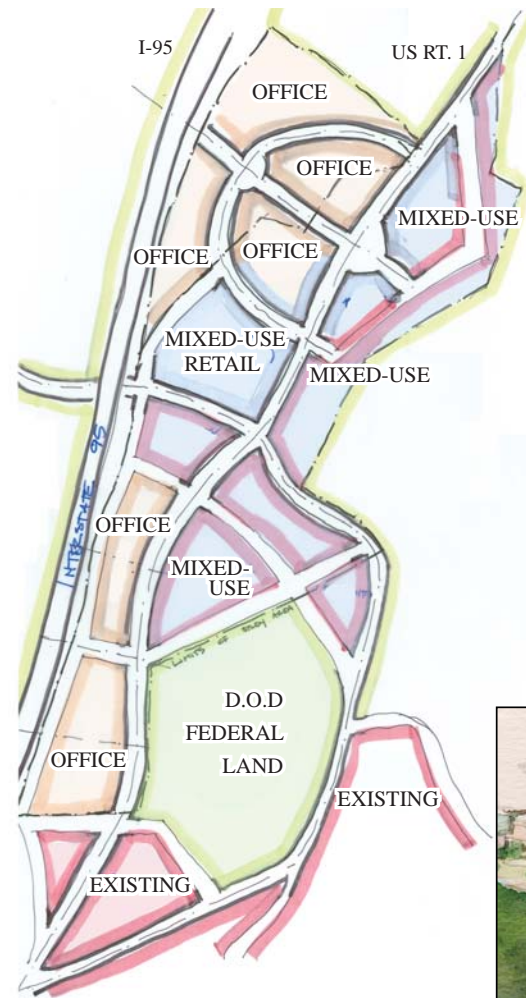


# SHAPING A MASTER PLAN: A Conceptual Process

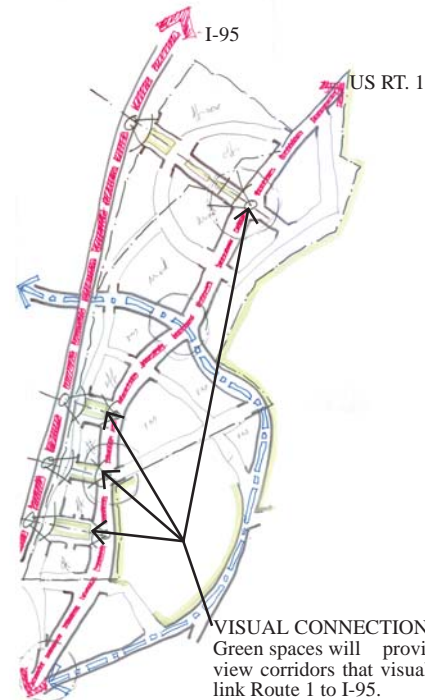
CUNNINGHAM | QUILL ARCHITECTS, PLLC

## BOSWELL'S CORNER

A new mixed-use commercial and office center is envisioned for the Boswell's Corner area. Building upon its location adjacent to Quantico Marine Corps Base, the design combines the existing residential with a new mix of office, hotel and retail opportunities. Ideally located along a major travel corridor in northern Stafford County, Boswell's Corner will become a significant gateway to the county from the north.



LAND USE CONCEPT: Located along the major I-95/Rt.1 transit corridor, the planning concept uses Rt. 1 as a spine to organize future development.



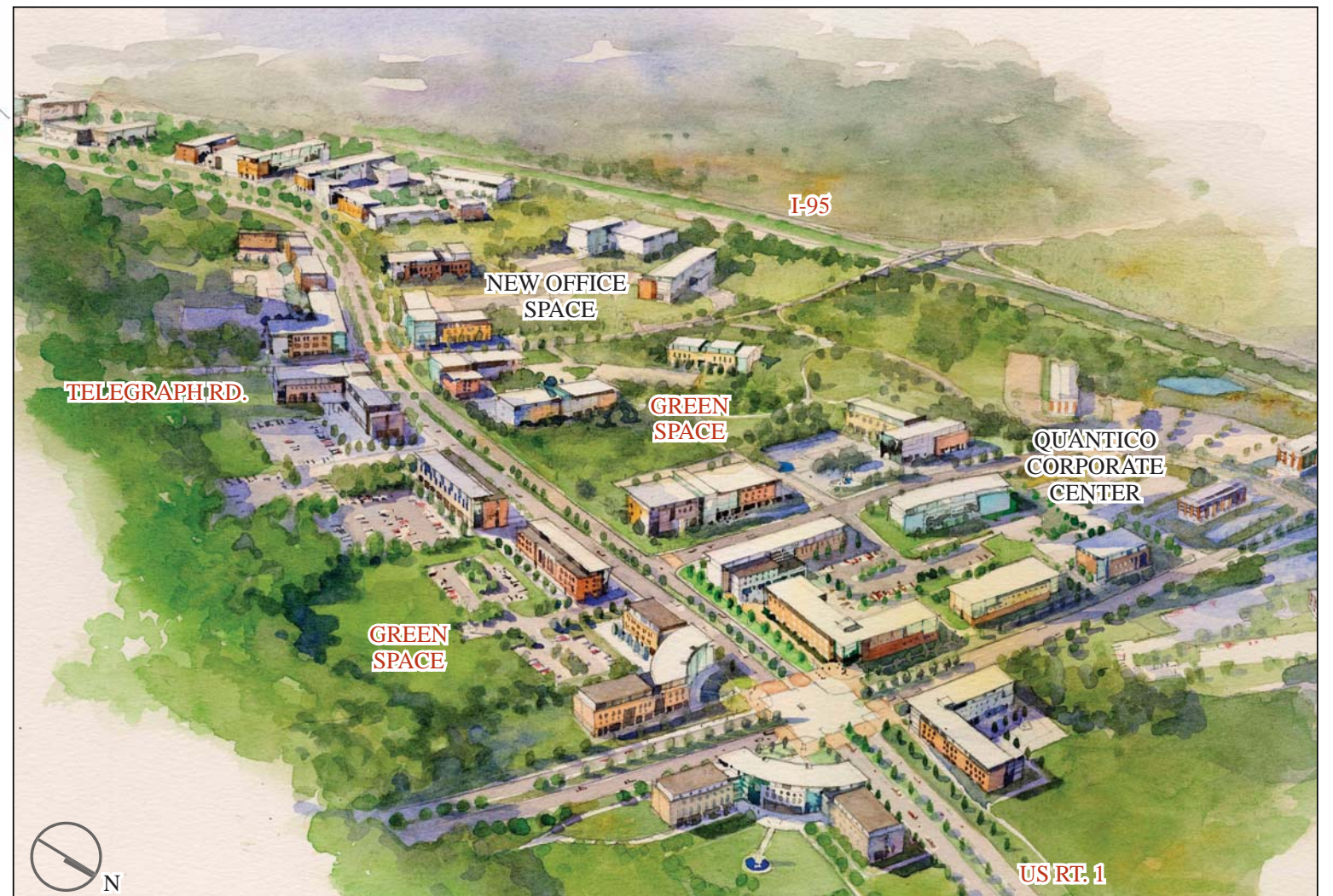
VISUAL CONNECTIONS: Green spaces will provide view corridors that visually link Route 1 to I-95.



Building on Stafford County's natural landscape, green space within the proposed office environment provides a marketable tenant amenity while allowing for visual connections between major thoroughfares.



A network of green spaces provides a framework for development that links individual buildings and creates a walkable workplace community that will reduce reliance on the automobile.



Transforming heavily travelled US Route 1 into a tree-lined greenway will support future commercial development at Boswell's Corner by creating an amenity to the area while protecting the site's natural setting.

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