

# **McMillan Park Reservoir Historic District**

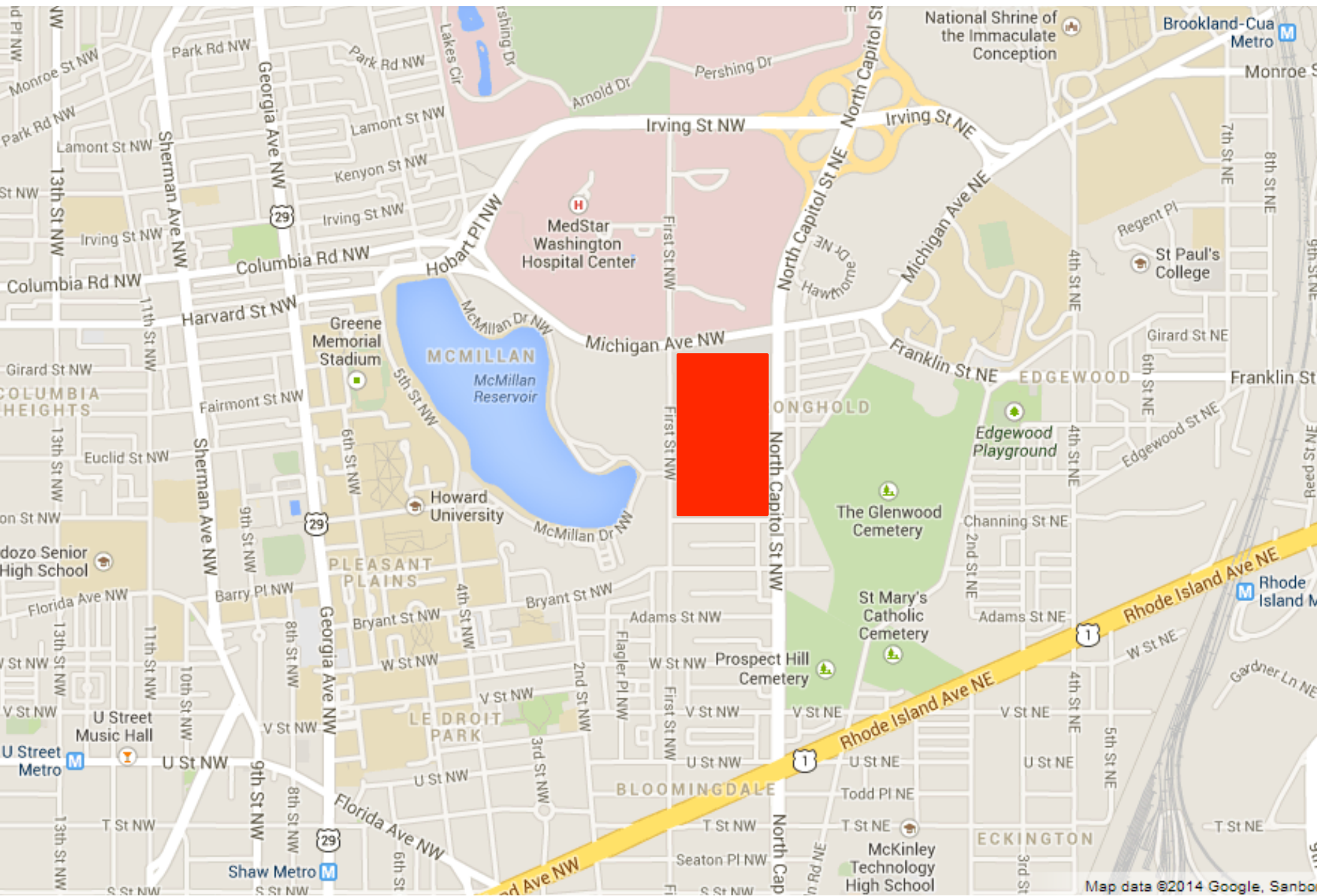
The Community Speaks

[Friends of McMillan Park](http://friendsofmcmillan.org/)

<http://friendsofmcmillan.org/>





















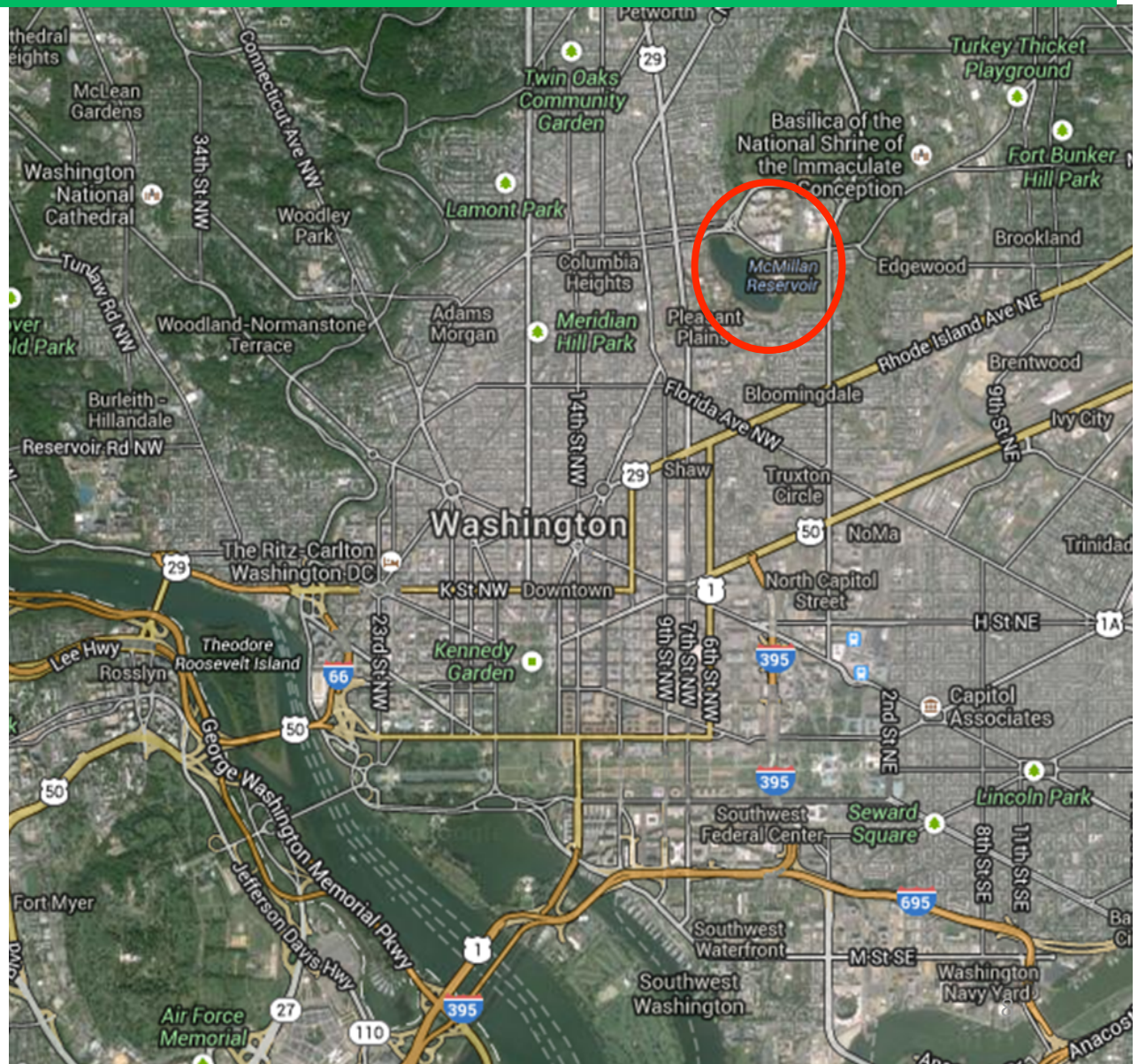
# Outline

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- **McMillan Park at Risk**
- Early History
- WWII to Present Day
- Current Development Plan
- The Future of McMillan Park

# McMillan Park at Risk

**25 acres of the  
McMillan Park  
Reservoir, a  
historic landmark  
that provides clean  
water to DC  
residents, are set  
to be destroyed  
and “developed”**





# McMillan Park at Risk

**The effort to  
destroy the park  
has been set in  
motion without  
serious attention  
to the concerns  
expressed by the  
community**



# McMillan Park at Risk

**Residents of DC must unite to halt this undemocratic process and ensure that the future of McMillan Park represents a vision shared by the majority of DC citizens**





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# McMillan Reservoir Sand Filtration Site

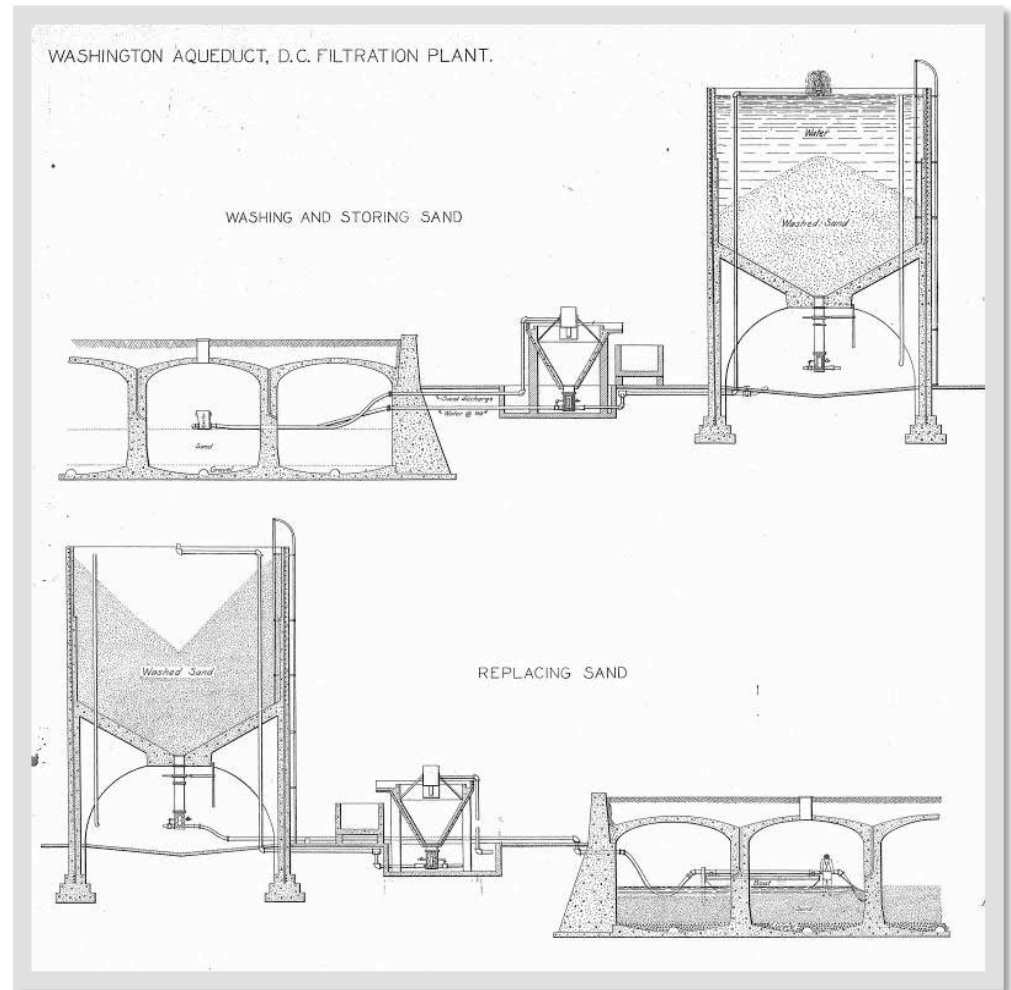


**Built in the early 1900's to serve DC's growing clean water needs, McMillan Reservoir receives water from the Potomac River via the Washington Aqueduct**

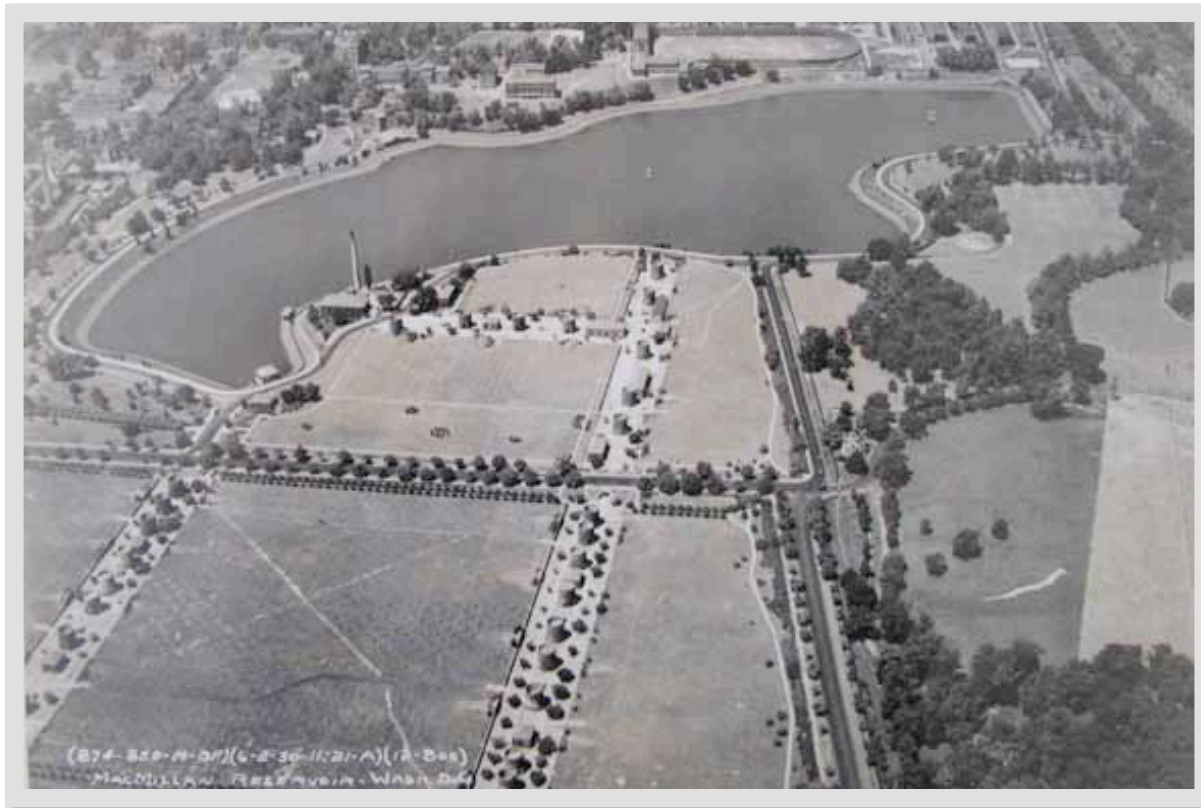


# McMillan Reservoir Sand Filtration Site

**The US Army Corps of Engineers operated the McMillan Reservoir Sand Filtration Site, which provided clean water to DC residents using a slow sand filtration system**



# McMillan Reservoir Sand Filtration Site



**McMillan Park was also intended to serve as an open green space for the city's residents and as an integral part of the "emerald necklace" that was to connect DC's green spaces**

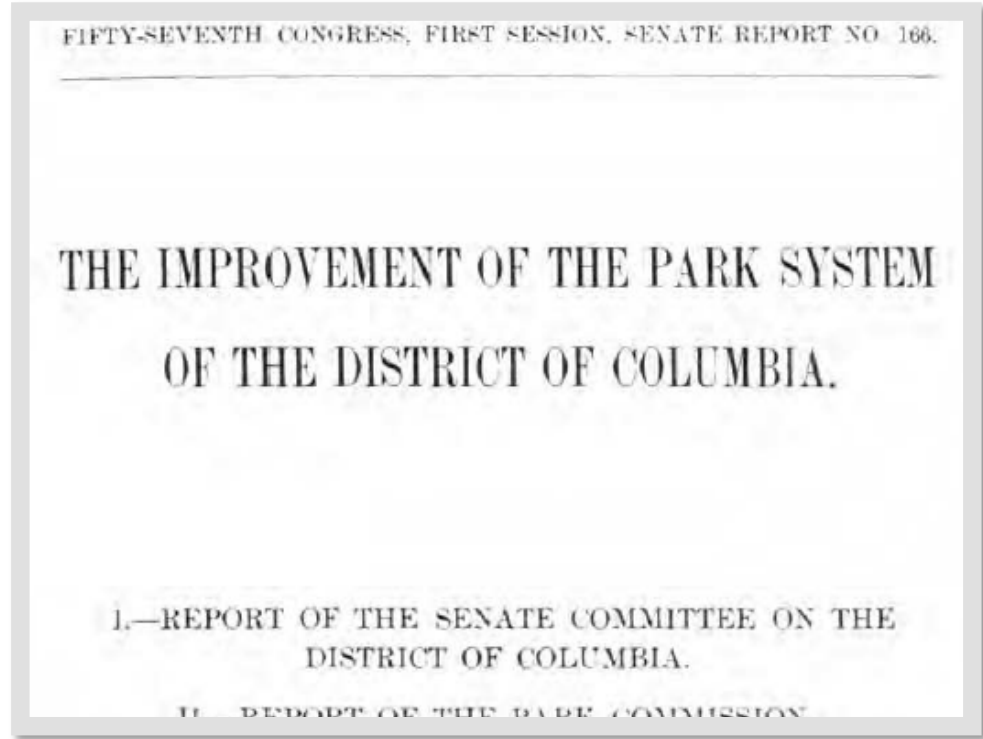
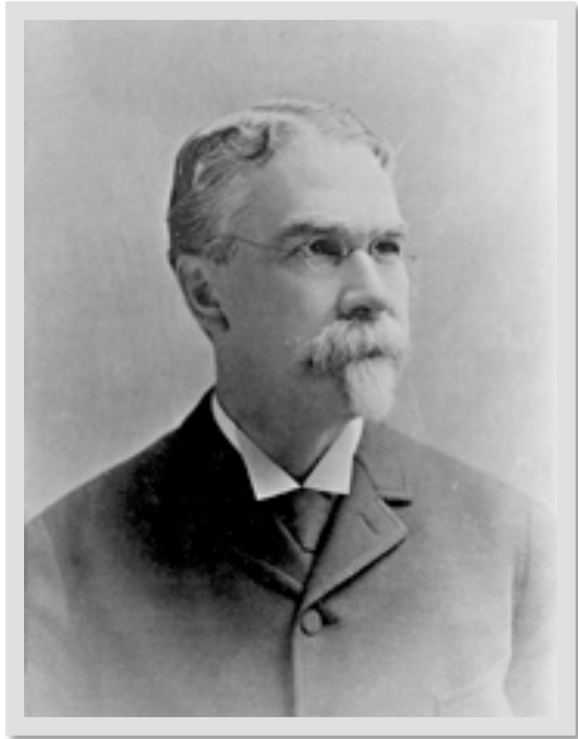


# McMillan Reservoir Sand Filtration Site



**Famed architect Frederick Law Olmsted, Jr. designed a circuitous drive and tree-lined walkways**

# McMillan Reservoir Sand Filtration Site



**In 1906, William Howard Taft named the area “McMillan Park” in honor of Sen. James McMillan who developed the McMillan Plan, which created the National Mall and included the McMillan site**

# McMillan Reservoir Sand Filtration Site



**The Three Graces bronze statue, a DC landmark that attracted many visitors, stood atop a granite staircase and is the only monument to the work of Senator James McMillan**



# McMillan Reservoir Sand Filtration Site

**SHERRILL ANNOUNCES CONCERTS FOR WEEK**

**Army Program Wednesday at Central Stadium Will Be Radiocast.**

The following park concerts are announced by Col. Clarence O. Sherrill, officer in charge of public buildings and grounds, for this week:

Tomorrow—Army band, Arkansas avenue, Thirteenth and Emerson streets northwest; Marine band, Sylvan theater, Monument grounds.

Tuesday—Vermont avenue, Tenth and U streets northwest.

Thursday—Army Music school, Lincoln park, Eleventh and East Capitol streets; Marine band, Judiciary park, Fourth and Fifth, D and G streets northwest.

Friday—Community Center band, McMillan park, First and Channing streets northwest.

Saturday—Marine band, Eclipse in White Lot, Seventeenth street side.

The concert hours will be from 7:30 to 9 p. m., except the one on Saturday, which will be from 5 to 6:30 p. m.

A concert by the Army band will be given in Central High school stadium Wednesday night, under the auspices of the community center department of the public schools. W. J. Stannard will direct the band. The program will be radiocast by station WCAP.

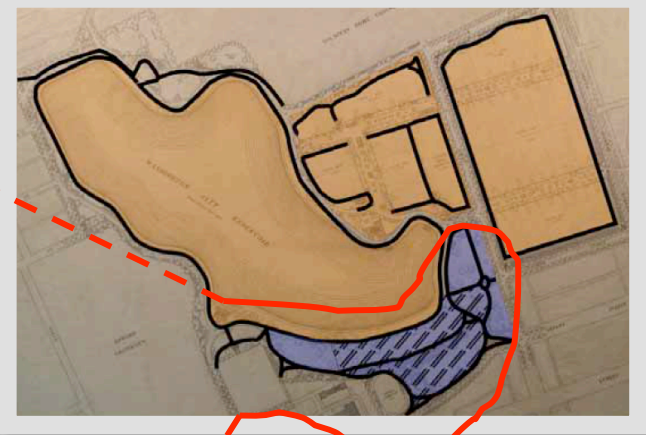
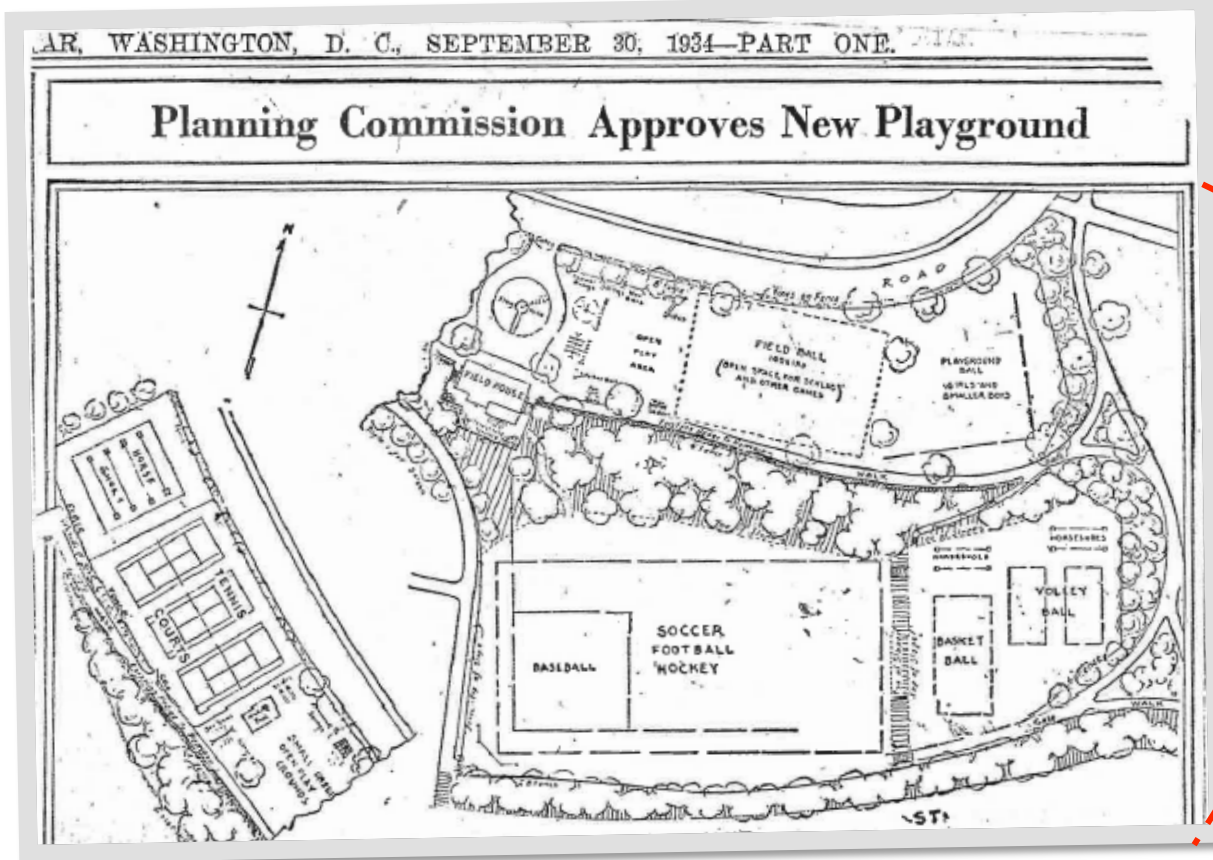
The Boys' Independent band, under direction of James E. Kidwell, will give a concert Friday night. Motion pictures will also be shown and there will be a lecture on government activities.

**Stephens Is Cleared Of 'Cannon-Ball' Theft**

Petersburg, Va., July 19.—Joseph H. Stephens, of Richmond, former messenger for the American Railway Express Company, who was accused of having engaged in a conspiracy in connection with the \$37,000 train robbery of the Norfolk & Western "Cannon-Ball" last December, was found not guilty tonight by a jury in Prince George county court.

DC's first de facto racially integrated public park,  
McMillan was a major gathering place for residents  
and tourists alike

# McMillan Reservoir Sand Filtration Site



**A playground, fields, and courts hosted sporting events, concerts, and community gatherings**



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# McMillan Park Reservoir



**Due to fears that the water supply was susceptible to sabotage during wartime, the park was fenced off in 1941**

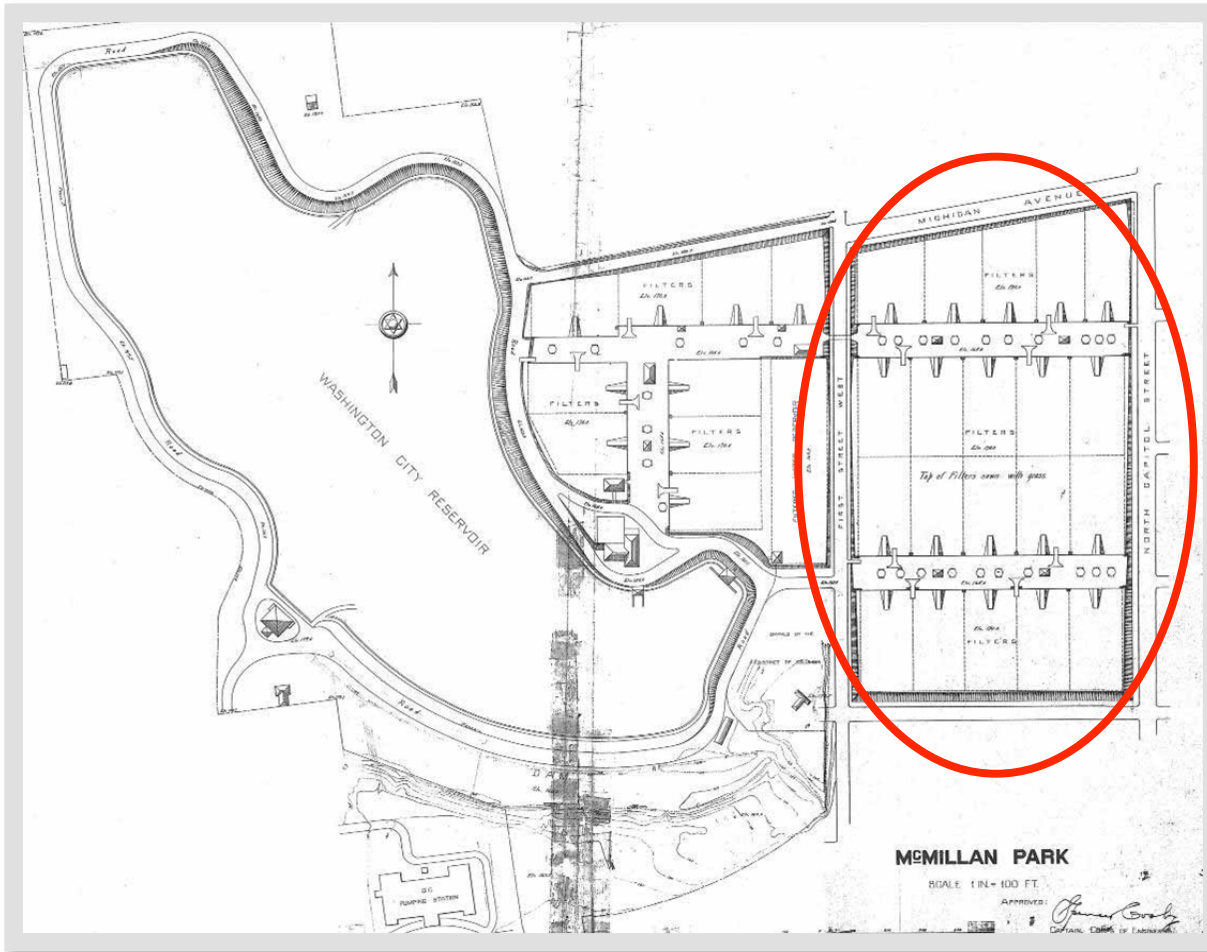


# McMillan Park Reservoir



**Despite promises that the park would be re-opened during peacetime, it remains fenced off to this day**

# McMillan Park Reservoir



**After converting to chemical filtration in 1986, the 25 acres used for the slow sand filtration was decommissioned**



# McMillan Park Reservoir



**No longer needed for slow sand water filtration, most of the beautiful underground caverns remain empty**

# McMillan Park Reservoir



**With no use for the land, the Federal government sold the 25 acres to the District of Columbia in 1987**



# McMillan Park Reservoir Historic District

## DISTRICT OF COLUMBIA INVENTORY OF HISTORIC SITES

ALPHABETICAL VERSION

September 30, 2009

The District of Columbia Inventory of Historic Sites is the District government's list of officially designated historic properties. Properties in the Inventory are deemed worthy of recognition and protection for their contribution to the cultural heritage of one of the nation's most beautiful and historic cities.

## National Register of Historic Places Program

*The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.*

Property Name	McMillan Park Reservoir Historic District
Reference Number	13000022
State	District of Columbia

**McMillan Park is on both the DC Inventory of Historic Sites and the National Register of Historic Places**

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# Current Development Plan



**In 2006, the National Capital Revitalization Corporation (NCRC) solicited a Request for Proposals for Phase I Land Development of the McMillan Sand Filtration Site**

# Current Development Plan

## A few of the NCRC's

### Revitalization Goals were to:

- Provide open space for the public
- Preserve views from the site
- Maintain architectural compatibility with the surrounding neighborhoods
- Reduce noise, traffic, and parking impacts

#### **Revitalization Goals**

*Developed during community workshops and charrettes held in 2000*

##### **Provide Open Space**

- Publicly accessible for passive and active uses
- Strategically located to preserve existing views of the Site

##### **Preserve, Adaptively Reuse Site Features**

- Maintain courtyards as prominent connections to the adjacent Reservoir site
- Preserve stable cells for historic purposes
- Develop a mixed-use program
- Restore and incorporate the McMillan Fountain

##### **Creativity**

- Create "outside the box" designs and architecture
- Incorporate a monument, memorial and/or museum
- Explore the theme of advances in industrial technology

##### **Mitigate Neighborhood Impacts**

- Coordinate area-wide planning and development efforts
- Create architectural designs compatible with that of the surrounding neighborhoods and the Site's historic character
- Encourage renovation of abandoned dwellings
- Enhance transportation options for the area; reduce noise, traffic and parking impacts

##### **Feasibility**

- Maximize revenue-producing opportunities on the private and not-for-profit components of the development

##### **Responsiveness to Community Needs and Concerns**

- Develop a program that would appeal to a diverse population of people



# Current Development Plan

## I. Introduction

The National Capital Revitalization Corporation ("NCRC", "Corporation") seeks a highly-qualified Land Development Partner ("Partner") to jointly implement the first phase of redeveloping the historic McMillan Sand Filtration Site ("Site") in Washington, D.C. ("District"). This first phase of redevelopment shall include pre-development, site assessment, land use planning, and land development activities designed to deliver ready-to-build pad and super-pad sites for a mixed-use, master-planned project. Subsequent phases of the McMillan Project ("Project") will include vertical building on completed pad sites, as well as ongoing operations and management of facilities and public spaces.

NCRC intends to act as Master Developer of the McMillan Project and will venture with a highly-qualified Land Development Partner (Phase I – Land Development) and Vertical Development Partners (to be solicited in subsequent phases). This Solicitation covers Phase I – Land Development only. After a Land Development Partner is selected, a full complement of contractors and fee consultants will be solicited to join the team.

**The NCRC Request for Proposals clearly stated that multiple development partners would be solicited for the project in different phases**

# Current Development Plan



**Months later, the DC Council dissolved NCRC and chose Vision McMillan Partners (VMP) as master developer. How VMP was selected from at least 19 proposals remains a mystery.**



# Current Development Plan



## **VMP's plan includes:**

- High-rise healthcare facilities
- High-rise multifamily buildings
- High-rise grocery and retail stores
- Townhomes
- Small community center and swimming pool
- Limited open green space



# Current Development Plan



**The plan would preserve only 25% of contiguous open green space and just 1 or 2 of 20 underground caverns**

# Current Development Plan

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## HISTORIC PRESERVATION REVIEW BOARD MASTER PLAN REVIEW

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Property Address:	North Capitol/Michigan Avenue, NW	X	Agenda
Landmark/District:	McMillan Reservoir		Consent Calendar
		X	Conceptual Review
Meeting Date:	October 31, 2013	X	Alteration
Staff Reviewer:	Steve Callcott	X	New Construction
		X	Demolition

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**In 2013, the DC Historic Preservation Review Board (HPRB) found that VMP's proposed development involved "substantial demolition...and [is] therefore inconsistent with the purposes of the Historic Landmark and Historic District Protection Act."**

# Current Development Plan



**National Trust for  
Historic Preservation**  
*Save the past. Enrich the future.*

October 31, 2013

Chair and Members of the Board  
D.C. Historic Preservation Review Board  
1100 4th Street, SW, Suite E650  
Washington, DC 20024

Re: McMillan Park Reservoir, North Capitol St./Michigan Ave. NW  
Conceptual Design Review

To the Members of the D.C. Historic Preservation Review Board,

On behalf of the National Trust for Historic Preservation, I am writing to express our continued objections to the proposed conceptual design and master plan for the development of the McMillan Park Reservoir sand filtration site.

As you know, we presented a number of objections at the Historic Preservation Review Board meeting on June 27, 2013. Although the conceptual design and master plan have been modified somewhat, our objections remain.

**The Proposed Development Does Not Comply with the Covenants That  
Conditioned the Sale of the Land from the Federal Government to the City.**

**Simultaneously,  
the National Trust  
for Historic  
Preservation  
formally objected  
to the proposed  
development of  
McMillan Park**



# Current Development Plan

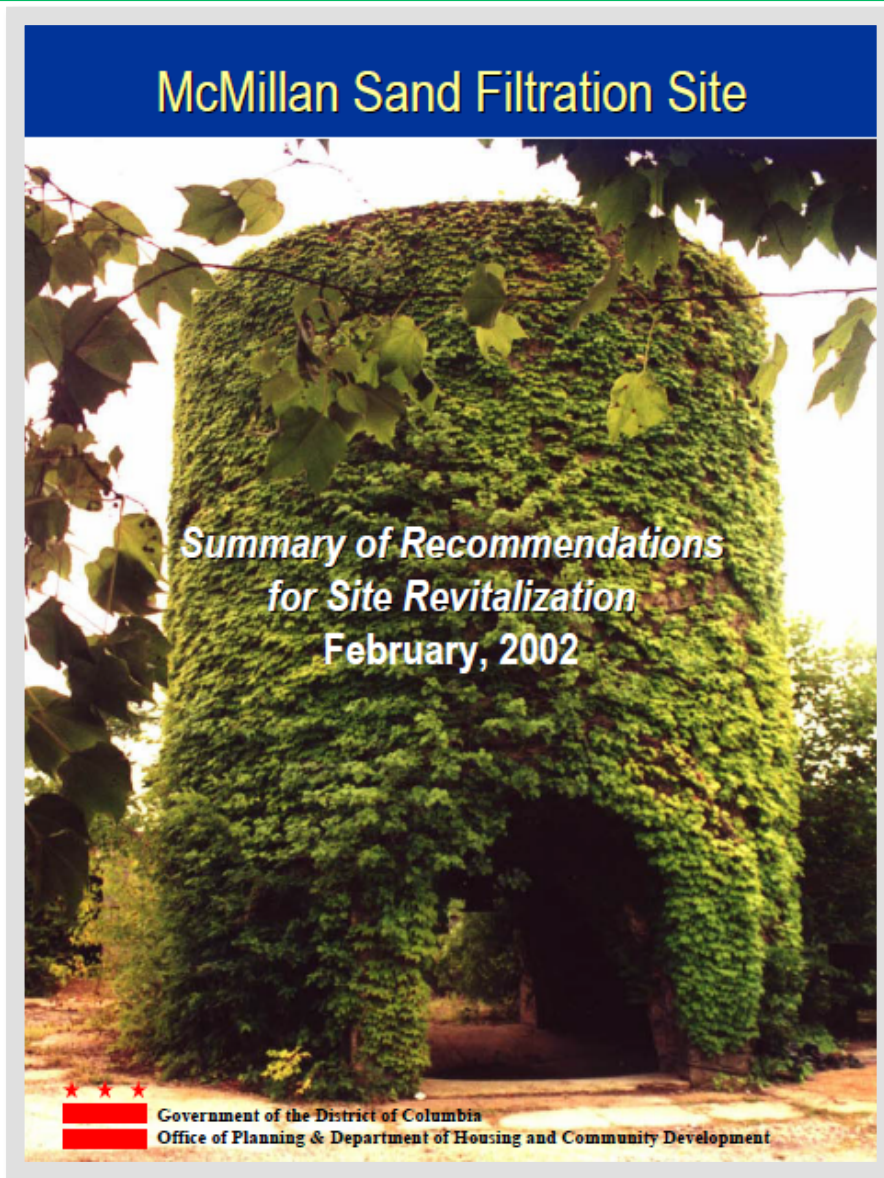
**Despite historic preservation covenants protecting McMillan Park, VMP is petitioning the DC Mayor's Agent to override the legal protections**

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# The Future of McMillan Park



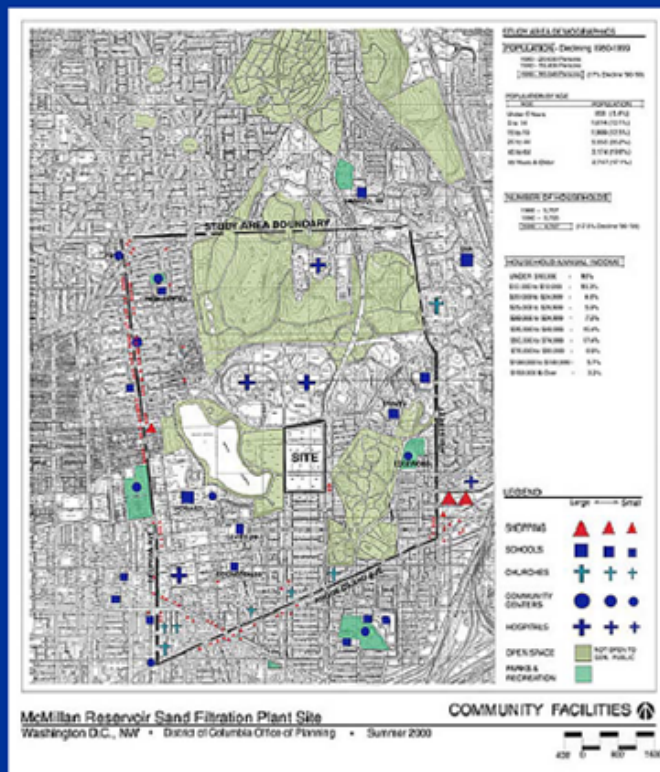
**In 2002, the DC Office of Planning and Department of Housing and Community Development's report suggested several recommendations to revitalize McMillan Park**



# The Future of McMillan Park

## McMillan Sand Filtration Site

### REVITALIZATION NEEDS & CURRENT DEVELOPMENT ACTIVITY Open Space Analysis



There is essentially no publicly accessible open space within the Study Area.

The report also featured an open space analysis, concluding “there is essentially no publicly accessible open space” in the surrounding area

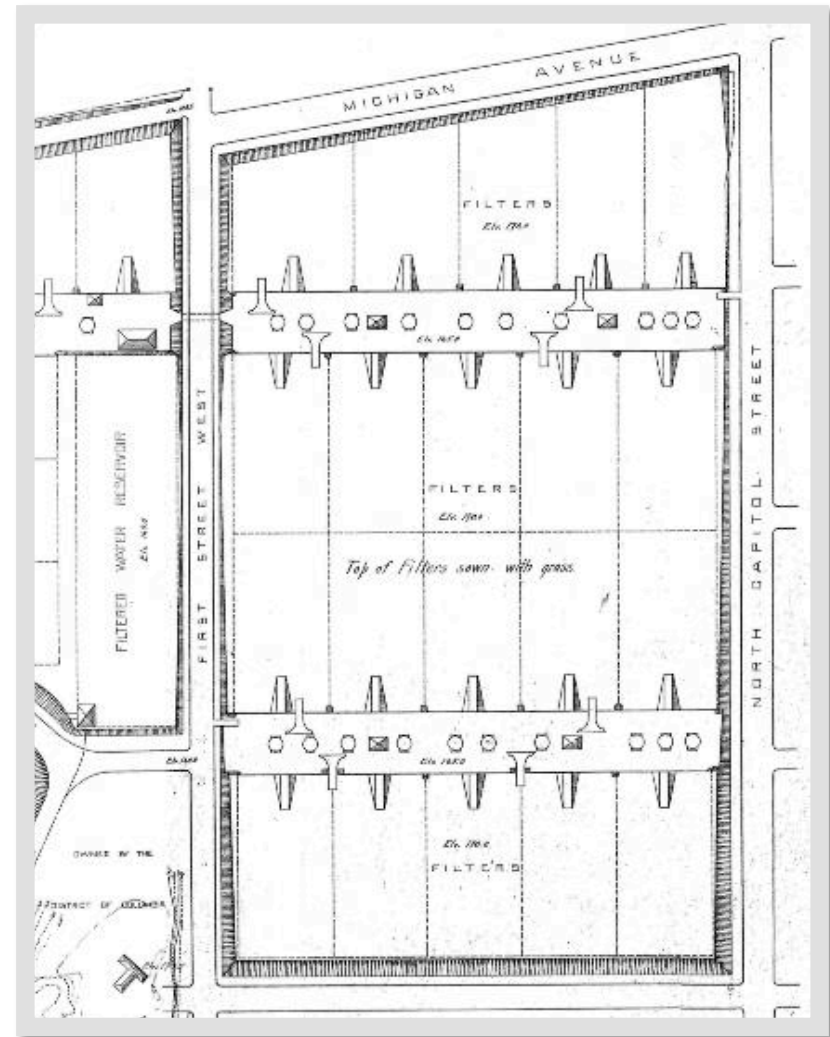
# Call for a Democratic Process

**It is undemocratic and unacceptable to leave DC residents out of the decision to develop McMillan Park**



# Call for a Democratic Process

**The current non-transparent development process should be halted and a conservancy appointed to determine the best use for McMillan Park**





# Call for an Open Competition

**Friends of McMillan  
Park proposes holding  
an international design  
competition to identify  
the optimal future for  
McMillan Park.  
Let the people decide  
what is best for the  
District!**

**FOR IMMEDIATE RELEASE**  
April 30, 2013  
MEDIA CONTACT:  
Kate Rath, [chair@thebattery.org](mailto:chair@thebattery.org)

 **NYC Parks**

 **The Battery  
Conservancy**

**NEW YORK CITY'S BATTERY CONSERVANCY AND NYC PARKS  
ANNOUNCE THE TOP 50 DESIGNS**

Designers from Nine Countries Across the Americas are Chosen  
and The Battery Conservancy invites the public to comment

**THE BATTERY CONSERVANCY AMERICAS DESIGN COMPETITION**  
**DRAW UP A CHAIR**



New York, NY -- The Battery Conservancy and NYC Parks announce today the **TOP 50 Designs** of The Battery Conservancy Americas "Draw Up A Chair" Design Competition with the launch of its Online Gallery at [www.thebattery.org/chair](http://www.thebattery.org/chair). The winning design will be fabricated for the public's use in The Battery, New York City's birthplace and original waterfront park.

# If They Can Do it, So Can We!

**The award winning Canal Park in Washington, DC is a model of sustainability**



# If They Can Do it, So Can We!

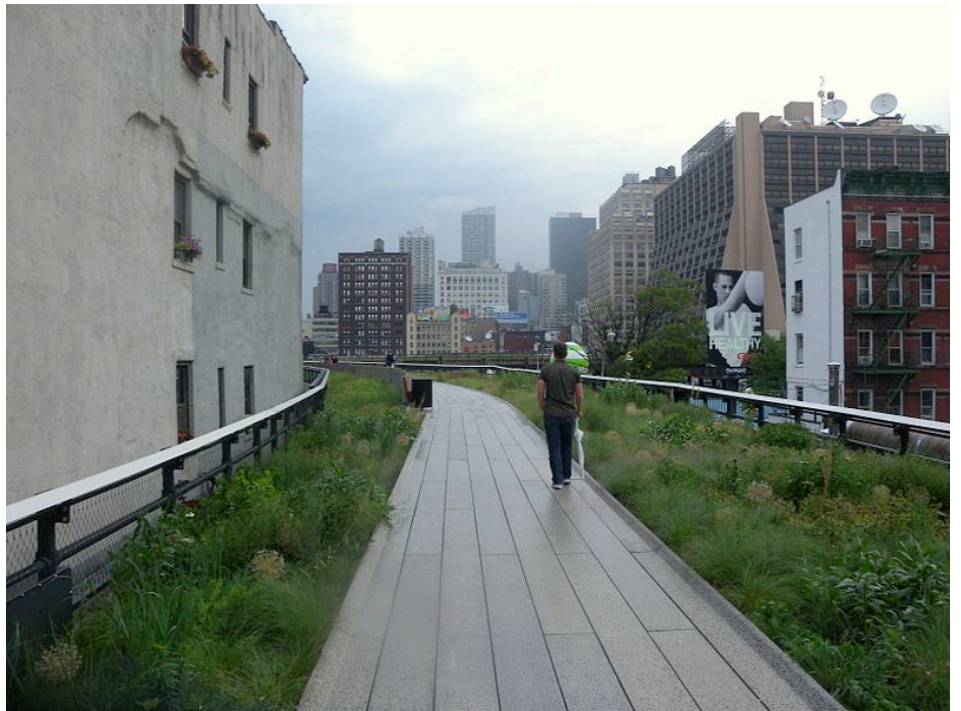
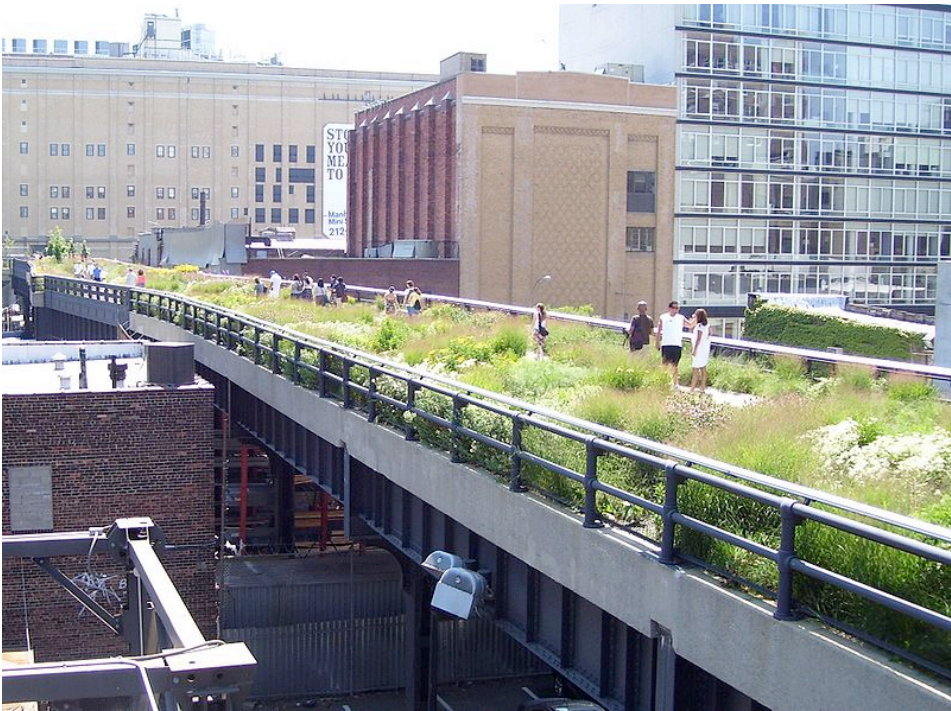
**Seattle Gas Works Park, a 20-acre reclaimed industrial space once slated for demolition, is now used as an urban park**





# If They Can Do it, So Can We!

**The High Line in New York City, an innovative public green space built upon old elevated railroad tracks, was saved from demolition**



# McMillan Has Endless Potential

## What would you like to see at McMillan Park?

- Farmers market?
- Community garden?
- Sustainable water management exhibit?
- Cafes?
- Dog park?
- Soccer field?
- Volleyball courts?
- Water playground?
- Amphitheater?
- Local businesses?
- Housing?

**The possibilities are endless!**

# Call for Action



**The future outcome for McMillan Park will be a statement about the character and soul of DC**





# Call for Action



**Is Washington, DC a city in which a major historically-designated green space can be stealthily demolished and developed without the involvement of residents?**



# Call for Action



**Or is Washington a city that will fight to save a place with so much history, so much potential, and so much possibility?**





# Call for Action



**GET INVOLVED!**





# Call for Action



**[www.friendsofmcmillan.org](http://www.friendsofmcmillan.org)**





# One More Slide

## Adaptive Re-Use McMillan Park and Underground



## URBAN AGRICULTURE & AQUAPONICS

20 acres of under surface galleries

FOOD/Ted: <http://youtu.be/ILzWmw53Wwo>