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
Project Information

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 though 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.
RH use
To be developed by others
Existing buildings to remain
Zone boundaries

2008 Master Plan

Master Plan Amendment

AFRH ZONE

ZONE A

ZONE A
### Master Plan – Existing Conditions

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

**Images:**
- Heating Plant, Building 46
- Storage Contamination Building, Building 69
- Support Directorate Building, Building 70
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The existing entry for AFRH Zone A is to be reactivated. Existing entry are indicated as a yellow symbol.

The swipe card access gate is indicated as a purple symbol.

The manned access gate is indicated as a blue symbol.

The proposed security line after development of all zones is indicated as a green line.

The property line is indicated as a red line.

The secure zone for AFRH is indicated as a yellow area.

The development zone outside of secure zone is indicated as a gray area.

Existing buildings are indicated as a black area.

Existing chain link fencing is indicated as a green line.

Existing stone and masonry fencing is indicated as a gray line.

Existing iron fencing is indicated as a white line.
National Capital, National Planning Commission

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 1A-6 streets
- Type 1B-1 streets
- Type 1B-2 streets
- Type 1B-3 streets
- Type 1C-1 streets
- Type 1C-2 streets
- Type 1C-3 streets
- Type 2A streets
- Type 2B streets
- Type 2C streets
- Type 2D streets
- Type 3A streets
- Type 3B streets
- Bicycle path
- Existing buildings
- Proposed buildings

2008 Master Plan

Master Plan Amendment
Master Plan - Street Types

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
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- Type 1B-2 streets
- Type 1C-1 streets
- Type 1C-2 streets
- Type 1C-3 streets
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- Type 2B streets
- Type 2C streets
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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" carway, 55'-0" ROW)