

Implementation & Equity 201:

The Path Forward to Complete Streets

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

Webinar begins at 1PM EDT



Smart Growth America
Improving lives by improving communities



National Complete
Streets Coalition

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

October 18, 2017



Smart Growth America
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**National Complete
Streets Coalition**



NATIONAL
ASSOCIATION *of*
REALTORS®



Adriann Murawski

State & Local Government
Affairs Representative

National Association of
REALTORS®



Michael Jelen, PE

Vice President & Managing
Director – Capital District
VHB Engineering

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Streets Coalition**



GEORGETOWN UNIVERSITY



Today's Moderator:

Uwe S. Brandes

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Faculty Director, Urban & Regional
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Georgetown University

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

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Streets Coalition**



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)

Hines



Katie Wiacek

Managing Director
Hines

THE PARKS

**Public/Private Partnerships: Complete
Streets and Large Scale Development**
October 18, 2017

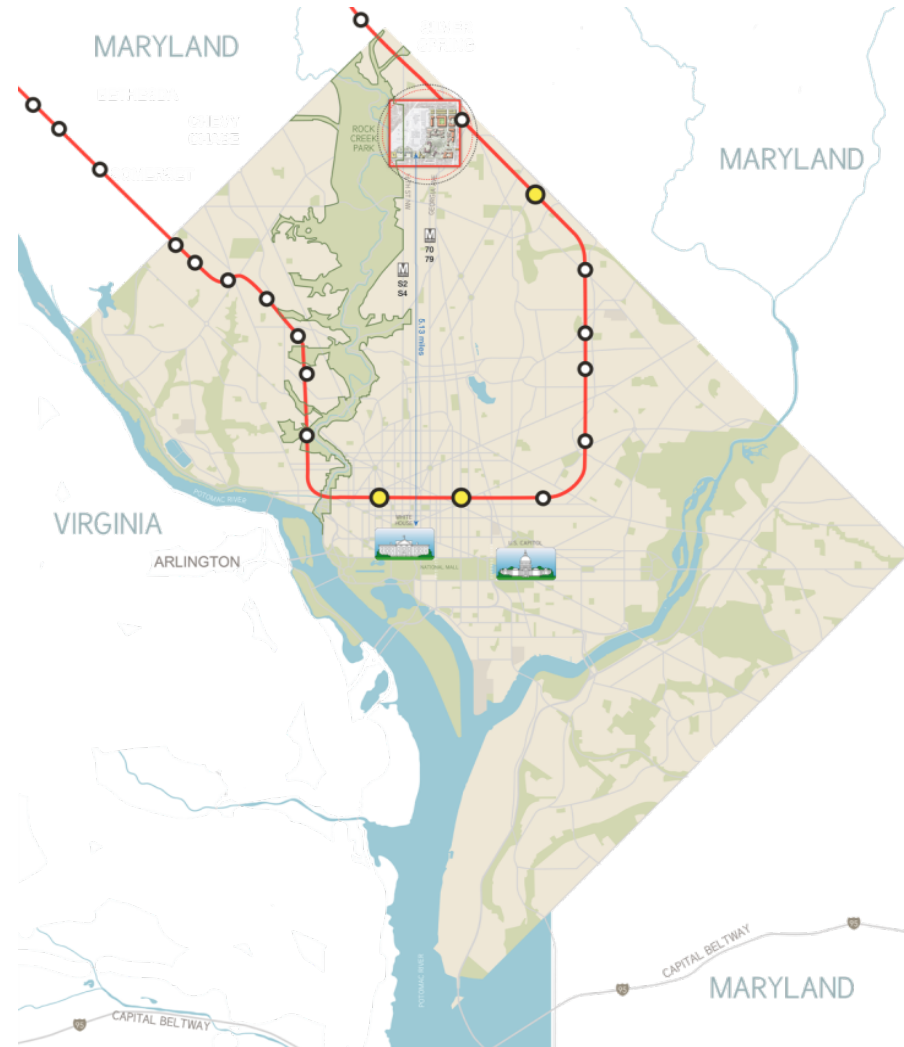


**Deputy Mayor for Planning
and Economic Development**
Local Redevelopment Authority

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

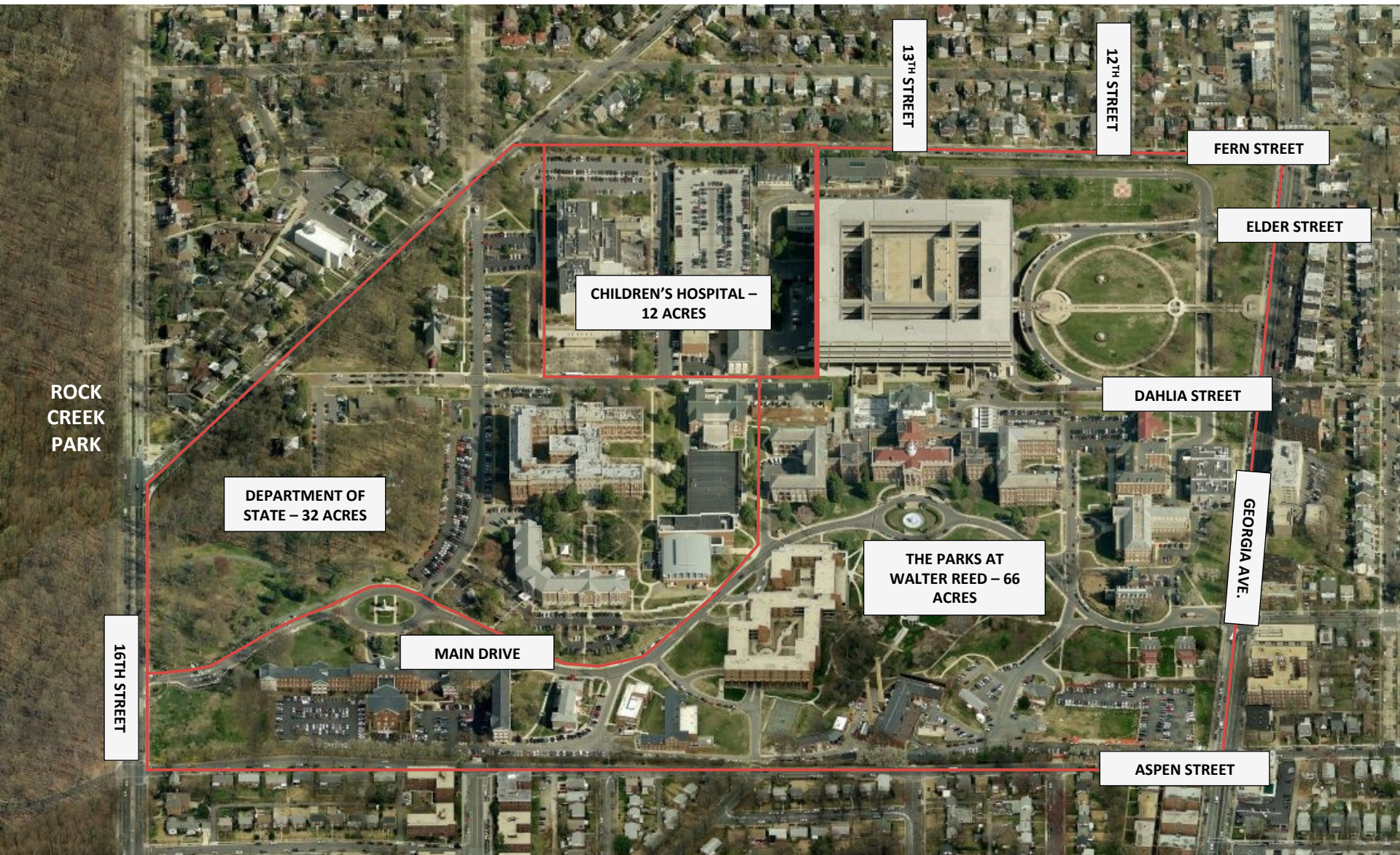


WALTER REED DEVELOPMENT OVERVIEW

Rare Infill Location	Northwest Washington, D.C. with incredible access to downtown, Silver Spring & Bethesda; Adjacent to 31-acre Foreign Mission Center and 13-acre Health Science Research Campus
Expansive Campus	3.1M SF of Mixed-use Development; 66 Acres
Synergistic Mix of Uses	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 & Affordable Housing
Schedule	2017-2030 (Total Buildout of 3.1M SF)
Unparalleled Team	Joint Venture of Hines, Urban Atlantic, and Triden Development; Limited Component Development by Weingarten Realty Trust, Toll Brothers



EXISTING SITE AERIAL



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



Historic Image of Main Hospital (Building 1) and the Great Lawn



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

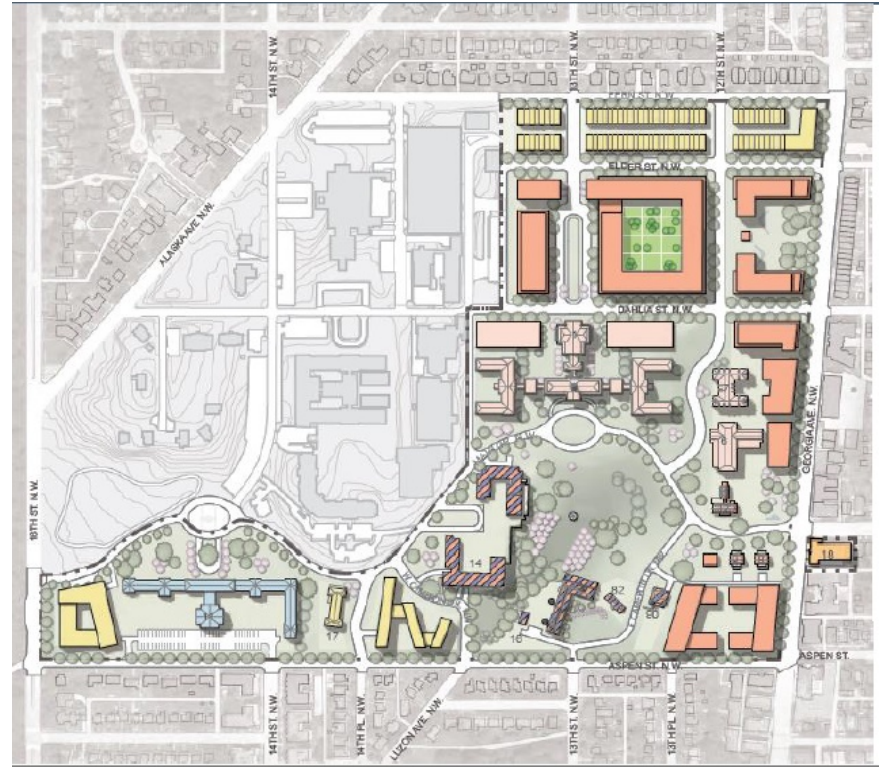
- Quality Retail
- Residential with diverse housing options
- Cultural and community Uses

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



Small Area Plan Land Use Recommendations

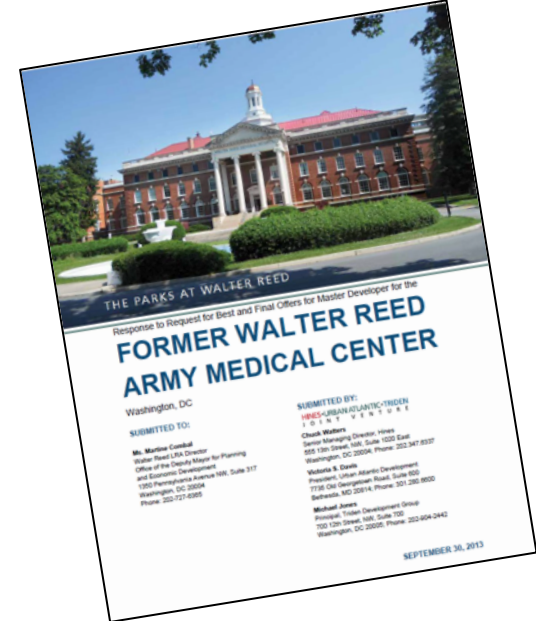
DEAL STRUCTURE AND FINANCIAL FEASIBILITY



RFQ Response: May 2013



RFP Response: July 2013



BAFO Response: Sept. 2013



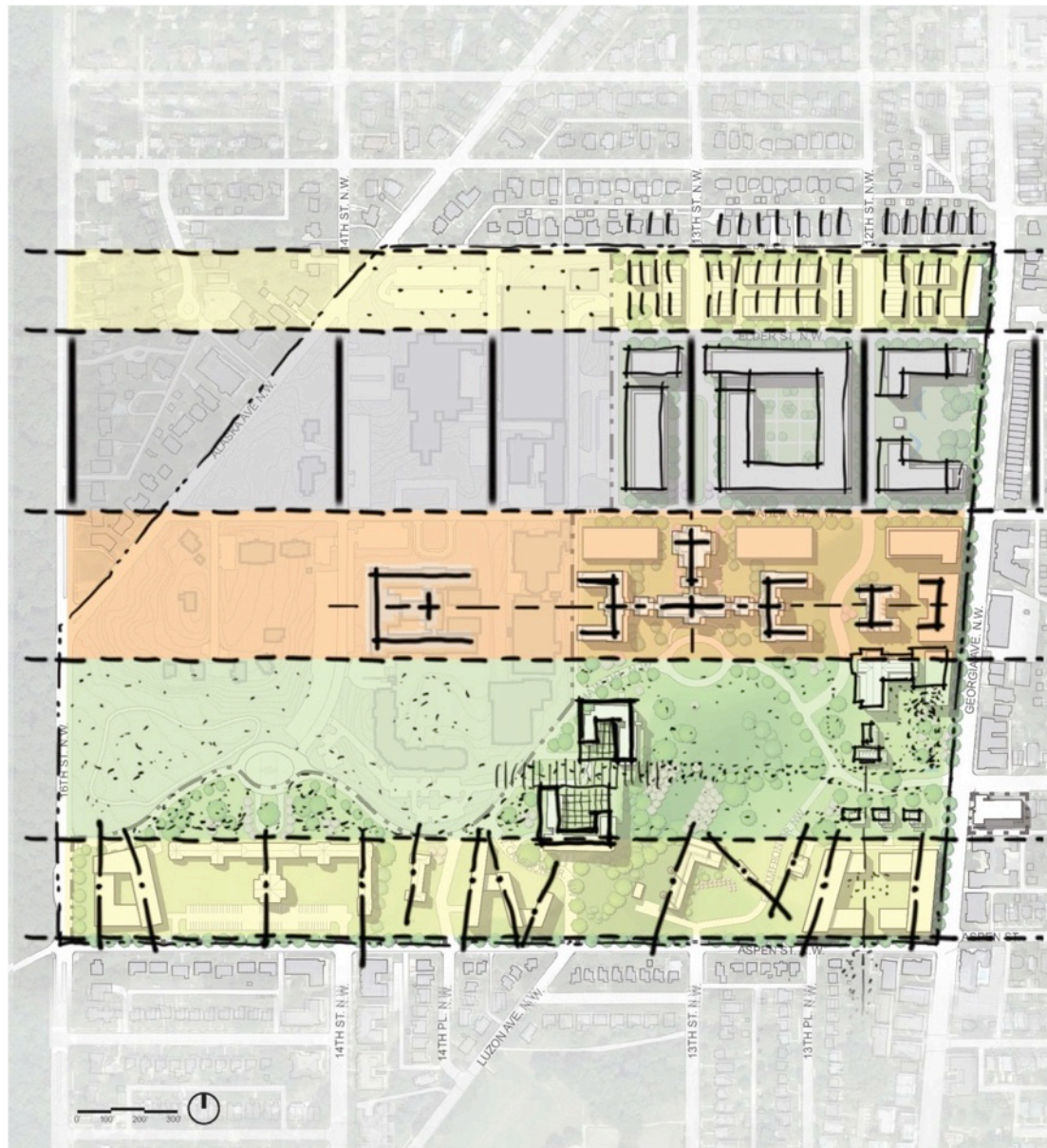
PLANNING STRATEGIES & GOALS

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



Figure A-14: Site Context Map with Neighborhoods and Walking Distances. Source: Perkins+Will

1. EXISTING SITE CHARACTER AND NEIGHBORHOOD CONTEXT



MAINTAIN EXISTING SITE CHARACTER

NEIGHBORHOOD SCALE
RESIDENTIAL SCALE

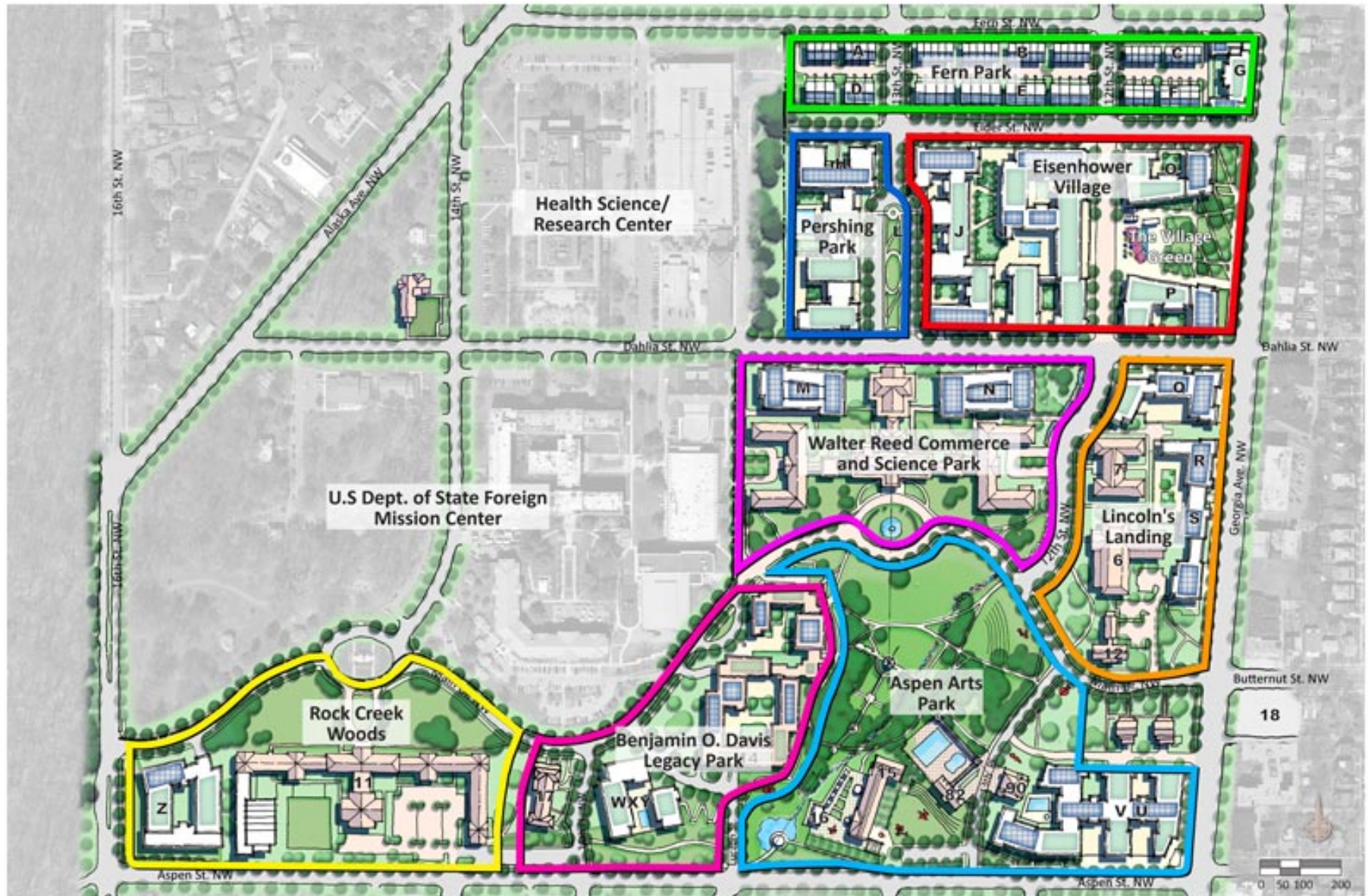
CITY/URBAN BLOCK
MAXIMUM DENSITY

AXIAL; FORMAL
AMERICAN INSTITUTIONAL

PASTORAL
LYRICAL
OPEN
PARK LAND

PERIMETER SCALE
INTENSE TOPOGRAPHICAL VARIETY
PERMEABLE

TPWR - REALIZING SITE CHARACTER

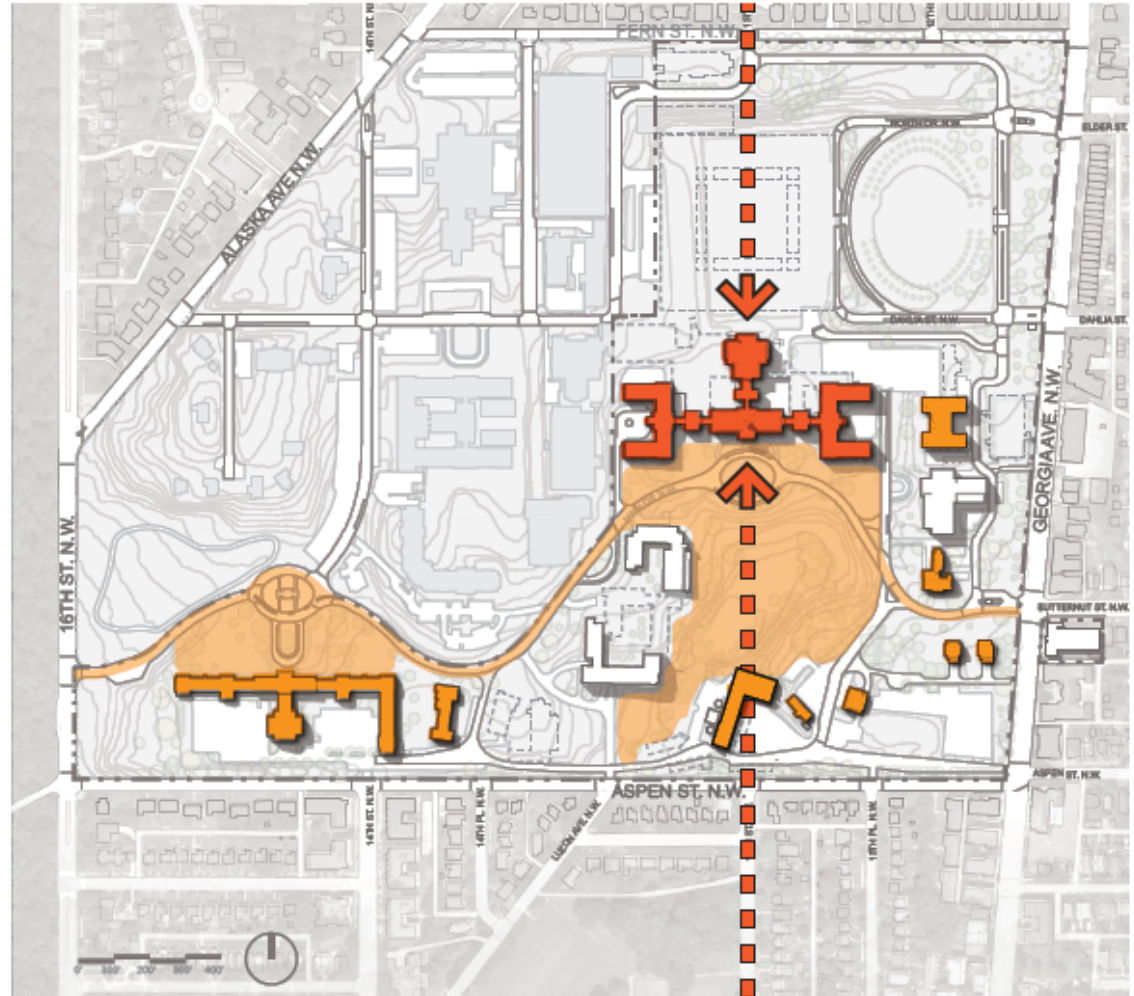
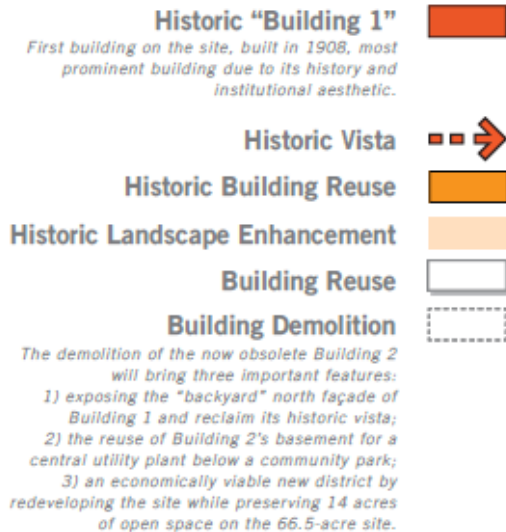


2. RETAIN BUILDING 1 AS THE CORE AND PRESERVE HISTORIC ELEMENTS

Historic Context:

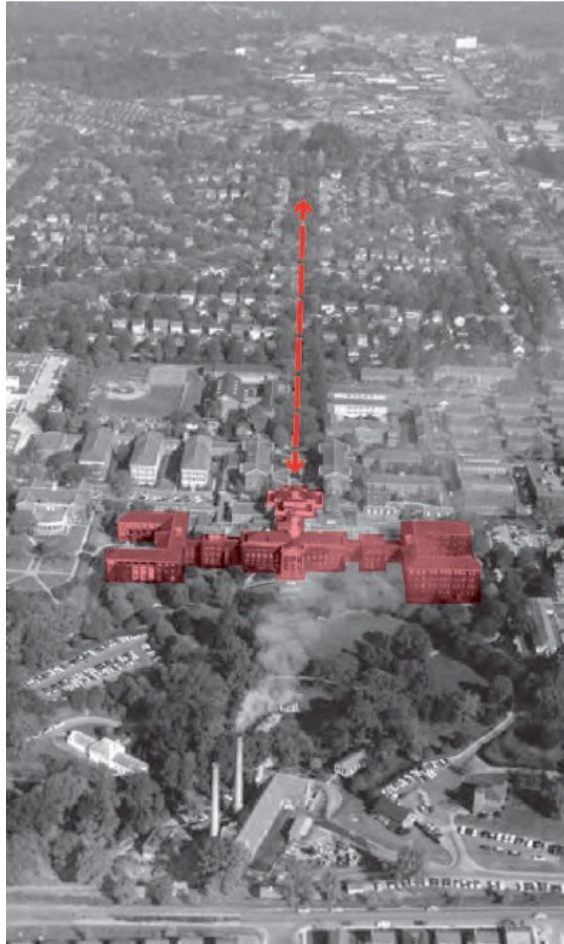
The original hospital Building 1, along with the Great Lawn that fronts it, is the heart of the site, the place where the legacy of Walter Reed will remain in the future. The future site will retain its first building as “the core,” due to its historical prominence and institutional aesthetic, and preserve 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.

DIAGRAM MAP - AERIAL COMPARISON



Source: Perkins+Will

TPWR - HISTORIC AND PROPOSED AXES



Historic 13th Street Axis



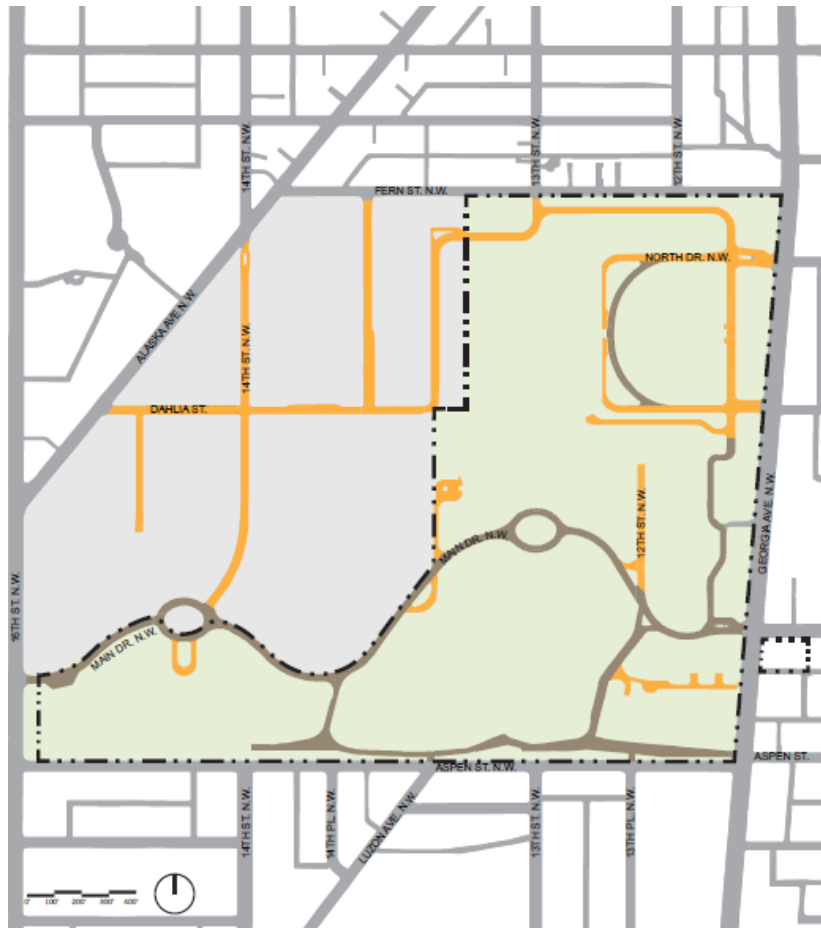
3. ENHANCE OPEN SPACE



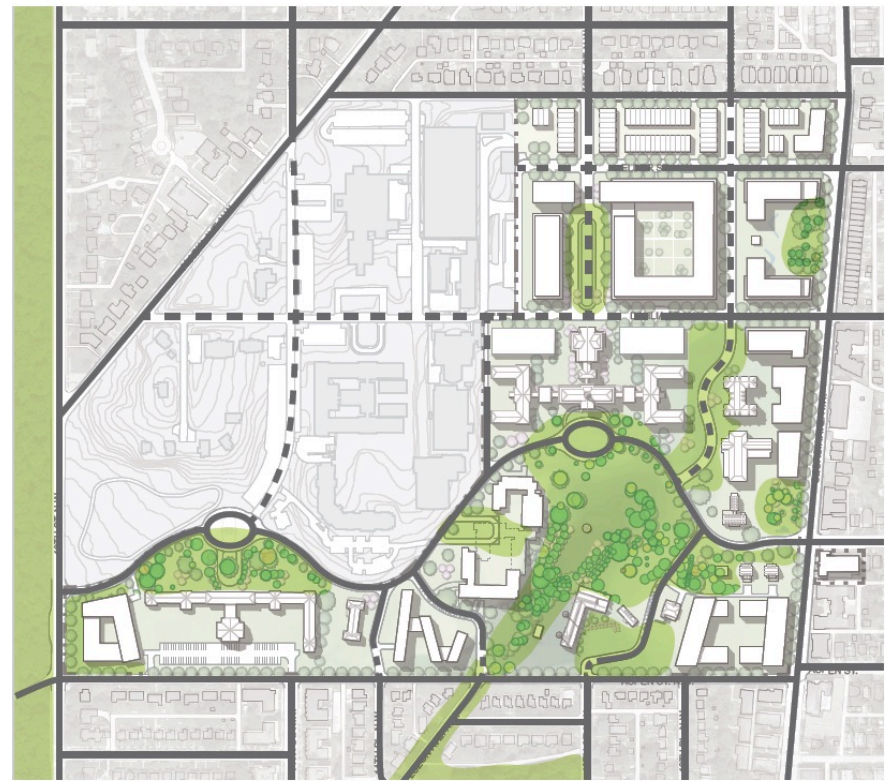
TPWR- THE PARKS OF WALTER REED



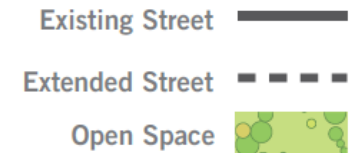
4. EXTENDING STREET NETWORK AND INTEGRATE WITH THE COMMUNITY



Existing



Source: Perkins+Will

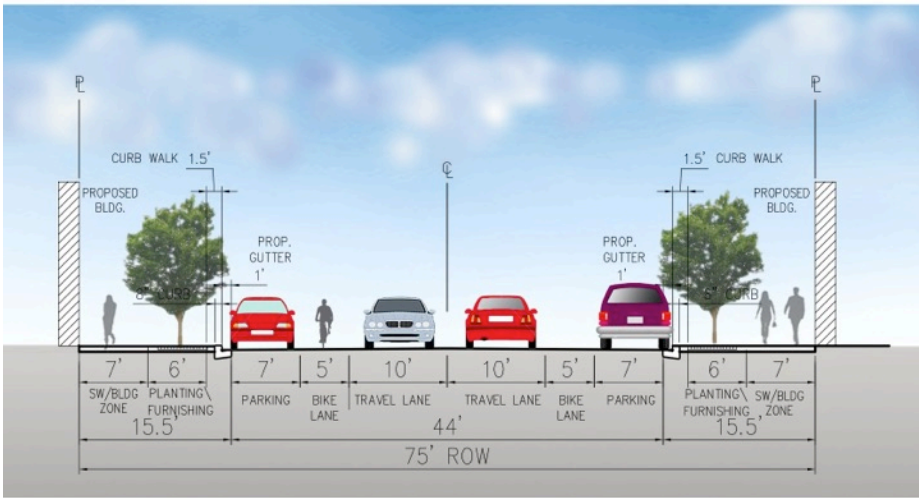
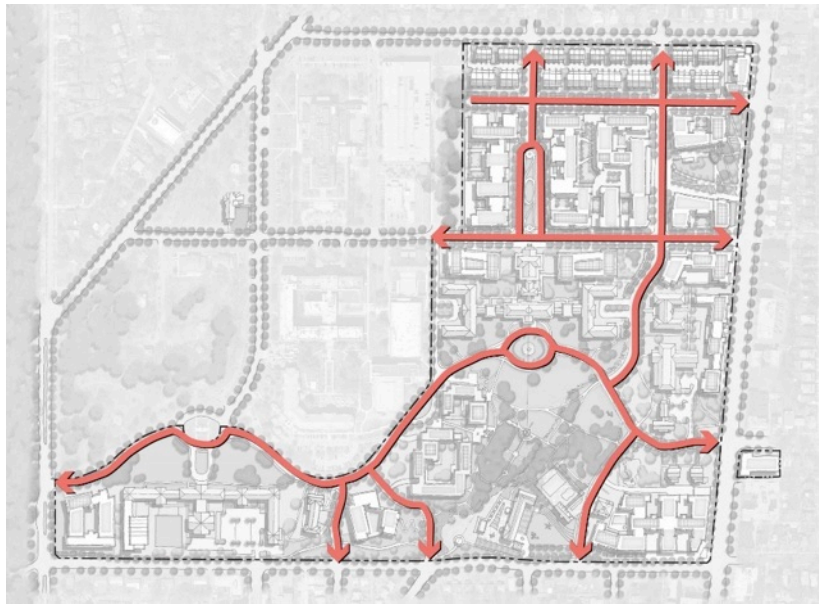


Reuse Plan

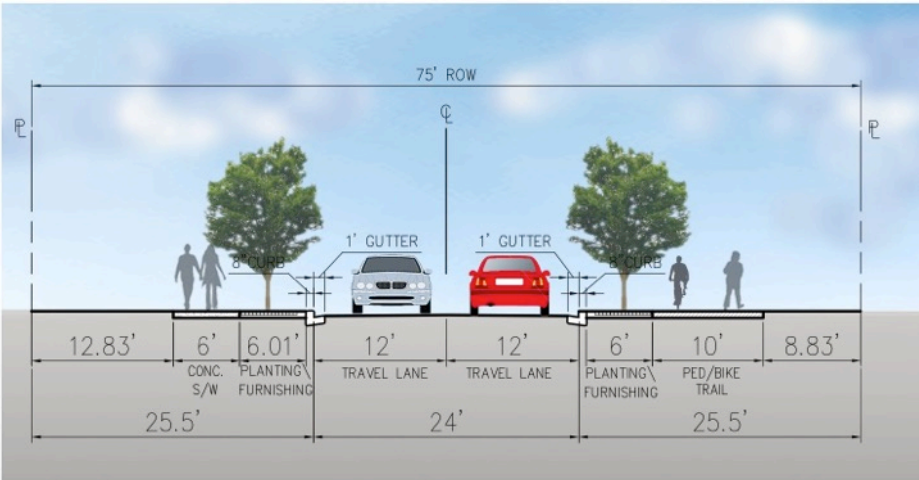
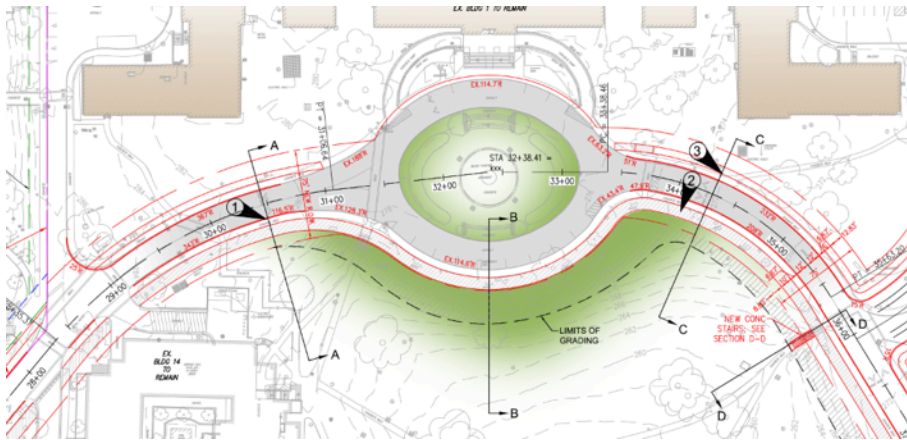
1. Right of Way
2. Pedestrian Zone
3. Green Elements
4. Curb cuts
5. Bikes
6. Vehicles
7. Loading and Service
8. Parking



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)



WIDE ROWS AND RIGHTS OF WAY TO
ALLOW SUNLIGHT INTO BUILDINGS



CAPTURE, TREAT, AND REUSE GREYWATER
TO REDUCE POTABLE WATER DEMAND



SUSTAINABLE MODES OF
TRANSPORTATION



DEDICATED BICYCLE LANES



NATIVE PLANTS THROUGHOUT THE SITE

SUSTAINABILITY - ENVIRONMENTAL

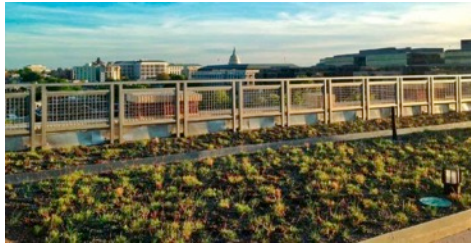
Energy

- 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

ACTIVATE THE SITE







THANK YOU



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Improving lives by improving communities



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Streets Coalition**

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



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