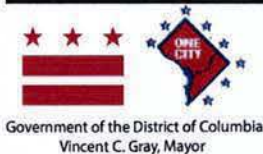


WALTER REED ARMY MEDICAL CENTER

SMALL AREA PLAN



This study was prepared under contract with the Government of the District of Columbia, with financial support from the Office of Economic Adjustment, Department of Defense. The content reflects the views of the Government of the District of Columbia and does not necessarily reflect the views of the Office of Economic Adjustment.

Council Approved
PR20-0105
April 30, 2013

ZONING COMMISSION
District of Columbia
Office of Planning
CASE NO. 14-22
EXHIBIT NO. 3





Notes:

In June 2012, 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.

ACKNOWLEDGEMENTS

DISTRICT OF COLUMBIA

Vincent C. Gray Mayor
Victor L. Hoskins Deputy Mayor for Planning and Economic Development
Harriet Tregoning Director, Office of Planning

PLANNING AND ECONOMIC DEVELOPMENT TEAM

Office of Planning

Rosalynn Hughey Deputy Director, Citywide & Neighborhood Planning
Tracy Sayegh Gabriel Associate Director, Neighborhood Planning
Malaika Abernathy Project Manager & Ward 4 Neighborhood Planner
Joel Lawson Associate Director, Development Review
Paul Goldstein Development Review Specialist
Tim Dennee Architectural Historian
Laine Cidlowski Sustainability Planner
Melissa Bird Ward 6 Neighborhood Planner
MonaCheri Pollard (former employee) Community Planner
Renee Lewis Intern

Office of the Deputy Mayor for Planning and Economic Development

Martine Combal Director, Walter Reed Local Redevelopment Authority
Jason Cross Project Manager
Reyna Alorro Project Manager
Brandon Mitchell Project Manager

District Department of Transportation

Terry Bellamy Director
Anna Chamberlain Transportation Planner, Policy, Planning, and Sustainability Administration

Washington Metropolitan Area Transit Authority

Douglas Stallworth Project Manager, Office of Bus Planning, Department of Bus Service



WALTER REED ARMY MEDICAL CENTER

SMALL AREA PLAN - DRAFT FOR PUBLIC COMMENT -

Perkins+WillPlanning / Urban Design / Project Management

Lee+Associates, Inc.	Landscape Architecture
Gorove Slade Associates, Inc.	Traffic, Transportation + Parking Planning
Oehrlein & Associates Architects	Historic Preservation Architecture
AmericaSpeaks	Public Outreach
HR&A	Development Advisor
Mosaic Urban Partners	Market & Fiscal Feasibility Advisor
Kutak Rock LLP	BRAC and Legal Process Advisors
RCLCO	Cost-Benefit Analysis of Potential Streetcar

Special thanks to the following participants:

Advisory Neighborhood Commission 4A
Advisory Neighborhood Commission 4B
Brightwood Community Association
Concerned Neighbors, Inc.
Office of Council Member Muriel Bowser, Ward 4
Shepherd Park Citizens Association
Takoma DC Neighborhood Association



WALTER REED ARMY MEDICAL CENTER

SMALL AREA PLAN - DRAFT FOR PUBLIC COMMENT -

THIS PAGE IS INTENTIONALLY LEFT BLANK



WALTER REED ARMY MEDICAL CENTER

SMALL AREA PLAN - *DRAFT FOR PUBLIC COMMENT* -

TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
1 INTRODUCTION	13
1.1 Background.....	14
1.2 Coordinated Planning Process	14
1.3 Purpose of the Reuse Plan	15
1.4 Purpose of the Small Area Plan	15
1.5 Vision & Goals.....	16
2 PLANNING ANALYSIS	21
2.1 Land Use.....	22
2.2 Historic Background	32
2.3 Urban Design & Public Realm	36
2.4 Transportation	48
2.5 Market Analysis	53
3 REDEVELOPMENT FRAMEWORK RECOMMENDATIONS	57
3.1 Comprehensive Plan Land Use Designations	59
3.2 Site-Wide Urban Design Principles	62
3.3 Sub-Area Urban Design Principles	74
3.4 Transportation Recommendations	118
4 IMPLEMENTATION	129
4.1 Urban Design Principles	130
4.2 Land Use and Transportation Recommendations	130
4.3 Implementation Table	131
5 GLOSSARY, APPENDICES & INDICES	135



EXECUTIVE SUMMARY

View of the rose garden from the southeast in 1941. Immediately south of the bandstand, at the edge of the great lawn, is the Rose Garden. This space has been a formal garden since the time Cameron Creek was filled and was particularly liked by James D. Glennan, a commandant of Walter Reed in the 1920s. The garden was later dedicated to General Glennan with a plaque on a boulder near the garden's fountain. (Image from: National Museum of Health and Medicine, AFIP, WRAMC History Collection).



INTRODUCTION

In conjunction with neighborhood residents, other community stakeholders, and the Walter Reed Local Redevelopment Authority (LRA), the District of Columbia's Office of Planning (OP) prepared this Small Area Plan (SAP) for 66.57 acres¹ of the Site known as the Walter Reed Army Medical Center (WRAMC). The SAP is part of an extensive, coordinated planning process designed to be compatible with and respond to the Reuse Plan, a key component of the District's Homeless Assistance Submission to the U.S. Department of Housing and Urban Development (HUD). 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, on July 23, 2012, the Plan was transmitted to HUD for its determination.

The SAP is designed to meet the District's local planning requirements necessary to redevelop the Site. The SAP conforms to the Reuse Plan by recommending:

- **Comprehensive Plan Land Use Designation Changes:** In order to accommodate the Reuse Plan's proposed development, the Site's current land use designation should be changed. The new land use designation changes, recommended in the SAP, reflect proposed development as set forth in the Reuse Plan.
- **Transportation Recommendations:** A Transportation Impact Study (TIS) was conducted during the SAP process. The purpose of the TIS helps determine how to mitigate adverse impacts for cars, pedestrians, bikes and transit per the Reuse Plan's redevelopment program. The findings are incorporated into the SAP's Transportation Section.

- **Urban Design Guidelines:** The SAP's urban design framework ensures new development proposed in the Reuse Plan creates an active, well connected, and aesthetically compatible redevelopment.

For over 100 years, the former WRAMC housed the main U.S. Army General Hospital that served wounded soldiers and veterans. The former WRAMC created a strong legacy of service and medical innovation. The Site 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 former WRAMC was to be realigned with several other installations and that the main post was to be closed. By mid-September 2011, all of the recommendations from the 2005 BRAC Final Report were completed and the former WRAMC was no longer operational.

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 acres. 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 as the 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 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 former WRAMC property will be redeveloped by the U.S. Department of State (DOS) and is not the subject of this coordinated planning process.

The SAP process, held concurrently with the WRAMC Reuse Planning process, was led by the District's Office of Planning, and is required to establish land use designations, pursuant to *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 will be consistent with the Council-approved Reuse Plan. While the SAP does 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 development plan.

The Planning Process

During the coordinated planning process, eleven public meetings were held. All of these meetings were designed to be highly interactive and engage participants directly so that they could understand the planning process and provide important feedback on the Plan. 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. In other meetings, targeted surveys were used to capture participants feedback on key phases of the planning process.

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.

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.



VISION AND GOALS

Integrate the Site with the Community

- Open the site to local neighborhoods
- Support redevelopment of Georgia Avenue corridor
- Provide community amenities



During the first phase of the Reuse Planning process, the project team worked with community stakeholders to develop an overarching vision and set of goals for the Site.

Overarching Vision: The reuse of Walter Reed should honor its legacy as a center for innovation and excellence.

Goals: The following four project goals that were developed with the community:

1. Integrate the Site with the Community
 - Establish a reuse, preservation and development strategy that integrates the Site with the local neighborhoods, supports the redevelopment of the Georgia Avenue corridor, and provides public benefits for the surrounding community
2. Provide a Mix of Uses
 - Create a plan that accommodates a mix of uses, including retail, diverse housing options, and cultural uses
3. Create New Jobs and Revenue for DC
 - Mitigate the potential impact of lost jobs and revenues from the vacated Site on the adjacent commercial corridor by creating new employment opportunities for DC residents and increased revenue from property and sales taxes for the District that can, in turn, help support neighborhood services
4. Activate the Site
 - Develop a realistic implementation and phasing strategy that addresses environmental issues, maximizes market viability, minimizes site vacancy, and competitively attracts qualified and quality development partners

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 A-01: Vision and Goals

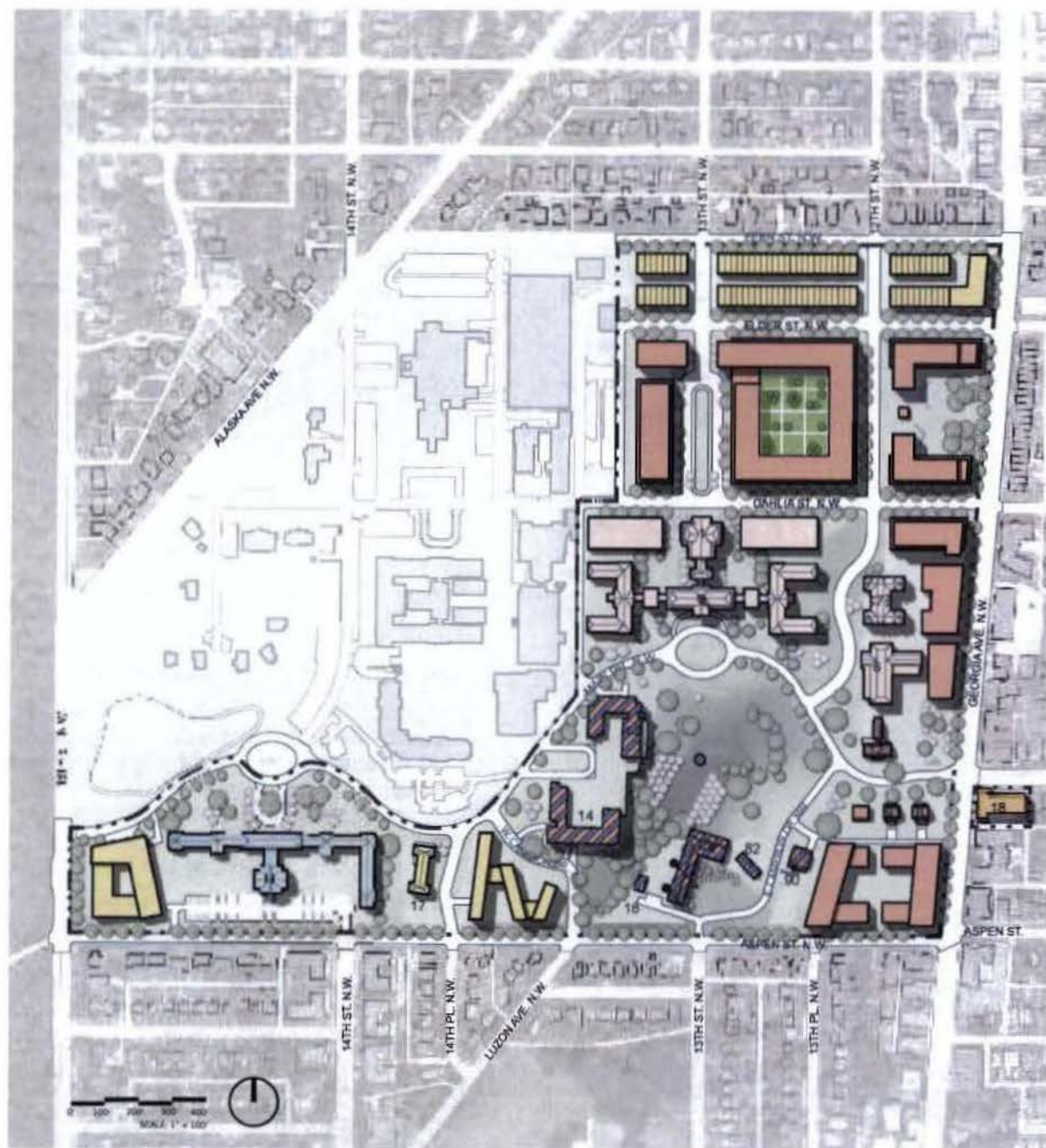


Exhibit A-02: Building Use Source: Perkins+Will

PROPOSED DEVELOPMENT PROGRAM

The redevelopment of the former WRAMC will provide a mix of uses pursuant to the goals developed in conjunction with the community and the District. The Building Use Plan included in the Reuse Plan provides a recommendation on how to distribute uses along the Site in order to create a site that is "activated" by a mix of quality open spaces and retail, residential uses with diverse housing options, commercial office and/or institutional space, medical care, and cultural and community uses.

Total Development Program per Use (including Recommended NOI Users)

	Site GSF	Site Units	Site %
Residential			
Townhomes	272,000	90	9%
Multi-Family	1,673,000	1,864	54%
Office *	767,000		25%
Retail	212,000		7%
Other/Creative	176,400		6%
TOTAL	3,100,400	1,954	100%

* Includes K-12 and Howard University (approx. 265,000 SF)

Recommended NOI Uses (included in Total Development Program)

	Site GSF	Site Units	Site %
HAP / PBC	358,894	100	12%

- 14+ acres of Open Space (21% of Site)
- 550,000 SF Reuse of Existing Buildings (18% of Program)

	Residential
	Mixed Use
	Institutional / Corporate
	Educational
	Mixed-use Creative
	Public Facility
	LRA Boundary

LEGEND*

	CLD, RMOD
	CMED, RMOD
	CMOD, RMOD
	CMOD, RMOD
	CMOD, RMOD, INST
	PROS, RMOD
	CMOD, PROS, RMOD
	FED
	INST
	PROS
	RMOD
	RMOD
	RLD

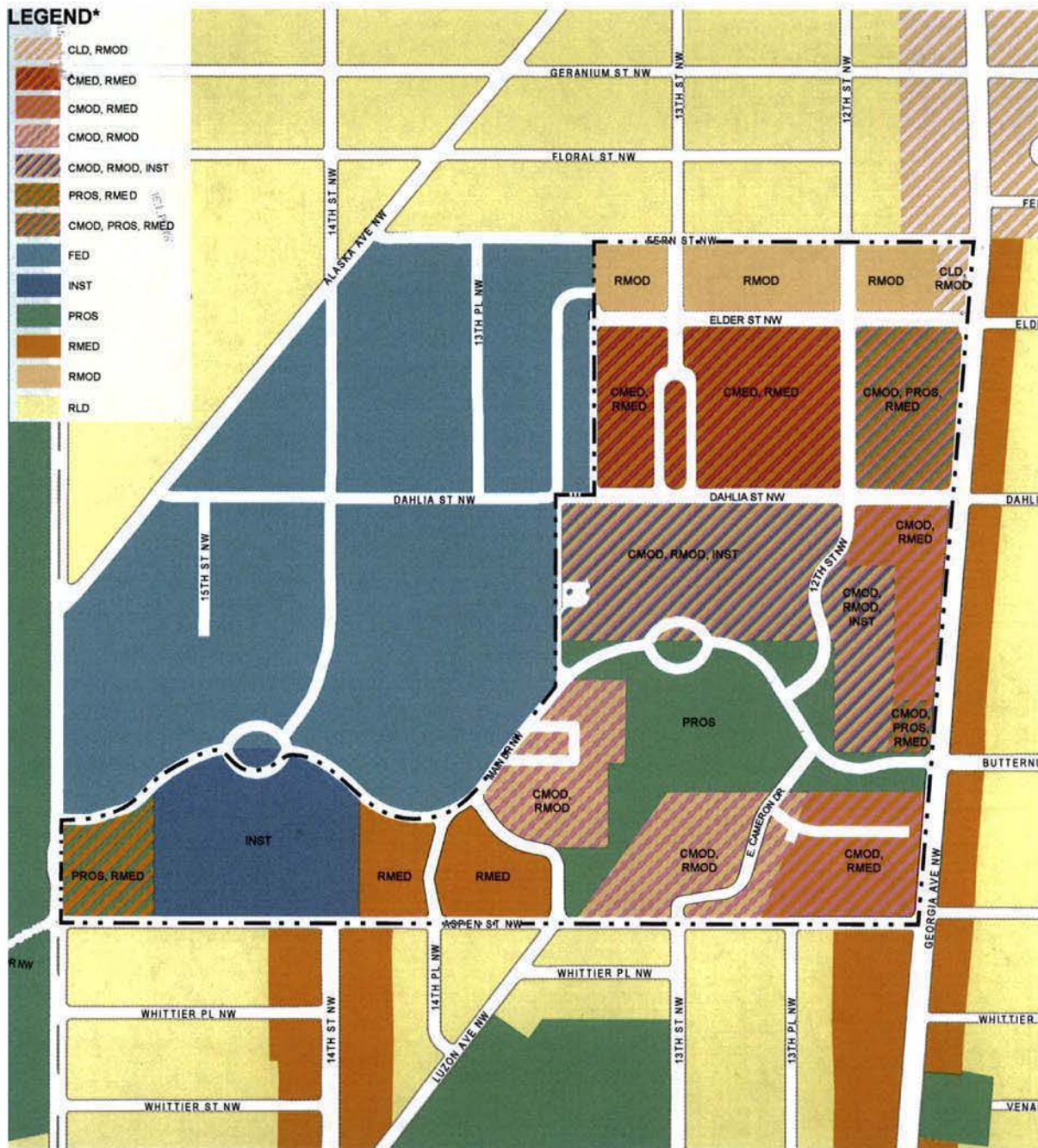


Exhibit A-03: Proposed Land Use Designations Source: Office of Planning.

PROPOSED LAND USE DESIGNATIONS

Currently, the Comp Plan Future Land Use Map designates the Site as "Federal". In order for new development to occur, this Land Use Map designation must be changed so that zoning can be established for future development. This will occur through a Zoning Map amendment which will occur after the SAP is approved by Council. The SAP anticipates that all proposed development would occur as matter of right projects, which would be entirely consistent with the new zoning regulations and not require any relief from zoning provisions.

Additionally, the ability to request a Planned Unit Development (PUD) should be limited. A PUD is a discretionary, project-specific zoning case which typically includes increased building height or density. Each PUD that is heard and decided by the Zoning Commission, includes public review and comment, and is intended to encourage high quality developments that provide public benefits. Within the Walter Reed Small Area Plan boundaries, a PUD should not be utilized to increase height or density for any site with frontage along Fern Street NW, Aspen Drive NW, or 16th Street NW, and additional height or density through a PUD on any other site should be limited. The PUD development should mitigate any potential impacts of the increased height or density, and provide commensurate public benefits to the neighborhood beyond what is anticipated or required by the SAP, the Land Disposition Agreement, or other applicable requirements associated with the Site.

"Exhibit A-03: Proposed Land Use Designations" shows the recommended Land Use Designations for the Site. These designations include a single use, such as Moderate Density Residential along Fern Street, to several mixed-use designations, such as Moderate Density Commercial, Medium Density Residential and Open/Green Space at the corner of Main Drive and Georgia Avenue."

*See Section 3.1 for Land Use Designation Definitions.



WALTER REED ARMY MEDICAL CENTER

SMALL AREA PLAN - FINAL DRAFT - JANUARY 28, 2013

EXECUTIVE SUMMARY
LAND USE DESIGNATIONS

SITE-WIDE URBAN DESIGN PRINCIPLES

Seven site-wide urban design principles have been established:

Maintain the existing site character: The existing site character reveals a set of east-west bands, like typological strata, each of a different spatial and formal character [as shown in "Exhibit A-04"].

Retain Building 1 as "The Core": By extending 13th Street and opening the north façade of the building, it will reinforce the legacy of Walter Reed [as shown in "Exhibit A-05"].

Enhance the open space: By enhancing the site's historic green open spaces and mature tree canopies through naturalized storm water management, urban agriculture and recreation, the site's proposed open spaces will help showcase innovative sustainable practices [as shown in "Exhibit A-06"].

Preserve historic elements: By reusing the site's historic buildings and integrating cultural exhibits in the landscape, Walter Reed's legacy would be celebrated [as shown in "Exhibit A-07"].

Extend the street network: Provide north-south and east-west connectivity through the Site that is multi-modal, integrating the Site into the city fabric and the community [as shown in "Exhibit A-08"].

Create vibrant, multi-modal corridors: Improving the Site's connections to the existing neighborhood will create a vibrant and active new sense of place [as shown in "Exhibit A-09"].

Integrate Sustainable Strategies: Create a regenerative project through sustainable strategies of preservation and adaptive reuse; community integration; and environmental regeneration [as shown in "Figure A-10" on page 7].

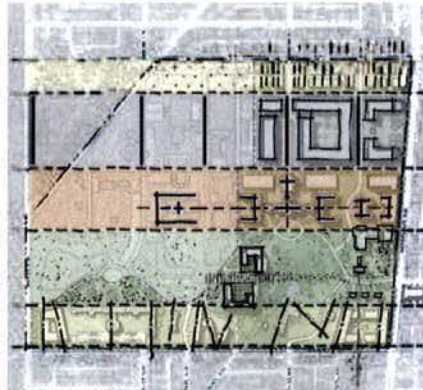


Exhibit A-04: Maintain the existing site character. Source: Perkins+Will.

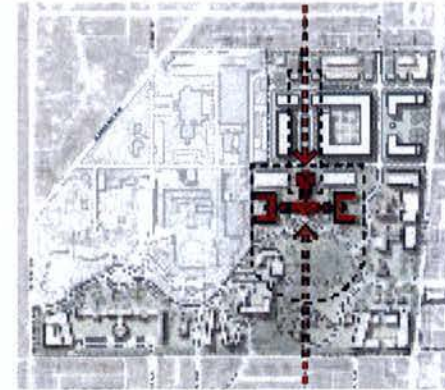


Exhibit A-05: Retain Building 1 as "The Core". Source: Perkins+Will.



Exhibit A-06: Enhance the Open Space. Source: Perkins+Will.

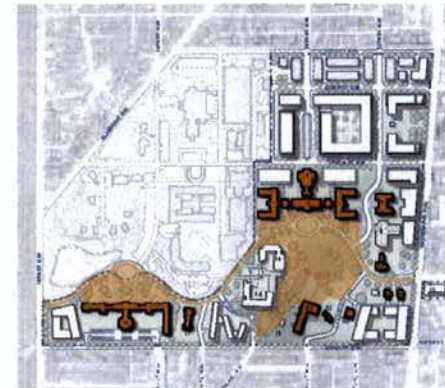


Exhibit A-07: Preserve Historic Elements. Source: Perkins+Will.

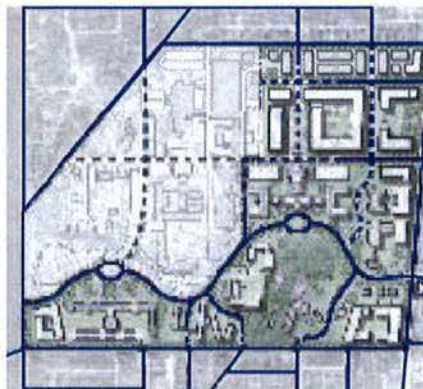


Exhibit A-08: Extend the Street Network. Source: Perkins+Will.

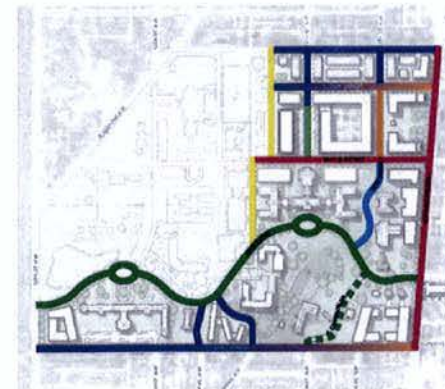


Exhibit A-09: Create vibrant, multi-modal corridors. Source: Perkins+Will.



SUSTAINABILITY

The SAP incorporates the Sustainability Goals developed in the Reuse Plan. These overarching goals are: 1) Social: Transform the campus into a recognizable place that brings the community together while honoring the distinct culture of healing created by Walter Reed; 2) Environment: Reposition and develop the campus to be a restorative and regenerative catalyst for the natural surroundings; and 3) Economic: Leverage the campus' location to be the cornerstone for local as well as regional economic growth while fostering multiple sustainable modes of transportation.

Below is an illustration of the section of the Site that best represents the strategies being applied to this area and throughout the Site.

The photographs are examples of two sustainable strategies, urban agriculture and low impact development (LID) storm water management, acting both as utility and amenity



Figure A-11: Urban Agriculture (example). Common Good Farm, DC. Source: <http://www.flickr.com/photos/christinboggs/sets/72157626780055856/detail/>.



Figure A-12: Potential Stormwater/Water Feature (example). Tanners Springs Park, Portland, OR. Source: <http://fabulousportland.com/2010/02/19/sunshine-makes-me-happy/>

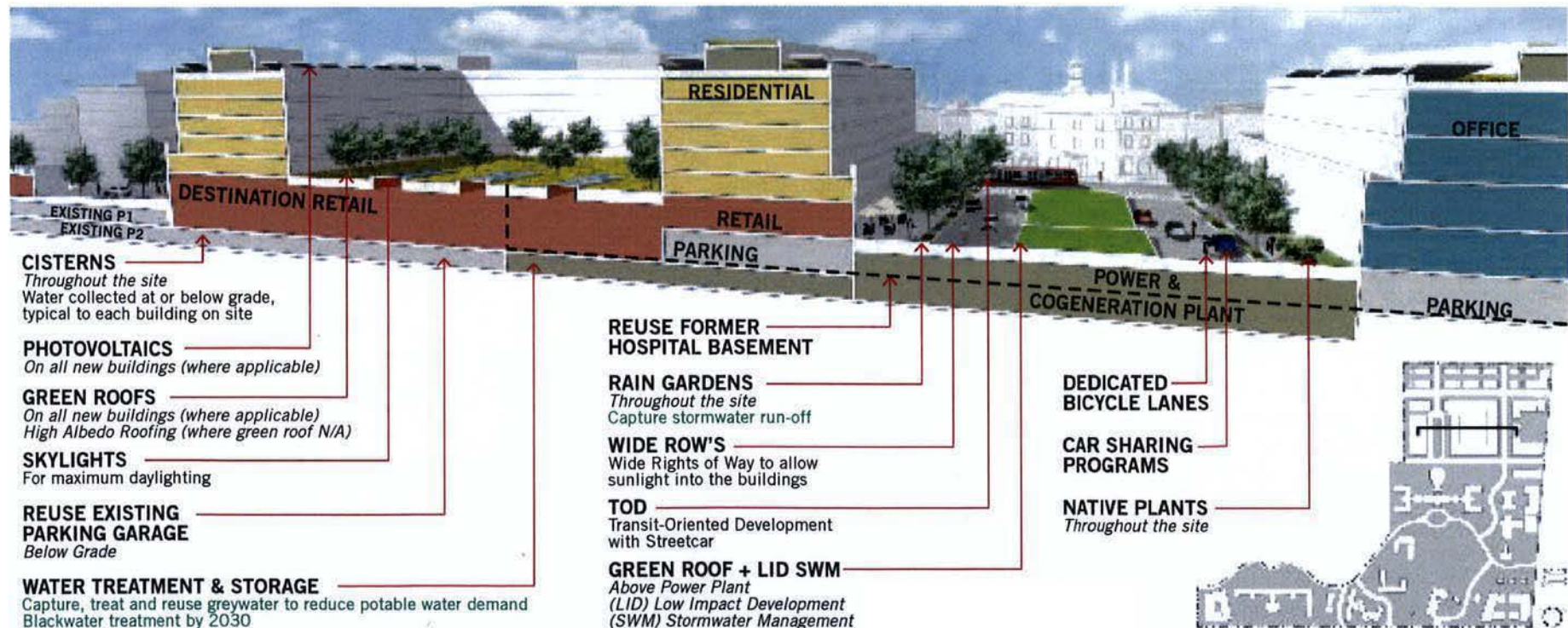


Figure A-10: Integrate Sustainable Strategies. Source: Perkins+Will.



WALTER REED ARMY MEDICAL CENTER

SMALL AREA PLAN - FINAL DRAFT - JANUARY 28, 2013

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.



This aerial map of the University of Maryland Eastern Shore campus features six numbered overlays (1-6) highlighting specific areas. The campus is situated along the eastern shore of the Chesapeake Bay, with the shoreline visible on the left. Major roads shown include Alaska Ave. N.W. running diagonally from the top left, and a series of parallel streets (13th St. N.W., 14th St. N.W., 15th St. N.W., 16th St. N.W., 17th St. N.W., 18th St. N.W.) running horizontally across the top. Other streets include Fern St. N.W., Elder St. N.W., Georgia Ave. N.W., Aspen St. N.W., 14th Pl. N.W., Luzon Ave. N.W., and 13th Pl. N.W. The numbered areas are: 1. A row of buildings along Fern St. N.W. and Elder St. N.W. 2. A large building complex with a green field, located between Elder St. N.W. and 17th St. N.W. 3. A building complex along 17th St. N.W. and Georgia Ave. N.W. 4. A large green field area, located between 17th St. N.W. and 18th St. N.W. 5. A building complex along 18th St. N.W. and Aspen St. N.W. 6. A building complex along Aspen St. N.W. and 13th Pl. N.W.

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

Georgia Avenue Frontage

 **WALTER REED ARMY MEDICAL CENTER**
SMALL AREA PLAN - FINAL DRAFT - JANUARY 28, 2013

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.

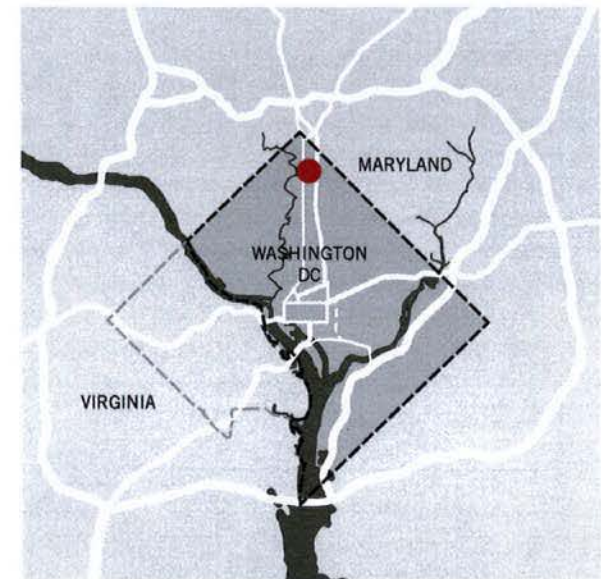
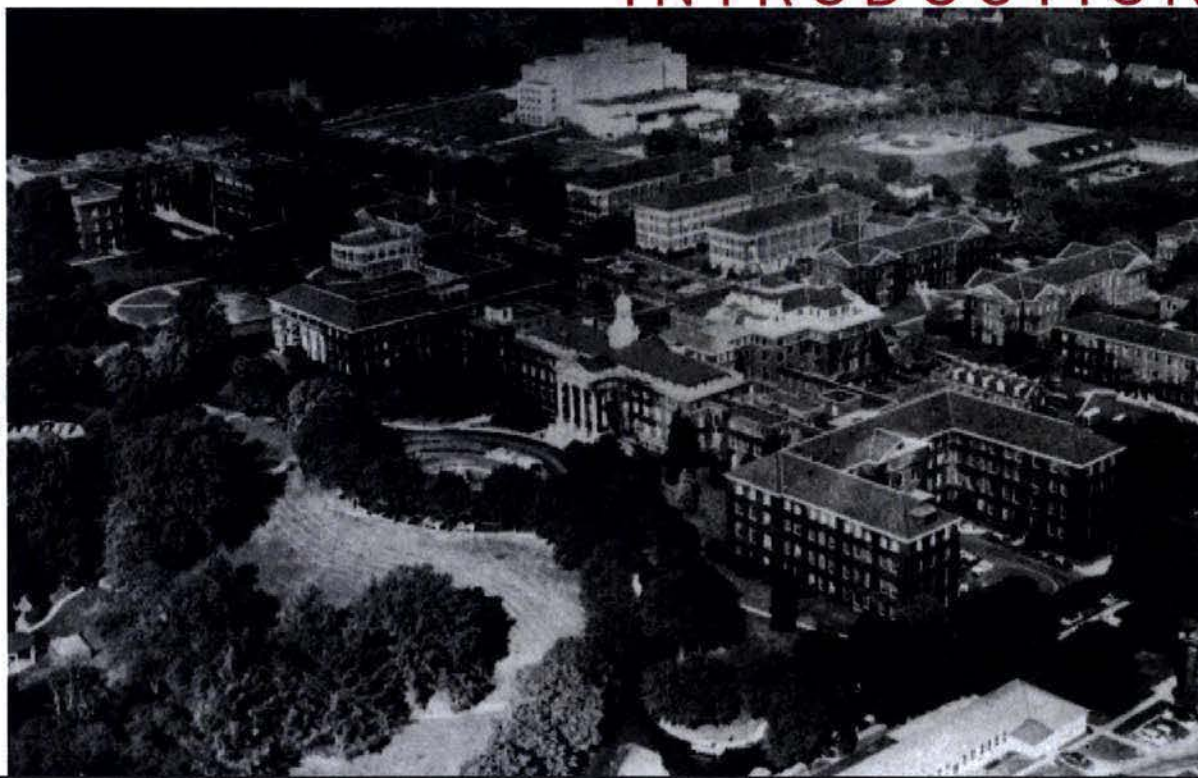


Figure A-17: Walter Reed Location

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.

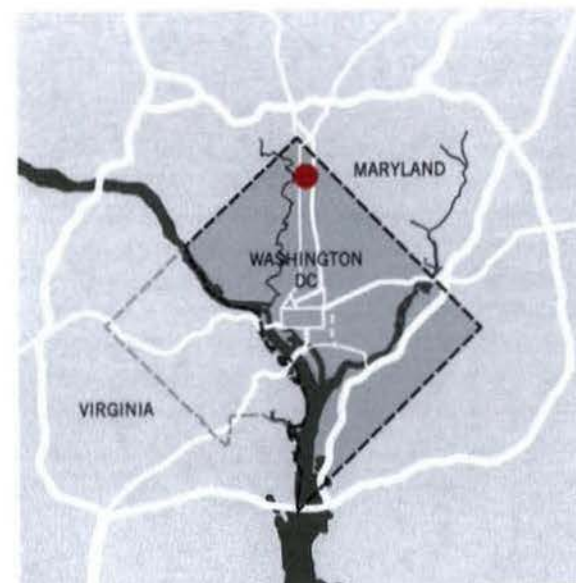


Figure 2-18: Walter Reed Location



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



2

PLANNING ANALYSIS

Walter Reed Army Medical Center, Washington, D.C.: Easter Egg Roll on the Lawn in 1923. (Image from National Museum of Health and Medicine, AFIP, WRAMC History Collection).



WALTER REED ARMY MEDICAL CENTER

SMALL AREA PLAN - FINAL DRAFT - JANUARY 28, 2013

2.1 Land Use

Neighborhood Context

The former Walter Reed Army Medical Center (WRAMC) Site is bordered by the neighborhoods of Shepherd Park, Takoma, and Brightwood. The neighborhood of Manor Park lies to the south-east, but is not contiguous with the Site (refer to "Exhibit 3-25: Site Context Map" on page 23). Rock Creek Park forms the western edge of the Site and is a major regional open space. All these neighborhoods are predominantly residential in character with some institutional and commercial uses.

Georgia Avenue is on the east side and 16th Street on the west side of the WRAMC campus. Georgia Avenue is more commercial in character while 16th Street, which is open to Rock Creek Park along its western edge for much of its run, acts more as a residential and institutional boulevard. The primary entrances and exits for the campus are located on these two major corridors.

The Red Line of the Metrorail System also runs north-south, with the closest stop at the Takoma station, approximately $\frac{3}{4}$ mile from the center of the Site. Dahlia and Butternut Streets form the primary opportunity for pedestrian access between the Site and the Metro station, though neither provides a direct route. The Site is serviced by six Metrobus lines, including one that connects to the Metrorail system.

Walking Distances

Walking distance radii centered on the Takoma Metro Station indicate that the campus is just over a 10-minute walk to the Metro Station, as seen in "Exhibit 3-27: Walking Distances" on page 25. While the campus is within a reasonable walking distance from the Metro stop, the lack of a direct

pedestrian pathway increases the actual travel time. Inadequate wayfinding signage from the Metro contributes to the perceived distance from the campus to the Metro.

As the second set of walking distance radii centered on the WRAMC Site indicates, the campus itself is contained within a 5-minute walking radius, and is therefore very walkable and pedestrian-friendly, as seen in "Exhibit 3-27: Walking Distances" on page 25.

Open Space and Recreation

The area surrounding the former WRAMC Site contains numerous publicly accessible open space and recreation opportunities. These open spaces lie primarily to the south and east of the Site (as seen on "Exhibit 3-26: Neighborhood Context" on page 24 and "Exhibit 3-27: Walking Distances" on page 25). They include:

- Rock Creek Park, the city's major open space at over 2,800 acres, lies immediately west of the Site.
- Fort Stevens Recreation Center & Park is about three acres immediately south of the Site.
- Battleground National Cemetery is an historic cemetery occupying $\frac{1}{3}$ of an acre along Georgia Avenue just south of the Site.
- Coolidge Recreation Center, associated with Coolidge High School, occupies slightly more than 16 acres of land.
- Takoma Recreation Center is located immediately north of Coolidge Recreation Center and is about 11 acres.

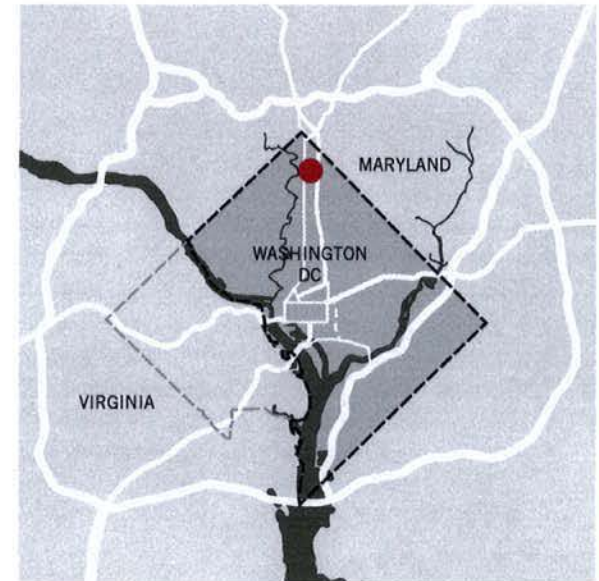


Exhibit 3-25: Walter Reed Location





SITE CONTEXT MAP

The Site is bordered by the Shepherd Park neighborhood to the north, the Takoma neighborhood to the east, the Brightwood neighborhood to the south and Rock Creek Park to the west. The Site Context Map also shows the Red Line Metro, just to the east of the former WRAMC.

Exhibit 3-26: Site Context Map



Exhibit 3-27: Neighborhood Context. Source: Perkins+Will

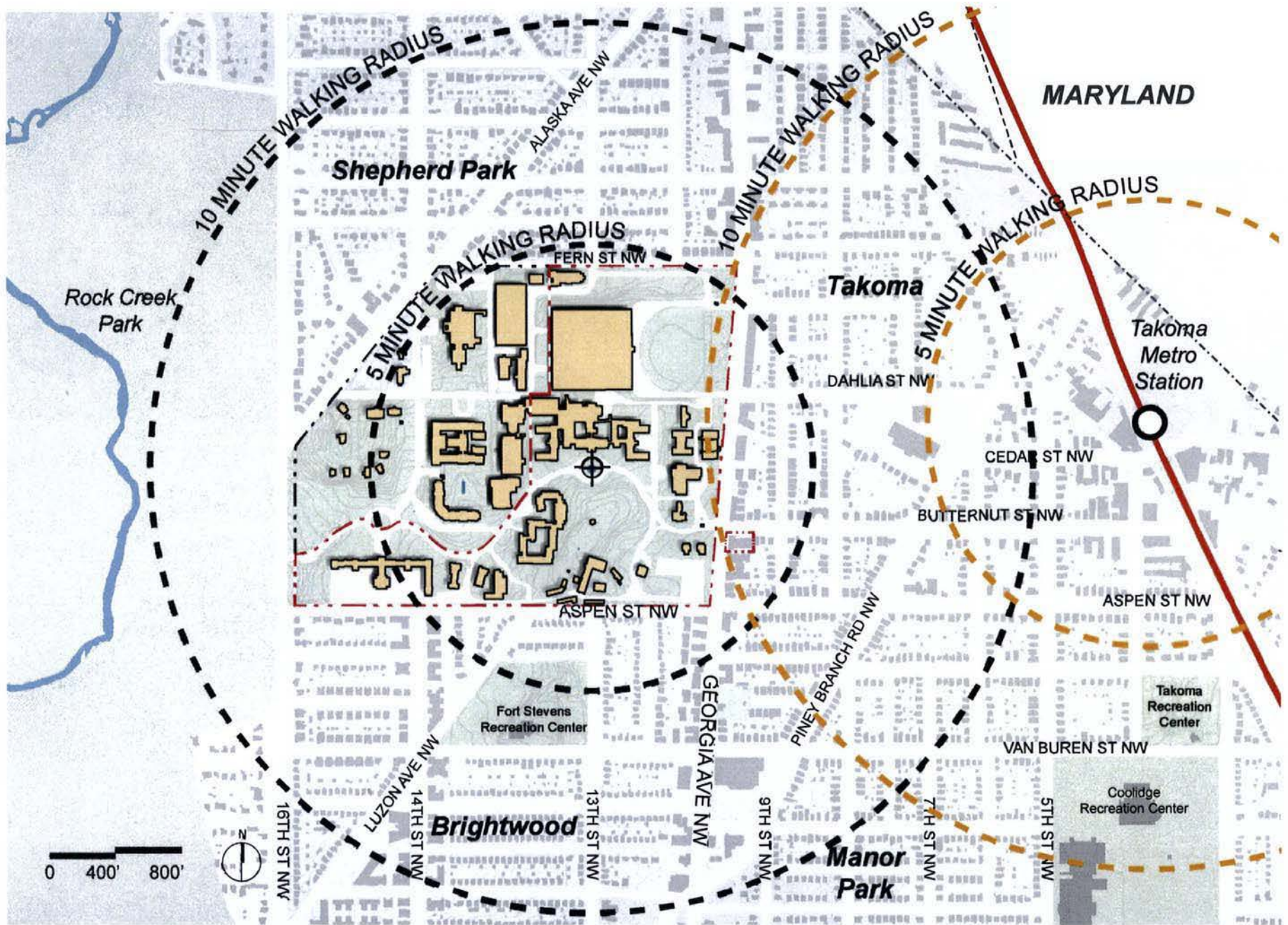


Exhibit 3-28: Walking Distances. Source: Perkins+Will



WALTER REED ARMY MEDICAL CENTER

SMALL AREA PLAN - FINAL DRAFT - JANUARY 28, 2013

Existing Land Use

"Exhibit 3-29: Existing Land Use Diagram Background GIS information" on page 27 shows a snapshot of land uses in the vicinity at the time of this report. The surrounding land uses are predominantly residential at low to medium densities. A few pockets of medium density residential occur along Georgia Avenue adjacent to the Site and along 16th Street.

Georgia Avenue is a commercial corridor and includes the area's primary supermarket at Underwood Street. There is a gap in the commercial uses along Georgia at the WRAMC Site, and the east side of the street directly across from the Site contains medium density residential uses. There is another commercial center in the area that is clustered around the Takoma Metro Station. A 106,000 square-foot Wal-Mart store is planned to be under construction by the end of 2012. This store, which will include 40,000 square feet of grocery items, will be an economic development boost to this section of Northwest Washington.

The Fort Stevens Recreation Center, the Takoma Education Center, and the Coolidge High School campuses, represent institutional uses with significant publicly accessible open space. Rock Creek Park provides over 2,800 acres of open space, and is best accessed from the Site via Sherrill Drive, at the intersection of 16th and Aspen Streets.

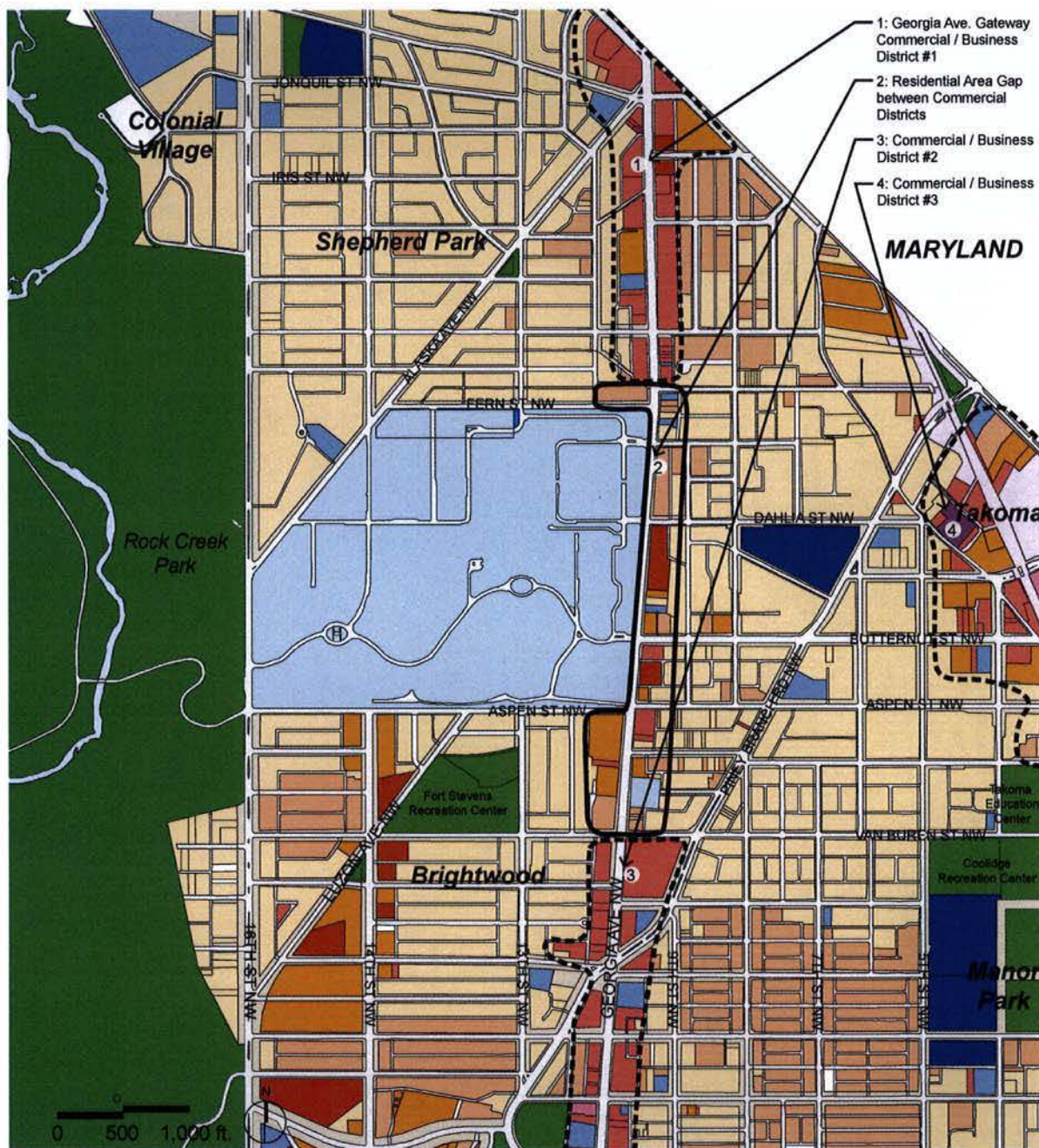


Figure 3-29: Aerial Photo Looking Southwest
Source: WRAMC Base Transition Coordination Office

ENDNOTES

1. *Proposed Plans Information in Vicinity* Source: www.planning.dc.gov
2. *Downtown Silver Spring Information* Source: www.epa.gov/dced/awards/sg_awards_publication_2008.htm
3. *Information* Source: *Great Streets Redevelopment Plan*





EXISTING LAND USE DIAGRAM

Legend

- Low-Density Residential
- Low-Moderate Density Residential
- Moderate Density Residential
- Mixed Use
- Parks and Open Spaces
- Public, Quasi-Public, Institutional
- Transport, Communications, Utilities
- Transportation Right of Way
- Medium Density Residential
- Industrial
- Institutional
- Local Public
- Parking
- Roads
- Alleys
- Commercial
- Federal Public

Exhibit 3-30: Existing Land Use Diagram Background GIS information. Source: data.dc.gov



WALTER REED ARMY MEDICAL CENTER

SMALL AREA PLAN - FINAL DRAFT - JANUARY 28, 2013

NEIGHBORHOOD CONTEXT KEY PLAN

This key plan denotes the locations of panoramic photos, taken on March 27, 2012, around the public boundaries of the Site, specifically on Fern Street, Georgia Avenue and Aspen Street. The photos keyed in this plan are displayed in the following pages.

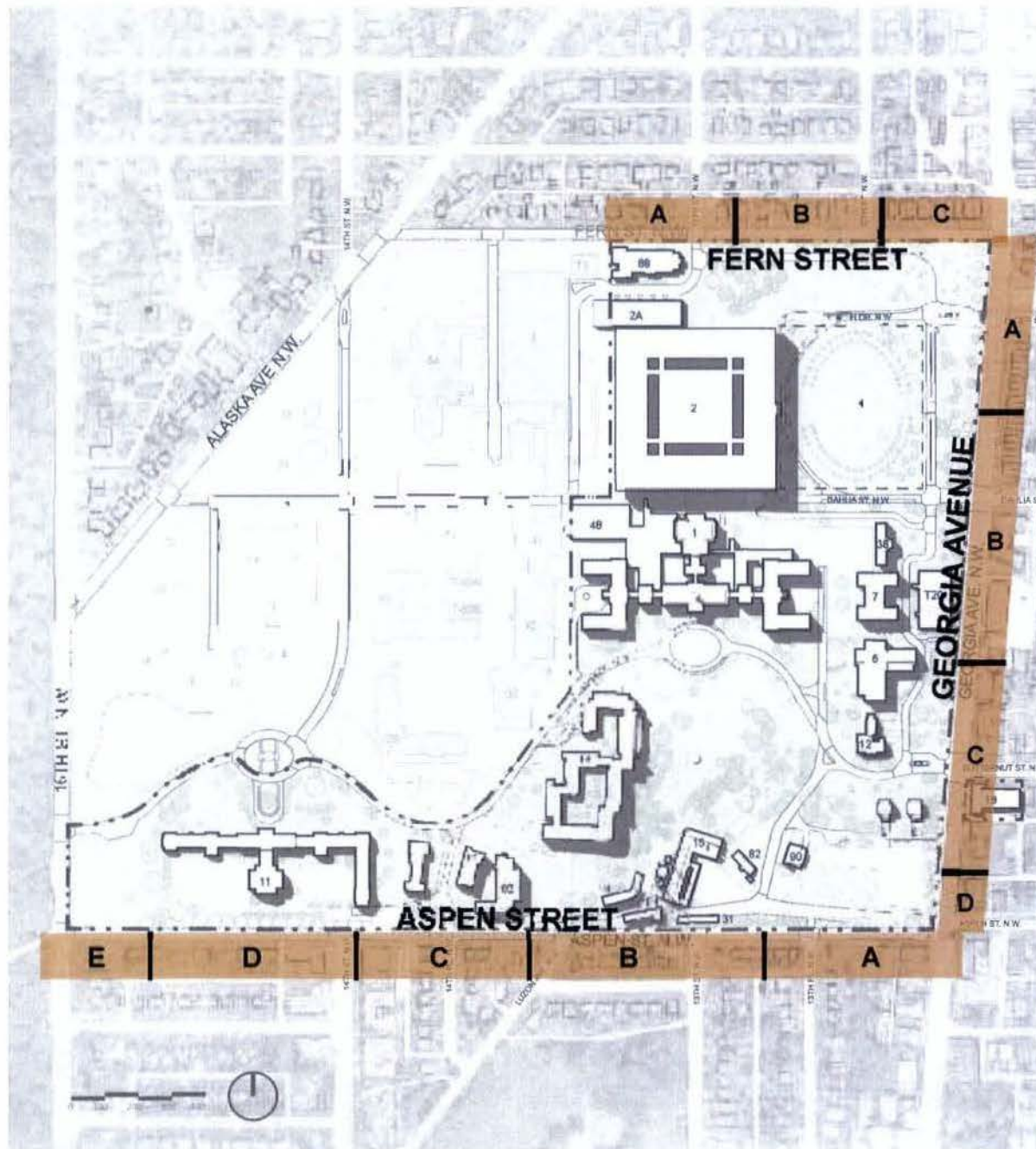


Exhibit 3-31: Neighborhood Context Key Plan. Source: Perkins+Will.



FERN STREET NEIGHBORHOOD CONTEXT



Exhibit 3-32: Fern Street - Neighborhood Context. Source: Perkins+Will.

ASPEN STREET NEIGHBORHOOD CONTEXT



Exhibit 3-33: Aspen Street - Neighborhood Context. Source: Perkins+Will.

GEORGIA AVENUE NEIGHBORHOOD CONTEXT

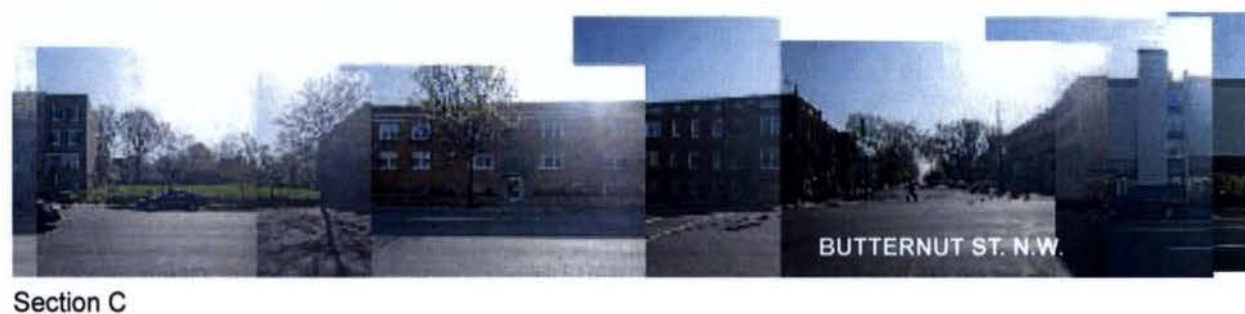


Exhibit 3-34: Georgia Avenue - Neighborhood Context. Source: Perkins+Will.

2.2 Historic Background

Early Site Development

During the nineteenth century, the area that currently encompasses the former Walter Reed Army Medical Center (WRAMC) was rural and isolated from the District of Columbia (DC). To the south of the Site was a Civil War fort named Fort Stevens. On July 11, 1864, Confederate troops led by General Jubal Early attempted to enter the city, but were turned back by Union troops on what later became the WRAMC Site.¹ In the 1880s, 131 acres of land between Seventh Street and Rock Creek was purchased by J. D. Cameron, which included the 110.1 acres WRAMC occupies today.²

In 1905, at the time the land was purchased for the Army hospital, the area contained a mixture of woodlands, farmland and summer estates. At that time, a farmhouse and outbuildings, located near Cameron's Creek, were probably owned by Thomas Carberry.³ Along the western border were woodlands, and west of Cameron's Creek was farmland.⁴

WRAMC Historic Background

The need for an Army hospital on a separate military installation dated back to the Civil War when Surgeon General William A. Hammond first conceived of the need for a military medical reservation in the District of Columbia. His 1862 report recommended a permanent hospital complete with a medical school and a medical museum.

Lieutenant Colonel William Cline Borden, also a surgeon, hoped for better facilities and was spurred on by the death of his friend Walter Reed, a renowned doctor and scientist who proved that yellow fever was carried by mosquitoes, who died in 1902 following an emergency appendectomy.

Borden lobbied both Congress and the Army Medical Department for an Army medical center containing a hospital, medical school, museum and library. His grand plan took on the moniker "Borden's Dream." In 1903 he commissioned local architects Marsh and Peter to produce a watercolor rendering and sketch plans for a medical campus. The plans featured the main hospital administration building set on a curving main drive, with groups of hospital wards, staff housing and a chapel, arranged in a nearly symmetrical pattern around an ample amount of open green space. The curving drive linked the most significant buildings on the Site.

A board appointed by the Secretary of War solicited for a suitable location in the District of Columbia with the result of "some forty different offers" proposed Borden, who sat on the board, reported:

*... "that although the hospital was not a city hospital, it should be located within convenient reach of the main railroad depot, on a good road, and should have street-car facilities, adjacent water main and sewer, also the site should be well elevated, well drained, and sufficient size to give good air space about the hospital and to allow erection of other buildings which would eventually be required."*⁶

In 1905, Congress appropriated \$100,000 for the purchase of 42.97 acres of land in the northern portion of the District of Columbia. The original Site was bounded by Brightwood Avenue (renamed Georgia Avenue in 1909) on the east, Aspen Street on the south, a line near 14th Street on the west, and a portion of Dahlia Street on the north.⁷

In 1906, \$200,000 was appropriated for the construction of a new hospital and the land was designated a military reservation to be known as the

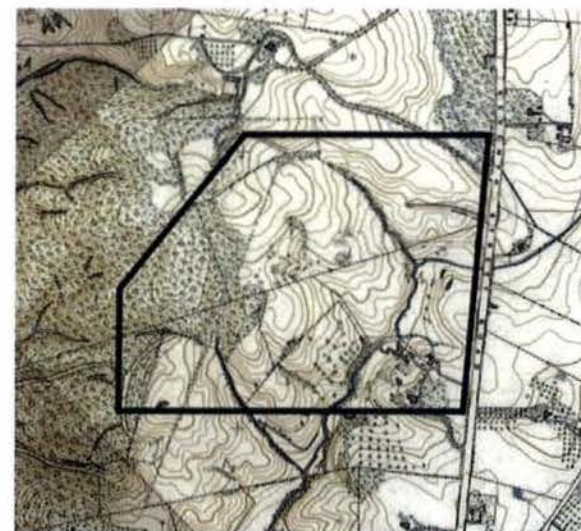


Figure 3-35: Historic Site Plan; undated, but prior to 1915. The heavy black line identifies the present day perimeter of the Walter Reed campus. Source: Library of Congress, Evans & Bartie map of the District produced between 1892 and 1894.

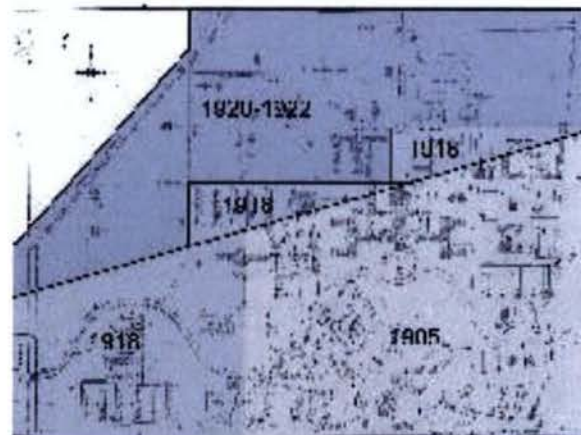


Figure 3-36: 1927 Site Plan. Shows an overlay of when parcels were added to the Walter Reed campus. Many of the early additions to Building 1 and other significant structures were present at this time, including: the Main Barracks (Building 7), the Provost Marshall House (Building 12), the Central Heating Plant (Building 15), and Doss Memorial Hall (Building 17). The winding main drive through the campus and other surviving landscape elements are also in place. Note the residential nature of the northern parcel. Source: WRAMC Plan room with overlay by Oehrlein & Associates Architects.



"Walter Reed United States Army General Hospital,"⁸ named for Borden's friend Walter Reed.

The central hospital and administration building (Building 1), designed by local architects Marsh and Peter in the Colonial/Georgian Revival style, was completed in 1908 and opened May 1, 1909 with administrative offices, room for 75 patients, an operating room and a kitchen.⁹

In 1923, General John J. Pershing signed the War Department order which created the Army Medical Center. The Army Medical Center Building (Building 40) was built west of the hospital at a cost of \$500,000 and the first wing was completed in 1924.¹⁰

By 1917, Walter Reed hospital was treating thousands of veterans wounded in World War I and begins to grow rapidly. At the beginning of the war, Walter Reed is only able to accommodate 121 patients. In 1918, the Army School of Nursing opened at Walter Reed; its first graduating class has more than 400 students.

Between 1920 and 1922, 44 additional acres of land were purchased on the north side of the campus.¹¹ A year later, after the campus was expanded and temporary buildings were constructed, that capacity grew to 2,500. Even as Walter Reed treated those wounded during World War I, the center admitted thousands of civilians swept up in the nationwide influenza pandemic.

Then, as World War II raged on, more than 18,000 service members are admitted in 1943 alone. The figure tops the previous record of 13,752 service members hospitalized during World War I. The increase in patients pushed the Army to purchase the old National Park Seminary nearby to create a "convalescent section."

In 1948 General John Pershing died at Walter Reed. Pershing, who led US forces in Europe during WWI, was a vocal supporter of the hospital and advocated for the medical care of the sol-

diers who served under him. His room at Walter Reed became known as the "Pershing Suite" and thereafter treated famous officers, including General Peyton March and President Dwight D. Eisenhower, during their hospital stays at Walter Reed.

The new building for the Armed Forces Institute of Pathology was completed in 1955. It was built to be atomic bomb-proof, with dense concrete walls and no windows. Decades later, the institute helped identify the remains of unknown soldiers from Vietnam and victims of the September 11 terrorist attacks.

Then-Vice President Richard Nixon entered Walter Reed as a patient with a staph infection in 1960. He left in early September of that year, but was not completely recovered by the time he had to participate in the first televised Presidential debate. Nixon famously appeared sick and frail next to a very vibrant John F. Kennedy. Nixon eventually recovers from his illness but loses the 1960 presidential race.

Seven years after leaving the White House, in 1968, President Eisenhower enters WRAMC as a patient. He spends eleven months at the hospital and is treated for coronary artery disease and congestive heart failure. He dies at Walter Reed in 1969 and is one of six US President's to receive treatment there.

In 1977, the new Hospital, Building 2, was completed; it took five years to construct. The building was supposed to replace the older facilities at Walter Reed and is so large that it required its own electrical power plant that has the capacity to power a city of 50,000.

Throughout its more than 100 years of activity, Walter Reed served more than 150,000 active duty and retired personnel from all branches of the military. Besides US Military members, the U.S. President, Vice President, Senators and

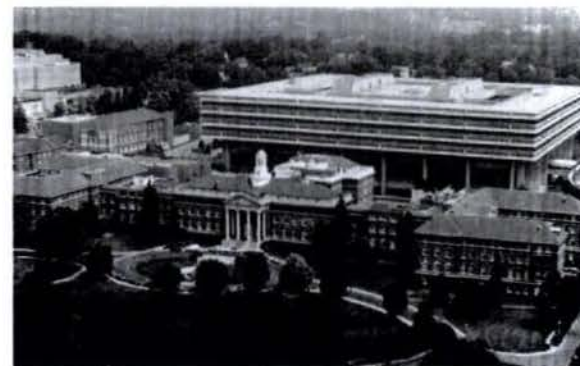


Figure 3-37: Post 1977 Historic Photo
View looking north at Building 1 with new hospital, Heaton Pavilion (Building 2) looming behind. Note the curving Main Drive with trees and open grassy areas. Source: Walter Reed Directorate of Public Works Archives, Box 1, Folder 2, #09-4498



Figure 3-38: 1915 Historic Photo from Southeast
View of hospital (note east and west additions were completed by this time) with open landscaping, curving main drive, and trees planted along roadways. Source: Walter Reed Directorate of Public Works Archives, Box 1, Folder 5, #09-4706



Figure 3-39: 1915-22 Historic Aerial Photo from South
View looking north with powerhouse, original bandstand and temporary buildings in the foreground. Source: Walter Reed Directorate of Public Works Archives, Box 1, Folder 1, #09-4467

Representatives were authorized to and did receive care at Walter Reed.

In 2005, the Base Realignment and Closure Commission (BRAC) recommended that the Army close the WRAMC, with the name to be carried over to the new Walter Reed National Military Medical Center (WRNMMC) in nearby Bethesda, Maryland.

For over a century, the WRAMC provided facilities for patient care, medical research and educational development for the Armed Forces of the United States. Patients have included soldiers from all branches of the Armed Forces; their dependents as well as, retired military personnel, heads of state as well as high ranking government officials.

ENDNOTES

1. KFS Historic Preservation Group, p. 9.
2. *Ibid*, p. 9.
3. *Ibid*, p. 11.
4. *Ibid*.
5. Mary W. Standlee, "The Walter Reed General Hospital of the United States Army," by Major William C. Borden, *Postface of Borden's Dream*, Washington, DC: Borden Institute, 2009, p. 436.
6. *Ibid*, p. 436.
7. KFS Historic Preservation Group, "Main Section, Walter Reed Army Medical Center, Washington, DC, Section 106 Report – Draft Report," May 1994, p. 11.
8. War Department, General Orders No. 83, May 2, 1906, from Walter Reed Directorate of Public Works Archives, Box 3, Folder 58.
9. Standlee, pp. 437-438.
10. Undated report, Walter Reed Directorate of Public Works Archives, Box 3, Folder 62.
11. Walter Reed Army Medical Center Centennial: A Pictorial History, 1909-2009, Washington, DC: Borden Institute, 2009, p. 28.

Timeline

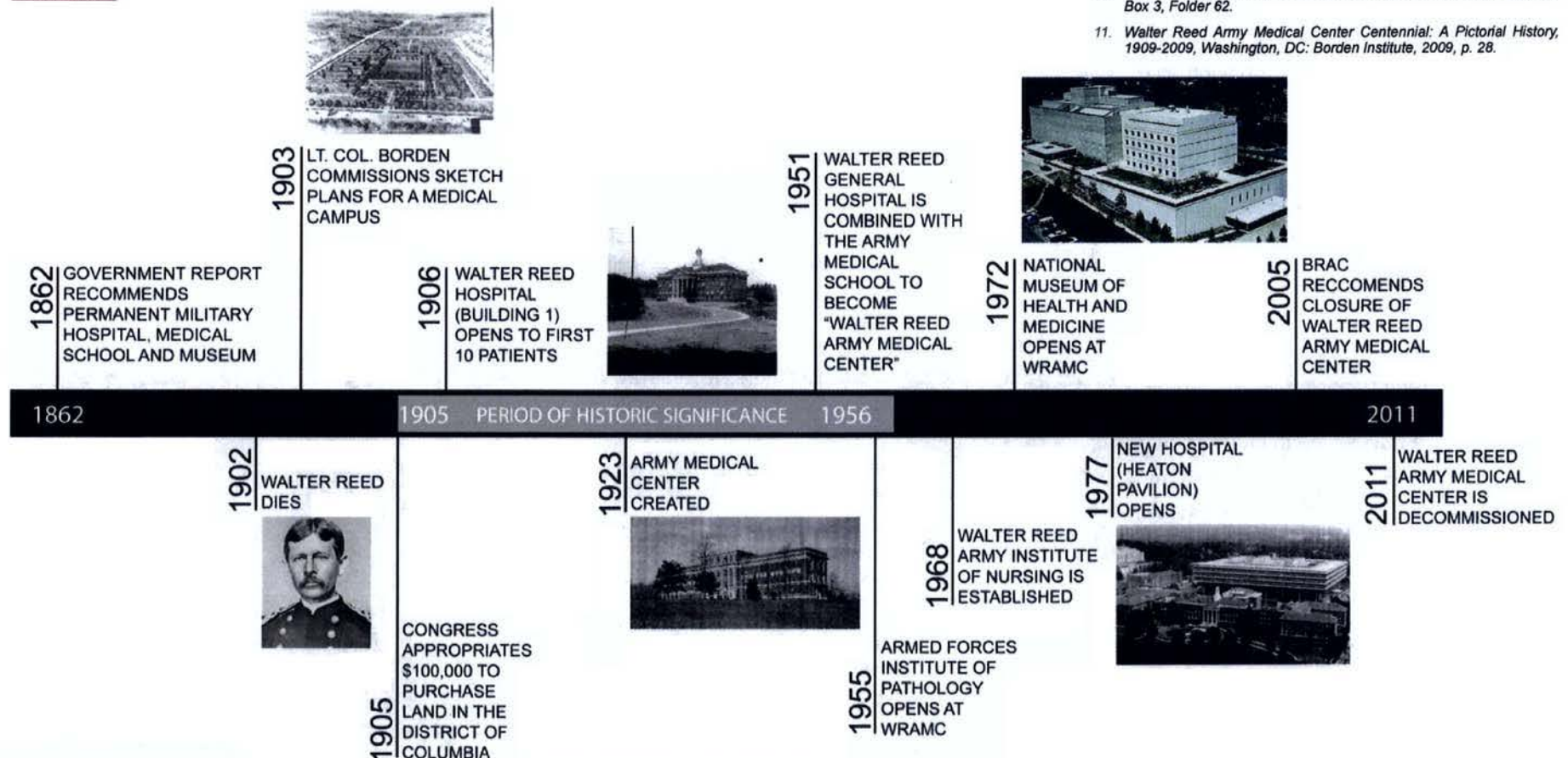


Figure 3-40: Timeline diagram showing the history of the Walter Reed campus and identifying the Period of historic Significance. Source: Oehrlein & Associates Architects.



WALTER REED ARMY MEDICAL CENTER

SMALL AREA PLAN - FINAL DRAFT - JANUARY 28, 2013

2. PLANNING ANALYSIS
2.2 HISTORIC BACKGROUND

Exhibit 3-41: Preserve Historic Elements



2. PLANNING ANALYSIS

2.2 HISTORIC BACKGROUND

2.3 Urban Design & Public Realm

Existing Buildings

The 27 existing buildings on the 66.57 acre LRA parcel¹ at the former WRAMC campus present a rare and exciting opportunity for large-scale redevelopment in DC.

The Site contains a vast collection of buildings, some of which are eligible for the National Register of Historic Places (see "Exhibit 3-41: Existing Buildings on LRA Site" on page 37). The following is a general overview of the built environment:

- The Site contains a good quantity of existing building stock suitable for rehabilitation. Most buildings are in good condition and robustly constructed.
- Several large, existing buildings on the Site are suitable for redevelopment as office space, providing the opportunity to bring many new jobs.
- Several large, existing buildings are suitable for redevelopment as multi-family housing, providing a place for users of the Site to live close to work and shopping/retail.
- The vast open space south of Building 1 and east of Building 14, known as the Great Lawn, contains historic open space and should be maintained as a programmable site amenity.
- Buildings with little reuse potential and that are not historically significant can be considered for demolition/removal to accommodate new development on the Site.

- In creating a new program for the Site, preserving the legacy of the historic structures helps to define a unique sense of place.
- Reuse of existing buildings serves as a model for environmental sustainability.
- Buildings 8 and 9 are owned by a company operating under an agreement with the Army for a 50 year lease. The lease went into effect on July 1, 2004.

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.



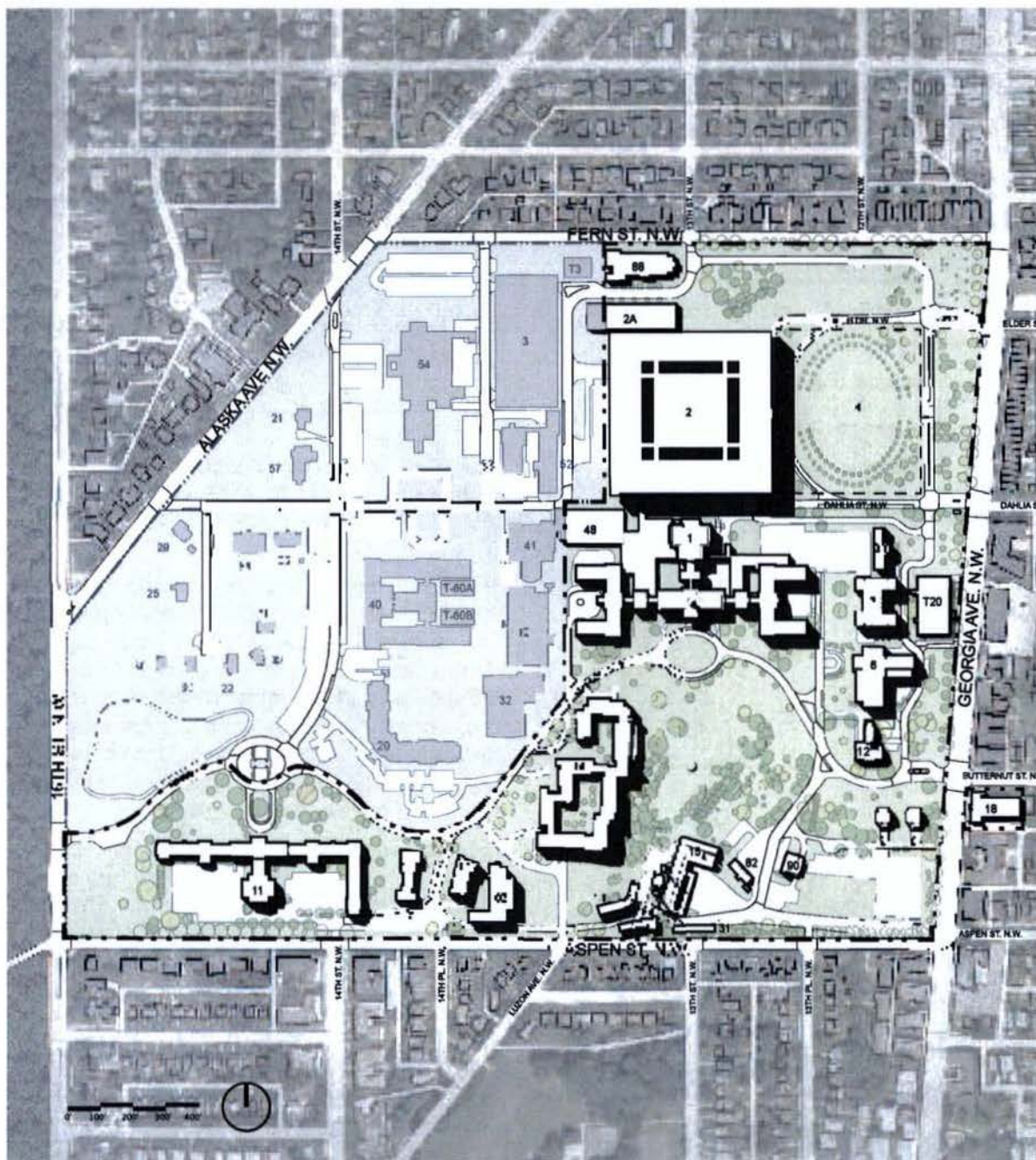


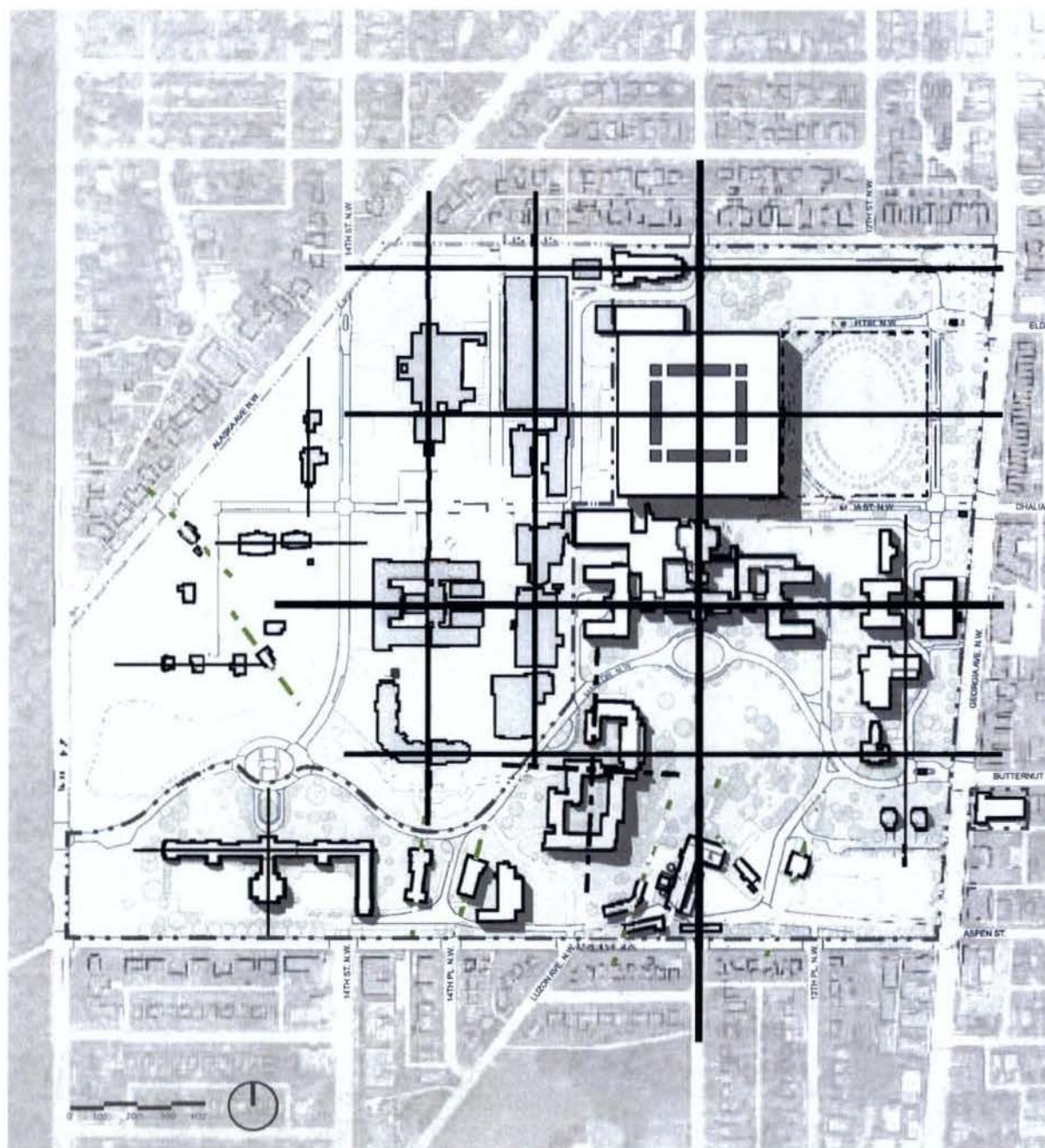
Exhibit 3-42: Existing Buildings on LRA Site. Source: Perkins+Will

EXISTING BUILDINGS

LRA Boundary

Bldg No.	Name	Total SF (Gross)
1	Administration Building	396,134
2	Heaton Pavilion Army Health Center	2,584,477
2A	Military Advanced Training Center	33,500
4	Patient / Visitor Parking	424,514
6	Borden Pavilion	65,649
7	Main Barrack	50,379
8	Officer Housing	7,994
9	Officer Housing	7,712
11	Delano Hall	148,679
12	Provost Marshal Admin	18,019
14	Abrams Hall	170,821
15	Central Heating Plant	25,042
16	DPW Grounds Facilities	5,215
17	Doss Memorial Hall	20,488
18	Walter Reed Inn	28,162
T20	Mologne House	95,600
31	Warehouse	1,987
38	Vaccaro Hall	9,641
45	Bandstand	688
48	Chiller Plant	18,637
49	Supplemental Chiller Plant	1,212
82	Auto Skills Center	2,256
83	DOIM Information Center	15,054
84	Equipment Shed	2,736
88	Recreation Center	15,834
90	Fire Station	6,057
91	Administration Building	8,581
TOTAL LRA Buildings		4,165,068





BUILDING ALIGNMENT

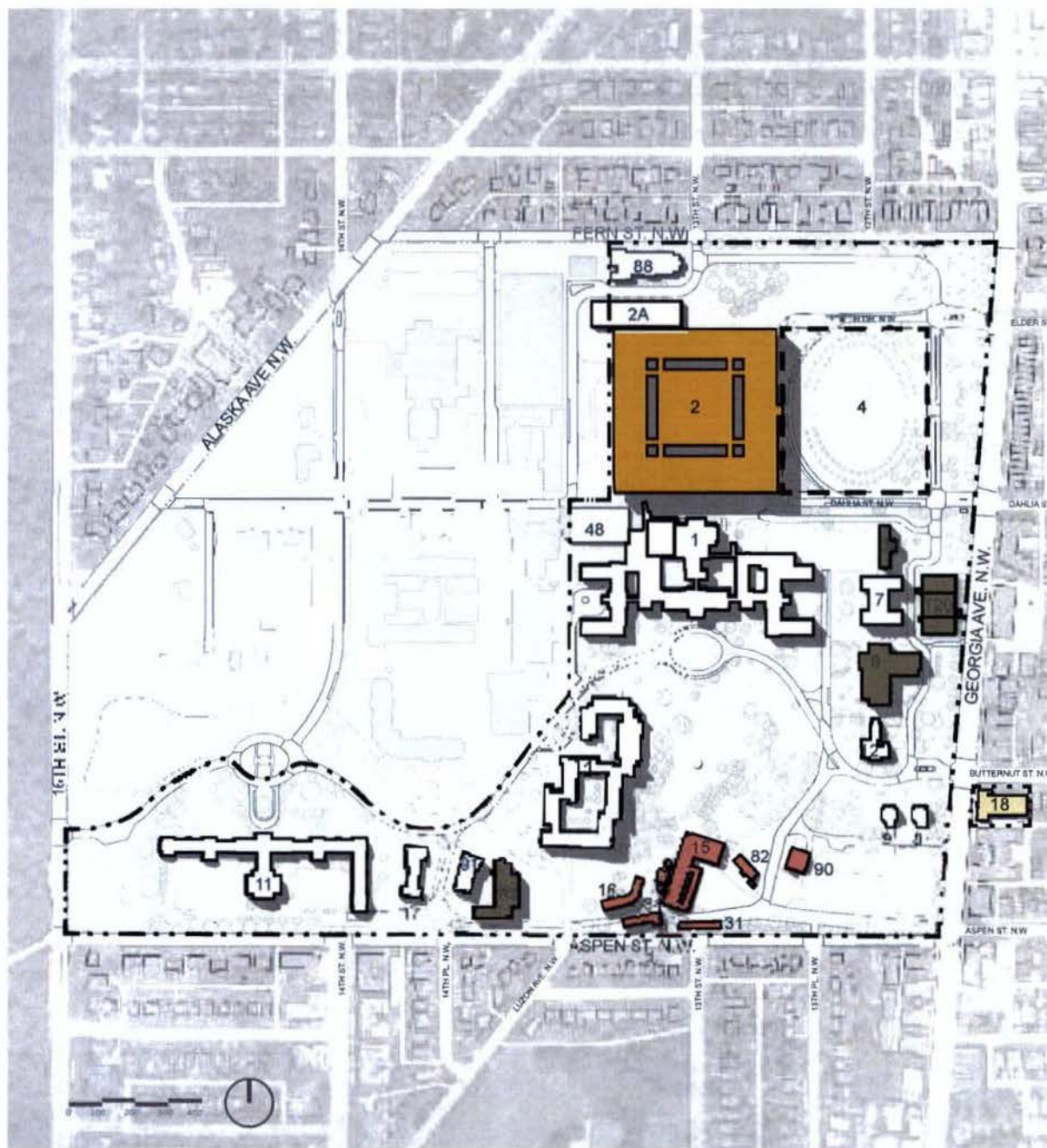
- Primary Axis Line
- Secondary Axis Line
- Tertiary Axis Line
- Topography Axis Line
- Slightly Skewed Axis Line
- Buildings Aligned to North-South and East-West Axis
- Buildings Slightly Skewed from the Cardinal Axis
- Buildings Aligned to Topography

Buildings maintain a strong orthogonal orientation, with most aligning to the cardinal directions. The primary orientation axes were originally established by Building 1 and followed by most of the subsequent buildings as the campus grew. The alignment of individual buildings oriented to the cardinal directions generally does not vary in response to the site topography, despite the considerable slopes and changes in grade.

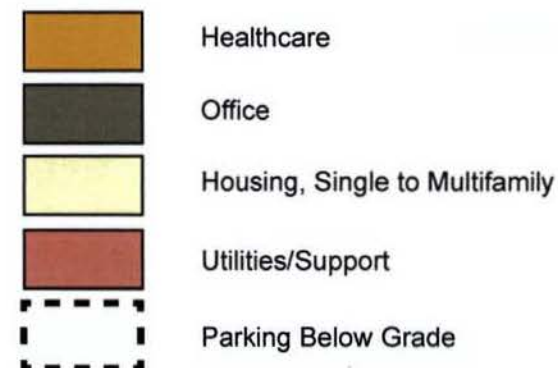
The arrangement of building clusters responds to the Site topography, while maintaining the orientation to the cardinal directions. The main exception to the primary axes is a collection of buildings surrounding Building 15 (the Steam Plant), which may have had a frontal relationship to Cameron Creek, and a few others along the southern edge. The more recent Building 14 shifts atypically off the cardinal axes just slightly, possibly in response to the topography and available land. This shift is small enough that it is hard to perceive.

Exhibit 3-43: Building Alignment





INTENDED ORIGINAL BUILDING USES

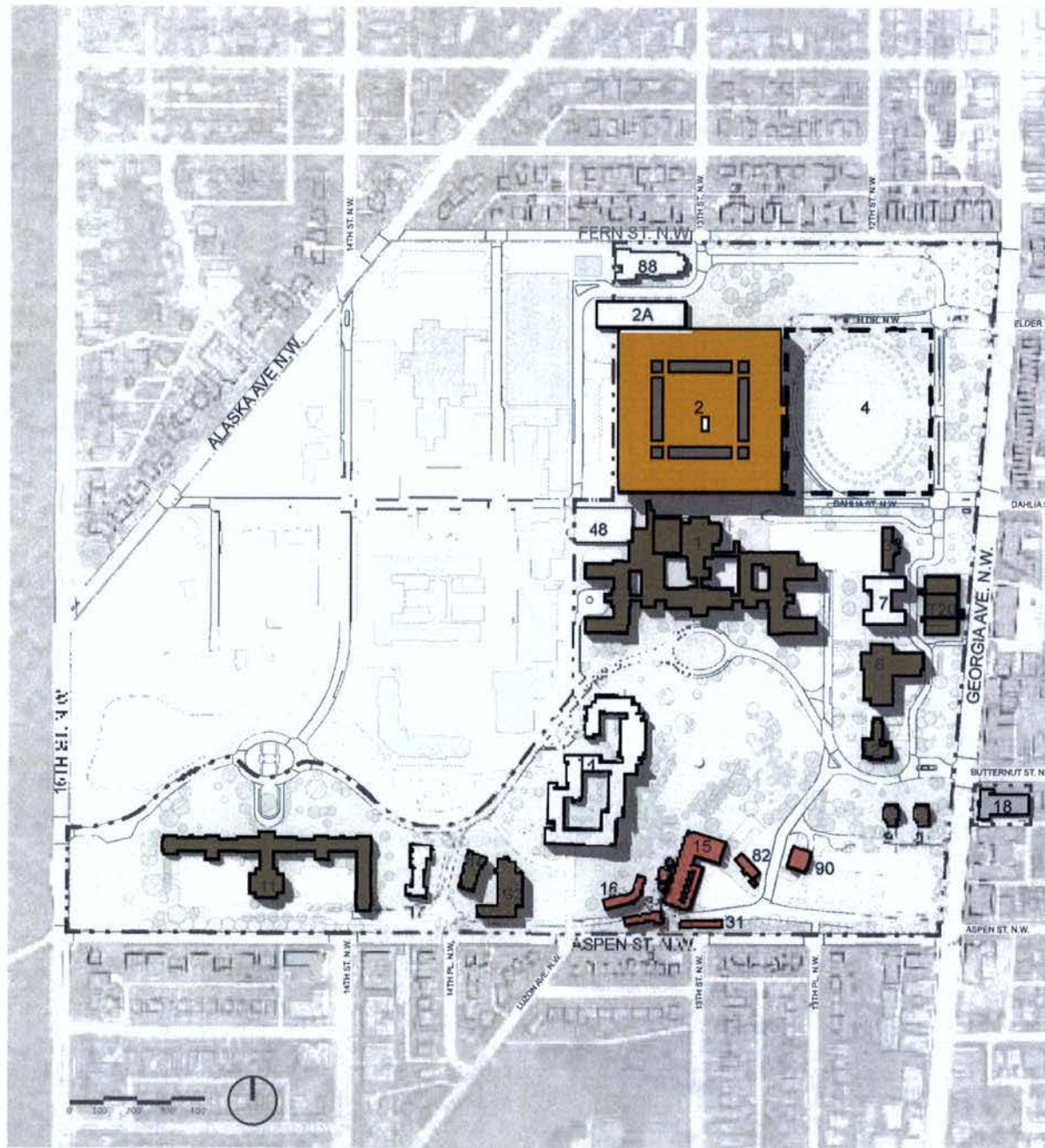


Intended and WRAMC Building Uses

Within the Walter Reed Site, there are 27 buildings representing approximately 4.1 million gross square feet (GSF) of space. The original uses of 19 of these have hardly changed over time. The other 8 buildings have undergone use changes over time, as seen in the exhibit on this page ("Exhibit 3-43: Intended Original Building Uses") and "Exhibit 3-44: WRAMC Former Building Uses" on page 40; they are Buildings 1, 12, 8, 9, 17, 91, 11 and Building 18, which is vacant.

Exhibit 3-44: Intended Original Building Uses. Source Oehrlein & Associates and Perkins+Will





WRAMC FORMER BUILDING USES

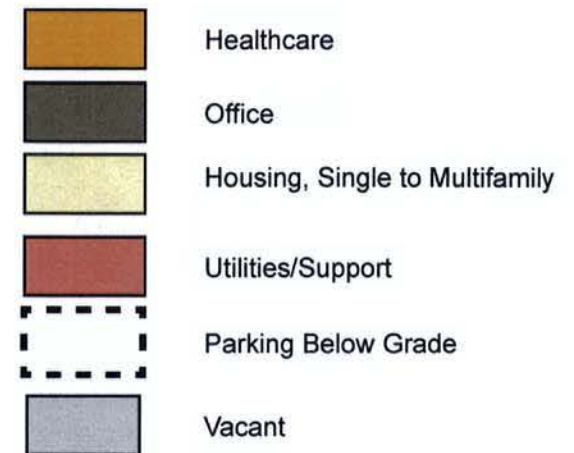


Exhibit 3-45: WRAMC Former Building Uses. Source Oehrlein & Associates and Perkins+Will

