

3.2 Site-Wide Urban Design Principles

The following site-wide urban design principles help set forth an overall design strategy for future development. The following general guidelines are as follows:

1. MAINTAIN THE EXISTING SITE CHARACTER
2. RETAIN BUILDING 1 AS “THE CORE”
3. ENHANCE THE OPEN SPACE
4. PRESERVE HISTORIC ELEMENTS
5. EXTEND THE STREET NETWORK
6. CREATE VIBRANT, MULTI-MODAL CIRCULATION CORRIDORS
7. INTEGRATE SUSTAINABLE STRATEGIES

The principles set forth in this chapter will guide the evaluation of new development.

1. MAINTAIN THE EXISTING SITE CHARACTER

Analysis of the Site suggested that it could be naturally divided into character areas based upon the historic building types and uses whose location had been determined largely by topography. The powerful presence of the original hospital in Building 1 is physically and theoretically the center of the Site. Due to its growth over time and the extraordinary topography surrounding it, Building 1 establishes a specific campus environment that sets a framework in which the campus can be conceptually divided into successive east-west bands, each with its own character. Understanding these character areas is useful in

establishing a framework for the continued evolution of the campus.

The following characteristics establish the framework for new design guidelines for infill and new development:

The first band, the area behind (north of) Building 1, offers the greatest opportunity for redevelopment, as it contains the fewest historic buildings, a large amount of open space that is not considered to be historic, and Building 2, which is proposed for demolition in the Reuse Plan. New development should be compatible to the existing low to moderate-density residential neighborhood across Fern Street. Open space lines the perimeter of the Site which is characteristic of a typical District of Columbia residential block.

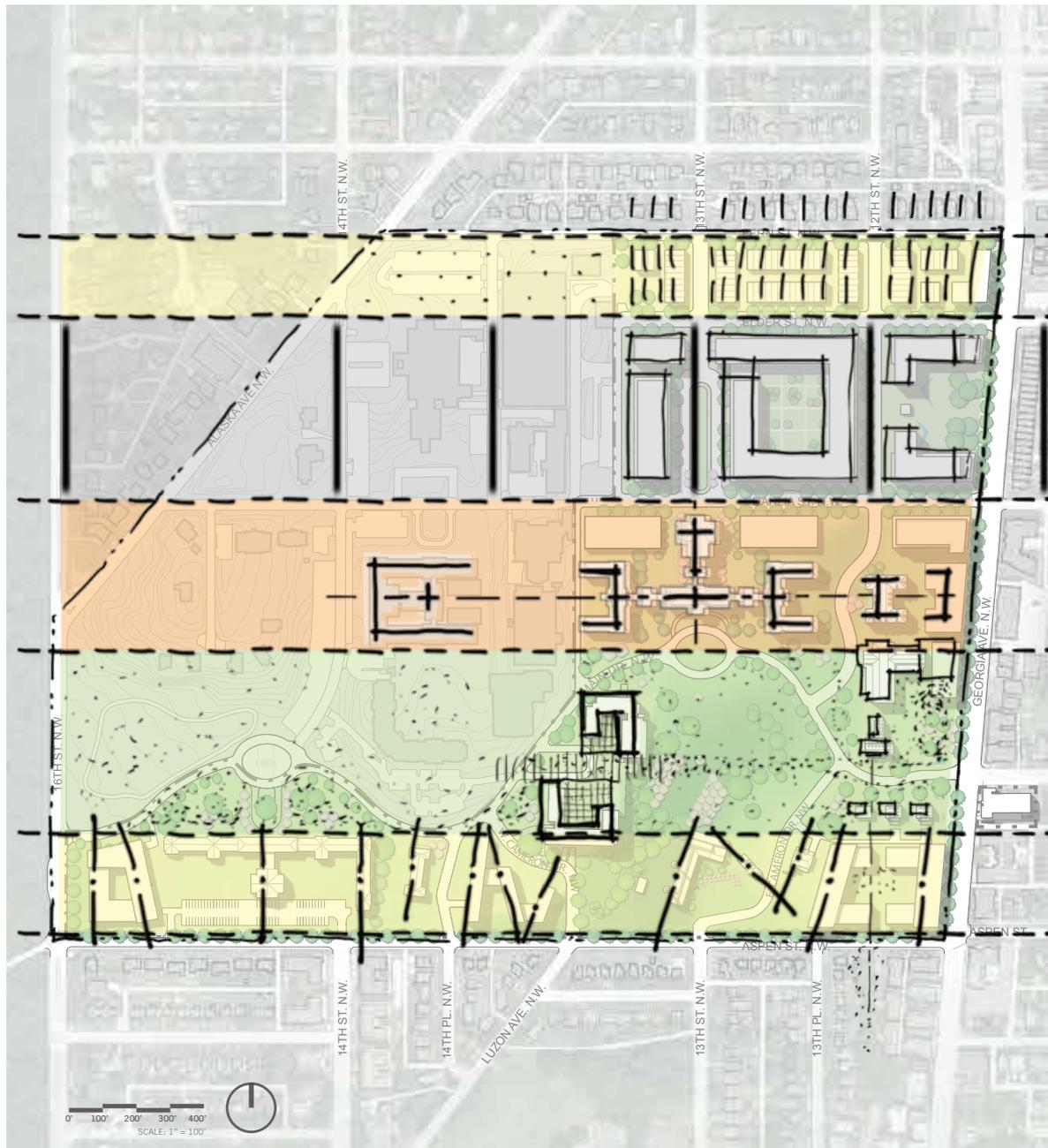
The second band, now dominated by the massive hospital Building 2, is now characterized by having new buildings and an adjacent subsurface parking garage that reinforces the larger scale urban blocks that are typical in more developed areas of the District. Buildings are oriented to the street edges and rarely as objects in the field.

The third band includes the original hospital Building 1 that incorporates Georgian-Revival architecture, typically found on many U.S. college campuses. Building 1 sets up the major formal relationships throughout the property and particularly within this band. Most of the buildings are historic and, though formally related, are separated by green space that further emphasizes a campus-like feel.

The fourth band includes the Great Lawn and Rose Garden, renamed “Cameron Glen”, to honor Cameron Creek, which was buried upon construction of the Walter Reed campus. 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 and industrial buildings, including the utility plant (Building 15), displaced due to topography and the desire to mitigate the impact of their mass on the adjacent neighborhood.





1. MAINTAIN THE EXISTING SITE CHARACTER

← **NEIGHBORHOOD SCALE
RESIDENTIAL SCALE**

← **CITY/URBAN BLOCK
MAXIMUM DENSITY**

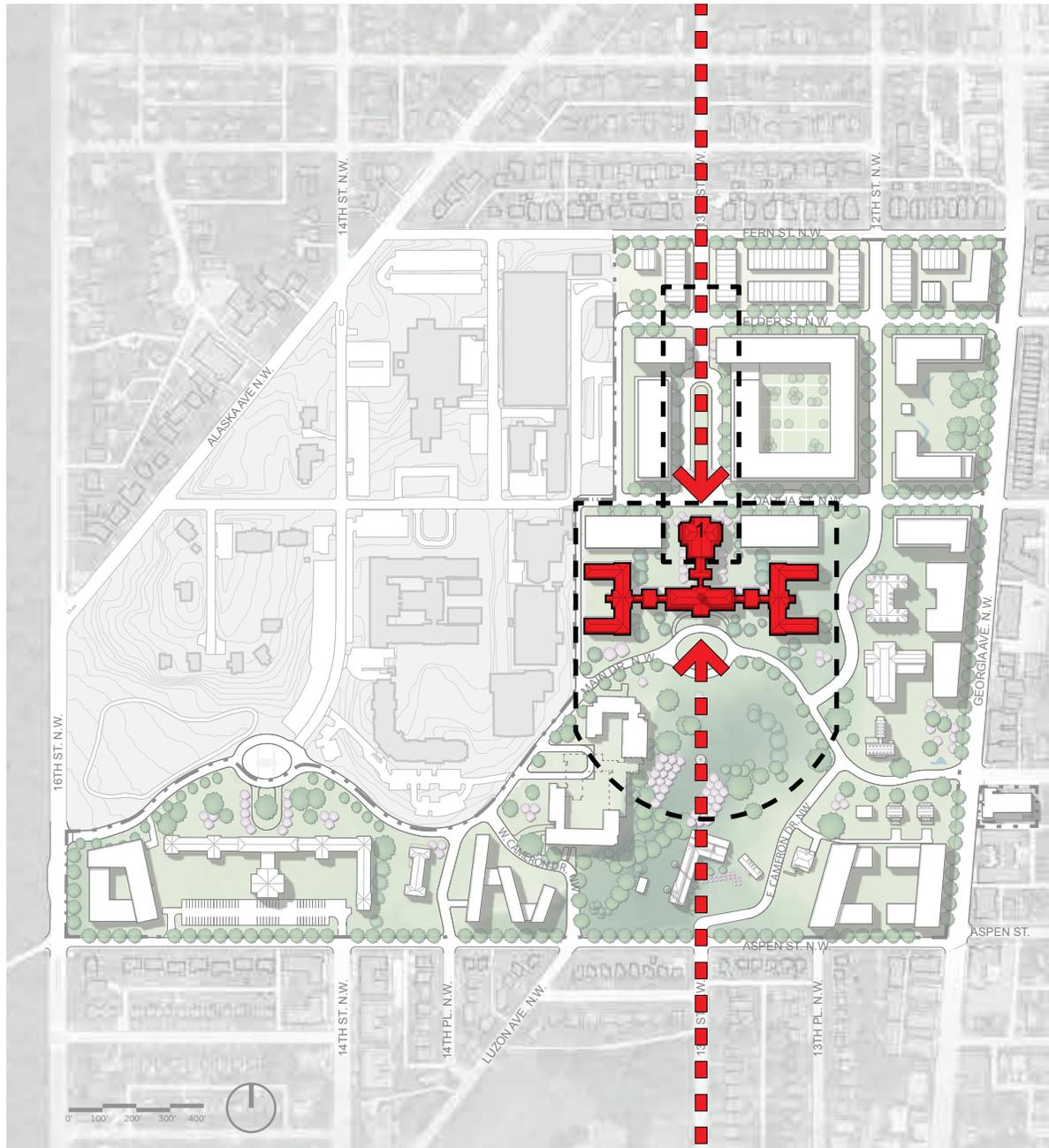
← **AXIAL; FORMAL
AMERICAN INSTITUTIONAL**

← **PASTORAL
LYRICAL
OPEN
PARK LAND**

← **PERIMETER SCALE
INTENSE TOPOGRAPHICAL VARIETY
PERMEABLE**

Exhibit 4-82: Main The Existing Site Character Source: Perkins+Will





2. RETAIN BUILDING 1 AS “THE CORE”

The original hospital Building 1 is the heart of the Site and the place where the legacy of Walter Reed as the center for sustainability and innovation will remain.

Retaining Building 1 as the “Core” supports demolishing the adjacent former hospital Building 2 and extending 13th Street to terminate at the historic north façade of Building 1. This view, hidden for over three decades, will reestablish Building 1 as the physical and theoretical core of the Site and would re-define 13th Street as a viable north-south connector street to the neighborhood. Open spaces located along the north-south axis of Building 1 reinforce its prominence as the main historic building on the Site, where the Reuse Plan recommends an institutional, corporate, academic, or medical anchor tenant.

Exhibit 4-83: Retain Building 1 as “The Core”. Source: Perkins+Will.

