

General Planning Project for Peterson Air Force Base Command District Development Plan



by Tess Ahern - Planner, HB&A

HB&A, a Colorado Springs-based planning and architecture firm, was awarded the 2019 Merit Award: General Planning Project for the Peterson Air Force Base Command District Development Plan in part because of its innovative charrette process of using 3D-printed physical models of the base to stimulate creative, ambitious concept development.

During the charrette, the stakeholders used these models in a rapid-fire tabletop exercise to create development concepts for two areas of the base's central core, generating 17 unique scenarios in just a few hours. This method gave participants an immediate understanding of how facility massing created well-connected public spaces and

enabled stakeholders to visualize important planning principles like pedestrian scale, walkability, the relationships of



facilities to streets, and appropriate parking solutions.

In charrette situations, lay participants are sometimes hesitant to put pen to paper out of fear that they lack the artistic skill. HB&A's technique removed those barriers, allowing participants to freely and quickly illustrate creative and thoughtful ideas.

"This document was not only produced through a process that worked very well for us organizationally, but it still sits on the desks of our senior leadership and is actively referenced on a regular basis to inform crucial decision-making tied to our national defense strategies," said 21st Civil Engineer Squadron Lieutenant Colonel D. Landon Phillips of the plan.

Peterson Air Force Base's centrally located Command District, which comprises the Command Complex and the Triangle Area, is home to several high-profile Air Force and Army command headquarters, including NORAD; NORTHCOM; U.S. Army Space and Missile Defense Command; and the U.S. Air Force Space Command; as well as critical operational, educational, and community support facilities.

The plan provides a 20-year blueprint for development of the base's core areas and charts a phased path for livability, density, and smart investment. The plan adds pedestrian and user connections between new administrative and office uses and an attractive, connected, and useful "town center" that houses mixed-use retail, commercial, and civic functions.

HB&A was also awarded the 2018 Federal Planning Division (FPD) Honor Award: Outstanding Area/Site Development Plan for the Peterson Air Force Base Triangle Area Development Plan at the FPD national workshop in San Francisco in April.