
**HISTORIC PRESERVATION REVIEW BOARD
MASTER PLAN REVIEW**

Property Address:	2940 North Capitol Street, NW	Agenda
Landmark/District:	McMillan Reservoir	X Consent Calendar
HPA Number:	20-483	X Conceptual Review Alteration
Meeting Date:	September 24, 2020	X New Construction
Staff Reviewer:	Steve Callcott	Demolition

TC MidAtlantic Development V, LLC, seeks final concept review for construction of a two-building healthcare facility on Parcel 1 at the McMillan Sand Filtration Site. The project was initially reviewed and given concept approval by the Board in October 2013 (HPA 13-318) and subsequently approved by the Mayor’s Agent as part of the overall approval for the McMillan Master Plan redevelopment (HPA 14-393 and 15-133, issued in April 2018).

The healthcare facility buildings were designed as part of a plan that the Board found to be architecturally coordinated, cohesive, and that related specifically to the McMillan site. The master development plan includes a community center and large public park, townhouses, low- and mid-rise apartment buildings with ground level retail, and a substantial program of above- and below-grade preservation of the site’s character-defining features.

The redevelopment has a long procedural history that is outlined in the applicant’s submission.

Proposal

The project includes two L-shaped office buildings in the north third of the McMillan site, organized around a garden facing Michigan Avenue and flanking the new Half Street running north-south through the property. The buildings would have ground-level retail opening to the north maintenance corridor and house medical office facilities above. The buildings would be clad in terra cotta panels with color and textural variation and metal enframing around the windows. The bases (or plinths) of the buildings facing the north maintenance corridor would be of poured concrete to relate to the industrial cylindrical sand washers on the site.

Since last appearing before the Board in concept, the project has been more substantially revised in response to comments by the DC Zoning Commission and the National Capital Planning Commission as part of the review as a Planned Unit Development. Specifically, the height of the west wing of the building has been lowered from 130 feet to 113 feet and the building mass shifted 15 feet to the east in order to preserve views from the Armed Forces Retirement Home south across the McMillan Site to the U.S. Capitol. Those changes have required adjustments to the articulation of the exterior façade. Other minor modifications have been made to address circulation patterns and grade changes in response to comments from the District’s Department of Transportation.

Evaluation

The proposed materials are consistent with the previous plans but more fully developed in their detailing and specific in their selection. The plans achieve the goals cited by the Board of being more granular and refined.

The height and massing revisions are consistent with the overall design composition of the healthcare facility as previously approved in concept by HPRB, and consistent with the recommendations of the Zoning Commission and NCPC.

Recommendation

The HPO recommends that the Board approve the final revised concept plans for the healthcare buildings as compatible with the McMillan Reservoir master plan and consistent with the previous concept plans approved by the Board and the Mayor's Agent, and that final construction plan approval be delegated to staff.