



**Resolution In Support of the current
 Stage One P.U.D. Application HPRB Submission
 Subject to certain Specific Conditions and Modifications**

Whereas, the McMillan Park Sand Filtration Site (“the McMillan Site”) is a twenty-five acre green space and decommissioned water treatment plant in the 5C area in northwest Washington, D.C, within the square bounded by 1st Street NW, Michigan Avenue NW, North Capitol Street NW, and Channing Street NW including the communities of Bloomingdale, Stronghold and Park Place;

Whereas, completion of the McMillan Site in 1905 was a Washington public health milestone designed to purify river water supplied to a developing capital;

Whereas, the purification system was a slow sand filter design that became obsolete by the late 20th century and in 1985, a new rapid sand filter plant replaced it across First Street beside the reservoir;

Whereas, the complex is an engineering wonder that served its original purpose until 1986 and in 1986, the Corps of Engineers declared the property surplus and asked the General Services Administration to dispose of it;

Whereas, The GSA iterated its position that open space was not the highest and best use of the property, and insisted on selling the property for mixed commercial development;

Whereas The District of Columbia Government purchased the site from the federal government in 1987 for \$9.3M, in order to facilitate development and since that time, the property has been vacant and has deteriorated severely due to lack of maintenance;

Whereas, Public access to the site has been restricted since World War II when the Army erected a fence to guard against sabotage of the city’s water supply;

Whereas, in 1991, the D.C. Historic preservation Review Board designated McMillan Park a Historic landmark and nominated the site for the National Register of Historic Places thereby laying the foundation for ensuring that a substantial contiguous portion of the site would forever be dedicated to recreation and open space, and requiring an adaptive reuse of the historical elements of the site, both above and below ground;

Whereas, on March 29, 1999, ANC 5C voted unanimously in its Committee of the Whole meeting to support the historic preservation and limited development of the site;

Commissioners

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ANC5C meets on 3rd
 Tuesday of the month.

<p>Next Meeting: June 19, 2012 7:00 PM Location TBD</p>

Whereas, several proposals for development of the site have been considered since the early 2000s and Citizen groups have voice objections to development, calling for maximum green space with appropriate repurposing, including different groups lobbying for uses such as a museum, a school, a library, a park, and a even a national memorial for dogs that died in war.

Whereas, the Comprehensive Plan of 2006 identifies the site for potential “mixed use” allowing for Medium to Moderate Density Residential and Commercial uses and require that reuse plans for the site dedicate a contiguous portion of the site for recreation and open space and requires the District to explore the adaptive reuse of some of the underground “cells” as part of the historic record of the site with consideration given to monuments, memorials and museums as part of the site.

Whereas, the District of Columbia, represented by the Office of the Deputy Mayor for Planning and Economic Development (DMPED), has appropriated in excess of \$50M towards the development of the site, of which approximately \$34M has been allocated for the development of recreation and open space; and through approved procurement procedures, has selected Vision McMillan Partners (VMP) to develop plans to develop the site;

Whereas, on September 26, 2013, the City, through its Consultant, VMP put forth a revised Master Plan and Architectural Design that provides more open space than buildings, with 12 acres of dedicated to a large public park and the preserved North and South Service Courts of the site providing major focal points of the design; featuring preservation of all of the silos, change houses, washers and sand bins on the site, along with the preservation of all of Cell 14 in the northeast corner of the site and a portion Cell 28 in the southern portion of the site, adjacent to the planned community center;

Whereas, through continued public input, with over 180 meetings with the residents, civic associations, the McMillan Advisory Group and the ANC, and through informal and formal comments of the Historical Preservation Review Board (HPRB), the City, through its Consultant, VMP has revised it landscape plan reflecting multiple inputs to include the preservation of the historic topography and the plain at the 170 feet elevation both along North Capitol Street and across the Central Park including an expanded recreation center/swimming pool; Preservation of a part of a 3rd filter bed as a “cell with the lid off” incorporating a water feature with the exposed columns; increased continuity including north south connection through the middle of the site and the eastern edge via the continuation of the Olmstead walk around the entire site, a 6.25 acre park, more of open space throughout the plan further supporting historical preservation; improved view into the site ; reduced the number of townhomes and moved them so that the entire southern portion of the site is a park;

Whereas, the City, through its Consultant, VMP has committed to develop comprehensive Transit Demand Management and a comprehensive Storm Water Management Plan including installation of an underground storage tanks capable of holding 350,000 gallons of storm water runoff and compliance with the EPA definition of 100% storm water retention, and agreement to work with the Bloomingdale Community to address flooding issues; and

Whereas, the Historic Preservation Review Board voted 7-0 to accept VMP’s revised Master Plan and found that “the concept designs represent an architecturally coordinated and cohesive approach that specifically relates to the character of the McMillan site” after careful review and requests for revision;

NOW THEREFORE BE IT RESOLVED, on this 19th Day of November 2013, that Advisory Neighborhood Commission 5E, at a duly noticed Meeting, voted to indicate its general support for development at the site while reserving its right to continue its review of the master plan, architectural plan and recommend/support changing

development and preservation strategies, and ongoing discussions to develop an appropriate Amenities Benefits Package which will be presented to and voted upon by the ANC.

ANC 5C is comprised of 12 Commissioners and therefore seven (7) Commissioners constitutes a quorum. On September 17, 2012, at a duly noticed public - Emergency Meeting of ANC 5C, eleven (11) Commissioners attended the meeting. At the time of voting on this Resolution there were eleven (11) Commissioners present and voting. The ANC, by voice vote, voted in the majority to approve this Resolution. (The unofficial vote tally was 8-3-0) We therefore certify the information contained in this letter to be true and correct.

APPROVED:

Advisory Neighborhood Commission 5C