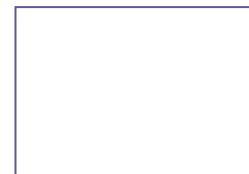




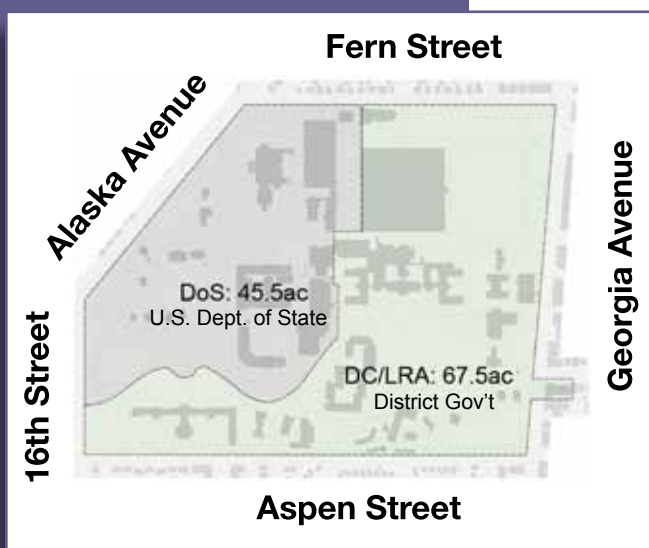
FROM THE OFFICE OF
COUNCILMEMBER MURIEL BOWSER

SPECIAL REPORT WALTER REED



OFFICIAL BUSINESS
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For more information, in my office, please contact: Rob Hawkins at rhawkins@dccouncil.us or 202-724-8052. You can also view the Office of the Deputy Mayor for Planning and Economic Development's website by visiting: www.walterreedlra.dc.gov



LOCAL REDEVELOPMENT AUTHORITY COMMITTEE MEMBERS

The LRA is comprised of 13 voting members, 8 of whom are agency directors and 5 who are public members:

- | | |
|-----------------------|--------------------------------|
| Arlene Davis | Annie Whatley (1st Alternate) |
| Alice Giancola | Randall Clarke (2nd Alternate) |
| Joe Membrino | Faith Wheeler (3rd Alternate) |
| Tim Shuy | Hasim Dawkins (4th Alternate) |
| Dwayne Toliver | Brenda Speaks (5th Alternate) |

Ex-officio members are:

- Muriel Bowser, Councilmember Ward 4**
- Eleanor Holmes Norton, DC Delegate to Congress**
- Kwame Brown, Chairman, DC Council**

Friends,

On September 15, 2011, Walter Reed Army Medical Center (WRAMC), the U.S. Army's flagship hospital where both privates and presidents have gone for care, started a new chapter on the grounds of the National Naval Medical Center in Bethesda, MD. After more than a century of service on Georgia Avenue, the District will begin implementing the next chapter. The improvements will provide a variety of new facilities and enrich all of Georgia Avenue. To ensure we get the best use, your participation is critical. Below is a brief history of the federal process the District has followed, the public process to date, and information on how you can stay involved in the coming months.

The Federal Process

- In 2005, a proposal by the Department of Defense (DOD) to replace the current Walter Reed Army Medical Center with a new Center on the grounds of the National Naval Medical Center in Bethesda, MD was approved. The proposal was part of the Base Realignment and Closure Act (BRAC) aimed at transforming individual medical facilities into joint facilities, with staff from the Army, Navy, and Air Force. The Federal government intended to keep the land.
- In 2009, the DOD announced that the District would have the chance to redevelop more than half of the campus. The District then set about establishing a Local Redevelopment Authority Committee (LRA) responsible for developing the reuse plan.
- After two dozen public meetings, three public workshops, three campus tours, two town halls, and the participation of hundreds of Ward 4 residents, the LRA unanimously approved a plan to develop a mixed-use project that would include 850 units of housing, 200,000 square feet of retail, 90,000 square feet of office space, and 40 acres of open space.
- In addition, the plan calls for educational, recreational, and healthcare options; over 3,200 new jobs, and \$18 million in projected annual tax revenue.

Public Benefits and Private Development

- BRAC rules require that non-profits and educational institutions be considered for use on the campus; Help USA and Catholic Charities will provide 75 units of permanent housing for veterans and families.
- Transitional Housing Corporation will occupy 4,000 square feet of office space, and So Others Might Eat will provide 45 units of permanent supportive housing for families. Two charter schools will share a building; D.C. Fire and Emergency Services will have space for a new Engine 22; and Howard University will have an ambulatory care facility.
- We've also heard from private developers interested in locating here, including major grocery chains, companies with retail and dining options and senior housing.

New Opportunities

- When the reuse plan was approved last year, the District began negotiating with the federal government to acquire a larger portion of the land. And, we were successful!
- The new boundaries include the main hospital building, 1,200 below-ground parking spaces, and the southwest corner of the site at the intersection of 16th and Aspen Streets.
- In four short years and after much negotiation, we've gone from having no part of the Walter Reed site to having access to more than half of the campus and the entire Georgia Avenue frontage.
- With the new boundaries, another round of public input begins. This means that you get another chance to have a say in how the plan is developed. The LRA will host a number of public meetings over the next several months. They are a great way to stay up to date on the latest

ideas about reusing the parcel. We will also host public workshops where neighbors can lead the discussion, interact with the development team, and vote on a host of issues. And, of course, I will announce upcoming meetings and new information in my weekly newsletter and on my website.

What's Next?

- Working with DOD to ensure a safe and secure campus during the transition.
- Working with Upper Georgia Avenue businesses.
- Creating an Implementation Plan.

Whether that be in the form of a convention center-type authority; a master developer hired contractually; or an in-house government-led team, depends largely on your input.

This is a once-in-a-lifetime opportunity to forever shape our Ward. I need your help and ideas to make this overall plan a success and to turn upper Georgia Avenue into a major focus not just for Ward 4, but for all of DC. Get involved – stay involved.

Warmest regards,

