

PRESERVE, RESTORE, & ADAPT HISTORIC RESOURCES

OBJECTIVE THREE

Preserve, restore, and adapt the site's characteristic historic resources. Retain sufficient historic integrity of the landmark to convey its significance to the history of public works, water purification, and landscape architecture.



This objective addresses:

- a. Built Resources
- b. Landscape Resources

A. BUILT RESOURCES

Preserve and allow for future adaptive reuse of existing above- and below-ground historic built resources. Ensure that the treatment of retained historic resources is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Integrate these resources into the site design and program.

- i. Retain below-ground spaces sufficiently sized to preserve the expansiveness and distinctive repetitive structure of the *filter beds*. Where appropriate, associated portals and entrance ramps should be retained as primary access points to underground space.
- ii. Preserve and adapt both *service courts* and the buildings within them.
- iii. *Manholes and manhole covers* associated with preserved filter beds should be preserved with any necessary modifications for public safety. Manhole covers associated with demolished filter beds should be adaptively reused on the site.
- iv. Relocate and restore the *historic McMillan Fountain* in a publicly accessible, highly visible location on the site.

B. LANDSCAPE RESOURCES

Integrate preservation and adaptive reuse of historic resources into the design of open spaces.

- i. Preserve the site's clear *tripartite organization and trapezoidal footprint*. The site design should use simple geometries that relate to the original site layout.
- ii. Convey a sense of the *unique man-made topography of the landmark*. Physical and/or interpretive evidence of the site's defining topographic features (underground filter beds, service court level, raised plain/plinth) should be provided at key locations.
- iii. Recall aspects of Olmsted, Jr.'s *original landscape design* in the landscape and park design for the site.
 - 1. Incorporate a perimeter pedestrian path that recreates or interprets the historic "Olmsted Walk."
 - 2. Reconstruct corner stairs where appropriate.
 - 3. Incorporate Olmsted's original planting lists in the landscape palette for the site. Substitute native, pest-resistant, and/or drought-resistant species where appropriate.



Filter bed ramp, existing condition



Manhole opening, existing condition



Perimeter walk and "plinth," circa 1910



Ulmus americana
Elm



Castanea speciosa
Northern Catalpa



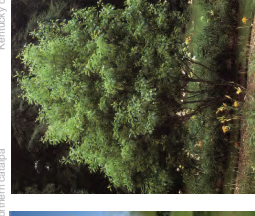
Gymnocladia dioica
Kentucky Coffee Tree



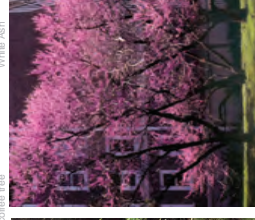
Fraxinus americana
White Ash



Prunus pennsylvanica
Flowering Dogwood



Fraxinus splanchnia
Franklinia



Cercis canadensis
Eastern Redbud



Chionanthus virginicus
Frage Tree

Select trees from Olmsted's plan

OBJECTIVE FOUR

Create a cohesive and accessible urban community that connects to the surrounding neighborhoods.



This objective addresses:

- a. Permeability
- b. Approachability
- c. Walkability
- d. Land Use & Building Massing

A. PERMEABILITY

Increase access to and permeability of the site by adding through streets and paths.

B. APPROACHABILITY

Use edges, streetscape, and public spaces to form a *distinct and memorable place that is inviting, not walled-off or exclusive*, in character.

C. WALKABILITY

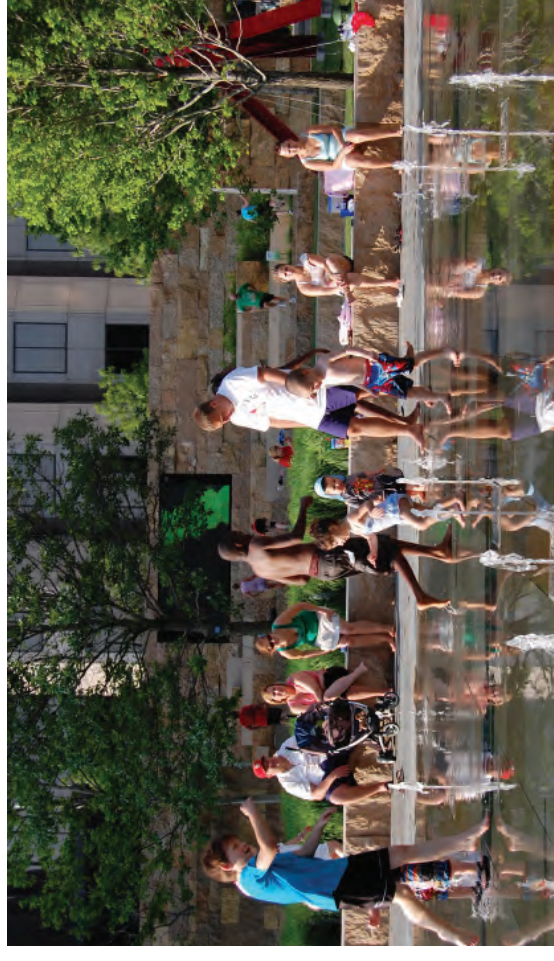
Develop a *superior pedestrian environment* with public parks and open spaces, great streets with retail, a grocery store, and restaurants, and access to multiple transit modes.

D. LAND USE & BUILDING MASSING

Select and locate land uses to promote an *economically thriving, diverse, and safe mixed-use urban community*. Relate building massing to the surrounding neighborhoods.



PRECEDENT: City Garden, St. Louis (Nelson Byrd Woltz)



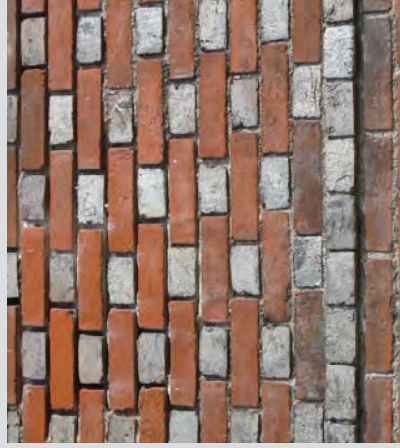
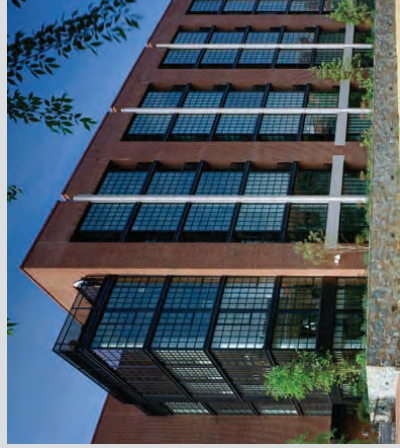
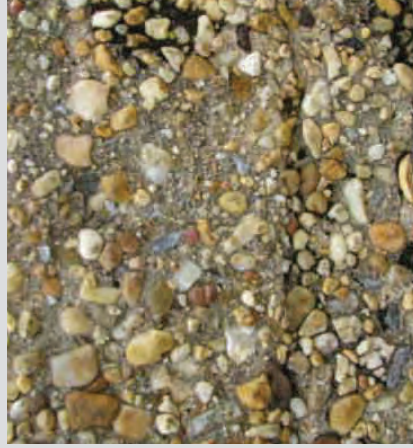
PRECEDENT: City Garden, St. Louis (Nelson Byrd Woltz)



PRECEDENT: Thriving mixed-use streets, Washington, DC

OBJECTIVE FIVE

Design landscape and architecture that reinforces McMillan’s unique sense of place and complements historic resources.



This objective addresses:

- a. Respect for Historic Elements
- b. Cohesion
- c. Water & Health
- d. Industry
- e. Repurposing Found Materials

A. RESPECT FOR HISTORIC ELEMENTS

Give historic resources pride of place through respectful and compatible new landscape and architecture.

- i. *The service courts comprise the iconic urban framework of the site. All new landscape and architecture adjacent to the service courts should reinforce their role as character-defining urban corridors.*
- ii. *The cylindrical sand storage bins are the iconic above-ground structures of the site. The forms, proportions, materials, and colors of new buildings should be distinct from but complementary to the sand storage bins.*
- iii. *The regulator houses and filter bed porials, characterized by their human scale, varied materials, and fine architectural details, contrast with and complement the monolithic sand storage bins. New architecture on the ground/base levels facing the service courts should likewise relate to the human scale and provide visual contrast with the sand bins.*
- iv. *Restored, adapted, or recreated filter beds should retain and enhance the unique spatial character and repetitive structure of the below-grade cells.*

B. COHESION

Create a sense of cohesion in the design of landscape and architecture.

- i. New landscape and architecture should be *additions that enhance the landmark.* As such, they should reference the site’s history and heighten the experience of the site.
- ii. Landscape and architecture should reinforce the site’s *unified identity along the perimeter.*
- iii. Landscape and architecture should employ *a consistent and limited palette* of forms, geometries, rhythms, materials, and colors that relates to the site’s historic resources.
 - a. *Paving patterns, materials, and colors, lighting, street furniture, and other streetscape elements should reference and, where appropriate, replicate the historic site palette.* Clear visual distinction should be made between restored/recreated historic elements (service courts, the Olmsted walk, corner stairs) and new elements (gardens, parks, open spaces, paths, and streets that did not exist in the original plan).
 - b. *Overall building forms and geometries should be rational and straightforward* to reflect the site’s logical organization and the historic structures’ formal simplicity. Pronounced eaves, gables, cornices, and other similar projecting architectural features are discouraged. However, systematic layering and variation of façade elements is appropriate and encouraged.

C. WATER & HEALTH

Where appropriate, incorporate the theme of water capture and filtration in new buildings, as functional and/or aesthetic design elements.

D. INDUSTRY

Integrate materials that recall the industrial nature of historic resources on the site.

E. REPURPOSING FOUND MATERIALS

Integrate materials found on site or resulting from demolition into new components of the landscape and architecture.



Grids, existing



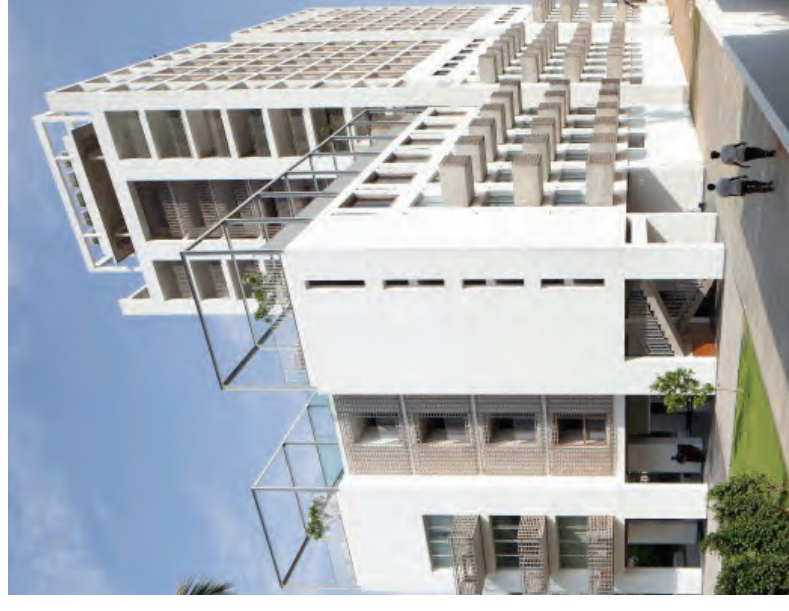
Material and color palette, existing

A. COHESION GUIDELINES

There are four architectural types that make up the McMillan project. A public community center, row houses, mixed use medical office buildings, and mixed use multi-family buildings. It is a stated goal to have all these building types look like they belong together, while at the same time keeping the project in total looking like a place apart from the rest of the city. The buildings need to both look right together and to draw a distinct difference with the architecture that surrounds them - to keep McMillan looking like the unique and special precinct it has always been.

- i. *There must be a unified palette that all the buildings adhere to*
- ii. *The materials used by the architects will express a sense of both the raw qualities found in the sand bins and filtration beds with the refined qualities found in the regulator house.*
- iii. *The color and orientation of the building fenestration will be similar. Dark frames oriented vertically is strongly suggested.*
- iv. *All buildings will employ simple geometries and massing strategies.*
- v. *The row houses will be composed as single facades along the length of each grouping.*
- vi. *The North Service Court will have the following guidelines that are specific to it:*

- a. *Each building will have a podium expressed similarly to the other buildings that will employ a concrete color that recalls the historic North Service Court wall.*
- b. *Each building will set back off this podium between 15 and 30 feet, and have a usable terrace level. Plantings overhanging this wall are encouraged.*
- c. *The podium will have a canted wall as the original service court wall employed. A superficial pattern recalling the silos is also encouraged.*
- d. *Storefronts design guidelines will be provided in the following section.*



B. INFLUENTIAL IMAGES

These images served as sources of design ideas for the McMillan architectural cohesion guidelines.

- i. *Massing is simple and aligned with property lines*
- ii. *Simple charcoal & white color palette*
- iii. *Generally solid walls with vertical punched openings*
- iv. *Row houses are composed as single building elevations*

C. COLOR PALETTE



Primary Building Color



Fenestration, railings and secondary building color



Highlights, small elements and tertiary building color

