

COMMISSION ACTION



NCPC File No. MP060

ARMED FORCES RETIREMENT HOME
DRAFT MASTER PLAN
Rock Creek Church Road and Upshur Street, NW
Washington, D.C.

Submitted by the Armed Forces Retirement Home

February 2, 2006

Commission Action Requested by Applicant

Approval of comments on draft master plan pursuant to 40 U.S.C. § 8722(b)(1) and (d).

Commission Action

The Commission provides the following comments and request:

- Reduce the total amount of proposed development. The Commission does not support the applicant's proposal to develop as much as 9 million gross square feet of new space on the AFRH campus. The maximum total square footage of new development should not exceed the moderate range of new buildable space set forth in the master plan's draft environmental impact statement.
- Ensure that building heights are compatible with the character and scale of the surrounding area; with the topography and other natural conditions of the site itself; with the historic assets on the site protecting historic view sheds; and recognizing surrounding residential patterns.
- Provide within the plan for Zones 3 and 4 a well-defined publicly accessible recreational open space component that reflects the input from NCPC staff and members of the local community.
- Revise proposed building heights in Zones 5 and 6 to bring them into conformance with surrounding zoning and development patterns, and increase proposed buffers to protect existing forested areas. The four- and eight-story development proposed would radically transform these zones and affect the setting of the National Historic Landmark to the north, the approach to that landmark area, and its viewsheds.
- Develop a Transportation Management Plan through consultation with NCPC staff that corresponds to the master plan, outlines the proposed parking supply, and analyzes associated

traffic patterns and impacts. Include provisions for improved access to transit services. Submit the Transportation Management Plan as part of the final master plan.

- Incorporate into the master planning process a strategy and schedule for removing the temporary trailers currently housing charter school(s) on the campus, and develop related plans to relocate the schools into permanent space if AFRH intends to permanently house these schools on the campus.
- Seek General Services Administration assistance to establish and implement an agreement with the District of Columbia outlining actions and responsibilities for building code review, compliance and permitting related to constructing the proposed private development on federal land. The applicant must inform the Commission of the resolution of the permitting process no later than submission of the final master plan for Commission action.
- Undergo further consultation with NCPC staff and develop an interim submission following selection of a development team that consists of a revised draft master plan to respond to the above comments and to incorporate changes prior to submission of the final master plan.
- Encourage continuous consultation with the community, Advisory Neighborhood Commissions and especially the three elected Councilmembers from Wards 1, 4 and 5 whose wards are affected by this proposal in all areas of this project.
- Request that the applicant provide a financial analysis of the operating costs and needs of AFRH.

Deborah B. Young
Secretary to the National Capital Planning Commission