most value.