

4

IMPLEMENTATION



Implementation Considerations

The former Walter Reed Army Medical Center (WRAMC) Small Area Plan (SAP) provides a foundation for preserving and enhancing the best of the Site's historic setting, while making the most of opportunities that come with new, sustainable development. Implementation of the SAP will require a planned and coordinated effort involving the Walter Reed LRA, specific District agencies, the community as a whole, and key stakeholders, including the master developer, private sector entities and federal partners.

4.1 Urban Design Principles

The urban design principles contained in the SAP are meant to be implemented in a way that is financially and technically feasible, and sustained over time. All new development projects will be subject to the development standards and design guidelines contained in Chapter 3 of this SAP. As the development process is undertaken, entities such as the Historic Preservation Review Board and the Zoning Commission will play a role in reviewing and approving project design.

4.2 Land Use and Transportation Recommendations

The following Implementation Table ("Table 5-179: Implementation Table" on page 131) summarizes the land use and transportation recommendations included in the SAP. Each recommendation includes the responsible implementation parties, partnership opportunities, need of public funding, and projected timeframes. The timeframe categories for implementation are Short-term (1-2 years), Mid-term (2-5 years), Long-term (5+ years), and on-going. Full implementation of some recommendations will vary depending on the availability of District government and other resources, market conditions/forces, master developer actions, and general development activity.



4.3 Implementation Table

Recommendation	Lead Agency/ Organization	Partners	Public Funding Needed	Timeframe
Land Use				
Change Comp Plan Land Use designation for the Site pursuant to Exhibit "Proposed Comprehensive Plan Land Use Designations" map	OP	OZ, Zoning Commission		Short-term
Initiate and establish zoning for the Site pursuant to the recommended Comp Plan Land Use Designations in Exhibit "Proposed Comprehensive Plan Land Use Designations" map	OP, Zoning Commission	OZ, Zoning Commission		Short-term
Pursue interim uses to activate the Site in advance of the conveyance; develop and submit an Interim Use Plan to the Army for review and approval	DMPED, OP	Army, DCCAHA		Short-term
Transportation				
Comply with the recommendations of the August 15, 2012, Transportation Impact Study	Master Developer	DDOT		On-going
Determine street functions and classifications for existing and new roadways	DDOT	FHWA, Master Developer		Long-term
Determine feasibility of reopening existing gates and constructing new ones	Master Developer	DC SHPO, DDOT, OP		Short-term
Conduct further analysis to determine any widening of Main Drive	Master Developer	DDOT, DC SHPO, HPRB, DMPED		Short-term
Widen Aspen Street to accommodate one travel lane in each direction, on-street parking and dedicated 5-foot bike lanes in each direction	DDOT or Master Developer	DMPED	X	Mid-term or Long-term (depending on funding strategy)
Require 75 feet or greater ROWs to comply with DDOT standards and to encourage best ways to utilize space for infrastructure, storm-water management and pedestrian/bike connections	Master Developer	DDOT, DC SHPO		Short-term, On-going
Improve multi-modal access and circulation throughout the Site, including 2-way, east-west, north-south internal site connections	Master Developer	DDOT, DOS		Mid-term, On-going
Undertake additional Streetcar analysis to determine routing, street design, and final stop locations	DDOT	DMPED, Master Developer	TBD	Long-term
Require Streetcar Vehicle Maintenance Facility on-site, should a final Streetcar route be determined for Georgia and/or internal to the Site	Master Developer	DDOT	X	Long-term
Accommodate new parking on site. Discourage surface parking lots and encourage structured parking.	Master Developer	DDOT, DMPED		On-going

Table 5-180: Implementation Table. Source: Office of Planning.



Recommendation	Lead Agency/ Organization	Partners	Public Funding Needed	Timeframe
Implement a Parking Strategy to re-use existing parking, maximizing shared parking patterns, and provide new on- and off-street parking	Master Developer	DDOT		Mid-term, On-going
Address intersection capacity constraints through mitigation: <ul style="list-style-type: none"> • Widening of Aspen Street to the north • Right-turn lanes and left-turn lanes • Signal retiming at specific intersections and corridors 	Master Developer	DDOT		Mid-term
Address potential cut-through traffic issues by traffic calming and traffic diversion measures: <ul style="list-style-type: none"> • Peak period and permanent turn restrictions • Strategic placement of speed humps/bumps • Cross-section narrowing 	Master Developer	DDOT		On-going
Execute a Construction Vehicle Management Plan	Master Developer	DDOT		Mid-term
Encourage truck loading operations to be conducted off of alleyways and service roadways	Master Developer	DDOT		Mid-term, On-going
Encourage shared service and loading facilities entrances with parking garages	Master Developer	DDOT		Mid-term, On-going
Provide sufficient space for all ingress and egress truck movements to be maneuvers to be conducted using forward movements	Master Developer	DDOT		Mid-term, On-going
Improve pedestrian connections along east-west and north-south pedestrian routes, such as expanding sidewalk widths, removing obstructions, installing and upgrading crosswalks at intersections, and installing traffic calming measures	Master Developer	DDOT, OP, DOS		Mid-term, Long-term
Implement Leading Pedestrian Intervals (LPIs) at signalized crossings along Georgia Avenue and 16th Street	DDOT	Master Developer		Mid-term, Long-term
Provide wayfinding signage to guide pedestrians to destinations like Georgia Avenue and the Takoma Metro Station	Master Developer	DDOT, DC SHPO, OP		Mid-term, On-going
Construct on-site bike facilities, per the 2005 Bicycle Master Plan, including 5-foot bike lanes, shared use sidewalks and signed bike routes	Master Developer	DDOT		Mid-term, Long-term
As Bikeshare is expanded, locate bikeshare stations along Georgia Avenue, near residences and major employment centers to connect to Takoma Metro at Dahlia and Butternut Streets	Master Developer	DDOT		Mid-term, Long-term
Connect on-campus network to existing bike lanes along 14th Street	Master Developer	DDOT		Mid-term, Long-term
Create a Transportation Demand Management (TDM) Plan and implement TDM measures for all development	Master Developer	DDOT		On-going



Recommendation	Lead Agency/ Organization	Partners	Public Funding Needed	Timeframe
Undertake a Traffic Monitoring Program to determine any additional TDM measures to implement	Master Developer	DDOT		Mid-term
Designate a Transportation Coordinator to implement TDM measures and act as a point of contact for DDOT	Master Developer	DDOT		Mid-term
Conduct an annual survey of the Site's users to determine how best to meet TDM goals	Master Developer	DDOT		On-going
Designate a transportation information center on-site	Master Developer	DDOT		Mid-term, Long-term
Provide an on-site business center to eliminate potential trips	Master Developer	DDOT		Mid-term, Long-term
Provide transit incentives to new employees	Master Developer	DDOT		Mid-term, On-going
Provide parking disincentives	Master Developer	DDOT		Mid-term, On-going
Determine Shuttle Service options between the Site and the Takoma Metrorail station	Master Developer	DDOT		Mid-term, Long-term
Reduce the number of vehicular trips through Carpooling and Vanpooling options	Master Developer	DDOT		Mid-term, On-going
Locate carsharing and bikesharing options within the Site	Master Developer	DDOT		Mid-term, On-going
Locate bike racks in publicly accessible areas	Master Developer	DDOT		Mid-term, On-going
Require bike amenities such as on-site shower facilities and bike stations where appropriate	Master Developer	DDOT		Mid-term, On-going
Provide bus amenities for users, such as bus shelters, signage, and maps	Master Developer, WMATA	DDOT, WMATA		Mid-term
Encourage pedestrian circulation through: active building entrances at the street, safe pedestrian crossings	Master Developer	DDOT, OP, DMPED		Mid-term, Long-term
As part of the vehicular access recommendations, DDOT should determine street functions/classifications for existing and new roadways within the Site. Minor arterials, collectors and local designations for existing and new streets should be anticipated.	DDOT	FHWA		Mid-term

