



THE PARKS AT WALTER REED | PARCEL Z

ANC4A Design Presentation

PROJECT OVERVIEW

This application covers the proposal to construct

- 37 fee-simple townhomes
- 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 garages.

Parcel Z is located within the Walter Reed Army Medical Center (WRAMC) Historic District. It will be reviewed by the Historic Preservation and Review Board (HPRB) and the Commission of Fine Arts (CFA). Key upcoming presentations as part of those entitlements:

- ANC 4A 2/6/2024
- Brightwood Community Association 2/13/2024
- CFA 2/15/2024
- HPRB 2/22/2024
- Walter Reed CAC 3/4/2024

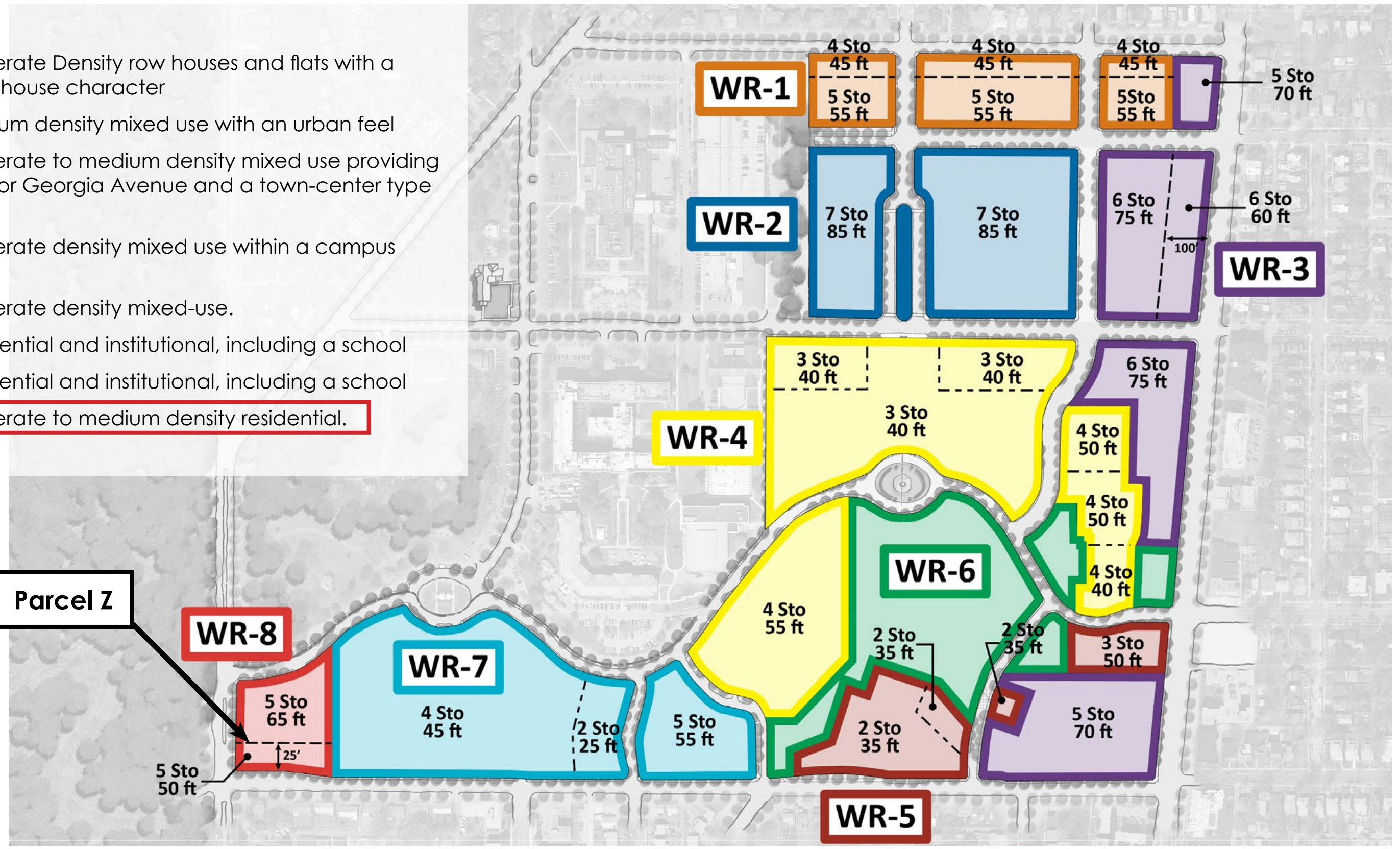
The WRAMC Historic District encompasses the 110-acre campus that served as the site of the Army's primary medical activities for most of the twentieth century until it was decommissioned in 2011. The entire site, bounded by Georgia Avenue to the east, Fern Street to the north, Sixteenth and Alaska Streets 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.



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

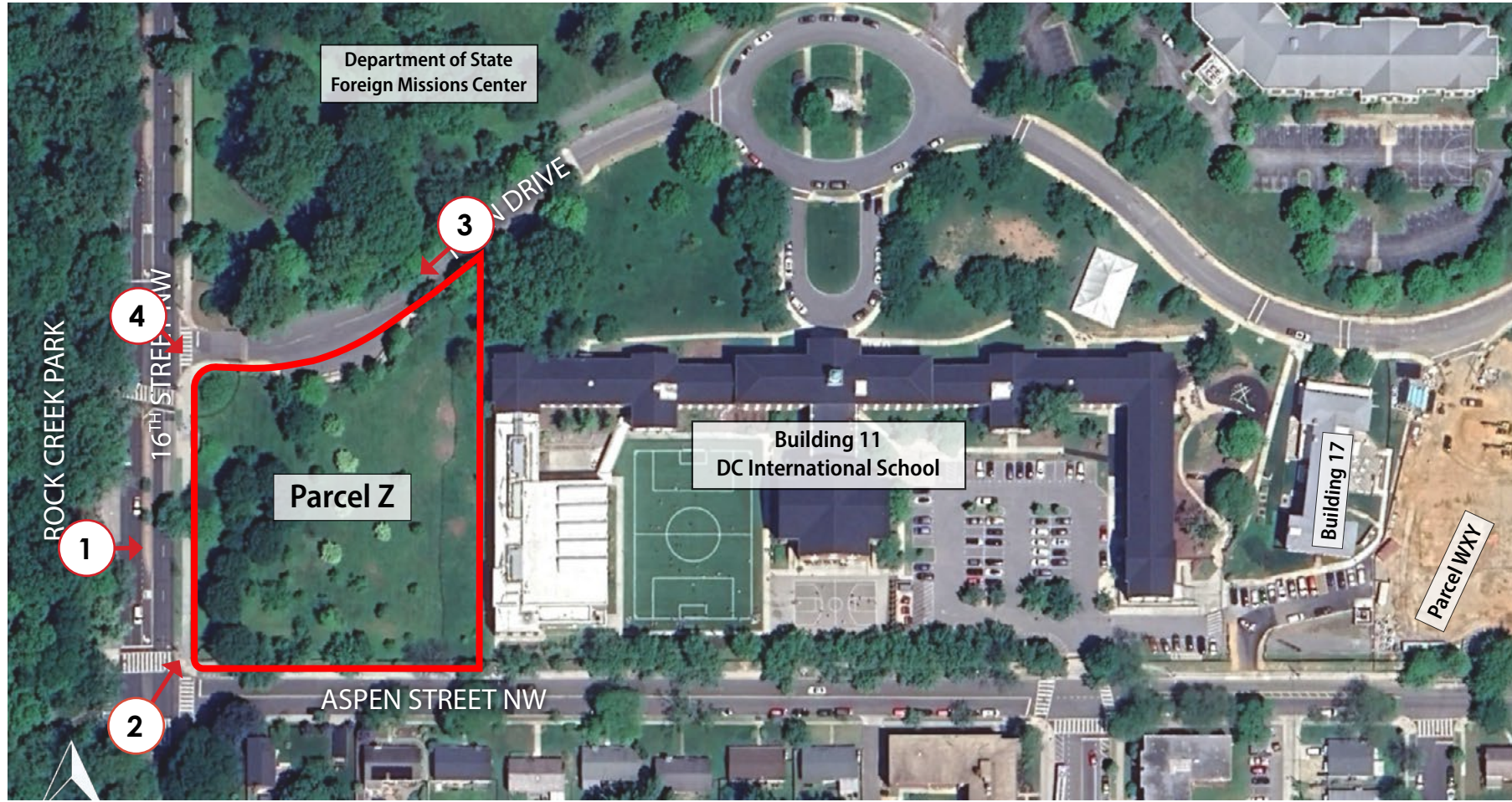
Principle Based: Traditional Wall

Principle Based Traditional Wall architecture is characterized by:

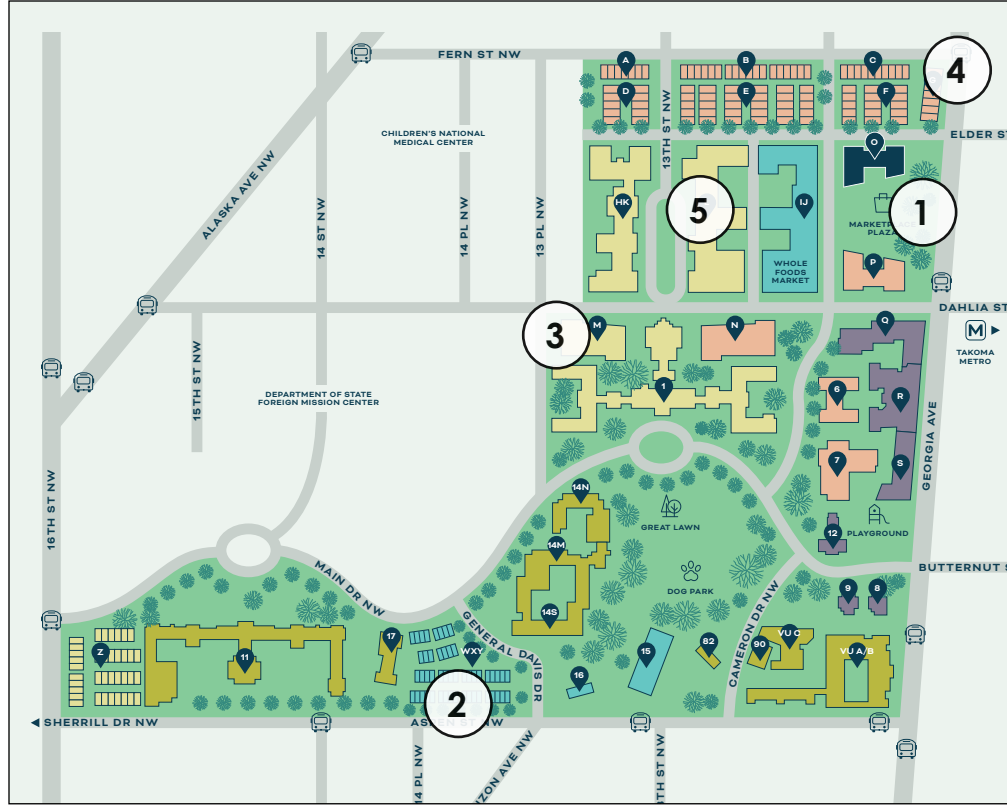
1. Primarily punched windows
2. Primarily individual or paired windows
3. High proportion of masonry to glass
4. Base, middle, and top expressed with recognized traditional forms (ex. cornice, sill, etc.)
5. Clearly dominant vertical reading
6. Ornamentation of architectural elements
7. Simple massing



SITE CONTEXT



SITE AND NEIGHBORHOOD CONTEXT - THE PARKS AT WALTER REED



TPWR Development Plan



Town Center



Parcel WXY Townhomes



Parcel M

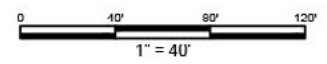


Parcels A-G Stacked Townhomes (Georgia Avenue)



Parcel L

PROPOSED LANDSCAPE



Legend

-  Townhomes
-  Planted Area
-  Bioretention
-  Sidewalks
-  Roads

Proposed Trees



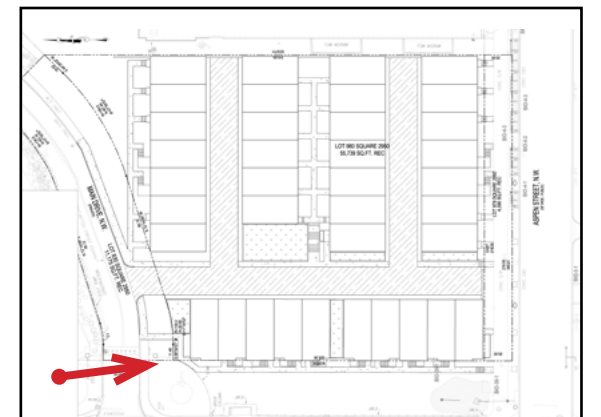
Landscape Planting



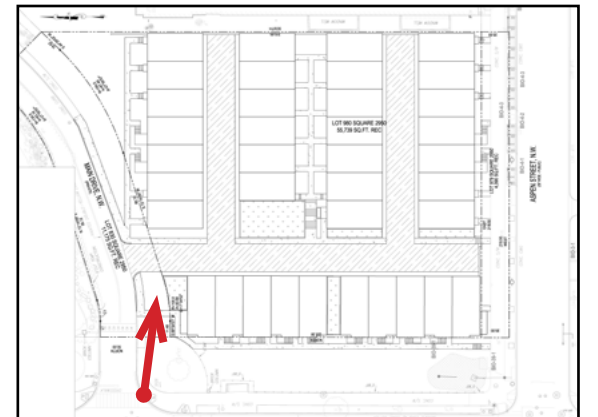
Bioretention Planting



RENDERING - 16TH STREET SOUTH



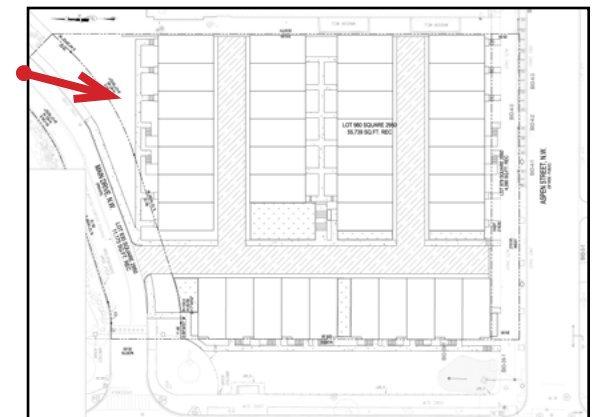
RENDERING - 16TH STREET AND MAIN DRIVE



RENDERING - 16TH STREET NORTH



RENDERING - MAIN DRIVE (WITHOUT TREES)



RENDERING - ASPEN STREET (WITHOUT TREES)

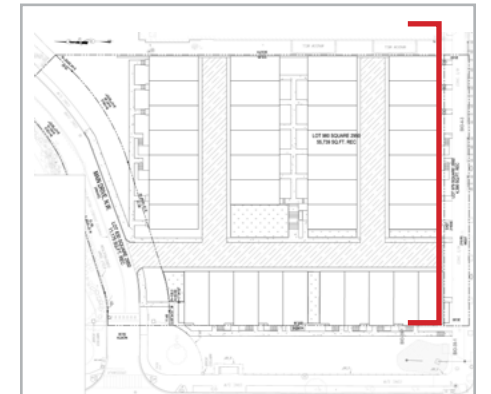
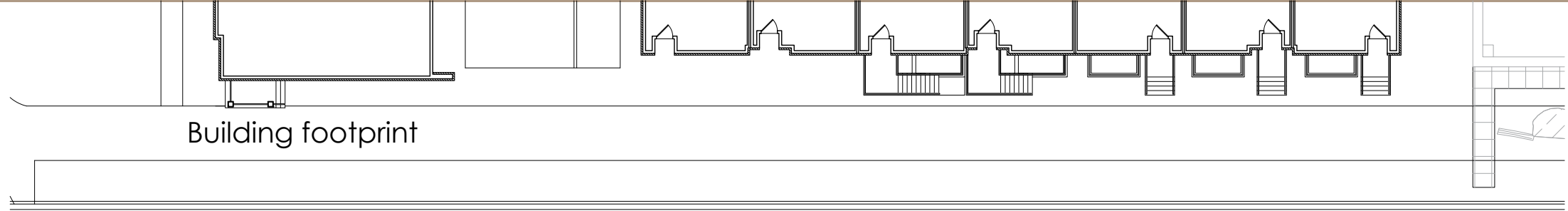


SITE SECTIONS



Aspen Street

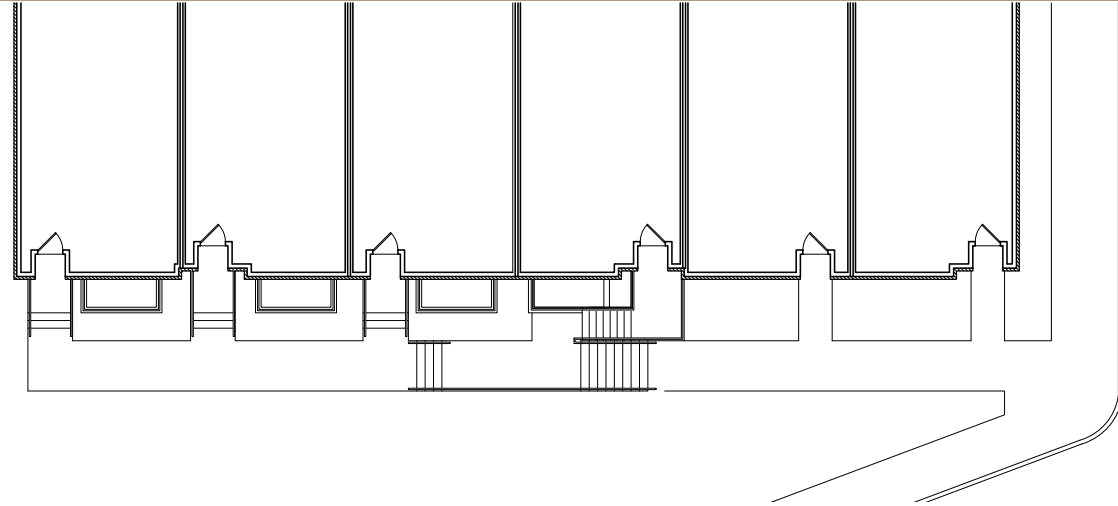
Building footprint



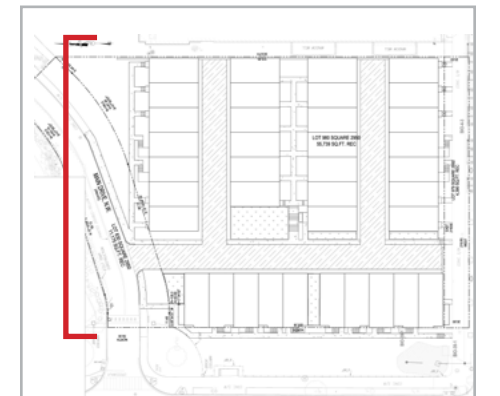
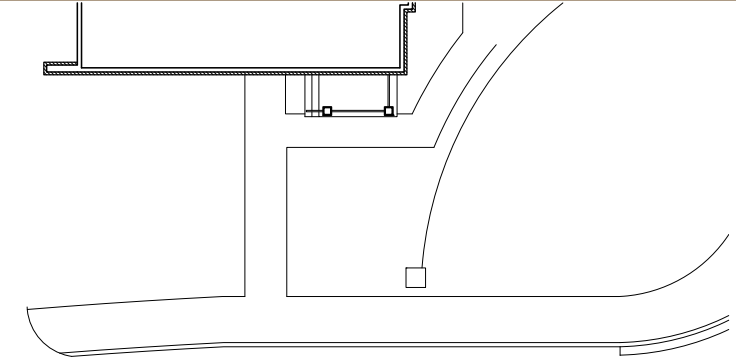
SITE SECTIONS



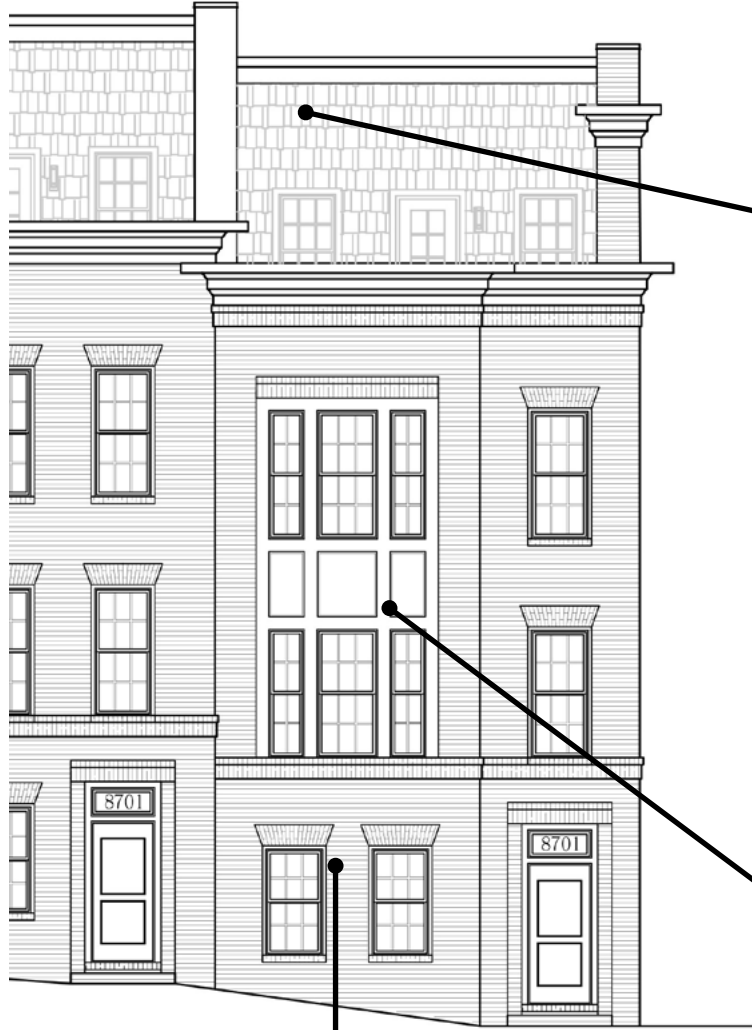
Main Drive



Building footprint



MATERIALS - PROPOSED



Cementitious shingle siding in Iron Gray (upper floors)



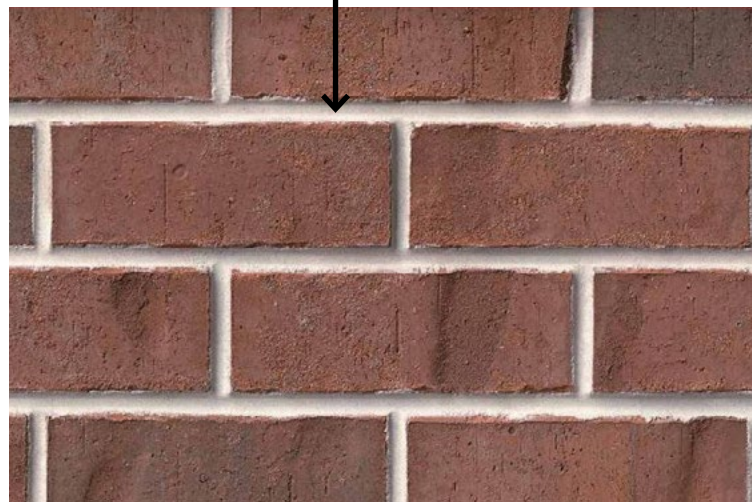
Cementitious Lap Siding in Cobble Stone (Rear Elevations)



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

