Fort Campbell Town Center Area Development Plan and Green Infrastructure Planning

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Society of Military Engineers (SAME)
Professional Development Workshop
Nashville, TN

Agenda

• Town Center
  – Objectives
  – The Process
  – Visualizations
  – The Plan
  – Zoning Enforcement

• Green Infrastructure
  – Green Infrastructure Planning
  – Community Connectivity: Multi-modal Transportation Plan
  – Open Space/Recreation Planning
  – Correct Incompatible Land Uses
  – Way Ahead
Area Development Planning (ADP) & The Town Center ADP

- An Area Development Plan is an interactive process for laying out a long-term (20 year) planning vision for an area, emphasizing the re-use of existing facilities and resources
- Planners, installation leaders and community stakeholders brainstorm and lay out future facilities/amenities and create a roadmap for future development; focus on mixed-use and multipurpose functional areas to facilitate a walkable pedestrian friendly environment and a compact development footprint
- Goals:
  - Create a 24 hour, 7 day a week activity center
  - Easily identifiable/welcoming
  - Pedestrian-oriented
  - Mixed use (mission, community, leisure)

The Process

Visioning Phase
Identified the purpose for the study, and identified and defined the goals and objectives for the project as outlined by the Garrison Commander and his staff, outlined the project schedule with critical milestones, and initiated issue identification.

Data Gathering Phase
Compiled data through meetings, interviews, plans and planning documents, Fort Campbell maps, and conducted a two-day site inventory of the Post and district to organize and establish essential baseline information. Fort Campbell Facebook to gather public opinion

Data gathering allowed the planning team to locate and collect information and to share it with decision makers. Once organized, the existing conditions data formed the knowledge base from which the analysis and recommendations were developed.

Analysis Phase
The analysis encompassed documenting issues and observations made through the study of the existing conditions of the district, and through discussions from data gathering sessions such as the community charrette and vision meeting. The charrette included exercises and surveys to identify key elements and to gain insight on critical issues of the area as well as the needs of the community.

Recommendations and Implementation Phase
Refinement of the information developed during the Analysis Phase and prepared design solutions that will implement the vision of this ADP.
Visualizations

VISION:
Create a distinctive Fort Campbell destination incorporating historic themes as the heart of the Town Center District. The town center will create better land use opportunities that support and revitalize the community with new retail, restaurants, entertainment options, and community support functions. Appropriate reuse and redevelopment areas will be targeted to provide opportunities for new services. The town center will build upon its existing neighborhood character by encouraging new retail and mixed-use infill. New services will be concentrated in mixed-use developments that create pedestrian friendly environments within walking distance to each other. The Fort Campbell community will be able to work, shop, play and live near the town center while experiencing new services with a small town atmosphere.

The Plan
Green Infrastructure - Planning

- Planning that considers the value of environmental/cultural resources, open and recreational space, and community resiliency and health when decisions are made about the building environment.
- Green Infrastructure focus areas:
  - Multi-Modal Transportation Plan
    - Develop opportunities to facilitate healthy living and physical, mental and spiritual resiliency in soldiers and families.
  - Open Space/Recreation Planning
    - Preserve existing and identify future open space, recreation areas and environmentally sensitive open space areas (includes focused storm-water management areas).
  - Correct Incompatible Land Uses.

Green Infrastructure – Community Connectivity

Multi-Modal Transportation Plan

- First focus area is our multi-modal transportation plan:
  - Active Living Greenway (Fitness Trail)
  - Complete Streets
  - Sidewalk Connections and Neighborhood Connectivity
- Input from community on Facebook:
  - Over 40 comments from soldiers and families on the Fort Campbell and Campbell Crossing Facebook pages.
- Planning team took a bike-ride to identify existing trails and where connections need to be made:
  - SC is reviewing initial concept
  - Working group making modifications to initial plan.
Green Infrastructure – Community Connectivity
Multi-Modal Transportation Plan

- Active Living Greenway Initiative
  - Increase physical activity and emphasize multi-modal transportation to connect neighborhoods, parks, playgrounds, schools, work-places and shopping
  - IAW with the National Prevention Strategy focusing on Healthy and Safe Environments and Active Living
  - Initial concept is for a 10’ wide multi-modal trail (approximately 20 mile loop)
  - Will include a combination of repair of existing trails in housing areas, and connecting the gaps with new trail
  - PN81265 Non Vehicular Circulation Link (a $1.7M minor MILCON project) was just programmed to construct some 5 miles of this trail

Green Infrastructure – Community Connectivity
Multi-Modal Transportation Plan

- Prioritize Fort Campbell transportation infrastructure for conversion to “Complete Streets”
  - Identify streets that should be retrofitted to allow for safe multi-modal use vs. streets that should remain “car-oriented”
  - Place less emphasis on multi-modal transportation in industrial land use areas and more emphasis in community land use areas and near housing

In areas where we wish to emphasize multi-modal transportation, lanes can be narrowed to a little as 8.2’ or even 6.5’. Recovered space can be used for landscaping, sidewalks, bike lanes and parking.
Green Infrastructure – Community Connectivity
Multi-Modal Transportation Plan

- Use sidewalks to connect barracks on the east side of the installation to our fitness loop and community facilities
- Develop a series of neighborhood and BCT footprint sidewalk plans
  - Focus on “destination connections” for neighborhood residents
    - The 10 minute walk
  - Safe Routes to Schools
- Create connections around BCT footprints focusing on “destination connections”
  - The 10 minute walk

Green Infrastructure – Open Space/Recreation Planning

$600K Town Center Park (FY12) will develop a community gathering spot requested by Fort Campbell community members in our Facebook survey (to include playgrounds, a pavilion, location for community concerts, etc.)

Additional park proposed as Dryer Field House is redeveloped into a community center or fitness center (proposal also allows for AT/FP compliance)
Green Infrastructure – Open Space/Recreation Planning

- Establish installation-wide storm-water management plan
- Update IDG/TDG to include FTCKY preferences for LEED points for quality storm-water management on project sites
  - Rain gardens/bioswales
  - Parking lot bioswales
  - Rain barrels
  - Permeable pavement?

Green Infrastructure – Correct Incompatible Land Uses

- Update Future Land Use Map for Fort Campbell
  - Work towards correcting incompatible land uses
  - Implement “zoning” restrictions and permit compatible land uses only when developing new areas
  - Restrict development on existing green space areas
Green Infrastructure – Way Ahead

• Developing multi-modal transportation plan for SC approval (RPPB)
  – Internal working group of stakeholders
  – Additional input via neighborhood community meeting?
  – Participation at Community Health Promotion Council?

• Future deliverables
  – Storm-water Management Plan
  – Recreation and Open Space Plan
    • Revised Future Land Use Plan
  – Recommendations for changes to IDG and TDG
  – Green Infrastructure Report

Zoning Enforcement
Conclusion

• Town center ADP
  – Vision
    • Easily Identifiable
    • Accommodate a variety of Environments – Sensitive to the urban neighborhood environment and demands of the post.
  – Data Collection, Analysis and Implement the plan
• Green Infrastructure
  – Multi-Modal Transportation
  – Open Space
  – Compatible Land Use
• Enforcement
  – Zoning Plan
  – Land Use
END OF BRIEF

INSTALLATION MANAGEMENT COMMAND

“Sustain, Support and Defend”