

Site Master Planning
for
Public Safety Training Academy
&
Multi-Agency Service Park

Community Workshop and Presentation

July 7, 2010

6:00 PM at Park and Planning Training Room, Crabbs Branch Way

Agenda:

- 1—Design process, schedule and updates - 10 minutes
- 2—Site characteristics - 10 minutes
- 3—Design options presentation - 15 minutes
- 4—Interactive design workshop for improvement of the selected option - 60 minutes
- 5—Next Step - 5 minutes

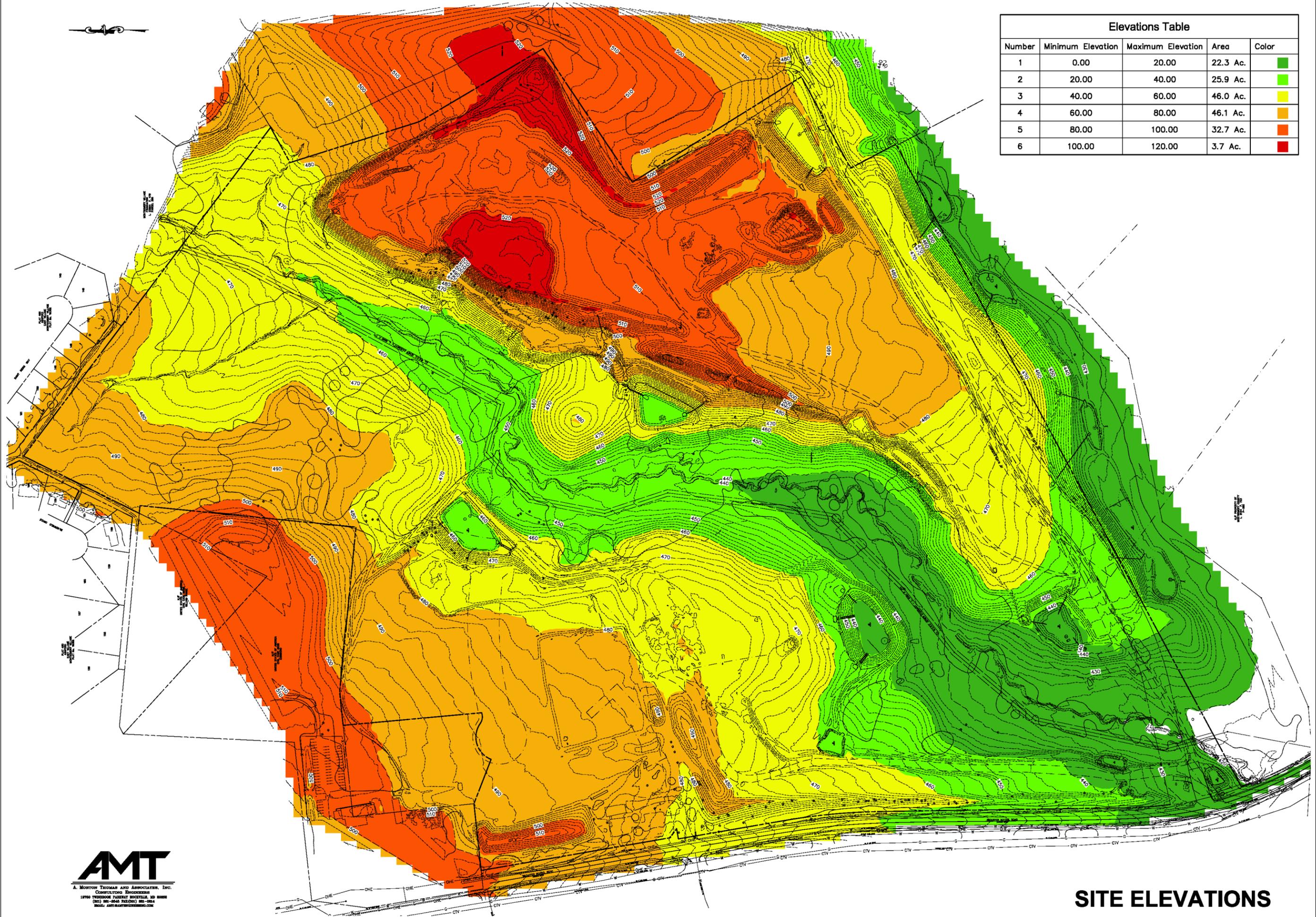
Webb Tract Site Master Planning
 Master Schedule
 4/30/2010

Phase	Meeting	Date	Goals
1- POR validation	Kick off – POR validation	5/6/2010	Review of POR, site characteristics and community parameters
	User agencies review	5/25/2010	
	Community design workshop	6/2/2010	
2-Site Concept Development	Technical internal consultants meeting with PMs	6/24/2010	Development of site concept layouts including building locations, site circulation, sustainability issues, civil requirements. A single layout concept will be approved.
	User agencies review	7/1//2010	
	Community presentation & design workshop	7/7/2010	
3-Draft- Site Master Plan	Technical internal consultants meeting with PMs	8/12/2010	Refinement of the chosen layout. More attention to details. A detailed site layout will be approved. Design guideline draft will be generated and discussed.
	User agencies review	8/19/2010	
	Community presentation & design workshop	8/25/2010	
4- Final Site Master Plan	Technical internal consultants meeting with PMs	9/16/2010	The site layout will be finalized for Mandatory Referral. Design guideline for the further development of the site will be finalized and approved.
	Technical internal consultants meeting with PMs	9/30/2010	
	User agencies review	10/7/2010	
	Community presentation and input	10/13/2010	
5- Final Production	Delivery of the final package	11/3/2010	Consultant will produce the final Site Master Plan package.

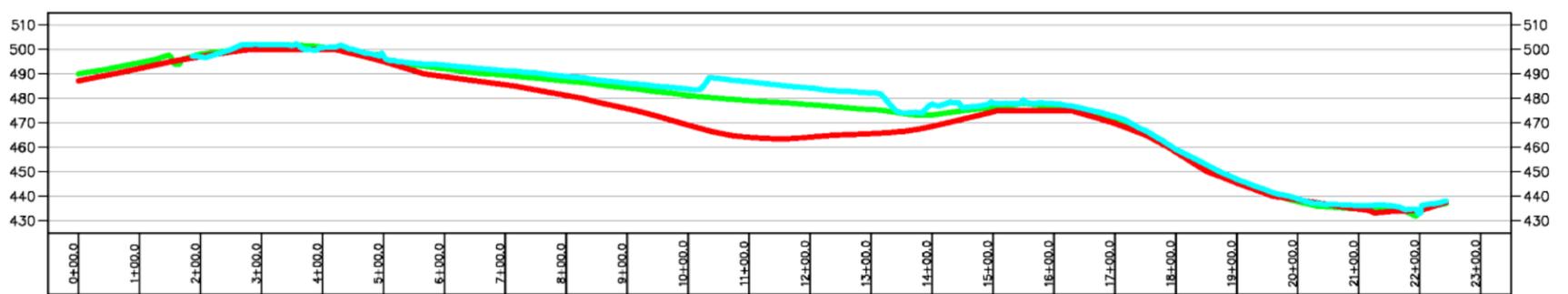
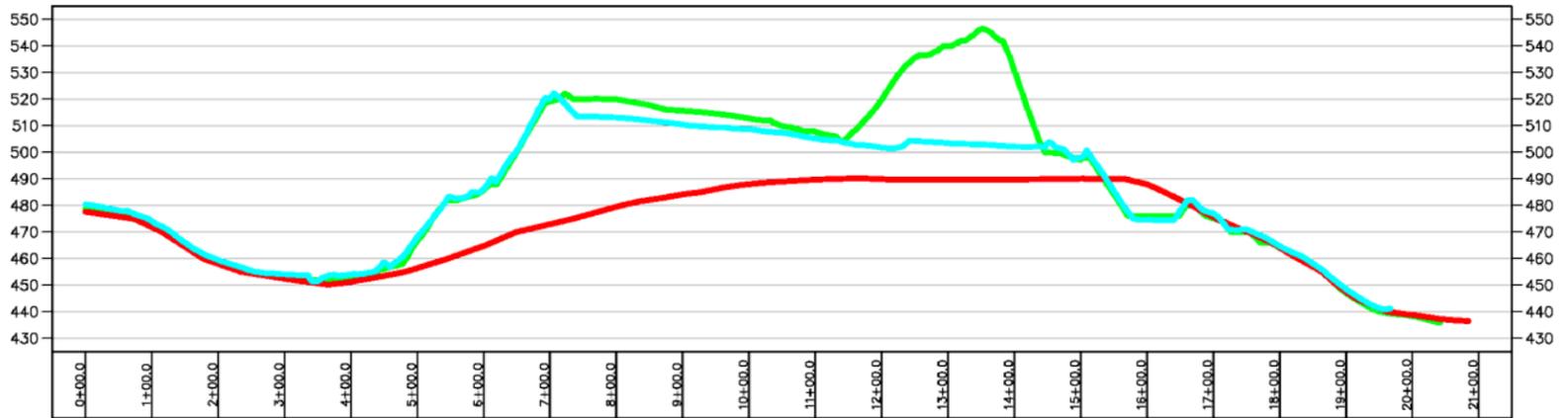
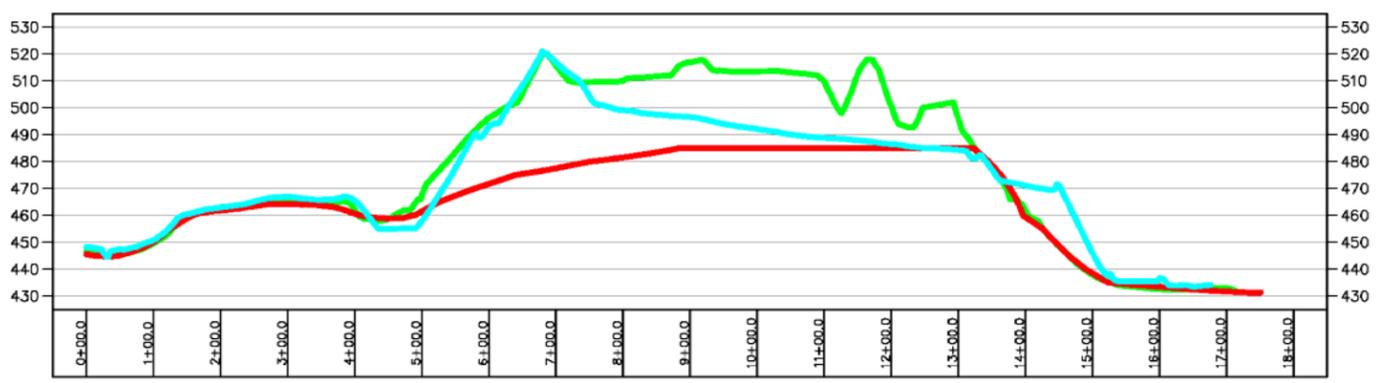
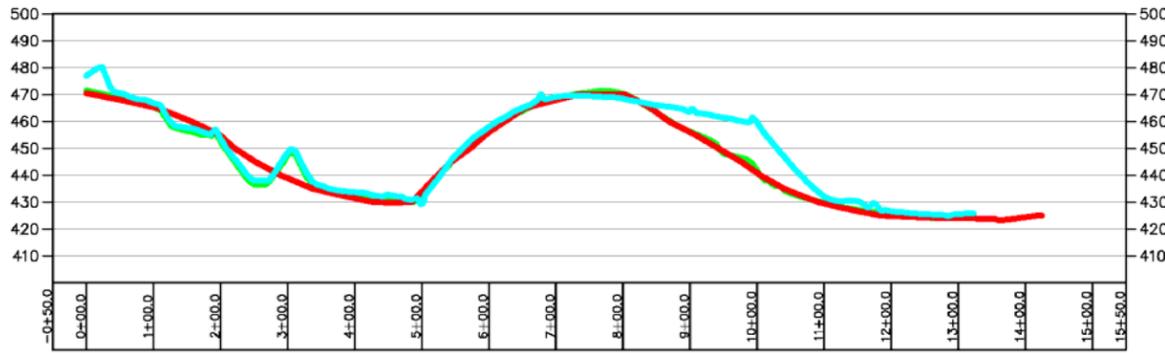
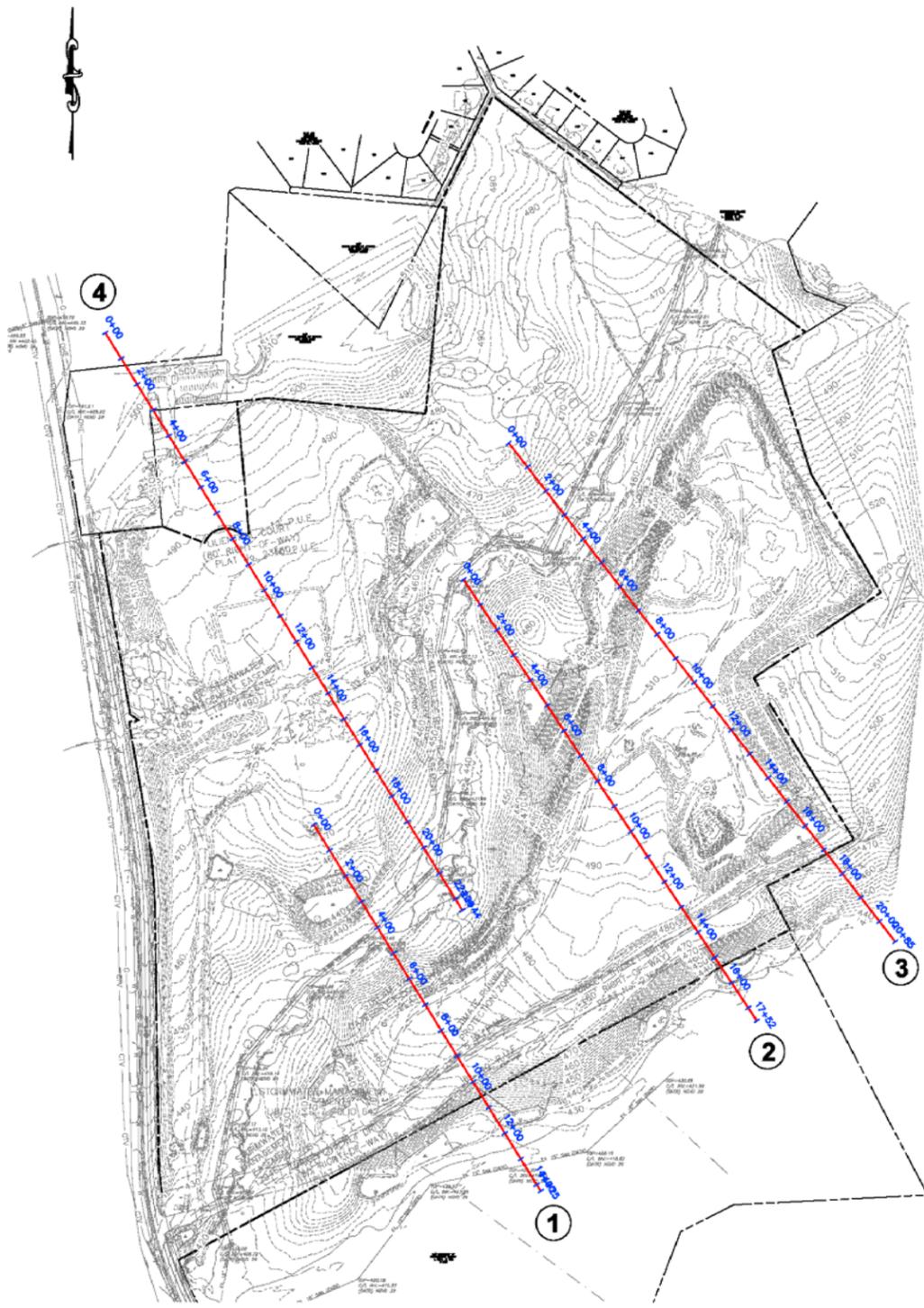
Note: the above schedule is tentative and may be updated during the design process.



Number	Minimum Elevation	Maximum Elevation	Area	Color
1	0.00	20.00	22.3 Ac.	Green
2	20.00	40.00	25.9 Ac.	Light Green
3	40.00	60.00	46.0 Ac.	Yellow
4	60.00	80.00	46.1 Ac.	Orange
5	80.00	100.00	32.7 Ac.	Dark Orange
6	100.00	120.00	3.7 Ac.	Red



SITE ELEVATIONS



1994, 2006 & 2010 SURFACE COMPARISON



LEGEND

Forest Save

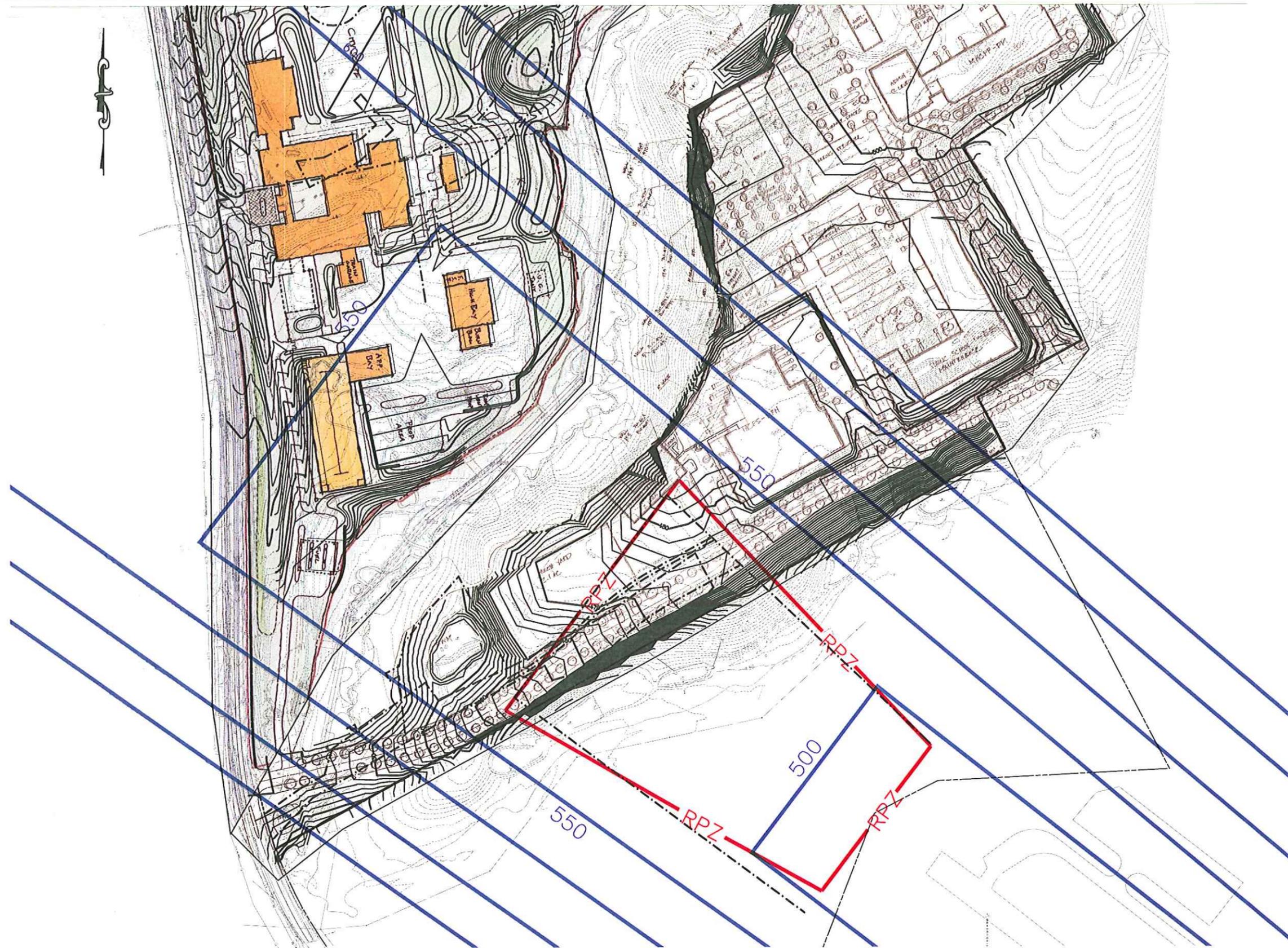


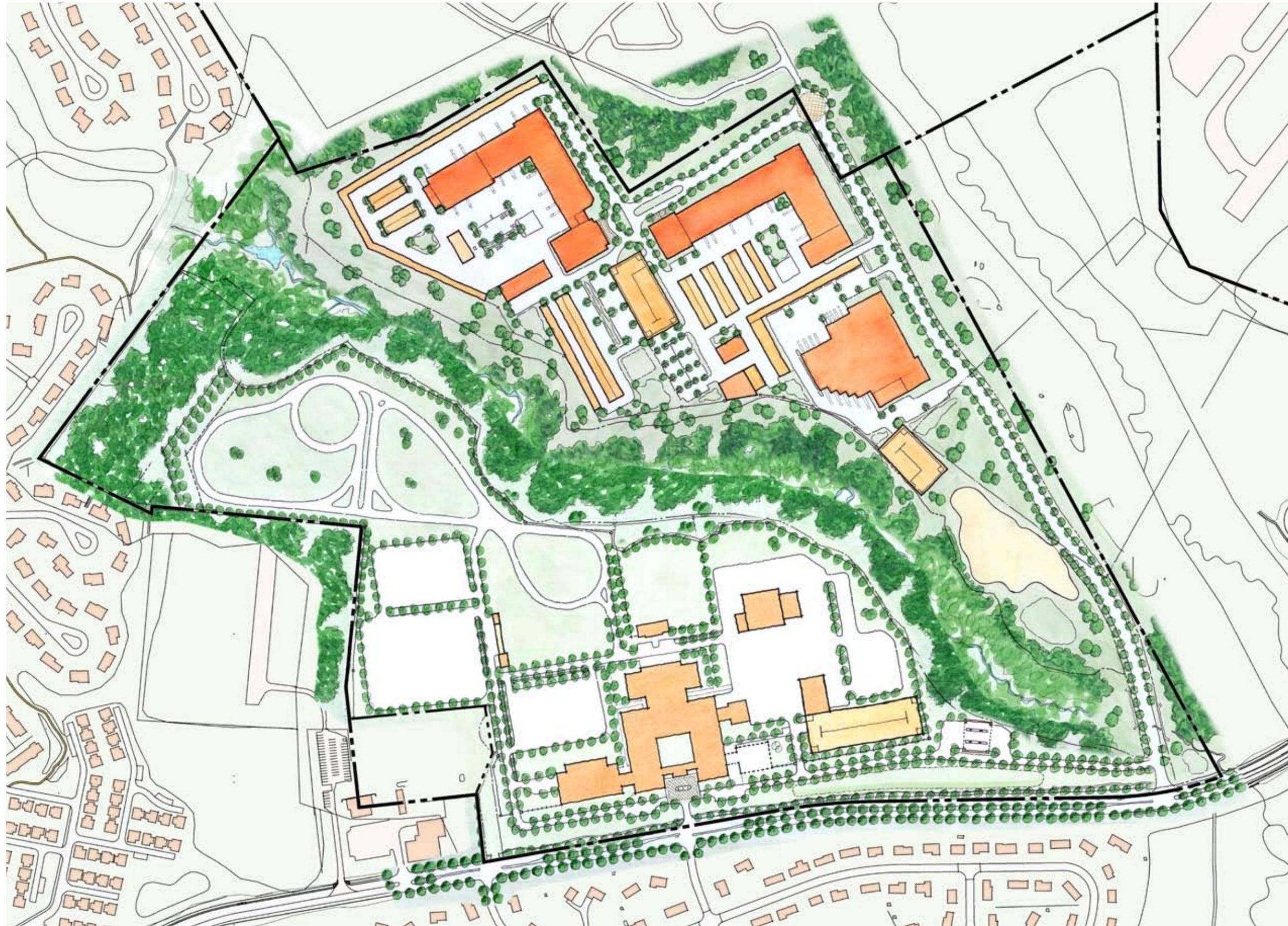
Forest Plant



Specimen Trees
(30" DBH or greater)









Goals

Smart Growth Initiative Implementation Advisory Group (SGIAG) goals

1. Site must respond to the operations needed by the users.
2. Site must be designed to enjoy the highest possible degree of sustainability. (site can be more efficiently designed to share site or building operations; consolidation of uses in general and less build out)
3. Site must be context sensitive and respond positively to the surrounding including the community.
4. Site design must be within the established budget.



Specific Observations;

West:

1. Investigate use of parking structure to reduce the size of impervious areas as much as possible
2. Investigate consolidation of buildings to reduce footprints
3. Reduce the amount of roads and pavements that are not 100% required
4. Do not penetrate into the green zone even with fencing

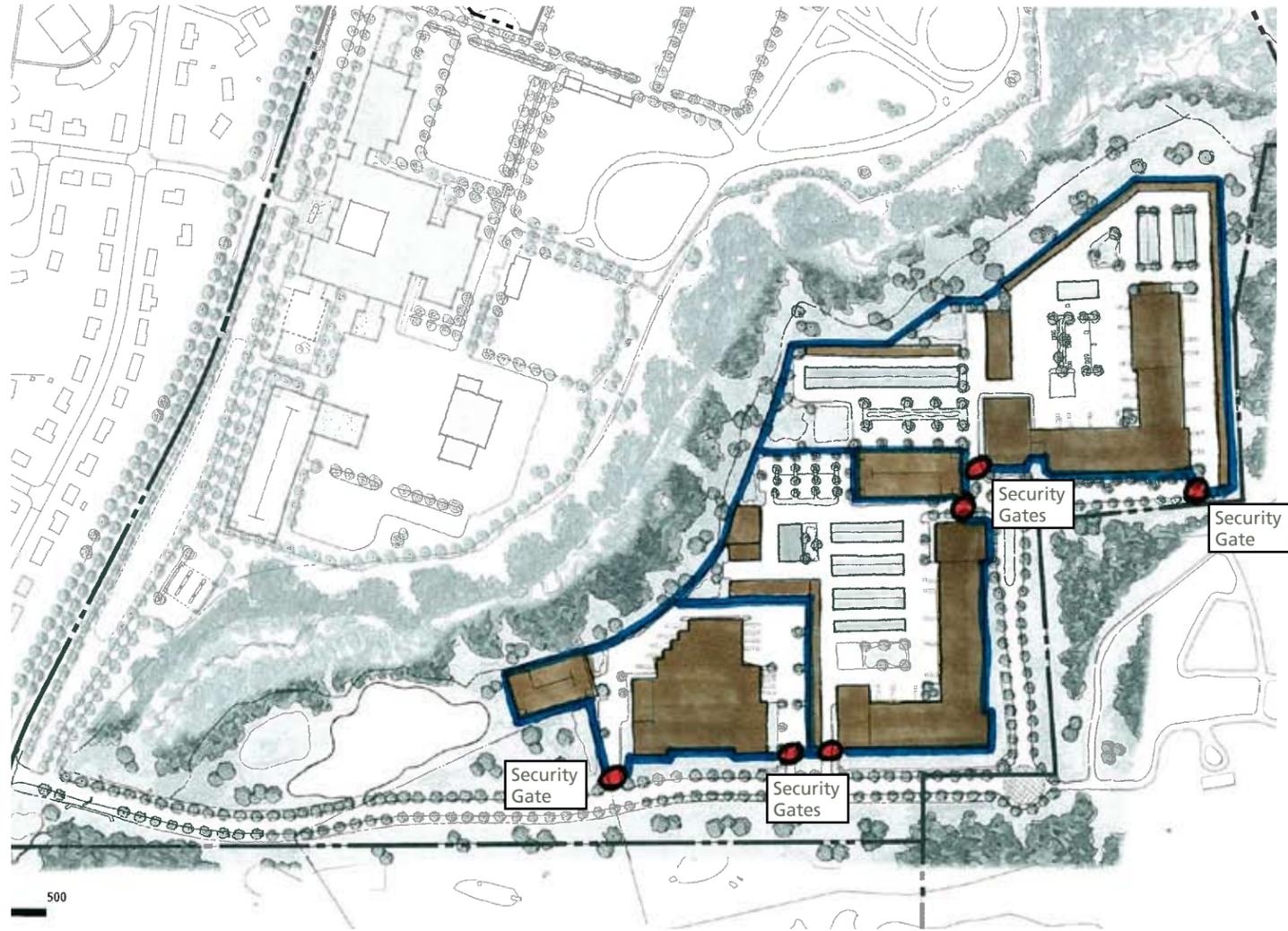
East:

1. Remove internal fences to reduce the circulation redundancies and increase possibility for sharing operational spaces
2. Explore possibility of combining building uses between MCPS and P&P
3. Reduce the paved areas as much as possible
4. Central parking structure is a good idea

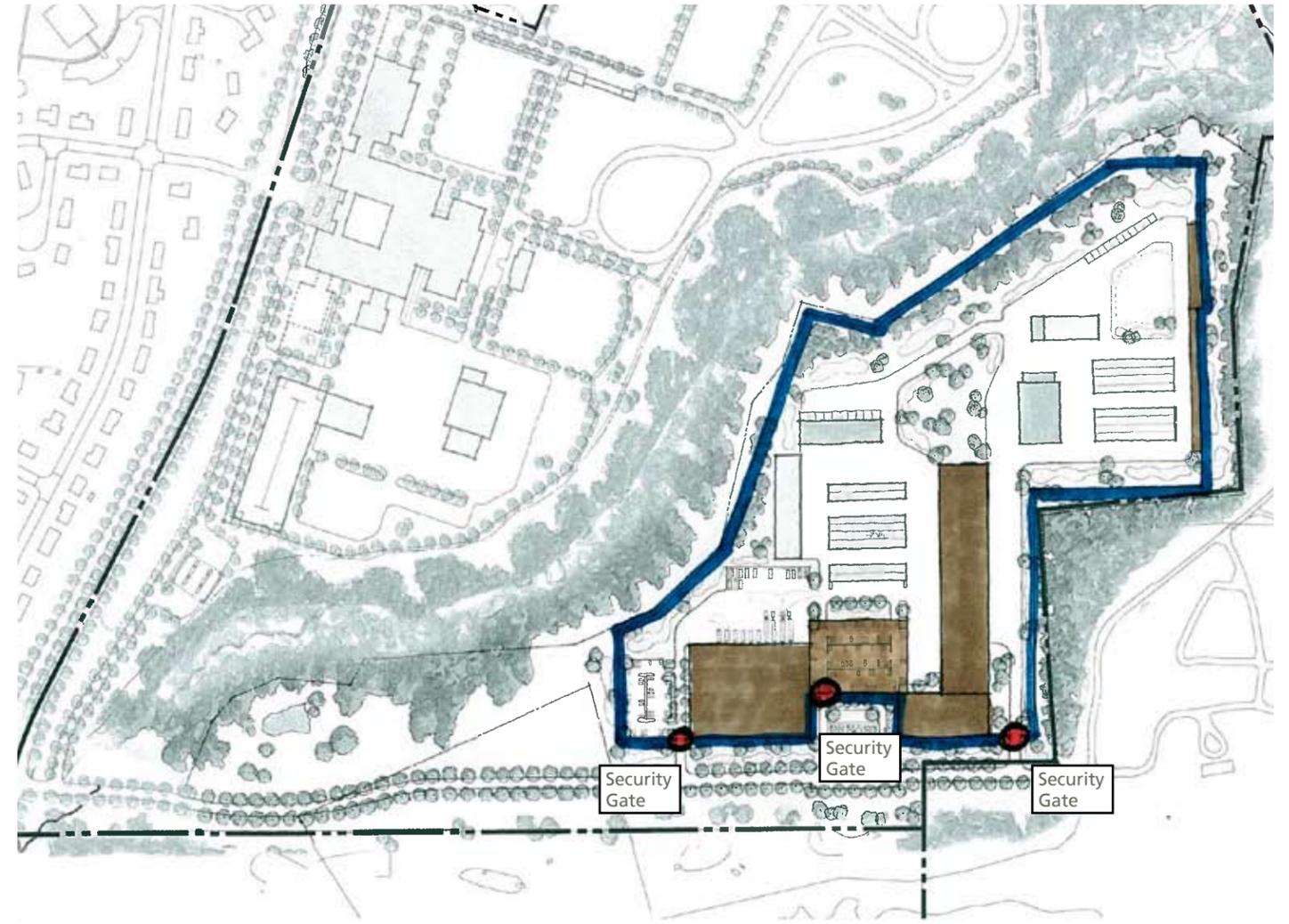


Opportunities for Reducing Impermeable Surfaces

- Multi-story buildings
- Reduced facilities through combining programs
- Eliminate unnecessary on-site roads
- Structured Parking
- Tandem Parking
- Shared Parking
- Permeable paving
- Green Roofs

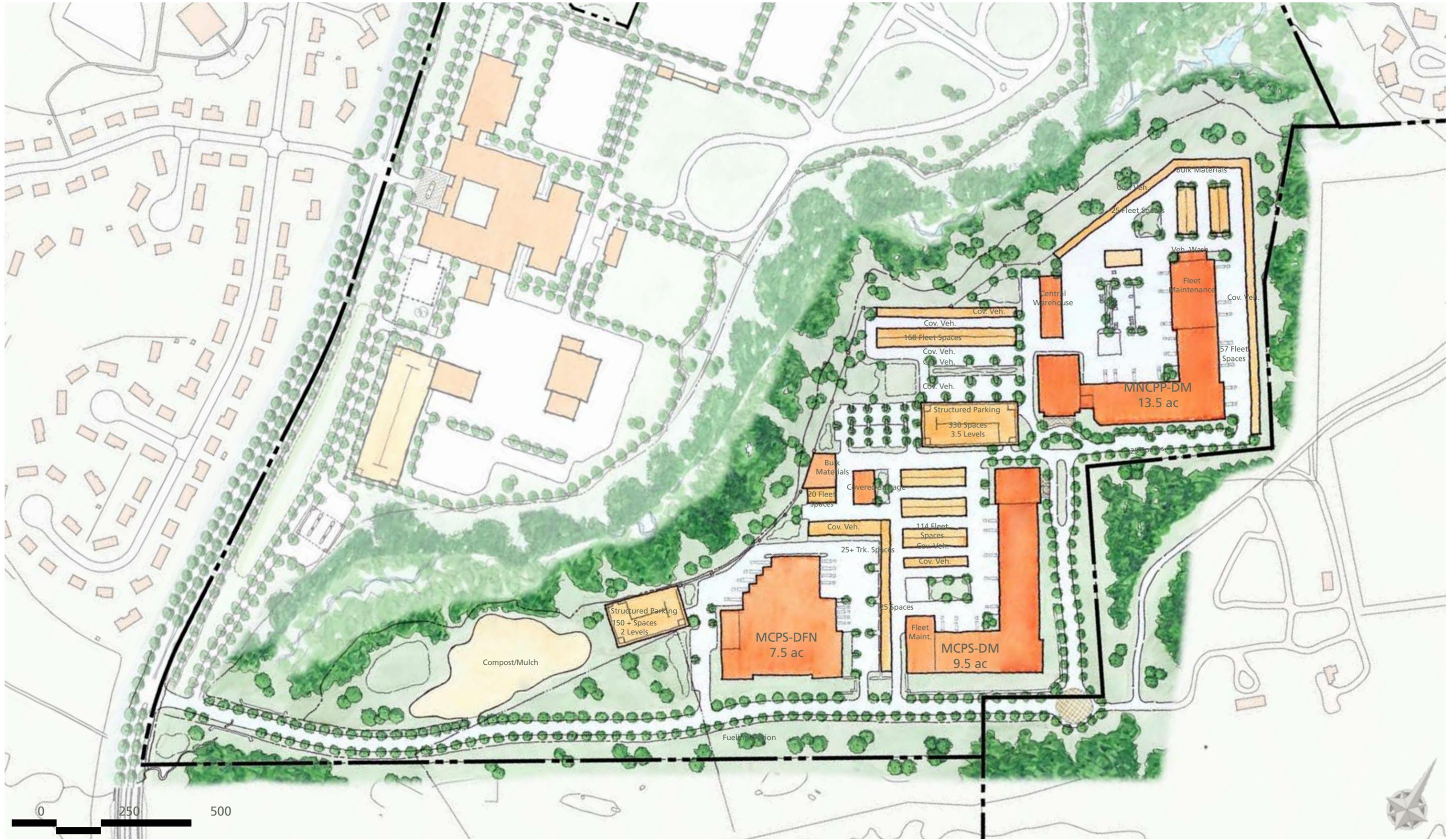


Scheme A



Scheme B

**Shaded buildings difine security perimeter with architecture.



East Side: Scheme A



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East Side: Scheme B - Stacked Scheme



West Side - Scheme A



