



## Commission Action

March 1, 2018

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<b>PROJECT</b> <b>Armed Forces Retirement Home Master Plan Amendment 1</b> Armed Forces Retirement Home 140 Rock Creek Church Road, NW Washington, DC	<b>NCPC FILE NUMBER</b> MP060
<b>SUBMITTED BY</b> Armed Forces Retirement Home	<b>NCPC MAP FILE NUMBER</b> 12.10(05.00)44688
<b>REVIEW AUTHORITY</b> Advisory per 40 U.S.C. § 8722(a) and (b)(1)	<b>APPLICANT'S REQUEST</b> Approval of final master plan
	<b>ACTION TAKEN</b> Approved final master plan

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The Commission:

**Approves** the Armed Forces Retirement Home (AFRH) Master Plan Amendment 1, which moves the heating plant and associated outbuildings (known as Parcel U) from the AFRH Zone to Zone A for private development, and modifies the fence line between these zones to accommodate this change.

**Notes** that Parcel U contains two structures that contribute to the AFRH Historic District, and one non-contributing structure. The two historic structures will be rehabilitated in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and associated guidelines, and the non-contributing structure may be demolished, as stipulated in the AFRH Master Plan approved by the Commission in July 2008 and its associated programmatic agreement, as amended.

**Notes** that properties in Zone A, including Parcel U, will be zoned by the Zoning Commission of the District of Columbia (DC) in accordance with the approved master plan, and subject to the land use controls of the DC Office of Planning, per the arrangement outlined in a Memorandum of Understanding among the National Capital Planning Commission, DC Office of Planning, and AFRH.

**Notes** that the DC Office of Planning and the DC Department of Transportation provided comments on the recent supplemental environmental impact statement for the master plan (unrelated to the proposal for Parcel U), indicating the master plan is not responsive to new opportunities and challenges given the changing urban context.

**Encourages** AFRH, NCPC, and the District to work together to address how the request for proposals process, the master plan, and/or mitigation measures can respond to new opportunities and challenges associated with a changing urban context.

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**Notes** that any proposal to update/modify the approved master plan, including changes proposed by the selected developer, would require AFRH to submit a master plan amendment for NCPC review and approval. Amendments that result in changes to anticipated traffic levels or approved parking would require an updated transportation management plan.

**Requires** that, pursuant to the National Capital Planning Act, AFRH submits for NCPC review and approval project plans for any development proposed in the AFRH Zone, including the portion of fencing adjacent to the AFRH Main Substation (Building 71) retained for AFRH use.

//Original Signed//	3/1/18
_____ Julia A. Koster	_____ Date
Secretary to the National Capital Planning Commission	