2018 was a year of great progress for The Parks at Walter Reed, from celebrating the first full school year for DCI and LAMB to over $200MM of infrastructure, building rehabs, and new construction completed or underway (550 units or approximately 20% of the total 3MM SF program). The Master Development team is grateful for the amazing input from all of our community members and your strong support of the ongoing development.
CAC MEETING
The next meeting of the Local Redevelopment Authority’s Community Advisory Committee will be held on February 11, 2019 from 6:30-8pm at DC International School, 1400 Main Drive NW

ANC-4 MONTHLY MEETINGS
ANC-4A – First Tuesday of the Month at 7pm;
Location: Varies
Website: www.ANC4A.org

ANC4B – Fourth Monday of the Month at 7pm;
Location: 4th District MPD, 6001 Georgia Avenue, NW
Website: www.ANC4B.org

The Reeder
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For more information on The Parks visit:
TheParksDC.com
The Parks at Walter Reed welcomed the neighborhood to the campus during the month of October for a three-week pilot run of a farmer’s market. The Parks teamed up with FRESHFARM, a DC-based non-profit that promotes sustainable agriculture and improves food access and equity in the Mid-Atlantic Region. FRESHFARM has extensive experience running farmer’s markets in DC including well-attended ones in Dupont Circle and CityCentre.

Councilmember Brandon Todd joined the Master Development team on Sunday, October 7th to lead the traditional bell-ringing, signaling the start of the market’s three week run.

Shoppers enjoyed organic produce, fresh cut flowers, homemade breads, and locally made foods – from hummus to Greek desserts. Featured Ward 4 vendors included Qualia Coffee and Raven Hook Bakery. In addition to showcasing local farmers and artisans, the seasonal market also featured lawn games and live entertainment from Jeff Herbert.

The market was such a great success in 2018 that the Master Development team is planning a longer 8 week run in 2019. We hope the FRESHFARM Market at The Parks will become a weekly neighborhood destination for local residents. Thank you to our neighbors for supporting the 2018 FRESHFARM Market at The Parks!
A roaring fire pit was the centerpiece of The Parks Holiday Celebration & Tree Lighting ceremony held on November 30, 2019. Neighborhood residents warmed themselves with hot cocoa while toasting s’mores over the fire. Councilmember Todd was on hand to light the 20 foot decorated tree, ringing in the holiday season. This second annual holiday event was very well attended by over 150 neighbors.

Other highlights of the event included a live performance by the Gay Men’s Chorus of Washington, a well-regarded local group who sing to inspire equality and inclusion for all. The Gay Men’s Chorus serenaded the audience with holiday favorites. Our local DC Fire Engine Company even graced The Parks with their presence, to the delight of the many children at the event.
Construction is underway at Building 14 & Component VU:

Building 14-Middle and Building 14-South will be renovated into 80 affordable senior units and 77 affordable veterans units, respectively. Both projects are currently under construction and expected to deliver in late Summer 2019.

Component “VU” closed on financing in December 2018 and has commenced construction! The Vale is located at the corner of Aspen Street & Georgia Avenue and will include 301 apartment units as well as 18,000 SF of retail. The Brooks, facing the Great Lawn, will include 89 condo units, all served by a connected underground garage. The project, designed by Torti Gallas Urban (CBE), is expected to deliver in late 2020.

Design & Permitting is underway for a number of building components:

Component “IJ,” planned for the future Town Center and expected to include approximately 323 apartment units and 60,000 SF of retail, is currently in construction documentation phase. This project is expected to commence construction in 2019.

Approximately 58 new construction townhomes are planned for Parcel “WXY” located along Aspen Street between Luzon Ave and 14th Place. The project is currently in design development; construction is expected to start in late 2019/early 2020.
Earlier this month, The Parks Master Development team hosted a focus group to gather local community members in a discussion about recreation opportunities and event programming on the site. The focus group for parents of young children was held at DC International School, and attracted nearly 50 local residents, parents, and children. After introductions and hors d’oeuvres from Crown Bakery, the attendees were divided into smaller groups to discuss their ideas.

The thoughtful input ranged from retail preferences to potential playground equipment and everything in between. A common theme was balance. Attendees stressed the need to create flexible spaces at The Parks that appeal to a wide audience, from toddlers to grandparents. Parents emphasized their desire for spaces that offer indoor and outdoor activities for themselves as well as for kids of all ages and provided great reference parks & playgrounds for the team to pull inspiration from. Some unique ideas for recreation included climbable sculptures and zip lines. Attendees also shared great ideas for events on campus including sledding on the Great Lawn, a “truck touch”, and a neighborhood art festival. Many thanks to the participants for sharing their vision for the site!

Stay Informed: www.TheParksDC.com/sign-up
The Master Developer team continues to make progress on major horizontal construction projects:

**BUILDING 2 ABATEMENT & DEMOLITION**

As reported in the prior issues 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 (July 2018). Phase 2 (demolition) commenced in August 2018 and is on schedule to be completed in March 2019; 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.

**BUILDING 15 INTERIOR DEMOLITION**

The interior abatement and demolition of existing mechanical equipment located in Building 15 (power plant) is complete. The Berg Corporation was the prime contractor that performed this work. Work commenced in July and was completed in November 2018. All work was performed in strict accordance with DCRA, DDOT, DOEE, EPA and OSHA guidelines.

**BUILDING 83/91 DEMOLITION**

The Berg Corporation is also the prime contractor for the demolition of buildings 83 & 91 (non-historic). Preliminary work commenced in September 2018 and demolition got underway in December 2018. Demolition of these buildings is scheduled to be completed in Q1 2019. All work is being performed in strict accordance with DCRA, DDOT, DOEE, EPA and OSHA guidelines.

**FUEL TANK REMOVAL**

During October and November, two 400,000 gallon fuel tanks located near the intersection of Aspen Street & Georgia Ave were removed in preparation for the construction of apartments, retail and condos on Parcel “VU”. The tanks, which used to hold heating oil for the central steam plant boilers, were emptied and cleaned in 2017. The field-constructed metal tanks were removed in compliance with DOEE requirements and a closure letter was issued in December 2018.

**CAMERON DRIVE**

In conjunction with the adjacent Vertical Development (Component “VU”), construction of Cameron Drive will commence in Q1 2019. The road is a vital corridor between Aspen Street and Main Drive: it is essential to the north-south connectivity within the site and integrating the campus with the surrounding community. Cameron Drive will be a beautiful tree-lined road with large green planter boxes designed to capture and manage stormwater. New utilities will be installed under the road, including a 12” water main which will tie into the newly installed line in Main Drive. The road is designed to accommodate bikers and pedestrians with dedicated bike lanes and leafy sidewalks running past historic buildings (the Auto Shop and Fire House) and the Great Lawn.
The Parks will host a full events calendar in 2019. Check out TheParksDC.com for updates.

**MURAL UNVEILING & COMMUNITY PAINT PARTY - MARCH 30**
The Parks will unveil a new mural on the T-20 Building painted by artist Juan Pineda and Ward 4 resident, Tom Pipkin. Help finish painting the mural at this family-friendly event from 10am-12pm with face painting, free food and live music (rain date: March 31st).

**HISTORIC EGG ROLL & EASTER EGG HUNT - APRIL 20**
The Master Development team will host a traditional Easter egg hunt and roll on the Great Lawn. Community members and families will be invited onto the site to celebrate the first signs of Spring while enjoying free food, live music and more. More details to be announced on TheParksDC.com