

April 2, 2015

**District of Columbia Zoning Commission
Zoning Case (ZC) 14-22: Proposed Text and Map Amendment to Create New Zoning for the District's
Portion of the Former Walter Reed Campus**

Testimony of Vicki Davis

President, Mid-City Urban, LLC (d/b/a "Urban Atlantic")

Member, UAD Walter Reed, LLC

Urban Member, TPWR Developer, LLC

Good Evening, Honorable Members of the Zoning Commission and Ladies and Gentlemen of the Community. My name is Vicki Davis, and I serve as President of Urban Atlantic. I am appearing on behalf of the Hines, Urban Atlantic and Triden Walter Reed Master Development team selected by the community and LRA. Many of my development partners are present today

Our team strongly supports the Walter Reed Small Area Plan (SAP) and the proposed Zoning for WR-1 through WR-8 presented by the Office of Planning, which meets all of the goals of the SAP

I. Team. Our full development team includes eight CBE's and three Washington-DC based nonprofits, best in class community service partners, architects, engineers, contractors, and developers, who have all been working hard to support the LRA's planning and implementation of the Small Area Plan (SAP)

II. Listening to Community Vision and Goals. The community and the city worked so hard to achieve the vision and goals of the SAP and proposed zoning together, over six years, through hundreds of meetings, to develop unprecedented and hard-won consensus of hundreds of active constituents. The SAP and zoning address areas most important to the community, to incorporate thoughtful responses and mitigate development impact for major concerns over **heights, scale, uses, open space and access**

Specifically, the site was planned by listening to and internalizing community priorities and concerns for

- reducing FAR and mass of buildings adjacent to neighborhoods,
- reducing heights,
- honoring and enhancing open spaces,
- preserving tree areas important to the community, and
- providing a very high level of affordable housing for seniors and veterans

The result is a community based vision, Small Area Plan, and very specific WR 1 through 8 zoning to achieve the social, economic, and environmental redevelopment of this once-in-a-lifetime important, historic, iconic, Walter Reed

**ZONING COMMISSION
District of Columbia**

CASE NO. 14-22

EXHIBIT NO. 21

Davis Testimony, 1
ZONING COMMISSION
District of Columbia
CASE NO.14-22
EXHIBIT NO.21

III. Serving a Triple Bottom Line: Social, Economic, and Environmentally Sustainable Development.

1 Social – The proposed zoning

- **Opens and Integrates** the site with the community through excellent pedestrian, bicycle, transit, and vehicular access
- **Activates** the site by creating strong, connected open spaces, to invite people into the site.
- **Includes Affordable Housing**

2 Economic – The clarity and certainty of the proposed WR-1 through WR-8 zoning is the lynchpin that enables the LRA to purchase the site from the Army and partner with our development team to

- create **First Source Jobs** for Ward 4 and DC residents,
- provide **CBE business opportunities** and strengthen surrounding **Georgia Avenue businesses** who have long struggled,
- provide **Economic Activity** for DC of over **\$7.3 Billion over 20 years**

3 Environmentally Sustainable – The proposed zoning provides 31 acres of open space out of a total of 66 acres, of which 17 acres is dedicated green space, to celebrate the historic and environmental significance of the site, preserve **mature trees** along Georgia Avenue, enhance the **historic lawn and connect open space**, and ensure **green setbacks and buffers** towards Aspen Street and 16th Street. The zoning and open space requirements create **extensive green open spaces** and **bicycle, pedestrian** and environmentally sensitive **transportation alternatives**, recycling, waste management, **progressive energy infrastructure**

IV. Affordable Housing:

Our development team made an unprecedented, early commitment to the LRA for comprehensive affordable housing. The project includes affordable housing that serves all members of the community.

Based on the planned development program, IZ requires up to 200,000 SF of housing spread across the site, affordable to households earning 50% and 80% of AMI. Under the plan that our team has committed to the LRA, **we will offer approximately 400,000 SF in 432 units, which is 20% of the 2,099 residential units planned for the site.**

Specifically, the affordable program includes

- **114 units targeted to 30% AMI**, operated by best in class, experienced non-profit providers who will provide extensive supportive services targeted to homeless seniors and veterans
- **139 units targeted to 50% AMI**
- **179 units targeted to 80% AMI**

These units include both rental and for sale. Moreover, the city has prioritized the creation of the lowest income 30% AMI units as early in the planned development phasing schedule as possible.

V. Program: The proposed zoning codifies strict limits on program

- **FAR and Size of 3.1 Million SF compared to 4.1 Million SF today – a reduction of 1 Million SF from existing program.**
 - **Heights:** Reduces the maximum height from today's 130 feet maximum height building (the hospital to be demolished in WR-2) to a maximum of 85 feet on heavily sloped land in WR-2,

with over 70% of the program limited to under 65 feet and 6 stories Heights all around the edges of the site maintain respect of surrounding neighborhood scale

- **Acknowledges Community Height Concerns:** The proposed zoning
 - 1 Meets all heights established in the SAP – for each individual zone
 2. Based on community feedback after the SAP, imposes lower heights, plus additional setbacks and reduction in program lower than the SAP in WR-1, WR-3, WR-5 and WR-8 to meet additional community concerns These are zones that border the existing community and are most sensitive to neighbors Specifically
 - Fern Street – 3 to 4 stories, 40 to 50 feet –**over 60 feet away from existing homes**
 - Georgia Avenue – 5 to 7 stories, 50 to 75 feet –**over 120 feet away from existing townhomes** on the opposite side of Georgia Avenue
 - Aspen Street – 4 to 5 stories, 50 to 65 feet –**over 90 feet away from existing homes** across the street
- **Mix of Uses** – The mix of uses is limited and strictly codified in the proposed zoning, and includes
 - Rental, for sale, and deeply affordable housing
 - Grocery anchored retail, in the town center and along Georgia Avenue
 - Office
 - Hospitality
 - Institutional, school
 - Sustainable energy, and
 - Arts, culture, and recreation uses

VI. Commitment and Risk. The development team has made a strong human, financial, and resource commitment to early, large scale development It is predicated on the SAP requirements and the proposed zoning for the site

Because of its size and complexity, this iconic, important site carries significant early risks for extraordinary costs that must be offset by the ability to proceed with **certainty and timely development** under the proposed zoning to

- Meet the needs of the community,
- Meet the time and financial requirements of the seller of the site – the Army under strict BRAC regulations, and
- Perform under guaranteed commitments to the city

Extraordinary, early large scale investment in development includes:

- Planning of 3 1 Million SF across 66 acres
- Helping non-profit partners implement deeply targeted affordable housing early in the development schedule (within 2 to 3 years for homeless services to seniors and veterans and the charter school)
- Sustainable infrastructure for water, sewer, energy, and storm water management
- Environmental remediation, including removal of tanks and 100 year old infrastructure
- Demolition of the existing 2 Million SF hospital
- Implementation of sustainable energy infrastructure to help achieve Net Zero development goals

Conclusion. To meet the community vision and balance the extraordinary costs and risks of this ambitious plan, the timely, appropriate, balanced zoning presented by the Office of Planning for the site is critical to being able to proceed with development

The developer has worked with the LRA and community for two years and is prepared to make the necessary financial commitment and resource commitment to make Walter Reed the important community asset it can be – instead of the long term, closed off, non-productive abandoned site it is today

We join the LRA and the local ANC's in strongly supporting the proposed zoning for Walter Reed.

Thank you for your consideration and the opportunity to testify on behalf of the Hines – Urban Atlantic – Triden Development Team

Walter Reed Former Army Medical Center



Exhibit to Testimony of Victoria S. Davis, ZC 14-22

THE PARKS AT WALTER REED

Hines



Triden

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TEAM

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COMPONENT DEVELOPERS AND OPERATORS

**RESIDENTIAL
MIXED-USE
MIXED-INCOME SENIOR
RENTAL AND FOR-SALE**
HINES
URBAN ATLANTIC
TOLL BROS.
TRANSITIONAL HOUSING CORP.

RETAIL
WEINGARTEN REALTY

OFFICE
HINES

**FOR-SALE TOWN AND
SINGLE FAMILY HOMES**
TOLL BROS.

**MIXED-USE/CREATIVE/
COMMUNITY/
RECREATION**
HINES
URBAN ATLANTIC

HOSPITALITY
CRESCENT/HYATT

**LIFE SCIENCES AND
HEALTHCARE AND
COMMERCE**
NAVIGANT HEALTHCARE
COMMUNITY
STRATEGY LAB (MIT)

PLANNING & DESIGN

MASTER PLANNER
CALTHORPE ASSOCIATES

**NEIGHBORHOOD
URBAN DESIGNER**
TORTI GALLAS URBAN*

CIVIL ENGINEER
BOWMAN CONSULTING

**HISTORIC
PRESERVATION**
EHT TRACERIES*

SUSTAINABILITY
CHA CONSULTING
GREENER BY DESIGN

SUSTAINABILITY
ROCKY MOUNTAIN
INSTITUTE**
COMMUNITY
STRATEGY LAB (MIT)

BRAC

BRAC LEGAL
PATTON BOGGS
GRAVES, HORTON,
ASKEW & JOHNS*

**BRAC PROCESS/
DEMOLITION/
INFRASTRUCTURE/
CONSTRUCTION**
WHITING-TURNER

ECONOMIC MODELING
MATRIX DESIGN GROUP

OTHER RESOURCES

**LEGAL - LAND
USE AND ZONING**
HOLLAND & KNIGHT

TRAFFIC ENGINEER
GOROVE/SLADE*

LANDSCAPE ARCHITECT
DEHME VAN SWEDEN*

**HISTORIC
LANDSCAPE ARCHITECT**
MICHAEL VERGASON

ENERGY
JOHNSON CONTROLS

**ARTS AND CULTURE
PROGRAMMING**
CULTURAL DC
CENTER FOR CREATIVE
ECONOMY
WAREHOUSE INDUSTRIES**

**HISTORIC
PROGRAMMING**
HISTORIC SOCIETY
OF WASHINGTON
WALTER REED SOCIETY**

**COMMUNITY
ENGAGEMENT**
KIM L.
DELUCCI PLUS*
COMMUNITY
STRATEGY LAB (MIT)
ROBINSON ASSOCIATES*

SENIOR SERVICES
SEABURY RESOURCES
FOR AGING

TENANTS & USERS

LIFE SCIENCE, HEALTH & COMMERCE

BioTrial
CSL (MIT) Fab Lab
GW University

ARTS & CREATIVE

Artomatic	NURISH
Dance Place	The Arts and the Military
Flux Studios	[Combat Paper Project]
FotoDC	Washington Glass School
Independent Theatre	
Braintrust	

VETERANS

100 Entrepreneurs
Veteran Artist Program

* Denotes CBE
** Denotes Advisor

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LISTENING TO COMMUNITY- SMALL AREA PLAN COMPATIBILITY



ACHIEVES ALL SAP GOALS:

- Integrates Site with Community
- Provides a Mix of Uses
- Create Jobs and Revenue
- Activates the Site



Design Principles

- Density =: 3.1 Million SF
- Building Heights = 2-6 stories
- Circulation = 11 new access pts.
- Site Character = History, Arts
- Sustainability
- Transportation & Transit
- Implementation = Phasing



Triple Bottom Line



Social Vision:

- Embracing the Small Area Plan,
- Activate and Create physical openness
- Affordable Housing, 30%, 50%, 80% of AMI - a lifestyle for all

Economic Vision:

- Create Jobs
- Business Opportunities
- Revenue for DC
- Mix of Uses

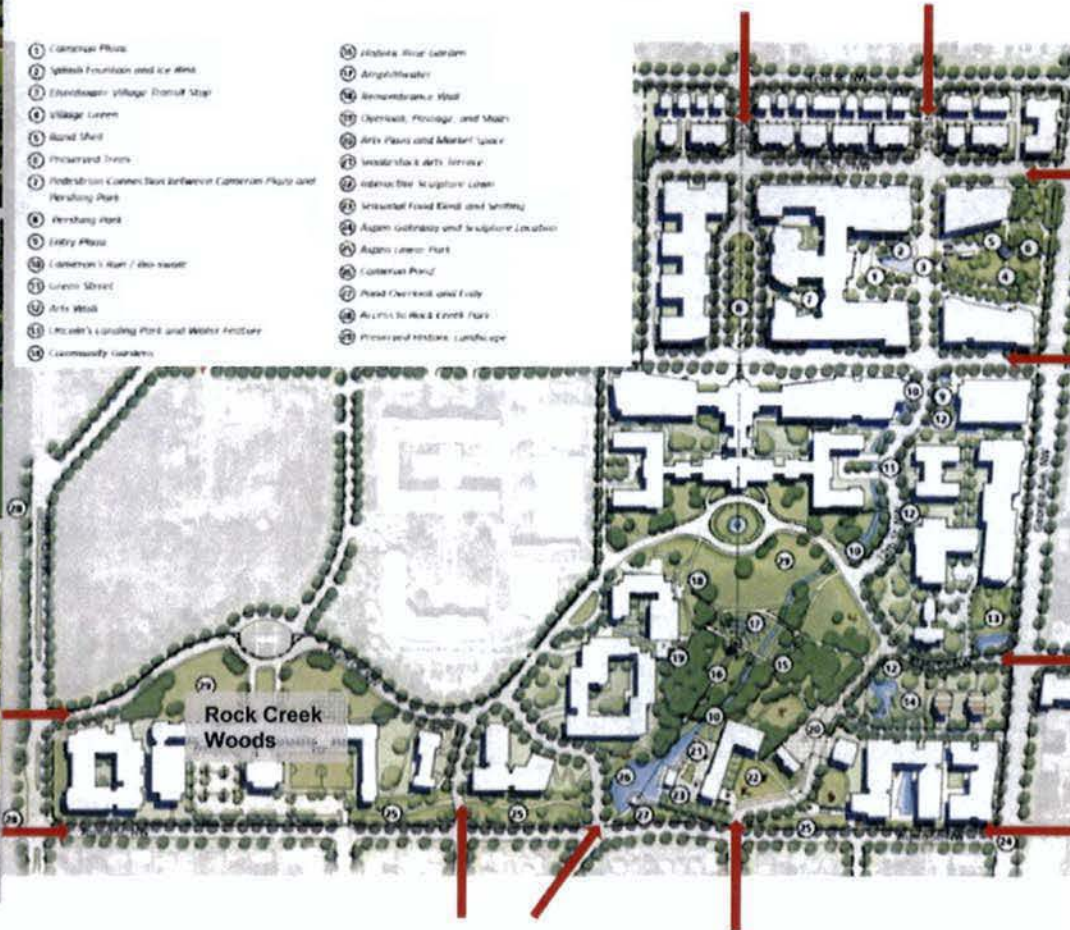
Environmental Vision:

- Honor History
- Green Energy, water, open spaces, transportation

INTEGRATE: The Parks



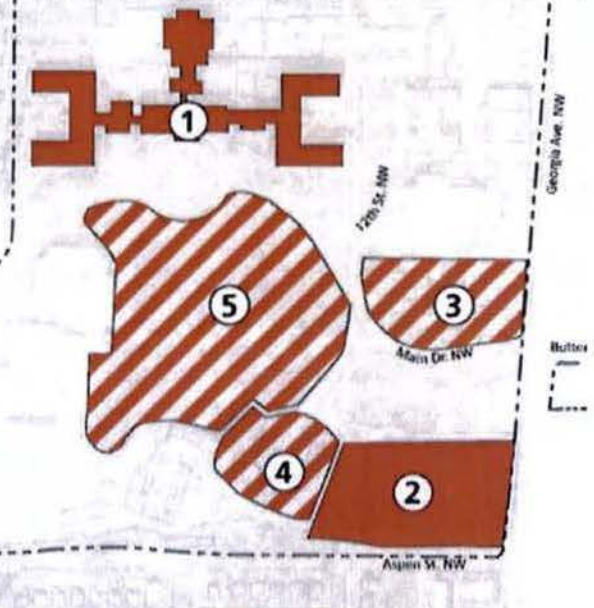
- ① Cameron Plaza
- ② Splash Fountain and Ice Area
- ③ Elmhurst Village Transit Stop
- ④ Village Lawn
- ⑤ Band Shell
- ⑥ Preserved Trees
- ⑦ Pedestrian Connection between Cameron Plaza and Herndon Park
- ⑧ Herndon Park
- ⑨ Entry Plaza
- ⑩ Cameron's Walk / Bio Swell
- ⑪ Luren Street
- ⑫ Arts Walk
- ⑬ Luren's Landing Park and Water Feature
- ⑭ Community Gardens
- ⑮ Rock Creek Woods
- ⑯ Rock Creek Garden
- ⑰ Amphitheater
- ⑱ Remembrance Wall
- ⑲ Openair, Picnic, and Lawn
- ⑳ Arts Plaza and Market Space
- ㉑ Woodstock Arts Terrace
- ㉒ Interactive Sculpture Lawn
- ㉓ Seasonal Food Kiosk and Seating
- ㉔ Agave Gateway and Sculpture Location
- ㉕ Agave Lawn Park
- ㉖ Cameron Plaza
- ㉗ Field Overlook and Entry
- ㉘ Access to Rock Creek Park
- ㉙ Preserved Historic Landscape



ACTIVATE: Interim Uses



- Artomatic
- Public Art
- Pop-Up Retail
- Farmers' and Arts Market
- Food and Wine Festival
- Outdoor Exercise
- Outdoor Movies



ECONOMIC DEVELOPMENT

CBE & Small Businesses

- Track record – exceed 35%
- Team: 8 CBE's to date
- Neighborhood CBEs & businesses
- Local Retailers

Local Hiring & Apprenticeships

- Track record – exceed 51%
- DOES + Local partnerships
- Established local organization partnerships

MIT Community Strategies Lab

- Business Accelerator
- Link residents to jobs
- Link businesses to contracting
- Supply chain integration



ECONOMC DEVELOPMENT

- Community Involvement
- Stakeholder Participation
- Close Relationship with District
- Jobs
 - 5,500 during construction
 - 2,000+ permanent
- Strengthen Georgia Ave. Corridor
- Recreational Benefits
 - Community arts & history programming
 - Outdoor recreation
- Senior & Vets Housing & Programs
- New Tax Revenue Generation



ECONOMIC IMPACT FOR THE DISTRICT

\$948,000,000

DEVELOPMENT/INVESTMENT

\$230,000,000

CBE REVENUE

(Construction Period)

\$92,000,000

ANNUAL RETAIL SALES

\$128,000,000

ON SITE EMPLOYMENT SALARIES

\$168,000,000

NEW DC RESIDENT SALARIES

5500 DIRECT JOBS over 10 years

NEW CONSTRUCTION JOBS

Over 2000

PERMANENT FULL TIME JOBS

\$7.3 BILLION

20 Year Economic Impact for
The District of Columbia

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ENVIRONMENTAL SUSTAINABILITY

Energy

- Demand side
- Power generation
- Green power



Water



Transportation



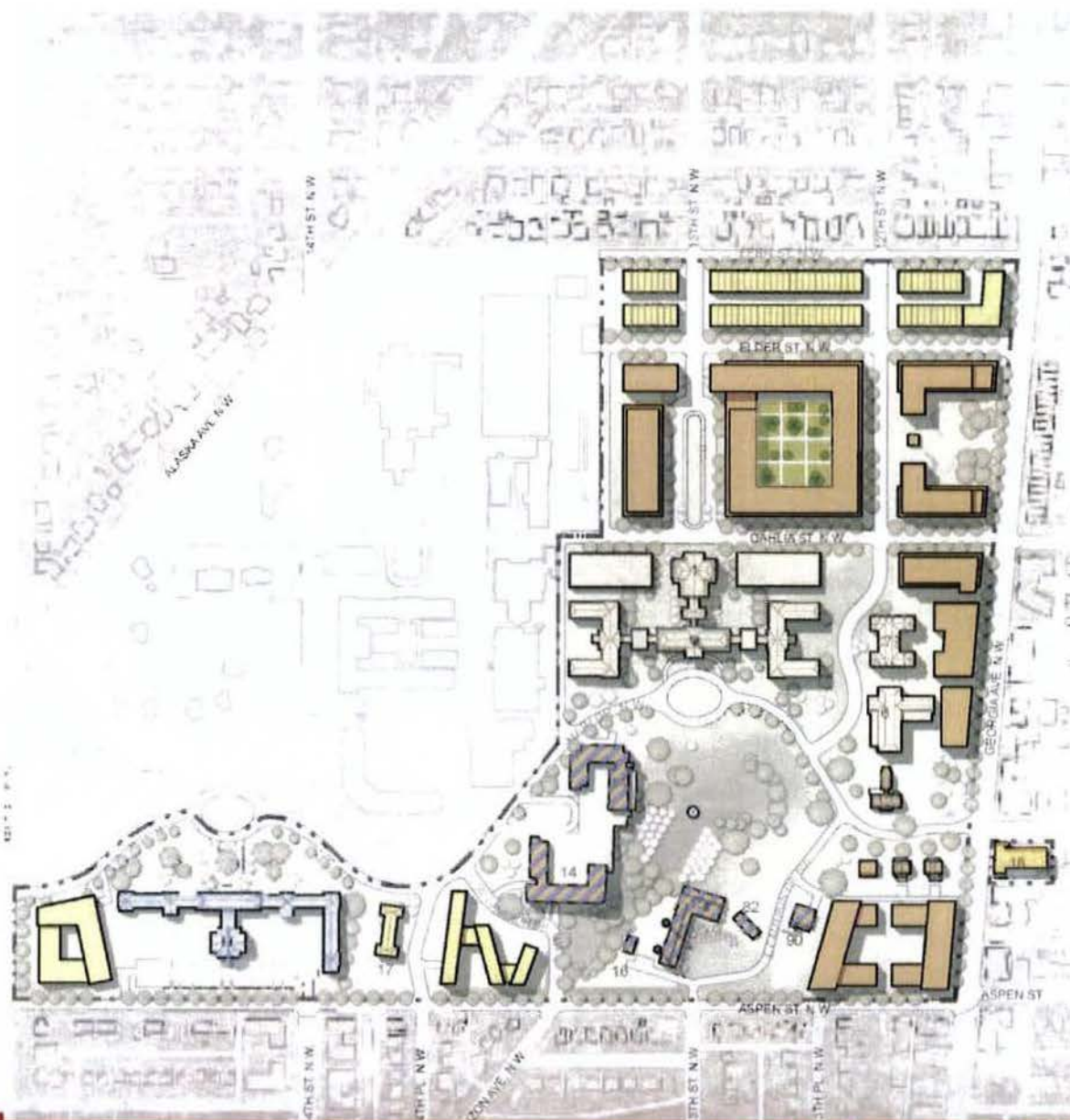
Construction



AFFORDABLE HOUSING

432 units (20% of units):

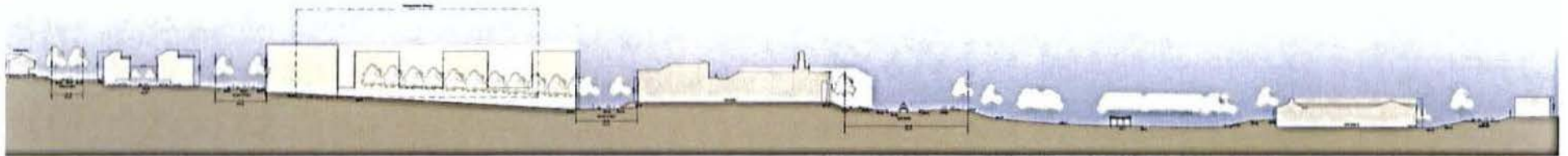
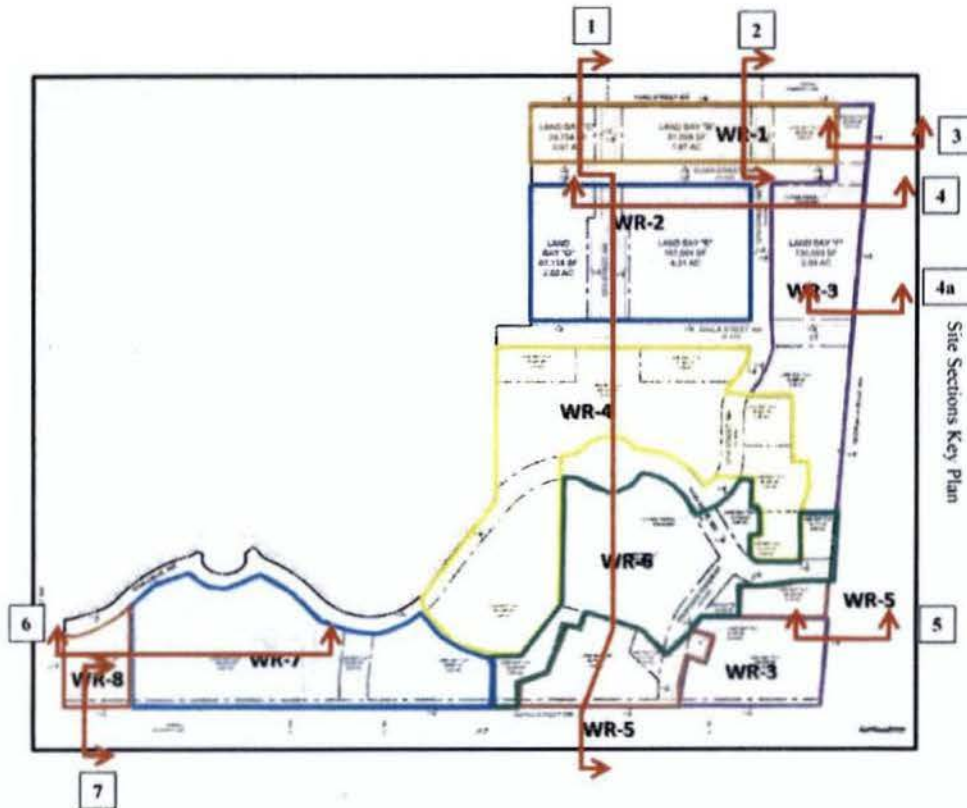
- **114 units targeted to 20% AMI**
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PROGRAM

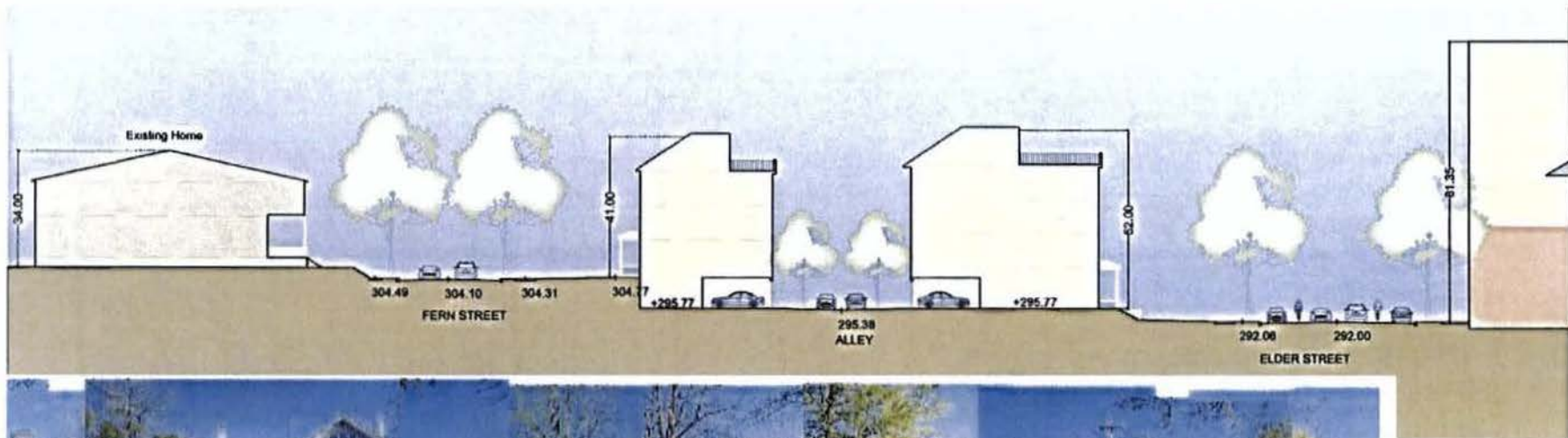
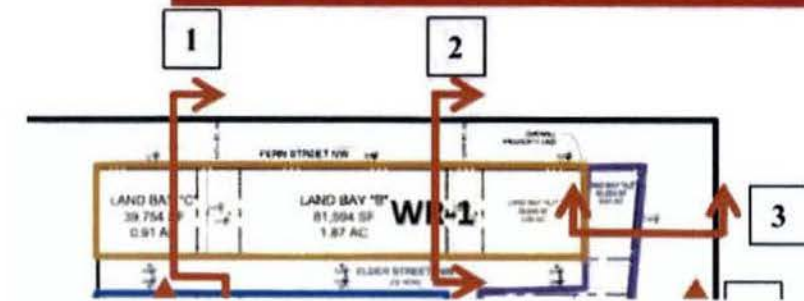
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WR Zones – Neighborhood Context & Scale Development Program Test Fits



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WR 1 – Fern Street

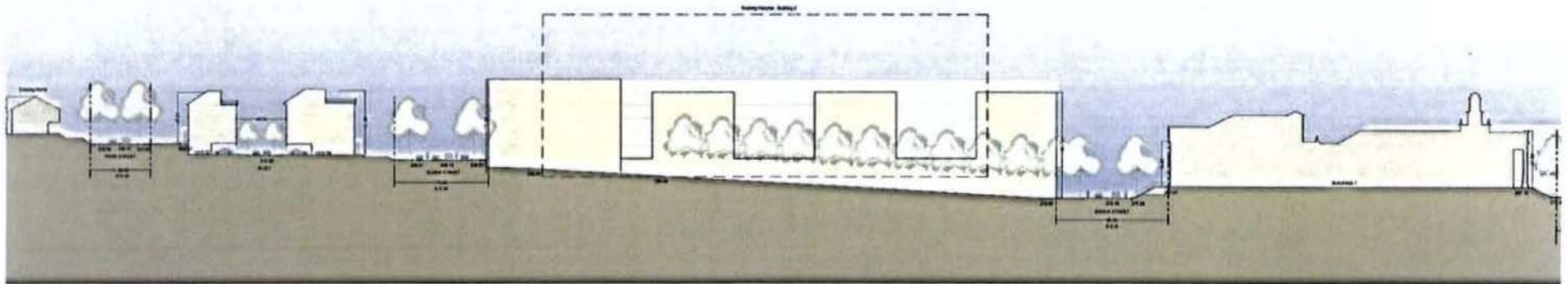
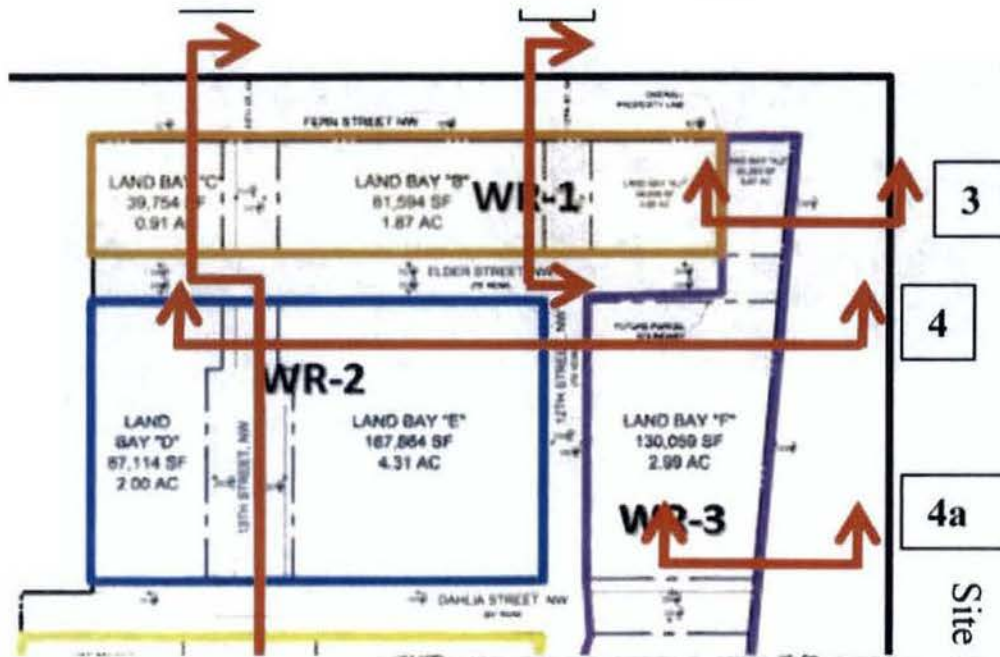


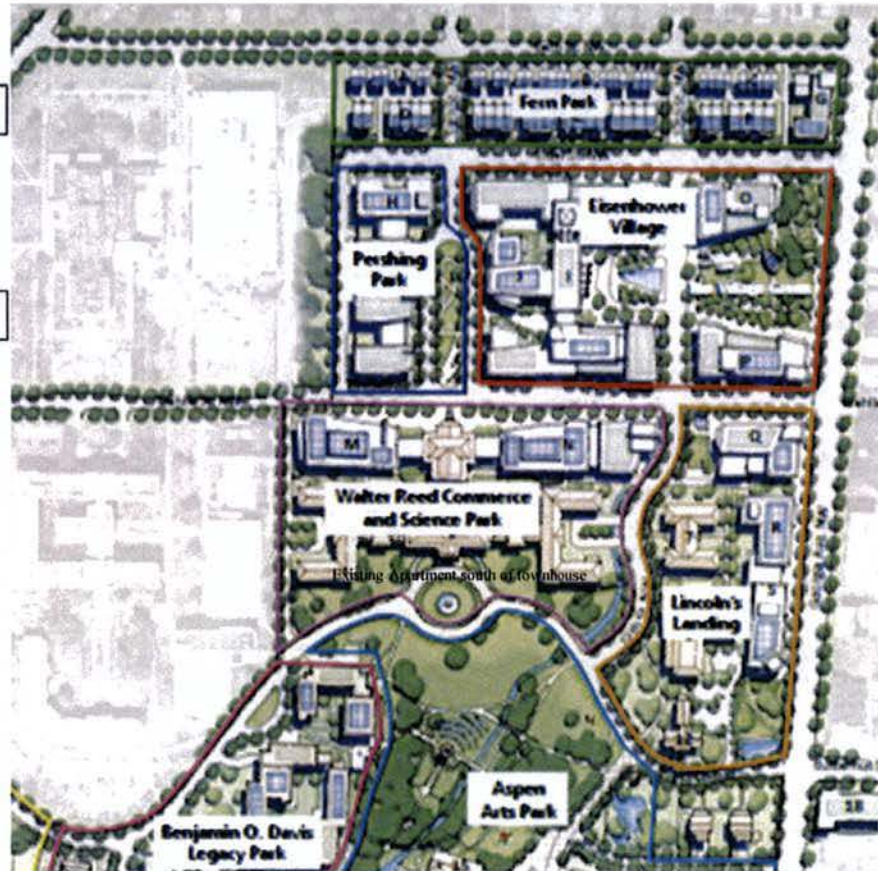
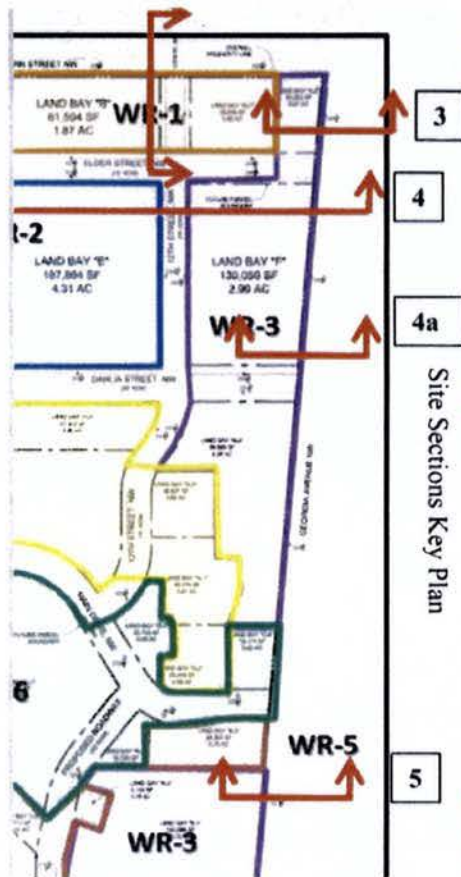
Section B



Section C

WR 2 – Town Center





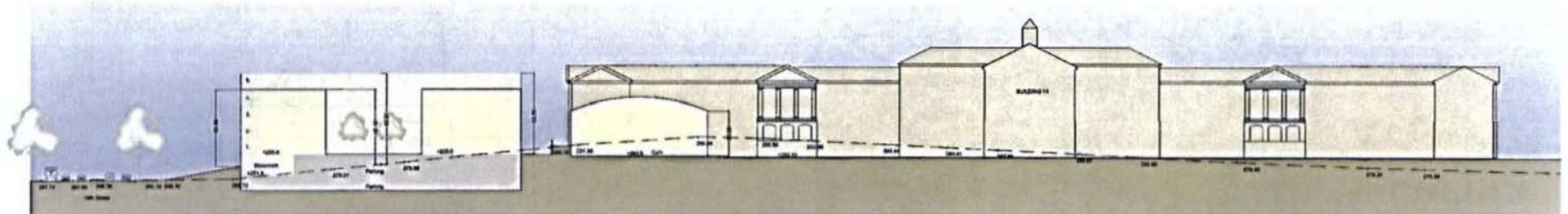
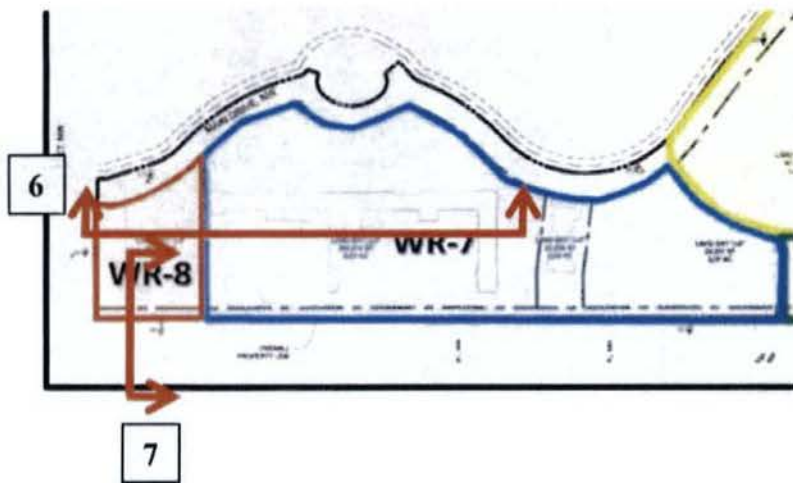
**WR 3 –
Georgia
Ave.**



Section B

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WR 7 – School + Housing



Section D

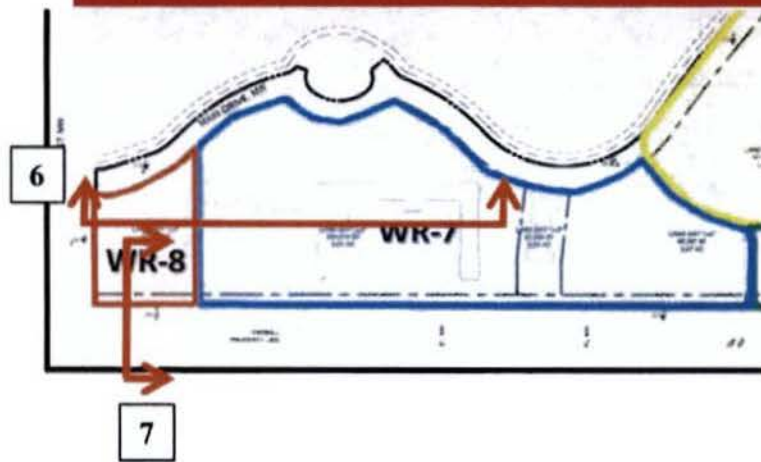


Section E

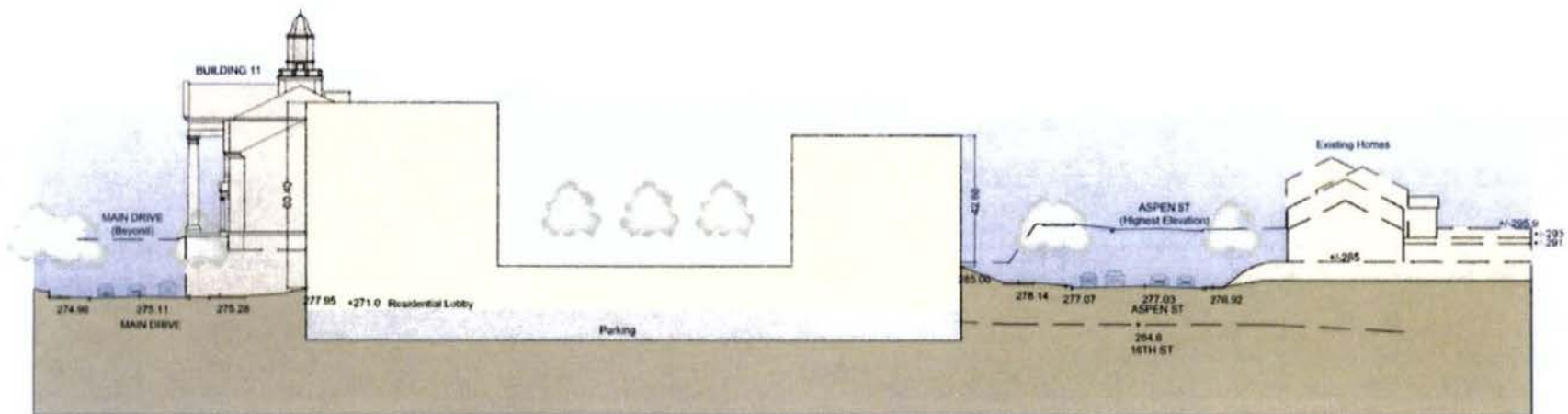
16TH ST. N.W.

Aspen St.
Context Photos

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WR 8 – Housing



Aspen St.
Context Photos

Section E



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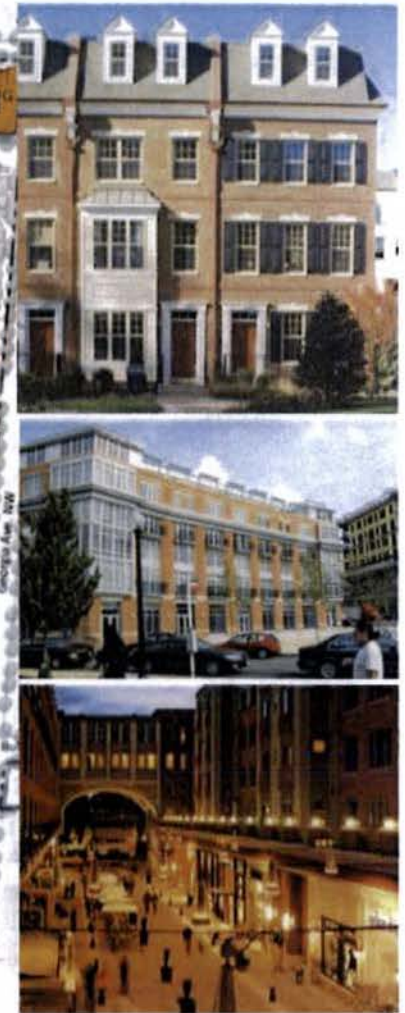
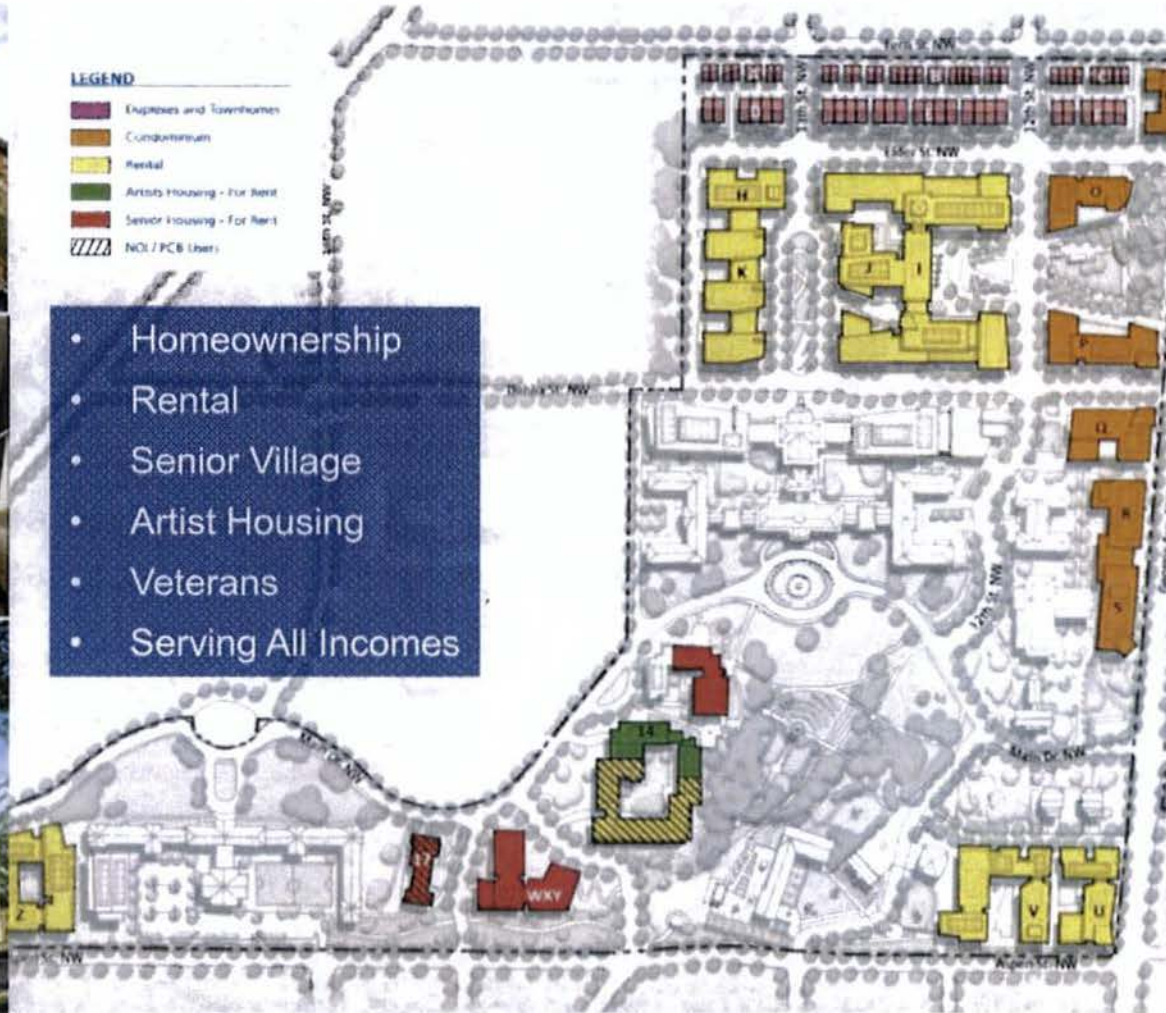
MIX OF USES – HOUSING



LEGEND

- Duplexes and Townhomes
- Condominium
- Rental
- Artist Housing - For Rent
- Senior Housing - For Rent
- NOL / PCB Users

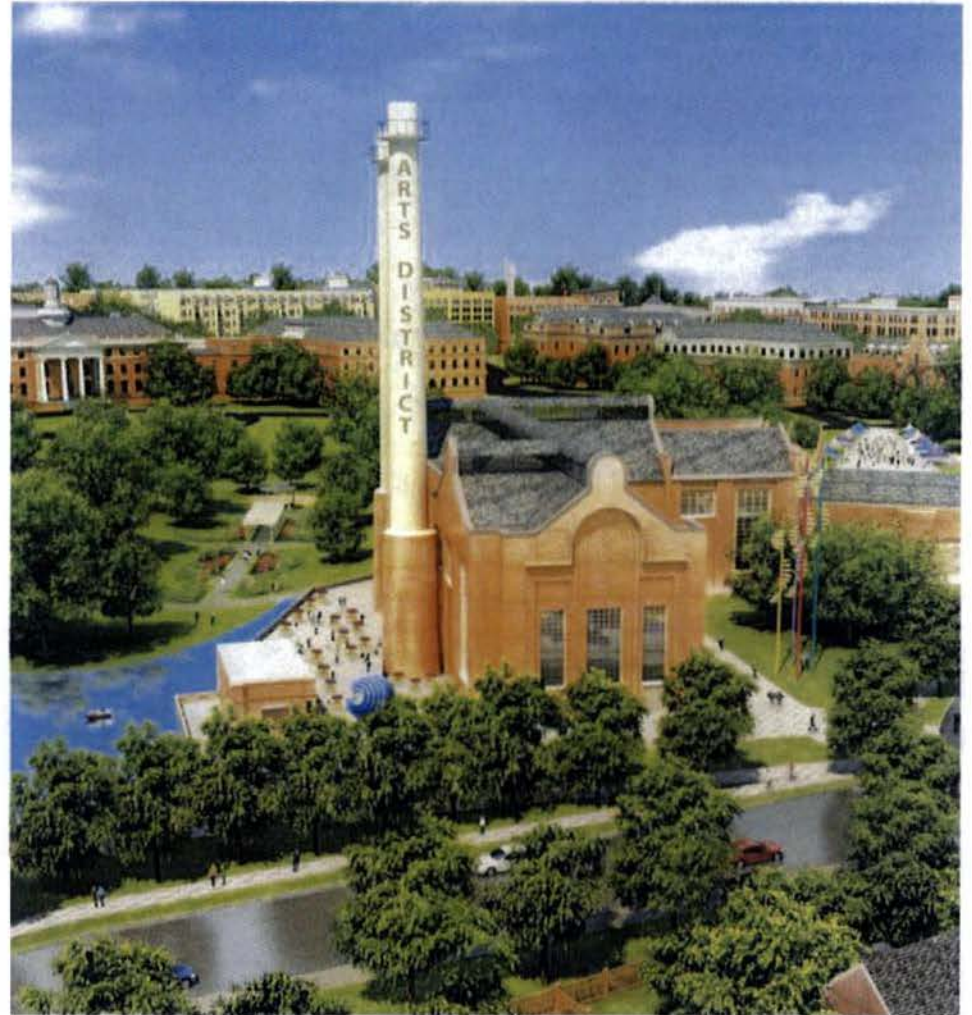
- Homeownership
- Rental
- Senior Village
- Artist Housing
- Veterans
- Serving All Incomes



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MIX OF USES – CULTURE, ARTS AND HISTORY

- Art studios in historic Buildings 82 and 90
- Visitor Center and Museum in historic Building 12
- Organic gardens, interactive sculpture park and summertime grill surrounding Building 15
- Outdoor Parks Market
- Cameron Glen amphitheater
- Artist housing within existing Building 14
- Historic Heritage Trail that utilizes markers to draw visitors through historic locations

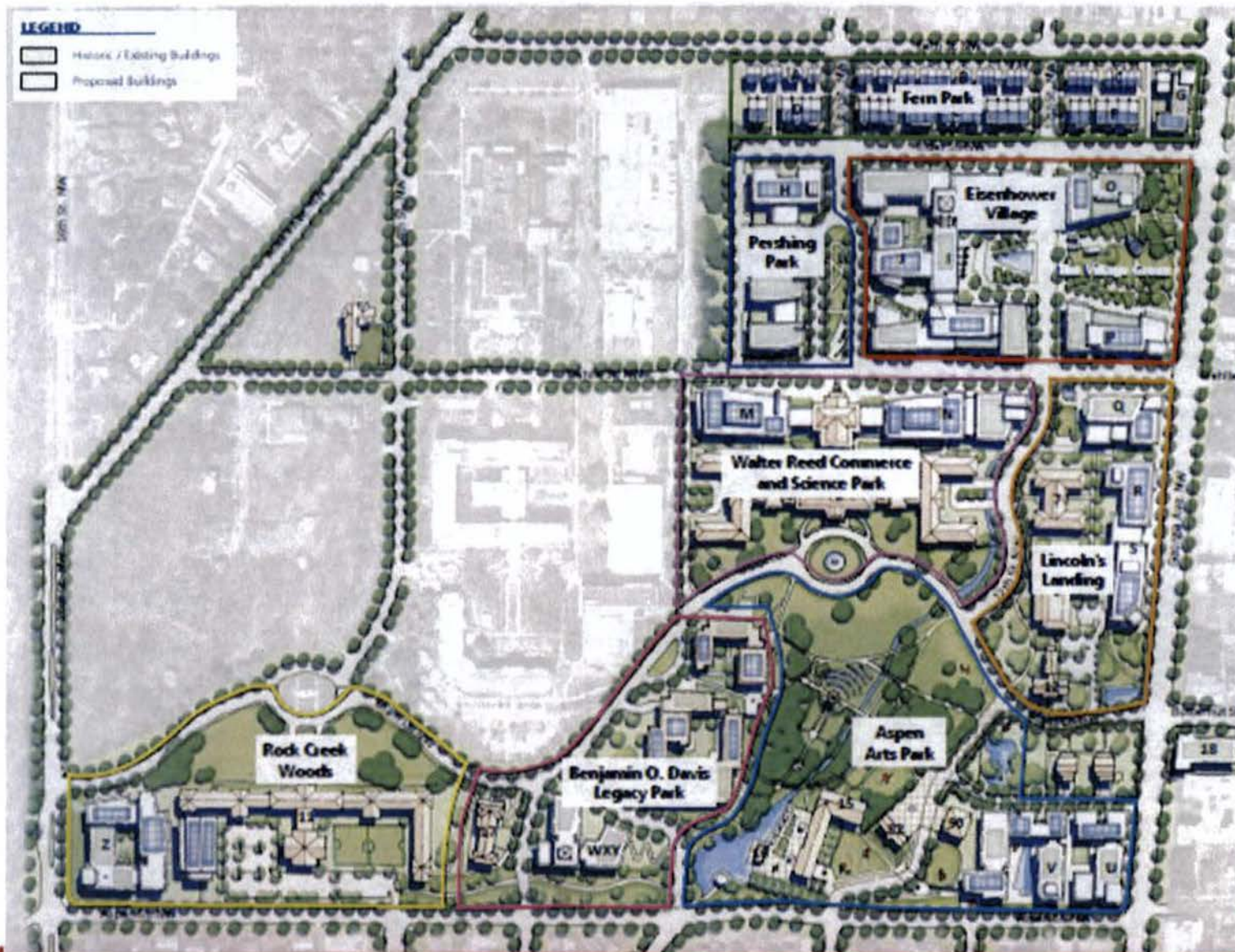


THANK YOU



A Proposal for the Development of the Former Walter Reed Medical Center

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**For
Reference:
The Parks
at Walter
Reed**

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FOR REFERENCE: TARGETED RETAILERS

ANCHOR / GROCERY:

Wegma

WHOLE
FOODS
MARKET

 TARGET TRADER JOE'S

NATIONAL BRANDS:

CARRABBA'S
ITALIAN GRILL

BONEFISH
GRILL

保十信
P.F. CHANG'S
CHINA KITCHEN

CHIPOTLE
MEXICAN GRILL

STARBUCKS
COFFEE
DRIVE THRU

pinkberry

PET SMART

ANN TAYLOR
LOFT

THE MALLERMAN'S
PLACE

FOREVER 21

NIKE

verizon

at&t

LOCAL MERCHANTS:

BOUNDARY STONE
PUBLIC HOUSE & NO. 1

cava
mezze

3
STARS
BREWING COMPANY

THE CAROLINA
Kitchen

matchbox

Baying Hound
Aleworks

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