



BRANCH | CONCORD

PUBLIC SAFETY COMPLEX
TOWN OF BLACKSBURG

SUPPLEMENTAL INFORMATION
AUGUST 01, 2018

BRANCH | CONCORD

July 31, 2018

Mr. Marc A Verniel – IMCA-CM, AICP
Town Manager
Town of Blacksburg, VA
300 South Main Street
Blacksburg, Virginia 24060-9003

RE: Unsolicited PPEA Proposal for a new Public Safety Complex | Supplemental Information

Dear Mr. Verniel:

On behalf of Branch Concord, LLC we are pleased to submit the enclosed supplemental information to the previously submitted PPEA Unsolicited Proposal for the development of a new Public Safety Complex for the Town of Blacksburg. This project will provide the Town with a new, state of the art Police Headquarters and a new 300+ vehicle Public Parking Garage on Clay Street, in Downtown Blacksburg.

The Branch Concord Design-Build Team is a group of highly experienced professional organizations consisting of: **Concord Eastridge, Inc.** as developer, **Branch and Associates, Inc.** as general contractor, **TKA Architects** as architect, and **Draper Aden Associates** as civil engineer. Through this supplemental submittal, we are identifying **Clark Nexsen, Inc. as public safety consultant.** Clark Nexsen is a natural fit for our Team. Their dedicated group of professionals offer an extensive resume, with an expertise in public safety facilities. Clark Nexsen brings local knowledge to the Project, with an office in Roanoke and employee Michael Hedgepeth, a longtime resident of the town of Blacksburg. Their team has actively been working on the project for some time and, as we have previously completed a number of projects with them, we know that Clark Nexsen is the perfect addition to our Design-Build Team.

In addition to this information regarding our Team, we are providing images that could be considered as alternative ways to site the police station and parking deck on the property. After hearing the feedback from the public at the rezoning meetings, we feel that it is vital for the stakeholders to understand that we want to hear public feedback and to work with the Town, Midtown Development, and the existing downtown stakeholders to provide the best solution for all parties.

We look forward to the next steps.

Sincerely,



Michael Haller
Executive Vice President

CONCORDEASTRIDGE

Sincerely,



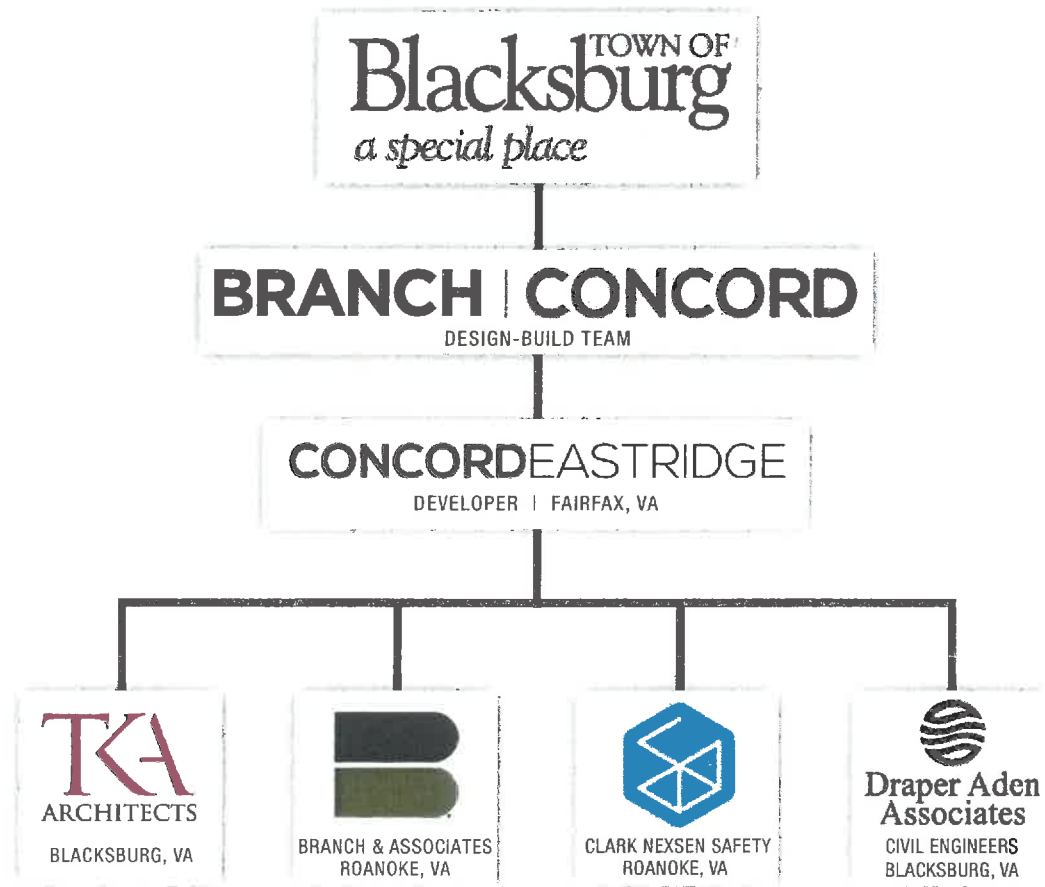
Catherine Underwood, LEED AP
VP & Project Executive

BRANCH

1. | REVISED ORGANIZATIONAL CHART

BRANCH | CONCORD | TOWN OF BLACKSBURG
PUBLIC SAFETY COMPLEX

a. Identify the legal structure of the firm or consortium of firms making the proposal. Identify the organizational structure for the project, the management approach and how each partner and major subcontractor in the structure fits into the overall team.



b. Describe the experience of the firm or consortium of firms making the proposal and the key principals involved in the proposed project including experience with projects of comparable size, value, quality and complexity. Describe the length time in business, business experience, public sector experience and other engagements of the firm or consortium of firms. Include the identity of any firms that will provide design, construction and completion guarantees and warranties and a description of such guarantees and warranties. Provide resumes of the key individuals who will be involved in the project.

Please see the following pages for additional firm qualifications.

CLARKNEXSEN 

STATEMENT OF QUALIFICATIONS

ABOUT CLARK NEXSEN



Our History

Founded in 1920, Clark Nexsen is a transdisciplinary architecture, engineering, planning, and interior design firm committed to partnering with our clients to discover innovative design solutions. Today, we employ more than 430 people in intersecting disciplines and have completed projects throughout the United States and in more than 40 countries around the world. We have designed major projects for the federal government, state and local governments, colleges and universities, major corporations, and all markets in the private sector.

Since our founding, we have emphasized measured growth and financial stability, strategically moving into new markets and locations to build a firm our clients can rely on today and in the future.

Iterative Process Enhances Quality

Our approach to design is based on the belief that great ideas come from collaboration. Through collaboration with our clients and between our full-service disciplines, we deliver high quality, thoughtful design solutions. Our architects, planners, landscape architects, and interior designers work closely with our in-house engineering services, which include civil, environmental, transportation, mechanical, electrical, plumbing, structural, commissioning, and fire protection, delivering both stronger quality control and enhanced coordination on every project.

Leadership & Continuity

Our clients are at the center of every action we take. Beginning with principal-level involvement on every project and extending to the leadership and professional development opportunities available to our employees, we are committed to maintaining our excellent employee retention rate and providing continuity to our clients.



Fast Facts

- + Founded in 1920
- + Transdisciplinary staff of 430+

Full Service

- + Architecture
- + Engineering
- + Interior Design
- + Planning
- + Landscape Architecture

Office Locations

- + Virginia Beach, Virginia
- + Roanoke, Virginia
- + Richmond, Virginia
- + Vienna, Virginia
- + Asheville, North Carolina
- + Charlotte, North Carolina
- + Raleigh, North Carolina
- + Brunswick, Georgia
- + Macon, Georgia
- + Austin, Texas

Recognition

- + 195+ Design Awards
(last 20 years)
- + 65+ AIA Design Awards
(last 10 years)
- + Architect 50, #33
- + Building Design+Construction's Engineering/Architect
Giants Top 20
- + Engineering News-Record's Top 150

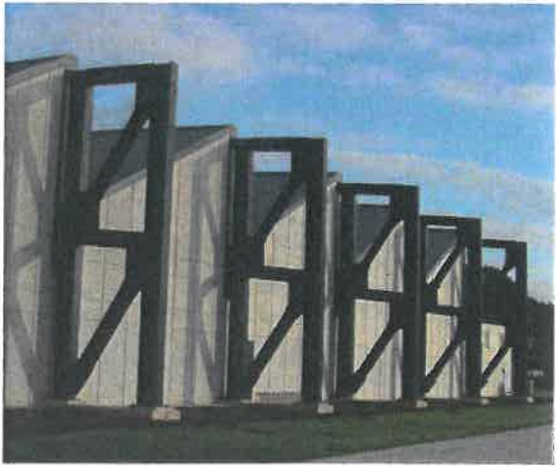
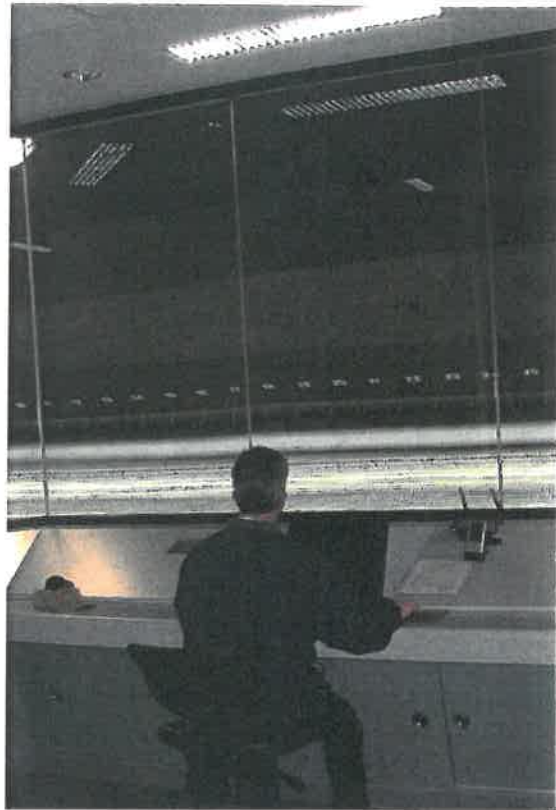
SHAPING TRENDS IN PUBLIC SAFETY FACILITY DESIGN



In the face of increasing and ever-changing public safety threats, both domestic and international, law enforcement training has never been more critical. The varied scenarios for which officials must be prepared require effective, flexible training spaces and law enforcement headquarters. Clark Nexsen's leaders in the public safety facility sector offer our clients the benefit of personal experience, with many of them having served in various law enforcement capacities. In addition to their experience as architect and engineers, these professionals live and work behind a badge as law enforcement officers in the protection of citizens where we live.

Partnership for the Future

As our clients face an increased need for training space while containing costs, we look to the future of funding, providing guidance on Public Private Partnership opportunities and/or jointly developing shared facilities. In the case of our work with the City of Winston-Salem, we delivered a Joint Firearms Training Facility that accommodates the training needs of the City, the County Sheriff's Department, a local Town Sheriff's Department, and a regional community college. "Partnership" is one of our core values, and we see great opportunity to partner with our clients, support their goals, and promote their connections with fellow agencies through our work.



PROFESSIONAL CAPABILITIES

Our clients in law enforcement, military, and special operations have relied on Clark Nexsen to deliver expertise in the design of firearms and tactical training facilities for more than 30 years.

The unique combination of our public safety specialization, personal law enforcement service, and transdisciplinary practice benefits our clients in every project phase. We offer a team that has time and again delivered superior training venues for today's military and public safety professionals.

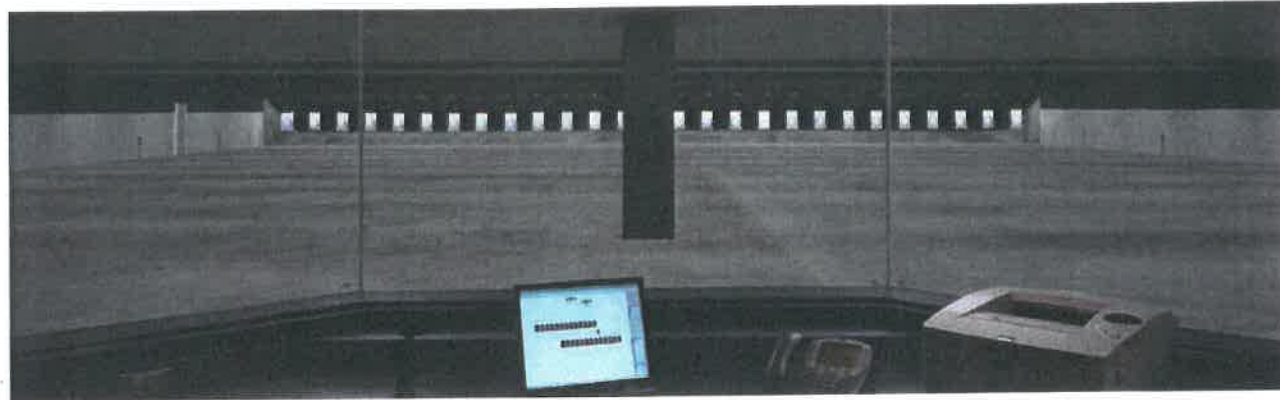
Clark Nexsen as a Design Firm with an Understanding of Law Enforcement Facility Design

Clark Nexsen has been providing design for law enforcement facilities and, military and special operations teams for more than 30 years. Our staff have experience designing law enforcement training facilities, including Firearms Training Facilities and other public safety facilities. Our expertise spans many facets of training venues and includes real world experience to augment our design knowledge base. The leadership of our law enforcement practice not only have technical design capability but also current law enforcement and law enforcement firearms instruction experience. Combining our collective firm-wide portfolio of project experience with our design team technical experience and our practical knowledge of law enforcement needs, we offer our clients a team that has proven time and again to have the ability to provide superior venues for today's public safety professionals.

The Clark Nexsen Team As Your Design Partner

In evaluating the relevant experience of a design firm for the development of law enforcement training facilities, knowledge of architectural and engineering design practices must be augmented with real world knowledge of the environment in which the law enforcement officers not only train in, but work in as well. To meet this need, the Clark Nexsen team is led by professionals skilled in design but also possessive of real world experience as police officers and law enforcement instructors. This blend of design education, project experience and firsthand knowledge of the law officer's environment, give us a unique capability to provide a facility that is as close to reality as possible.

WHY CLARK NEXSEN?



Our law enforcement and military clients benefit from our partnership by gaining access to a firm with unmatched expertise and hands-on experience in firing range and training facility design. Since 1920, we have evolved and emerged as leaders in our field. With a commitment to meet our clients' objectives and exceed expectations, we offer many strategic benefits:

- + Transdisciplinary, full-service in-house architectural, interior design, planning, and engineering services
- + We are local - with Robert Cummings serving as Managing Principal of our Roanoke office, we deliver hands-on professional services
- + Project management commitment to achieving project objectives, maintaining cost control, and completing projects on time
- + Sufficient resources to accelerate scheduling to meet critical time constraints; keeping projects on schedule
- + Experienced interviewing process and functional needs analysis to identify current facility requirements, future expectations, and functional space utilization adaptable to accommodate future change
- + Quality control assured through interdisciplinary team coordination and interaction
- + Applied technology, innovative uses of CADD production techniques and the application of 3D CADD modeling to document and enhance our performance
- + Dedicated professional resources committed to the achievement of project objectives
- + Image design development to reflect each client's individual identity, culture, and corporate style
- + Financially strong with steady well managed growth and very low staff turnover
- + Large firm with more than 430 employees in Virginia, North Carolina, Georgia, and Texas offering a local, regional, national, and global service capability
- + Small firm approach offers personalized service and depth of in-house resources
- + Commitment to maintaining resources assigned throughout project duration
- + Talented staff brings personal diversity and extensive experience to each assignment



ROBERT B. CUMMINGS II, PE, DBIA

Managing Principal

Mr. Cummings offers his clients more than 25 years of experience in the design and construction of training facilities for the federal, state, and local government. In 2004, his interest in the practical applications of public safety training facilities coupled with his sense of civic duty compelled him to join the Police Department in Chesapeake, Virginia.

He went on to serve as a fully Certified Police Officer in Chesapeake for seven years, and is currently serving as a Reserve Deputy Sheriff in Bedford County, Virginia,

as a Road Deputy. In addition, Mr. Cummings is a Virginia Certified Law Enforcement Firearms Instructor.

This hands-on experience in law enforcement has proven invaluable in his work as a civil engineer, project manager, and principal-in-charge on projects from firing ranges, to driver training ranges, to gymnasiums and classroom buildings. For more than 15 years, Mr. Cummings has been involved in the design and construction of law enforcement and tactical training facilities in the United States and around the world.



Relevant Experience

- + Joint Firearms Training Facility Range, City of Winston-Salem, Winston-Salem, NC
- + Indoor Firearms Range, FLETC, Charleston, SC
- + Indoor Firing Range, FLETC, Cheltenham, MD
- + Close Quarters Combat Training Facility, La Posta Miser Station, Pine Valley, CA
- + Buncombe County Firearms Training Range, Asheville, NC
- + Loudoun County Public Safety Firing Range, Leesburg, VA
- + Albemarle County Firearms Range Facility, Charlottesville, VA
- + Feasibility Study & Design for Union County Sheriff's Office Training Complex, Union County, NC
- + Military & Leadership Field Training Grounds Firing Range, Virginia Military Institute, Lexington, VA
- + Firearms Range, FLETC, Artesia, NM
- + Renovations to Building 350 (live-fire training facility), NAS Oceana, Dam Neck Annex, Virginia Beach, VA
- + Renovations to Chase Hall Pistol & Rifle Ranges, United States Coast Guard Academy, New London, CT
- + Condition Study & Renovation for the Metropolitan DC Police Department Indoor Firing Range, Washington, DC
- + King Abdullah II, Special Operations Training Center, Jordanian Special Forces (Planning Services), Amman, Jordan

Reserve Deputy Sheriff

Bedford County, VA
Virginia Certified Law Enforcement Firearms Instructor

Education

Bachelor of Science
Civil Engineering
Virginia Tech - 1988

Registrations

Professional Engineer
Alabama
District of Columbia
Georgia
Maryland
Missouri
North Carolina
New Mexico
Ohio
South Carolina
Virginia

Other Certifications or Training

Design-Build Institute of America Certification (DBIA)
Commonwealth of Virginia's Department of Criminal Justice Services Basic & Advanced Campus Threat Assessment Team Training for Higher Education

Years of Experience

26



DAN E. WALKER, AIA, DBIA

Principal

Mr. Walker offers his clients in law enforcement and public safety facility design nearly 40 years of experience, 29 of those which were spent gaining hands-on public safety experience while simultaneously balancing the demands of his architecture career. Mr. Walker has seen, utilized, assessed, and designed a multitude of public safety and firearms facilities all over the world, and he has a keen appreciation for how these facilities impact the ability of law enforcement to effectively serve its communities.

His personal passion for public safety began early – participating in the Portsmouth Police Department’s Civilian Ride-Along Program during high school and college. After earning his Bachelor of Architecture from Hampton University in 1985, Mr. Walker was accepted as a member of the Portsmouth Auxiliary Police Unit and began training to become a Certified Police Officer for the Commonwealth of Virginia. Since taking his oath in 1986, he has served as a Uniformed Patrol Officer, Special Units Detective, Homicide Squad Detective, Cold Case Homicide Unit Detective, and as an Auxiliary Field Training Supervisor.

Mr. Walker was promoted to Auxiliary Sergeant in 2000 and again to Auxiliary Lieutenant in 2005, serving as Auxiliary Unit Deputy Commander. During his eight years of service as the Portsmouth Police Department’s

Auxiliary Field Training Supervisor, Mr. Walker was responsible for meeting with the auxiliary recruits on a regular basis, reviewing their field training progress, and ultimately recommending their release from field training to the Chief of Police upon completion of all state and local department training objectives. This hands-on training experience has proven invaluable as he consults with clients on creating flexible, functional public safety training facilities.

Honored as the Portsmouth Police Department Auxiliary Officer of the Year in 1993, 1997, and 2004, Mr. Walker retired in 2015 after 29 years and 14,498 hours of volunteer service. His commitment to supporting law enforcement continues in his work as a public safety and firearms facility consultant, as he puts his dual sets of knowledge to use designing facilities that incorporate the best of modern technology hand-in-hand with functional building layouts.

Mr. Walker believes public service has immeasurable value and considers it a privilege to consult with those who keep our country and citizens safe. With his first-hand experience in law enforcement and public safety, he offers a one-of-a-kind skill set to his clients in public safety and law enforcement.

Relevant Experience

- + Joint Firearms Training Facility Range, City of Winston-Salem, Winston-Salem, NC
- + Indoor Firearms Range, FLETC, Charleston, SC
- + Indoor Firing Range, FLETC, Cheltenham, MD
- + Condition Study & Renovation for the Metropolitan DC Police, Department Indoor Firing Range, Washington, DC
- + Buncombe County Firearms Training Range, Asheville, NC
- + Indoor Firearms Range, FLETC, Artesia, NM
- + Loudoun County Public Safety Firing Range, Leesburg, VA
- + Albemarle County Firearms Range Facility, Charlottesville, VA
- + King Abdullah II, Special Operations Training Center, Jordanian Special Forces (Planning Services), Amman, Jordan
- + Military & Leadership Field Training Grounds Firing Range, Virginia Military Institute, Lexington, VA
- + Feasibility Study & Design for Union County Sheriff's Office Training Complex, Union County, NC
- + Renovations to Building 350 (live-fire training facility), NAS, Oceana, Dam Neck Annex, Virginia Beach, VA
- + Small Arms Firing Range (SAFR), Integrated Support Command, Honolulu, HI
- + Indoor Firing Range Addition, Building 221, FLETC, Glynco, GA
- + Firearms Range Renovation - Phase III, FBI Academy, Quantico, VA

Retired Auxiliary Lieutenant

Portsmouth, VA Police Department

Education

Bachelor of Architecture
Hampton University
1985

Registration

Registered Architect
Alabama
District of Columbia
Delaware
Georgia
Kansas
Louisiana
Maryland
Montana
North Carolina
New Mexico
New York
Ohio
South Carolina
Texas
Virginia
Ontario, Canada

Other Certifications or Training

Design-Build Institute of America Certification (DBIA)
NRA Range Development & Operations Course
Commonwealth of Virginia's Department of Criminal Justice Services Basic & Advanced Campus Threat Assessment Team Training for Higher Education

Honors

2006 President's Call to Service Award
(Presented by the President's Council on Service & Civil Participation for Volunteer Work with the Portsmouth Police Department)

Certificate from the National Rifle Association of America's Range Development and Operations Conference in Providence, RI

Years of Experience

42



JOHN C. SHIELDS, AIA, CCS, CCCA, GGP

Senior Architect

Mr. Shields is a Registered Architect with more than 33 years of design and construction administration experience. He is experienced with local government, federal, and private projects. He has a thorough knowledge and understanding of building codes and accessibility requirements and applies them to projects during both design and construction administration. Mr. Shields has broad-based construction and project management skills, focusing on controlling project scope and costs.

John is the lead architect on all law enforcement training facility projects and concentrates on the technical implementation of the project design. On each project, he implements rigorous quality control checks and serves as an advocate for the owner during design and construction.

Relevant Experience

- + Close Quarters Combat Training Facility, La Posta Miser Station, Pine Valley, CA
- + Feasibility Study & Design for Union County Sheriff's Office Training Complex, Union County, NC
- + Renovations to Chase Hall Pistol & Rifle Ranges, United States Coast Guard Academy, New London, CT
- + Military & Leadership Field Training Grounds Improvements and Firing Range, Virginia Military Institute, Lexington, VA
- + Albemarle County Firearms Range Facility, Charlottesville, VA
Buncombe County Firearms Training Range, Asheville, NC

Education

Bachelor of Architecture
Virginia Tech
1982

Registration

Registered Architect
Virginia
Maryland
Delaware
North Carolina

Years of Experience

33



MICHAEL S. HEDGEPETH, AIA

Senior Project Manager and Architect

As a Senior Project Manager and Architect for Clark Nexsen, Director of Structural Engineering, Mr. Hedgepeth brings broad experience across a wide variety of project types through a range of professional settings. For nearly a decade, he served as Campus Planning Architect at Virginia Tech. As an owner representative in the development of programming, pre-design, and capital budget planning, he worked with university stakeholders and professional consultants on instructional classrooms, research laboratories, office, meeting, and conference spaces, for both new construction and renovation projects.

Education

Master of Architecture
Virginia Tech
1984

Registration

Registered Architect
Virginia

Years of Experience

33

Relevant Experience

- + FLETC Renovation of Ranges 9-10, Glynco, GA
- + FLETC Pool Hoist Renovation, Glynco, GA
- + FLETC Transportation Security Administration Academy, Glynco, GA
- + Phoenix Packaging, LLC Plant Renovation and Expansion
- + US Army Ammunition Plant, BAE Systems, Radford, VA, multiple renovations and expansions.
- + Virginia Tech, Blacksburg, VA, Upper Quad Planning and Residence Facility Planning
- + Virginia Tech, Blacksburg, VA, Engineering Instructional Building for the College of Engineering

CENTRAL COMMUNICATIONS CENTER / PUBLIC SAFETY FACILITY

Raleigh, NC

\$62,000,000 | 98,000 SF | 2016 | Confidential Client

To meet the expanding safety and emergency response needs of a rapidly growing urban area, our client commissioned the team of Clark Nexsen and AECOM to program and design the new Central Communications Center. The facility is in continuous operation 24 hours a day, 7 days a week to provide coordination of public safety and emergency response teams. Its major functions consist of a 911 emergency call center, an emergency operations center, the area's main data center, and a traffic control center. Due to the critical mission of the building operations, back-up building systems and redundancy provide continuous operation in the event of natural disaster or man-made event.

Issues of safety, durability, and occupant comfort were major factors driving the design strategies for the facility. Employee entries, work areas, and indoor/outdoor break areas are secured and separated from public access points. The major

work areas face north with a large glass curtainwall system providing filtered natural light and expansive views to occupants working long and stressful hours. In addition to being constructed of durable materials, the exterior wall systems are blast and ballistic resistant to meet safety and resiliency standards. Building setbacks and vehicular access provide additional safety buffers from potential threats.



CHESAPEAKE PUBLIC SAFETY BUILDING

Chesapeake, VA

\$24,960,000 | 52,000 SF | 2016 | City of Chesapeake

The Public Safety Operations Center for the City of Chesapeake ushers in a new era for their emergency responders, providing the emergency management team and police with a state-of-the-art facility that streamlines and consolidates multiple departments. Designed by Clark Nexsen and HOK, this 51,150 square foot facility fully integrates the emergency dispatch center, emergency operations center, customer call center, backup network operations center, fire department training spaces, and associated ancillary spaces.

The design process emphasized programming for adjacencies that would allow each department to function optimally. Fundamentally, this centered on creating breakout team areas for every aspect of emergency activation and locating them adjacent to the large Emergency Operations Center, which accommodates up to 100 people. Additional spaces include emergency management meeting rooms, community meeting spaces, internal staff training rooms, and private offices. A full commercial kitchen equips the building to meet the needs of the emergency activation team, who are there for multiple days of 24 hour operation during an activation.

The facility is designed to be both sustainable and resilient. Extensive redundancy preserves operability in case of an unforeseen event, including redundant mechanical systems, a backup network operations center, and dual emergency generators. In a weather event such as a hurricane, the facility can withstand up to 130mph winds. Resilience and security overlap in additional considerations such as facility hardening, bomb blast mitigation, parking with separate entrances for employees and visitors, communications and radio tower placement, and security access points.

Sited next to the City of Chesapeake's animal services building, the precast concrete facility is intended to align with the existing architectural context while providing the security necessary for emergency operations. Its location on a capped construction landfill necessitated extra measures to ensure the appropriate venting of any potential methane or radon away from the building. Overcoming this design challenge involved the full range of Clark Nexsen's expertise, with architects, interior designers, landscape architects, and all of our engineering disciplines (civil, electrical, fire protection, mechanical, plumbing, and structural) collaborating on the solution.



POLICE DEPARTMENT SPACE NEEDS ASSESSMENT

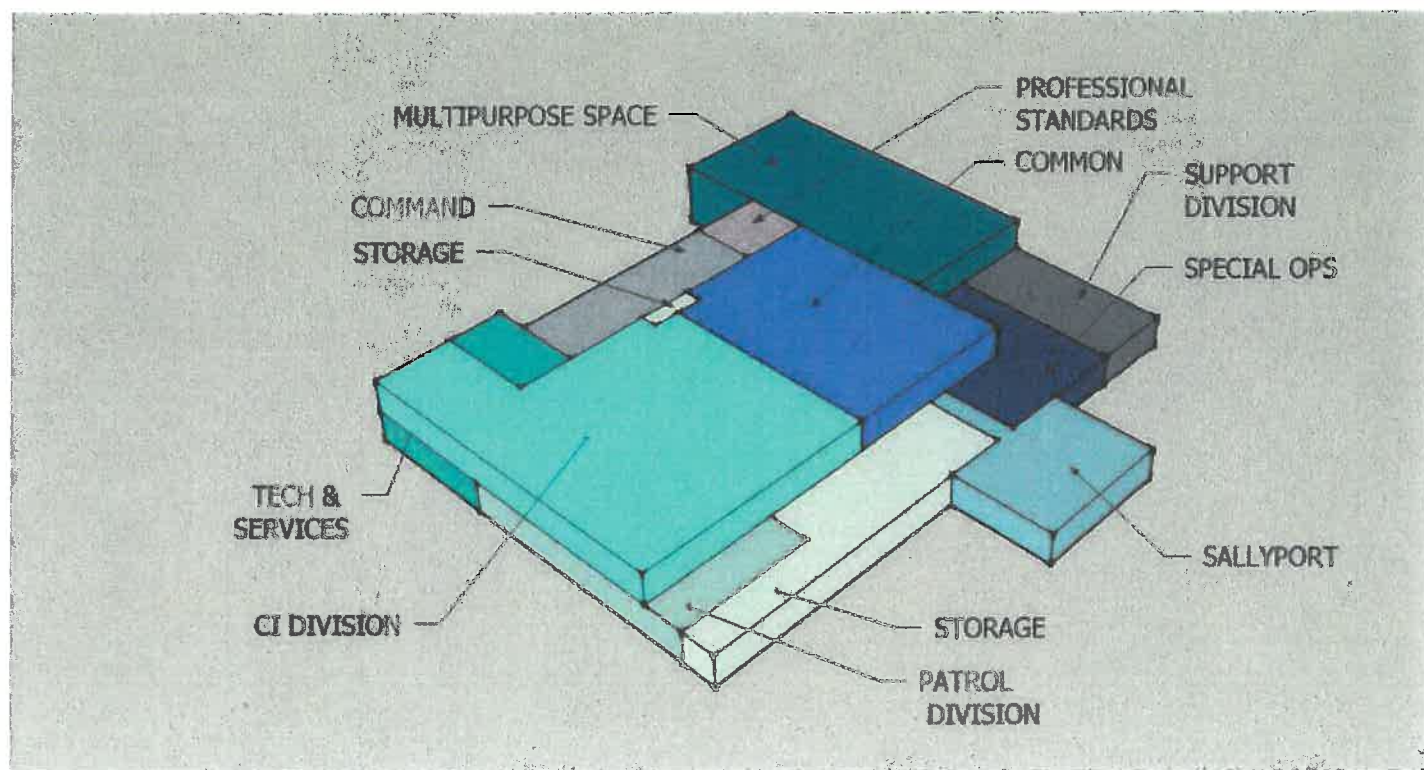
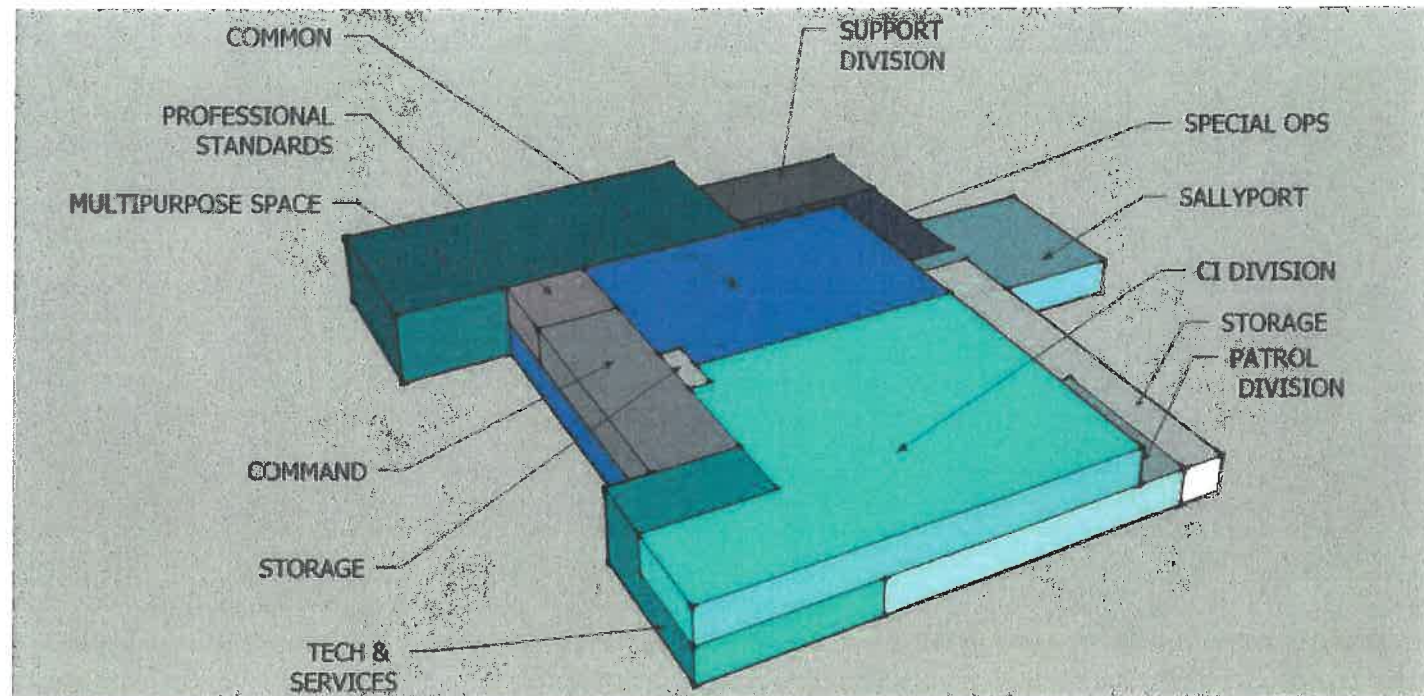
Frederick, MD

\$17,200,000 | 59,140 SF | 2016 | Frederick, MD Police Department

In recent years, the Frederick, Maryland Police Department has grown in conjunction with the increase in the City's population. While this law enforcement growth allows better service to the community, it also creates facilities-related challenges as new officers are housed in remote, leased commercial spaces. In addition to the negative impacts on police training, communication, and coordination, the existing facilities lacked adequately robust infrastructure to support both the electronic and physical security needs of a modern, urban police department. As a result, police department leadership partnered with Clark Nexsen's Public Safety team to develop a program defining necessary square footage, site, and cost in order to present Frederick's mayor and city council with a clear plan for a new Police Headquarters.

Our team worked closely with the Frederick Police Department to understand both current and projected facility needs. This effort included touring their facilities to note operational and physical shortcomings as well as conducting

interviews with executive staff and key supervisors to better understand their needs and goals for the future. Additionally, we documented current staffing and drafted staffing growth models based on anticipated population growth over the next 20 years. These staffing models were then combined with floor area modules developed based on the specific needs of the Frederick Police Department. From these models, massing diagrams were developed for both a single-story and a two-story building solution. Our land planners and civil engineers utilized these potential building footprints to create conceptual site plans affording adequate space for building, public and private (secure) parking, moderate force protection standoff and protective features for facility operations, and stormwater management features required by the State of Maryland. Lastly, this information was synthesized to establish a conceptual construction budget and a formal Space Needs Assessment, empowering the Frederick Police Department to approach the City with a well-defined request for a new police facility.



NEW INDOOR SHOOTING RANGE, POLICE SUB-STATION, & FIRE DEPARTMENT TRAINING & OPERATIONS SPACE

Wilmington, NC

\$9,600,000 | 30,044 SF | 2017

Wilmington Police Department (WPD)

Clark Nexsen, working with the City of Wilmington, designed a police space (approximately 22,000 square foot) to include a 10-lane, 100-yard indoor firearms range with a planned space for a future 50-yard range, classroom space, simulators, shooting area(s), lead recovery system, storage space, police office space, and restrooms. There will also be a K-9 training area and the facility will include a Use-of-Force Simulator and a Driving Simulator. The Wilmington Police Department will also base future Citizen's Police Academies at the facility giving city residents a chance to use the simulators and go through some of the experiences officers do.

In addition, this facility includes an 8,000 square foot space to house the Fire Department's training and logistics divisions. The facility will include office space, classroom space, driving simulator space, incident command simulator space, logistics storage and physical fitness training /shower facilities.

The Wilmington Fire Department (WFD) will also have space for the six-member Training & Logistics Division, which primarily works out of offices that were designed to be closets or storage rooms at the Department's Market Street Headquarters. The WFD driving simulator will be relocated to the new facility. Additional spaces to be added to the facility will include a physical training room (mat room), exterior perimeter fencing, and possible relocation of the Fire Department training vehicle parking area within the fenced perimeter.



4525 MAIN STREET TOWER

Virginia Beach, VA

\$28,344,856 | 794,000 SF | 2014

With a mix of retail, living, and office options covering 17 city blocks, Town Center has become one of the area's most desirable destinations. The Main Street Tower project expands the central business district as part of a public-private partnership with the City of Virginia Beach and design-build partner, Armada Hoffer. Flexibly designed to accommodate various business configurations and technologies, the lobby features several walls that are covered with reclaimed wood from the Washington Navy Yard. The tower element defines the corner of Town Center and Main streets with restaurants and upscale ground level retail that appeals to a younger demographic. The multi-use building includes nine floors of office space, 288 apartments, ground floor retail, and a six-floor, 950-car parking garage.





GREEN SQUARE PARKING DECK

Raleigh, NC

\$17,000,000 | 272,320 SF | 2011

The Green Square Parking Deck is a 9-level parking structure that is part of the redevelopment of a full city block in the Green Square complex of Raleigh. The development includes the parking deck, a museum, and an office building. The parking deck incorporates several sustainable design strategies while providing 900 parking spaces for visitors and state employees.

Conceptually, the deck is conceived as a concrete frame wrapped in an enclosure screen of vertical fins. These fins, or solar blades, allow air and light to penetrate the deck while also offering a dynamic façade to the pedestrian or car passerby. The fins are thought of like a curtain, in some cases being pulled back where openings are desired. To anchor the parking structure to the site and the adjacent buildings, the cladding transitions at the ground to a solid base of precast concrete. Stair towers are located along the street edge and major intersections to provide pedestrians with visible and safe access. An extensive glazed curtainwall provides transparency and weather protection to the vertical circulation, while canopies extend horizontally from the structure to protect and transition pedestrians along the sidewalk and indicate access points for both pedestrians and vehicles.

A photovoltaic array is located above the top parking level, supplying collected solar energy directly into the power grid. Enough energy is collected to power 3,000 homes per year. Rainwater is collected and stored in a cistern to be used for irrigation of the State Capital area grounds.







2. | ALTERNATE PROJECT CHARACTERISTICS

CONCEPTUAL PLANS & RENDERINGS

Please see the following pages for renderings of alternate scenarios described below.

While the original concept showed the police station fronting the proposed new commons, alternate siting arrangements are possible.

ALTERNATE SCENARIO 1 | For example, the police station component can be situated to front New Church Street, with the parking structure fitting between the police station and Clay Court.

Such a siting can be regarded as formalizing an extension of the historic 16 squares of the original Town of Blacksburg layout by acknowledging the street grid and formal building layout. By utilizing New Church Street, the street sidewalk will be animated with pedestrian and vehicular traffic, and the fabric of the historic district and be integrated into the new development. Along Clay Street, a handsome façade for the parking structure will be compatible with existing and new commercial development however in keeping with the neighboring historic 16 squares.

Another attribute of such a Public Safety Complex siting will be making the statement that the police station is an integral part of the community – secured but not a like a fortress on the hill. This design intends to convey the sense that the Police Station is a friendly and visible part of the community, and making the citizens feel both welcome and secure.

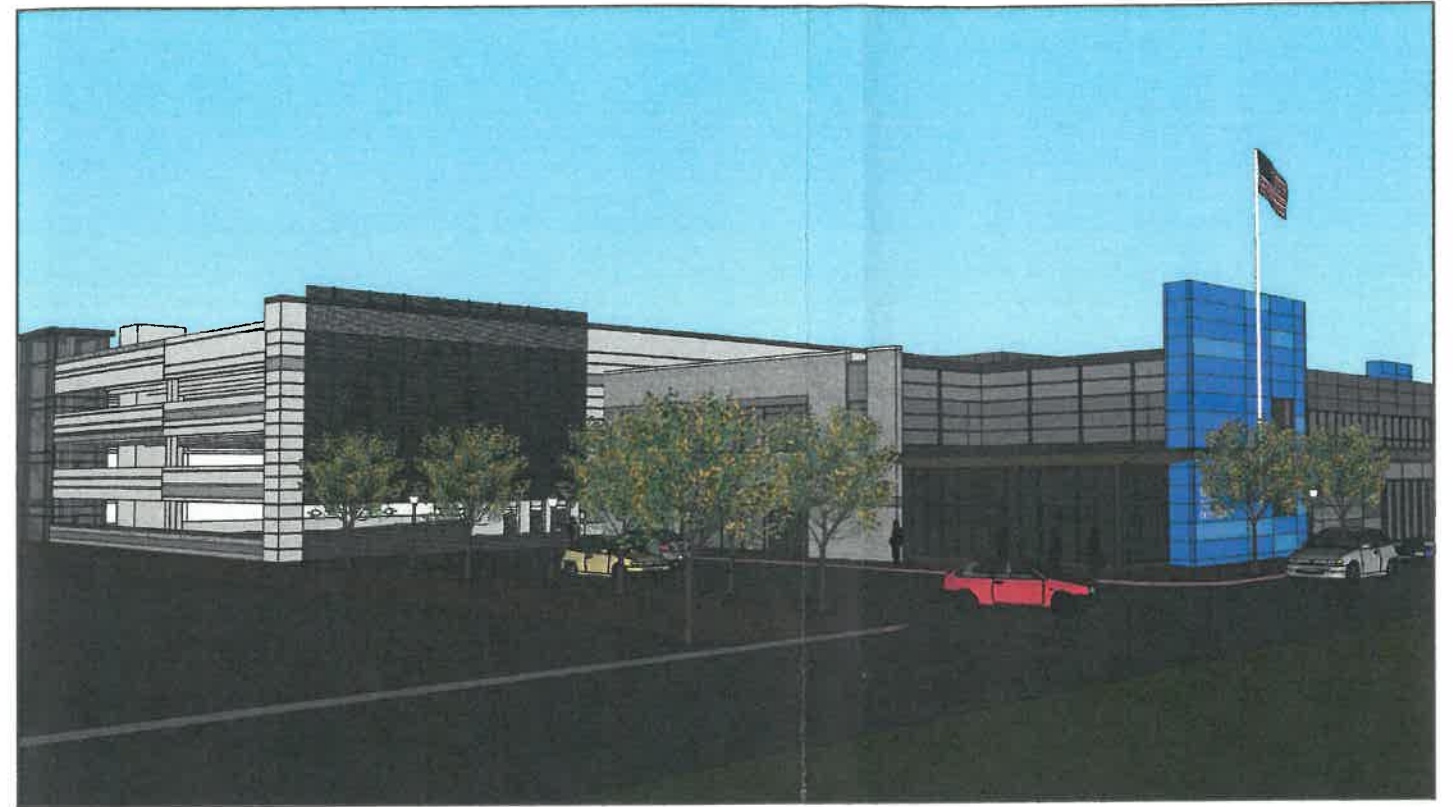
ALTERNATE SCENARIO 2 | A second concept that could be explored further sites the parking garage on the proposed commons side of the property and allows the police station to front Clay Street. The advantage to this layout includes a prominent corner entrance on New Church Street and Clay Street and allows the architecture to blend ideas from the new development with architecture that respects the 16 squares historic district.

Additional alternate plans can be explored to maximize the functionality of the police station and the parking garage while providing the best overall site solution to the future development and the existing neighboring businesses and residents.

SUPPLEMENTAL VIEWS | EXHIBIT B
ALTERNATE SCENARIO 1



VIEW FROM CORNER OF CLAY STREET AND NEW CHURCH STREET



VIEW FROM NEW CHURCH STREET

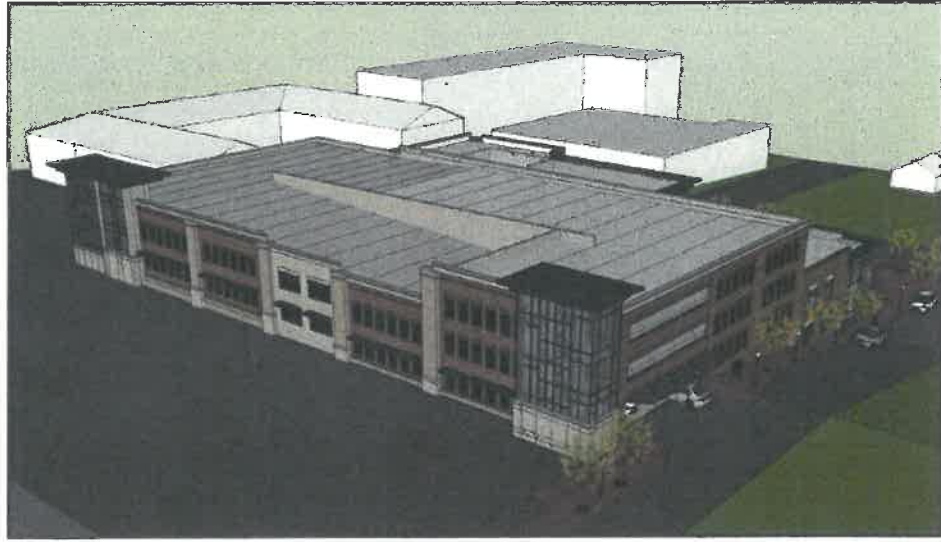


ELEVATED VIEW FROM NEW CHURCH STREET



ELEVATED VIEW FROM CORNER OF CLAY STREET AND NEW CHURCH STREET

**SUPPLEMENTAL VIEWS | EXHIBIT B
ALTERNATE SCENARIO 2**



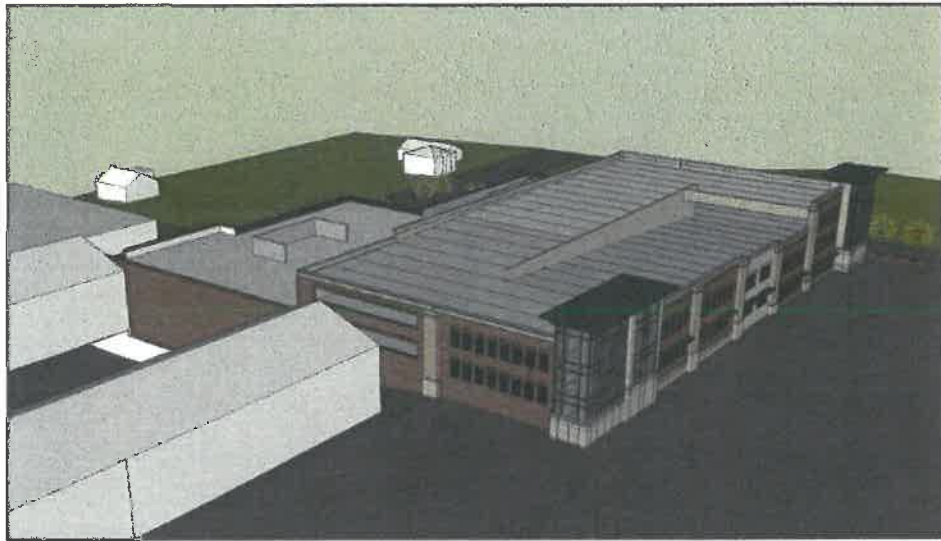
COMMONS VIEW OF PARKING DECK FROM NEW CHURCH STREET



VIEW FROM CORNER OF CLAY STREET AND NEW CHURCH STREET



VIEW OF CLAY STREET



VIEW ABOVE NEW CORPORATE OFFICE BUILDING TOWARD NEW CHURCH STREET



VIEW FROM NEW CHURCH STREET ACROSS COMMONS



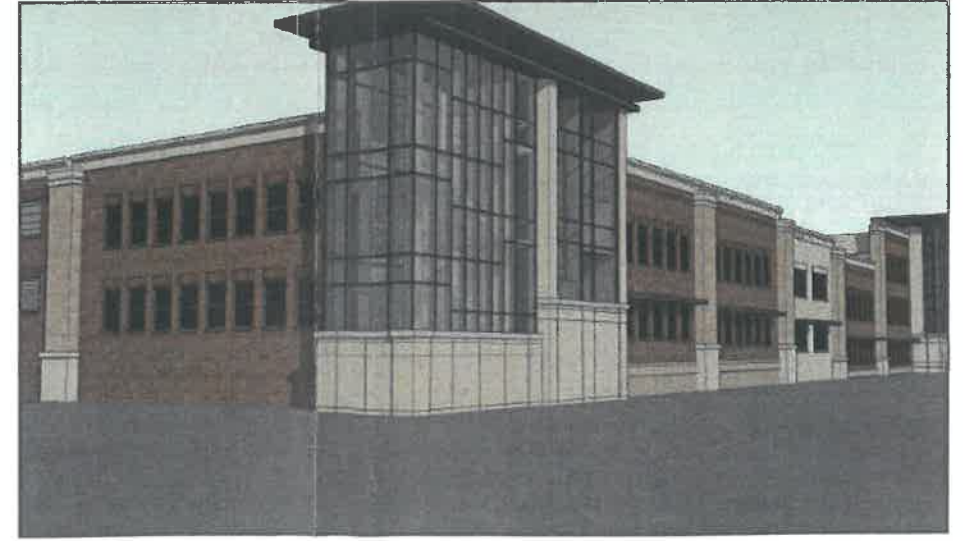
VIEW FROM CLAY STREET UP NEW CHURCH STREET



VIEW FROM CORNER OF CLAY STREET AND NEW CHURCH STREET



VIEW FROM MAIN STREET DOWN CLAY STREET



VIEW OF NEW CORPORATE OFFICE BUILDING TOWARD NEW CHURCH STREET