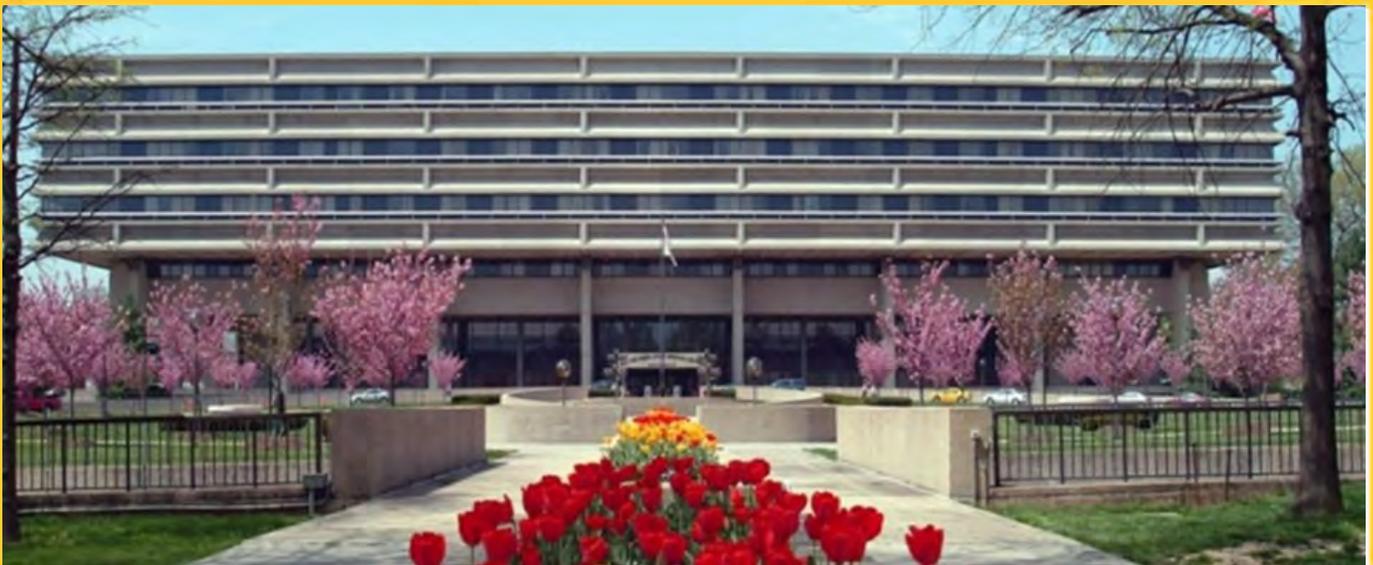


Headquarters, Department of the Army



Walter Reed Army Medical Center Conveyance Progress Report



As of 1 October 2019

Office of the Deputy Chief of Staff, G-9

Operations Directorate, Base Realignment and Closure Division

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Walter Reed was the home to over 20 organizations and 6,000 military and civilian employees and contained over 50 buildings and 4.6 million square feet.

BRAC 2005 Recommendation

The 2005 BRAC Commission recommended the realignment of Walter Reed Army Medical Center, Washington, DC as follows: relocate all tertiary (sub-specialty and complex care) medical services to National Naval Medical Center, Bethesda, MD, establishing it as the Walter Reed National Military Medical Center Bethesda, MD; relocate Legal Medicine to the new Walter Reed National Military Medical Center Bethesda, MD; relocate sufficient personnel to the new Walter Reed National Military Medical Center Bethesda, MD, to establish a Program Management Office that will coordinate pathology results, contract administration, and quality assurance and control of DoD second opinion consults worldwide; relocate all non tertiary (primary and specialty) patient care functions to a new community hospital at Fort Belvoir, VA; relocate the Office of the Secretary of Defense supporting unit to Fort Belvoir, VA; disestablish all elements of the Armed Forces Institute of Pathology except the National Medical Museum and the Tissue Repository; relocate the Armed Forces Medical Examiner, DNA Registry, and Accident Investigation to Dover Air Force Base, DE; AFIP capabilities not specified in this recommendation will be absorbed into other DoD, Federal, or civilian facilities, as necessary; relocate enlisted histology technician training to Fort Sam Houston, TX; relocate the Combat Casualty Care Research sub-function (with the exception of those organizational elements performing neuroprotection research) of the Walter Reed Army Institute of Research (Forest Glen Annex) and the Combat Casualty Care Research sub-function of the Naval Medical Research Center (Forest Glen Annex) to the Army Institute of Surgical Research, Fort Sam Houston, TX; relocate Medical Biological Defense Research of the Walter Reed Army Institute of Research (Forest Glen Annex) and Naval Medical Research Center (Forest Glen Annex) to Fort Detrick, MD and consolidate it with U.S. Army Medical Research Institute of Infectious Diseases; relocate Medical Chemical Defense Research of the Walter Reed Army Institute of Research (Forest Glen Annex) to Aberdeen Proving Ground, MD and consolidate it with the U.S. Army Medical Research Institute of Chemical Defense; and close the main post.

History

During the Civil War, the U.S. Surgeon General, William A. Hammond, conceived of the need for an Army hospital on a separate military installation in the District of Columbia. His 1862 report recommended a permanent hospital complete with a medical school and a medical museum. During the nineteenth century, the Army searched for a location for the hospital and chose the current site, which at the time was rural and isolated from the City of Washington. By 1905, at the time the land was purchased, the area contained a mixture of woodlands, farmland, and summer estates.

History (Continued)

Congressional legislation authorized construction of Walter Reed General Hospital (WRGH, now known as "Building 1"), and the first ten patients were admitted on 1 May 1909. In 1923, General John J. Pershing signed the War Department order creating the "Army Medical Center" (AMC) within the same campus as the WRGH. Pershing lived at Walter Reed from 1944 until his death there on 15 July 1948. In September 1951, "General Order Number 8" combined the WRGH with the AMC; the entire complex of 100 rose-brick Georgian buildings was at that time renamed the "Walter Reed Army Medical Center" (WRAMC). In June 1955, the Armed Forces Institute of Pathology (AFIP) occupied the new Building 54, and, in November, what had been Medical Department Professional Service School (MDPSS) was renamed the Walter Reed Army Institute of Research (WRAIR). In 1964, the Walter Reed Army Institute of Nursing (WRAIN) was born. Former President Dwight D. Eisenhower died at WRAMC on 28 March 1969. Starting in 1972, a new and larger hospital building (Building 2) was constructed and made ready for occupation by 1977. U.S. Presidents, Vice Presidents, Senators, Representatives, and other high profile visitors all received care at this medical center. WRAMC was considered a tertiary care center and housed numerous medical and surgical specialties. It was part of the larger Walter Reed Health Care System, which included some ten other hospitals.

Current Status

- Installation closed effective 15 September 2011.
- LRA Reuse Plan submitted to HUD on 23 July 2012. Revised plan was approved by HUD on 24 January 2014.
- With the exception of three environmental cut-out parcels totaling less than 0.2 acres, the Army has conveyed all of the property at the former WRAMC.

Property Description

WRAMC is situated on a 110.1-acre enclosed campus located in Northwest Washington, DC, bounded by Fern Street and Alaska Avenue to the north, 16th Street to the west, Aspen Street to the south, and Georgia Avenue to the east. The site contained 4.6 million square feet of hospital and admin facilities, many of which are historically significant. Part of the landscape itself is considered historic, such as Main Drive and the Rose Garden.

Caretaking Status

No Federal employees remain on the former Walter Reed Army Medical Center. All property requiring caretaking has been transferred.



President Johnson visiting General MacArthur at Walter Reed AMC. MacArthur died there on 5 April 1964.

Environmental Cleanup

Walter Reed Army Medical Center was not a traditional Army installation, but the property did possess contaminants such as petroleum, volatile chemicals, underground and aboveground storage tanks, regulated medical waste, and hazardous waste. Additionally, the property contained a high density of medical laboratories as a result of being home to the Department of Defense's largest medical treatment facility. Research also played a prominent role in the mission of the installation. Laboratory cleanup and decommissioning is complete. Termination of the nuclear regulatory commission license is complete, and all areas have been released for unrestricted use. All sites identified as requiring environmental cleanup in the 2016 Army Environmental Database-Restoration, including two petroleum remediation projects, have reached response complete status. But, in the course of the local redevelopment authority's due diligence in preparation for receiving the property, groundwater contamination consisting of trichloroethene, tetrachloroethene, and associated breakdown chemicals was discovered in the northeast corner of the site. The Army investigated and confirmed the finding and all data points to an off-site source migrating onto the installation. The property transfer included CERCLA covenants to protect human health and the environment. The Army completed the encapsulation of six transformer vaults in November 2016, and has removed polychlorinated biphenyl contamination from two of the three remaining Army owned hold back areas, as required by the Toxic Substance Control Act. Removals included two contaminated transformer vaults and associated soil (near Buildings 88 and 1). Removal of contaminated soil from a third location (near Building 15) is ongoing. Army continues to work closely with the District of Columbia Department of the Environment, EPA and the Local Redevelopment Authority to insure appropriate actions are being taken as needed for successful property transfer and regulation compliance.



Building 1 - Transformer vault and associated soil to be removed



Building 15 - Contaminated soil to be removed



Building 88 - Transformer vault and associated soil to be removed

Reuse Plan

The historic nature of WRAMC was a key driver in the creation of the Reuse Plan. The preservation of historic buildings on the site is integral to maintaining the legacy of the important people and events associated with this property.

The site's reuse plan calls for approximately 3.1 million square feet of development, including 90 townhomes, 1,864 multi-family units, and more than 100 units for homeless veterans. More than half of the space would be devoted to residential use, a quarter for office space, and the remaining for retail, institutional, creative, and open space.

In the first phase, several educational tenants were to move in along with an ambulatory care facility and nonprofits providing housing for homeless seniors, low-income residents, and veterans. Subsequent phasing through 2030 will include the development of market-rate housing, mixed-use (Residential/Retail/Office), creative space, and institutional buildings. The District anticipates approximately \$30.6 million in tax revenues over the 20 years following build-out.

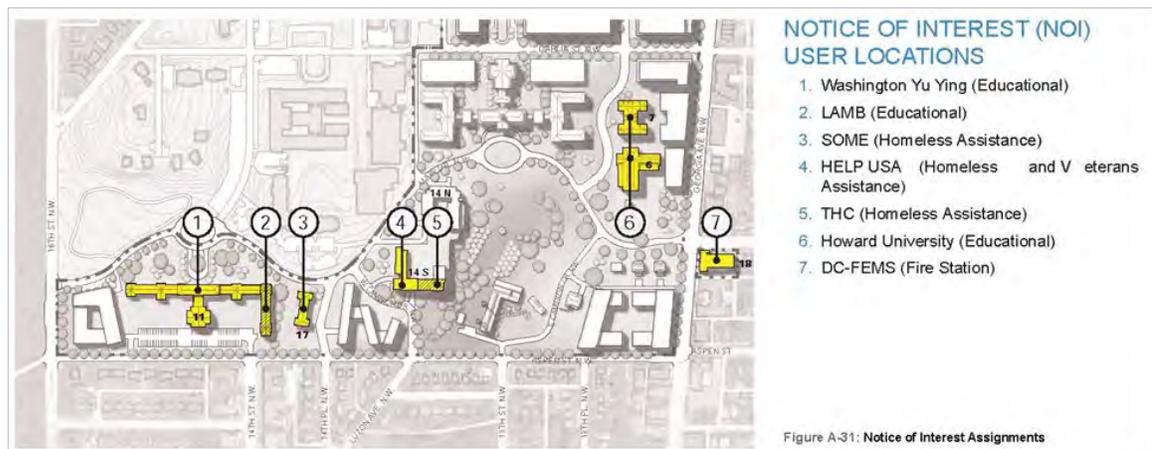
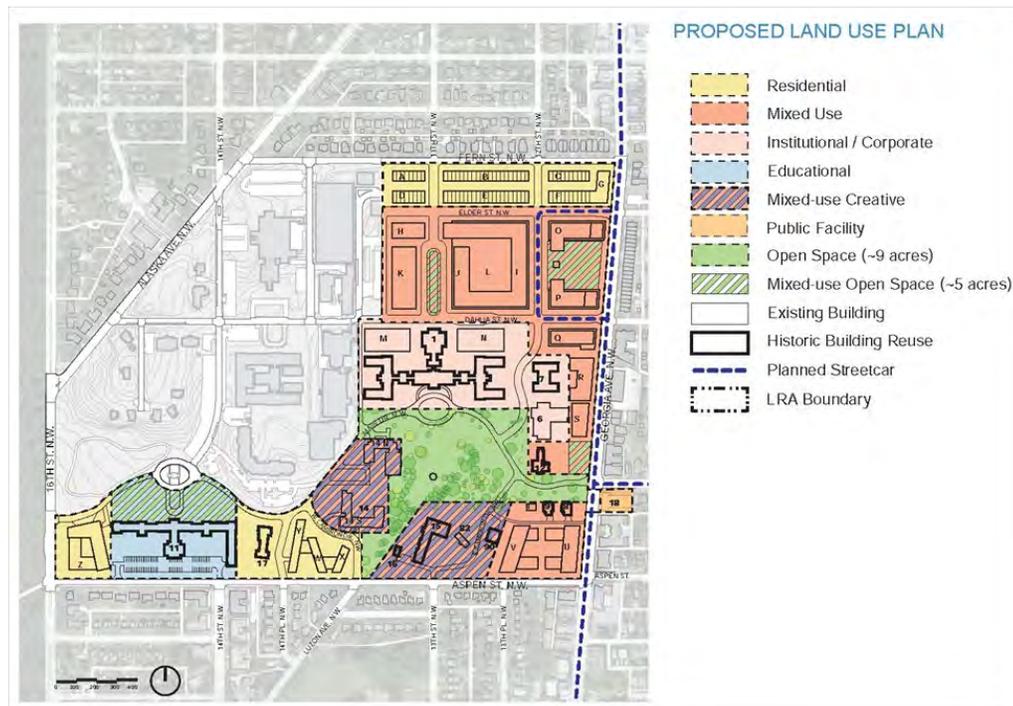


Figure A-31: Notice of Interest Assignments

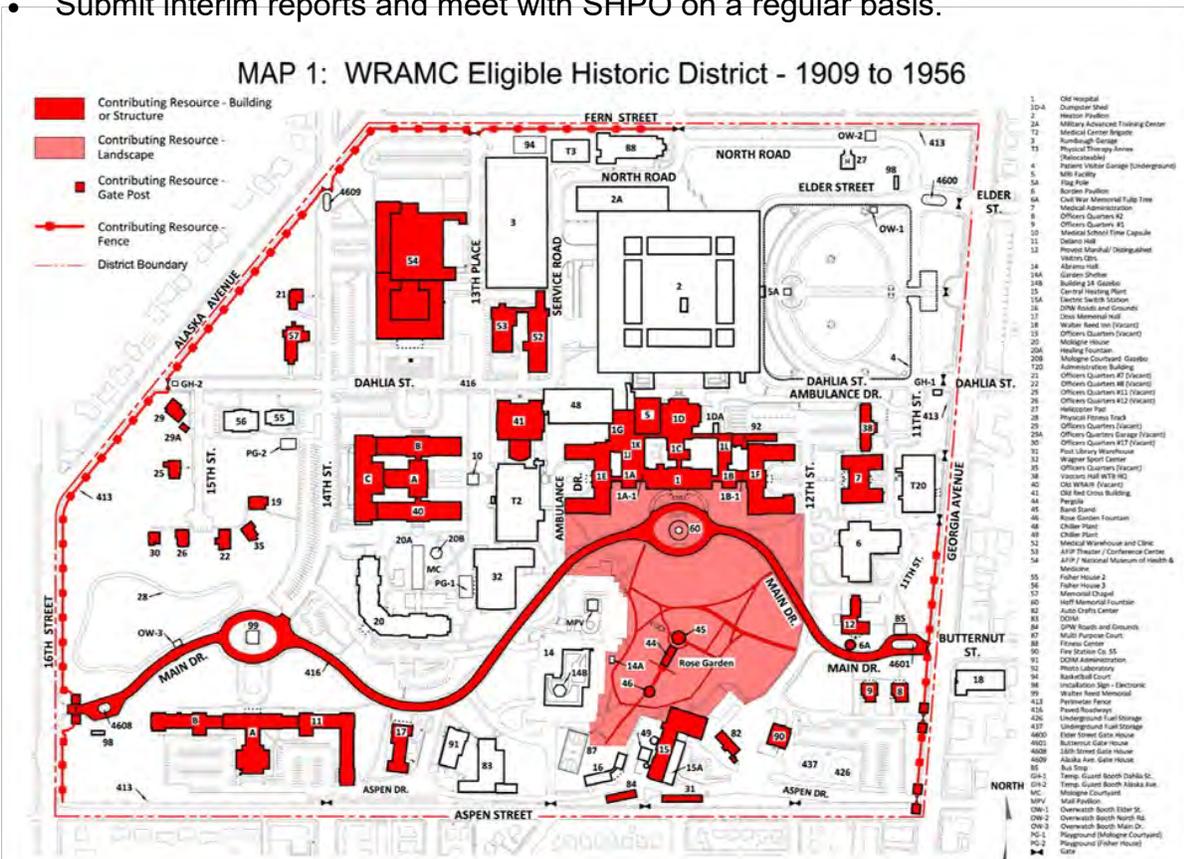
Programmatic Agreement, Section 106

The buildings within Walter Reed display a wide range of design characteristics and uses. Most earlier buildings are Georgian Revival; however, over time, additional buildings were constructed in different architectural styles in response to the needs of the garrison and mission. Based upon the buildings' architectural merit, their association with significant events in American history, such as the development of Army Medical programs and the Cold War, there are 11 buildings individually eligible for the District of Columbia and National Register listing of Historic Places.

The District of Columbia Historic Preservation Office determined that a historic district comprised of the main campus of the former garrison is eligible for listing on both the National Register of Historic Places and within the DC inventory of Historic Sites. Nomination packages have been prepared and submitted for both. There are 36 structures contributing to the proposed Historic District. Some of the more notable structures include the original hospital building with early additions (Building 1); Delano Hall, which housed the Army School of Nursing (Building 11); the original Walter Reed Army Institute for Research (Building 40); the Armed Forces Institute of Pathology (Building 54), which represents a unique example of Cold War design; and the Rose Garden and Main Drive, which compose part of the cultural landscape.

With closure of the Walter Reed Army Medical Center, the Army and the District of Columbia Historic Preservation Office developed a Programmatic Agreement for signature in January 2013. As a part of this agreement, the Army will

- Ensure historic buildings are maintained until transfer,
- Prepare and submit both DC and National Register nominations,
- Perform archaeological surveys,
- Perform photographic documentation,
- Provide interpretive materials such as informational panels,
- Maintain a publicly accessible website for documentation, and
- Submit interim reports and meet with SHPO on a regular basis.



Property Conveyance Plan

On 16 December 2014, a 0.32 acre-parcel was conveyed under a Public Benefit Conveyance (PBC) to the DC Fire and Emergency Medical Services (DCFEMS). A 31.7-acre parcel transferred to the U.S. Department of State (DOS) on 6 November 2015. A 66.1-acre parcel transferred to the LRA on 10 November 2016. In accordance with the 2015 NDAA, the remaining 11.9-acre parcel was transferred in support of public health, including research, to Children's National at Walter Reed (CNWR) LLC on 17 November 2016. The current plan calls for two of the last three environmental cut-outs (Buildings 1 and 88) to transfer by 1st Quarter, FY20. The final cut-out (Building 15) will transfer in the 4th Quarter, FY20 based on current environmental cleanup requirements.

Property Conveyance Summary:

Acres				Key Dates	
Total Excess: 110	Conveyed: 109 (99%)	Remaining: <1	Army Retained: 0	First Conveyance: 16 Dec 2014	Final Conveyance: TBD

Property conveyance by parcel:

Parcel Name	Parcel Acres	Disposal Date	Parcel Recipient	Conveyance Authority
Building 18 (Fire/EMS)	0.3	16 Dec 2014	DCFEMS	PBC
State Department	31.7	6 Nov 2015	DOS	Fed-to-Fed
Local Redevelopment Authority	66.1	10 Nov 2016	LRA	EDC
Public Health	11.9	17 Nov 2016	CNWR	Special Legislation
Buildings 1 & 88 Environmental Cut-outs	0.11	1 st Qtr FY20	LRA	EDC
Buildings 15 Environmental Cut-out	0.06	4 th Qtr FY20	LRA	EDC



Main Hospital (Building 2) prior to closure

Built in 1977, Building 2 comprised 2,584,477 gross (1,938,358 net) square feet of facility space with 3,295 rooms and a walk around perimeter of 0.33 miles.



Demolition as of: September 2018



January 2019

Key Milestones Achieved

- **Clearing of Buildings and Disposal of Property Book and Non-Property Book Items.** Through the combined efforts of the MEDCOM Transition Team and the ACSIM Caretaker Team, over 4.0 million square feet of building space was cleared and over 611,000 property items transferred to other Department of Defense organizations for reuse at an estimated savings to DoD of over \$124M. Additionally, over 4,200 medical items were identified and transferred to the Humanitarian Assistance Program, with over 1,170 medical items transferred to Ukraine in FY13 alone at an estimated value of \$285K. 2,700 pieces of surplus barracks furniture were transferred to the District of Columbia Office of Veterans' Affairs for use in the District's transitional housing for Veterans program. Over 15,600 furniture items, with an estimated value of \$720K, have been transported to at least five countries. 5,116 pieces of unserviceable furniture have been turned in to Fort Meade DRMO.
- **Department of Emergency Services Training.** The 110-acre property was made available for training to members of the District of Columbia Fire and Police Departments. This arrangement proved to be mutually beneficial to the Caretaker team and the District of Columbia. It provided an opportunity for the District to become familiar with real property that has become part of the District's Fire and Police responsibility. Additionally, training provided police presence to the nearly vacant installation. The United States Park Service Police K-9 unit, FBI, Capital Police Spec-Ops, and Presidential Motorized Unit also used the property for in-house training. The vacant buildings, closed roads, and open space provide a great venue for training.
- **Department of Defense Computers for Learning Program.** Over 6,500 pieces of surplus technology equipment and supporting systems were issued to approximately 25 area schools.



Building 1, WRAMC