

1

INTRODUCTION

Walter Reed Army Medical Center, Washington, D.C.: Walter Reed Army Institute of Research (left background), the Armed Forces Institute of Pathology (center background) and the Walter Reed Army Hospital (Building 1) (foreground) (Image from: National Archives and Records Administration 17128AC and 17132AC).



1.1 Background

For over 100 years, the Walter Reed Army Medical Center (WRAMC) housed the main U.S. Army General Hospital that served wounded soldiers and veterans. WRAMC created a strong legacy of service and medical innovation. WRAMC is situated on a 110.1-acre¹ enclosed campus located in Northwest, Washington, DC, and is bounded by Fern Street and Alaska Avenue to the north, 16th Street to the west, Aspen Street to the south and Georgia Avenue to the east. The 2005 Base Realignment and Closure (BRAC) Final Report to the President recommendation #169 stated that the WRAMC was to be realigned with several other installations and that the main post was to be closed. The realignment would, in part, enable the establishment of the new Walter Reed National Military Medical Center (WRNMMC) which is merged with the National Naval Medical Center (NNMC) in Bethesda, Maryland, and the relocation of several patient functions to the new community hospital in Fort Belvoir, Virginia. By mid-September 2011, all of the recommendations from the 2005 BRAC Final Report were completed and the WRAMC was no longer operational.

1.2 Coordinated Planning Process

Following the 2005 BRAC decision, and after years of confirming the amount of surplus property available for the District to acquire, the final acreage amount was comprised of 66.57 acres¹. This includes approximately 4.1 million gross square feet of building space, of which roughly one million gross square feet has some historic significance.

Under the BRAC law, the Government of the District of Columbia was designated the Local Redevelopment Authority (LRA) and was required to complete a Reuse Plan in order to acquire the surplus property. As part of this process, the LRA initiated a coordinated planning process, including the completion of a Reuse Plan and a Small Area Plan (SAP) intended to meet both the federal and local requirements for the District to acquire and redevelop the land. The remainder of the of the 110.1-acre WRAMC property will be redeveloped by the U.S. Department of State (DOS) and is not the subject of this coordinated planning process.

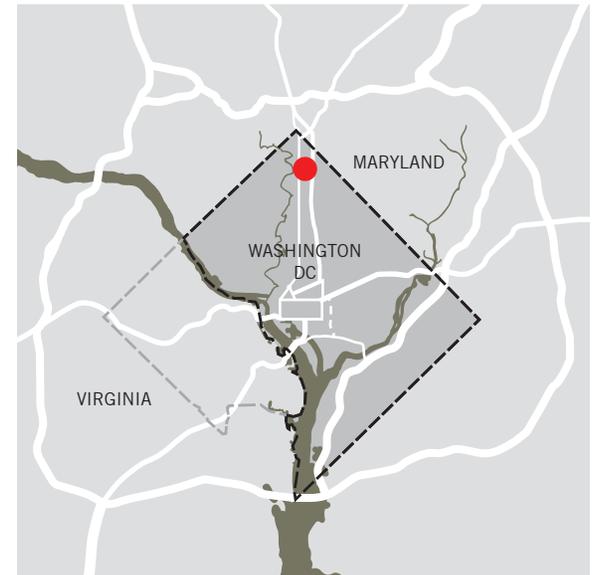


Figure 2-18: Walter Reed Location

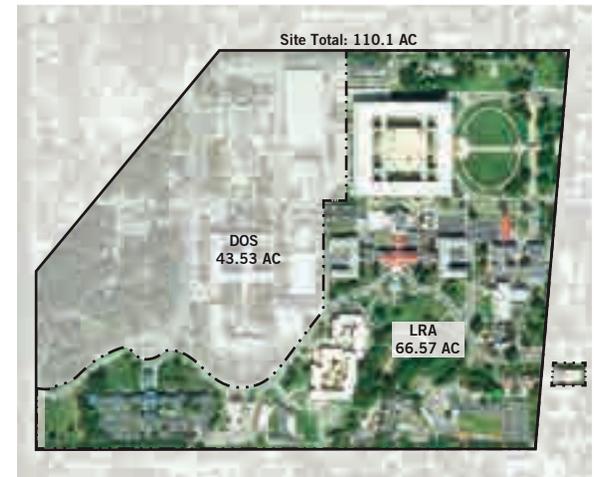


Figure 2-19: Site Boundaries and Areas

ENDNOTES

1. The Army notified the LRA in June 2012 that the acreage of surplus property at Walter Reed changed from approximately 67.5 acres to approximately 66.57 acres.



1.3 Purpose of 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.

1.4 Purpose of the Small Area Plan

The SAP process, held concurrently with the Reuse Planning process, was led by the District's Office of Planning (OP), and is required to establish land use designations, pursuant to the 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 process was coordinated with the Reuse Plan, and is consistent with the Council-approved Reuse Plan. While the SAP will not recommend any specific zoning designations, it will focus on characteristics that a zone should have, 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 alternative.

The SAP is structured to respond to the recommendations set forth in the Reuse Plan and provides design guidance for the Site overall as well as for the sub-areas. See Chapter 3 for the proposed land use designations, planning principles for the overall Site, and design guidelines by sub-area.



1.5 Vision & Goals

Community Outreach and Goals

During the planning process it was essential that the voices of all who will be impacted by the change in ownership and use be well represented, considering that the WRAMC is located in a densely populated area of Washington, DC and has been an integral part of the fabric of Northwest Washington for almost a century.

With this in mind, the LRA project team undertook an extensive and vigorous public engagement process that revolved around a series of public meetings that were widely advertised and promoted in the communities surrounding WRAMC during 2010, 2011 and 2012.

For the Walter Reed Army Medical Center Reuse Plan (Reuse Plan) and the SAP there were a total of eleven meetings. All of these meetings were designed to be highly interactive and to engage participants directly so that they could understand the planning process and provide important feedback on the Plan.

The attendance at the eleven workshops averaged approximately 50-100 attendees, and those who attended were generally reflective of the racial, ethnic and gender composition of the area surrounding the Site. There was also a particularly strong representation of long-time community residents.

At each workshop participants were able to voice their preferences for the redevelopment of the Site. Keypad polling was used in some of the meetings to record community preferences on a variety of issues. Throughout the public engagement process, community input and concerns were considered and helped inform the Final Reuse Plan. The community continues to believe

the reuse of Walter Reed should honor its legacy as a place for innovation and excellence.

The first phase of workshops took place from June to October of 2010. The dates and topics of the four public workshops in this first phase were as follows:

- Public Workshop #1: Vision and Goals (Wednesday, June 9, 2010)
- Public Workshop #2: Alternative Opportunities and Ideas (Saturday, July 10, 2010) -
- Public Workshop #3: Preferred Scenario Analysis (Thursday, August 19, 2010) -
- Public Workshop #4: Presentation of the Final Plan (Thursday, October 14, 2010) -

The second phase of workshops took place from September, 2011 to February, 2012. The dates and topics of the three public workshops in the second phase were as followings:

- Public Workshop #5: Reuse Plan Update and Alternatives (Wednesday, October 5, 2011)
- Public Workshop #6: Preferred Scenario Analysis (Tuesday, November 15, 2011) -
- Public Workshop #7: Community Open House (Tuesday, January 17, 2012)
- Public Workshop #8: Presentation of the Final Plan (Thursday, February 2, 2012)

The third phase of workshops was focused upon the SAP. Thus far, the following meeting have exclusively been conducted:

- Public Workshop #9: Small Area Plan Public Meeting (Thursday, May 17, 2012)
- Public Workshop #10: Community Open House (Tuesday, June 26, 2012)
- Public Workshop #11: Community Open House (Thursday, July 12, 2012)



Figure 2-20: Community Workshops. Source: Perkins+Will.



GOALS

During Phase 1 of the planning process, the following four major goals were established for the redevelopment of the Site:

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



Figure 2-21: Goals



Sustainable Vision and Goals

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 recognizable 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.

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, such as Treasure Island in San Francisco Bay, are leading the way in sustainable development and setting a new standard. These also serve as valuable

precedents from a design, economic, marketing, and community perspective. The sustainability standards, as set forth in "Table 2-23: Sustainability Goals for WRAMC" on page 19, are intended to reflect ambitious, yet realistic standards for innovative sustainable practices. As the rebirth of the Site unfolds over the next decade plus, we have the opportunity to set the standard of sustainability for the District, and beyond.



Figure 2-22: Linear Park, Treasure Island, San Francisco



Figure 2-23: Residential Mews, Treasure Island, San Francisco



SUSTAINABILITY STRATEGIES

WRAMC Infrastructure	Sustainable Principles and Goal	Commitment			Recommended Strategy and Plan	Long term technologies changes
		Site/Building	Component	Commitment		
ENERGY	Net zero by 2030 – Net Positive by 2040	Site	Power	100% Renewable Energy	Central Utility Plant (cogeneration, trigeneration), Renewable Energy,	Fuel Cells and Photovoltaic as better alternative source for energy
		Building	Power	Existing Buildings shall meet ASHRAE 90.1 + 30% by 2015; All new buildings shall meet ASHRAE 90.1 + 34%.	Building to Energy Star	
WATER	Capture, treat and reuse stormwater & greywater and achieve full water reuse by 2050	Site	Stormwater	Zero site runoff from 15-year storm event	Bio-retention pond bottom of Rose Garden, rain gardens, curbside bioretention areas	potential opportunities for living machines
			Black Water	Blackwater treatment by 2030	Continue to connect to District's system	
		Building	Grey Water	100% grey water reuse by 2020	Grey water treatment in each building	Waterless and Grey water treatment equipment / technologies
TRANSPORTATION	Reduce the need to travel and impact on environment with low to zero carbon modes of transportation	Site	Mass Transit; Pedestrian/Bicycle paths; Connect to Capital Bike Paths and Sharing program	Prioritize pedestrian-friendly environment; multimodal transportation system on site (reduced trip generation)	Increased East-West, north-south connectivity; Transit-Oriented-Development with a streetcar stop on site; pedestrian/bicycle trails cross site; bike share; zipcar	Fuel cell powered streetcar; electric vehicle; charging stations; bike storage and repair facility
		Building	Bicycle Facilities		Buildings to include bicycle parking facilities and alternative fuel connections; site will include underground parking to minimize impervious surfaces	
WASTE	A future where resources are used efficiently, waste levels are close to zero and ultimately zero waste to land	Site		100% food and yard waste composted on-site or within 30 Miles; 100% recyclable material is recycled; 50% landfill waste reduction by 2020; 100% zero waste by 2030	Potential for curbside composting program	Large-scale composting technologies in nearby locations
		Building			Buildings to include food waste recycling ducts / collection	Waste treatment technologies in buildings
MATERIALS	All goods and materials used for construction or consumer goods are made from renewable resources with low embodied energy and sourced locally	Site		100% green business certification for all companies; Business commitment to waste = food materials		

Table 2-24: Sustainability Goals for WRAMC

