



DEPARTMENT OF
PLANT SCIENCE &
LANDSCAPE ARCHITECTURE



Figure 1. Created by Lotoia Simpson

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Tipton Executive Airpark

Overview and Design Solution Notes

GOAL:

Create a space of beauty that brings new economic viability to Tipton Airport

OBJECTIVES:

- Introduce expanded services to the new terminal at Tipton Airport.
- Build office space that accommodates NSA and Fort Meade service providers, special use industries related to an airfield, and the general business community.
- Provide functional and interpretive storm-water management techniques and spaces that demonstrate Anne Arundel County's commitment to responsible stewardship.





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PERSPECTIVE 3: MEADOW



Preliminary Site Plan



Design Solution Overview:

Total Design Solution Area: 19.5 Acres

Buildings Summary:

-New Tipton Executive Airpark Terminal: 3 Floor with Terminal Operations Levels, Atrium, Skylights, Event Center with Panoramic Runway and Wildlife Refuge Overlook

-Four Buildings of 1st Floor Retail, 2nd & 3rd Office

-One Building of 1st, 2nd, 3rd Floor Office Space

-Museum - Iconic Structure: 2 Floors (Proposed National Cryptologic Museum Site Alternative for current NSA structure)

-Two Community/Fort Meade related Buildings:

- Library: 2 Floor

- Community Center and Potential Day Care Facility: 2 Floor

- One Gym/Health and Wellness Center/Locker Rooms: One Floor, Elevated Ceilings

Parking:

Ground Level Parking: 3 Sites

Structured Parking: 3 Level



Design Solution Data:

Office Space ft2:

- 4 Buildings of 2 Levels Office: 61,000 ft2
- 1 Building of 3 Levels Office: 29,000 ft2
- Total (Design Solution): 90,000 ft2
- Office space expansion opportunity (per additional level added to all 5 Office Buildings): 40,000ft2
- Personnel capacity (Design Solution): 450
- Personnel Capacity (per additional floor set): 200

Terminal floor space 30,000 ft2

Retail floor space: 30,300 ft2

Gym/Wellness Center: 7,800 ft2

Community buildings (2) &* Museum: 70,000 ft2

Permeable Plaza area added: 143,300 ft2

Infiltration added: 327,850 ft2

Sports field added: 49,500 ft2

Parking ft2 / approx.. parking spots:

- Structured Parking Garage: 154,000 ft2/ 500 spots
- At-grade Parking (3 areas): 126,000 ft2 / 420 spots
- Total: 180,000 ft2 / 920 spots
- Parking expansion opportunity (assumes 1 level added above each at-grade parking area: 126,600 ft2 / 420 additional spots