



AFRH-W

New Fountain Installation

Final Design Review Submission



SUBMITTED BY : Armed Forces Retirement Home
SUBMITTED TO: National Capital Planning Commission

May 2026



ARMED FORCES RETIREMENT HOME
3700 NORTH CAPITOL STREET NW
WASHINGTON, D.C. 20011

May 1, 2026

Mr. Marcel Acosta
Executive Director
National Capital Planning Commission
401 Ninth Street NW
North Lobby Suite 500
Washington, DC 20004

Re: Armed Forces Retirement Home – Washington
New Fountain Installation

Dear Mr. Acosta:

The Armed Forces Retirement Home (AFRH) is pleased to submit the enclosed materials for combined preliminary and final review by the National Capital Planning Commission (NCPC) at its monthly meeting on June 4, 2026.

AFRH proposes to install a stone fountain in proximity to its entrance at Eagle Gate. The fountain is consistent with the sitewide design guidelines in the AFRH-W Master Plan for site furnishings and commemorative objects.

Please note that this project falls under a Categorical Exclusion Requiring No Documentation per the AFRH regulations for the National Environmental Policy Act (NEPA). Specifically, this action falls under 38 CFR Part 200, Appendix A, A.3(c) as a “repair and alteration project involving, but not adversely affecting, properties listed on or eligible for the National Register of Historic Places).”

We look forward to the opportunity to receive comments from NCPC regarding this project.

Sincerely,

**JUSTIN
SEFFENS**

Digitally signed by
JUSTIN SEFFENS
Date: 2026.04.30
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Justin Seffens
Lead Facility Manager

Enclosure



AFRH-W

New Fountain Installation

Final Design Review Submission

- I. Project Report
- II. Site Plans and Photographs
- III. Design Program
- IV. Documentation of Section 106 Compliance
- V. Documentation of NEPA Compliance

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I. PROJECT REPORT

Armed Forces Retirement Home - Washington New Fountain Installation Final Review Submission May 2026

Project Contact Information	
Lead Agency Contact: Justin Seffens Armed Forces Retirement Home Corporate Facilities Manager 3700 North Capitol Street, NW Washington, DC 20010 Justin.Seffens@afrh.gov	Project Contact: Justin Seffens Armed Forces Retirement Home Corporate Facilities Manager 3700 North Capitol Street, NW Washington, DC 20010 Justin.Seffens@afrh.gov
NCPD Plans and Policies	
<p>This project is consistent with many of the policies set forth in the Federal Elements of the Comprehensive Plan.</p> <ul style="list-style-type: none">The project is consistent with the Federal Workplace policy to consider the modernization, repair, and rehabilitation of existing federally owned facilities for federal workplaces before developing new facilities.	
Description of Project Area	
<p>The project area is in an open landscape area on the AFRH-W campus, located directly west of the Bandstand (Building 11). The site is visible from the primary campus entry at Eagle Gate.</p>	
Description of the Proposed Development	
<p>A new stone fountain will be installed on the grounds west of the Bandstand (Building 11) near the Eagle Gate entrance. The three-tiered granite fountain is 78-inches in height with a circular base that is 108-inches in diameter.</p>	
Master Plan Alignment	
<p>According to the most recent version of the AFRH-W Master Plan (2022), commemorative objects and sculpture are encouraged. The granite material of the selected fountain is consistent with both historic and recommended site materials identified in the Master Plan.</p> <p>The selected location for the fountain, directly west of the Bandstand and in the site line of Eagle Gate, will be compatible with the formal landscape character of this open space, which is currently characterized by the Bandstand, formal planting beds, and military memorabilia.</p>	
Schedule	
<p>Construction is proposed to begin in Spring or early Summer 2026</p>	



Project Cost Estimate

The fountain project will be funded by AFRH.

Project Description

The new stone fountain will be placed in the circular planting area formed by a walkway that leads from the sidewalk to the Bandstand. The walkway is made of modern, cast stone pavers and was originally laid sometime in the 1980s. Sections of the walkway are uneven, and some individual pavers are misplaced. Areas of the walkway will be re-laid as necessary using the existing pavers and maintaining its existing configuration and alignment.

The space is already equipped with water (irrigation) and electrical (site lighting). Minimal ground disturbance (less than 6 inches) may be required to connect the fountain to the existing electrical and water.

Purpose:

The purpose of the project is to improve the existing landscape consistent with the America 250 initiative.

Need:

The planting bed is currently bare, and the walkway presents tripping hazards.

Architectural and Design Program

The stone fountain is prefabricated and is not being designed specifically for AFRH.

Energy and Sustainability

n/a

Streetscape and Lighting

n/a

Viewsheds

The project does not obscure visibility of any historic resource and is not within a protected viewshed.

Employment/Use

This project will not increase employment on campus or change the use of existing facilities.

The project does involve any new development and will not affect any viewshed at AFRH-W.

Flooding

No flooding risk will increase as a result of this project.

Transportation/Circulation

The project will not result in any changes to transportation or circulation within or beyond the AFRH-W campus.

Tree Preservation and Replacement Plan

No mature trees will be affected by this project.



II. SITE PLANS AND PHOTOGRAPHS



Image 1: Site Plan showing campus context



Image 2: Mock-up of proposed fountain, approximately to scale





Image 3: View of project site looking east from the sidewalk toward the Bandstand



Image 4: View of project site looking southeast from Eagle Gate



Image 5: Image 4: View of project site looking southeast from the Administration Building (Building 10)





Image 6: Boundaries of Indirect APE



III. DESIGN PROGRAM



Image 7: Image of selected fountain provided by the manufacturer

IV. DOCUMENTATION OF SECTION 106 COMPLIANCE

SHPO Concurrence Pending





ARMED FORCES RETIREMENT HOME UNDERTAKING REVIEW REQUEST (URR) TO THE DC STATE HISTORIC PRESERVATION OFFICE

URR #: 63 – NEW FOUNTAIN

SUBMISSION DATE: April 22, 2026

DESCRIPTION OF UNDERTAKING

BRIEF DESCRIPTION OF PROPOSED ACTION:

AFRH will install a new stone fountain adjacent to the Bandstand (Building 11) near the entrance to the campus at Eagle Gate. An existing walkway will be re-laid around the fountain.

Scope of Work

A new granite fountain will be installed on the grounds west of the Bandstand (Building 11) near the Eagle Gate entrance. The fountain will be placed in the circular planting area formed by a walkway that leads from the sidewalk to the Bandstand. The walkway is made of modern pavers that were not installed correctly and is uneven. Areas of the walkway will be re-laid as necessary using the existing pavers and ensuring a sufficient buffer around the base of the fountain to allow for new plantings.

The space is already equipped with water (irrigation) and electrical (site lighting). Minimal ground disturbance (less than 6 inches) may be required to connect the fountain to the existing electrical and water.

The selected fountain is a three-tiered granite fountain, 78-inches in height. The circular base is 108-inches in diameter.

Evaluation

According to the most recent version of the AFRH-W Master Plan (2022), commemorative objects and sculpture are encouraged. The granite material of the selected fountain is consistent with both historic and recommended site materials identified in the Master Plan.

The selected location for the fountain, directly west of the Bandstand and in the site line of Eagle Gate, will be compatible with the formal landscape character of this open space, which is currently characterized by the Bandstand, formal planting beds, and military memorabilia.

APPLICABLE PLANNING AREAS:

CHARACTER AREAS: Central Grounds

MASTER PLAN ZONES: AFRH Zone – Other Areas

DEFINITION OF AREA OF POTENTIAL EFFECT (APE)

The Direct APE is defined by the walkway and the circular planting area where the fountain will be installed. The Indirect APE is defined by the area with visibility of the selected site.

IDENTIFICATION OF RESOURCES

INVENTORY RESOURCE(S) TO BE AFFECTED: Based on a polygon search on AFRH IRIS, the following inventory resources will be affected:

DIRECT APE:

n/a

INDIRECT APE:

- Bandstand (Building 11), Contributing, Significant
- Admissions Building (Building 8), Contributing, Significant
- Administration Building (Building 10), Contributing, Significant
- Eagle Gate, Contributing, Significant
- Civil War Howitzers (I), Lincoln Cottage Grounds, Contributing, Supporting

ARCHAEOLOGY

DOES THE ACTIVITY REQUIRE GROUND DISTURBANCE:

Yes

IF YES, WHICH ARCHAEOLOGY ZONES APPLY: Zone 2

IF YES, INDICATE ALL THAT APPLY:

- Within a known ASZ
- Within a known archaeological site (eligible)
- Within a known archaeological site (listed)
- Not within a known ASZ or archaeological site

According to the Phase 1A Archaeological Site Assessment for AFRH-W (Stantec, 2014), the fountain is in assessment Zone 2. The area of potential ground disturbance is outside of any area of archaeological potential, including the identified archaeological site surrounding the Lincoln Cottage. Any potential ground disturbance will be minimal to connect the fountain to existing electrical and water in the planting circle.

FINDING OF EFFECT

AFRH finds that this undertaking will of **No Adverse Effect** on historic resources.



EXPLAIN:

There are no direct effects to any historic resources. The fountain will be visible to nearby historic resources but is compatible with the formal landscape character of this open space. The fountain will be flanked by the existing howitzers and will be in line with the bandstand. The fountain does not obscure views of any historic resources.

ADDITIONAL INFORMATION

ACTION AGENT: AFRH-W

AFRH PROJECT CONTACT: Patrick Benjamin, Chief of Campus Operations

PROCEDURES

APPLICABLE HPP SOPs: AFRH HP SOP #6 Capital Improvement: Alteration

NEPA

CATEX Requiring No Documentation: 38 CFR Part 200, Appendix A, A.3(c) Repair and alteration projects involving, but not adversely affecting, properties listed on or eligible for the National Register of Historic Places.

NEPA DOCUMENTATION REQUIRED: n/a

JUSTIN SEFFENS Digitally signed by JUSTIN SEFFENS
 Date: 2026.04.22 17:19:26 -04'00'

SIGNATURE OF AFRH FEDERAL PRESERVATION OFFICE (FPO) DATE

THE INFORMATION BELOW MUST BE FILLED ABOUT BY DCSHPO OR AGENT:

DATE OF URR RECEIPT BY DCSHPO: _____

CONCURRENCE:

THE DC SHPO CONCURS WITH THE FINDING OF NO ADVERSE AFFECT.

SIGNATURE OF DC SHPO DATE

RESOLUTION:

THE DC SHPO CONCURS WITH RESOLUTION TO MINIMIZE OR MITIGATE ADVERSE EFFECT.

SIGNATURE OF DC SHPO DATE

IF ADVERSE EFFECTS HAVE BEEN AVOIDED OR MINIMIZED, REVISED DRAWINGS AND/OR PLANS MUST BE ATTACHED TO THIS URR FOR OFFICIAL RECORD.

IF ADVERSE EFFECTS HAVE BEEN MITIGATED, A RECORD OF AGREEMENT MUST BE ATTACHED TO THIS URR FOR OFFICIAL RECORD.



V. DOCUMENTATION OF NEPA COMPLIANCE

The new fountain installation project falls under a Categorical Exclusion Requiring No Documentation per 38 CFR Part 200, Appendix A, A.3(c) Repair and alteration projects involving, but not adversely affecting, properties listed on or eligible for the National Register of Historic Places.