

## The Project

The Armed Forces Retirement Home (AFRH) is preparing a Master Plan for its campus (known as AFRH-W) located at 3700 North Capitol Street, NW, in Washington, DC. The Master Plan will help guide the long-term use and development of the site. Along with the Master Plan, AFRH is preparing an Environmental Impact Statement (EIS) to analyze the potential impacts of the proposed development at the AFRH-W.

The purpose of the proposed action is to create a master plan for the AFRH-W, that will sustain the Home and its primary source of funding, the AFRH Trust Fund.

## The Objectives

### Master Plan Alternatives

- Preserve and improve the essential components of the AFRH-W, for the residents and community;
- Provide sufficient revenue to support the AFRH's goal of quality resident-focused care, while replenishing the depleting Trust Fund;
- Grow the Trust Fund to serve the needs of today's residents, and future generations of America's veterans;
- Attract fair market value development, that is compatible with the Home's mission; and
- Ensure an open, participatory process with the Home's residents and the community

### Master Plan Objectives:

- Maximize development of the AFRH-W, while maintaining the site's character and sense of place;
- Provide development uses that are compatible with and complementary to, AFRH mission;
- Ensure AFRH facilities are conveniently located for residents, with room for capital improvement to the North Campus;
- Provide for the security of the AFRH residents;
- Encourage the rehabilitation and reuse of historic buildings;
- Integrate the landscape and the built form;
- Respect the character of adjacent communities and integrate new development into the city fabric; and
- Allow flexibility through the structure of the plan and its design guidelines

## The Alternatives

While preparing the Draft EIS, AFRH considered a variety of alternative approaches to developing the AFRH-W site. The alternative development process resulted in three Master Plan Alternatives and the No Action Alternative, as shown in the table below.

Development Space	Alternatives (GSF)				
	No Action	Alternative 2	Alternative 3A	Alternative 3B	Alternative 4
Institutional	0	2,590,000	485,000	390,000	390,000
Residential	0	1,025,000	1,625,000	1,295,000	5,000,000
Hotel/Conference Center	0	200,000	200,000	200,000	0
Research & Development	0	3,200,000	0	0	0
Retail	0	130,000	80,000	80,000	300,000
Medical	0	1,600,000	1,165,000	1,165,000	0
Office	0	0	2,500,000*	2,500,000*	700,000
Embassies	0	0	0	450,000	0
Totals	0	8,745,000	6,055,000	6,080,000	6,390,000

\*Office or Research and Development

## The Potential Impacts

In the Draft EIS, AFRH has assessed the direct, indirect and cumulative impacts of development on:

- Natural resources
- Social environment
- Cultural resources
- Transportation
- Air quality
- Noise
- Utilities
- Environmental contamination



Conceptual Development Zones

## Copies of the DEIS

Copies of the Draft EIS are available for public review at the following Washington, DC locations:

### Petworth Neighborhood Library

4200 Kansas Ave., NW

### Mt. Pleasant Neighborhood Library

3601 16<sup>th</sup> St., NW

### AFRH

3700 North Capitol St., NW

### GSA National Capital Region

301 7<sup>th</sup> St., SW, Room 7709

Or visit: [www.afrhdevelopment.com](http://www.afrhdevelopment.com)



## National Environmental Policy Act

The National Environmental Policy Act of 1969, commonly referred to as NEPA, is the nation's charter for protection of the environment. NEPA provides for the consideration of environmental issues in federal agency planning and decision-making. NEPA requires federal agencies to prepare an environmental impact statement (EIS) for actions that may significantly affect the quality of the human environment.

## Section 106 of the National Historic Preservation Act

Section 106 of the National Historic Preservation Act of 1966 requires that federal agencies take into account the effects of their actions on any district, site, building, structure, or object listed or eligible for inclusion in the National Register of Historic Places. AFRH, in consultation with the DC Historic Preservation Office (SHPO), the Advisory Council on Historic Preservation (ACHP) and consulting parties, is preparing a Programmatic Agreement to determine how to protect historic resources and mitigate impacts from the proposed Master Plan development.

## Public Involvement Process

- |                             |                 |
|-----------------------------|-----------------|
| • Scoping Meeting           | 9 December 2004 |
| • Publish Draft EIS         | 20 May 2005     |
| • Public Review of the DEIS | 45 days         |
| • Public Hearing            | 22 June 2005    |
| • Publish Final EIS         | August 2005     |
| • Public Review of EIS      | 30 days         |

## Purpose & Rules of the Public Hearing

This public hearing provides you with the opportunity to comment on the Draft Supplemental EIS and the Section 106 process. It also provides a venue for raising issues you believe were not addressed (or were not adequately addressed) in the Draft EIS. It is not intended as a forum to debate the merits of AFRH's proposed action(s).

## Hearing Procedures

- If you did not request to speak in advance of today's hearing, indicate that you would like to speak on the sign-in sheet. (You will be called in the order in which you signed up.)
- When you come to the front, say and spell your name slowly into the microphone for the record. Speak clearly to enable the stenographer to accurately capture all your comments.
- To enable all participants an opportunity to speak, comments will be limited to no more than (5) minutes.
- At four minutes, you will receive a one-minute warning.



## Send Written Comments to:

Donald Daily  
Armed Forces Retirement Home  
3700 N. Capitol Street, NW  
Washington, DC 20011

Master Plan  
for the  
Armed Forces Retirement Home  
Washington, DC

All comments on the Draft EIS are due to AFRH by 6 July 2005. (Mailed comments must be postmarked no later than 6 July 2005.) Comments on the Section 106 process will be accepted throughout the consultation process with the SHPO, ACHP and consulting parties.



Protecting a Promise  
Renewing the Trust

For more information on the DEIS or public hearing:

Denise Decker, GSA NEPA Lead 202.205.5821

Visit our website: [www.afrhdevelopment.com](http://www.afrhdevelopment.com)

Draft Environmental Impact Statement  
and Section 106 of the  
National Historic Preservation Act

Public Hearing

22 June 2005

