

STAFF RECOMMENDATION



NCPC File No. 6426

**WALTER REED ARMY MEDICAL CENTER, MAIN SECTION
AMPUTEE ADVANCE TRAINING CENTER AND INTERIM BUILDING
PRELIMINARY AND FINAL SITE AND BUILDING PLANS
14th and Fern Streets, NW, Washington, DC**

Submission by the Department of the Army

January 29, 2004

Abstract

The Department of Army finds it necessary to improve and expedite development for expanding its ambulatory care program pertaining to services provided at the Walter Reed Army Medical Center, Main Section. Specifically this effort is to establish medical services for amputee patients which the Army has found to be in a significant demand from the current theaters of conflict.

The submittal provides the design documentation for the development of a three level, moderately sized, clinic and therapy center which is devoted to advance training of wounded amputee patients. Due to the significant number of current patients requiring special medical treatment, an interim temporary Amputee Center modular structure has also been presented by the Army for review and approval.

Commission Action Requested by Applicant

Approval of preliminary and final site and building plans pursuant to 40 U.S.C. § 8722(d) and Section 5 of the National Capital Planning Act (40 U.S.C. § 8722(b)(1)).

Executive Director's Recommendation

The Commission:

Commends the Department of the Army for designing a unique yet compatible new building within the Walter Reed Army Medical Center campus exhibiting a sustainable greenscape roof design which assists in harmonizing the structure in close proximity to the main hospital building.

Approves the preliminary and final site and building plans for the interim Amputee Advance Training Center modular building, as shown on NCPC Map File No. 71.20(38.00)-41293, with the condition that the structure is to be removed upon the completion and opening of the permanent Amputee Advanced Training Center, and

Approves the preliminary site and building plans for the permanent Amputee Advance Training Center and request that the Walter Reed Army Medical Center design team apply the U.S. Army SPiRiT building certification program to the building design effort if possible.

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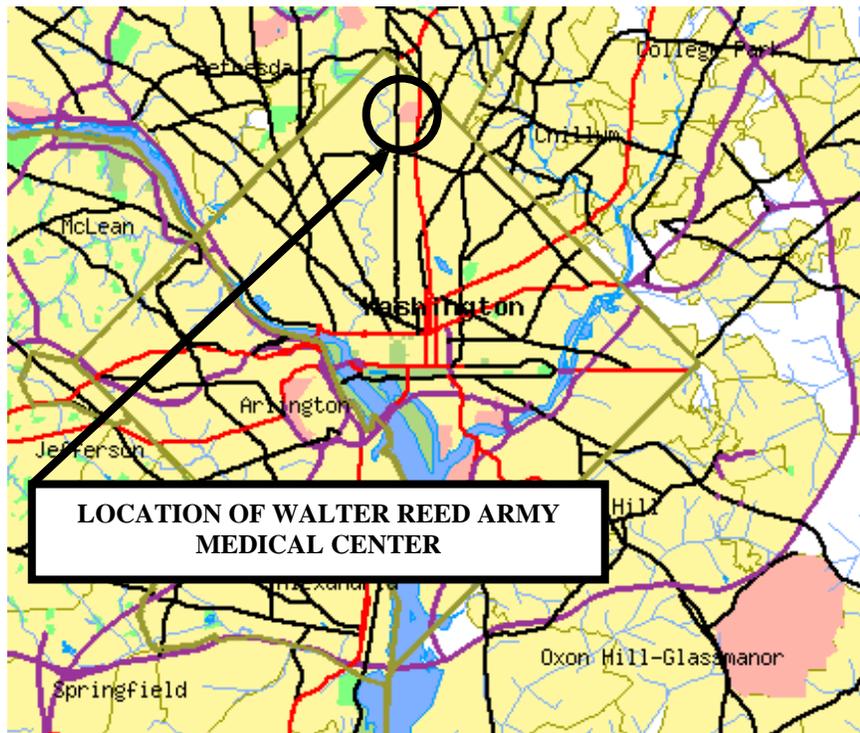
BACKGROUND AND STAFF EVALUATION

DESCRIPTION OF PROPOSAL

The Department of the Army plans to upgrade and expand its ambulatory care program pertaining to services provided at the Walter Reed Army Medical Center, Main Section. Specifically this effort is to address amputee patients which the Army has found to be occurring in a significant and increasing number, because of improvements in the 21st century soldier equipment exhibited in the current theaters of conflict. As a result of improved body armor, significant injuries that affect extremities have demonstrated increased survivability. Nevertheless, the extent and impact of the injuries has been found to require new and advanced treatment protocols which are being further advanced by special medical personnel at Walter Reed Army Medical Center.

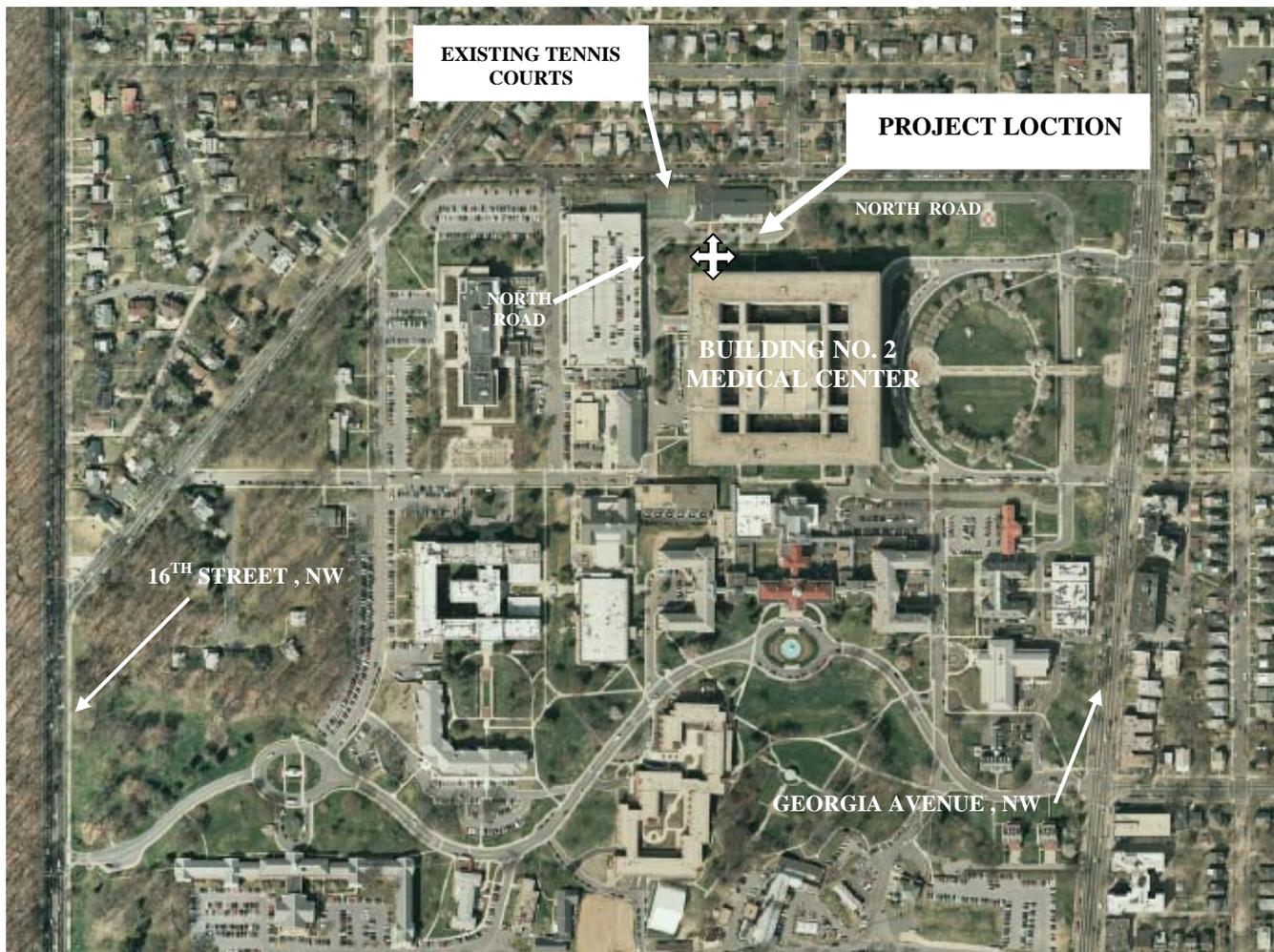
The submittal provides the design and some limited construction documentation for the development of a three level, moderately sized, therapy and clinic center which is devoted to advance training of wounded amputee patients and returning them to physical, psychological, and emotional capabilities.

The preliminary and final site and building plans provide for an essentially underground or recessed addition to the northwest corner of Building 2, (medical center) between the Parking Garage and Building 88 (an existing gymnasium). The north perimeter road would be maintained and serve as an access drop-off area for the surface entrance to the Amputee Training Center.



REGIONAL LOCATION

The center itself consists of 29,000 gross square feet of new construction that at its lowest level is comprised of an open gymnasium and clinic spaces, along with administration and office areas. The second level is built to serve as occupational therapy space, advance body training areas, and a running track situated above the lower level gym. Administrative space would also exist at the second level, which is below the ground surface and exhibits a greenspace roof.



**AERIAL VIEW OF WALTER REED MEDICAL CENTER CAMPUS
INDICATING PROJECT LOCATION**

The third level contains the entry doors to the below grade spaces and also reveals the open clearstory space of the high gymnasium roof. This level also has the direct corridor breezeway that is enclosed with glass that connects to the main medical center at the third floor.

An interim portion of the project is the temporary construction of a modular structure to serve the same functions as the permanent space described above, but would be located north of the road

at the existing tennis courts, which would be dismantled to place the modular structure. This building would be one level with accessible temporary ramps, and would contain 4,500 square feet of temporary space that is immediately needed and which would be occupied while the permanent addition is constructed.



FIRST AND SECOND LEVEL FLOOR LAYOUT OF AMPUTEE ADVANCE TRAINING CENTER (Below Grade)



AMPUTEE ADVANCE TRAINING CENTER THIRD LEVEL AND SITE PLAN

DEVELOPMENT PROGRAM

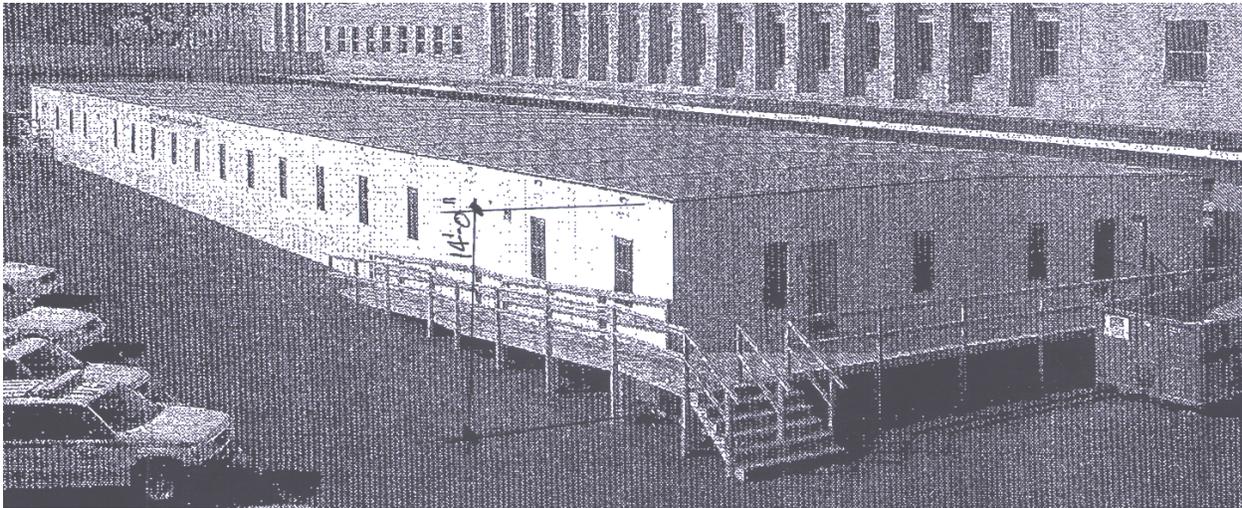
Applicant: Department of the Army
Architect: The Smith Group, Architect and Engineers
Washington, DC
Cost: Unknown

Schedule: Permanent building construction will be complete by late 2005. The temporary modular structure will be immediately located and opened for use by late February, early March 2004.

COORDINATION

Coordinating Committee

The Coordinating Committee reviewed this item at its meeting on January 14, 2004, and forwarded the proposal to the Commission with the statement that the project has been coordinated with all agencies participating. The participating agencies were NCPC, the Department of Housing and Community Development; The District Office of Planning, the General Services Administration and the Washington Metropolitan Area Transit Authority.



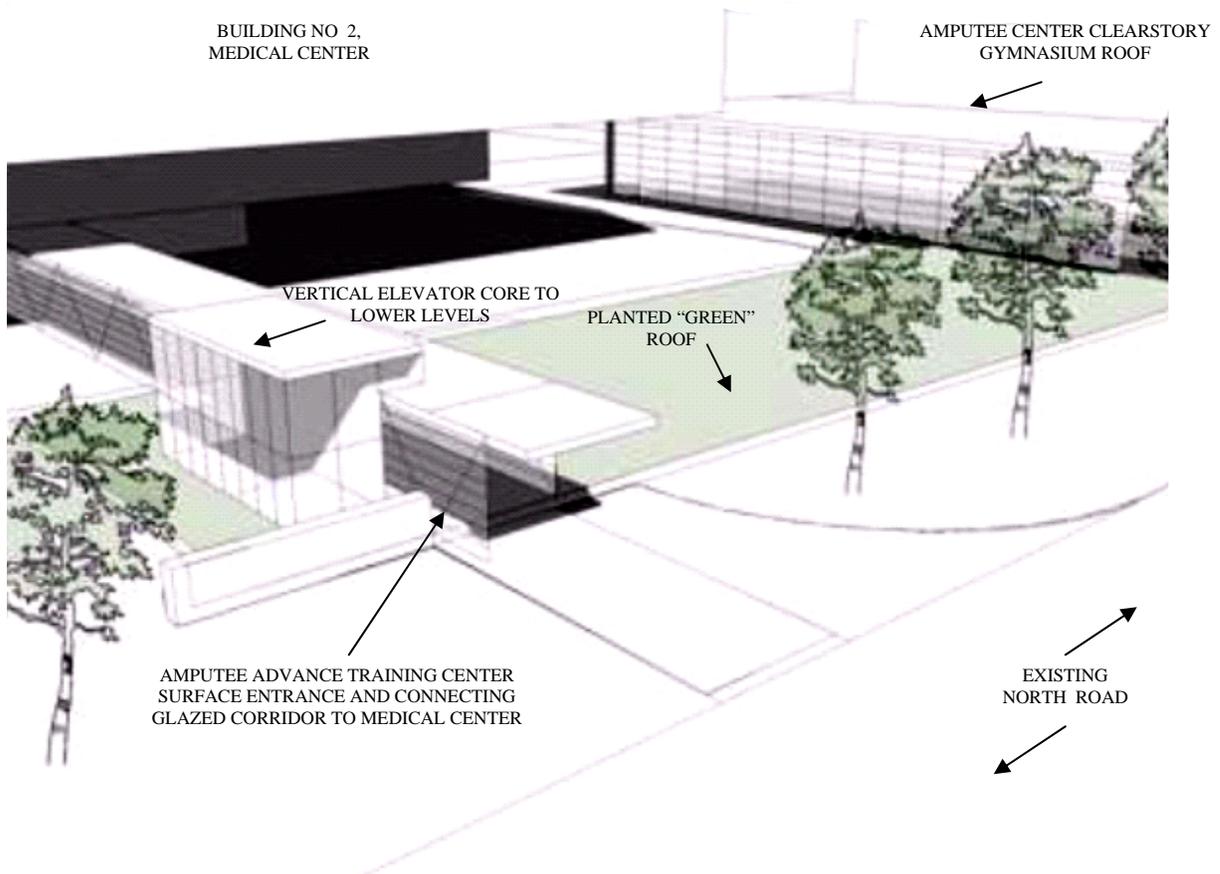
EXAMPLE OF INTERIM AMPUTEE ADVANCE TRAINING CENTER MODULAR STRUCTURE

CONFORMANCE

Master Plan Compliance

In April 2003 the Commission approved a revised master plan for the Walter Reed Army Medical Center, Main Section, with conditions. None of the conditional issues are pertinent to the necessary Amputee Training Center because no additional staff or vehicle parking are proposed by the Army in its planning or development. The master plan does highlight the mission of the Walter Reed Army Medical Center, Main Section, is to meet new health care needs, to provide better service to Department of the Army and eligible personnel and to meet medical research and development requirements. The approved Plan allows the land use adjacent to the main medical center to be related to the medical center mission or support of that

objective. The Amputee Advanced Training Center, as an addition that maintains activities of a medical and rehabilitation nature, fulfills that requirement and is consistent with the Plan and its land use designation.



PERPECTIVE SKETCH -VIEW SHOWING VISIBLE SURFACE ELEMENTS OF THE AMPUTEE ADVANCED TRAINING CENTER

National Environmental Policy Act

In conformance with its NEPA compliance procedures, the Department completed a determination that the proposal is a Categorical Exclusion. Staff review and determination finds the submitted project information conforms to the Categorical Exclusion criteria of NCPC.

National Historic Preservation Act

The D.C. State Historic Preservation Office concurred with WRAMC that the training center and the interim building would have no adverse effect on the historic qualities of the Walter Reed campus, a portion of which has been determined eligible for listing in the National Register of Historic Places.

EVALUATION

Staff **recommends approval** of the preliminary and final site and building plans for the interim temporary building, with one condition. NCPC staff analysis concludes the new modular structure is a necessary and required minor addition to the property to address a critical and pressing medical activity. Staff finds the single level building configuration, with its flat roofline, compatible with the limited open space terrain at the north side of the main hospital building. Because it is a small-size development of an interim nature, staff feels its location is acceptable. The staff notes, however, that the temporary structure should be approved with the proviso that it is to be removed upon completion and opening of the permanent Amputee Advanced Training Center.

Staff further **recommends preliminary approval** of the permanent Amputee Advance Training Center. Staff finds the Army has clearly initiated an advanced and commendable site compatible design. The initial preliminary design is a prime example of utilizing a sustainable design philosophy which can encourage decisions at each phase of the design process and that will reduce negative impacts on the environment and the health of the future occupants. Such an integrated approach positively impacts all phases of a building's life-cycle, including design, construction, and operation and the staff commends the Army's approach to this project and the use of the greenscape roof.

Staff's full support to this project includes its recommendation to the Army's responsible project team representatives pursue further development of this project utilizing the U.S. Army's SPiRiT building certification program. SPiRiT provides guidance to support the consideration of sustainable design and development principles in Army installation planning decisions and infrastructure projects to the fullest extent possible, balanced with funding constraints and customer requirements. It is intended to be used throughout the design process to guide the project towards a sustainable solution as well as to score and rate the resulting facility. The project team or an independent review panel would use SPiRiT to determine the rating level of the project at its conclusion.

The U.S. Army Engineer Research and Development Center (ERDC) developed SPiRiT for the Corps of Engineers in the implementation of Army facilities. While various rating tools have been put into practice by both private and government agencies, most of them do not reflect the reality of military installation planning, design, and construction. After evaluating different rating products, ERDC based SPiRiT on the Green Building Council's Leadership in Energy and Environmental Design Rating System 2.0 (LEED 2.0)TM.

Aside from the above noted endeavor, however, staff believes further detailed design documentation must be provided to the Commission to meet the submission requirements of final approval. Currently, that level of project construction design development has not been

demonstrated in the submission, and the staff believes at least a 70 percent level of design information should be achieved by the Army for the permanent Amputee Advanced Training Center final approval review. This information should include both the site design development and the final building design information in accordance with Commission review requirements. At the time of submission, the Army is also reminded that samples of all final project finishes and colors should be provided for the permanent building design.

Federal Capital Improvements Program

The Amputee Advanced Training Center project is not included in the Federal Capital Improvements Program, Fiscal Years 2004-2009 adopted by the Commission in September 2003, or any succeeding program.

Comprehensive Plan

The proposed project and related changes are generally consistent with the Comprehensive Plan for the National Capital. The Federal Facilities element designates the installation for Research Development and Testing Facilities and as a medical facility. The medical center is bordered by 16th Street and Georgia Avenue, NW, which are designated Special Streets in the Preservation and Historic Features Element.