

6 - 2



Fort Plains: Main Post Center plus Local Centers

a. Post Situation and Population

(1) Surrounding Context. Fort Plains is located in a rural area in the Southern United States. It is more than one hundred miles from the nearest sizable city, and several hundred miles from any metropolitan area. The terrain is flat to hilly, heavily forested, and has many lakes and streams.

The nearest communities are two small towns approximately ten miles from the main entrance to the post. Along the state highway leading to the towns is strip development including bars, restaurants, fast food operations, some entertainment, hotel and retail facilities. These off-post services on the roadside strip, and in the small-town centers, are quite small compared to the needs of the large post population.

(2) Post Mission and Population. The major mission of Fort Plains is to house a mechanized infantry division. The post population has recently grown rapidly, and the projected military strength for planning purposes is 25,000. Current military strength is 17,000 and the effective community population is 47,000. Slightly over half of the military personnel are married with a total of 21,000 dependent children, almost 13,000 of school age. Roughly 85% of the military strength are enlisted personnel, and 7% are women.

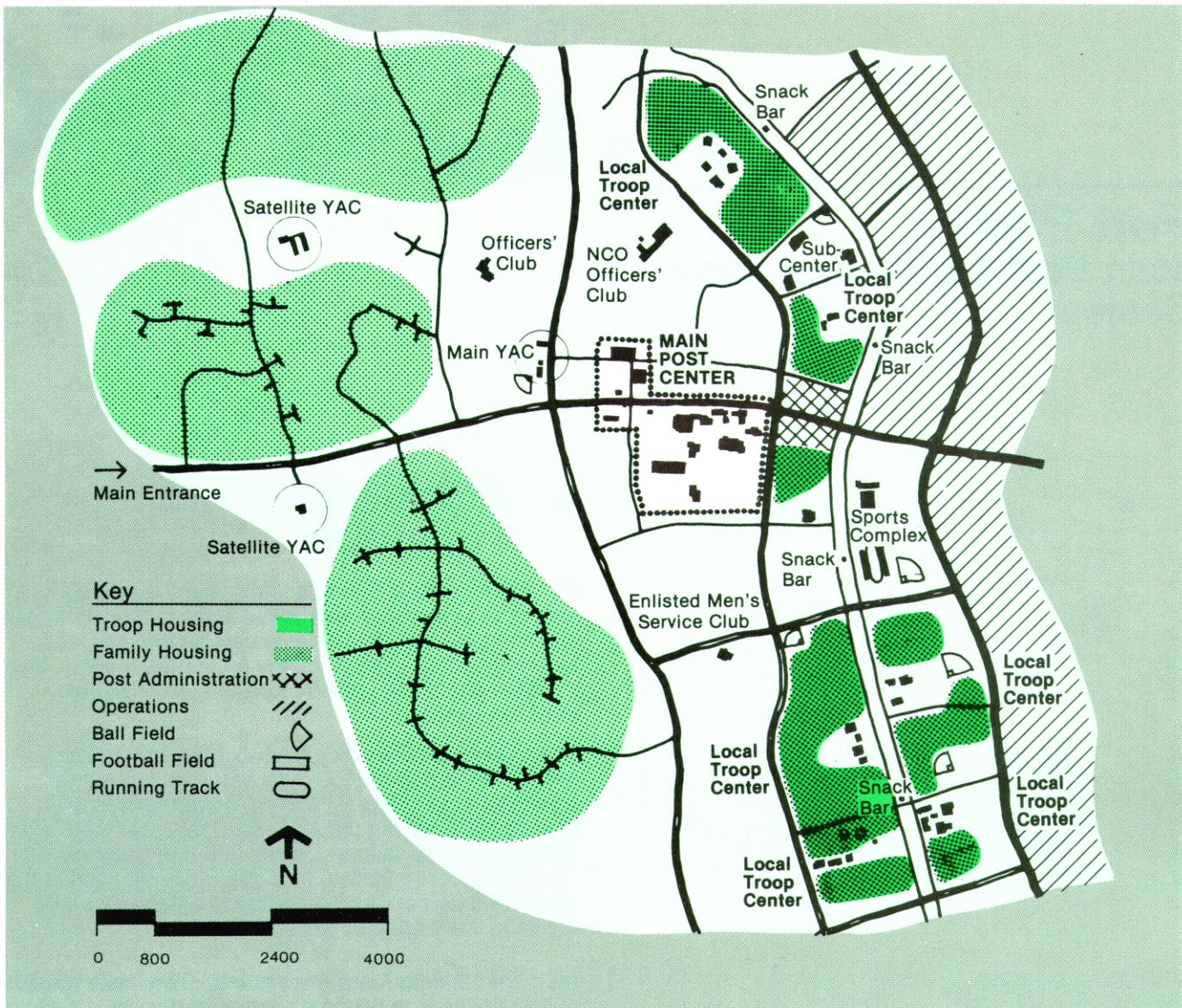


Figure 6 – 1 Fort Plains: Community Framework Plan

(3) Geography. The topography of the post's cantonment area is gently rolling hills and valleys, with development mostly on the high ground. The post is functionally organized into developments running north-south, with a motorpool/ light industrial zone to the east, then a zone of troop housing, a green buffer strip (including golf courses), and the family housing area to the west (see the diagrammatic masterplan, figure 6 - 1). A major east-west road runs roughly across the center of the post, from the main post entrance in the west to the airfield east of the motorpool area. The administrative center of the post is along this road in the troop housing zone. The troop housing is organized into brigade-size housing clusters.

b. Existing Programs and Facilities

Because of the recent rapid growth in Fort Plains; the provision of community services lags behind the need, and major improvement and development are required. While a full range of services is presently provided, they are mostly undersized for the population and often poorly accommodated and located. New construction for post operations and housing has progressed ahead of the community facilities. This gap is particularly acute in the family housing area.

The Morale Support Activities office has very successful programs in sports, music and drama, though in inadequate facilities, and moderately patronized arts and crafts, library, and youth activities programs housed in makeshift, inconvenient older buildings. A large new recreation center, convenient to some of the troop housing, is heavily used. Major new facilities for the post's main exchange and commissary are centrally located and easily accessible (see existing conditions, figure 6 - 2); but there are no other retail or food service facilities available on-post. New clubs for officers, NCO's and enlisted men have been completed and are well-attended. Child care and other Army Community Services programs function at a minimal level in poor and remote facilities.

The community services available off-post are limited. But the bars, fast food restaurants and some recreational facilities (roller skating, bowling) are heavily used by the soldiers, partly because of the inadequate provision on post, and partly out of a desire to temporarily get away from the military environment. Opportunities for hunting, fishing and camping are abundant in the area, and are utilized actively by part of the post population.

c. Community Framework

The Community Framework for Fort Plains (figure 6 - 1) reflects all the basic principles discussed in Chapter 3: consolidation, continuous development, variety of personal choice, and responsiveness to many factors. The plan consolidates most community services into Community Activity Centers, with the exception of a few existing, specialized facilities. This opportunity is available because of the limited number of existing community services and quality facilities. It considers phased, sequential construction of the planned facilities, and their implications for programming and design. It combines many activity choices into attractive and convenient central and local CAC's, including not only Morale Support Activities, but post exchange and other retail functions, child development, other Army Community Services, and leisure and community activities.

(1) Main Post and Local Centers Concept. Fort Plains is a large post. Its total population of 47,000 is that of a small city, with a broad spectrum of residents - many single troops, families, and a wide range of ages and ranks. Development is spread out over a large geographical area, it is several miles from one end of the cantonment area to the other. The number of people and great distances involved, suggest multiple service locations for certain types of functions to be closer to the individual users. The post is also clearly clustered into development areas defining separate categories of users, such as units of single troops, family housing, and administrative offices, creating logical service territories for differentiated and dispersed services.

The great geographical spread, and the lack of dominant, organizing topographic features, suggests the need for a focus or center. There is little now in the physical character of the post to give a sense of overall post community which the individual can identify with. There are some features which start to provide a focus: the central east-west road leading in from the main entrance; the post administrative center, where most of the post population goes at some time, located along this major road or main street; and the newly completed post exchange and commissary complex, located just off this main street. These provide a good location for developing an effective Main Post Center.

There is also a great need for new community facilities development, because of the limited existing MSA and other community facilities, and the scarcity of off-post services. This presents a prime opportunity for coordinated development of the needed community facilities, under a comprehensive service concept.

The Community Framework responds to this situation with a hierarchy of CAC's and some specialized facilities (see figure 6 - 1), as follows:

- **Main Post Center** - a large CAC complex for all the major, one-of-a-kind, post-wide community services and facilities, central to the whole post, visible and easily accessible along the post's main street (the post's "downtown").
- **Local Troop Centers** - small CAC facilities, located in each troop unit billeting cluster of 6 to 10 barracks, providing the single enlisted men with their own places for recreation and other services, and within walking distance, since many of the troops do not have cars.
- **Main Sports Complex** - major, post-wide sports facilities, including a physical fitness center, indoor swimming pool, stadium, and baseball field with grandstand.
- **Branch Sports Sub-Centers** - outdoor sports complexes (baseball, softball, swimming), sometimes including gymnasiums, shared by clusters of 12 to 30 barracks, with some already existing.
- **Main Dependent Youth Activity Center** - a specialized youth facility, centrally located to the family housing areas and adjacent to youth outdoor playing fields; providing the youth with their own, separate, identifiably different place (see DG 1110-3-138, Design Guide for Dependent Youth Activity Centers, Large Main DYAC, for applicable space program and illustrative design).
- **Satellite Dependent Youth Activity Centers** - two satellite facilities, located near the on-post elementary and junior high schools for more local, neighborhood youth services and activities (see DG 1110-3-138, Neighborhood DYAC, for program and illustrative design).

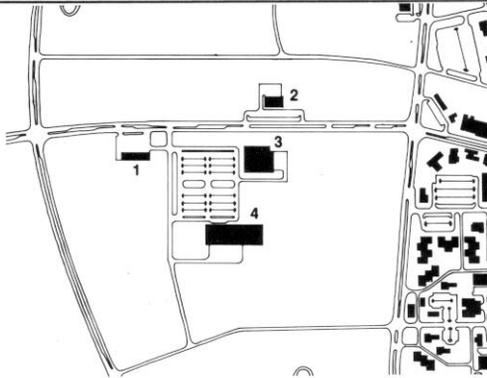
(2) Concentration and Mix of Activities. The Main Post and Local Troop Centers concentrate many activities and services in consolidated facilities, to create an intensity of activity to attract the individual users and provide them with a variety of options. They combine, particularly in the Main Post Center, all types of retail and service functions to provide variety and alternatives for the individual, exposure to new activities, and options to appeal to all types of users in the diverse post-wide population.

This consolidation means a close mixing of different service provision agencies. In the Main Post Center, MSA functions are located next to the post exchange, commissary, movie theatre, bank, guest housing and post administrative center. Traditional MSA facility types are separated into component functional areas to create better mixing of activities, and to avoid having one area identified solely with one institution (see figures 6 - 2 and 6 - 4). This mix requires coordinated planning as well as facility and program operation by the agencies involved.

(3) Continuous Growth. This Community Framework is designed to accommodate the need for continuous development discussed in Chapter 3. The functional elements and buildings of the community facilities are designed to be built in phases while using existing facilities in the interim periods. Alternative scenarios of phased development are considered, as in the example for the Main Post Center shown in figure 6 - 2, and projections are made of the patterns of program use at each stage of partial completion. Each individual functional area may be constructed over several stages, and some facilities may have different interim uses before all functions are finally or fully accommodated. However, at all stages, the facilities work as an operable community activity center.

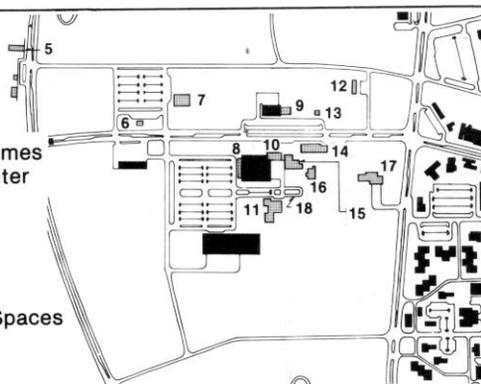
Phase 1

- 1. Gas Station
- 2. Post Office
- 3. PX
- 4. Commissary



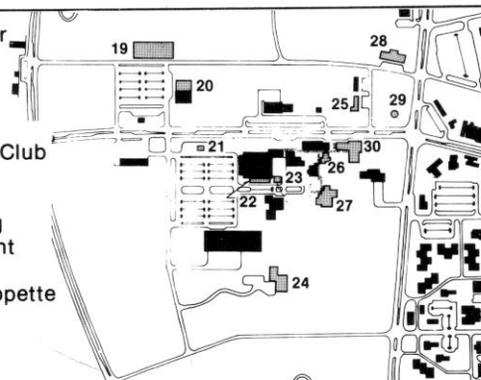
Phase 2

- 5. Central YAC
- 6. Bus Station
- 7. Cinema 1
- 8. Service Stores
- 9. Bank
- 10. Snacks and Games
- 11. Child Care Center
- 12. Guest House
- 13. Laundry
- 14. Bar/Cafe
- 15. Arts & Crafts/
Craft Store
- 16. Multipurpose Spaces
- 17. Library
- 18. Drop-off Loop



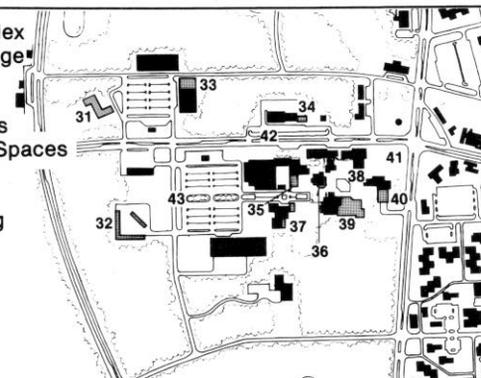
Phase 3

- 19. Bowling Center
- 20. Cinema 2
- 21. Car Wash
- 22. Service Stores
- 23. Thrift Shop
- 24. Family Health Club
- 25. Guest House
- 26. Lounge
- 27. Music Building
- 28. Post Restaurant
- 29. Post Museum
- 30. ACS/AER/Shoppette



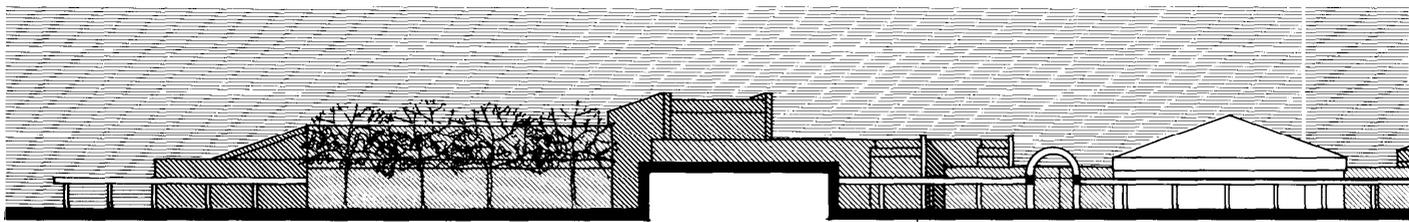
Phase 4

- 31. Theater Complex
- 32. Self-Help Garage
- 33. Cinema 3
- 34. Credit Union
- 35. Arts and Crafts
- 36. Multipurpose Spaces
- 37. Child Care
- 38. Amphitheater
- 39. Music Building
- 40. Library
- 41. Town Green
- 42. Main Street
- 43. Mall



(4) Normal Community Growth. Underlying all the above aspects of the Community Framework approach for Fort Plains is the broad concept of modeling the community development on normal patterns of civilian community growth. The Community Activity Centers and other community facilities are sited to form activity centers which are like typical centers of commerce and activity in civilian communities, such as the main street, village green, shopping mall, or neighborhood center. The proposed facilities follow good civilian models of physical organization, of mix and variety of activities located together, and of the appropriate variety of scales for different functional spaces. In this way, the center will not be dominated by large monolithic institutional facilities and can provide appropriate settings for a wide range of activities.

Figure 6 – 2 Fort Plains: Main Post Center-Phasing



d. Main Post Center

(1) Program. The Main Post Center for Fort Plains is intended to serve as the post's "downtown" - the location of the major community facilities and services which serve the entire post. It serves all the various user groups of the post community, and should provide the scale and intensity of activity, and the multiplicity and variety of functions and environments, to attract individuals of all groups. It provides the focus for the post's sense of community.

The functional program for the Main Post Center includes all the major commercial, morale support and other community service activities for the post. The only major omission is physical fitness, because a main sports complex is already programmed elsewhere on the post. Table 6 - 1 lists all the functions included, organized by phase of development (illustrated in figure 6 - 2). Table 6 - 2 provides a detailed space program for the functions in the core area of the Main Post Center (illustrated in figure 6 - 4). While the facilities in the Main Post Center serve the entire post, there are also other facilities on post offering some of the same categories of activities, for example, the crafts spaces in the Local Centers. The square footages indicated should be understood as only a part of the post-wide total.

(2) Design Solution. The design solution for the Main Post Center is a large complex of structures, closely related and connected with arcades (see figures 6 - 2, 6 - 3, 6 - 4 and 6 - 5). Because each of the functions serve the entire post (see program, table 6 - 2), many have to be accommodated in separate, specialized buildings. However, where possible, activities even from different programs and service agencies share the same structures, for example, one building in the complex houses a bar/cafe, pool/games, barber and ITT (see figure 6 - 4).

More generally, different functions are intermixed. For example, arts and crafts is adjacent to the post exchange retail stores, and the music and lounge area is adjacent to the multipurpose recreation spaces. The convenient closeness yields potential sharing of many general use spaces - such as meeting rooms and refreshments - even if they are not in the same building. It also allows one facility to act as a magnet for the others, attracting clients who might otherwise pass by.

The Main Post Center is located on Fort Plains' main street, making use of the existing main exchange and new commissary, and connecting these to the post administrative center (see figures 6 - 1, 6 - 2). This

Table 6 - 1 Main Post Center: Functions Program

Function	Phase of Development			
	Existing	Phase 1	Phase 2	Phase 3
Main Exchange	•			
Soda Fountain		•		
PX Service Stores & Retail Outlets		•	•	
Commissary	•			
Shoppette			•	
Newstand			•	
Thrift Shop			•	
Barber		•		
Laundry		•		
Arts & Crafts:				
-Ceramics/Pottery		•		
-Drawing, Painting, Glass, Photography		•		
-Woodworking				•
-Gallery		•		
-Crafts Store/Supply Shop		•		
Social Activities:				
-Pool Hall/Electronic Games		•		
-Snack Bar		•		
-Multipurpose Meeting Spaces		•		•
-Lounges		•	•	•
Main Post Library		•		•
Bowling Center			•	
Music Center			•	
Auditorium				•
Drama Center/Theatre Complex				•
Outdoor Amphitheatre				•
Child Care		•		•
Family Health Club			•	
Community and Emergency Services			•	
Movie Theatres		•	•	•
Restaurant			•	
Bar		•		
Guest Housing		•	•	
Post Office	•			
Bank		•		
Post Museum			•	
Credit Union				•
Gas Station	•			
Car Wash			•	
Self-Help Auto Repair				•
Bus Station		•		

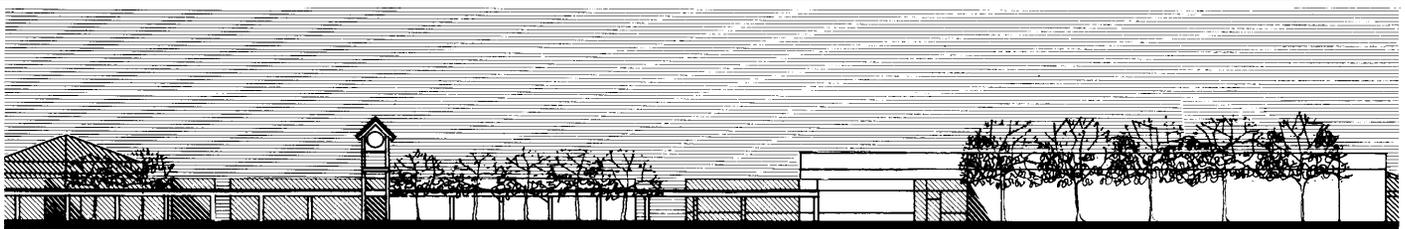


Table 6 – 2 Fort Plains Main Post Center: Space Program (Partial)

<u>Function-Space</u>	<u>Area (Gross Square Feet)</u>	<u>Function-Space</u>	<u>Area (Gross Square Feet)</u>
Social Activities	44,230	Music/Performance	25,120
Large Group Activities	5330	Performance	16,000
• Central Program Area	4200	• Auditorium	12,000
• Platform	880	• Small Space	4000
• Pantry	250	Practice and Listening	3100
Small Group Activities	19,590	• Practice Rooms	1800
• Active Games	4700	• Listening	100
• Television Lounge	1000	• Instrument Checkout	1200
• Table Games	2000	Support	6020
• Open Multipurpose	3020	• Offices & Storage	800
• Enclosed Multipurpose	4510	• Lounges	1620
• Telephone Lounge	600	• Toilets	1600
• Carrels	1510	• Backstage Preparation	2000
• Special Interest	2250	Arts and Crafts	20,650
Administration	2500	General	8260
• Offices	1600	• Pottery & Ceramics	1600
• Information, Tour & Travel (ITT)	500	• Glassblowing	600
• Control Center	400	• Drawing & Painting	1760
Refreshment	14,320	• Jewelry & Art Metal	1200
• Snack Bar & Kitchen	4720	• Weaving & Textiles	1700
• Amusement Center	9600	• Sculpture & 3D Design	1400
Support	2490	Other	12,390
• Maintenance	540	• Photography	2060
• Toilets	1950	• Woodwork & Repair	6530
Library	22,970	• Crafts Supply Shop	1000
Primary Use	17,650	• Crafts Store	1200
• Card Catalogue	750	• Support	1600
• Reference	2210	Child Care	19,390
• Periodicals	640	Primary Indoor Activities	14,460
• Children's Collection	3800	Support	4930
• Stacks	5200	• Administration	650
• Reading & Study	4850	• Special Child Services	370
• Typing & Listening Booths	200	• Staff Lounge	560
Support	5320	• Toilets/Diapering	860
• Entrance and Lobby	470	• Food Preparation	610
• Control	600	• Laundry	190
• Librarians	300	• Storage	1500
• Extension Collection	400	• Maintenance	190
• Technical Services	1600	Miscellaneous Retail	9,100
• Shipping & Receiving	300	Newstand	1300
• Public Toilets	550	Shoppette	4000
• Staff Lounge	500	Bar	3300
• Janitor	100	Barbershop	500
• Bookmobile Garage	500		



Figure 6 – 3 Perspective

Fort Plains
Main Post Center

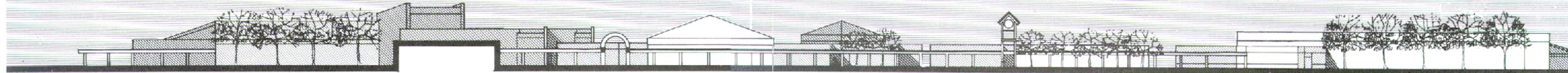


Figure 6 – 5 Fort Plains: Main Post Center-Section/ Elevation

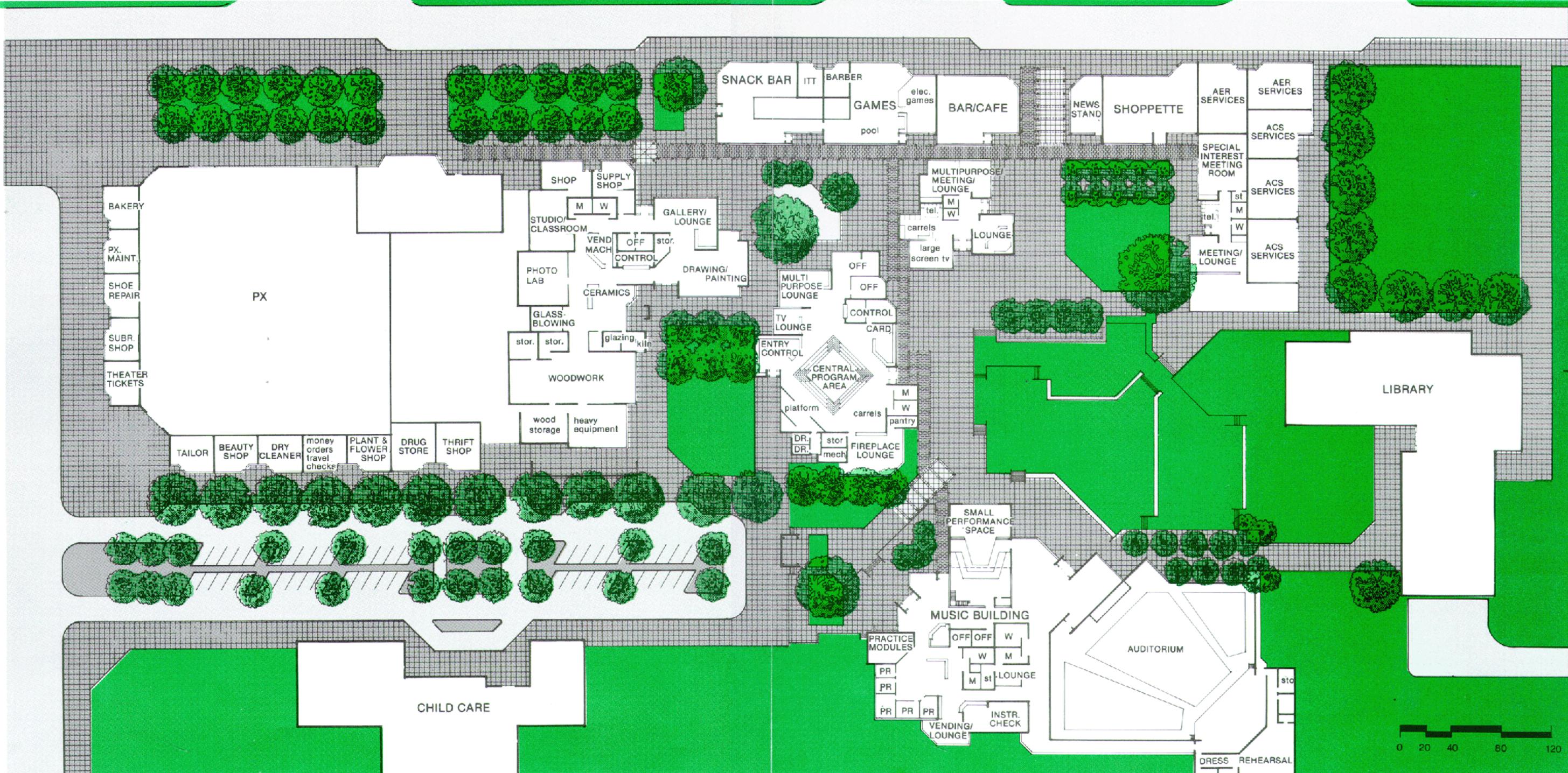


Figure 6 – 4 Fort Plains: Main Post Center-Partial Plan

location is central to the post, readily accessible and highly visible. It is along common daily activity paths for all population groups on post. By concentrating major commercial, community service and leisure activities at this central location, the Main Post Center can effectively serve as the focus for the sense of community for all.

The design of the Main Post Center reinforces this purpose, the image presents (see perspective, figure 6 - 3, and section/elevation, figure 6 - 5) a distinctive community focus for the post. It is a significant architectural statement, different in appearance than the typical post buildings. It is composed of a connected series of visible, individual elements that are not dominated by any one institutional component. It is open, identifiable and attractive.

The openness is evident in the functional layout of the plan (see figure 6 - 4). Many entrances and pathways through the Center invite free access and casual visits and use. Glass walls are prevalent, exposing the range of activities offered to passersby heading to other programs, or just using the landscaped and arcaded outdoor spaces as a place to spend time and see friends. Many spaces for casual, drop-in activities, such as lounges, games rooms, snack bars, and outdoor amphitheatres, are spread throughout the complex. The user is presented with an extremely varied mix of functions which can appeal to a wide range of people.

(3) Building Organization. The organizing design concept of the Main Post Center is a combination of three urban design patterns drawn from civilian community life: the main street, the shopping mall, and the town green (see figure 6 - 4).

The functions placed along the street frontage to create a main street character are interesting, high-attraction retail, food and service activities. They are accessible directly from the street curb-side parking and drop-off. On one side, adjacent to the pedestrian shopping mall, are the soda fountain, crafts store and supply shop (which is the feature of arts and crafts with the widest appeal), snack bar, barber shop, travel/ITT, pool room, bar, newstand, shoppette and entrances to the mall. On the opposite side of the main street, provided with small off-street parking and drop-off areas, are a laundromat, credit union, bank, post office and, a little further on, the bus station, movie theatres, bowling center and drama center, forming a "night-time" entertainment mall around its own parking area.

Adjacent to the main street frontage on the south, an active pedestrian retail and service mall connects the post exchange/commissary complex with the post administrative center. The most appealing elements are placed in prominent positions to act as diverse attractions. Some of the morale support program clusters are separated and individual areas mixed in with other activities. The functions along this pedestrian mall include the florist, beauty shop, other small exchange retail operations, the thrift shop, arts and crafts, central recreation program area, snack bar, barber shop, travel/ITT, pool

room and bar, lounge/activities spaces, television lounge, club meeting rooms, and outdoor amphitheatre. At the edge of this mall are large facilities for child care, music center, and main library - all of which face out onto the open green space to the south.

The pedestrian mall between these facilities is designed as a series of interconnected outdoor court spaces, one of which includes the amphitheatre. Many entrances lead into, and out of, this center. The facilities, some in continuous structures, some separate, are connected by arcades for architectural coherence and shade. This outdoor pedestrian mall, with shaded pathways, is appropriate to the local southeastern climate of the post. Major parking is provided at the major retail end of the center, outside the post exchange and drop-off to the child care facility and music center.

The Town Green is the more formal, less commercialized end of this Main Post Center complex. On its front, are the quieter formal functions which may require partial seclusion from the activity of the mall and main street. This end of the center faces directly to the existing post administrative center. Facing the green are the main post library, Army community services, placement and emergency services, the post guest house and restaurant.

(4) Phasing. The Main Post Center is designed for phased growth, as is inevitable for such a major complex in a continuous development process. The center is composed of buildings that can be built independently in successive phases of construction (see figure 6 - 2). From the outset, the new construction adds onto and infills between the existing activity centers. Some of the new facilities are additions directly to existing structures, as the soda fountain built onto the post exchange, others are detached by adjacent, and related with landscaping and arcades. This sequence represents one possible scenario, but the Community Framework permits other phasings and patterns of development.

The development phasing is designed to form the three organizing urban design patterns from the beginning. Already in the first phase, the library begins to form the town green near the post administrative center; the recreation, arts and crafts, and child care facilities develop the mall concept with the exchange and commissary; and the recreation, refreshment and retail functions begin a connecting main street. In the second phase, the patterns are extended, including completion of almost all the town green facilities, and the completion of retail and service facilities on main street and the mall, thus forming the pedestrian courtyard spaces. In the third phase, the last one illustrated, new buildings continue to form the spaces and intensify the activity paths, and existing buildings are enlarged to accommodate a larger population.



Figure 6 - 6 Fort Plains: Local Troop Center- Elevation

e. Local Troop Center

(1) Program. The Local Troop Center for Fort Plains is programmed to provide immediate recreation, other morale support and community services to the unattached troops of a brigade-size billeting cluster - 6 to 10 barracks housing 2,500 to 3,500 enlisted personnel. It is intended to serve unit-oriented functions as well as individual activities in the soldiers' immediate environment. The functions and spaces to be included are indicated in table 6 - 3.

In many of the troop housing clusters some of these facilities already exist: the enlisted men's closed mess, a gymnasium, possibly a branch exchange, chapel, basketball and other outdoor playing courts. Local recreation, music and crafts areas were not provided in any existing facilities. According to the proposed phasing, local troop centers are planned first for the brigade cluster farthest from the Main Post Center, then in the cluster next farthest, and so on. This arrangement reflects the importance of the Local Centers as supplements to the Main Post Center functions.

(2) Design Solution. The billeting area for which the local troop center (see figure 6 - 7) is designed has an existing gymnasium, basketball court, branch exchange, and two enlisted men's messes. The design recommendation is for a new consolidated facility that accommodates social activities, branch library, music and crafts, as well as a local laundry with attached lounge, built as an addition to one of the enlisted men's mess buildings.

The local troop center is located at the heart of the barracks complex, close to the existing service facilities. It is within walking distance for its users, sited along the main routes used daily by the troops, between the barracks and the messes. The location is designed to reinforce the local neighborhood focus.

Table 6 - 3 Fort Plains Local Troop Center: Space Program

Function-Space	Area (Gross Square Feet)	
Social Activities		3,520
Small Group Activities		2,570
• Active and Electronic Games	910	
• Table Games	310	
• Television Lounge	280	
• Open Multipurpose Lounge	530	
• Enclosed Multipurpose	540	
Administration		400
• Control Center	400	
Refreshment		550
• Snack Bar, with Vending	550	
Arts and Crafts		1,500
Photography	300	
Self-directed Crafts	1200	
Music		240
Practice Rooms	240	
Instrument Checkout	(in control)	
Library/Reading Area		960
Reading, Periodicals and Stacks	960	
General Support		400
Off ice/Maintenance	100	
Toilets	200	
General Storage	100	
Total		6,620
Related Functions in the Local Complex		
Gymnasium		
Basketball Court		
Enlisted Men's Closed Mess		
Branch Exchange		
Laundry and Lounge		

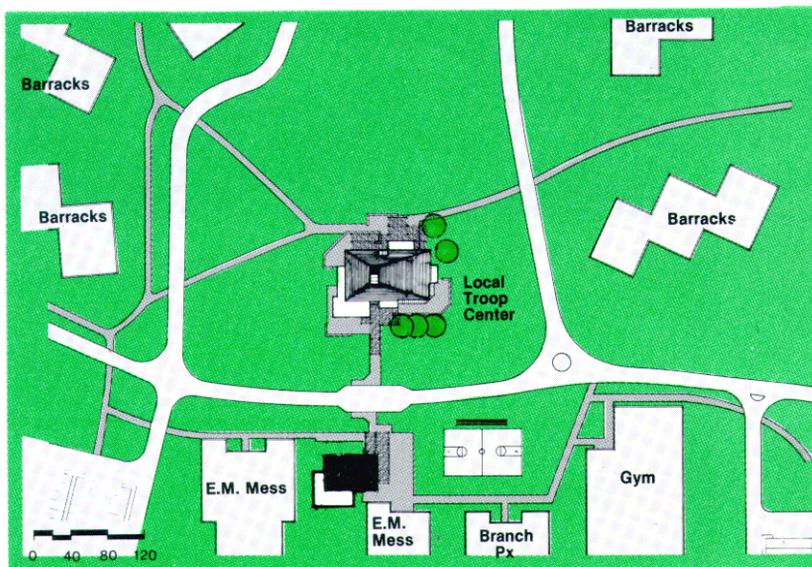


Figure 6 – 7 Fort Plains: Local Troop Center- Site Plan

(3) Building Organization. The Local Troop Center is roughly 6,600 square feet in area, and is designed to be compatible with the residential scale of its surroundings (see plan, figure 6 - 8, and elevation, figure 6 - 6). The core of the building is a series of activity spaces visibly open to each other and to the entrance. These spaces include the lounge, card lounge, games room, snack bar and reading area. Level changes between these areas, connected by ramps, provide further definition of the functional spaces while permitting a good overview of all the activities. All these open activity areas are joined under one large sloping roof (see figure 6 - 6), and center on a major fireplace chimney (see figure 6 - 8).

At the periphery of this large open area are the closed spaces housing specialized or noisy activities which require separation: self-directed crafts, darkroom and support spaces at one end; music practice rooms, electronic games, television lounge and multipurpose meeting room at the other. Where practical, these spaces are enclosed by glazed walls, making them visible from other activity spaces.

All these spaces are designed to be readily overseen from one central control desk. The small size of the center and generally non-technical nature of its activities allows this facility to be operated primarily by support staff. Even where acoustic separation of spaces is required, glazed walls permit one centrally-positioned staff person to be in charge of the whole Center.

The troop center is surrounded by outdoor activity spaces, defined by low walls to serve as extensions of the activity inside. The major corner spaces for reading, active games, and television have greenhouse windows to reinforce the connection with outdoor spaces. The terraces are located along already-existing pedestrian paths. They connect the barracks complex and its support buildings, encouraging the integration of these activities into the daily life of the local troops.

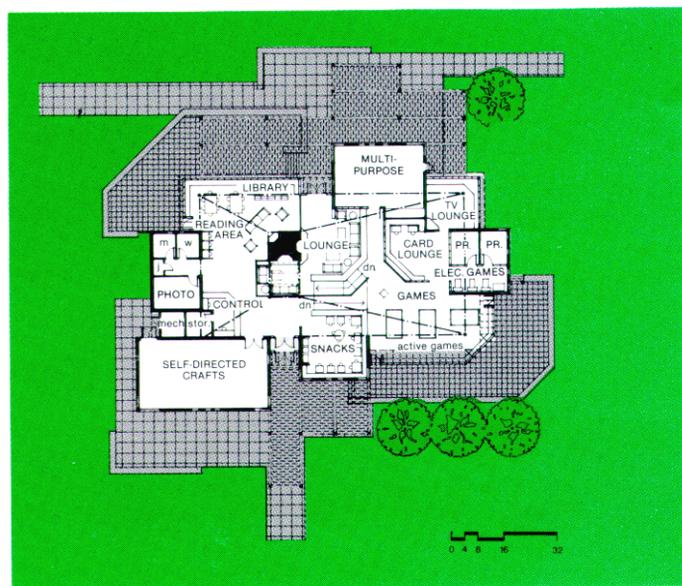


Figure 6 – 8 Fort Plains: Local Troop Center-Plan