



Armed Forces Retirement Home Washington, D.C

Master Plan August 2008



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ARCHITECTURE URBAN DESIGN

ZONING COMMISSION
District of Columbia
CASE NO.13-14
EXHIBIT NO.896N

Section 11.4.2 Zone A

Overview

Development in Zone A (77 acres) is anticipated to have a semi-urban character with a building typology able to accommodate large building types that are at the same time sympathetic to the character and scale of existing contributing buildings and landscape features of AFRH-W.

The maximum allowable gross area for new development (including the adaptive reuse of the LaGarde Building) in Zone A is 4,366,995 square feet when counting potential future retail.

More than 20 acres of publicly accessible open space will be provided in Zone A.

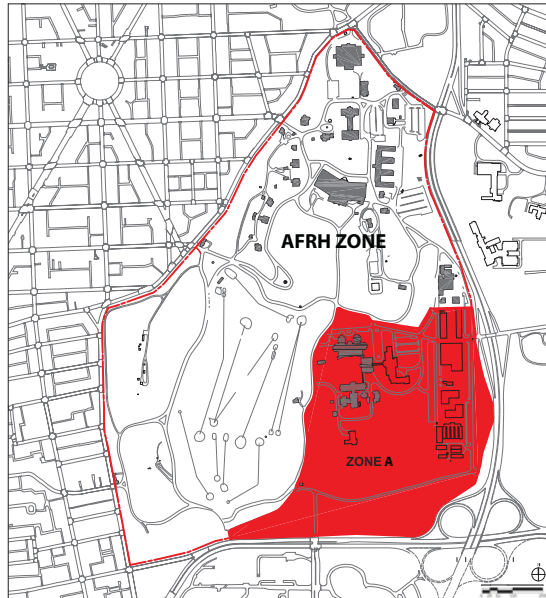
Primary Use Pattern

In view of its good vehicular access, topographical changes, and its proximity to Catholic University to the east and to the medical area to the south, portions of Zone A provide an ideal location for major mixed-use development. Uses in these zones could include research and development, office, residential, hotel, retail and educational uses.

Conceptual Intent

The development proposed for Zone A shall create a unique setting within the fabric of the District of Columbia. It is intended to become a sustainable, walkable community of semi-urban character. A generous park with additional small-scale open spaces, active retail districts, and a mix of residential and commercial uses throughout are intended to create a vibrant new community.

Preserving the pasture and careful placement of the overall development adjacent reflects a sensitivity to historic land use patterns and preserves historic resources. It is intended that the southern and eastern portion of this site containing a

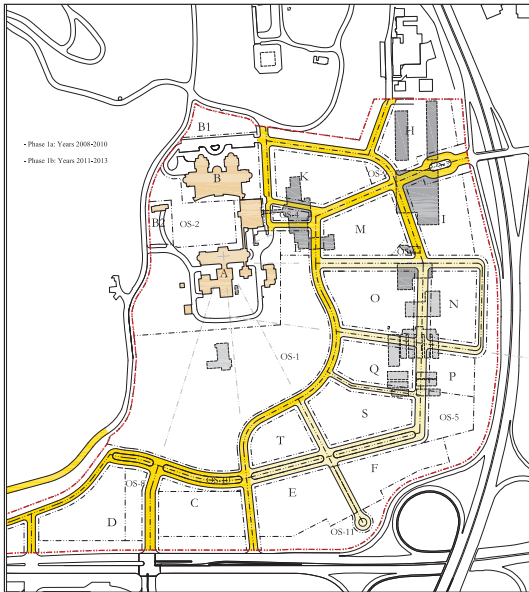


Zone A

series of existing non-contributing buildings and landscapes is identified as the location for the most intensive new development. The northern and central portions of the site contain the historic Hospital Complex and Pasture. The complex of buildings is intended to have new use in a restored setting, with the adjacent pasture preserved as publicly accessible amenity within the community with extremely sensitive and limited new development. New streets in Zone A are placed to respect viewsheds and to emphasize the historic importance of the Forwood Tower.

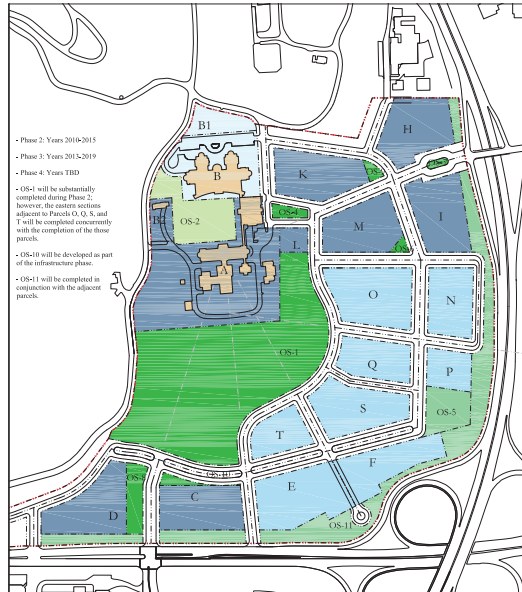
Development is to respect the natural and historic character of the landscape. New buildings are intended to be placed at the street edge to define the public realm, having site coverage and placed which limits impact on topography, hydrologic features, and viewsheds. Streetscapes, site furnishings, lighting, shall be complimentary to the Home. Site materials shall be sensitively used to respect the character of the adjacent AFRH buildings to create a compatible aesthetic. The vegetation buffer along the western, eastern, and southern border of the site is to be retained and enhanced. If the retail is constructed in the future on the southern edge, trees may be removed.

Existing buildings to remain
Zone boundaries



Zone A infrastructure and demolition phasing

- Phase 1a Infrastructure
- Phase 1b Infrastructure
- - - Zone A boundary
- Phase 1a demolition
- Phase 1b demolition
- Existing buildings



Zone A parcel and open space phasing

- Phase 2 parcels
- Phase 3 parcels
- Phase 4 parcels
- - - Zone A boundary
- Phase 2 open space
- Phase 3 open space
- Phase 4 open space
- Existing buildings