
MEETING MINUTES

SUBJECT: Working Session for Section 106 Consulting Parties: All Zones (A, B, C, and AFRH)
DATE/TIME: September 11, 2007; 9:00 AM – 3:00 PM
LOCATION: AFRH-W, Sherman Building, 2nd Floor Conference Room

ATTENDEES:

Advisory Council on Historic Preservation (ACHP) Katharine Kerr	Koetter, Kim and Associates (KKA) Mark DeShong
Advisory Neighborhood Council 4 (ANC) Timothy Jones	National Capital Planning Commission (NCPC) Jeff Hinkle
Armed Forces Retirement Home (AFRH) Roy Coogle	Nancy Witherell
Joe Woo	National Park Service (NPS) Gary Scott
Tim Cox	National Trust for Historic Preservation (NTHP) Tom Mayes
Bill Jentarra	Elizabeth Merritt
W.H. Sinnott	Frank Milligan
Crescent Resources (CR) Zac Vuncannon	Nelson Byrd Woltz Landscape Architects (NBW) Warren Byrd
Stacy Outlaw	Robinson and Associates (RA) Judy Robinson
Bobby Zeiller	Staubach Pam Wessling
Ronnie McGhee	Trijan Mike Walker
D.C. State Historic Preservation Office (DCSHPO) Tim Dennee	United Neighborhood Coalition Cliff Valenti
Ruth Troccoli	Reyn Anderson
Ehrenkrantz, Eckstut, & Kuhn (EE&K) Hillary Lord	
Matt Bell	
KC Dutton	
EHT Traceries (EHT) Emily Eig	
Carrie Barton	
General Services Administration (GSA) Tim Sheckler	
Victoria Hartke	

The Section 106 Consulting Parties for the Armed Forces Retirement Home (AFRH) met on Tuesday, September 11, 2007, from 9:00 AM to 3:00 PM to review the updated plans for all development zones and discuss any unresolved issues related to potential adverse effects. The meeting was held at the Home.

Introductions were made. Tim Cox, Chief Operating Officer of AFRH, joined the meeting briefly to thank the Consulting Parties for attending and for being committed to the Section 106 review process.

Joe Woo (AFRH) and Tim Sheckler (GSA) reviewed the agenda for the meeting.

Mark deShong (KKA) presented the updates to the Master Plan for AFRH-W Zone and Zones B and C.

AFRH Zone:

- **North/Northeast:** Reduction of size of total development from 398,000 ft² (as presented on May 1, 2007) to 350,000 ft² of new development, to be located east of Sheridan Building (Building 17) and on the current location of the Grant Building parking lot. No further changes to the plan for this subzone were presented.
- **Chapel Woods:** Approximately 42,000 ft² of new development planned, composed of clustered townhouses, (750 ft² each) on the current impervious surface at the center of the woods. Parking was addressed by adding detached garages, in keeping with the character of the historic housing in the AFRH zone. Current roadways will be maintained.
- **Golf Clubhouse:** Approximately 3,000 ft² at northeast corner of current golf course. No changes to the plan for this subzone were presented.
- **Maintenance Building:** Approximately 3,000 ft² at western side of current golf course. No changes to the plan for this subzone were presented.

Roy Coogle (AFRH) stated that the AFRH Master Plan Committee had not yet seen the study on parking. There will be a net loss of spaces after parking from Zone A disappears and before spots are lost to Lincoln Cottage visitors and before possible growth of AFRH resident base is accounted for. Joe Woo (AFRH) and Mark DeShong (KKA) explained that parking is just now being studied in detail and that Mr. Coogle would receive a copy of the parking study as soon as they have more information.

Zone B:

The configuration of buildings has been changed to minimize site impact. The four L-shaped buildings presented on 8.8.07 have been changed to four C-shaped buildings, framing large courtyards that minimize the impact on current open space and the sensitive area around the lakes outfall. The building heights step down to the west from eight stories to six stories and three stories to minimize impact on the historic Park Place neighborhood. The following questions and comments were raised about the planned development in Zone B:

- Cliff Valenti (UNC) asked where would pedestrian access to Zone B would be located, and what would be the character of that access? The fence along Irving Street will be removed and a continuous green buffer with sidewalk and bike path will allow for non-vehicular traffic to the new development.
- Cliff Valenti (UNC) asked whether green roofs or recreation roofs be used to minimize the impact of tall roof lines on significant views.
- Tom Mayes (NTHP) would like further study on the impact of the height of Zone B buildings on the southward views from Scott Statue.

Zone C:

There has been a reduction in square footage of new development from 1,000,000 ft² to 550,000 ft². This density has been eliminated, not relocated to another area of the campus. The four-story townhouses will have parking on the ground level to minimize the impact of parking on the character of the Zone, and the garage openings will be located as to minimize visibility from Park Place Road and Rock Creek Church Road. Also, the southwestern-most segment of development shown in the plan at the 8.8.07 Section 106 meeting has been moved north to avoid negative impacts on the sensitive landscape around the historic lakes, bridge, and stream bed. The entire development in Zone C has moved south and east to minimize the impact on views into Zone C that are considered to be potential Lincoln-era views. Three pedestrian access points are planned along Park Place Road. The following questions and comments were raised about the planned development in Zone C:

- Gary Scott (NPS) restated the desire of NPS to acquire the land in Zone C for public park land. According to Pam Wessling (Staubach) they have been advised by NCPC to include this in the cover letter and not in the Master Plan text.
- Cliff Valenti (UNC) provided positive feedback about the configuration of Zone C but would ultimately prefer for the land to become public park land.
- Nancy Witherell (NCPC) asked what the total acreage of open space in the northwestern section of Zone C would be. An answer was not available at the time.
- Ruther Tricoli (DCHPO) asked whether the density would be relocated if Zone C was acquired as park land by NPS. Tim Sheckler (GSA) explained that the money used to purchase the park land from AFRH would replace the money needed from the planned development. Therefore, density would not need to be relocated.
- Betsy Merritt (NTHP) asked whether there was an advantage to removing the small clusters of units on the eastern side of the center road in Zone C. Mark DeShong (KKA) explained that those clusters were meant to provide definition to the ends of the eastern side of development in Zone C.
- Tom Mayes (NTHP) would like the landscaping around the northernmost areas of the development to include ground-plane landscaping to minimize the impact on views from the Randolph Street Gatehouse. This should be included in the Master Plan.

The group discussed each of the adverse effects related to the AFRH Zone and Zones B and C and updated the mitigation/minimization/avoidance comments on the potential adverse effects table (attached)

Further discussion related to potential adverse effects in the AFRH Zone and Zones B and C included:

- Nancy Witherell (NCPC) would like the lack of a defined use for Grant to be listed as a potential adverse effect. She would also like the definition of "RLS" (Relative Level of Significance) to be added to the top of the adverse effects table.
- Reyn Anderson (UNC) and Cliff Valenti (UNC) would like the function of the barbed wire fence (along the top of the historic iron and iron/masonry fence) to be examined.
- Betsy Merritt (NTHP) pointed out that the effects on historic hydrologic features in Zone C, namely the historic masonry channel, need to be added to the list of potential adverse effects.

The group went to the Lincoln Cottage to examine northward views from Lincoln Cottage to the site of the former Sheridan Building (current site of the Grant Building parking lot). NTHP is concerned about impacts of development on the integrity of the President Lincoln and Soldiers' Home National Monument site. The group then went to lunch at 12:00 PM.

The group reconvened at 1:00. Mark DeShong (KKA) presented a new cross section view from Scott Statue to Zone B to illustrate the impact of building heights on the historic view shed. Tom Mayes (NTHP) would like the trees to be accurately represented on the section. Mr. DeShong will return with a more accurate section, and the section will be attached to the meeting minutes.

Bobby Zeiller (Crescent) presented updates to the plan for Zone A.

- **Parcel G:** Parcel G (between the historic Hospital Complex and Arnold Road) has been eliminated to minimize the impact on the character and setting of the Home and southward views from Scott Statue. This also increases the size of the contiguous open space of the historic pasture.
- **Parcel C:** The six-story portion of Parcel C has been reduced to four stories to minimize the impact of the building on southward views from Scott Statue.

- **Parcel L:** Parcel L (to the east of the historic Hospital Complex, south of the current location of Pipes Building) has been eliminated to minimize the impact on the character and setting of the historic Hospital Complex. This also increases the size of the contiguous open space of the historic pasture.
- **Parcel R:** Parcel R has been eliminated and Open Space 5 (OS-5) has been moved to the eastern edge of Zone A, which: (1) creates a more substantial green buffer at the southeastern corner of the Home; (2) minimizes the impact of the building wall by emphasize the separation between parcels along North Capitol Street and parcels along Irving Street; and (3) creates an eastern terminus to Pershing Drive, articulating the end of the historic road and the beginning of the new north-south road and minimizing the impact on the character and setting of the historic road.
- **Relocation of Density:** Density has been relocated from former Parcels C, G, L and R to Parcels E, K, O, and S by increasing the heights of buildings. Targets for density relocation were chosen based on the potential impact on views and the functions of the buildings.
- **Pasture Road Configuration:** Options were given for the configuration of the road planned to run north-south through the historic pasture. The relocation of Parcels G and L has reduced the potential traffic flow along this road; therefore, the elimination or reconfiguration of the road is under consideration. The options provided were (1) the street remains; (2) the street is eliminated, creating more contiguous open space; (3) the street connects on the western side of the historic Hospital Complex, providing service access only; (3) the street runs through the pasture and ends in a cul-de-sac and service drive but does not provide public access to the historic Hospital Complex; and (4) the road runs parallel to Arnold Drive to retain more contiguous open space, but still connects to the historic Hospital Complex.
- **Parcel O:** Open Space 3 (OS-3) has been moved to the northeastern corner of Parcel O to enhance the open space and tree preservation allowed by the removal of Parcel L to the west.
- **Open Space 4:** OS-4 has been reconfigured to enhance the westward approach to the historic Hospital Complex. The entry court will be relocated to the eastern side of the historic Hospital Complex if the road through the pasture is eliminated.
- **AFRH Road Configuration:** To preserve trees along Pershing Drive and to eliminate the need for additional security gates, the AFRH access road (connecting Pershing Drive and Arnold Drive) will go to the north of the existing Pershing Drive, and the current configuration of Pershing Drive will be used for the Zone A development.
- **Tree Preservation:** Parcels C, E, and F have been pulled back from Irving Street to preserve more of the existing mature landscape along the southern perimeter of the Home. Trees have also been preserved due to the reconfiguration of the AFRH access road and Parcel O, as well as the elimination of Parcels G, L, and R.

The following questions and comments were raised about the planned development in Zone A:

- Katharine Kerr (ACHP) restated that there can be no open above-ground parking structures in Zone A.
- Tom Mayes (NTHP) appreciates the efforts of Crescent Resources to preserve trees in Zone A.
- Tom Mayes (NTHP) and Nancy Witherell (NCPC) want further study to be conducted on the use of the road through the pasture.
- The group discussed impacts on parking, public access to the historic pasture, and impacts on viewsheds related to the reconfiguration of the road through the pasture.
- Nancy Witherell (NCPC) appreciates the informality of the plan in Zone A and thinks that the development plan has greatly improved.

The group then discussed each of the adverse effects related to the Zones A and updated the mitigation/minimization/avoidance comments on the potential adverse effects table (attached).

The Consulting Parties outlined the outstanding items to be addressed at the next Section 106 meeting:

- View from Scott Statue to Zone B, related to building heights.
- Road through the historic pasture in Zone A.
- Finalization of parcel configuration and density relocation in Zone A.
- Analysis of views from Lincoln Cottage to the former site of the Sheridan Building (current site of the Grant Building parking lot)
- AFRH plan for landscape-related projects to be presented.
- Mitigation to be added to the Programmatic Agreement and comments from the 9.11.07 meeting to be incorporated. The PA will be distributed to the Consulting Parties on **XYZ**.

Frank Milligan (NTHP) offered to take the Consulting Parties on a tour of the Lincoln Cottage and Administration Building after the meeting adjourned.

The meeting adjourned at 3:00 PM.

The next Section 106 consulting parties meeting is scheduled for 25 September, from 9am-1pm at AFRH-W.

DRAFT Potential Adverse Effects of Development at AFRH-W: All Zones					
EHT Traceries, September 18, 2007					
This table is the result of an effort to present the possible adverse effects to the Home that could result from development options presented in the Draft Master Plan (November 2005) and supplemented by information presented by subsequent documents addressing that plan. The potential adverse effects are presented as discrete items and are grouped by the specific area of the campus that will be affected (this results in the repetition of those potential adverse effects that would impact more than one area of the campus). Areas of the campus have been identified using the four development zones that will be presented in the Final Master Plan: (1) AFRH-W; (2) A; (3) B; and (4) C. Each potential adverse effect is categorized by one of five types of affected resources: (A) Archeology; (B) Built Resources; (V) Views; (L) Landscape Resources; (SO) Spatial Organization; and (D) District. Please note that AFRH will be bound to the HPP by the PA; federal law binds AFRH to the NCPC-approved Final Master Plan and Design Guidelines. Also note that "RLS" stands for Relative Level of Significance. As explained in Chapter 5 of the AFRH-W Historic Preservation Plan (HPP), one of five Relative Levels of Significance was assigned to each resource at the Home using a scoring system based on the National Register criteria and the resource's level of integrity. The five RLS are as follows (listed from most to least significant): Key, Significant, Supporting, Minor, Non-Contributing.					
ITEM NUMBER	ZONE	RESOURCE TYPE	POTENTIAL ADVERSE EFFECTS ON NATIONAL REGISTER-ELIGIBLE HISTORIC DISTRICT AND ITS CONTRIBUTING RESOURCES, THE NATIONAL HISTORIC LANDMARK, AND THE NATIONAL MONUMENT	POTENTIAL CAUSE	COMMENTS
1	AFRH-W	A	Ground Disturbance in AFRH-W Zone (formerly the area outside of Development Zones as defined by DEIS and Draft Master Plan, which includes the National Historic Landmark and National Monument)	Ground Disturbance in close proximity to Lincoln Cottage (new construction on Grant Building parking lot) and in Golf Course (installation of new security fence and relocation of two golf holes)	<ul style="list-style-type: none"> MINIMIZED by SOP for ground disturbance (HPP, Chapter 6). AFRH will be working with new staff archeologist at DCSHPO, who believes that there is a great deal of archeological sensitivity on the AFRH-W site.
2	AFRH-W	A	Ground Disturbance in AFRH-W Zone (former Development Zone 1)	Ground Disturbance on the one small area with moderate archeological sensitivity for pre-historic occupation	<ul style="list-style-type: none"> MINIMIZED by SOP for ground disturbance (HPP, Chapter 6). AFRH will be working with new staff archeologist at DCSHPO who believes that there is a great deal of archeological sensitivity on the AFRH-W site.
3	AFRH-W	A	Ground Disturbance in AFRH-W Zone (former Development Zone 2)	Ground Disturbance on the one small area with moderate archeological sensitivity for pre-historic occupation	<ul style="list-style-type: none"> MINIMIZED by SOP for ground disturbance (HPP, Chapter 6). AFRH will be working with new staff archeologist at DCSHPO who believes that there is a great deal of archeological sensitivity on the AFRH-W site.
4	AFRH-W	B	Physical Alteration/Demolition of Contributing Built Resources within the AFRH-W Zone (former area outside of Development Zones in DEIS and Draft MP, which includes the NHL and National Monument)	Rehabilitation and Adaptive Re-use	<ul style="list-style-type: none"> MINIMIZED by SOPs for alteration, restoration, repair, and maintenance (HPP, Chapter 6). Hiring of Cultural Resources Manager is required by HPP and PA.

5	AFRH-W	B	Physical Alteration/Demolition of Contributing Built Resources within the AFRH-W Zone (former Development Zone 1)	Rehabilitation and Adaptive Re-use	<ul style="list-style-type: none"> • MINIMIZED by SOPs for alteration, restoration, repair, and maintenance in (HPP, Chapter 6). • Hiring of Cultural Resources Manager is required by HPP and PA.
6	AFRH-W	B	Physical Alteration/Demolition of Contributing Built Resources within the AFRH-W Zone (former Development Zone 2)	Rehabilitation and Adaptive Re-use	<ul style="list-style-type: none"> • MINIMIZED by SOPs for alteration, restoration, repair, and maintenance (HPP, Chapter 6). • Hiring of Cultural Resources Manager is required by HPP and PA.
7	AFRH-W	B	Lack of Maintenance for Contributing Built Resources within AFRH-W Zone (former area outside of Development Zones and former Development Zones 1 and 2)	Insufficient funding to allow for proper maintenance	<ul style="list-style-type: none"> • MINIMIZED by SOP for maintenance (HPP, Chapter 6). •
8	AFRH-W	D	Compromise of the historic scale of the Home in AFRH-W Zone (formerly Development Zone 1)	Development	MINIMIZED by design guidelines included in Master Plan.
9	AFRH-W	D	Compromise of the historic scale of the Home in AFRH-W Zone (formerly Development Zone 2)	Development	MINIMIZED by reduction of height of proposed development in Chapel Woods.
10	AFRH-W	L	Physical Alteration/ Destruction/ Removal of part or all of the Meadow (RLS: Significant) in Savannah I (former Formal Meadow) in AFRH-W Zone (former area outside of Development Zones in DEIS and Draft MP)	Relocation of two golf holes from Zone A (former Zone 4) to Savannah I (former Formal Meadow)	AVOIDED. No longer proposed.
11	AFRH-W	L	Physical Alteration/ Demolition/ Removal of Pershing Drive South Street Trees (RLS: Significant) and Open Stand (RLS: Supporting) in the Lakes Character Area of AFRH-W Zone (former area outside of Development Zones in DEIS and Draft MP)	Relocation of two golf holes from Zone A (former Zone 4) to Open Stand/Pershing Drive Street Trees West in Lakes Character Area	<ul style="list-style-type: none"> • NTHP wants tree replacement should be at a higher ratio than 1-1 and for strategic locations for tree replanting to be identified. • Will removal of trees in Open Stand impact views from Scott Statue to proposed new development in Zone B?

12	AFRH-W	L	Physical Alteration/ Demolition/ Removal of all or part of Chapel Woods East (RLS: Significant) and Chapel Woods West (RLS: Significant) in AFRH- W Zone (former Development Zone 2)	Development	<ul style="list-style-type: none"> • MINIMIZED: Design changed to consolidate development on impervious surface in center of Chapel Woods. • Parking will be covered in detached garages that will not encroach on Chapel Woods. • Replanting of trees will be added to the Final Master Plan.
13	AFRH-W	SO	Loss of Central Grounds Character Area Open Space (RLS: Significant) in AFRH-W Zone (former Development Zone 1a) with visual intrusion into National Monument and NHL site	Proposed new building on non-contributing Grant Parking Lot (former Sheridan Building site)	<ul style="list-style-type: none"> • Tim Dennee (DCHPO) would like to know the square footage of former Sheridan Building. • Tom Mayes (NTHP) wants to discuss this issue from a preservation principles standpoint and to consider the impact on the National Monument and National Historic Landmark. • Betsy Merritt (NTHP) would like the footprint of the new construction to be smaller and to not include space that was occupied by open porches on the former building. • MINIMIZED: by design guidelines included in Master Plan. • NTHP would like there to be further study on the impact of new construction on integrity of Lincoln Cottage. • Ground-plane landscaping would be important factor if new development occurred at this site.
17	AFRH-W	V	Obstruction of current visibility of Home from northeast perimeter (former Development Zone 1)	Development	AVOIDED: See Current Visibility Map.
18	AFRH-W	V	Obstruction of current visibility of Home from northwest perimeter (possible Lincoln-era view) (former area outside of Development Zones)	Development on AFRH-W Zone	AVOIDED: See Current Visibility Map.
19	AFRH-W and A	V	Obstruction of historic view corridor from Scott Statue southerly to the U.S. Capitol Building (RLS: Significant)	Development on Zone A (former Development Zone 4)	MINIMIZED: Maximum height of Parcel C has been reduced from six stories to four stories.
20	AFRH-W and A	V	Obstruction of base of historic view shed [internal view] from Scott Statue southward to downtown (RLS: Significant)	Development on Zone A (former Development Zones 3 and 4) and Zone B (former Development Zone 5)	<ul style="list-style-type: none"> • MINIMIZED: Parcel G has been eliminated. • Landscaping at ground plane on north side of Parcel C will be addressed in design guidelines. • Trees added to west side of historic pasture in Zone A will screen views to Parcel C.

21	AFRH-W and A, B, and C	B	Physical Alteration/ Destruction/ Removal of Contributing Natural Landscape Resources within the AFRH-W Zone (former area outside of Development Zones in DEIS and Draft MP, which includes the NHL and National Monument, and the former Development Zones 1 and 2) and Development Zones A (former Development Zones 3 and 4), B (former Development Zone 5), and C (former Development Zone 6)	Development	<ul style="list-style-type: none"> • Mitigation for effects on landscape is being discussed. • The HPP is mitigation for overall effects on landscape
22	AFRH-W and A, B, and C	D	Compromise of the integrity of the National Register-eligible Historic District	Development	<ul style="list-style-type: none"> • MINIMIZED by Design Guidelines included in the Master Plan. • Mitigation for effects on landscape is being discussed. •
23	AFRH-W and A, B, and C	D	Installation of new security fence to divide AFRH-W Zone from Development Zones	Need to secure AFRH-W campus	<ul style="list-style-type: none"> • MINIMIZED, ZONE A: Crescent is relocating the security fence for Zone A to preserve trees. Plan will be finalized and sent to Consulting Parties. • MINIMIZED: Design of new fence will conform to the design guidelines included in the Master Plan.
24	AFRH-W and A, B, and C	D	Compromise of the integrity of the National Register-eligible Historic District	Utility lines necessary for new development	<p>AVOIDED: Utility lines to be underground, as required by the Master Plan.</p>
25	AFRH-W and A, B, and C	D	Compromise of the historic architectural character of the Home	Development	<ul style="list-style-type: none"> • MINIMIZED by Design Guidelines included in the Master Plan. •

26	AFRH-W and A, B, and C	D	Compromise of the historic architectural character of the Home	Development / New streets	MINIMIZED by Design Guidelines included in the Master Plan, which will incorporate the input from Consulting Parties given during Section 106 meetings and draft review.
27	AFRH-W and A, B, and C	L	Change in contributing topographical features within AFRH-W Zone (former area outside of Development Zones in DEIS and Draft MP, which includes the NHL and National Monument, and the former Development Zones 1 and 2) and Development Zones A (former Development Zones 3 and 4), B (former Development Zone 5), and C (former Development Zone 6)	Clearing/grading/new construction	<ul style="list-style-type: none"> • MINIMIZED: Topography is addressed in the Master Plan and is included as a contributing resource in the HPP. • MINIMIZED, ZONE A: Crescent is incorporating existing topography in design. • MINIMIZED, ZONE C: New design for Zone C reflects the topography of the site.
28	AFRH-W and A, B, and C	SO	Loss of open space throughout site	Development	<ul style="list-style-type: none"> • Mitigation for effects on landscape is being discussed. • MITIGATED: Open space that is currently not accessible to the public will become public open space in Zones A, B, and C.
29	AFRH-W and B and C	V	Obstruction of current internal visibility around Lakes and towards AFRH-Zone (former area around Development Zones)	Development on Zones B and C (former Development Zones 5 and 6)	AVOIDED: No new development on the golf course
30	AFRH-W and C	V	Obstruction of current view corridor from approach to Scott Statue westerly to Mount Saint Alban	Development on Zone C (former Development Zone 6)	Development is being pushed South and East in Zone C. AVOIDED
31	AFRH-W and C	V	Obstruction of current view shed from approach to Scott Statue westward to Mount Saint Alban	Development on Zone C (former Development Zone 6)	MINIMIZED: Proposed development has been shifted south and east in Zone C.
32	AFRH-W and C	V	Obstruction of current view corridor from Grant Circle along Illinois Avenue to Central Grounds Character Area. (Lincoln-era view)	Development on Zone C (former Development Zone 6)	MINIMIZED: Proposed development has been shifted south and east in Zone C.

33	Zone A	A	Ground Disturbance in Zone A (former Development Zone 3)	Ground Disturbance on one or more of the four areas with potential for archeological sensitivity: 1) Site of a post 1873 cross-gable wood frame building; 2) Site of Corlise Cottage; 3) Site of former Barnes Building (c. 1876); 4) Site of possible late 19th century building	<ul style="list-style-type: none"> • MINIMIZED by SOP for ground disturbance (HPP, Chapter 6). • AFRH will be working with new staff archeologist at DCSHPO, who believes that there is a great deal of archeological sensitivity on the AFRH-W site.
34	Zone A	A	Ground Disturbance On Zone A (former Development Zone 4)	Ground Disturbance on the one small area with moderate archeological sensitivity for pre-historic occupation	<ul style="list-style-type: none"> • MINIMIZED by SOP for ground disturbance (HPP, Chapter 6). • AFRH will be working with new staff archeologist at DCSHPO, who believes that there is a great deal of archeological sensitivity on the AFRH-W site.
35	Zone A	B	Physical Alteration/Demolition to Contributing Built Resources in Zone A (former Development Zones 3 and 4)	Rehabilitation and Adaptive Reuse; Development	<ul style="list-style-type: none"> • MITIGATED and MINIMIZED: HPP and PA require hiring of Cultural Resources Manager. • MINIMIZED: HPP requires use of Secretary of Interior's Standards for the Treatment of Historic Properties. • MITIGATION: Rehabilitation of Forwood Building and Barnes Building to be first in phasing program in Zone A (prior to any new construction). • Restoration of existing operating room in Forwood Building as interpretive site could be possible mitigation tool.
36	Zone A	B	Lack of Maintenance for Contributing Built Resources within Zone A (former Development Zones 3 and 4)	Transfer of maintenance responsibility to developer	<ul style="list-style-type: none"> • MINIMIZED by SOP for maintenance in (HPP, Chapter 6). • MITIGATED: Additional money from ground lease will provide funds for maintenance of historic resources. • MINIMIZED: The Home's Computerized Maintenance Management System (CSMMS) will be integrated with the AFRH-W Resource Inventory / Cultural Resource Management Database.
37	Zone A	D	Compromise of the historic scale of the Home in Zone A (formerly Development Zones 3 and 4)	Development	<ul style="list-style-type: none"> • MINIMIZED: Removal of Parcels G and L creates buffer between new development and historic Hospital Complex. Relocation of density from Parcels G and L avoided parcels immediately adjacent to historic buildings. • MINIMIZED by design guidelines included in the Master Plan.

38	Zone A	L	Physical Alteration/Destruction/Removal of Contributing Natural Landscape resources in Zone A (former Development Zone 3)	Development	<ul style="list-style-type: none"> • MINIMIZED. Grading and landscaping plan is being developed by Crescent. • Mitigation for effects on landscape is being discussed. • Enhancement/maintenance of view from Scott Statue with pruning as possible mitigation tool. • Impact of new development on the view from Scott Statue should be reassessed after development has occurred.
39	Zone A	L	Alteration/Destruction/Removal of Pershing Drive East Street Trees (RLS: Significant) in Zone A (former Development Zone 4)	Widening of Pershing Drive East	<p>MINIMIZED: Crescent's new plan preserves street and street trees as linear park with pedestrian/bike lane, flanked by vehicular traffic.</p>
40	Zone A	L	Physical Alteration/Destruction/Removal of all or part of Pasture (RLS: Significant) in Savannah II in Zone A (former Development Zone 3)	Development	<ul style="list-style-type: none"> • MINIMIZED: Crescent's new plan retains more contiguous space in pasture by removing formal oval and Parcels G and L. • Too many new trees on pasture would crate false landscape. Historic maps of pasture will be used in landscape plan to ensure character of pasture is respected.
41	Zone A	SO	Loss of Open Space (RLS: Significant, as part of Spatial Organization) in Zone A (former Development Zones 3 and 4)	Development on Pasture and adjacent Open Space	<ul style="list-style-type: none"> • MITIGATED: Open space that is currently not accessible to the public will become public open space in Zones A, B, and C. • MINIMIZED: Removal of Parcels G and L and removal of formal oval in Zone A creates more continuous public open space.
42	Zone A	SO	Loss of Open Space in Zone A (former Development Zone 4) (RLS: Significant, as part of Spatial Organization)	Development south of Pershing Drive East	<ul style="list-style-type: none"> • MITIGATED: Open space that is currently not accessible to the public will become public open space in Zones A, B, and C. • MINIMIZED: Elimination of Parcel R, reconfiguration of OS-5, and increase in setback along Irving Street creates more continuous open space in southeast corner and along perimeter of Zone A. • Inclusion of bike paths through new development will be added to the Final Master Plan. • MINIMIZED: Buffer has been increased south of Parcels C and E.
43	Zone A	V	Obstruction of current, non-historic view from Hospital Complex easterly to the Basilica and Shrine of the Immaculate Conception.	Development on Zone A (former Development Zone 3)	<p>MINIMIZED: Street and building configuration will retain view from hotel arrival court to Basilica.</p>

44	Zone A	V	Obstruction of the current internal view shed from the Hospital Complex to the Pasture (RLS: Significant) in Savannah II	Development on Zone A (former Development Zone 3)	MINIMIZED: Retention of a majority of the historic pasture and elimination of Parcel L will preserve internal views to the historic pasture.
45	Zone A	V	Obstruction of current view corridor from First Street into the Home	Development on Zone A (former Development Zone 4)	MINIMIZED: First Street entrance has been widened and Parcel G has been eliminated.
46	Zone A	V	Obstruction of current view, non-historic view from North Capitol Street to Forwood Building	Development on Zone A (former Development Zones 3 and 4)	MINIMIZED: Forwood Building is a featured element in the plan for Zone A.
47	Zone A	V	Obstruction of current, non-historic visibility of Home from eastern perimeter	Development on Zone A (former Development Zones 3 and 4)	<ul style="list-style-type: none"> MINIMIZED. Design of buildings to be 4-sided architecture, with varying heights and masses to avoid "wall effect." This will be incorporated into the Design Guidelines included in the Master Plan. MINIMIZED: Plan retains mature vegetation along buffer.
48	Zone B	A	Ground Disturbance on Zone B (former Development Zone 5)	Ground Disturbance on one or both of the two small areas with moderate archeological sensitivity for pre-historic occupation	<ul style="list-style-type: none"> MINIMIZED by SOP for ground disturbance (HPP, Chapter 6). AFRH will be working with new staff archeologist at DCSHPO, who believes that there is a great deal of archeological sensitivity on the AFRH-W site.
49	Zone B	D	Compromise of the historic scale of the Home in Zone B (formerly Development Zone 5)	Development	MITIGATED: Size of development in Zone C has been reduced to mitigate larger scale buildings in Zone B. Size of development in Zone B has not increased sine draft Master Plan (density in Zone C was not relocated to Zone B).
50	Zone B	L	Physical Alteration/Destruction/Removal of all or part of Enclosed Pasture (RLS: Supporting) in Zone B (former Development Zone 5)	Development	<ul style="list-style-type: none"> Mitigation for effects on landscape is being discussed. MINIMIZED: Buildings have been reconfigured to create courtyards that are more reflective of the character of the enclosed pasture. Southwest corner of Zone B to be "softened."
51	Zone B	SO	Loss of Open Space in Zone B (former Development Zone 5) (RLS: Significant, as part of Spatial Organization)	Development on Enclosed Pasture	<ul style="list-style-type: none"> Mitigation for effects on landscape is being discussed. MITIGATED: Open space that is currently not accessible to the public will become public open space in Zones A, B, and C.

52	Zone B	V	Obstruction of current secondary view corridors from adjacent neighborhoods to southwestern perimeter of Home	Development on Zone B (former Development Zone 5)	<ul style="list-style-type: none"> • MINIMIZED: Height of development has changed to step down to the west from eight stories to six stories and to three stories along Park Place. • MITIGATED: Connectivity of sidewalk/bike trail should be added to the Master Plan. • MINIMIZED by retention of landscaped buffer along Irving and Park Place. • Lively mixed-use development for neighborhood as mitigation.
53	Zone C	A	Ground Disturbance on Zone C (former Development Zone 6)	Ground Disturbance on any part of the zone as the entire area holds moderate sensitivity for pre-historic occupation	<ul style="list-style-type: none"> • MINIMIZED by SOP for ground disturbance (HPP, Chapter 6). • AFRH will be working with new staff archeologist at DCSHPO, who believes that there is a great deal of archeological sensitivity on the AFRH-W site.
54	Zone C	D	Compromise of the historic scale of the Home in Zone C (formerly Development Zone 6)	Development	MINIMIZED: Scale of development in Zone B has been reduced.
55	Zone C	L	Physical Alteration/Destruction/Removal of all or part of Alfalfa Field/Community Garden (RLS: Supporting) in Zone C (former Development Zone 6) (possible Lincoln-era view)	Development	<ul style="list-style-type: none"> • MITIGATED: Open space that is currently not accessible to the public will become public open space in Zones A, B, and C. • Relocation of community gardens possible could be possible mitigation. • Mitigation for effects on landscape is being discussed.
56	Zone C	SO	Loss of Open Space in Zone C (former Development Zone 6) (RLS: Significant, as part of Spatial Organization)	Development on Alfalfa Field/Community Garden and non-contributing Driving Range	<ul style="list-style-type: none"> • MITIGATED: Open space that is currently not accessible to the public will become public open space in Zones A, B, and C. • Relocation of community gardens possible could be possible mitigation. • Mitigation for effects on landscape is being discussed. • MINIMIZED: Square footage for Zone B has been reduced from 1,000,000 to 550,000.
57	Zone C	V	Obstruction of current visibility of Home from western perimeter	Development on Zone C (former Development Zone 6)	MINIMIZED: Development has been shifted east and south.

58	Zone B	V	Obstruction of current visibility of Home from southern perimeter	Development on Zone B (former Development Zone 5)	<ul style="list-style-type: none"> • MINIMIZED. Design of buildings to be 4-sided architecture, with varying heights and masses to avoid "wall effect." This will be incorporated into the Design Guidelines included in the Master Plan. • MINIMIZED: Plan retains mature vegetation along buffer. • Design Guidelines in Master Plan should address above-ground parking structures. • MINIMIZED: Southwest corner of development to be "softened." • Minimum of 37-ft buffer along Irving Street should be stipulated in the Master Plan.
58	Zone A	V	Obstruction of current visibility of Home from southern perimeter	Development on Zone A (former Development Zone 4)	<ul style="list-style-type: none"> • MINIMIZED. Design of buildings to be 4-sided architecture, with varying heights and masses to avoid "wall effect." This will be incorporated into the Design Guidelines included in the Master Plan. • MINIMIZED: Setback along Irving Street increased to preserve more mature vegetation along buffer. • Design Guidelines in Master Plan should address above-ground parking structures.
59	AFRH-W, A, B, and C	D	Change in setting of the Home by changing boundaries/ reducing size of campus	Lease or sale of development zones	<ul style="list-style-type: none"> • List of mitigation efforts are being considered by the Home.
60	AFRH-W	B	Change in setting and feeling of Rose Chapel (RLS: Significant)	Development on Chapel Woods (former Development Zone 2)	<ul style="list-style-type: none"> • MINIMIZED: Design changed to consolidate development on impervious surface in center of Chapel Woods. • Parking will be covered in detached garages. • Replanting of trees will be added to the Final Master Plan.
61	AFRH-W and C	B	Change in setting and feeling of Randolph Street Gatehouse (RLS: Significant)	Development on Zone C (former Development Zone 6)	<ul style="list-style-type: none"> • MINIMIZED: Development in Zone C has been moved south and east. • Landscaping around northern end of new development should minimize impact on views from Randolph Street Gatehouse. • Language about importance of protecting southern portion of Quarters' Woods should be added to the Master Plan.

62	Zone C	L	Change in setting and feeling of Alfalfa Field/Community Garden (RLS: Supporting), possible Lincoln-era view	Development on Zone C (former Development Zone 6)	<ul style="list-style-type: none"> • MITIGATED: Open space that is currently not accessible to the public will become public open space in Zones A, B, and C. • Relocation of community gardens possible could be possible mitigation. • Mitigation for effects on landscape is being discussed. • Plan for Zone B no longer ties in street grid from adjacent neighborhood. • MINIMIZED: Square footage for Zone B has been reduced from 1,000,000 to 550,000.
63	Zones B and C	B	Physical Alteration/Demolition of historic Iron Fence (RLS: Significant)	Changing of western boundary of Home or breaking of fence for new development in Zones B and C (former Development Zones 5 and 6)	<ul style="list-style-type: none"> • MINIMIZED: New access openings will be for pedestrian use only. • Rehabilitation of fence could be possible mitigation tool. There are two options for the timing of the fence rehabilitation: (1) stabilization of fence once Zone A is leased; and (2) rehabilitation of fence when Zone B is leased.
64	AFRH-W, A, B, and C	D	AFRH's loss of day-to-day control over sections of the Home, including the historic resources within those sections	Ground lease or transfer of land to third party.	<p>MINIMIZED: Transaction documents provide strong oversight of Home's resources.. Maintenance SOP in HPP applies to AFRH and tenants.</p>
65	Zone A	L	Compromise of potential historic hydrologic features.	Development and ground disturbance on Zone A.	MINIMIZED. Crescent is incorporating hydrologic features of Home into design.
66	Zone C	L	Physical Alteration/Destruction/Removal of all or part of historic portion of West Drain / Irrigation Channel (RLS: Supporting).	Development and ground disturbance on Zone A.	Betsy Merritt (NTHP) would like the masonry portion of the channel to be preserved or to be incorporated into the drainage system for the new development.