

THE REDEVELOPMENT OF WALTER REED: A PRIMER

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INTRODUCTION

The Changes at Walter Reed

The Walter Reed Army Medical Center (WRAMC or Walter Reed) **is located on a 110.1-acre campus** in upper Ward 4 of Northwest Washington, DC between Fern Street and Alaska Avenue to the north, 16th Street to the west, Aspen Street to the south, and Georgia Avenue to the east.

Comprised of 4.1 million square feet of building floor area, the campus served as work space for over 5,000 WRAMC employees at the facility's peak. Many of the buildings are eligible for inclusion on the National Register of Historic Places.

In May 2005, the Secretary of Defense recommended to the BRAC Commission the establishment of a new Walter Reed National Military Medical Center (WRNMMC) in Bethesda, Maryland. By mid-September 2011, the WRNMMC was co-located on the current campus of the National Naval Medical Center. The relocation of existing functions from the WRAMC allows the

old Walter Reed site to be adaptively reused and redeveloped for new purposes.

After the 2005 decision to relocate WRAMC, the General Services Administration (GSA) and the Department of State (DoS) requested the property through the Federal screening process (34 acres and 79 acres respectively). However, in March 2009, the DoS notified the Army of its intent to reduce the previously requested acreage to just 16 acres.

As a result, on August 7, 2009, the Federal government declared a 62.5 acre surplus at the former Army hospital, thereby making portions of it available to a Local Redevelopment Authority (LRA) for redevelopment. Since 2009, the redevelopment process, supported by significant community and stakeholder engagement, has progressed through several milestones that meet both federal and local requirements, as well as community needs. Stewarded by the LRA, along with critical

community input, the planning process produced a Reuse Plan to comply with federal requirements and serve as an exhibit to the Homeless Assistance Plan Submission. Concurrently, the Small Area Plan was developed by the DC Office of Planning in conjunction with the community to satisfy local requirements for land use and zoning, including urban design guidelines that complement the vision laid out in the Reuse Plan. Most recently, several large milestones have been achieved, including the selection of a master developer team (Hines-Urban Atlantic-Triden), as well as approval of the Reuse Plan by the US Department of Housing and Urban Development. Situated on a beautiful historic campus previously inaccessible to local residents, the new Walter Reed will be a transformational development for the District of Columbia that will become a centerpiece of urban living in the years to come.



WALTER REED LOCAL REDEVELOPMENT AUTHORITY

This study was prepared under contract with the Government of the District of Columbia, with financial support from the Office of Economic Adjustment, Department of Defense. The content reflects the views of the Government of the District of Columbia and does not necessarily reflect the views of the Office of Economic Adjustment.

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THE BRAC REUSE PLANNING PROCESS

The BRAC process is a streamlined sequence of planning activities that the Local Redevelopment Authority (LRA) must complete for redevelopment to comply with the unique requirements of the BRAC law. As stated in the Army's Office of Economic Adjustments 2006 guide, "to prepare a base redevelopment plan, the LRA must examine all available resources, identify the best courses of action and develop an implementation plan to integrate the former military installation into the fabric of the community. The LRA's base redevelopment planning activities, together with the Military Department's preparation for the property transfer, will generally occur over an 18-21 month period after date of approval." Preparation of a redevelopment plan represents the LRA's effort to identify financially feasible and environmentally viable redevelopment alternatives for surplus properties." ¹

To meet these requirements, the District of Columbia's LRA and the master planning team conducted the activities shown in the diagram found [here](#).

As depicted, the planning process included the following main tasks:

1. Identifying preliminary community goals and objectives for the redevelopment of the site.
2. Evaluating the existing conditions of the site.
3. Developing the initial conceptual development approach and plans.

4. Developing a series of site development alternatives for review and analysis by the LRA, the community and the diverse stakeholders involved in the planning process.

5. Assessing the current market and economic conditions.

6. Selecting a plan that incorporates the preferred components of the alternatives.

7. Refining the preferred plan in relation to densities, land use types, building realignment, infrastructure and its privatization opportunities, landscape and open space and phasing strategy.

Throughout the process, there was a structured outreach strategy to engage and obtain public feedback regarding the concept plan alternatives and preferred plan to guarantee that the final plan was representative of the community's long-term vision for the redevelopment of the Walter Reed site.

This planning process culminated in the creation of the Reuse Plan, which was submitted for review to the US Department of Housing and Urban Development (HUD), and was approved by HUD in January of 2014.

VISION AND GOALS OF THE REUSE PLAN

The Reuse Plan was developed through a lengthy community engagement and outreach process which included presentations of initial project goals and public meetings to discuss and obtain feedback from the community.

PART I - PART II - WHAT IS AN LRA?

Vision

The community established the following vision based on the innovative and transformative characteristics of Walter Reed's historic mission and the physical qualities of the site.

The reuse of Walter Reed should honor its legacy as a center for innovation and excellence.

The community also developed several goals to guide the development of the site, which can be viewed [here](#).

Endnotes

1 Department of Defense, Office of Economic Adjustment. "Base Redevelopment Planning for BRAC Sites". May 2006. Pg 18.

2 Ibid pg 20



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Pursuant to BRAC , a Local Redevelopment Authority (LRA) is “any entity (including an entity established by a State or local government) recognized by the Secretary of Defense as the entity responsible for developing the redevelopment plan with respect to the installation or for directing the implementation of such plan.” LRAs are responsible for designing a comprehensive plan for reuse of BRAC property, culminating in a redevelopment plan, which is submitted to DoD and included as part of the proposed federal action. While the redevelopment plan is not binding on DoD, it may have significant influence on its disposal decisions, and, in some instances, DOD is statutorily directed to give the plan considerable weight. Local zoning authorities and state land use regulations may also impact the disposal decisions made by DoD. BRAC does not designate whom should make up the LRA, however, it does state that it should have “broad-based membership, including, but not limited to, representatives from those jurisdictions with zoning authority over the property.” There can only be one LRA per installation.

Before the LRA officially became the entity in charge of the disposal of Walter Reed the Army was responsible for the following items:

- Relocating the active mission elements (mission drawdown);
- Determining if there are any portions of the property that need to be retained for military purposes;
- Preparing the Environmental Condition of Property (ECP) Report; (which can be accessed [here](#)).
- The Army then determined if the DoD and other Federal agencies had a need for any portions of the Walter Reed property. The property screening process is when the Army notifies all other DoD and Federal agencies that the property is no longer needed and that it may be available for their use. In the case of Walter Reed the initial property screening resulted in the General Services Administration (GSA) and the Department of

State (DOS) each taking a portion of the site for their use. However, in 2009 the DOS modified their request to a small amount of property; with this action a portion of the property was made available to the Local Redevelopment Authority (LRA) for reuse. Then in 2010 the GSA decided against using the parcel that they requested, which allowed the DOS and the LRA to both gain more property than they initially planned. With this change in acreage, the LRA decided it was best to restart the planning process beginning in August 2011 when the property boundary and acreage total were officially adjusted and the LRA was to receive approximately 67 acres and the DOS approximately 45 acres.

PART I - PART II - WHAT IS AN LRA?

PUBLIC BENEFIT CONVEYANCES

• Walter Reed and Public Benefit Conveyances:

In the case of Walter Reed, homeless assistance and educational assistance, conveyances were claimed by non-profit entities.

- This part of the process refers to when all or part of the BRAC property may become available for transfer by different types of eligible public uses.

These uses include: (for more details on each type of use visit [here](#):

- o Public Health or Educational Uses
- o Public Parks and Public Recreational Areas
- o Historic Monuments
- o Homeless Assistance - The application must include all of the information required by HUD regulations published at 24 CFR Part 586.30 (reference (am)) and DoD regulations published at 32 CFR Part 176.30 (reference (e)).
- o Correctional Institutions
- o Port Facilities
- o Highways
- o Wildlife Conservation
- o Self-Help Housing
- o Law Enforcement and Emergency Management Response (PDC)
- o Negotiated Sales to Public Agencies

CONTINUED....



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- Next, the LRA works to perform community outreach activities to gain understanding of their vision for the future.
- Then a Reuse/Redevelopment Plan is created and submitted to the local authorities, the military department and to HUD.
- Any possible environmental actions will also take place at this time if an Environmental Impact Statement or Environmental Assessment will be required.
- The planning required to create a redevelopment plan is funded through the Department of Defense Office of Economic Adjustment.

ECONOMIC DEVELOPMENT CONVEYANCES:

The option of using an Economic Development Conveyance was created to ensure that closure would not adversely affect the economics of the area around the installation. Under this conveyance the only entity eligible to receive the property as an Economic Development Conveyance is the LRA. As part of preparation and planning for receiving part of Walter Reed as an economic development conveyance the LRA created projections for temporary and permanent job creation from the uses planned at the redeveloped installation.

- The following uses of proceeds by the LRA support economic redevelopment as required above:
- Road construction and public buildings. Transportation management facilities.
- Storm and sanitary sewer construction.
- Police and fire protection facilities and other public facilities.
- Utility construction.
- Building rehabilitation.
- Historic property preservation.
- Pollution prevention equipment or facilities.
- Demolition.
- Disposal of hazardous materials generated by demolition.
- Landscaping, grading, and other site or public improvements.

HISTORIC PROPERTIES AND BRAC

Since there were a number of historic properties on Walter Reed at the time of disposal, significant research and study was conducted to determine if those buildings were eligible for inclusion on the federal register. There are some buildings, such as Building 1, the original hospital, that will remain because it does have historic value.

To learn more about BRAC and historic properties visit the Advisory Council on Historic Preservations' Website [here](#).

PART I - PART II - WHAT IS AN LRA?

**VISIT THE WALTER REED LOCAL
REDEVELOPMENT AUTHORITY WEBSITE**

www.walterreedlra.com



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BRAC Process:

In May 2005, the Secretary of Defense recommended to the BRAC Commission the establishment of a new Walter Reed National Military Medical Center (WRNMMC) at Bethesda. By mid-September 2011, the WRNMMC was collocated on the current campus of the National Naval Medical Center in Bethesda, Maryland and offers the best medical care to the United States military. The new WRNMMC will absorb the functions that were located at the existing Walter Reed campus. The relocation of existing functions from Walter Reed allows this site to be adaptively reused and redevelopment for other purposes that will be economically beneficial to the District.

- After an installation is designated under the BRAC law the Realignment and drawdown of an installation that includes property disposal begins (Walter Reed falls under this category).
 - o Drawdown, in the case of Walter Reed, took place over several years; starting with the decision to close the installation by the BRAC Commission in 2005. The final closing of the installation, when the last patient was moved to the newly formed Walter Reed National Military Medical Center at Bethesda, was in September 2011.
 - o Even before September 2011, official deadline closure planning for the redevelopment was begun by the Local Redevelopment Authority (LRA) (in the case of Walter Reed the LRA is the District of Columbia); this work was done in coordination with the Department of Defense Office of Economic Adjustment. The LRA is responsible for the redevelopment process;

especially as it pertains to public involvement and community outreach and communication.

CLOSURE OF A BASE

Property Disposal

The following are the three principal phases following Federal property screening:

- **Phase One, Base Redevelopment and Disposal**

Planning: This phase consists of the community's redevelopment planning, environmental impact analysis activities, natural and cultural resources determinations and consultations, identification of uncontaminated property, the Installation Summary Report that considers all property assets, market conditions, and potential disposal options, and many environmental restoration and compliance activities.

- **Phase Two, Surplus Property Disposal Decision**

Making: The second phase consists of activities associated with the Military Department's surplus property disposal decision-making. This phase may include the issuance of one or more Disposal Records of Decision (RODs), or similar decision documents. It also may include the acceptance of applications submitted for property under various public benefit conveyance authorities (such as public airports, parks, and other public benefit conveyances) and economic development conveyance.

- **Phase Three, Parcel-by-Parcel Disposal:** After the Military Department has issued its final disposal decisions, the last phase, parcel-by-

BRAC PROCESS -TIMELINE

parcel decision implementation, occurs for each disposal parcel. This phase lasts until the property has been conveyed. There also may be continuing environmental cleanup activities conducted by either the Military Department or the new owner of the property

To access the reference in full, click here.

Reference: DUSD I&E DOD: Base Realignment Manual, March 1, 2006; DoD 4165.66-M; http://www.defense.gov/brac/pdf/4165-66-M_BRRM.pdf



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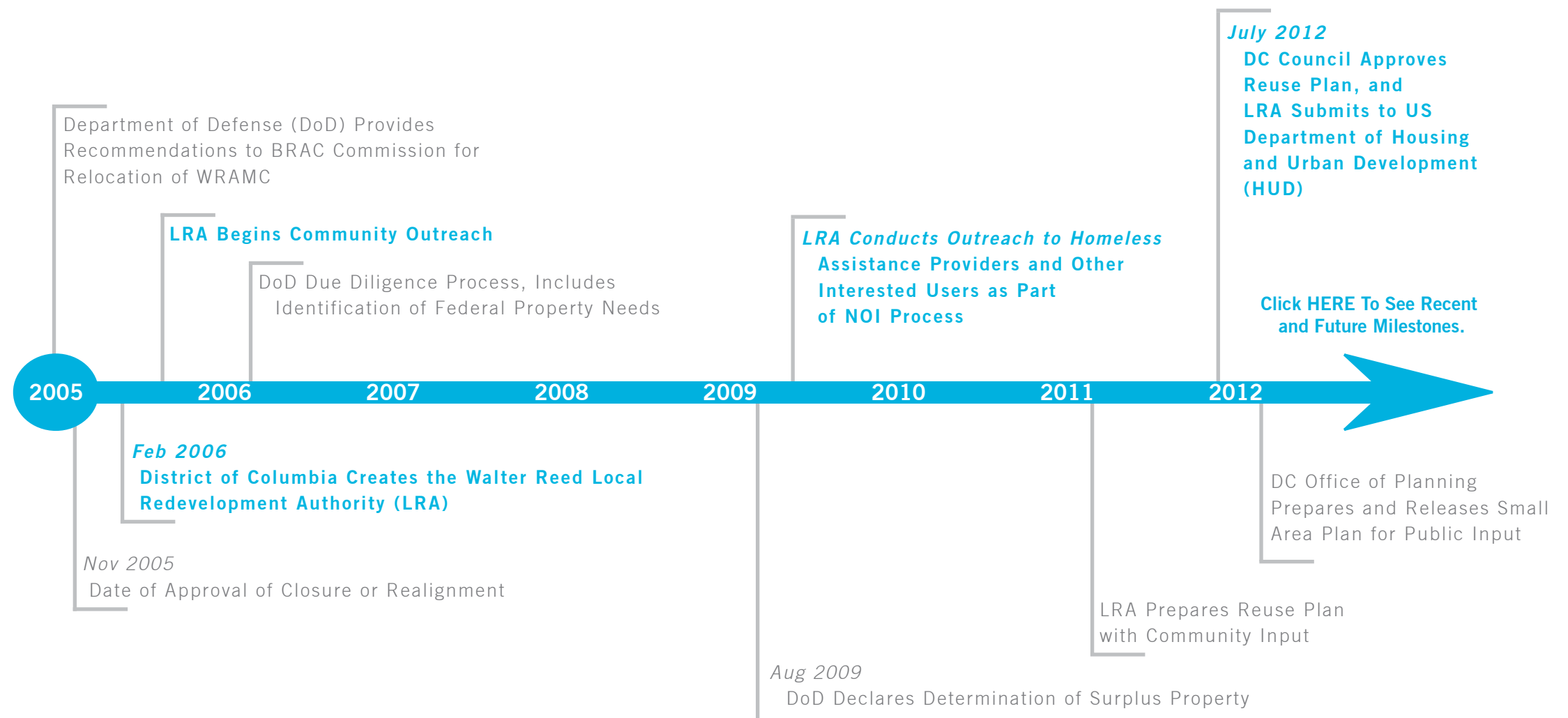
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BRAC PROCESS -TIMELINE



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Community Goals:

GOALS - PUBLIC MEETINGS



INTEGRATE THE SITE WITH THE COMMUNITY

- Open the Site to Local Neighborhoods
- Support Redevelopment of Georgia Avenue Corridor
- Provide Community Amenities



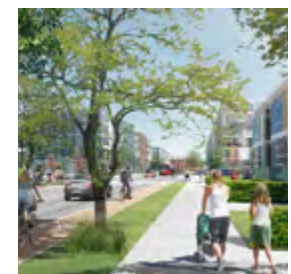
PROVIDE A MIX OF USES

- Quality Retail
- Residential with Diverse Housing Options
- Cultural and Community Uses



CREATE JOBS AND REVENUE FOR DC

- New Employment Potential
- Increase City Revenue from Property and Sales Taxes
- Generate Revenue to Help Support Neighborhood Services



ACTIVATE THE SITE

- Maximize Market Viability
- Minimize Site Vacancy
- Competitively Attract High Quality Development Partners
- Address Environmental Issues



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Public Meetings:

Input from the public is always an important part of the planning and redevelopment process, and that is particularly true with projects such as Walter Reed. The Walter Reed site is located in a densely populated area of Washington, DC and has been an integral part of the life of that neighborhood for more than a century. The closing of Walter Reed is a significant event for the community, and it was essential that the voices of all who were impacted be well represented in the planning process.

With this in mind, plans were developed for an extensive and vigorous public engagement process that would revolve around a series of public workshops to be widely advertised and promoted in the communities surrounding Walter Reed. The goal was to have at least 100 community participants at each public workshop and to make sure that those who attended were representative of the broad diversity of the communities surrounding Walter Reed. The workshops were conducted in two phases to correspond with the planning that was completed for the original portion of the Walter Reed site which was designated for reuse by the Local Redevelopment Authority. The second phase was conducted after the boundaries for the land were redefined and additional acreage was added.

Prior to each workshop, extensive outreach efforts were conducted in order to make sure that all segments of the community were aware of the meetings. Outreach focused primarily on the neighborhoods surrounding Walter Reed, but invitations were also issued to some key groups, organizations and individuals outside of

the immediate area. There were five basic types of outreach activities: Door-to-door canvassing; presentations to groups and organizations; phone calls to interested individuals; emails to key groups and individuals; information in newsletters and online community bulletin boards.

The unique features of the Reuse Plan and Small Area Plan incorporate community desires for preservation of relevant historic buildings, healthcare services, which are not currently available in the neighborhood, and a mix of uses requested by area residents. Some of those goals can be found [here](#).

Overall, the Reuse Plan and Small Area Plan have been developed in close partnership with surrounding communities and the planning team; it is the result of a year and a half of work to develop a comprehensive plan that will continue to embrace the legacy of Walter Reed.

As the development of Walter Reed continues beyond the Reuse Plan and Small Area Plan, the Local Redevelopment Authority continues to engage the local community to ensure the site of Walter Reed remains responsive to the needs and goals of its neighbors.

GOALS - PUBLIC MEETINGS



PUBLIC MEETINGS

To view recent community presentations, [click HERE](#).

To learn more about the Community Advisory Committee, [click HERE](#).

To view the meeting minutes and presentations from the LRA Committee Meetings, [click HERE](#).

To view presentations from the Reuse Plan Public Workshops, [click HERE](#).



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History of the Site



Historic Buildings



Historic Landscape



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History of the Site:

For over a century, the Walter Reed Army Medical Center (Walter Reed) provided facilities for patient care, medical research and educational development for the Armed Forces of the United States. Patients have included soldiers from all branches of the Armed Forces, their dependents, retired military personnel, heads of state and high ranking government officials.

Identification of the need for an Army hospital on a separate military installation dated back to the Civil War when Surgeon General William A. Hammond first conceived of the need for a military medical reservation in the District of Columbia. His 1862 report recommended a permanent military hospital to include a medical school and a medical museum.

Lieutenant Colonel William Cline Borden, also a surgeon, hoped for better facilities and was spurred on by the death of his friend Walter Reed; a renowned doctor and scientist who proved that yellow fever was carried by mosquitoes; who died in 1902 following an emergency appendectomy. Borden lobbied both Congress and the Army Medical Department for an Army medical center containing a hospital, medical school, museum and library.

In 1903 Borden commissioned local architects Marsh and Peter to produce a watercolor rendering and sketch plans for a medical campus. The plans featured the main hospital administration building set on a curving main drive, with groups of hospital wards, staff housing and a chapel, arranged in a nearly symmetrical pattern around an ample



amount of open green space. The curving drive linked the most significant buildings on the site.

A board appointed by the Secretary of War solicited for a suitable location in the District of Columbia with the result of “some forty different offers” proposed.¹ Borden, who sat on the board, reported:

...“that although the hospital was not a city hospital, it should be located within convenient reach of the main railroad depot, on a good road, and should have street-car facilities, adjacent water main and sewer, also the site should be well elevated, well drained, and sufficient size to give good air space about the hospital and to allow erection of other buildings which would eventually be required.”²



Top: Aerial photo of the site with Building 1 (the Old Hospital) and Building 2 (the New Hospital)

Above: Easter Egg Roll on the Great Lawn in 1923. Image from National Museum of Health and Medicine, AFIP, WRAMC History Collection



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HISTORY

History of the Site:

In 1905, Congress appropriated \$100,000 for the purchase of 42.97 acres of land in the northern portion of the District of Columbia. The original site was bounded by Brightwood Avenue (renamed Georgia Avenue in 1909) on the east, Aspen Street on the south, 14th Street on the west, and a portion of Dahlia Street on the north.³

In 1906, \$200,000 was appropriated for the construction of a new hospital and the land was designated a military reservation to be known as the “Walter Reed United States Army General Hospital,”⁴ named for Borden’s friend Walter Reed.

The central hospital and administration building (Building 1), designed by local architects Marsh and Peter in the Colonial/Georgian Revival style, was completed in 1908 and opened May 1, 1909 with administrative offices, room for 75 patients,

an operating room and a kitchen.⁵

During its more than 100 years of activity, Walter Reed served over 150,000 active duty and retired personnel from all branches of the military. In addition to US Military members, the President, Vice President, Senators and Representatives have received care at Walter Reed.

In 2005, the Base Realignment and Closure Commission (BRAC) recommended that the Army close the Walter Reed ARmy Medical Center, with the name to be carried over to the new Walter Reed National Military Medical Center (WRNMMC)

in nearby Bethesda, Maryland.

Endnotes

¹ Mary W. Standlee, “The Walter Reed General Hospital of the United States Army,” by Major William C. Borden, *Postface of Borden’s Dream*, Washington, DC: Borden Institute, 2009, p. 436.

² *Ibid*, p. 436.

³ KFS Historic Preservation Group, “Main Section, Walter Reed Army Medical Center, Washington, DC, Section 106 Report – Draft Report,” May 1994, p. 11.

⁴ War Department, General Orders No. 83, May 2, 1906, from Walter Reed Directorate of Public Works Archives, Box 3, Folder 58.

⁵ Standlee, pp. 437-438.

Below Left: President Ronald Reagan visits Walter Reed Army Medical Center during the 1980s. Source: U.S. Army photo

Below Right: President Dwight D. Eisenhower, U.S. Secretary of State John Dulles, and British Prime Minister Winston Churchill are photographed while visiting Walter Reed in 1959. Source: U.S. Army photo



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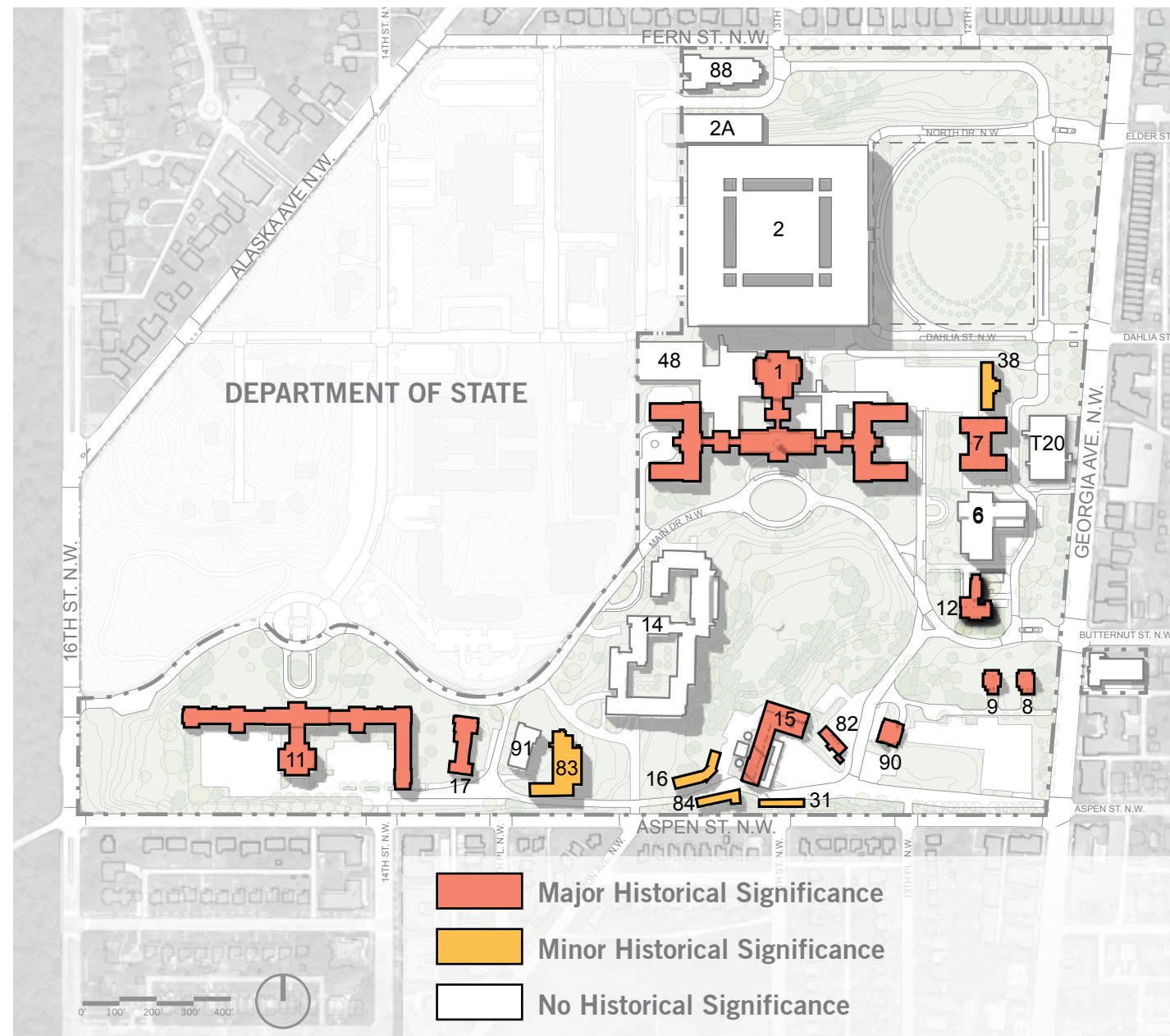
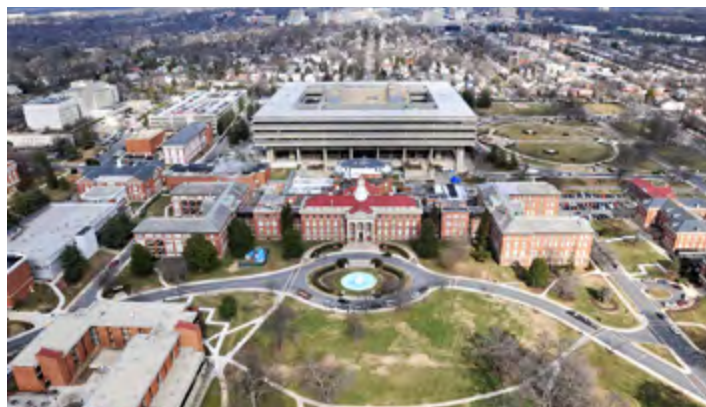
HISTORY

Historic Buildings:

After over 100 years as an army medical center, the site of Walter Reed has developed a strong history preserved in its buildings and landscape. The map on the right illustrates the historic buildings found on the campus, with red designating those buildings of major historical significance, orange identifying buildings of minor historical significance, and white indicating the buildings of no historic significance.

Below: Aerial of the site facing north in 2010. Source: Department of Defense

Bottom: Aerial of the site facing north in the 1950s. Source: National Museum of Health and Medicine, AFIP SC 526813



Source: Reuse Plan



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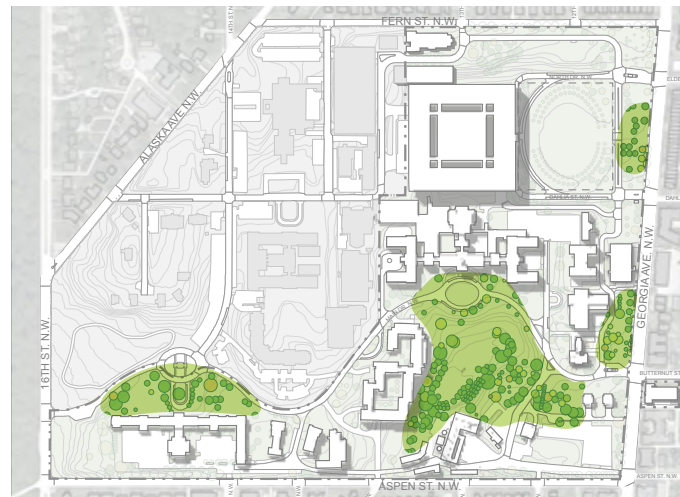
Historic Landscape:

The Walter Reed campus is a transition from the natural woodland of Rock Creek Park to the urban setting of Georgia Avenue. Much of the landscape consists of expansive lawn with an informal placement of trees creating a park-like open space.

Right: Existing Site showing the open space within the site Source: Reuse Plan

Far Right: View of the rose garden from the southeast in 1941. Source: National Museum of Health and Medicine, AFIP, WRAMC History Collection

Below: Great lawn, view looking south from traffic circle in front of Building 1. Source: Reuse Plan



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Historic Landscape:

PART I - PART II



Top Left: The Walter Reed Site in the 1930s. Source: National Archives and Records Administration 17128AC and 17132AC

Top Right: Hoff Fountain at Main Drive. Source: Reuse Plan

Left: View of the rose garden from the southwest. Source: Reuse Plan

Above: 1915 historic photo from the southeast. View of hospital with open landscaping, curving main drive, and trees planted along roadways. Source: Walter Reed Directorate of Public Works Archives, Box 1, Folder 1, #09-4467



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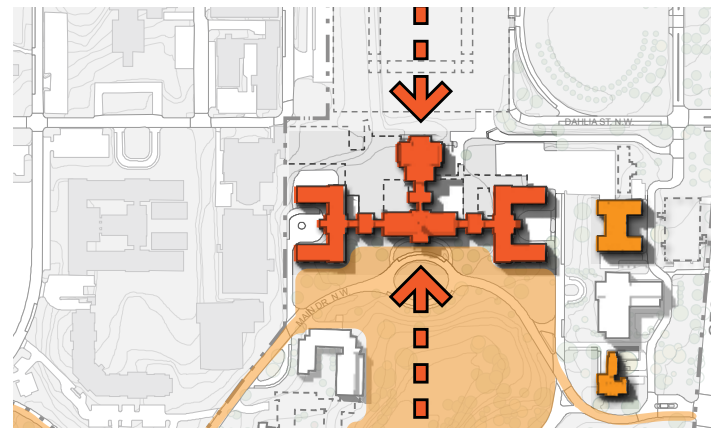
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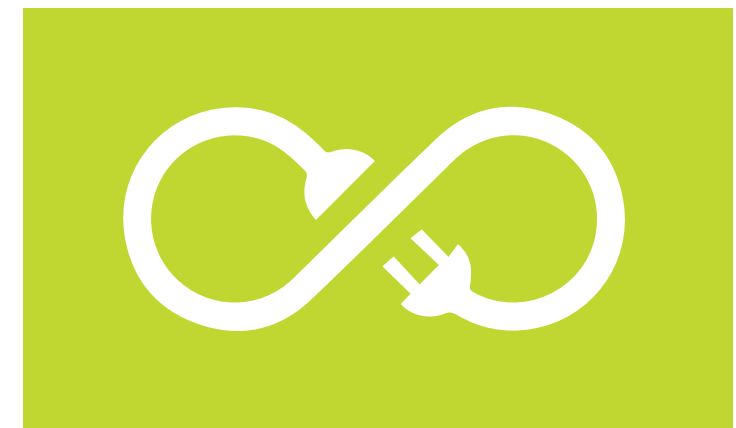
Neighborhood Context



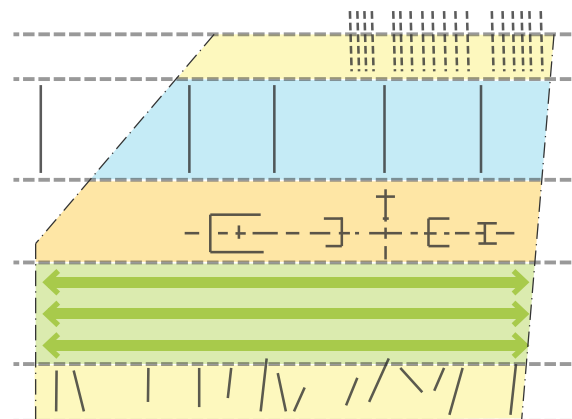
Historic Context



Sustainability



Site Organization



Community Integration



Site Activation



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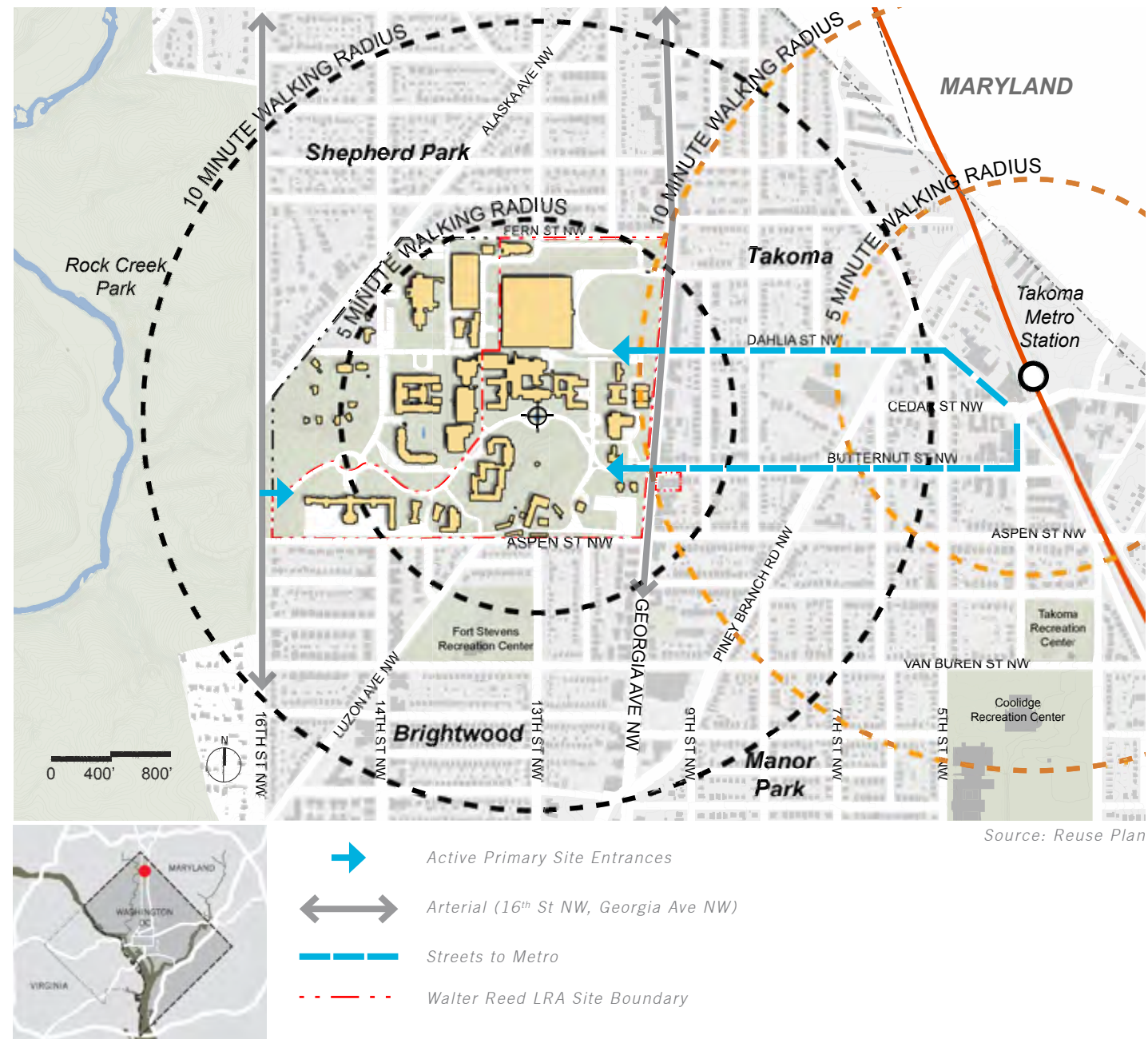
Neighborhood Context:

The former Walter Reed site is bordered by the neighborhoods of Shepherd Park, Takoma, and Brightwood. The neighborhood of Manor Park lies to the south-east, but is not contiguous with the Site. Rock Creek Park forms the western edge of the Site and is a major regional open space. All these neighborhoods are predominantly residential in character with some institutional and commercial uses.

Georgia Avenue is on the east side and 16th Street on the west side of the Walter Reed campus. Georgia Avenue is more commercial in character while 16th Street, which is open to Rock Creek Park along its western edge for much of its run, acts more as a residential and institutional boulevard. The primary entrances and exits for the campus are currently located on these two major corridors.

The Red Line of the Metrorail System also runs north-south, with the closest stop at the Takoma station, approximately $\frac{3}{4}$ mile from the center of the Site. Dahlia and Butternut Streets form the primary opportunity for pedestrian access between the Site and the Metro station, though neither provides a direct route. The Site is serviced by six Metrobus lines, including one that connects to the Metrorail system.

WALKING DISTANCE - STREETSCAPES



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Neighborhood Context:

WALKING DISTANCE - STREETSCAPES



FERN STREET
looking north

continued



GEORGIA AVENUE
looking east

continued



ASPEN STREET
looking south

continued



Source: Small Area Plan



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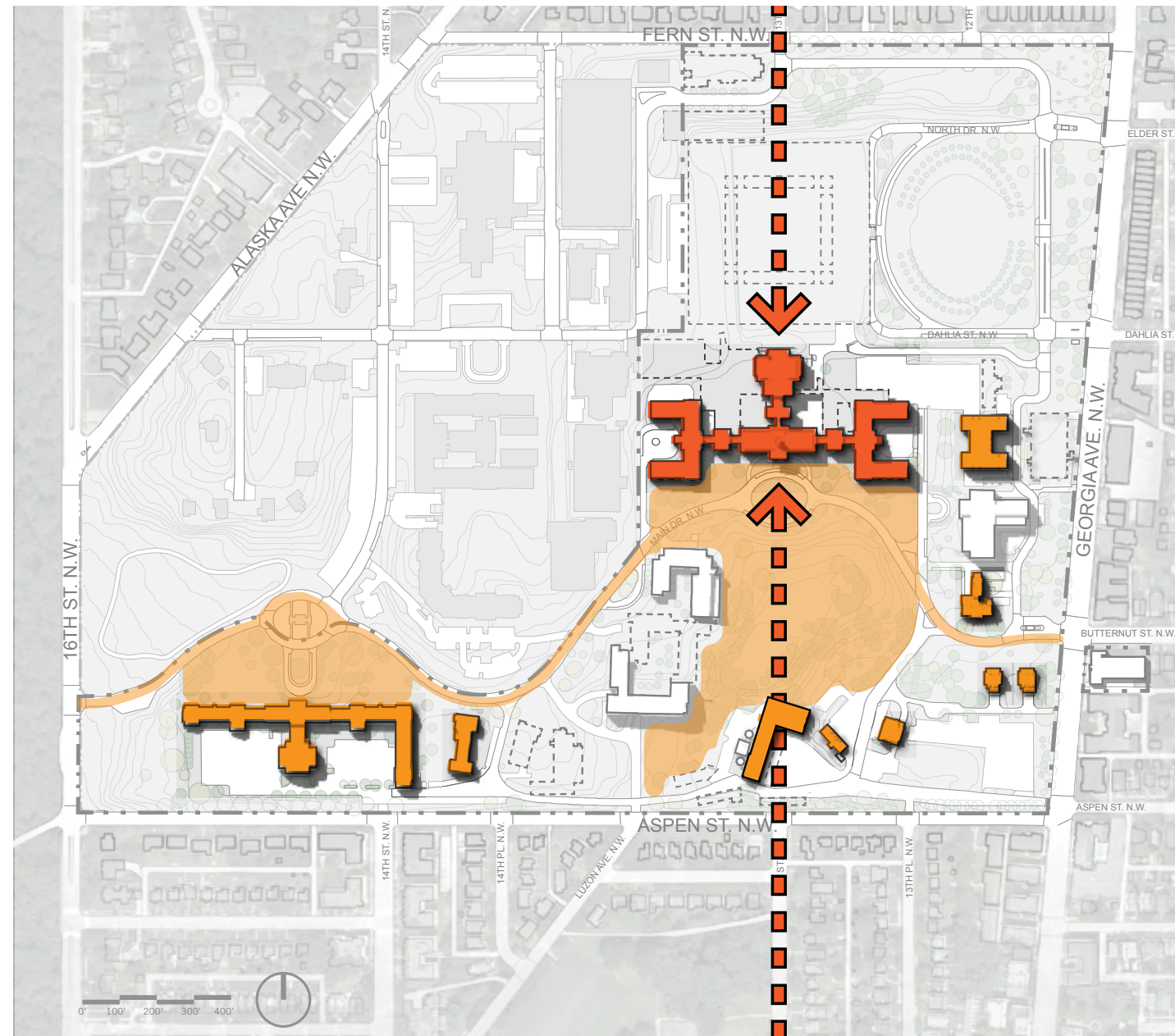
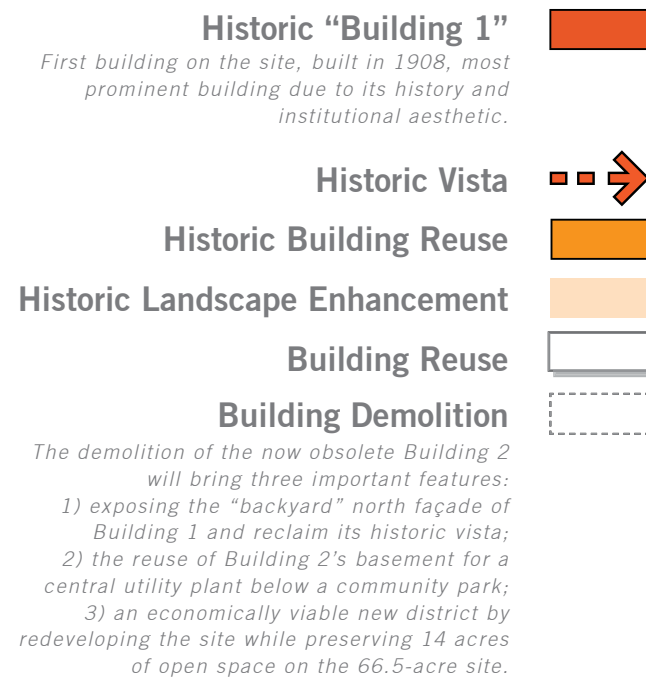
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Historic Context:

The original hospital, Building 1, along with the Great Lawn that fronts it, is the heart of the site, the place where the legacy of Walter Reed will remain in the future. The future site will retain its first building as “the core,” due to its historical prominence and institutional aesthetic, and preserve the iconic open landscape community context. After the demolition of Building 2, 13th Street will extend into the site and open the north façade of the building.



Source: Small Area Plan



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Sustainability:

The history of the Walter Reed campus is that of an innovative center for healing. That legacy must resonate with new purpose; to leverage that innovative spirit as a catalyst to transform and heal beyond the physical boundaries of the Site to become a more socially, economically, and environmentally responsible urban center. This new purpose will position the Site to be a world class model of sustainable development. The following are the overarching goals that stem from the vision and opportunities on the Site:

Economic: Leverage the campus' location to be the cornerstone for local as well as regional economic growth while fostering multiple sustainable modes of transportation.

Social: Transform the campus into a place that brings the community together while honoring the distinct culture of healing created by Walter Reed.

Environment: Reposition and redevelop the campus to be a restorative and regenerative catalyst for its natural surroundings.

Integrate Sustainable Strategies: Create a regenerative project through sustainable strategies of preservation and adaptive reuse; community integration; and environmental regeneration.

Sustainability Goals: Through the efforts of residents, advocates, designers, planners, developers, and political leaders with vision, many sustainable practices have gone from being radical to mainstream in the span of a few years. Other reuse and redevelopment plans for BRAC projects are leading the way in sustainable development and setting a new standard.

ENVIRONMENTAL SUSTAINABILITY GOALS



**NET ZERO BY 2030 +
NET POSITIVE BY 2040**



PHOTOVOLTAICS ON NEW BUILDINGS



"GREEN BREATHERS" AND OPEN SPACE
THROUGHOUT THE SITE



PRESERVATION AND ADAPTIVE REUSE OF
EXISTING BUILDINGS AND STRUCTURES



WIDE ROWS AND RIGHTS OF WAY TO
ALLOW SUNLIGHT INTO BUILDINGS



CAPTURE, TREAT, AND REUSE GREYWATER
TO REDUCE POTABLE WATER DEMAND



SUSTAINABLE MODES OF
TRANSPORTATION



DEDICATED BICYCLE LANES



NATIVE PLANTS THROUGHOUT THE SITE



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Site Organization:

Unlike most campus environments, the site of Walter Reed does not have a singular over-riding urban typology. Due to its organic growth over time and its extraordinary topography, the site is really a set of east-west bands, each of a different spatial and formal character.

The first band, at the northern border, is characterized by its small, residential scale: the site itself has a border of open space that is the equivalent of a typical DC residential block.

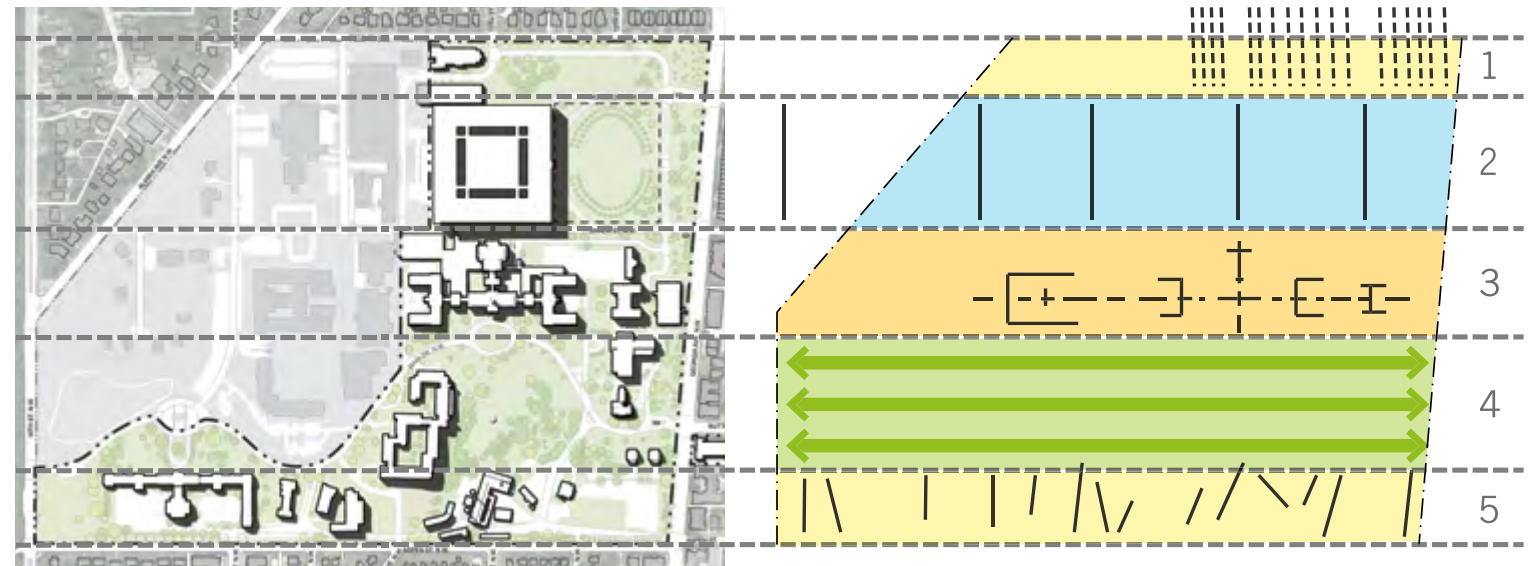
The second band south is dominated by the massive Building 2, but is characterized by having structures that reinforce the larger scale urban blocks that are typical in the more developed areas of the District. Buildings have been oriented to the street edges, and rarely as objects in the field.

The third band is typified by the original hospital Building 1; it is characterized by a typology of the axial, with the central east-west spine of the hospital acting as a spine for a series of buildings built along the same axis.

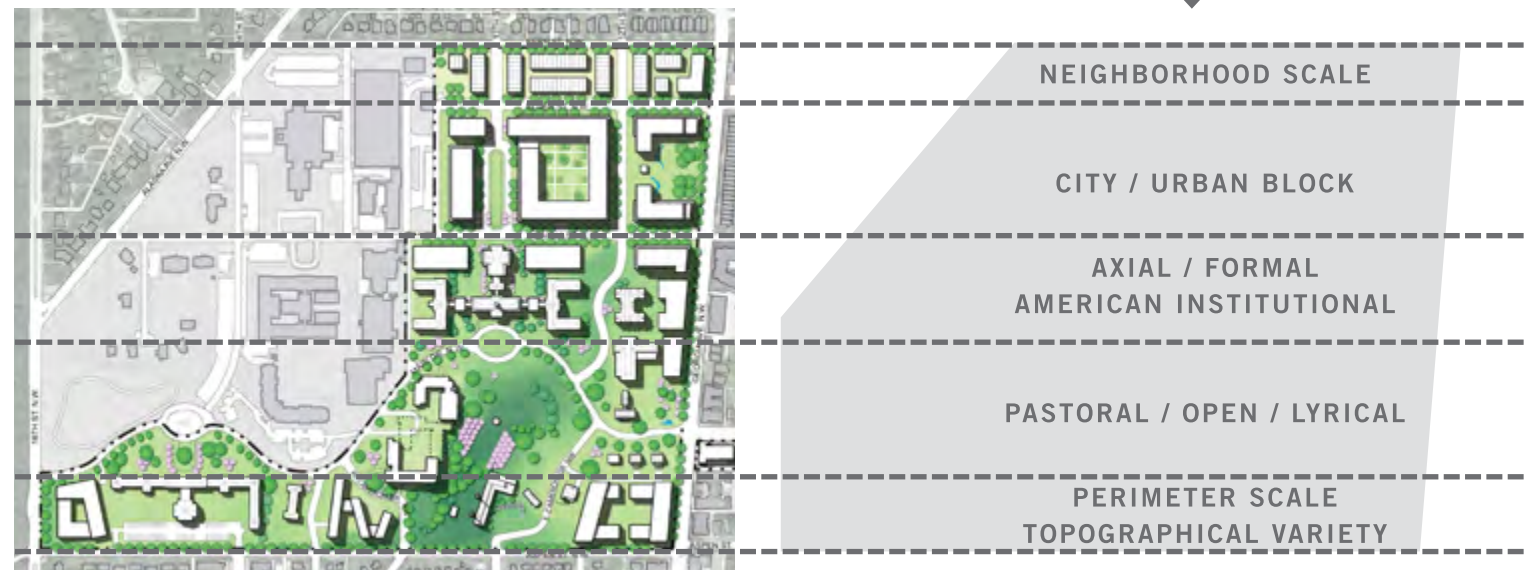
The fourth band is the Great Lawn. Lyrical and park-like, this area connects Georgia Avenue to Rock Creek Park. A major feature of this band is the meandering Main Drive.

The fifth and final band, along the southern border, is characterized by the non-orthogonal disposition of historic support and industrial buildings, including the utility plant, located due to topography and the desire to mitigate the impact of their uses on the adjacent neighborhood.

THE EXISTING SITE



SMALL AREA PLAN



Source: Reuse Plan



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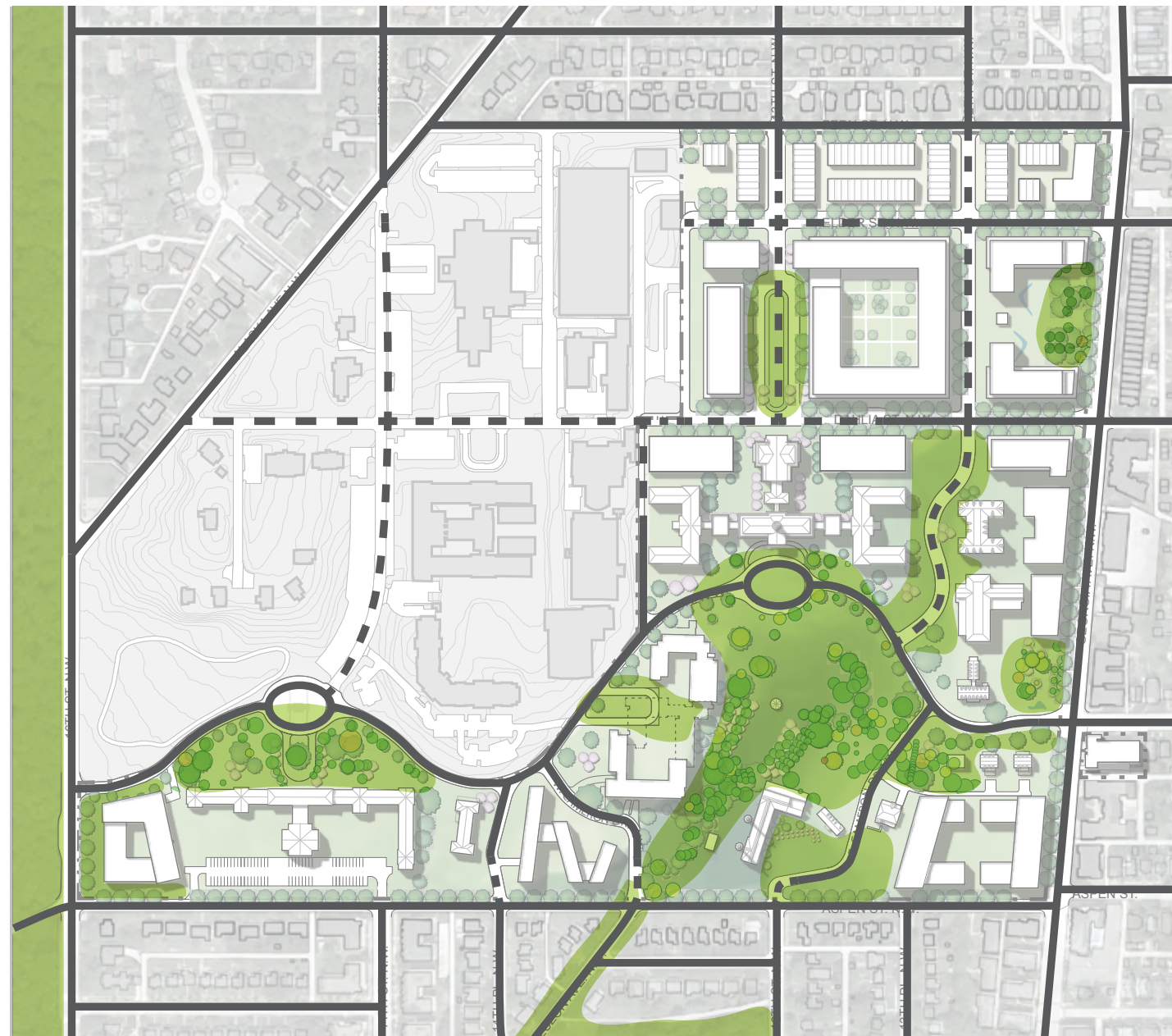
Community Integration:

Integrating the site with the community is one of the redevelopment's overarching goals and planning principles. Functioning as a military installation since the early 1900's, Walter Reed has been fenced off from the community for over a century and will now be open. The perimeter fence will eventually be removed and the community will be reconnected to the site.

Extending the street network would provide north-south and east-west connectivity through the Site that is multi-modal, integrating the Site into the city fabric and the community through open spaces and vibrant circulation corridors.

STREETS + OPEN SPACE - REUSE PLAN: LANDSCAPE

- Existing Street ———
- Extended Street - - - - -
- Open Space 



Source: Small Area Plan



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Community Integration:

The Reuse Plan and Small Area Plan creates new open spaces and landscapes accessible to the community and visitors; spaces in which a variety of activities can occur and produce environmental benefits.

The main open space relates to the Great Lawn, renamed Cameron Glen in the Reuse Plan and Small Area Plan, as an extension of Rock Creek Park. Different areas of the site and plan are supported by a series of smaller open spaces characterized by the type of uses around it. This includes the main plaza in the northeast corner that serves as a “green breather” towards Georgia Avenue and will serve to attract visitors into the site. It also includes an open boulevard with the extension of 13th Street into the site and a series of pocket size parks in between the different buildings on the site.

The Landscape Plan to the right highlights the different open space typologies and activities included in the Reuse Plan.

- | | |
|--|--------------------------------------|
| 1 Gateway Green | 9 Urban Agriculture |
| 2 Great Lawn / Cameron Glen | 10 Play Areas |
| 3 Rose Garden | 11 Park |
| 4 Amphitheater | 12 13 th Street Promenade |
| 5 Woodland | 13 Courtyards |
| 6 Water Feature/
Stormwater Element | 14 Town Centers |
| 7 Pedestrian Bridge | 15 Retail Frontage/Streetscape |
| 8 Market Village | 16 Walks/Trails/Accessibility |
| | 17 Heritage Corridor |

STREETS + OPEN SPACE - REUSE PLAN: LANDSCAPE



Source: Reuse Plan



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Site Activation:

Activation of the site creates new life at Walter Reed through new urban settings and mixed used environments that encourage both day and night activities. By mixing the historic with the new, and balancing residential with the mixed use, Walter Reed will be able to create a vibrant new urban center that respects its past and integrates its community.

Below: View looking west from Georgia Avenue featuring a plaza in the foreground with destination retail in the background on the new 12th Street.

Right: View looking south on the new 12th Street with historic buildings in the background, forming an “architectural timeline” within the redeveloped site.



Source: Perkins+Will



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Site Activation:

PART I - PART II

View looking south of the proposed terminus for 13th Street: the rear facade of the most prominent historic building on site, Building 1. This vista was lost with the construction of the massive hospital Building 2 in the 1970's, which is now deemed obsolete for reuse and is slated for demolition.



Source: Perkins+Will



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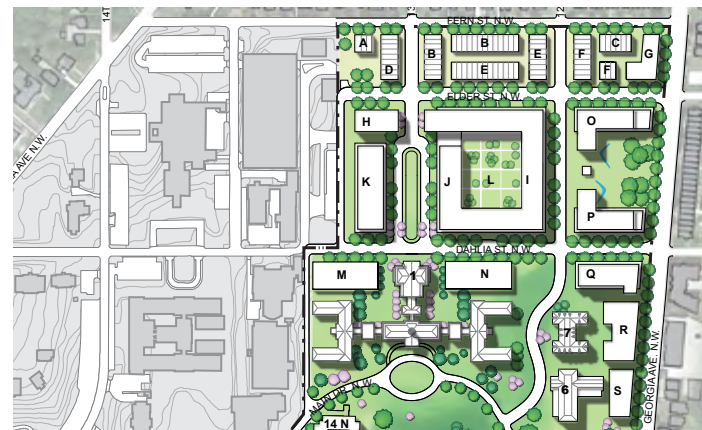
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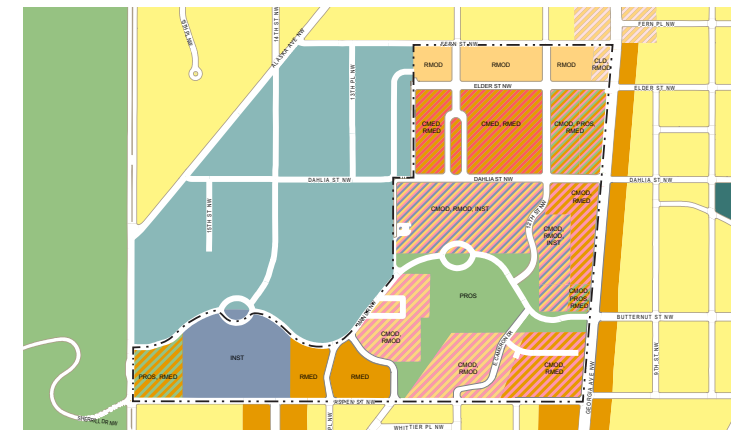
Plan Comparison



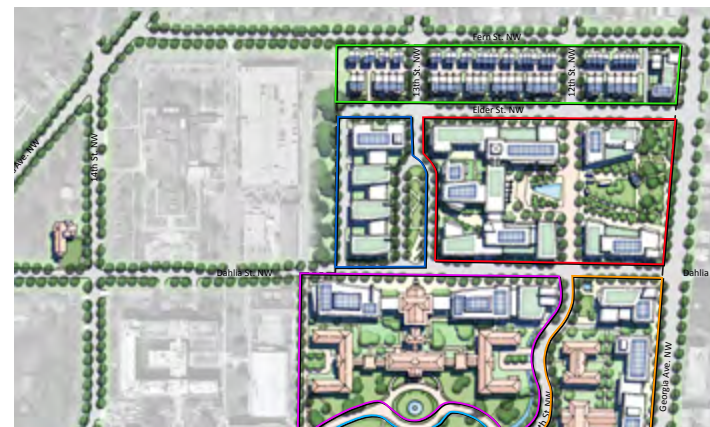
About the Reuse Plan



About the Small Area Plan



About the Implementation Plan



Future Vision



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Plan Comparison:

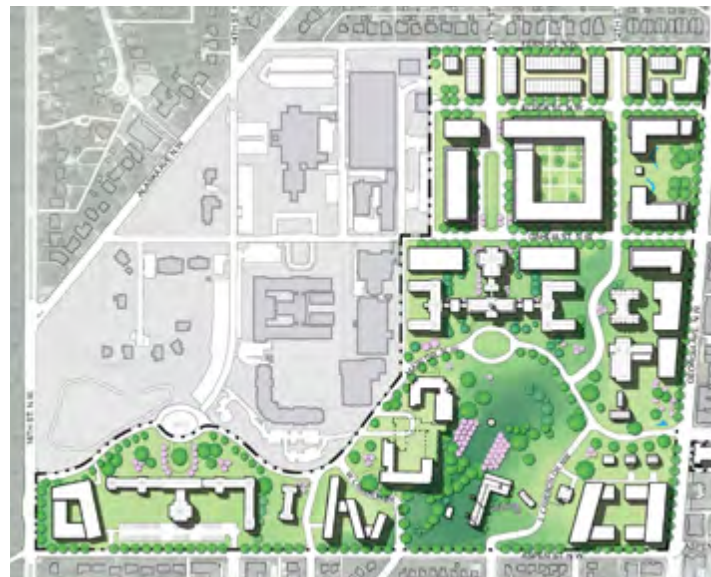
Existing Site

The existing site before being transferred from the Army to the Local Redevelopment Authority.



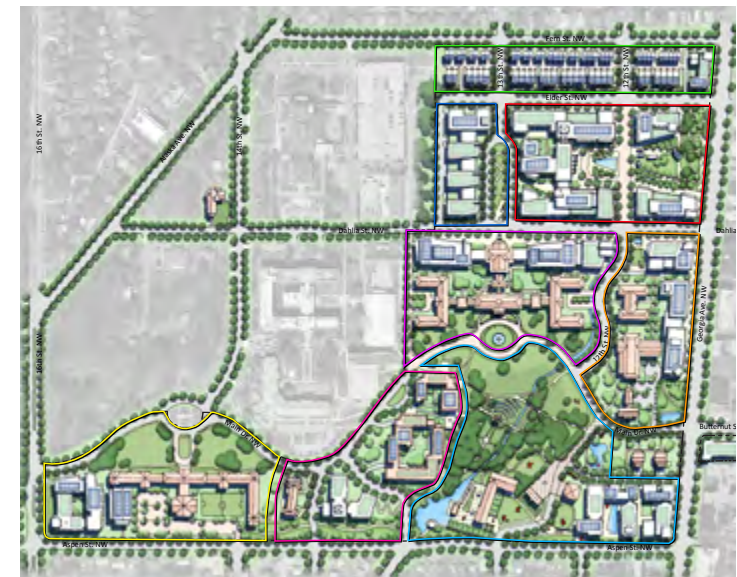
Reuse Plan + Small Area Plan

The site as proposed in the Small Area plan and Reuse plan, created from community input and design principles of the site.



Implementation Plan

The implementation plan was developed by the Hines-Urban Atlantic-Triden Joint Venture team, based on goals of the Reuse Plan and Small Area.



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About the Reuse Plan:

The Reuse Planning process, led by the District's Office of the Deputy Mayor for Planning and Economic Development (DMPED), engaged in an extensive public planning process to align the District, the community, and BRAC goals into the Plan. The Reuse Plan is a key component of the District's Homeless Assistance Submission to the U.S. Department of Housing and Urban Development (HUD), which will lead to the successful reuse of the Site. The Reuse Plan will serve as the preferred land use Plan for the future use of the LRA Site. On July 10, 2012, the Council of the District of Columbia unanimously approved the "Walter Reed Army Medical Center Base Realignment and Closure Homeless Assistance Submission Approval Act of 2012" (the Reuse Plan, B19-729). Subsequently, the Plan was transmitted to HUD for its determination on July 23, 2012 and approved on January 24, 2014.

[Click here to read the full Reuse Plan](#)



Source: Reuse Plan

The Development Densities plan (above) is an illustrative site plan contained within the Reuse plan that provides a guideline for development based on a market feasibility program. The plan illustrates potential building footprints that provide a "test-fit" of how the program could fit in the site as well as a massing guideline for future build-out.

Existing Buildings

ID	Area SF	# of Stories
1	200,000	3.0
6	65,649	4.0
7	50,379	2.0
8	7,994	4.0
9	7,712	4.0
12	18,019	4.0
15	25,042	2.0
16	1,221	1.0
82	2,256	1.0
90	6,057	2.0
11	148,679	4.0
17	20,488	2.0
18	25,000	4.0

Subtotal: 578,496 SF

New Buildings

ID	Area SF	# of Stories
A	23,700	3.0
B	62,550	3.0
C	30,000	3.0
D	31,600	4.0
E	83,400	4.0
F	40,000	4.0
G	56,416	5.0
H	62,000	5.0
I	365,000	5.0
J	110,500	5.0
K	146,400	4.0
L	165,000	1.0
M	49,000	2.0
N	50,400	2.0
O	159,000	6.0
P	133,100	6.0
Q	88,000	5.0
R	132,000	6.0
S	56,350	5.0
T	5,007	3.0
U	127,395	5.0
V	126,758	5.0
W	31,166	4.0
X	28,593	4.0
Y	50,543	4.0
Z	190,400	5.0
14 N	58,050	3.0
14 S	57,000	3.0

Subtotal: 2,519,327 SF

OTHER CREATIVE
176,400 SF
6%

RETAIL
212,000 SF
7%

OFFICE
767,000 SF
25%

MULTI-FAMILY
1,673,000 SF
54%

TOWNHOUSES
272,000 SF
9%

RESIDENTIAL - 1,945,000 SF
TOTAL DEVELOPMENT 3,097,823 SF



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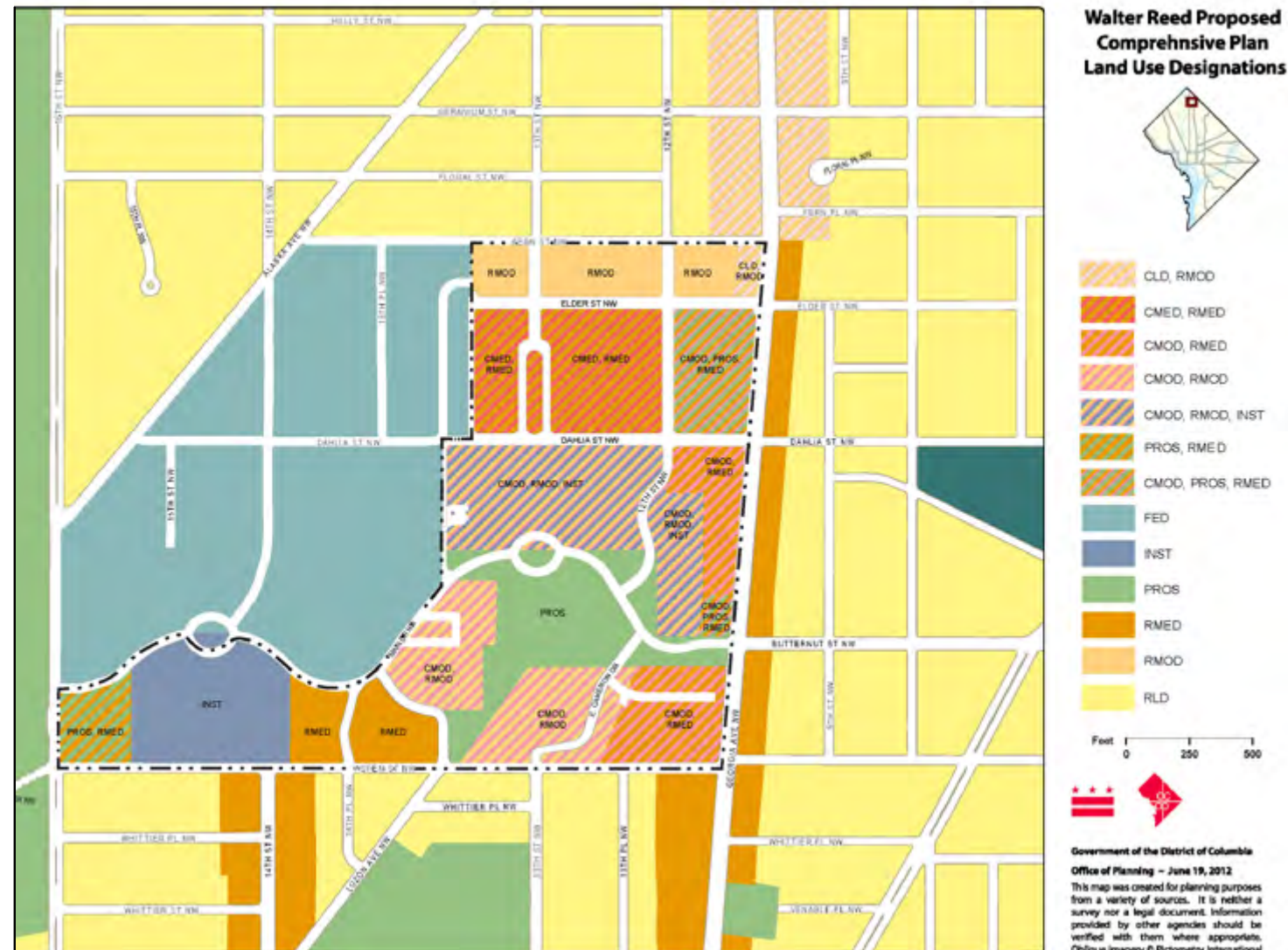
About the Small Area Plan:

The Small Area Plan (SAP) process, conducted concurrently with the Reuse Planning process, was led by the District's Office of Planning (OP) in collaboration with the Deputy Mayor for Planning and Economic Development (DMPED), and is required by DC law to establish land use designations, pursuant to the Comprehensive Plan for the National Capital: District Elements (Comp Plan), so that zoning can be established for the Site for future development. The SAP is consistent with the Council-approved Reuse Plan and is structured to respond to its recommendations..

During this coordinated planning process, OP and DMPED provided extensive opportunity for public participation and input. A total of 11 public meeting were held from June 2010 through July 2012, in addition to targeted meetings to engage important stakeholders, including the Advisory Neighborhood Commissions and other neighborhood organizations. The Mayor held a public hearing on the SAP on October 16, 2013, and the period for public comment ended October 31, 2013. The Council held its hearing on PR 20-87 on March 26, 2013, and approved the SAP on April 30, 2013 (PR 20-87).

While the SAP will not recommend any specific zoning designations, it will focus on characteristics that a zone should include, such as building form, setbacks, height and stories. The SAP also includes design guidelines for future development, a transportation analysis and market analysis based on the Reuse Plan's preferred development concept of 3.1 million square feet of mixed-use development

LAND USE MAP - LAND USE DESIGNATION DEFINITIONS



[Click here to read the full Small Area Plan](#)

[Click here for definitions of the Land Use Designations](#)



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About the Small Area Plan:

LAND USE MAP - LAND USE DESIGNATION DEFINITIONS

RESIDENTIAL LAND USE CATEGORIES

(RLD)-Residential, Low Density: Defines the District's single family neighborhoods. Single family detached and semi-detached housing units with front, back and side yards are the predominant uses.

(RMOD)-Residential, Moderate Density: Defines the District's row house neighborhoods as well as its low-rise apartment complexes. Also applies to areas characterized by a mix of single family homes, 2-4 unit buildings, row houses, and low-rise apartment buildings. In some older inner city neighborhoods with this designation there may also be existing multi-story apartments.

(RMED)-Residential, Medium Density: Defines neighborhoods or areas where mid-rise (4-7 stories) apartment buildings are the predominant use. Pockets of low and moderate density houses may exist within these areas. This designation also may apply to taller residential buildings surrounded by large areas of permanent open space.

COMMERCIAL LAND USE CATEGORIES

(CLD)- Commercial, Low Density: Defines shopping and service areas that are generally low in scale and character. Retail, office and service businesses are the predominant uses. Areas range from small business district that draw primarily from the surrounding neighborhoods to larger business district uses that draw from a broader market area. Their common feature is that they are comprised primarily of one-story to three-story commercial buildings.

(CMOD)-Commercial, Moderate Density: Defines shopping and service areas that are somewhat more intense in scale and character than the low-density commercial areas. Retail, office, and service businesses are the predominant uses. Areas range from small business districts that draw primarily from the surrounding neighborhoods to larger business district uses that draw from a broader market area. Buildings are larger and/or taller than those in low density commercial areas but generally do not exceed five stories in height.

(CMED)-Commercial, Medium Density: Defines shopping and service areas that are somewhat more intense in scale and character than the moderate-density commercial areas. Retail, office and service businesses are the predominate uses. Areas generally draw from a citywide market area. Buildings are generally larger and/or taller than those in moderate density commercial areas but generally do not exceed eight stories in height.

PUBLIC AND INSTITUTIONAL LAND USE CATEGORIES

(FED)-Federal: Includes land and facilities owned, occupied and used by the federal government, excluding parks and open space. Uses include military bases, federal government buildings, the International Chancery Center, federal hospitals, and similar federal government activities. The "Federal" category generally denotes ownership rather than use. Land with this designation is generally not subject to zoning.

(INST) Institutional: Includes land and facilities occupied and used by college and universities, large private schools, hospitals, religious organizations, and similar institutions.

(PROS)-Parks, Recreation, and Open Space: Includes the federal and District park systems, including the National Parks, the circles and squares of the L'Enfant city and District neighborhoods, the National Mall, settings for significant commemorative works, certain federal buildings such as the White House and the US Capitol grounds and museums, and District-operated parks and associated recreation centers. It also includes permanent open space uses such as cemeteries, open space associated with utilities such as Dalecarlia and McMillan Reservoirs, and open space along highways such as Suitland Parkway. This category includes a mix of passive open space (for resource conservation and habitat protection) and active open space (for recreation).



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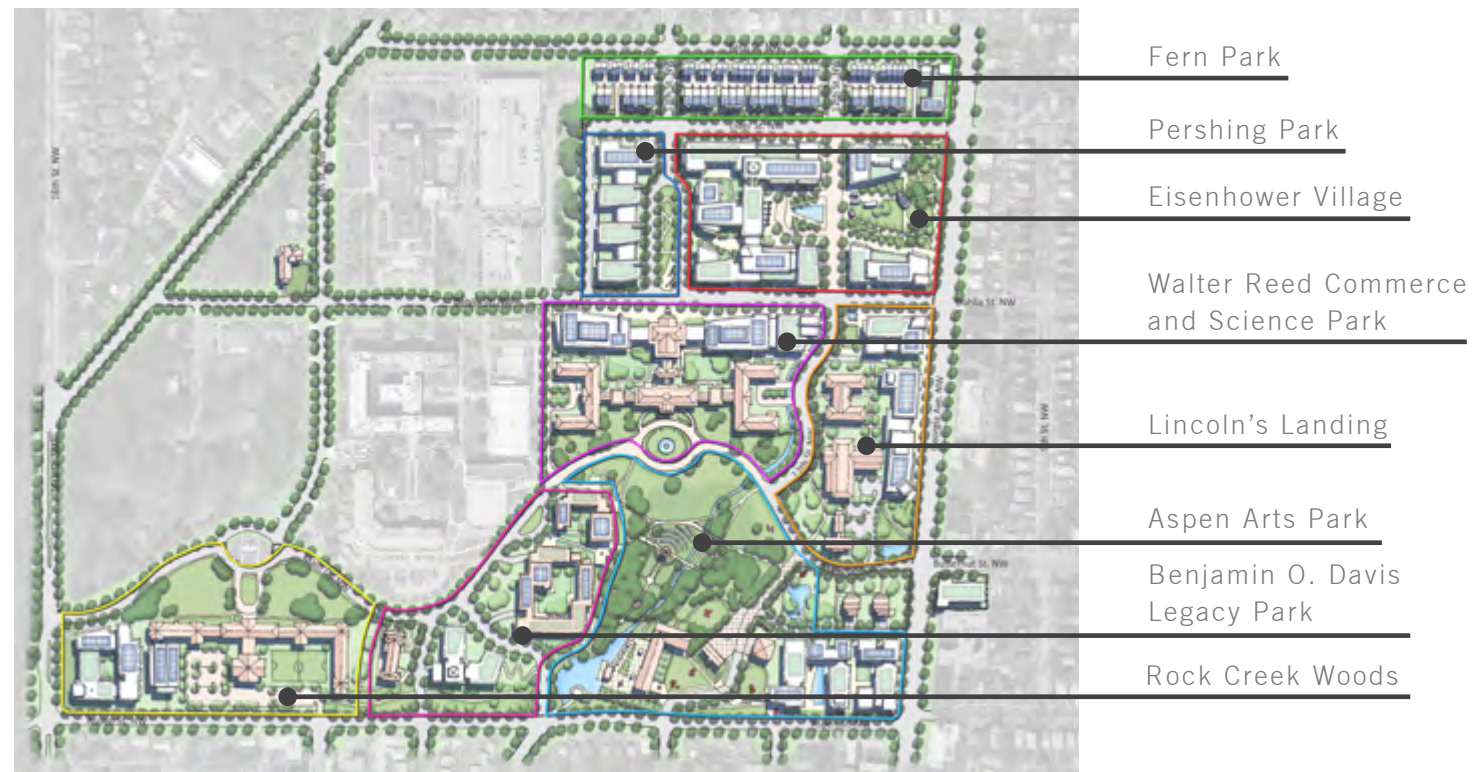
About the Implementation Plan:

The Hines-Urban Atlantic-Triden Joint Venture developer team was selected on November 5, 2013 by the Local Redevelopment Authority. The team's Master Plan vision respects the honor and legacy of the former Walter Reed Army Medical Center in creating an integrated and sustainable mixed-use neighborhood that maximizes jobs, economic impact and quality of life through:

- Seamless connectivity with the surrounding community.
- Maintaining the historic character, and buildings while infusing new programs and users.
- Creating an integrated mix of residential, retail, educational, health and wellness, employment, hospitality and cultural and arts related uses.
- **Fern Park** – a low-density residential neighborhood that is compatible with the existing homes along Fern street.
- **Eisenhower Village** – a dynamic, mixed-use Town Center with multi-family residential above street-lined retail. The Village Green extends to the pocket of existing mature trees, welcoming residents, walkers, shoppers and visitors to an active and inviting town Center.
- **Pershing Park** – at the re-opening of 13th street leading to the historic Building 1, with a quiet, residential-lined promenade.
- **Walter Reed Commerce and Science Park** - features the Hyatt hotel and Conference Center, and the Bio-science and Health Research Employment Center in historic Building 1 and in two new low-rise office buildings.

PLAN - PROGRAM+IMPACT

Source: Hines-Urban Atlantic-Triden Joint Venture



- **Lincoln's Landing** - an important gateway of new and old, with mixed-use buildings activating Georgia Avenue; the Visitor Center, the History Museum and park with a water feature to draw visitors into the site. The Howard University Ambulatory Care Center is housed in Buildings 6 & 7.
- **Aspen Arts Park** - a new mixed-use building anchors the corner of Georgia Avenue and Aspen Street and establishes a creative arts District through adaptive re-use of the historic boiler plant and park.

- **Benjamin O. Davis Legacy Park** – nestled into the hill side, including the reactivation of Buildings 14 and 17, a newly constructed multifamily residential building for housing seniors, veterans and artists.
- **Rock Creek Woods** – with frontage along 16th Street and Aspen Street, including the DCI International Charter School facility for NOI users and a new multi-family residential building.

The Master Plan envisions a connected, walkable mixed-use neighborhood that will be a vital contributor to the city and the surrounding community.



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PLAN - PROGRAM+IMPACT

👤 = 100 PEOPLE



4500 CONSTRUCTION JOBS



1600 PERMANENT JOBS



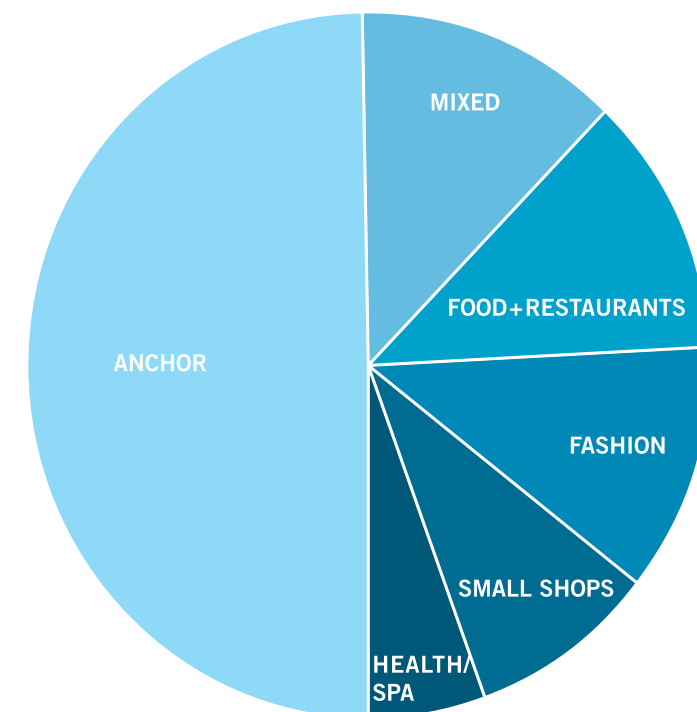
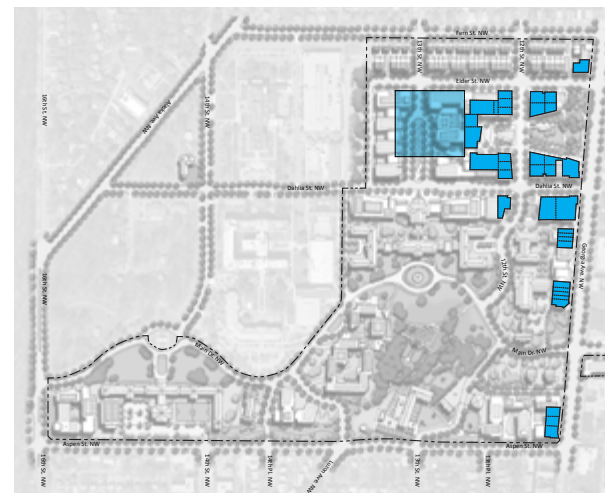
35% DC-BASED BUSINESS

3 MILLION SF MIXED-USE 250,000 SF RETAIL

\$1 BILLION IN DEVELOPMENT

\$37 MILLION ANNUAL TAX BENEFITS

AMOUNT OF RETAIL



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Future Vision:

PART I - PART II



13th Street Promenade

Source: Hines-Urban Atlantic-Triden Joint Venture Team



Aerial of the Site



Aspen Arts Park

A diverse mixed-use project (Aerial view top right), Walter Reed will feature an organization of parks, arts and culture, retail, hospitality, education, and housing, all accessible through multiple paths, streets, green spaces, and ample connections to the local neighborhoods. An example of this future vision is the *13th Street Promenade* along Pershing Park (above), which will feature residential buildings along a linear green space connecting to the surrounding communities. *Aspen Arts Park* (bottom right) will include a mix of uses, focused around arts and entertainment, an artisan market, and the beautiful historic park and amphitheater.



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Future Vision:

PART I - PART II



Above: Fern Park - Townhomes

Left: Eisenhower Village - Multifamily with Ground Floor Retail

Source: Hines-Urban Atlantic-Triden Joint Venture Team

Central to the future vision is the Town Center at *Eisenhower Village* (left), which will be a vibrant, active, and community-oriented shopping district that will become the pulse of the site and surrounding community. Anchored by a quality grocery operator and co-tenanted with a combination of local, regional, and national retailers, the Town Center will be a dynamic mixed-use area that includes multi-family residential development. Adjacent to the Town Center, the *Fern Park* area (above) will feature a quaint residential area with traditional, brick-front townhomes and duplexes. The architecture will respect the elegant streetscape that currently exists, and will be designed to fit the landscape slope and create a smooth transition between Fern Street and the more urban Eisenhower Village.



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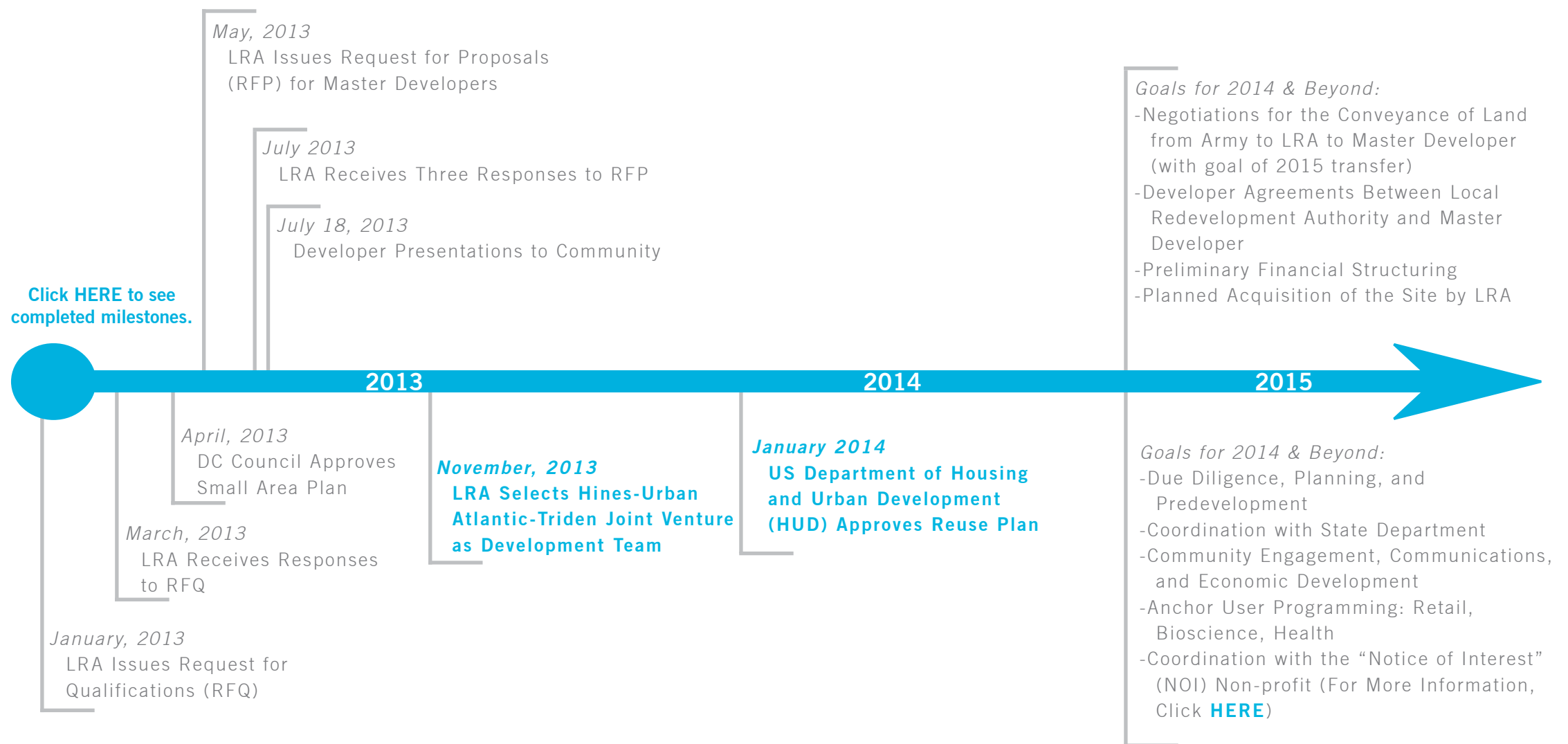
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THE NEXT STEPS FOR THE WALTER REED LRA + DEVELOPMENT TEAM



HOW CAN I STAY CONNECTED?



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STAY CONNECTED!

VISIT THE WALTER REED LOCAL REDEVELOPMENT AUTHORITY WEBSITE

www.walterreedlra.com

VISIT THE HINES-URBAN ATLANTIC-TRIDEN DEVELOPMENT JOINT VENTURE'S
WEBSITE FOR THE PARKS AT WALTER REED

www.walterreedtomorrow.com



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