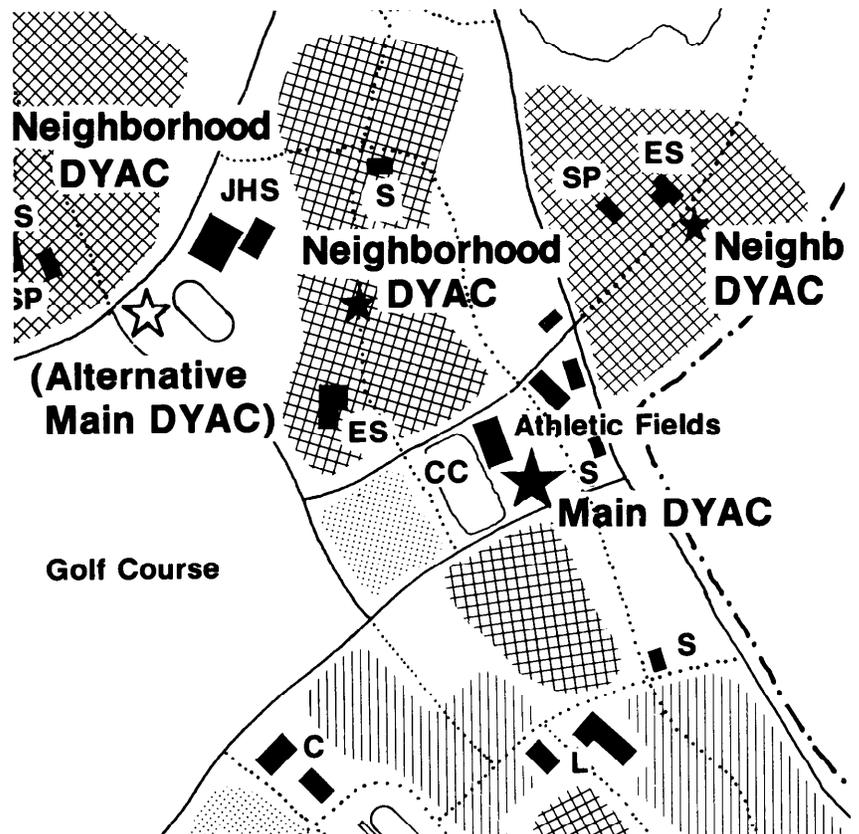




Section I: Planning

# Chapter 3: Location





## 3-1 Using this Chapter

After the activities have been chosen and a space program for the DYAC system developed, as discussed in Chapter 2, the next phase of the planning process—locating the facilities—should begin. This chapter presents the steps involved in facility location, from the determination of the centralized or decentralized nature of the system to specific criteria for selecting building sites.

The process of location selection is one of reconsideration, since most installations already have an HQDA-approved Masterplan, including a Dependent Youth Activity Center site. This previous site selection probably was based on a less thorough and up-to-date understanding of the Youth Activities Program's needs than that outlined in this guide, but should still be understood for its relevance to this process. Depending on the sites chosen, the Facility Engineer will have to make a request to the Installation Planning Board for an approval of changes in the Masterplan in accordance with AR 210-20, Master Planning for Permanent Army Installations.

The tasks outlined in this chapter are the work jointly of the Facility Engineer and Morale Support Activities representatives. Continuing interchange between them will be required on issues of installation geography and masterplan, space needs, available sites, matching the needs of the Youth Activities Program, and previous site selection. This chapter should also be used by parents, youth, Youth Activities staff, neighborhood representatives and community groups on the installation, whose input should be sought at all steps of the location process (see figure 3-3). This input should be expressed through the User Committee organized in the activity programming stage (see discussion in the previous two chapters), whose continuity of membership provides for informed decision-making on the critical issues.

In addition to its impact on the Masterplan, the results of the location tasks will provide input to the Project Development Brochure (see AR 415-20 and TM 5-800-3)—specifically the distribution of Youth Activities functions on the installation, and the selection of specific sites. The determination of the number and size of facilities proposed and their general site and physical requirements will also provide part of the basis for the Quantitative Data and Requirement for Project Sections of the DD Form 1391 (discussed in AR 415-15).

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# 3-2 Centralized vs. Decentralized

The basic decision involved in the location of DYAC facilities is whether the installation should have a centralized or a decentralized system of DYAC's. A centralized system would have one Main Youth Activity Center serving the entire post, as is illustrated in figure 3-1. A decentralized system would have a set of Youth Activity Centers, with one Main DYAC serving the entire post for activities for which this is appropriate, and Neighborhood DYAC's located to serve a geographical subgroup of the post population, most likely on a resi-

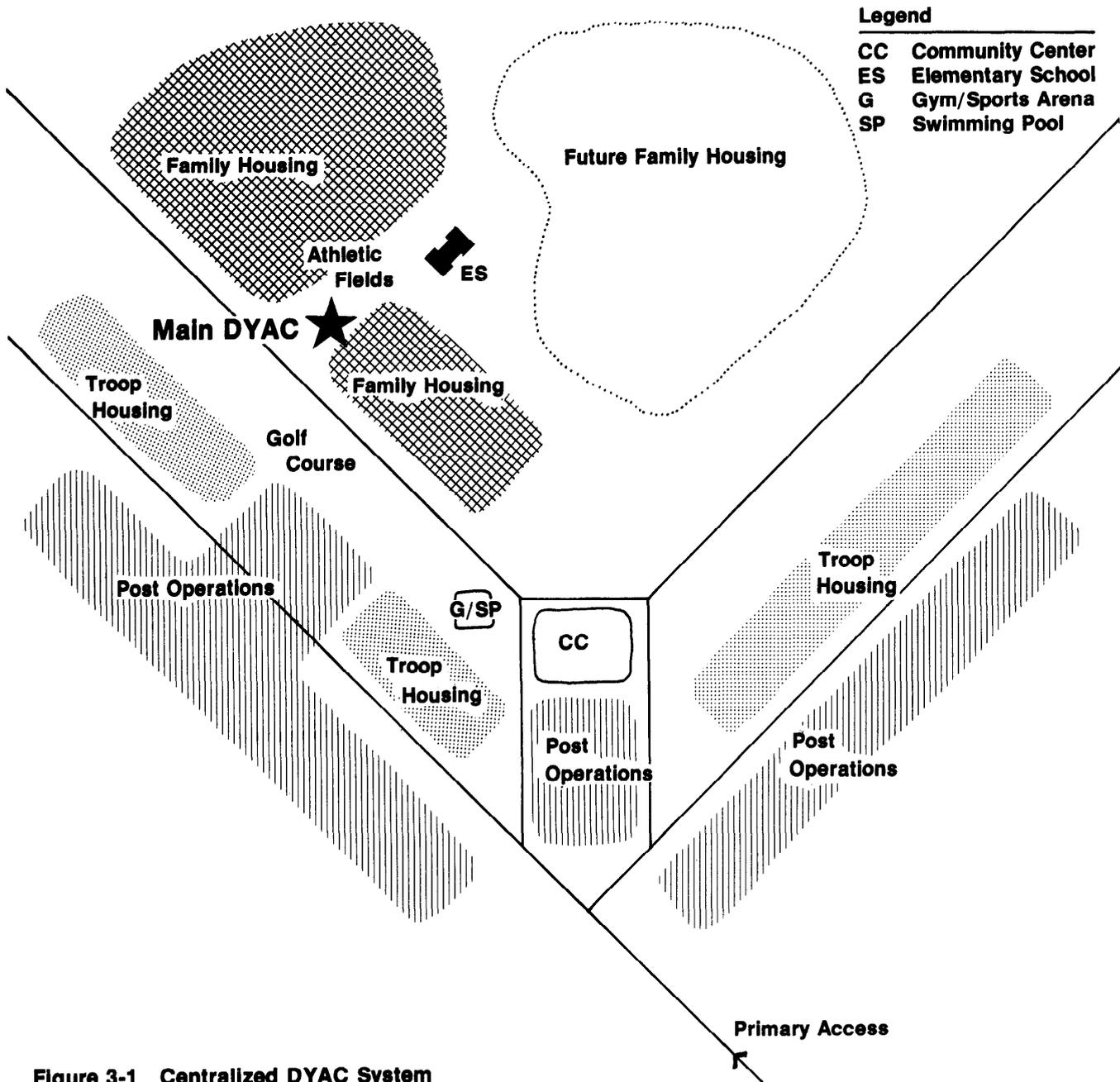


Figure 3-1 Centralized DYAC System



dential neighborhood basis, as seen in figure 3-2. In either system, there might be other on-post Youth Activities facilities in addition to the DYAC's, such as scout buildings or rifle clubs. And in either case, the Main DYAC is the priority construction project for Youth Activities.

Both the centralized and decentralized approaches are valid ways to plan Youth Activities facilities, and each installation must determine which is more appropriate for its local needs. A number of factors

should affect this decision: Beyond a certain geographic size and population, service by and access to one Main Center for all resident youth may be too difficult, justifying a decentralized system. If all the on-post family housing is reasonably close together, one centralized Main Center may be the best solution; if the housing clusters into several distinct neighborhoods, decentralized Neighborhood DYAC's may be best. The existence of neighborhood schools might also argue for Neighborhood DYAC's, which may help to rein-

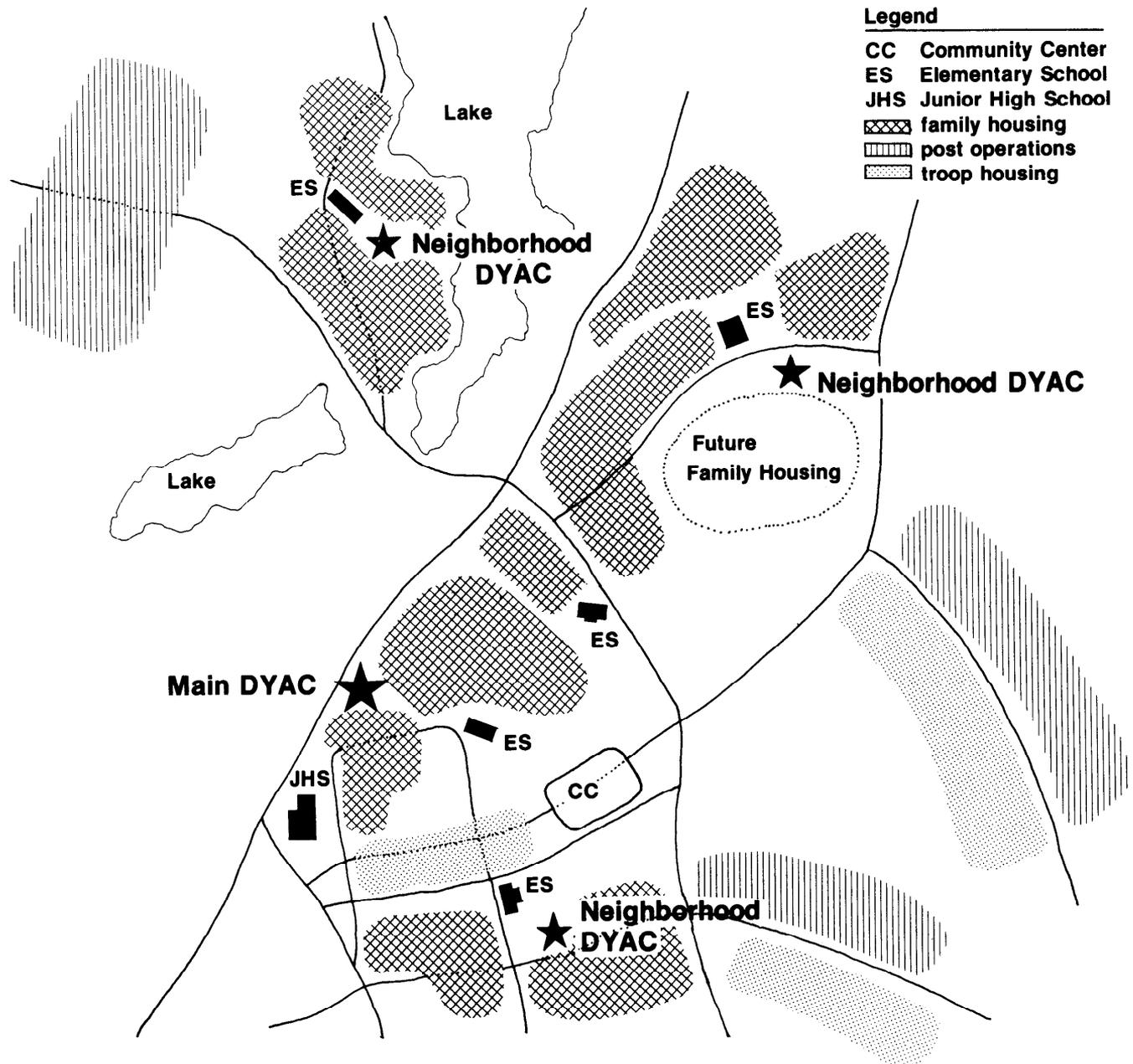


Figure 3-2 Decentralized DYAC System

## Location

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force the sense of neighborhood and be compatible with the friendship patterns formed in school.

Other factors to be considered in choosing between a centralized and decentralized system include: general installation layout; location of existing buildings and sport fields; availability of building sites; geographic barriers to access across the post; needs of user population sub-groups and relative services of Neighborhood and Main DYAC's; and distribution and relative importance of off-post youth population. These considerations are discussed in detail in the following paragraphs of this chapter.

Another key factor is the probable scarcity of funds to build and staff a system of centers as opposed to one Main Center. A post may reasonably decide it is likely to be authorized to build only one facility in the foreseeable future, and therefore plan only for a Main DYAC that would serve the entire installation. Even in a decentralized system, the Main DYAC should have the highest priority for construction. However, following the current practice of found space for Youth Activities facilities, renovating existing buildings may provide a workable system of Neighborhood Centers at reasonable cost.

Because of staffing limitations, Neighborhood Centers would be operated entirely by volunteers, so parental and community involvement is essential for success. The Main DYAC is professionally staffed by paid personnel, and its activities correspond to a professional service operation. The Neighborhood DYAC would be less professional and more reflective of the character of the local volunteers and parents, with the spontaneity and mutual reliance that such involvement produces. Its success would depend on the continuing enthusiasm and energies of parents, community groups, and the youth themselves, which should begin with participation in the planning and design process, and grow in commitment over time.



# 3-3 Locating the Facilities

The sequence of tasks involved in selecting locations for the Youth Activities facilities, indicated in figure 3-3, builds upon the activity and space programs which resulted from the previous phase, Choosing the Activities. The first step in the location process is the decision on the desirability of either a centralized or a decentralized system, discussed above. This decision is informed by an analysis of the installation geography, and leads to a distribution plan and programs for the individual facilities. This becomes the basis for consideration of specific sites, and masterplan modifications, as required.

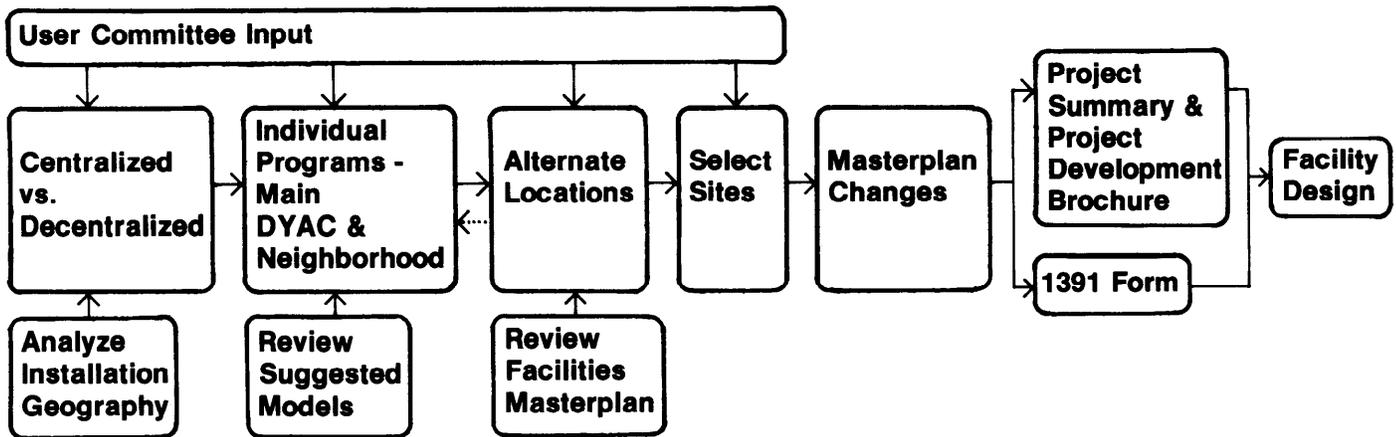


Figure 3-3 Locating the Facilities

**a. Analyze Installation Geography.**

Consideration of the centralized or decentralized character of the system must include an analysis of the geography and size of the installation. Note on the Installation Masterplan the location of and physical relationships between major elements which affect Youth Activities: family housing areas; troop housing areas, post operations, and other

areas of soldier activity; existing Youth Activities facilities, including DYAC's, gyms, administration, storage, scout buildings, athletic fields, club buildings and so on; the community center of the post, and community service facilities such as the post exchange, library, theater, and chapel; recreational facilities which may be used by the youth, including swimming pools, bowling centers, gymnasiums, tennis courts, and golf course; on-post

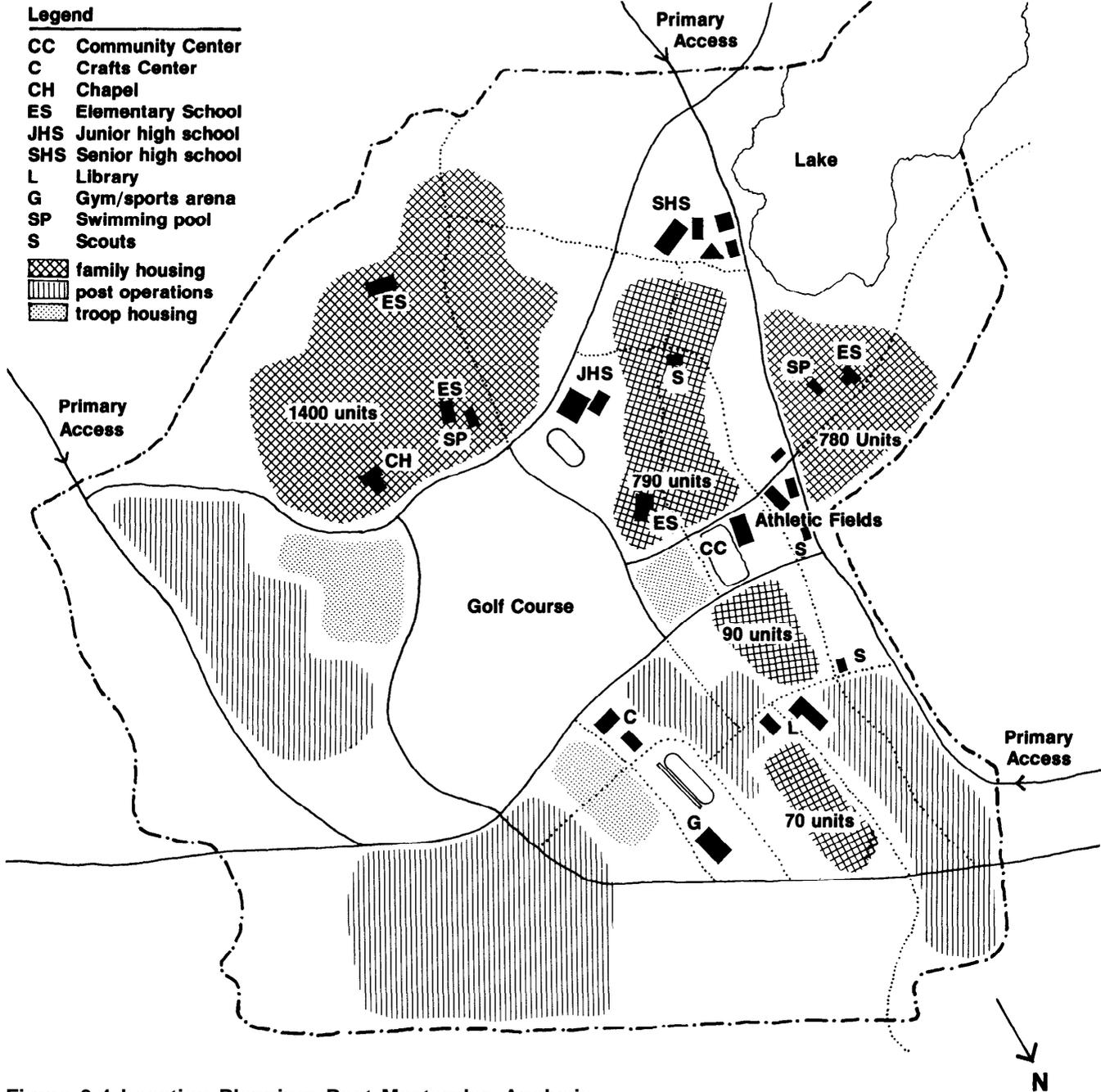


Figure 3-4 Location Planning: Post Masterplan Analysis



schools; major roadways and pedestrian paths and primary movement patterns, including access from off-post residential areas; and significant topographic features such as hills or lakes, which may be either activity opportunities or physical constraints to movement. Figure 3-4 shows an example of the result of such a masterplan analysis.

The most important factor in DYAC siting is the location of family housing. Is it clustered into one or several neighborhoods, reasonably distinct from troop housing and post operations areas? Are these neighborhoods spread over the entire installations or clustered in one area? Are they convenient to the community center and recreational facilities on post? The most desirable location for a DYAC is within walking distance of the housing, particularly for juveniles and early adolescent youth. For older adolescents, this immediate accessibility is less of a concern; in fact, for some adolescents, increased distance may have the psychological advantage of greater separation from the home.

On a geographically small post, where all or most of the family housing is clustered in one area (as in figure 3-1), one centralized location may provide such accessibility for the majority of the youth. Where neighborhoods are scattered, several Neighborhood DYAC locations are required (see figure 3-2). A neighborhood should have an eligible youth population of at least 250 to justify even the smallest sized center. The post as a whole must have over 2,400 eligible youth to qualify for more than one DYAC; below that population, only one viable Youth Activities Program facility would be authorized.

Feeling that the Youth Activity Center is "their place" is very important to the personality development of the youth, and to their motivation to use the facility. As the population using a single facility becomes larger, personal identification becomes more difficult. An advantage of Neighborhood DYAC's is that they serve a smaller population with a clear geographic identity. Sites near already-existing neighborhood facilities—such as an elementary school or local swimming pool—are the natural centers to which the neighborhood youth gravitate, thus reinforcing the local identity. From the parents' view, a neighborhood DYAC is likely to seem safer and more under control, because of the shorter access and because the smaller and locally recognizable user population is more easily supervised.

Because of the importance of sports in the Youth

Activities Program, another important geographic factor is the location of youth athletic fields, which take up considerable space and often have been built before the DYAC's. They may be near family housing, which would be desirable for easier accessibility and use; but they may be located elsewhere on post, or scattered in several locations. It is desirable to have the DYAC near the athletic fields, so it can provide support for the outdoor athletics in locker rooms and equipment storage and check-out. In addition, the sports programs would attract more youth to the DYAC, where they could see and take advantage of the full range of Youth Activities Programs.

It is probably best for the Main DYAC to be located near the youth athletic fields, whether or not the system also has Neighborhood Centers. This may conflict with the desired accessibility from family housing. Balancing these factors depends on the local situation and priorities at each post, and will be an element in the choice between a centralized and a decentralized DYAC system and in the site selection. The example illustrated in figure 3-4 shows one case of such a conflict, resolved in the DYAC location plan shown in figure 3-6 with a system combining one Main DYAC and several Neighborhood facilities.

Also significant in choosing sites is the desire to separate dependent youth and young soldiers. DYAC's should not be located near troop housing, service clubs, gyms and other recreation facilities primarily for the soldiers. This will also work to keep the DYAC's from intrusions of young troops. While dependent youth need access to recreational and community facilities in which they would have shared-use opportunities, the DYAC does not have to be located near these facilities.

Youth residing off-post must also be considered in planning the Youth Activity Center system. They are most likely to be attracted to a centralized facility, for activities serving on a post-wide basis. If there is a large off-post youth population likely to use on-post facilities, more emphasis should be given to a Main DYAC, sited to permit access without disturbing residential neighborhoods.

Cost of site development is also a primary consideration in site selection. Specific site requirements must be determined in conjunction with building requirements, and listed as separate items (supporting facilities), to assure DD form 1391's show realistic cost estimates. The following list shows items that should be considered:

- Site preparation
- Grading
- Paving (drives, parking and walks)
- Demolition
- Water
- Sanitary Sewer
- Gas
- Special foundations
- Fencing or walls
- Landscape planting
- Exterior electrical
- Communications
- Signage

### b. Set Individual Programs.

After analysis of the installation geography and a decision between a Centralized and a Decentralized DYAC system, more specific consideration should be given to the distribution of activities and the individual programs for facilities to accommodate them. In the case of a Decentralized System, a Neighborhood Service Plan should be developed, describing what activities, in what capacities, are needed for different areas of the post, and then determining the sizes of facilities and their general locations. Consideration of possible locations will in turn affect the distribution of services previously discussed. For a Centralized System, the size of facility required for the chosen activity should now be more specifically considered, and the relationships on the post which will determine a desirable location.

The following paragraphs discuss some of the general location relationship criteria for DYAC's, and factors to be considered in determining which activity modules should be accommodated in which facilities. Although this Design Guide presents some recommended models, they are not the only possible arrangements, and each installation should make its own decisions on facility programs.

**(1) General.** The issues discussed in the previous section suggest that the location of any DYAC should be central and focal to its service area. In a Centralized System, this may mean finding a location easily accessible from all parts of the post or perhaps from the major housing concentrations, or finding a natural focus of youth activity on-post which is not geographically central. In a Decentralized System, the DYAC's should be central to the neighborhoods they serve. They may be near local elementary schools or recreational facilities,

or other natural gathering places for the youth, and should help define the neighborhoods for the youth. As the plans in figures 3-2 and 3-6 show, some housing areas may be too small to justify their own DYAC, while some may join naturally with other areas to be served by one Neighborhood DYAC.

**(2) Drop-in.** Drop-in facilities should be located in Main and Neighborhood DYAC's. Their function is to serve the youth on a casual, unscheduled basis; therefore it is important that they be easily accessible. Facilities in Neighborhood or nearby Main Centers will be used more by the younger adolescents and some older juveniles, who can walk to them and who will feel more comfortable with their neighborhood friends. Their parents will also feel more comfortable with them not too far away.

The older adolescents, usually more mobile and free to go greater distances, are likely to congregate at a Main Center. The Main Center, larger and serving a greater population, can provide more opportunities for activities and interaction, which should better satisfy the older teens' social and personal explorations.

**(3) Programmed.** Spaces for scheduled activities, meetings, classes, crafts and the like, could be located in both Main and Neighborhood Youth Centers. In a Main DYAC, the programmed spaces can serve the entire installation for the diverse functions that attract on-post and off-post youth. In the neighborhoods, similar spaces would be used for local activities (scout meetings, clubs, parents' groups), and so should be multi-purpose in design.

Some of these activities, such as ceramics, which require special equipment that each Neighborhood Center cannot afford, should be provided in a centralized Main DYAC. Alternatively, each Neighborhood Center could have facilities for some specialized activity which would serve the post-wide population. Classroom spaces in the neighborhood schools may also be used for some DYAC meeting functions, if schedule coordination is possible.

**(4) Large Space.** Each Neighborhood Center cannot afford and does not need a multi-purpose facility for indoor sports and large group functions such as dances, banquets and performances. A centralized location serving the entire post is adequate. A Main DYAC location for the Large Space activities may also be coordinated with the youth



athletic fields, as discussed in the previous section. Facilities ancillary to these functions—such as changing/locker rooms and sports storage and check-out—should be included.

**(5) Administration and Support.** These should be provided as required by the functions of each individual DYAC.

**(6) Outdoor.** Facilities for outdoor activities should be provided at both Main and Neighborhood Youth Activities Centers, in relation to the indoor activity modules.

Some hard-surface area for casual basketball, handball, barbecues or dances should be included at the Neighborhood DYAC. Unnecessary duplication of these areas is another reason for locating adjacent to a neighborhood school, if shared use is possible. More extensive outdoor facilities—basketball and volleyball courts, an outdoor stage, socializing and party areas—should be found at the Main Center. Outdoor free play areas and playgrounds may be more necessary at Neighborhood Centers, which are predominantly attended by younger children. Outdoor projects areas should be extensions of indoor programmed activities. Parking and servicing will be required at each Center, in proportion to its size.

**(7) Non-DYAC Youth Activities.** Some Youth activities will not be located at the DYAC's. Bowling, riding, tennis, golf, and others which require special facilities should share the facilities of other Morale Support Activities programs. While riflery and swimming may fall into this category, they may be found in facilities dedicated to youth activities alone, usually in found space in existing structures. Fields for outdoor sports such as baseball, football and soccer should be provided for the Youth Activities Program, proximate to a DYAC and to the major family housing areas, if possible.

Facilities for national youth groups, such as the boy scouts, girl scouts, 4-H clubs, etc., may be provided as part of the Programmed Spaces Module. However, at some installations these programs may be very active, requiring separate Youth Activities facilities, with the national youth groups as their primary function. This is particularly true for the older-aged groups, such as Explorer Scouts. These activities are typically housed in found space in existing structures, and serve a post-wide function; so availability and appropriateness of the buildings, rather than location, determine the site selection.

**c. Review Suggested Models.**

Setting the individual building programs must include consideration of the size of spaces required to accommodate the selected activities. To assist this process, table 3-1 presents illustrative models of space programs for different sizes of DYAC's and their component modules, based upon the space requirements and recommendations in Chapter 5, Individual Space Criteria, and the illustrative designs in Chapter 7.

It must be emphasized that these models do not represent the only possible sizes or proportions of space devoted to different activities. Each installation should determine the overall square footage and individual activity module areas most appropriate to the local programs. These judgments should be guided by the criteria and illustrative information presented in the remaining chapters of this guide. The proposed facility sizes must also be checked against the maximum authorized square footage for the post, as indicated in table 2-1.

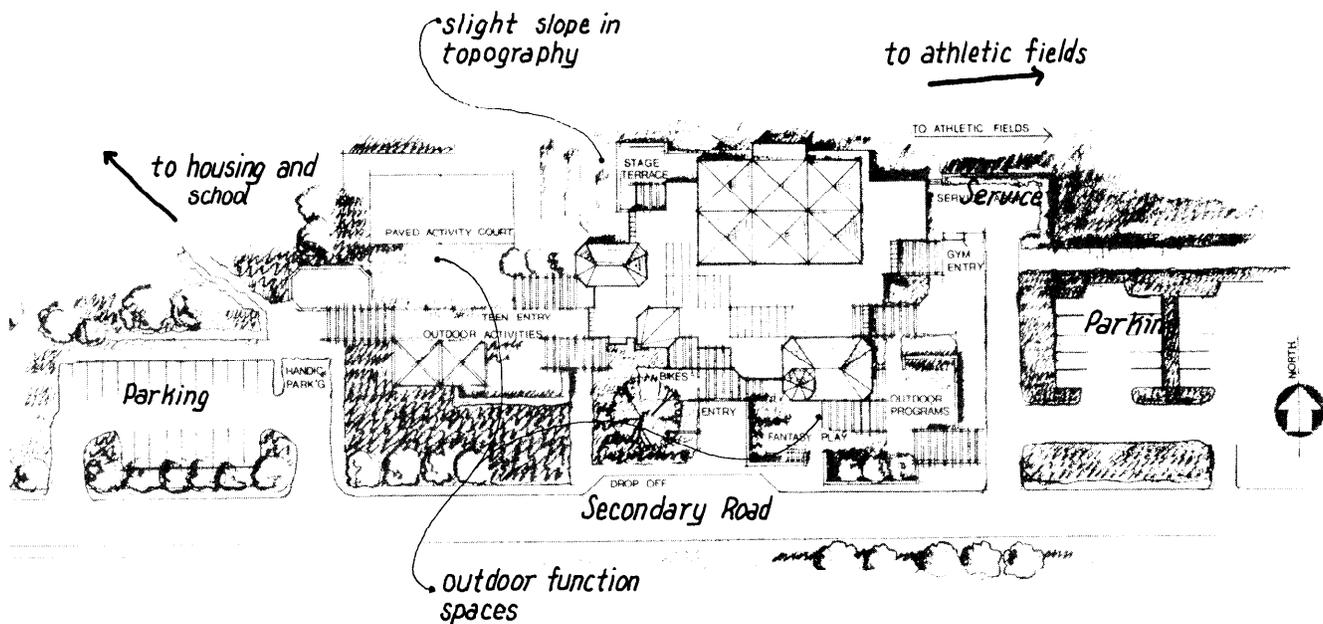
**d. Review and Select Sites.**

The above steps have led to a plan for the number, size, program, distribution and general location of the Youth Activities facilities for the post. The next step is to review specific locations and select sites for the facilities, which may involve modification of prior site selections.

Together, the Morale Support Activities representative and Facility Engineer, with input from the User Committee, should review the Installation Masterplan to determine which available or potentially available sites best fit the desired DYAC system plans and the location criteria. Consideration of available sites may cause some alterations

**Table 3-1 Illustrative Sizes for DYAC Activity Modules**

Eligible Youth Population Served:	Drop-in	Programmed	Large-Space	Admin/Support	Total
	(areas in gross square feet)				
<b>Main DYAC</b>					
250-600	930	670	1,760	1,390	4,750
601-1,200	1,730	1,202	2,550	1,950	7,250
1,201-2,400	2,350	1,350	4,780	2,860	11,340
2,401 +	3,650	2,450	7,150	5,250	18,500
<b>Neighborhood DYAC</b>					
250-600	1,150	670	—	1,020	2,840
601 +	1,920	1,020	—	1,170	4,110



**Figure 3-5 Site Criteria Illustration**

in the pattern of facilities and population service areas previously discussed.

The site selection should consider the following criteria concerning desirable size and configuration of DYAC sites, illustrated in figure 3-5:

- The site should be large enough to comfortably accommodate the DYAC building and all outdoor function spaces, parking and service, and adequate area for screening landscaping. Table 3-2 presents a summary of minimum required site areas for illustrative DYAC sizes. For more detailed indication of the areas required for the major outdoor components, see the Outdoor Module in Chapter 5.
- The site configuration should provide walking access to nearby housing, schools and sports fields. Views to sports fields from the site would also be desirable.
- Automobile access to the site should be off a secondary road rather than a primary, to reduce major traffic flow interference and for the safety of the children.
- The site should be undivided by through roads. For a Neighborhood Center, the site should not be divided from the housing areas and school grounds by major through-traffic roads.

**Table 3-2 Site Requirements for Illustrative DYAC sizes**

Total Area of DYAC (from Table 3-1)	Minimum Site Size Required (approximate)
<b>Main DYAC:</b>	
4,750 square feet	1.0-1.5 acres
7,250 square feet	1.5-2.0 acres
11,340 square feet	2.0-2.5 acres
18,500 square feet	2.5-3.0 acres
<b>Neighborhood DYAC:</b>	
2,840 square feet	.75 acres
4,130 square feet	1.0 acres

# Location

- The topography of the site should be easy to develop at minimum cost, with no extraordinary requirements for foundations or drainage. Slopes in the building area and the surrounding outdoor activity spaces should not require expensive grading and site preparation, or difficulty for bicycle and wheelchair access.

After sites have been selected reflecting the programmatic needs and all the above considerations, application must be made by the Facility Engineer to the Installation Planning Board for approval of any required changes in the Installation Masterplan. With this approval, the selected sites and individual building programs become the basis for facility design, discussed in the following chapters.

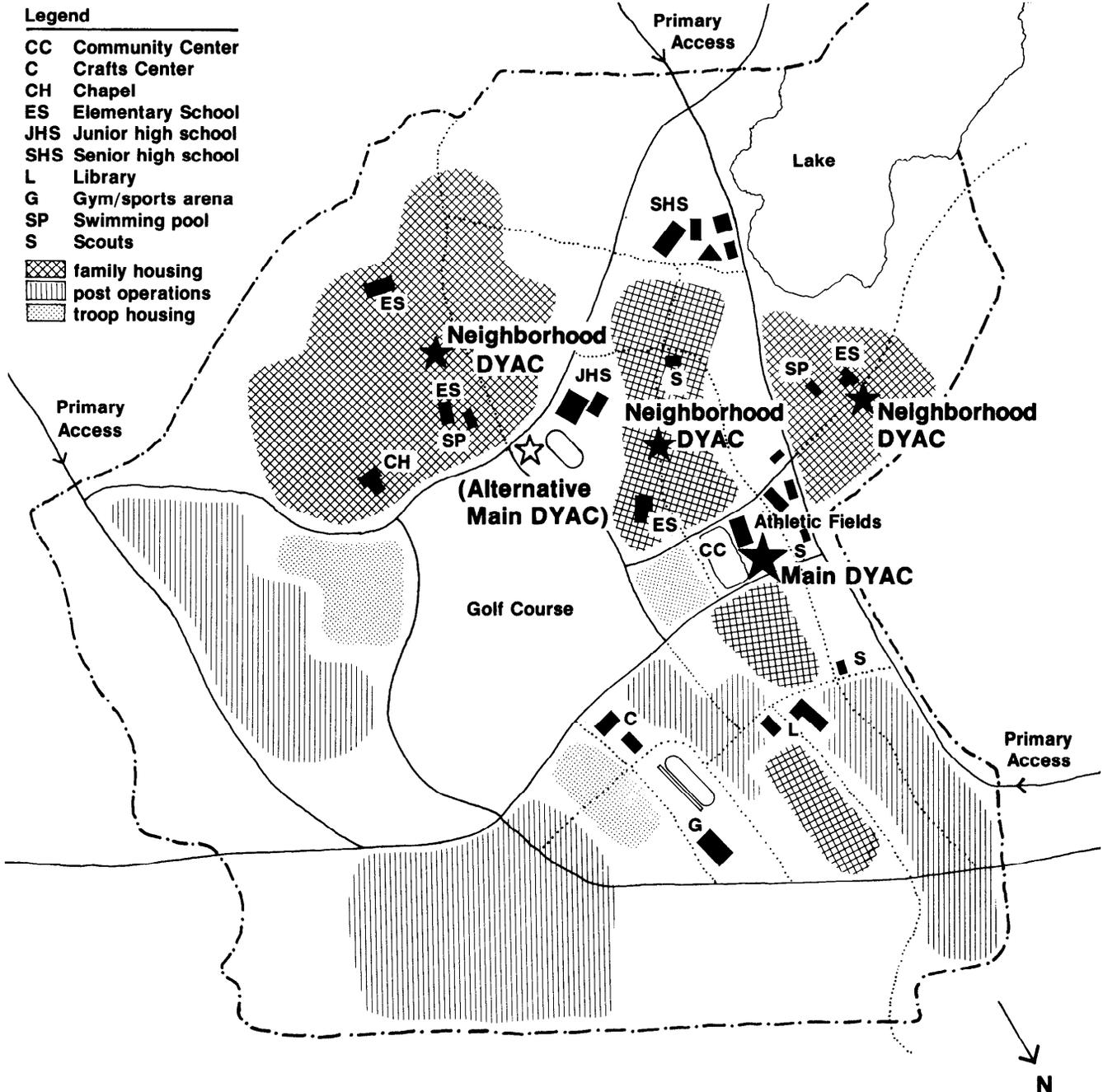


Figure 3-6 DYAC Location Plan



Figure 3-6 presents an illustrative case of masterplanning and site location for a DYAC system, for the hypothetical post analyzed in figure 3-4. It shows one Main DYAC and three Neighborhood DYAC's located in the largest family housing areas. The Main DYAC is central to all the family housing areas on post, and contiguous to extensive youth athletic fields. The site is remote from the troop activity concentrations and far enough from the community center to retain its own identity. An alternative Main DYAC site is indicated near the Junior High School, whose athletic fields might be shared; this site is close to some housing areas but less central for others, and is at the intersection of two major traffic routes.

The Neighborhood DYAC's in this plan reflect the organization of the post into several major family housing neighborhoods. Each neighborhood has its own elementary school (one has two), which serves as a focus for the community. The DYAC's are adjacent to the schools, in the heart of each of the three neighborhoods. Two family housing areas toward the bottom of the plan are too small to support their own Neighborhood DYAC, so their residents must depend upon the Main DYAC. Some of the other Youth Activities facilities on the post are also indicated on the plan. This DYAC masterplanning case is discussed in greater detail in Chapter 7, Illustrative Designs.