

# COMMISSION ACTION



NCPC File No. MP060

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**ARMED FORCES RETIREMENT HOME  
FINAL MASTER PLAN**

Rock Creek Church Road and Upshur Street, NW  
Washington, D.C.

Submitted by the Armed Forces Retirement Home

July 10, 2008

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*Commission Action Requested by Applicant*

Approval of final master plan and transportation management plan pursuant to 40 U.S.C. § 8722(b)(1) and (d).

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*Commission Action*

The Commission:

**Approves** the National Environmental Policy Act Environmental Impact Statement Alternative 3A as presented and analyzed in the adopted Final Environmental Impact Statement, dated November 2007, for the Armed Forces Retirement Home (AFRH) final master plan, and further;

**Notes** that the Environmental Impact Statement for the master plan concludes that the proposed development will generate traffic impacts to the surrounding road network that can only be mitigated by improving the capacity of the surrounding road network, and that;

The District of Columbia Department of Transportation has stated that it will not permit the Armed Forces Retirement Home to improve capacity of the surrounding road network because doing so would not be in accordance with the District elements of the Comprehensive Plan and other proposed plans and policies, and;

The District of Columbia Department of Transportation and the Armed Forces Retirement Home have not been able to reach accord at this time on the number of parking spaces that would both meet the anticipated demand and place an acceptable burden on the surrounding road network, and (AFRH and the District reached agreement after the publication of this report, see below\*);

Neither the District of Columbia nor the Armed Forces Retirement Home are able to produce the analysis necessary to fully substantiate their positions, and;

The site is not currently zoned and therefore no parking requirements under District zoning are directly applicable, the District is currently reviewing its parking standards under the rewrite of the Zoning Regulations, and may develop new parking standards, and;

The District of Columbia does not yet have plans in place or resources committed to increase transit service along the corridors serving the Armed Forces Retirement Home, and therefore;

The applicant's proposed parking supply for the office and medical office uses has been adjusted by substituting NCPC's adopted Comprehensive Plan parking ratios for the employee parking proposed for these uses (1 space for every 4 employees), allowing a 25% bonus for medical office uses plus visitor parking;

**Approves** the submitted final master plan and transportation management plan for Zone A and returns Zones B and C to the AFRH Zone, as shown on NCPC Map File No. 12.10(05.14)-42479, with the following changes to the proposed parking supply (based on 179,228 GSF of office and 290,650 GSF of medical office proposed by the Home, a .9 gross to net leasable square feet conversion factor, and 230 net leasable square feet per person average per GSA) and transit service. \*The amount of parking shown below is subject to change if the square footage of medical office space increases or decreases. The approved parking ratio for medical office space is 2.94 parking spaces per 1000 gross square feet, as outlined in the letter agreement from the District Department of Transportation and District of Columbia Office of Planning dated July 7, 2008.

1. Parking for Phase One Development in Zone A is approved at 2,741 spaces. These spaces can be shared among all of the proposed Phase One uses at the discretion of the Armed Forces Retirement Home.

2. The total parking supply for all phases of Zone A is approved at 5,155 spaces. This number of parking spaces is subject to increase or decrease by approval of NCPC after consultation between all parties regarding the following factors:

To decrease parking:

a. The District of Columbia develops and implements premium transit service (express, limited stop bus or rail service) in the Irving Street corridor designed in part to replace the AFRH proposed shuttle service and to serve neighboring users. Funding for the service will be provided in part by the AFRH development, but will also come from other sources including other users.

b. The District of Columbia completes a cumulative traffic analysis of the surrounding road network demonstrating the network capacity by taking into account all proposed surrounding developments, including those at Catholic University, the Washington Hospital Center, and the McMillan Reservoir project.

To increase parking:

- a. Nearby planned developments are permitted a greater parking supply per square foot or the parties agree that medical office market conditions support an increase in the parking supply.
- b. The Armed Forces Retirement Home demonstrates that it has fully explored opportunities for shared parking among the site's uses.

To increase or decrease parking:

- a. The District of Columbia completes a study of the medical office parking requirements and parking ratios for the overall area.
- b. All parties consider citywide travel mode splits and trip generation numbers.

In any case, parking numbers cannot exceed the limit of study in the Environmental Impact Statement for the project.

3. The improved shuttle service plan submitted June 19, 2008 is approved in lieu of the service outlined in the master plan. Service characteristics in the plan are subject to negotiation between the Armed Forces Retirement Home and the District of Columbia; changes to service characteristics must fall within the overall service levels accounted for in the proposed funding for the plan.

And the following additional changes agreed upon by the Home and the District of Columbia:

1. Shifting of 26,608 square feet of retail from Scale Gate Road entrances to Irving Street;
2. Eliminating the widening of Scale Gate Road ramps and instead installing two traffic signals at the developer's expense;
3. Reconfiguring crosswalks on Irving Street;
4. Realigning the geometry of entrances along Irving Street to work with entrances to Washington Hospital Center;
5. Working collaboratively with area medical institutions on shared shuttle service.
6. Redirecting some of the funds dedicated to shuttle services to premium transit when the District brings such service on line, and;
7. Providing active uses at building corners along Irving Street at proposed cross streets.

**Notes** that the Armed Forces Retirement Home does not intend to develop Zone C for at least 15 years, and that;

The Armed Forces Retirement Home has stated that its purpose in developing Zone C is to provide an income stream for capital and operating expenses for the Home, and that:

The staffs of the National Capital Planning Commission, the District of Columbia, and the National Park Service have determined through the CapitalSpace study that the neighborhoods surrounding the Armed Forces Retirement Home have a need for additional public park space, and therefore the Commission:

**Approves** Zone A based on the Armed Forces Retirement Home's commitment to engage in a planning process with NCPC staff, the District of Columbia Office of Planning, the National Park Service, and the community to determine the feasibility of allowing Zone C to be used as a publicly accessible park while providing an income stream acceptable to the Home.

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Deborah B. Young  
Secretary to the National Capital Planning Commission