



## Delegated Action of the Executive Director

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**PROJECT****Salt Shed**

Armed Forces Retirement Home Washington  
3700 North Capitol Street, NW  
Washington, DC

**NCPC FILE NUMBER**

7683

**NCPC MAP FILE NUMBER**

12.10(38.00)44165

**SUBMITTED BY**

Armed Forces  
Retirement Home

**ACTION TAKEN**

Preliminary and final approval of  
site and building plans

**REVIEW AUTHORITY**

Federal Project in the District  
per 40 U.S.C. § 8722(b)(1)

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The Armed Forces Retirement Home-Washington (AFRH-W) proposes a new salt storage shed, or salt shed, to be placed within the footprint of a parking lot located within Chapel Woods—a partially wooded area on the eastern side of the installation. An existing storage shed is located in Zone A, an area of the southeast corner of the installation that is slated for private redevelopment, and is used solely by AFRH-W for road de-icing during winter weather events. Because the salt storage shed is vital to AFRH-W operations, AFRH-W must relocate this function to the AFRH Zone prior to letting a planned ground lease for Zone A. The new shed will reflect a size and design that is appropriate for the new location and for the installation's reduced capacity requirements resulting from a smaller area of the installation to be maintained by AFRH-W once Zone A is leased.

The proposed location for the new salt shed is at the northwest corner of the only parking lot within Chapel Woods. The salt shed will be constructed within the existing paved area of the parking lot on a new, 480-square-foot concrete slab. The 10-foot by 24-foot shed will be 240 square feet. Composed primarily of concrete blocks on three sides, and open on the fourth side, the shed's sloped, tin roof will reach 14 feet high at its highest point.

As AFRH-W already stores and distributes road salt on the installation, the relocation of this function will not cause any additional impacts in terms of noise, traffic, or other environmental considerations. While proposed to be located within the AFRH-W Historic District, the proposed salt shed has been sited to not have any direct effects on contributing resources to this historic district. Further, the proposed shed is within the height and density restrictions indicated for this area of the installation within the 2008 approved master plan for AFRH-W.

In compliance with the National Environmental Policy Act (NEPA), on May 19, 2015, the AFRH determined that the proposed construction meets the agency's criteria for a categorical exclusion per Section A.4(a) of the agency's NEPA regulations. Section A.4(a) includes: "Expansion or improvement of an existing facility where all of the following conditions are met: The structure and proposed use are substantially in compliance with local planning and zoning and any

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applicable state or Federal requirements; The proposed use will only slightly increase the number of motor of motor vehicles at the facility; the site and the scale of construction are consistent with those of existing adjacent or nearby buildings; and, There is no evidence or environmental controversy.” The project also meets the criteria for a categorical exclusion per C.21 of Section 8 of NCPC’s Environmental and Historic Preservation Policies and Procedures. C.21 includes the review and approval of acquisition of occupiable space by lease acquisition, construction, or expansion, or improvement of an existing facility where certain listed conditions are met (these conditions echo those of the AFRH categorical exclusion discussed above). Prior to applying this categorical exclusion, NCPC staff determined that no extraordinary circumstances were present as required by the Commission’s NEPA procedures.

In compliance with the National Historic Preservation Act, AFRH concluded Section 106 consultation with the DC State Historic Preservation Office (DC SHPO) on May 1, 2015. The DC SHPO concurred with the AFRH that the undertaking will have no adverse effects on historic properties at the installation. NCPC designated the AFRH lead agency for Section 106 purposes.

The Coordinating Committee reviewed this project at its June 17, 2015 meeting and forwarded the proposed preliminary and final site and building plans to the Commission with the statement that the project has been coordinated with all participating agencies. The participating agencies were: NCPC; the District of Columbia Office of Planning; the DC HPO; the General Services Administration; the District Department of Transportation; the National Park Service; and the Washington Metropolitan Area Transit Authority.

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Pursuant to delegations of authority adopted by the Commission on October 3, 1996 and 40 U.S.C. §8722(b)(1), I approve the preliminary and final site and building plans for a salt shed at the Armed Forces Retirement Home in Washington, DC.

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Marcel Acosta  
Executive Director

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