

FINAL

# FORT WAINWRIGHT

## NORTH POST DISTRICT AREA DEVELOPMENT PLAN



FEBRUARY 2015

U.S. ARMY

# Fort Wainwright North Post District Area Development Plan

Prepared By:

**Michael Baker Jr., Inc. – AECOM Joint Venture**

Under Contract To:

**U.S. Army Corps of Engineers, Sacramento District  
Contract No. W91238-11-D-0016**

Funded By:

**Headquarters, Installation Management Command**



**US Army Corps  
of Engineers®**





# Area Development Planning

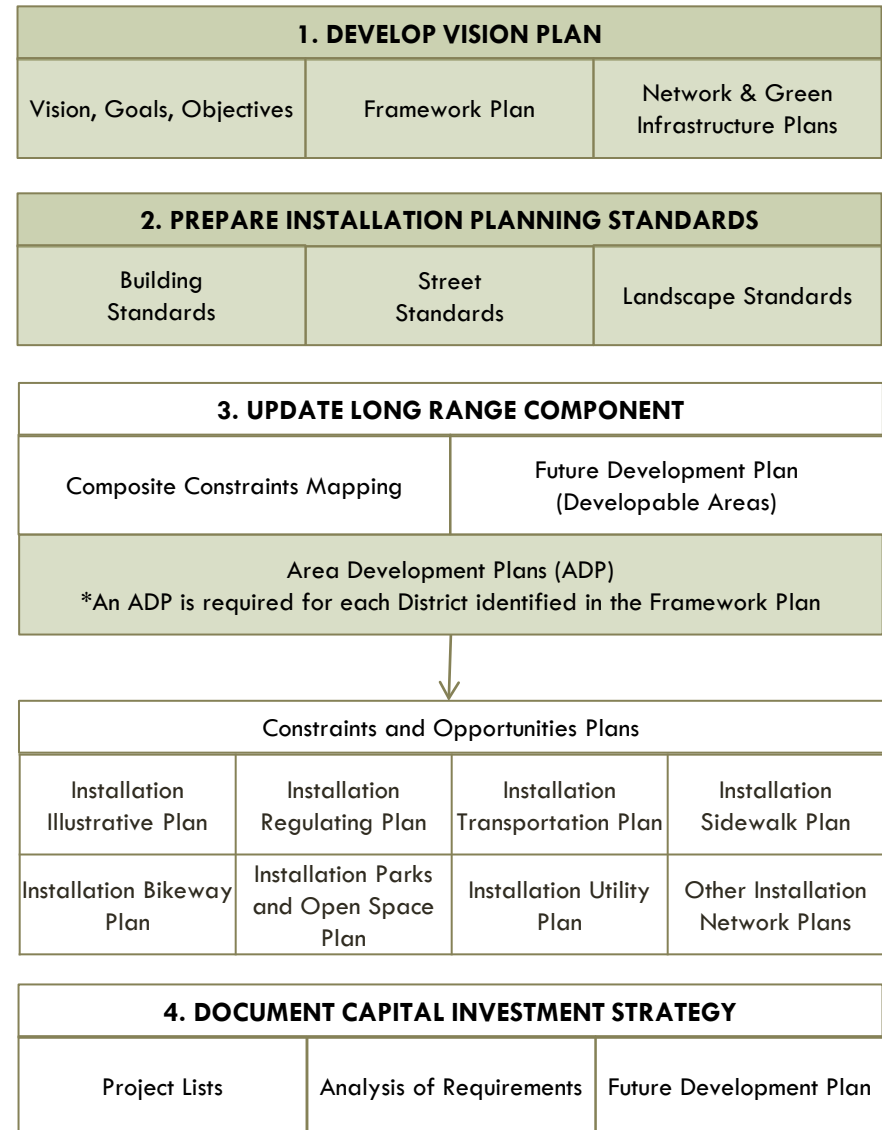
The US Army is responsible for managing millions of acres of land and billions of dollars in replacement value of facilities and infrastructure worldwide. The effective long-term management of these resources requires thoughtful and thorough planning. This planning is accomplished primarily at the installation 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.

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 well-prepared 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.

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 and Form Based Code
- Illustrative Plan
- Implementation Plan

## REAL PROPERTY MASTER PLAN PROCESS AND PRODUCTS



# Fort Wainwright Real Property Vision

In 2013, following a collaborative process, 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 installation Real Property Vision served as a starting point for the North Post District ADP. Participants considered the Fort Wainwright Real Property Vision throughout the District practicum. Those involved in the 2013 Fort Wainwright Real Property Vision process are listed on page 115.

## 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**.

1

**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 Districts** – Compact development creates sustainable installations through measures including consolidation, multi-use, multi-story buildings, and walkability.

3

**Versatile Buildings** – The planning of buildings concerns much 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.

4

**Interconnected Transportation Networks** – Transportation at Fort Wainwright should incorporate many different characteristics and not focus only on automobiles, but include public transportation, sidewalks and paths and include the installation Access Control Points (ACPs) in the design.





# North Post District Vision and Goals

The North Post District ADP is a critical component of the consolidated master plan for Fort Wainwright, Alaska. The practicum was held on 15 – 19 September 2014, with the purpose of crafting a long-range development plan for the North Post District which supports the overall Real Property Vision of Fort Wainwright. Deputy Garrison Commander Mr. Potter kicked off the practicum and provided insight on the master planning needs of Fort Wainwright and the North Post District (i.e. District). 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 Fort Wainwright's strengths, weaknesses, opportunities and threats. Nearly 25 people attended this first session, including the Deputy Commander of USARAK, DPW staff, and many representatives of units and tenants of the installation.

The following four days consisted of information-gathering exercises and analysis syntheses. 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, and develop long-range alternatives. On the morning of 19 September, the participants briefed the Deputy Garrison Commander and Deputy USARAK Commander on the results of the practicum.



## NORTH POST DISTRICT KEY ASSUMPTIONS

1. The study area for this analysis is limited to Fort Wainwright's North Post District boundary.
2. New development will be consolidated in compatible districts to maximize flexibility.
3. Demolition of existing facilities will be minimized and be based on the building condition assessment conducted.
4. Existing Anti-Terrorism Force Protection policies will be followed.
5. New development will occur within the District boundary but outside of areas with critical natural, cultural, or mission constraints.
6. New projects will be developed in alignment with the regulating plan and building envelope standards.

## North Post District Real Property Vision: A mixed-use campus with energy-efficient, flexible, and adaptable infrastructure well-connected by great streets and multi-use paths that preserves the heritage of the District.

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

**Goal 1: Mixed-Use Campus** – Provide a connected mixed-use campus that is safe, convenient, and comfortable in our arctic environment.

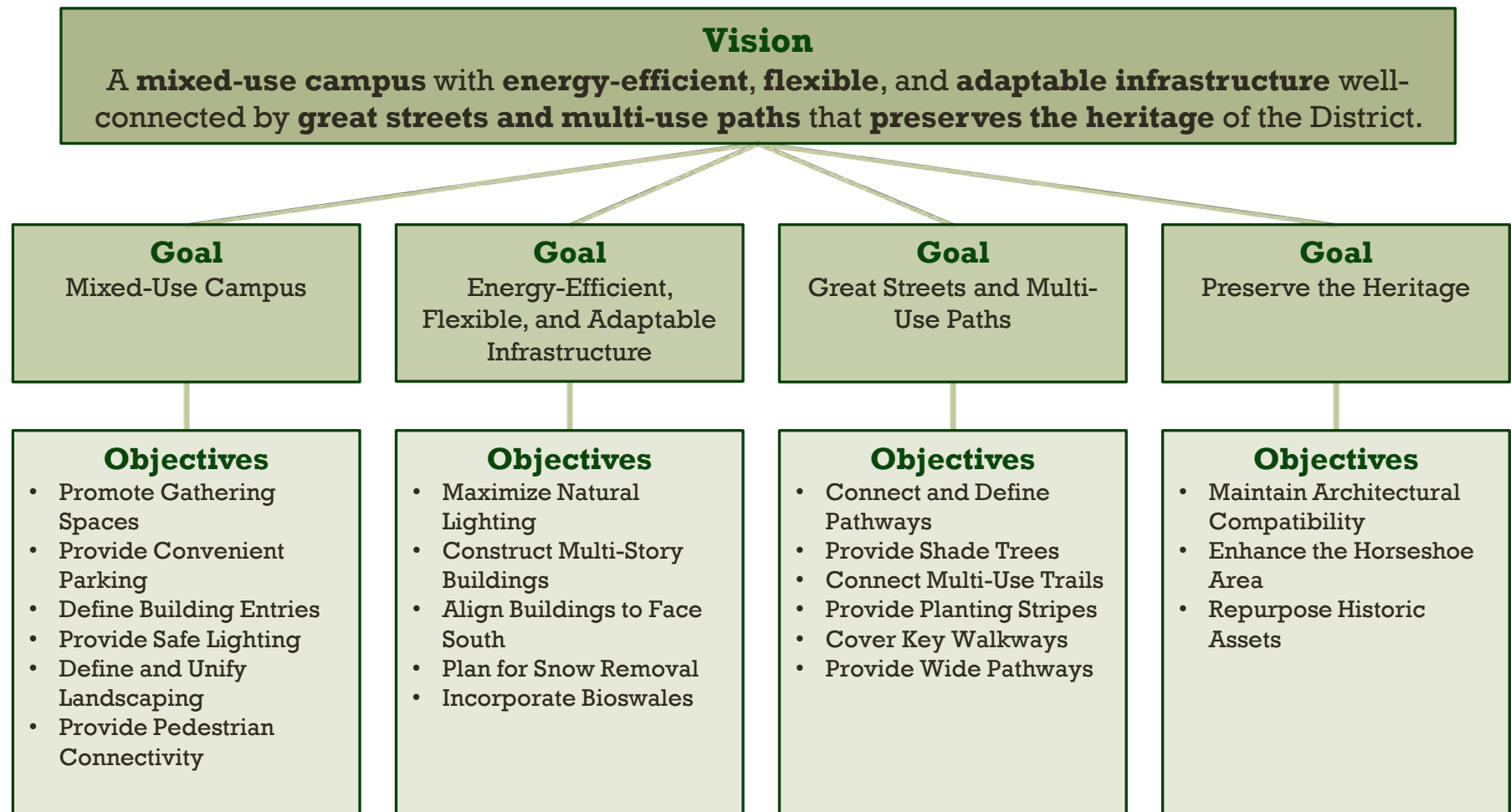
**Goal 2: Energy-Efficient, Flexible, and Adaptable Infrastructure** – Provide infrastructure (buildings, utilities, and roads) that is energy-efficient, flexible, and adaptable.

**Goal 3: Great Streets and Multi-Use Paths** – Provide a network of “great streets” and multi-use paths by implementing strategies that enhance transportation and environmental infrastructure and support pedestrian, bicycle, and transit movement. “Great streets” advance both beauty and functionality, as well as the practice of context sensitive design.

**Goal 4: Preserves the Heritage** – Celebrate and preserve the heritage of the District by maintaining, enhancing, and promoting historic buildings, views, assets, and other character-defining features.

# 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, the overall Fort Wainwright Real Property Vision, analysis of the existing conditions in the District, desired end state, and the Installation Planning Standards. The participants worked in groups to develop the specific objectives needed to achieve each goal. The District Vision, Goals, and Objectives work in concert to achieve the desired development pattern within the North Post 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 Real Property Vision and Goals for the North Post District.





# Preferred Alternative - Illustrative Plan

## North Post District Preferred Alternative Illustrative Plan

-  District Boundary
  -  Existing Buildings
  -  Pavement
  -  Proposed Buildings
  -  Assess/Repurpose/Reuse
  -  Proposed Pavement
  -  Proposed Trees
  -  Trail
- 
-  A Assess/Repurpose/Reuse Chapel
  -  B Convert Horseshoe to Pedestrian Only
  -  C Assess/Repurpose/Reuse bldg 1001
  -  D Assess/Repurpose/Reuse DTC, Return to RCI
  -  E Construct Riverfront Pavilion/Amenity
  -  F Connect Trail
  -  G Improve Apple Road
  -  H Add Road Connection to Apple Road
  -  I Add Parking Lot
  -  J Assess/Repurpose/Reuse "MARS" Building
  -  K Assess/Repurpose/Reuse Housing Circle
  -  L Assess/Repurpose/Reuse Building 1021
  -  M Assess/Repurpose/Reuse Bldg 1063 and 1064
  -  N Assess/Repurpose/Reuse Building 1053
  -  O Realign/Remove Traffic Circle on Apple Road
  -  P Assess/Repurpose/Reuse Bldg 1004
  -  Q Assess/Repurpose/Reuse Historic Buildings in Horseshoe
  -  R Construct HQ/Admin Buildings
  -  S Assess/Repurpose/Reuse ACS Bldg
  -  T Assess/Repurpose/Reuse Bldg 1579



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

# Regulating Plan – Overall

