2018 brings many new beginnings at The Parks at Walter Reed. This spring, construction starts on the much anticipated Building 14 which will help meet critical affordable housing needs for veterans and seniors. June marks the end of the first school year at DCI and LAMB which welcome almost 1,000 students to this campus every day. We will also say our final good-bye and thank you to the 1970’s-era hospital (“Building 2”) as we commence demolition in 2018. Construction is expected to begin late summer on Component VU, the site’s first market-rate new construction. And finally, the community will continue to be invited onto the campus as we host multiple events throughout the year. Stay tuned!
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On Friday, February 16, 2018, the District celebrated the completion of a new fire station, Engine Company 22, on the site of “Building 18” at the former Walter Reed Army Medical Center. The site, located on Georgia Avenue, was transferred from the Army to the District in December 2014 and Engine Company 22 is now the second building to open at the redevelopment (after the DC International School). The new state-of-the-art fire station design will enable firefighters and EMS personnel to effectively respond to emergencies and provide quality services to residents in the neighborhood.

“This investment represents a major step forward for Ward 4 public safety and the redevelopment of Walter Reed,” said Ward 4 Councilmember Brandon Todd. “I commend Mayor Bowser and her administration for prioritizing the completion of Engine Company 22, which will significantly improve fire and emergency medical services response times in neighborhoods across the Northern part of the District. This world-class facility will make an excellent addition to our EMS Department and ward.”

Designed by DLR Group and constructed by the Whiting-Turner Contracting Company, the project encompasses 19,300 square feet of fire and emergency services, including four vehicle bays, work and living spaces, a community room for neighborhood use, fitness, vegetated roof, and underground parking. The Department of General Services (DGS) oversaw the project.

Attendees of the ribbon cutting included Mayor Bowser, Ward 4 Councilmember Brandon Todd, Deputy Mayor for Planning and Economic Development Brian Kenner, Fire and Emergency Medical Services Chief Gregory Dean, DGS Director Greer Gillis, and members of the Hines-Urban Atlantic-Triden Master Development team.

“Engine Company 22 Ribbon Cutting at Walter Reed”

“The Parks at Walter Reed is one of the most impressive examples of residents and government collaborating on a project that will meet the needs of Washingtonians for generations to come. Together, we are building a safer, stronger DC.”

-Mayaor Bowser
The Parks at Walter Reed hosted the first Annual Ward 4 Spring Celebration & Easter Egg Roll on March 31, 2018. The morning event was graced with clear, sunny skies—a welcome change from the extended winter weather that has beset the District. Over 300 neighbors and community members celebrated the arrival of spring while enjoying a Saturday morning of free family fun. The first signs of spring were visible as fuzzy Cherry blossom buds and Magnolia blooms made an appearance for the event.

Highlights of the event included a performance of the bunny hop by dancers from the Davis Center. Activities also included face painting by Faces by Arla, live music emceed by Steven O’Toole from Capital DeeJay’s, and a candy-filled egg hunt with eggs donated by DMPED and Mayor Muriel Bowser. Participants were encouraged to bring their own baskets to hunt for over 1,000 eggs hidden on the Great Lawn! The Easter Bunny made an appearance and even danced the Cupid Shuffle with community members. The Parks also hosted a traditional egg roll as a throw-back to the original Army tradition that was first held at Walter Reed on April 2, 1923. This year’s successful Spring Celebration represents the first of many events planned for 2018 at The Parks.

Construction, Design & Permitting are underway for a number of building components:

- Building 14-South has closed on its construction financing! HELP USA, a non-profit housing developer, will start construction on 77 affordable units in May and will expect to start occupying the building in Spring/Summer 2019.
- Building 14-Middle will be renovated to include 80 affordable senior housing units. The project is currently in the permitting phase and anticipates closing in Q2 2018.
- Component “VU,” planned for the corner of Georgia & Aspen, is expected to include 301 apartment units, 18,000 SF of retail, and 89 condo units, all served by an underground garage. The project, with design led by Torti Gallas Urban (CBE), is currently in construction documentation and is expected to commence construction in Q3 2018.
- Component “IJ,” planned for the future Town Center and expected to include approximately 300 apartment units and 60,000 SF of retail, is currently in design development, with design led by architect Torti Gallas Urban (CBE).

WARD 4
SPRING CELEBRATION & EASTER EGG ROLL

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The Master Developer team continues to make progress on major horizontal construction projects:

**BUILDING 2 ABATEMENT & DEMOLITION**

As reported in the inaugural issue of The Reeder, NorthStar Contracting Group is the prime contractor for this pivotal scope of work. The scope includes three (3) phases--Phase 1: abatement of the demolition of the building interior; Phase 2: complete demolition and removal of the building structure; and Phase 3: crushing and re-purposing/recycling of the concrete. Work commenced in July 2017. As of publication of this newsletter, Phase 1 abatement and interior demolition is 100% complete. Phase 2 (demolition) will commence Summer 2018; the full scope of work is expected to be complete by mid-2019. All work is being performed in strict accordance with DCRA, DDOT, DOEE, EPA and OSHA guidelines. All activities are monitored by HP Environmental Services for compliance and quality control.

**PEPCO DUCTBANK RELOCATION**

The relocation of the main electric service feeding the entire site was finished March 2018. The original electric service was located within the footprint of the first new multifamily building (Component “VU”) at the intersection of Georgia Avenue and Aspen Street and therefore needed to be relocated. The first phase of this work consisted of installation of the concrete duct bank on the property, which was performed by Anchor Construction (CBE) in December 2017. The second phase consisted of PEPCO installing the remaining portion of the duct bank in public space (also by Anchor), pulling new cable, and transferring service from the old line to the new, which was finished on schedule by the end of March 2018. The project was a successful collaboration between PEPCO and the Master Developer.

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**CBE Spotlight**

ANCHOR CONSTRUCTION

Master Developer selected Anchor Construction Corp to perform utility work related to the relocation of the main electrical PEPCO conduit duct bank on site. Headquartered in Washington DC, Anchor has been in business for over 30 years and has been a District Certified Business Enterprise (“CBE”) for over 25 years. Anchor specializes in construction of underground utilities and is considered a contractor of choice by PEPCO. The company is committed to District hiring and has established a successful two-year apprentice program for District residents. Rockie Paras served as the Project Manager for Anchor on this project. Born in DC, Rockie is excited for development to get underway saying, “It’s a great piece of property and so many people know of the campus but have never been on the campus. It’s a part of the District that needs to be opened for everyone”. The Master Developer team would like to thank Anchor for the installation of a successful infrastructure project!