



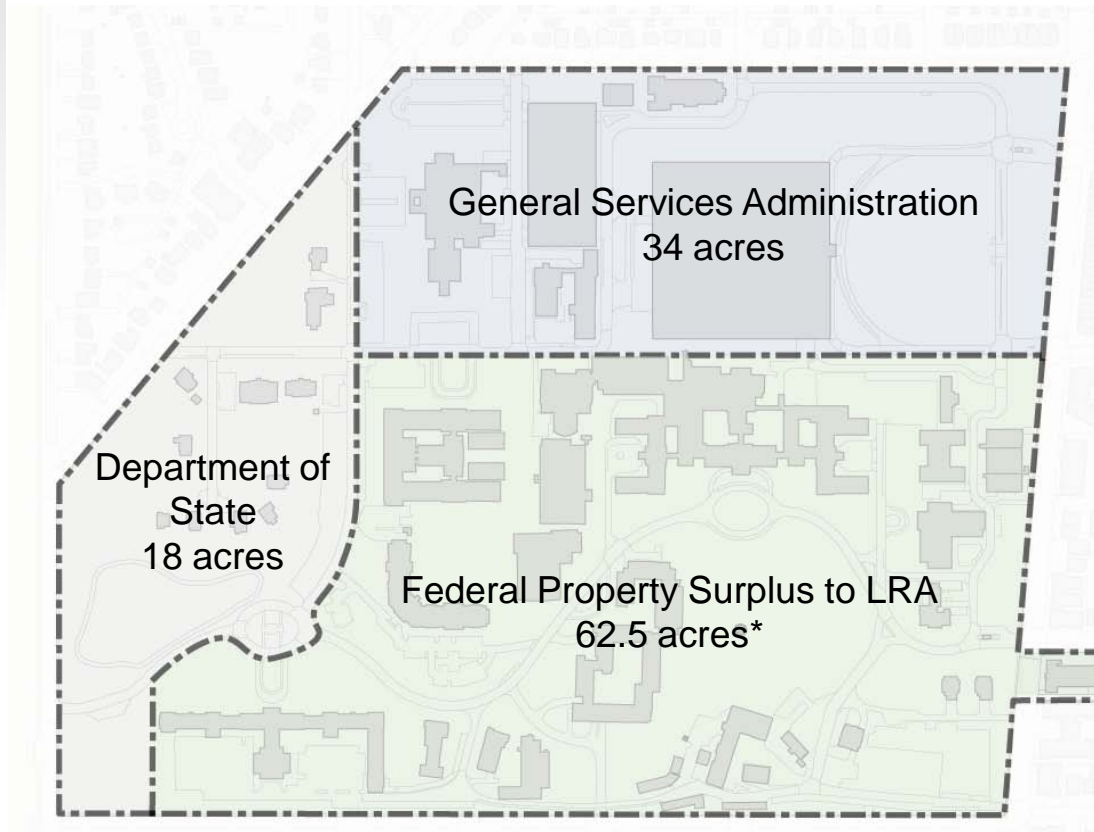
Council of Governors Meeting February 21, 2012

ORIGINAL SUBDIVISION OF WRAMC (2009)

Intro

Reuse
Plan

Next
Steps



**2010 Army verified area*

Background

Army:

~113 acres of healthcare since 1862

November 2005:

~79 acres claimed by DoS/
~34 acres claimed by GSA.

March 25, 2009:

DoS rescinds claim to ~61 acres at WRAMC.

August 7, 2009:

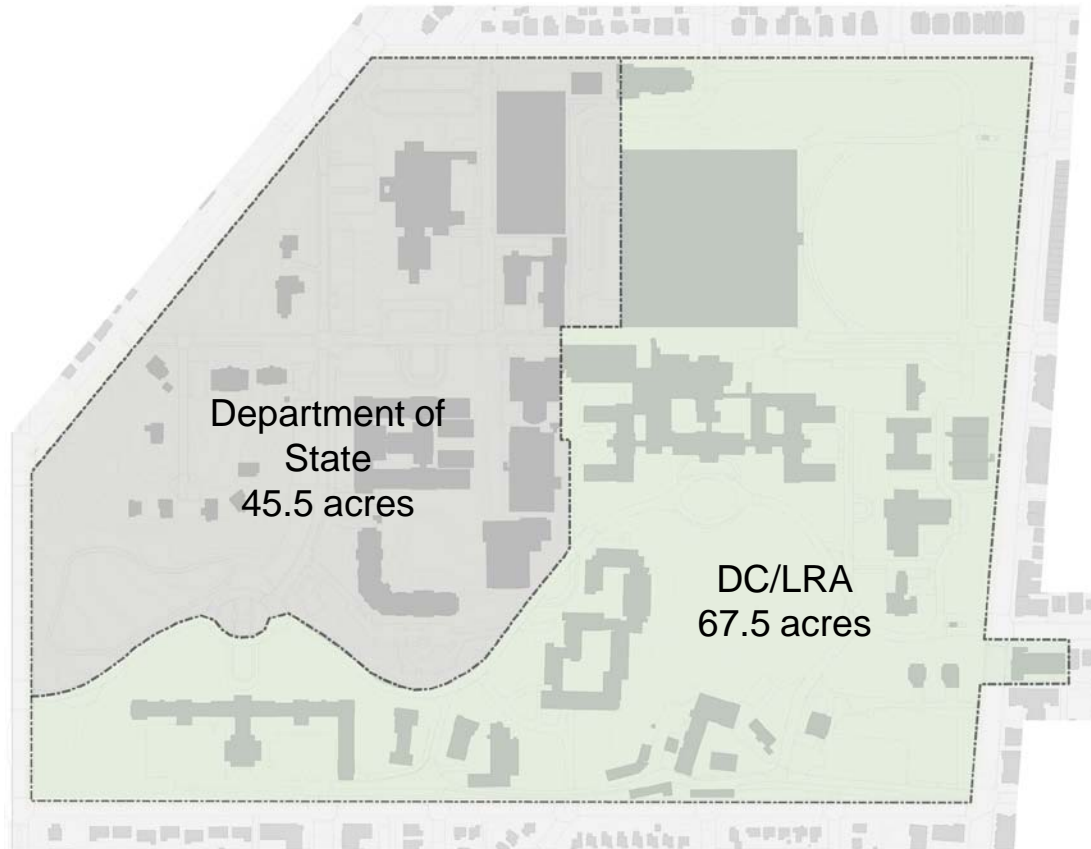
US Army designates ~61 acres parcel as surplus property and District begins reuse planning

FINAL APPROVED BOUNDARIES (AUG 2011)

Intro

Reuse
Plan

Next
Steps



Benefits for the LRA

Connectivity: 13th Street
(North/South)

Program: Large format
retailer opportunity, density
potential.

Cost: Further Offsets
development costs

Implementation: Will
promote an earlier
implementation along
Georgia Avenue, with
earlier realization of returns

Who's Involved in the Process

Intro

- **Army**
- **Local Redevelopment Authority (LRA)**
- **District Agencies (Planning, Economic Development, Transportation, Environment, etc.)**
- **Community**
- **Notice of Interest (NOI) participant**
- **HUD**

Reuse
Plan

Next
Steps



Intro

- **What is the role of the LRA Committee?**
 - Authorized by Mayor's Order to make recommendations to the DC Government (LRA) on the Reuse Plan and Homeless Assistance Plan.
 - Oversight of LRA Project Team.

Reuse
Plan

- **What is the role of the Planning LRA?**
 - District of Columbia
 - Under BRAC Law to submit Final Reuse Plan and Homeless Assistance Plan to HUD.

- **What is the role of the Implementation LRA?**
 - Implement the Reuse Plan

- **What is NOT the role of the LRA Committee or Planning LRA?**
 - Implementation
 - District Policy
 - Affordable Housing
 - Senior Housing
 - Etc.

Next
Steps

Intro

Integrate the Site with the Community

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



Reuse Plan

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



Next Steps

Activate the Site

- Maximize market viability
- Minimize site vacancy
- Competitively attract high quality development partners
- Address environmental issues



Intro

**Reuse
Plan**

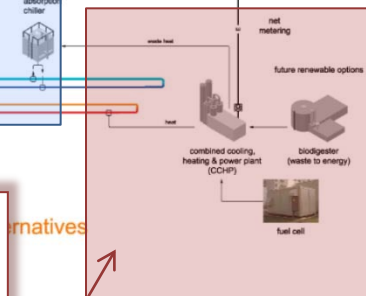
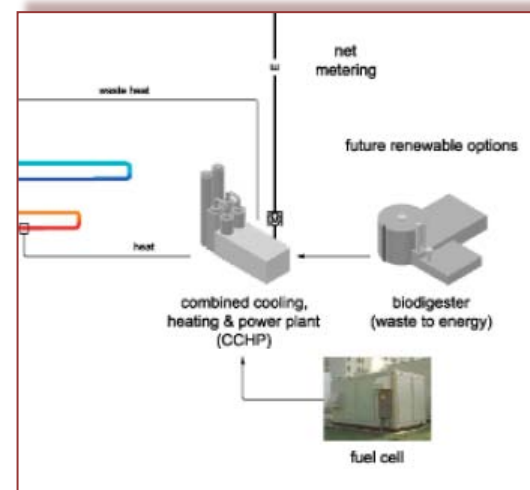
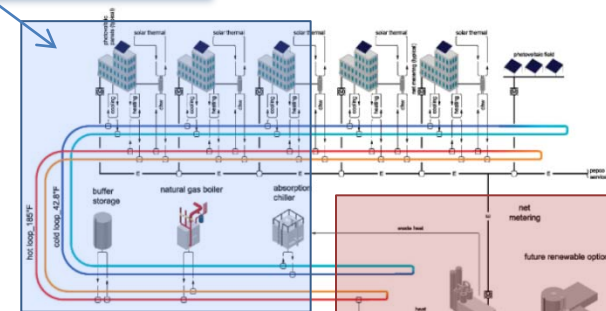
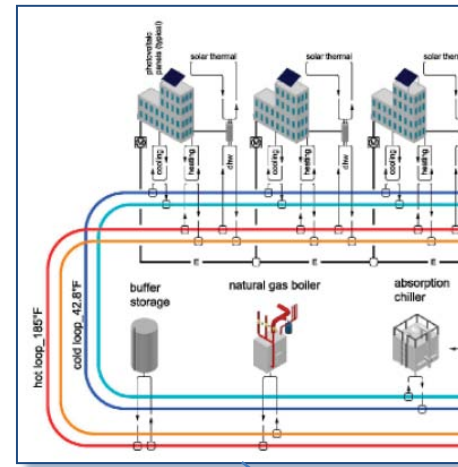
**Next
Steps**

Sustainability

Sustainable Principles and Preferred Utilities Summary

Energy

- Sustainable Principle
 - Net Zero by 2030
 - Net Positive by 2040
- Commitment
 - 100% Renewable Energy
 - Existing Buildings shall meet ASHRAE 90.1 + 30% by 2015; All new buildings shall meet ASHRAE 90.1 + 34%.
- Preferred Alternative
 - Central Utility Plan
 - Renewable Energy
 - Building to Energy Star



Intro

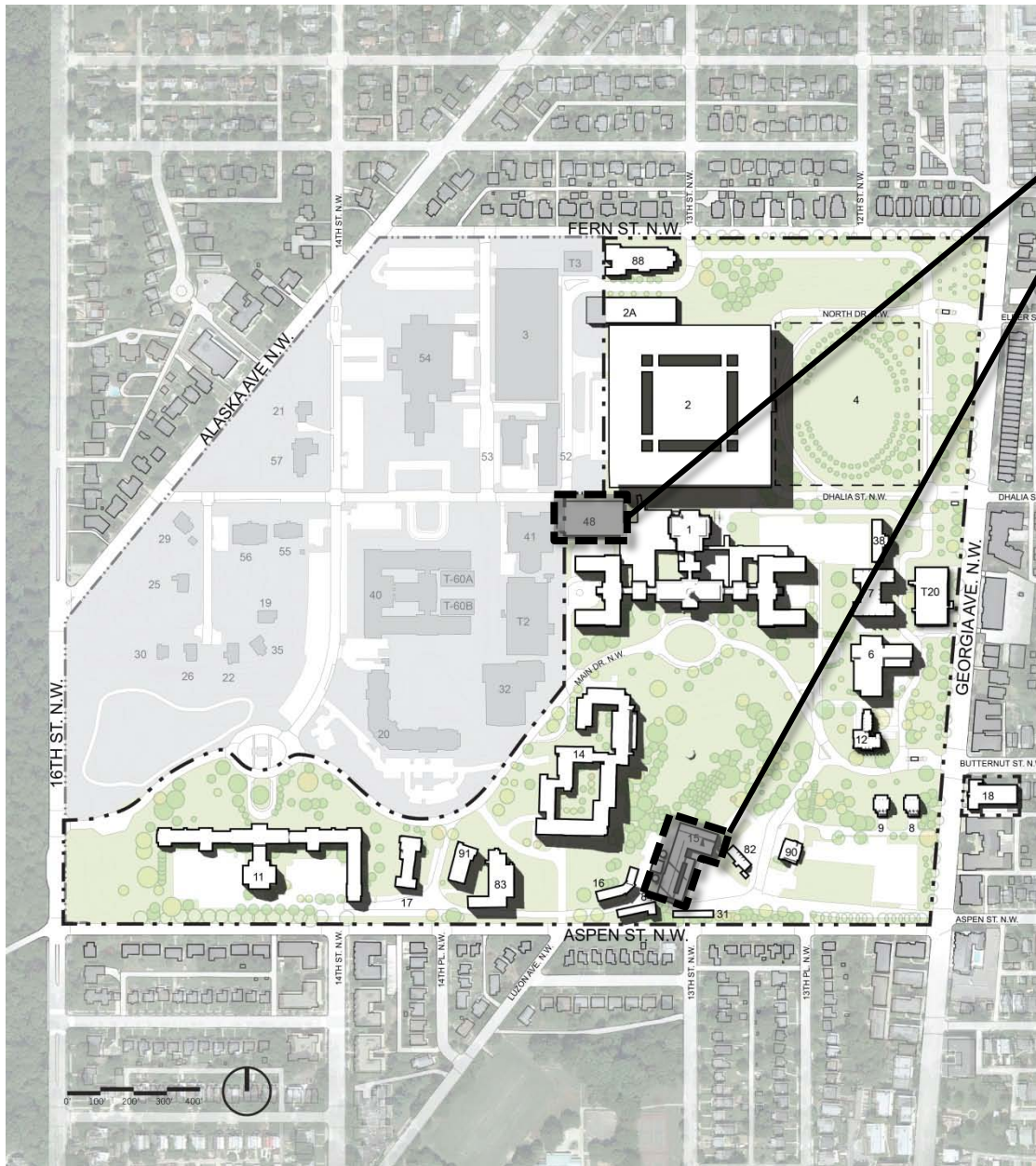
Reuse Plan

Next Steps

Intro

Reuse Plan

Next Steps



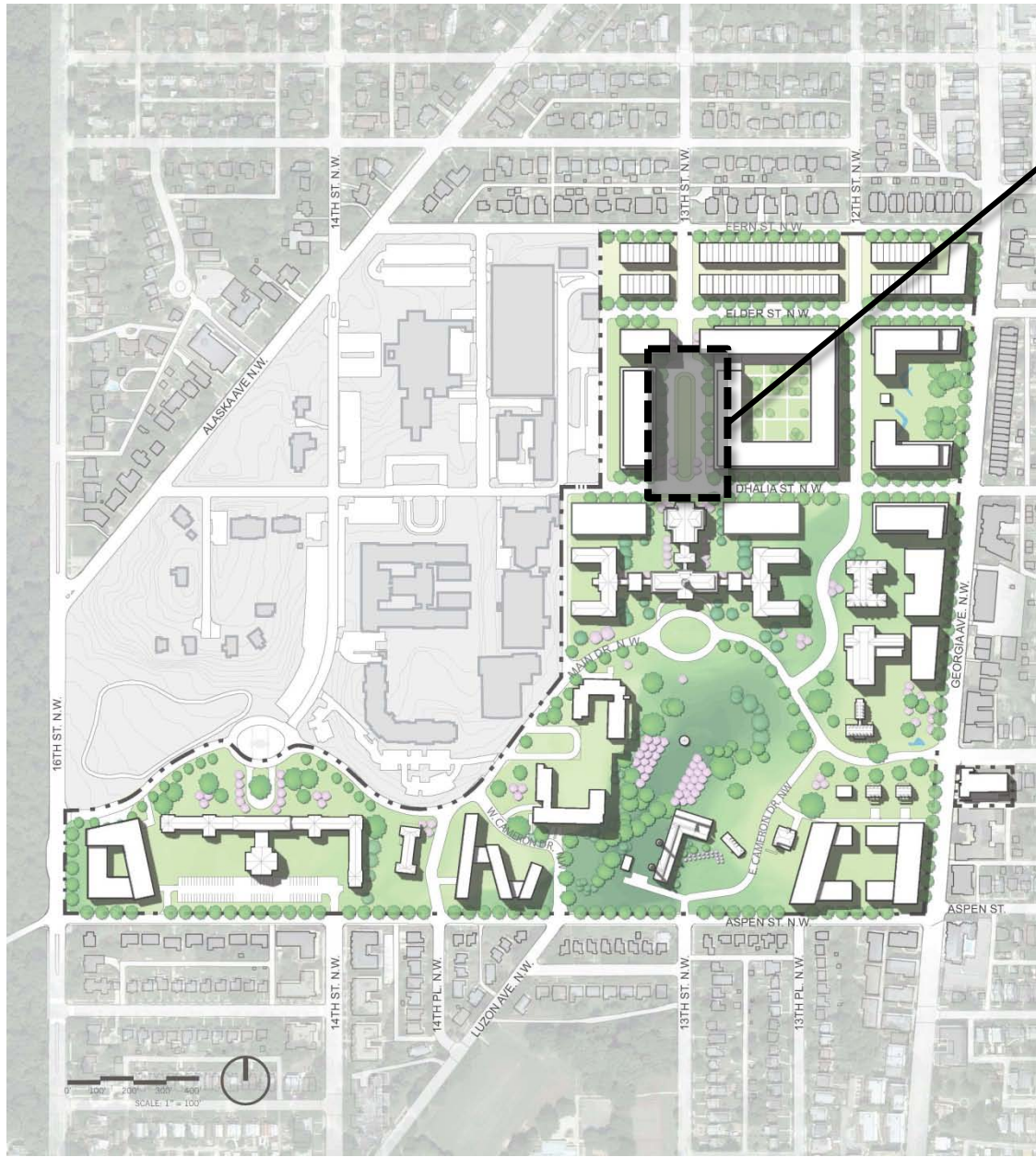
Existing Site

- Building 48 chiller
- Building 15 power

Intro

Reuse Plan

Next Steps



Proposed

Central Power Plant
below grade

Potential to implement
Co-generation Plant or
Tri-Generation Plant

Sustainable Principles and Preferred Utilities Summary

Water

- **Sustainable Principle**
 - Capture, treat and reuse stormwater & grey water and achieve full water reuse by 2050
- **Commitment**
 - Zero site runoff from 15-year storm event
 - 100% grey water reuse by 2020
 - Black water treatment by 2030
- **Preferred Alternative**
 - Bio-retention pond, rain gardens
 - Grey water treatments for bldg renovations



Intro

Reuse
Plan

Next
Steps

Sustainable Principles and Preferred Utilities Summary

Transport

- **Sustainable Principle**
 - Reduce the need to travel and impact on environment with low to zero carbon modes of transportation
- **Commitment**
 - Prioritize pedestrian-friendly environment; multimodal transportation system on site
- **Preferred Alternative**
 - Increased east-west and north-south connectivity;
 - Transit oriented development with a streetcar stop on site
 - Pedestrian/bicycle trails cross site.



Intro

Reuse
Plan

Next
Steps

Sustainable Principles and Preferred Utilities Summary

Waste

- **Sustainable Principle**
 - A future where resources are used efficiently, waste levels are close to zero and ultimately zero waste to land
- **Commitment**
 - 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
- **Preferred Alternative**
 - Potential for curbside composting program
 - Buildings to include food waste recycling ducts / collection



Intro

Reuse
Plan

Next
Steps

Sustainable Principles and Preferred Utilities Summary

Materials

- **Sustainable Principle**

- All goods and materials used for construction or consumer goods are made from renewable resources with low embodied energy and sourced locally



- **Commitment**

- 100% green business certification for all companies; Business commitment to waste = food materials



- **Preferred Alternative**

- Cradle to cradle approach to materials use



Intro

Reuse
Plan

Next
Steps

Sustainable Framework

Intro

SUSTAINABILITY GOALS

- + Existing buildings: ASHRAE 90.1+30%; New buildings ASHRAE 90.1+34%
- + 100% recyclable material
- + 100% renewable energy; Cogeneration Plant
- + 50% landfill waste reduction by 2020
- + Net-zero energy by 2030; Net-positive energy by 2040
- + 100% zero waste commitment by 2030
- + Food and yard waste composted on-site or within approximately 30 miles
- + 100% grey water reuse by 2020
- + 100% cool roof/green roof commitment

Reuse Plan



CISTERNS

Throughout the site
Water collected at or below grade,
typical to each building on site

GREEN ROOFS

On all new buildings

PHOTOVOLTAICS

On all new buildings

SKYLIGHTS

For naturally-lit interiors

REUSE EXISTING PARKING GARAGE

Below Grade

WATER TREATMENT & STORAGE

Capture, treat and reuse stormwater and greywater to achieve full water reuse by 2050

REUSE FORMER HOSPITAL BASEMENT

RAIN GARDENS

Throughout the site
Blackwater treatment by 2030

WIDE ROWS

Wide Rights of Way to allow sunlight into the buildings

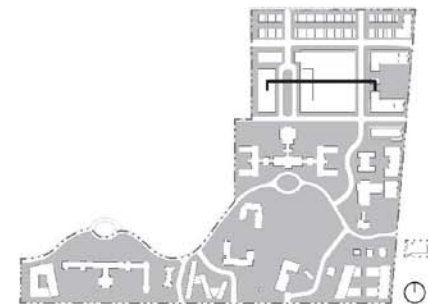
TOD

Transit-Oriented Development with Streetcar

GREEN ROOF + LID SWM

Above Power Plant;
Low Impact Development (LID) and Storm Water Management (SWM)

Next Steps



Approach to Sustainable Infrastructure

Intro

- **Technology**

- Co-gen
- Tri-gen
- Solar (PV Panels)
- Geothermal

- **Investment**

- ESCO
- Public
- Private
- PPP

Reuse
Plan

Next
Steps

Next Steps

Intro

TBD	District Establishes Implementation LRA
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2012	Planning LRA will Submit Reuse Plan to HUD
	HUD Completes Review & Makes Determination
	Army Commences NEPA Process
	Implementation LRA Submits EDC Application

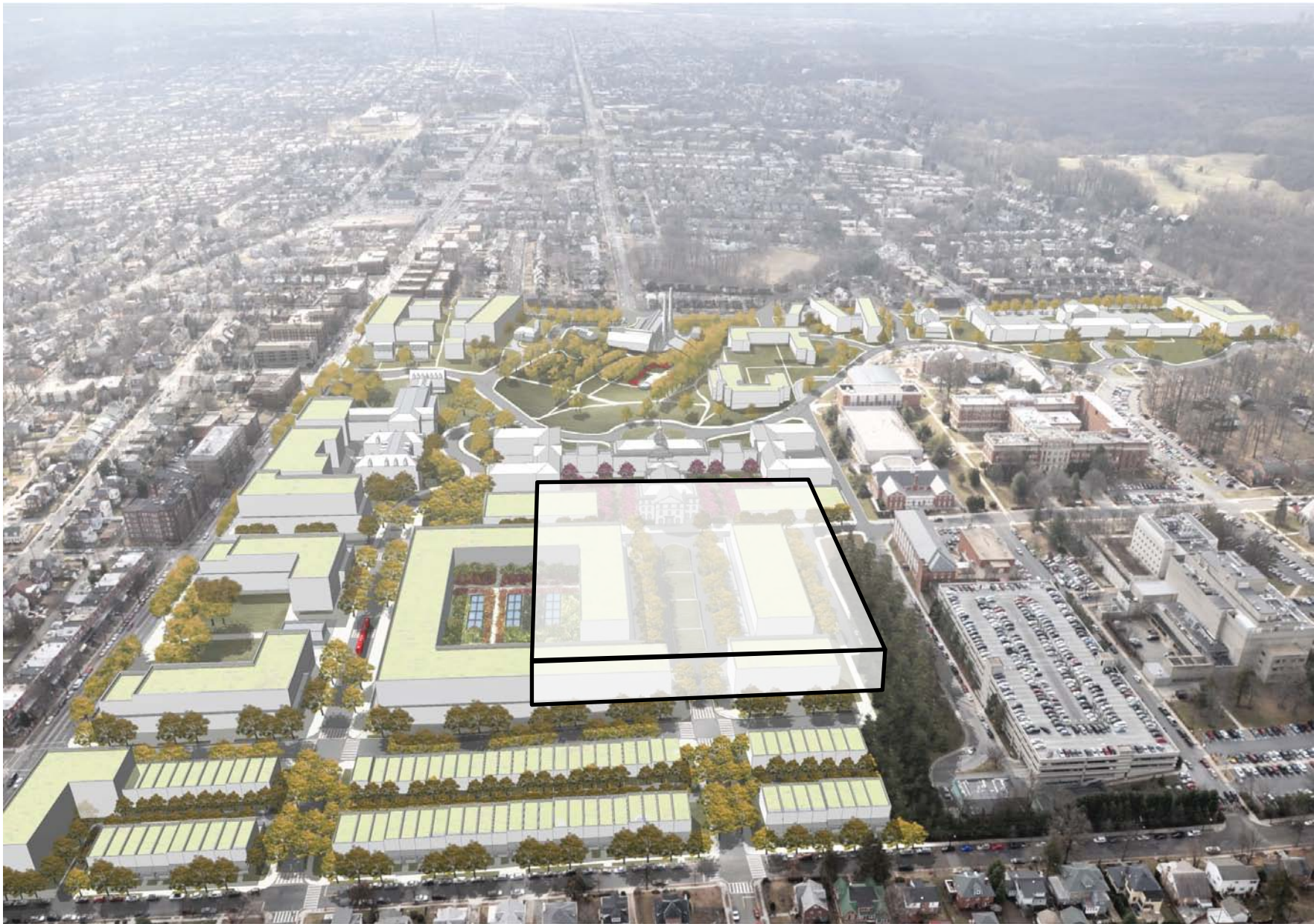
2013	Army Completes NEPA Process
	Implementation LRA Executes EDC with Army
	Army begins to convey property

Reuse Plan

Q1/Q2 2012	Complete Utilities Feasibility Analysis
Q2 /Q3 2012	Issue solicitation for Master Developer

Next Steps

Conclusion...Before and After



The Future of Walter Reed Army Medical Center

