

FINAL

FORT WAINWRIGHT

WEST POST DISTRICT AREA DEVELOPMENT PLAN



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Fort Wainwright

West Post District Area Development Plan

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PART I

EXECUTIVE SUMMARY



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 (DOD), 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 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.

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
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2. PREPARE INSTALLATION PLANNING STANDARDS

Building Standards	Street Standards	Landscape Standards
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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
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5. CREATE PLAN SUMMARY

Vision Plan	ADP Executive Summaries	Network Plans	CIS Executive Summary
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Fort Wainwright Vision and Goals

The Fort Wainwright Real Property Vision Practicum took place on 26-27 February 2013. Throughout those two days, stakeholders focused on creating a real property installation vision and goals that would provide a foundation for further planning at the district level. Fort Wainwright's vision and goals are in compliance with UFC-2-100-01, and are listed below.

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**.

From the planning vision, four real property planning goals emerged to guide the development process. Each goal was further defined to provide meaningful guidance in implementing the real property vision.

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

3

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.



West Post District Planning Overview

The West Post District ADP is a critical component of the consolidated master plan for Fort Wainwright. The workshop was held on 13-16 June 2016, with the purpose of crafting a long-range development plan for the West Post District which supports the overall real property vision of Fort Wainwright.

The Directorate of Public Works (DPW) Chief of Master Planning, Ms. Kate Siftar kicked off the workshop and provided insight on the master planning needs of Fort Wainwright and the West Post District. Ms. Siftar described the West Post District as the residential area of the installation and stressed the importance of providing communities and neighborhoods on post for Soldiers and their families. In particular, the need to incorporate the Residential Community Initiative (RCI) housing development areas with a safe and efficient transportation network that includes both pedestrian and vehicle access were emphasized. Of equal importance for the West Post District is the need for effective planning in the areas surrounding the Gaffney Road Main Gate to ensure adequate real estate is provided to incorporate a new ACP which will meet Army safety and security standards.

The DPW introduction was followed by a discussion of Army Master Planning theory and tenets of sustainability. Afterwards, a facilitated exercise focused on the identification of West Post's strengths, weaknesses, opportunities, and threats.

Approximately 20 people attended this first session, including personnel from the Directorate of Public Works, representatives of the USARAK 17th Combat Sustainment Support Battalion (CSSB), 1st Brigade-25th Infantry Division Stryker Brigade Combat Team (1/25th SBCT), USARAK Range Planning, Bassett Army Community Hospital Medical Department

Activities (MEDDAC), and representatives from Army and Air Force Exchange Stores (AAFES). In addition, representatives from RCI and Moral Welfare and Recreation (MWR) participated throughout the charrette.

The following three days included information-gathering exercises and analysis. 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 16 June 2016, the participants briefed Mr. Wesley Potter, Deputy to the Garrison Commander, on the results of the workshop.



West Post District Vision and Goals

West Post District Real Property Vision:

A family-oriented community connected by pedestrian-friendly streets and sidewalks that promote convenient access to health care, educational, recreational, and community services.

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

Goal 1: Family-Oriented Community – Collocate compatible functions such as family housing, child care, education, health care, recreation, and small-scale commercial services to create a welcoming neighborhood.

Goal 2: Pedestrian-Friendly Streets and Sidewalks – Provide a network of complete streets equipped with landscape strips, bike paths, wide sidewalks, and lighting.

Goal 3: Convenient Access – Provide efficient circulation to include secure, convenient access on, off, and within post.

WEST POST DISTRICT KEY ASSUMPTIONS

1. The study area for this analysis is limited to the Fort Wainwright West Post District boundary.
2. New development will be consolidated in compatible districts to maximize flexibility.
3. 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.
5. New development will occur within the district boundary while incorporating considerations of critical natural, cultural, or mission constraints.
6. New projects will be developed in alignment with the regulating plan and building envelope standards.



Glass Park



Families Sledding in West Post District



School Age Services

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 West 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: Family-Oriented Community

- Collocate Compatible Uses and Functions
- Create a Neighborhood Commercial Area
- Develop Residential-Oriented Services

Goal 2: Pedestrian-Friendly Streets and Sidewalks

- Implement a Network of Complete Streets
- Increase Walkability within Communities
- Include Pedestrian-Friendly Safety Features

Goal 3: Convenient Access

- Improve Circulation
- Increase Accessibility to Post Services
- Improve Safety and Efficiency of Access Control Point



Preferred Alternative

Workshop participants worked in groups to develop alternatives for future development of the West Post 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.

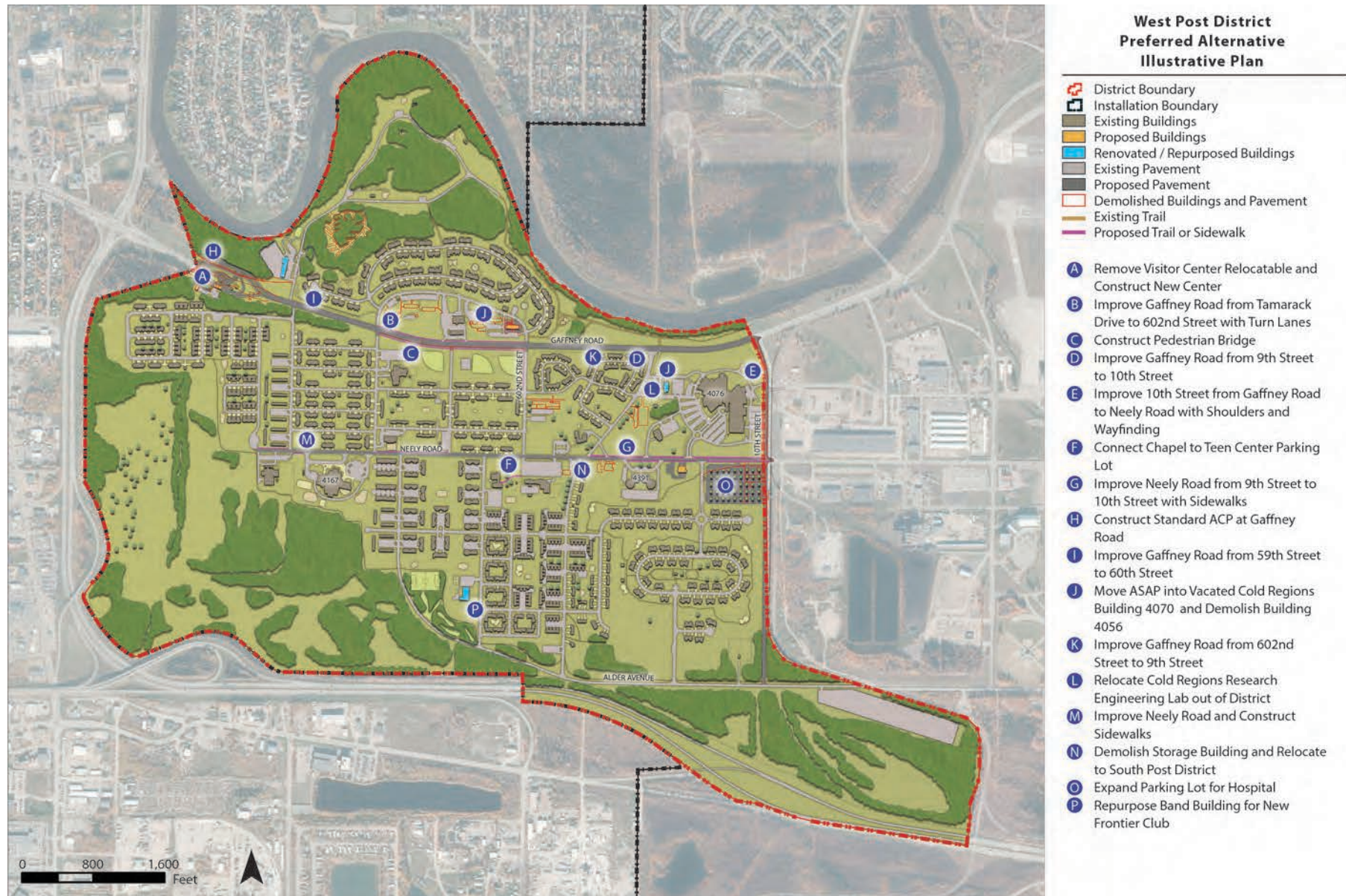
A total of 90,163 square feet were identified for demolition with 13,914 square feet for proposed development, for a net change of -76,249 square feet for the preferred alternative.

Major elements of the preferred alternative include the following:

- Renovate the ACP on Gaffney Road to meet Army standards
- Reconfigure Gaffney Road with a center lane median and turn lanes at key intersections
- Construct a pedestrian bridge across the Chena River to Chena Cove to link the passive and active recreation areas
- Implement pedestrian-friendly improvements to Neely Road to improve accessibility to Bassett Army Community Hospital, Child Development and Education Centers, and other community services
- Improve 10th Street to accommodate Hospital growth
- Collocate Army Substance Abuse Program (ASAP) with Bassett Army Community Hospital
- Repurpose the Band Building as a new Frontier Club
- Demolition of the Outdoor Recreation building at the end of its life cycle (likely outside of the 20-year planning horizon)

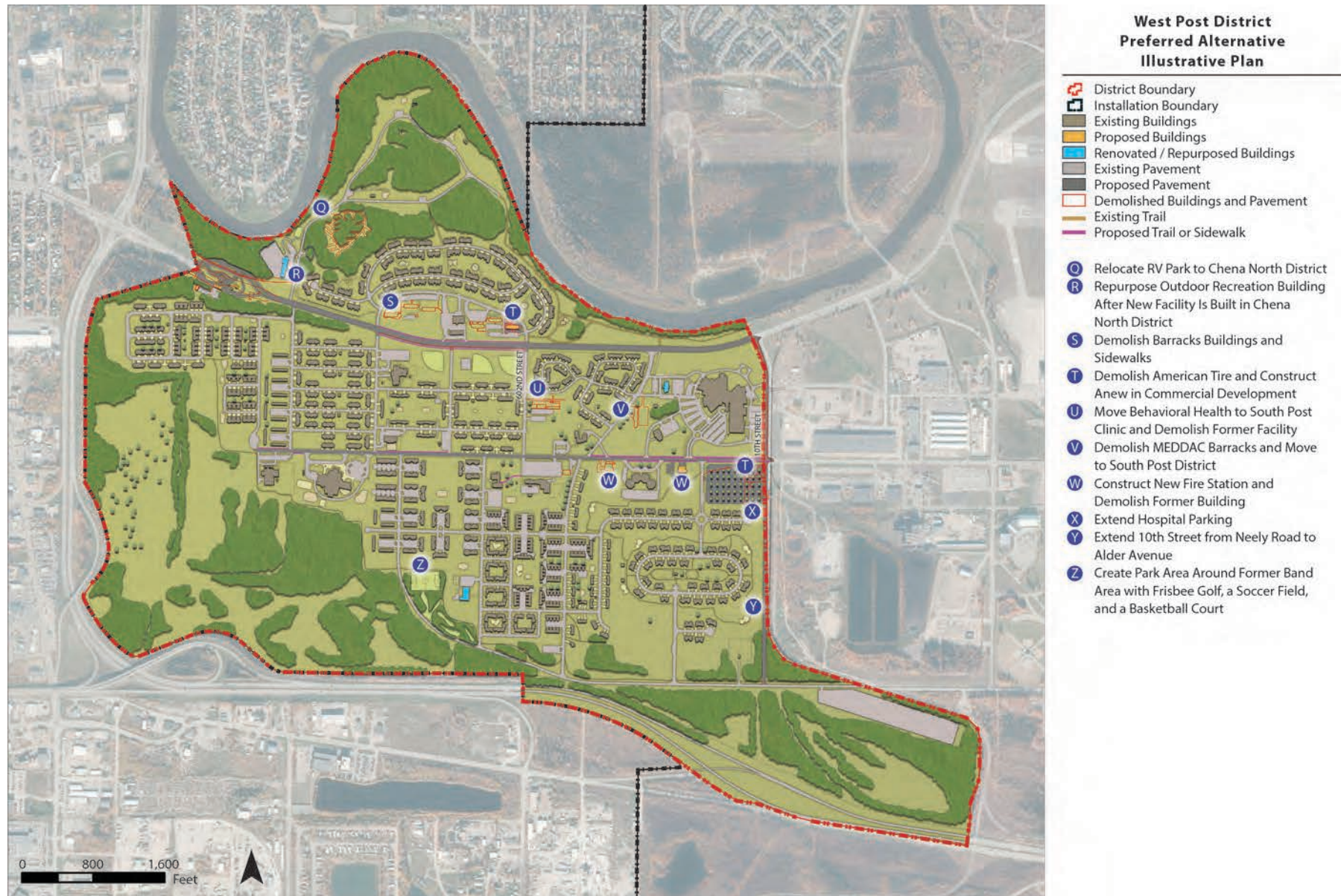


Preferred Alternative – Illustrative Plan



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



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Gaffney Road Pedestrian Bridge

The West Post District is comprised of mostly family-oriented development ranging from housing, small-scale commercial, schools, medical, and recreational areas that serve all ages. A key objective in planning neighborhoods is walkability. The location of the Main Gate to the west, Bassett Army Community Hospital to the east, Glass Park and neighborhood services to the north, and housing throughout the district creates high-vehicular traffic and unsafe pedestrian conditions along Gaffney Road.

The Shoppette and proposed commercial collocated with family-housing strengthens the walkability of the district, but without proper infrastructure families are unable to walk from their homes to various services and amenities. Providing a pedestrian bridge across Gaffney Road creates a safe, walkable route for families living in the southern portion of the district to access not only small-scale commercial but Glass Park as well. A pedestrian bridge also allows constant traffic flowing from the Main Gate to the rest of Fort Wainwright. Pedestrian bridges can be constructed in a utilitarian style ① or constructed in a park-like aesthetic ② to serve walking, biking, and larger scales of foot traffic.

①



University Avenue, Fairbanks, Alaska

②



Centennial Pedestrian Bridge, Fairbanks, Alaska

Regulating Plan

