

COMMISSION ACTION

NCPC File No. 7024



**ARMED FORCES RETIREMENT HOME
NEW COMMONS AND WELLNESS CENTER – SCOTT BUILDING REPLACEMENT**

Rock Creek Church Road and Upshur Street, NW
Washington, DC

Submitted by the Armed Forces Retirement Home

April 1, 2010

Commission Action Requested

Approval of comments on concept design pursuant to 40 U.S.C. § 8722(b)(1) and (d).

Commission Action

The Commission:

Comments favorably on the concept design for a new commons and wellness center to replace the existing Scott Building, except the proposed cooling tower, on the Armed Forces Retirement Home in northwest, Washington, DC, as shown on NCPC Map File No. 12.10(38.00)43006.

Recommends that in the continued development of the site and building designs, the applicant should evaluate:

- Additional locations for the proposed cooling tower that minimizes its visual impact on North Capitol Street or provide a landscape buffer between the cooling tower and North Capitol Street that is adequate to completely screen the tower from North Capitol Street, and;
- Ways to modify the size and shape of the proposed penthouses so that they are less visible, and;
- The walkway through the quadrangle from the Sherman Building to the new building entrance for better pedestrian connection, and;
- Ways to provide additional landscaping that minimizes views of the service drive.

Commends the applicant and its design team for a building design that restores the viewshed corridor from the Lincoln cottage to the Capitol and downtown Washington, DC.

Deborah B. Young
Secretary to the National Capital Planning Commission