



Commission Action

June 2, 2022

PROJECT Armed Forces Retirement Home Master Plan Amendment 2 Armed Forces Retirement Home 140 Rock Creek Church Road, NW Washington, DC	NCPC FILE NUMBER MP060
SUBMITTED BY Armed Forces Retirement Home	NCPC MAP FILE NUMBER 12.10(05.00)45490
REVIEW AUTHORITY Approval of Master Plans for use by the Commission per 40 U.S.C. § 8722(a) and (b)(1) and 8722(d)	APPLICANT'S REQUEST Approval of final master plan
	ACTION TAKEN Approved final master plan with comments

The Commission:

Approves the Armed Forces Retirement Home (AFRH) Master Plan Amendment 2, which updates the site plan, development program, and design guidelines for Zone A to reflect market conditions, current planning standards and principles, transportation impacts, and mitigation.

Adopts the Record of Decision (ROD) for the Armed Forces Retirement Home Master Plan.

Notes that the AFRH team has coordinated extensively with NCPC staff, the DC Office of Planning, the District Department of Transportation (DDOT), the U.S. Commission of Fine Arts, and the public to ensure to the best extent possible that the final elements of the amendment adhere to the planning and transportation standards of the Federal and District Elements of the Comprehensive Plan.

Notes that while the overall block and street network is largely the same as the approved 2008 master plan, the applicant has made the following updates to the development program, urban design, and transportation components:

Development Program

Notes the amendment includes an increase in overall density in Zone A, comprised of an additional 990,378 square feet of residential (townhouses, high-density multi-family housing, and senior housing) and 401,298 square foot reduction in commercial, bringing the total development program to 4.9 million square feet.

Notes the plan includes a commitment to affordable housing, that will be addressed by zoning, in recognition of both the District's affordable housing goals and the Biden Administration's goal to increase affordable housing nationwide.

Urban Design

Finds that the street and block layout and building heights continue to respect established viewsheds such as the U.S. Capitol and the Basilica of the National Shrine of the Immaculate Conception.

Finds the redesign of the Mess Hall terminus at Scale Gate and Forwood Streets protects a large stand of mature trees and creates a dramatic entry to the site.

Notes the applicant has updated the design standards to:

- Reduce the unbroken block face of each building to a maximum of 200 feet;
- Require the building facades to have the same level of architectural treatment on all sides and ground level facades to be visually interesting and pedestrian oriented in design;
- Require buildings on Irving Street to be oriented functionally on both Irving and Pershing Streets;
- Require sustainable development and stormwater management.

Notes the plan anticipates the removal of the North Capitol Street cloverleaf intersection in the future and does not preclude a new connection between parcels P and F to North Capitol Street and between parcels E and F to Irving Street.

Requests that AFRH re-engage with NCPC staff, the District of Columbia Office of Planning, the National Park Service, and the community to evaluate the feasibility of possible public access through the western portion of the AFRH Zone (golf course and open space) as part of a future AFRH submission for the golf course and open space.

Notes the AFRH team is committed to providing an update on the open space topic as part of future submissions for this area.

Transportation

Notes that the amendment includes a reduction of 400 parking spaces from the 2008 plan and proposes a maximum of 4,844 spaces in largely above ground structures as previously approved. The parking ratio will be higher in Phase 1 and lower in later phases as public transit and bike/pedestrian infrastructure to and within the site increases.

Notes that the District Department of Transportation provided extensive comments on the Supplemental Environmental Impact Statement (SEIS) and AFRH worked with DDOT to come to consensus on the necessary mitigations for traffic impacts. The list of mitigations is attached to the record of decision (ROD) and includes:

- A new transit center and bus turnaround at the site;
 - A network of on and off-street bike and pedestrian connections throughout the site;
- and

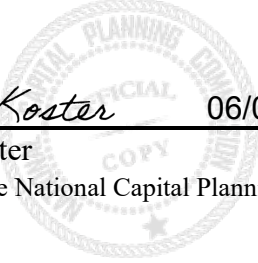
- Intersection improvements adjacent to the site.

Requests the AFRH team continue to work towards a greater reduction in overall parking, moving parking underground, and creating bike and pedestrian connectivity from the west through the AFRH Zone to Zone A as future phases are implemented.

Review Process

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.

Notes that Zone A is subject to the DC zoning process following the approval of the master plan and all future Zone A development will adhere to an extensive historic preservation review process in the future.

A circular official seal of the National Capital Planning Commission is visible in the background. The seal contains the text "NATIONAL CAPITAL PLANNING COMMISSION" around the perimeter and "OFFICIAL COPY" in the center. A star is located at the bottom of the seal.
Julia Koster 06/03/2022

Julia A. Koster
Secretary to the National Capital Planning Commission