

**NCPC File #: MP060**  
**Armed Forces Retirement Home**  
**Master Plan Amendment #1**

140 Rock Creek Church Road, NW  
Washington, DC

---

Armed Forces Retirement Home

Approval of Final Master Plan

**Commission meeting date:** March 1, 2018

**NCPC review authority:** 40 U.S.C. 8722(a) and (b)(1)

**Applicant request:** Approval of final master plan

**Delegated / consent / open / executive session:** Open session

**NCPC Review Officer:** Gerbich

**NCPC File number:** MP060

**Project summary:**

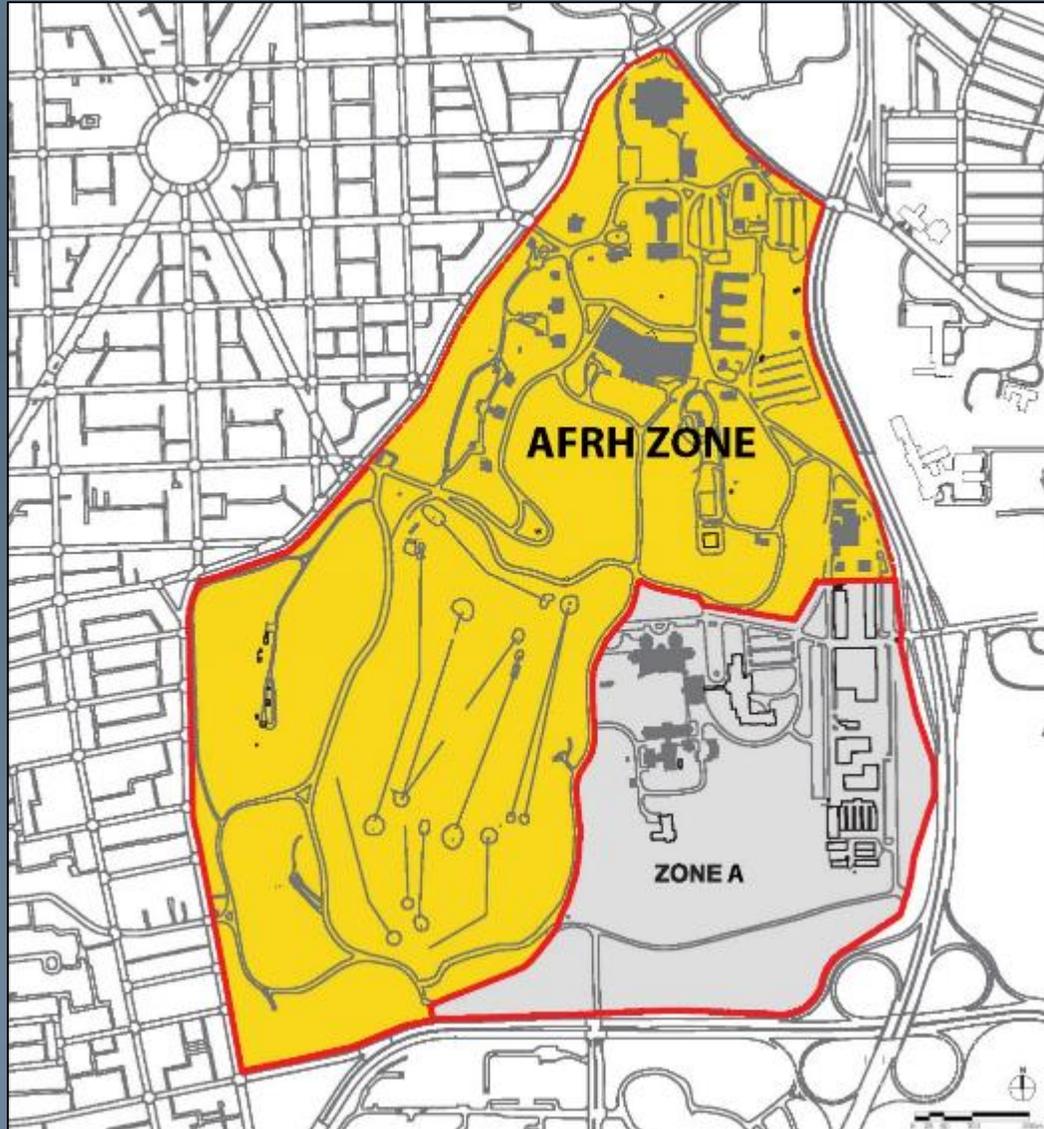
The Armed Forces Retirement Home (AFRH) in Washington, DC has submitted for Commission review and approval an amendment to its campus master plan, which was approved by the Commission in July 2008. AFRH maintains a 272-acre campus with more than 100 buildings and ancillary structures, which provide residences and related services for certain retired and former members of the Armed Forces. When the master plan was completed in 2008, the campus housed approximately 1,200 residents. AFRH is a non-appropriated independent federal agency, and as such, is hoping to use the master plan to leverage unused portions of its campus to sustain funding through a long-term lease with a private developer. The original master plan and current amendment will provide a basis for facilitating and directing this future development.

The master plan divides the campus into two primary zones: 1) the AFRH Zone, which houses the main AFRH campus and will be retained for federal use (191 acres), and 2) Zone A, which will be leased for private mixed-use development, including residential, office, research and development, institutional, medical, retail, and hotel uses (80 acres). Detailed guidance in the master plan outlines allowable land uses, building massing, street layouts, and parking supplies for this zone, which, per an agreement among NCPC, AFRH, and the District of Columbia Office of Planning, would be used to inform zoning of the subject property by the DC Zoning Commission.

This master plan amendment proposes a minor modification to the boundary of Zone A to include a heating plant and associated outbuildings (referred to as Parcel U), which were decommissioned by AFRH in 2013 when the campus developed more energy-efficient systems. Three buildings comprise Parcel U, two of which contribute to the AFRH Historic District, and one of which is a non-contributing structure. As described in the programmatic agreement developed for the site, the two contributing buildings will be adaptively reused in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, and the non-contributing structure may be demolished. The subject amendment also includes a modification to the proposed fence line between the AFRH Zone and Zone A.



## 2008 Master Plan

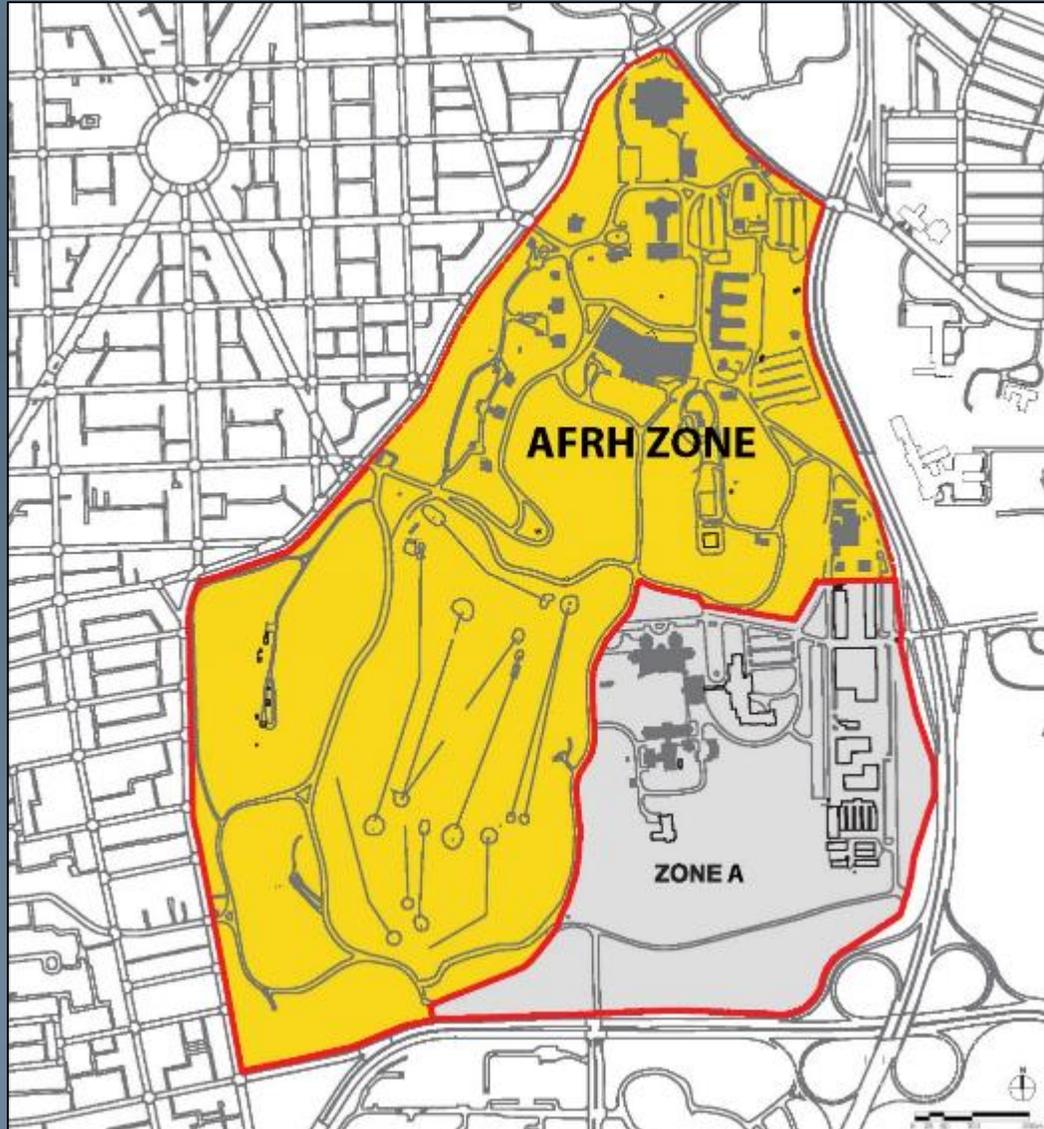


## Master Plan Amendment

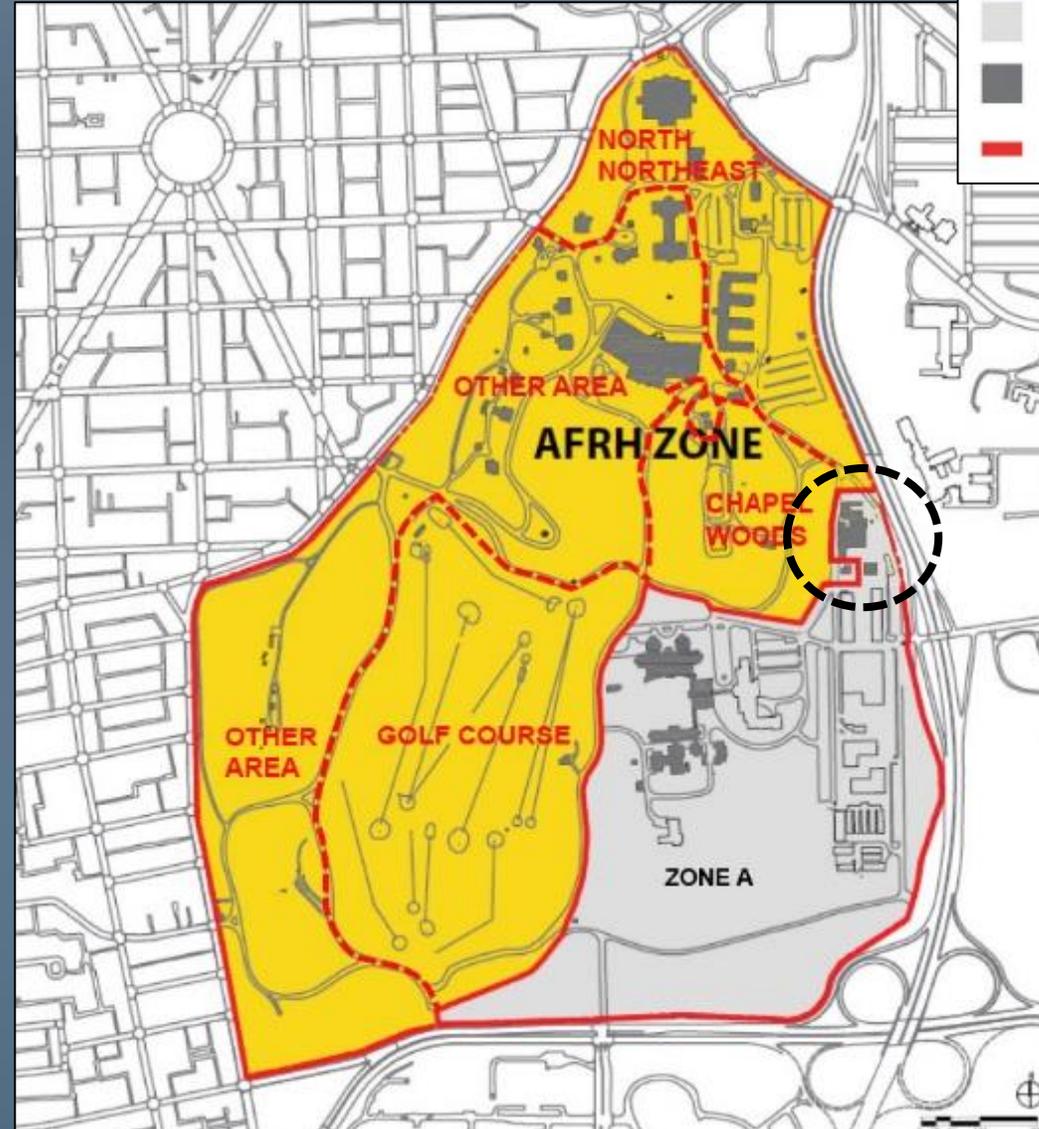


-  AFRH use
-  To be developed by others
-  Existing buildings to remain
-  Zone boundaries

## 2008 Master Plan



## Master Plan Amendment

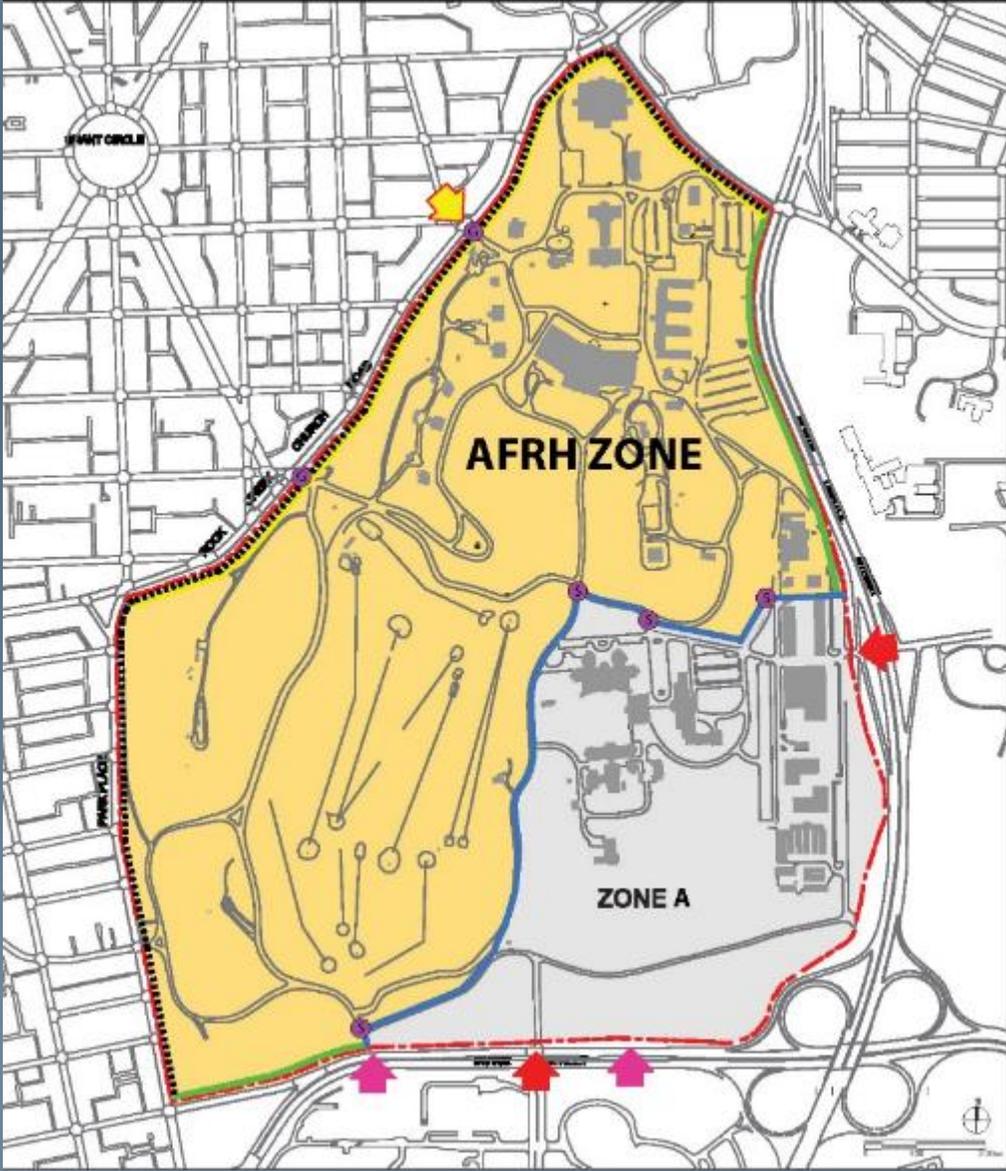


- AFRH use
- To be developed by others
- Existing buildings to remain
- Zone boundaries

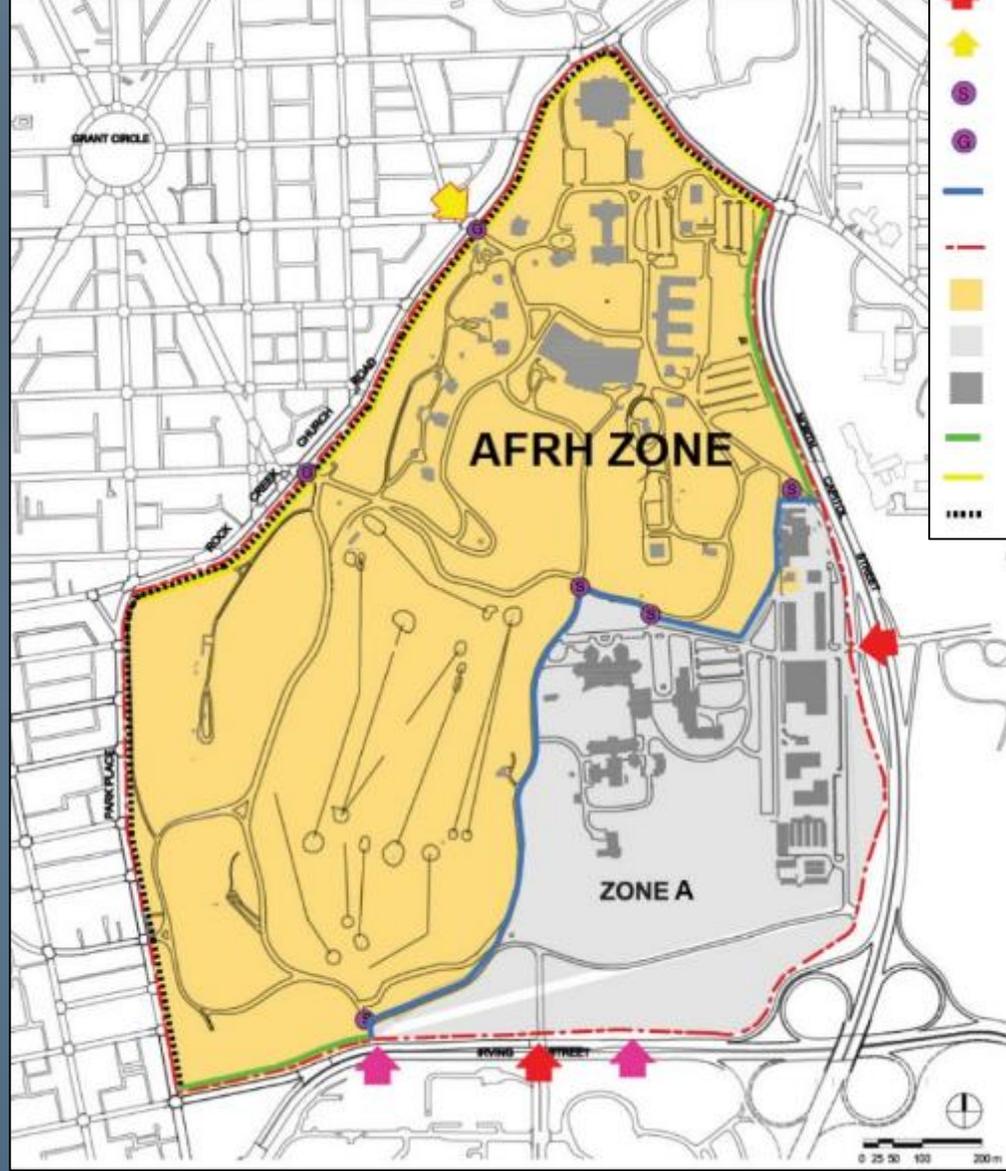
Parcel U Resource Name	Building Number	Status within the AFRH-W Historic District
Heating Plant	46	Contributing
Storage Contamination Building	69	Contributing
Support Directorate Building	70	Non-Contributing
Eisenhower Drive Southern Realignment	n/a	Non-Contributing
Lower Hospital Drive	n/a	Non-Contributing



## 2008 Master Plan

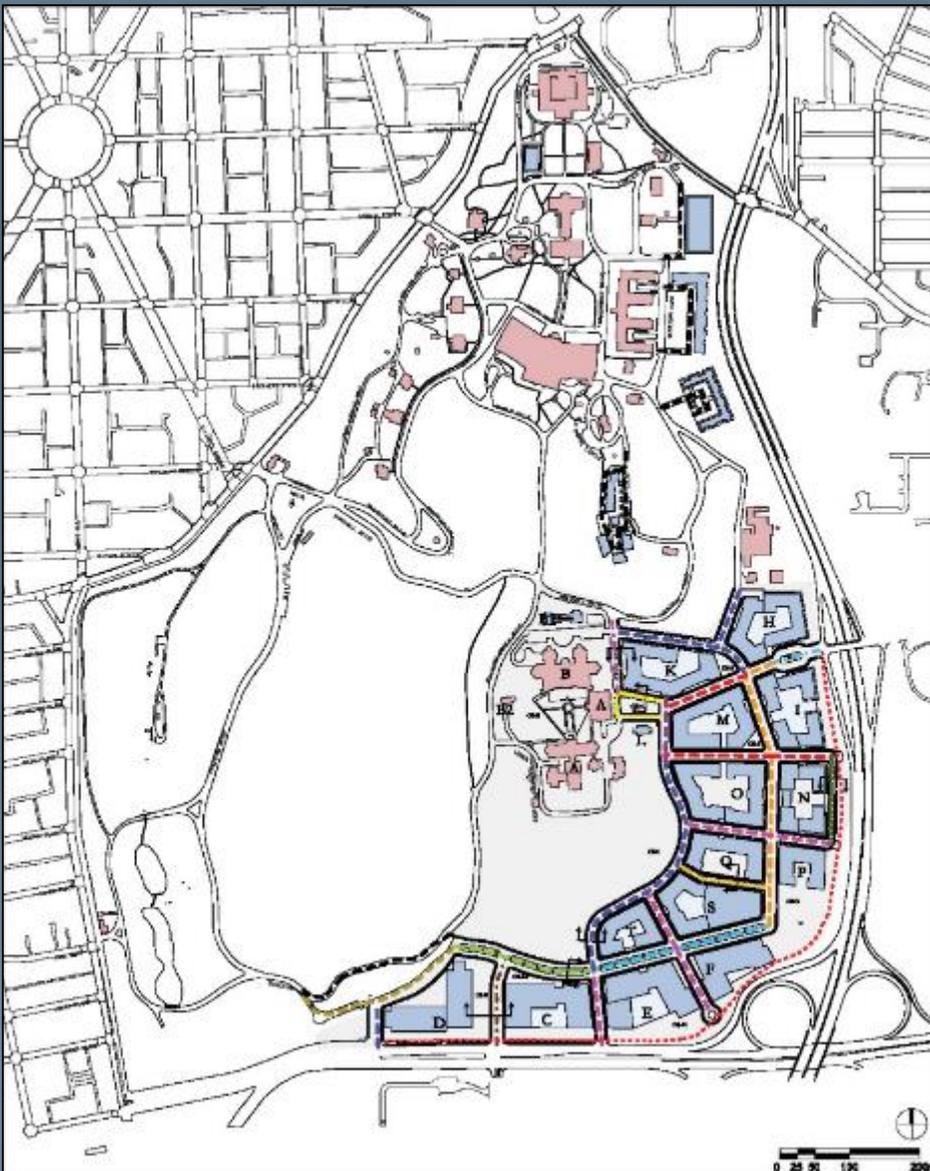


## Master Plan Amendment

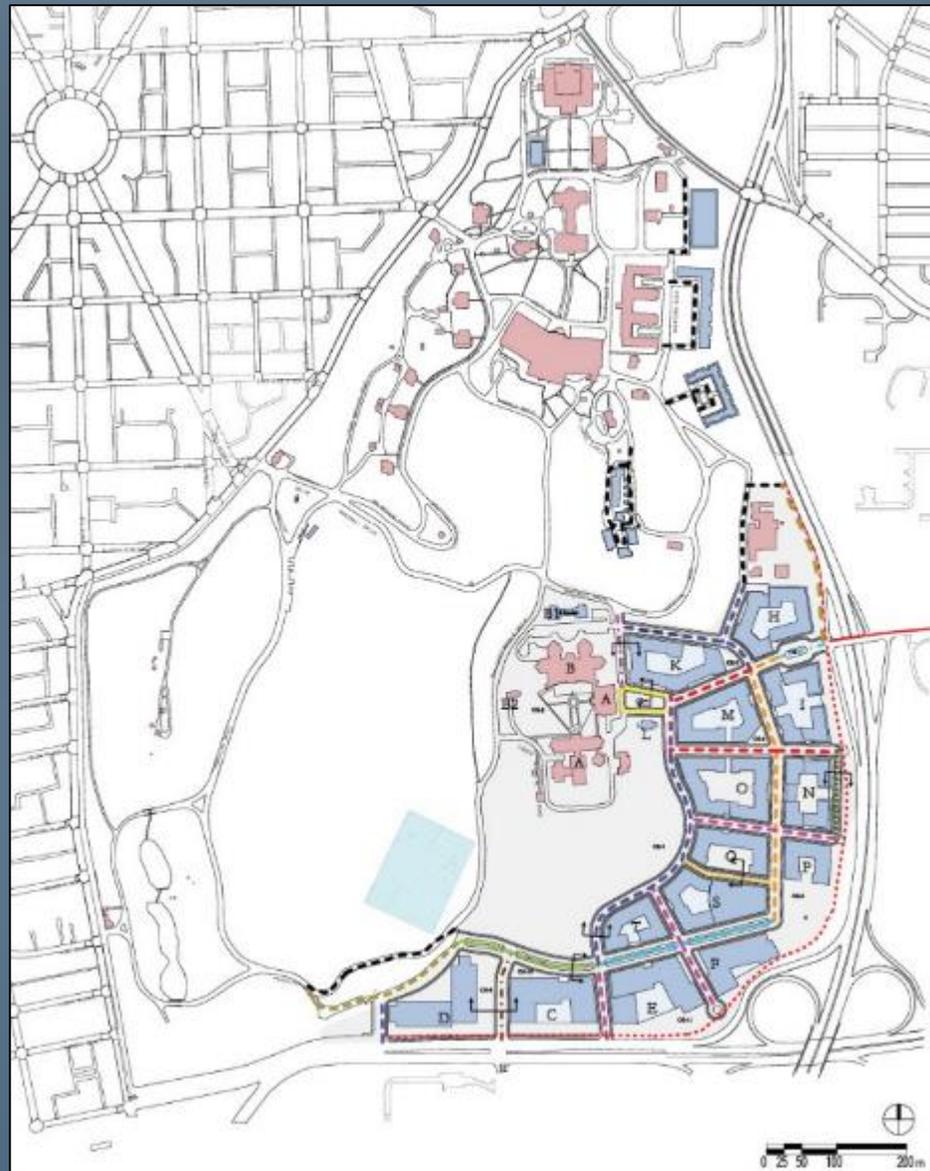


-  New vehicular entry
-  Existing entry to be reactivated
-  Existing entry
-  Swipe card access gate
-  Manned access gate
-  Proposed security line after development of all zones
-  Property line
-  Secure zone for AFRH
-  Development zone outside of secure zone
-  Existing buildings
-  Existing chain link fencing
-  Existing stone and masonry fencing
-  Existing iron fencing

## 2008 Master Plan



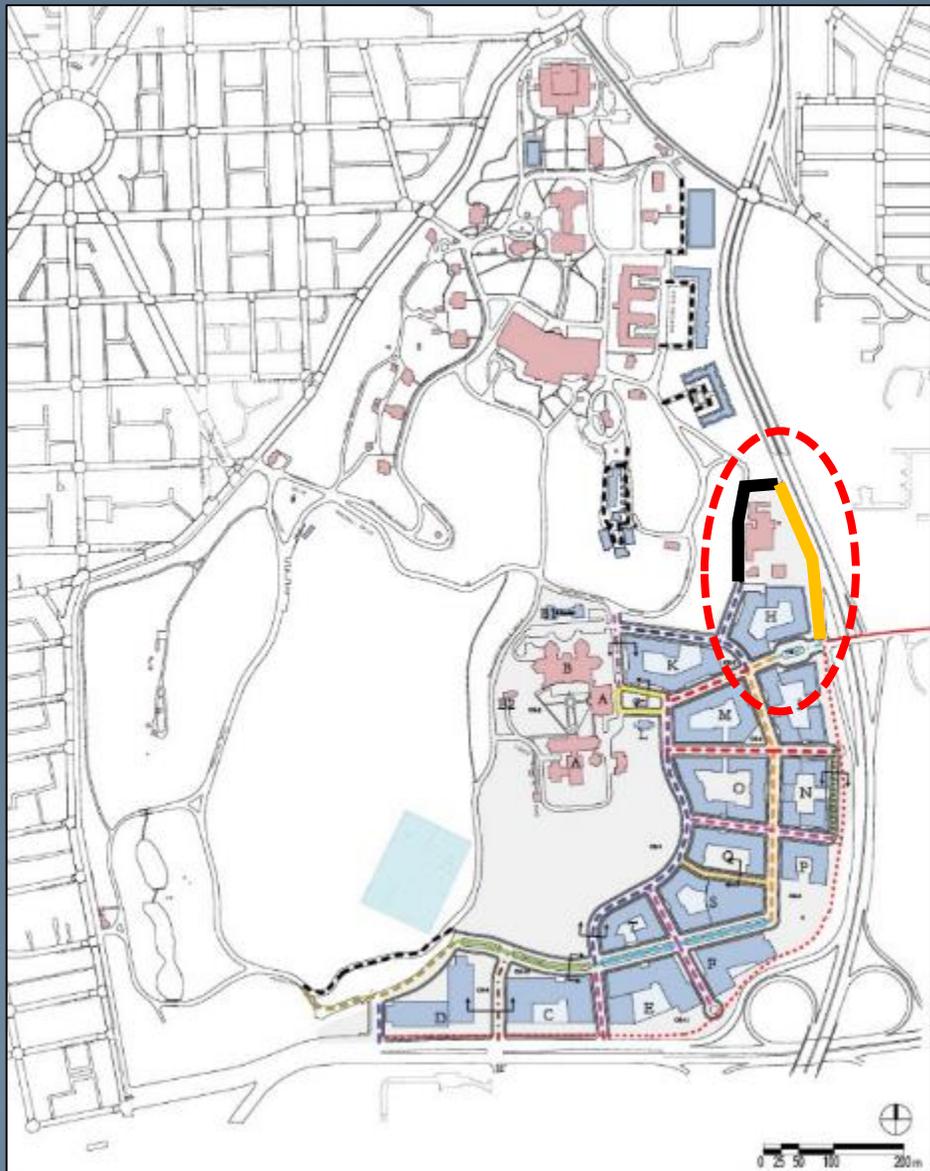
## Master Plan Amendment



**New proposed and improved existing street types**

- Type 1A-1 streets
- Type 1A-2 streets
- Type 1A-3 streets
- Type 1A-4 streets
- Type 1A-5 streets
- Type 1B-1 streets
- Type 1B-2 streets
- Type 1C-1 streets
- Type 1C-2 streets
- Type 1C-3 streets
- Type 2B streets
- Type 2C streets
- Type 2D streets
- Type 3A streets
- Type 3B streets
- Bicycle path
- █ Existing buildings
- █ Proposed buildings

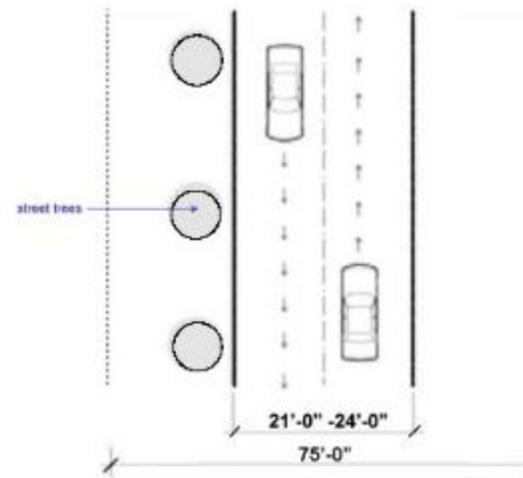
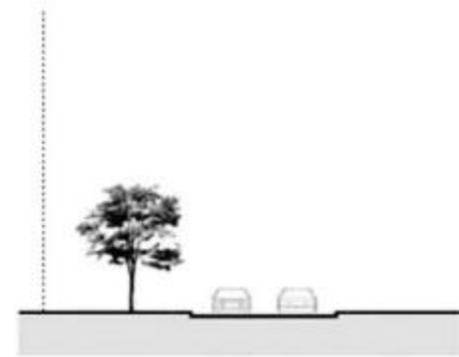
## Master Plan Amendment



- New proposed and improved existing street types**
- Type 1A-1 streets
  - Type 1A-2 streets
  - Type 1A-3 streets
  - Type 1A-4 streets
  - Type 1A-5 streets
  - Type 1B-1 streets
  - Type 1B-2 streets
  - Type 1C-1 streets
  - Type 1C-2 streets
  - Type 1C-3 streets
  - Type 2B streets
  - Type 2C streets
  - Type 2D streets
  - Type 3A streets
  - Type 3B streets
  - Bicycle path
  - Existing buildings
  - Proposed buildings

### Type 3A

To match typical dimension of existing streets in AFRH-W



### Type 3B

To match character of existing streets in AFRH-W, with added lighting, bicycle lanes, and sidewalk. Shared bike lanes (28'-0" cartway, 55'-0" ROW)

