Workshop Report

Walter Reed Re-Use Plan Public Workshop
Vision and Goals Setting – June 9, 2010

Over 116 community members and stakeholders from neighborhoods in Ward 4 gathered for a public workshop on June 9, 2010 at the Walter Reed Army Medical Center to explore re-use goals for the campus, which will be closing in 2011 as part of the Base Realignment and Closure (BRAC) process. The workshop, convened by the Walter Reed Local Redevelopment Authority (LRA), included a presentation by the Office of the Deputy Mayor for Planning and Economic Development on the re-use planning process. An overview of the Existing Conditions Assessment of the Walter Reed Campus was also presented by Perkins+Will, the Planning Team for the project.

An important part of the workshop was participant input during table discussions where they shared their views on a wide variety of topics. Ideas and comments were also collected on worksheets. Participants identified their top priorities on four Topics and made recommendations for other uses.

This Summary Report contains many of the ideas and priorities generated at the Workshop. The Walter Reed Re-Use Plan Workshops are free and open to anyone in the Ward 4 community, and other stakeholders.

Who Attended the Walter Reed Public Re-Use Workshop?
Demographic information was provide by the attendee

<table>
<thead>
<tr>
<th>Neighbor</th>
<th>Quantity</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shepherd Park</td>
<td>25</td>
<td>27%</td>
</tr>
<tr>
<td>Takoma</td>
<td>20</td>
<td>22%</td>
</tr>
<tr>
<td>Brightwood</td>
<td>15</td>
<td>16%</td>
</tr>
<tr>
<td>16th Street Heights</td>
<td>4</td>
<td>4%</td>
</tr>
<tr>
<td>U Street</td>
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<td>2%</td>
</tr>
<tr>
<td>Crestwood</td>
<td>2</td>
<td>2%</td>
</tr>
<tr>
<td>Hyattsville</td>
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<td>1%</td>
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<tr>
<td>Petworth</td>
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<td>1%</td>
</tr>
<tr>
<td>Chevy Chase</td>
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<td>1%</td>
</tr>
<tr>
<td>Columbia Heights</td>
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<td>1%</td>
</tr>
<tr>
<td>Manor Park</td>
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<td>1%</td>
</tr>
<tr>
<td>Colonial Village</td>
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<td>1%</td>
</tr>
<tr>
<td>Trinidad</td>
<td>1</td>
<td>1%</td>
</tr>
<tr>
<td>Virginia</td>
<td>1</td>
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</tr>
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<td>Cleveland Park</td>
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<td>1%</td>
</tr>
<tr>
<td>Ward 2</td>
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<td>1%</td>
</tr>
<tr>
<td>Ward 5</td>
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<td>1%</td>
</tr>
<tr>
<td>Silver Spring</td>
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<td>1%</td>
</tr>
<tr>
<td>Not identified</td>
<td>10</td>
<td>11%</td>
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</table>

<table>
<thead>
<tr>
<th>Community Affiliation</th>
<th>Quantity</th>
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<tbody>
<tr>
<td>Resident</td>
<td>57</td>
<td>62%</td>
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<tr>
<td>Property Owner</td>
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<td>23%</td>
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<tr>
<td>Other</td>
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<td>8%</td>
</tr>
<tr>
<td>Business</td>
<td>7</td>
<td>8%</td>
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<td>Government</td>
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<td>2%</td>
</tr>
<tr>
<td>Student</td>
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<td>1%</td>
</tr>
<tr>
<td>Not identified</td>
<td>22</td>
<td>24%</td>
</tr>
</tbody>
</table>
Brainstorming Vision Ideas

When you think about possible future uses of the WRAMC site, what are some hopes you have about how it will benefit the community? Responses Included

- Open/Green space, specifically community gardens and dog parks, “Less densely developed than surrounding neighborhoods”
- Variety of housing options: affordable housing, veterans and senior housing
- Recreational opportunities such as sports & recreation centers, museums, center for arts.
- Small village feel: community center, multicultural center, fire station, church, medial services and accessible to foot traffic.
- Contribute to a healthy environment
- Help keep property values high
- No fast food restaurants or liquor stores
- Mixed-use: shops, town center feel with housing and open space.
- Job Opportunities
- Educational facilities such as schools and universities. Job and other training facilities
- Retail and shopping opportunities, and boutique hotel
- Support the Howard university proposal
- Cultural Enrichment
- Business to support tax base for the community
- Supportive housing with supportive services
- Entire property Integrated with GSA and State Department
- Beautiful and safe environment
- A middle school for children of Shepard Park and Brightwood
- Opportunities of young Black males
- Job creation
- Family oriented housing
- Revenue generating occupants

For more information on Walter Reed Re-use Plan Work please visit our website at: www.walterreedlar.dc.gov

Register for future workshops at www.americaspeaks.org/wramcreuseplan or email WalterReedPlan@dc.gov
**Topic 1: Preservation and Re-Use**

**Top Priorities for Preservation Re-use:**

- INTEGRATION 27%
- SUPPORT GEORGIA AVE 27%
- PUBLIC BENEFITS 20%
- PRESERVATION-FIRST 18%
- SMART INFILL DEVELOPMENT 13%
- CREATIVE 11%
- HERITAGE 10%
- NO ANSWER 33%

Do you have any other ideas for ways to promote historic preservation and generate new uses? 

*Responses included:*

- Preserve Open Green space;
- Preserve natural topography – integrate natural features in to plan
- Senior living community
- Walking and bike trails
- National treasure of historical importance [i.e. study of the 1918 flu]
- Keep the medical museum available to public; Build or create a Military Medical Museum; with a visitor center;
- National Park of History like Harpers Ferry
- Urban Farming and community gardens
- Performance Art space; recreational; visual arts
- Broader definition of public benefits to Include health and fitness
- Dog park
- Business/Technology Incubator
- Charter School
- Retain Campus flavor
- Pick best historic sites for adaptive re-sue / tear down offices
- Maintain the residential nature of the surrounding neighborhood
- No housing for homeless
- Recreation; activities for DC youth and seniors
- Create a small village; housing; Park, schools, shops, theatre, restaurants

**Topic 2: Mix of Uses**

**Top Priorities for Mix of Uses:**

- RETAIL 27%
- RANGE OF HOUSING TYPES 26%
- CULTURAL 23%
- NEW FIREHOUSE (ENGINE 22) 19%
- OPEN SPACE 15%
- OFFICE USES 13%
- MIXED DENSITIES 12%
- EDUCATION 9%
- NO ANSWER 44%

Do you have any other ideas for uses that should be considered for this site? 

*Responses included:*

- Health club and exercise facility, community pool, public recreational facility; Library
- Grocery Store; Hotels & Inns; Restaurants; Childcare
- Business/technology Incubator; state of the art workforce training center that partners with area business; training for DC youth; Non-profit or Security-Disaster Hub
- Attract small independent businesses; upscale office space, Green manufacturing business
- Retain Museums; branch of The Smithsonian
- Urban Farming; Farmers Market; community gardens
- Provide space for cultural events, community activities, Recreation and Performance Centers
- Have entire space privately developed into retirement community
- Concerned about use of space for homeless assistance providers. Would be happy to see service providers, not homeless housing
- Howard University could move in and lease office/professional space to dentists and doctors
- Diversity among new residents
- Low density, single family housing – develop a small village
- A street car system; Transportation is integral to the campus, access to 16th street is key
- Balance of employment opportunities
- Open space – Walking and biking trails
- Close to Rock Creek Park – don’t need additional open space
- Extend look and feel of Takoma, don’t turn into Silver Spring
Topic 3: Jobs and Revenue

Top priorities for Jobs and Revenue:

- Jobs for DC Residents: 48%
- New Jobs: 44%
- DC Revenue Generation: 43%
- Better Transit and Transportation: 43%

Other ideas included:
- Historic trails and sculptures
- Cultural, family-friendly retail
- State of the arts workforce training center particularly targeted at residents from the neighborhoods
- Disaster and Emergency Management Hub
- Business and technology incubator
- Urban Farming – vertical
- Green jobs light manufacturing
- Reintegrate with Rock Creek Park to provide recreational uses – hillside rides, cable cars
- Walking or bike bridge over 16th street
- Make hiring DC residents particularly those youth from the neighborhoods a criteria for selection or re-users and developers
- Make sure DC residents are hired during all phases of the work
- Technical training for jobs being generated
- Innovative/technical training center for the homeless
- Botanical center & nursery to train homeless

Topic 4: Implementation and Timing

Top priorities for Implementation and Timing:

- Select good development partners: 54%
- Address environmental issues: 49%
- Manage site vacancy: 43%

Other ideas included:
- Control crime while property is vacant
- Transparency
- Balance tax incentives with potential tax revenue generation
- Place job creation consultant on planning team
- Contact Washington Interfaith Network for citywide input
- Coordinate with lead agencies for all 3 sites to ensure compatibility and synergy
- Inform community of toxins being removed and who has oversight responsibility
- Minimize construction pollution on neighborhoods
- Place job creation consultant on planning team
- Discussion with MD and VA to maximize synergy
- Drawback provision in contracts with developers to enforce jobs, housing, etc. that are promises made
- Provide incentives for current GA Ave. businesses to improve and maintain
- Allow for temporary uses to keep the site going
- Find a University to open a campus there
- Create a trust for this project and endowment for future uses
- Slowdown a bit and give us time to develop ideas worthy of the importance of this opportunity

Next Steps

We still need more input from you and your neighbors. That’s why it’s imperative that you take advantage of other upcoming meetings and continue to lend your voice to the decision making processes. Each meeting will build on the discussions that have already taken place and will ask for additional input at various stages of re-use plan development. You can sign up now to attend the upcoming meetings by registering online at www.americaspeaks.org/wramcreuseplan.

Saturday, July 10 • 10:00am  
* Thursday, August 19 • 7:00pm  
* New date  
Thursday, October 7 • 7:00pm

All workshops will be held on or near the Walter Reed Army Medical Center Campus.  
MWR Conference Center, Walter Reed, Delano Hall, Suite 2-120, 6900 Georgia Ave, NW, Washington, DC

For more information about the Walter Reed Re-Use Plan or LRA, visit www.walterreed.dc.gov or email WalterReedPlan@dc.gov