

Industrial/ Warehousing Areas.

Fig. 18-1: Industrial/ Warehousing Problem.

Industrial/warehousing areas within military installations are utilitarian environments that should provide a safe and pleasant working environment while satisfying functional and security requirements. These areas are typically very stark environments characterized by problems such as:

1. Stark, plain building facades of variable upkeep and design vintage.
2. Continuous hard surface paving between buildings with no clear definition between vehicular and pedestrian circulation parking and service areas.
3. On-street parking.
4. Little or no planting.
5. Undefined or unused space between buildings.
6. Lack of outdoor amenities for area personnel.
7. Cluttered open storage yards that can be viewed from main roads and adjacent land use areas.
8. Unattractive and inconsistent street lighting fixtures and poles that do not provide adequate lighting for nighttime security and surveillance.

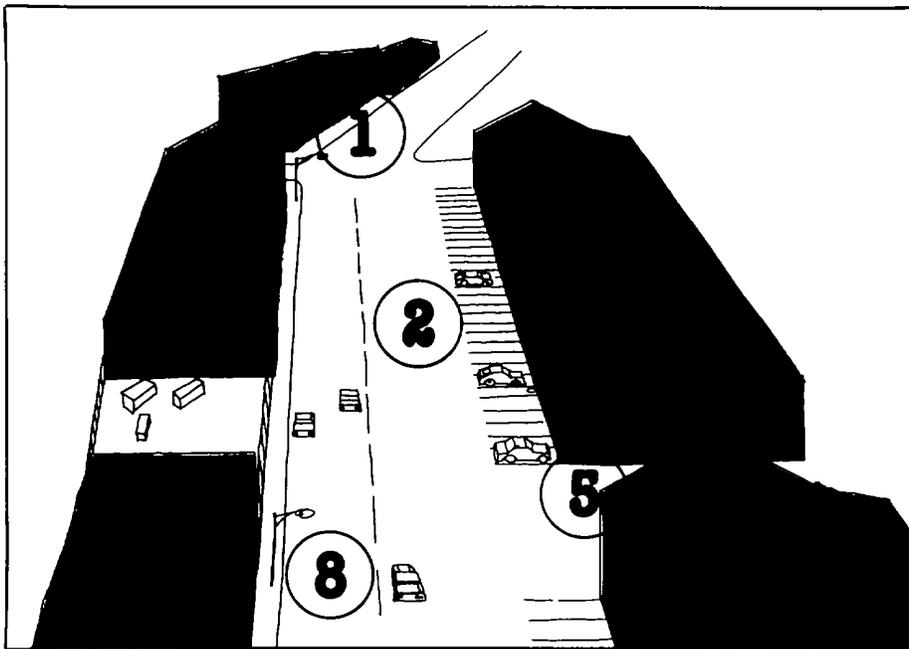
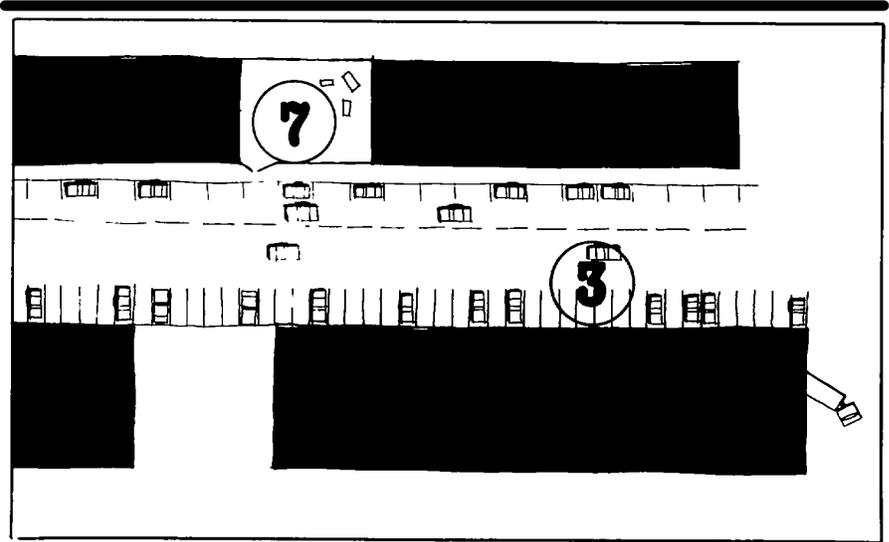
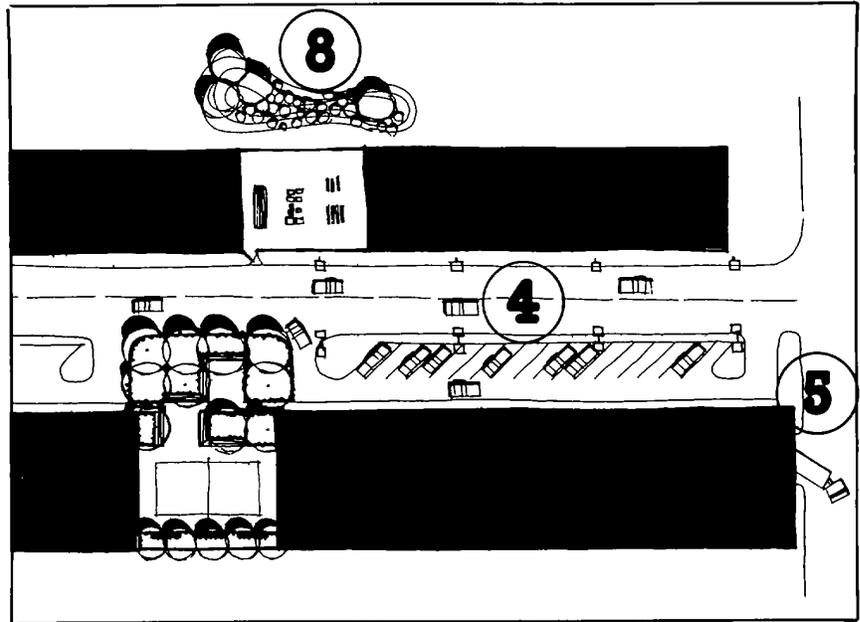


Fig. 18-2: Industrial/Warehousing Solution.

While it is appropriate that less effort be expended on visual concerns in these operational areas, there are still practical opportunities for improvement. Improvements in these areas should be oriented toward providing a safe utilitarian environment with some form of small or "vest pocket" amenities that provide visual relief and recreational facilities for area personnel. Proposed improvements illustrated here include:

1. Upgrade building appearance with a uniform level of maintenance throughout the area.
2. Provide visual interest and building identity to the stark setting by varying building colors within an established color palette of complementary colors.
3. Create a small focal point amenity such as a "vest pocket" park on unused space between buildings that introduces planting into the area and provides area personnel with an outdoor place for relaxation, lunch time eating and recreation.
4. Reorganize the street right-of-way to provide a clear delineation of vehicular circulation with curbing and striping.
5. Provide clearly defined building service bays with curbing and planting islands.
6. Relocate parking into offstreet parking bays within the existing space between buildings.



7. Provide sidewalks for safe pedestrian movement between buildings and parking.
8. Screen open storage areas from adjacent roads and land use areas with planted earth berms in front of security fencing.

9. Provide a coordinated street lighting system of attractive fixtures that provide necessary nighttime illumination for security and surveillance.

