

Case 13-14
May 13, 2014

Chairman Hood, Commissioners:

My name is Betsy McDaniel. I am a homeowner on First Street in Bloomingdale.

If I said "DC - 1987," I doubt the sale of the McMillan filtration site would come to mind. You might think about the difficult time this city was enduring with the rise of crack cocaine use and a frightening homicide rate. The DC government at the time could have made the right choice to purchase the open green space for a park. Instead they opted to purchase it for development and the first suggested use of the site was a new jail. Many other ideas have come and gone, while DC has neglected the historic site.

The current plan wants to develop large portions of the site with traffic producing medical buildings while this area of the city is cited as underserved by green space and recreational facilities. We shouldn't be buying Pepco owned property next to a railroad track as DC has done for NoMa, when we own this beautiful land with amazing views.

Land is a finite resource, and DC should make the best of what they own. If all of our public land is developed, where will residents, at least in this part of the city go to find open green space?

CONCERNS ABOUT THE PLAN AND THE PROCESS

Bloomingdale has contributed enough

In 1901, as officials worked to select a site for the slow sand filtration plant, Bloomingdale, as it is now, was one of the hottest selling developments outside of the l'Enfant City. Land that had been platted for more rowhouses was chosen as the site to purify the city's water supply instead. It would become an important jewel in the Emerald Necklace envisioned by the McMillan Commission. While the earliest buyers lost out on additional new neighbors, they gained a large park with magnificent views and cooling breezes in the summer. It was touted as the healthiest place to live. Residents eventually enjoyed the benefits of a large playground, a roadway around the reservoir for their new fangled automobiles, and breathing room not found downtown.

Then came World War II and residents lost their playground and access to all area of McMillan Park. They also lost one of the most popular and beautiful fountains in the city.

Later, Bloomingdale residents on North Capitol had their front yards taken away and their stoops amputated so that North Capitol Street could provide an expressway into the city. Residents of Rhode Island Ave and Florida Avenue have suffered the same indignity.

Traffic

McMillan Park is not located in the typical grid pattern as most areas of the city are. There are two North/South corridors - First St, NW, and North Capitol Street. and one East/West route - Michigan Avenue. Surrounded by the Hospital Center/Soldiers' Home, the Reservoir and Howard University, and several cemeteries. the site is trapped in a traffic desert . When there is congestion on the main arteries, there is no where to go except the neighborhoods, and the roads cannot handle the overflow now, much less with future development.

ANC - does not represent the concerns of its constituencies

In 2012, after ANC5C voted to support the proposed VMP plan, the Bloomingdale Civic Association passed a resolution of "no confidence."

Redistricting precipitated proposals for absurd gerrymandering that would only serve to disenfranchise Bloomingdale residents, in general, and in the McMillan process in particular. After a long Council hearing, much citizen lobbying, and a Councilmember resigning in disgrace, Ward 5 regained a more logical Advisory Neighborhood Commission map.

in 2013, ANC5E voted to support this PUD, without having seen it, violating their own bylaws that require community input. They then rejected the Bloomingdale Civic Association's request, as well as one from the Stronghold Civic Association, to rescind the letter of support.

Chairman Hood asked a Park View resident about the level of support in that neighborhood, which happens to be on the other side of that transportation desert from the site Please note that when DMPED came to an evening meeting in Bloomingdale, approximately one hundred residents attended, most waiting patiently to express their opposition to the VMP plan. This meeting should reflect the sentiment of neighbors, and carry more weight, than a party that Park View residents enjoyed.

Conclusion

Washington can grow and flourish, and welcome new residents with housing in all price ranges. But we can do so without demolishing one of the few city-owned historic properties Let us respect the innovative leaders and the hard working laborers, who were able to create a water filtration system that could save lives, beautify the city, and provide open space and recreational opportunities.

CBA REQUESTS

Filtration Cell

VMP says they will repurpose two cells - Cell 14, after DC Water has finished using it for storm water management, and a partial cell, which will be open from the recreation center. These plans always come with a caveat that they will be implemented, if feasible. At least one additional cell must be protected now, with a guarantee from VMP that they will preserve it as an entire cell. Don't let future citizens look back and wish that we had done the right thing in 2014 and saved an historic cell. Mistakes are made, and you can tear down an ugly building, but you cannot rebuild those cells

McMillan Fountain

Personally, the most important benefit that VMP can offer Bloomingdale, and the city, even the nation, is to restore and return the McMillan Memorial Fountain to a prominent location where it can be enjoyed by all. Currently it is behind a guarded fence at the Reservoir, inaccessible to all but the ACOE, Give the fountain back to DC residents and the citizens of Michigan who gave it to us, and to the art lovers from around the world.

The "McMillan Master Plan Design Guidelines" that VMP presented to the community two years, ago offered to "relocate and restore the historic McMillan Fountain in a park on the site." Let's make this happen!

Views

These guidelines also proposed to "preserve and enhance views through, to and from the site" In the Traceries report, they offer "Treatment Approach Guidelines." The preservation treatment for the "external views" is: "All vertical development would be arranged to ensure that significant external views remain unobstructed."

SUMMARY of CBA REQUESTS

So, I implore you, if you approve this massive project and the devastating traffic that will ensue, please ensure that the CBA provides some concessions to the residents - protect the views, preserve and rehabilitate at least one additional cell, and restore the fountain and put it in the park area where it can once again overlook Washington.

Bloomingdale has had good times and not so good times. This is not the time to halt the progress we have seen in the last years when there is other land in Ward 5 that would provide a better location for an auto-centric development

Thank you for allowing me to present my concerns and requests, Betsy McDaniel







A-29 : Plat of subdivision for Dobbins' Addition , on site of current McMillan Sand Filtration Site, 1899. courtesy of the Washington Aqueduct Archives

DAY AND NIGHT MEN LABOR TO GIVE WASHINGTON PURE WATER



FLOOR OF A FILTER BED. Down Under the Earth Broad Expanse of Concrete Will Be Foundation for the Bed That It to Make Pure the Water Furnished Washington.

Twelve Hundred Men Strive Mightily on Filtration Plant to Finish Within Time and Remove Menace to City's Health.

DAY and night men labor to give Washington pure water. The work is so important that it is being carried on through a system known as the "day and night" system. This system is being used to finish the filtration plant within time and remove the menace to the city's health.

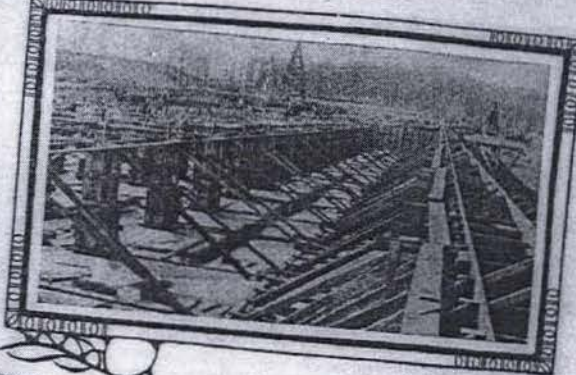
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AN IMPROVEMENT ON HOUSEHOLD FILTERS

And that's rather more than the ordinary household filter will accomplish. My own actual analysis convinced me that the water from the tap—in fact, in any quantity of it may be taken at once from the tap—contains a large quantity of bacteria. My own actual analysis convinced me that the water from the tap—in fact, in any quantity of it may be taken at once from the tap—contains a large quantity of bacteria.



FORMS FOR WALLS AND PIERS. Into the Wooden Molds Here Shown the Concrete Is Poured and Remains Until It is Hardened and Ready to Keep Its Long Vigil.

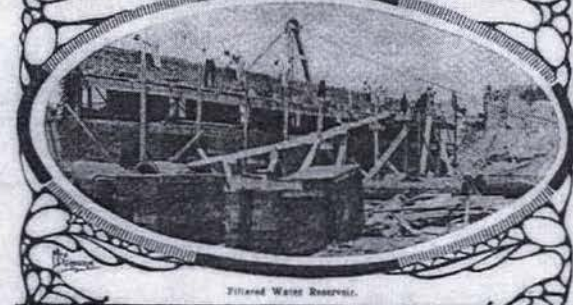
Vast Columns and Walls of Concrete Rise to Form the Basins in Which the Water Supply of the Future Will Be Stored.

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Filtered Water Reservoir.



THICK CONCRETE WALLS RESIST PRESSURE. Thick and Strong, the Walls Are Designed to Resist the Onslaughts of Water the Future Emergency May Bring to Be Faced Against Them.

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STORIES TOLD OF AND BY MEMBERS OF CONGRESS

LUCKY LON LIVINGSTON, who represents the Fifth Congressional District of Virginia, told a story about a man who was killed by a horse.

When the story is completed it will be found that the man who was killed by a horse was a member of the Fifth Congressional District of Virginia.

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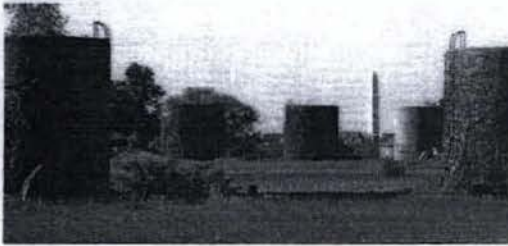
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McMILLAN MASTER PLAN DESIGN GUIDELINES

1 PRESERVE THE UNIQUE SENSE OF PLACE

- Reflect the site's unique aesthetic, character, and history in all planning and design for new development.
- Create a built environment that is harmonious with its surrounding context but preserves the site as a distinct landmark.
- Draw inspiration from the existing palette of architectural rhythms, forms, and materials that define the historic character of the site for the design of new buildings and landscape.
- Honor the landmark's association with Senator James McMillan and Frederick Law Olmsted.
- Preserve the original tripartite organization and trapezoidal footprint of the site and use a simple geometry relating to the original overall site grid.
- Preserve and enhance views through, to, and from the site.



2 PRESERVE HISTORIC SIGNIFICANCE OF THE SITE AND ITS HISTORIC 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.
- 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.
- Celebrate the character and history of the site through interpretative programs.
- Preserve and allow for future adaptive reuse of existing historic built resources.
- Relocate and restore the historic McMillan Fountain in a park on the site, as its original location is no longer accessible to the public.
- Recall aspects of the original landscape design by Olmsted Jr. in the landscape and park design for the site.



3 CREATE A VIBRANT NEIGHBORHOOD

- Provide diverse urban uses, architecture, and
- Connect the site design of common themes: public sustainability, and pres
- Design spaces to attract that promote a safe an
- Place service and retail distance of residents, n office workers to ensur



6 PLACE PLANNED USES TO ADD CHARACTER AND VALUE

- Relate blocks with a medical usage to the medical uses across Michigan Avenue.
- Establish commercial uses that are accessible to both the office complexes and the surrounding neighborhoods.
- Extend low-scale residential use of Bloomingdale at the site's southern border into the southern portion of the site.
- Distribute and program various open spaces to respond to adjacent uses in the site and in the surrounding neighborhood.
- Design the area near the north service court with an urban commercial character and the area near the south service court with a residential character in response to the placement of these varied uses.



7 DESIGN HISTORICALLY AND CONTEXTUALLY COMPATIBLE ARCHITECTURE

- Give historic resources pride of place through respectful and compatible new architecture.
- Encourage the use of both historical and contextual precedents that relate to the industrial past of the site and the existing residential architecture of the surrounding neighborhoods.
- Increase building height towards the northern portion of the site, away from low-scale residential buildings.
- Use a design palette that relates to the historic materials palette and geometry documented on the site.



8 INTEGRATE SUSTAINABLE DESIGN AND DEVELOPMENT

- Build to a standard that LEED Neighborhood De
- Integrate adaptive reuse below-ground resource and program.
- Utilize progressive and storm water managem
- Encourage the use of n
- Build green roofs where
- Ensure long-term sustai storm water managem
- Integrate materials four demolition into new co



LEARN MORE AT WWW.ENVISIONMCMILLAN.COM



F-3: View of McMillan Fountain in operation (undated)
Washington *Evening Star*, from June 17, 1949 article written after fountain had been moved off the site
Courtesy of the Martin Luther King, Jr., Memorial Library