

**PART 1**  
**APPENDICES**

**DACA31-04-R-0012**

**APPENDIX C, PART I**

**FORT KNOX, KENTUCKY**

**SITE DESCRIPTION AND ECONOMICS OF THE REGION**

**1.0 SITE DESCRIPTION**

**a. Fort Knox**

1. The installation covers approximately 109,000 acres of land in Hardin, Meade, and Bullitt counties. Fort Knox is located adjacent to Radcliff, Kentucky in northern Hardin County. Fort Knox is 35 miles south of Louisville, 10 miles north of Elizabethtown and is the seventh largest city in the State of Kentucky. Fort Knox is the Armor Branch headquarters, the home of the Patton Museum, and the site of the U.S. Bullion Depository. Modern military use of the area began when the War Department established Camp Young at nearby West Point in 1903. In 1918 the first 40,000 acres for Camp Knox, named for General Henry T. Knox, were purchased. The reservation was renamed Fort Knox in 1932.
2. Affordable Housing: The median sales price of existing single-family homes in Louisville, Kentucky in 3rd quarter of 2003 was \$135,300 This median price is similar to surrounding large cities including Lexington, Kentucky; Cincinnati, Ohio; and Indianapolis, Indiana.
3. Highway System: There are several major nearby highways that serve Fort Knox including I-65 and I-71 running north and south, and Interstate I-64, the Bluegrass Parkway and the Western Kentucky Parkway running east and west.
4. Directions from Louisville International Airport to RCI Office, Building 1110B at Fort Knox:  
  
-From Louisville International Airport take I-65 south. Continue on I-65 approximately 6 miles and exit at Exit 125 onto Gene Snyder Freeway West.

- Continue on Gene Snyder Freeway West for approximately 10 miles and exit onto 31W south.
- Continue on 31W for approximately 20 miles -Take Chaffee Avenue east exit and proceed thru the main Fort Knox gate. Continue on Chaffee Avenue thru traffic circle (approximately ½ way around circle) and until it ends at Old Ironsides Avenue.
- Turn right onto Old Ironsides and left into first parking lot.
- Building 1110 is adjacent to parking lot. RCI office is located on third floor B wing of 1110.

**b. Units Assigned**

1. The U.S. Army Garrison Headquarters at Fort Knox provides installation support to on-post tenant organizations. Among the services the Garrison furnishes are: civilian and military personnel, quality of life programs, legal services, housing management, security, fire and emergency services, building and grounds maintenance and logistical support for tenants and tenant activities. Fort Knox, Home of Armor, maintains an authorized strength of 5,796 military and 2,677 civilians. The annual military payroll exceeds \$391,386,828 and the annual civilian employee payroll is approximately \$79,914,672. Fort Knox is home of the following major tenants: Armor School (16<sup>th</sup> Cavalry & 1<sup>st</sup> Armored Training Brigade) and Non-Commissioned Officers Academy (NCOA). Our major partners are U.S. Army Recruiting Command (USAREC), U.S. Army Medical Command (MEDDAC), U.S. Army Dental Command (DENTAC), 2nd ROTC, U.S. Army Cadet Command and 4<sup>th</sup> Brigade. The post contributes \$500,000,000 into the local economy annually. Major private sector employers in the area include: Ford Motor Company, United Parcel Service, General Electric, Ambrake, Dana, and Dow Corning.
2. The largest organizational occupant of Fort Knox is the U.S. Army Garrison, Fort Knox, which provides the headquarters function for the installation itself and the major tenants. Described below are some of the major partners and tenants:
  - a) Department of Defense Dependent Schools (DODDS) school system at Fort Knox operates eight schools including four primary schools (Discovery to grade 3); two intermediate schools (grades 4 to 6); one middle school (grades 7 and 8); and one high school (grades 9 to 12), with total enrollment on 2,859.

- b) U.S. Army Medical Command (MEDDAC), Ireland Army Community Hospital (IACH) serves the Fort Knox community with primary and specialty care. The activity also staffs the Camp Memorial Blood Center and Optical Fabrication Laboratory. In addition to Kentucky, the hospital serves Ohio, Indiana, Michigan, Illinois, Wisconsin and Minnesota. There are also three dental clinics in our medical community.
- c) The Armor School Headquarters provides the personnel, equipment and guidance needed to train the officers, Non-Commissioned Officers and enlisted soldiers in the execution of armored warfare and the development of its doctrine. It's units include the following:
  - (1) The 16<sup>th</sup> Cavalry Regiment. Trains and educates mounted warfare students in a university of mounted warfare.
  - (2) 1<sup>st</sup> Armor Training Brigade (1ATB). Develops, maintains, and supports training and tests material for all 19D and 19K.
  - (3) The United State Army Noncommissioned Officers Academy (NCOA). Trains today's modern Non-commissioned Officer Corps.
  - (4) International Military Student Office. The focal point for all matters pertaining to International Military Students and their families.
  - (5) US Army Research Library, The University of Mounted Warfare, and the Advanced Distance Learning Center.
- d) Second ROTC Region – Fort Knox is home to the Eastern Region Headquarters of the United States Army Cadet Command. The command provides the command, control, and staff support to the ROTC Brigades and Battalions within the Eastern Region.
- e) U.S. Army Recruiting Command (USAREC) – Fort Knox is home to the Headquarters of US Army Recruiting Command (USAREC). The command manages all recruiting operations throughout the Army. The headquarters is located in Building 1307.

**c. The following web sites provide additional information on Fort Knox communities:**

Newspapers: <http://www.newsenterprise.com>  
<http://www.courierjournal.com>

TV News: <http://www.WHAS11.com>  
<http://www.WAVE3TV.com>  
<http://www.Fox41.com>

Local Community: <http://www.elizabethtownky.org>  
<http://www.louisvillescene.com>  
<http://www.louisville.com>  
<http://www.ltadd.org/hardin>

Fort Knox: <http://www.ftknox.army.mil>

## 2.0 INSTALLATION MISSION/VISION/VALUES/GOALS

- a. **Vision:** The United States Army Armor Center's vision is to forge the finest mounted combat force in the world capable of winning decisively as part of the Joint/Combined Arms Team throughout the spectrum of conflict
- b. **Mission:** Prepare the total Armor force for war by providing the best-trained armor and cavalry soldiers to the field from IET/OSUT. Develop the best Armor and Cavalry leaders through our Officer Education System (OES) and Non-commission Officer Education System (NCOES) programs. Provide unit training that ensures the highest performance and integration of our current mounted warfare Combined Arms Teams.
  - 1. Be the architect for the future total Armor force by being the innovators of mounted warfare development for the operating forces of the early 21<sup>st</sup> century. We design the armored force to include its doctrine, technology, force structure, organizations, command and control, and training development.
  - 2. Integrate the entire mounted combined arms team.
  - 3. Provide for an installation of excellence to sustain and carry out the above mission requirements.
- c. **Values:** Honor, integrity, respect, loyalty, duty, respect, personal courage, and selfless service.
- d. **Goals:**

1. Maintain Fort Knox and the United States Army Armor Center as the US Army's center of excellence for training mounted soldiers and leaders as members of the Joint/Combined Arms Team, for successful mounted combat operations into the 21<sup>st</sup> Century.
2. Modernize the mounted force.
3. Maintain the TRADOC lead in the Army Experimental Campaign Plan along the Heavy and Strike Force Axis and remain actively engaged in the Light Axis.
4. Continue to expand the institutional training base through applied technologies to include distance learning, the Force XXI Training Program, inter-active and distributive training simulations.
5. Provide quality infrastructure and base operations in support of readiness mission, and quality of life for soldiers, family members, civilians, and the greater Fort Knox Community.

### **3.0 RESIDENTIAL COMMUNITIES INITIATIVE (RCI) PROJECT**

Fort Knox is proposing to partner with the private sector for the purpose of improving and operating the military family housing community, utilizing applicable legislative authorities and the provisions of The Army's RCI Program.

### **4.0 RCI PROJECT VISION AND GOAL**

**a. Vision:** Recognized in providing Fort Knox soldiers and families with quality housing communities in which to live, flourish, and succeed -a partnered- based and unified community, resident-focused, and postured into the 21st Century.

1. The RCI project will deliver high quality family housing residential communities that foster family lifestyles.
2. Community design techniques will produce effective solutions that appeal to residents, improve the curb appeal of the existing housing areas and deliver multiple opportunities for recreational and community activities.
3. Community design standards will result in timeless communities that meet the complex demands of the Army's culturally diverse families.
4. Resources will be optimized to meet the established priorities of upgrading communities and improving the quality of housing of residents.

**b. Goals:**

## 1. Community

- a) The RCI communities will be designed to foster a sense of pride in the local communities.
- b) Residents will feel safe walking through their community, day or night.
- c) The internal circulation system of the communities will accommodate pedestrian and vehicular traffic in a harmonious manner.
- d) Green and open spaces will be used to serve as both recreational opportunities and connective links from one housing area to another.
- e) Community centers, recreational facilities and other amenities will be integrated into the communities and will serve as focal points of the communities.
- f) The architectural and historic character of all historic housing will be preserved and maintained in accordance with the National Historic Preservation Act.

## 2. Dwelling Units:

- a) All dwelling units shall reach an adequate condition within 10 years of transfer of housing privatization operations to the partner.
- b) Address the identified requirement for housing units identified during the CDMP process, with particular emphasis on the build out that will be accomplished during the initial development.
- c) Units will be designed to accommodate the lifestyle of the military family.
- d) Storage will be sufficient to allow the soldiers to safely store personal effects and limit visual pollution in housing areas.
- e) Residents will have access to sufficient covered/garaged parking to prevent excessive on-street parking.
- f) Units will include outdoor areas that provide privacy, but also connectivity to the community.
- g) Newly constructed housing will have no less than 3 bedrooms.

- (h) Project will incorporate the Sustainable Design and Development and Sustainable Project Rating Tool (SpiRiT) process to the maximum extent possible, and will achieve the Gold rating.

3. Asset and Property Management:

- a) The financial structure will maximize the development scope and support short and long-term needs.
- b) Operations and maintenance services will be provided in a prompt, courteous and efficient manner, exceeding current service standards.
- c) Units will be revitalized or replaced on a periodic basis to maintain economic and structural viability allowing for the inclusion of state of the art features.

## 5.0 PROJECT SUMMARY

- a. Fort Knox's family housing privatization initiative promotes high-quality family housing units within the military member's Basic Allowance for Housing (BAH), less an amount sufficient to cover average utility usage and renter's insurance.
- b. Fort Knox proposes to convey an inventory of approximately 3,024 family housing units and lease the land on which the existing units are located and possibly include additional lands for deficit elimination and/or replacement construction to a non-Department of Defense entity. In exchange, this partner will provide for the new construction/renovation, operation, management and maintenance of the existing family housing inventory. This conveyance will be for a fifty-year period with a twenty-five year renewal clause.
- c. Fort Knox has 202 historic housing units that are listed on the National Register of Historic Places or have been determined eligible for listing. The partner will be responsible for renovating, maintaining and managing these properties as part of the family housing inventory, in accordance with preservation standards established during consultation under Section 106 of the National Historic Preservation Act. See 15 j. for additional information.
- d. Fort Knox has approximately 2,650 units constructed between 1949 and 1962 that are categorized as Capehart and Wherry era housing. The Army has met all compliance requirements of the National Historic Preservation Act for these buildings through Program Comments published on June 7, 2002 by the Advisory Council on Historic Preservation. The Installation and selected partner will consider Design Guidelines published for these buildings and document their

consideration process during preparation of the CDMP, but are not bound to adhere to the guidelines.

- e. The number of units in the family housing inventory is constantly being adjusted due to ongoing conversions and demolitions. Moreover, there is an FY04 project that will be included in RCI. It is estimated that 161 single family homes will be constructed as part of the FY04 project. As of 19 February 2004, there were 2995 units in the family housing inventory at Fort Knox. By the time the inventory is conveyed to the partner this number will decrease by 110 to reflect the remaining demolition of units in Rose Terrace, increase by 161 to reflect the new construction of the FY04 project, decrease by 16 to reflect conversions in Van Voorhis, and decrease by 6 to reflect 2 demolitions taking place in Oakland and 4 demolitions taking place in Van Voorhis. The net resulting number of units projected at the start of RCI is, thus, 3,024.

## **6.0 FINANCIAL FEASIBILITY**

Fort Knox has conducted financial feasibility analyses that support the viability of a privatization effort in which the partner assumes occupancy and lease rights to the existing family housing units and related underlying land. The partner will replace and revitalize housing as substantiated by a condition assessment of existing quarters in accordance with RCI and local community standards.

For the purpose of estimating revenues, the monthly income available to the partner is an amount equal to the BAH of the senior military member of each household residing on Post, less an allowance for utilities and renter's insurance.

## **7.0 NEED FOR MILITARY HOUSING PRIVATIZATION INITIATIVE AUTHORITIES (MHPI)**

Due to Fort Knox's historical and cultural significance, some of the legislative authorities provided by the MHPI may be necessary for the financial viability of the project. The development partner may recommend use of any of these authorities.

## **8.0 CURRENT INVENTORY OF FAMILY HOUSING**

The following table depicts the current (01/05/04) total family-housing inventory as designated by grade and bedroom count.

GRADE	2BR	3BR	4BR	5BR+	TOTAL
GFOQ	--	1	3	1	5

SGOQ	--	31	17	--	48
FGOQ	--	110	--	--	110
CGOQ	38	220	40	--	298
SNCOQ	75	659	7	--	741
JNCOQ	296	1454	159	54	1963
TOTAL	409	2475	226	55	3165

GFOQ – General/Flag Officer Quarters

SGOQ – Senior Grade Officer Quarters

FGOQ – Field Grade Officer Quarters

CGOQ – Company Grade Officer Quarters

SNCOQ – Senior Non-Commissioned Officer Quarters

JNCOQ – Junior Non-Commissioned Officer Quarters

The following table lists the construction dates of the current Family Housing inventory. There are 202 historic units on the installation, as marked by the \* below.

YEAR BUILT	GRADE	2 BR	3 BR	4 BR	5+ BR	Total
*1934	GFOQ			2		2
*1934	SNCOQ		6			6
*1934	SGOQ		8			8
*1934	GFOQ		1	1		2
*1934	SGOQ		23	7		30
*1934	SNCOQ		24	7		31
*1937	CGOQ			5		5
*1938	SNCOQ		46			46
*1939	GFOQ				1	1
*1939	SGOQ			10		10
*1939	FGOQ		61			61
1940	CGOQ			31		31
1941	CGOQ			1		1
1942	CGOQ	24		3		27
1950	JNCOQ		104			104
1950	JNCOQ		24			24
1951	JNCOQ	93	65	69	1	228
1956	CGOQ	14	34			48
1957	JNCOQ	16	36			52
1957	FGOQ		1			1
1957	JNCOQ	40	56			96
1957	FGOQ		8			8
1958	FGOQ		10			10

1958	FGOQ		6			6
1958	JNCOQ	28	272			300
1958	FGOQ		14			14
1958/1959	SNCOQ	75	233			308
1958/1959	FGOQ		10			10
1958/1959	CGOQ		186			186
1959	JNCOQ	119	847		53	1019
1961	SNCOQ		94			94
1962	SNCOQ		256			256
1999	JNCOQ		50	90		140
TOTAL		409	2475	226	55	3165

The following table shows the actual assignment of quarters as of JAN 2004 as well as the monthly rental income that the developer could expect from this specific assignment.

Pay Grade	FY04 BAH with Dependents (2004)	On - Post Housing					Potential Monthly Income
		2 BR	3 BR	4 & 5 BR	Housing by Rank		
E1	524	7	42	0	49	\$25,676	
E2	524	12	38	0	50	\$26,200	
E3	524	23	80	0	103	\$53,972	
E4	524	62	296	5	363	\$190,212	
E5	569	29	357	17	403	\$229,307	
E6	598	78	539	79	696	\$416,208	
E7	670	12	359	55	426	\$285,420	
E8	760	0	70	9	79	\$60,040	
E9	839	0	20	4	24	\$20,136	
WO1	599	0	2	1	3	\$1,797	
O1	571	1	7	0	8	\$4,568	
O1E	687	1	3	0	4	\$2,748	

WO2	706	1	3	2	6	\$4,236
O2	595	6	20	0	26	\$15,470
O2E	799	0	6	0	6	\$4,794
WO3	815	3	6	1	10	\$8,150
O3	811	21	143	11	175	\$141,925
O3E	854	1	18	3	22	\$18,788
WO4	848	0	2	1	3	\$2,544
O4	902	2	63	15	80	\$72,160
WO5	886	0	1	0	1	\$886
O5	964	1	53	3	57	\$54,948
O6	972	0	18	16	34	\$33,048
O7	983	0	0	1	1	\$983
O8	983	0	0	2	2	\$1,966
TOTAL ASSIGNED:		260	2146	225	2631	\$1,676,182
TOTAL INVENTORY:		409	2475	281	3165	
DIFFERENCE:		149	329	56	534	
Weighted BAH per month for assigned quarters:					\$636	
Additional potential monthly income if all habitable, unoccupied house occupied:						\$496,080
Total Potential Monthly Rental Income @ Installation						\$2,171,298
Based on effective inventory as of Month (JAN 04)						

## 9.0 COMMUNITY SUPPORT FACILITIES

### a. Housing:

1. There are 461 permanent officer units and 2,704 permanent enlisted units, each furnished with a stove, dishwasher and refrigerator. There are currently 238 officers, NCOs and enlisted personnel on the waiting

list, with an estimated average wait time of 1 to 24 months before on-post housing is available.

2. The off post referral services are provided by a local Real Estate Agency. A realtor coordinator is on duty full time at the housing office to assist military and civilian personnel in locating quality and affordable housing on the local economy. The utility waiver deposit program is established to assist soldiers in reducing initial outlay costs when securing a residence in the private sector. A current listing of off-post rental and sales properties is available to customers.

**b. Transient Housing, Visitor Quarters (VOQ & DVQ) and Guest House:**

1. Fort Knox has 626 transient units primarily used for personnel attending courses at the Armor School as well as PCS families in short term TDY. 420 of these units are single rooms with kitchenette and bath; and 194 units are suites consisting of a living room, bedroom and bath. They have individually controlled air conditioning and cable television.
2. There are 12 Distinguished Visitors Quarters located in 1 historical building and 2 single houses.

**c. Unaccompanied Enlisted Personnel Housing (UEPH):** There are 5 UEPH buildings at Fort Knox. All 5 buildings were constructed in 2000 with the total capacity of 132 spaces. The housing office is responsible for assigning adequate space to the bachelor soldiers in pay grades E-5 to E-6. (Barracks assignments of E-1 to E-4 are handled by the units.) There is also a community building for enlisted soldiers. This building includes common areas, a kitchen, a laundry room, and a mailroom.

**d. Transient Unaccompanied Personnel Housing (UPH), Advanced Individual Trainees (AIT):** N/A

**e. Transient Unaccompanied Personnel Housing (UPH), Advanced Skills Trainees (AST):** N/A

## **10.0 FACILITIES/SERVICES**

- a. Army Community Service (ACS) provides soldiers, retirees and family members with a centralized source of information, guidance, and assistance in solving personal problems.
- b. Exceptional Family Member Program (EFMP) is a Department of The Army program to assist family members who have various disabilities. The EFMP ensures that family members receive the services necessary to meet their basic needs.

- c. Chapel Activities: Main Post Chapel offers one of the most dynamic religious support spiritual fitness programs in The Army. Activities include diverse and inclusive worship services, an in-depth religious education program, clinical pastoral ministries, spiritually enhanced retreats for a diverse military community of faith, pastoral counseling, family life ministries to enhance family wellness and readiness, and holiday special events.
- d. Child Development Center: There are 2 centers on base, located in Buildings 4249 and 5250. There are a total of 578 spaces available in both centers. These are nationally certified Child Development Centers (CDC). Active duty military, DoD civilians and contract employees at Fort Knox are eligible users for this program.
  - 1. The CDC offers childcare for children 6 weeks old to 6 years of age. The combination of top quality facilities, programs and staff makes this the premier childcare facility in the area. Its central location makes drop-off and pick-up convenient for parents. Programs at the center focus on intellectual and social development that helps prepare a child for school.
  - 2. Family Child Care (FCC) is a professional quarters-based childcare system offering care to children from 4 weeks through 12 years. The program provides high quality care, in-home style setting, with a limited number of children. It offers full day, part day, and hourly, plus extended hours, including 24 hour and long-term care. These home-businesses will continue to operate in the homes after the housing is privatized.
  - 3. The Teen Center is located in Building 5543 on Chaffee Ave and offers after school, evening and weekend activities for 9<sup>th</sup> to 12<sup>th</sup> grade youths. Activities include open recreation, workshops, dances, lock-ins, and trips. Ping pong, pool, big screen TV and play station game systems are also available.
  - 4. School Age Services (SAS) Center is located in Building 4768 and is nationally accredited by National School ABC Care Alliance (NSACA). SAS offers care for 175 children ages 6-10 years. SAS is a community partnership dedicated to supporting families by providing age appropriate, educational, safe and supervised out-of-school options for children
- e. Dental Clinics: Fort Knox has 3 dental clinics to provide care for active duty military personnel. Jordan Dental Clinic is located in Building 2724 on Brave Rifle Regiment, and Thomas Dental Clinic is located in Building 6585 on Abel Street and the IACH Dental Clinic in Building 851 on Wilson Road.
- f. Health Services: The Ireland Army Community Hospital (IACH) serves the Fort Knox community with primary and specialty care. The activity also staffs the

Camp Memorial Blood Center and Optical Fabrication Laboratory. In addition to Kentucky, the hospital serves Ohio, Indiana, Michigan, Illinois, Wisconsin and Minnesota.

- g. Recycling: The Recycle Center is located in Building 86 on Eleventh Avenue. Curbside pick up is provided in all family housing areas. Containers are provided for recycling at the self help facility for all clean paper including newspaper, junk mail, catalogs, magazines and writing paper, cardboard and boxboard, clear and amber glass, aluminum and steel cans, all plastic bottles, clean textiles and shoes. Other materials that can be taken to the Recycle Center are pallets, cardboard, all types of metals, toner cartridges, CD's and all types of clean office paper.
- h. Youth Development Program: This program is housed in Building 5543. The program provides activities for youth ages 11 to 18 years, designed to provide opportunities for community service, workforce preparation, youth sponsorship, and to enhance leadership development. Some programs available to teens are summer camps, computer lab, job fairs, teen council meetings, sponsorship programs, and volunteer opportunities. Opportunities available to pre-teens include volunteering, sponsorship programs, computer labs, and pre-teen council meetings. A Sports and Fitness Program is also available to youth ages 11 to 18. Programs are age-appropriate and are offered on a seasonal basis.
- i. Shopette: There are currently three shopettes run by AAFES. These shopettes carry convenience and small grocery lines and two of them include gas pumps. They are located on Spearhead Division Road, Chaffee Avenue and Eisenhower Avenue.

## **11.0 RECREATION**

- a. Automotive Skills and Development Center. The Automotive Skills Center is available for the "do-it-yourselfer," for the person who wants to learn new skills by having access to the proper equipment to do minor repairs, or to have your car serviced while you work.
- b. Officer and NCO Clubs. Both clubs provide meeting and banquet facilities as well as lunch programs. The Officers Club can seat up to 600 people for dinner banquets.
- c. Bowling Center. The Houston Bowling Center is located in Building 2385. The center contains 24 lanes, a pro shop and a snack bar.
- d. Fitness Center. There are 4 fitness centers on post. The Gammon Center, (Building 850) and Natcher (Building 2341) are for permanent residents and Otto (Building 6591) and Smith (Building 5927) are for student residents. The

facilities contain basketball courts, racquetball courts, free weights, a fitness center, saunas and locker rooms.

- e. Riding Stables. Riding facility consists of 3 barns, outside paddock, and 2 outside arenas. Stalls consist of 14 single, 16 one and one-half, and 7 double. Stables sit on approximately 12 acres of ground.
- f. Kilianski Park. Fort Knox has numerous athletic fields including Kilianski Park. The park is located on approximately 8 acres and contains 6 softball fields and 2 soccer/football fields. Park also contains 2 control buildings that have restrooms, concessions, storage, etc.
- g. Picnic Area/RV Trailer Camp. Camp Carlson is open to military and civilian activities and group picnics year round.
- h. Outdoor Equipment Checkout. This facility rents outdoor equipment to all residents on post. Campers, boats, bikes, camping equipment and BBQ grills are all available for rental.
- i. Lindsey Golf Course. There is one 18-hole golf course on post. The course has a new clubhouse with snack bar and gift center.
- j. Swimming Pool. There are 2 swimming pool facilities at Fort Knox. The Fort Knox Water Park swimming pool is open from Memorial Day weekend through the middle of October. Pool facilities include three water park slides, diving board, a kiddy wading pool, beach chairs, umbrellas and a shower and bathhouse. The Anderson Indoor Aquatic Center is home to an Olympic size indoor heated pool. The pool features a 1 meter diving board, 50 foot water tube slide, and a wading pool. The center also offers cardiovascular fitness center and swimming lessons taught year round by American Red Cross certified instructors.
- k. Tennis. 3 surfaced tennis courts are available to military and civilian personnel. one of the courts is lighted, allowing for night play.

## **12.0 SERVICES**

- a. Electric : Nolin Rural Electric Coop (NREC) owns and maintains the electrical distribution system on Fort Knox. NREC was awarded a fifty year contract in June 2001.
- b. Natural Gas: The Fort Knox natural gas system is currently in a deferred privatization status. It is anticipated that the privatization effort will begin in 2004.

- c. Water: Fort Knox is in the process of transferring its water system to the Lincoln Trail Regional Water Commission (LTRWC). The commission is a newly formed organization comprised of Hardin County Water Districts I & II, cities of Elizabethtown, Radcliff, and Fort Knox. LTRWC will own the Fort Knox water treatment plants, well fields and distribution system for a period of fifty years.
- d. Wastewater/Stormwater: Fort Knox's waste water and storm water systems are scheduled to be privatized in Aug 04. Projected turnover of system to contractor is 1 Oct 04.
- e. Utility Commodities: Fort Knox purchases the electricity for its Family Housing from Louisville Gas and Electric (LG&E). LG&E is a regulated utility supplying electricity to over 840,000 customers. Fort Knox purchases its natural gas on the open market through a contract with Defense Energy Support Center (DESC). Fort Knox produces its own potable water at this time. In the future potable water will be purchased from LTRWC. Insight Cable Company is the provider of cable TV service to Fort Knox. Bell South provides telephone service to Fort Knox.
- f. Refuse Collection and Landfill Operations: Fort Knox owns a Construction Debris (CD) Landfill. The landfill is operated under contract by Red River Corporation. The CD Landfill is only used for construction debris generated on Fort Knox and does not accept household waste.
- g. Refuse Collection: Red River is also the current refuse contractor for Fort Knox. They collect waste through curbside service from Family Housing and dispose of it off-post at an approved landfill.
- h. Fire Protection: The Fort Knox Fire Department operates from three stations located in Buildings 469, 1609, and 5223, and consists of: 2 engine companies, 1 ladder truck, 1 rescue unit, 2 HAZMAT units to include trailer, 2 command vehicles, 2 crash vehicles, 2 brush trucks and a tanker, and other assorted vehicles, and administrative offices. The Fire Prevention Section is located in Building 469. The Fire department has Mutual Aid Agreements with local communities for fire protection and HAZMAT responses. The AFH portion of this service will be reimbursed from project funds.
- i. Police Protection: The Fort Knox Law Enforcement Command conducts police operations from a station located in Building 204 and is currently manned with 230 law enforcement officers. Services include police patrols, police investigations, AWOL/Civil Liaisons, traffic, game wardens, K-9, physical security, access control, school security, Special Response Team (SRT), record sections and stats. Police operations utilize sedans, All Terrain Vehicles (ATVs) and bicycles in its patrolling operations. The Law Enforcement Command works closely with local law enforcement agencies when their services are required. The AFH portion of this service will be reimbursed from project funds.

### **13.0 INSTALLATION BUILDING GUIDELINES**

- a. Architectural Style - Partners are encouraged to use their ingenuity and innovation in the planning and development process. However, they are expected to propose plans that are compatible with the existing architectural and design guidelines on and off post. New construction within the National Historic Landmark District or adjacent to existing properties listed on or eligible for the National Register of Historic Places must be designed to be compatible with the existing housing.
- b. Height: New construction should not exceed two stories.
- c. Americans with Disabilities Act: The developer and the Community Development and Management Plan must meet the requirements of this Act. Based on Army regulations, both new construction and revitalization projects will include the requirement that five percent of the dwelling units in the project will be accessible for, or readily and easily modifiable for, use by persons with disabilities. This requirement must be addressed in all such projects until at least five percent of the installation's total inventory meets accessibility requirements.

It is our desire to assure that housing occupied by military families fully meets the needs of all family members, including those with disabilities. As a matter of policy, provide a level of accessibility in the housing that meets the requirements under laws such as the Architectural Barriers Act, the Americans with Disabilities Act, and the Fair Housing Act, whether those laws apply or not meeting the stricter requirements of Uniform Federal Accessibility Standards (UFAS) and Americans with Disability Act Accessibility Guidelines (ADAAG).

### **14.0 ENVIRONMENTAL CONSIDERATIONS:**

- a. The housing areas proposed for this project are thought to be suitable for the intended development. An Environmental Baseline Survey (EBS) will be prepared and will be available to the partner during the development of the CDMP.
- b. Prichard Place is the only Fort Knox Housing Area (HA) that is both asbestos and lead-based paint (LBP) free. All of the remaining housing areas contain lead-based paint and asbestos containing materials by HUD definition.
- c. An Environmental Assessment (EA) of the CDMP will be required prior to the implementation of the project. The EA will be developed by The Army in conjunction with the preparation of the CDMP, and will comply with the provisions

of the National Environmental Policy Act (NEPA). The partner will be responsible for the payment of all costs associated with performing any necessary additional environmental studies to prepare the CDMP or to obtain project financing.

- d. Construction is allowed after assuring NEPA compliance, reviewing encumbrance restrictions and conditions, and obtaining all applicable permits for construction activities. For example, general encumbrances may involve preparing NEPA documents and securing digging permits for subsurface mechanical construction or exploration activities.
- e. During the time of construction of most of the housing units at Fort Knox, asbestos-containing materials and lead-based paint were widely used. These materials are still present in the majority of the houses and will require abatement during renovation work or appropriate legal removal during demolition.
- f. Chlordane, a historically commonly used pesticide, was applied for its intended purpose in family housing prior to the ban on its usage. Chlordane residuals should be considered present in the soils adjacent to the housing units.
- g. Due to Fort Knox's warm and humid weather conditions and lack of adequate bathroom and kitchen ventilation, common indoor molds are frequently found.
- h. Fort Knox may be home to an endangered species, the Indiana Brown Bat. The cutting of trees over six inches in diameter is prohibited on Fort Knox from April 1 to October 15 each year.

## **15.0 OTHER CONDITIONS**

- a. Jurisdiction: Fort Knox will maintain exclusive federal jurisdiction over the majority of the real estate within the borders of the Installation. Some real estate within the borders of the installation, although Army-owned, is under state jurisdiction and will remain as such. All of the existing housing areas within Fort Knox fall under exclusive federal jurisdiction.
- b. Fire and Police Protection: Fort Knox will provide police and fire protection for the Fort Knox housing areas to be reimbursed by the project. The AFH portion of this service will be reimbursed from project funds.
- c. Escrow Accounts: The selected partner is to establish the following escrow accounts as a minimum. These accounts would require the signatures of the selected partner and the Installation Commander or his representative prior to withdrawal of funds.
  - Capital repair and replacement
  - Deferred maintenance and repair
  - New construction and historic preservation

- Reserves
- Incentive Performance

d. Installation Controls: The following controls will be retained by the installation:

1. Security of the installation
2. Fire and Police Protection
3. Authority to withdraw authorization to reside on-post
4. Authority to negotiate use of escrow accounts with partner
5. Housing grade categories and designation of housing
6. Designation approval of key and essential positions

e. Rent Methodology: The maximum allowable income to be derived from military occupancy of family housing is not to exceed the sum of the on post military members' BAH, less an amount sufficient to cover average utility usage and renter's insurance. Military members are not expected to expend out-of-pocket funds to reside in family housing provided by the developer as long as their utility consumption is not such that it exceeds the amount set aside to cover average utility usage.

f. Community Amenities: Community amenities are those generally provided in a typical housing development such as community centers, child care centers, playgrounds, ball fields, tennis courts, swimming pools, jogging trails, and other recreational facilities. The developer is to provide such amenities as part of the replacement and construction portion of the project. The developer may help operate, maintain, and staff these facilities in collaboration with existing government programs or to augment such programs. Developers should take care to differentiate between ancillary facilities that are appropriately funded by the BAH revenue stream and commercial/retail/MWR activities.

g. Storage Facilities – Typically, military families accumulate items from around the world that require storage and accessibility, more so than the typical American family. The developer is to provide adequate space near family housing units.

h. Construction Sites: Fort Knox will identify adequate and appropriate land on which the developer will commence construction. A Construction Site Feasibility Study will be developed and provided by the partner during the development of the business and financial plans.

i. Metes and Bounds: Fort Knox will identify housing areas and surrounding available land within the housing areas to accommodate revitalized

neighborhoods. A metes and bounds survey will be conducted and will be developed and provided to the partner during the development of the CDMP.

- j. Historic Housing: Housing at Fort Knox consists of properties that are considered historically significant and eligible for the National Register of Historic Places (eligible) as well as contemporary properties that are not eligible. All housing eligible for National Register of Historic Places are constructed of the Georgian Colonial Revival style architectural. These properties are located in distinctly identifiable areas as follows:

1. Johnson FH Area (400 Block) – 77 Senior Enlisted Quarters constructed between 1933 and 1940. All units are 2-story buildings and are a mix of single family and duplexes.
2. 1100 Block – 16 E9 and 06 Quarters constructed in 1934. All units are 2-story buildings and are a mix of single family and duplexes.
3. Water Street, 1200 Block – 5 four bedroom Officers Quarters constructed in 1937. All units are 2-story buildings and single family.
4. 4<sup>th</sup> and 5<sup>th</sup> Avenue, 1400 Block – 103 05 and 06 Quarters constructed between 1934 and 1941. All units are 2-story and are a mix of single family and duplexes.
5. Quarters 1 – Fort Knox Commanding General Quarters constructed in 1934. Unit is 2-story single family unit.

- k. Condition of Property Title: The Army holds fee title to the property upon which the existing family housing is located and to the lands upon which any new family housing may be constructed.

l. Installation and Facility Access: Fort Knox exercises 100% vehicle access controls. Access to installation facilities, including housing units, are generally limited to military members, visitors, relatives, DoD civilian, and DoD contractors. To a limited extent, the public may be authorized access to other community facilities. Fort Knox will establish on a case-by-case basis, in coordination with the selected developer, the conditions that may limit or extend access to community facilities.

## **APPENDIX Letter, PART II**

### **DACA31-04-R-0012**

#### **HARDIN COUNTY, KENTUCKY, RADCLIFF, ELIZABETHTOWN**

#### **(FORT KNOX, KENTUCKY)**

### **1.0 COMMUNITIES**

#### **a. Radcliff/Elizabethtown (Hardin)**

- Elizabethtown (25 sq miles), centrally located within 44 miles of Louisville to the North and 131 miles of Nashville to the South. Elizabethtown is located at the intersection of three major highways, I-65, Bluegrass Parkway and the Western Kentucky parkway. Elizabethtown has a population of 22,542. Radcliff has a population of 19,472. Hardin County, the fourth largest in Kentucky, has a population estimated at 92,000.
- From the early 1800's, Elizabethtown area has been known for the birthplace of Abraham Lincoln. The Louisville and Nashville Railroad was built in Elizabethtown in 1854. The town became a strategic point during the Civil War.
- Medical and professional services of every type are available within the city, including a 300-bed regional hospital. Shopping areas include small shops, large department stores, "super stores", and a fully-enclosed mall. There are 14 motels and 50 restaurants in the city limits. Elizabethtown is a community of 63 diverse industries who have found a cooperative spirit among business, industry, and the government sector.
- Originally founded in July 1797, Elizabethtown is the Hardin County Government seat. The town was started by three early settlers who built forts with block houses to use as stockades for defense. The forts, being one mile apart formed a triangle. At the time, there were no other settlements between the Ohio River and the Green River. Soon, however, other people came and settled around these forts.
- Radcliff, once known as the Mill Creek area, was first shown on a map of Kentucky in 1784. Both Daniel and Squire Boone spent quite a bit of time in this area as well as Frank and Jesse James. This fact is attested by the Boone family cemetery located in Radcliff and accounts from local residents.

Radcliff is one of two communities in Kentucky that was chosen to be home of a Challenger Learning Center.

- The total military population in Radcliff/Elizabethtown is approximately 1,121.
- In regards to tourism: within a fifty mile radius you will find Louisville, home of Churchill Downs and the Kentucky Derby. Bardstown, just 20 minutes east, is home to Federal Hill where Stephen Foster was inspired to write Kentucky's State song, "My Old Kentucky Home". Mammoth Cave National Park, the world's longest cave system is located just 40 minutes away. The historic Brown-Pusey House, built in 1852, is listed on the National Register of Historic Places. There are also many cultural and recreational opportunities in the areas, including the summer concert series at Freeman Lake Park, organized sports, and the Heartland Festival.
- Schools: Hardin County offers several private schools and a public school district made up of 3 independent school districts and Fort Knox. Included are Hardin County, West Point and Elizabethtown school districts. Student populations for Elizabethtown are approximately 2,400, Hardin County 13,000 and West Point 600.
- Education is a highly valued aspect of life in the Elizabethtown and Hardin County School Systems, each offering top quality learning programs for every range of academic ability. A 4-year community college offers a wide range of degree programs. Vocational training is available through the Elizabethtown Technical College.

## **2.0 HISTORY**

- Hardin County was established in 1792. It is the fourth largest county in the state with a population exceeding 91,000.

## **3.0 HOUSING FACTS**

There are 37,673 housing units in Hardin County. The median price of a single-family home is \$88,300.

## **4.0 BUSINESS FACTS**

Hardin County provides a dynamic environment for business in a community with a variety of educational, cultural, and recreational resources. The economy of Hardin County is a healthy mix of business services, manufacturing, health care, communications, corporate and regional offices, government, and the convention/tourism industry. Hardin County businesses benefit from the City's

location proximity to Louisville, the growing State and U.S. markets, and the cost advantages of this unique area.

Leading Employment Sectors Hardin County  
Nonagricultural Employment – 2000

Sector	Number Employed	Percent
Services	5290	16
Trade	8033	24
Government	4815	15
Manufacturing	5666	17
Finance, Insurance & Real Estate	1250	4
Construction	1403	4
Transportation, Communications and Utilities	1000	3
Other	5275	16
TOTAL	32732	

**5.0 DEMOGRAPHIC INFORMATION**

City Population Demographics

Elizabethtown	22,842	
Radcliff	19,472	

Labor Force Employment, Civilian

Civilian Labor Force	10,623	
Employed	10,133	
Unemployed	490	
Mgmt Professionals, and related occupations	3,359	
Service occupations	1,521	
Farming, fishing and forestry	32	
Construction	78	
Production, transportation, material moving	1,759	

*Demographic Data Source:*