Implementation & Equity 201: The Path Forward to Complete Streets

Public/Private Partnerships: Complete Streets & Large-Scale Development

Webinar begins at 1PM EDT
Public/Private Partnerships: Complete Streets & Large-Scale Development

October 18, 2017
Adriann Murawski
State & Local Government Affairs Representative
National Association of REALTORS®
Michael Jelen, PE
Vice President & Managing Director – Capital District
VHB Engineering
Today’s Moderator:

Uwe S. Brandes

Associate Professor of the Practice
Faculty Director, Urban & Regional Planning Program
Georgetown University
@uwebrandes @GeorgetownURP
Malaika Abernathy Scriven
Walter Reed Project Manager
Deputy Mayor’s Office for Planning and Economic Development (DMPED)
Randall E. Clarke
Director of the Walter Reed Local Redevelopment Authority (WRLRA)
Deputy Mayor’s Office for Planning and Economic Development (DMPED)
Katie Wiacek
Managing Director
Hines
Public/Private Partnerships: Complete Streets and Large Scale Development
October 18, 2017

TPWR Developer LLC
Hines, Urban Atlantic, and Triden Development Group

Deputy Mayor for Planning and Economic Development
Local Redevelopment Authority

TPWR Developer LLC
Hines, Urban Atlantic, and Triden Development Group
TEAM & LOCATION

- **LRA**
  Local Redevelopment Authority (Deputy Mayor for Planning and Economic Development)

- **Master Developer**
  JV of Hines, Urban Atlantic, and Triden Development Group (“TPWR”)

- **Townhouse Developer**
  Toll Brothers

- **Energy Developer**
  WGL

- **LRA Planning**
  Perkins + Will

- **Architect**
  Torti Gallas Urban

- **Civil Engineer**
  Bowman

- **Landscape Architect**
  Oehme van Sweden

- **Historic Preservation**
  EHT Traceries

- **Traffic Engineer**
  Gorove/Slade
## WALTER REED DEVELOPMENT OVERVIEW

<table>
<thead>
<tr>
<th>Rare Infill Location</th>
<th>Northwest Washington, D.C. with incredible access to downtown, Silver Spring &amp; Bethesda; Adjacent to 31-acre Foreign Mission Center and 13-acre Health Science Research Campus</th>
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</thead>
<tbody>
<tr>
<td>Expansive Campus</td>
<td>3.1M SF of Mixed-use Development; 66 Acres</td>
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<tr>
<td>Synergistic Mix of Uses</td>
<td>1,480 Apartment Units / 550 Condo Units 300,000 SF Office / Ambulatory Care 190,000 SF Retail / 35,000 SF “Creative” / Retail 150,000 SF Hotel and Conference / Other 96 Townhomes / Two Over Two’s 250,000 SF – Non-Profit Educational &amp; Affordable Housing</td>
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<tr>
<td>Schedule</td>
<td>2017-2030 (Total Buildout of 3.1M SF)</td>
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<tr>
<td>Unparalleled Team</td>
<td>Joint Venture of Hines, Urban Atlantic, and Triden Development; Limited Component Development by Weingarten Realty Trust, Toll Brothers</td>
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PROJECT HISTORY

- **1909**: Walter Reed General Hospital Opens
- **1977**: “New” hospital opens
- **2005**: Base Realignment and Closure Commission (BRAC) closure announcement
- **2006**: LRA Formation, Community-Based Site Planning Begins with the Office of Planning (OP) and Dept. of Transportation (DDOT)
- **2009**: “Notice of Interest” (NOI) Users Solicited
- **2011**: Decommissioned Site; 66-acre portion designated for sale to the District; LRA Completion of Base Reuse Plan (BRUP)
- **2012**: City Council approval of Base Reuse Plan; OP Initiation of Small Area Plan (SAP)
- **2013**: City Council approval of Small Area Plan; Master Developer Team – Hines, Urban Atlantic and Triden Development—selected through a competitive solicitation
- **2015**: Zoning Passed
- **2016**: Site Transfer November 10
WALTER REED REUSE PLAN GOALS

Integrate the Site with the Community
- Open the site to local neighborhoods
- Support redevelopment of Georgia Avenue
- 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
DEAL STRUCTURE AND FINANCIAL FEASIBILITY

RFQ Response: May 2013
RFP Response: July 2013
BAFO Response: Sept. 2013
1. Maintain Site Character & Consider Neighborhood Context
2. Retain Building 1 as the Core and Preserve Historic Elements
3. Enhance the Open Space
4. Extend the Street Network
5. Sustainable Development
1. EXISTING SITE CHARACTER AND NEIGHBORHOOD CONTEXT

MAINTAIN EXISTING SITE CHARACTER

NEIGHBORHOOD SCALE
RESIDENTIAL SCALE

CITY/URBAN BLOCK
MAXIMUM DENSITY

AXIAL; FORMAL
AMERICAN INSTITUTIONAL

PASTORAL
LYRICAL
OPEN PARK LAND

PERIMETER SCALE
INTENSE TOPOGRAPHICAL VARIETY
PERMEABLE
The Parks at Walter Reed

TPWR - REALIZING SITE CHARACTER

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Historic Context:

The original hospital Building 1, along with the Great Lawn that fronts it, is the heart of the site, the place where the legacy of Walter Reed will remain in the future. The future site will retain its first building as “the core,” due to its historical prominence and institutional aesthetic, and preserve the iconic open landscape community context. After the demolition of Building 2, 13th Street will extend into the site and open the north façade of the building.

Historic “Building 1”
First building on the site, built in 1908, most prominent building due to its history and institutional aesthetic.

Historic Vista

Historic Building Reuse

Historic Landscape Enhancement

Building Reuse

Building Demolition
The demolition of the now obsolete Building 2 will bring three important features:
1) exposing the “backyard” north façade of Building 1 and reclaim its historic vista;
2) the reuse of Building 2’s basement for a central utility plant below a community park;
3) an economically viable new district by redeveloping the site while preserving 14 acres of open space on the 66.5-acre site.
TPWR - HISTORIC AND PROPOSED AXES

Historic 18th Street Axis

Village Green

1

2

3

4

5

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3. ENHANCE OPEN SPACE

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TPWR - THE PARKS OF WALTER REED
4. EXTENDING STREET NETWORK AND INTEGRATE WITH THE COMMUNITY

Existing

Reuse Plan

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1. Right of Way
2. Pedestrian Zone
3. Green Elements
4. Curb cuts
5. Bikes
6. Vehicles
7. Loading and Service
8. Parking
TPWR-CREATING VIBRANT, MULTI MODAL CORRIDORS

PROPOSED "12TH ST. NW" CROSS SECTION B-B
LOOKING EAST
SUSTAINABILITY GOALS

NET ZERO BY 2030

- Preservation and adaptive reuse of existing buildings and structures
- "Green breathers" and open space throughout the site
- Photovoltaics on new buildings (where applicable)
- Capture, treat, and reuse greywater to reduce potable water demand
- Sustainable modes of transportation
- Native plants throughout the site
- Dedicated bicycle lanes

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SUSTAINABILITY - ENVIRONMENTAL

Energy
- Microgrid
- Co/Tri-generation
- Photovoltaic (solar)

Water
- Green roofs
- Bioswales
- Cisterns
- SWM ponds

Transportation
- Public transport
- Alternative forms of transport
- Electric charging stations

Construction
- LEED Silver Minimum
- Recycled materials
- Local resources
PROVIDE A MIX OF USES

Town Center

Aspen Arts District

Pershing Park

Fern Street Townhomes

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ACTIVATE THE SITE

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CONCEPTUAL MASTER PLAN & SCHEDULE 2017-2030
THANK YOU
Questions?

Type your questions in the ReadyTalk chat box
Implementation & Equity 201: The Path Forward to Complete Streets

Join us for our next webinar on Creative Placemaking & Complete Streets

November 21, 2017 1-2PM EDT

Smart Growth America
National Complete Streets Coalition