



**Armed Forces Retirement Home  
Corporate Facility Manager  
3700 North Capitol Street, NW  
Sherman Bldg. – Room 210  
Washington, DC 20011-8400**

November 14, 2017

Dear Consulting Parties,

The Armed Forces Retirement Home (AFRH) is contacting you because you are a Consulting Party in the AFRH's compliance with Section 106 of the National Historic Preservation Act (NHPA) for its Washington, DC campus (AFRH-W).

Per the 2008 AFRH-W Programmatic Agreement (PA), AFRH includes its Section 106 Consulting Parties in early consultation for proposed amendments to the AFRH-W Master Plan, which was approved by the National Capital Planning Commission (NCPC) in 2008. The process for early consultation, as outlined in Section IV.C of the PA, requires the distribution of a memorandum for review and comment by the Consulting Parties.

AFRH intends to amend the AFRH-W Master Plan for the first time. In accordance with the PA, the following memorandum is distributed to the Consulting Parties to initiate early consultation for Section 106 review and includes a written description of the proposed amendment, draft planning documents, and a request for consultation. A copy of the NCPC-approved 2008 AFRH-W Master Plan is available for download at: [www.afrhdevelopment.com](http://www.afrhdevelopment.com).

### **Written Description**

#### *Rationale for the Amendment*

Prior to the finalization of the AFRH-W Master Plan in 2008, AFRH established a long-term goal of decommissioning its central heating plant, which was housed in Building 46 on the eastern perimeter of the campus. As of 2008, AFRH did not have the resources to decommission the plant; therefore, the AFRH-W Master Plan includes Building 46 within the AFRH Zone, a zone intended primarily for federal use. AFRH has since decommissioned the heating plant to provide more energy-efficient systems for its campus, consistent with federal sustainability goals and directives. Building 46 is now vacant, and AFRH does not have another agency-related use for the building. Because Building 46 is a historic resource, its continued vacancy or underutilization could be detrimental to the AFRH-W Historic District. AFRH now seeks to make the building available for reuse by a third-party, which is consistent with AFRH's objective to adaptively reuse vacant historic buildings, as stated in the Master Plan and Historic Preservation Plan (HPP), as well as Executive Order 13287 ("Preserve America.") NCPC has agreed with AFRH's determination that Building 46 and its associated parcel should be included in Zone A to facilitate this reuse as part of the Zone A redevelopment.

#### *Scope of the Amendment*

The proposed amendment will change the boundaries of Zone A to include three (3) additional acres, to be referred to in this Memorandum as the "Heating Plant Parcel." The Heating Plant Parcel is currently within the AFRH Zone of the AFRH-W Master Plan. To accommodate the boundary change, the amendment will also include changes to the potential uses of the existing structures within the Heating Plant Parcel and an adoption of Zone A guidelines for the Heating Plant Parcel. The scope of the amendment:

- *Will* accommodate adaptive reuse of the existing Contributing resources within the Heating Plant Parcel;
  - *Will not* accommodate additional density on the Heating Plant Parcel;
- Will not* result in a net change of square footage at AFRH-W (square footage will
- shift from the AFRH Zone to Zone A);

Please also note that the Contributing resources on the Heating Plant Parcel will continue to be subject to the guidelines, standards, and procedures outlined in the AFRH-W PA and HPP. Adaptive use of these resources must follow the Secretary of the Interior's Standards for Rehabilitation and associated guidelines. Any proposal that is not consistent with these standards and guidelines or goes beyond the scope of this amendment will require a subsequent amendment and consultation process.

*Existing Conditions*

The Heating Plant Parcel is located within the boundaries of AFRH-W. The land borders the eastern boundary of the campus along North Capitol Street and is contiguous with the existing Zone A. According to the AFRH-W Historic Preservation Plan (HPP), the parcel includes the following resources:

<b>Resource Name</b>	<b>Building Number</b>	<b>Status within the AFRH-W Historic District</b>
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

AFRH decommissioned the Heating Plant (Building 46) in 2013. Buildings 46, 69, and 70 are currently vacant. Maps and photographs of the Heating Plant Parcel are attached to this memorandum (Attachment 3).

*Format*

NCPC has advised AFRH to execute this amendment as an addendum to the existing AFRH-W Master Plan. The addendum will provide the textual and graphic changes that are needed to change the boundaries of the Master Plan zones to include the Heating Plant Parcel in Zone A. The 2008 AFRH-W Master Plan will remain intact, and the addendum will become a permanent attachment to the original document.

**Draft Planning Documents**

The following draft planning documents are enclosed with this memorandum:

- Attachment 1: Draft map of the proposed boundary change
- Attachment 2: Draft outline of proposed changes to be included in a Master Plan Addendum

**Request for Consultation**

AFRH invites comments regarding this upcoming MPA from all Consulting Parties. Following AFRH's receipt and consideration of your comments, the agency will proceed with further Section 106 consultation with the Signatories of the AFRH-W PA (NCPC, the Advisory

Council on Historic Preservation, the DC State Historic Preservation Office, and the National Park Service) in accordance with the process outlined in Section IV of the PA. The MPA process will conclude with a formal review of the amendment by NCPC.

Please also note that the proposed amendment will require compliance with the National Environmental Protection Act (NEPA) prior to final review by NCPC. As such, AFRH will prepare a Supplemental Environmental Impact Statement (SEIS) and intends to distribute a draft of the SEIS to the public for review and comment in late 2017 or early 2018.

Per the PA, the Consulting Parties have fifteen (15) calendar days to respond to AFRH with comments. Please transmit your comments by mail or email by **November 30, 2017** using the following contact information:

**Grace Dant**  
**Executive Assistant to the Corporate Facility Manager**  
**Armed Forces Retirement Home - Washington**  
**3700 N Capitol Street**  
**Washington, DC 20011**

**Grace.Dant@afrh.gov**

Email correspondence is encouraged. Please make sure that the subject line of your email or written correspondence reads: "**MPA #1 Comments.**"

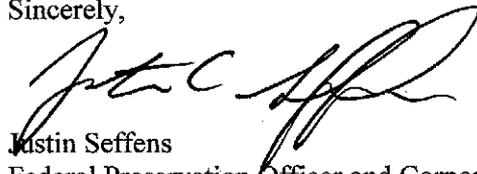
A copy of this memorandum is posted on the AFRH development website:

**[www.afrhdevelopment.com](http://www.afrhdevelopment.com)**

AFRH will post all Consulting Party comments on this website by 21 November 2017. Consulting Parties can find copies of the AFRH-W Master Plan, AFRH-W Historic Preservation Plan, AFRH-W Programmatic Agreement, and previous Section 106 and NEPA documentation on the website for reference. Please also visit the AFRH Information and Inventory Resource System (IRIS) if you need additional information regarding the resources included in the Heating Plant Parcel ([www.AFRH-IRIS.com](http://www.AFRH-IRIS.com)).

AFRH appreciates your participation in this consultation process and looks forward to receiving your comments and feedback regarding the proposed Master Plan Amendment. Thank you for your time and consideration.

Sincerely,



**Justin Seffens**  
**Federal Preservation Officer and Corporate Facility Manager**  
**Armed Forces Retirement Home**

Enclosures:

- Attachment #1 Proposed Boundary Change Maps
- Attachment #2: AFRH-W Master Plan Amendment #1 Outline
- Attachment #3: Heating Plant Parcel Existing Conditions

CC: AFRH has distributed this correspondence electronically to the Consulting Parties as listed in the PA. Two additional Consulting Parties identified since the 2008 PA are indicated.

- National Capital Planning Commission (PA Signatory)
- Advisory Council on Historic Preservation (PA Signatory)
- U.S. National Park Service (PA Signatory)
- D.C. State Historic Preservation Office (PA Signatory)
- U.S. Commission of Fine Arts
- D.C. Office of Planning
- National Trust for Historic Preservation
- D.C. Preservation League
- Committee of 100 on the Federal City
- Rock Creek Cemetery Association
- St. Paul's Episcopal Church,
- Advisory Neighborhood Commission 1A
- Advisory Neighborhood Commission 4C
- Advisory Neighborhood Commission 4D
- Advisory Neighborhood Commission 5C
- U.S. Army, The Catholic University of America
- Ward 1 Councilmember
- Ward 4 Councilmember
- Ward 5 Councilmember
- Military Officer Association of America
- Friends of the Old Soldiers' Home (identified since 2008)
- President Lincoln's Cottage (identified since 2008)

Please note that Petworth and Columbia Heights Residents Concerned and United Neighborhood Coalition were listed as Consulting Parties in the PA but do not have current contact information available.

**Attachment #1: Proposed Boundary Change Maps**

This attachment provides the existing Development Zone maps and maps of the boundary change proposed as part of this Master Plan Amendment #1. The boundary of Zone A will change to include Buildings 46, 69, and 70 and the surrounding site. The boundary of the AFRH Zone will change to exclude this area. Please see Attachment 3 of this Memorandum for a detailed map of the Heating Plant Parcel.

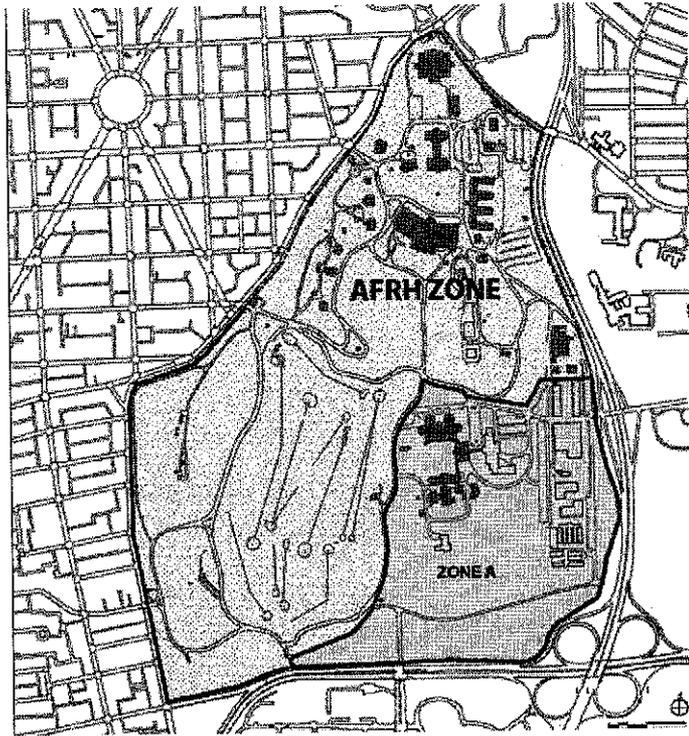


Image 1.1: Existing Development Zones map as approved by NCPC in the AFRH-W Master Plan in 2008.

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

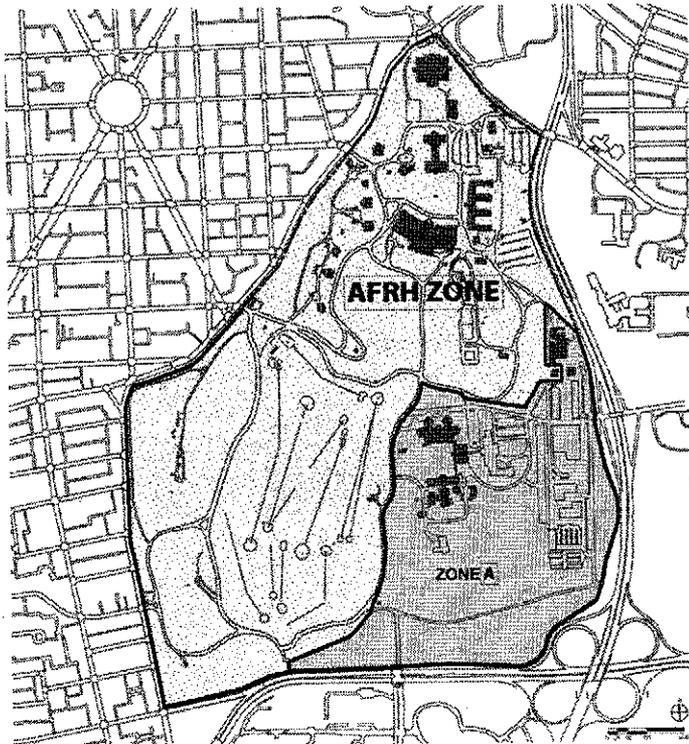


Image 1.2: Proposed Development Zones map showing the boundary change proposed in Master Plan Amendment #1

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

## **Attachment #2: AFRH-W Master Plan Amendment #1 Outline**

This attachment provides a summary of the proposed approach and content of proposed Master Plan Amendment #1 for the Heating Plant Parcel. The summary outlines the contents of the proposed addendum that will be used to execute the amendment, including:

1. Proposed Guidelines
2. Proposed Graphic Revisions
3. Proposed Text Revisions

### **1. Proposed Guidelines**

The proposed addendum will include the following guidelines that will dictate future use and development:

- **Preservation and Demolition:** Existing Contributing resources will remain on the parcel (Buildings 46 and 69). Non-Contributing resources may be demolished.
- **Adaptive Use:** The redevelopment of Contributing resources on the parcel will continue to be subject to the Secretary of the Interior's Standards for Rehabilitation and adopt all standards and guidelines relevant to the treatment of historic resources at AFRH-W, as specified in the AFRH-W Master Plan and AFRH-W Historic Preservation Plan.
- **Height:** The vertical height of development on the parcel will remain at the current height of the existing buildings and structures.
- **Build-to Criteria:** The build-to lines will reflect the current footprints of the existing buildings and structures.
- **Massing:** Massing of the parcel will remain at the current massing of the existing buildings and structures.
- **Streetwall:** No new development is proposed as part of this amendment; thus there are no streetwall guidelines for this parcel.
- **Elevations and Fenestration:** The parcel will adopt the guidelines for elevations and fenestration specified for Zone A (p. 104).
- **Materials:** The parcel will adopt the guidelines for materials specified for Zone A (p. 104).
- **Architectural Features:** The parcel will adopt the guidelines for architectural features specified for Zone A (p. 105).
- **Landscape:** The parcel will adopt the landscape guidelines specified for Zone A (p. 108-110).
- **Signage:** The parcel will adopt the signage guidelines specified for Zone A (p. 111-114).
- **Transportation:** The parcel will be incorporated into any Transportation Management Plan developed for Zone A by future developers (p. 115).
- **Water Quality Management:** The water quality management strategies developed for the campus will continue to guide development and use of the parcel (p. 116-117).
- **Sustainability:** The sustainability strategies and guidelines developed for the campus will continue to guide development and use of the parcel (p. 118-119).

## 2. Proposed Graphic Revisions

- A. The addendum will include a single Master Boundary Change Map. Note that the addendum will be attached to the AFRH-W Master Plan, and graphic revisions will be made through reference to the section and page numbers of the graphics within the AFRH-W Master Plan; there will be no direct revisions to the graphics within the main body of the AFRH-W Master Plan. The Master Boundary Change Map will indicate the following:
- a. A change in boundaries of the zones and subzones to show the incorporation of the Heating Plant Parcel in Zone A and removal of the Heating Plant Parcel from the AFRH Zone and Other Areas Subzone.
  - b. The retention of Buildings 46 (Heating Plant) and 69 (Storage Contamination Building).
  - c. The demolition of Building 70 (Support Directorate Building).
  - d. The Parcel ID for the Heating Plant Parcel.

Section	Page	Graphic
1	2	Development Zones
5	9	Development Program
11	19	Potential Layout of New Development
11.1	20	Development Zones
11.2	22	Proposed Land Use
11.3	31	Parking
11.3	33	Existing Views and View Corridors from the Site
11.4.1	41	AFRH Zone and Subzones
11.4.1	49	North-Northeast Sub-Zone
11.4.1	63	Chapel Woods Sub-Zone
11.4.1	66	Potential Layout of Development
11.4.1	73	Golf Course Sub-Zone
11.4.1	79	Other Areas Sub-Zone
11.4.1	80	Contributing Resources (excluding structures) in the Other Areas Sub-Zone
11.4.1	80	Contributing Structures in the Other Areas Sub-Zone
11.4.2	91	Zone A
11.4.2	92	Contributing Resources in Zone A
11.4.2	96	North-South Section Through Golf Course and Zone A
11.4.2	97	Potential Layout of Development
11.4.2	98	Viewsheds and Street Alignment
11.4.2	99	Parcel Plan and Build-to Criteria
11.4.2	100	Height Limits
11.4.2	101	Overall Massing with Height and Parcel Limitations
11.4.2	107	Potential Layout of Future Development and Connectivity
11.4.2	108	Views and Protected Viewsheds
16	123	Appendix – Final Master Plan
16	125	Appendix – Final Master Plan
16	126	Appendix – Final Master Plan

B. The addendum may provide revised versions of the following graphics as determined necessary through consultation:

Section	Page	Graphic	Revision
11.3	26	Access and Security Plan	Potential new/revised gate locations, fence lines, and security lines.
11.3	27	Street Types	Potential designation of street types.
11.4.2	98	Proposed Land Use	Potential designation of land use.
15	120	Phasing Diagram	Incorporate Heating Plant parcel.
15	121	Zone A Infrastructure and Demolition Phasing	Shade existing buildings and indicate infrastructure phasing around parcel.
15	121	Zone A Parcel and Open Space Phasing	Shade parcel to indicate phasing and shade existing buildings.

### 3. Proposed Text Revisions

The addendum will include revised text for the following sections of the AFRH-W Master Plan. Note that the addendum will be attached to the AFRH-W Master Plan, and text revisions will be provided through reference to section and page numbers; there will be no direct revisions to the text within the main body of the AFRH-W Master Plan.

Section	Page	Revision
Table of Contents		Add 'Addendum' Section to Table of Contents.
2	3	Remove reference to Heating Plant's continued service to the Home.
5	8	Update Information on EIS.
5	8/9	Add Buildings 46 and 69 to list of Zone A buildings slated for adaptive use.
5	9	Potential revision to use and square footage table.
7	12	Add description and table entry for Undertaking Review Request #40 and consultation with DCSHPO for ground lease of Heating Plant parcel; add description and table entry for Section 106 consultation related to Master Plan Amendment #1 for Heating Plant parcel.
11.1	21	Add text to describe Heating Plant Area inclusion in Zone A.
11.3	31	Potential revision to parking calculations to accurately reflect surface parking around Heating Plant.
11.4.1	41	Change to acreage calculation.
11.4.1	80	Remove Buildings 46/69 from list of Contributing resources that accompanies the map.
11.4.1	83	Remove entry for Building 46.
11.4.1	88	Remove entry for Building 69.
11.4.2	91	Revise total Zone A acreage; potential revision to square footage of new development.
11.4.2	92	Include Buildings 46/69 in list of buildings slated for adaptive use.
11.4.2	92-95	Add entries for Buildings 46/69 as Contributing resources.
12	115	Update information on chosen developer and Transportation Management Plan.
16	122	Include Building 69.



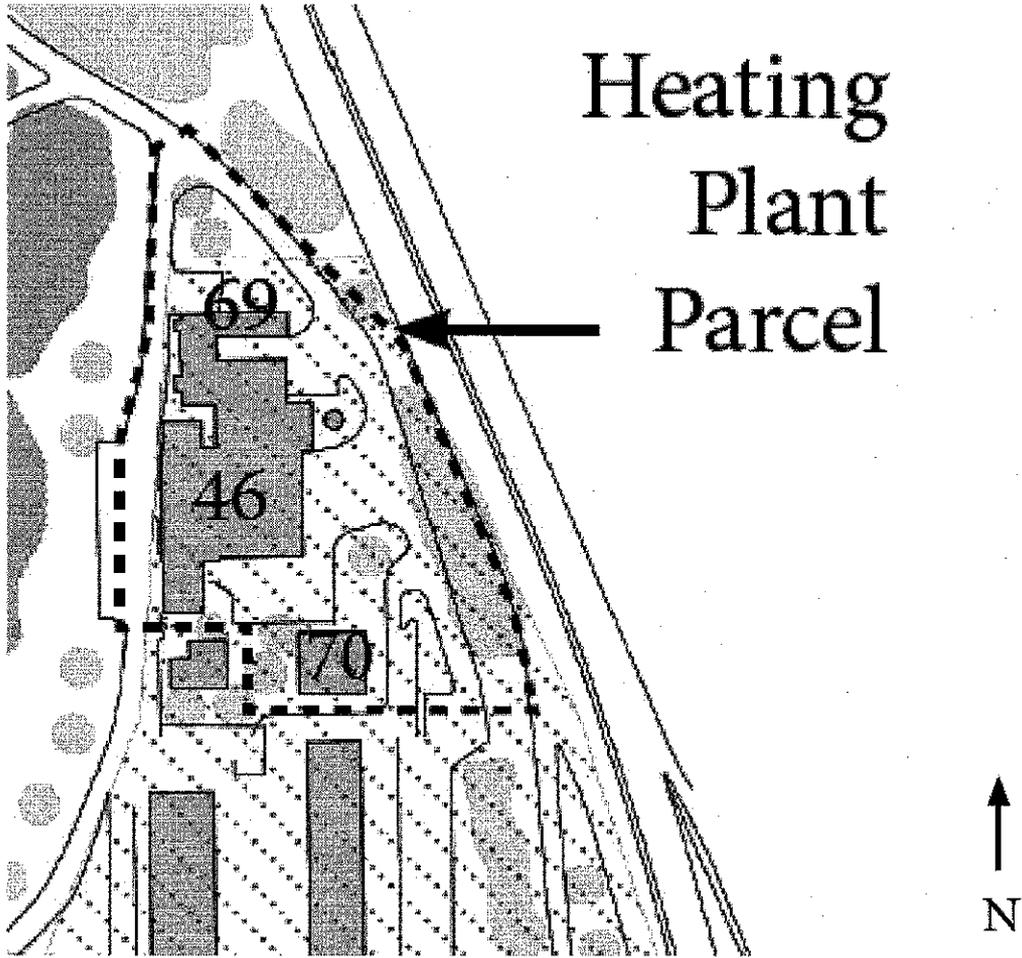


Image 3.2: Detail of the site showing the approximate boundaries of the Heating Plant Parcel. Numbers indicate AFRH-W Building Numbers.

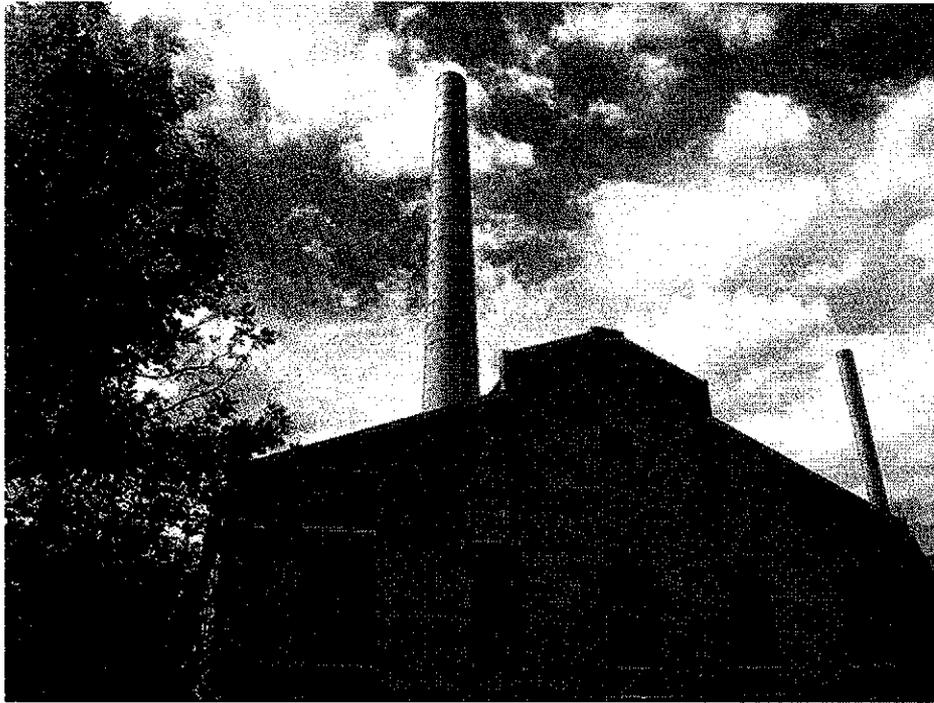


Image 3.3: Building 46 – Heating Plant (Contributing)

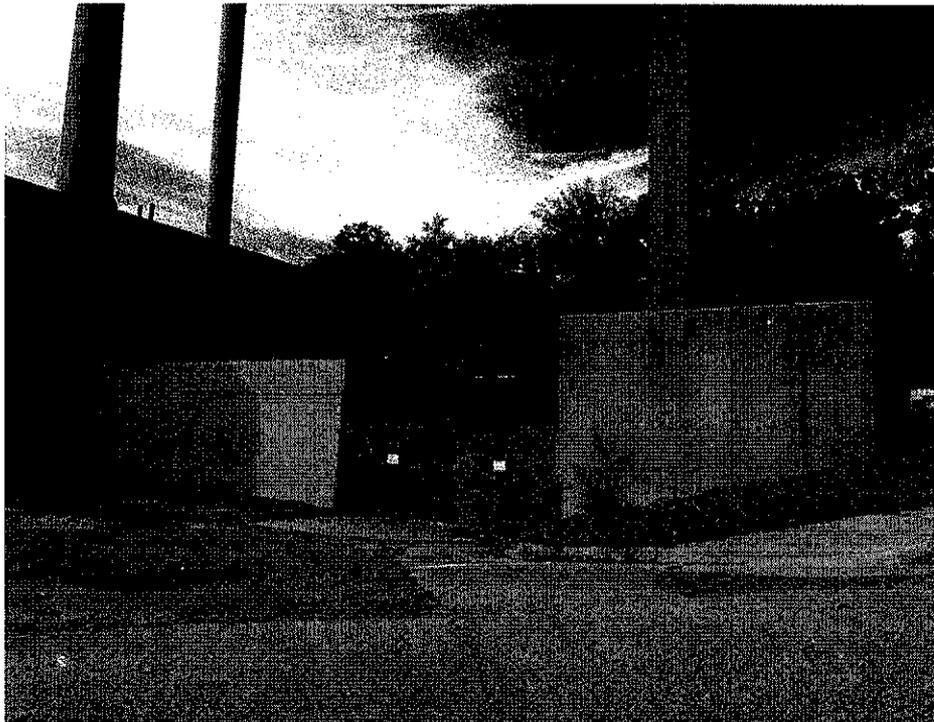


Image 3.4: Building 69 – Storage Contamination Building (Contributing)



Image 3.5: Building 70 – Support Directorate Building (Non-Contributing)