

14-22 Walter Reed Zoning Map and Text Amendment

ZONING COMMISSION
District of Columbia
CASE NO. 14-22
EXHIBIT NO. 5



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- **Planning Process**

- 2005 BRAC to close VWRAMC; LRA is formed
- Coordinated Planning Process
 - Base Reuse Plan- Council Approved July 10, 2012
 - Small Area Plan- Council Approved April 30, 2013
- Reuse Plan & Homeless Assistance Submission approved by HUD January 2014 2012

- **Extensive public engagement** process from 2010-2012

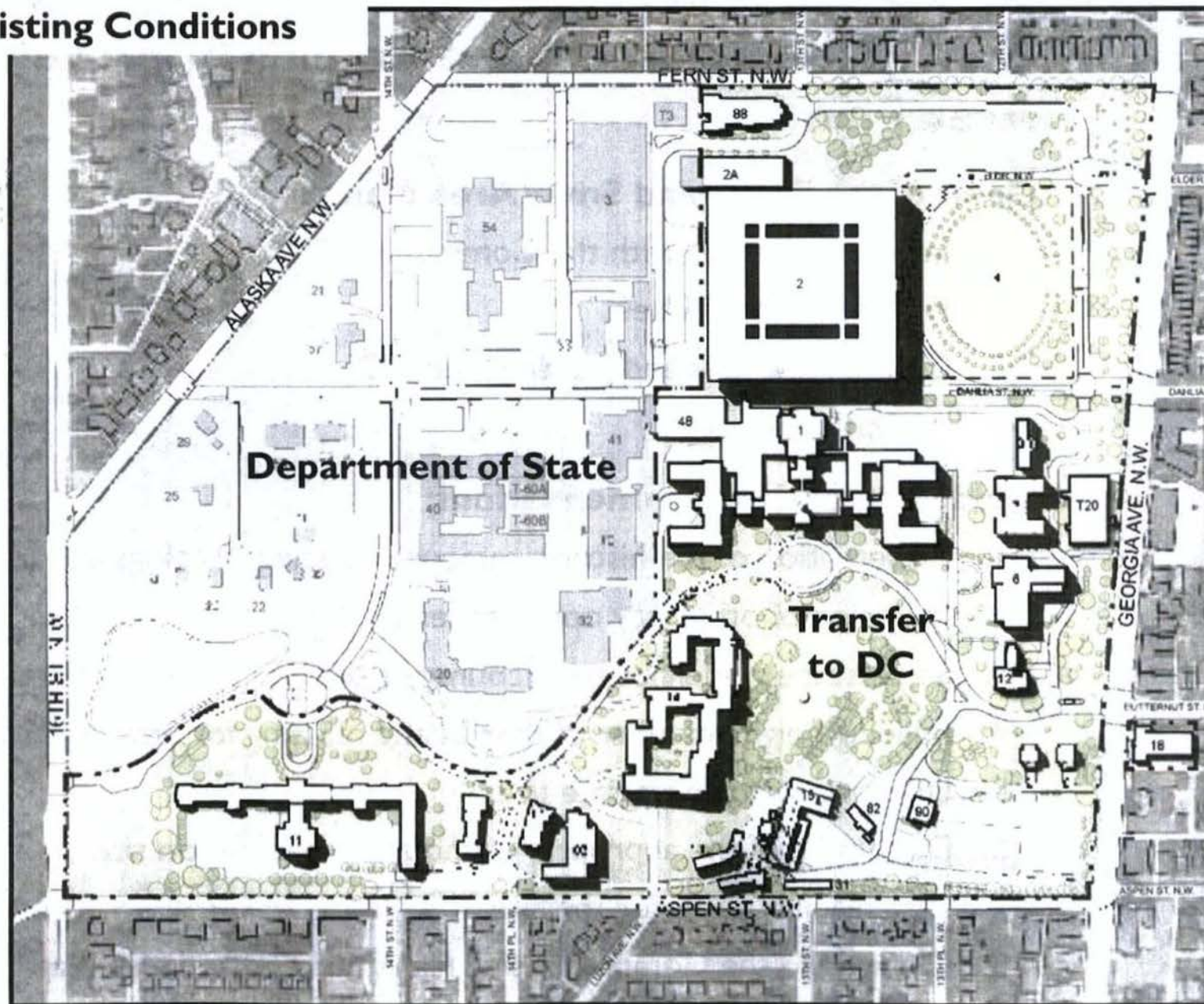
- 11 workshops held for Reuse Plan and Small Area Plan
- Attendance averaged 50-100 people
- Meetings designed to be highly interactive with participants
- Participants voiced preferences and concerns throughout the process

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- **Zoning to Implement the Council Approved Small Area Plan**
- **Goals of the Reuse and Small Area Plans:**
 1. Integrate the Site with the Community
 2. Provide a Mix of Uses
 3. Create New Jobs and Revenue for DC
 4. Activate the Site
- **Guidelines and Recommendations:**
 1. Preservation of the historic campus, including buildings and landscape
 2. Provision of other key open spaces on the site
 3. Streetscape guidelines to encourage pedestrian and retail activity
 4. Building height, number of stories and massing for new construction
 5. Discussion of appropriate uses
 6. Discussion of the appropriate amount of parking on site
 7. Sustainability goals for the site
 8. Changes to the Comprehensive Plan's Future Land Use Map

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Existing Conditions

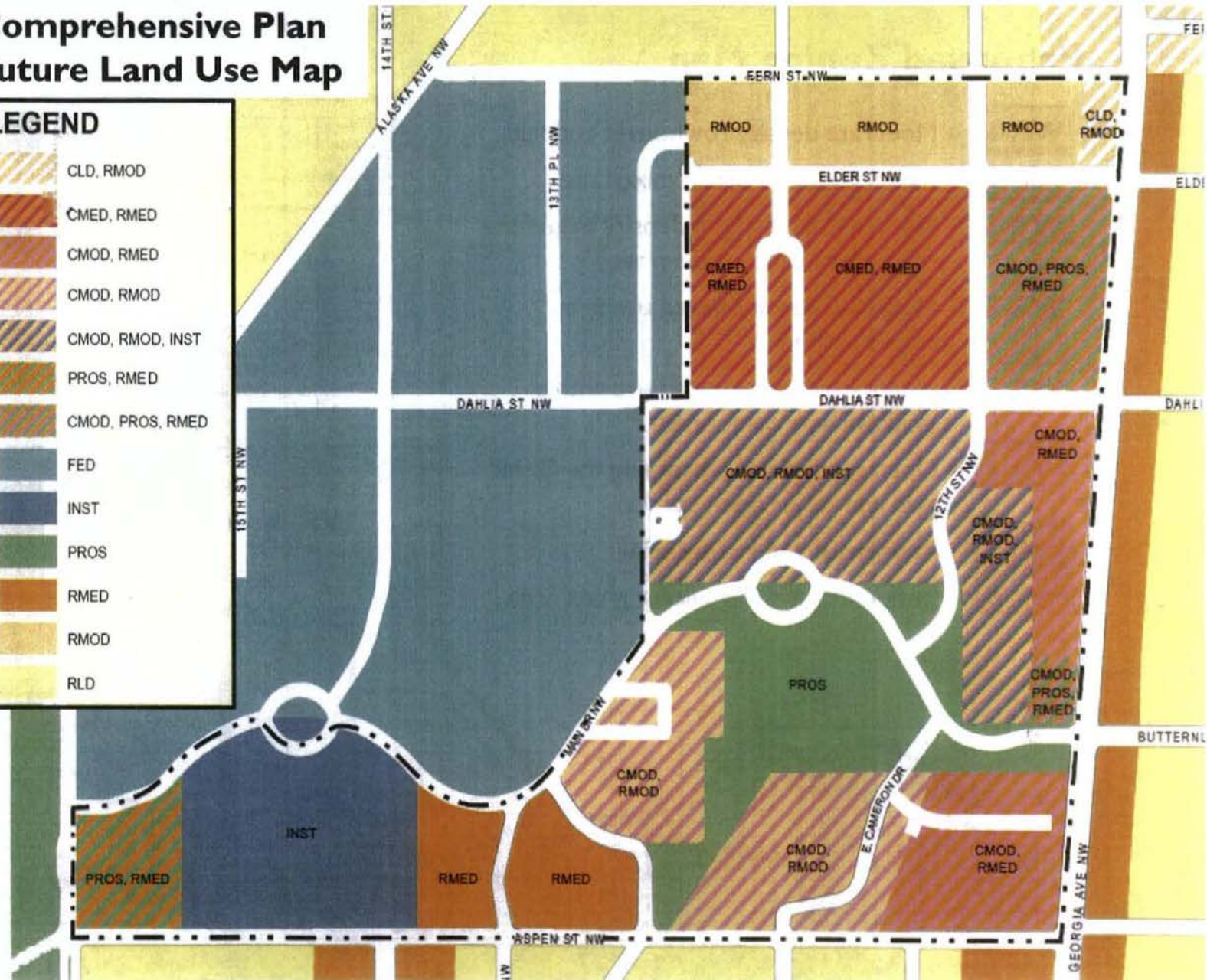


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Comprehensive Plan Future Land Use Map

LEGEND

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



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Proposed Zoning Map

- WR-1** – Moderate density rowhouses and flats
- WR-2** – Medium density urban mixed use
- WR-3** – Moderate to Medium density mixed use with a town-center-type plaza
- WR-4** – Moderate density mixed use in a campus setting
- WR-5** – Moderate density mixed use with a significant arts component
- WR-6** – Open space zone preserving the Great Lawn and other open spaces
- WR-7** – Residential and institutional
- WR-8** – Residential with significant green area

