Community Meeting #6 – Preferred Plan
November 15, 2011
<table>
<thead>
<tr>
<th><strong>AGENDA</strong></th>
</tr>
</thead>
</table>
| **I.  Welcome & Opening Comments** | Eric Jenkins  
Walter Reed Local Redevelopment Authority |
| **II. Overview of Meeting Agenda** | Steve Brigham  
AmericaSpeaks |
| **III. Project Update** | Eric Jenkins  
Walter Reed Local Redevelopment Authority |
| **IV. Tables Introductions & Demographic Polling** | AmericaSpeaks / Attendees |
| **V. Recap of Previous Meetings** | Malaika Abernathy  
Office of Planning |
| **VI. Questions & Answers** | AmericaSpeaks / Attendees |
| **VII. Preferred Plan** | Lionel Lynch & Calvin Gladney / Susana Arissó  
HR&A & mosaic urban partners / Perkins+Will |
| **IX. Questions & Answers & Table Discussions** | AmericaSpeaks / Attendees |
| **X. Feedback from Participants & Polling** | AmericaSpeaks / Attendees |
| **XI. Evaluation & Summary Polling** | AmericaSpeaks / Attendees |
| **XII. Next Steps** | Eric Jenkins  
Walter Reed Local Redevelopment Authority |
Guidelines for Discussion

Listen carefully to each other.

Show respect for the views of others.

Allow each speaker to finish their thought without interruption.

Keep comments brief and to the point.

Look for common ground and ways to work together.
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
Preferred Plan
Community Meeting #6 – November 15, 2011

- PROJECT UPDATE
- LAST MEETING
- PREFERRED PLAN

Planning Process

- Final Reuse Plan
- Land Planning Concepts
- Market Analysis
- Community Goals and Feedback
- Industry Input

Diagram showing the planning process with interconnected nodes for Final Reuse Plan, Land Planning Concepts, Market Analysis, Community Goals and Feedback, and Industry Input.
## Current Schedule (Subject to Change)

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</table>
# NOI Recommendation Process Timetable

*(Subject to Change)*

<table>
<thead>
<tr>
<th>Month</th>
<th>New Surplus Areas</th>
<th>Previously Screened Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aug-11</td>
<td>U.S. Army Surplus declaration</td>
<td>2010 NOI Recommended Applicants Update Meeting</td>
</tr>
<tr>
<td></td>
<td>NOI Amendment No. 1 Issued</td>
<td></td>
</tr>
<tr>
<td>Sep-11</td>
<td>NOI Workshop and Tour</td>
<td></td>
</tr>
<tr>
<td>Oct-11</td>
<td></td>
<td>NOI Task Force Discussion with Recommended Applicants</td>
</tr>
<tr>
<td>Nov-11</td>
<td>NOI Submission Deadline</td>
<td>Revise NOI Submission</td>
</tr>
<tr>
<td>Dec-11</td>
<td>Determination of Completeness</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Community Presentation (if necessary)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Cure Responses Due (if necessary)</td>
<td></td>
</tr>
<tr>
<td>Early 2012</td>
<td>Recommendation of NOI Respondent(s) to LRA Committee</td>
<td></td>
</tr>
</tbody>
</table>
TABLE INTRODUCTIONS
Table Introductions

Please share your name, where you live, how long you’ve lived in the area, and did you attend any of the previous community meetings?

As we go into these discussions, what’s one thing you want to know more about?
DEMOGRAPHIC POLLING
Press the button corresponding to your choice...

If You Make a Mistake, Just Vote Again!
Who’s in the room?
Where will you spend the Thanksgiving holiday?

<table>
<thead>
<tr>
<th>Percentage</th>
<th>Option</th>
</tr>
</thead>
<tbody>
<tr>
<td>52%</td>
<td>1. Visiting family and friends</td>
</tr>
<tr>
<td>30%</td>
<td>2. Cooking for my family</td>
</tr>
<tr>
<td>1%</td>
<td>3. Work</td>
</tr>
<tr>
<td>3%</td>
<td>4. Volunteering at a food kitchen</td>
</tr>
<tr>
<td>5%</td>
<td>5. Sitting at home with a good book</td>
</tr>
<tr>
<td>4%</td>
<td>6. On a cruise or vacation</td>
</tr>
<tr>
<td>5%</td>
<td>7. Other</td>
</tr>
</tbody>
</table>
How many of the previous public meetings have you attended?

<table>
<thead>
<tr>
<th>Percentage</th>
<th>Choice</th>
</tr>
</thead>
<tbody>
<tr>
<td>24%</td>
<td>All</td>
</tr>
<tr>
<td>37%</td>
<td>A few</td>
</tr>
<tr>
<td>15%</td>
<td>One</td>
</tr>
<tr>
<td>24%</td>
<td>None</td>
</tr>
</tbody>
</table>
Where do you live?

<table>
<thead>
<tr>
<th>Percentage</th>
<th>Neighborhood</th>
</tr>
</thead>
<tbody>
<tr>
<td>20%</td>
<td>1. Brightwood</td>
</tr>
<tr>
<td>1%</td>
<td>2. Colonial Village</td>
</tr>
<tr>
<td>0%</td>
<td>3. Crestwood</td>
</tr>
<tr>
<td>37%</td>
<td>4. Shepherd Park</td>
</tr>
<tr>
<td>1%</td>
<td>5. 16th Street Heights</td>
</tr>
<tr>
<td>22%</td>
<td>6. Takoma</td>
</tr>
<tr>
<td>5%</td>
<td>7. Another Ward 4 Neighborhood</td>
</tr>
<tr>
<td>14%</td>
<td>8. I live outside of Ward 4</td>
</tr>
</tbody>
</table>
How long have you lived in the community?

1. Less than 5 years - 12%
2. 5 – 10 years - 13%
3. 10 – 20 years - 15%
4. More than 20 years - 46%
5. I don’t live in Ward 4 - 13%
RECAP OF PREVIOUS MEETINGS
Preferred Plan
Community Meeting #6 – November 15, 2011

Community Engagement

- Public Meeting #1 – Goal Setting & Existing Conditions (June 2010)
- Public Meeting #2 – Re-Use Options (July 2010)
- Public Meeting #3 – Refined Scenarios (August 2010)
- Public Meeting #4 – Draft Plan (October 2010)
- Public Meeting #5 – Revised Concept Plans (October 2011)
- Public Meeting #6 – Preferred Plan (November 2011)
- Public Meeting #7 – Final Reuse Plan (February 2012)
Who Attended on October 5th, 2011?

- 105 Participants

- 80% residents of nearby neighborhoods (Shepherd Park, Brightwood and Takoma Park)

- 50% have lived in Ward 4 for 20+ years

- 60% were 45 years and above

- 53% had attended previous community meetings
USE CONCEPT 1 – Minimal Intervention
• Reuse Building 2
• Develop along Georgia Avenue
• Place open space between the new development and Building 2

USE CONCEPT 2 – Maximize New Use
• Fully develop the northeast corner
• Have new development front all of Georgia Avenue

USE CONCEPT 3 – Balance of Uses & Open Space
• Develop Georgia Avenue frontage with green “breather” intervals of open space
• Extend the open space on the northeast corner into an “urban center”
“Concept Use 3” – *Balance of Uses & Open Space*

- Preferred “Concept Use” per October 5th community feedback.
- Preserve green spaces
- Create a vibrant retail environment
- Present “public spaces/community spaces”
- Create pedestrian walkways and better access through the site
- Create a sustainable site
- Mixed-use environment
## Community Meeting Feedback Favors Balanced Approach

<table>
<thead>
<tr>
<th>GOALS</th>
<th>COMMUNITY RESPONSES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Integrate the Site with the Community</td>
<td>Access to and preservation of the <strong>Green Space</strong> as an important community amenity for entertainment and recreation</td>
</tr>
<tr>
<td></td>
<td>Easy pedestrian/bicycle <strong>walkways</strong> as well as vehicular roads</td>
</tr>
<tr>
<td></td>
<td>Idea of <strong>sustainability</strong> is important to many of the participants</td>
</tr>
<tr>
<td>Mix of Uses</td>
<td>Creating a <strong>friendly retail environment</strong>, though participants were divided on exactly what type of retail</td>
</tr>
<tr>
<td></td>
<td>Many of the participants further stressed the need for <strong>balance</strong> between retail and “openness”</td>
</tr>
<tr>
<td></td>
<td><strong>Preservation</strong> of Historical Buildings/Building 1</td>
</tr>
<tr>
<td></td>
<td>Town center environment with a <strong>mix of uses</strong></td>
</tr>
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</table>
## Community Meeting Feedback Favors Balanced Approach

<table>
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<th>COMMUNITY RESPONSES</th>
</tr>
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<td>Create Jobs and Revenue for DC</td>
<td>Attract new and <strong>better paying jobs</strong> for District residents</td>
</tr>
<tr>
<td></td>
<td>Attract high quality businesses and provide commercial property that <strong>increases land value and tax revenues</strong></td>
</tr>
<tr>
<td></td>
<td>Support and <strong>promote Georgia Avenue businesses</strong> that attracts higher end customer</td>
</tr>
<tr>
<td></td>
<td>Implementation strategy that includes <strong>short, mid and long term development actions</strong></td>
</tr>
<tr>
<td>Activate the Site</td>
<td>Activate site in short term and <strong>provide security</strong> during development</td>
</tr>
<tr>
<td></td>
<td>Attract high quality development and businesses that provide <strong>new amenities for the community</strong></td>
</tr>
</tbody>
</table>
QUESTIONS & ANSWERS
MARKET ANALYSIS
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
Market Demand Analysis

Developer Focus Groups

Development Case Studies

Request for Ideas (Building 1)

Selected NOI Applicant Uses

Market Potential
Destiny Retail Anchor

- Requires attraction of a destination anchor with draw beyond two-mile radius
- May require incentives, parking, and other investments
- Examples: Department stores (Kohl’s), wholesalers (Costco) & large-format specialty stores (Harris Teeter)

A Corporate/Academic/Medical Anchor Tenant

- Requires attraction of a single user or cluster of users, which could be in Building 1 or new construction

Accelerated Streetcar Timing

- Current District Timing:
  - 2020 – 2030 Start Date

- Assumed Accelerated Timing:
  - 2015 – 2020 Start Date
Key factors impacting ability to achieve market potential

<table>
<thead>
<tr>
<th>Category</th>
<th>Key Factors</th>
</tr>
</thead>
</table>
| General Market Conditions                     | • Economic Climate  
• Market Demand                                                            |
| Planning Considerations                       | • Physical Site Plan Implications  
• Placemaking                                                              |
| Necessary Public Investments                  | • Availability of Capital Funds  
• Availability of Financing Tools                                           |
| Public Will/Community Support                 | • Government Support & Resources  
• Achievement of Community Goals                                           |
Near-term (10-year) Market Potential

<table>
<thead>
<tr>
<th>Product Type</th>
<th>Range of Market Potential</th>
<th>KEY DIFFERENCES IN RANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Units</td>
<td>1,090 – 2,110</td>
<td>Additional Townhouses &amp; Apartments, primarily from Accelerated Timing of Streetcar</td>
</tr>
<tr>
<td>Retail SF</td>
<td>75,000 – 200,000</td>
<td>Additional retail square footage, as a result of attracting Destination Retail Anchor</td>
</tr>
<tr>
<td>Office SF</td>
<td>570,000 – 770,000</td>
<td>New Corporate/University/Medical Anchor (In Addition to Building 1)</td>
</tr>
</tbody>
</table>
Residential Neighborhood Character
Commercial Space

Building 1 Only

Building 1 + New Commercial
Mixed-use Neighborhood Character

Neighborhood retail

Destination retail + residential
REUSE PLAN
Design Approach

Framework Plan

Land Use

Circulation
  • Vehicular
  • Transit
  • Pedestrian

- Remove perimeter
- Integrate the community
- Extend street network
- Preserve and enhance Building 1
- Preserve and enhance open spaces
- Provide mix of uses
Design Approach

Framework Plan

Land Use

Circulation

• Vehicular
• Transit
• Pedestrian

• Town Center
• Destination Retail
• Reclaim Historic Vista
• Open Space
• Approximately 14 Acres of open space
Design Approach

Framework Plan

Land Use

Circulation
- Vehicular
- Transit
- Pedestrian

- Residential on Fern St.
- Mostly mixed use on NE corner & Geo. Av.
- Institutional at & around Building 1
- Mixed use opportunities at Building 14
- Use mix along Aspen St
- Wide Right of Ways
Design Approach

Framework Plan

Land Use

Circulation
  • Vehicular
  • Transit
  • Pedestrian

• Remove Perimeter
  • Integrate Community

Site Access
**Preferred Plan**

Community Meeting #6 – November 15, 2011

- **Design Approach**
  - Framework Plan
  - Land Use
    - Circulation
      - Vehicular
      - Transit
      - Pedestrian

- **Circulation**
  - Remove Perimeter
  - Integrate Community
  - Main Dr. E/W connection
  - 12th/13th St. N/S connection
  - 13th St. loop creates campus opportunity
  - Route parking & service circulation
  - Streetcar loop on town center

- **Markets Analysis**

- **Features of the Plan**

- **Last Meeting**
Design Approach

Framework Plan

Land Use

Circulation
- Vehicular
- Transit
- Pedestrian

- Connectivity via network of open spaces
- Possibility of connections via built spaces
FEATURES OF THE PLAN
• Mixed-use Northeast Corner
• Lined up by mid-rises with ground floor retail
• Open space towards Georgia Ave. to serve as draw
• Preserves mature tree canopy on Georgia Av.
• Potential street car stop near retail
Town Center

Destination Retail

Reclaim Vista

Open Space

Pentagon Row, Arlington, Virginia
Town Center

Destination Retail

Reclaim Vista

Open Space

City Vista, Washington, D.C.
Town Center

Destination Retail

Reclaim Vista

Open Space

Portland State University, Oregon
Town Center

Destination Retail

Reclaim Vista

Open Space

Streetcar in Portland, Oregon
• Opportunity for large destination retail, or
• Urban mall with mix of destination stores
• Opportunity for “arcades” or in/outdoor connections with storefronts
• Mid-rise residential or commercial on top
• Faces the town center
• Potential spin-off activity corridors on Elder and Dhalia Streets
• Potential Streetcar stop on 12th Street
Preferred Plan
Community Meeting #6 – November 15, 2011
Town Center

Destination Retail

Reclaim Vista

Open Space

Preferred Plan
Community Meeting #6 – November 15, 2011

Designed by Boston architect Ben Wood, urban mall in Xin Tian Di
- Uncover historic view lost in the 1970s with construction of Building 2

- Opportunity for campus or central park setting
Town Center

Destination Retail

Reclaim Vista

Open Space

Building 1, Walter Reed Army Medical Center
Town Center

Destination Retail

Reclaim Vista

Open Space
Preferred Plan
Community Meeting #6 – November 15, 2011

Town Center
Destination Retail
Reclaim Vista
Open Space

U.S. Patent Trademark Office, Alexandria, VA
Town Center

Destination Retail

Reclaim Vista

Open Space
- The Great Lawn
- Green Breathers
- Luzon +13th St.

- Preserve and enhance the Great Lawn
- Preserve and enhance areas with mature trees along Georgia Avenue
- Both front & rear facades of Building 1 exposed by open space
- “Natural” storm water management systems on sidewalks and green areas
- Historic buildings as backdrop for open space activities
Preferred Plan
Community Meeting #6 – November 15, 2011

**Preferred Plan**

- **Town Center**
  - Destination Retail
- **Reclaim Vista**

**Open Space**
- The Great Lawn
- Green Breathers
- Luzon +13th St.

LA Green Streets
Preferred Plan
Community Meeting #6 – November 15, 2011

Town Center
Destination Retail
Reclaim Vista

Open Space
• The Great Lawn
• Green Breathers
• Luzon +13th St.
• Town Center
  • Destination Retail
  • Reclaim Vista

Open Space
• The Great Lawn
• Green Breathers
• Luzon +13th St.

• Front door of Building 1
• Historic open space
• Rolling hills; pastoral character
• Opportunity for open air program
Open Space
• The Great Lawn
• Green Breathers
• Luzon +13th St.
Preferred Plan
Community Meeting #6 – November 15, 2011

Town Center

Destination Retail

Reclaim Vista

Open Space
- The Great Lawn
- Green Breathers
- Luzon +13th St.

Outdoor Movie, Stead Park Field, Washington, DC
Preferred Plan
Community Meeting #6 – November 15, 2011

Swathmore College, Philadelphia, Pennsylvania

Town Center

Destination Retail

Reclaim Vista

Open Space
- The Great Lawn
- Green Breathers
- Luzon +13th St.
• Intervals of green space in the Georgia Avenue frontage
Town Center

Destination Retail

Reclaim Vista

Open Space
• The Great Lawn
• Green Breathers
• Luzon +13th St.

Tanners Spring Park, Portland, Oregon
Preferred Plan
Community Meeting #6 – November 15, 2011

Preferred Plan

Town Center

Destination Retail

Reclaim Vista

Open Space
  • The Great Lawn
  • Green Breathers
  • Luzon +13th St.

Shake Shack, NYC, New York
• Luzon Ave. follows the path of the former Cameron Creek, leads into stormwater management park

• 13th St. leads to open space with historic building backdrop
Preferred Plan
Community Meeting #6 – November 15, 2011

- Town Center
- Destination Retail
- Reclaim Vista

Open Space
- The Great Lawn
- Green Breathers
- Luzon +13th St.

Eastern Market, Capitol Hill, Washington, D.C.
Town Center

Destination Retail

Reclaim Vista

Open Space
  • The Great Lawn
  • Green Breathers
  • Luzon +13th St.

Lenape Edible Estate, NYC, New York
• Town Center

• Destination Retail

• Reclaim Vista

Open Space
• The Great Lawn
• Green Breathers
• Luzon +13th St.
QUESTIONS & ANSWERS
TABLE DISCUSSIONS
Discussion Questions

1) What do you like most about the plan that was just presented?

2) What concerns, if any, do you have about the plan?
FEEDBACK FROM PARTICIPANTS & POLLING
How satisfied are you that the plan meets the goal for a mix of uses on the site?

<table>
<thead>
<tr>
<th>Percentage</th>
<th>Satisfaction Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>21%</td>
<td>1. Very satisfied</td>
</tr>
<tr>
<td>22%</td>
<td>2. Satisfied</td>
</tr>
<tr>
<td>37%</td>
<td>3. Somewhat satisfied</td>
</tr>
<tr>
<td>17%</td>
<td>4. Slightly satisfied</td>
</tr>
<tr>
<td>3%</td>
<td>5. Not at all satisfied</td>
</tr>
</tbody>
</table>
How satisfied are you that the plan meets the goal of integrating the site with the local neighborhoods?

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</thead>
<tbody>
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Preferred Plan
Community Meeting #6 – November 15, 2011
How satisfied are you with the plan as it meets the goal to preserve and utilize open space?

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</thead>
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</tr>
<tr>
<td>9%</td>
<td>4. Slightly satisfied</td>
</tr>
<tr>
<td>7%</td>
<td>5. Not at all satisfied</td>
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</table>
How satisfied are you that the plan addresses circulation within the site – for vehicles, public transit, & pedestrians?

10%  1. Very satisfied
20%  2. Satisfied
34%  3. Somewhat satisfied
15%  4. Slightly satisfied
21%  5. Not at all satisfied
In your table discussion, would you say there were more things people liked than they disliked or was it the other way around?

1. There were a lot more things people liked than disliked. 17%
2. There were a few more things people liked than disliked. 17%
3. There were about the same number of things people liked and disliked 29%
4. There were a few more things people disliked than liked. 14%
5. There were a lot more things people disliked than liked. 22%
Overall, what would you say is your general level of satisfaction about the preferred plan that was presented?

16% 1. Very satisfied
24% 2. Satisfied
36% 3. Somewhat satisfied
13% 4. Slightly satisfied
10% 5. Not at all satisfied
NEXT STEPS
## Current Schedule (Subject to Change)

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For More Information

- Dmped.dc.gov – click on Walter Reed icon
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