
**HISTORIC PRESERVATION REVIEW BOARD
MASTER PLAN REVIEW**

Property Address:	2501 First Street, NW	X	Agenda
Landmark/District:	McMillan Reservoir		Consent Calendar
Meeting Date:	April 23 and 30, 2015	X	Conceptual Review Alteration
Staff Reviewer:	Steve Callcott	X	New Construction Demolition

Jair Lynch Development Partners, with plans prepared by MV + A Architects, seeks final conceptual review for two mixed-use retail and residential buildings on Parcels 2 and 4 at the McMillan Reservoir sand filtration site. Both sites are located on the south side of the north service court. Parcel 2 is located on the west between Half Street and First Street and segmented by Three-Quarter Street; Parcel 4 is located to east of 2 between Half and North Capitol Street.

Project History (Redux)

The Board reviewed both projects several times as part of the development of the master plan for the McMillan site between 2013-2015. Since that time, the project has obtained Planned Unit Development approval from Zoning Commission and was subsequently tied up in litigation. The litigation has now been resolved and construction of the site’s below-grade infrastructure has begun.

When last reviewed in 2015, the Board concluded that the height, massing, architectural design of both buildings were compatible with the site and master plan. The Board asked that the projects return for final review of materials and to ensure that the architectural qualities of the buildings weren’t diluted during design development.

Proposal

The designs for both buildings remain entirely intact and consistent with the approved concept. Both buildings are expressed with a canted limestone retail base to evoke the former north service court wall with a grid of striated white metal panels on the upper floors above. The only substantive change since the Board’s last review is to the skybridge linking the two portions of the building on Parcel 2. When the Board last saw the proposal, the skybridge was wider, containing units on one side; while the Board wasn’t enthusiastic about it not being transparent, it was somewhat reluctantly approved. However, since going through the PUD process, the skybridge has been narrowed, now consisting of only a glass-lined corridor, with no residential units.

Evaluation

The designs and materials are consistent with the previously approved concepts and the approved master plan. The narrower bridge linking the two towers on Parcel 2 is an improvement in making the bridge lighter in weight and more transparent.

Recommendation

HPO recommends that the Board find the updated concepts compatible with the previously-approved McMillan redevelopment master plan and to delegate final construction approval to staff.