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**HISTORIC PRESERVATION REVIEW BOARD  
MASTER PLAN REVIEW**

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Property Address:	<b>2501 1<sup>st</sup> Street, NW</b>	Agenda
Landmark/District:	<b>McMillan Reservoir</b>	<b>X</b> Consent Calendar
HPA Number:	<b>23-356</b>	<b>X</b> Conceptual Review Alteration
Meeting Date:	<b>June 22, 2023</b>	<b>X</b> New Construction
Staff Reviewer:	<b>Steve Callcott</b>	Demolition

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EYA, through McMillan Associates LLC, the owner of Parcel 5, seeks final concept review for construction of a rowhouse community at the McMillan Reservoir Site.

**Procedural History**

The redevelopment of McMillan, comprising several distinct but interrelated projects by different development teams, underwent extensive review by the Board and culminated in approval of a master development plan in 2013. The Board separately reviewed and approved the concept for this rowhouse development, also in 2013. The master plan and its associated individual development projects underwent review and approval by the Mayor’s Agent (2015) and the Zoning Commission as a Planned Unit Development (2015), and several legal appeals and remands (2015-2020); a more detailed summary of the project’s procedural history is provided in the applicant’s submission.

In its 2013 review of the rowhouses on Parcel 5, the Board asked that the project return following approval by the Mayor’s Agent and Zoning Commission to ensure that the design intent and commitments made regarding the quality of materials remained intact.

**Proposal**

As before, the project calls for construction of 146 rowhouses organized as a coordinated series of terraced houses in a contemporary vocabulary and a distinct palette of materials and colors. The revisions made since 2013 include:

- Details and refinements to the exterior cladding materials of the rowhouses
- Flipping the entrance bay with the projecting bay in the end units
- Re-design of the end unit facades to accommodate utility meters and changes in floor plans
- Expressing the rowhouses fronting on North Capitol Street as three stories (with setback fourth floor) rather than two stories (with setback third floor) due to grade changes that allow exposure of the lower level
- Refinements to the location of projecting bays, cantilevered bays, and flat facades on certain groups of rowhouses

**Evaluation and Recommendation**

The revisions are minor refinements that do not change the design composition nor diminish the commitment to high quality materials approved by the HPRB in 2013.

*HPO recommends that the Board approve the final concept and delegate final approval to staff.*