



### **McMillan Sand Filtration Site Resolution for the Historic Preservation Review Board**

Whereas, the McMillan Sand Filtration Site was originally conceived of as a water filtration site and as a public green space, was declared a part of the McMillan Park by William Howard Taft and is a memorial to Senator James McMillan and represents the work of noted civil engineers, urban planners, artists and architects, including Frederick Law Olmsted, Jr. Allen Hazen, Herbert Adams and Charles Platt; and

Whereas, based upon the design of the site, its association with significant individuals and engineering practices, its historic use as both public open space, and the unique experience afforded by the property, it was placed on the DC Inventory of Historic Places; and

Whereas, the property was purchased by the District of Columbia in 1987 for \$9.3 million of taxpayer dollars, and during its subsequent ownership it has been publicly inaccessible, vacant and deteriorating; and

Whereas, there have been years of debate over the usage of the parcel, and competing interests advocating for both park land and development; and

Whereas, the Committee of 100, guided by the values inherited from the L'Enfant and McMillan plans has traditionally preferred retention of the property primarily as public open space, recognizes that carefully designed public open space and economic development are not necessarily incompatible; and

Whereas, the government of the District of Columbia has committed substantial public investment in the preparation of the site for private development and has selected a development team to put together a Master Plan; and

Whereas, a Draft Master Plan has been submitted for consideration by the Historic Preservation Review Board; and

Whereas, the Draft Master Plan should not be inconsistent with elements of the City's Comprehensive Plan; now

Therefore, Be It Resolved that the Committee of 100 on the Federal City does not object to development on the site, but rejects the proposed development plan in its current form based upon the following key points:

- The national historic significance of the site, the use of public dollars, and sensitivity to the site's original purpose as a part of the McMillan Park, and centrality in the McMillan Plan and location on axis with the US Capitol demands that any development considered for the site be of highest and best quality, reflects adequate public input, includes public access, and balances the need for tax-generating development with the needs of the surrounding neighborhoods;
- We support the preservation of 100% of the above-ground historic resources as well as a substantial portion of the underground vaults. The initial plan presented to the C100 is more reflective of this position than the proposal in its current form;
- Project approval should include mitigation measures such as HABS/HAER documentation and a completed/submitted National Register nomination as recommended by Historic Structures Report;
- Prior to approval there should be more specific preservation plans for the above and below-ground resources to include ongoing maintenance responsibilities, particularly for those components for which a use has yet to be determined. There should also be a thorough structural analysis of the subterranean vaults;
- We support the incorporation of large contiguous areas of public space and a plan that emphasizes open space via the east-west

park; however we also would like to see the enlargement of park space to the north;

- The north/south axis should be widened to emphasize a park-like setting as a counterpoint to the east-west crossings, north and south courts and the central green space;
- The entire project should embrace and preserve iconic public space worthy of the McMillan Plan.

**Approved by a vote of the Membership on May 16, 2012**