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VINCENT C. GRAY  
MAYOR

February 7, 2013

The Honorable Phil Mendelson  
Chairman  
Council of the District of Columbia  
1350 Pennsylvania Avenue NW, Room 504  
Washington, DC 20004

Dear Chairman Mendelson:

Today, I am transmitting to the Council of the District of Columbia legislation entitled the "Walter Reed Army Medical Center Small Area Plan."

The purpose of this legislation is to approve the Walter Reed Army Medical Center (WRAMC) Small Area Plan (SAP), which was initiated by the Office of Planning in the Spring of 2010. This SAP is part of a coordinated planning process designed to be compatible with and respond to the Reuse Plan, a key component of the District's Homeless Assistance Submission to the U.S. Department of Housing and Urban Development (HUD).

As part of the Department of Defense's Base Realignment and Closure (BRAC) process, the District formed the Local Redevelopment Authority (LRA) to prepare the Reuse Plan, the main component necessary for the District to acquire 66.57 acres of the Site. The Reuse Plan provides a strategic framework to integrate the site within the existing fabric of the neighborhoods surrounding WRAMC by recommending approximately 3.1 million square feet of a mix of uses and quality open space. This mix of uses will support a significant number of new jobs for the District (an estimated 2,900 jobs and 4,000 new residents) and will provide an estimated \$30 million of new stabilized tax revenues. The Reuse Plan was unanimously approved by Council on July 10, 2012, and was subsequently transmitted to HUD for its determination.

As part of this coordinated planning process, the SAP is a product of intense collaboration with community stakeholders and District government agencies, which concluded on October 16, 2012 with a Mayoral hearing. With over ten public meetings, individual residents, property

owners, and stakeholders participated in crafting and reviewing the following elements of the plan:

1. **Comprehensive Plan Land Use Designation Changes:** The SAP recommends a series of land use designation changes per the District's Comprehensive Plan, which reflect the proposed development as set forth in the Reuse Plan.
2. **Transportation Recommendations:** A detailed transportation analysis was completed and sets forth recommendations to mitigate adverse impacts per the Reuse Plan's redevelopment proposal.
3. **Urban Design Guidelines:** The SAP includes guidelines to ensure the design of future development is compatible with the existing neighborhoods, integrates safe transportation connections, and signals to the community that this is a new, well designed, accessible, and amenity-rich addition to the neighborhood.

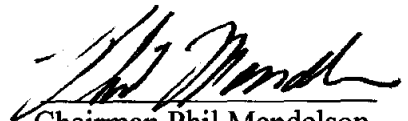
I believe that the Walter Reed Army Medical Center Small Area Plan creates a dynamic framework for guiding future development and public investment within one of the District's most valuable sites. The SAP works in conjunction with the Reuse Plan and achieves the specific objectives necessary to rezone the site once conveyed to the District. It also successfully provides a framework which ensures future development is aesthetically compatible, well connected, and creates a vital and enduring sense of place for new and existing residents to enjoy.

I urge the Council's prompt and favorable enactment of this legislation.

Sincerely,



Vincent C. Gray  
Mayor

  
Chairman Phil Mendelson,  
at the request of the Mayor

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6 A PROPOSED RESOLUTION  
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11 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA  
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14 Chairman Phil Mendelson introduced the following resolution, which was referred to the  
15 Committee of the Whole.

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17 To approve the proposed Walter Reed Army Medical Center Small Area Plan.  
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19 RESOLVED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, that  
20 this resolution may be cited as the “Walter Reed Army Medical Center Small Area Plan  
21 Approval Resolution of 2013”.

22  
23 Sec. 1. Pursuant to § 4 (c) (4) of the District of Columbia Comprehensive Plan  
24 Act of the 1984 Land Use Element Amendment Act of 1984, effective March 16, 1985  
25 (D.C. Law 5-187; D.C. Official Code § 1-306.03(c)(4)), the Mayor transmitted to the  
26 Council for review the proposed Walter Reed Army Medical Center Small Area Plan  
27 (“Small Area Plan”).

28 Sec. 2. The Council finds that:

29 (1) The site formerly known as the Walter Reed Army Medical Center is  
30 located at 6900 Georgia Avenue, NW in Ward 4 and includes the neighborhoods of  
31 Brightwood, Shepherd Park, and Takoma. The planning area is defined by boundaries  
32 between Fern Street and Alaska Avenue to the north, 16th Street to the west, Aspen  
33 Street to the south, and Georgia Avenue to the east.

1                   (2) Under the Base Realignment and Closure (BRAC) process, the  
2 Government of the District of Columbia was designated as the Walter Reed Local  
3 Redevelopment Authority (LRA) and was required to complete a Base Reuse Plan in  
4 order to acquire 66.57<sup>i</sup> acres of surplus Army property. As part of this process, the Walter  
5 Reed LRA initiated a coordinated planning process in August 2011 which included the  
6 development of the Reuse Plan and a Small Area Plan intended to meet both the federal  
7 and local requirements for the District to acquire and redevelop the land. The Reuse Plan  
8 envisions a vibrant campus integrated into the community through the provision of  
9 expanded retail opportunities, preservation of open space, creative reuse of historic assets  
10 into a range of cultural and educational uses, the creation of a range of jobs for District  
11 residents, and the development of a variety of housing options to support a range of  
12 incomes and needs. The Council approved the Reuse Plan through the Walter Reed Army  
13 Medical Center Base Realignment and Closure Homeless Assistance Submission  
14 Approval Act of 2012 effective October 16, 2012, D.C. Law 19-0175, 59 DCR 9106.  
15 The Reuse Plan was transmitted on July 23, 2012 as a key component of the District's  
16 Homeless Assistance Submission to the U.S. Department of Housing and Urban  
17 Development (HUD) for review and approval.

18                   (3) During this coordinated planning process, the Office of Planning led a  
19 concurrent public engagement process for the Small Area Plan by hosting four public  
20 meetings on January 17, 2012, May 17, 2012, June 26, 2012, and July 12, 2012. The  
21 process concluded in the summer of 2012. The Small Area Plan was published and made  
22 available for public comment from September 14, 2012 to October 31, 2012, and a public  
23 Mayoral hearing was conducted on October 16, 2012.

1 (4) With guidance from the Comprehensive Plan of the National Capital,  
2 the purpose of the Small Area Plan is to respond to and be compatible with the Reuse  
3 Plan and provide guidance on specific land use designation changes, transportation  
4 analysis, and urban design guidelines.

5 (5) The Small Area Plan uses specific land use analysis and incorporates  
6 the broadest range of planning techniques and practical solutions to achieve the District's  
7 goals and objectives.

8 (6) The following goals have been established during the Reuse and Small  
9 Area Planning process:

10 (A) Integrate the Site with the Community;

11 (B) Provide a Mix of Uses on the Site;

12 (C) Create Jobs and Revenue for DC; and

13 (D) Reactivate the Site.

14 The Small Area Plan outlines strategies to accomplish these goals.

15 (7) The Small Area Plan supports the recommendations set forth in the  
16 Reuse Plan. It proposes land use designations, per the District's Comprehensive Plan for  
17 the National Capital, to accommodate the Reuse Plan's recommended development  
18 program of 3.1 million square feet of development. These land use designation changes  
19 anticipate that all proposed development would occur as matter of right projects and will  
20 ensure that future zoning can be established, after the Small Area Plan is approved, for  
21 future development. These designation changes will allow a range of densities to  
22 accommodate the proposed development program set forth in the Reuse Plan. A  
23 transportation analysis and recommendations were established to mitigate adverse

1 impacts for cars, pedestrians, bikes and transit per the Reuse Plan's redevelopment  
2 program. The main findings in this analysis are incorporated into the Small Area Plan's  
3 Transportation Recommendations and included as an appendix. The Small Area Plan's  
4 urban design guidelines ensure that new development creates an active, well connected  
5 and aesthetically compatible redevelopment. Specific urban design guidance for the  
6 entire site as well as for specific sub-areas of the site were crafted and included in the  
7 Small Area Plan's recommendations. As a result of the Small Area Plan, the District's  
8 local planning requirements necessary to redevelop the site after it is conveyed to the  
9 District will be met.

10 (8) Once approved, the Small Area Plan will provide supplemental  
11 guidance to the Zoning Commission and other District agencies in carrying out the  
12 policies of the Comprehensive Plan of the National Capital.

13 Sec. 3. The Small Area Plan is approved as submitted.

14 Sec. 4. The Council adopts the fiscal impact statement in the committee report as  
15 the fiscal impact statement required by section 602 (c) (3) of the Rules for the Council of  
16 the District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 813;  
17 D.C. Official Code § 1-206.02 (c) (3)). Council Period 19 Resolution of 2011, effective  
18 January 3, 2011 (Res.19-001; 58 DCR 211).

19 Sec. 5. This resolution shall take effect immediately.

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<sup>i</sup> The Army notified the Walter Reed LRA in June 2012 that the acreage of surplus property at Walter Reed changed from approximately 67.5 acres to approximately 66.57 acres.

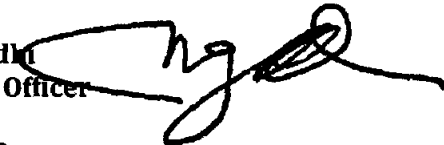
Government of the District of Columbia  
Office of the Chief Financial Officer



Natwar M. Gandhi  
Chief Financial Officer

**MEMORANDUM**

**TO:** The Honorable Phil Mendelson  
Chairman, Council of the District of Columbia

**FROM:** Natwar M. Gandhi   
Chief Financial Officer

**DATE:** January 3, 2013

**SUBJECT:** Fiscal Impact Statement – “Walter Reed Army Medical Center Small Area Plan Approval Resolution of 2013”

**REFERENCE:** Draft Bill shared with the Office of Revenue Analysis on December 13, 2012

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**Conclusion**

Funds are sufficient in the FY 2013 through FY 2016 budget and financial plan to implement the proposed resolution.

**Background**

Enactment of the proposed resolution approves the Walter Reed Army Medical Center Small Area Plan (“Small Area Plan”). The Walter Reed Army Medical Center Site (“Site”) is 66.57 acres of surplus Army property located at 6900 Georgia Avenue, N.W. in Ward 4. The Government of the District of Columbia was designated as the Walter Reed Local Redevelopment Authority under the Federal government’s Base Realignment and Closure process. As a result, the District is required to complete a Base Reuse Plan in order to acquire the 66.57 acres, and the development of a Small Area Plan is part of this process. The Small Area Plan outlines goals, guidelines, and strategies to integrate the Site with the surrounding community, provide a mix of uses on the Site, create jobs and revenue for the District, and reactivate the Site.

**Financial Plan Impact**

Funds are sufficient in the FY 2013 through FY 2016 budget and financial plan to implement the proposed resolution. The Small Area Plan provides a strategic framework for implementing recommendations in the plan area, but does *not commit* District resources to implement such recommendations.

The Honorable Phil Mendelson

FIS: "Walter Reed Army Medical Center Small Area Plan Approval Resolution of 2013," Draft resolution shared with the Office of Revenue Analysis on December 13, 2012

Because Federal and District anti-deficiency laws<sup>1</sup> prohibit District officers and employees from exceeding agency appropriations in any fiscal year, funds required to implement any of the public investment strategies identified in the Small Area Plan would need to be budgeted and appropriated in future years or absorbed in existing agency budgets.

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<sup>1</sup> 31 U.S.C. § 1341 (2007) and D.C. Official Code § 47-355.01 *et seq.* (2001).



GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF THE ATTORNEY GENERAL



Legal Counsel Division

**MEMORANDUM**

**TO:** Lolita S. Alston  
Director  
Office of Legislative Support

**FROM:** Janet M. Robins  
Deputy Attorney General  
Legal Counsel Division

**DATE:** December 31, 2012

**SUBJECT:** Legal Sufficiency Review of the Walter Reed Army Medical Center  
Small Area Plan Approval Resolution  
(AE-12-982)

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**This is to Certify that** this Office has reviewed the “Walter Reed Army Medical Center Small Area Plan Approval Resolution of 2013” and found it to be legally unobjectionable, subject to the inclusion of technical changes that we have identified to the Executive. If you have any questions, please do not hesitate to call me at 724-5524.

  
Janet M. Robins