

Notes from McMillan Advisory Group Meeting, Wednesday, June 17, 2010

AGENDA: HISTORIC PRESERVATION

McMillan Advisory Group (MAG)
Vision McMillan Partners (VMP)
Executive Office of the Mayor (EOM)

IN ATTENDANCE (alphabetically):

1. Carrie Barton (EHT Tracerics)
2. Anita Bonds (MAG Member Representing ANC 5C01)
3. Brenda Brittain (MAG Member Representing Park Place)
4. Robin Buck (Park Place resident, former MAG Member)
5. Emily Eig (EHT Tracerics, Historic Preservation Consultant to VMP Development Team – www.tracerics.com)
6. Eva Hambaugh (Bloomington resident)
7. Jonathan Hasse (Representing Bates Area Civic Association on behalf of MAG Member Jim Berry)
8. Josh Hopkins (EOM)
9. Clint Jackson (Project Manager, EOM)
10. Marshall Keyes (Bloomington resident)
11. Carlton Lewis (MAG Member Representing McMillan Park Committee)
12. Jair Lynch (VMP Development Partner Representing Jair Lynch Development – www.jairlynch.com)
13. Kenyan McDuffie (MAG Member Representing Stronghold)
14. Doris Newton (MAG Member Representing Stronghold)
15. Tony Norman (MAG Member Representing McMillan Park Committee)
16. Vivian Rouson (Member Representing Stronghold)
17. David Scott (MAG Member Representing Stronghold)
18. Aakash Thakkar (VMP Development Partner representing EYA Development – www.eya.com)
19. Adam Weers (Trammell Crow, potential medical office developer – www.trammellcrow.com)

Meeting Minutes (The following minutes represent the writers' best efforts to capture the statements of several attendees and do not reflect every statement by every person present.)

As per an email from Clint Jackson of the EOM, the stated purpose of the 6/17/10 meeting of the EOM, VMP (represented by EYA's Aakash Thakkar) and the MAG was to present the findings of the Historic Preservation Report. [NOTE: Please see ADDENDUM item #1 below for referenced email.]

Clint Jackson (EOM) and Aakash Thakkar (EYA) did not provide the historic preservation study, despite that being the stated purpose of the meeting.

Having previously made multiple requests for the relevant impact studies (i.e., historic preservation, traffic, storm water management, and fiscal impact), several MAG members expressed frustration that the EOM and VMP had failed to provide information as promised.

In lieu of the actual Historic Preservation Report, EHT Tracerics' representative, Emily Eig, provided a PowerPoint overview/outline of the Historic Preservation Report. Ms. Eig stated that the actual report would not be completed until approximately late July.

Both Tony Norman and Kenyan McDuffie questioned the EOM and VMP regarding the lack of promised materials. The MAG was told that the EOM, VMP, and EHT Tracerics wanted feedback on Ms. Eig's overview to make sure that her report was covering the topics that the MAG wanted addressed.

Kenyan McDuffie noted that Councilmember Harry Thomas hosted a community meeting on September 29th, where historic preservation, among other things, was discussed. He stated that EHT Tracerics' representative, Emily Eig, was present at the September 29th meeting and received feedback regarding historic preservation of the McMillan site from various community members. In addition, historic preservation concerns and criteria have been discussed at numerous MAG meetings over the past several years. See ADDENDUM #2 for 9/30/09 meeting agenda.] Mr. McDuffie inquired as to why EHT Tracerics had not completed the Historic Preservation Report in the nine months since the September 29th meeting.

Ms. Eig reiterated that she wanted to consider feedback from the MAG.

Kenyan McDuffie requested that the EOM and VMP make all reports available to the MAG in advance of the meetings to discuss the respective reports.

Tony Norman also expressed reservations that Ms. Eig was approaching her study on the assumption that VMP's development/new construction would occur. Mr. Norman stated that EHT Tracerics should not approach their historic preservation study from the standpoint that 1.8 to 2.4M sq. feet of new construction was inevitable. Further, Mr. Norman remarked that EHT Tracerics should take an objective approach to their historic preservation study, with the goal of reporting their professional opinion about the McMillan site – not assuming that development would occur.

Ms. Eig stated that she was contracted by VMP to provide a historic preservation report with the understanding that the site would be developed.

Ms. Eig further reported that, on Wednesday, June 16, 2010, she, along with Clint Jackson and Aakash Thackar, met with the Historic Preservation Office. The MAG was not given notice of this meeting and no MAG member was present.

Tony Norman pointed out that the EOM and EYA had previously agreed that MAG members would be included in meetings with the Historic Preservation Office. The MAG asked the EOM and VMP to discuss the content of their meeting with the Historic Preservation Office. The EOM and VMP briefly discussed the meeting.

During her presentation, Ms. Eig referred to the Secretary of the Interior Department's preservation standards. As per Carlton Lewis's request, it was agreed that Ms. Eig's outline (the PowerPoint presented at Wednesday's meeting) would be emailed to the MAG, along with the standards and guidelines set forth by the Secretary of the Interior. Those items were emailed to MAG on June 21st. [See ADDENDUM Items #3 & #4 for Eig's PowerPoint presentation and the link to Preservation Standards.]

Ms. Eig stated that EHT Tracerics' Historic Preservation Report should be completed by the end of July. Kenyan McDuffie pointed out that EHT Tracerics was initially scheduled to present the Historic Preservation Report during the week of May 31st and suggested that the report should have already been completed based on the EOM meeting schedule. [See ADDENDUM #1.]

David Scott requested that the EOM and VMP provide the MAG the reports two weeks ahead of the MAG meetings, so that MAG members would have adequate time for review.

The MAG voted to request the EOM and VMP provide it with the reports prior to meetings.

David Scott again requested a minimum of two weeks to review reports prior to the MAG meeting with the EOM and VMP. MAG members then discussed what it considered adequate review time and two weeks was found to be agreeable.

Clint Jackson and Aakash Thakkar stated that two weeks would delay the meeting schedule proposed by the EOM but agreed to provide all reports (historic preservation, traffic, stormwater, fiscal feasibility) to the MAG with plenty of time for review in advance of the respective meetings.

Several people in attendance requested that Ms. Eig investigate comparable historic preservation and adaptive reuse projects. Brenda Brittain recommended comparing "apples to apples" and researching other historic sand filtration properties. Ms. Eig explained the uniqueness of the McMillan site and said that there may not be any such comparable sites. Robin Buck suggested broadening the search field to include preserved and adapted public works facilities. Ms. Eig responded that doing so would go beyond the scope of the work that she was contracted to complete.

Robin Buck asked whether Ms. Eig whether EHT Tracerics had done any previous work for the EOM. Ms. Eig said that EHT Tracerics has done previous work for the EOM -- though not in the recent past.

Doris Newton asked a question regarding the Historic Preservation Report process. She expressed concerns that Ms. Eig's outline did not include a section covering community recommendations and concerns for the McMillan site. Ms. Newton also asked Ms. Eig whether the final report would include the results of the traffic and other analyses, including community feedback.

Clint Jackson informed the MAG that a new architectural design firm has been selected for the McMillan project, EEK.

[See (www.eekarchitects.com) and ADDENDUM Item #5 for more info.]

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ADDENDUM

Item #1. EMAIL FROM CLINT JACKSON REGARDING JUNE 17, 2010 MAG MEETING

From: **Jackson, McClinton (EOM)** <McClinton.Jackson@dc.gov>
 Date: Wed, May 12, 2010 at 7:09 PM
 Subject: Proposed Community Outreach Schedule
 To: "Danecker, Barrie (ANC 5C07)" <5C07@anc.dc.gov>, Anita bonds <dcbonsa@yahoo.com>, "Leonard-Chambers, Victoria (COUNCIL)" <VLeonardChambers@dccouncil.us>, Kenyan McDuffie <krmcduffie@gmail.com>
 Cc: rmj@jairlynch.com, AWeers@trammellcrow.com, Aakash Thakkar <athakkar@eya.com>, ahs@jairlynch.com

All:

As we all know, the Community, the District, and the development team are eager to resume planning discussions for the McMillan Project. To this end, you will find a proposed meeting schedule below that intends to reengage the process.

The series of meetings will follow-up on the four issues discussed at Harry Thomas' meeting in September of last year: historic preservation, storm water management, project fiscal impact, and traffic impact. The final two meetings will focus on a revised site plan that will incorporate all of the feedback provided in the previous five meetings. Please note that the meeting dates provided below are proposed and are subject to change per your recommendations and conflicts with other community meetings.

Feel free to reply with any questions or concerns. I will follow-up with Kenyan to confirm the date of a meeting with MAG during the week of May 31.

Thanks,

#	Meeting Scope	Meeting Dates	Issue(s) to Discuss	Consultants Present	District Agencies
1	MAG	Week of May 31, 2010	Historic Preservation	EHT Traceries	---
2	MAG	Week of June 14, 2010	Storm Water Mgmt.	Bowman Consulting	---
3	Total Community	Week of July 8, 2010	Historic Preservation, Storm Water Mgmt.	EHT, Bowman, Alexander Company, Design Team	Office of Planning (OP), Dept. of the Environment (DDOE), WASA
4	MAG	Week of July 22, 2010	Project Fiscal Impact, Traffic Impact	Green Door Advisors, Symmetra Design	---
5	Total Community	Week of August 5, 2010	Project Fiscal Impact, Traffic Impact	Green Door, Symmetra, Design Team	DC Economic Partnership (DCEP), Dept. of Transportation (DDOT), OP
6	MAG	Week of September 20, 2010	Revised Site Plan	Design Team	---
7	Total Community	October 4, 2010	Revised Site Plan	Design Team, Alexander Company, EHT, Bowman, Green Door, Symmetra	OP, DCEP, DDOE, DDOT, WASA

Clint Jackson | Development Manager

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Item #2. COMMUNITY MEETING AGENDA HOSTED BY COUNCILMEMBER THOMAS, SEPTEMBER 30, 2009

COUNCIL OF THE DISTRICT OF COLUMBIA
THE JOHN A. WILSON BUILDING
1350 PENNSYLVANIA AVENUE, NW
ROOM 107
WASHINGTON, DC 20004

HARRY THOMAS, JR.
COUNCILMEMBER
WARD 5

TEL: 202- 724- 8028
FAX: 202- 724- 8076
HTHOMAS @ DCCOUNCIL.US

THE McMILLAN PROJECT: A STATUS REPORT

**Chaired by
Harry “ Tommy” Thomas, Jr., Ward 5 Councilmember**

A G E N D A

1 Open House
6:30pm to 7:00pm

2 Introductory Remarks
7:00 pm to 7:15 pm
• Harry “ Tommy” Thomas, Jr., Ward 5 Councilmember
• Clint Jackson, Project Manager, Deputy Mayor for Planning and Economic Development
• Barrie Danneker, ANC 5C07 Commissioner and MAG Member
• Kenyan McDuffie, MAG Spokesperson
• Aakash Thakkar, Vice President, EYA
• Jair Lynch, President, JLDP

3 Discussion Overviews (7-10 minutes each)
7:15 pm to 7:40 pm
• Traffic Information, Nicole White, Symmetra Design
• Historic Information, Emily Eig, EHT Traceries
• Stormwater Management , Mark Stires, Bowman Consulting Group
• Fiscal and Market Analysis, Marisa Gaither, Green Door Advisors

4 Next Steps
7:40 pm to 7:45 pm
• Clint Jackson, DMPED
• Aakash Thakkar, EYA

5 Break Out Sessions and Q & A
7:45 pm to 8:25 pm

6 Closing Remarks
8:25 pm to 8:30 pm

Item #3. TEXT OF EMILY EIG'S POWERPOINT PRESENTATION

HISTORIC PRESERVATION REPORT
JUNE 16, 2010 EHT Traceries, Inc.

MCMILLAN SAND FILTRATION SITE REDEVELOPMENT PROJECT

HISTORIC PRESERVATION REPORT CONTENTS

1. Introduction to Redevelopment Project
2. Purpose of the Historic Preservation Report
3. Summary Chronology
4. Summary of Historic Significance of Site
5. Evaluation of Historic Integrity of Site
6. Inventory of Historic Resources
7. Preservation Recommendations
8. Summary of Preservation Regulatory Compliance
9. Bibliography
10. Appendices

1 -INTRODUCTION TO REDEVELOPMENT PROJECT

- Redevelopment Site Boundaries
- District of Columbia ownership
- Local Landmark
- Development Team

2 -PURPOSE OF HISTORIC PRESERVATION REPORT

- Provide a guide to existing documentation
- Evaluate the historic integrity of the site
- Provide recommendations for preservation within the context of redevelopment
- Provide recommendations for potential mitigation activities for redevelopment
- Guide to the preservation-related approval process for redevelopment

3 –SUMMARY CHRONOLOGY

4 –SUMMARY OF HISTORIC SIGNIFICANCE

- History of Public Works
- History of Water Purification
- Association with Senator James McMillan
- Design of Landscape and Open Space

5 –EVALUATION OF HISTORIC INTEGRITY

- BUILT RESOURCES • LANDSCAPE RESOURCES
- Design
- Materials
- Workmanship
- Feeling
- Association
- Setting
- Location

6 –INVENTORY OF HISTORIC RESOURCES

- BUILT RESOURCES
- Service Courts
- Service Court Walls
- Filter Beds
- Regulator Houses
- Sand Storage Bins

- Manholes and Covers
- Ramps and Stairs
- Portals
- Perimeter Pedestrian Path
- Sand Washers
- Tunnel
- Miscellaneous Objects
- VIEWS
- Outward
- Inward

**BUILT RESOURCES EXAMPLE
VIEWS EXAMPLE**

7 –PRESERVATION RECOMMENDATIONS

APPROACH

- GENERAL RECOMMENDATIONS
- RESOURCE-BY-RESOURCE RECOMMENDATIONS
- MITIGATION RECOMMENDATIONS

PARAMETERS FOR RECOMMENDATIONS

- The level of development proposed by VMP for the 24-acre McMillan Sand Filtration site is approximately 1.8-2.4 million square feet;
- The site must accommodate an inter-modal transportation system;
- The development may consist of a combination of residential, retail, commercial/office, cultural, community, and hospitality uses;
- The site plan for the redevelopment will include passive and active open space;
- Although further structural and geotechnical analysis must occur to inform the feasibility of preservation of existing resources, it is known that an undefined portion of the existing subterranean structure is unstable, with some sections in full collapse. This condition prohibits new use of these sections; and
- The proposed level of development eliminates the feasibility of total preservation of the site.

GENERAL RECOMMENDATIONS

1. The redevelopment on the McMillan Sand Filtration Site should allow the landmark to retain sufficient historic integrity to convey the site's significance to the history of public works, water purification, and landscape design, as well as the site's association with Senator James McMillan.
2. Preservation of historic resources at the McMillan Sand Filtration Site should be a critical component of the success of the redevelopment project.
3. If critical to the preservation of the overall character of the site, the preservation of a significant individual feature should be considered regardless of whether it will directly contribute to the ideal use and aesthetic of the redevelopment.
4. The redevelopment of the McMillan Sand Filtration Site should be based on planning and design elements that are specific to this site to reflect the landmark's unique aesthetic and character.
5. Aspects of the redevelopment that are considered incompatible with the character of the site should be mitigated through alternative actions. A program of mitigation should be developed, reviewed by HPRB, and included in the PUD package.
6. The aesthetic, character, and history of the site should be celebrated through both preservation and an integrated interpretation program.
7. Pursuant to the existing Historic Covenant, the redevelopment must be consistent with the Secretary of the Interior's Standards.

RESOURCE-BY-RESOURCE RECOMMENDATIONS: SITE PLANNING

- Boundaries
- Configuration
- Visual Connections

- Perimeter Condition
- Topography
- Axial Views

RESOURCE-BY-RESOURCE RECOMMENDATIONS: BUILT RESOURCES

Above-ground built resources

- Service courts
- Sand bins
- Cell entrances
- Sand washers
- Regulator houses
- Perimeter path and corner stairs
- Below-ground built resources
- Filter cells
- Historic Materials

NEW DEVELOPMENT

- Scale and Proportion
- Aesthetic Qualities
- Public Amenities
- Open Space

POSSIBLE MITIGATION ACTIVITIES

- National Register Designation
- ASCE Designation
- Design Guidelines
- McMillan Memorial Fountain Restoration
- Interpretive Programs

8 –SUMMARY OF PRESERVATION COMPLIANCE

- MAG and Community Outreach and Review
- Letter of Commitment
- National Capital Planning Commission (NCPC)
- Comprehensive Plan, District Elements
- DC Historic Preservation Office (DCHPO) and Historic Preservation Review Board (HPRB)
- District of Columbia Undertaking Review
- PUD Review
- Building Permit Review
- Historic Resources Covenant (1987 Quitclaim Deed)
- Commission of Fine Arts (CFA)

9 -BIBLIOGRAPHY

- Books
- Theses and Dissertations
- Reports
- Newspapers and Articles
- Public Documents
- Archives
- **Appendix A:** Original Plans and Specifications
- **Appendix B:** Selected Plans from the Olmsted Archives
- **Appendix C:** Photographs from the Archives of the Washington Aqueduct
- **Appendix D:** Photographs from the National Archives Records Administration
- **Appendix E:** Photographs from the Historical Society of Washington
- **Appendix F:** Photographs from the Washington Historical Image Collection
- **Appendix G:** Quitclaim Deed (1987)
- **Appendix H:** HPRB Landmark Decision (1991)

HISTORIC PRESERVATION REPORT: NEXT STEPS

- Posting of final report on project website by end of July

- DCSHPO and Community Review
- Incorporation of recommendations into site plan as appropriate
- Formal submission of report and site plan to DCSHPO / HPRB
- Incorporation of recommendations into PUD Phase 1 package

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Item #4. INTERIOR DEPT. PRESERVATION STANDARDS

The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines on Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings. <http://www.nps.gov/history/hps/tps/standguide/>

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Item #5. ADDITIONAL INFORMATION ON EEK & LOCAL DEVELOPMENT

Matt Bell, is a principal at EEK is slated to be the lead designer for McMillan (http://www.eekarchitects.com/about/matthew_bell). You can see Mr. Bell's plan for the Armed Forces Retirement Home here: www.eekarchitects.com/portfolio/7-campus-master-planning/109-armed-forces-retirement-home. The site for this project is located just north of the Washington Hospital Center complex.