

next NGA WEST North St. Louis

*The catalytic anchor to create
a vibrant urban community*







**OFFICE OF THE MAYOR
CITY OF ST. LOUIS
MISSOURI**

**FRANCIS G. SLAY
MAYOR**

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October 1, 2015

The City is very proud to be home to the National Geospatial-Intelligence Agency (NGA) and its employees, which have played an important role in St. Louis's history. I am convinced that the NGA has an even greater part to play in our future.

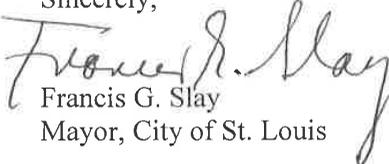
The NGA is vital to our City's economic health, and its relocation to North St. Louis will reinvigorate a significant urban area of our community. Conversely, losing the NGA would be a devastating blow to our City's economy. The many benefits to the future of both St. Louis and NGA are immeasurable, promising and exciting.

Downtown St. Louis has been thriving in recent years, supported by a strong commitment from our community and unique neighborhoods throughout our City. The stimulus from NGA's relocation will allow Downtown energy to spread into North St. Louis and catalyze further development. Supported by multiple federal initiatives in and around this neighborhood, including Strong Cities, Strong Communities (SC2), Promise Zone, and Choice Neighborhood, this opportunity will be the pivotal moment in the history of the neighborhood and the City.

I am very proud of the development of our City and how resilient we have been, and I strongly believe that the NGA will be the driving force to pull this neighborhood back into its glory. It has a diversity of housing opportunities and the population to support new amenities and infrastructure enhancements, which will be built by a skilled labor force. The benefit to the community and the City will be unprecedented.

I want to thank everyone who has been involved in this proposal to attract NGA to North St. Louis and express my sincere respect for the progress and efforts made by my St. Louis Development Corporation team in this endeavor. The excellent teamwork and dedication to our City and NGA has been evident every step of the way. We are honored to have the NGA in the City of St. Louis and committed to making the decision to keep it here as easy as possible.

Sincerely,


Francis G. Slay
Mayor, City of St. Louis



October 1, 2015

ATTN: Susan Pollmann
N2W Program Director, Mail Stop: L-5
3838 Vogel Rd
Arnold, MO 63010-6238

Subject: Relocation of the National Geospatial-Intelligence Agency Headquarters

Dear Ms. Pollmann:

The relocation of the National Geospatial-Intelligence Agency (NGA) headquarters to North St. Louis will positively influence the economic climate in the City. In addition to keeping 3100 highly skilled jobs in St. Louis, the NGA city earnings tax is a key contributor to the City budget. By remaining in the City, NGA will demonstrate its commitment to both its employees and to the City, which has been its home for almost 200 years. We see this as an exciting opportunity for growth and continued success of both St. Louis and NGA.

This catalytic urban project will provide both short and long term benefits. Most importantly, it will prompt the allocation of federal and state financing for infrastructure improvements, community open space, and pedestrian and bicycle additions and enhancements.

The North St. Louis site will be delivered on time, from one owner, environmentally clean, with all buildings and foundations removed, streets and alleys vacated, and utilities removed or relocated around site.

I hope you are able to envision the excellent opportunity this site has to offer to your company, existing employees and for new employee recruitment. I look forward to continuing to work with you and your team to answer any questions or supply additional information.

Sincerely,

Otis Williams
Executive Director

Clean Energy Development Board • Enhanced Enterprise Zone Board • Industrial Development Authority
Land Clearance for Redevelopment Authority • Land Reutilization Authority • Local Development Company
Planned Industrial Expansion Authority • Port Authority • Tax Increment Financing Commission

Francis G. Slay
Mayor

Otis Williams
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Intent of this Document:

This is a first edition briefing book that summarizes the proposal to the National Geospatial-Intelligence Agency (NGA) on behalf of the City of St. Louis.

This document is intended to be revised to respond to the Draft Environmental Impact Statement (DEIS) and public comments.

Executive Summary

Selecting North St. Louis for the next NGA West headquarters will energize the **next great St. Louis neighborhood**. We are a city of great neighborhoods, and all the planning, regulatory and financial pieces are in place to make this area prosper. The City is committed to making a series of bold infrastructure, transportation and park investments under the North St. Louis NGA Initiative, described herein. These public investments will provide improved access, not only to the next NGA West site, but to a host of public and privately owned land surrounding the site. The City and State have both passed legislative action providing over \$100 million for the City to complete site preparation for the next NGA West including; site assemblage under one ownership, environmental cleanup, demolition of structures, street and alley vacation, re-routing of utilities, and improved access to the site from major interstates. The City has taken all steps necessary to secure commitments and funding to deliver a unified, clean site of 99 acres.

This proposal is led by the City of St. Louis with the support and cooperation of regional and state agencies. The selection of this site for the next NGA West headquarters will create an economic stimulus to revitalize the community and support the North St. Louis NGA Initiative. The most important attributes of the site are its **urban location and connectivity**. This site offers the following attributes that are most valued by employees:

- Urban location with many social, economic and lifestyle opportunities
- Proximity to downtown St. Louis
- Access to Missouri and Illinois living opportunities
- Access to the region's most desirable neighborhoods
- Access to a diversity of housing choices and price points
- Access to a diversity of education, recreation, entertainment and cultural activities
- Mobility choices for commute and lifestyle destinations

“Executive Order 12072, entitled “Federal Space Management,” requires all Executive agencies that have a mission requirement to locate in an urban area to give first consideration to locating Federal facilities in central business areas, and/or adjacent areas of similar character, to use them to make downtowns attractive places to work, conserve existing resources, and encourage redevelopment. It also directs Executive agencies to consider opportunities for locating cultural, educational, recreational, or commercial activities within the proposed facility.”

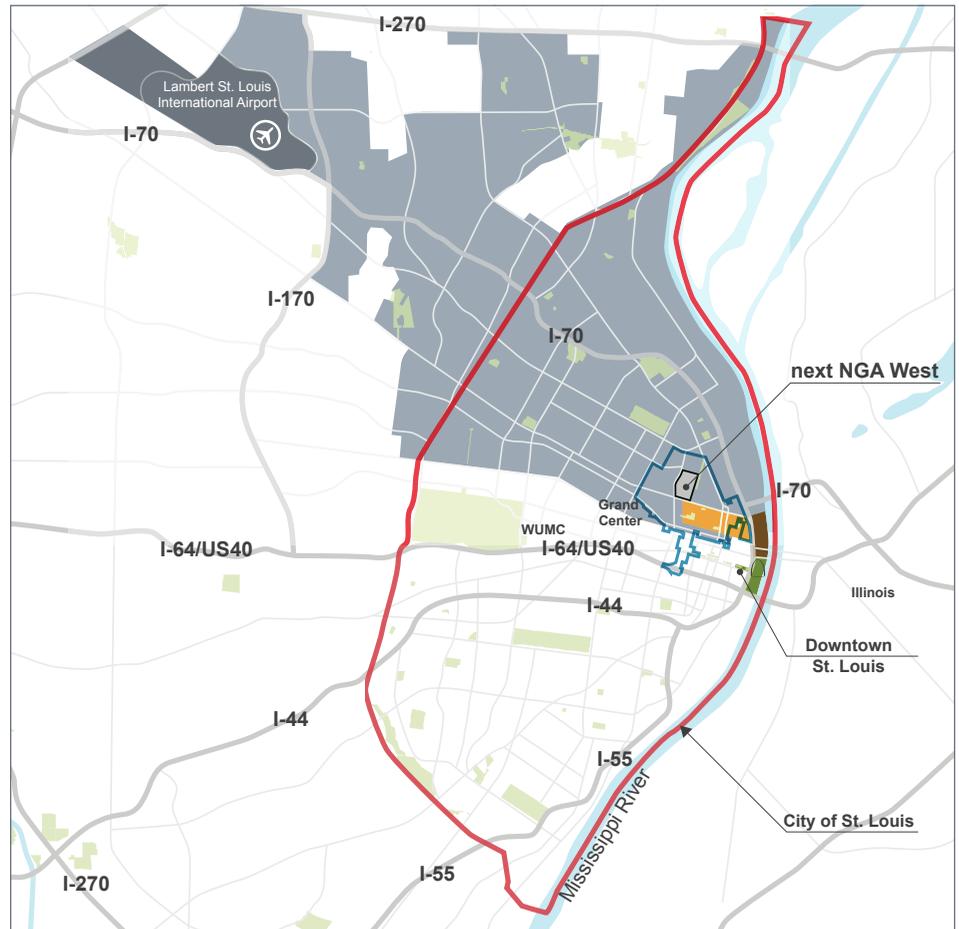
— Cornell University Legal Information Institute



The next NGA West site location in North St. Louis will leverage federal support.

Downtown St. Louis has enjoyed a growing revitalization in recent years, from renovated historic loft buildings to a growing scene of new restaurants, shops and services. St. Louis is rising once again with an influx of people and investment into downtown. According to the 2015 Downtown St. Louis Residential Occupancy Report downtown population has increased 133% in the last 10 years to 8,300 residents. This economic revitalization has spread rapidly west through Grand Center and has now extended to the Cortex Innovation Community and Washington University Medical Center. Here there has been a rapid increase in high tech and life sciences innovators at Cortex, a new IKEA store, and multiple new buildings under construction including over \$1.5 billion in new clinical and research facilities.

These investments, combined with downtown successes, are attracting new young creative professionals into the city. Property values are increasing and development is happening. In the past 10 years the area known as Old North St. Louis has gone from a neighborhood of urban pioneers to a stable, vibrant and diverse community. The NorthSide Regeneration Redevelopment Plan was approved in 2009 with an associated \$390 million in Tax Increment Financing (TIF) focused on bringing new infrastructure, transportation, parks and amenities to North St. Louis. The plan will yield improved sustainable infrastructure along with thousands of permanent jobs and over 10,000 new construction jobs.

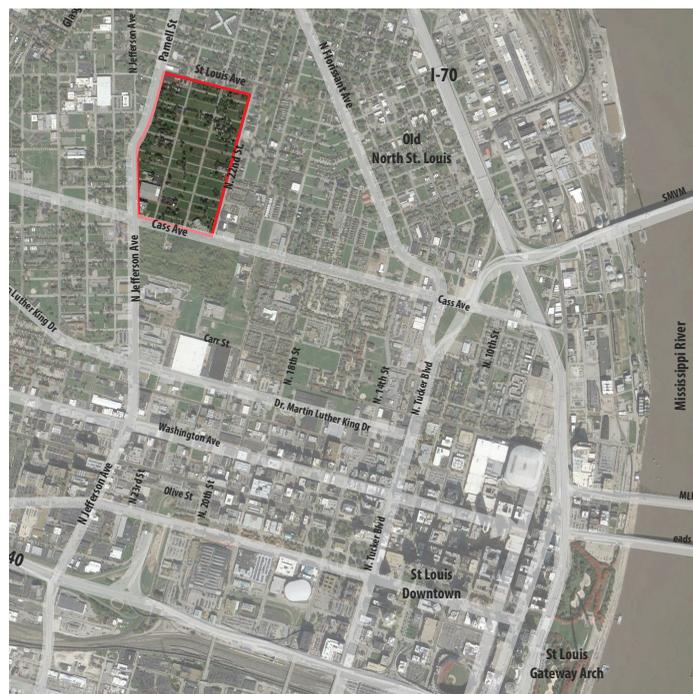


- 2014 Strong Cities, Strong Community
- NorthSide Regeneration, LLC TIF Boundary
- 2015 Promise Zone
- 2015 Choice Neighborhood
- 2015 North Riverfront Open Space and Redevelopment Plan
- 2015 CityArchRiver

Important **federal initiatives** are also committed to North St. Louis. In January 2015, Urban Strategies, a local non-profit, received a \$500,000 **Choice Neighborhood** Planning Grant to plan the revitalization of Preservation Square housing and the surrounding area. A Transformation Plan is now underway to create opportunities for people to access better housing, education, health and economic development. The neighborhood will soon be eligible for an Implementation Grant to make the Plan a reality with a potential \$30 million in federal funding. **Strong Cities Strong Communities (SC2)** is collaborating with the City of St. Louis providing technical advice and expertise from federal inter-agency teams for City and Regional planning with the goal of creating jobs and opportunities for communities to regain economic stability. In addition, St. Louis was named as one of eight federal **“Promise Zones,”** creating an opportunity to address poverty for the next 10 years with technical assistance, federal staff support and preferential access to federal funding.

The **North St. Louis NGA Initiative** currently underway by the City of St. Louis will rebuild the infrastructure and roadways of Cass and N. Jefferson Avenues from two freeway interchanges to and beyond the next NGA West site. N. 22nd Street and St. Louis Avenue, on the east and north boundaries of the site, will also be reconstructed in order to relocate utilities surrounding the NGA. The street improvements will include street trees, tree lawns, sidewalks, new lighting and security systems, bicycle facilities and underground broadband infrastructure. The Initiative is supported by the already approved NorthSide Regeneration, LLC TIF Plan and is focused on both improving the existing community residences and businesses, but also building new community amenities, retail and services within the neighborhood. Immediate development of community amenities is planned on the former Pruitt-Igoe site, on the south side of Cass Avenue, and single family, attached and multi-family housing is envisioned to complete the neighborhood between the NGA and Old North St. Louis. The new infrastructure will further support new business development along both Cass and N. Jefferson Avenues.

City leaders and department heads are **fully aligned** with this Initiative and see the NGA West relocation to this neighborhood as the tipping point for neighborhood reinvestment by existing homeowners and businesses, and the catalyst for new development by the private sector. The arrival of new NGA employees to the site will support the addition of mixed-income residential developments to provide a diversity of housing choices for employees as well as support the existing community.



The next NGA West site location in North St. Louis

The site itself has flat terrain, is **accessible** from all sides for construction, and has no known soils issues or unusual conditions that would hamper cost-effective demolition and development. The North St. Louis NGA Initiative will support new urban amenities within walking distance of the next NGA West. There are numerous existing services nearby including a fire station on N. 22nd Street, and the Fire Department Headquarters and Police Station on N. Jefferson Avenue. Sensient, a global developer and marketer of high-performance, technology-based color, flavor and fragrance systems, employs approximately 350 people directly adjacent to the next NGA West site. In addition to numerous operating businesses, schools and churches in the area, two new schools are committed to joining the neighborhood. The Eagle College Prep Elementary School will renovate and occupy the nearby Zion Lutheran facilities on Benton Street and the KIPP Charter School has committed to renovate and occupy the former Pruitt School just south of Pruitt-Igoe.



*“You can’t rely on bringing people downtown,
you have to put them there.”*

— Jane Jacobs, *The Death and Life of Great American Cities*



North St. Louis has numerous operating businesses, schools and churches in the area.

Photo courtesy of Civitas, Inc.

The next NGA West will create an estimated 5,200 construction jobs for the \$1.6 billion project. In addition, the North St. Louis NGA Initiative planned infrastructure improvements will add thousands of additional construction jobs and a significant number of new permanent jobs with the addition of new office, retail, hospitality and health amenities to the community.

The site is surrounded by City and NorthSide Regeneration, LLC owned land, making near term development imminent. One of the largest pieces of that land, the former Pruitt-Igoe site, is one of the first logical sites for the development of community services and amenities. In fact, this site location has a recently approved Certificate of Need (CON) and is moving forward with the approval process for design and construction of a three bed urgent care facility. This effort is underway for final approvals and development, with a proven successful health care organization to operate the facility. The overall site will be divided into urban-sized blocks to support compact mixed-use development and additional community and healthcare services.

We are excited and ready to go!

“We understand that NGA will not, by itself, stay ahead of technology trends. Thus, we must become better at finding and exploiting the innovations of others.”

— Robert Cardillo, Director, NGA



Regional Context

The North St. Louis next NGA West site is adjacent to downtown and less than five miles from the existing NGA site. It is at the center of a well-planned and funded urban development area. The site is connected with an urban street grid, bus services, nearby MetroLink, bicycle network, and a mix of uses and destinations. A multitude of amenities, health services and entertainment venues already exist in the area, and additional amenities are envisioned as part of multiple planned projects.

A large number of higher education institutions and technology related businesses are located nearby as well. Cortex Innovation Community, a growing innovation hub and technology district, is only two miles away, adjacent to the Washington University Medical Center, and offers a unique opportunity for collaboration, recruitment and retention of employees. The combined Medical Center/Cortex district already includes 30,000 employees and is experiencing explosive growth, with over \$1.5 billion in new investment currently underway.



- Health Facilities
- Educational Facilities
- Neighborhoods/Key destinations

St. Louis great neighborhoods, destinations and local amenities.

Numerous projects recently completed or underway have brought energy and continued investment into the area. The downtown Citygarden on the Gateway Mall has been transformative with its constantly high level of activity. The CityArchRiver project is under construction at the Gateway Arch, which includes a deck over the freeway and a major enhancement to the Jefferson National Expansion Memorial museum. The energy is extending north with a new North Riverfront Open Space and Redevelopment Plan and the recently released Riverfront Stadium Plan.

The next NGA West location fits directly into the highly effective Downtown Next Vision Plan, the NorthSide Regeneration Plan, the 5th Ward Neighborhood Plan, and is supported by the current North St. Louis NGA Initiative. The City's concerted efforts in planning have sparked \$4.5 billion in new investment in the downtown area, and the opening of a new IKEA store at Cortex signals that new investments in growth and housing are here to stay.



"Washington University's mission is to discover and disseminate knowledge, and protect the freedom of inquiry through research, teaching, and learning." - Washington University in St. Louis website
Photo courtesy of Washington University in St. Louis



St. Louis Avenue north of the next NGA West site proudly displays the history of the neighborhood with stunning architecture.
Photo courtesy of Civitas, Inc.



"Saint Louis University is a major research institution where premier researchers tackle local and global challenges. With a commitment to community service, many courses integrate service into academics with over a million service hours each year."
-Saint Louis University website
Photo courtesy of romeofthewest.com

MetroLink carries almost 54,000 riders a day and connects to a series of MetroBus lines at the Civic Center station on N. 14th Street.
Photo courtesy of Citizens for Modern Transit



Existing Vehicular & Transit Access

The site is accessed directly from I-70 on the north from N. Jefferson Avenue, by the new Stan Musial Veterans Memorial Bridge on Cass Avenue which connects the site to Illinois, and from both I-64/40 and I-44 from the south along North and South Jefferson Avenue. The site is already well served by regional bus routes and the closest MetroLink stop is only 1.5 miles from the site, making it easy to take a bus or bicycle. Approximately 50,000 residents live within a two mile radius of the intersection of N. Jefferson and Cass Avenues. Approximately 2/3 of NGA employees currently reside in Missouri.

- Major Streets
- MetroLink
- Freeways
- Next NGA West Site



Existing & Planned Open Space

The next NGA West North St. Louis site is centrally located near existing and planned open space and bike routes and in the near future is planned to be connected to 110 miles of Great Rivers Greenway (GRG) regional trails and 150 miles of Bike St. Louis facilities. Since 2000 GRG has invested in parks, open space and trails that connect people and places. The character of the trails vary by neighborhood to create a unique and engaging experience that connect communities to each other and support a healthy lifestyle. The trails and open space connect easily to the MetroLink and MetroBus system, creating a well connected multi-modal network.

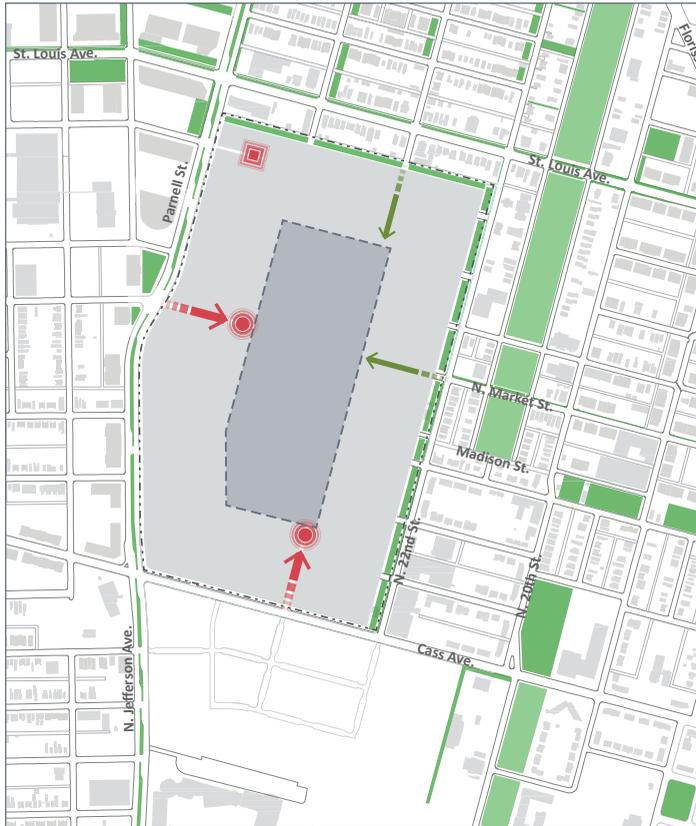
- MetroLink
- Existing bike access
- - - Planned bike access
- Parks

Next NGA West Site

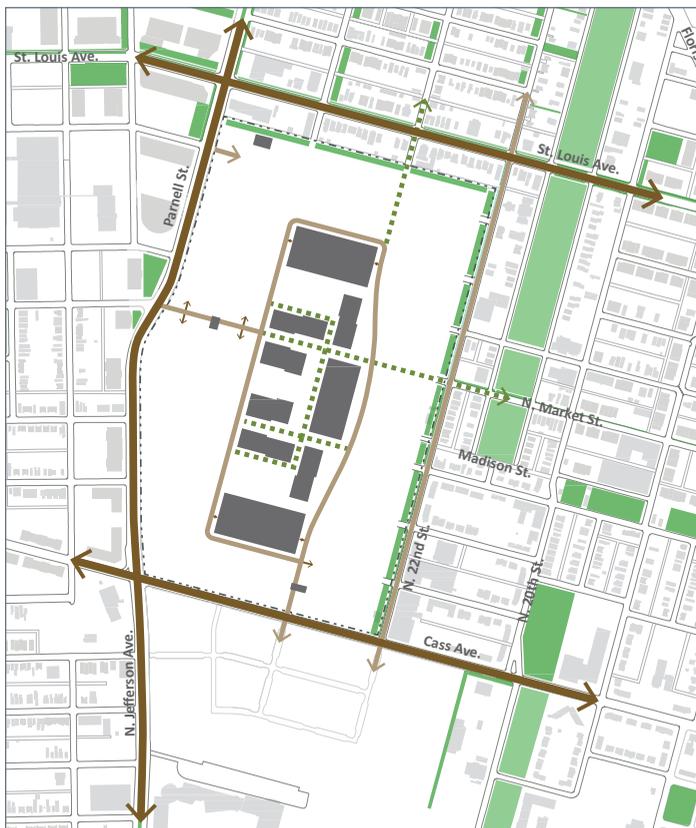
General Site Framework

With a 500 foot security buffer, this 99-acre site allows for approximately 15 acres of secure building area for the NGA building program as well as future expansion. Within the buffer area there is ample room for softball fields, water quality areas, and additional landscape amenities.

The opportunity exists for several access points from main arterial streets, depending on the final design of the next NGA West site. Shown here is one alternative where vehicular access control points are located on both Cass and N. Jefferson Avenues, with access to the remote inspection facility from N. Jefferson Avenue/Parnell Street.



- SECURE BUILDING AREA**
 5 STORY MAX. BUILDINGS (+/- 900,000 SF)
 STRUCTURED PARKING (1 million GSF)
- 500' BUFFER AREA**
 SURFACE PARKING (175,000 GSF)
- REMOTE INSPECTION FACILITY**
- VEHICULAR ACCESS CONTROL POINTS**
- PEDESTRIAN ENTRIES**



Arrival Diagram

There are three major streets surrounding the site that provide direct access to I-70, I-64/40, and I-44. These offer access in all four directions, with direct access to Illinois less than one mile to the east. In addition, there are planned interchange improvements at I-64/40 and N. Jefferson Avenue to make the existing half-interchange a full interchange, providing enhanced access from westbound I-64/40.

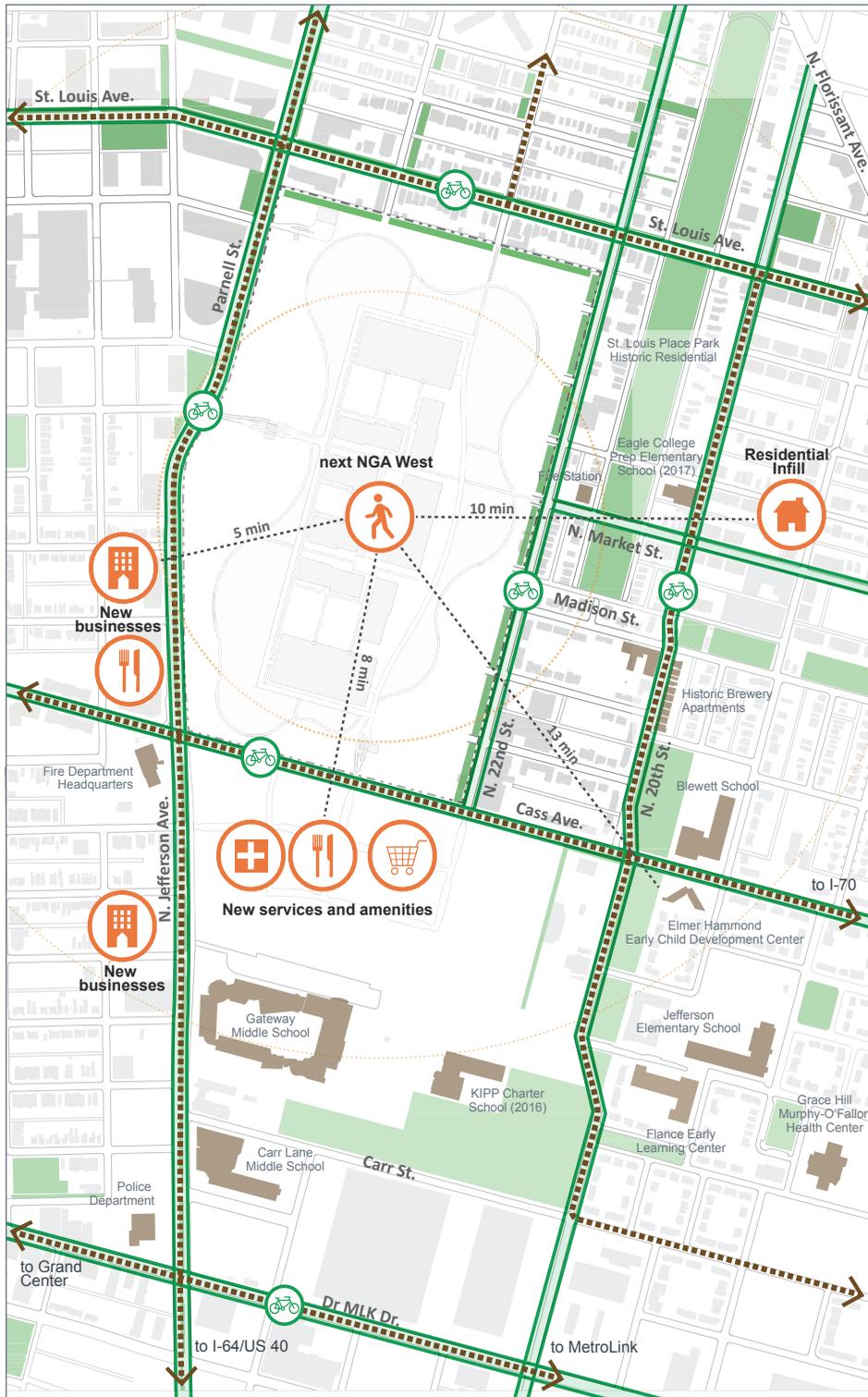
- MAIN VEHICULAR ACCESS**
- SECONDARY VEHICULAR ACCESS**
- PEDESTRIAN CIRCULATION**

Amenities

The direct connection to Downtown and Grand Center provides this site with easy access to multiple types of entertainment, retail and services. In addition, a number of highly-rated child care centers exist within close proximity of the site, some within walking distance. Almost a dozen existing schools are within a one mile radius of the site—a new KIPP Charter School is planned for 2016 and a new Eagle College Preparatory School is planned for 2017. In addition, multiple community and retail amenities are planned for the near term adjacent to the site.

With multiple local businesses nearby and a police station less than 1/2 mile away on N. Jefferson Avenue, this site not only offers great amenities, but also existing neighbors. The immediately adjacent amenities are shown in the diagram on the left.

A MetroLink station, serving both the red and blue line routes, is only 1.5 miles to the south at Union Station. There are existing MetroBus routes surrounding the site and a direct bike connection from the MetroLink station.



- EXISTING METROBUS
- EXISTING & PLANNED ON-STREET BIKE FACILITIES
- PROPOSED AMENITIES
- EXISTING AMENITIES

Concept Renderings

There are many options for the exact location and orientation of the next NGA West. This alternative shows the buildings in a more compact urban grid that creates several plaza and open space opportunities for employees. This potential building alignment follows the basic urban grid of the existing streets, creating a visual connection across the site as well as pedestrian and bike connections for employees through the site. The outer landscape buffer is large enough for softball fields and other outdoor sports fields and for a more naturalized landscape with a running trail and multiple seating areas.



This illustration shows one potential site layout for the Next NGA West looking northeast towards the Old North St. Louis neighborhood and the Stan Musial Veterans Memorial Bridge that connects Cass Avenue to Illinois.





“Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody.”

— Jane Jacobs, *The Death and Life of Great American Cities*



This illustration shows one potential site layout for the Next NGA West looking southeast towards downtown and the planned mixed-use development south of Cass Avenue on the former Pruitt-Igoe site.



“Yes, the pace of change is accelerating — but it is also exhilarating. Within every momentous change, we will find equally momentous opportunity.”

— Robert Cardillo, Director, NGA





This illustration shows one potential site layout for the next NGA West site in North St. Louis and the concept plan for new mixed-use development on the former Pruitt-Igoe site. This building layout embodies a typical urban street grid and provides an opportunity for smart, sustainable growth on the site in the future.

"In order to recruit a diverse workforce that is capable of driving us to the future, we have had to start operating more like a Fortune 500 company than a federal government agency." - Alex Berger, director of NGA Human Development Talent Management Office

North St. Louis NGA Initiative

To support the next NGA West, the North St. Louis NGA Initiative will replace and improve critical infrastructure around the NGA site and throughout the area just north and west of Downtown. The restoration of this community will be phased over time to coordinate with the next NGA West construction, community development projects and financing opportunities.

Investment in infrastructure, improved pedestrian and bicycle facilities, street lighting and security protocols have been proven successful in the revitalization of blighted communities across the nation. The increase of access and safety these improvements provide will stimulate private development of mixed-use neighborhood centers and a mix of residential opportunities.

Federal and State financing, along with the \$390 million NorthSide Regeneration Tax Increment Financing (TIF) plan, will be the support structure for this Initiative. Leveraging of partnerships between public and private sectors is critical to community growth, job creation and increased quality of life for the existing and future members of the community.



Old North St. Louis is reemerging as an active and historic neighborhood that has had several large investments made within it in recent years. The Old North St. Louis Restoration Group is a community-based nonprofit organization established “to revitalize the physical and social dimensions of the community in a manner that respects its historic, cultural, and urban character.”

Photo courtesy of onsl.org

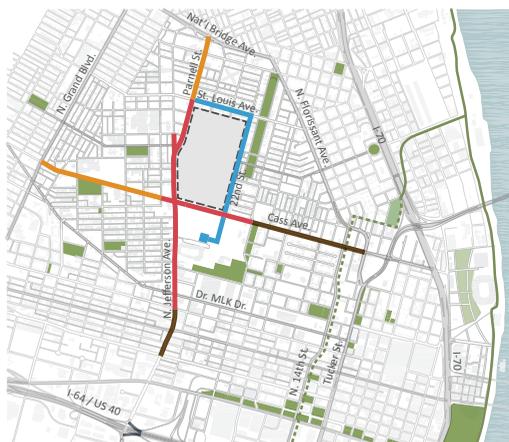


The North St. Louis NGA Initiative street improvements will be designed to allow for safe, comfortable bicycle and pedestrian connections to the already successful downtown streets and open spaces as well as the planned development surrounding the next NGA West site.

Photo courtesy of Civitas, Inc.

NORTH ST. LOUIS NGA INITIATIVE COMMUNITY ENHANCEMENTS

STREET INFRASTRUCTURE



- N. Jefferson Avenue
- Cass Avenue
- St. Louis Avenue
- N. 22nd Street
- Greenway Trail

MIXED-USE DEVELOPMENT



- Pruitt-Igoe
 - Healthcare
 - Neighborhood services and restaurants
- N. Jefferson Avenue's west side
 - Neighborhood services and restaurants
 - Business and office development
- SMVB landing Gateway to downtown
 - Neighborhood services, hospitality and restaurants
 - Office development

COMMUNITY INFILL



- Infill housing to connect to the Old North St. Louis neighborhood and Downtown
 - Housing Investment Trust (HIT)
 - Choice Neighborhoods Preservation Square redevelopment in Carr Square

NorthSide Regeneration, LLC Redevelopment Plan Summary

NorthSide Regeneration, LLC is the entity responsible for an approved Redevelopment Plan for 1500 acres in North St. Louis. With an associated \$390 million in Tax Increment Financing (TIF), that Redevelopment Plan focuses on bringing new infrastructure, transportation, parks and amenities to the neighborhood.

There are two basic organizing features of the NorthSide Redevelopment Plan. The first is N. Jefferson Avenue as the north-south connection through the site and the main employment corridor. The second is Cass Avenue as the east-west connection and the community amenity corridor. At the intersection of these two streets is an important redevelopment opportunity at the former Pruitt-Igoe site. Due to its central location within the neighborhood, this site is well suited to a wide range of community amenities, including essential health services and access to fresh foods and quality retail and restaurants.

At the east end of Cass Avenue, the new Stan Musial Veterans Memorial (SMVM) Bridge offers a unique gateway into downtown and the City of St. Louis neighborhoods. The bridge landing area creates an ideal location for community commercial uses and medium to high-density office

buildings that will frame the stunning Gateway Arch and downtown views.

South of the Bridge landing, N. Tucker Boulevard is the main vehicular corridor into downtown, able to support medium density office development complementary to the existing city fabric. Just west of the SMVM bridge is the N. 14th Street and N. Florissant Avenue corridor running north-south. This corridor is envisioned as a community-oriented bike and transit spine that will support renovated and new residential development with a wide range of housing types and price points and a series of urban retail nodes.

An improved I-64 /US 40 interchange is envisioned to provide better access into the core of the Redevelopment Area. This interchange will allow for higher density downtown development to spread to the west end of the existing Gateway Mall.

NorthSide Regeneration, LLC is also planning a smart grid with DigiCiti, which plans to further push this neighborhood into the future.

Plan Principles

Economic Development: preserve current jobs and create new ones while facilitating social equity and supporting growth opportunities for key industry sectors and employee capabilities.

Education: provide a variety of public and private education opportunities for all ages by rehabilitating existing schools and building new schools and job education centers.

Energy: provide a clean, reliable energy network through upgraded “smart” infrastructure, distributed power generation and on-site renewables.

Transit: design a safe transportation system that encourages walking, biking, mass transit and connects residential, commercial and retail areas.

Green Framework: integrate green space throughout and provide accessible, pleasant public places, as well as on-site water filtration and flood mitigation.

Community: foster a safe, healthy, and integrated community that embodies the aspirations of both current and future residents and offers a mixed diversity of home types, sizes and price points.

Historic Resources: maintain heritage by upholding the neighborhood’s historic urban structure.

Conclusion

The Next NGA West North St. Louis project represents a once in a life-time opportunity for the revitalization of a major urban area within our City. The proposed area has received national recognition from the federal government as participants in the Promise Zone, Strong Cities/Strong Communities, EcoDistricts and a recipient of a Choice Neighborhood Planning Grant. The timing for this project is particularly positive given the growing revitalization of Downtown St. Louis and the recent investment of \$1.5 billion in retail, clinical, and research facilities at the Washington University Medical Center and Cortex Innovation Community.

The Next NGA West headquarters in this location will have the immediate effect of creating new jobs and opportunities for our City. It will also be the **economic engine** which will spur future revitalization of other areas of North St. Louis. SLDC looks forward to working with NGA to provide an excellent site for the development of their new facility. Our program is supported by neighbors, businesses, and the City and State governments. This project represents the greatest economic opportunity for our City and we are **100% committed to the next NGA West.**

“I’ve had this life not because of any great ability or predisposition, but because I had the courage to start a journey, just as you are about to do.”

— Sue Gordon, Deputy Director, National Geospatial-Intelligence Agency. Briar Woods High School Graduation







“A great destination has at least 10 places within it, each with 10 things to do.”

— Project for Public Spaces





“Know the Earth...Show the Way...Understand the World”

National Geospatial-Intelligence Agency vision

