NATIONAL ARCHITECTURAL PRACTICE COMMITTEE
SOCIETY OF AMERICAN MILITARY ENGINEERS

APC Quarterly Call – October 23, 2013
Agenda:

- Welcome and Introductions – All
- Mission Statement Review
- Review of Organization Structure and Four Areas of Focus
- Sub-committee Vice Chair and Service Liaison briefs.
- Local POC Report and Discussion
- Presentation “Installation Master Planning Unified Facilities Criteria: Planning in the Department of Defense” by Jerry Zekert, USACE HQ
  - Mark Gillem, the Urban Collaborative, LLC.
- Q/A and Open Discussions
Mission Statement:

- Promote Architectural Practice within SAME.
- Broaden SAME’s exposure in the architectural community to attract more architects in SAME.
- Networking and mentoring.
Architectural Practice Committee

**SAME National Architectural Practice Committee**
Chair – JJ Tang, AIA

**Advisory Board - Urbahn Medal Group**

**Service Branch Liaisons**
Army – Ed Gauvreau
Navy – Kathleen Reid
Air Force – Rick Sinkfield

**Collaboration with AIA**
Vice Chair – Paula Loomis, FAIA

**Continuing Education**
Vice Chair – Rad Delaney, AIA, FSAME

**Communications**
Vice Chair – David Packard, RA, PMP

**SAME Conferences**
Vice Chair – Homer Guy, AIA, FSAME
2013 Initiatives Progress Review:

1. Quarterly Committee Video Conference Calls:
   - January, April, July each meeting with a guest speaker
   - 1 AIA LU/HSW for each conference web meeting
   - About 50–60 participants, including three service branches.

2. Annual Architectural Practice Committee Meeting
   - Discussing, and establishing committee annual initiatives
   - Presentations by this year’s Urbahn Medal Phil Tobey and Gus Ardura on DoD healthcare topic, receiving 1.5 AIA LU/HSW
   - APC leadership social outing at Salk Institute and Dinner at Torrey Pines Golf Course
3. Establishing Service Branch Liaison Each for USACE, NAVFAC, and AFCEC:

- Advising the committee on initiatives benefiting service branch architects.
- Encouraging and supporting interactions among industry and service branches.
- Encouraging participation from all service branches in SAME architectural activities.
- Army Liaison: Ed Gauvreau, USACE HQ, Edmond.G.Gauvreau@usace.army.mil
- Navy Liaison: Kathleen Reid, NAVFAC Atlantic, kathleen.o.reid@navy.mil
- Air Force Liaison: Rick Sinkfield, Air Force Civil Engineer Center, ralph.sinkfield@us.af.mil
4. Establishing POCs at Local SAME Posts

- Encouraging quality architectural programs at major SAME posts.

<table>
<thead>
<tr>
<th>Location</th>
<th>Contact Person</th>
<th>Email Address</th>
<th>Company</th>
</tr>
</thead>
<tbody>
<tr>
<td>Atlanta</td>
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<td>TeamFour/Saur</td>
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<td>Tampa</td>
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<td>USAF Academy</td>
</tr>
</tbody>
</table>

10-23-13 Architectural Practice Committee
5. SAME Continuing Education Course Webinars:

- **June 24:** Co-host with Sustainable Committee on The new High Performance and Sustainable Building Requirements UFC Webinar
- **December 5:** Design Professionals' Professional Liability Insurance: What it Covers, How it Works and Why it Matters by Karen Eager

6. Building up a Professional Material Library

- All Architectural Practice Committee presentations are stored at committee webpage under Meetings and Presentations category.
- Presentations can be downloaded from our committee webpage - [http://www.same.org/apc](http://www.same.org/apc)
- Comprehensive article on Urbahn Medal History and the Past Recipients. As a historical document, it is stored at APC webpage.
7. Effective Communication via Newsletter, and Social Media

- APC news via social media – LinkedIn, Tweeter, Bricks & Clicks blog, TME magazine
- APC activities via LinkedIn and direct email to our members
- APC first newsletter was out in June and was well received.
- APC second newsletter was just out. comments and suggestions are welcome.

8. Maintaining Architectural Practice Committee Webpage

- www.SAME.org/apc
- Professional material presentation library

9. Architectural Sessions at Major SAME Regional Conferences:

- Architectural session at SAME Great Lakes & Ohio Valley conferences on Oct.17.
- Having someone representing our committee working directly with selected conference program chair
2014 Additional Focus:

1. SAME & AIA Memorandum of Agreement
2. SAME Executive Forum
3. Two APC sponsored Webinars
4. Urbahn Medal nominations at local post level
Architectural Practice Committee

Guest Speakers –

Jerry Zekert, Chief Master Planning Team, HQUSACE

Mark Gillem, PhD, AIA, AICP, Principal, The Urban Collaborative, LLC, Associate Professor, University of Oregon, LTC, Retired, USAF Reserve

Installation Master Planning Unified Facilities Criteria: Planning in the Department of Defense

Jerry Zekert, Chief Master Planning Team
Headquarters, U.S. Army Corps of Engineers

Mark Gillem, PhD, AIA, AICP
Associate Professor, University of Oregon
Principal, The Urban Collaborative, LLC
Briefing Agenda

Why Change
Policy Guidance
Inside the UFC
Process and Products
Case Studies
Why Change?

Mark Gillem
Why Change?

The Problem:
Energy Inefficient Development
The Costs of Energy Inefficient Development
Policy Guidance

Jerry Zekert
It is therefore the policy of the United States that Federal agencies shall...design, construct, maintain, and operate high performance sustainable buildings in sustainable locations.... Ensure that planning for new Federal facilities or new leases includes consideration of sites that are pedestrian friendly, near existing employment centers, and accessible to public transit, and emphasizes existing central cities and, in rural communities, existing or planned town centers.
17 **SEC. 2801. PREPARATION OF MILITARY INSTALLATION MASTER PLANS.**

18 (a) **MILITARY INSTALLATION MASTER PLANS.**—Sub-
19 chapter III of chapter 169 of title 10, United States Code,
20 is amended by inserting after section 2863 the following
21 new section:
22
23 **§ 2864. Military installation master plans**
24 “(a) **Plans Required.**—At a time interval prescribed
25 by the Secretary concerned (but not less frequently than

[HR 4310 RH]
Policy Guidance - DOD

MEMORANDUM FOR SECRETARIES OF THE MILITARY DEPARTMENTS
DIRECTOR, DEFENSE LOGISTICS AGENCY
DIRECTOR, WASHINGTON HEADQUARTERS SERVICES

MAY 28 2013

SUBJECT: Installation Master Planning

Department of Defense (DoD) military installations are invaluable national defense resources that must be planned and developed in a sustainable manner that supports current missions and preserves long-term military capabilities. Fundamental to the effectiveness and sustainability of our installations is the master planning process, which establishes a clear and principled long-range vision for the development of installations that support the Department’s defense mission and enrich the communities they serve.

With that goal, the Department recently updated its requirements for the design and content of installation master plans, as detailed in Unified Facilities Criteria (UFC) 2-100-01, “Installation Master Planning.” This document reflects a comprehensive approach to developing installations across DoD using planning strategies that reinforce capabilities to support the defense mission, promote quality of life, and enhance sustainability and environmental viability.

The new UFC will accomplish its intended purpose only through clear guidance and strong senior leadership support. To that end, I am issuing the following policy to provide the foundation for effective installation master planning:

- The DoD Component exercising management responsibility over each installation shall develop a master plan that defines opportunities for site development and alternate land use and incorporates the following planning strategies:
  - Sustainability allows an installation to meet present mission requirements without compromising its ability to meet future requirements. Sustainability also conserves limited natural resources (including land and fossil fuels) through compact, mixed-use development.
  - Resource management preserves and enhances natural, historic, and cultural resources.
  - Transportation alternatives provide for pedestrian, bicycle, and transit-friendly communities that allow residents opportunities for regular physical activity and, consequently, healthier lifestyles while decreasing dependence on automobiles.
  - Defensibility protects critical infrastructure and incorporates appropriate safeguards to prevent mass casualties in the event of a terroristic attack.

- Area and network planning creates identifiable and connected districts based on geographical features, land use patterns, building types, and transportation networks.
- Form-based planning guides the scale and character of development, prescribing the size and form of buildings, the patterns of circulation between buildings, and the relationship between buildings and outdoor space.
- Local and regional coordination ensures that planning within the installation boundary considers constraints and opportunities beyond the boundary and promotes compatibility with local authorities.
  - All land use, development, and real estate actions on an installation shall conform to its master plan.
  - DoD Components shall establish installation planning boards to review and endorse installation master plans, which shall be approved by a command above the installation level no less frequently than every 5 years.
  - For the purpose of keeping plans current and relevant, DoD Components shall maintain a comprehensive list of all installation master plans and their respective completion dates.
  - DoD Components shall provide master planning training for key personnel using curricula developed either in-house or through the Army’s Master Planning Institute, toward a goal of at least 4 hours of training for installation commanders and 32 hours of training biennially for installation master planners. This training goal complies with the requirement of the American Institute of Certified Planners.

DoD Components shall develop or update all installation master plans in accordance with this policy not later than October 1, 2018. The Deputy Under Secretary of Defense for Installations and Environment shall establish metrics to evaluate the implementation of this policy. This policy will be incorporated into DoD Instruction 4165.70, “Real Property Management.”

I appreciate your support of our master planning process and commitment to improving our installations for the long term.

Frank Kendall
Policy Guidance: Agencies

Air Force: Reissuing AFI

Army: ACSIM Memo – follow UFC; Reissuing AR

Navy and Marine Corps: Policy under development

Agencies must comply with UFCs first and agency regulations second.
Inside the UFC

Mark Gillem
Sustainable Planning
Compact, Mixed, and Walkable

Joint Base Lewis-McChord
Existing Conditions

Infrastructure/SRM Investments

MILCON/NAF/OPM Investments

The Urban Collaborative, LLC
Sustainable Planning
Narrow Wings, Multi-Story

The Urban Collaborative, LLC

<table>
<thead>
<tr>
<th>Morphology</th>
<th>Green Admin</th>
<th>Typical Admin</th>
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<tbody>
<tr>
<td>Windows</td>
<td>Narrow Wings</td>
<td>Wide Wings</td>
</tr>
<tr>
<td>Daylighting</td>
<td>Operable</td>
<td>Fixed</td>
</tr>
<tr>
<td>HVAC</td>
<td>Extensive</td>
<td>Minimal</td>
</tr>
<tr>
<td>Results</td>
<td>Passive with support</td>
<td>Active</td>
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</table>

10.57 kWh/sf \(^{(3)}\)  
20.07 kWh/sf (1996) \(^{(1)}\)
18.6 kWh/sf (2008)  
LEED Silver Median \(^{(2)}\)

(1) Estimates of Energy Consumption by Building Type and End Use at U.S. Army Installations by Lawrence Berkeley National Laboratory, 1996.
(3) Based on data from Netherlands International Bank redevelopment project
KEY FINDINGS
1. Interior lighting and HVAC account for 54% of total energy consumption
2. Strategies that can reduce need for interior lighting and HVAC will produce biggest benefits
   - Narrow Wings
   - Operable Windows

Bottom Line
To significantly reduce energy use, planning of the built environment must accommodate narrow wings.

Estimates of Energy Consumption by Building Type and End Use at U.S. Army Installations by Lawrence Berkeley National Laboratory, 1996.
Projected energy requirement for master plan

21,651,884 kWh requirement

Energy requirement after sustainable planning efforts

12,538,491 kWh requirement
(35.4% reduction)

Energy requirement after on-site renewable energy generation

7,993,083 kWh requirement
(71.7% reduction)
Sustainable Planning
Transit-Oriented
KEY UFC CHANGES

Primary Occupied Facility Setbacks within Controlled Perimeter
- Wood studs - brick veneer 11m (36’)
- Metal studs with EIFS: 46m (151’)
- Wood studs with EIFS: 26m (85’)
- Reinforced Masonry: 9m (30’)
- Reinforced Concrete: 5m (16’)

Exempt Buildings
- Mixed Use Town Center with 12 housing units or fewer above retail, medical, or community use
  - Billeting with no more than 10 people
- Franchised Retail
Area Development Planning

Community Center ADP
Illustrative Plan

Vision
Create a transit-oriented development with a sustainable town center that incorporates mixed-uses and housing diversity into a walkable community with interconnected parks and open spaces.

Legend
- New Facilities
- Existing Facilities
- Family Housing
- Bar None/Apartments
- Pedestrian Mall
- Existing Trees
- Street Trees
- Area Development Plan Boundary
- 10-Minute Walk

<table>
<thead>
<tr>
<th>Facility</th>
<th>Area Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chapel Complex</td>
<td>16,500 sq ft</td>
</tr>
<tr>
<td>Main Library</td>
<td>37,600 sq ft</td>
</tr>
<tr>
<td>Physical Fitness Facility</td>
<td>48,800 sq ft</td>
</tr>
<tr>
<td>Low Enforcement Center</td>
<td>32,400 sq ft</td>
</tr>
<tr>
<td>Judicial Center</td>
<td>19,900 sq ft</td>
</tr>
<tr>
<td>Bowling Center</td>
<td>36,600 sq ft</td>
</tr>
<tr>
<td>Barracks</td>
<td>17,100 sq ft</td>
</tr>
<tr>
<td>Firestone</td>
<td>10,900 sq ft</td>
</tr>
<tr>
<td>AAFES Expansion</td>
<td>97,800 sq ft</td>
</tr>
<tr>
<td>AAFES Expansion (Long Range)</td>
<td>13,900 sq ft</td>
</tr>
<tr>
<td>Hotels (P.A)</td>
<td>36,500 sq ft</td>
</tr>
<tr>
<td>Chilis</td>
<td>9,700 sq ft</td>
</tr>
<tr>
<td>Youth Activities Center</td>
<td>13,100 sq ft</td>
</tr>
<tr>
<td>Office Park / Mission</td>
<td>187,741 sq ft</td>
</tr>
<tr>
<td>Downtown Park</td>
<td>New Jogging Track, Pavilion, Basketball Courts</td>
</tr>
<tr>
<td>Army Community Service Building</td>
<td>12,400 sq ft</td>
</tr>
<tr>
<td>Town Center: Retail/Commercials/Restaurants</td>
<td>89,400 sq ft</td>
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<tr>
<td>Car Park Spaces</td>
<td>4,114 spaces</td>
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<tr>
<td>On-Street Parking</td>
<td>2,021 spaces</td>
</tr>
<tr>
<td>Total Parking</td>
<td>6,635 spaces</td>
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<tr>
<td>New Family Housing</td>
<td>224 parcels</td>
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<tr>
<td>New Barracks/Apartments</td>
<td>250 parcels</td>
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The Urban Collaborative, LLC
Network Planning
Form Based Planning

ADP Illustrative Plan

ADP Regulating Plan
Assignable New Construction Area: 1.8M sf max
Forecasted Energy Reduction: 14.5M kWh/year - embedding energy and sustainability into the plan
Forecasted Energy Cost Reduction: $1.3M/year (at $0.087/kWh)
Appropriate Facility Standardization

Adjacencies and Relationships
### Plan-Based Programming

**PROJECTS GENERATED FROM ADP ‘A’**

From the ADP, a comprehensive list of projects are generated and categorized to best meet the needs of the stakeholders in the area. TF-1’s can be produced in a coordinated effort to help achieve a unified vision for JBPHH.

<table>
<thead>
<tr>
<th>ADP Project Number</th>
<th>Project Description</th>
<th>W# Facility</th>
<th>Category</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>Road resurfaced and parking lot extended to boundaries of area to provide capacity for displaced off street parking (380 stalls added to existing 400 stalls). Sidewalks added for pedestrian safety. Historic granite curb foundations incorporated into design. (REF: C26)</td>
<td>NEW</td>
<td>MISSION</td>
</tr>
<tr>
<td>2</td>
<td>New entry to dry dock from the south to serve pedestrians from relocated parking.</td>
<td>NEW</td>
<td>MISSION</td>
</tr>
<tr>
<td>3</td>
<td>Fence lines adjusted to provide shipyard with more space.</td>
<td>NEW</td>
<td>MISSION</td>
</tr>
<tr>
<td>4</td>
<td>Kerb blocks and shipyard/BAE core boxes consolidated with rail service. VH pedestrian area painted at C&amp;P yards.</td>
<td>NEW</td>
<td>MISSION</td>
</tr>
<tr>
<td>5</td>
<td>BAH-funded area coordinated with Repave Annex C.</td>
<td>NEW</td>
<td>MISSION</td>
</tr>
<tr>
<td>6</td>
<td>BAH-funded area for 8370 and/or 8366 as required for storage facility.</td>
<td>NEW</td>
<td>MISSION</td>
</tr>
<tr>
<td>7</td>
<td>Repave Seabee Way replace yellow barriers with sidewalk to provide pedestrian safety. Reduce Seabee Way to two lanes.</td>
<td>NEW</td>
<td>MISSION</td>
</tr>
<tr>
<td>8</td>
<td>Make Cutlass St. one-way to allow for safe passage of vehicles and pedestrians. Add sidewalk.</td>
<td>NEW</td>
<td>MISSION</td>
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<tr>
<td>9</td>
<td>Repave parking lot M. project to incorporate street trees. Possible site for PV’s (REF: BAP/1AP).</td>
<td>NEW</td>
<td>MISSION</td>
</tr>
<tr>
<td>10</td>
<td>Repave Central Ave, extend street trees. Add sidewalk to project (REF: BAP).</td>
<td>NEW</td>
<td>MISSION</td>
</tr>
<tr>
<td>11</td>
<td>Repave Annex C parking lot. Possible site for PV’s.</td>
<td>NEW</td>
<td>MISSION</td>
</tr>
<tr>
<td>12</td>
<td>Repave Port Royal St. Add sidewalks to project (REF: BAP).</td>
<td>NEW</td>
<td>MISSION</td>
</tr>
<tr>
<td>13</td>
<td>Relocate function in R367. Possibility to relocate to R. from N.B. (REF: BAP/1AP).</td>
<td>NEW</td>
<td>MISSION</td>
</tr>
<tr>
<td>14</td>
<td>Establish one-way island in Bow and create the appropriate procession to historic shoreline area. Currently coordinating with private housing to determine feasibility (REF: BAP/1AP).</td>
<td>NEW</td>
<td>MISSION</td>
</tr>
<tr>
<td>15</td>
<td>Relocate DUC, demo MD. Develop low impact development parking lot (approx. 250 stalls) to serve ship forces. Shipyard and new park. Creates buffer to residential area. Possible site for PV’s (REF: BAP/1AP).</td>
<td>NEW</td>
<td>MISSION</td>
</tr>
<tr>
<td>16</td>
<td>S-4A Maritime Turn area reduced by half.</td>
<td>NEW</td>
<td>MISSION</td>
</tr>
<tr>
<td>17</td>
<td>MOB/1 area. New facilities planned here per faculty modernization plan 2008. To be used for LEAD construction.</td>
<td>NEW</td>
<td>MISSION</td>
</tr>
<tr>
<td>18</td>
<td>Resurface Hospital Way. Create one-way road to serve as exit from Shipyard area.</td>
<td>NEW</td>
<td>MISSION</td>
</tr>
<tr>
<td>19</td>
<td>Consider extending South Ave paving project to end.</td>
<td>NEW</td>
<td>MISSION</td>
</tr>
</tbody>
</table>
PROJECTS GENERATED FROM ADP ‘A’

From the ADP, a comprehensive list of projects are generated and categorized to best meet the needs of the stakeholders in the area. TF-1’s can be produced in a coordinated effort to help achieve a unified vision for JBPHH.
Process & Products

Jerry Zekert
# Process and Products

1. **DEVELOP VISION PLAN**
   - Vision and Developable Area Map
   - Framework Plan and Land Pattern Matrix
   - Summary Future Development Plan

2. **PREPARE INSTALLATION DEVELOPMENT PLAN**
   - ADP 1
   - ADP 2
   - ADP 3
   - ADP 4
   - ADP n

   - Illustrative Plan
   - Regulating Plan
   - Street and Transit Plan
   - Green Infrastructure Plan
   - Sidewalk and Bikeway Plan
   - Primary Utility Plan

3. **PREPARE INSTALLATION PLANNING STANDARDS**
   - Building Standards
   - Street Standards
   - Landscape Standards

4. **DOCUMENT DEVELOPMENT PROGRAM**
   - Project Lists
   - Analysis of Requirements

5. **COMPLETE PLAN SUMMARY**
   - Vision Plan
   - ADP Executive Summaries
   - Network Plans
   - Program Summary
Training – see www.dodmpi.org

DOD Master Planning Institute

Course 075  Master Planning Principles
Course 241 Master Planning Practices
Course 952 Master Planning Advanced Techniques
Course 326 Master Planning Applied Skills
Course 948 Master Planning Visualization Techniques
Course 319 Master Planning Coding Practices
Course 258 Master Planning Energy and Sustainability
Course 392 Master Planning Historic Structures

Course 258
MP Energy & Sustainability

Energy Mandates
Energy Strategies
Energy & Buildings
Water Mandates
Water Strategies
Waste Mandates & Strategies
Calculating the Problem
Determining SRM/MILCON Solutions
Calculating the Solutions and ROI
Walking Field Trips
Hands On Group Planning Exercises

Only accredited Federal planning continuing education program

Award winning planning program: APA-FPD, 2010, CEIL 2011

Open to all Federal agencies, contractors and general public
Where has this effort been occurring?

Joint Base Lewis-McChord
Joint Base Pearl Harbor-Hickam
Marine Corps Air Station Miramar
Fort Hood
Fort Hunter Liggett
Buckley Air Force Base
Parks RFTA
Case Studies

Mark Gillem
Case Studies: JBP HH

12 workshops
25 months
420 participants
The JBPHH Planning vision is to create secure mission areas and walkable neighborhoods with interconnected streets and landscaped boulevards. These compact districts will have sustainable facilities and infrastructure, accessible open spaces, appropriate parking, and they will reflect our visible historic character.
Case Studies: JBPHH Framework Plan
Case Studies: JBPHH Illustrative Plan
Case Studies: JBPHH Regulating Plan
Case Studies: JBPHH Street Network Plan
Case Studies: JBPHH Bicycle Network Plan
Case Studies: JBPHH Transit Network Plan
Fort Hood
Stakeholder Engagement
The Great Place with Accessible Campuses, Walkable Small-Towns, and Modern, Energy-Efficient Infrastructure.
The Framework Plan
Fort Hunter Liggett
The Regulating Plan

Fort Hunter Liggett
IDP Regulating Plan

Vision
To create a flexible training environment surrounding an attractive small town with walkable main streets and a usable town square, where Soldiers, civilians, and their families enjoy living and working.

Legend
- Installation Conformance Boundary
- Barracks Building Standard
- Campus Building Standard
- Civic Building Standard
- Commercial Building Standard
- Industrial Building Standard
- Large Format Building Standard
- Mixed-Use Building Standard
- Single-Family Standard
- Townhome Standard
- Parks/Open Space
- Buildable Area Boundary
- Required Build-To Line
- Parking Zone
- Required Entry Zone
- Required Entry Location

1/2 Minimum/Maximum Building Heights

General Notes:
1. Refer to the Street Standards for detailed street information.
2. Refer to the Building Standards for detailed building information.
3. Unregulated areas shall be permanently designated as open space.
4. Numerical designation in each buildable area refers to minimum and maximum allowable number of floors.

The Urban Collaborative, LLC
Building Envelope Standards-Mixed-Use

Use
- Ground Floor: Residential, Commercial
- Upper Floor(s): Residential

Placement
- RBL setback from roads/parking: 10 m
- Setback from roads/parking: 10 m
- Setback from other buildings: any
- Parking setback from RBL: 15 m
- Parking setback no RBL: 7 m

Shape
- Primary street built to RBL: 70% min.
- Building width: 50' max.

Height
- Minimum number of floors: Refer to regulating plan
- Maximum number of floors: Refer to regulating plan
- Finish ground floor level: 18' min., above sidewalk
- First floor ceiling height: 12' min., clear; 20' max.
- Floor-to-floor height: 14' max.

Fenestration
- Percent of facade area: 40%-90%

Use Notes:
- Corner lot street facades must be built to RBL within 30' of street corner
- Setback from roadways and other buildings must conform to minimum current anti-terrorism/force protection guidance
- Where no RBL is designated, a building may occupy any portion of the site within the buildable area boundary
- Primary entries must occur where designated on the regulating plan
- Loading docks, overhead doors, and other service entries may not be located on RBLs
- Buildings shall be divided into bays not exceeding 50' in length; bays may be articulated using plane changes (+/-6' min.). material changes, window rhythm, etc.
- Double-loaded corridors shall not exceed 200' in length
- Blank lengths of wall exceeding 15' are prohibited on RBLs
- All windows shall be operable, with the exception of clerestory and storefront
- Balconies, bay windows, arcades, etc. can encroach up to 2' beyond RBL
- Refer to the Aesthetic Design Guidelines in for materials and colors
- Roof pitches of 4:12 to 8:12 are allowable
- South-facing windows shall be shaded from summer sun (overhangs, recesses, etc.)
- Designer shall incorporate sustainability strategies to include light shelves, clerestory windows, and maximum glazing areas

Parking
- Max. 3 spaces per 1,000sf of floor space
- Trees shall be planted such that 70% of parking area will be shaded within 15 years
- If access is controlled, government vehicle parking is not subject to setbacks
- Parking drive width shall be a maximum of 15' per lane
Street Standards

<table>
<thead>
<tr>
<th>Overall Widths</th>
<th>Min.</th>
<th>Max.</th>
<th>Recommended</th>
</tr>
</thead>
<tbody>
<tr>
<td>Right-of-Way (ROW) Width</td>
<td>54'</td>
<td>unlimited</td>
<td>63'</td>
</tr>
<tr>
<td>Verge Width</td>
<td>8'</td>
<td>unlimited</td>
<td>12'</td>
</tr>
<tr>
<td>One-Way Curb to Curb Width</td>
<td>19'</td>
<td>24'</td>
<td>19 1/4'</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Lane &amp; Edges</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Sidewalks</td>
<td>4'</td>
<td>unlimited</td>
<td>4'</td>
</tr>
<tr>
<td>Planting Strips</td>
<td>4'</td>
<td>unlimited</td>
<td>6'</td>
</tr>
<tr>
<td>Parallel Parking</td>
<td>7'</td>
<td>9'</td>
<td>7'</td>
</tr>
<tr>
<td>Parallel Parking Door-Swing</td>
<td>2'</td>
<td>3'</td>
<td>2'</td>
</tr>
<tr>
<td>Traffic Lanes</td>
<td>10'</td>
<td>12'</td>
<td>10 1/4'</td>
</tr>
</tbody>
</table>

Typical Lane Width for Desired Street Speed

- 25 mph or below: 10'
- 26 - 35 mph: 11'
- Above 35 mph: 12'

Typical Parking Width for Desired Street Speed

- 25 mph or below: 7'
- 26 - 35 mph: 8'
- Above 35 mph: 9'

Building Setbacks

Building Setback shall be minimum allowable Anti-Terrorism Force Protection Standards
Master planning is essential to preserving long-term military capabilities while achieving sustainable, energy efficient development.

Sound planning practices, including sustainable, compact development can result in significant energy savings.

Planning now moves from land use to sustainable urban design.

Master planning and architectural design work together to create great installations.
Architectural Practice Committee

- Q/A
- Open Discussions
- Next APC video conference call in January, 2014
- Please email your AIA number to Rad Delaney raddelaney@gmail.com for your 1 AIA CEU.
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