

The McMillan site, a rare surviving example of a slow sand filtration plant at an urban scale in the United States, is within the McMillan Park Reservoir Historic Landmark. The site holds historical and architectural significance, exemplifying the design quality and innovation of public works and the “City Beautiful” movement at the turn of the 20th century. Preserving and making the McMillan site accessible to the public is an integral component of the master plan and a major public benefit of the PUD.

Preservation Strategy

Preservation of the McMillan Slow Sand Filtration plant is critical to the success of the site’s redevelopment. Preservation must ensure that the landmark continues to convey its unique character and its significance to the history of public works in the city and the country.

To this end, the Master Plan incorporates a holistic preservation strategy that is based on a thorough analysis of the site’s historic significance and integrity. The strategy includes the preservation and adaptive use of historic built resources, the development of interpretive programs, the incorporation of significant views and landscape features, and the implementation of design guidelines.

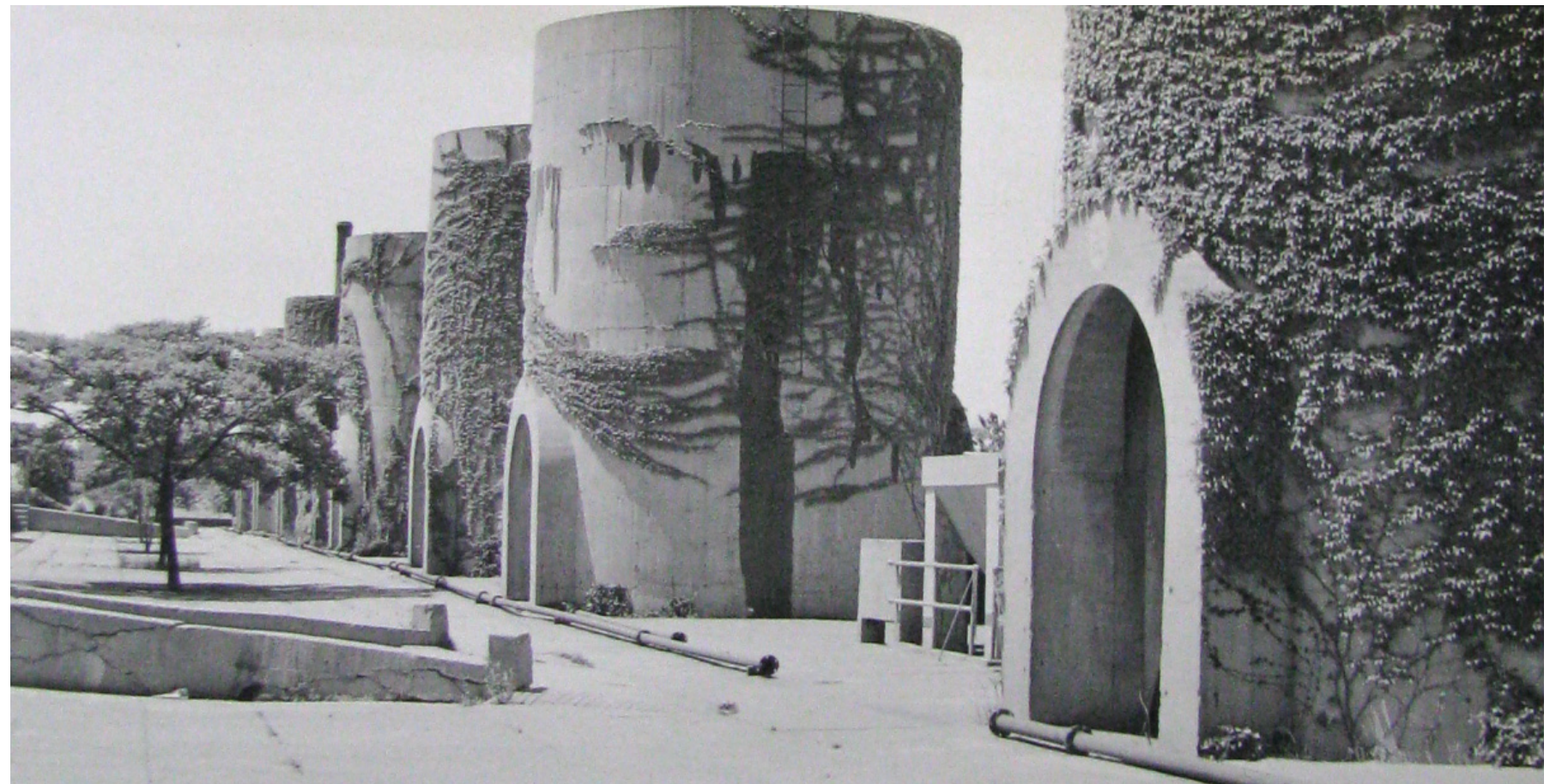
Built Resources

The strategy for the preservation of historic built resources on the site is based on the resource-specific treatment recommendations provided in the McMillan

Sand Filtration Plant Historic Preservation Report (2010). These recommendations reflect the relative importance of the resources to the significance of the landmark.

The design guidelines provide direction on the treatment of these resources and address the character distinctions between above-ground and below-ground resources. The preservation strategy for built resources is summarized as follows:

- *Above-Ground Buildings and Structures:*
 - o *Regulator Houses:*
All regulator houses (4/4) will be retained in place and adaptively re-used as appropriate and feasible.
 - o *Sand Bins:*
All sand bins (20/20) will be retained in place and adaptively re-used as appropriate and feasible.
 - o *Sand Washers:*
At least one sand washer (1/12) will be preserved, with the possibility of relocating and adaptively re-using select sand washers as landscape features within the site’s various open spaces.
 - o *Service Court Walls and Portals:*
A majority of the walls and portals in the south service court will be retained, including stairs and ramps where possible. These features will be incorporated into the park design and the residential development to the north. The walls, portal, and stairs associated with Filter Bed 14 adjacent to the North Service Court





will be preserved to provide an intact example of the resource type.

- *Below-Ground Buildings and Structures:*

- o Filter Beds:

Underground Filter Beds 14 and 28 will be preserved. Filter Bed 14 will be preserved as an intact artifact in the northeast corner of the site. A substantial portion of Filter Bed 28 will be incorporated into the south park design.

Adaptive Re-Use

The slow sand filtration plant is no longer in operation and its historic use is obsolete. The master plan encourages the adaptive re-use of the retained historic resources.

Landscape and Views

The views and landscape resources on the McMillan site are key character-defining features of the landmark; they are incorporated into the master plan to enhance the quality and character of the redevelopment. Although many of the landscape features designed by Frederick Law Olmsted, Jr., are no longer intact, the new landscape design will honor his design intentions through the restoration of a perimeter pedestrian path and the selection of new plantings. Open space and new buildings have been configured to preserve and enhance some of the site's most significant views.

Interpretive Programs

A significant component of the public benefits afforded by the master plan is the incorporation of an interpretive program to preserve and celebrate the site's historical and architectural significance. A holistic interpretation of the landmark requires a variety of mediums that appeal to a range of ages and interests. The quality and content of the interpretive program is of key importance to its viability and success.

Design Guidelines

The master plan is accompanied by design guidelines that will ensure that the redevelopment preserves McMillan as a distinct landmark while shaping a built environment that exists harmoniously in its urban context. The design guidelines provide direction on how to:

- Define the existing and historic character of the landmark;
- Preserve and adapt the historic resources on the McMillan site;
- Design a public realm and built environment that is compatible with the site and its context; and
- Achieve the urban design principles and objectives established in the Master Plan.