

McMILLAN COMMUNITY CENTER, PARK & PLAZA

COMMISSION OF FINE ARTS PRESENTATION

18 JUNE 2020





AGENDA

- 1. PROJECT CONTEXT AND HISTORY**
- 2. FINAL DESIGN**
- 3. COMMUNITY CENTER**
- 4. OLMSTED WALK & MEMORIAL FOUNTAIN**
- 5. PLAZA**
- 6. FILTER CELL 28**
- 7. RECREATION SPACE**
- 8. SOUTH SERVICE COURT**

1

**PROJECT CONTEXT
AND HISTORY**

PLAN REFINEMENTS LIMITED TO
THIS AREA OF THE MASTER PLAN





First St. NW

North Capitol St.

Channing Street



2 FINAL DESIGN



Approved Concept Design, October 2016



Final Design, June 2020

U.S. COMMISSION OF FINE ARTS

ESTABLISHED BY CONGRESS 17 MAY 1910
401 E STREET, NW, SUITE 312 WASHINGTON, DC 20001-2138 TEL 202 504 2200 FAX 202 504 2195 WWW.CFA.GOV

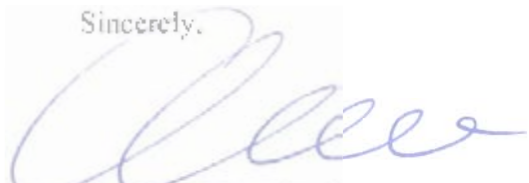
22 September 2016

Dear Mr. Kenner:

In its meeting of 15 September, the Commission of Fine Arts reviewed a concept design submission for a new park and community center building on the southern portion of the decommissioned McMillan Sand Filtration Site at North Capitol and Channing Streets, NW. The Commission members present recommended approval of the concept submission with the following comments.

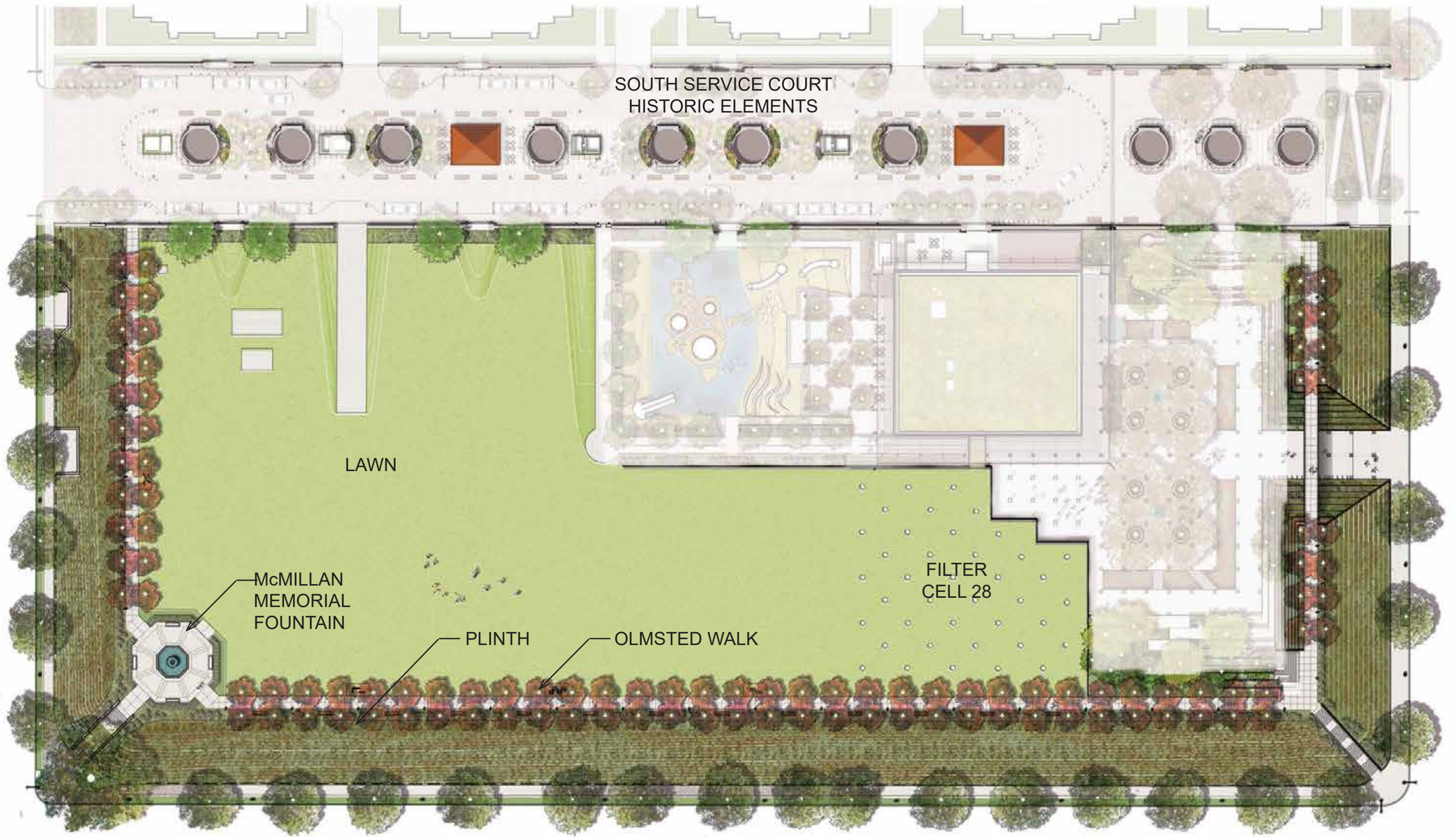
The Commission members expressed enthusiasm for the adaptive reuse of this important landmark and community resource, and they endorsed the plan to preserve a meaningful number of the historically significant sand bins and underground filtration cells present on the site. Regarding the landscape design, they expressed support for the proposed rain garden, recommending that an **1 innovative stormwater management** system be employed across the entire site as a modern reinterpretation of its historical use. They recognized the logic behind **2 planting native species** thought to have existed on the site before its industrial development, but they suggested that this disturbed site could support a novel ecology of regional plants adaptive to tough urban conditions and non-invasive exotic plants more suitable for its constructed soil profile and Washington's contemporary climate. For the **3 design of the abutments is unresolved** concrete and steel bridge that spans the primary entrance to the park, they observed that careful detailing will ensure that this prominent portal into the site is elegant and powerful. Finally, they expressed strong support for the design of the proposed community and recreation center building, commenting that its light, pavilion-like design is appropriate for this park setting.

As a quorum was not present for the review of this submission, this recommendation will be placed on the administrative agenda for confirmation at the Commission's meeting of 20 October. As always, the staff is available to assist you with the next submission.

Sincerely,

Thomas E. Luebke, FAIA
Secretary

Brian T. Kenner
Deputy Mayor for Planning and Economic Development
1350 Pennsylvania Avenue, NW, Suite 317
Washington, DC 20004

cc: Stephen Penhoet, Perkins Eastman



HISTORIC PRESERVATION AREAS



NEW DESIGN ELEMENTS

DESIGN REFINEMENTS

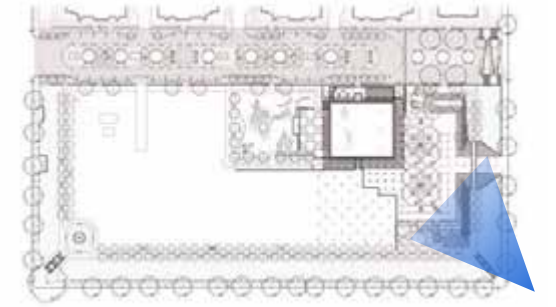
- McMILLAN MEMORIAL FOUNTAIN SITED AT SW CORNER
- ACCESSIBLE RAMP RELOCATED FROM CHANNING STREET BERM TO A CENTRAL LOCATION BETWEEN THE COMMUNITY CENTER AND FILTER CELL 28
- ENTRY TO PLAZA FROM NORTH CAPITOL STREET REFINED TO MAINTAIN INTEGRITY OF THE BERM
- PLAZA REORGANIZED INTO ONE COHERENT SPACE
- BIORETENTION FEATURES REORGANIZED TO SERVE AS A FOCAL POINT AND AN ORGANIZING DESIGN FEATURE OF PLAZA
- IMPROVED ACCESS FROM PLAZA TO THE SOUTH SERVICE COURT BY ADDING STAIRS
- SPRAY FOUNTAIN RELOCATED FROM SOUTH SERVICE COURT TO PLAZA TO BETTER ACTIVATE PLAZA AND ENHANCE CHILD SAFETY



DESIGN MODIFICATIONS

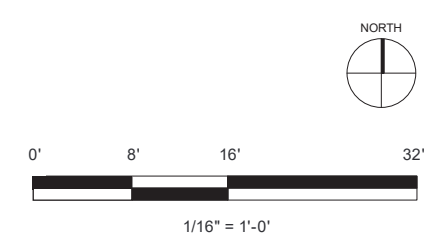
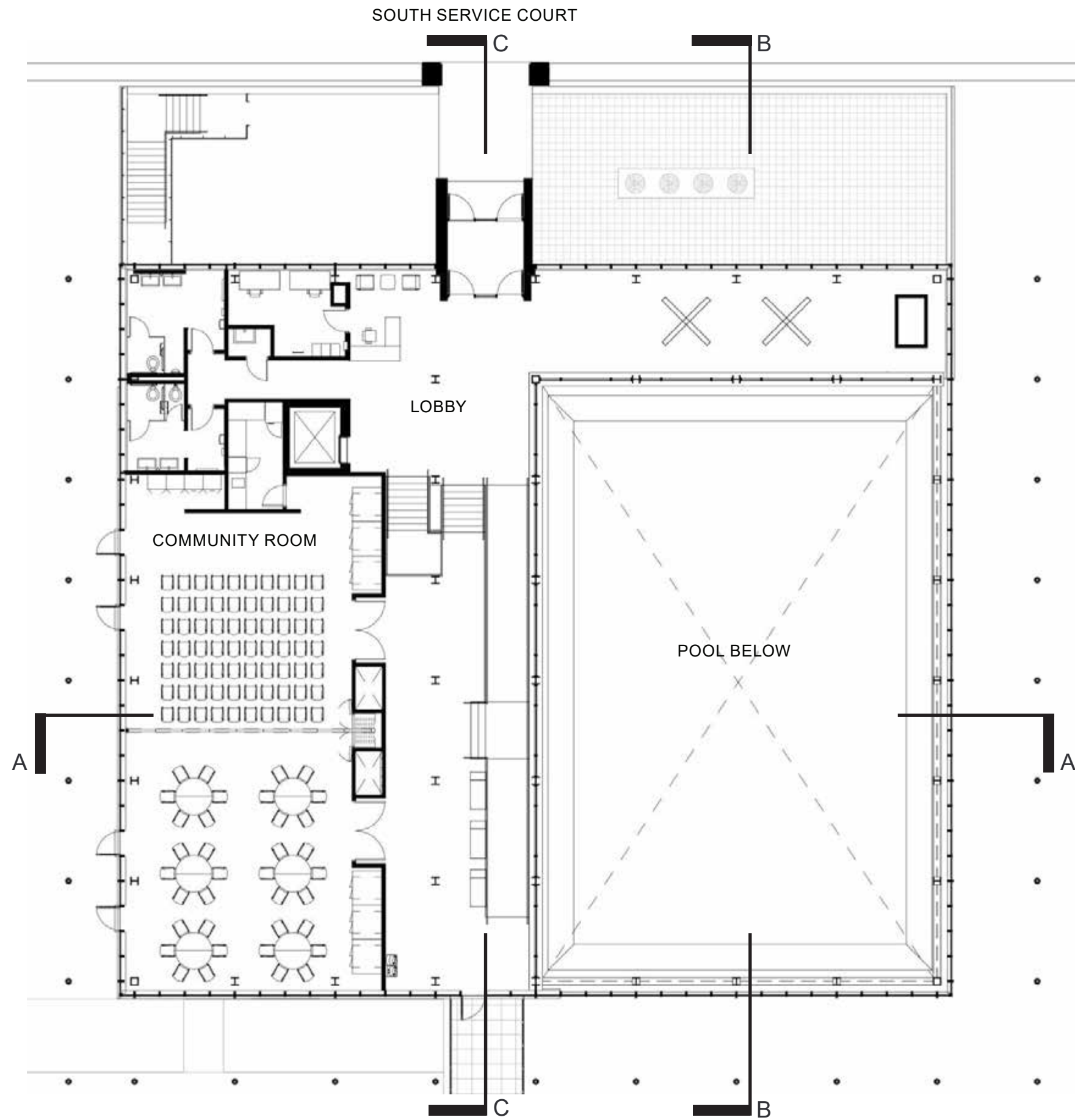


PROPOSED SITE PLAN, JUNE 2020

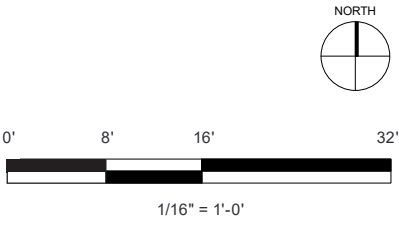
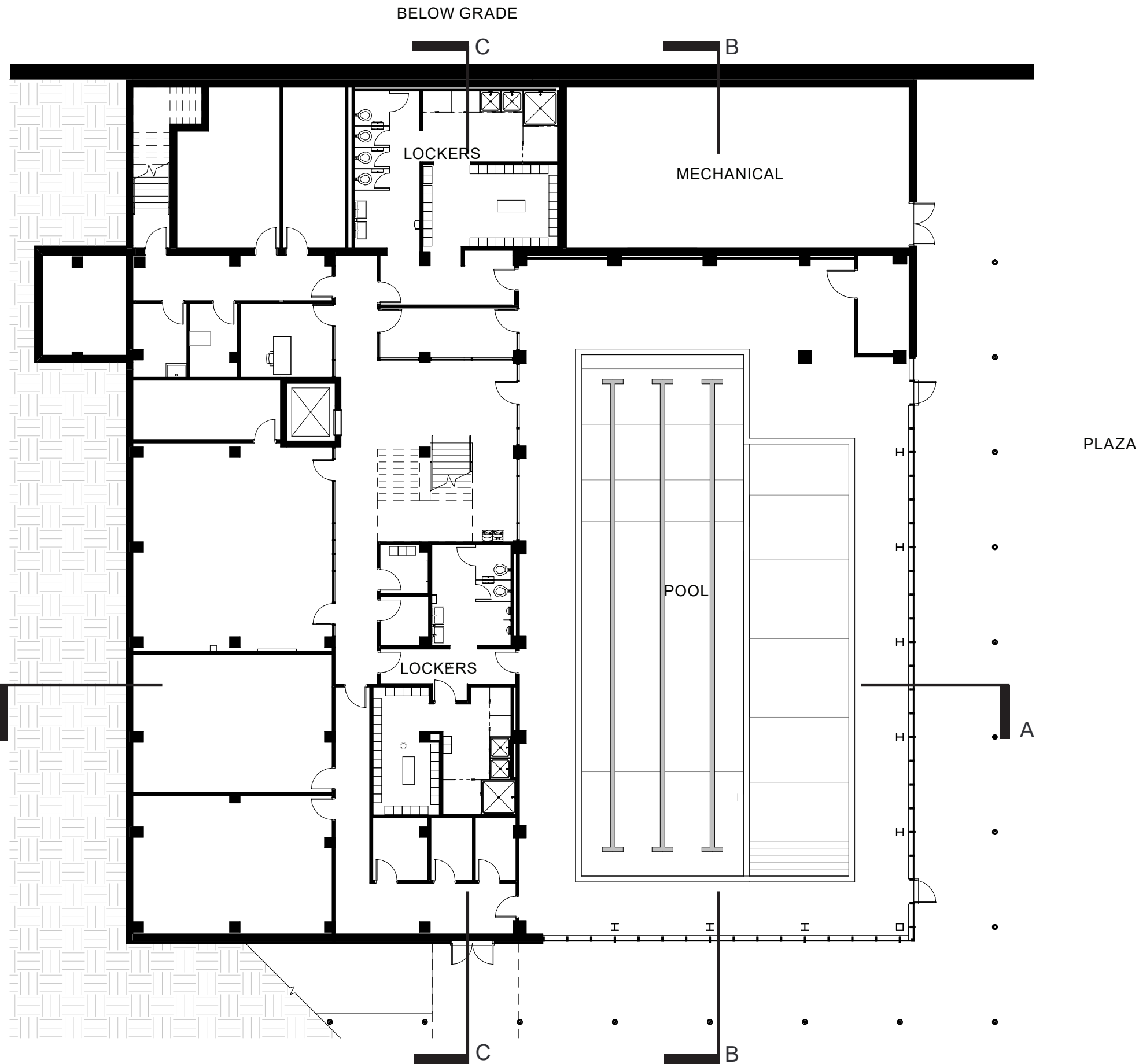


FINAL DESIGN: AERIAL OF McMILLAN COMMUNITY CENTER, PARK & PLAZA

3 COMMUNITY CENTER



FIRST FLOOR PLAN



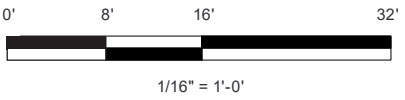
LOWER LEVEL PLAN



**EAST
ELEVATION**



**NORTH
ELEVATION**



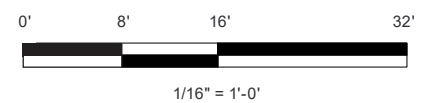
ELEVATIONS



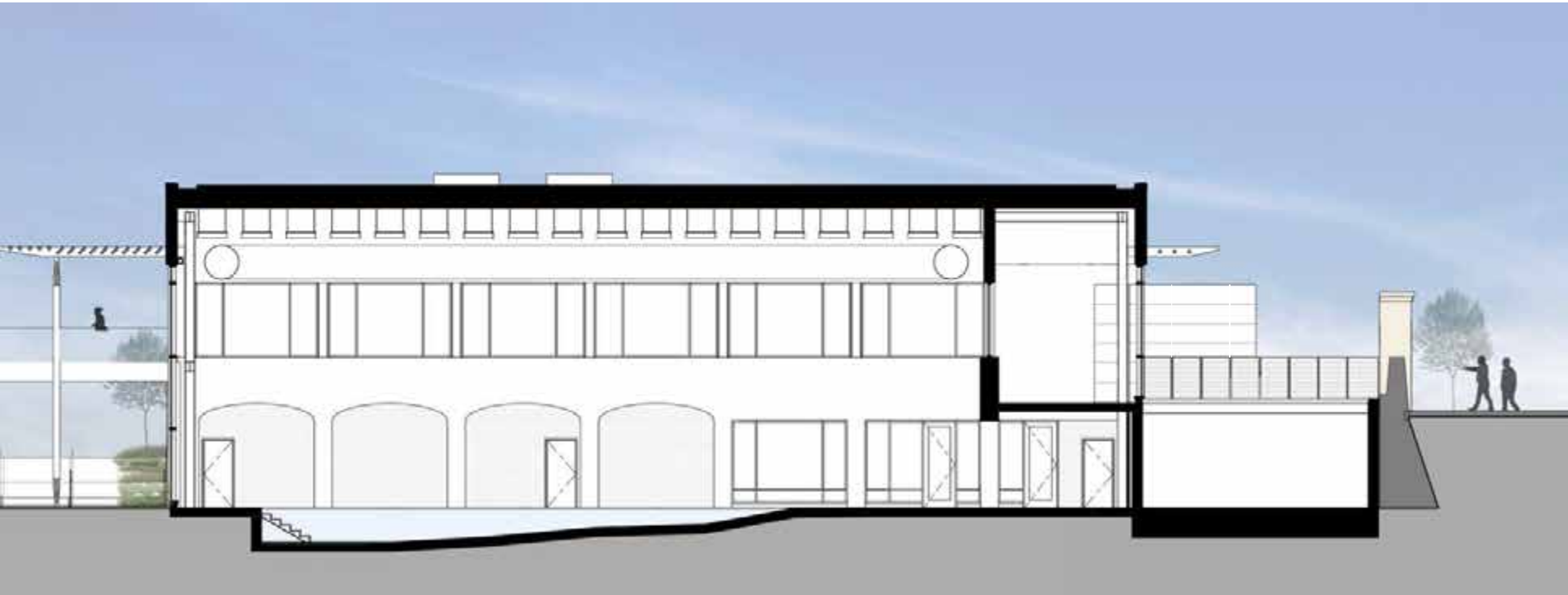
**WEST
ELEVATION**



**SOUTH
ELEVATION**



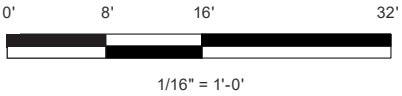
ELEVATIONS



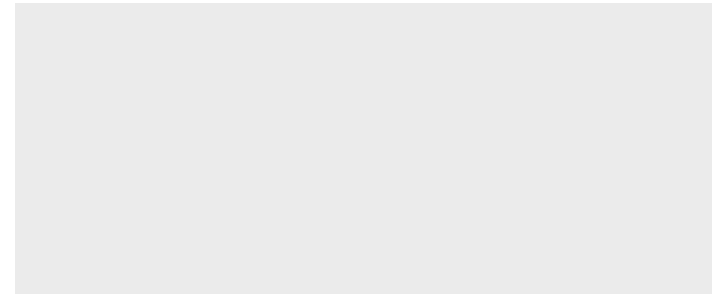
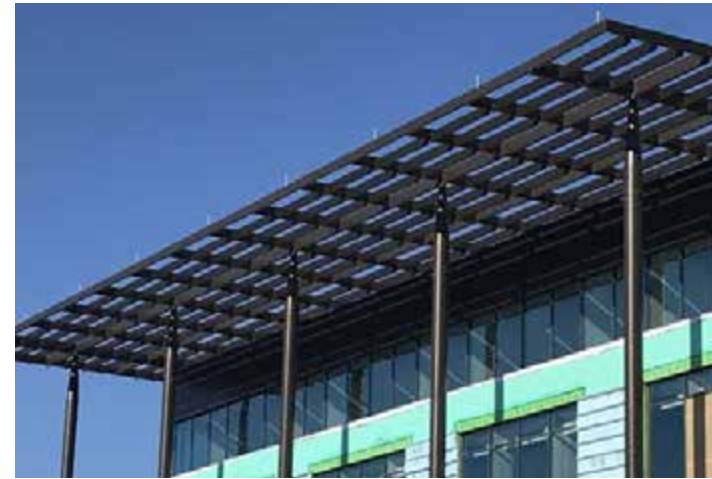
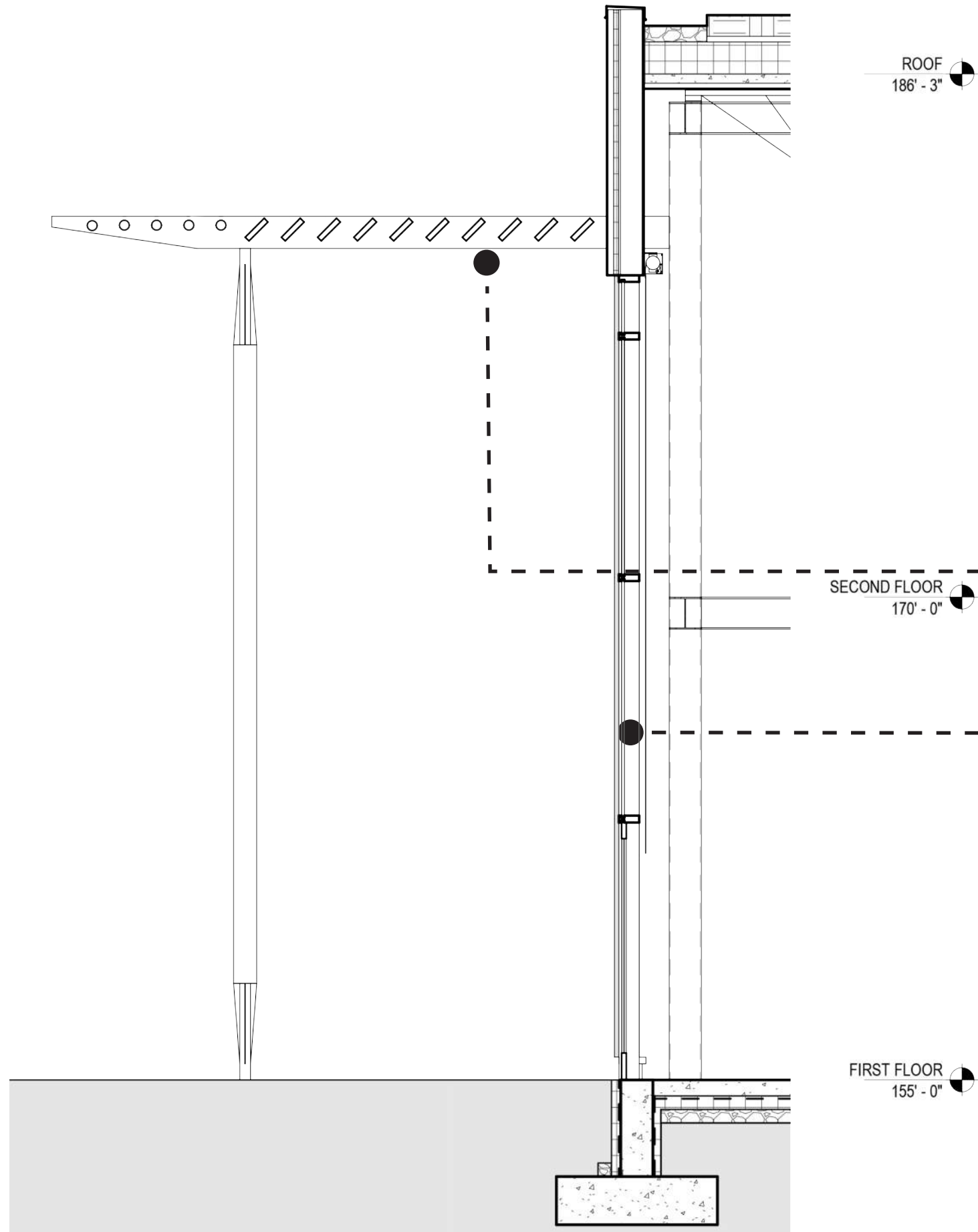
**SECTION
B-B**



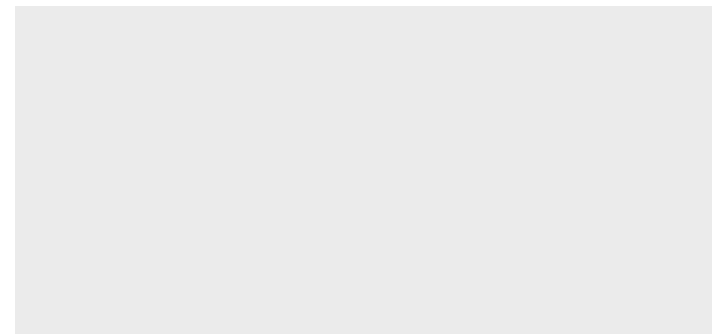
**SECTION
C-C**



SECTIONS



Bone White



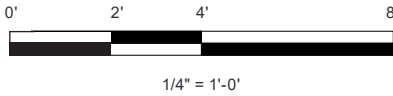
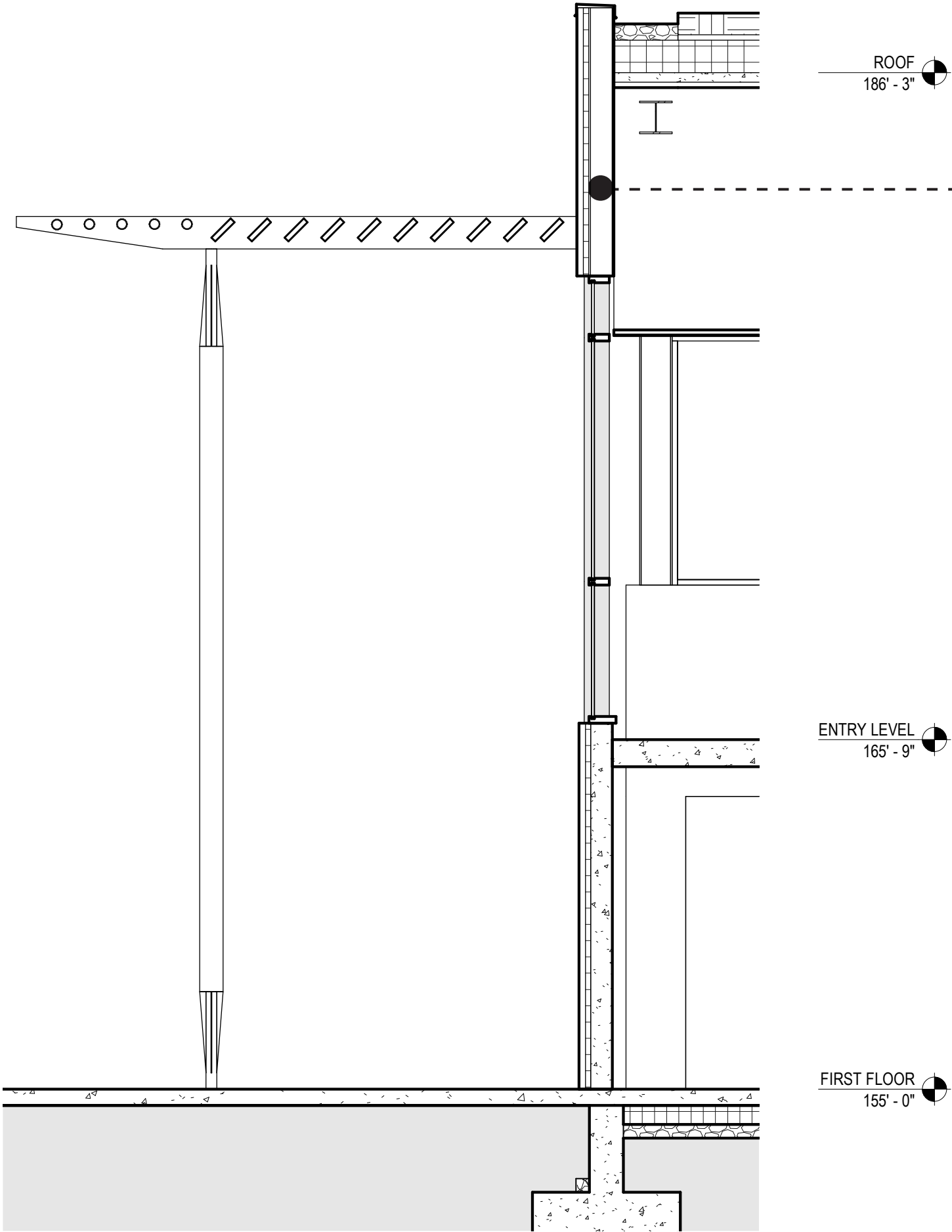
Bone White



1/4" = 1'-0"

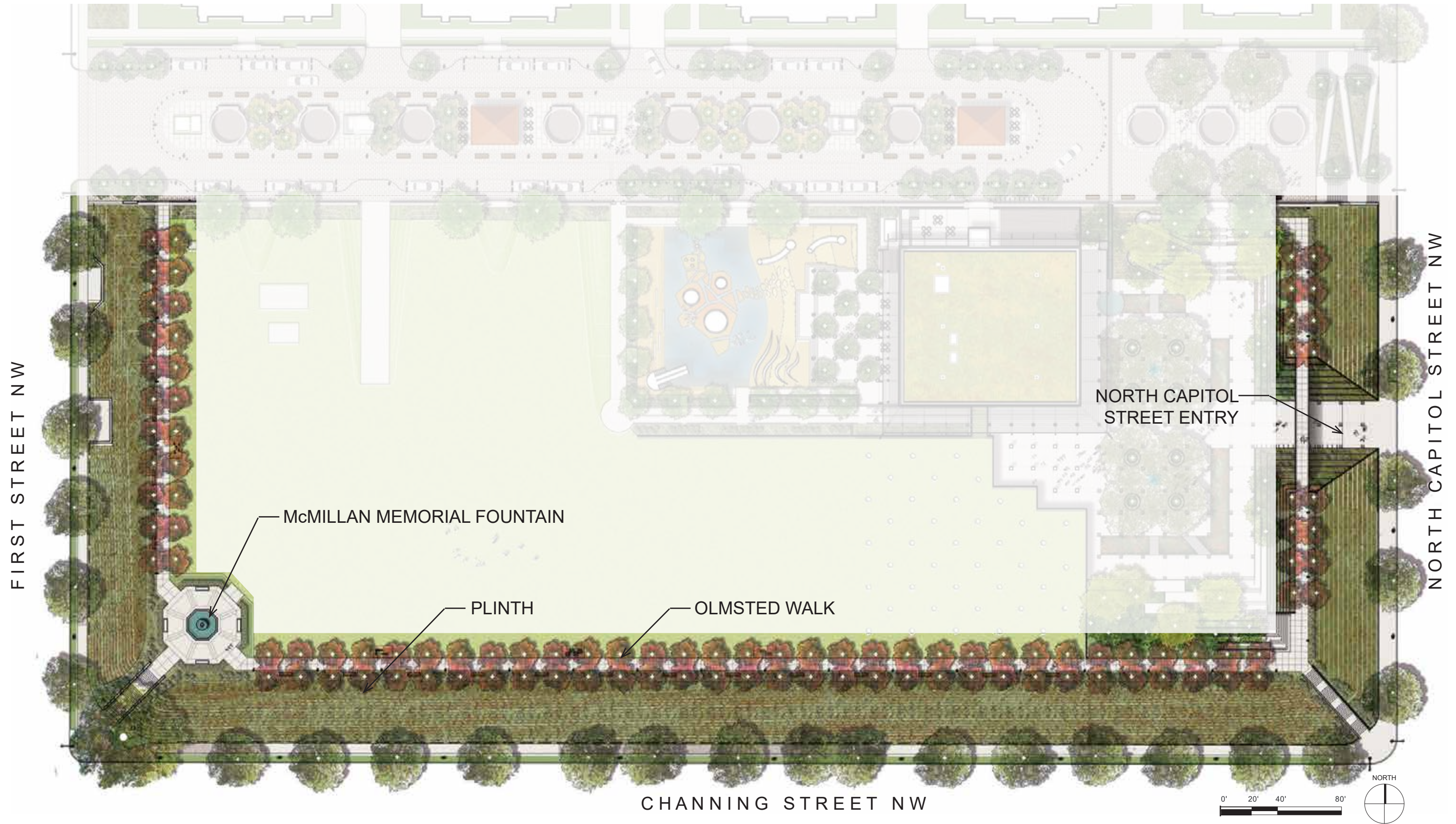
WALL SECTION

WALL SECTION



4

**OLMSTED WALK
& MEMORIAL
FOUNTAIN**



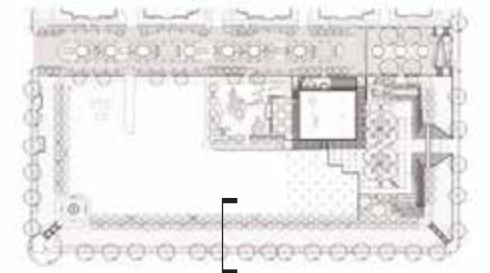
OLMSTED WALK AND NORTH CAPITOL STREET ENTRY - ENLARGED SITE PLAN



Wood and steel fitness station equipment



Wood and steel bench with back

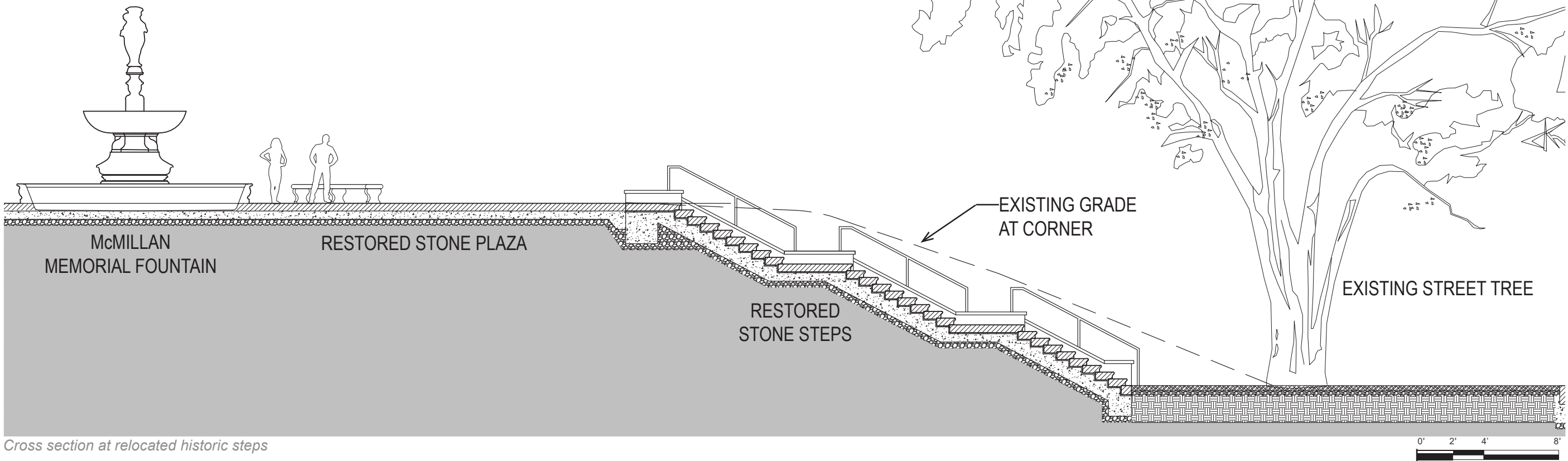
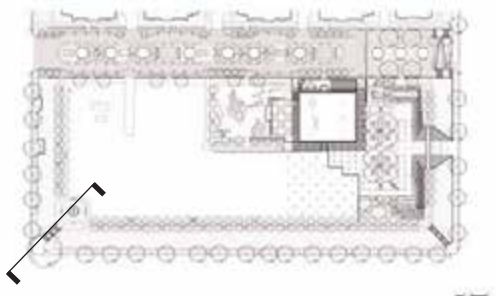


Cross section at southern berm

OLMSTED WALK AND BERM



The McMillan Memorial Fountain in its original location at McMillan Reservoir



Cross section at relocated historic steps

McMILLAN MEMORIAL FOUNTAIN AND STEPS



Chionanthus virginicus; Fringetree



Crataegus phaenopyrum; Washington Hawthorn



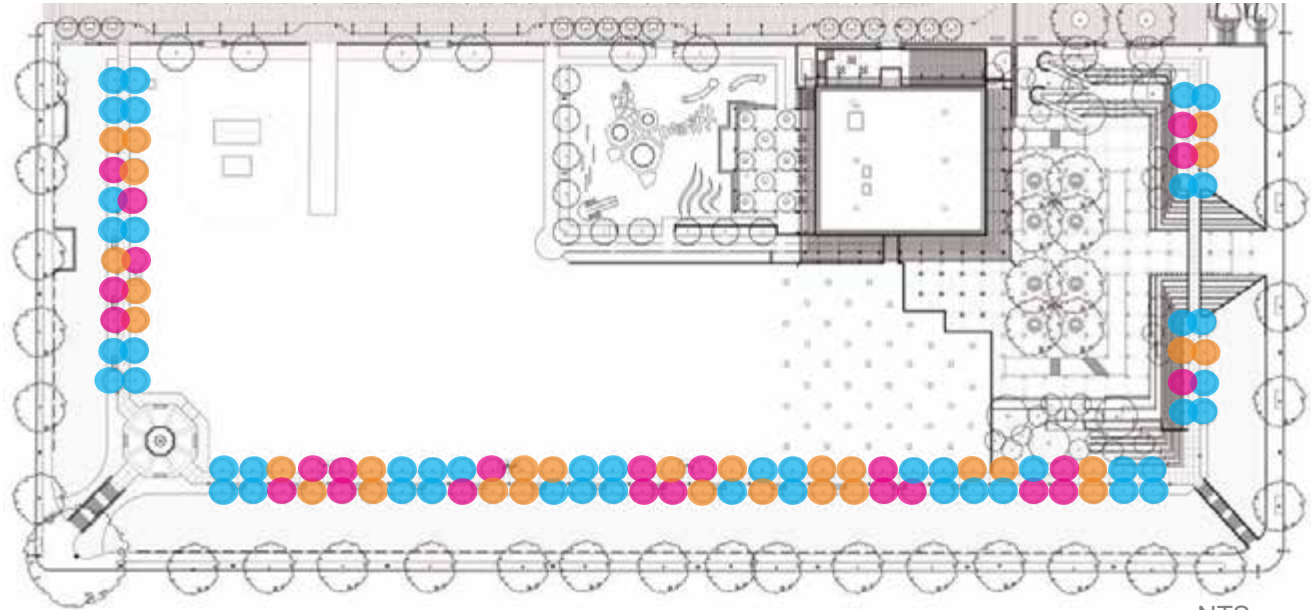
Malus 'White Angel'; White angel flowering crabapple



Character image of proposed understory at Olmsted Walk



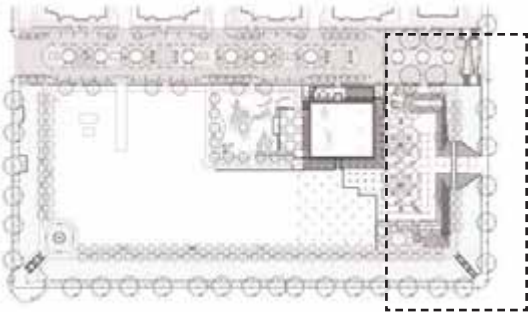
Character image of proposed understory at Olmsted Walk



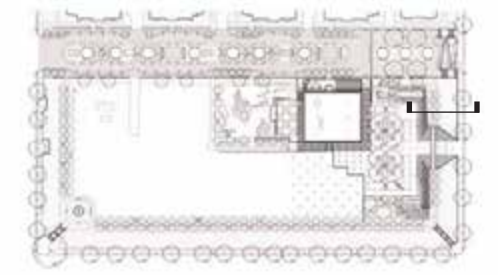
NTS

OLMSTED WALK - PLANTING

5 **PLAZA**



PUBLIC PLAZA - SITE PLAN



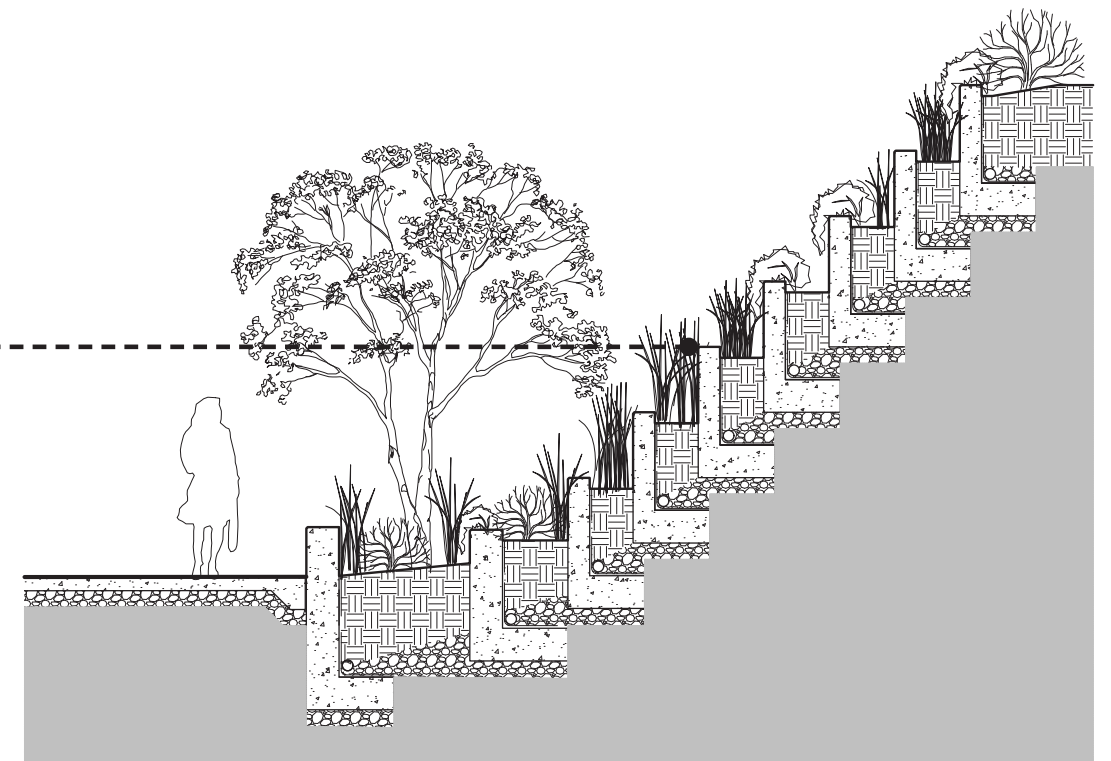
Elevation from North Capitol Street NW looking west



Cast-in-place concrete terraced retaining walls and planting



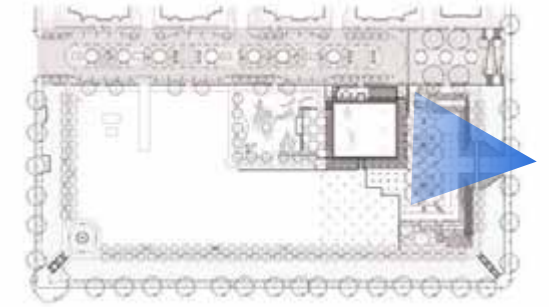
Sandblasted finish at cast-in-place concrete walls



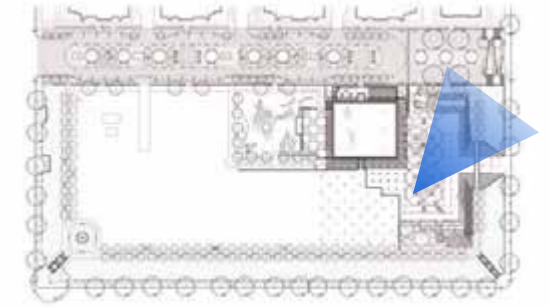
Cross section at terraced walls



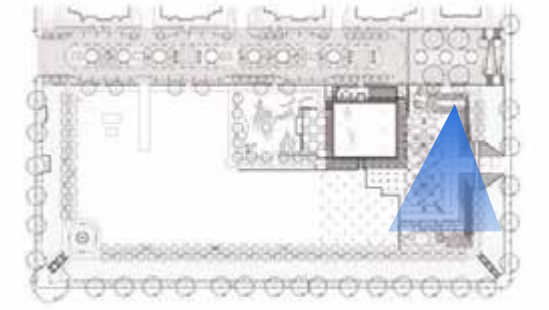
NORTH CAPITOL STREET ENTRY



PROPOSED REVISION: PERSPECTIVE OF NORTH CAPITOL ENTRANCE TO PLAZA



PROPOSED REVISION: PERSPECTIVE OF PLAZA LOOKING TO BIOFILTER



PROPOSED REVISION: PERSPECTIVE OF PLAZA LOOKING TOWARDS AMPHITHEATER



Planting on terrace character image



Planting on terrace character image



Circular bench around tree character image



Bioretention character image

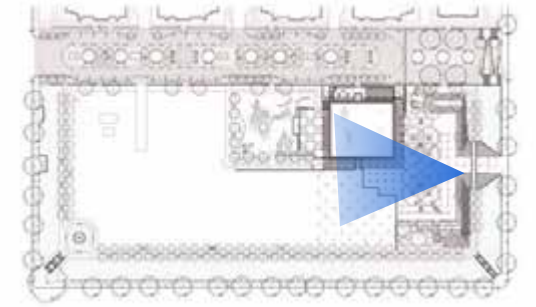


Bioretention character image

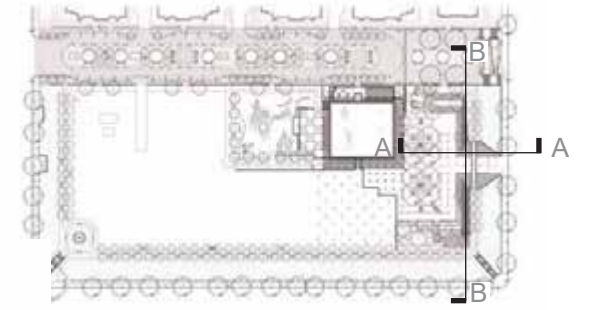


Circular bench around tree character image

PUBLIC PLAZA: PRECEDENTS



PROPOSED REVISION: PERSPECTIVE OF PLAZA LOOKING TO PRESERVED PORTION OF FILTER CELL 28



Section A-A



Section B-B

PUBLIC PLAZA - SECTION ELEVATIONS



Ulmus americana 'New Harmony'; American elm



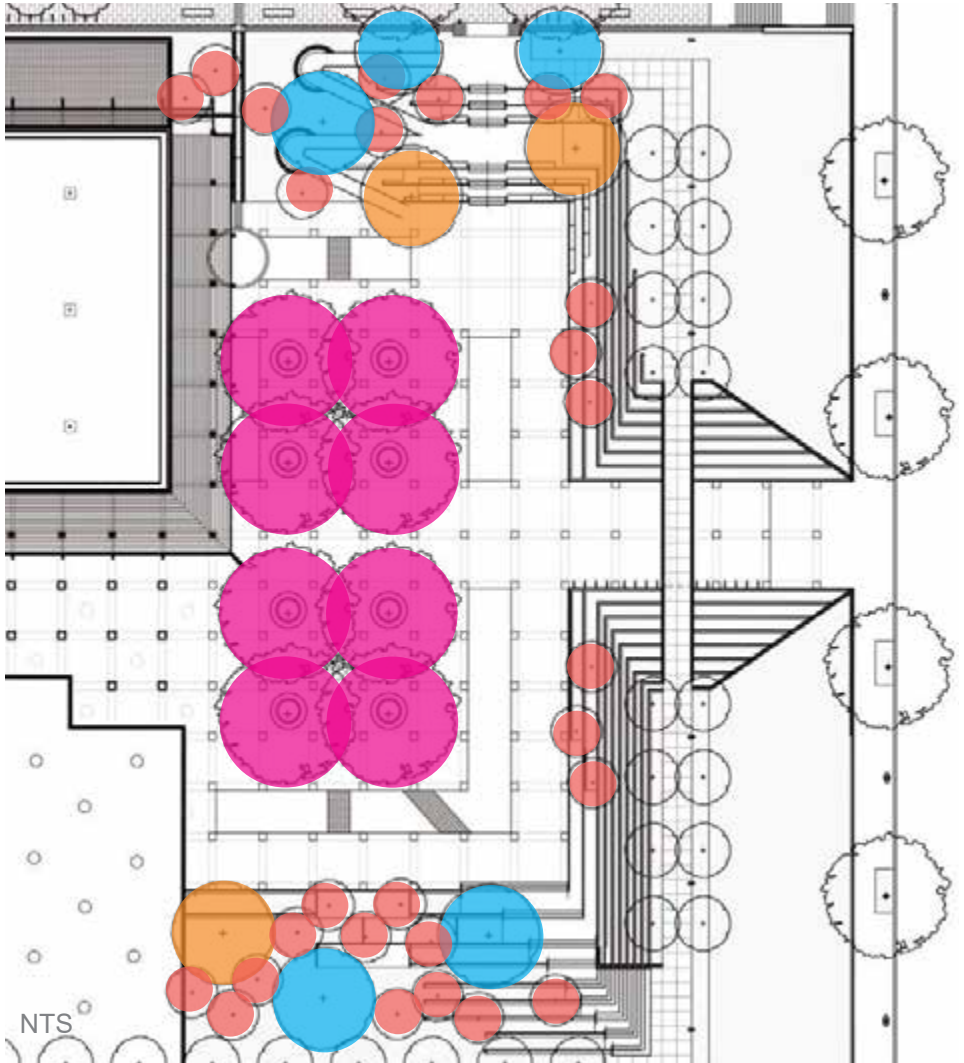
PUBLIC PLAZA -TREES



Betula nigra; River birch

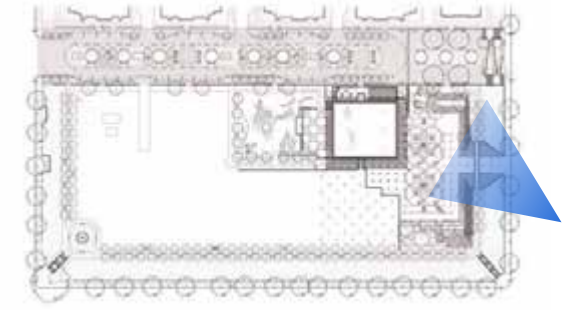


Cladrastis kentukea; Yellowwood



Amelanchier x grandiflora 'Autumn Brilliance'; Serviceberry



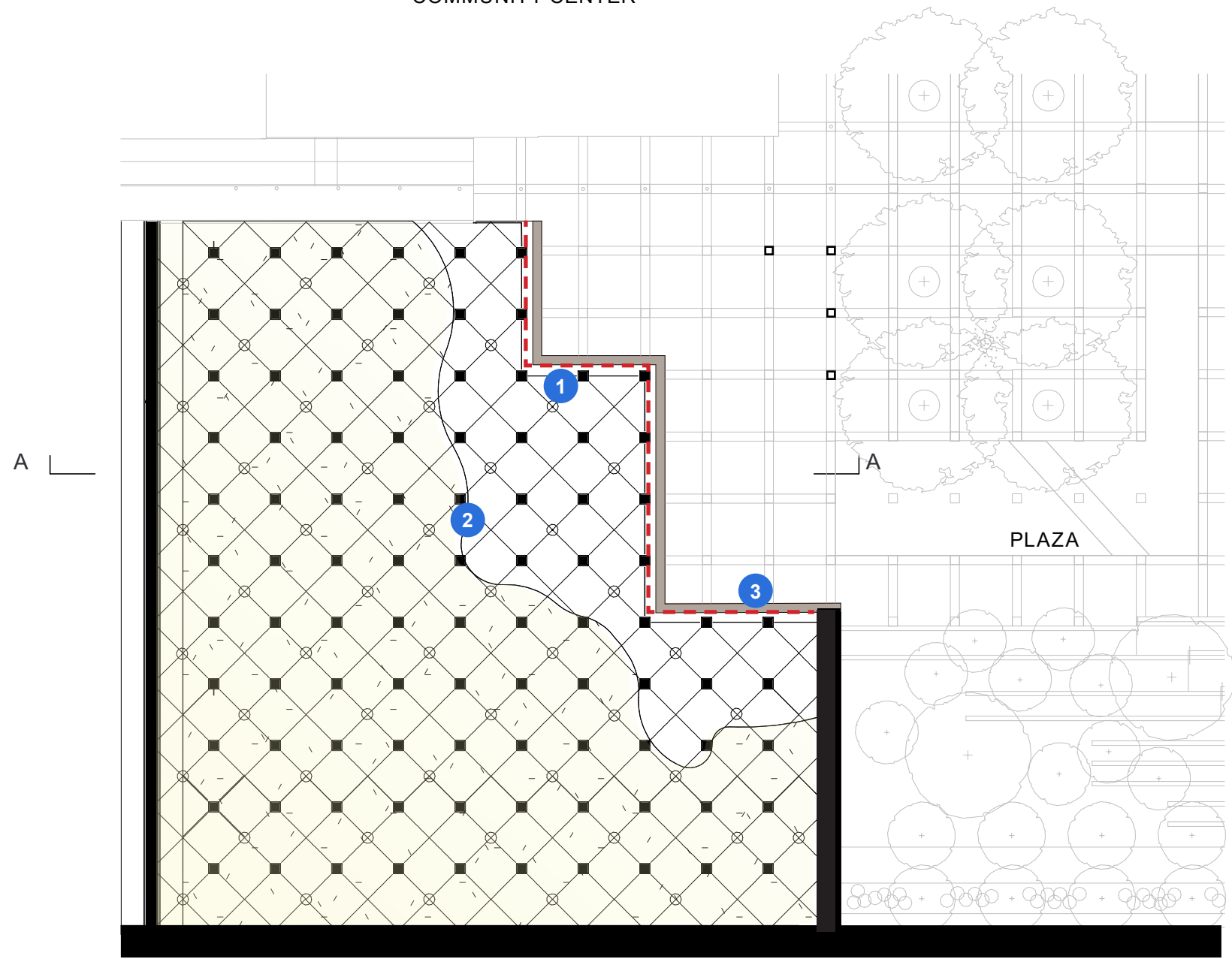


FINAL DESIGN: AERIAL OF OLMSTED BRIDGE AND PLAZA

6

FILTER CELL 28

COMMUNITY CENTER



--- CUT LINE OF FILTER CELL 28

1 RIGID MESH SYSTEM

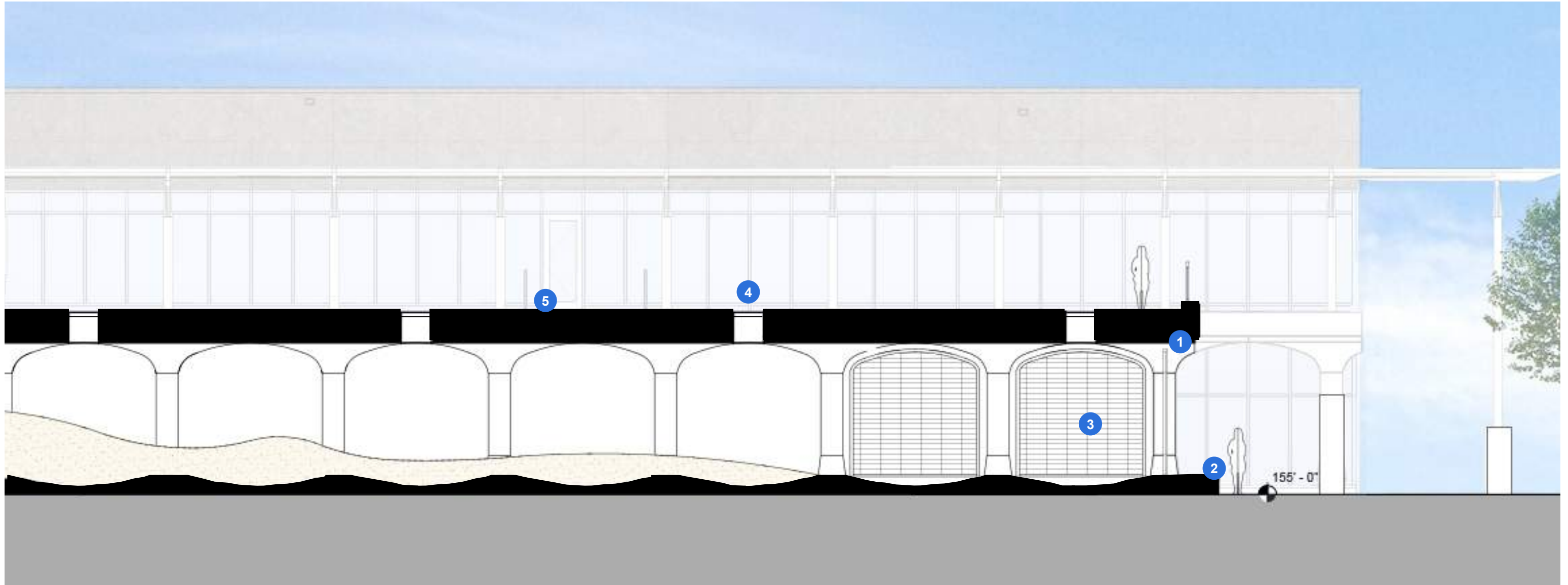
2 LINE OF SAND

3 WOOD BENCH ALONG EDGE OF
FILTER CELL 28



1/32" = 1'-0"

FILTER CELL 28: OPTION 1 PLAN



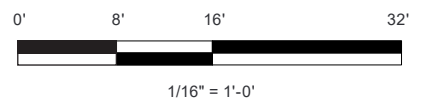
1 RESTORED FILTER CELL 28 STRUCTURE

3 RIGID MESH SYSTEM

5 LAWN ABOVE EXISTING FILTER CELL 28

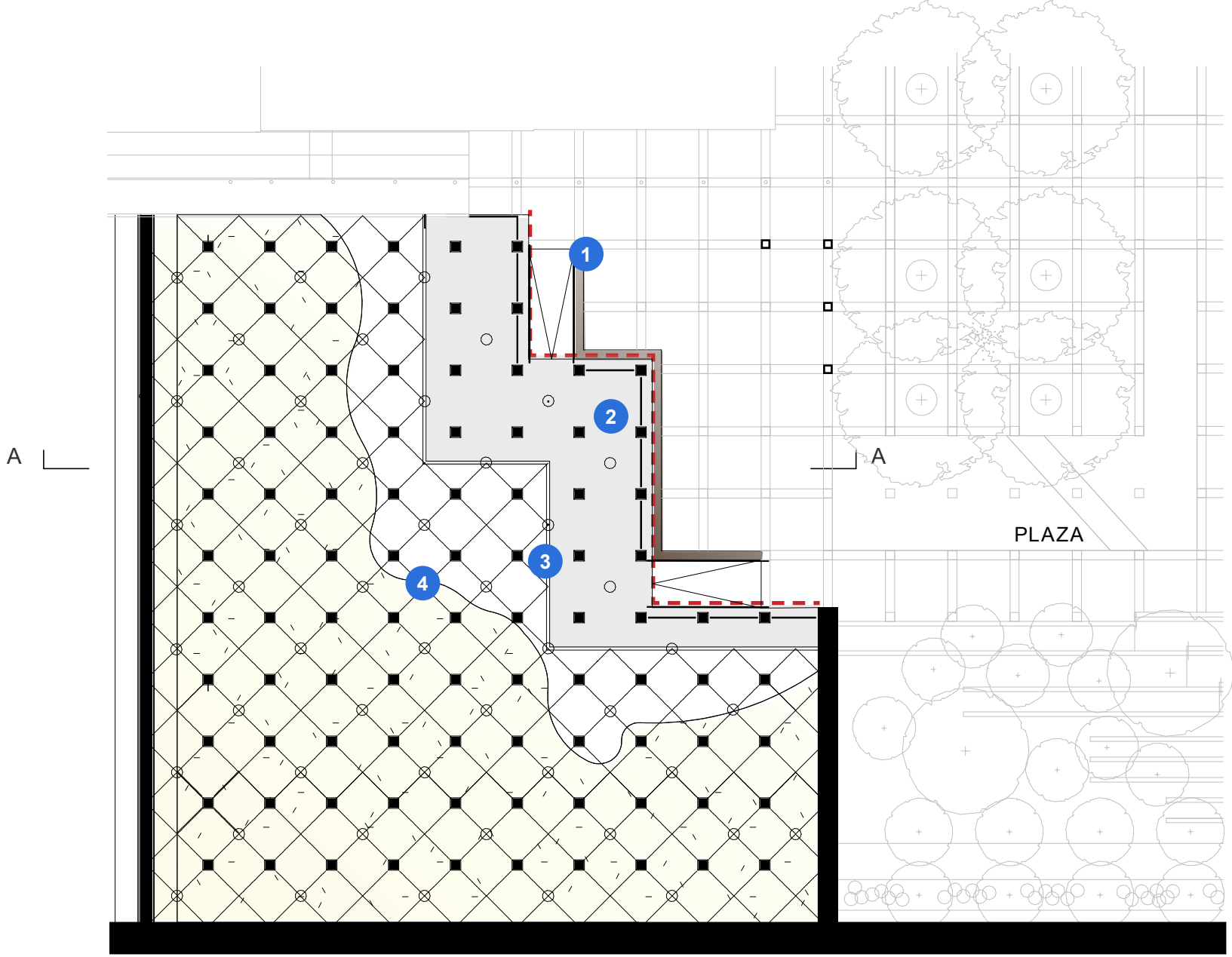
2 NEW WOOD BENCH

4 EXISTING MANHOLES AND SKYLIGHTS

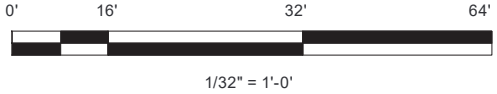


FILTER CELL 28: OPTION 1 SECTION A-A

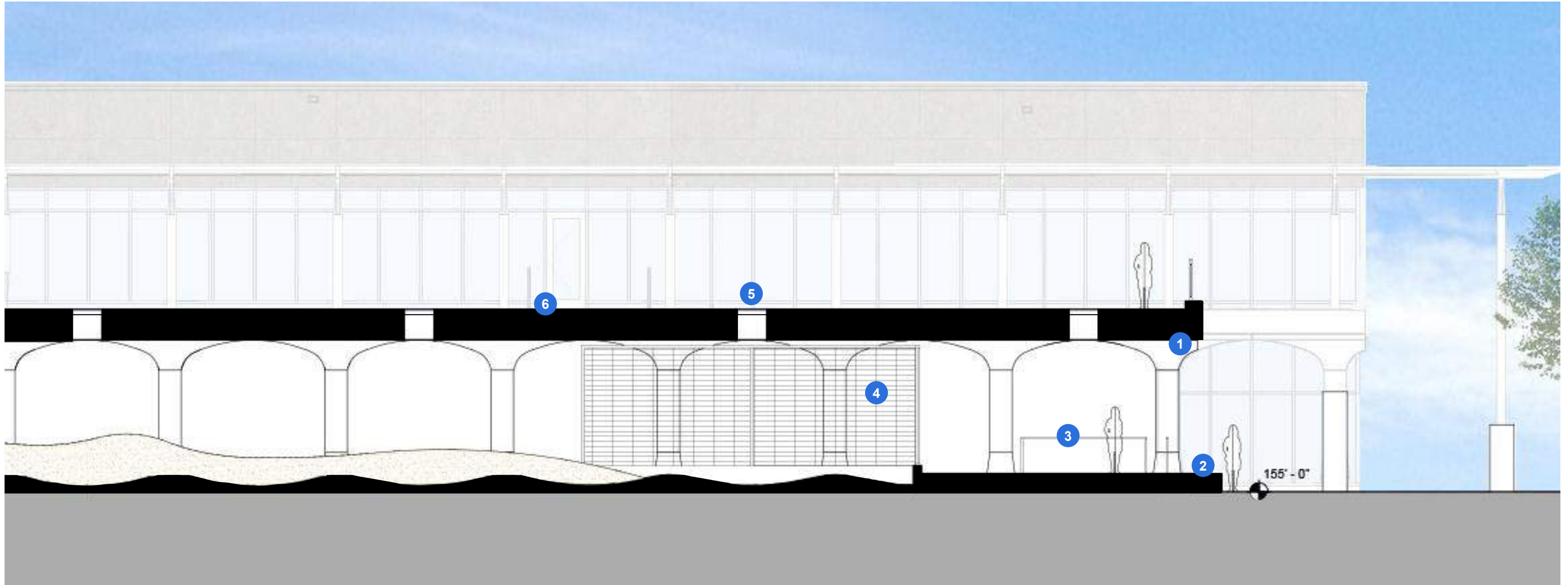
COMMUNITY CENTER



- - - CUT LINE OF FILTER CELL 28
- 1 WOOD BENCH ALONG EDGE OF FILTER CELL 28
- 2 PEDESTRIAN ZONE
- 3 RIGID MESH SYSTEM
- 4 LINE OF SAND



FILTER CELL 28: OPTION 2 PLAN



1 RESTORED FILTER CELL 28 STRUCTURE

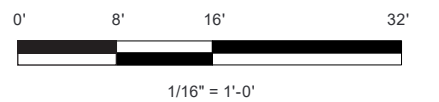
2 NEW WOOD BENCH

3 GUARDRAIL

4 RIGID MESH SYSTEM

5 EXISTING MANHOLES AND SKYLIGHT

6 LAWN ABOVE EXISTING FILTER CELL 28



FILTER CELL 28: OPTION 2 SECTION A-A

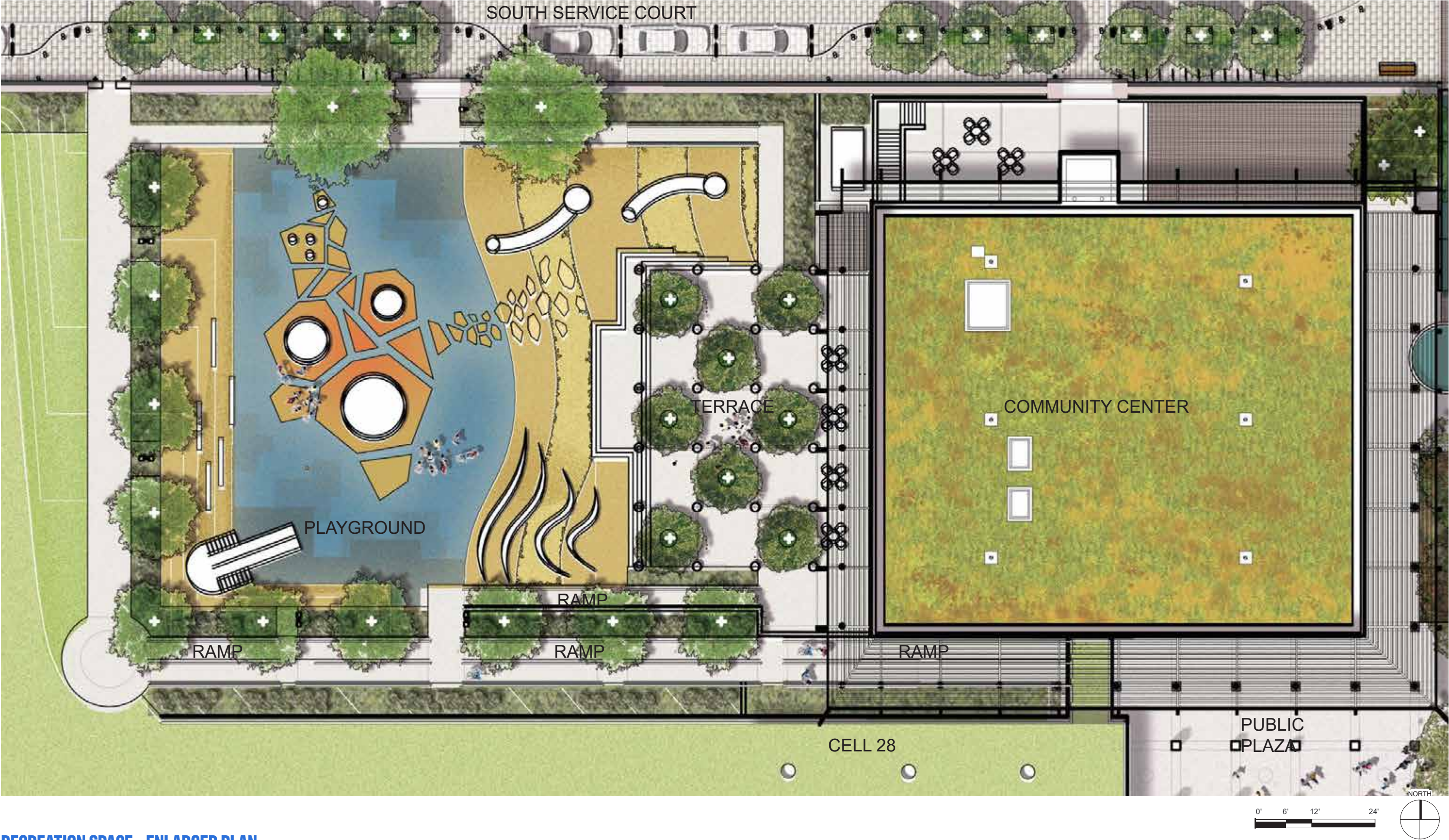


Rigid Wire Mesh

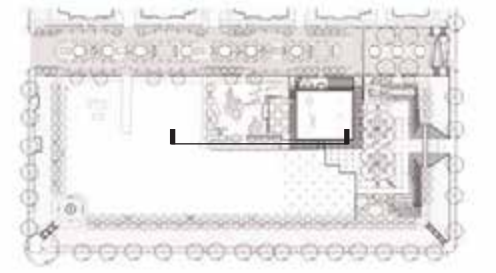


Rigid Wire Mesh Precedent

7 RECREATION SPACE



RECREATION SPACE - ENLARGED PLAN



Playground will incorporate custom designed and prefabricated elements.
These concept design images will serve as the basis for further development.



Catenary lights at the terrace



Wood and steel tables at the terrace



Cross Section at Playground, Community Center Terrace, and Ramp

RECREATION SPACE - SECTION ELEVATION AND MATERIALS



Imaginative play structures recall the site's industrial forms and textures



Shade sails may be utilized, in consultation with DPR



Imagination play equipment character image

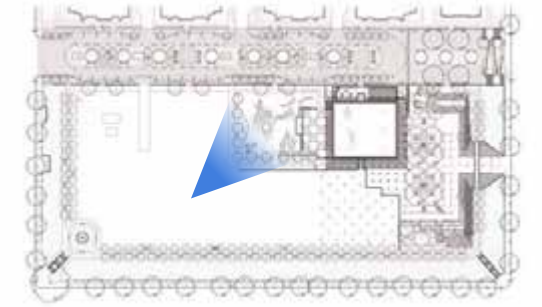


Imagination play equipment character image



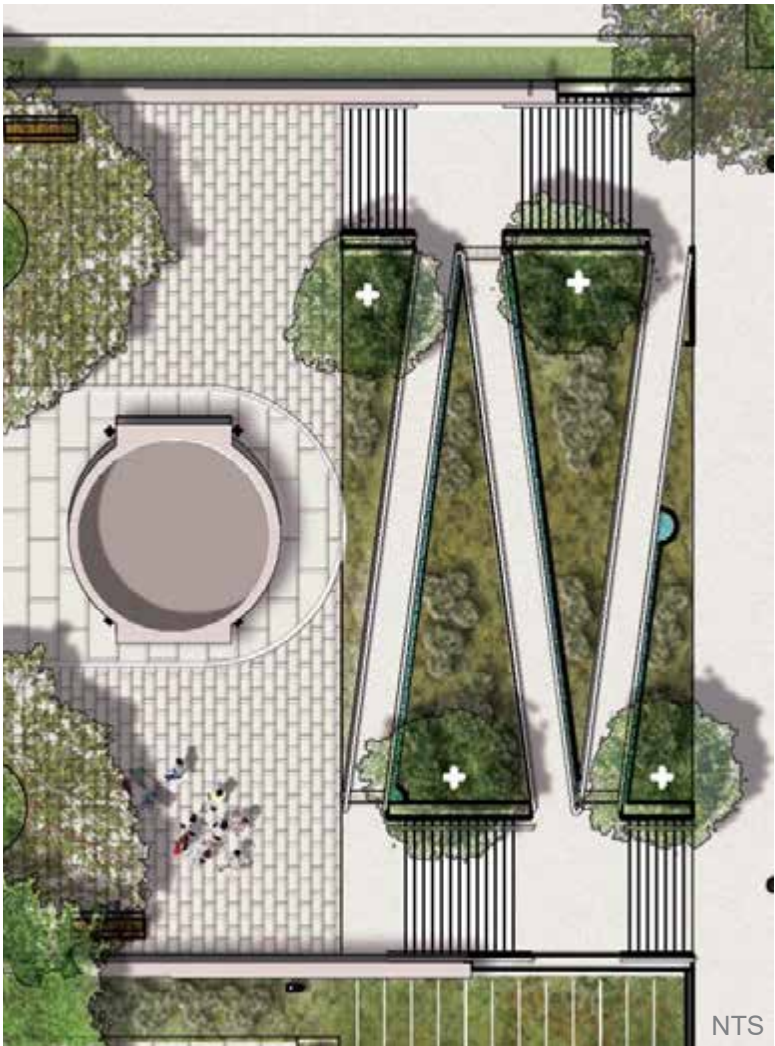
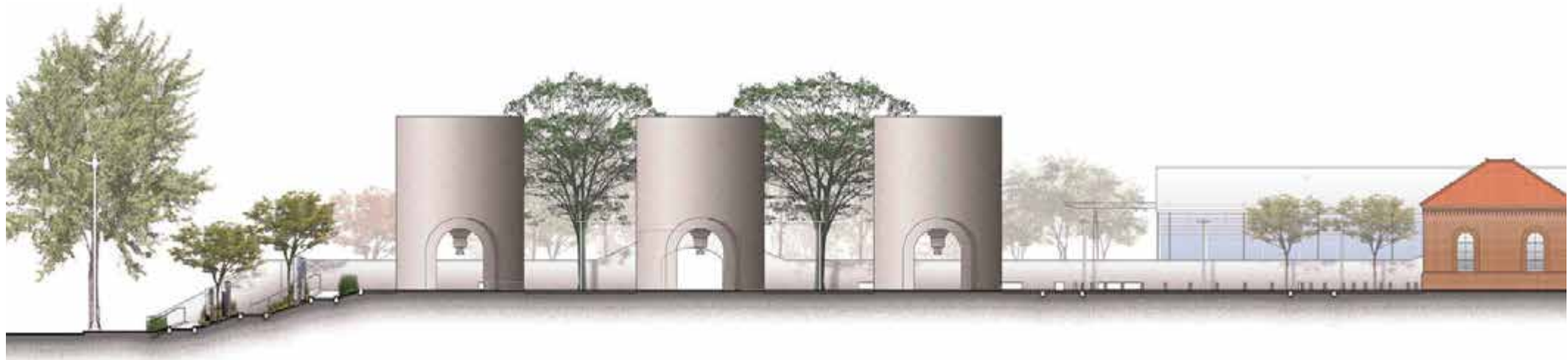
Imagination play equipment character image

RECREATION SPACE - PLAYGROUND EQUIPMENT CHARACTER IMAGES

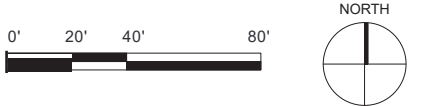


PROPOSED REVISION: PERSPECTIVE OF RECREATION SPACE

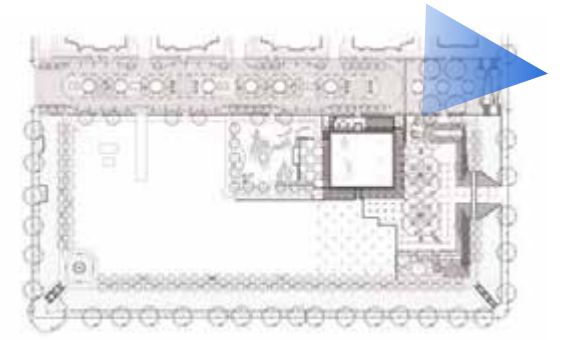
8 SOUTH SERVICE COURT



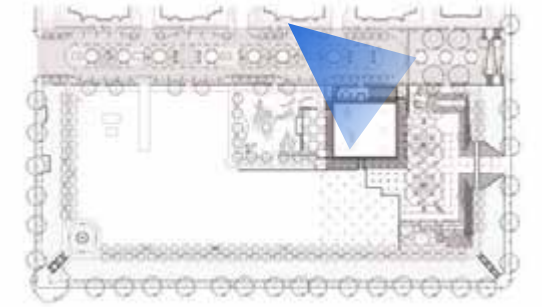
Enlarged plan of South Service Court at North Capitol Street



SOUTH SERVICE COURT



PROPOSED REVISION: PERSPECTIVE OF SOUTH SERVICE COURT ENTRANCE FROM NORTH CAPITOL STREET



PROPOSED REVISION: PERSPECTIVE OF COMMUNITY CENTER ENTRANCE FROM SOUTH SERVICE COURT



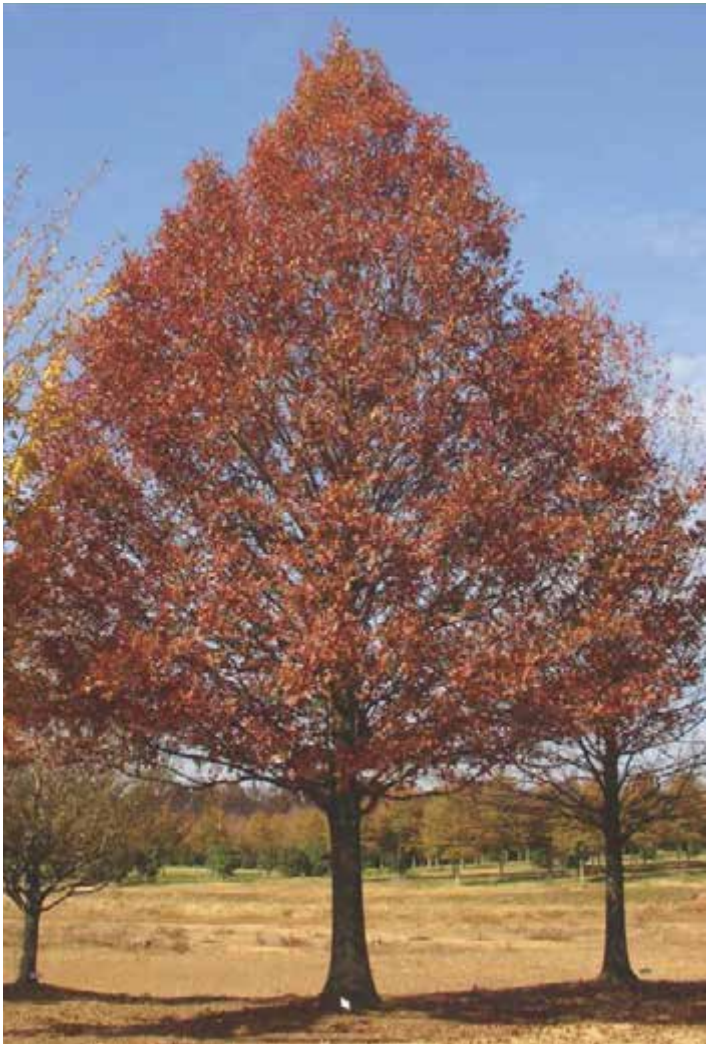
Tree pit character image



Amelanchier lamarckii; Serviceberry



Gymnocladus dioica; Kentucky Coffeetree



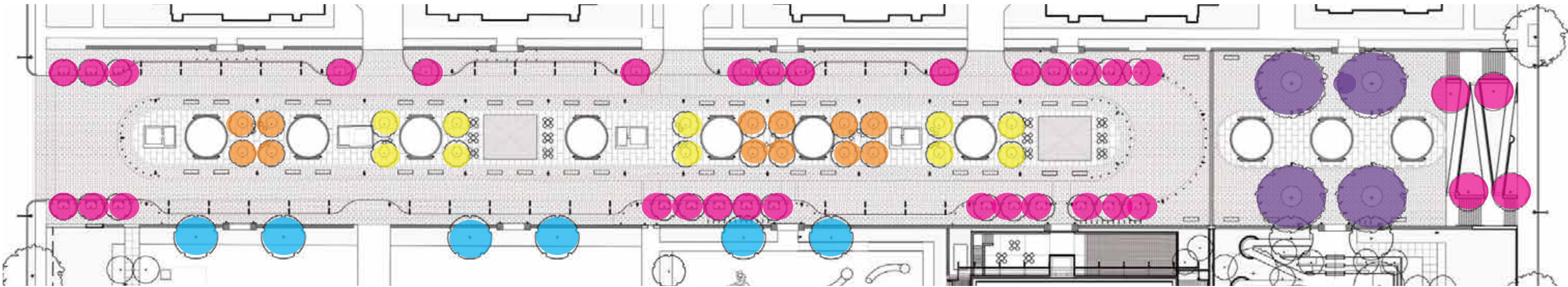
Quercus x 'QRSW18' P.P.A.F.; Streetwise Red Oak



Lagerstroemia x 'Natchez'; Natchez Crape Myrtle



Cercis canadensis; Redbud



NTS

SOUTH SERVICE COURT - PLANTING



PERSPECTIVE OF SITE LOOKING TOWARDS THE NORTHWEST