FINAL

FORT WAINWRIGHT SOUTH POST DISTRICT AREA DEVELOPMENT PLAN



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Fort Wainwright South Post District Area Development Plan

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PART I EXECUTIVE SUMMARY

Fort Wainwright South Post District Area Development Plan

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Area Development Planning

Real Property Master Plan

The US 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 longterm 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, Chapter 10, provides the specific auidance 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	Future Development	
	Requirements	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 South Post 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.

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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.

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.







South Post District Planning Overview

The South Post District ADP is a critical component of the consolidated master plan for Fort Wainwright, Alaska. The practicum was held on 07–11 December 2015, with the purpose of crafting a long-range development plan for the South Post District which supports the overall Real Property Vision of Fort Wainwright.

Garrison Commander Colonel Sean C. Williams kicked off the workshop by providing insight on the master planning needs of Fort Wainwright and the South Post District. In particular, he emphasized the notion of paying it forward in that most of the Soldiers and Civilians present will not see the Plan come to fruition. Overall, Fort Wainwright has a unique environment and strategic location along the Arctic and Pacific Regions. He noted that weather plays a major role in delays as most projects are constructed during April and May on Fort Wainwright, however Fort Drum receives more precipitation and does more construction. In the heart of winter, Fort Wainwright experiences only four-and-a-half hours of daylight compared to the 10 hours at Fort Drum which also significantly impacts construction timelines.

The current growth and changes that Fort Wainwright is experiencing further exemplifies its importance to the Department of Defense (DoD). With this growth and change, COL Williams acknowledged that it is important to plan intelligently by using space wisely and reducing the built footprint.

Most importantly, COL Williams stated that the top priority of the Commanding General of the U.S. Army Alaska (USARAK), Major General Bryan Owens, is readiness. This includes training, maintenance such as motor pools, infrastructure, and roads, and accountability of medical, administration, and the specialized services that ensure Soldier readiness. Not only does the accountability of services for Soldiers apply but also for Families. Efficient services that improve quality of life and keep Families self-sufficient are essential.

The leadership introduction was followed by a facilitated exercise focused on identifying the South Post District's strengths, weaknesses, opportunities, and threats. Afterwards, basic Army Master Planning theory and the tenets of sustainability were presented to the participants.

Approximately 35 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 USARAK 17th Combat Sustainment Support Battalion (CSSB), the USARAK Aviation Task Force (UATF), the Network Enterprise Center (NEC-AK) 59th Signal Battalion, the 1st Brigade-25th Infantry Division Stryker Brigade Combat Team (1/25th SBCT), and many other units and organizations of the South Post District and Fort Wainwright participated throughout the charrette.

The following four days consisted of informationgathering exercises and analysis. The participants worked collaboratively to analyze the existing conditions of the South Post District, craft a guiding Real Property Vision Statement and supporting Goals, and develop long-range alternatives.

On the early afternoon of 11 December, the participants briefed the senior leadership, including COL Williams, USARAK Deputy Commander COL Shawn E. Reed, Stryker Brigade Commander COL Donn H. Hill, Command Sergeant Major (CSM) David W. Bass, and Garrison Command Sergeant Major (CSM) Kevin M. King on the results of the practicum.

South Post District Vision and Goals

South Post District Real Property Vision: A pedestrian friendly support center, with colocation of compatible functions in support of Soldier and Family readiness.

From this Real Property Vision, three Planning Goals emerged to guide the development process:

Goal 1: Pedestrian Friendly by providing a network of complete street strategies that create safe pedestrian environments with separated sidewalks and lighted, connected pathways.

Goal 2: Support Center by providing all required functions for the Soldier within walkable areas that are safe, convenient, and comfortable.

Goal 3: Colocation of Compatible Functions by determining optimum land use and locations of facilities to consolidate multiple functions for operations, training, and support.



SOUTH POST DISTRICT KEY ASSUMPTIONS

- 1. The study area for this analysis is limited to Fort Wainwright's South Post 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 policies will be followed.
- New development will occur within the District boundary while incorporating considerations of critical natural, cultural, or mission constraints.



Planning Objectives

The Planning Objectives define how the Goals in the Vision can be achieved. Each Objective is **specific and measurable**. The rationale for the selection of the Objectives was based on the consideration of the Fort Wainwright Mission, analysis of the existing conditions in the South Post 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 South 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 Vision and Goals.



Goal 1: Pedestrian Friendly

- Improve Roadway Network
- Construct Roundabouts to Reduce Traffic Congestion
- Continue and Widen Appropriate Sidewalks and Trails
- Enhance Crosswalks
- Improve Lighting along Streets, Trails, and Parking Zones
- Provide Shared, Efficient Parking
- Install Clear Wayfinding
- Enhance Existing Parks and Green Spaces
- Identify and Improve Snow Storage and Sheltering

Goal 2: Support Center

- Create an Iconic and Welcoming Support Center
- Embrace the Principles of a Form-Based Code
- Improve Walkability and Connections between Living, Working, and Support Areas
- Provide Sustainable, Energy-Efficient Facilities
- Improve Dining Options
- Provide Indoor and Outdoor Family, Morale, Welfare, and Recreation (FMWR) Facilities and Services
- Plan Road Widths to Accommodate Large Vehicles in Mission Support Areas
- Provide Fitness Stations Along Trails

Goal 3: Colocation of Compatible Functions

- Collocate and Consolidate Compatible Uses into New or Existing Facilities
- Construct Flexible Facilities for Current and Changing
 Mission
- Incorporate Compact Development
- Create Self-Contained Mission Complexes
- Preserve Training Areas from Community and Civilian
 Encroachment

Preferred Alternative

Practicum participants worked in groups to develop alternatives for future development of the South Post District. The resulting alternatives were generated using guidance from the planning team members, 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 evaluated the alternatives based on how well the proposed alternative achieved the Vision and Goals set forth for the South Post District. In addition, alternatives were evaluated based on additional criteria important to the South Post District such as opportunities for training, growth, compact development, and security improvements. The common themes and best ideas of each of the alternatives were combined and refined into a Preferred Alternative for the South Post District.

The Preferred Alternative, shown in the Illustrative Plan, incorporates all of 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 South Post District supports the successful achievement of the Goals set out in the Vision by capitalizing on the strengths and opportunities identified for the area. During the charrette, participants stressed the need to improve the District's transportation network, including vehicular and pedestrian accessibility. A clear, fluid transportation network fosters smart site planning, regulated uses and organized development, and safety of pedestrians. By creating a Loop Road through the extension of Meridian Avenue traffic can continue south to access functions located in the southern portion of the District as opposed to further increasing the high-volume traffic on Montgomery Road. This loop road extension also continues to the intersection of Old Badger Road and Rhineland Avenue and north to Old Badger Road and MacArthur Avenue. This extension provides better accessibility to western functions. In addition to road realignment, roundabouts improve congested intersections.

Providing sidewalks along roadways in high-pedestrian areas such as the barracks, Company Operating Facilities (COFs) and Brigade Operating

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Facilities (BOFs), and community support functions improve safety thereby enhancing the close proximity of various yet compatible uses. Participants also kept in mind accessibility to functions located immediately outside of the District such as the Ladd Airfield District to the north and the Small Arms Complex located south of the District.

A clear vehicular and pedestrian transportation network supports the major community support services that the entire Fort Wainwright population utilizes. Locating these services near the current PX and Commissary area reduces commuting across the District. The existing area is well-planned with barracks located to the east and the Physical Fitness Center (PFC) and ball fields located to the west. This area can be enhanced by relocating similar uses currently in outdated facilities to newly constructed facilities in close proximity or repurposing existing facilities and spaces near community support functions.

As the U.S. Army's needs grow and adapt to the changing political and fiscal climate, a flexible plan that allows Fort Wainwright to achieve its vision is required. The Capacity Plan shows how much development capacity the South Post District can sustain in the event expansion is required at Fort Wainwright.

The Capacity Plan for the South Post District was created within the context of consolidating similar building uses into existing or newly constructed structures and demolishing previous footprints or structures in poor condition. In particular, the demolition of the relocatable barracks and industrial buildings in poor condition located in the southwestern portion of the District facilitate growth areas. This demolition provides future development areas for barracks, COFs, and BOFs in the event that Fort Wainwright's mission continues to grow. Filling in Badger Lake provides expansion opportunities for motor pools and related facilities for this mission growth. Lastly, the realigned roadway network creates future capacity blocks that will have the necessary accessible infrastructure in place. Through consolidation, compact development, and remediation, Fort Wainwright's South Post District hosts various opportunities for future growth.

Preferred Alternative – Illustrative Plan



Deactivate Lower ASP

Demolish Warehouses

Construct Field House

PX/ Commissary

Demolish and Relocate Post Office to

South Post District Preferred Alternative - Illustrative Plan

- Construct Roundabouts
- B Construct Sidewalks
- C Create Outdoor Food Truck and Gathering Spot
- D **Realign Intersections**
- **Remove Relocatables** C
- Demolish Former Car Wash
- G Demolish "Bailey" Bridge and **Reconstruct Bridge** Realign Montgomery Road and **Construct Roundabout** Construct a Road to New Bridge
- 0 Demolish Butler Warehouses Near DPW
- K Widen Luzon Avenue and Add Pedestrian Paths
 - Reconfigure PX/Commissary Access 0 R Demolish Library

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- Demolish Furniture Store S
- 0 Construct Roundabout at Luzon Avenue Construct Consolidated Warehouse
 - 0 Construct Loop Road and Roundabout V
 - Demolish Burger King
 - W Realign Vehicular Circulation and Add Parking for Memorial
 - Sill in Badger Lake for Motorpool **Expansion Land**
- C District Boundary
- G Installation Boundary
- Existing Buildings Proposed Buildings
- Existing Pavement
- Proposed Pavement
- Proposed Sidewalk Expansion

The Illustrative Plan above demonstrates one possible alternative that incorporates the common themes, Planning Goals, and Objectives that were derived from the practicum.

Fort Wainwright * South Post District Area Development Plan Part I: Executive Summary

Preferred Alternative – Illustrative Plan



Construct Compliant Access Control

Convert Street to Pedestrian-Only

Demolish Outdated Motorpool Facilities

South Post District Preferred Alternative - Illustrative Plan FF

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- Oemolish Melaven Gym
- Z **Demolish Undersized Facilities**
- **Construct Consolidated Warehouse** AA Create Troop Connection to Small Arms
- BB Complex
- **Demolish MP Facilities** CC

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- **Construct DES Complex**
- Demolish MP Kennel EB

- **Construct Gas Station** Construct Consolidated Community Veteran Support Facility
- Construct One-Stop Soldier Support Center and Welcome Center

Demolish Lower ASP Structures

- Demolish Welcome Center J)
 - 00 **Construct Modern Motorpool Facilities** Expand Outload Area PP

Point

œ AIM

NN

Construct Clinic

Promenade

- QO Construct MP Kennel and Grounds RR **Reconstruct Fueling Area** SS **Construct Bus Barn**
- C District Boundary C Installation Boundary
- Existing Buildings Proposed Buildings
- Existing Pavement
- Proposed Pavement
- Proposed Sidewalk Expansion

The Illustrative Plan above demonstrates one possible alternative that incorporates the common themes, Planning Goals, and Objectives that were derived from the practicum.

Fort Wainwright * South Post District Area Development Plan Part I: Executive Summary

Preferred Alternative – Regulating Plan



South Post District Regulating Plan

The Regulating Plan is the contributing document and principal tool for implementing the form-based code for the South Post District. The Regulating Plan provides clear parameters for allowable uses, height, siting, and basic building elements.

