APPENDIX A

FORT WAINWRIGHT AREA DEVELOPMENT PLANS EXECUTIVE SUMMARIES



FINAL

FORT WAINWRIGHT CHENA NORTH DISTRICT AREA DEVELOPMENT PLAN







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Fort Wainwright Chena North District Area Development Plan

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Area Development Planning

Real Property Master Plan

The U.S. Army is responsible for managing millions of acres of land and billions of dollars in plant replacement value of facilities and infrastructure worldwide. The effective long-term management of these resources requires thoughtful and thorough planning. This planning is accomplished primarily at the installation level through a comprehensive and collaborative planning process that results in a Real Property Master Plan (RPMP). This plan provides a means for sustainable installation development that supports mission and environmental requirements, and establishes and prescribes planning philosophies and strategies applicable across the Army.

Unified Facilities Criteria

The Unified Facilities Criteria (UFC) 2-100-01 on Installation Master Planning establishes a consistent approach for master planning across the Department of Defense, while Army Regulation (AR) 420-1, Chapter 10, provides the specific guidance for Army installations. The RPMP will be sufficiently flexible to permit installation expansion, reduction and changes in mission and ensure that installation assets can meet mission requirements. The RPMP is the **road map** to ensure installation real property supports long-term mission requirements. A wellprepared RPMP expresses a long-term commitment to provide a high quality, sustainable, enduring installation. It covers a minimum 20-year planning horizon (3-5 years for contingencies) and provides the map to executing that commitment.

Fort Wainwright

The RPMP Vision Framework Plan divided Fort Wainwright into identifiable and connected districts based on geographical features, land use patterns, building types, and/or transportation networks. Focusing on districts allows for the identification of needs due to mission, requirements, or command priority changes. As part of the Long Range Component, Area Development Plans (ADPs) are prepared for each district identified in the Framework Plan. ADPs follow an iterative and collaborative planning process. This ADP includes the following components:

- Analysis of Real Property Vision, Goals and Objectives
- Analysis of Existing Conditions
- Analysis of Planning Standards
- Development and Evaluation of Alternatives
- Fully Developed Preferred Alternative
- Preparation of the Regulating Plan / Form-Based Code
- Illustrative Plan
- Implementation Plan

REAL PROPERTY MASTER PLAN PROCESS AND PRODUCTS

1. DEVELOP VISION PLAN			
Vision, Goals, Objectives	Framework Plan	Network & Green Infrastructure Plans	

2. PREPARE INSTALLATION PLANNING STANDARDS		
Building	Street	Landscape
Standards	Standards	Standards

3. UPDATE LONG RANGE COMPONENT				
Area Development Plans *For Each District in the Framework Plan				
Constraints and Opportunities Maps				
Illustrative Plan	Regulating Plan	Street and Transit Plan		
Green Infrastructure Plan	Sidewalk and Bikeway Plan	Primary Utility Plan		

4. DOCUMENT CAPITAL INVESTMENT STRATEGY			
Project Lists	Analysis of Requirements	Future Development Plan	

5. CREATE PLAN SUMMARY				
Vision Plan	ADP Executive Summaries	Network Plans	CIS Executive Summary	

Fort Wainwright Real Property Vision

Following a collaborative process held in February 2013, stakeholders developed a real property vision to guide real property decisions across Fort Wainwright. From the planning vision, four planning goals emerged to guide the development process. Each goal was further defined to provide meaningful guidance in implementing the real property vision. The overall Fort Wainwright Real Property Vision served as a starting point for the Chena North District ADP.

Fort Wainwright's Real Property Planning Vision:

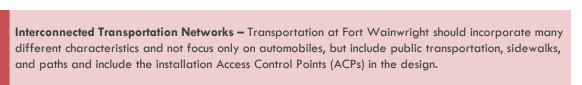
Our planning vision is to create an **energy-efficient installation** with **compact districts, versatile buildings,** and **interconnected transportation networks.**



- Energy-Efficient Installation In all aspects of planning for Fort Wainwright, energy-efficiency should be paramount to ensure the installation's viability in an era of fiscal uncertainty.
- 2 Compact District Compact development creates sustainable installations through measures including consolidation, multi-use, multi-story, and walkability.



Versatile Buildings – The planning of buildings concerns more than housing a function, and buildings at Fort Wainwright should be used to enhance architectural themes, encourage compact development, preserve cultural heritage, and enhance force protection, among other things.





Chena North District Planning Overview

The Chena North District ADP is a critical component of the consolidated master plan for Fort Wainwright, Alaska. The workshop was held on 18–22 April 2016, with the purpose of crafting a long-range development plan for the Chena North District which supports the overall Real Property Vision of Fort Wainwright.

Garrison Commander Colonel Sean C. Williams kicked off the workshop and provided insight on the master planning needs of Fort Wainwright and the Chena North District. In particular, he emphasized how the workshop would help the installation develop holistically in the next 20+ years, rather than ineffectively in small isolated and disjointed sections. From his perspective, the big topics to address involved the recapitalization of the Birchwood housing area, the expansion of the Upper Ammunition Supply Point (ASP) to accommodate the relocation of the Lower ASP, the reconstruction of the Bailey Bridge, and the mitigation of recreational and training activities.

Furthermore, COL Williams concluded by highlighting that the Chena North District is as equally important as the South Post and Ladd Army Airfield Districts for its importance as a critical training asset, valuable growth area, and readiness enabler.

Following COL Williams introduction, AI Carroll, HQ IMCOM, further discussed the significance of the master planning process and how it plays into the greater global setting; advising participants on how world events affect and inform the military structure of the United States. In an effort to avoid random development and effectively utilize resources for the future development of military installations, planning actions must be vetted and put forth in a master plan.

The leadership introduction was followed by a discussion of Army Master Planning theory and tenets of sustainability. Afterwards, a facilitated exercise focused on the identification of the Chena North District's strengths, weaknesses, opportunities,

and threats (SWOT). Nearly 21 people attended this first session, including COL Williams, Directorate of Public Works (DPW) Master Planning, Environmental, and Engineering, Range Planning, and Logistics Readiness Center (LRC). In addition, representatives of the United States Army Alaska (USARAK) 17th Combat Sustainment Support Battalion (CSSB), the USARAK Aviation Task Force (UATF), the 1st Brigade-25th Infantry Division Stryker Brigade Combat Team (1/25th SBCT), Morale, Welfare, and Recreation (MWR), and many other representatives of units and tenants of the installation.

The participants worked collaboratively to analyze the existing conditions of the district, create concept maps documenting stakeholder preferences, craft a guiding real property vision statement for the district, and develop long-range alternatives. On the morning of 22 April, the participants briefed Deputy Commander – Sustainment (DCS) USARAK COL Shawn Reed on the results of the workshop.



Chena North District Vision and Goals

Chena North District Real Property Vision:

An adaptable area that leverages the natural landscape to support readiness and preserves local resources for multifaceted training, paired with compatible installation services and recreational opportunities.

From this planning vision, four planning goals emerged to guide the development process:

Goal 1: Leverage the Natural Landscape -

Incorporate the natural topography and natural resources to enhance training capabilities and provide safe recreational spaces for a variety of users across each season.

Goal 2: Multifaceted Training – Improve and expand local training areas that enhance broad-mission training capabilities by increasing access to critical mission assets to improve efficiency.

Goal 3: Compatible Installation Services – Improve access to post and increase the capacity of the local transportation network by expanding mission support facilities and installation support services along key transportation corridors.

Goal 4: Recreational Opportunities – Improve access to recreational areas by expanding recreational opportunities at Birch Hill and along the Chena River and through improving local MWR facilities.

CHENA NORTH DISTRICT KEY ASSUMPTIONS

- The study area for this analysis is limited to Fort Wainwright's Chena North District boundary.
- New development will be consolidated in compatible districts to maximize flexibility.
- Demolition of existing facilities to be based on each facility's condition and compatibility with the district's vision and regulating plan.
- 4. Existing Anti-Terrorism Force Protection (AT/FP) policies will be followed.
- New development will occur within the district boundary while incorporating considerations of critical natural, cultural, or mission constraints.
- New projects will be developed in alignment with the regulating plan and building envelope standards.



Planning Objectives

The planning objectives define how the goals in the vision statement can be achieved. Each objective is **specific and measurable**. The rationale for the selection of the objectives was based on the consideration of the installation mission, analysis of the existing conditions in the district, desired end state, and the overall Fort Wainwright Real Property Vision. The district vision, goals, and objectives work in concert to achieve the desired development pattern within the Chena North District.

In A Pattern Language, Christopher Alexander argues that we need a common language for planning if we are to avoid the sterile and disjointed environments that are so prevalent today. The planning objectives were developed to provide clear, actionable guidance to Fort Wainwright in implementing the vision and goals.



Goal 1: Leverage the Natural Landscape

- Designate Buffers to Preserve Natural Areas
- Remediate Old Tank Farm and Expand Training Trails
- Relocate Incompatible Uses in the Birchwood Area

Goal 2: Multifaceted Training

- Utilize Soil Storage Area as Engineering Training Area
- Expand Ski Training Opportunities
- Enhance Bivouac Training Areas
- Improve Access to the District and Associated Training Assets

Goal 3: Compatible Installation Services

- Construct New ACP to Connect to Johansen Expressway
- Construct Roundabouts to Improve Traffic Flow
- Expand Relevant Installation Support Services
- Relocate ASP from South Post District to Chena North District
- Provide Organizational Parking and Deployment Staging Area

Goal 4: Recreational Opportunities

- Increase and Enhance Recreation Opportunities in Chena Cove
- Improve Local MWR Facilities
- Construct New Outdoor Recreation Building

Preferred Alternative

Workshop participants worked in groups to develop alternatives for future development of the Chena North District using guidance provided by planning team members and informed by the district vision, goals, and objectives. Three different courses of action were established in order to encourage diversity and creativity between alternatives. The stakeholders then evaluated the alternatives based on the goals as standard criteria to determine the alternative that best met the goals of the vision. The best ideas and common themes of each of the alternatives were combined and refined into a preferred alternative for the district.

The preferred alternative, shown in the illustrative plan, incorporates all the known requirements at this time for future program requirements in phased plans. This illustrative plan represents only one construction variation, a snapshot in time, that meets the planning vision.

The illustrative plan developed for the Chena North District supports the successful achievement of the goals set out in the vision statement by capitalizing on the strengths and opportunities identified for the area. During the charrette, participants stressed the need to improve key aspects of the district, such as, expanding the Upper ASP, implementing a new ACP, mitigating the co-use of joint-training areas, and addressing appropriate uses for the western part of the district adjacent to the outside community.

One of the major planning actions proposed during the workshop involved expanding the Upper ASP. This concept originated during the South Post ADP workshop when opportunities for relocating the Lower ASP were being explored. Currently, the Lower ASP poses operational and development constraints within the South Post District and the adjacent Ladd Airfield District. The Upper ASP area can reasonably accommodate the explosive weight capacity of the Lower ASP, and given its remote and undeveloped setting, would be a more appropriate use of the area than its current location. In tandem with expanding the Upper ASP, road upgrades will be made to improve accessibility and the safety of munition transport. This will involve paving and realigning certain roads, in particular the portion of River Road east of Ski Road.

To better improve accessibility and safety in and around the district, and the installation in general, it was proposed that the Trainor Gate ACP be closed and a new ACP be constructed on Canol Road. Trainor Gate does not currently meet AT/FP standards and is ill-suited to accommodate a larger throughput due to its single lane configuration. The closure of Trainor Gate will also improve the safety of students and parents in the nearby elementary and middle schools by minimizing the amount of vehicles on Trainor Road. The new ACP will be designed for multilane vehicular access and will promote a more direct route to the Birch Hill Ski area and other recreational spaces.

As part of the Chena North District, the cross-country ski trails to the north encompass a large portion of the district and is frequently utilized for both training and public recreation. Because of this duality of uses and users, conflicts often arise. To help mitigate this conflict, sections of recreational/training area have been designated for different types of recreational/training uses. For instance, the training area to the north will be maintained for groomed Nordic training trails and a dedicated area for Biathlon training.

One area of minor contention was deciding the highest and best use for the western part of the district near the outside community. In particular, much discussion was generated over the future of the Birchwood Housing area. It was decided that in the long term housing should be removed and installation support services, such as staging and storage facilities, should be constructed in its place. In addition, land adjacent to the installation's periphery, and to the outside community, was designated as open green buffer zone to maintain a healthy distance between military operations and the outside community.

Overall the preferred alternative demolishes 271,258 SF of facility space and proposes 140,152 SF of new construction. Collectively, the proposed demolition and construction program result in a capacity change of -131,106 SF for the Chena North District.

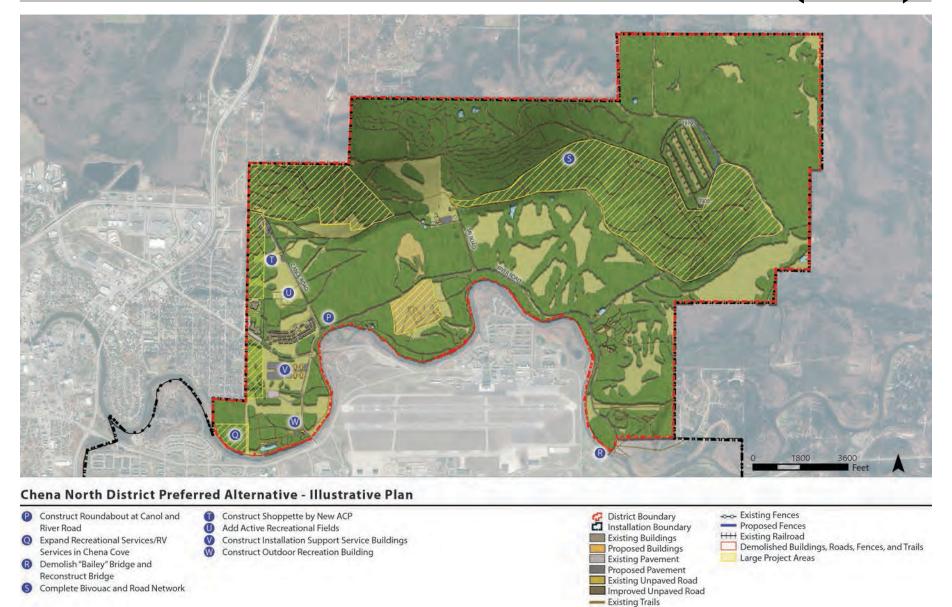
Preferred Alternative - Illustrative Plan



- Remediate Tank Farm and Reuse for Ungroomed Nordic Training Trails
- Improve Road to Upper ASP
 Close Trainor Gate ACP and Open
 Interim Gate at Johansen
- Demolish Ski Lodge and Facilities;
 Construct New Lodge
- Establish Western Boundary Buffer North of Birchwood
- Use Soil Stockpile Area for Engineer
 Training
- G Replace CBRNE Facilities
- Dredge Chena Cove
- Improve Boat Launch on Chena River
 Expand Upper ASP and Improve Roads
- Construct New ACP
- Improve Road to Ski Hill
- M Pave River Road
- Demolish Buildings and Roads to Expand Western Boundary Buffer
- Demolish Buildings and Roads to Create Staging and Storage Areas
- District Boundary
 Installation Boundary
 Existing Buildings
- Existing Buildings
 Proposed Buildings
 Existing Pavement
 Proposed Pavement
- Proposed Pavement
 Existing Unpaved Road
 Improved Unpaved Road
 Existing Trails
- ---- Existing Fences
- Proposed Fences
 Existing Railroad
- Demolished Buildings, Roads, Fences, and Trails
 Large Project Areas

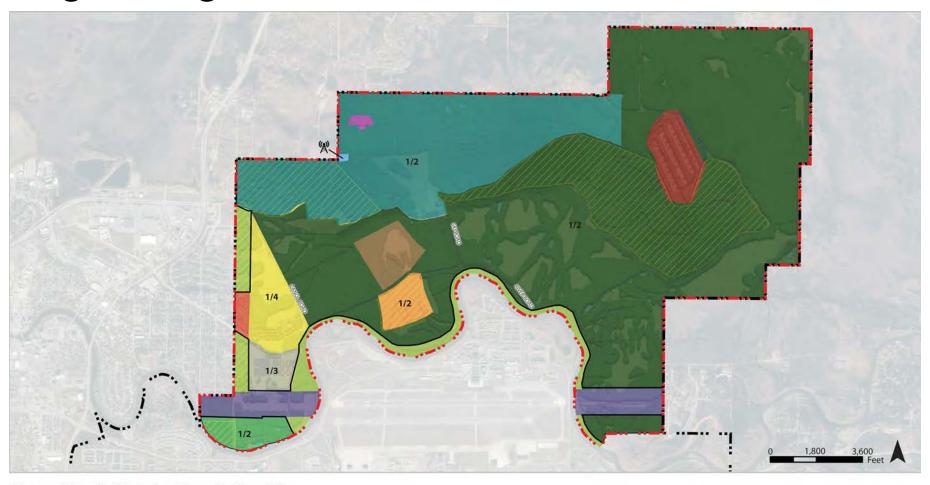
The illustrative plan above demonstrates one possible alternative that incorporates the common themes, planning goals, and objectives that were derived from the workshop.

Preferred Alternative – Illustrative Plan (cont.)



The illustrative plan above demonstrates one possible alternative that incorporates the common themes, planning goals, and objectives that were derived from the workshop.

Regulating Plan



Chena North District Regulating Plan

The regulating plan is the controlling document and principal tool for implementing the form-based code for the Chena North District. The regulating plan provides clear parameters for allowable uses, height, massing, siting, and basic building elements.



