

PRESS RELEASE



401 9th Street, NW
North Lobby, Suite 500
Washington, DC 20004
Tel: 202 482-7200
Fax: 202 482-7272
www.ncpc.gov

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Contact: Lisa MacSpadden
202-482-7263 or lisa@ncpc.gov
Athena Hernandez
202-482-7270 or athena@ncpc.gov

NCPC to Review Armed Forces Retirement Home Master Plan, Martin Luther King, Jr. National Memorial, and the Georgetown Waterfront Park

Also on the agenda are two planned unit developments and the release of the draft National Capital Planning Commission Strategic Plan for Fiscal Years 2009-2014

Washington, DC – At its July monthly meeting today at 12:30 p.m., the National Capital Planning Commission (NCPC) will review a submission by the Armed Forces Retirement Home (AFRH) for the final master plan and transportation management plan.

As proposed, the master plan divides development of the site into four distinct zones on 138 acres of its existing 272-acre campus and includes a range of uses including residential, office, institutional, medical, retail, and lodging. AFRH is authorized by federal statute to sell or lease portions of the federally owned site in order to ensure the financial stability of the home for retired military personnel.

One zone, known as the AFRH Zone, includes residential facilities, a golf course, the Lincoln Cottage, other historic structures, smaller buildings, and open space that will remain under control of the Home. All development on the site requires consideration of the historic and institutional character of the zone.

The other three zones are identified as zones A, B, and C. A developer has been selected to build a mix of public and private sector uses for Zone A, which comprises 77 acres with 4.3 million gross square feet available for development. Its accessibility on the southeast side of the campus makes it a premium location for significant mixed-use development that blends urban character with the existing structures and landscape.

At the southwestern corner of the campus, Zone B occupies eight acres and is proposed to accommodate 880,000 gross square feet of mixed-use development including residential, retail, and potential institutional uses. Zone C, located on the west side of the campus, has 26 acres and is proposed to accommodate 550,000 gross square feet of new residential development.

The AFRH opened in 1851 and is positioned on one of the highest elevations in the city. The site is bounded by North Capitol Street to the east, Harewood Road to the northeast, Rock Creek Church Road to the northwest, Park Place to the west, and Irving Street to the south in northwest Washington, DC. AFRH is an independent federal agency dependent on a trust fund to finance its operations.

The Commission also will review preliminary site and building plans for the Martin Luther King, Jr. Memorial. Submitted by the National Park Service on behalf of the Martin Luther King, Jr. National Memorial Project Foundation, the proposed memorial will be located in West Potomac Park on the northwestern side of the Tidal Basin.

The memorial has three main features: the *Mountain of Despair*, an *Inscription Wall*, and the *Stone of Hope*. The entrance to the memorial will be located at the intersection of Independence Avenue and West Basin Drive. A visitor contact station, including a bookstore and restrooms, will be located across from the memorial on West Basin Drive.

Also before the Commission are final site and building plans for the Wisconsin Avenue Terminus of the Georgetown Waterfront Park. Submitted by the National Park Service, this approximately 2.3 acre site will function as the main entry to the new waterfront park at the southern edge of the District's Georgetown neighborhood. The proposed project features a riverfront promenade that passes along the park's southern section and incorporates the Capital Crescent Bike Trail passing through its northern section. A pathway leading from Wisconsin Avenue to the waterfront includes a fountain area with granite seating on one side. The plans incorporate a large open lawn area between the pathway and 31st Street, NW. A pergola alongside the waterfront promenade also will provide seating shaded by a green roof and offer views of the entire waterfront. Steps leading down to the water's edge will have grass seating and a vegetated soil bioengineering system alongside.

The Commission also will review two referrals from the District of Columbia Zoning Commission. The first project is a modification to a planned unit development in the Arthur Capper/Carrollburg Hope VI Redevelopment Project, located at 250 M Street in Southeast. As proposed, the project involves the construction of a 233,000 square foot, 11-story, commercial building that will include ground level retail, offices on the other floors, and a conference center on the top floor. The building is proposed to be 130 feet high.

The second Zoning Commission referral is for a second stage planned unit development at 250 K Street in Northeast. The proposal is for a 14-story mixed-use building with approximately 500 residential units and 13,800 square feet of retail space connecting to existing residential development on the same site. Both projects are being reviewed by the Commission for affects to federal interests including compliance with the Height of Buildings Act.

The meeting will conclude with a review of the draft NCPC Strategic Plan for Fiscal Years 2009-2014. The Commission is being asked to authorize circulation of the proposed plan for a 45-day public comment period. This updated plan outlines the agency's strategic goals and objectives and includes revised vision, mission, and values statements. Per guidance provided by the Office of Management and Budget, the plan also contains detailed means and strategies that NCPC will use to accomplish its goals.

This month's agenda also includes five consent calendar items (no presentation given): Preliminary and final site and building plans for elements of the National Geospatial-Intelligence Agency New Campus East, Engineering Proving Ground in Fort Belvoir, Virginia; preliminary and final site and building plans for the Fort Belvoir Community Hospital in Fort Belvoir, Virginia; preliminary and final site and building plans for Airport Surface Detection Equipment at the Ronald Reagan Washington National Airport in Arlington, Virginia and at the U.S. Naval Reservation in Washington, D.C.; approval of comments on the revised concept design for The Shops at Dakota Crossing in the Fort Lincoln Urban Renewal Area in Washington, D.C.; and preliminary and final site and building plans for the District of Columbia Department of Employment Services Headquarters Building. Information about actions taken at today's Commission meeting can be accessed at www.ncpc.gov.

The National Capital Planning Commission is the federal government's central planning agency in the District of Columbia and surrounding counties in Maryland and Virginia. The Commission provides overall planning guidance for federal land and buildings in the region. It also reviews the design of federal projects and memorials, oversees long-range planning for future development, and monitors capital investment by federal agencies.