



COG's Climate Energy and Environment Policy Committee Meeting

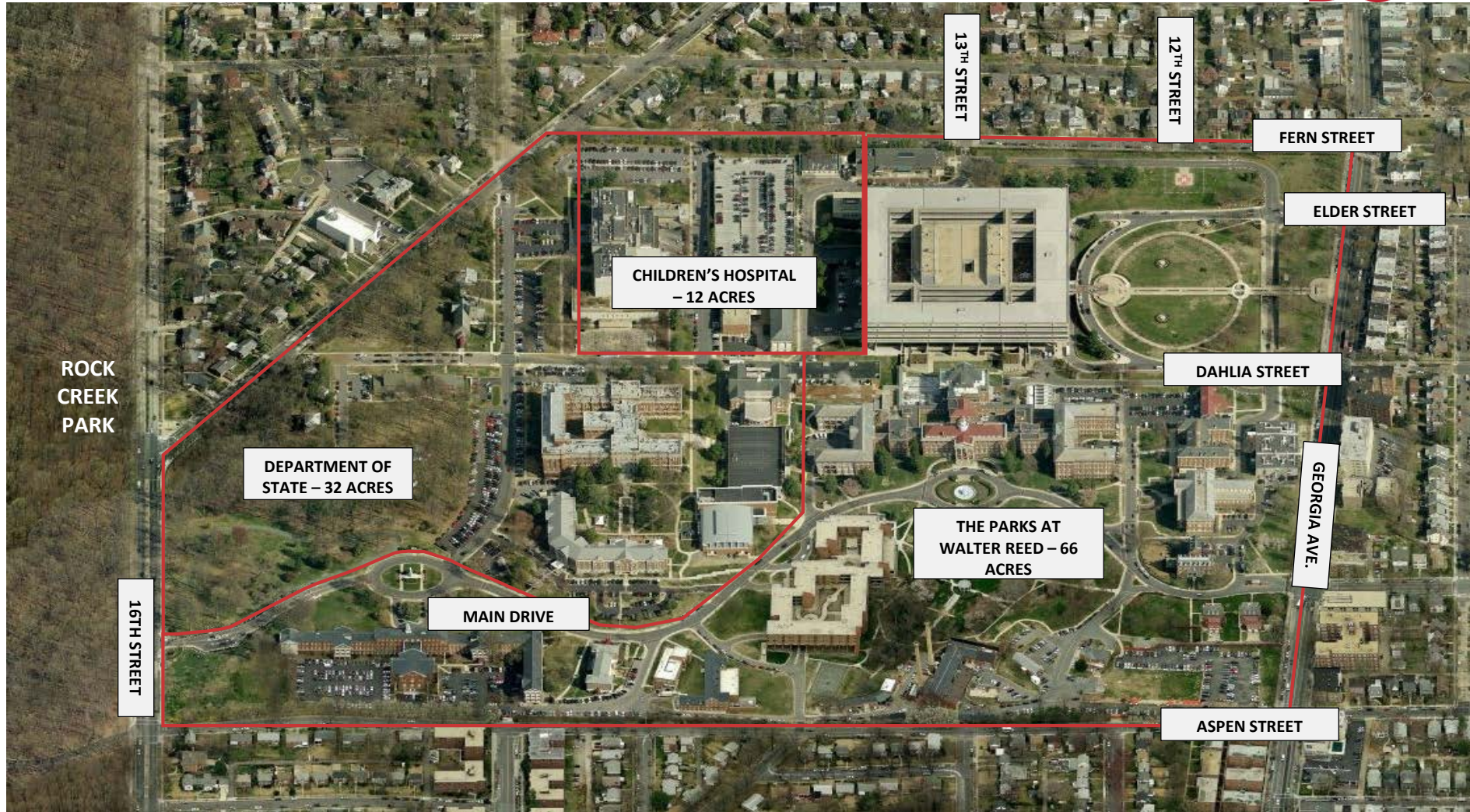
Walter Reed Redevelopment

Office of the Deputy Mayor for Planning & Economic Development
September 27, 2017





BRAC DISPOSITION



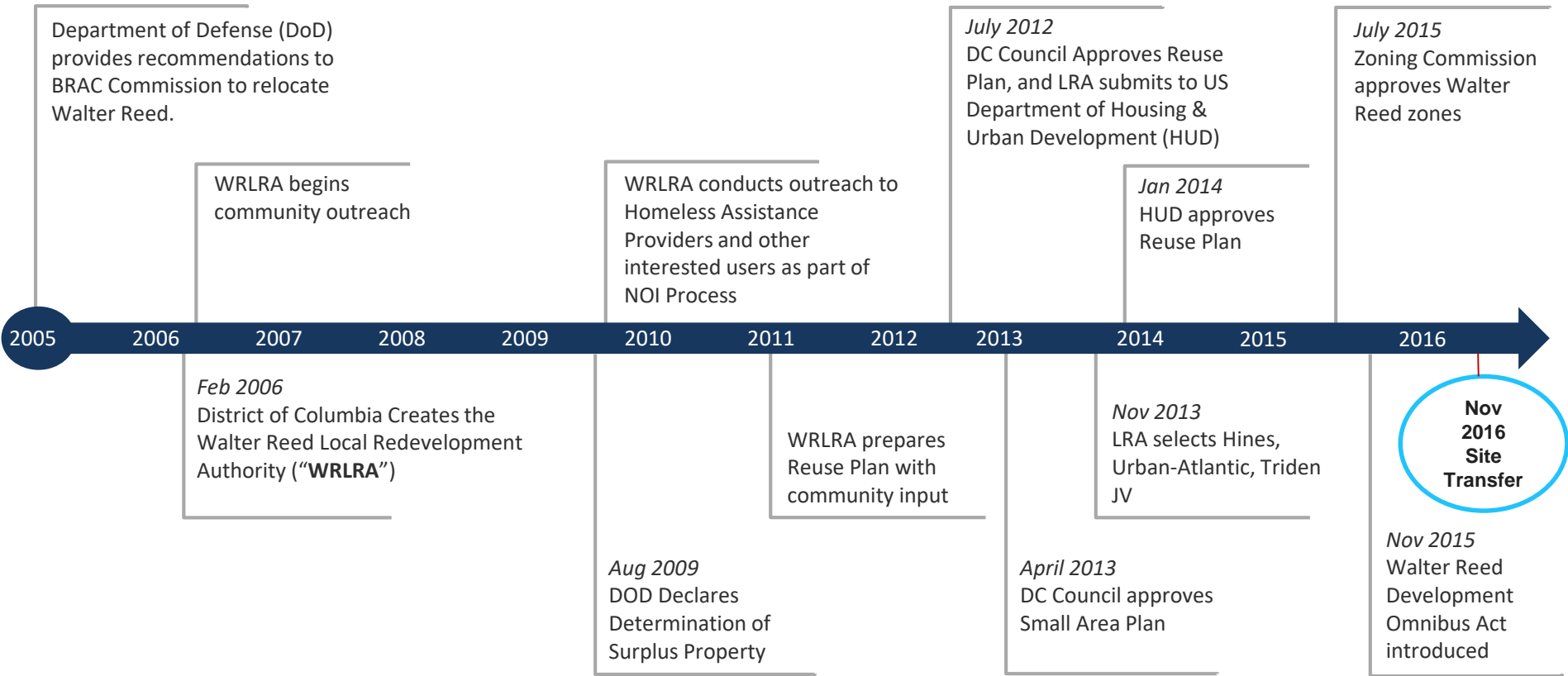
The Army has transferred 110 total acres to the District, Department of State, and Children's National



WALTER REED BRAC PROCESS TIMELINE



Base Realignment and Closure (**BRAC**): Federal process for closure and disposition of military properties





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





Sustainability Goals



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

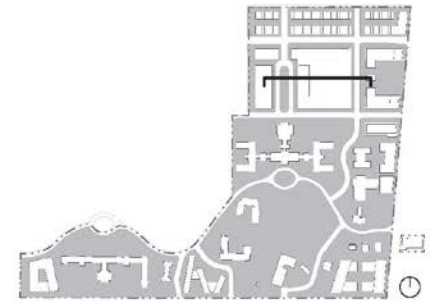
REUSE FORMER HOSPITAL BASEMENT

RAIN GARDENS
Throughout the site
Blackwater treatment by 2030

WIDE ROWS
Wide Rights of Way to allow sunlight into the buildings

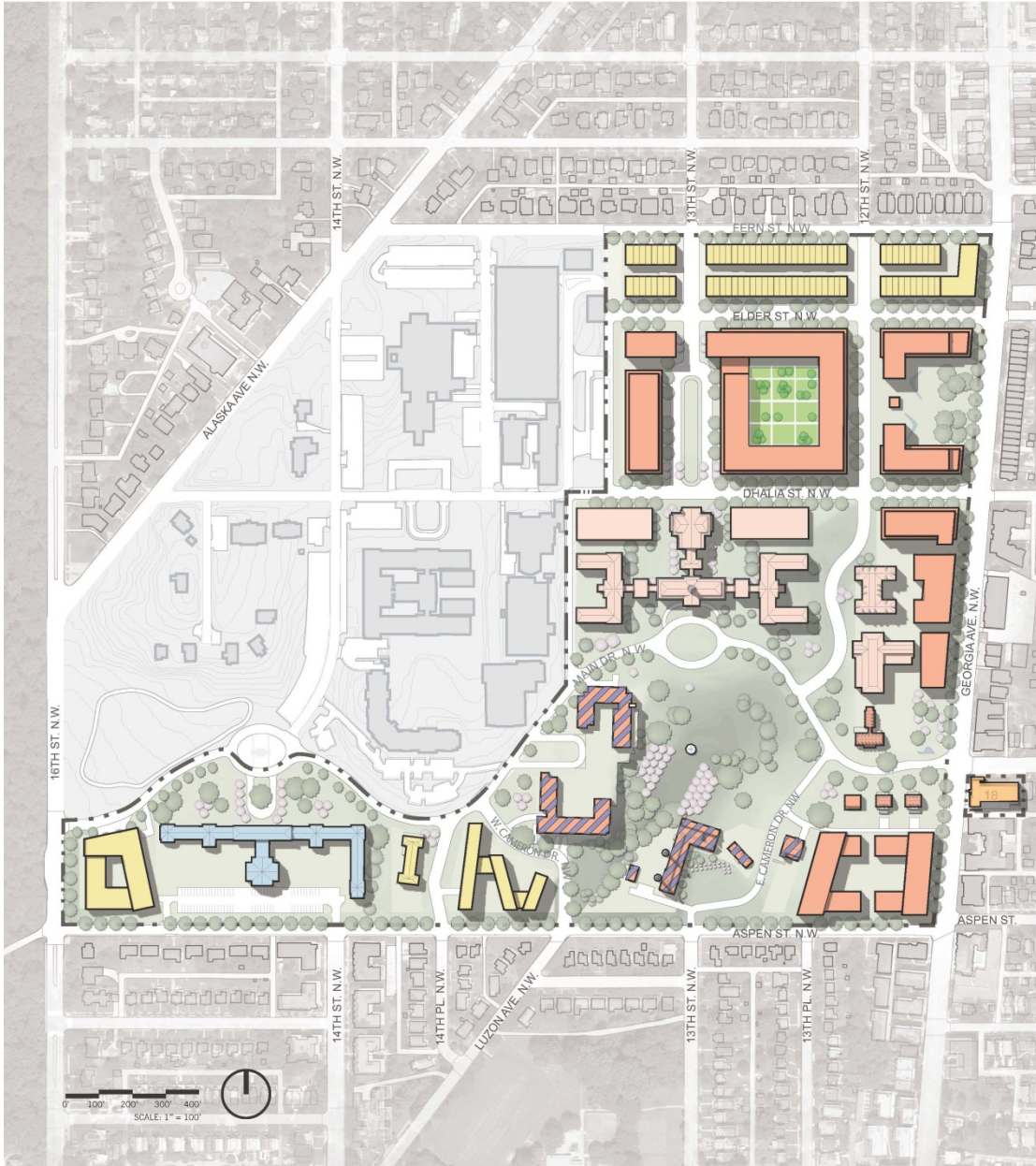
TOD
Transit-Oriented Development with Streetcar

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





COUNCIL-APPROVED REUSE & SMALL AREA PLAN



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
	Other



THE PARKS AT WALTER REED MASTER PLAN

DEVELOPMENT TYPE	SITE GSF	SITE UNITS	SITE %
Residential			
Townhomes	218,640	96	7%
Multifamily	1,956,616	1,953	62%
Office	184,831		6%
Retail	236,267		7%
Hospitality	148,408		5%
Other/Creative	34,576		1%
NOI Residential	88,187	114	3%
NOI Other	286,413		9%
TOTAL	3,153,938	2,163	

NOTE: The figures in the table above are projections that are subject to change as the project progresses, subject to the requirements of Zoning and the LDA.



FERN STREET

ELDER STREET

DAHLIA STREET

GEORGIA AVE.

MAIN DRIVE

16th STREET

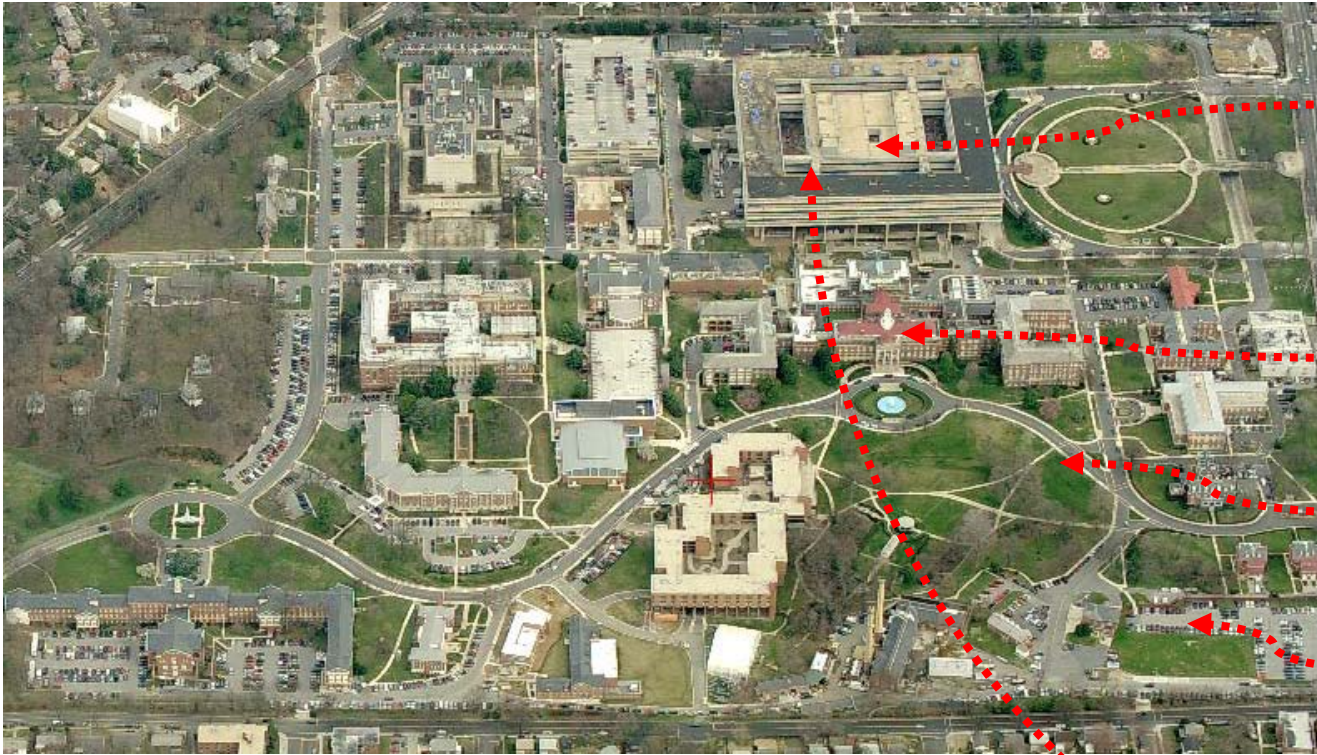
ASPEN STREET

KEY – PRODUCT TYPE

- Apartments
- Condos
- Non-Profit Use
- Hotel/Conference
- Office
- Town Homes
- Arts/Other
- Retail (Ground Floor)



PHASING AND MILESTONES



Commence Demolition of **Building 2** Jan. 2017.
*It will take approx. 18 months to demolish due to size & complexity



Commence interim use of **Building 1** by Jan. 2023

Public access to **Great Lawn** by Apr. 2018
Completion by Apr. 2021

Public access to **open space** & interim use by April 2017



Complete 1.5M SF including **Town Center** (anchored by full-service grocery store) by April 2026

Development Milestones:

Assuming early 2016 Closing with Army & Developer:

- By spring 2021: Complete 600,000 SF
- By 2031: Complete 2.2M SF
- By 2036: Complete 3.1 M SF
- By 2039: Substantially complete all vertical development



Hines



Triden

