

Date: June 2014

To: District of Columbia Zoning Commission

Subject: McMillan Redevelopment
Post-Hearing Submission
Preliminary plan for Site Management,
Operations & Maintenance

From: Vision McMillan Partners ("**VMP**")

VMP has prepared a preliminary outline of the Site Management, Operations & Maintenance strategy for the McMillan redevelopment project (the "Project"). VMP will create a project association or business improvement district which we are calling the McMillan Public Space Partnership (the "Partnership"). The Partnership will provide an operating framework to maintain and program the public space within the McMillan redevelopment, including the park and open space, the historic resources, streets, streetscape, furniture and fixtures.

Structure

VMP will create the Partnership as a not-for-profit corporation, governed by a board of directors, with the mission of high quality maintenance and programming of the public assets at the redeveloped McMillan Sand Filtration site. The board of directors will be responsible for the strategic planning and implementation of the goals and objectives. Their oversight will include financial planning, management and reporting to the public.

The Partnership will develop an annual operating budget. Income may be both earned and contributed. Earned revenue may include contractual income, fees from property owners, parking revenues, rental income and other service fees. Contributed income may include grants, donations or other contributed income. Expenses will include, but are not limited to, personnel, programming expenses, repairs and maintenance, utilities, insurance and other occupancy costs associated with assets for which the Partnership is ultimately responsible. Based on research of other similar organizations responsible for parks and public space in the District, e.g. Canal Park and Yards Park, we expect the operating budget to be approximately \$1M annually.

Asset Management

As its primary function, the Partnership will maintain and program most, if not all the public assets, on site via an agreement with the owner(s), i.e. the District of Columbia. These assets are expected to include:

- Parks and open space
 - The 8-acre southern park, including the South Service Court, stormwater pond and outdoor play areas;
 - the North Service Court;
 - the Olmsted Walk;
 - the Healing Garden;
 - Cell 14 (when decommissioned by DC Water).
- Historic resources
 - 20 sand bins or silos;
 - 4 regulator houses;
 - Sand washers;
 - Two underground sand filtration beds.
- Public Art
- Streets
 - Paving, crosswalks, curb and gutter;
 - Trees, tree boxes, planting strips and rain gardens;
 - Light fixtures;
 - Benches, bike racks, trash cans and any additional hardscape features.

The Community Center is expected to be managed and operated by the District's Department of Parks and Recreation (DPR).

All assets will be open and accessible to the public throughout the year as appropriate given public safety and weather issues. Similar to other District public parks, the Partnership will mitigate potential risks and promote public safety by: 1) developing and publishing park rules and regulations, and 2) employing security measures, equipment and personnel, as appropriate. Programming will be developed to activate the various public spaces on site, with an eye toward serving local area residents first and foremost. In keeping with the Vision Principles guiding the master planning of the site, the Partnership will ensure the historic legacy remains a vital part of the site experience, while promoting the site's history through educational and preservation programming.

The streets will be publicly accessible at all times and maintained by the Partnership. The curbside management strategy will be developed as recommended by Gorove/Slade (see Exhibit #) and in coordination with DDOT, so the experience will be no different than a typical street.