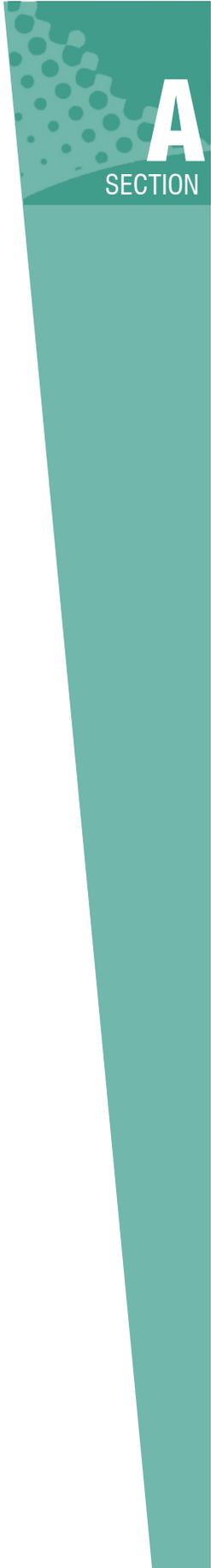


Appendix A



A

SECTION

EPG Sub Area Master Plan Presentation



EPG SUB AREA MASTER PLAN

Planning Concepts + Strategies

IN PROGRESS UPDATE

January 2, 2007
Belvoir New Vision Planners

Agenda

1. Overview
2. Planning Principles
3. Planning Strategies
 - Access
 - Circulation
 - Security
 - Infrastructure
 - Open Space
 - Parking
 - Buildings and Places
4. Framework Plan
5. Implementation

OVERVIEW



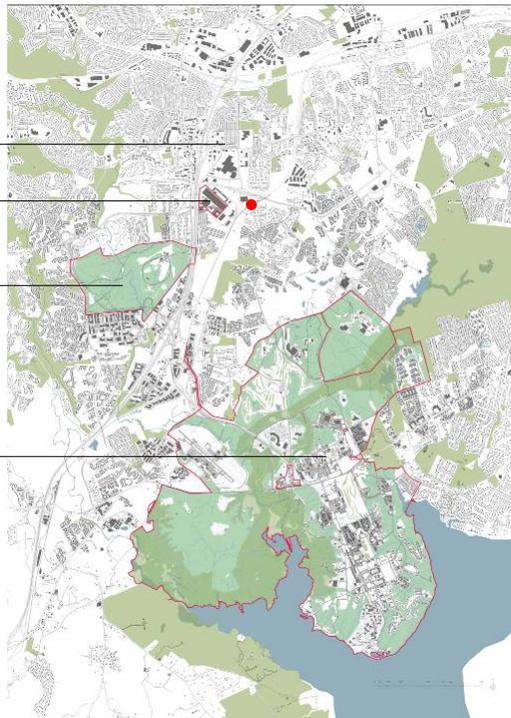
Regional Context

Downtown Springfield

GSA Warehouse site
Franconia Springfield
Metro / VRE Station

Engineer Proving
Grounds (EPG)

Main Post





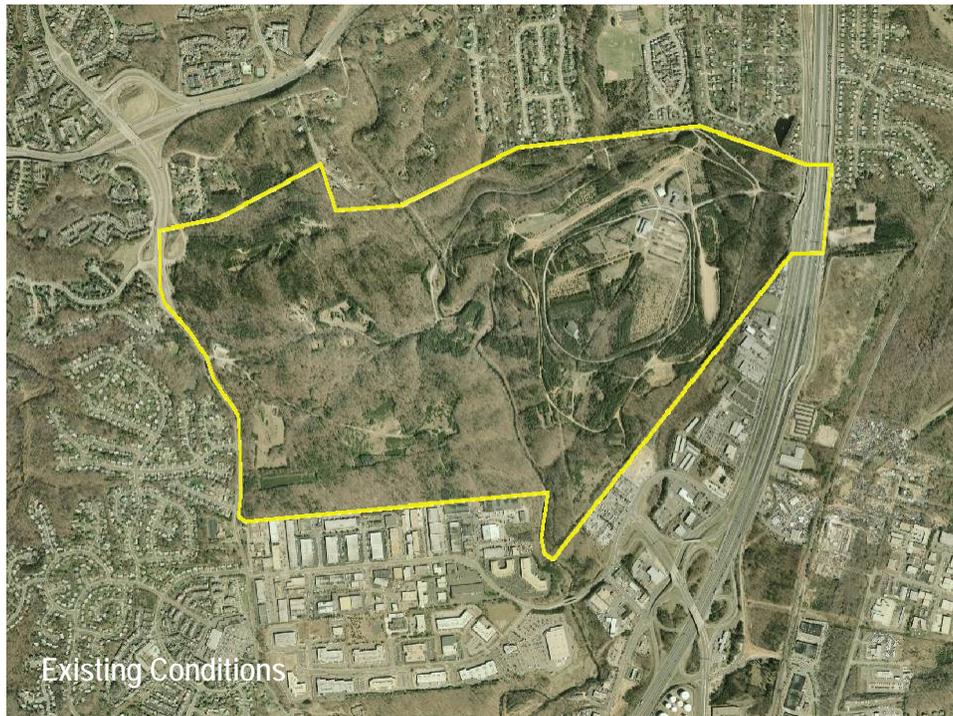






Planning Goals

- Meet tenant missions, program requirements, and future needs
- Provide clear and easy access that is coordinated with regional transportation
- Create a comprehensive approach to security
- Explore opportunities for shared programs and site development needs
- Respect and enhance environmentally sensitive areas and natural resources
- Create a campus setting that promotes a “world class installation”

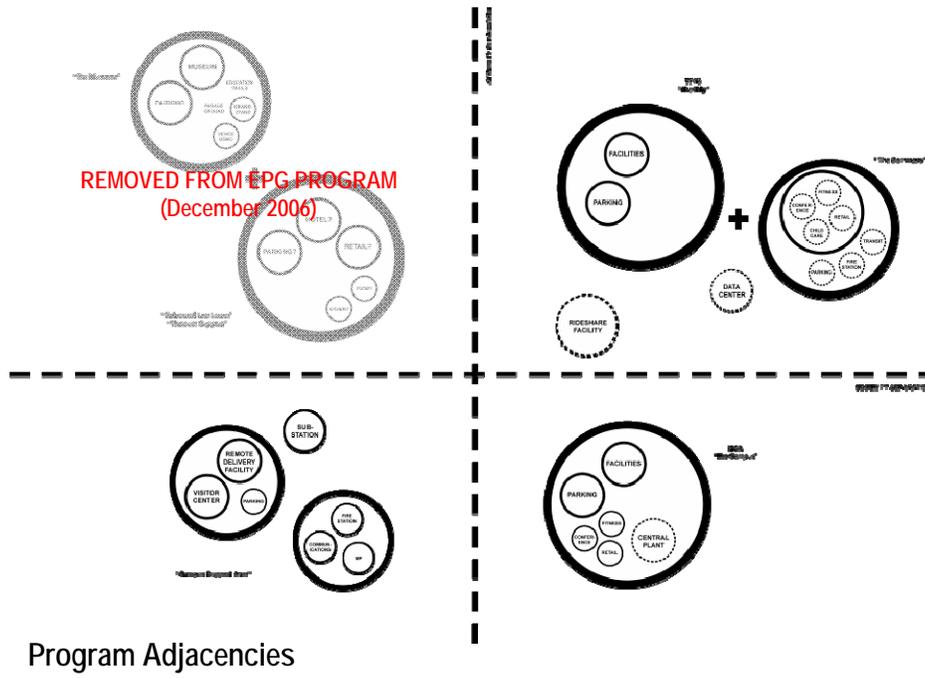


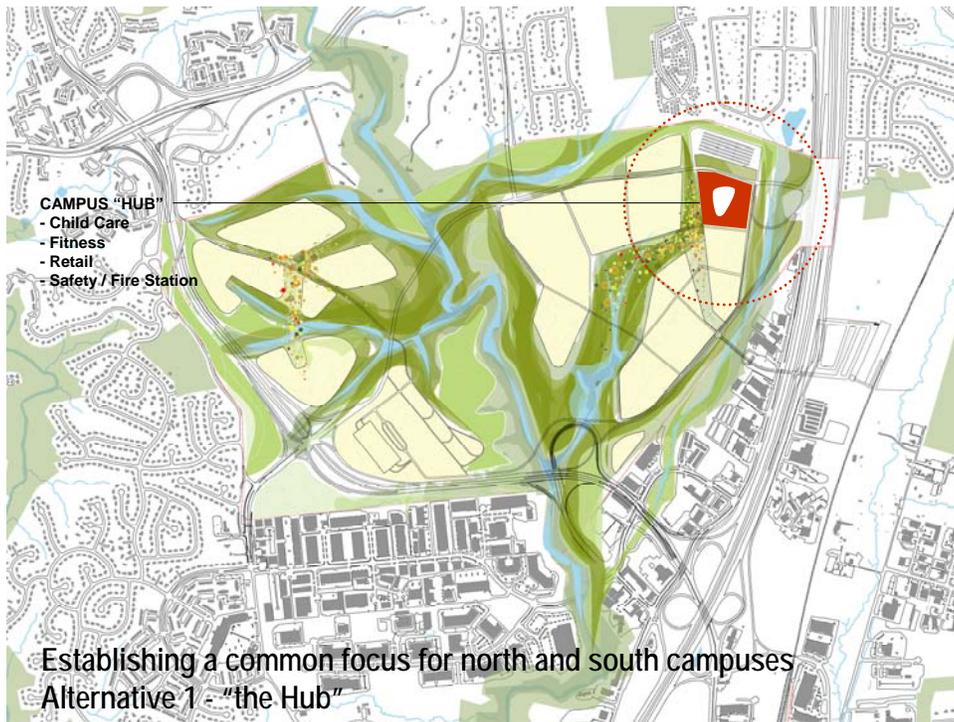
Planning Principles

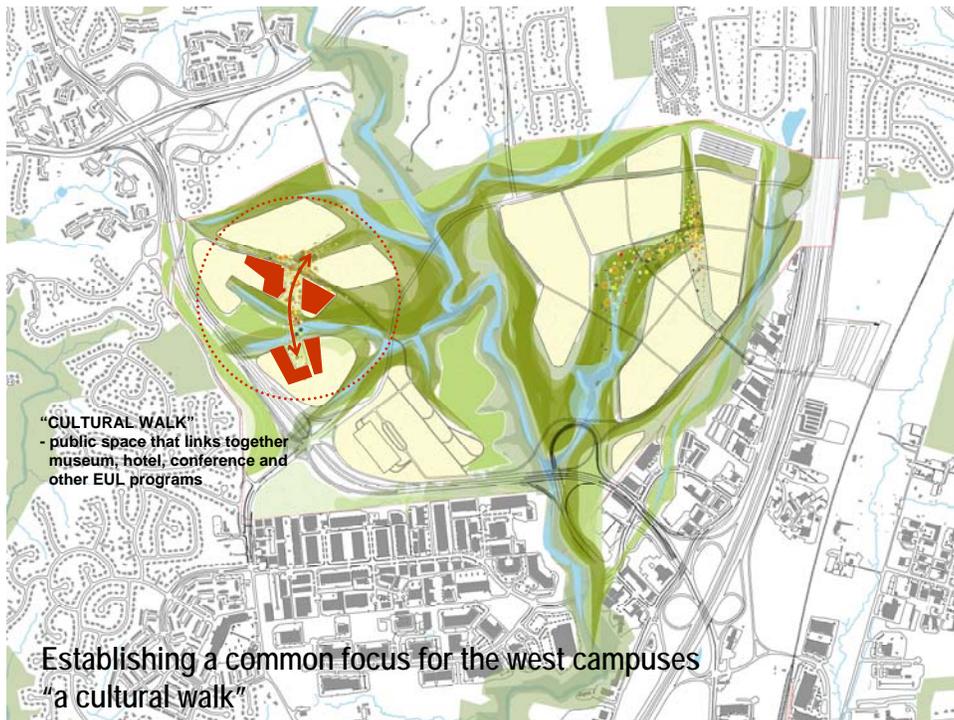
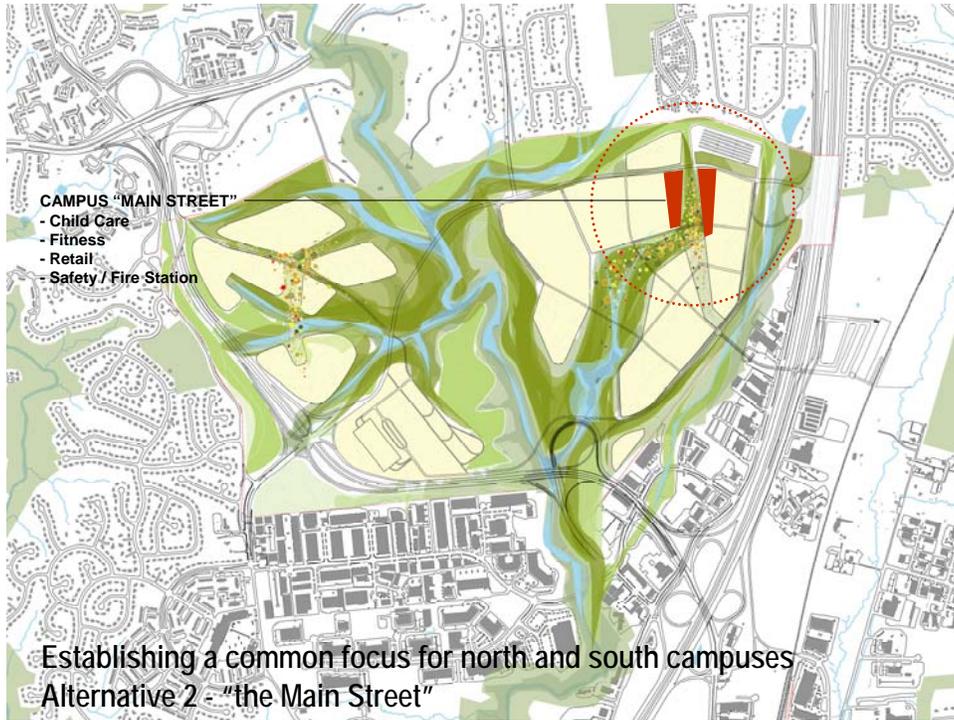
- **Buildings should reinforce the common campus edges.** This includes the central open space. Buildings should be in conversation with one another. An attention to the compatibility of uses and building typology is critical along any common campus areas.
- **Locate parking at the perimeter of each campus area** along the major access routes. This will reinforce standoff requirements and provide optimal development area for programs.
- **Connect buildings and places** with pedestrian paths and series of "campus gardens"
- **Maintain and preserve views** and sight lines to important open spaces from each campus area

Planning Principles

- **Develop a hierarchy of streets** and points of access that are coordinated with larger transportation strategy.
- **Reinforce a comprehensive strategy for security** and AFTP requirements that is integrated with building siting, access and overall development concept
- **Initiate collective approaches** for stormwater management, ancillary uses, and remote truck inspection areas that share resources to optimize site development and program integration
- **Promote sustainable strategies** that minimize development impact and embrace forward thinking and best practices in site planning, open space design, and architecture
- **Develop a feasible and constructible strategy** that is sensitive to schedule and costs

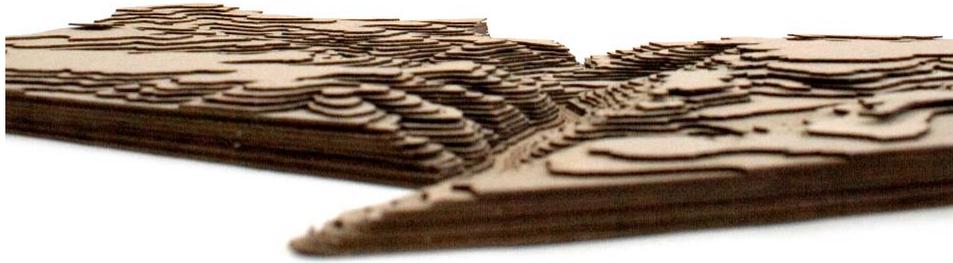




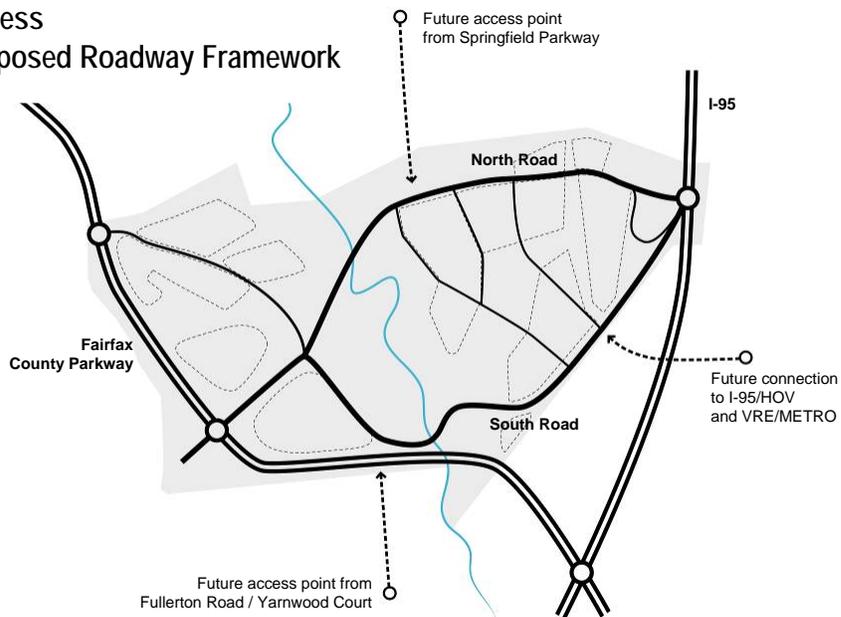




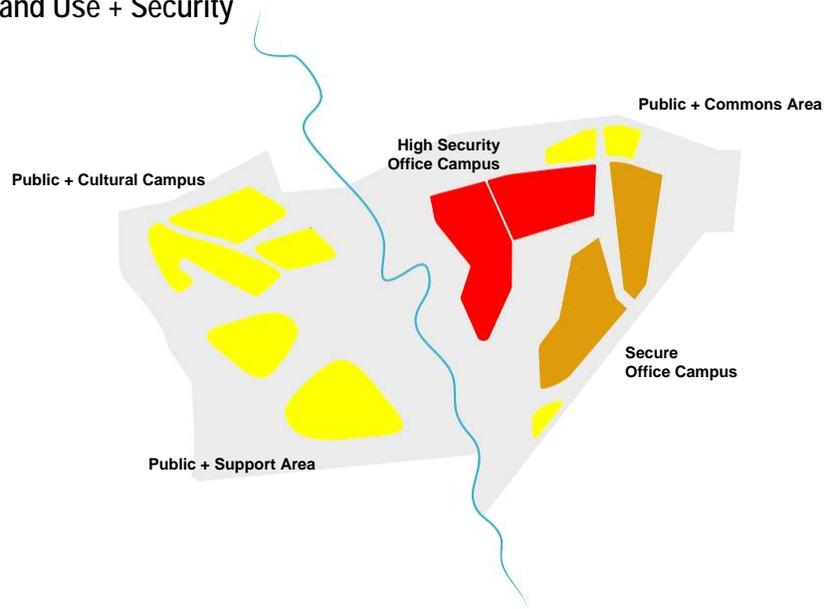
PLANNING STRATEGIES



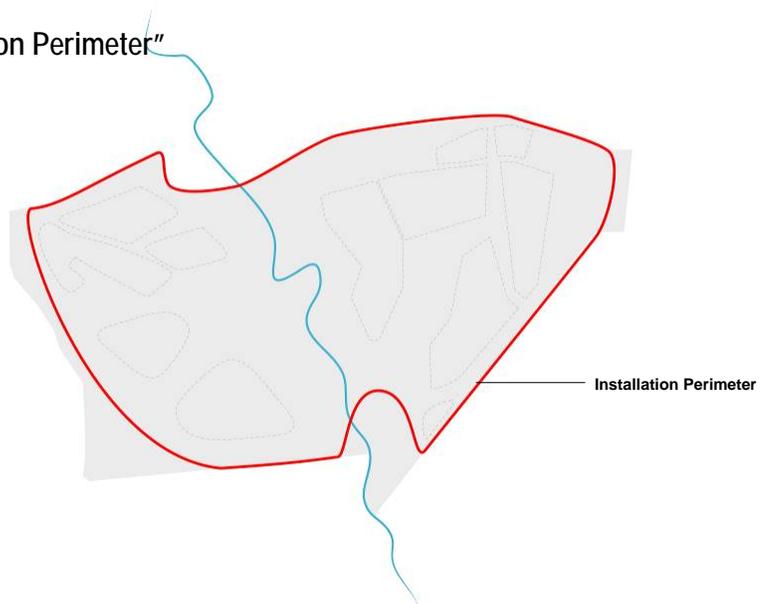
Access Proposed Roadway Framework



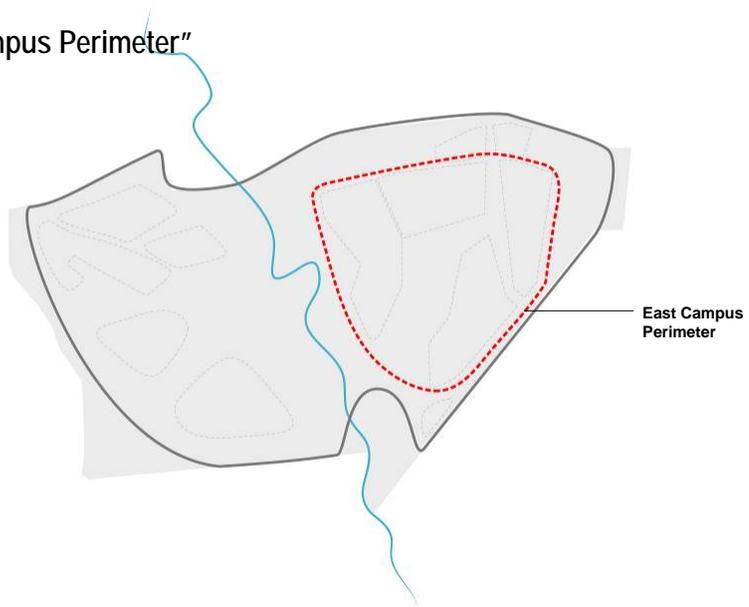
Land Use + Security



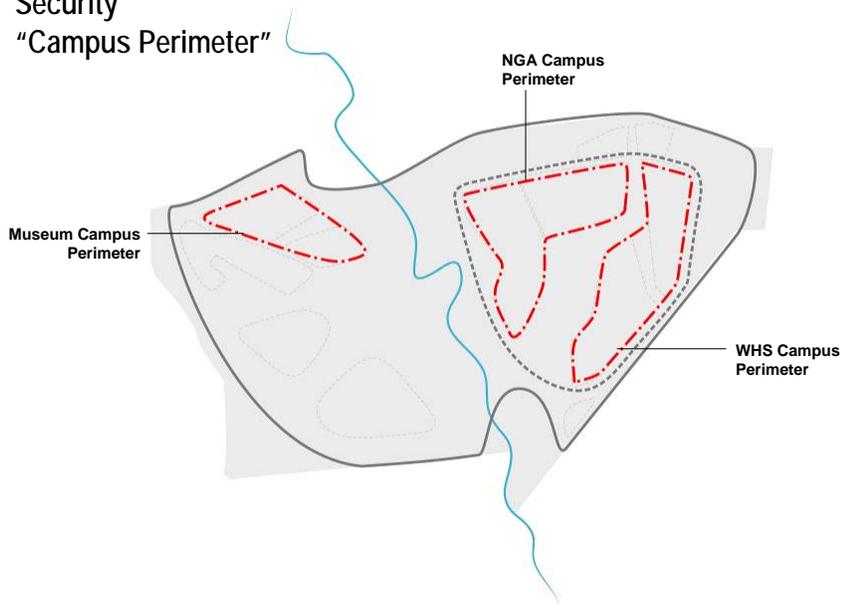
Security "Installation Perimeter"



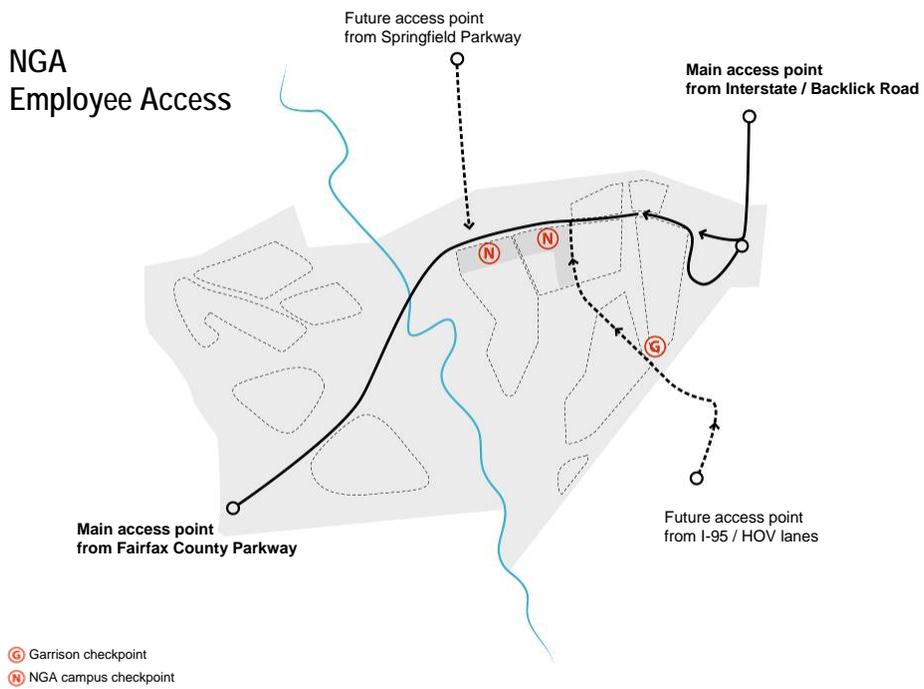
Security
"East Campus Perimeter"



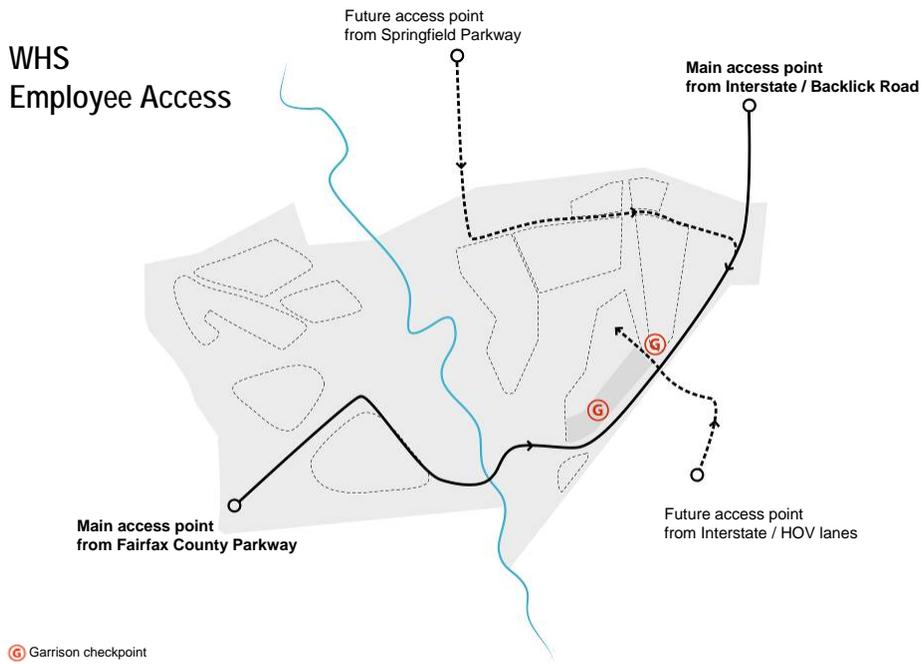
Security
"Campus Perimeter"



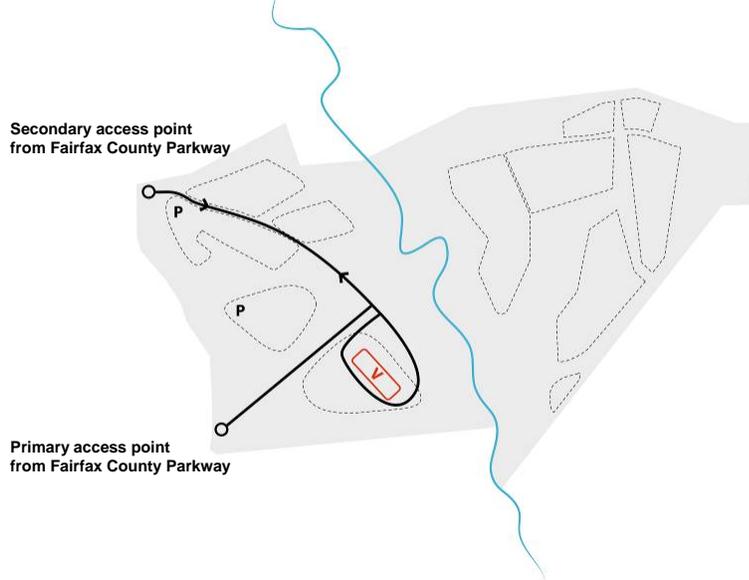
NGA Employee Access



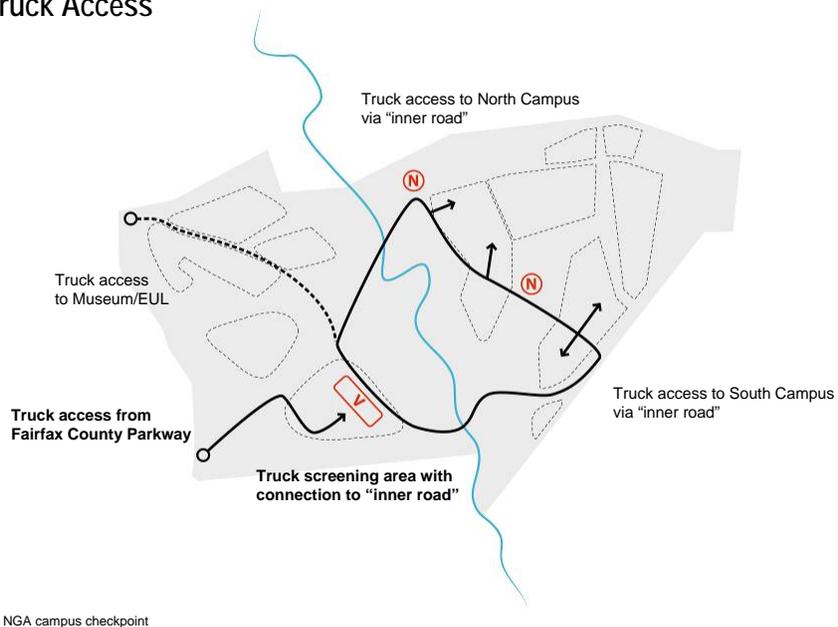
WHS Employee Access



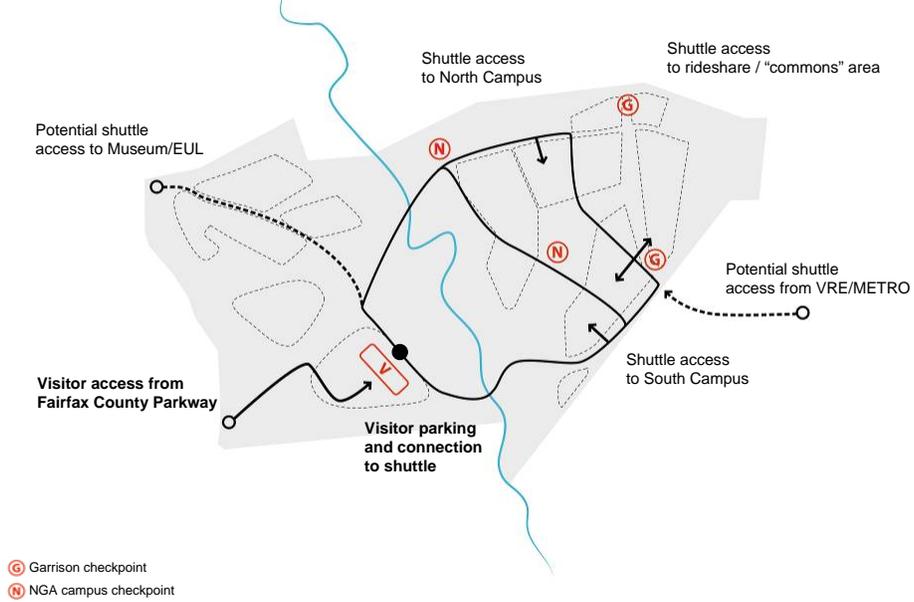
Museum / EUL Access



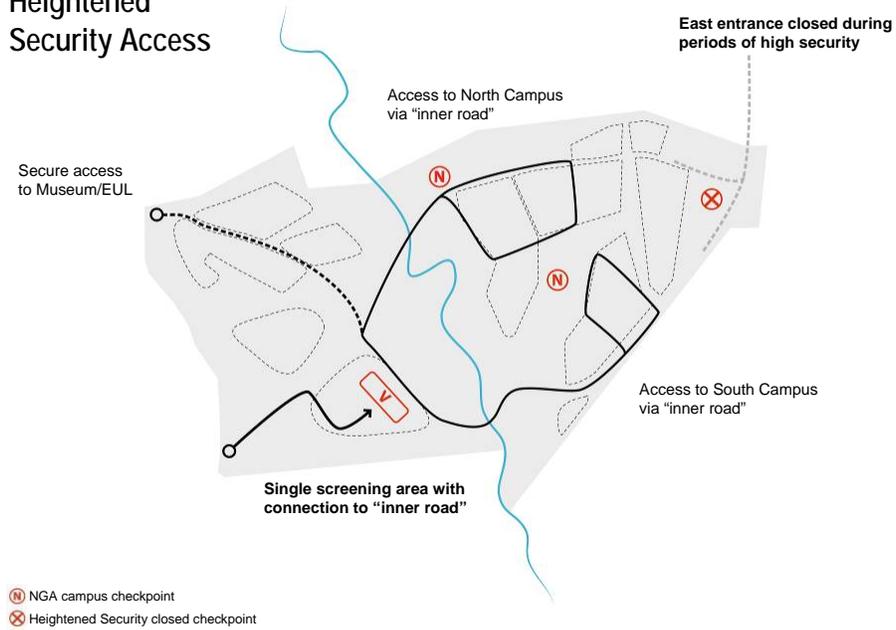
Truck Access



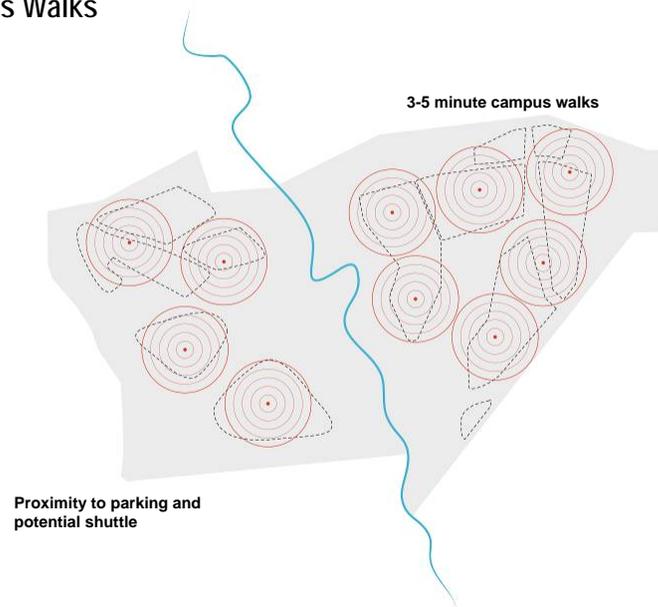
Visitor + Employee Shuttle



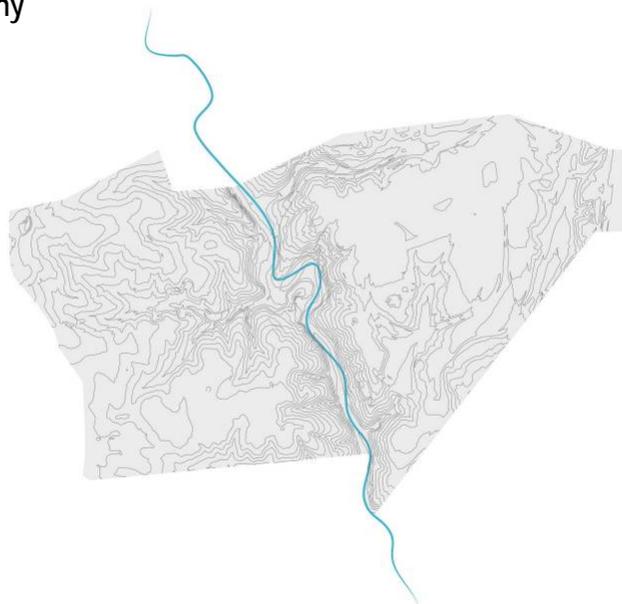
Heightened Security Access



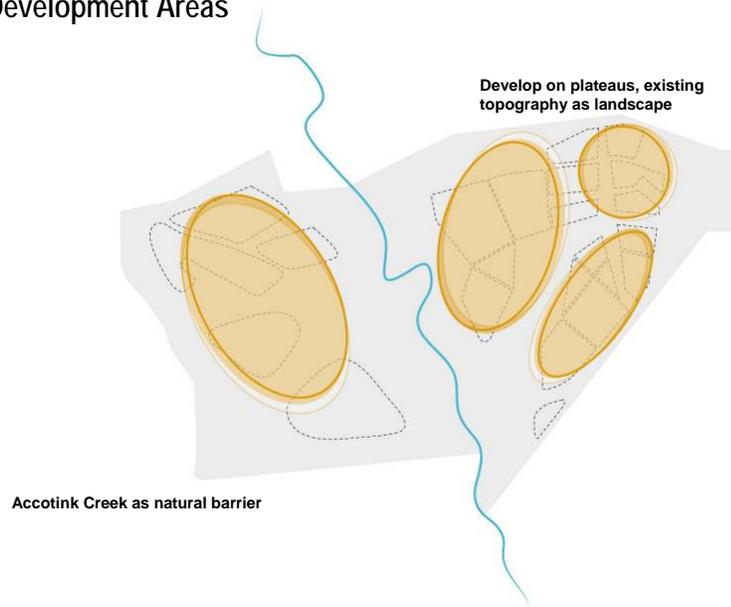
Campus Walks



Topography



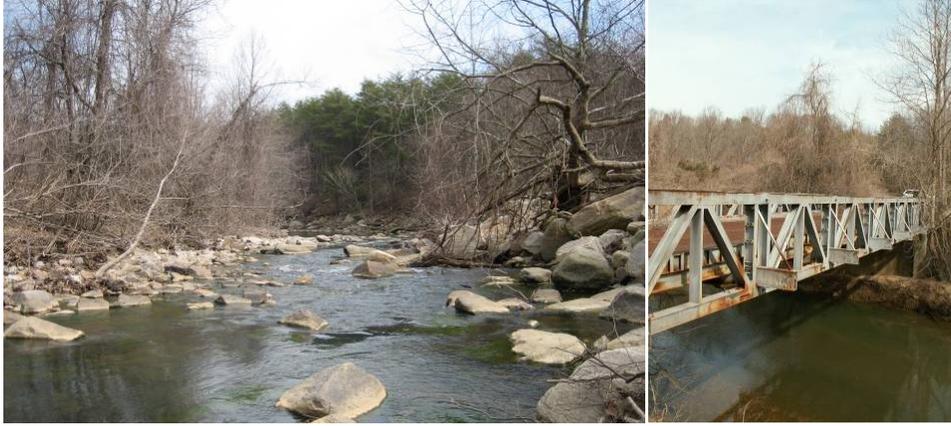
Development Areas



Regional Open Space



Regional Open Space

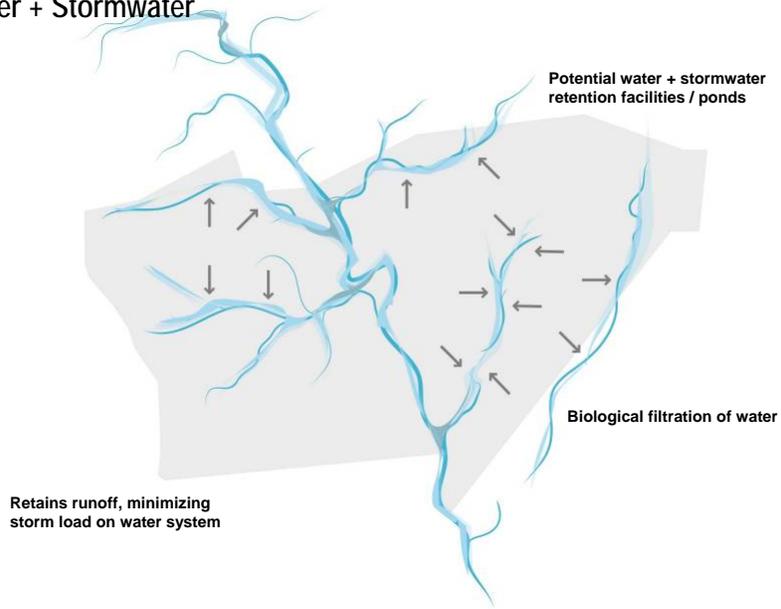


Regional Open Space

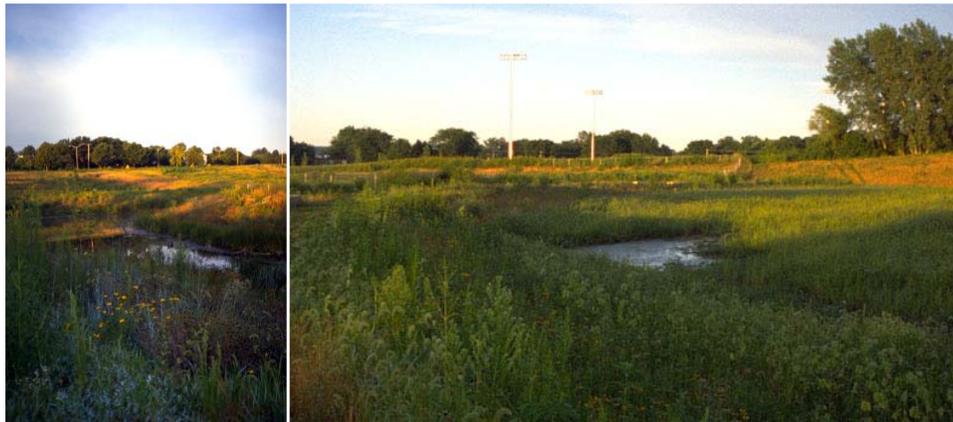


Accotink Creek corridor

Water + Stormwater



Water + Stormwater



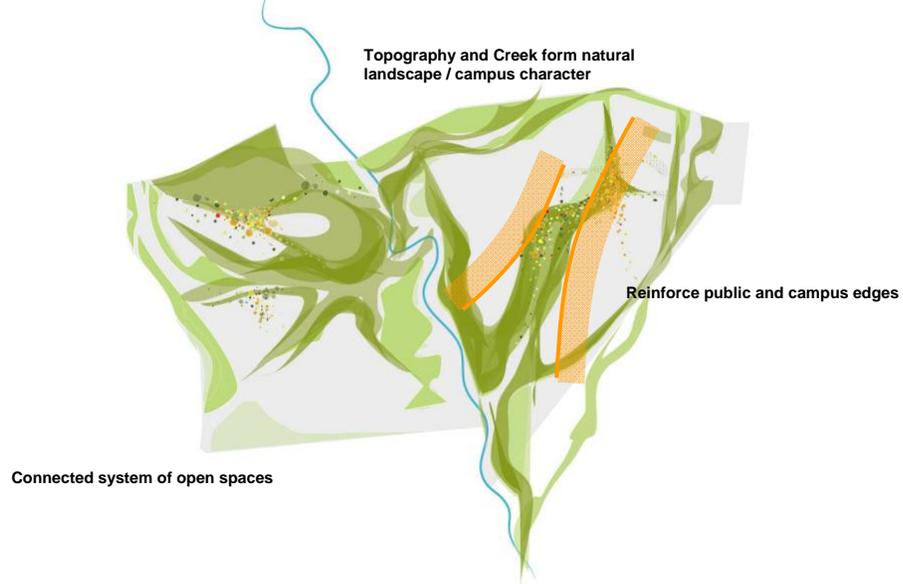
University of Iowa
Iowa City, Iowa (MVVA, Inc.)

Water + Stormwater

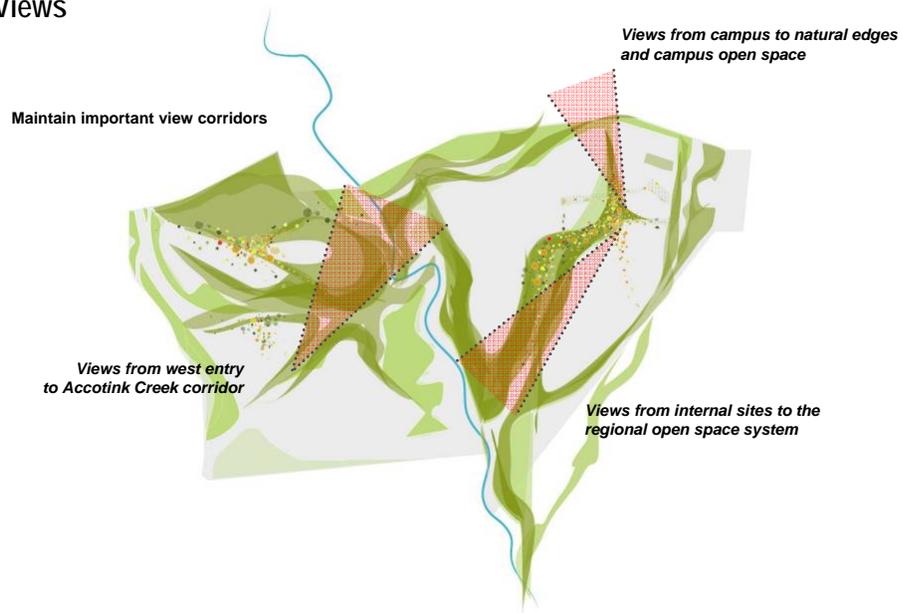


Hermann Miller Campus
Cherokee, GA (MVVA, Inc.)

Campus Open Space



Views





Campus Landscape



*Boeing Longacres Campus
Reston, Washington*

Campus Landscape



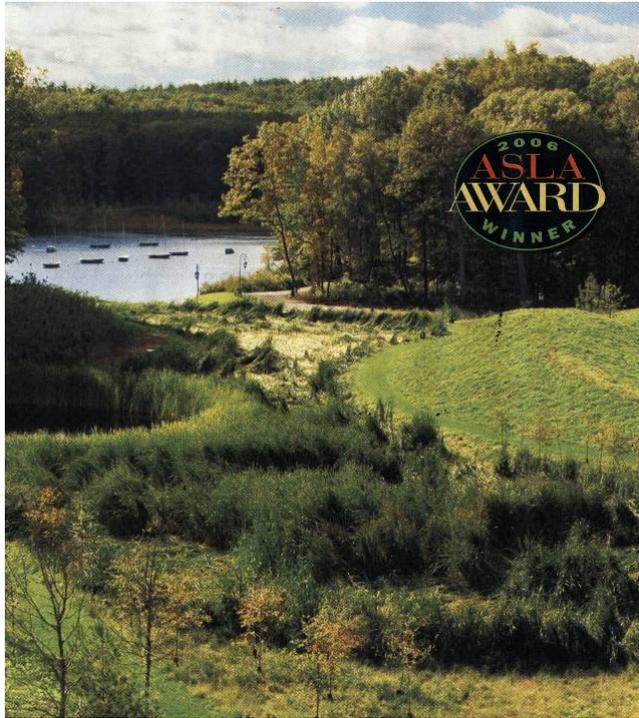
*Boeing Longacres Campus
Reston, Washington*

Campus Landscape



*Boeing Longacres Campus
Reston, Washington*

Campus Landscape



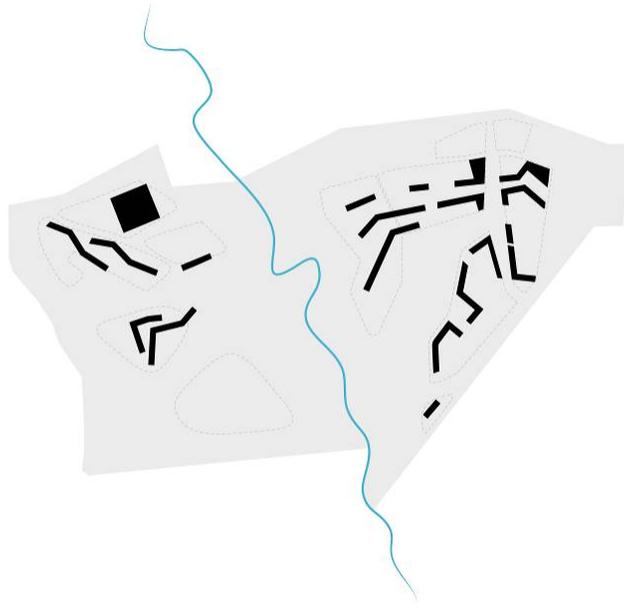
Wellesley College
Wellesley, MA
(MVVA, Inc.)

Campus Landscape



Wellesley College
Wellesley, MA
(MVVA, Inc.)

Buildings



Parking



Parking



*Davis Parking Garage, Wellesley College
Wellesley, MA*

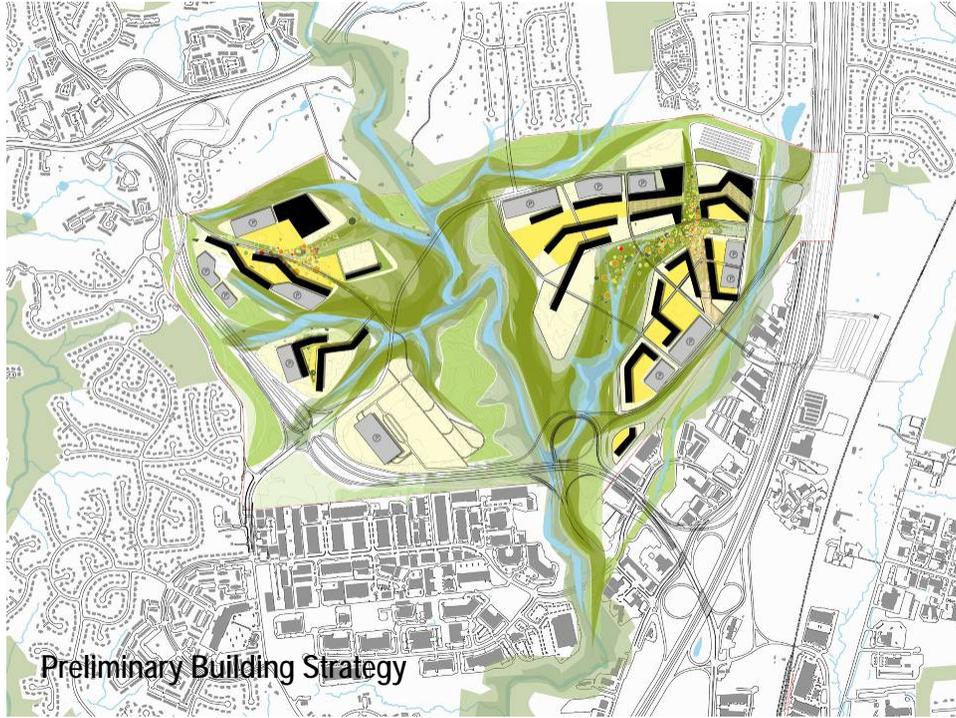
Parking



*Pierson-Sage Garage, Yale University
New Haven, Connecticut*

FRAMEWORK PLAN





Preliminary Building Strategy



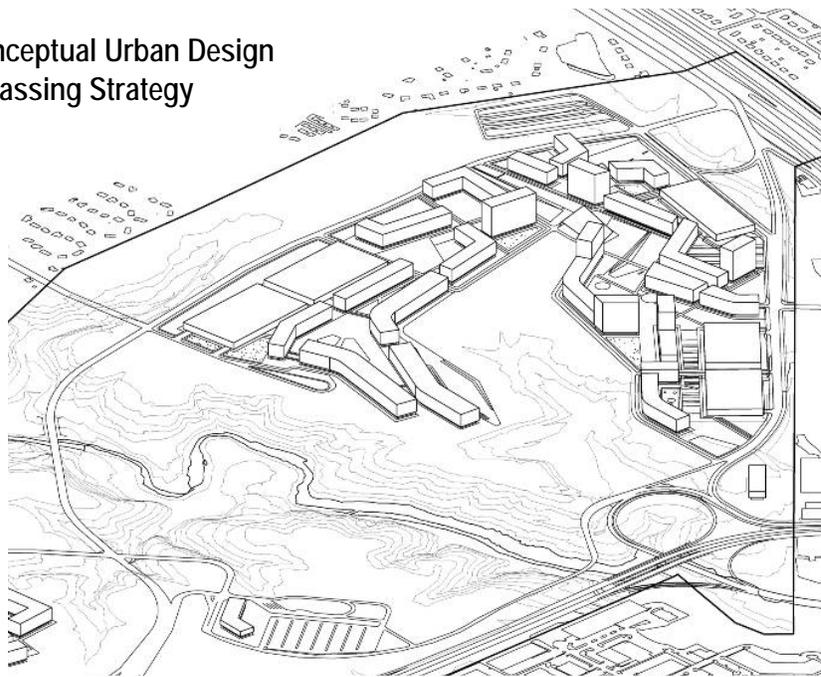
Define internal campus courtyards

Connections to larger campus landscape

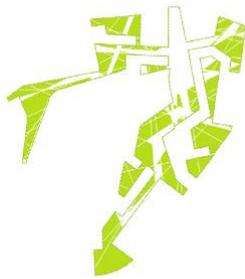


Refined Illustrative Master Plan

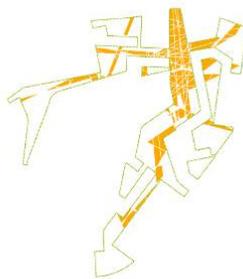
Conceptual Urban Design + Massing Strategy



Conceptual Campus Landscape Approach



"Soft Surfaces"
Landscaped Areas

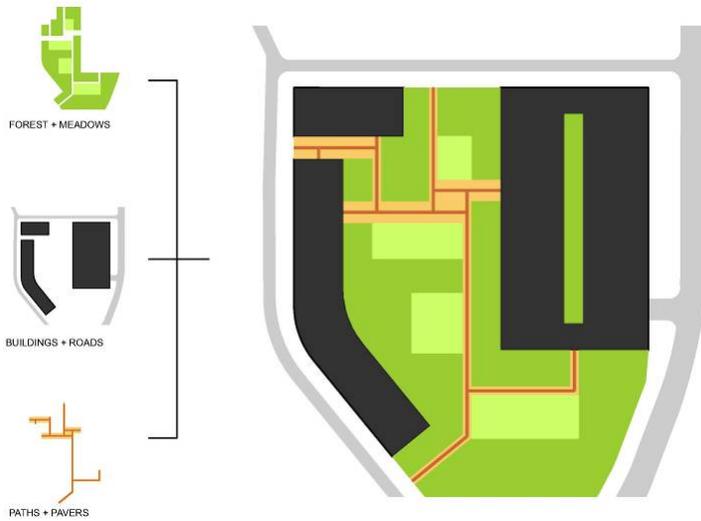


"Hard Surfaces"
Paved Areas

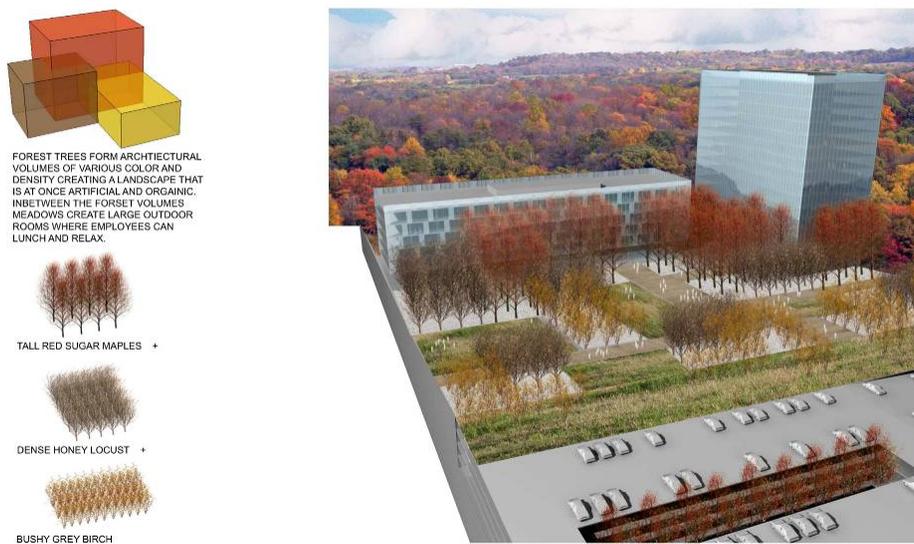


"Hard + Soft Surfaces"
Landscaped + Paved Areas

Conceptual Campus Organization Approach

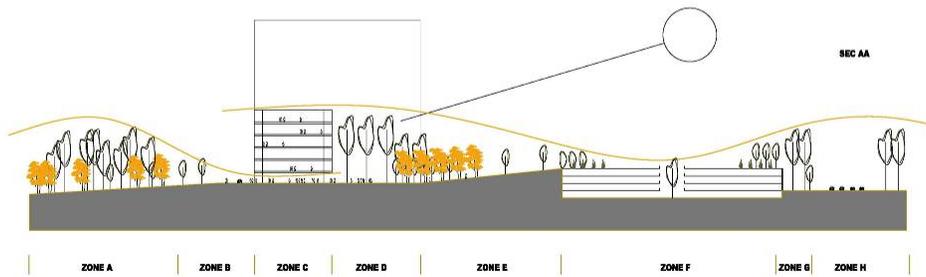


Integrated Campus Planning Approach



Integrated Campus Planning Approach

- ZONE A:** Existing forest maintained to preserve its natural state.
- ZONE B:** Emergency vehicle access and pedestrian avenue connect the different developments on the site.
- ZONE C:** Long bar office buildings and point towers minimize building footprints and maintain open space throughout the site.
- ZONE D:** Tall forest screens southern facade of bar buildings and provide open forest floor for pedestrian movement.
- ZONE E:** Dense mixed forest screen buildings from parking garage and border open meadows that can be used for lunching and recreation by employees.
- ZONE F:** Automobiles are parked at the edge of the site in semi-buried parking garages. Roof of the garage is partial parking and partial meadow to absorb storm water and further screen cars from the office building and meadows.
- ZONE G:** Tall trees along the roadside blur with precast structural skin on the parking garage.
- ZONE H:** Public roadway.

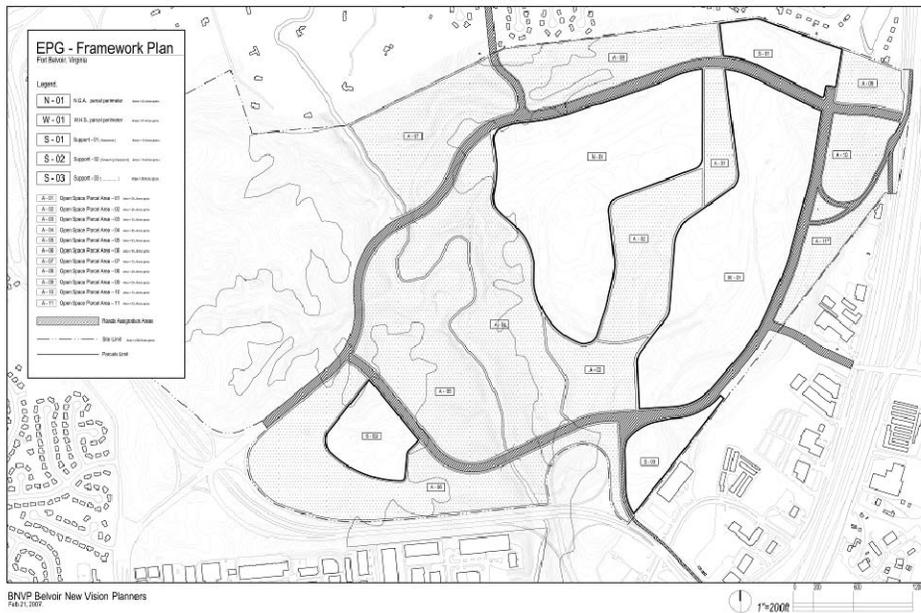


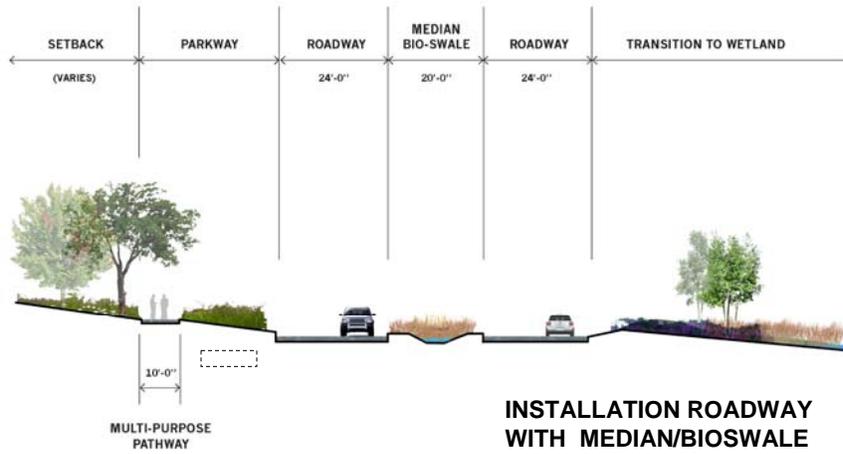
“Forest”
Groupings or stands of trees define edges, transition areas within landscape

“Meadow”
Internal landscape with native plantings and other soft surfaces

“Pathways”
Internal campus pathways connect buildings and places together

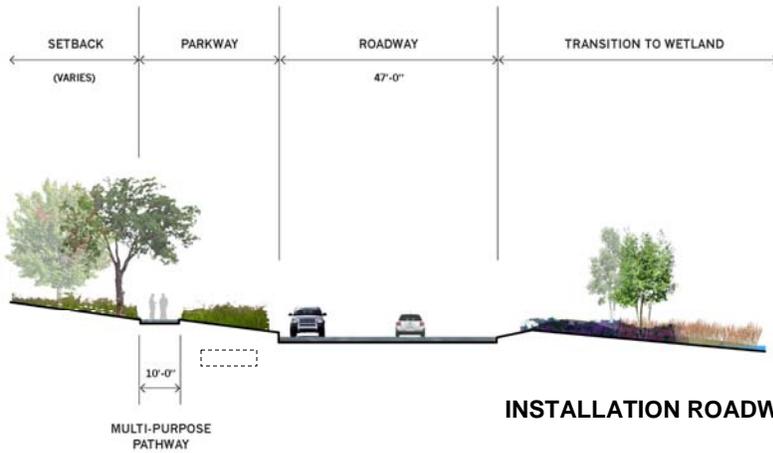
IMPLEMENTATION





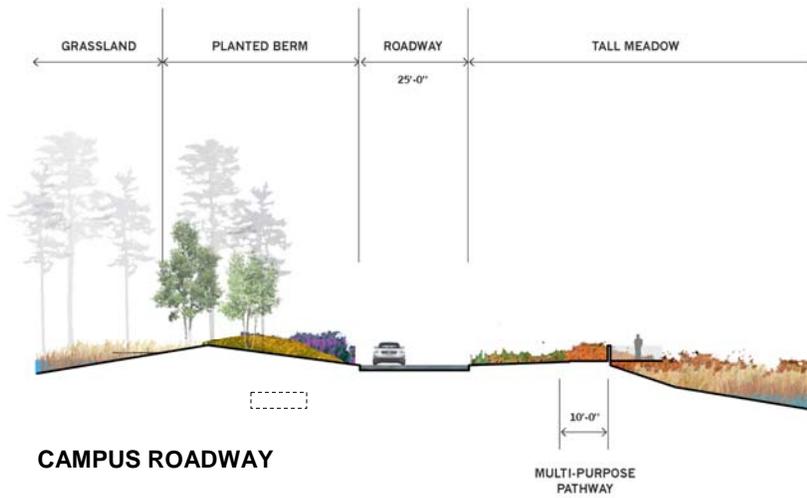
INSTALLATION ROADWAY WITH MEDIAN/BIOSWALE

- Four lane, divided roadway (typical)
- 11 ft lanes
- Central landscaped median (typical)
- Multi-purpose pathway
- Natural landscape parkway areas
- Integrate appropriate lighting strategy



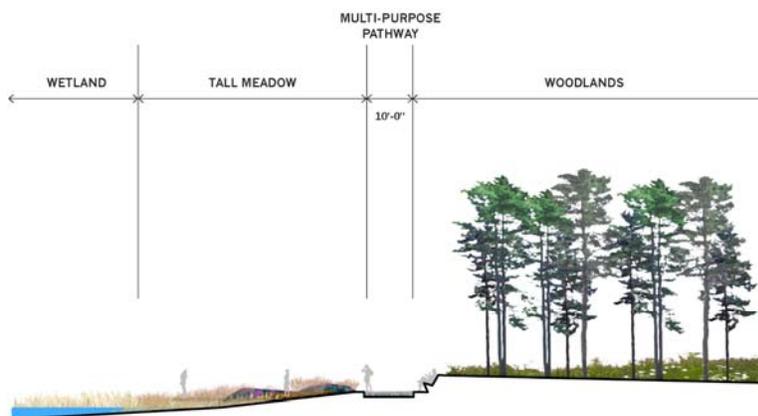
INSTALLATION ROADWAY

- Four lane, divided roadway (typical)
- 11 ft lanes
- Multi-purpose pathway
- Natural landscape parkway areas
- Integrate appropriate lighting strategy



CAMPUS ROADWAY

- Two lane roadway (typical)
- 11 ft lanes
- Multi-purpose pathway and access to trail system
- Natural landscape parkway areas
- Integrate appropriate lighting strategy



CAMPUS PATHWAY

- 10' wide pathway for pedestrians and bicycles
- Optimize views and connections to nature
- Provide areas for seating
- Integrate appropriate park lighting strategy