

McMillan Sand Filtration Site



Presented by:

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LeDroit Park Civic Association

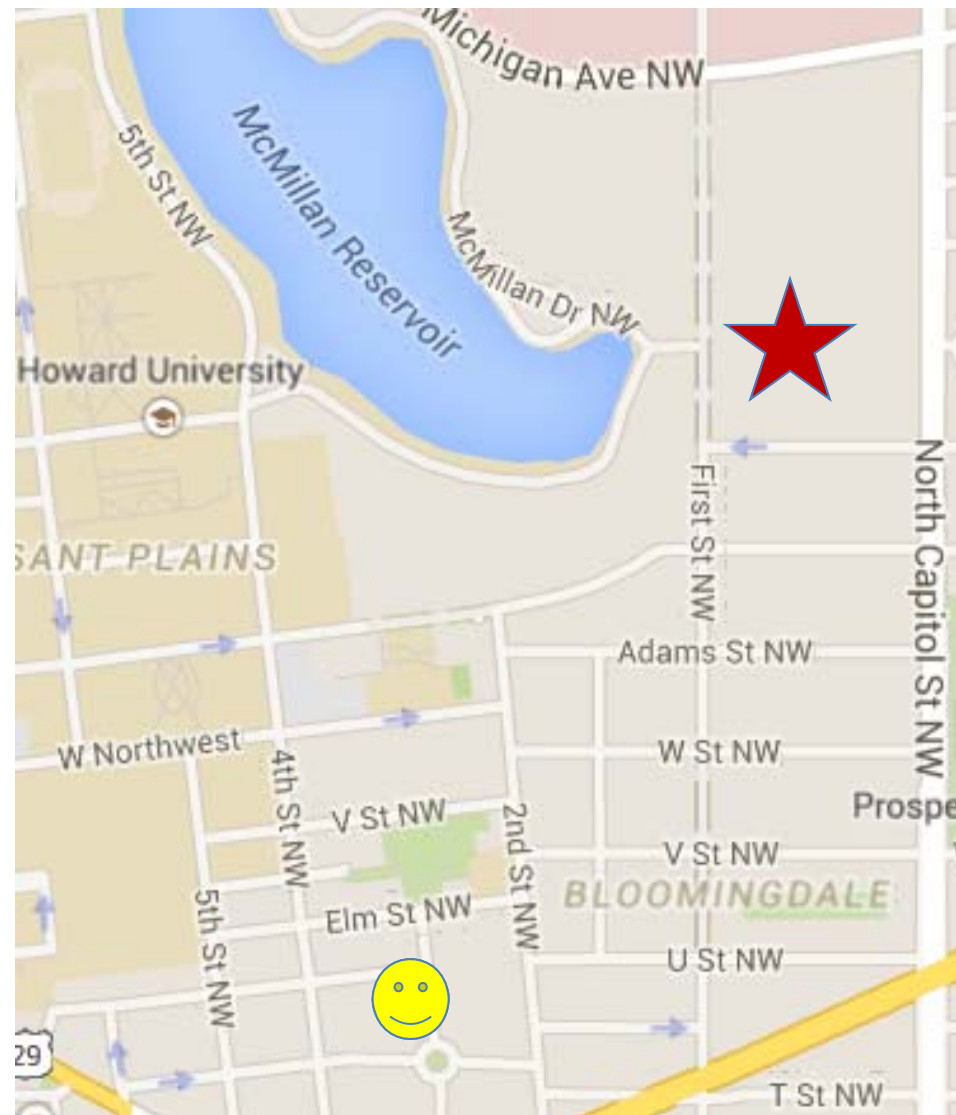
Tuesday, April 28, 2015

Agenda

- 1. Importance to LeDroit Park**
- 2. History of the McMillan Site and Project**
- 3. What's proposed?**
- 4. Status of Approvals**
- 5. How to be Involved**

Why is this Important? Location!

- North / Northeast of LeDroit Park



Location, Location, Location!

➤ North Capitol at Michigan



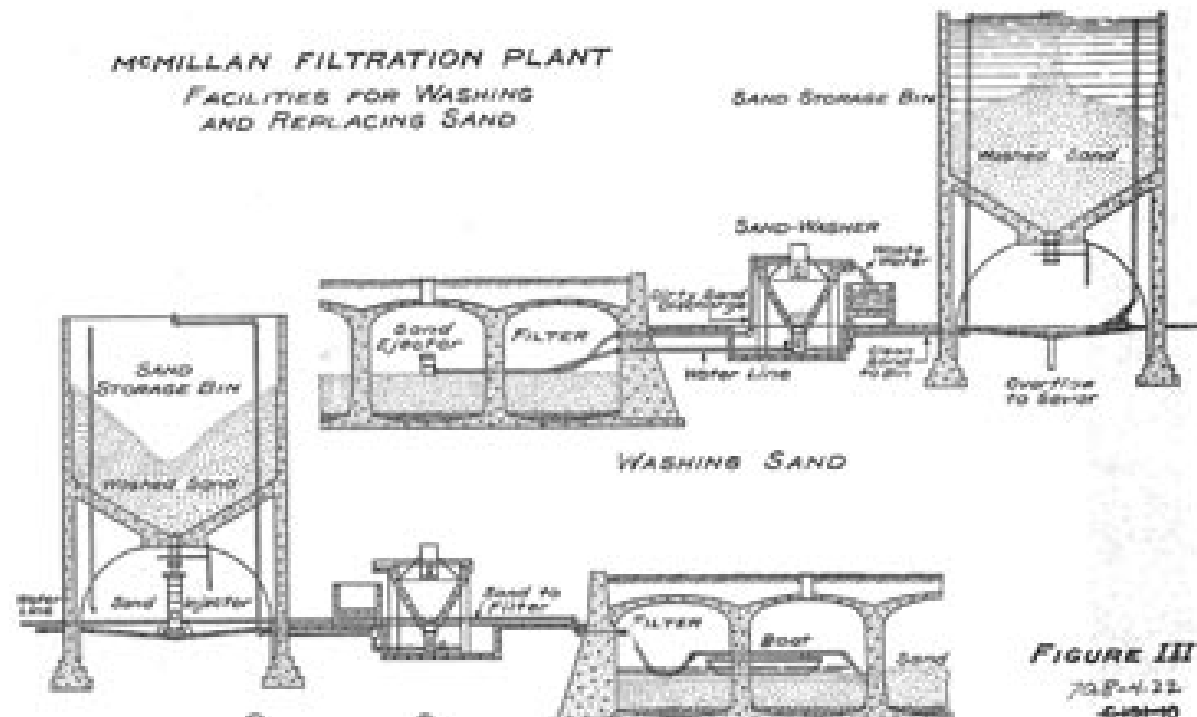
Why else is this Important? Rich History

- First Water Treatment Facility in DC
- May have been the First defacto Integrated Park in DC



History

- 1901: The McMillan Plan of 1901
 - First Water Treatment Facility in DC
 - Purified Water from the Potomac River
 - Operated by US Army COE until 1986



History

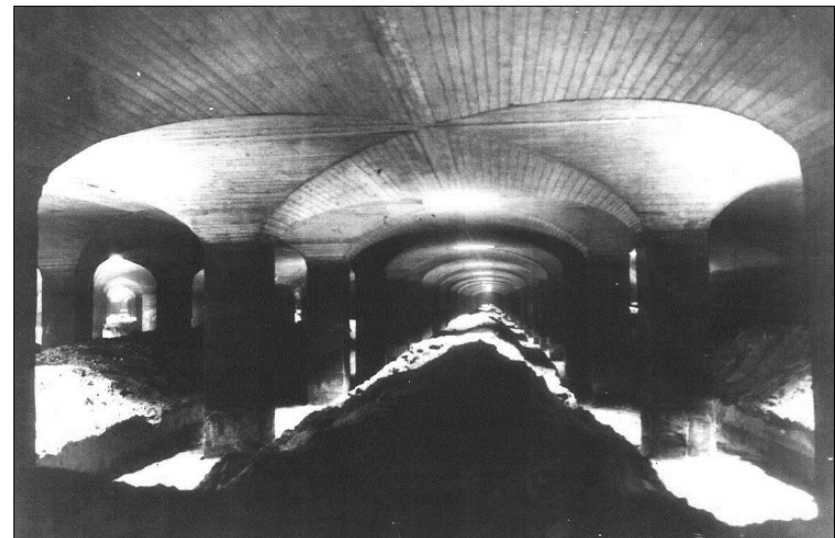
- 1911- 1940s: Pedestrian Walkway
- 1940s : Fenced to protect Water during WWII



Images: Archives Center,
National Museum of
American History

History

- 1986: Sold to DC
- 2002: DC Office of Planning Recommendations
- 2006: DC solicitation for Feasibility Study



Archives of the Washington Aqueduct

Photos by Friends of McMillan

History

- 1991: Listed in DC Inventory of Historic Sites



Archives of the
Washington
Aqueduct

History and VMP Team

- 2006: DC solicitation for Feasibility Study
- 2007: Vision McMillan Partners selected as DC's Development Partner
 - EEK, a Perkins Eastman Company – Master Planner & Community Center Architect
 - Trammel Crow Company – Healthcare Facilities
 - Jair Lynch Development Partners – Mixed-use Multifamily Res.
- 2007: DC forms the McMillan Advisory Group (MAG)
- Dec. 2007: Letter of Commitment
 - DC (and elected Ward and ANC Representatives)
 - MAG
 - VMP



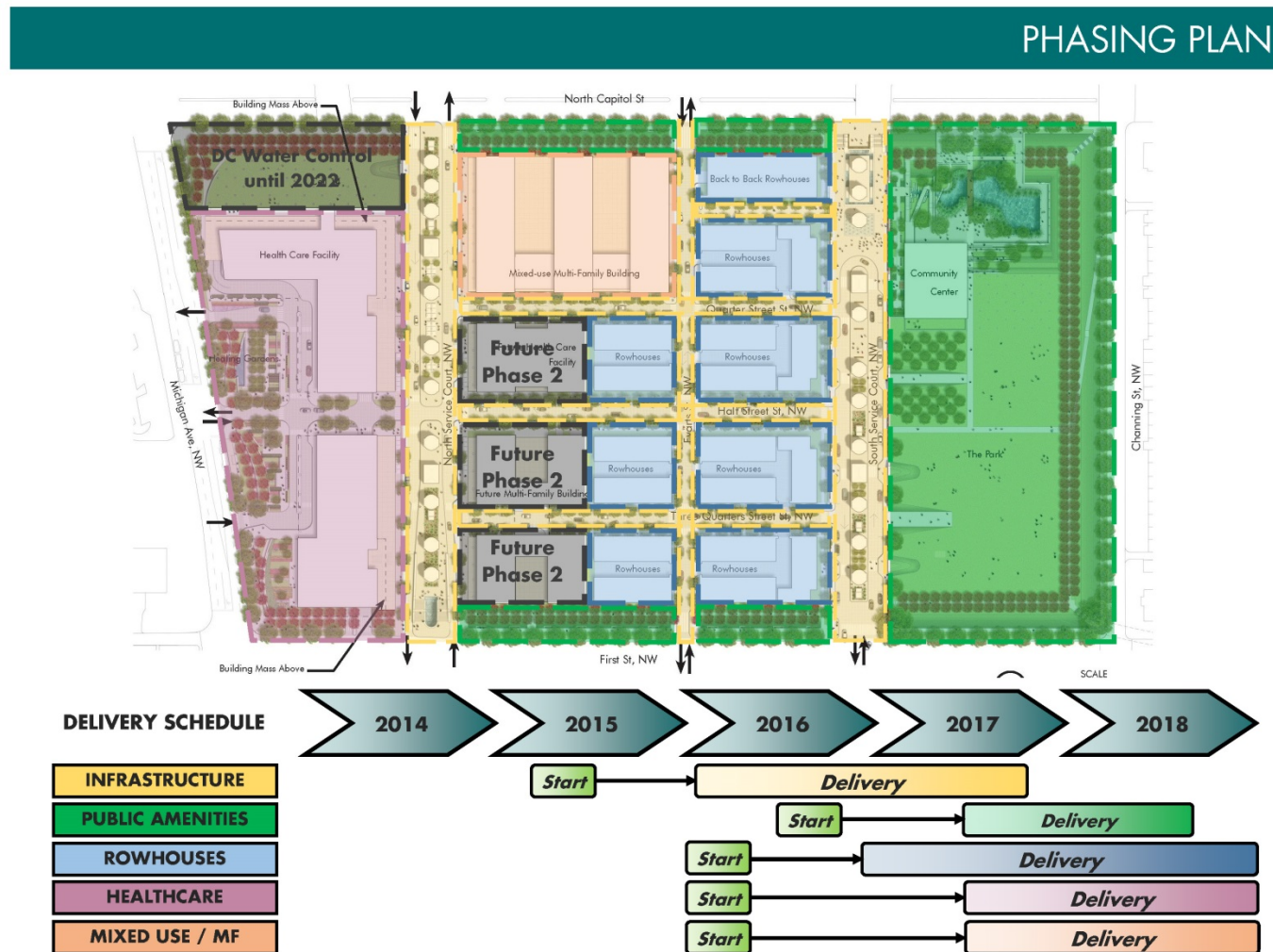
History

- 2013: Listed in National Register of Historic Places
- 2014: Land Surplus Hearings
- April 2015: DC issues Zoning Order



VMP Master Plan, image by VMP

VMP Proposal – 2015 to 2018



<http://envisionmcmillan.com/resources/#sthash.QdXrK7yV.dpuf>

VMP Proposal

- Residential:
 - 50,000 SF Grocery
 - 30,000 SF Retail
 - 146 Townhouses (9 affordable to 50% AMI; 13 affordable to 80% AMI)
 - 531 Apartments (85 senior units affordable to 50/60% AMI; 25 affordable to 80% of AMI)

<http://envisionmcmillan.com/resources/#sthash.QdXrK7yV.dpuf>

VMP Proposal – Multi-family Residential



<http://envisionmcmillan.com/resources/#sthash.QdXrK7yV.dpuf>

VMP Proposal - Healthcare

- 1M SF Healthcare Facilities

shalom baranes associates architects

RENDERING: *LOOKING SOUTH DOWN NORTH CAPITOL STREET*



MEDICAL OFFICE BUILDINGS

<http://envisionmcmillan.com/resources/#sthash.QdXrK7yV.dpuf>

VMP Proposal - Healthcare

- “3,000” Healthcare Jobs



<http://envisionmcmillan.com/resources/#sthash.QdXrK7yV.dpuf>

VMP Proposal - Healthcare

- Healing Garden

shalom baranes associates architects

RENDERING: LOOKING EAST INTO MICH. AVE COURTYARD



MEDICAL OFFICE BUILDINGS

McMillan BUILDINGS

OCTOBER 14, 2013 95

<http://envisionmcmillan.com/resources/#sthash.QdXrK7yV.dpuf>

VMP Proposal

- 6.2 acre “Central Park”
- 17,000 SF Community Center
- Additional: Cell 14 and the Olmsted Walk



<http://envisionmcmillan.com/resources/#sthash.QdXrK7yV.dpuf>

VMP Proposal

 Are you saving the historic buildings?

Yes, we are preserving all the historic buildings that you can see on site, including all 20 Sand Bins (silos) and all 4 Regulator houses. We are also saving many other historic resources including 2 underground Filter Beds (cells), 11 Filter Bed Portals, the majority of the walls in the South Service Court, a Sand Washer, many manholes and covers, and the constructed plain and its berms. We are restoring three of the historic corner stairs and the Olmsted Walk around the entire site perimeter.

<http://envisionmcmillan.com/resources/#sthash.QdXrK7yV.dpuf>

VMP Proposal

What will the buildings look like?

The buildings will be predominantly white with charcoal fenestrations (window frames and bays) and wooden accents. The townhouses will be predominantly white brick. The grocery store and apartment buildings will be made of stone and metal. The healthcare facilities will be concrete and white terracotta. The building concept designs submitted to HPRB in October 2013 can be viewed in the Reports section of this page.

<http://envisionmcmillan.com/resources/#sthash.QdXrK7yV.dpuf>

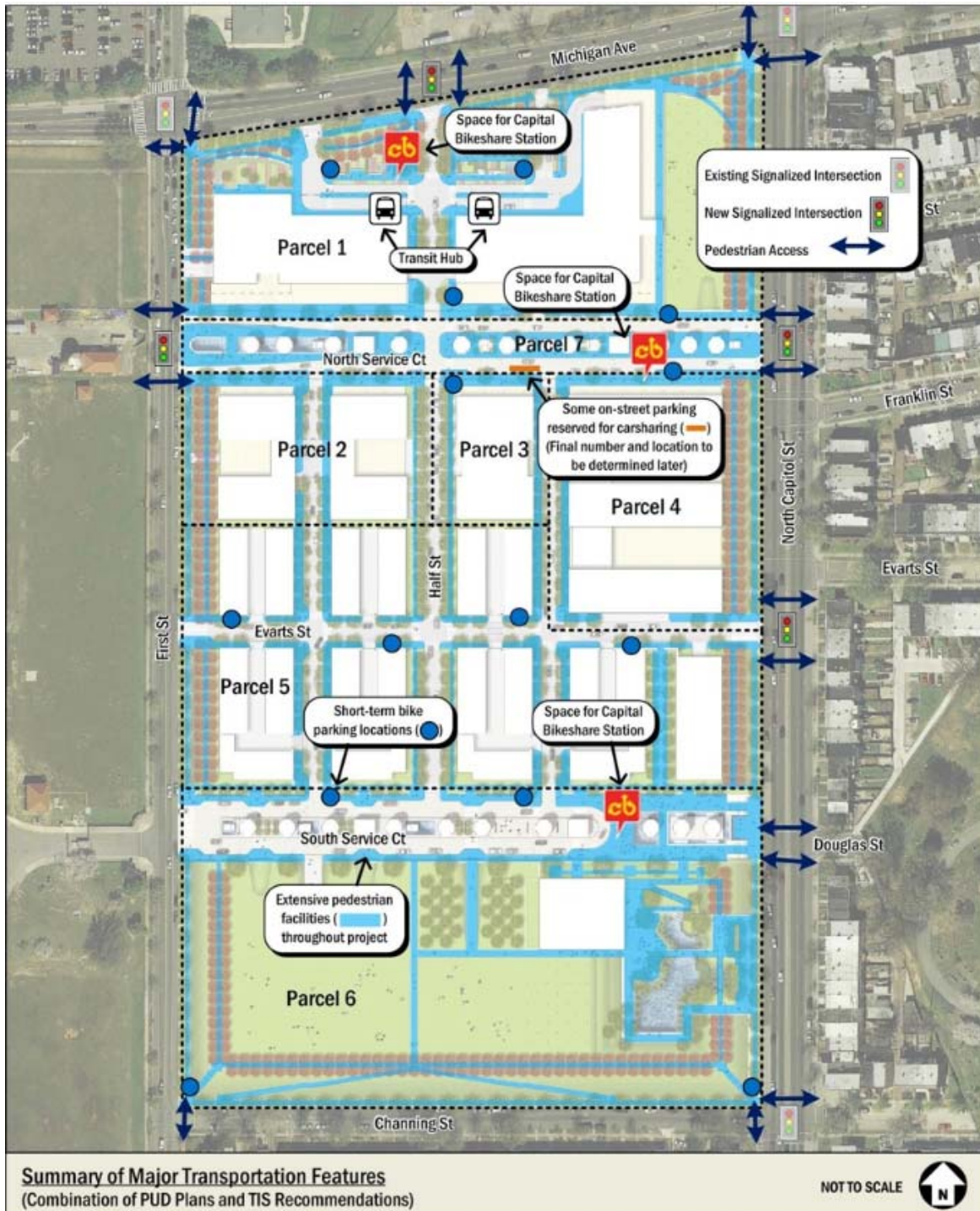
VMP Proposal

How will traffic be impacted?

The site will include both new east-west streets and a new north-south street that will reconnect it to the city grid. Traffic relief at 1st and Michigan, North Capitol and Michigan and on Channing as a whole are integral parts of our plan. VMP will build a transit hub near Michigan Ave as a comfortable, convenient place to access bus, bike and car share options. The team will advocate relentlessly for the addition of premium transit options to the neighborhood, in an effort to improve the ability to travel to and from the area. Finally, VMP plans to restore and expand the Olmsted walk around the site and include hiker-biker trails through the site, improving the overall ability to traverse the entire site.

<http://envisionmcmillan.com/resources/#sthash.QdXrK7yV.dpuf>

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VMP Proposal

What is the approval process for this project?

The project needs approval from the Historic Preservation Review Board and then the Mayor's Agent to redevelop an historic landmark. It also needs Planned Unit Development (PUD) approval from the Zoning Commission. In addition, District Council must approve the Land Disposition Agreement in order for VMP to purchase the parcels on which to develop the townhouses, apartments, grocery and healthcare facilities.

<http://envisionmcmillan.com/resources/#sthash.QdXrK7yV.dpuf>

Getting Involved

- ANC or MAG Meetings
- Letters to DC Agencies

- Attend Hearings and/or Testify
 - ✓ NEXT HEARING, Historic Preservation Review Board (HPRB) on April 30, 2015

- Sign up for Developer emails: info@envisionmcmillan.com
- Check out MAG or other websites
- Bloomingdale Blog

Resources - Links

- History

- <http://urbanplanning.library.cornell.edu/DOCS/parkcomm.htm>
- <http://www.nps.gov/nr/feature/places/13000022.htm>
- <http://www.nps.gov/nr/travel/wash/lenfant.htm>

- Involved Groups

- MAG (DC's Community Rep. Group)
<https://mcmillanadvisorygroup.wordpress.com>
- VMP (Development Team): <http://envisionmcmillan.com/>
- Friends of McMillan (A Community group): <http://friendsofmcmillan.org/>

