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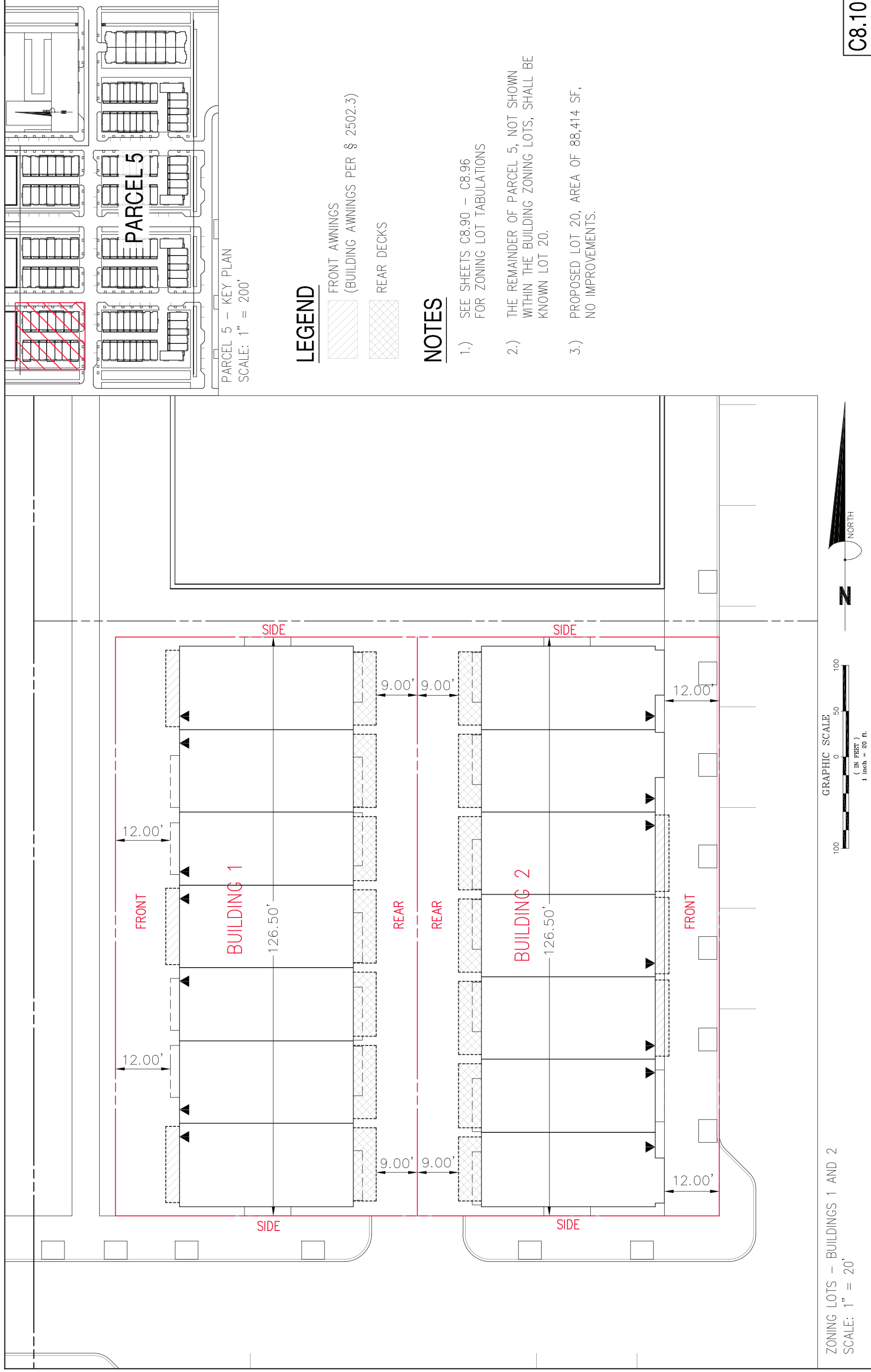
PERVIOUS PAVERS

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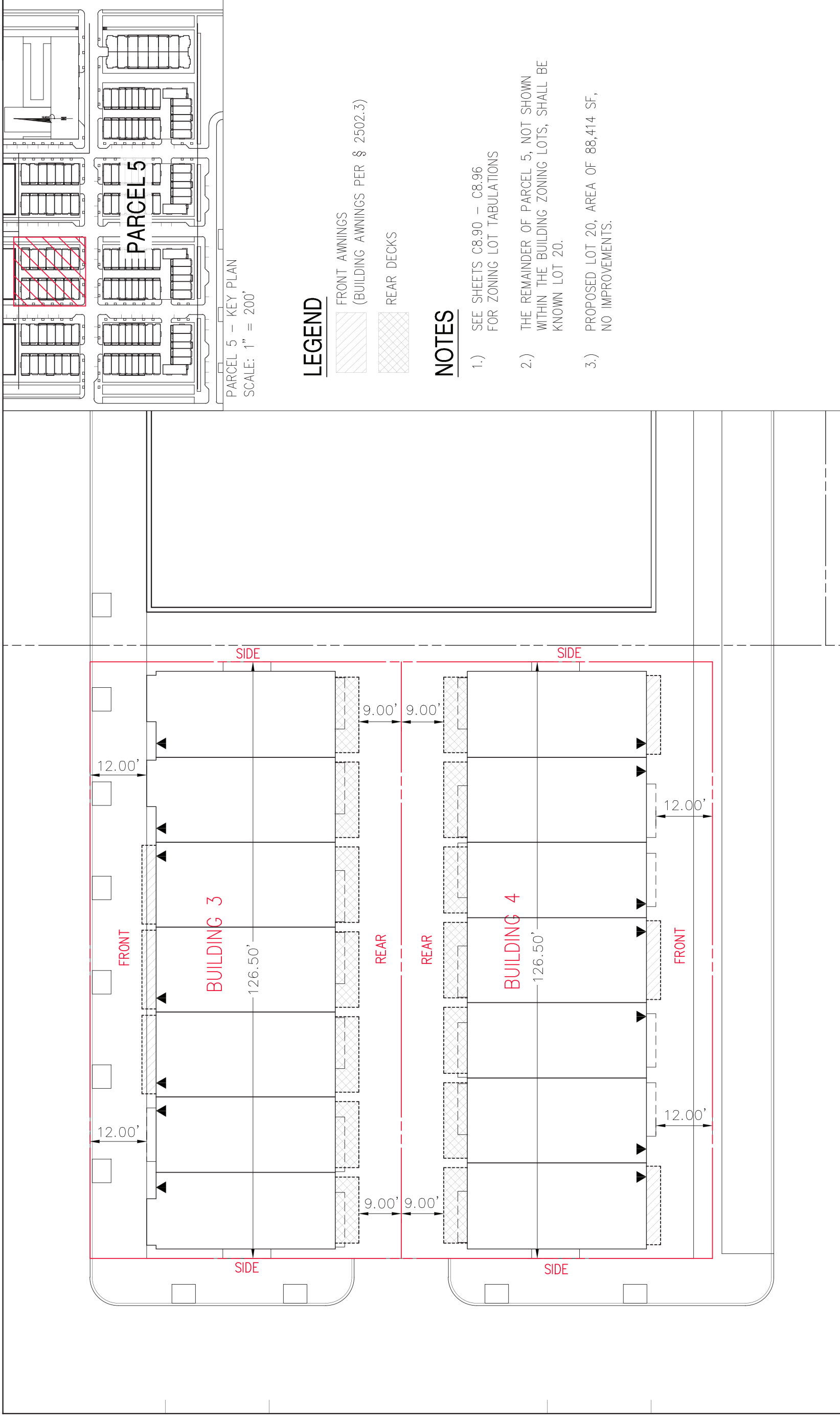
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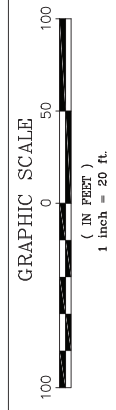
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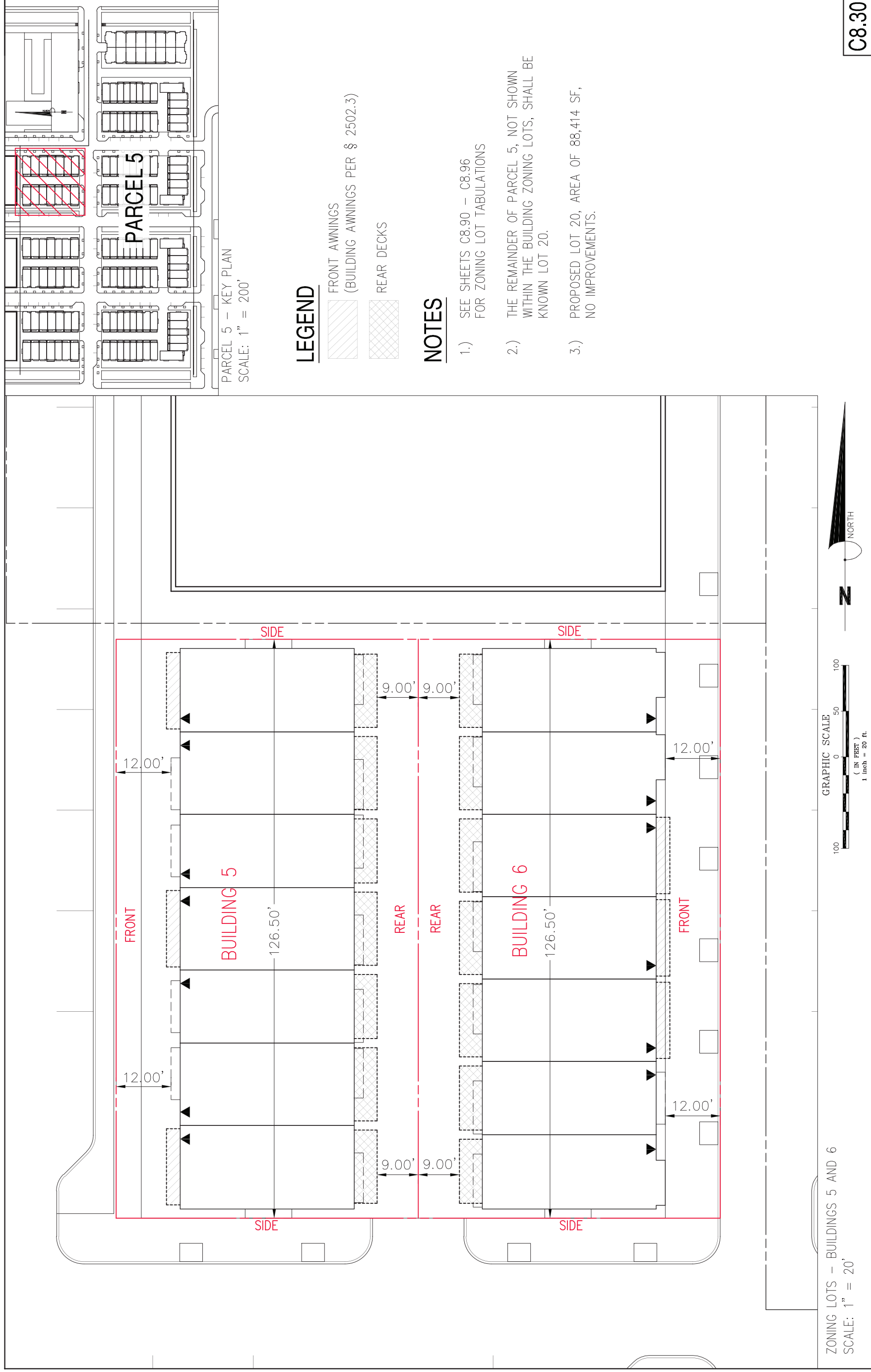
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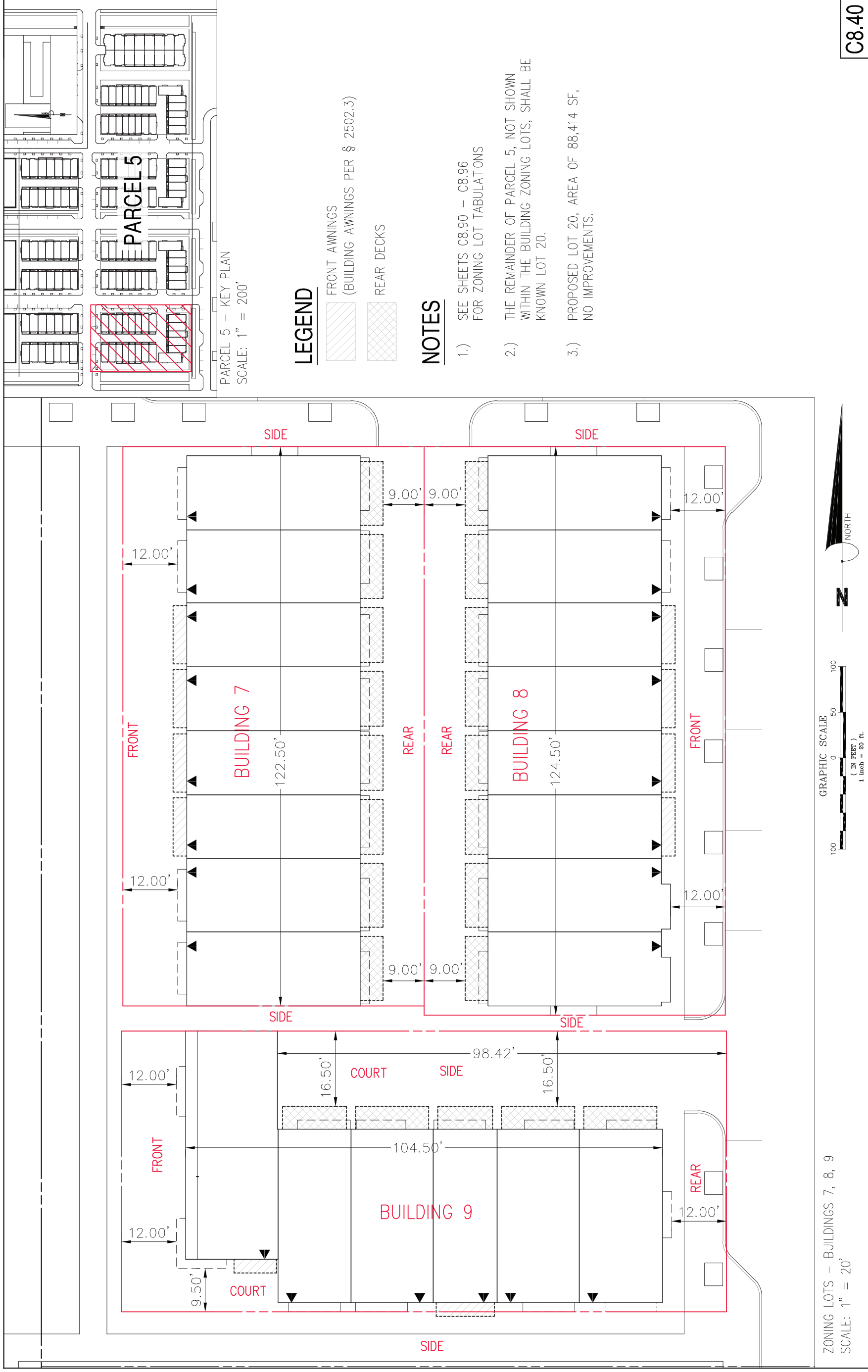


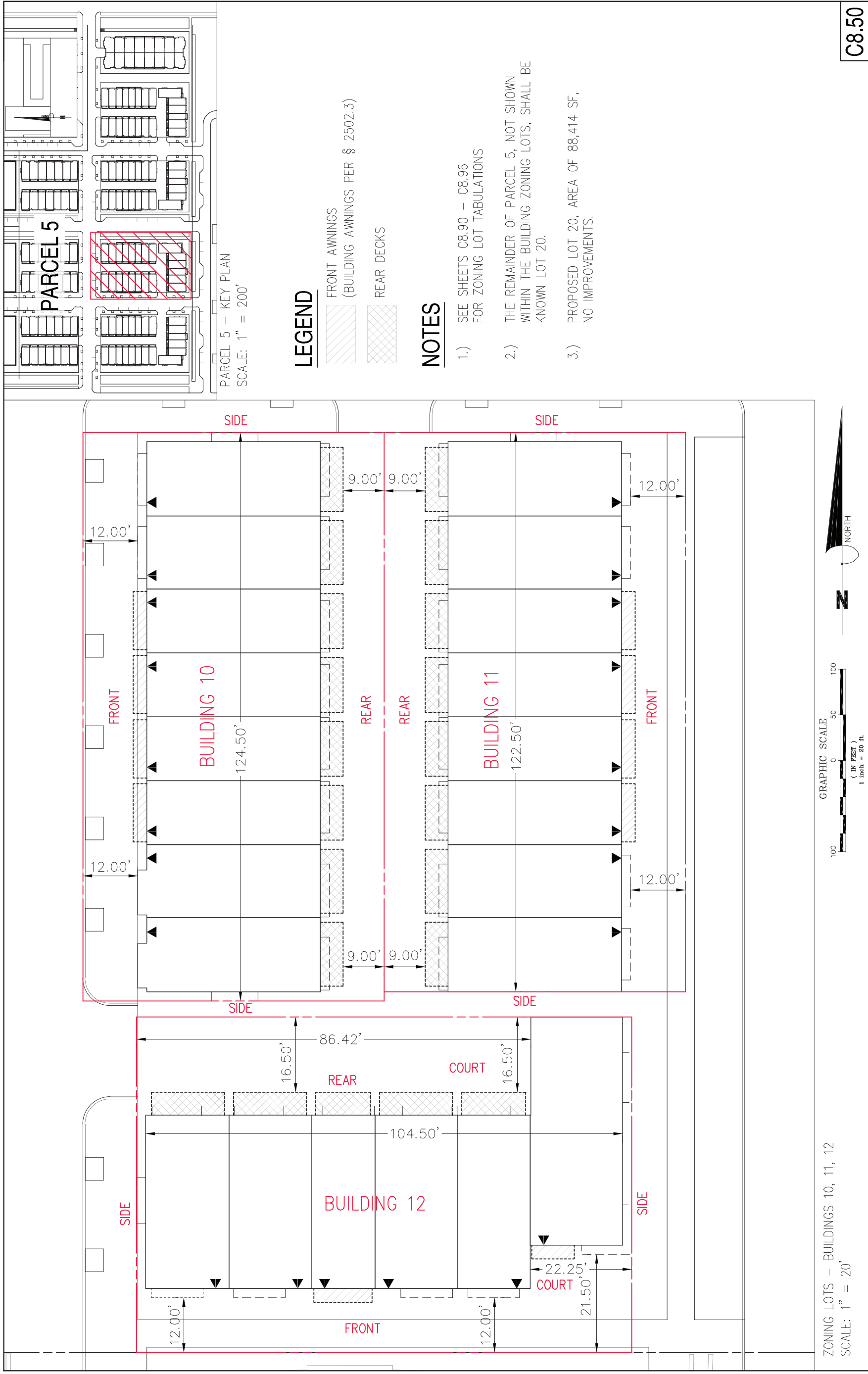
ZONING LOTS - BUILDINGS 3 AND 4
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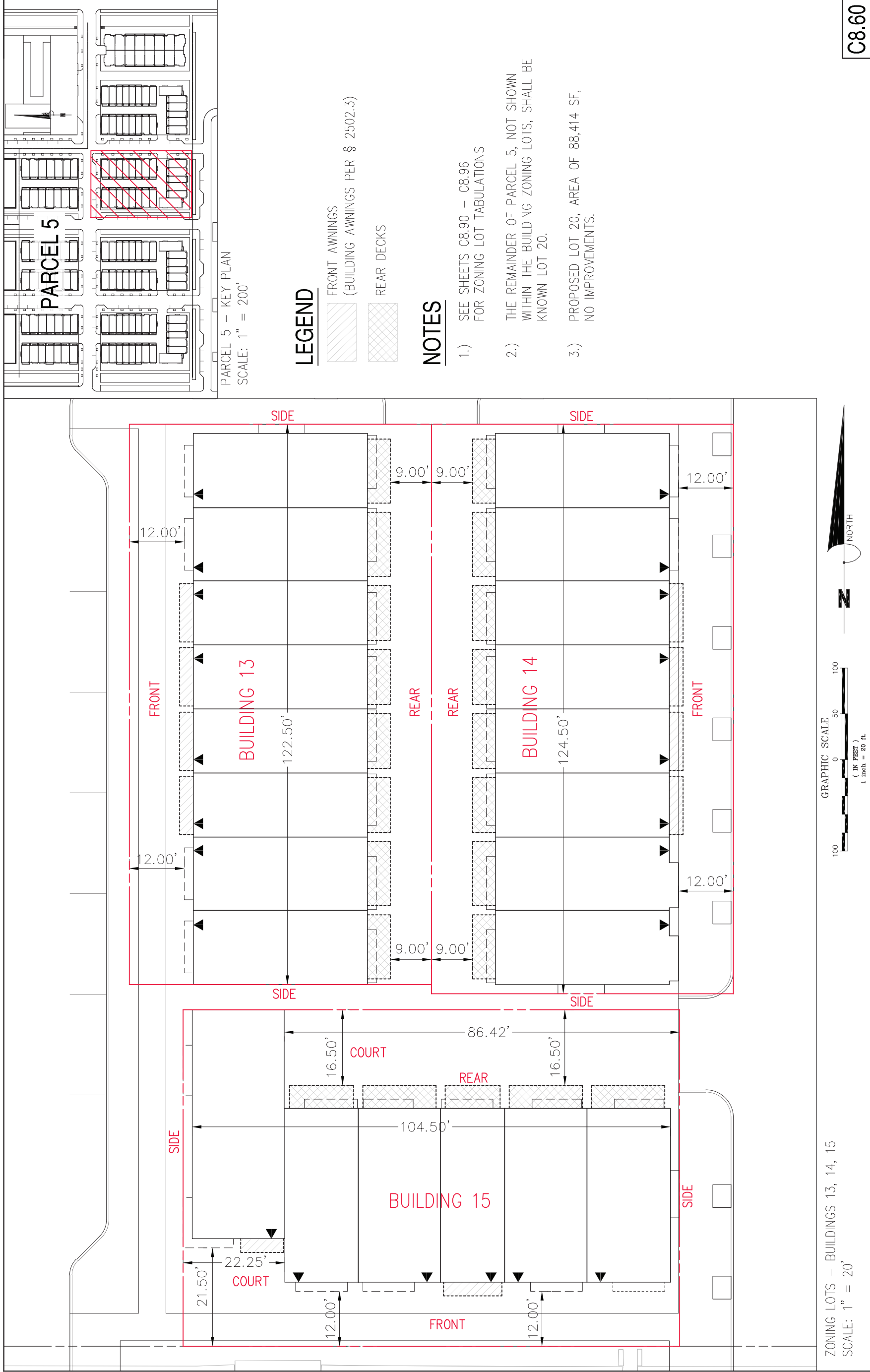


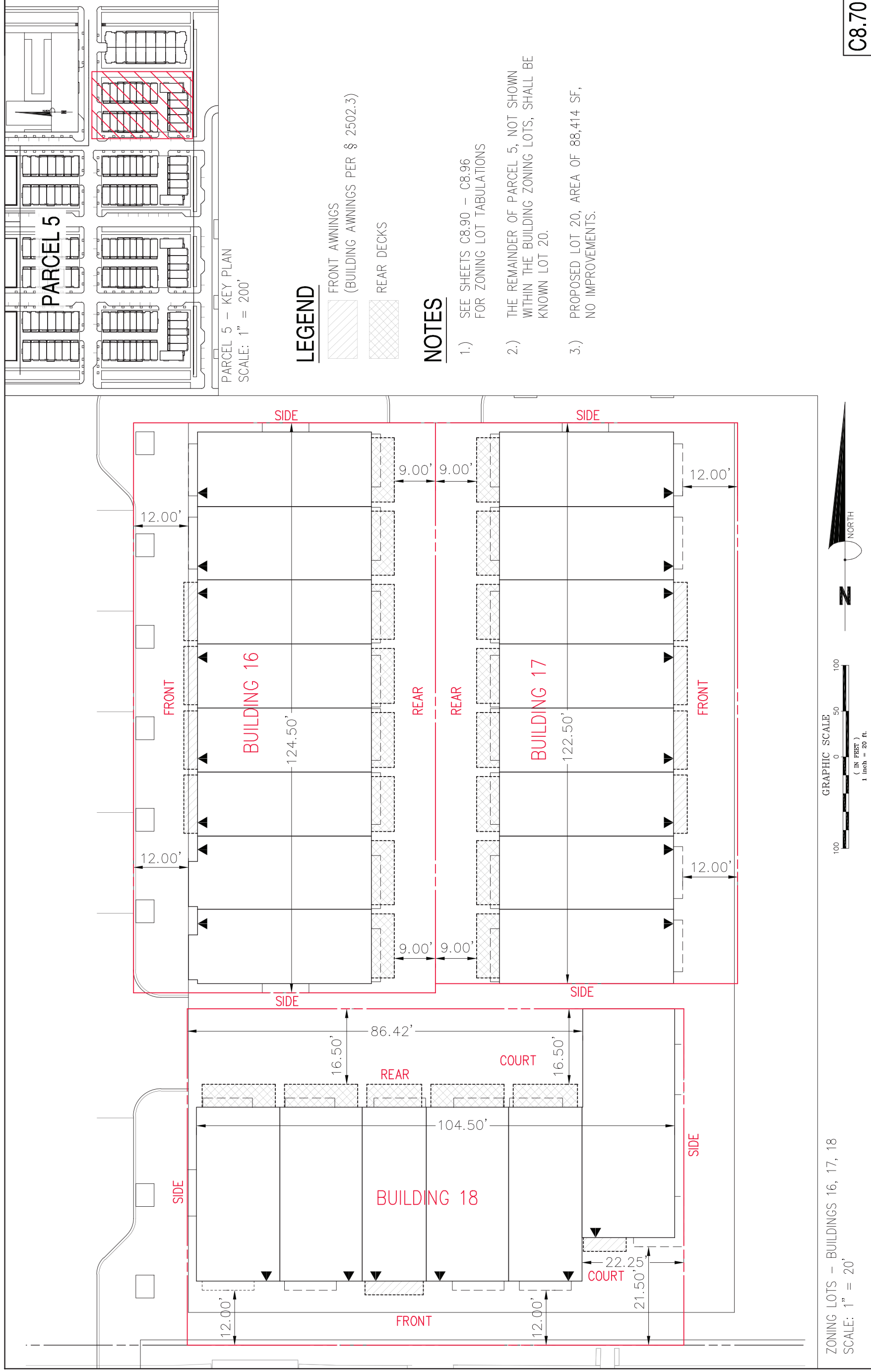
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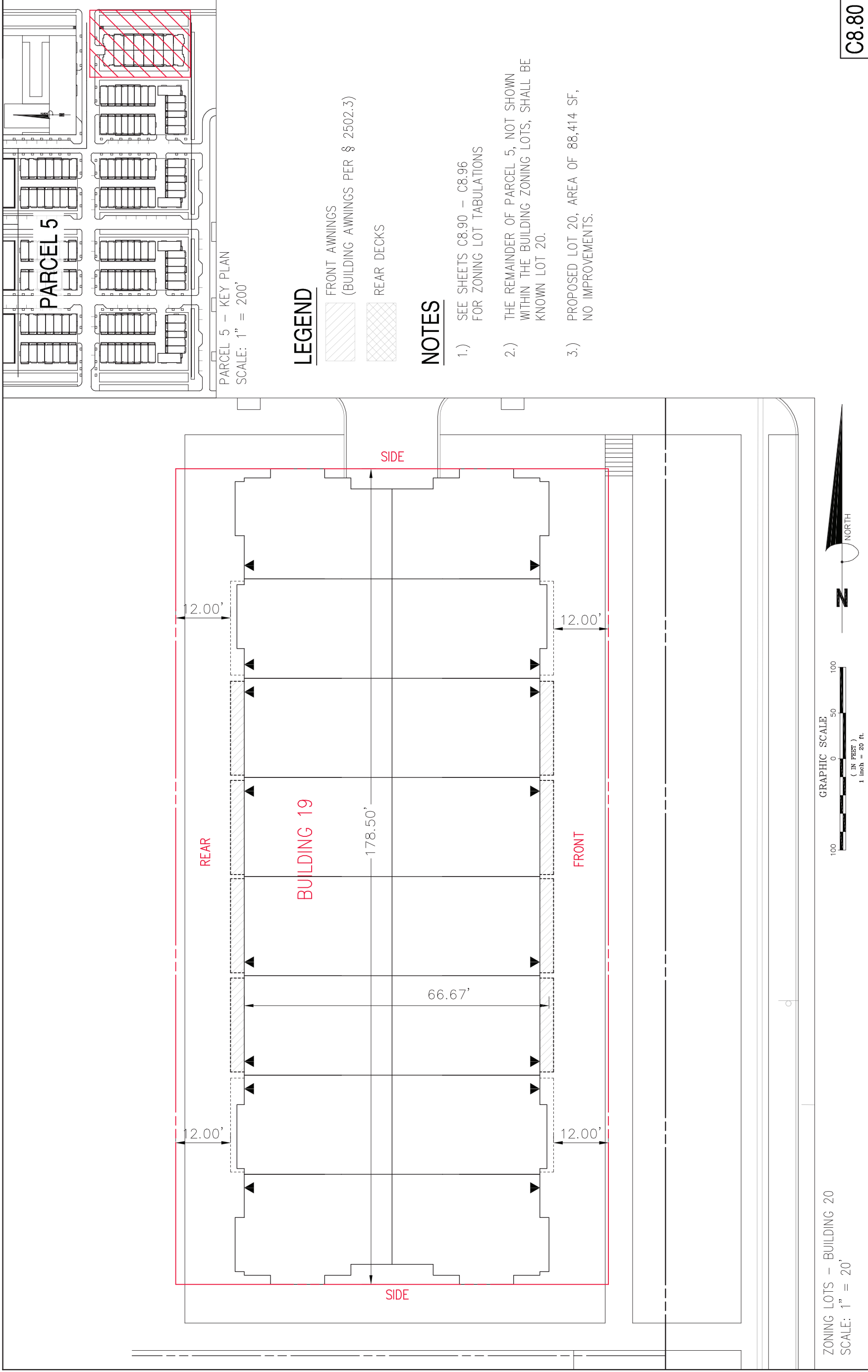












PARCEL 5 ZONING TABULATIONS



Building 1: Fronting 1st Street NW		Building Option 1		Building Option 1		Building Option 1	
Item	Minimum Required	Building Footprint (sf) = 4656	Maximum Allowed	Proposed	GFA (sf) = 18008	Relief Required	
Lot Area (sq. ft.)				8349		NO	
Lot Occupancy (building area/lot area)	N/A		seventy- five percent (75%)	55.77%		NO	
Floor Area Ratio (floor area/lot area)	N/A		8	2.16		NO	
Parking Spaces	7			7		NO	
Front Yard (ft. to the tenth)	0			12		NO	
Rear Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)			9		YES	
Side Yard (ft. to the tenth)	0, if provided: minimum width shall be three inches per foot (3 in./ft.) of building height, but not less than eight feet (8 ft.)			0		NO	
Court, Open (width by depth in ft.)	If provided: Three inches per foot (3 in./ft.) of height of court, but not less than ten feet (10 ft.)			N/A		NO	
Court, Closed (width by depth in ft.)	Width: Four inches per foot (4 in./ft.) of height of court, but not less than fifteen feet (15 ft.); Area: Twice the square of the required width of court dimension			N/A		NO	
Height (ft. to the tenth)		110		48		NO	
Building 2: Fronting Three Quarter Street		Building Option 2		Building Option 2		Building Option 2	
Item	Minimum Required	Building Footprint (sf) = 4726	Maximum Allowed	Proposed	GFA (sf) = 18043	Relief Required	
Lot Area (sq. ft.)				8349		NO	
Lot Occupancy (building area/lot area)	N/A		seventy- five percent (75%)	56.61%		NO	
Floor Area Ratio (floor area/lot area)	N/A		8	2.16		NO	
Parking Spaces	7			7		NO	
Front Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)			12		NO	
Rear Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)			9		YES	
Side Yard (ft. to the tenth)	0, if provided: minimum width shall be three inches per foot (3 in./ft.) of building height, but not less than eight feet (8 ft.)			0		NO	
Court, Open (width by depth in ft.)	If provided: Three inches per foot (3 in./ft.) of height of court, but not less than ten feet (10 ft.)			N/A		NO	
Court, Closed (width by depth in ft.)	Width: Four inches per foot (4 in./ft.) of height of court, but not less than fifteen feet (15 ft.); Area: Twice the square of the required width of court dimension			N/A		NO	
Height (ft. to the tenth)		110		48		NO	
							C8.90

Building 3: Fronting Three Quarter Street		Building Option 2	
Item	Minimum Required	Building Footprint (sf) = 4726	GFA (sf) = 18043 Relief Required NO
Lot Area (sq. ft.)		Maximum Allowed	Proposed 8349
Lot Occupancy (building area/lot area)	N/A	seventy- five percent (75%)	56.61% NO
Floor Area Ratio (floor area/lot area)	N/A	8	2.16 NO
Parking Spaces	7		7 NO
Front Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)		12 NO
Rear Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)		9 YES
Side Yard (ft. to the tenth)	0, if provided: minimum width shall be three inches per foot (3 in./ft.) of building height, but not less than eight feet (8 ft.)		0 NO
Court, Open (width by depth in ft.)	If provided: Three inches per foot (3 in./ft.) of height of court, but not less than ten feet (10 ft.)		N/A NO
Court, Closed (width by depth in ft.)	Width: Four inches per foot (4 in./ft.) of height of court, but not less than fifteen feet (15 ft.); Area: Twice the square of the required width of court dimension		N/A NO
Height (ft. to the tenth)		110	48 NO

Building 4: Fronting Half Street		Building Option 1	
Item	Minimum Required	Building Footprint (sf) = 4656	GFA (sf) = 18008 Relief Required NO
Lot Area (sq. ft.)		Maximum Allowed	Proposed 8349
Lot Occupancy (building area/lot area)	N/A	seventy- five percent (75%)	55.77% NO
Floor Area Ratio (floor area/lot area)	N/A	8	2.16 NO
Parking Spaces	7		7 NO
Front Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)		12 NO
Rear Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)		9 YES
Side Yard (ft. to the tenth)	0, if provided: minimum width shall be three inches per foot (3 in./ft.) of building height, but not less than eight feet (8 ft.)		0 NO
Court, Open (width by depth in ft.)	If provided: Three inches per foot (3 in./ft.) of height of court, but not less than ten feet (10 ft.)		N/A NO
Court, Closed (width by depth in ft.)	Width: Four inches per foot (4 in./ft.) of height of court, but not less than fifteen feet (15 ft.); Area: Twice the square of the required width of court dimension		N/A NO
Height (ft. to the tenth)		110	48 NO

C8.91

PARCEL 5 ZONING TABULATIONS



Building 5: Fronting Half Street		Building Option 1		Building Option 1	
		Area = 4656		GFA (sf) = 18008	
Item	Minimum Required	Maximum Allowed	Proposed	Variance	
Lot Area (sq. ft.)			8349	NO	
Lot Occupancy (building area/lot area)	N/A	seventy- five percent (75%)	55.77%	NO	
Floor Area Ratio (floor area/lot area)	N/A	8	2.16	NO	
Parking Spaces	7		7	NO	
Front Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)		12	NO	
Rear Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)		9	YES	
Side Yard (ft. to the tenth)	0, if provided: minimum width shall be three inches per foot (3 in./ft.) of building height, but not less than eight feet (8 ft.)		0	NO	
Court, Open (width by depth in ft.)	if provided: Three inches per foot (3 in./ft.) of height of court, but not less than ten feet (10 ft.)		N/A	NO	
Court, Closed (width by depth in ft.)	Width: Four inches per foot (4 in./ft.) of height of court, but not less than fifteen feet (15 ft.); Area: Twice the square of the required width of court dimension		N/A	NO	
Height (ft. to the tenth)		110	48	NO	
Building 6: Fronting Three Quarter Street		Building Option 2		Building Option 2	
		Building Footprint (sf) = 4726		GFA (sf) = 18043	
Item	Minimum Required	Maximum Allowed	Proposed	Relief Required	
Lot Area (sq. ft.)			8349	NO	
Lot Occupancy (building area/lot area)	N/A	seventy- five percent (75%)	56.61%	NO	
Floor Area Ratio (floor area/lot area)	N/A	8	2.16	NO	
Parking Spaces	7		7	NO	
Front Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)		12	NO	
Rear Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)		9	YES	
Side Yard (ft. to the tenth)	0, if provided: minimum width shall be three inches per foot (3 in./ft.) of building height, but not less than eight feet (8 ft.)		0	NO	
Court, Open (width by depth in ft.)	if provided: Three inches per foot (3 in./ft.) of height of court, but not less than ten feet (10 ft.)		N/A	NO	
Court, Closed (width by depth in ft.)	Width: Four inches per foot (4 in./ft.) of height of court, but not less than fifteen feet (15 ft.); Area: Twice the square of the required width of court dimension		N/A	NO	
Height (ft. to the tenth)		110	48	NO	

C8.92

Building 7: Fronting 1st Street NW		Building Option 3	
Item	Minimum Required	Maximum Allowed	Proposed
Lot Area (sq. ft.)			GFA (sf)= 17760 Relief Required
Lot Occupancy (building area/lot area)	N/A	seventy- five percent (75%)	8085
Floor Area Ratio (floor area/lot area)	N/A	8	56.77% NO
Parking Spaces	8		8 NO
Front Yard (ft. to the tenth)	0		12 NO
Rear Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)		9 YES
Side Yard (ft. to the tenth)	0, if provided: minimum width shall be three inches per foot (3 in./ft.) of building height, but not less than eight feet (8 ft.)		0 NO
Court, Open (width by depth in ft.)	If provided: Three inches per foot (3 in./ft.) of height of court, but not less than ten feet (10 ft.)		N/A NO
Court, Closed (width by depth in ft.)	Width: Four inches per foot (4 in./ft.) of height of court, but not less than fifteen feet (15 ft.); Area: Twice the square of the required width of court dimension		N/A NO
Height (ft. to the tenth)		110	48 NO

Building 8: Fronting Three Quarter Street		Building Option 4	
Item	Minimum Required	Maximum Allowed	Proposed
Lot Area (sq. ft.)			GFA (sf)= 17743 Relief Required
Lot Occupancy (building area/lot area)	N/A	seventy- five percent (75%)	8217
Floor Area Ratio (floor area/lot area)	N/A	8	56.22% NO
Parking Spaces	8		8 NO
Front Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)		12 NO
Rear Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)		9' YES
Side Yard (ft. to the tenth)	0, if provided: minimum width shall be three inches per foot (3 in./ft.) of building height, but not less than eight feet (8 ft.)		0 NO
Court, Open (width by depth in ft.)	If provided: Three inches per foot (3 in./ft.) of height of court, but not less than ten feet (10 ft.)		N/A NO
Court, Closed (width by depth in ft.)	Width: Four inches per foot (4 in./ft.) of height of court, but not less than fifteen feet (15 ft.); Area: Twice the square of the required width of court dimension		N/A NO
Height (ft. to the tenth)		110	48 NO

C8.93

Building 9: Fronting 1st Street NW		Building Option 5	Building Option 5	
Item	Minimum Required	Building Footprint (sf) = 4211	Maximum Allowed	GFA (sf) = 16082
Lot Area (sq. ft.)			Proposed 8148.75	Relief Required
Lot Occupancy (building area/lot area)	N/A		51.68%	NO
Floor Area Ratio (floor area/lot area)	N/A	8	1.97	NO
Parking Spaces	7		6	NO
Front Yard (ft. to the tenth)	0		12	NO
Rear Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)		12	NO
Side Yard (ft. to the tenth)	0, if provided: minimum width shall be three inches per foot (3 in./ft.) of building height, but not less than eight feet (8 ft.)		0	NO
Court #1, Open (width by depth in ft.)	If provided: Three inches per foot (3 in./ft.) of height of court, but not less than ten feet (10 ft.)		9.5' Wide	YES
Court #2, Open (width by depth in ft.)	If provided: Three inches per foot (3 in./ft.) of height of court, but not less than ten feet (10 ft.)	48' height x 3" = 12' min width	16.5'	NO
Height (ft. to the tenth)		110	48	NO

Building 10, Building 14, Building 16		Building Option 4	Building Option 4	
Item	Minimum Required	Building Footprint (sf) = 4620	Maximum Allowed	GFA (sf) = 17743
Lot Area (sq. ft.)			Proposed 8217	Relief Required
Lot Occupancy (building area/lot area)	N/A		56.22%	NO
Floor Area Ratio (floor area/lot area)	N/A	8	2.16	NO
Parking Spaces	7		8	NO
Front Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)		12	NO
Rear Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)		9	YES
Side Yard (ft. to the tenth)	0, if provided: minimum width shall be three inches per foot (3 in./ft.) of building height, but not less than eight feet (8 ft.)		0	NO
Court, Open (width by depth in ft.)	If provided: Three inches per foot (3 in./ft.) of height of court, but not less than ten feet (10 ft.)		N/A	NO
Court, Closed (width by depth in ft.)	Width: Four inches per foot (4 in./ft.) of height of court, but not less than fifteen feet (15 ft.); Area: Twice the square of the required width of court dimension		N/A	NO
Height (ft. to the tenth)		110	48	NO

C8.94

Building 11, Building 13, Building 17		Building Option 3		Building Option 3	
Item	Minimum Required	Building Footprint (sf) = 4590	Maximum Allowed	Proposed	GFA (sf) = 17760
Lot Area (sq. ft.)				8085	
Lot Occupancy (building area/lot area)	N/A		seventy-five percent (75%)	56.77%	NO
Floor Area Ratio (floor area/lot area)	N/A		8	2.20	NO
Parking Spaces	7			8	NO
Front Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)			12	NO
Rear Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)			9	YES
Side Yard (ft. to the tenth)	0, if provided: minimum width shall be three inches per foot (3 in./ft.) of building height, but not less than eight feet (8 ft.)			0	NO
Court, Open (width by depth in ft.)	If provided: Three inches per foot (3 in./ft.) of height of court, but not less than ten feet (10 ft.)			N/A	NO
Court, Closed (width by depth in ft.)	Width: Four inches per foot (4 in./ft.) of height of court, but not less than fifteen feet (15 ft.); Area: Twice the square of the required width of court dimension			N/A	NO
Height (ft. to the tenth)		110		48	NO
Building 12, Building 15, Building 18		Building Option 5		Building Option 5	
Item	Minimum Required	Building Footprint (sf) = 4211	Maximum Allowed	Proposed	GFA (sf) = 16082
Lot Area (sq. ft.)				8148.75	
Lot Occupancy (building area/lot area)	N/A		seventy-five percent (75%)	51.68%	NO
Floor Area Ratio (floor area/lot area)	N/A		3	1.97	
Parking Spaces	6			6	NO
Front Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)			12	NO
Rear Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)			0	YES
Side Yard (ft. to the tenth)	0, if provided: minimum width shall be three inches per foot (3 in./ft.) of building height, but not less than eight feet (8 ft.)			0	NO
Court, Open (width by depth in ft.)	If provided: Three inches per foot (3 in./ft.) of height of court, but not less than ten feet (10 ft.)		48' height x 3" = 12' min width	22.25'	NO
Court, Closed (width by depth in ft.)	Width: Four inches per foot (4 in./ft.) of height of court, but not less than fifteen feet (15 ft.); Area: Twice the square of the required width of court dimension		48' height x 4" = 16' min width Area = 2x16x16 = 512 sf	16.5' x 98.42' = 1,624 sf	NO
Height (ft. to the tenth)		110		48	NO

C8.95

Building 19, Fronting North Capitol Street		Building Option 6		Relief Required	
Item	Minimum Required	Maximum Allowed	Proposed	GFA (sf) = 43160	Relief Required
Lot Area (sq. ft.)			16898		
Lot Occupancy (building area/lot area)	N/A	seventy-five percent (75%)	68.43%		NO
Floor Area Ratio (floor area/lot area)	N/A	8	2.55		NO
Parking Spaces	16		16		NO
Front Yard (ft. to the tenth)	0		12		NO
Rear Yard (ft. to the tenth)	three inches per foot (3 in./ft.) of vertical distance from the mean finished grade at the middle of the rear of the structure to the highest point of the main roof, but not less than twelve feet (12 ft.)		12		NO
Side Yard (ft. to the tenth)	0, if provided: minimum width shall be three inches per foot (3 in./ft.) of building height, but not less than eight feet (8 ft.)		0		NO
Court, Open (width by depth in ft.)	If provided: Three inches per foot (3 in./ft.) of height of court, but not less than ten feet (10 ft.)		N/A		NO
Court, Closed (width by depth in ft.)	Width: Four inches per foot (4 in./ft.) of height of court, but not less than fifteen feet (15 ft.); Area: Twice the square of the required width of court dimension		N/A		NO
Height (ft. to the tenth)		110	48		NO

C8.96

DESIGN GUIDELINES

OWNER

DISTRICT OF COLUMBIA

**VISION McMILLAN PARTNERS
DEVELOPMENT TEAM**

EYA

JAIR LYNCH DEVELOPMENT PARTNERS
TRAMMELL CROW COMPANY

PROJECT DIRECTOR

ANNE L. CORBETT

MASTER PLAN ARCHITECT

EE&K A PERKINS EASTMAN COMPANY

LANDSCAPE ARCHITECT

NELSON BYRD WOLTZ

HISTORIC PRESERVATION CONSULTANT

EHT TRACERIES, INC.

PUBLIC ART CONSULTANT

CULTURALDC

LIGHTING DESIGNER

GEORGE SEXTON ASSOCIATES

CIVIL ENGINEER

BOWMAN CONSULTING

STRUCTURAL ENGINEER

ROBERT SILMAN ASSOCIATES

TRAFFIC CONSULTANT

GOROVE / SLADE

LAND USE COUNSEL

HOLLAND & KNIGHT

BUILDING ARCHITECTS

EE&K A PERKINS EASTMAN COMPANY

LESSARD DESIGN

MV+A / DAVID JAMESON

SHALOM BARANES ASSOCIATES

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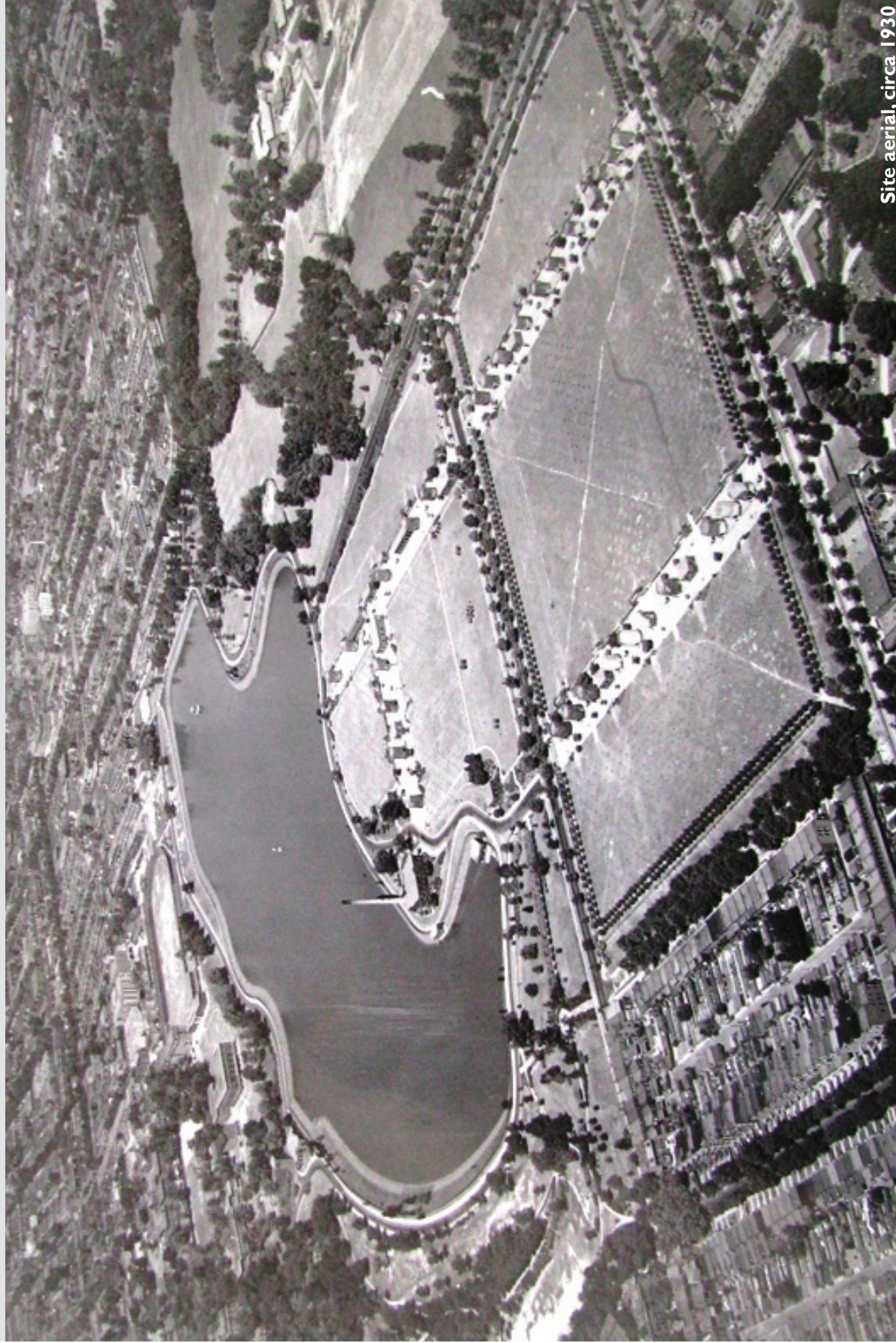
1: PRESERVE THE SITE AS A DISTINCT LANDMARK 4

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PROJECT BACKGROUND

SITE SIGNIFICANCE

The site of the McMillan Slow Sand Filtration Plant is significant to Washington, DC, as a unique historic landmark and a major public asset. The site occupies a key location within the extended boundaries of the City of Washington as envisioned in the McMillan Commission's Plan of 1901, and it exemplifies the influence of the City Beautiful Movement on public works at the turn of the twentieth century.

SITE HISTORY

The McMillan Site is a 24.69-acre parcel that was once part of the larger 92-acre McMillan Reservoir and Filtration Plant complex. The property is within the McMillan Park Reservoir Historic Landmark, which was listed in the District of Columbia Inventory of Historic Sites in 1991.

Constructed between 1902 and 1905, the McMillan Slow Sand Filtration Plant was the first large-scale water purification facility in Washington, DC. Although utilitarian in purpose, the complex was designed to be enjoyed by the public as a visual landmark, and its various buildings and structures are consistent with the ideals of the City Beautiful Movement.

Between 1907 and 1911, Frederick Law Olmsted, Jr. was retained to develop a landscape design to transform the larger reservoir and filtration plant site into a public park, beautifying the grounds with plantings and pedestrian paths. Open space for active recreation was located adjacent to the reservoir, and a perimeter pedestrian path was located on the site of the filtration plant.

The McMillan Site was enjoyed as a park until the 1940s, when it was permanently closed to the public during World War II. Operation of the filtration plant ended after the property was sold by the federal government to the city in 1986.

Since the sale of the property, the McMillan Site has been the subject of numerous studies and development proposals. Community members, historians, landscape architects, urban planners, engineers, and developers have spent years studying the site and determining its existing conditions and future potential.

SITE CONTEXT

Since the opening of the filtration plant in 1905, the site's context has evolved to include various neighborhoods, institutions, landscapes, and infrastructure, but the site itself remains a distinct and unique "island" within the city. As the city has grown up around McMillan, the site has become increasingly visible as a key convergence (or separator) of varied and diverse communities.

The dual role of the site as an individual landmark and urban nexus has informed the master planning approach for redevelopment.

MASTER PLAN

The Master Plan for the McMillan Site culminates years of study and community outreach. In 2006, the District of Columbia issued a request for proposals with the goal of attracting a developer to partner with the city government in the creation and implementation of a Master Plan. Vision McMillan Partners (VMP) was selected to lead the effort and has since engaged a team of design and planning professionals to work with the community throughout the process. VMP has coordinated with the McMillan Advisory Group* and conducted a series of workshops and outreach activities to ensure that plans for future use and redevelopment embody the community's vision for the property.

The Master Plan seeks to balance economic development with public benefit, historic preservation, and community amenities. The redevelopment will incorporate residential, office, and retail uses and a series of passive and active open spaces to support diverse recreational programming. The redevelopment will not only enhance the life of existing and new neighborhood residents, but also serve the various medical and educational institutions that play important roles in this area of the city.

The Master Plan incorporates approximately two million square feet of development and a holistic preservation strategy that will protect and enhance McMillan as a historically and culturally significant landmark in the city.

* McMillan Advisory Group (MAG) is a group comprised of citizen stakeholders, including members of civic associations, ANCs, and other community leaders from Wards 1 and 5.

McMILLAN FILTRATION PLANT
FACILITIES FOR WASHING
AND REPLACING SAND

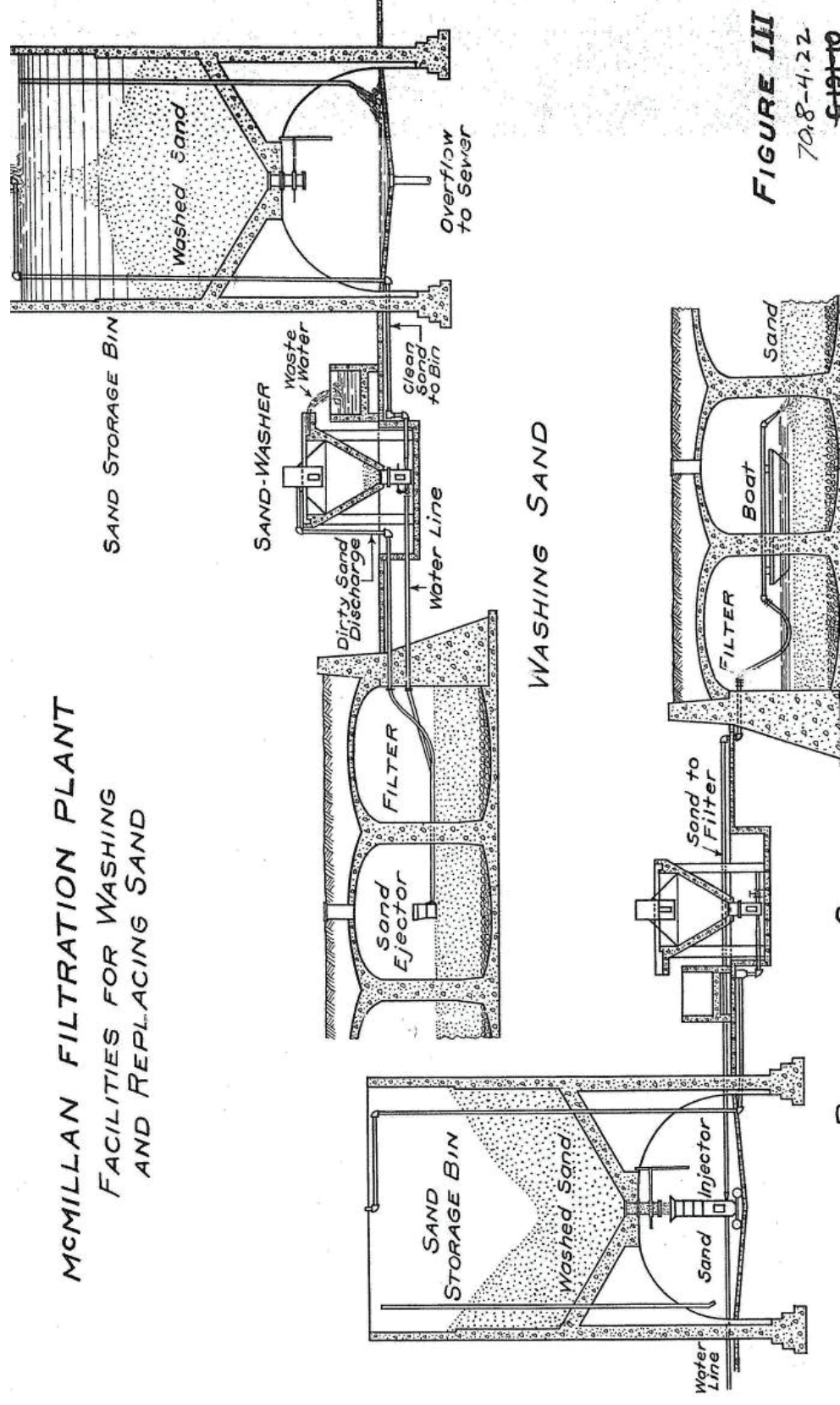


FIGURE III
 70.8-4.22
 C-191-10

Sand washing process, archival drawing, date unknown



McMillan Site, existing condition

DESIGN GUIDELINES

The opportunity is rare in our era to preserve and enhance a unique urban place in our nation's capital and to return a long-neglected landmark to the community. The Design Guidelines will direct the implementation of the Master Plan to ensure that this effort fulfills the potential promised by this site.

The Design Guidelines:

- Provide a framework for design that reflects community and stakeholder feedback, which was collected in a collaborative process throughout the initial phases of the project.
- Coordinate the design efforts of many architects, landscape architects, and engineers to produce a cohesive whole that is both unified and diverse.
- Ensure that all design efforts reflect and enhance the history of this important site.
- Provide clear strategies for creating a unique place that will be beautiful, memorable, urban, diverse, and inclusive.

Without being overly prescriptive about how the built environment should look in terms of style, the Design Guidelines provide strategies and direction for preservation, architecture, landscape, and urban design that will achieve a unified whole—a strong sense of place at McMillan.

These guidelines are intended to help create an urban place that will not only itself function as a new community, but will also integrate with its neighboring communities. Further, this new community will enhance the city as a whole, providing a highly visible example of creative reclamation of an abandoned site.

What is now an inaccessible void in the heart of the city will become a vital, interesting, and unique urban place. These Design Guidelines will ensure that the vision becomes reality.

MISSION

Vision McMillan Partners (VMP) is charged with the following mission:

Preserve and enhance McMillan's unique sense of place.

VISION

When complete, the 21st-century McMillan site will be a *cohesive and distinctive mixed-use neighborhood* that reflects the site's unique aesthetic, character, and history in its architecture and public space.

The redeveloped McMillan site will be clearly identifiable *inside and out* while at the same time connected to its surrounding neighborhoods.

Visitors and residents will be able to experience and learn about the site's critical role in public health and water filtration in the early 20th century. They will also be able to engage in healthy activities via expansive recreation opportunities, including a pool, splash fountain, play fields, and places for exercise.

These Design Guidelines will guide the development process toward fulfilling the vision—creating an urban place that gives new life to this landmark and extends the legacy of the McMillan Sand Filtration Site.

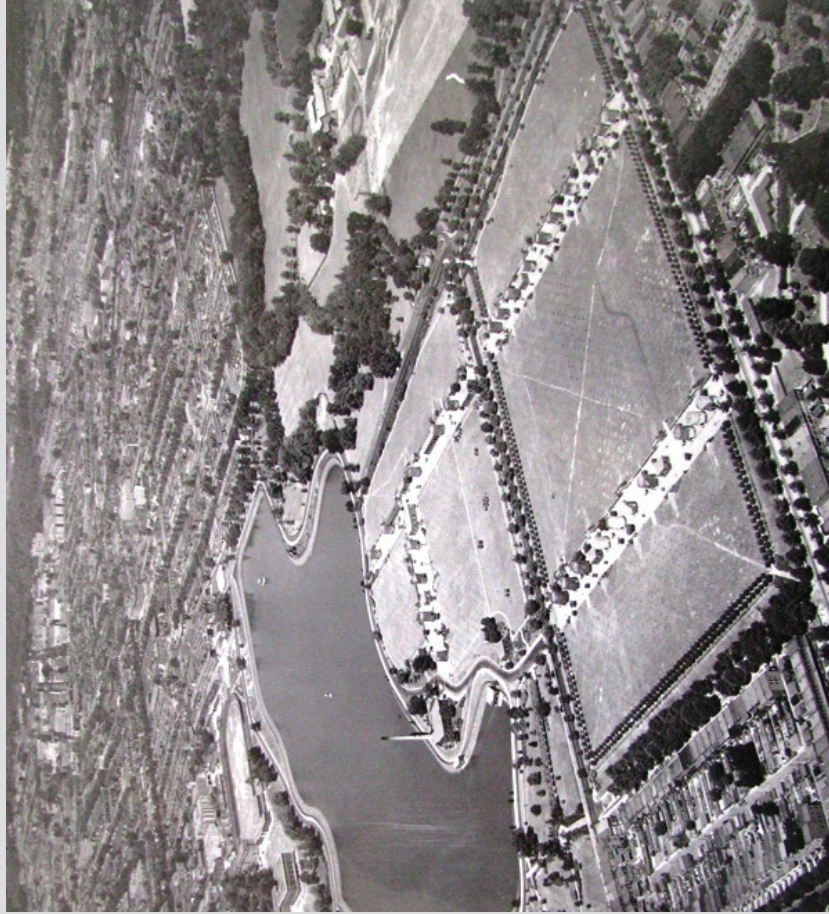
OBJECTIVES

Five objectives form the foundation of the Design Guidelines. Each objective is expanded with principles, strategies, and precedents in the sections that follow.

PRESERVE THE SITE AS A DISTINCT LANDMARK

OBJECTIVE ONE

Preserve the site as a distinct landmark, creating a cohesive built environment.



This objective addresses:

- a. External Experience
- b. Internal Experience
- c. The “Plinth”
- d. Edges
- e. Entryways
- f. Streetscape

A. EXTERNAL EXPERIENCE

At street level, on foot, bicycle or in a vehicle, the viewer should acquire a sense of the *unique totality of the place*, signaled by key distinguishing elements including preserved historic structures, topography, plant material, lighting, and streetscape.

B. INTERNAL EXPERIENCE

Inside the site, the viewer should experience a *consistent and unique environment* supported by the elements of the place: historic structures, new buildings, and landscape features, as well as pathways, lighting, signage, streetscape, and public art. The environment should be cohesive yet diverse. Views through and from the site should be preserved and enhanced, with special consideration for the view south to the Capitol.

C. THE “PLINTH”

The constructed plain or plinth—a series of flat, grass-covered surfaces that cover the roof structure of the underground filter beds—is a defining element of this landmark. *The plinth should be memorialized in the site design* to retain the unique sense of place it created. The site design should incorporate contiguous sections spanning the length and/or width of the site at the 170-foot elevation of the historic plinth.

D. EDGES

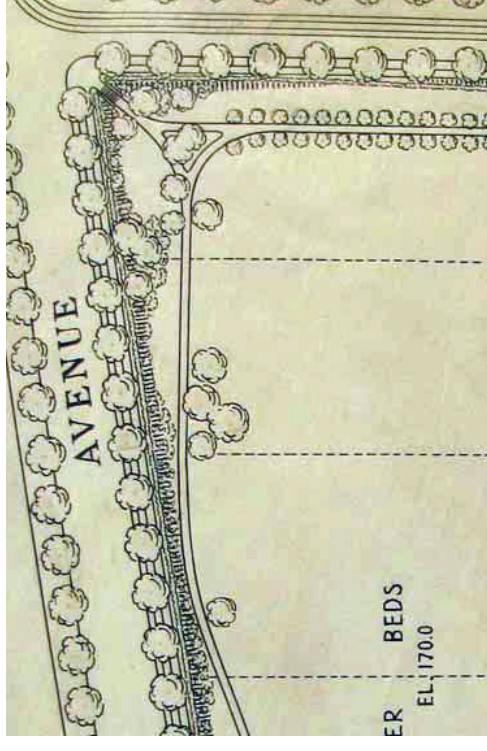
The site’s perimeter should retain a *clear and distinctive edge that visually communicates a sense of the place as a whole* and sets it apart from the surroundings. The re-creation of the Olmsted Walk and its associated landscape should clearly define the perimeter. The constructed “berms” that currently edge the site, both “positive” (sloping up from the street) and “negative” (sloping down from the street), should be conceptually integrated and/or referenced in the new site design, without compromising pedestrian and vehicular access, views, and public safety.

E. ENTRYWAYS

Major entrance points should welcome people arriving at the site. These entryways should have a consistent and celebratory character, and should be scaled appropriately for the site and immediate context. When entering the site through these entryways, a sense of threshold and arrival at a unique place should be experienced.

F. STREETSCAPE

Streetscape is one of the most effective ways to create a cohesive urban environment. The streetscape at McMillan should set this place apart from its surroundings, celebrating its unique character. Elements of streetscape design include: sidewalks, crosswalks, and street paving; trees, tree boxes, and other bio-retention basins; street lamps, furniture, and trash cans. The design of these elements should be informed by the site’s historic conditions.



Detail, Olmsted, Jr. plan, circa 1911



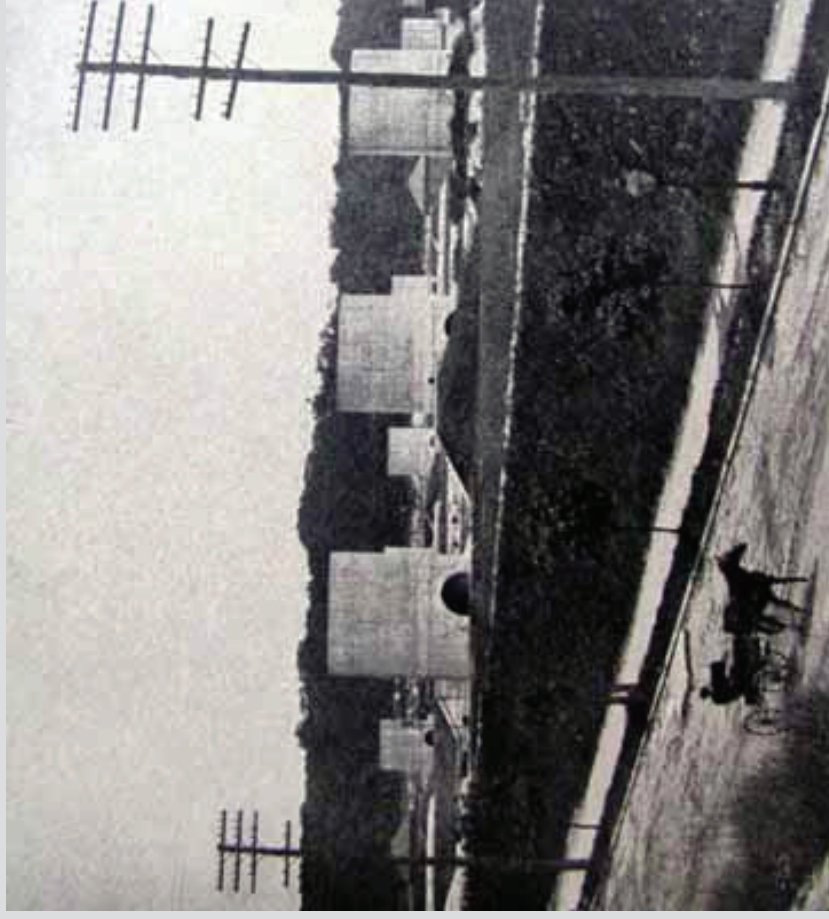
Corner stair, existing condition



Perimeter path, circa 1946

OBJECTIVE TWO

Preserve and celebrate the historic significance of the site.



This objective addresses:

- a. People
- b. Place
- c. Purpose

A. PEOPLE

Honor the landmark's association with Senator James McMillan and landscape architect Frederick Law Olmsted, Jr.

B. PLACE

Tell the story of the McMillan Sand Filtration Site through interpretive programming. *Reveal and interpret the site's character, history, and function* in the context of the city's growth in the early twentieth century.

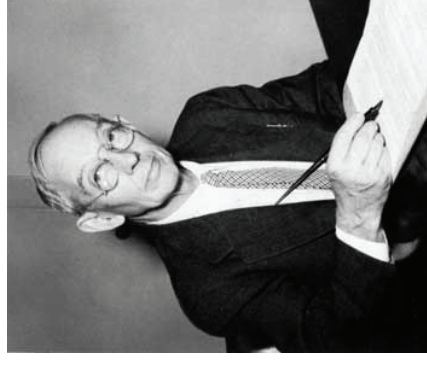
C. PURPOSE

Incorporate the *theme of water* throughout the site, considering the act of filtering water and the role of sand in the process.

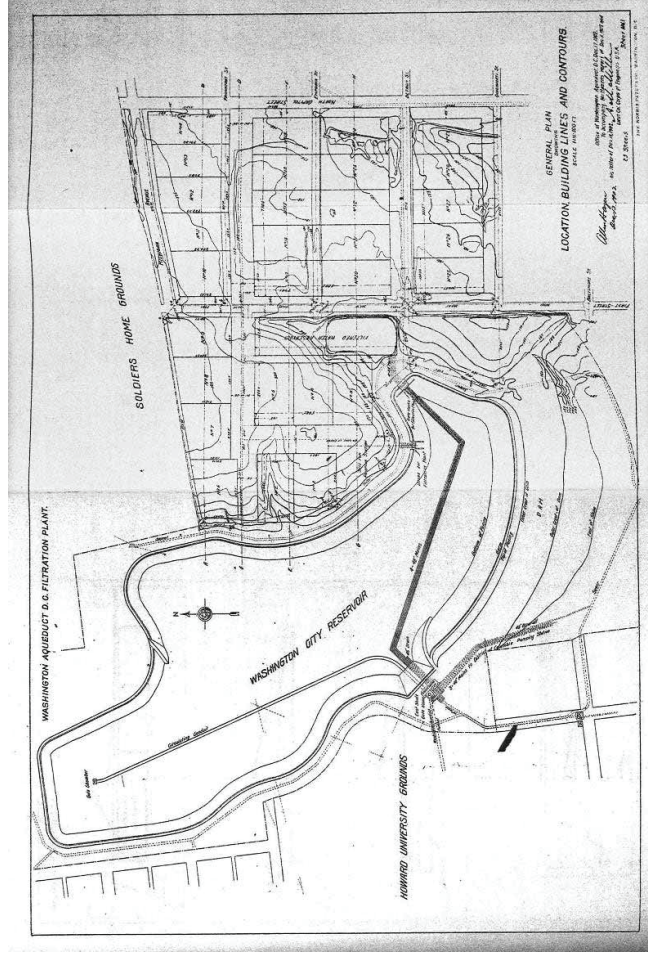
- i. Create distinctive water elements throughout the site that can be actively and passively experienced; and
- ii. Create a state-of-the-art stormwater management system on site to capture, retain, and reuse stormwater as extensively as possible, exposing the mechanics of water filtration in the stormwater management system, and incorporating bio-retention systems into the landscape design.



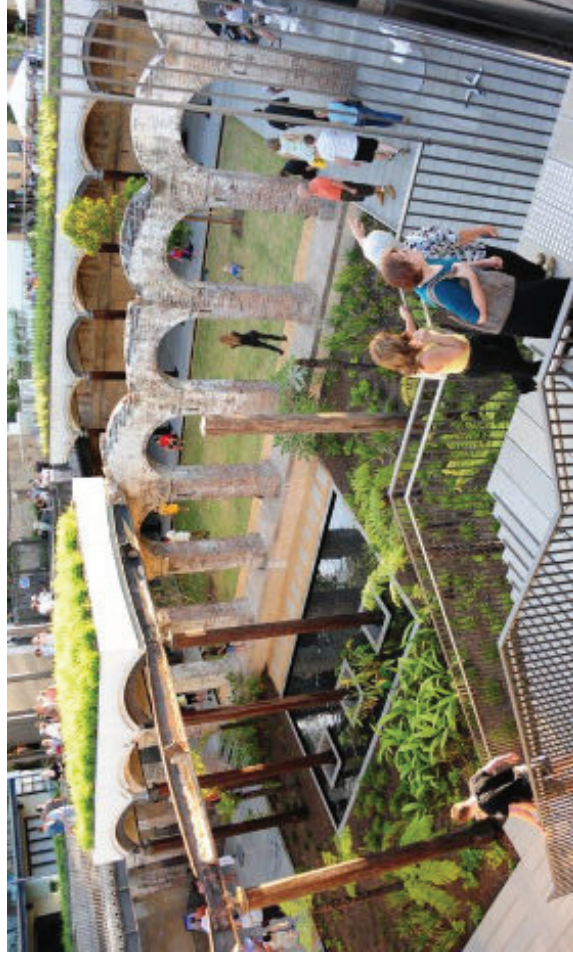
Sen. James McMillan



Frederick Law Olmsted, Jr.



Overall site plan for reservoir and filtration plant, circa 1902



PRECEDENT: Paddington Reservoir Gardens, Sydney (Tonkin Zulaikha Greer Architects)