

SUB-AREA URBAN DESIGN PRINCIPLES

The Site has been sub-divided into five “sub-areas” stemming from the five different typologies that exist on the Site. A set of Urban Design Principles have been developed to address the unique character of each of the sub-areas. Additionally, special consideration is given to the Georgia Avenue frontage as it merits an additional discussion to address a prominent area of the Plan shared across all five sub-areas.

1. FERN STREET

A combination of existing single-family and duplex homes reflects the low-scale, residential, character of the surrounding neighborhood. With new townhomes proposed along 12th, 13th, Elder and Fern Streets, the vision and character of this sub-area pays homage to the existing low-density residential uses fronting on Fern Street and provides a natural progression to higher-density uses proposed in the Town Center. A mixed-use building with ground floor retail at the intersection of Georgia Avenue and Fern Street reinforces commercial activity targeted along Georgia Avenue and may attract neighborhood-serving types of uses for residents.

2. TOWN CENTER

The name of this sub-area is derived from the actual physical area that will serve as the Town Center, or “heart” of the new development being created here. The goal is for this Town Center to serve as a hub for the new development and the entire area, located between 12th Street and Georgia Avenue. It is the Georgia Avenue frontage that makes this sub-area central to the new mix of commercial and residential uses that will

be fully integrated into the existing community. This sub-area holds the largest block on the Site, ideal for large format destination retail. Another amenity would be the 13th St. Promenade Park, reclaiming the Building 1 historic vista.

3. INSTITUTIONAL CORE

This sub-area would be the heart of the Site, where the historic legacy of Walter Reed shall remain. An existing formal, academic setting prevails in this area largely due to the axially situated buildings, historic nature of those buildings, and the green, campus-like areas surrounding them. There are potential healthcare uses in this sub-area which would be much attuned with this area of the Site, given Walter Reed’s historic legacy and the proximity to Cameron Glen, a healing open space. An urban agriculture garden accessible to both the new and existing community alike would also be an amenity in this sub-area.

4. GREAT LAWN ~ CAMERON GLEN

This is the largest open space on the Site; it covers approximately 6 acres of rolling hills, wooded groves and open lawn. Historic Building 12 and the historic officer residences; Buildings 8 and 9; along with proposed Building T straddle Main Drive where it intersects Georgia Avenue as a potential gateway to the historic center of the Site. Building 14, constructed in the 1970’s, blocks the potential green connection that could be created through this area. Recreating this green connection will create an area that is reminiscent of the symmetrical open space that used to prevail at the front door of Building 1.

5. ASPEN STREET

Aspen Street is presently an eclectic mix of single family and multifamily homes, with most having their backs or sides facing Aspen street. In order to complement this character, the north side of Aspen Street would have a combination of building fronts and open space facing the street, providing ample walking areas to the Site.

GEORGIA AVENUE FRONTAGE

The Georgia Avenue frontage will be redeveloped with a mix of uses and building types while keeping an abundance of open space. The building frontage along Georgia Avenue would reflect the current conditions on the opposite side of the street in order to blend in with the existing community. The building mass would be intertwined with intervals of open space, introduced in the Reuse Plan as the “green breathers.” These green breathers stem from the two areas facing Georgia Avenue having an existing healthy mature tree cover.



SUB-AREA PLAN

Sub-Areas:

1. Fern Street
 2. Town Center
 3. Institutional Core
 4. Great Lawn ~ Cameron Glen
 5. Aspen Street
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 Georgia Avenue Frontage

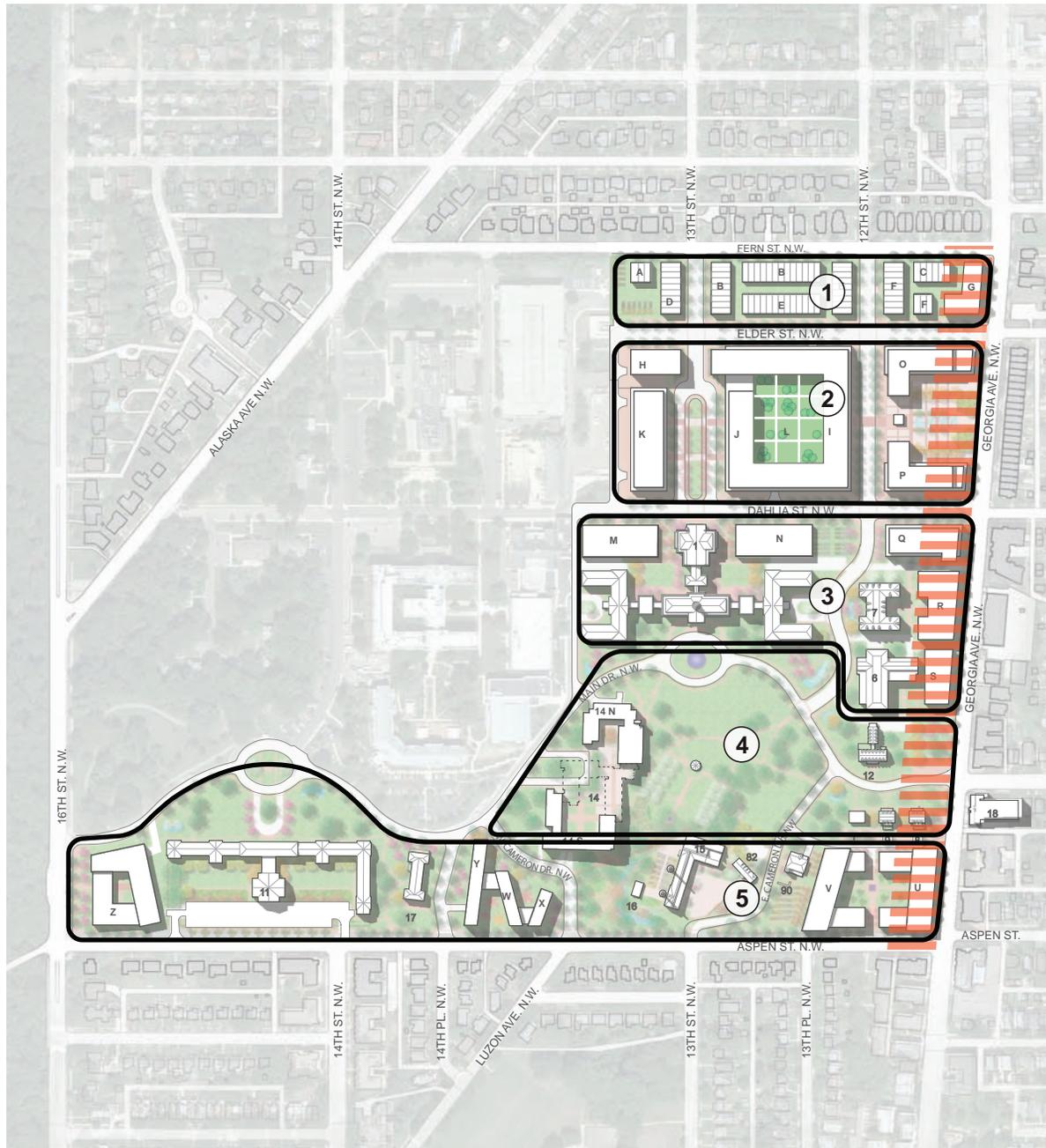


Exhibit A-13: Sub-Areas. Source: Perkins+Will.



TRANSPORTATION

As part of the Reuse Planning and Small Area Planning process, an in-depth transportation analysis of the Site and surrounding street network was completed. This Transportation Impact Study (TIS) is included in Appendix C. New development should comply with the recommendations of the TIS. Key transportation recommendations include:

- Creating a Transportation Management Plan (TMP);
- Improving multi-modal access and circulation;
- Identifying parking and carsharing options; and
- Integrating the proposed Streetcar within the Site.

Chapter 2.4 provides an analysis of the current state of transit services, pedestrian environment, bicycle facilities, and roadway conditions in and around the former WRAMC campus. Chapter 3.4 provides details on the transportation recommendations to support the Reuse Plan's proposed development program.



Figure A-14: Looking Northwest on Main Street
Source: Gorove Slade



Figure A-15: Looking south on Georgia avenue near Fern Place
Source: Gorove Slade



Figure A-16: Looking southwest on Dahlia Street near 14th Street
Source: Gorove Slade

MARKET ANALYSIS

The population of the neighborhoods surrounding the former WRAMC Site is approximately 26,300. Although in the early 2000's there was slow growth in this area, population is increasing and the projected growth rate for this area could be as high as the 2.7% growth rate that the District as a whole experienced from 2010 to 2011. The surrounding neighborhoods are predominantly residential. While Georgia Avenue serves as the major commercial corridor, many residents shop outside the area, either in other District commercial districts or in nearby Silver Spring. With the redevelopment of the Site, there is great opportunity to capture this retail spending and associated taxes. In addition to the welcomed, added retail activity, the Reuse Plan's development program calls for office, institutional, open/green space uses, as well as residential development, with specific housing opportunities for the elderly and veterans.

IMPLEMENTATION

Implementation of the SAP will require a series of short-, mid- and long-term actions be taken in accordance with the BRAC process and the local development process. There are a variety of next steps for the project, including completion of the Section 106 process (execution of the Programmatic Agreement), engaging a master developer, and completion of the US Army's NEPA process, and transfer of the Site from the US Army.

The SAP includes specific short-term actions to implement land use recommendations required for new development: 1) Changing the Comp Plan Land use designation for the Site pursuant to "Exhibit A-03: Proposed Land Use Designations" on page 5; and 2) Initiating and establishing zoning for the Site. Additionally, to activate as soon as possible, the SAP recommends that interim use planning/programming be developed and submitted to the US Army for review and approval. Finally, the SAP contains a series of transportation recommendations that will be initiated throughout the various stages of the development.

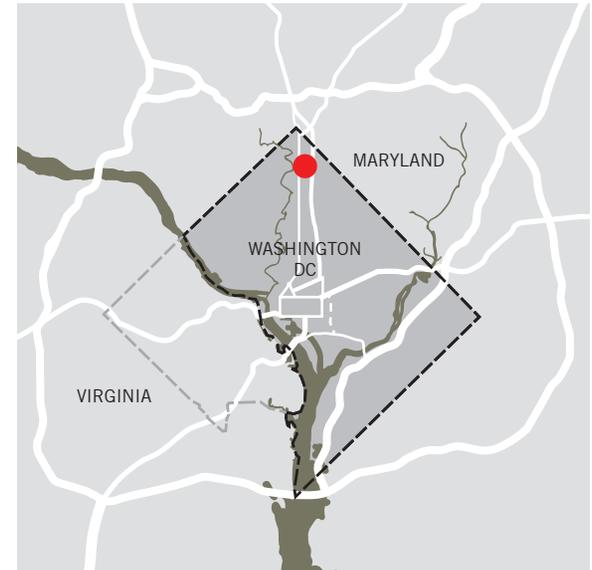


Figure A-17: Walter Reed Location

