

# New Hampshire Ave Chiller Site Groundwater Treatment Facility Modernization

3670 NEW HAMPSHIRE AVE NW,  
WASHINGTON, DC 20010

DC Office of Zoning  
Board of Zoning Adjustment (BZA)  
VARIANCE

08/04/2021



## Site Location

- Located at the corner of Rock Creek Church Rd NW, Georgia Ave NW, and New Hampshire Ave NW.
- The existing facility holds a small cooling tower, chiller and electrical/mechanical equipment that cool nearby underground Metrorail stations.



Source: Google Earth

## Historic Preservation

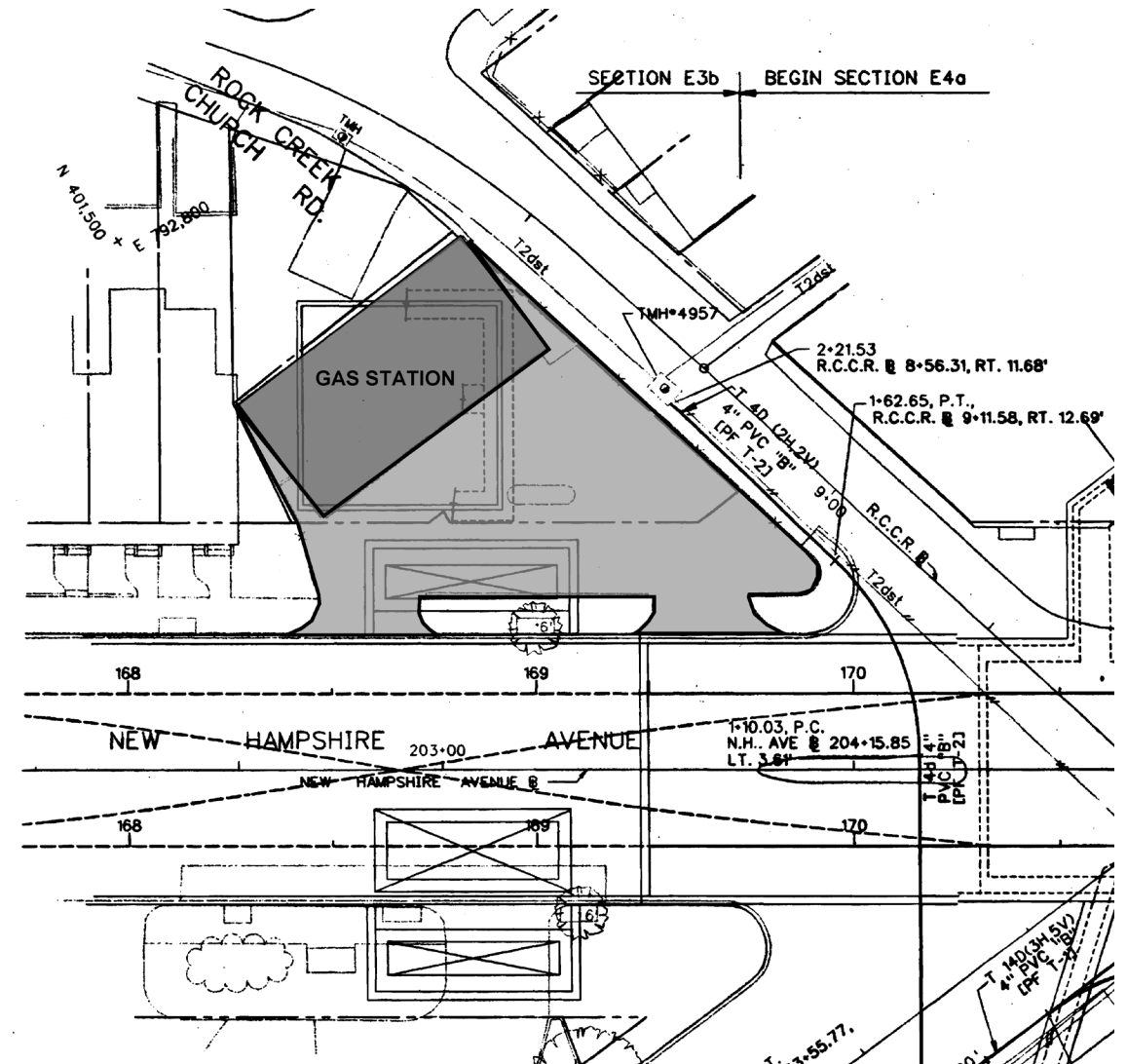
- The site is designated as a historic landmark due to the existing chiller plant's exterior walls which include the original historical façade from the DC Fire Department Engine Company No. 24.
- All new construction must be reviewed by the Historic Preservation Office to ensure that it preserves the historic integrity of the building's façade.



Source: WMATA

# Existing Conditions

- Prior to the Chiller Plant being constructed, a gas station occupied the site. This gas station was known for leaking gasoline product into the subsurface.
- The Department of Energy and Environment (DOEE) directed WMATA to begin clean up of the contaminated groundwater and VOC vapors in the subsurface soils.



Source: WMATA

## Project Overview

- WMATA will remediate contaminated groundwater and VOC vapors from the site using two treatment systems.
- A rear addition to the existing building will be constructed to house the new remediation treatment equipment.
- The design for the addition was reviewed and approved by the District of Columbia's Historic Preservation Office.



Source: WMATA

## Project Overview, cont.

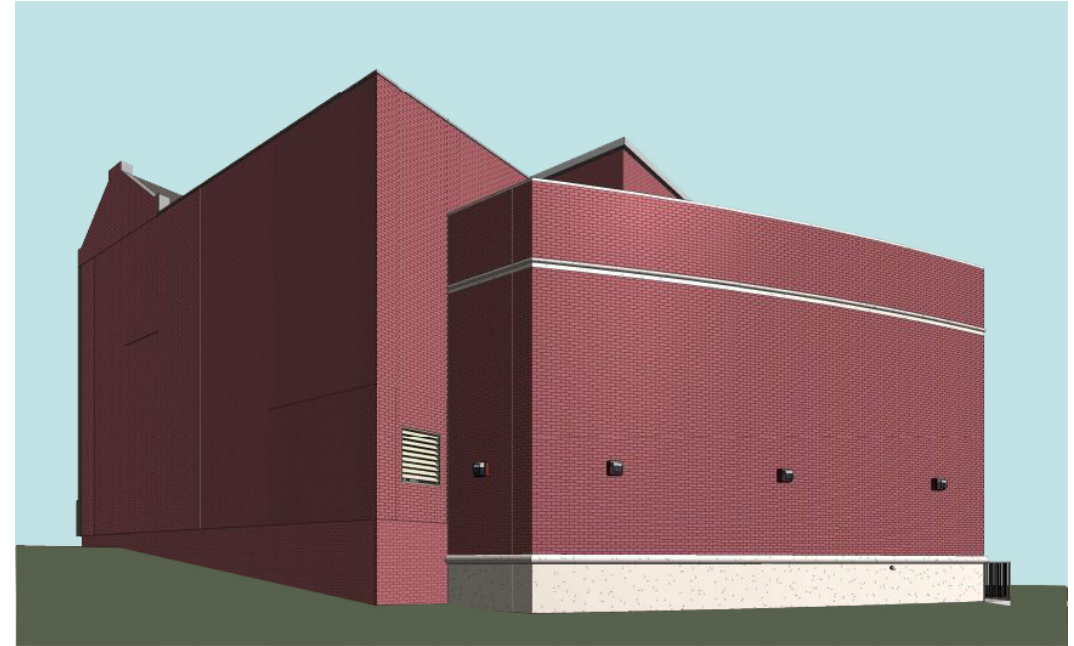
- The addition will function similarly to the existing building as an unoccupied space with weekly routine maintenance visits.
- The green space along the sides of the building will remain in place with minor modifications.
- Streetscape enhancements such as curb cut reduction and new green space along New Hampshire Ave NW will be constructed as well.



Source: WMATA

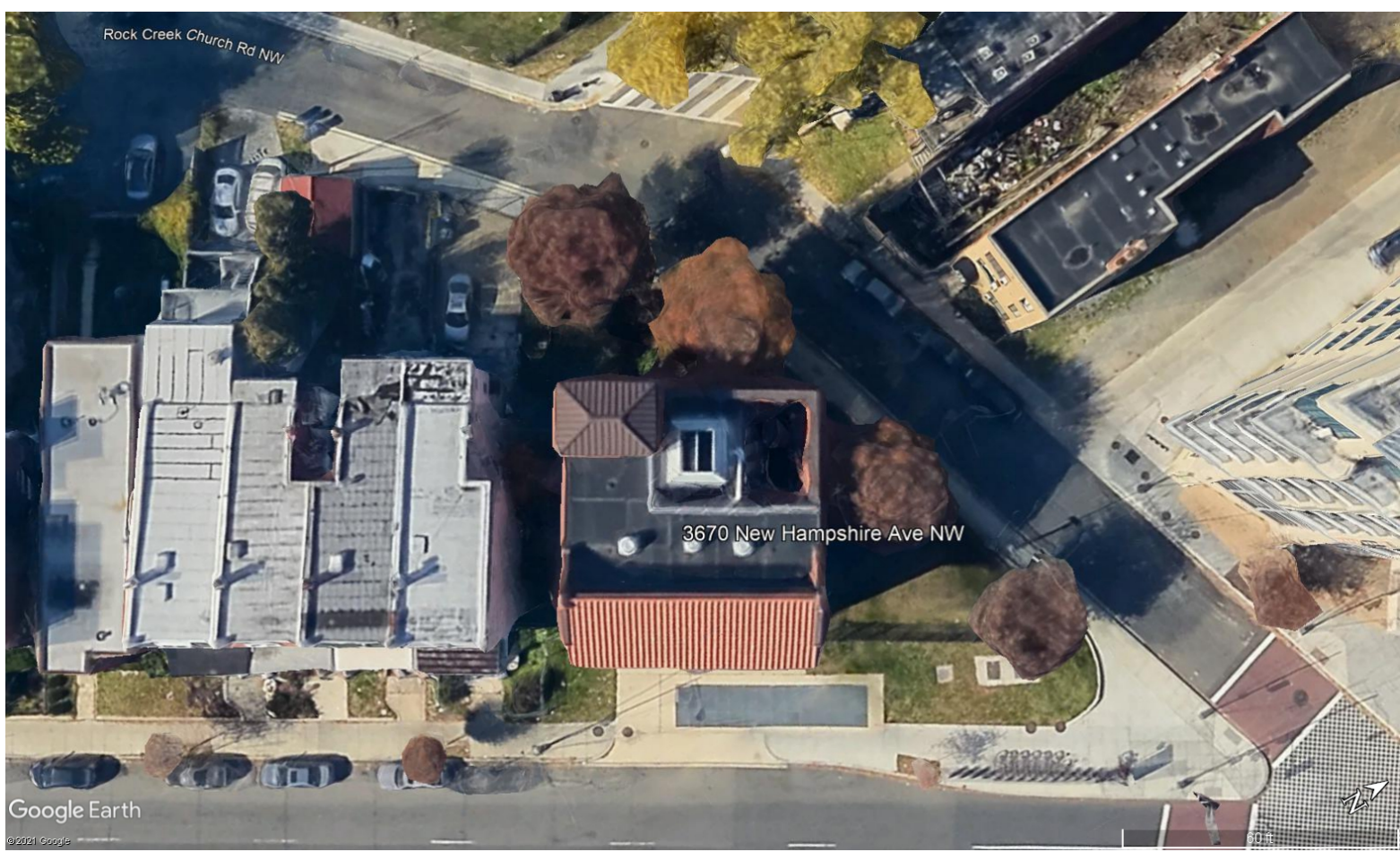
## Scope of Work

- The new building envelope will be constructed of auger piles and grade beam foundation with brick and precast exterior walls.
- The existing chiller plant building and historic façade will be preserved.
- Site work will include a paved driveway with underground wells connected to the treatment system.
- The sidewalk along Rock Creek Church Rd NW will remain with a new roll-up curb to access the site.



Source: WMATA

# Site Plan – Existing



Google Earth  
©2021 Google

Source: Google Earth

**SITE PLAN**



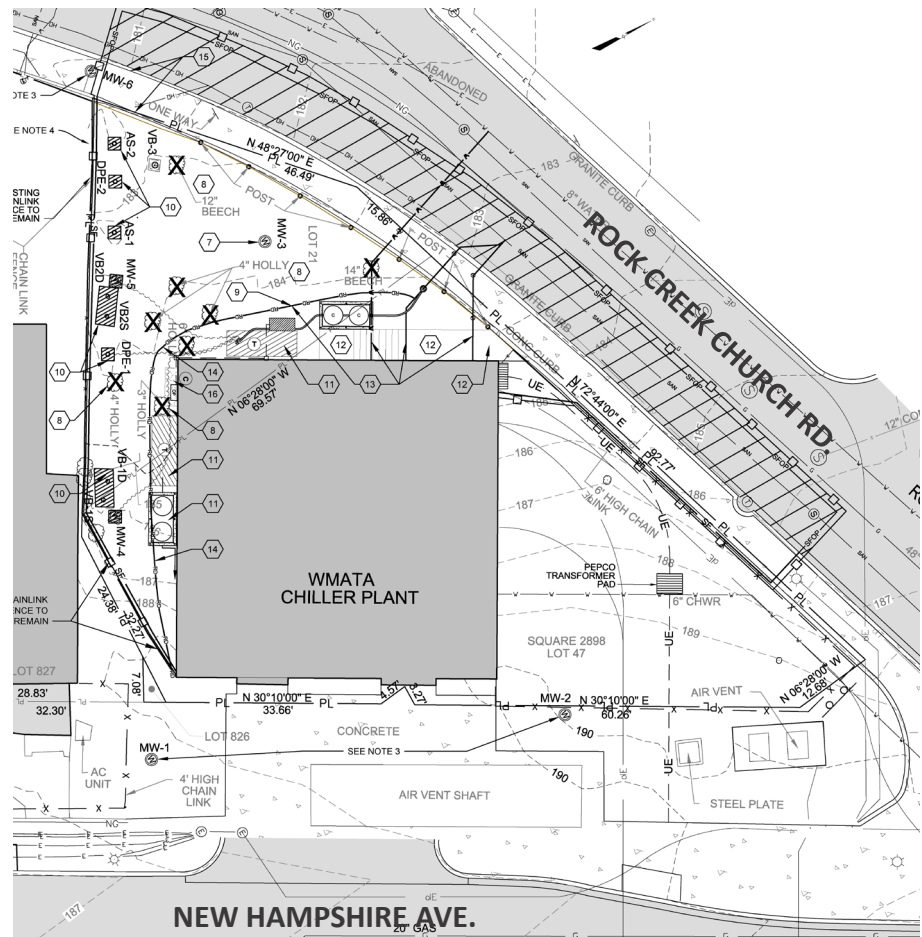
Source: WMATA

**SITE PHOTOS**



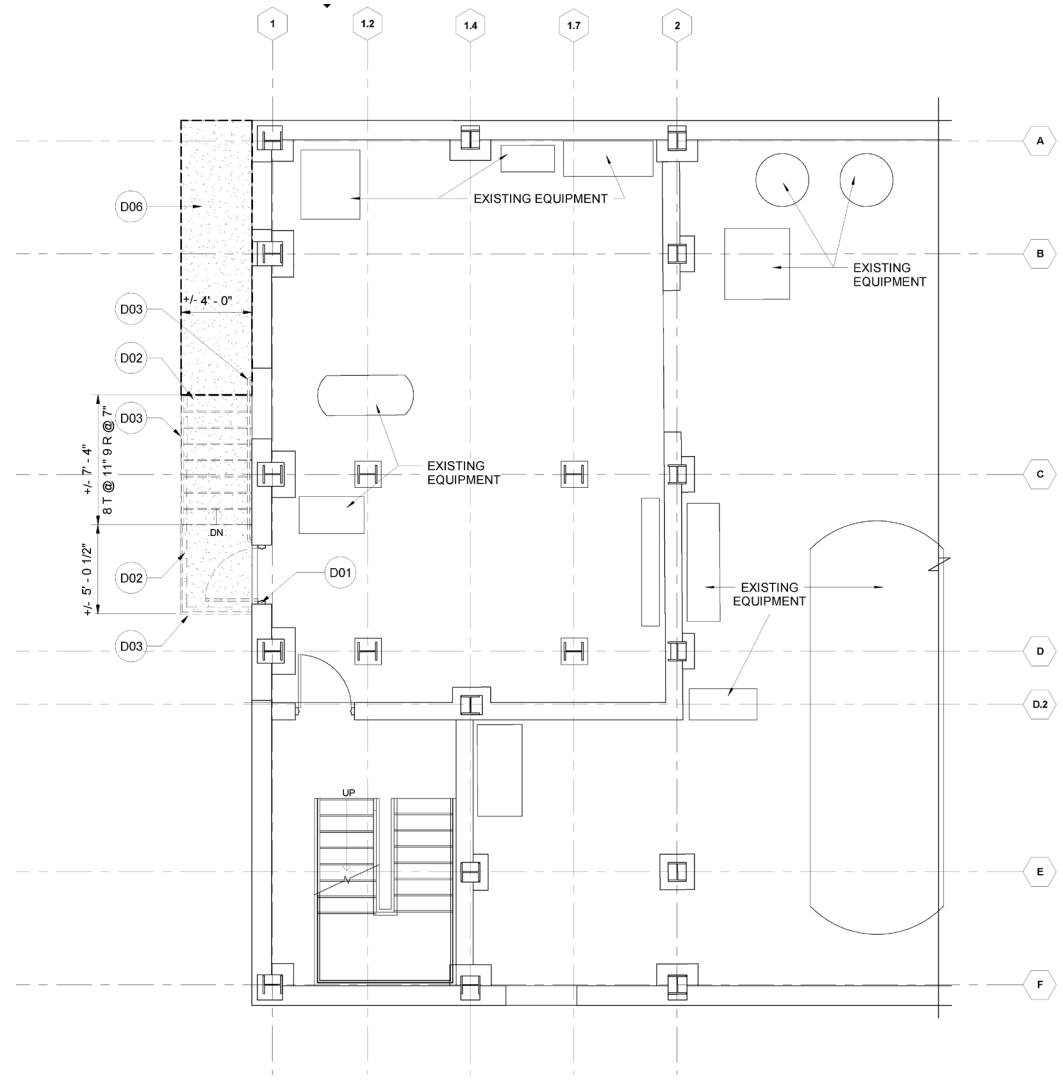


# Demolition Work



**SITE PLAN**

Source: WMATA

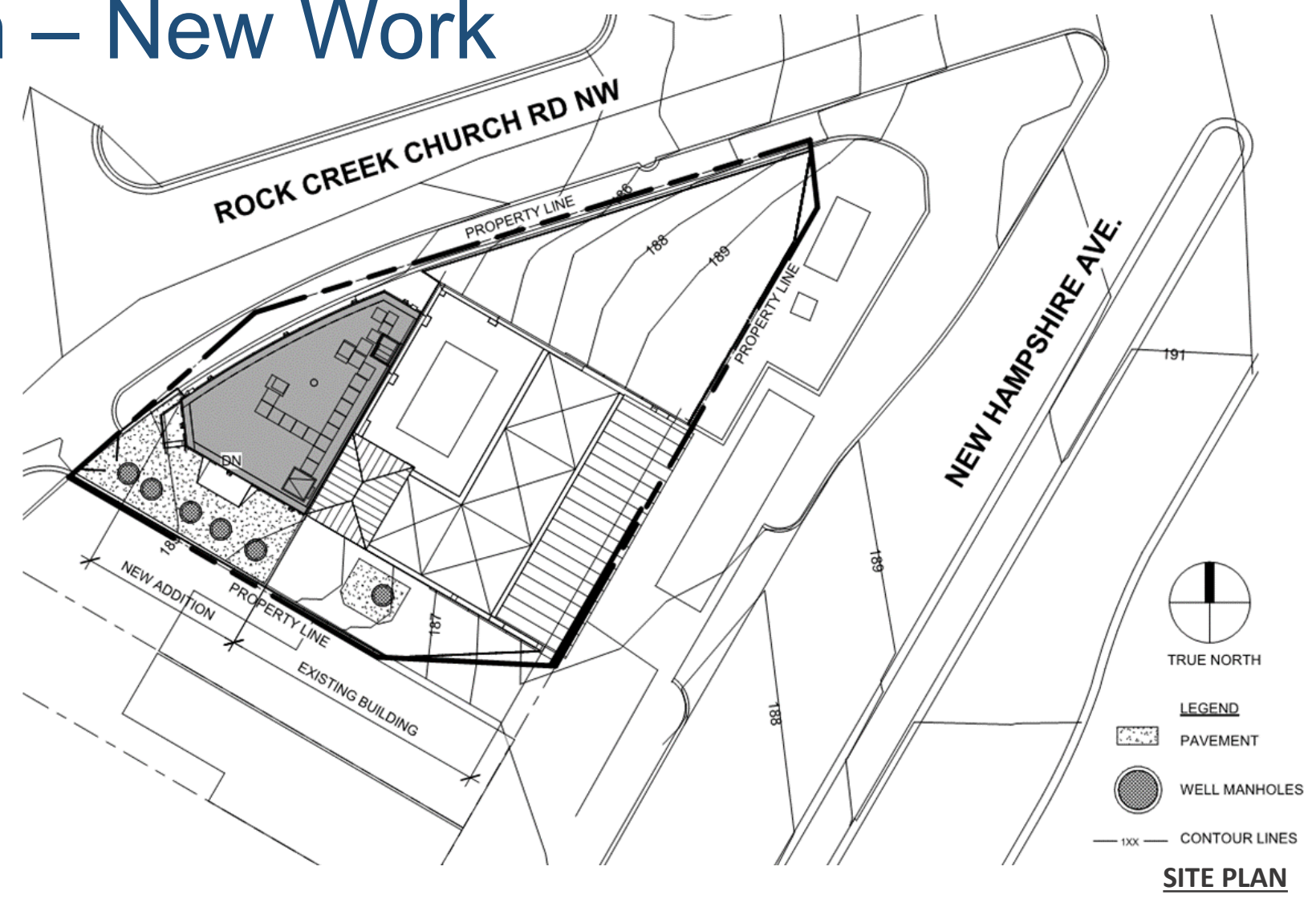


**FIRST FLOOR**

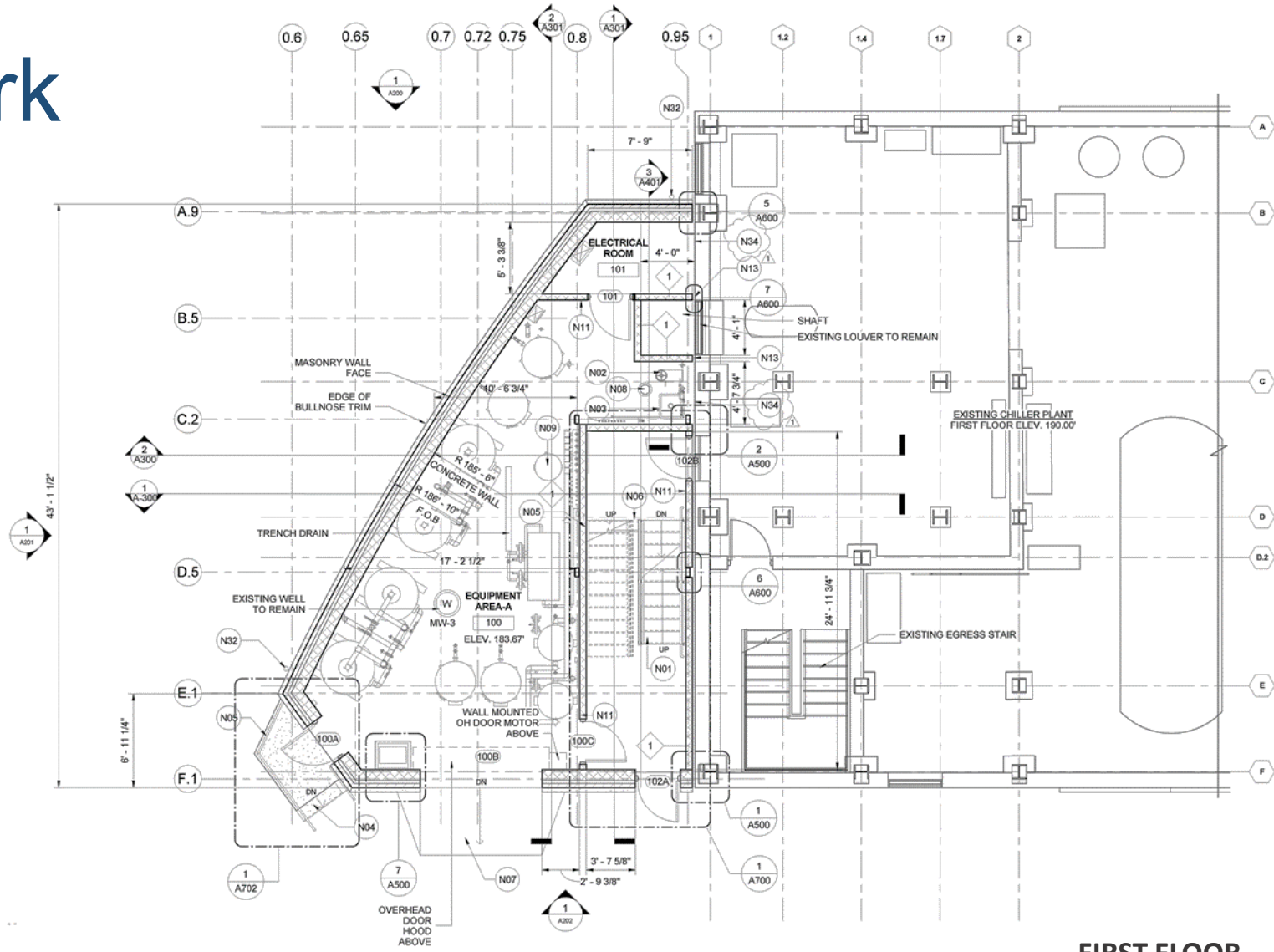
Source: WMATA



# Site Plan – New Work



## New Work



**FIRST FLOOR**

Source: WMATA

