

# Public Works DIGEST

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The Linden Oaks Community Emergency Services Station (CESS) at Fort Bragg is the first Army Military Construction (MILCON) project to achieve Leadership in Energy and Environmental Design (LEED) Platinum certification by the United States Green Building Council (USGBC).  
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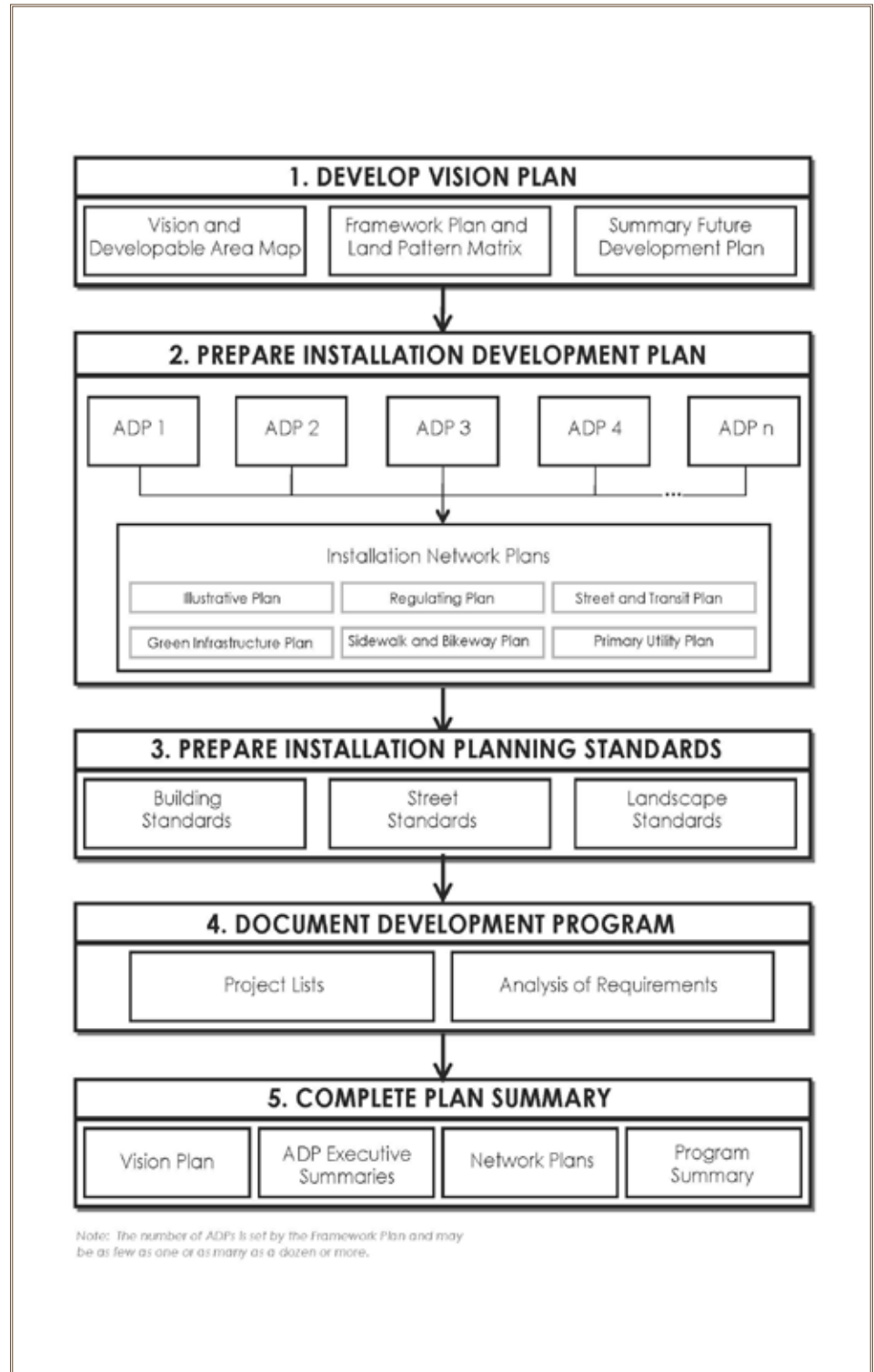
# The Unified Facilities Criteria's Processes and Products for Success

by Mark L. Gillem and Jerry Zekert

After describing the planning strategies applicable to installation master plans, the new Unified Facilities Criteria for Installation Master Planning (UFC 2-100-01) outlines the process that planners will use and the minimum set of products that they will produce to make effective master plans. Development of the 5 products noted below, taken from the UFC, will occur through a stakeholder-driven process that begins with the creation of a Vision Plan, continues with preparation of planning standards and the Installation Development Plan, and ends with the preparation of the development program and plan summary.

## 1. Vision Plan

The installation mission statement cites the specific responsibilities the installation must support. It is near-term and meets the current military needs for our nation. Installation missions change as our nation's military requirements change. A vision for planning differs from an overall installation mission in that it defines ideal development principles for maximizing the installation's long-term capabilities. Establishing a vision statement for planning is the first step in the planning process. Planners should meet with the senior installation leadership and ask for their input into the overall vision and goals for the installation planning process. Planners should be prepared to help the installation leadership understand how to develop a vision to ensure that priorities for future installation-wide development are met. Planning objectives support the goals and vision and are derived from both the planning process and the planning strategies. The Vision Plan shall also have a composite constraints map, a developable area map, and a framework plan that shows all planning districts, key transportation and land use concepts, and other significant features that will influence development patterns. ➤



The UFC process and products are directly aligned to meet the planning needs of all military installations.



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## 2. The Installation Development Plan

The Installation Development Plan (IDP) includes Network Plans and Area Development Plans (ADPs) with detailed constraints and opportunities maps, Illustrative Plans, Regulating Plans, Implementation Plans, capacity calculations, and supporting sketches and renderings. The bulk of the installation planning effort should occur at the scale of an ADP. The requirements in this UFC are relevant whether an installation's development is solely focused on SRM projects or on MILCON projects. These are programming and funding avenues designed to achieve the Master Plan vision and should be driven by the Master Plan. ADPs are ideally suited for the task of identifying, coordinating, and synchronizing work at any scale and as such they are useful at installations focused on SRM funding as well as installations focused on MILCON funding. Once ADPs have been completed for the priority districts on the installation, the relevant information can be easily combined into appropriate Network Plans. Network Plans show the future development for the installation as a whole, and will, at a minimum, consist of the Installation Illustrative Plan, Regulating Plan, Street and Transit Plan, Sidewalk and Bikeway Plan, Green Infrastructure Plan, and Primary Utility Plan.

## 3. Installation Planning Standards

Installation planning standards provide a clear set of guidelines to ensure that the installation's vision and planning objectives for development are achieved, even if drastic changes to mission or program occur. These standards are developed to 1) meet sustainability and energy efficiency requirements; 2) promote visual order and architectural consistency; 3) enhance the natural and man-made environments through consistent architectural themes and standards; and 4) improve the functional

aspects of the installation. At a minimum, these will include building standards, street standards, and landscape standards. Many installations have standards for buildings, streets, and landscapes. These standards will be reviewed and, if needed, adjusted to conform to this UFC.

## 4. Installation Development Program

The program is the overall installation strategy for using and investing in real property to support installation missions and DOD objectives. It describes permanent comprehensive/holistic solutions, as well as short-term actions necessary to correct deficiencies and meet current and future mission needs in a method that assures infrastructure reliability and contributes to sustainable development.

## 5. Plan Summary

Once the above planning processes and products are completed, the installation planner shall prepare a plan summary document that will include the Vision Plan, executive summaries of the Area Development Plans, appropriate Network Plans, and a summary of the development program.

### Planning and Site Approval

All facility acquisition or construction projects will be sited in accordance with an approved Master Plan. An approved Master Plan siting means that the project meets all guidelines and objectives set forth in the Regulating Plan and Installation Planning Standards. All projects must have approved sitings prior to the start of design. Site approval shall be attained during the project programming process for Sustainment, Restoration, Modernization (SRM) projects and during development of the DD1391 for military construction (MILCON) projects. Furthermore, all projects must remain in compliance with the Master Plan through construction and occupancy. Projects proposed by affiliated agencies, including but not limited to, privatized housing contractors, MCCS,

Acronyms and Abbreviations	
ADP	Area Development Plan
DeCA	Defense Commissary Agency
DODEA	Department of Defense Education Activity
IDP	Installation Development Plan
MCCS	Marine Corps Community Services
MEDCOM	U.S. Army Medical Command
MILCON	Military Construction NEX: Navy Exchange
SRM	Sustainment, Restoration, and Modernization
UFC	Unified Facilities Criteria

NEX, the Exchange, DeCA, MEDCOM, and DoDEA must also go through this process. The ADP's Regulating Plan provides the required regulatory guidance to ensure that the installation's vision for development is met. It applies to all forms of acquisition that are used to implement the Master Plan. The Regulating Plan and supporting Building, Landscape, and Street Standards that apply to a proposed construction project will be included in any solicitation and subsequent contract documents for design and development of a project. Additionally, if single-line drawings (floor plans, elevations, etc) are developed as part of an ADP, these should also be included to illustrate a way to meet the intent of the Regulating Plan. Project designs shall be evaluated in part on how well they conform to the Regulating Plan and supporting standards.

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