

The Parks at Walter Reed (TPWR)
90 Day Look-Ahead of On-Site Construction Activities
Published: September 16, 2019

Dear Neighbors: This information is provided to inform you of upcoming construction activities on the Parks DC Site. This information is updated quarterly and is posted on "Notification Boards" in four locations on the site perimeter fence as well as on our website: TheParksDC.com. Please see the website for a site map to locate the referenced buildings. Should you have any questions please contact: **Vicki Davis – Urban Atlantic (301) 252-0152**.

90-DAY LOOKAHEAD INFORMATION

I. Location: Bldg. 2 (Former Hospital)

Contractor: NorthStar Contracting Group

Start / Completion: Jun 2018 – Q1 2020

Summary Description of Work Scheduled to be Performed:

- a. Controlled Demolition of the building ongoing, last remaining structure (1) 4-story stair tower Q4 2019.
- b. Materials are being recycled. For example, steel will be cut to fit in trucks and moved off site for recycling.
- c. Concrete segregation, sorting and recycling is ongoing and will conclude Q1 2020
- d. Weekly PM10 air monitor results are sent to DOEE. DOEE and OSHA are regulating and inspecting the demolition work and have found no violations.

II. Location: Bldg. 15 (Former Central Heating Plant)

Contractor: Flo-Tron / WGLE

Start / Completion: Jul 2018 – Oct. 2019

Summary Description of Work Scheduled to be Performed:

WGLE is building out a new central plant within Building 15 to provide heating and cooling to the school (Bldg. 11), affordable housing (Bldgs. 14 & 17) and future development.

III. Location: Cameron Drive (new road construction running north from Aspen)

Contractor: Paradigm

Start / Completion: September 2019 – Dec 2020

Summary Description of Work Scheduled to be Performed:

- a. Cameron Drive is a new road built to DDOT standards connecting Aspen Street and Main Drive. Scope includes new wet and dry utilities, asphalt paving, sidewalks, street trees, and stormwater management planters. The project also includes reconstruction of a portion of Main drive between Georgia Ave and Cameron.
- b. Activities in the next 90 days include soil and erosion control, utility main installation, site demolition, grading, and based asphalt.
- c. Installation of utility mains will begin in October at the southern end of the Cameron and move north, completing in Q1 2020.
- d. Water, storm, and sanitary utility connections in Aspen Street will be performed in October / November during limited hours subject to contractor's public space permit and will require sidewalk and lane closure on the north side of the road. Contractor will have flagmen during work hours for safe maintenance of traffic and will place secure steel plates over the utility trenches during off hours. Overnight work may be required for water main connection pending DC Water direction. Aspen Street utility connections are anticipated to take one month.

- e. Gas connection in Aspen Street will be performed by Washington Gas in Q4 2019, specific timeframe is pending.
- f. Looking ahead, asphalt paving and streetscape on Cameron Drive and Main Drive (east) will be performed in 2020, completion will align with opening of The Vale and The Brooks (new buildings to be construction on Parcel VU at the corner of Georgia and Aspen NW).

IV. Location: Parcel VU – The Vale Apartments and The Brooks Condominium Residences (Corner of Georgia and Aspen)

Contractor: Paradigm

Start / Completion: Dec 2018 – Dec 2020

Vertical Component Developer: A joint venture of Hines, Urban Atlantic and Triden (CBE)

Summary Description of Work Scheduled to be Performed:

- a. Parcel VU will include the construction of two buildings. The Vale, running along Georgia and Aspen, will include 301 apartments and 18,300 square feet of ground floor retail. The Brooks, located in the northwest corner of Parcel VU, along the new Cameron Drive, will include 89 condo units. The buildings share a single underground garage.
- b. Concrete work including foundations, underground parking garage, and retail podium began in June 2019 and will continue through January 2020.
- c. Above grade framing and building construction will begin November 2019 and continue through August 2020.
- d. All other work will continue through Dec 2020.

V. Location: Bldg. 14S & M (Abrams Hall)

Contractor: Ellisdale

Start / Completion: Jun 2018 - Nov 2019

Vertical Component Developers: 14S – non-profit HELP USA; 14M – a joint venture of THC (non-profit), Hines, Urban Atlantic and 1750 K Affordable Partners (CBE)

Summary Description of Work Scheduled to be Performed:

Mostly interior demolition and construction of Building 14 South (14S) and Building 14 Middle (14M) to create 77 affordable units for formerly homeless veterans and 80 affordable units for seniors, respectively. Lease-up is underway. Occupancy expected Oct.-Nov. 2019.

THE PARKS PUBLIC PARTNER AND MASTER DEVELOPMENT TEAM

1. The Local Redevelopment Authority (LRA) is the District of Columbia contracting entity for this development, working through the Office of the Deputy Mayor for Planning & Economic Development (DMPED). Randall Clarke is the LRA Director.
2. The Parks Master Developer (“TPWR Developer, LLC”) is a JV of Hines, Urban Atlantic, and Triden. Vicki Davis, Urban Atlantic is the lead for community communications – (301) 252-0152.
3. TPWR Developer LLC is the construction manager for master developer construction activities
4. HP Environmental is the environmental hygiene reviewer for most Master Developer projects.

FREQUENTLY ASKED QUESTIONS:

Question 1: What roads will construction traffic use to come and go from the site?

Answer 1: Georgia Avenue is the main truck route. Traffic enters the site from and exits the site onto Georgia Avenue at the existing access points between Aspen Street and Fern Street.

Question 2: Are existing buildings being abated for hazardous materials; if so, what are they?

Answer 2: Yes. Buildings have been and will be abated for hazardous materials, including, for example, lead paint and asbestos, in full compliance with DOEE. Hazardous materials were removed from Building 2 prior to commencement of exterior demolition.

Question 3: What are construction work hours?

Answer 3: Allowable work hours are 7 am to 7 pm Monday through Saturdays, in compliance with DC regulations. Most work occurs Mondays through Fridays.

Question 4: Are permits required for the demolition and construction work and do or will you have them before starting?

Answer 4: Yes. The Master Developer does not allow contractors to proceed without permits. Each project is permitted individually, prior to commencing construction.

Question 5: What are you doing for dust control at Building 2 and how are you doing it?

Answer 5: Northstar, the demolition contractor, is using industry best practices applying water via large hoses to soak portions of Building 2 structure undergoing demolition. The resulting wet conditions suppress dust consistent with DOEE regulations. Northstar also uses dust suppression misting cannons. These devices, also referred to as dust bosses, aerosolize water into small droplets. These small water droplets (mist) attach to airborne dust particle causing them to precipitate and fall to the ground. A similar procedure will be followed for the other demolition at The Parks.

Question 6: Can you share environmental monitoring with the community?

Answer 6: HP Environmental and the Master Developer visually monitor the site for fugitive dust and compliance with the contractor’s demolition plan. DOEE provides similar on-site monitoring. TPWR installed two portable, EPA-approved airborne particle dust monitoring Instruments (PM 10), which are rotated between the six locations as shown on Slide 16 of the Walter Reed Community Advisory Committee presentation and posted on the LRA’s website: <http://www.walterreedlra.com/community-meetings/>. These instruments use the same technology (and same manufacturer) as the District’s current EPA-approved ambient air quality monitoring network. HP Environmental is the firm responsible for collecting data from the air monitors and transmitting it directly to DOEE. The LRA posts data on its website: <http://www.walterreedlra.com/air-quality-reading-data/>. We are proud to report that to date, we

have not had a single instance of non-compliance with air quality requirements, and that air quality has remained well below EPA daily averages standards for air particulates.

Question 7: If I have general questions or concerns, whom do I contact?

Answer 7: You may call Vicki Davis, Urban Atlantic (301) 252-0152 with any questions or concerns.