

Implementation Plan Executive Summary

The Pine Bluff Arsenal Compatible Use Study (CUS) serves as a planning tool for managing growth and maintaining the balance between community needs and interests and military needs and interests. The goal of compatibility planning is to promote an environment where both community and military entities communicate, coordinate, and implement mutually supportive actions that allow both to achieve their respective objectives. The CUS Study identified 35 high priority implementation actions as outlined in the eight categories described below and shown in Table 1. These high priority actions are required to mutually support Pine Bluff Arsenal and the surrounding community. The high priority actions will also require additional funding or resources.

Compatible Use Study – High Priority Action Categories

- **Studies.** These actions involve the development of a study to address a specific compatibility issue. These actions are important to complete early in the implementation phase as they will provide guidance or recommendations to support implementation of other associated actions, such as construction or planning projects. These actions are recommended for inclusion in a CUS Implementation grant request proposal from the Office of Local Defense Community Cooperation (OLDCC).
- **GIS Web-based Portal.** This portal will provide publicly accessible information and mapping related to compatibility planning in the region around Pine Bluff Arsenal. This action is recommended for inclusion in a CUS Implementation grant request proposal.
- **Documents / Memoranda of Agreement.** These actions will enhance partnerships and processes to address compatible planning and development. These actions are recommended for inclusion in a CUS Implementation grant request proposal.
- **Plan / Regulation Updates.** These actions will update local planning documents / policies and regulations to address compatible growth. These actions are recommended for inclusion in a CUS Implementation grant request proposal.
- **Educational Materials / Information.** These actions will develop educational materials and information for the public and other stakeholders to assist in making informed decisions or to be aware of local, state, or federal requirements. These actions are recommended for inclusion in a CUS Implementation grant request proposal.
- **Defense Community Infrastructure Program (DCIP).** These actions will require developing projects and application packages for additional funding of construction projects to enhance Pine Bluff Arsenal's resiliency and access while reducing encroachment. These actions are recommended as individual projects to submit for an OLDCC DCIP grant proposal.
- **Other Funding Sources.** These actions will require additional funding or resources separate from OLDCC funding.
- **Communications.** These actions will enhance existing or develop new communication and coordination processes. These can be done at the local level without additional funding but are essential in ensuring successful implementation of the actions.



Table 1 High Priority Implementation Actions

STUDIES	
POTENTIAL FUNDING – OLDCC CUS IMPLEMENTATION GRANT	
1	RC-1A: Conduct a feasibility study for a 30% design to enhance access roads from Interstate 530 to Plainview Gate to widen from two to three lanes and replace Bridge #2280 over Caney Bayou.
2	CR-1A: Conduct a study for options to enhance or relocate Bridge #2280 to provide better access to Pine Bluff Arsenal, a wider road to support commercial trucks, and better protect the road and bridge from flooding events.
3	RC-1C: Conduct a study to establish a staging area for commercial trucks outside the Pine Bluff Arsenal fence line where trucks can wait without creating traffic congestion on local roads.
4	CR-1E: Conduct a feasibility study to reroute Hoadley Road to an alternate route that can be constructed with enhanced flood management measures and a wider road.
5	SA-4A: Conduct a traffic study for enhancing traffic control measures at the intersection of Dollarway Road and Wise Road to identify the best course of action.
6	COM-3D: Conduct a compatible economic development assessment report of the local economy for current industries or potential industrial developments that are compatible with military operations.
GIS WEB-BASED PORTAL	
POTENTIAL FUNDING – OLDCC CUS IMPLEMENTATION GRANT	
7	COM-2B: Create and maintain an interactive, web-based GIS portal to share GIS data, such as existing land use, zoning, and other pertinent CUS-related geospatial data to promote enhanced, long-range, and coordinated compatibility planning.
DOCUMENTS / MEMORANDA OF AGREEMENT	
POTENTIAL FUNDING – OLDCC CUS IMPLEMENTATION GRANT	
8	COM-1C: Prepare and execute a formal Memorandum of Agreement with Pine Bluff Arsenal that establishes and formalizes the review process for certain types of development proposals, rezoning applications, and other land use policy or regulatory changes that may impact the military mission at the Arsenal.
9	AQ-1B: Develop a Memorandum of Agreement between Arkansas Department of Energy and Environment’s Division of Environmental Quality and Pine Bluff Arsenal to inform the Arsenal of air permit requests within the Air Quality Control Region.
PLAN / REGULATION UPDATES	
POTENTIAL FUNDING – OLDCC CUS IMPLEMENTATION GRANT	
10	LU-1A: Establish a three-mile area around Pine Bluff Arsenal in which development proposals are coordinated between SEARPC and the Arsenal to consider compatibility issues.
11	LU-1B: In accordance with Arkansas Code Title 14. Local Government § 14-17-209, Jefferson County should develop and adopt a zoning ordinance for a three-mile area around Pine Bluff Arsenal to guide future growth that is compatible with and will not encroach on the Arsenal’s missions.



12	LU-1H: Require as a condition for approval of any new plats within three miles of Pine Bluff Arsenal that a note be placed on the plat documentation identifying that the property is within the region where military production operations occur at Pine Bluff Arsenal.
13	LU-1I: Add a "Military Element" to local comprehensive plans to include policies promoting compatible development around Pine Bluff Arsenal.
14	RE-1A: Develop an updated Regional Floodplain Management Plan to address existing high-risk areas such as access roads and rail lines that are susceptible to flooding.
15	AT-2A: Develop a template UAS ordinance that regulates civilian drone use based on land use and zoning powers; nuisance and trespass; reasonable time, manner, and geographic restriction boundaries; proper notification; and provisions for violations and penalties.

EDUCATIONAL MATERIALS / INFORMATION

POTENTIAL FUNDING – OLDCC CUS IMPLEMENTATION GRANT

16	LU-1G: Work with local realtor organizations to consider developing real estate disclosure notifications for the sale or transfer of property within three miles of Pine Bluff Arsenal.
17	COM-3E: Collaborate on regional economic development marketing materials to promote growth in industries that are compatible with Pine Bluff Arsenal's mission.
18	AT-2B: Develop, or use existing FAA resources, and distribute informational materials highlighting federal regulations for the use of UAS devices and how to safely use such devices in the region.

DEFENSE COMMUNITY INFRASTRUCTURE PROGRAM (DCIP)

POTENTIAL FUNDING – OLDCC DCIP PROGRAM

19	CR-1D: Rebuild or enhance Bridge #2280 to enhance its flood management capacity to reduce impacts from future flooding events and widen it to support enhanced entry into Pine Bluff Arsenal.
20	RE-1C: Enhance Highway 256 to reduce potential flooding impacts.
21	RE-2C: Prepare a project for future Defense Community Infrastructure Pilot Program opportunities through the DoD Office of Economic Adjustment to address water resiliency on Pine Bluff Arsenal.
22	RC-1D: Apply for OLDCC funding opportunities to construct a staging area outside of the Pine Bluff Arsenal fence line where trucks can wait without creating traffic congestion on local roads.

OTHER FUNDING SOURCES

POTENTIAL FUNDING – SPECIFIED STATE AND FEDERAL FUNDS

23	CR-1C: Review options through the ARDOT Historic Bridge Program to remove and relocate Bridge #2280 to a public park or similar nearby area to memorialize it in a preserved state. Potential Funding: Arkansas Department of Transportation
24	RC-1B: Coordinate with the Arkansas Department of Transportation to develop a set of priorities and request funding for roadway improvements on ARDOT roads that lead to Plainview Gate. Potential Funding: Arkansas Department of Transportation
25	RE-1B: Request a study by the U.S. Army Corps of Engineers' Floodplain Management Services Program to enhance stormwater management and flood proofing around Pine Bluff Arsenal. Potential Funding: US Army Corps of Engineers



26	<p>RE-1D: 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 (BRIC) program to complete the project.</p> <p>Potential Funding: Federal Emergency Management Agency's (FEMA) Building Resilient Infrastructure and Communities (BRIC) Program</p>
27	<p>RE-1F: Identify project opportunities along the Arkansas River that would be eligible for Readiness and Environmental Protection Integration (REPI) funding to support military installation resilience, particularly due to flooding.</p> <p>Potential Funding: Readiness and Environmental Protection Integration (REPI) Resilience Program</p>
28	<p>RE-2B: Apply for a grant to develop a Pine Bluff Arsenal resiliency study that addresses water quality / availability, supply chain, and cyber security to ensure future resiliency of the installation.</p> <p>Potential Funding: OLDCC Military Installation Sustainability program</p>
29	<p>SA-4B: Discuss options with ARDOT that could be implemented to address safety concerns, such as a turn lane or signalized traffic control along Highway 365 at the intersection with Wise Road.</p> <p>Potential Funding: Arkansas Department of Transportation</p>
30	<p>SA-4C: Advocate to ARDOT to reduce the speed limit to 35 miles per hour on Dollarway Road within a mile of Wise Road to provide a safer environment for commercial trucks entering or exiting Pine Bluff Arsenal.</p> <p>Potential Funding: Arkansas Department of Transportation</p>
31	<p>AT-1A: Pine Bluff Arsenal should continue work to establish funding to upgrade and modernize the Plainview Gate to meet anti-terrorism and force protection standards and to serve as a commercial traffic entrance.</p> <p>Potential Funding: Military Construction Army (MCA) Department of Defense Funding</p>
32	<p>RC-1E: Upgrades to the Plainview Gate should be done in a manner that will allow commercial vehicles to be processed at the gate.</p> <p>Potential Funding: Military Construction Army (MCA) Department of Defense Funding</p>
<p>COMMUNICATIONS</p> <p>FUNDING NOT REQUIRED</p>	
33	<p>COM-1A: Establish a Pine Bluff Arsenal Partnership Committee to monitor CUS implementation and address future compatibility issues that may arise.</p>
34	<p>COM-1B: Develop a charter for the Pine Bluff Arsenal Partnership Committee that formalizes the group, its purpose and objectives, and roles and responsibilities.</p>
35	<p>AQ-1A: Develop an air quality working group among Arkansas Department of Energy and Environment's Division of Environmental Quality, Pine Bluff Arsenal, and CUS partners.</p>

The Pine Bluff Arsenal Compatible Use Study 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 do not necessarily reflect the views of the Office of Local Defense Community Cooperation.