



## THE PARKS AT WALTER REED | PARCEL Z

Historic Preservation Review Board and Commission of Fine Arts  
Concept Review Submission

February 1, 2024





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## PROJECT TEAM



Hines



EHT TRACERIES  
HISTORIC PRESERVATION

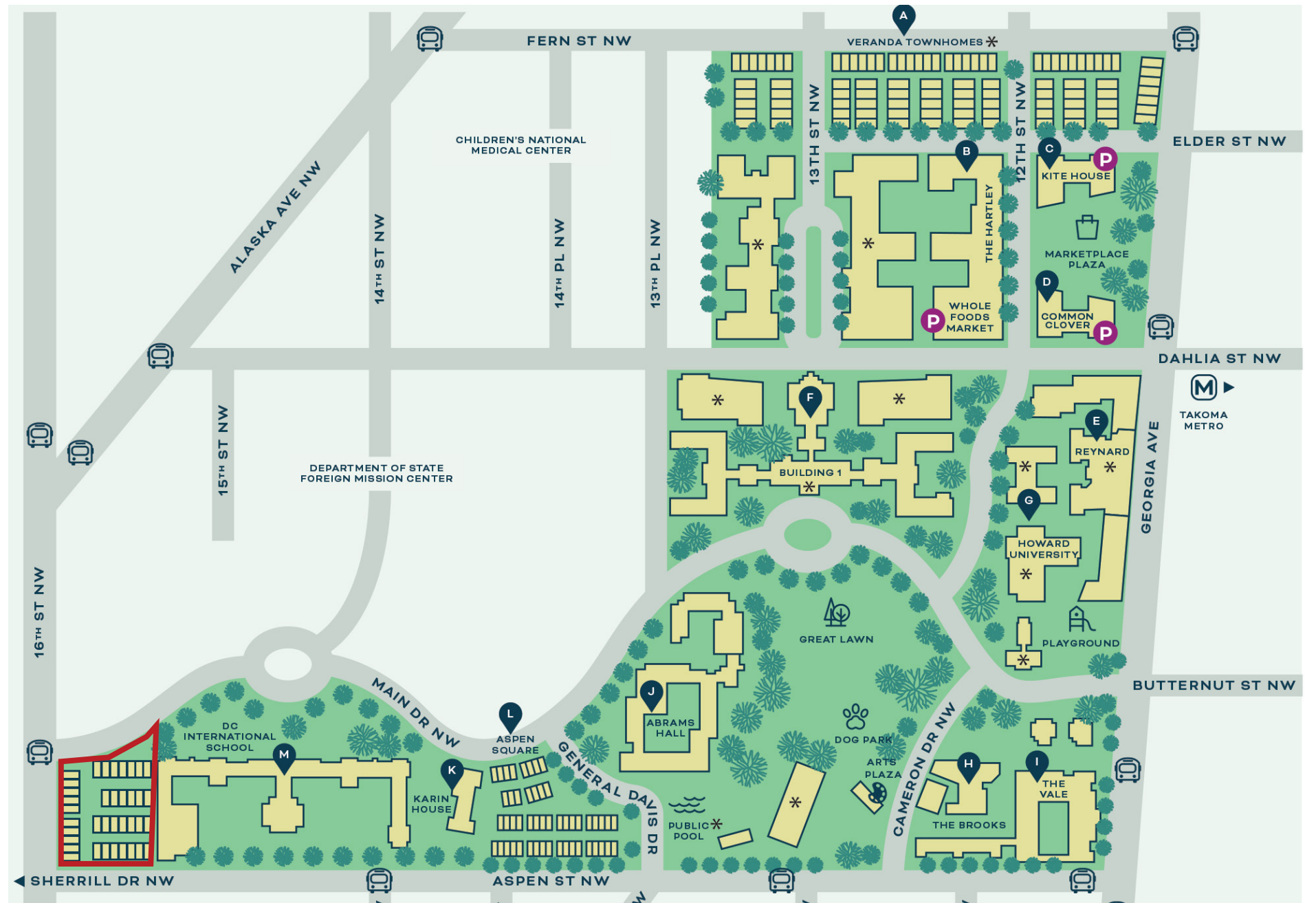


## PROJECT OVERVIEW

This application covers the proposal to construct 37 fee-simple townhomes at Parcel Z as part of the Parks at Walter Reed redevelopment within the Walter Reed Army Medical Center Historic District. The parcel is located within the WR-8 Zoning district which allows medium and moderate density buildings within a campus setting. The proposed project includes the construction of 3 and 4-story townhomes, 3 of which will be set aside as affordable homeownership opportunities. The new townhomes will be about 3,000sf with individual rear loaded one car garages.

Parcel Z is located within the Walter Reed Army Medical Center (WRAMC) Historic District. The WRAMC Historic District encompasses the 110-acre campus that served as the site of the Army's primary medical activities for most of the twentieth century until it was decommissioned in 2011. The entire site, bounded by Georgia Avenue to the east, Fern Street to the north, Sixteenth and Alaska Streets to the west, and Aspen Street to the south is a Historic District that was listed in the D.C. Inventory of Historic Sites in 2014 and the National Register of Historic Places in 2015. Parcel Z specifically is bound by Main Dr to the north, Sixteenth Street to the west, and Aspen Street to the south. It is adjacent to the historic Delano Hall Building.

The overall goal of The Parks at Walter Reed redevelopment is to ensure the preservation and enhancement of the historic character of the campus while introducing a contemporary neighborhood within its boundaries; however, the variety of planned building programs and land usage included in the redevelopment requires some adaptation to serve the changing users of the campus. Key to this is the preservation and maintenance of the Main Hospital (Building 1) and The Great Lawn as the core of the campus, while providing new connections and built and landscape program offerings that are appropriate and compatible with the historic campus.

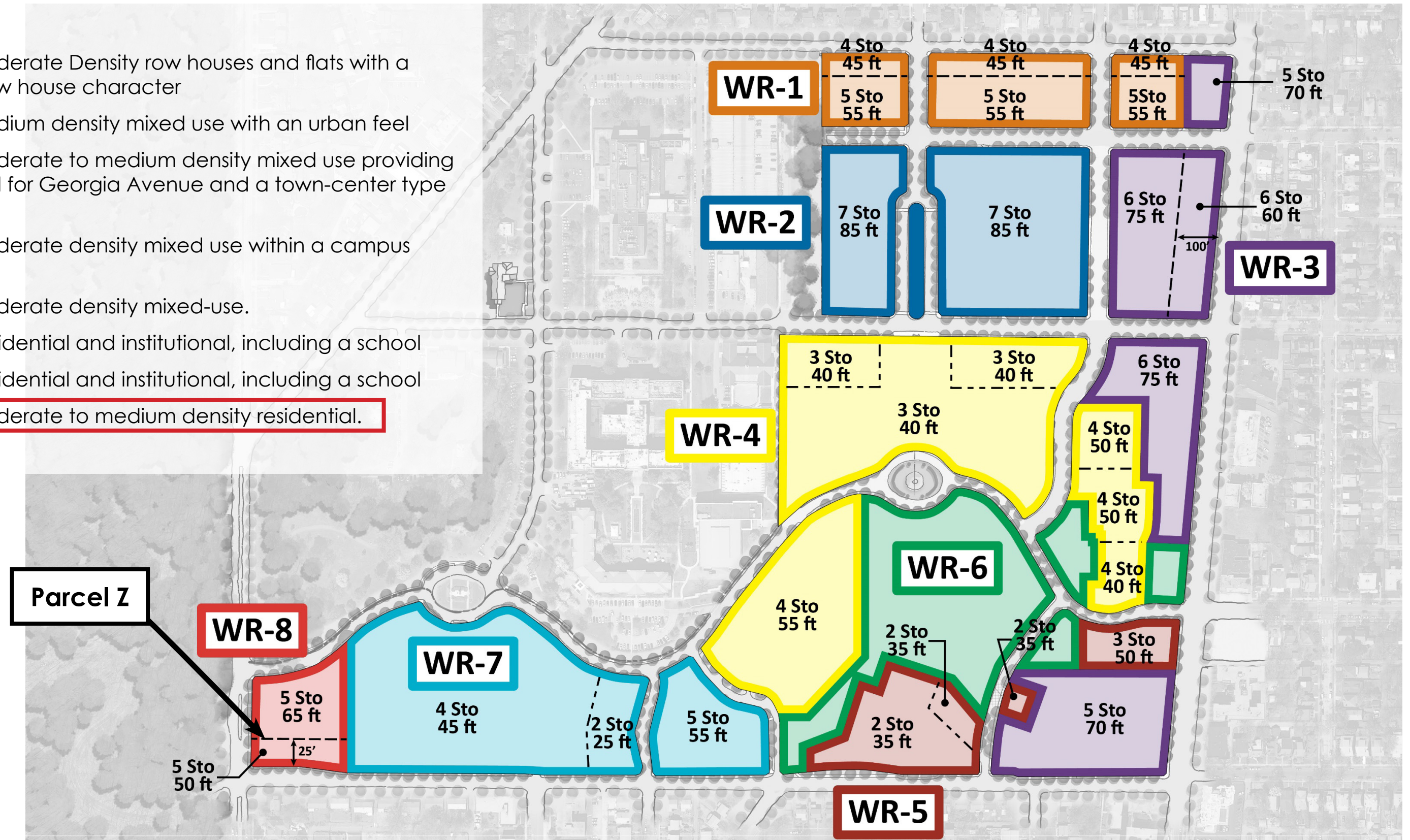


*The Parks at Walter Reed Master Plan*



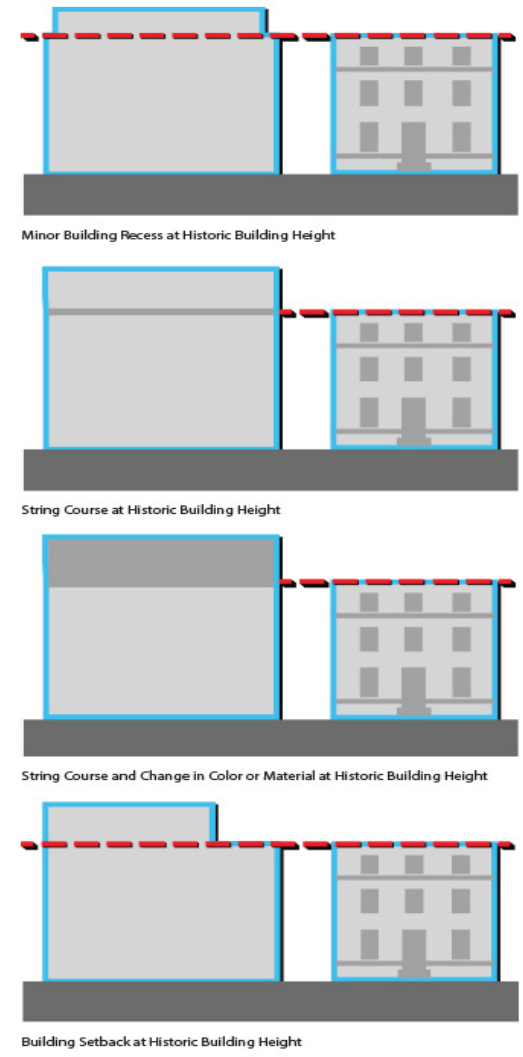
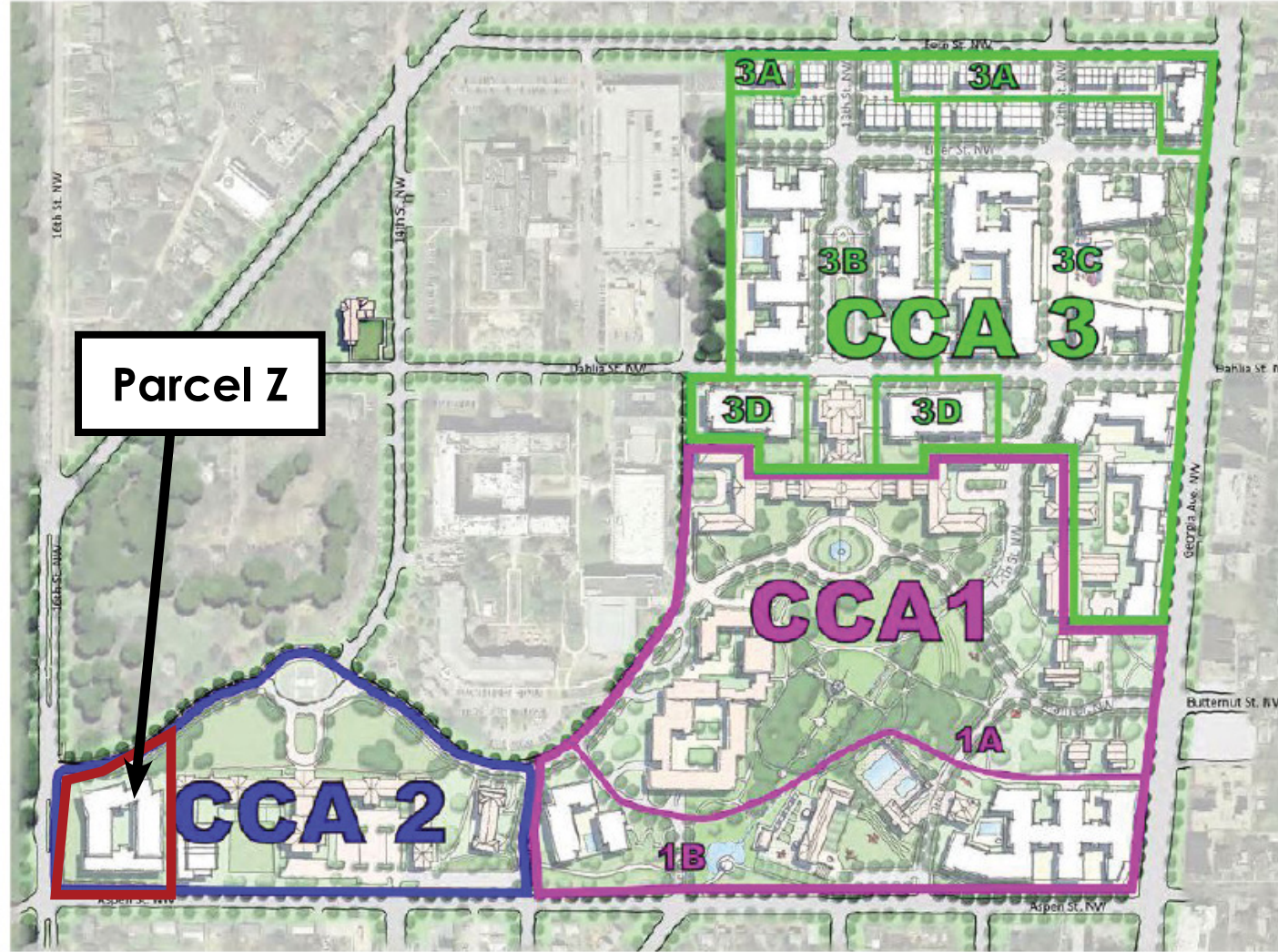
# WALTER REED ZONING

- WR-1: Moderate Density row houses and flats with a typical row house character
- WR-2: Medium density mixed use with an urban feel
- WR-3: Moderate to medium density mixed use providing street wall for Georgia Avenue and a town-center type plaza.
- WR-4: Moderate density mixed use within a campus setting.
- WR-5: Moderate density mixed-use.
- WR-6: Residential and institutional, including a school
- WR-7: Residential and institutional, including a school
- WR-8: Moderate to medium density residential.



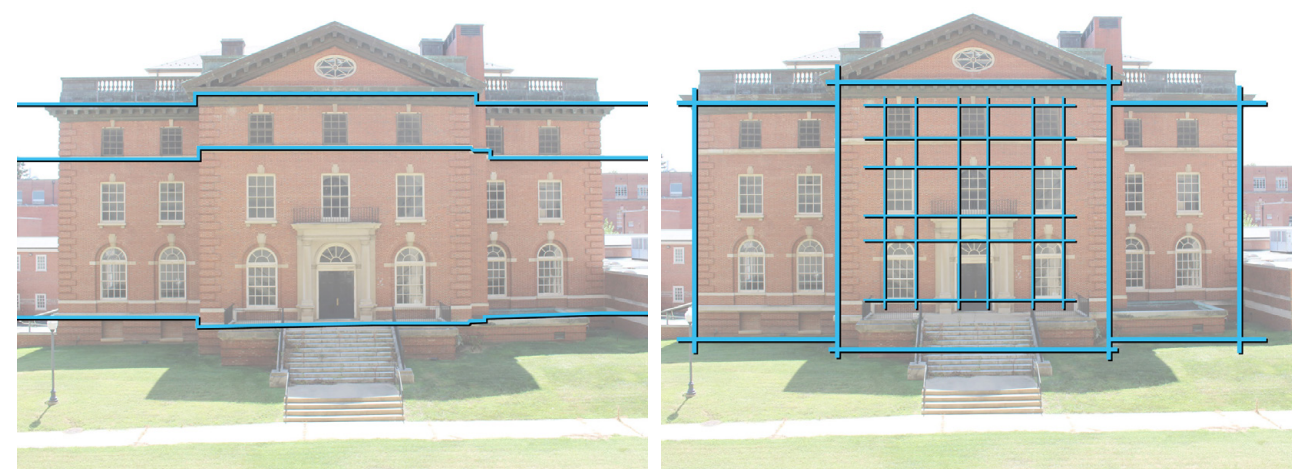
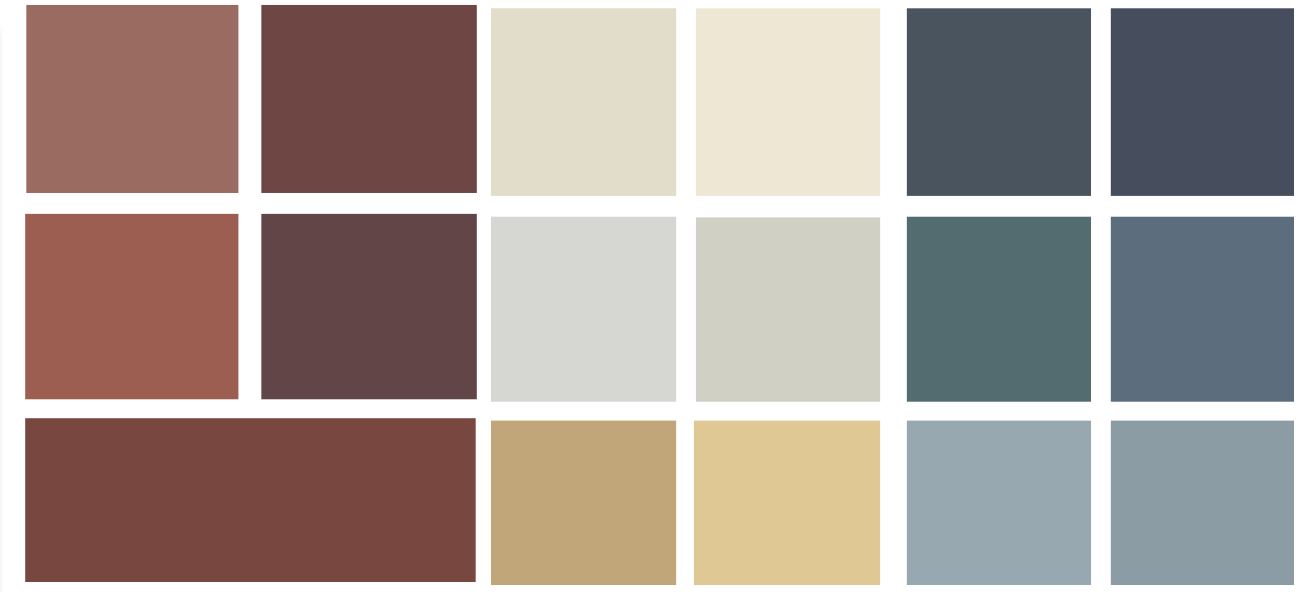
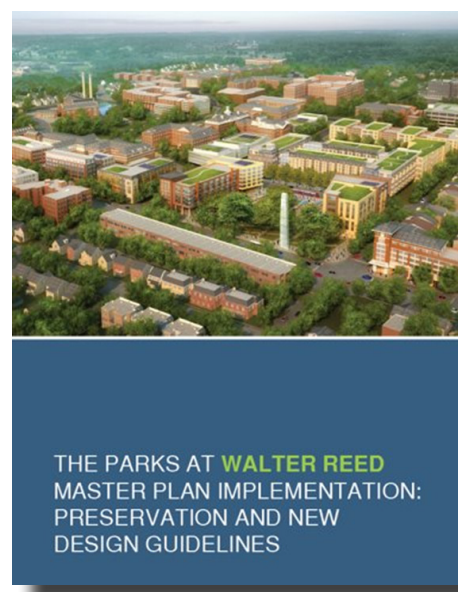


# WALTER REED DESIGN GUIDELINES - CAMPUS CHARACTER AREAS (CCA)



Parcel Z is located within CCA-2:

- Area historically characterized by Georgian Revival Style Delano Hall (Building 11) and bucolic open spaces with building siting that is responsive to the existing topography
- New buildings should reinforce the campus character of Walter Reed and should be compatible and harmonious with adjacent historic buildings. The compatibility among buildings should be expressed in the selection of materials, colors, architectural elements, massing and facade articulation.
- New buildings should parallel the corresponding street
- New architecture should be "Principle Based" to maintain the historic campus character of Walter Reed -use classical principles of proportion, massing, hierarchy, and facade organization





# WALTER REED DESIGN GUIDELINES

## Principle Based: Traditional Wall

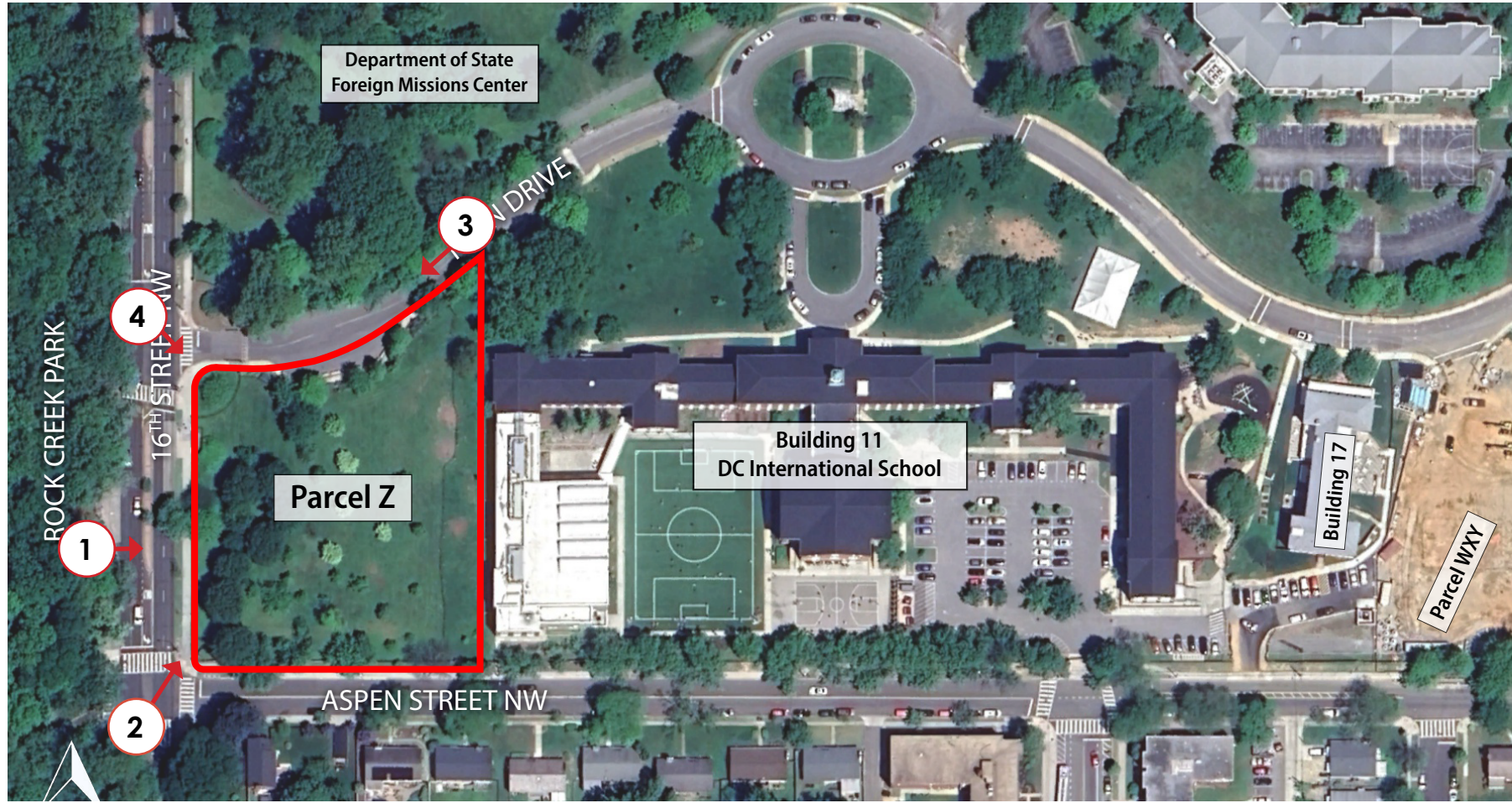
Principle Based Traditional Wall architecture is characterized by:

1. Primarily punched windows
2. Primarily individual or paired windows
3. High proportion of masonry to glass
4. Base, middle, and top expressed with recognized traditional forms (ex. cornice, sill, etc.)
5. Clearly dominant vertical reading
6. Ornamentation of architectural elements
7. Simple massing



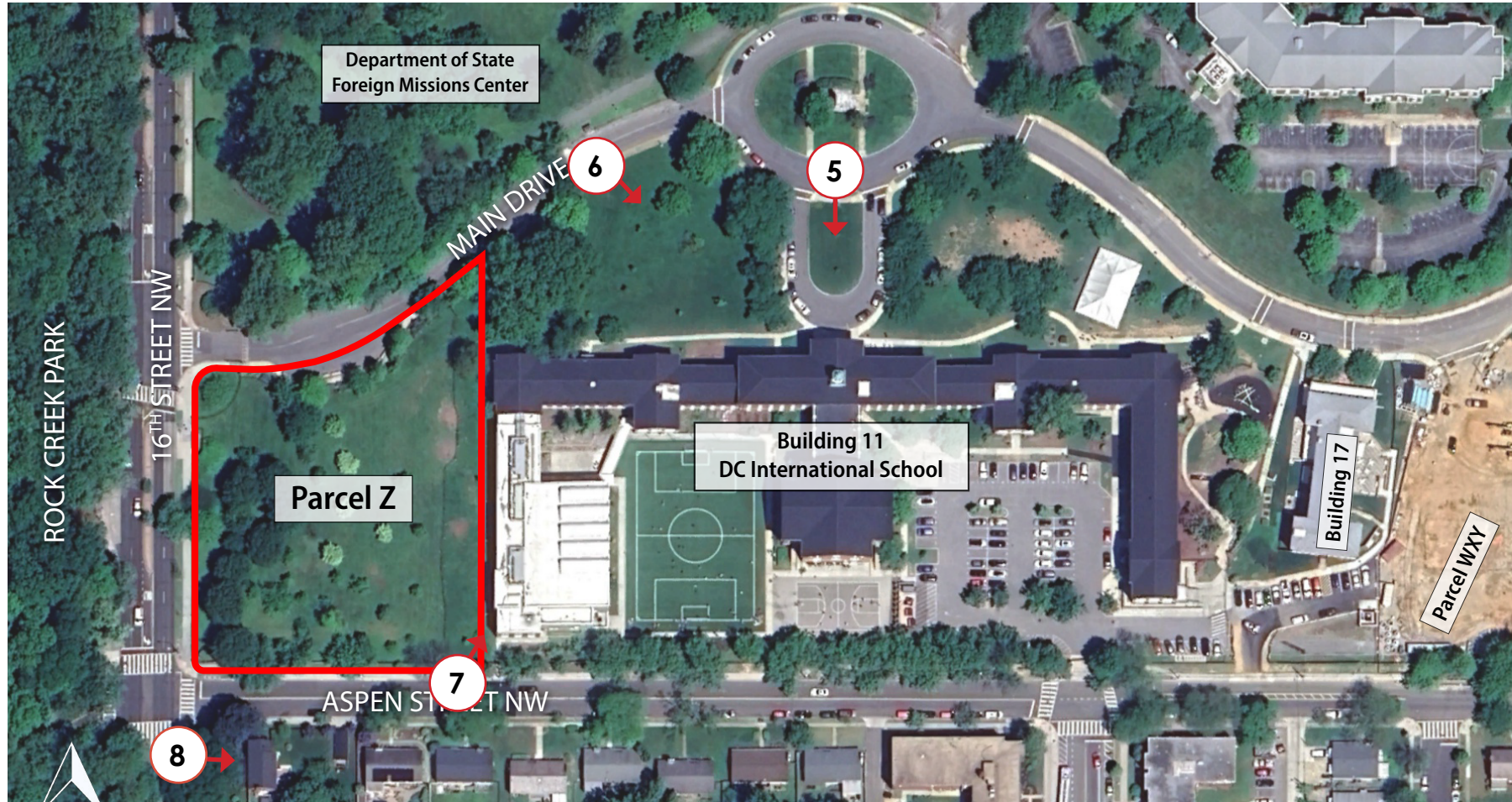


# SITE CONTEXT





# SITE AND NEIGHBORHOOD CONTEXT - ADJACENT BUILDINGS

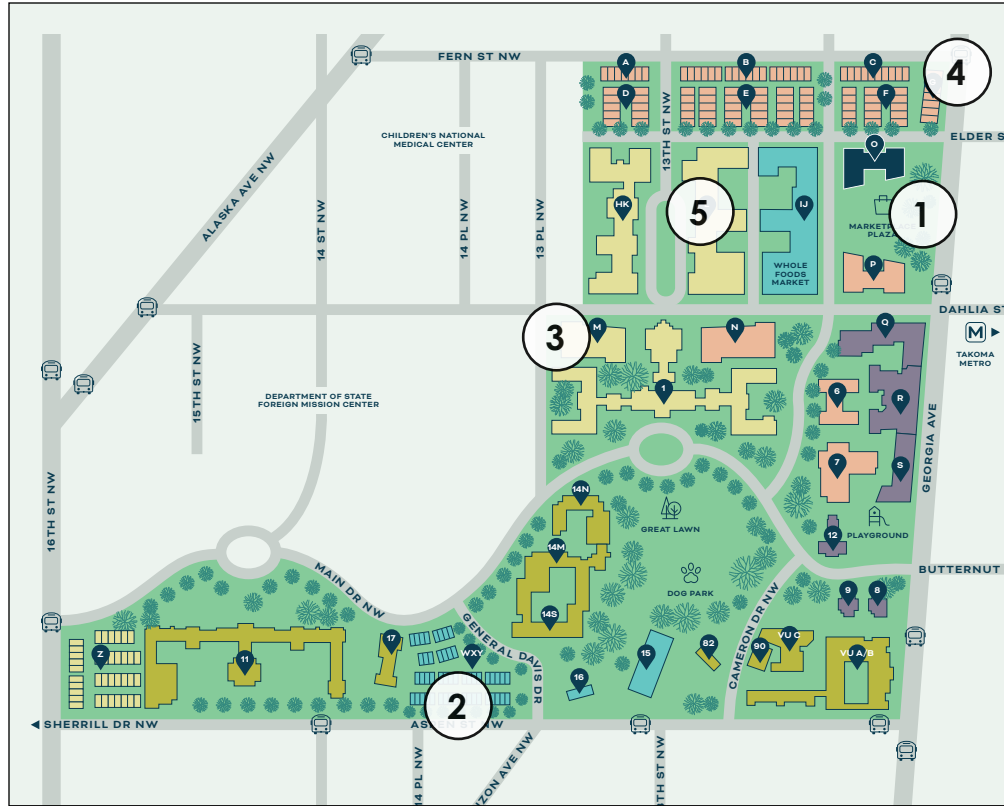


Building 11 - Delano Hall (DC International School)





**SITE AND NEIGHBORHOOD CONTEXT - THE PARKS AT WALTER REED**



TPWR Development Plan



Town Center



Parcel WXY Townhomes



Parcel M



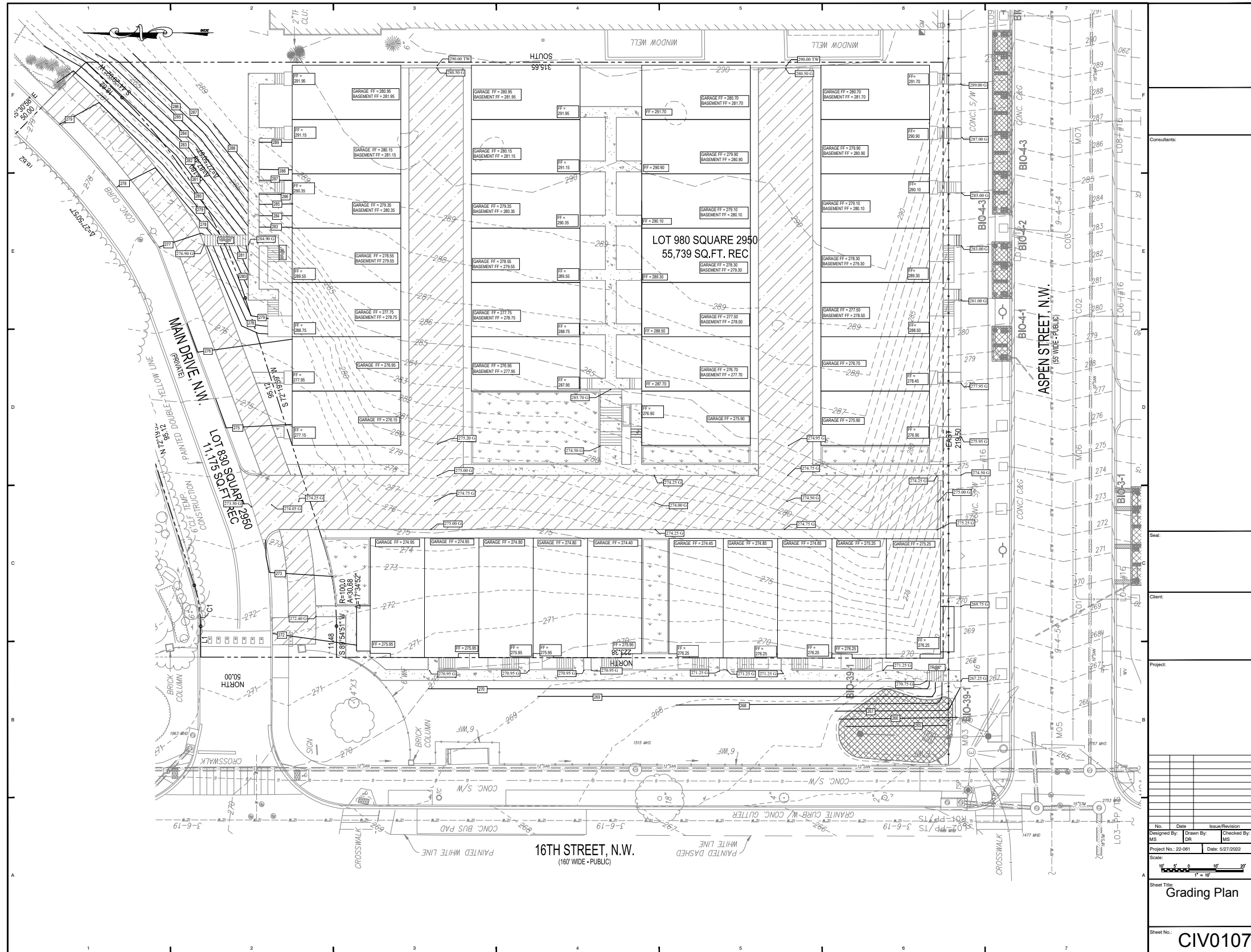
Parcels A-G Stacked Townhomes (Georgia Avenue)



Parcel L

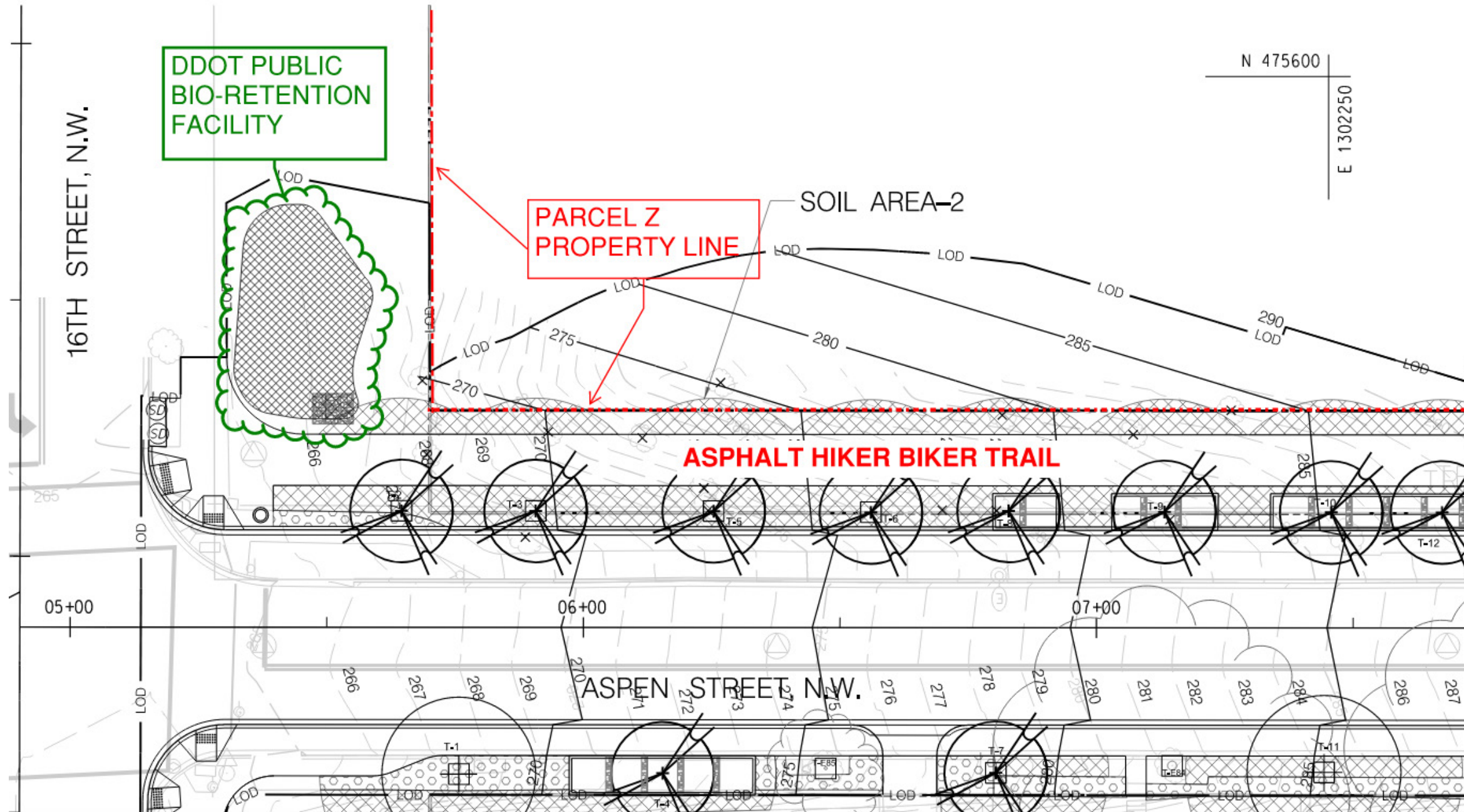


# PROPOSED SITE AND GRADING PLAN



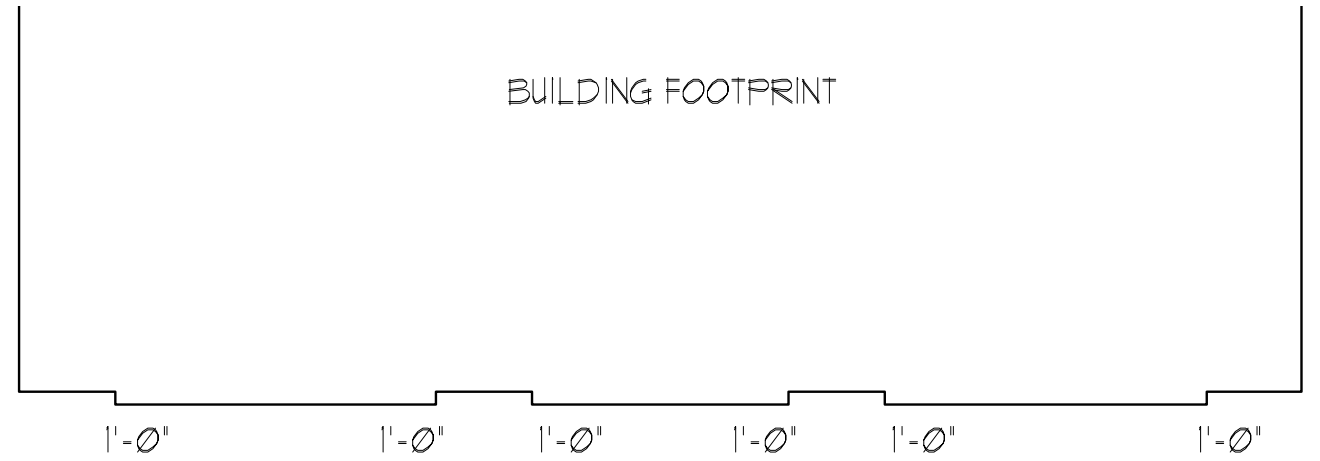
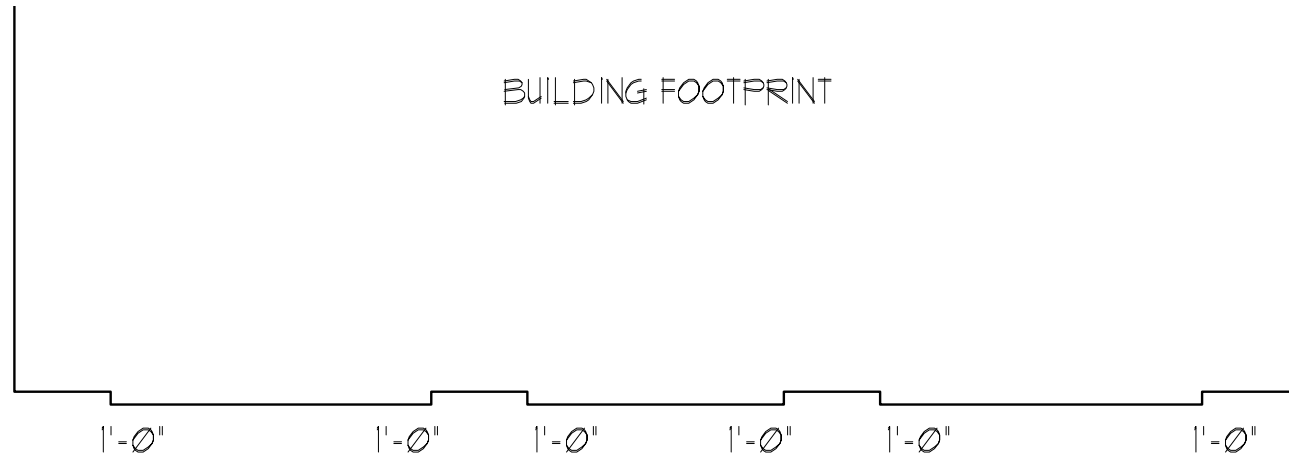


**DDOT IMPROVEMENTS (FOR REFERENCE)**





# 16TH STREET TOWNHOMES - FRONT ELEVATION (WEST)





16TH STREET TOWNHOMES - REAR ELEVATION





**16TH STREET TOWNHOMES - SIDE AND REAR ELEVATION DETAILS**



SIDE ELEVATION  
16 TH STREET 1/4" = 1'0"



REAR UNIT  
16TH ST. INTERIOR UNIT 1/4" = 1'0"



REAR UNIT  
16TH ST. END UNIT (SIDING) 1/4" = 1'0"



REAR UNIT  
16TH ST. END UNIT (BRICK) 1/4" = 1'0"



**ASPEN STREET TOWNHOMES - FRONT ELEVATION (SOUTH)**





MAIN DRIVE TOWNHOMES - FRONT ELEVATION (NORTH)



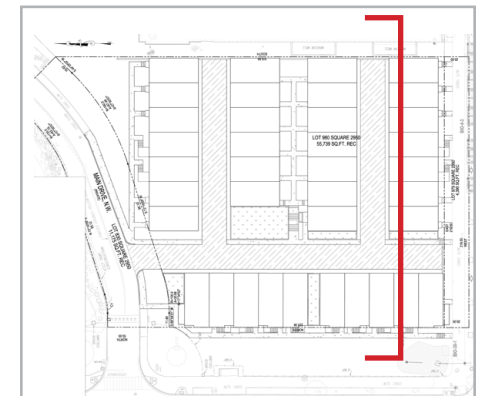
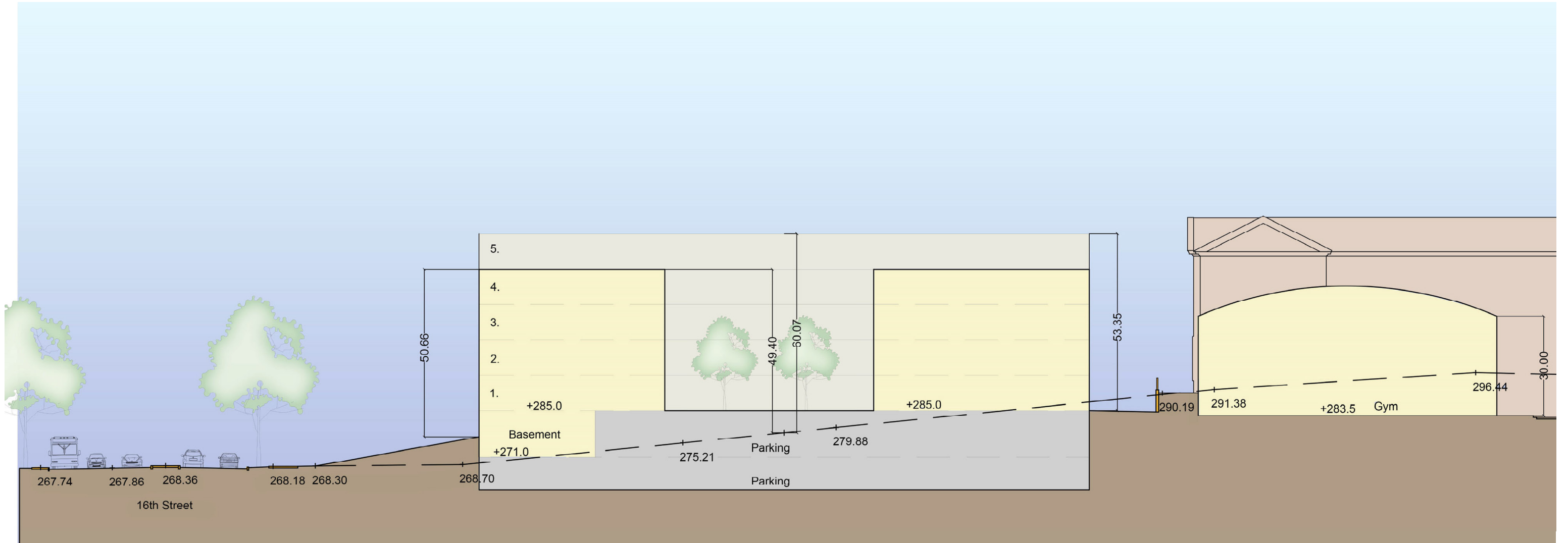


**ASPEN STREET, MAIN DRIVE, AND MEWS SIDE ELEVATIONS**



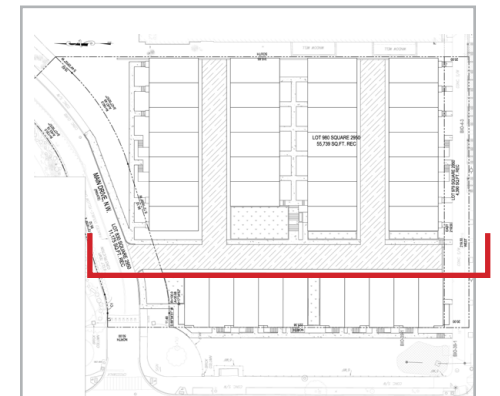
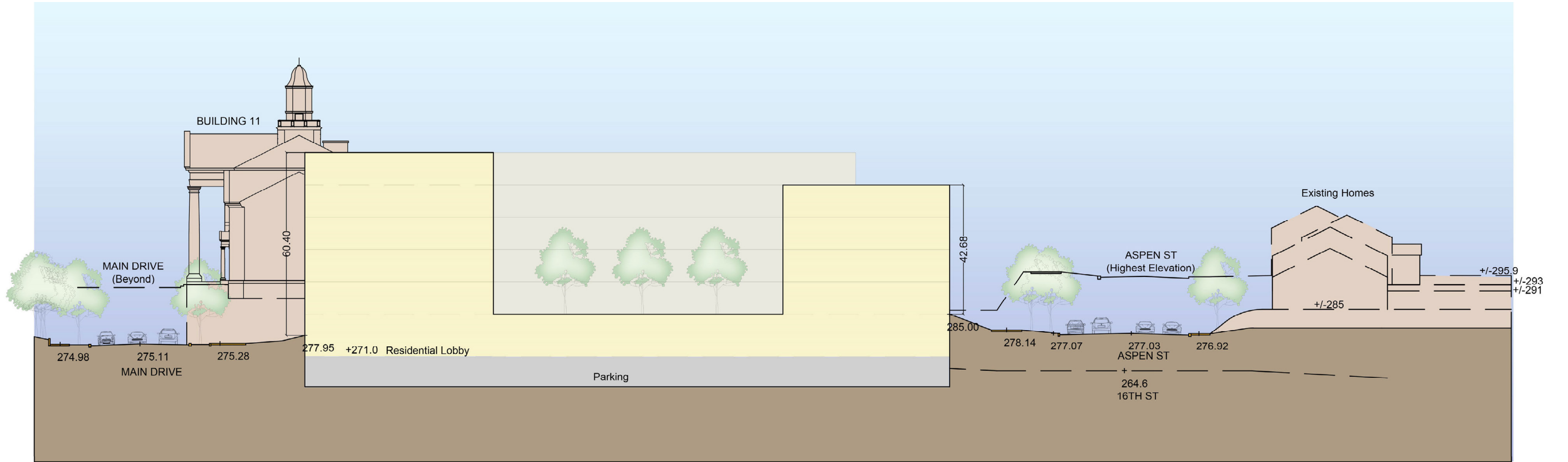


# APPROVED ZONING SECTIONS



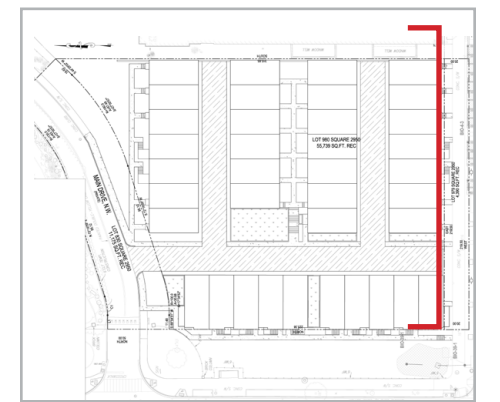
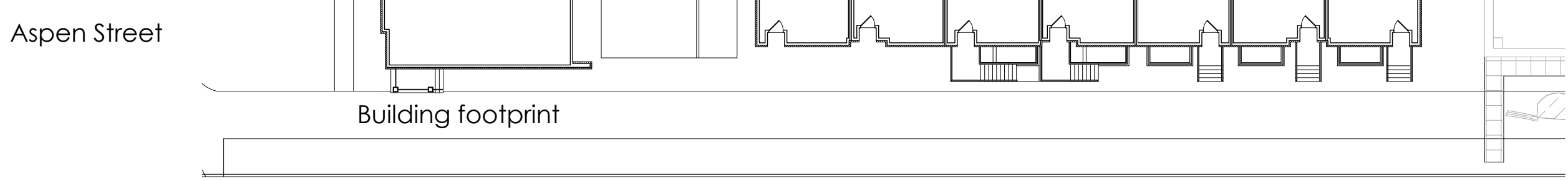


# APPROVED ZONING SECTIONS





**SITE SECTIONS**

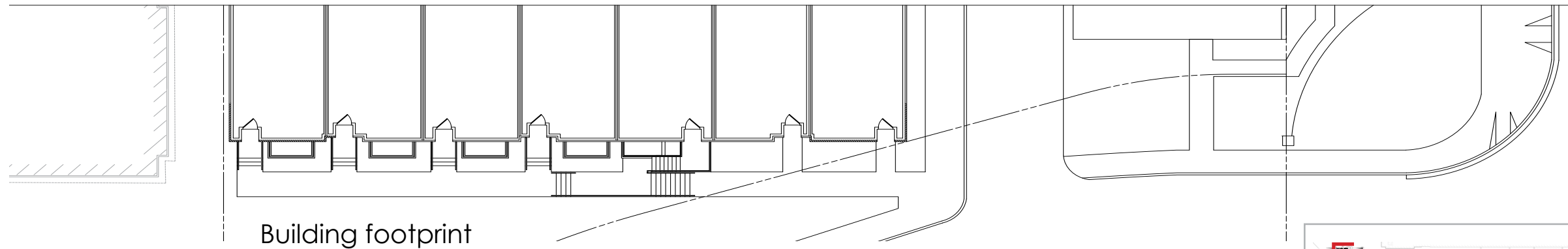




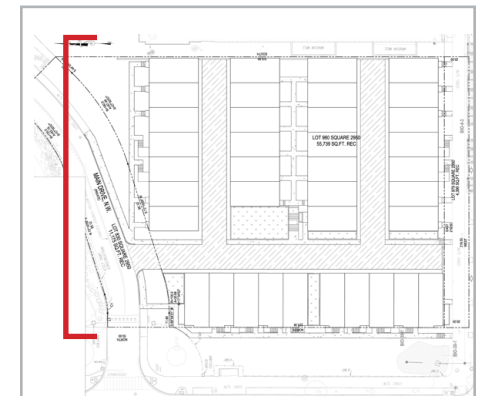
**SITE SECTIONS**



Main Drive

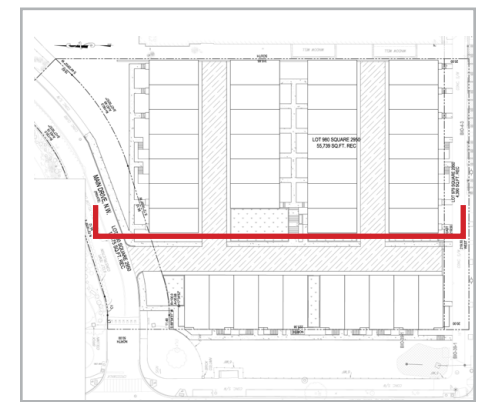
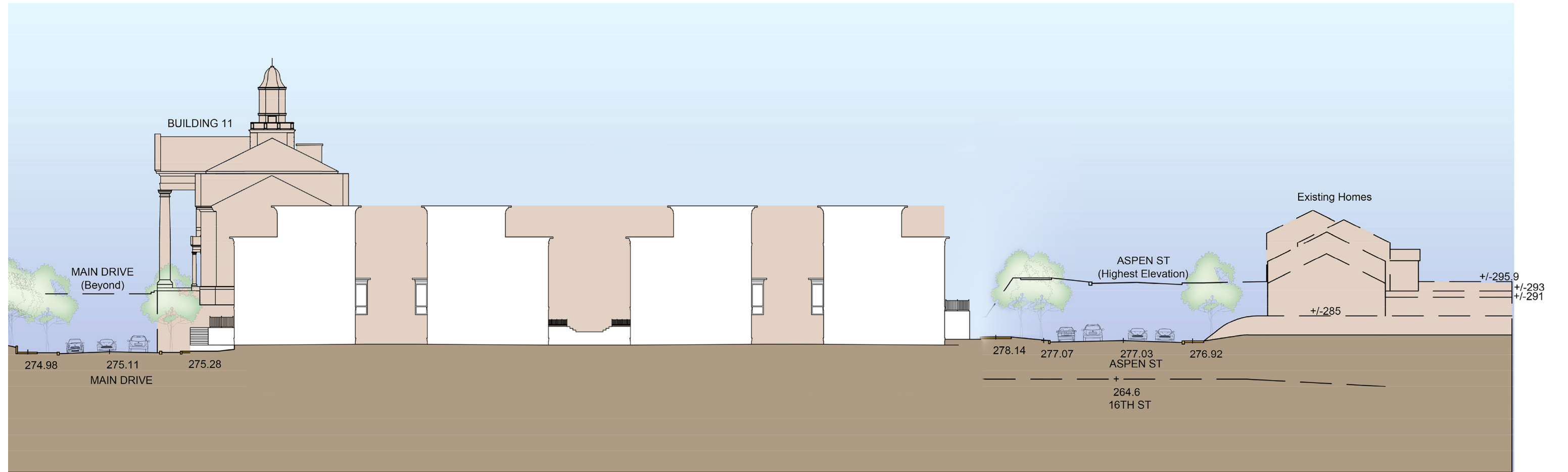


Building footprint



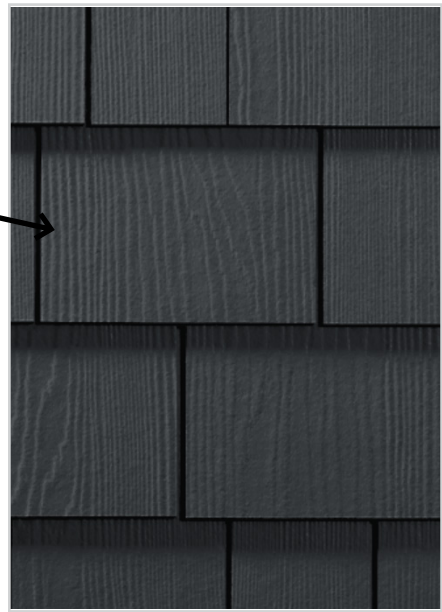
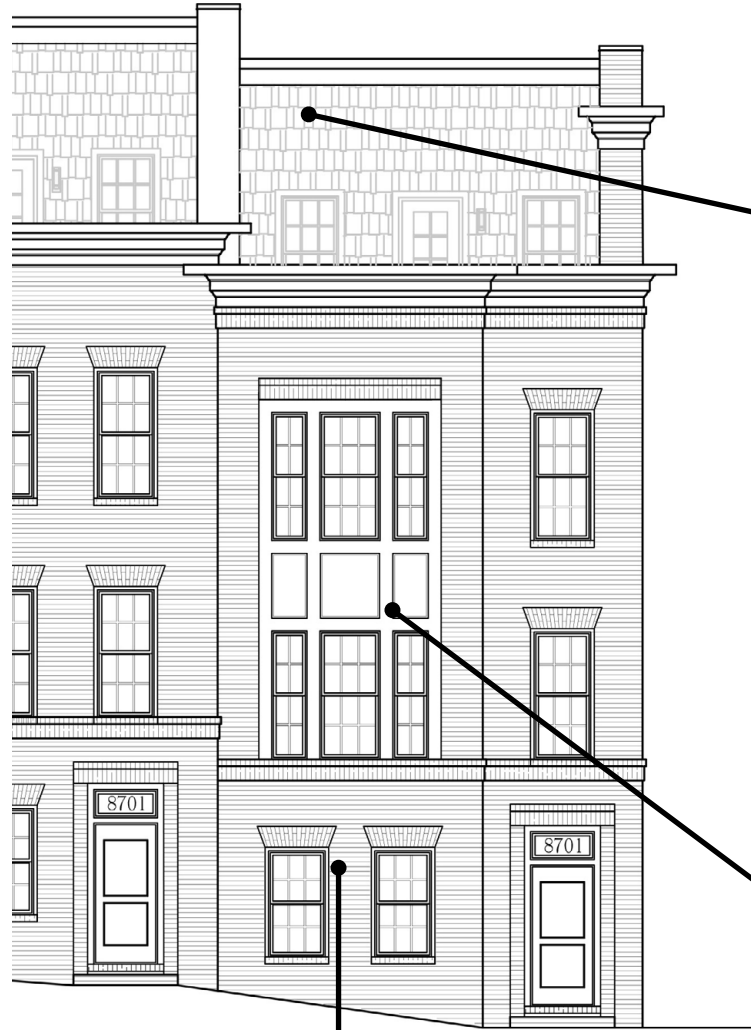


# SITE SECTIONS





**MATERIALS - PROPOSED**



*Cementitious shingle siding in Iron Gray (upper floors)*



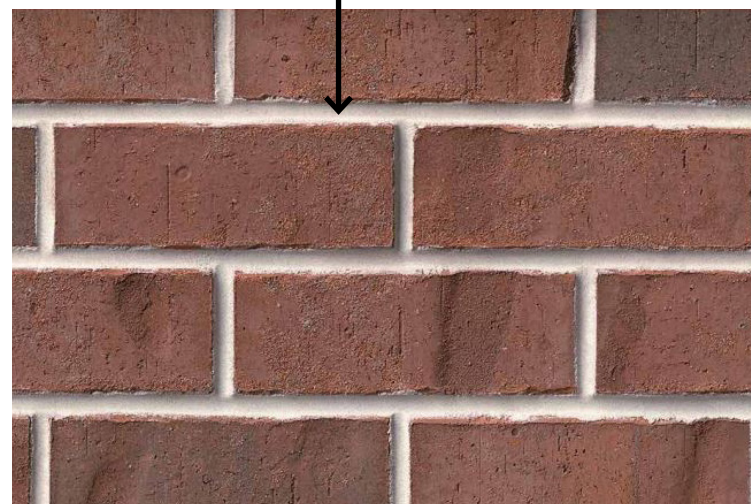
*Cementitious Lap Siding in Cobble Stone (Rear Elevations)*



*Trim and Panels - White*



*Ply Gem Mira Series Aluminum Clad Double Hung Window (White) on Front and Side Elevations*



*Brick color to be compatible with adjacent Building 11. Brick selection TBD.*



*Walter Reed Townhomes - Parcel WXY*

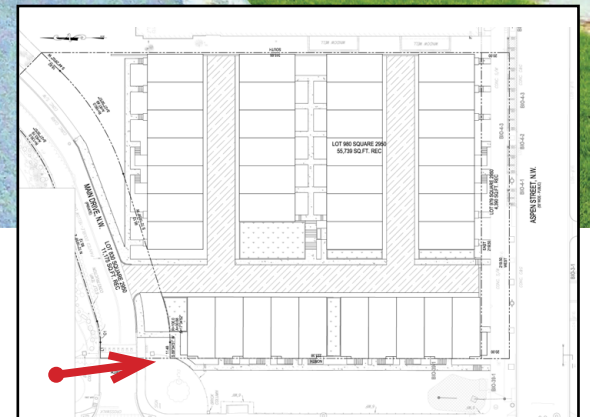


*Ply Gem Windows - Parcel WXY*



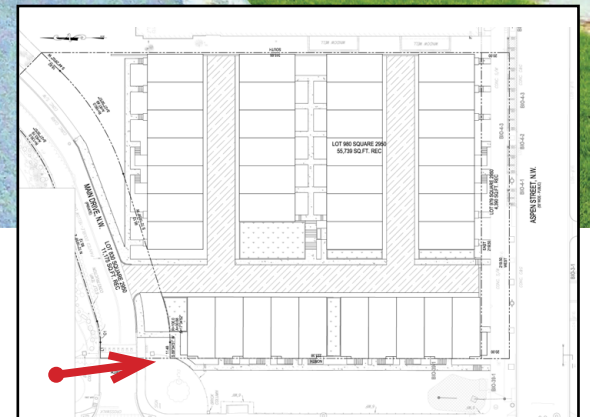


RENDERING - 16TH STREET SOUTH



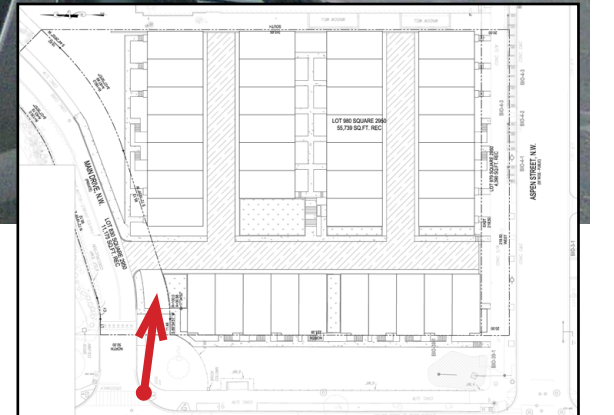


**RENDERING - 16TH STREET SOUTH (WITHOUT TREES)**



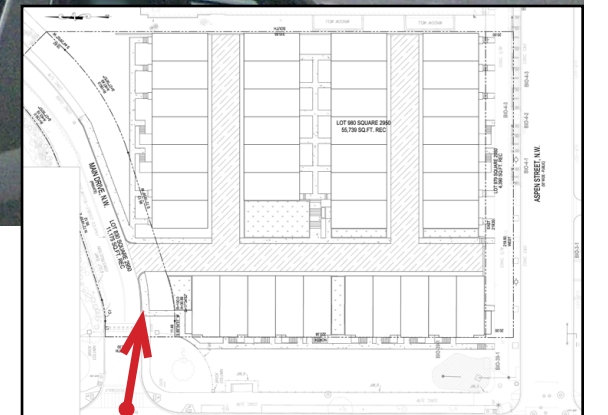


**RENDERING - 16TH STREET AND MAIN DRIVE**





**RENDERING - 16TH STREET AND MAIN DRIVE (WITHOUT TREES)**





**RENDERING - 16TH STREET NORTH**



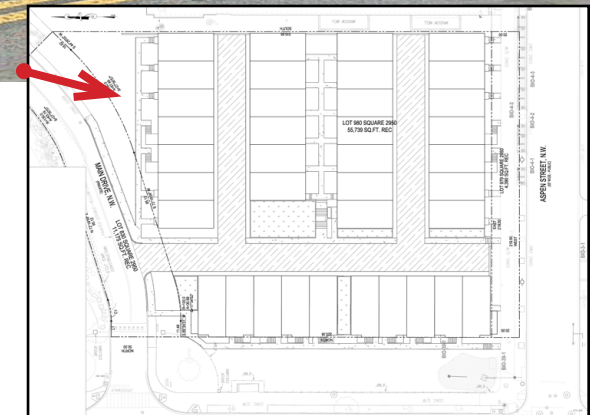


**RENDERING - 16TH STREET NORTH (WITHOUT TREES)**



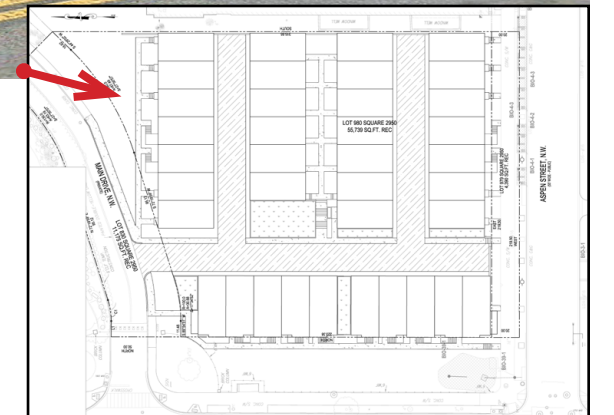


RENDERING - MAIN DRIVE





**RENDERING - MAIN DRIVE (WITHOUT TREES)**





RENDERING - ASPEN STREET



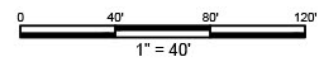
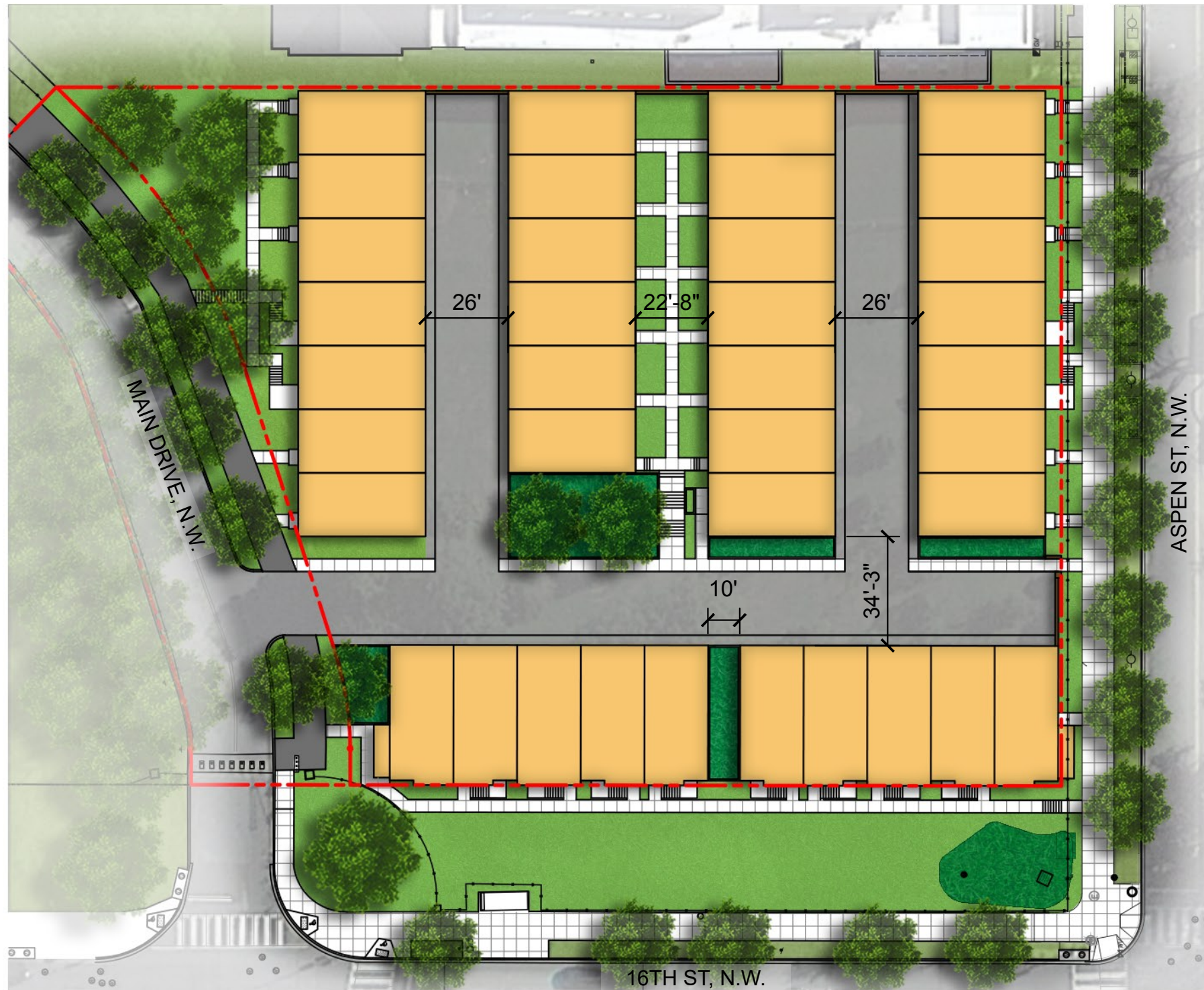


**RENDERING - ASPEN STREET (WITHOUT TREES)**





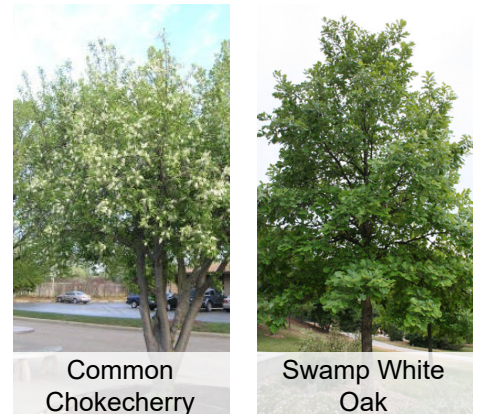
# PROPOSED LANDSCAPE



## Legend

- Townhomes
- Planted Area
- Bioretention
- Concrete Sidewalks
- Asphalt Trail
- Roads

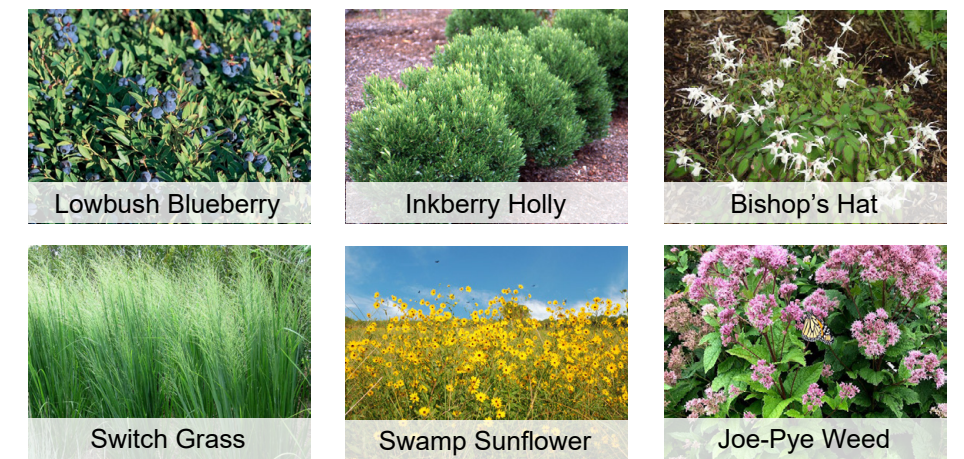
## Proposed Trees



## Landscape Planting



## Bioretention Planting





## PROPOSED LANDSCAPE

All plantings selected will be in accordance with the Walter Reed Landscape Guidelines (2021) established by Native Landscape Advocates.



*Native plants*



*Green Roof*



*No invasive species*



*Rain Garden*

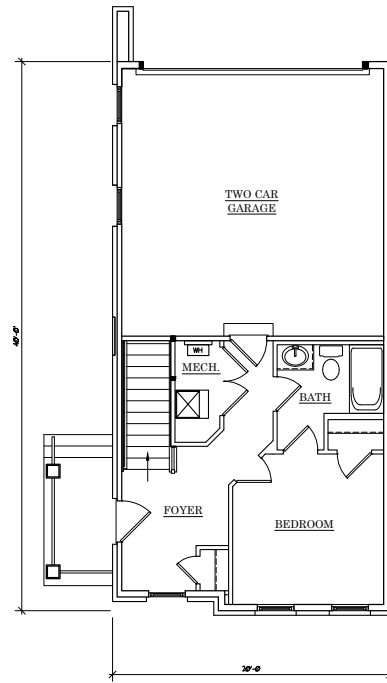


*Encourage pollinators*



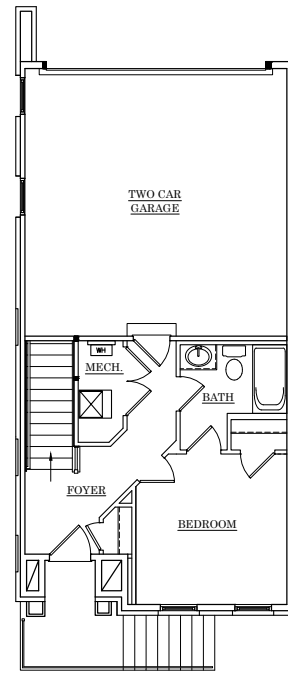
# FLOOR PLANS

16th Street Townhomes



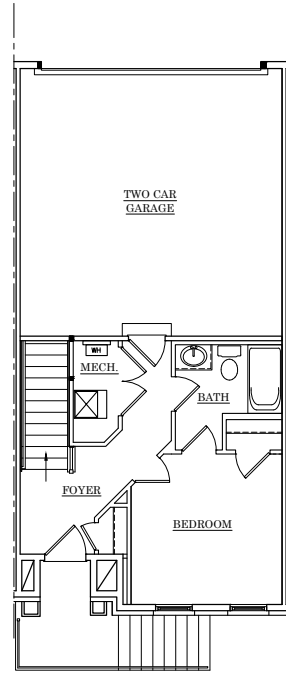
LOWER LEVEL

16TH STREET - END UNIT (SIDE ENTRY)



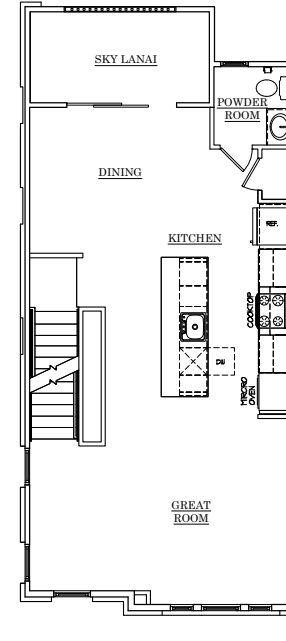
LOWER LEVEL

16TH STREET - END UNIT (FRONT ENTRY)



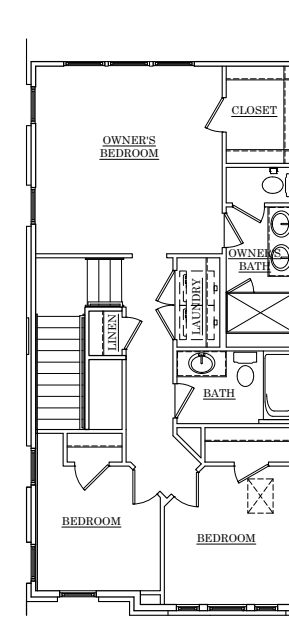
LOWER LEVEL

16TH STREET - INTERIOR UNIT



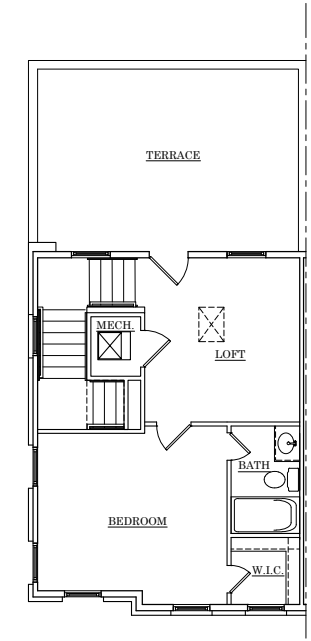
MAIN LEVEL

16TH STREET - END UNIT



UPPER LEVEL

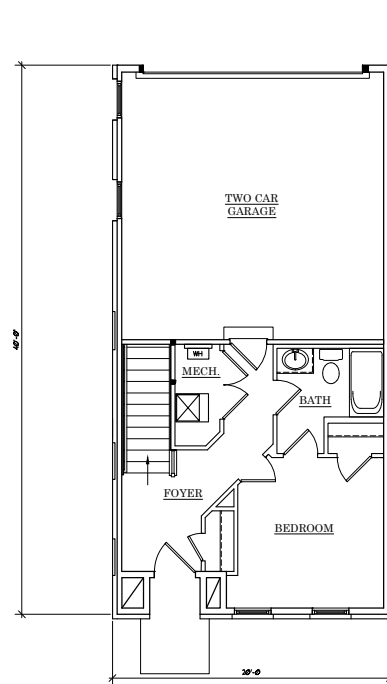
16TH STREET - END UNIT



LOFT LEVEL

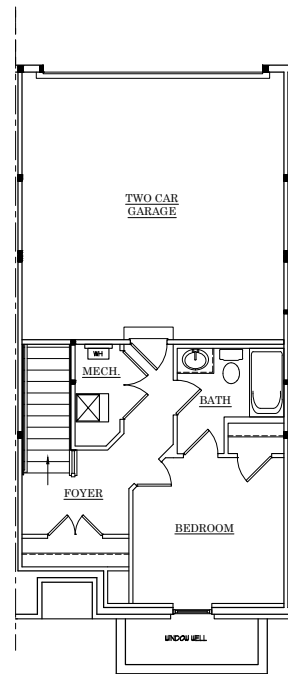
16TH STREET - END UNIT

Aspen and Main Drive Townhomes



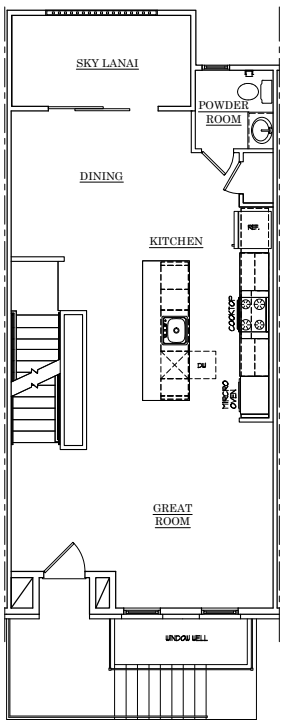
LOWER LEVEL

ASPEN ST. - END UNIT (LOWER ENTRY)



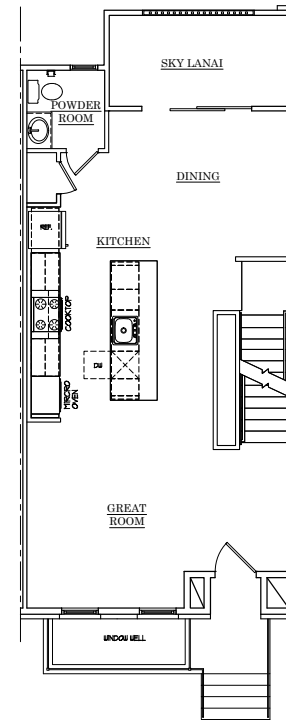
LOWER LEVEL

ASPEN ST. - INTERIOR UNIT



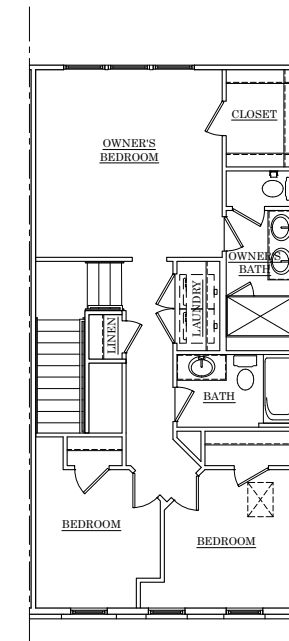
MAIN LEVEL

ASPEN ST. - INTERIOR UNIT (MAIN ENTRY)



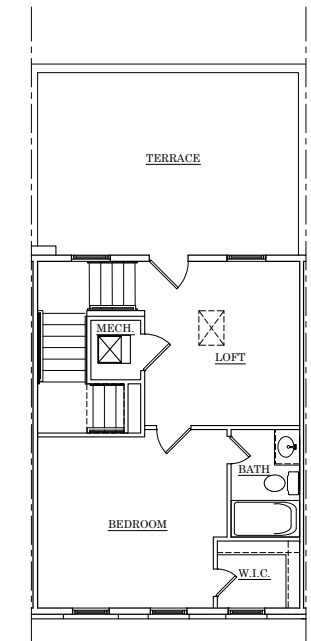
MAIN LEVEL

ASPEN ST. - END UNIT (MAIN ENTRY)



UPPER LEVEL

ASPEN ST. - INTERIOR UNIT

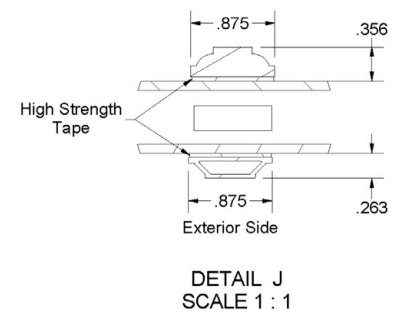
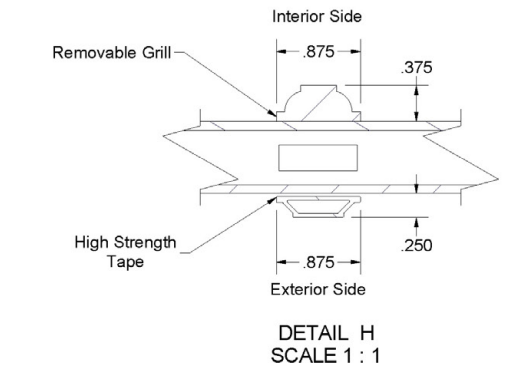
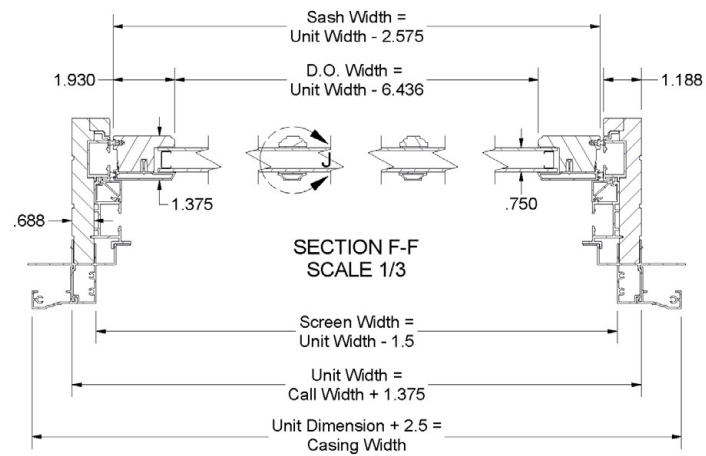
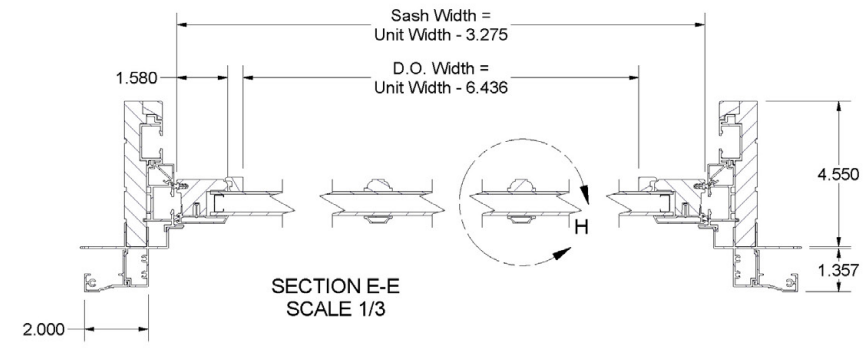
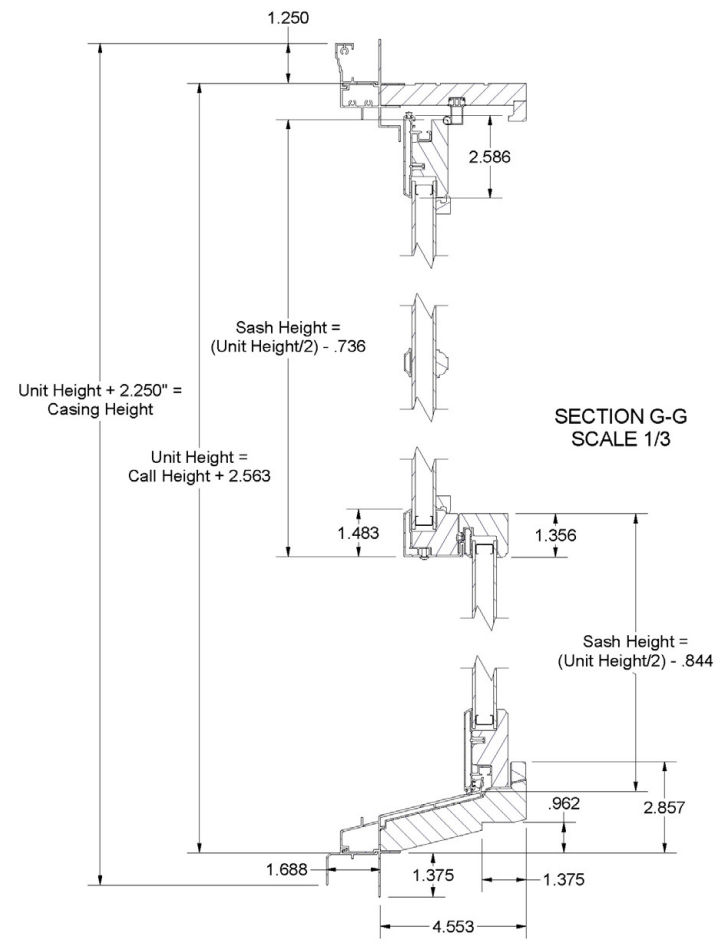
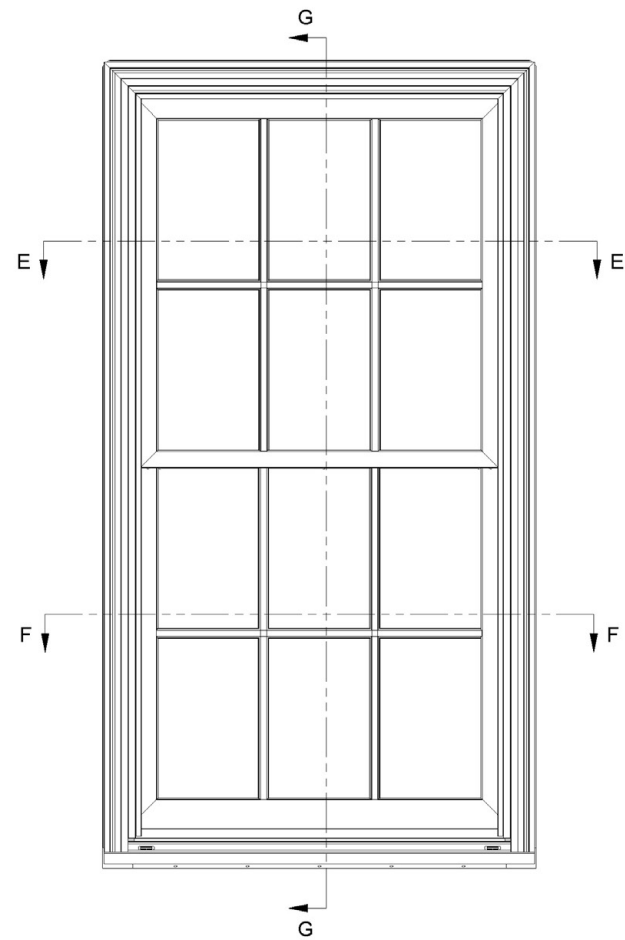


LOFT LEVEL

ASPEN ST. - INTERIOR UNIT



# WINDOW SELECTION DETAILS



See Technical Data Sheet for standard sizes, rough openings, and other dimensions.

**Ply GEM WINDOWS**

Tolerances Unless Otherwise Specified. All Dimensions originate at sharp corners unless indicated.

FRACTIONAL ± .015"

ANGLES ± 1.0°

FLATNESS ± 0.020 per ft.

NOTE: HIDDEN DIMENSIONS ARE CRITICAL.

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|                 |     |                 |         |                    |   |
|-----------------|-----|-----------------|---------|--------------------|---|
| DWG. FILE NAME: |     |                 |         | EMRDH1006 idw      |   |
| SCALE:          |     |                 |         | DRAWN BY: gterrell |   |
| SHEET SIZE: C   |     |                 |         | DATE: 4/11/2008    |   |
| DESCRIPTION:    |     |                 |         | A                  |   |
| A               | N/A | Initial Release | 10/4/16 | GLT                | Cross-Section, Mira, Double Hung with SDL |
| REV.            | ECO | REVISION        | DATE    | BY                 |   |