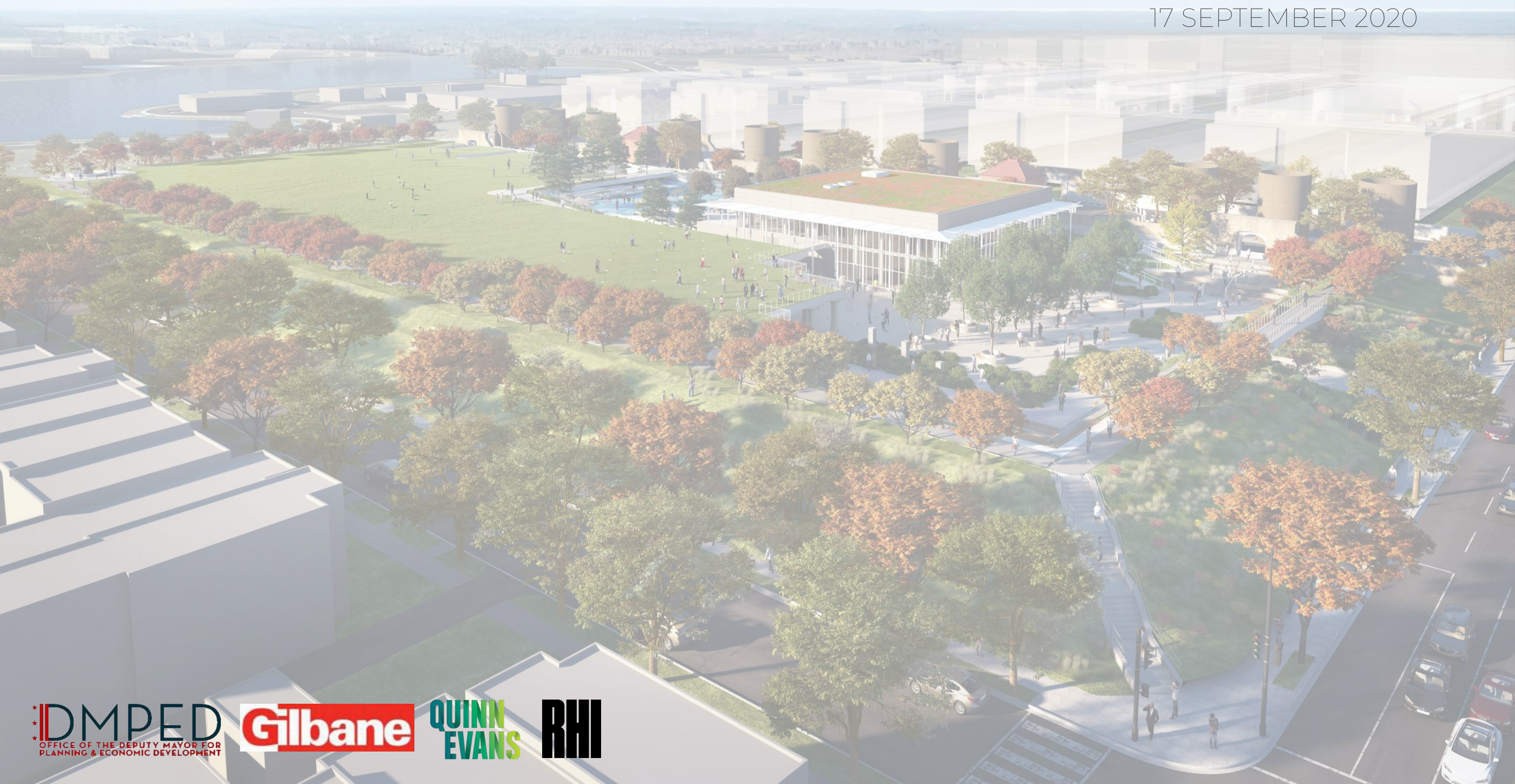


McMILLAN COMMUNITY CENTER, PARK & PLAZA

COMMISSION OF FINE ARTS PRESENTATION

17 SEPTEMBER 2020





AGENDA

- 1. INTRODUCTION**
- 2. COMMUNITY CENTER**
- 3. FILTER CELL 28**

1 INTRODUCTION

U.S. COMMISSION OF FINE ARTS

ESTABLISHED BY CONGRESS 17 MAY 1910

401 F STREET NW SUITE 312 WASHINGTON DC 20001-2728 202-504-2200 FAX 202-504-2195 WWW.CFA.GOV

25 June 2020

Dear Mr. Falcicchio:

In its public meeting of 18 June conducted by videoconference, the Commission of Fine Arts reviewed a final design submission for a new park and community center building on the southern portion of the historic McMillan Sand Filtration Site at North Capitol and Channing Streets, NW. The Commission approved the proposed landscape design, contingent on the resolution of the issues raised in its review; however, it did not take an action on the proposal for the community center building, requesting additional study and documentation of the design for this component of the project.

The Commission members expressed their continued enthusiasm for the adaptive reuse of this outstanding urban site and historic industrial relic, commenting that its redevelopment and interpretation has the potential to be significant, both locally and nationally. They expressed appreciation for the responsiveness of the new project team and endorsed the progress made on the landscape design since the project was last reviewed. However, while accepting the general concept and massing of the proposed building, they **1** **erved that it was not adequately documented in the presentation, and they requested the submission of additional drawings and renderings for review** specific items that should be documented include **2** **proposed material palette, the projecting shade structures, and how the new interventions meet the existing historic elements of the site, such as the earthen berm and at filter cell 28.** In addition, **3** **raised concern with the proposed arrangement of the building program and the resulting decision to locate the only building entrance on the upper level of the site at the South Court** which would isolate the building from its outdoor program spaces and the surrounding park. They advised that the project would benefit from the inclusion of entrances at the upper-level playground on the west and at the lower-level plaza on the east; this lower-level entrance would also facilitate more pedestrian movement between the street, the public plaza and water garden, and the building, making the relatively secluded plaza feel safer.

For the design of the site, the Commission members expressed strong support for the proposed revisions to the landscape, and they provided several suggestions for its refinement. Regarding the plaza, they recommended repositioning the bioretention areas outward, possibly integrating them with the tree planting beds and reducing the width of the outer walkway, in order to avoid subdividing the central space and to improve the relationship to the plaza’s perimeter of stepped berms. Although they expressed some support for open, half-circular benches surrounding the trees, they also suggested substituting moveable seating for the circular benches to improve the function and clarity of the central space. They questioned the extensive use of concrete retaining walls and terracing that would support the earthen berm, particularly at the southern gateway along North Capitol Street, recommending instead the use of structural soil and geotextiles to bring the steep, simply planted slopes of the berm underneath the pedestrian bridge and into the site. For the planting palette, they suggested the reconsideration of the proposed lindens in the playground, as these trees tend to attract bees; while this is a desirable characteristic for promoting biodiversity, it may be inappropriate where children are playing. They also advised further study of the blooming patterns of the various small trees proposed along the Olmsted Walk to ensure that the resulting rhythm of color appears intentional; they recommended further study of the placement of the proposed exercise stations along the walk, commenting that using them may be challenging due to their close proximity to the narrow path.

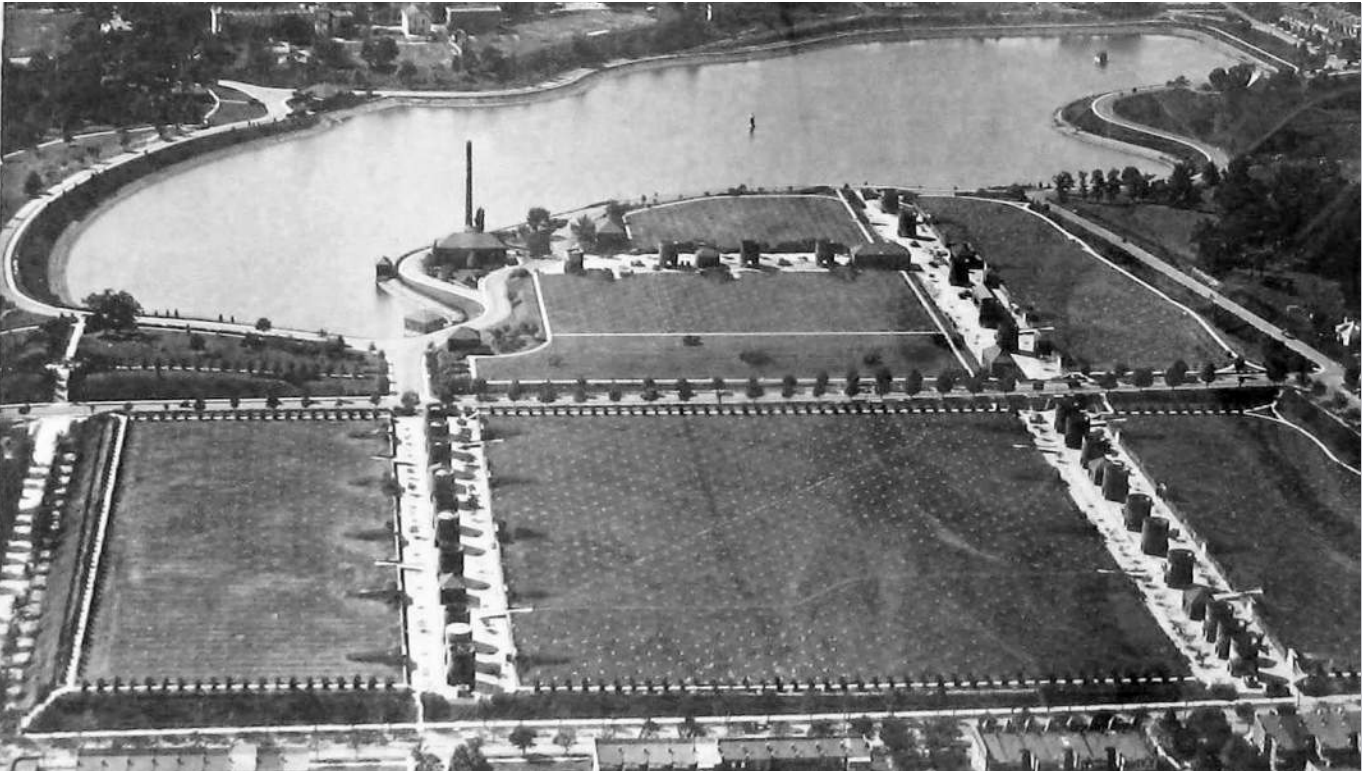
The Commission commends this redevelopment project to create a public facility that supports its surrounding community and is an exemplary treatment of historic resources. To complete the final review of the community center building, the Commission looks forward to the review of an additional submission that provides comprehensive documentation and addresses its recommendations; please coordinate with the staff for the resolution of the comments regarding the landscape design. As always, the staff is available to assist you with the next submission.

Sincerely,



Thomas E. Luebke, FAIA
Secretary

John Falcicchio, Acting Deputy Mayor
D.C. Office of the Deputy Mayor for Planning and Economic Development
1350 Pennsylvania Avenue, NW, Suite 317
Washington, DC 20004



PLAN REFINEMENTS LIMITED TO
THIS AREA OF THE MASTER PLAN





First St. NW



North Capitol St.

Channing Street



PROPOSED SITE PLAN, JUNE 2020

REGIONAL CIRCULATION




Regional access is expected from either the north or the south along existing vehicular thoroughfares. Both the McMillan Reservoir and the Glenwood and Prospect Hills (not shown) Cemeteries create natural barriers of east/west access to the site. From within the site, access to Parcel 6 will also be from the interior roads created by the neighboring developments. All lead to the South Service Court.

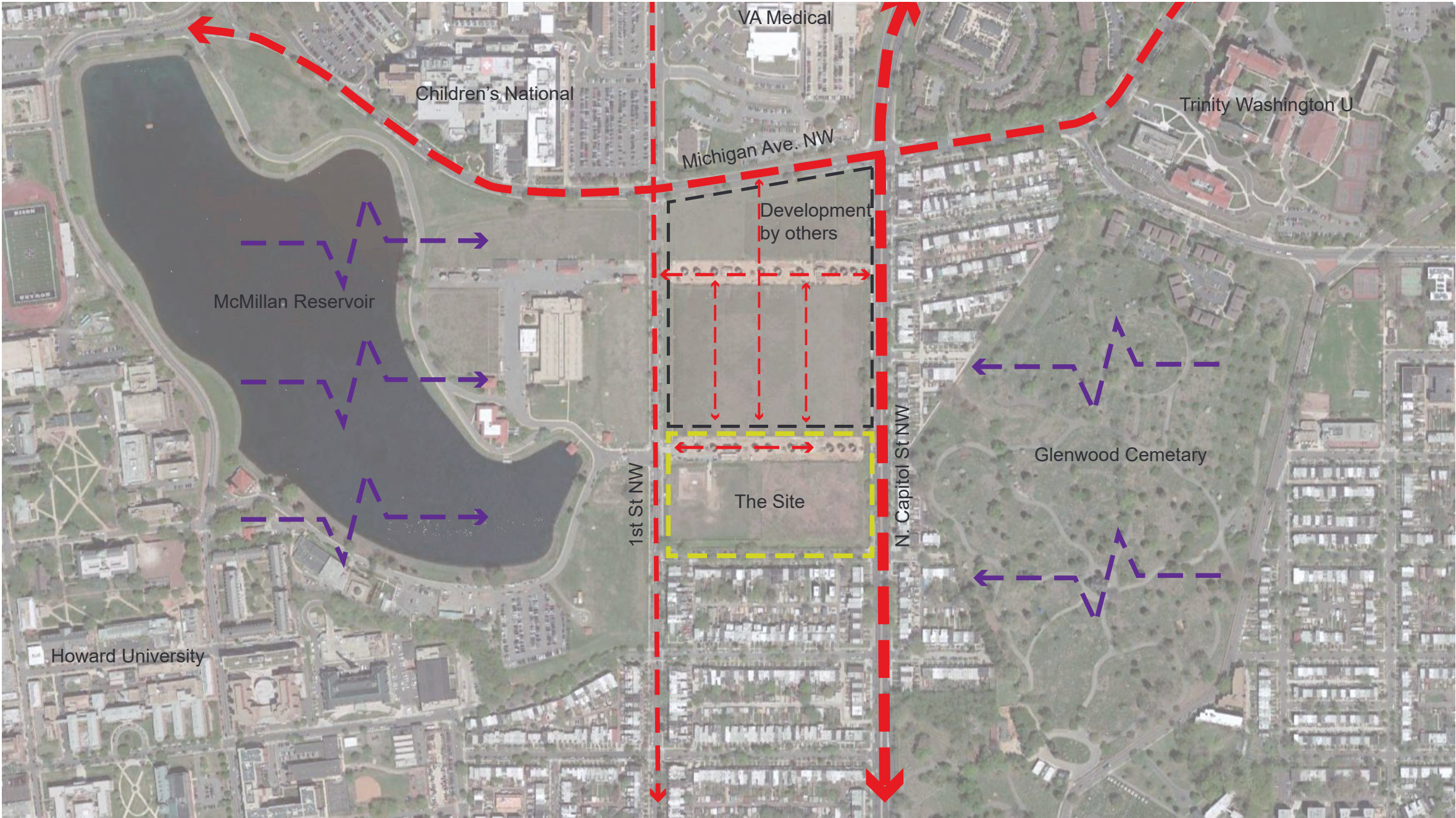
Expected modes of transportation*:

- 45% auto
- 25% pedestrian
- 20% public transportation
- 10% bicycle

*From Transportation Impact Study 3/17/14 from PUD Submission

Key

-  Project Boundary
-  Vehicular Circulation and access to site. Thickness of line indicates intensity.
-  Indicates disconnection to site from surrounding communities



REGIONAL CIRCULATION DIAGRAM




NEIGHBORHOOD CIRCULATION

It is anticipated that much of the pedestrian access will be from the neighboring development to the north. The remaining pedestrians will come from the immediate surrounding communities and from public transportation access points further away.

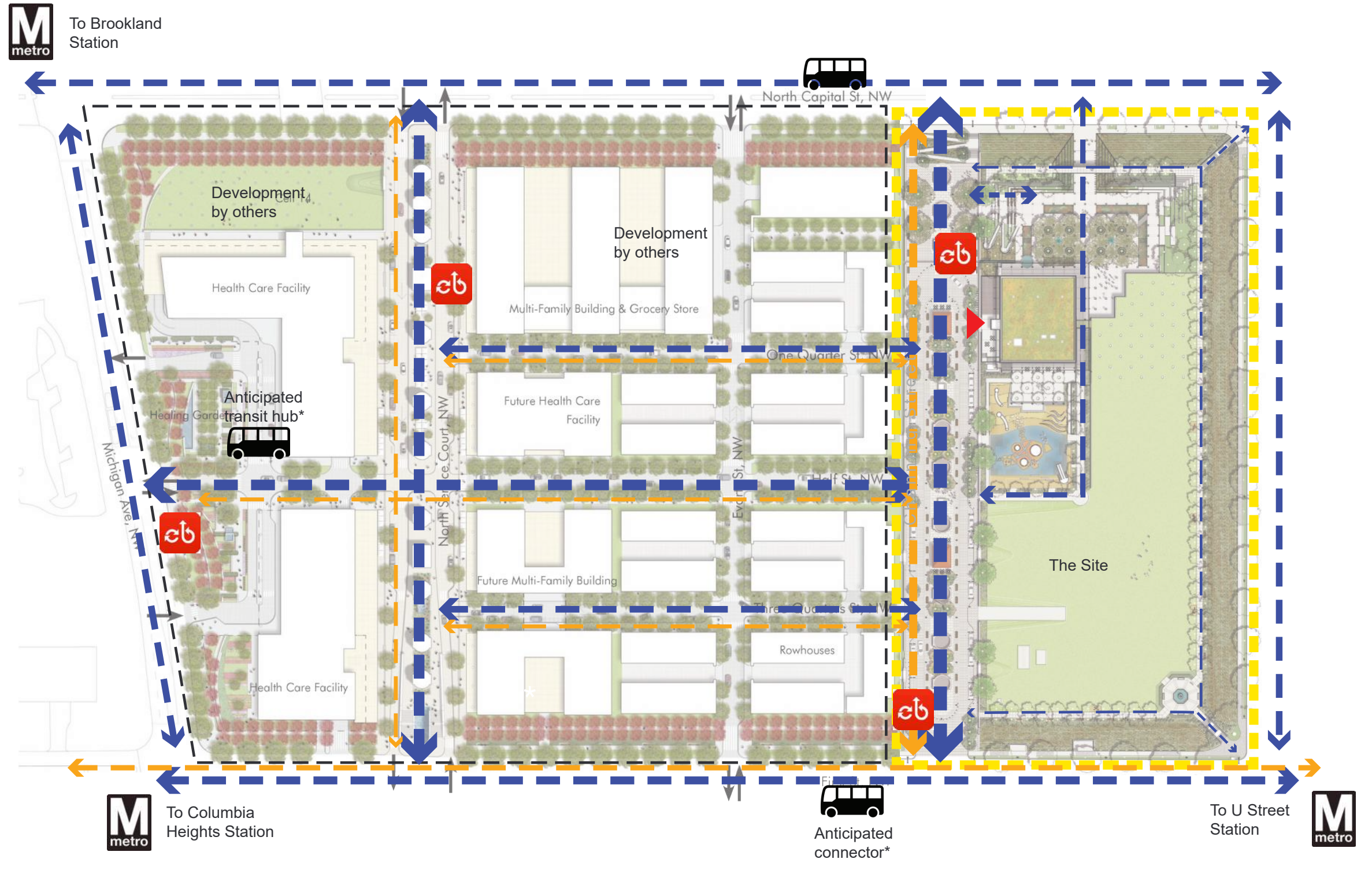
First Street NW is the more pedestrian and bicycle friendly of the main streets and will likely serve as the main access point for bicycles too. First St. connects to many of the neighboring communities surrounding the site and will provide safe and easy paths to Parcel 6.

*From Transportation Impact Study 3/17/14 from PUD Submission

Key

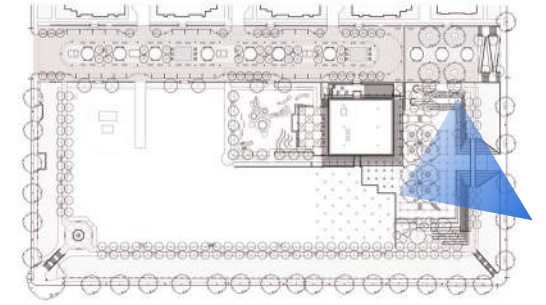
-  Community center entry
-  Pedestrian circulation and access to site. Thickness of line indicates intensity.
-  Bicycle circulation and access to site. Thickness of line indicates intensity.
-  Bike share locations to be determined.
-  Bike share alternate location.

NEIGHBORHOOD CIRCULATION DIAGRAM

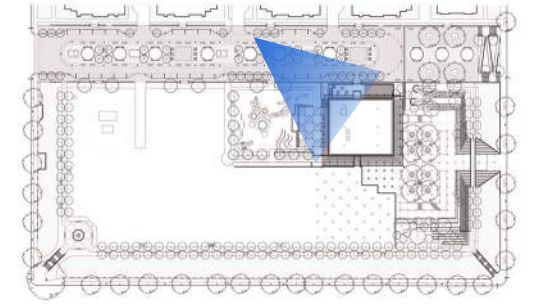


N.T.S NORTH

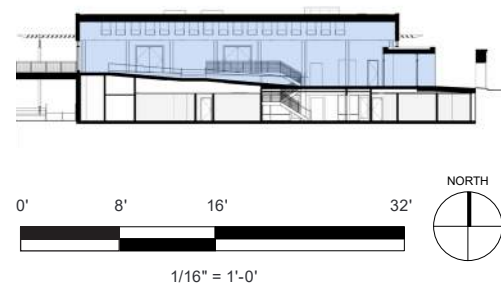
2 COMMUNITY CENTER



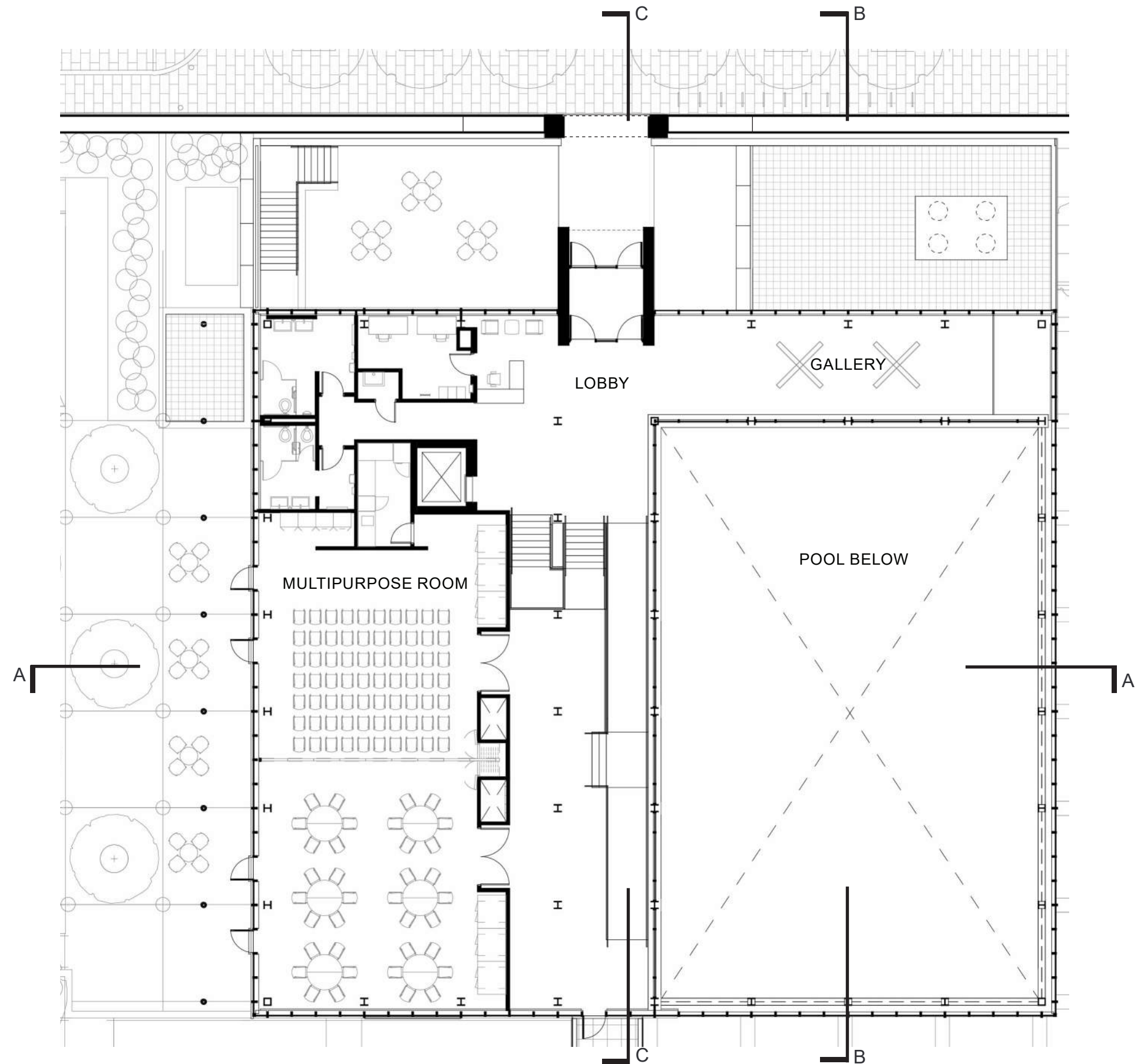
AERIAL PERSPECTIVE OF COMMUNITY CENTER

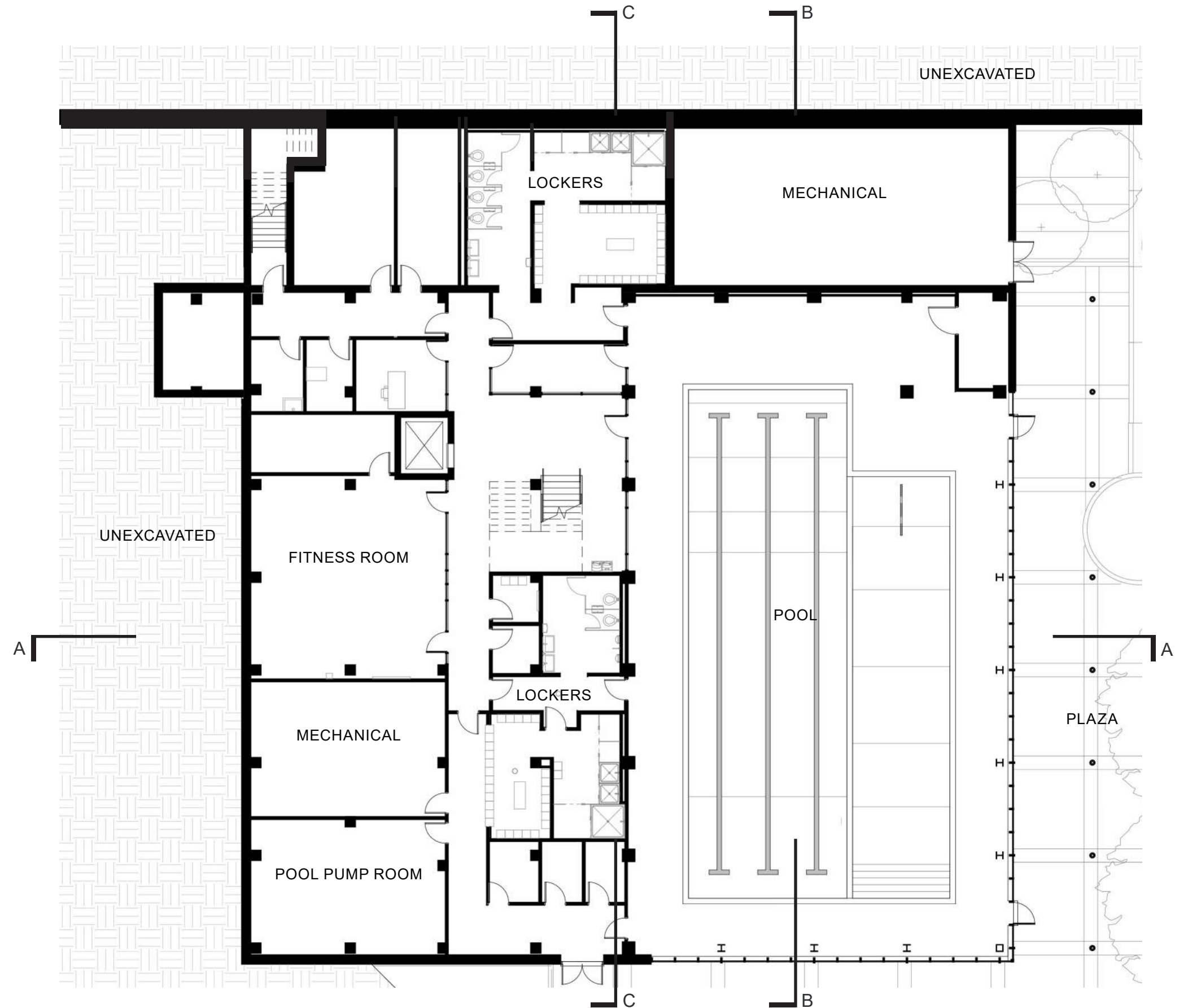
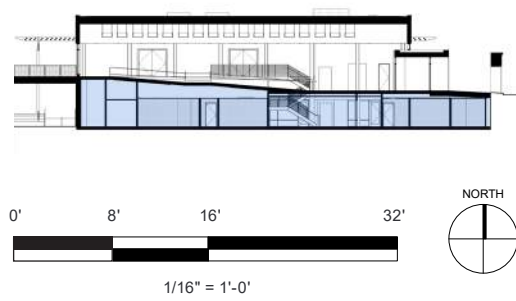


VIEW OF COMMUNITY CENTER FROM SOUTH SERVICE COURT

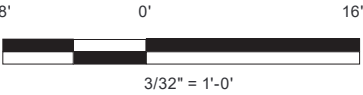
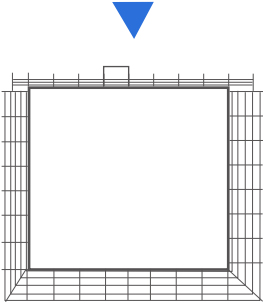
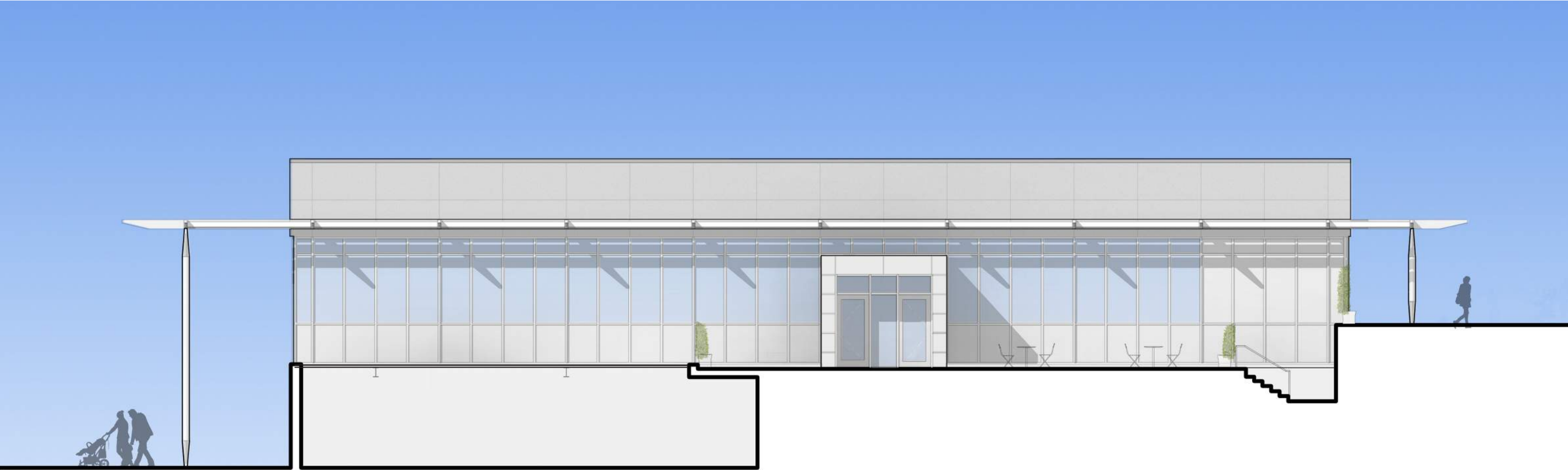


UPPER LEVEL PLAN

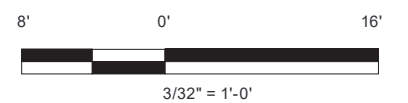
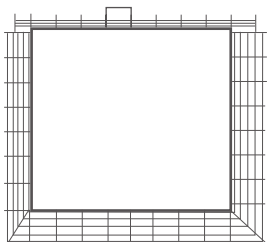
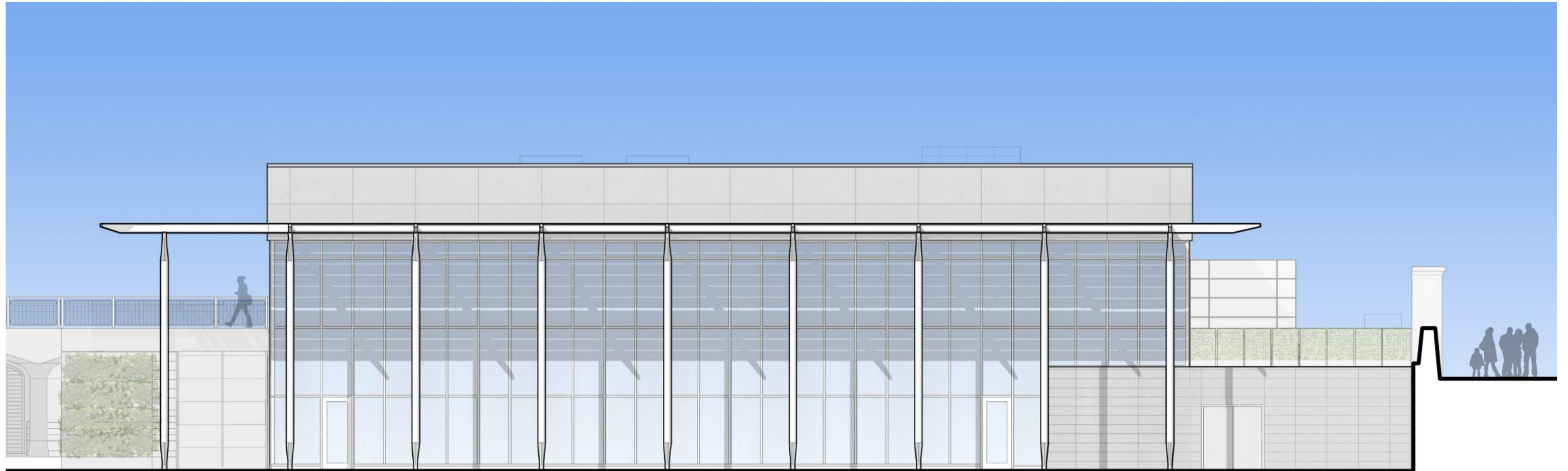


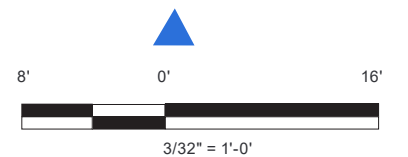
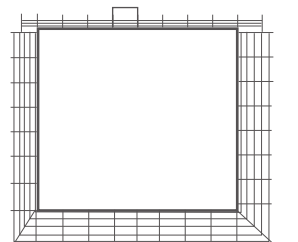
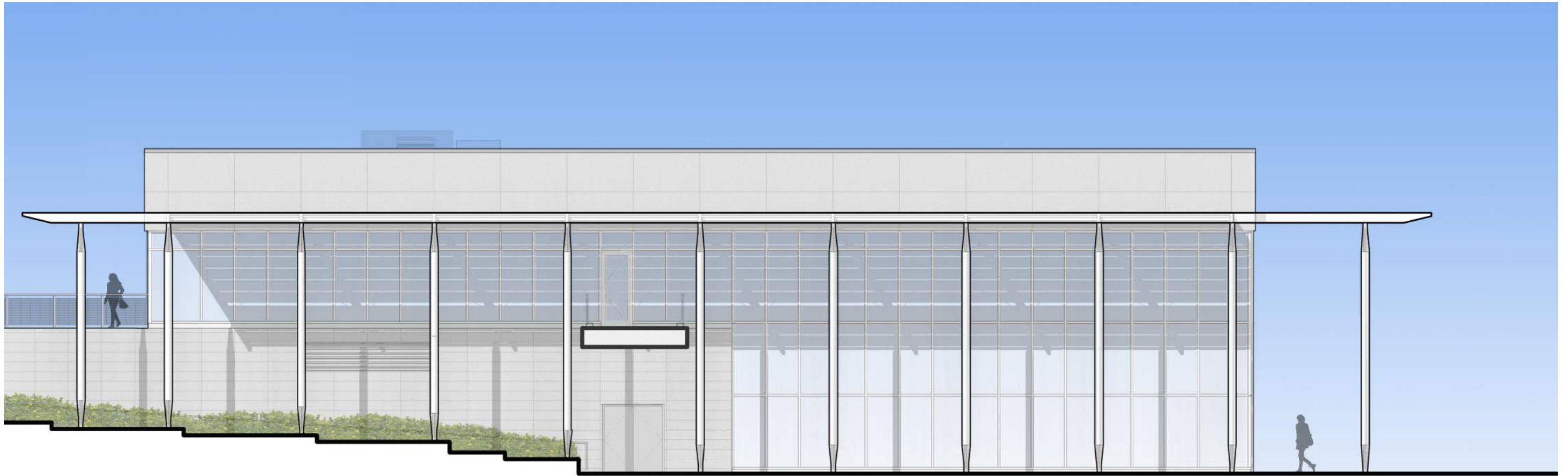


LOWER LEVEL PLAN

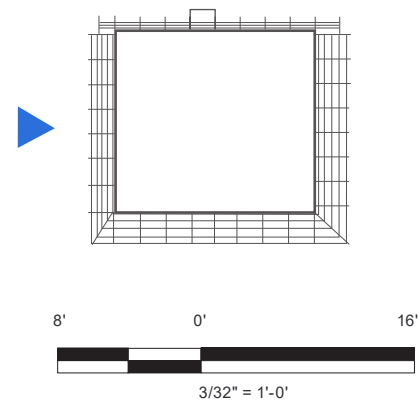
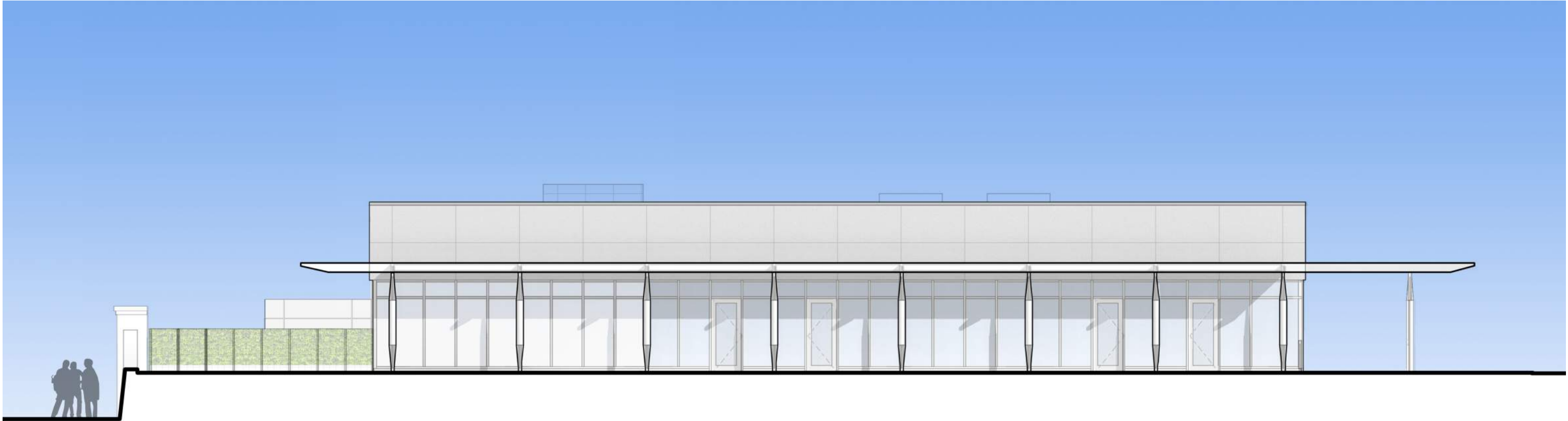


NORTH ELEVATION

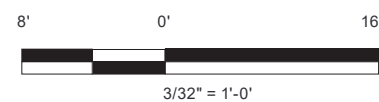
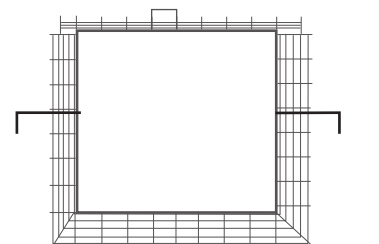
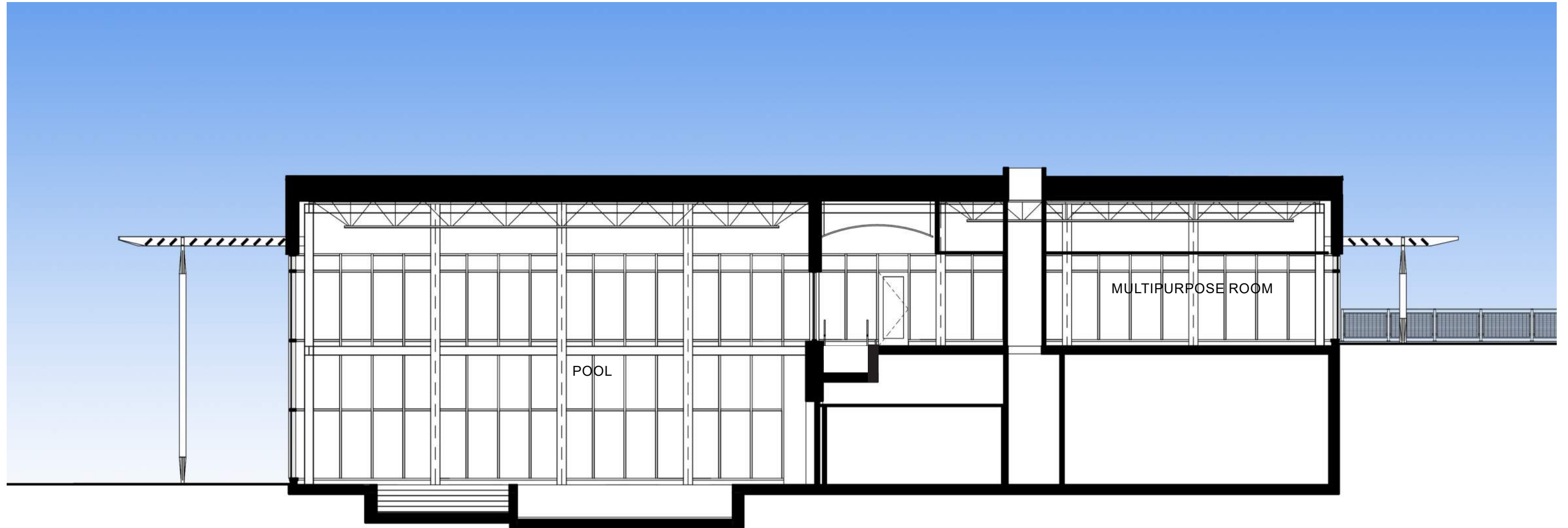




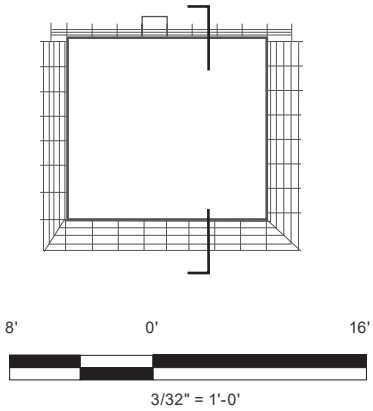
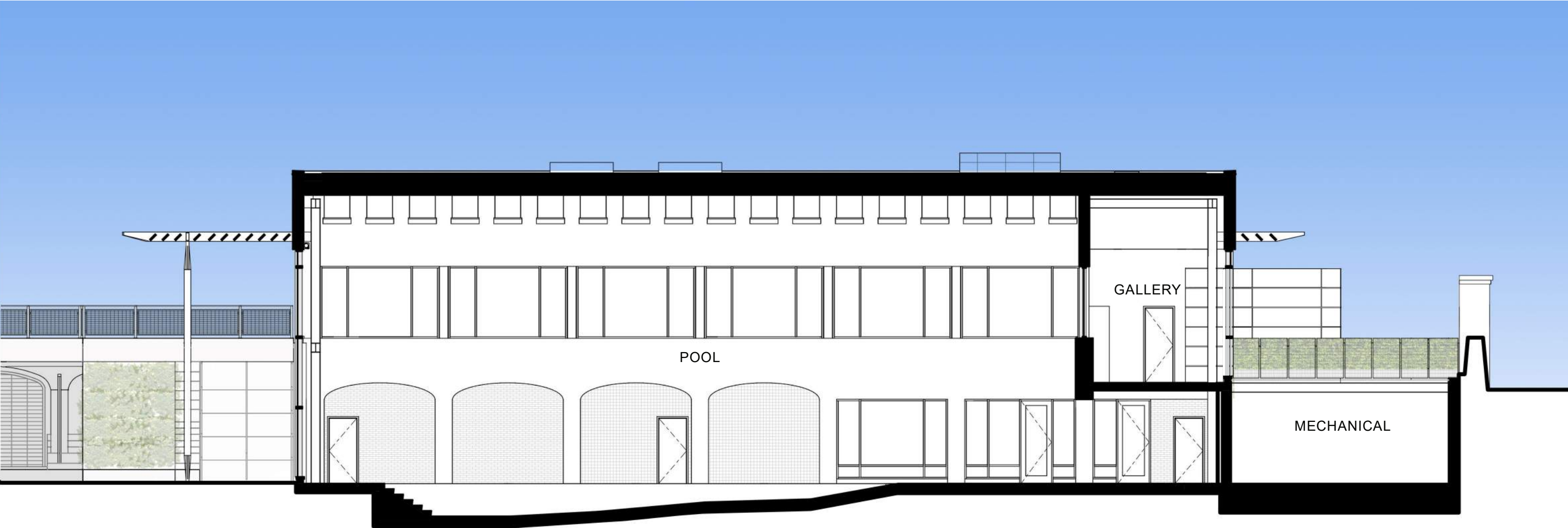
SOUTH ELEVATION



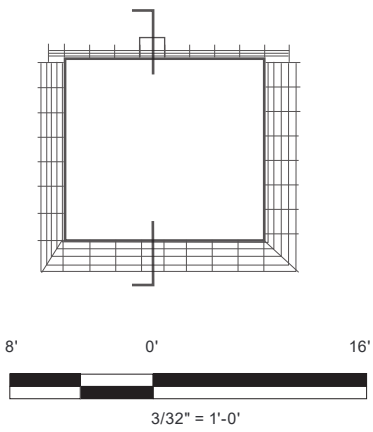
WEST ELEVATION



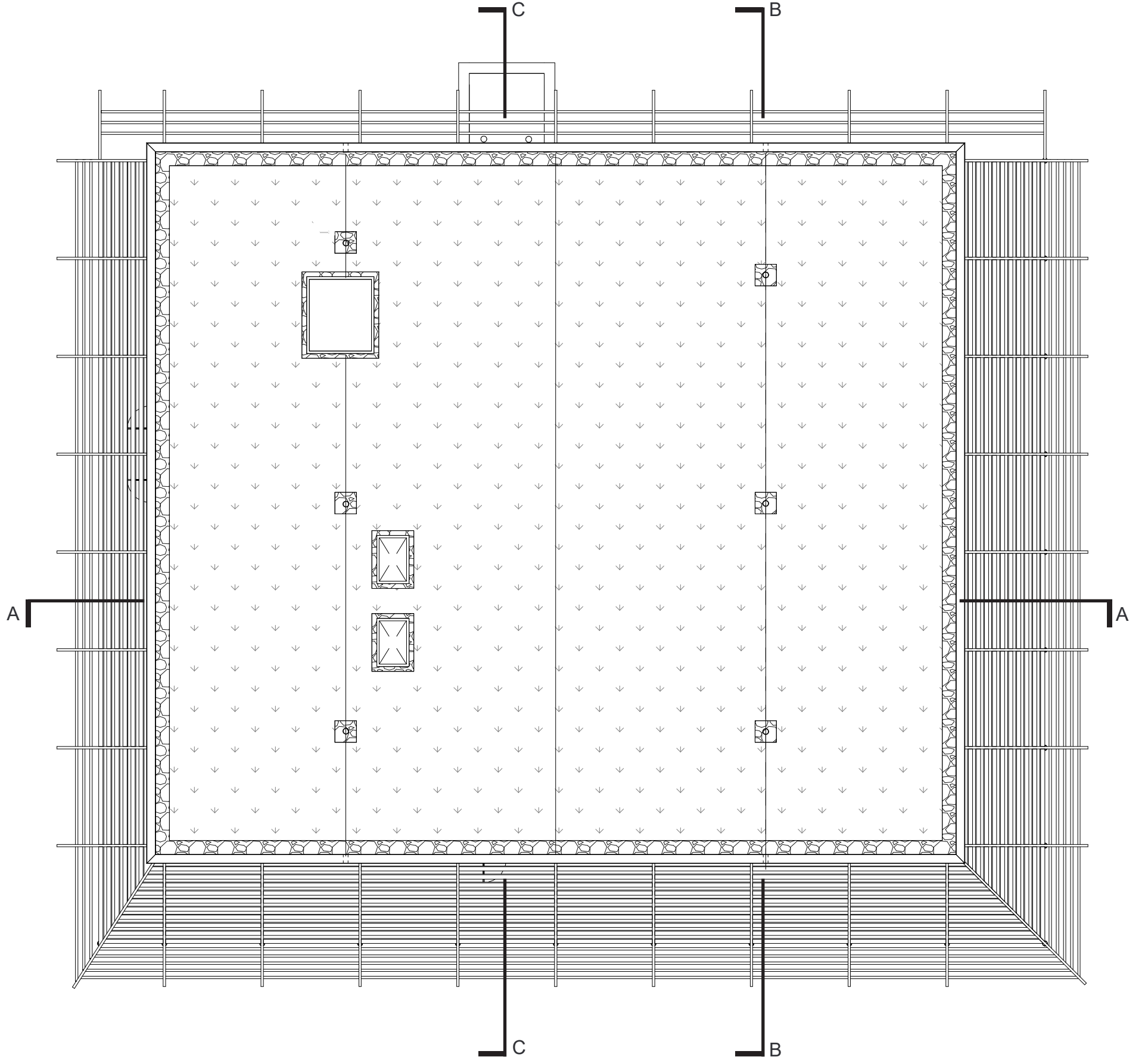
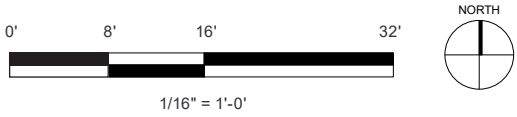
EAST-WEST SECTION THROUGH POOL AND COMMUNITY ROOM LOOKING SOUTH



NORTH-SOUTH SECTION THROUGH POOL, LOOKING WEST



NORTH-SOUTH SECTION THROUGH ENTRANCE AND LOBBY



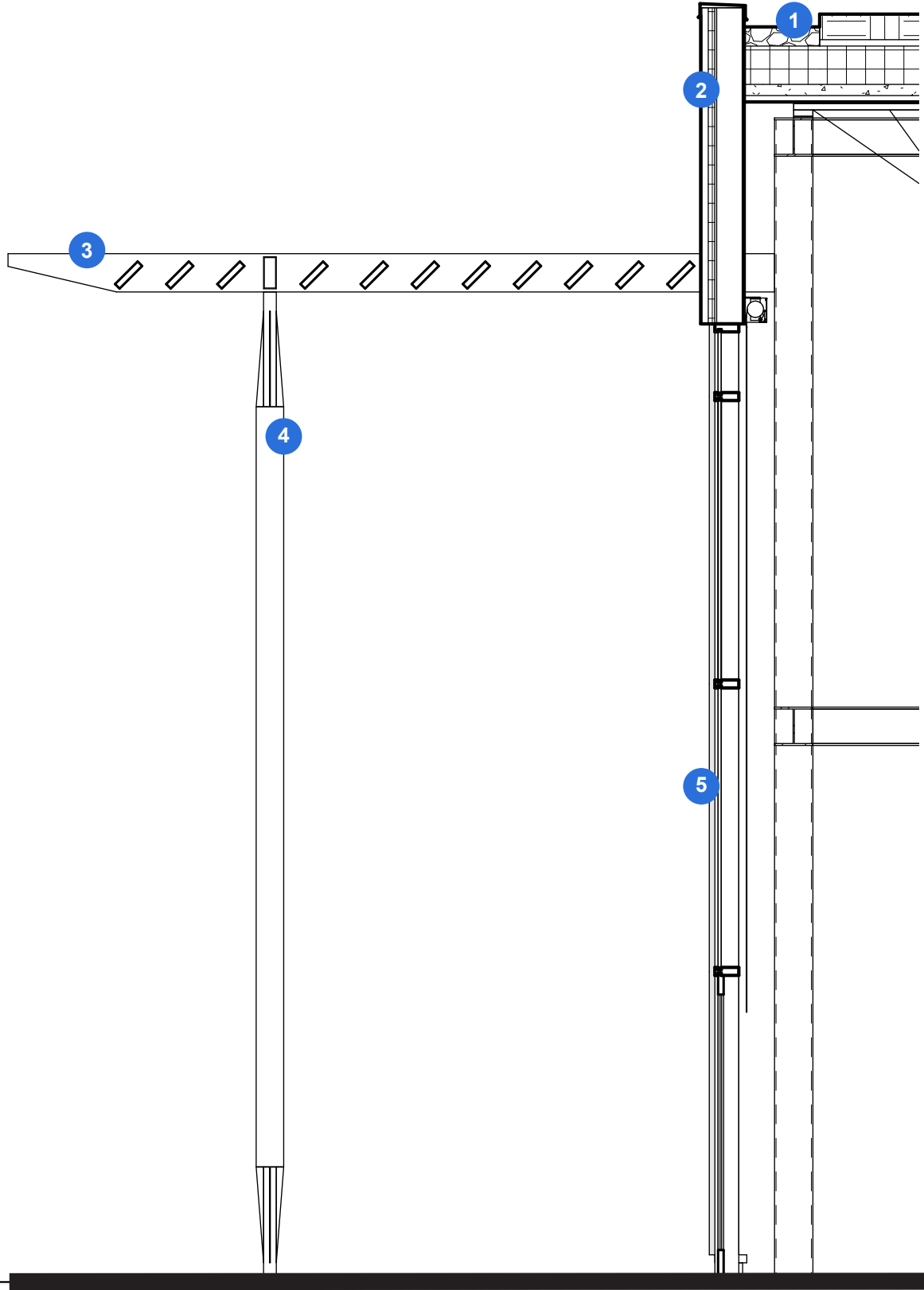
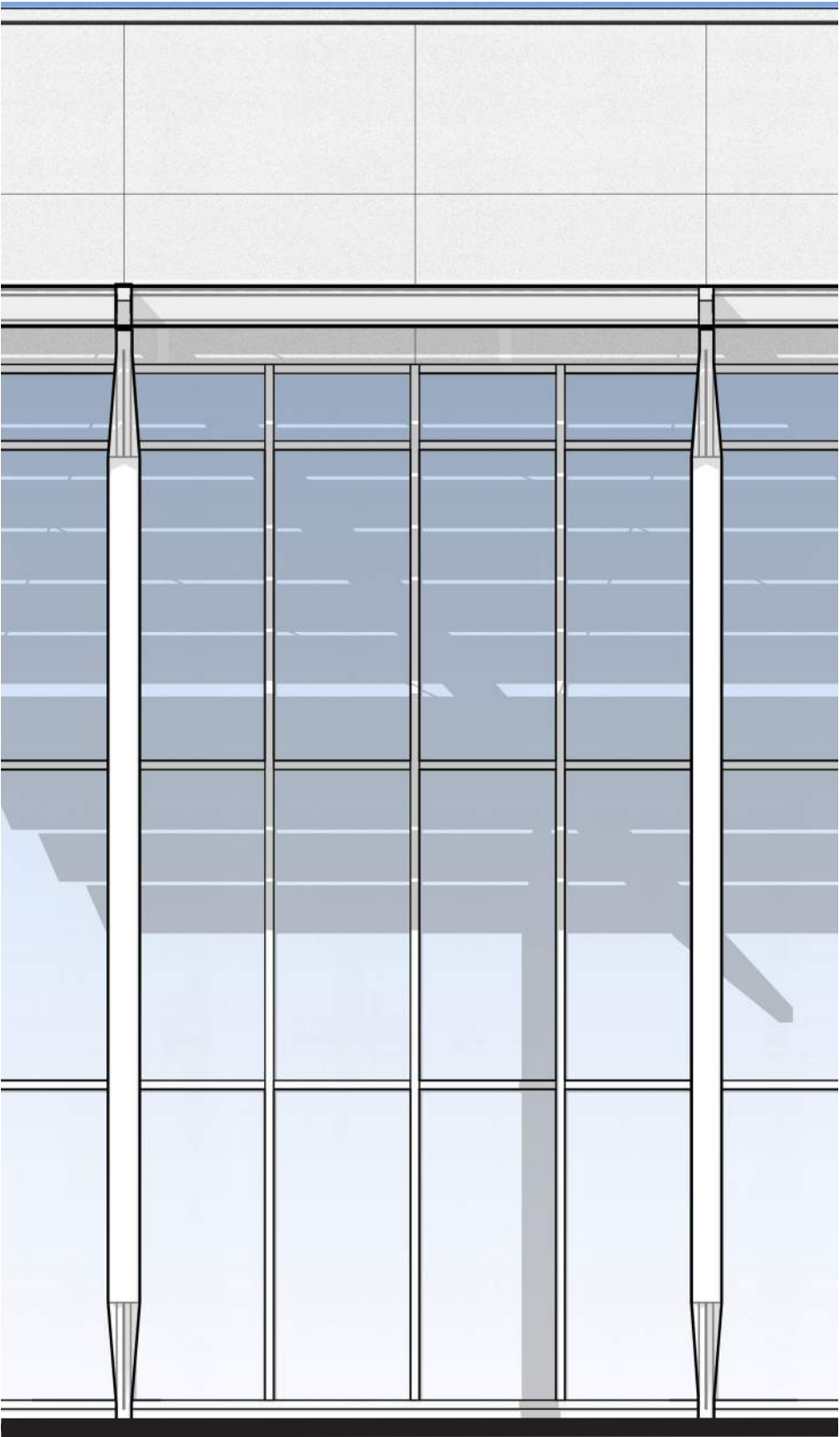
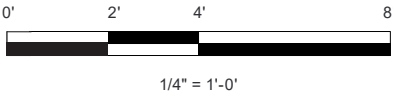
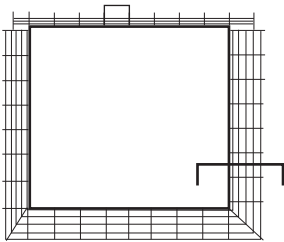
ROOF PLAN

WALL SECTION

The Community Center's typical wall section includes:

- Vegetative roof
- Cementitious panels on metal studs
- Metal sunscreen
- Steel columns
- Glass curtain wall

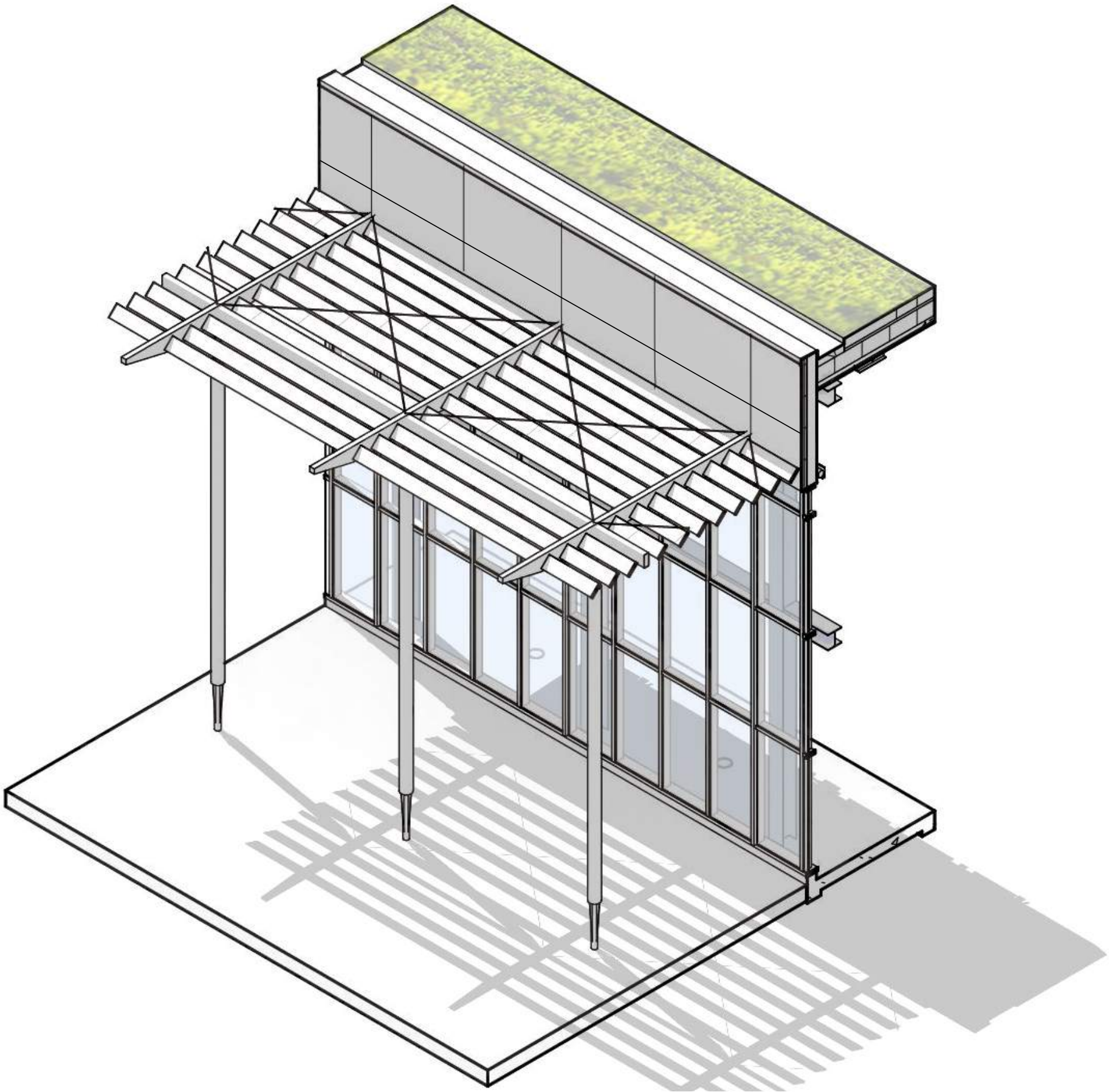
- 1 VEGETATIVE ROOF
- 2 CEMENTITIOUS PANELS
- 3 METAL SUNSCREEN
- 4 STEEL COLUMNS
- 5 GLASS CURTAIN WALL



ENLARGED ELEVATION AND SECTION

SUNSHADE

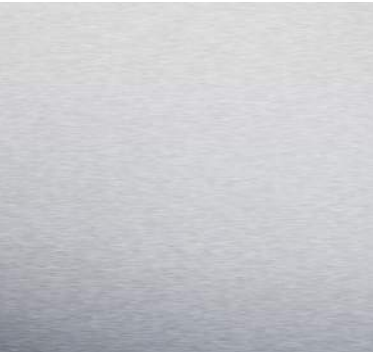
Tapered steel columns and outriggers support aluminum sun shade louvers. The louvers provide glare protection to the pool area during the sunniest times of the summer. The steel columns maintain the rhythm of the historic grid.



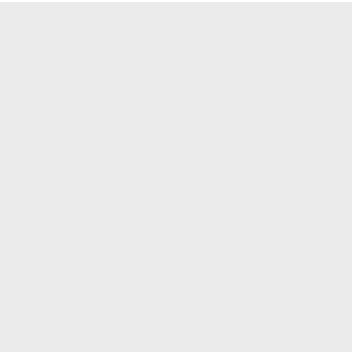
AXONOMETRIC OF SHADE STRUCTURE AND CURTAIN WALL

METALS

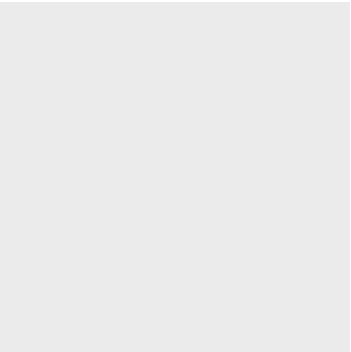
STAINLESS STEEL



COATED ALUMINUM



PAINTED STEEL



GLAZING

CLEAR GLAZING



OPAQUE GLAZING

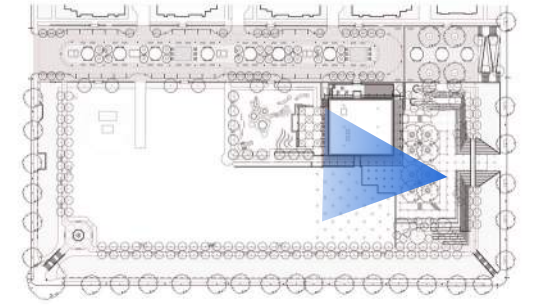


OPAQUE CLADDING

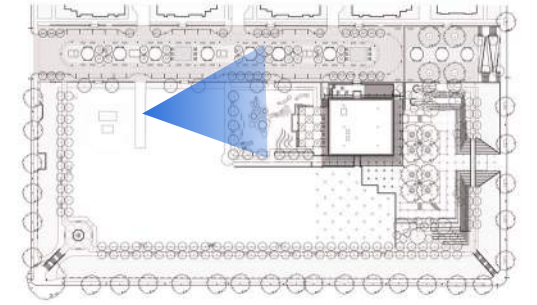
FIBER CEMENT



MATERIAL BOARD



VIEW OF FILTER CELL 28 AND COMMUNITY CENTER LOOKING WEST

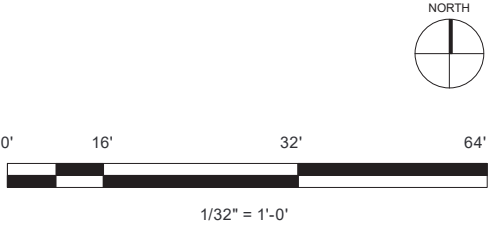
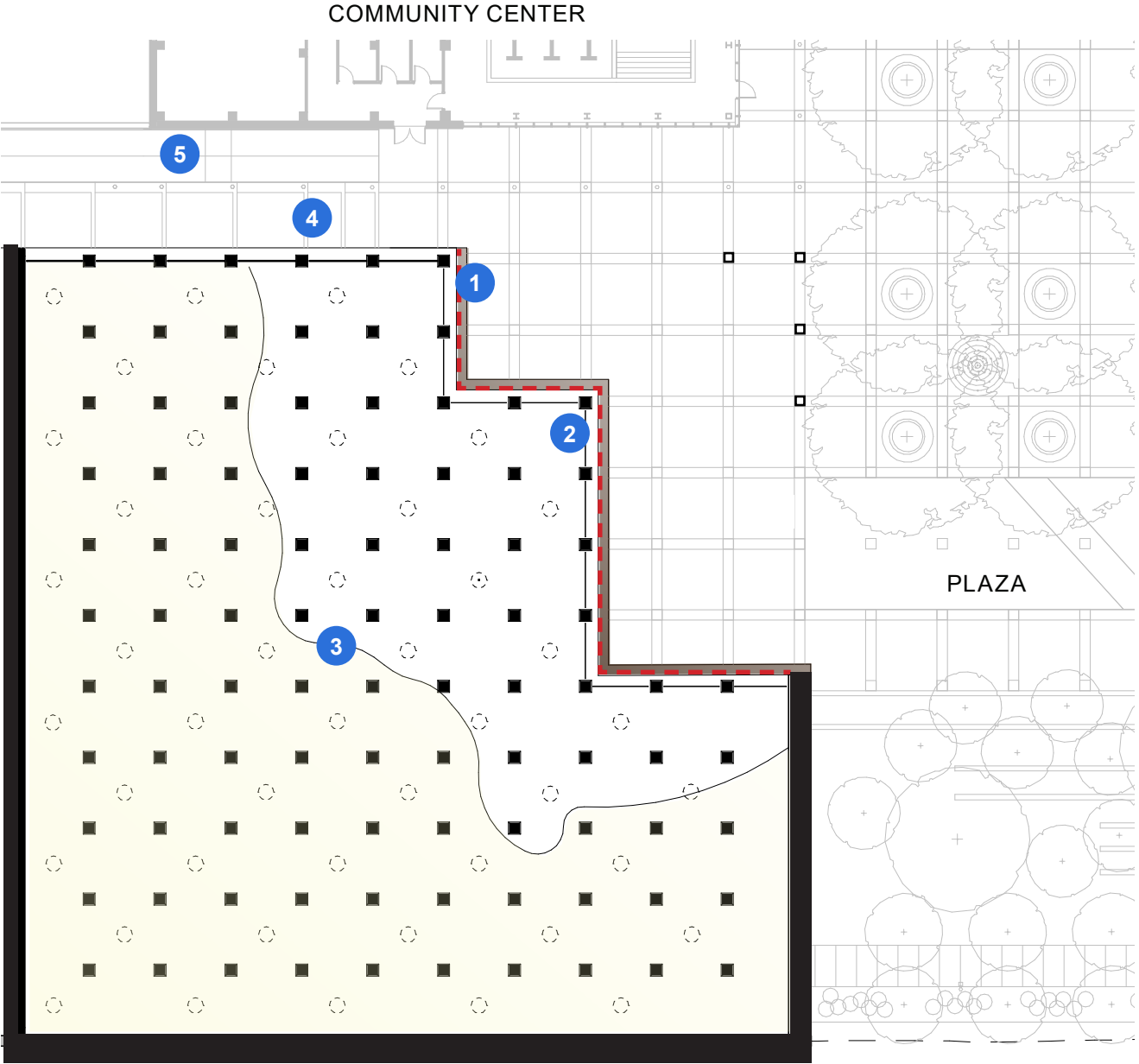


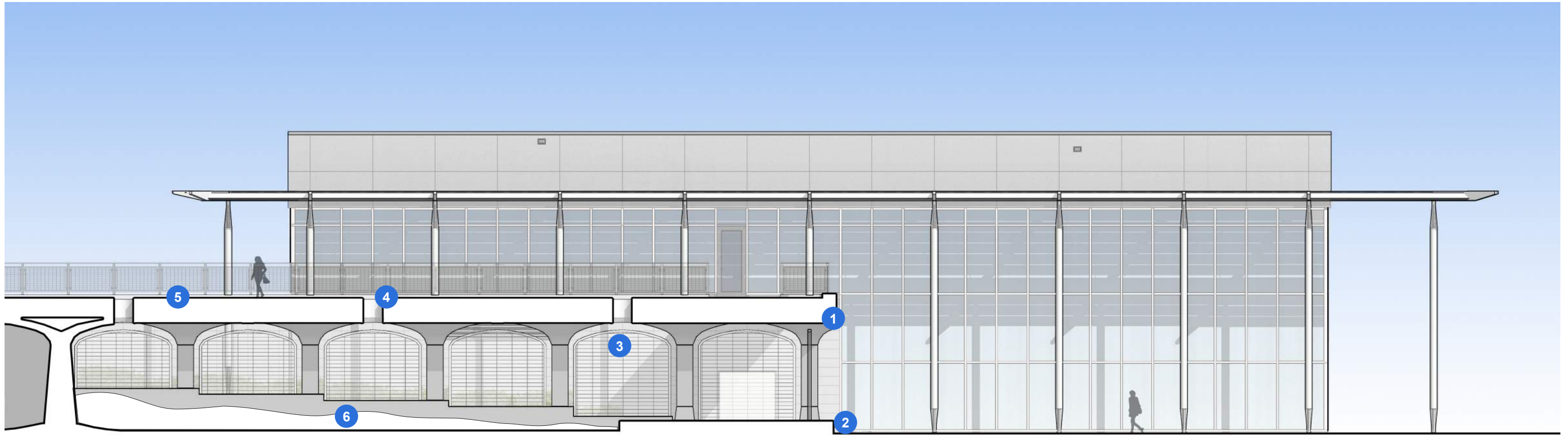
VIEW OF COMMUNITY CENTER FROM PLAYGROUND LOOKING EAST

3 **FILTER CELL 28**

- - - CUT LINE OF FILTER CELL 28
- 1 WOOD BENCH ALONG EDGE OF FILTER CELL 28
- 2 RIGID MESH SYSTEM
- 3 LINE OF SAND
- 4 PLANTER
- 5 RAMP

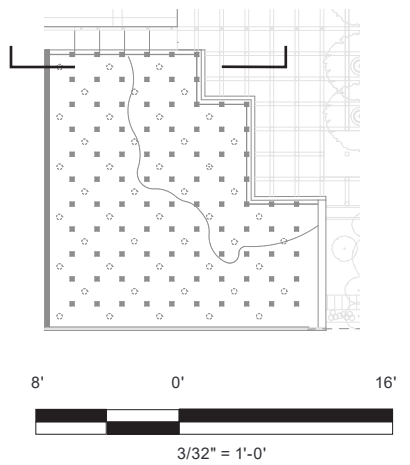
FILTER CELL 28 PLAN



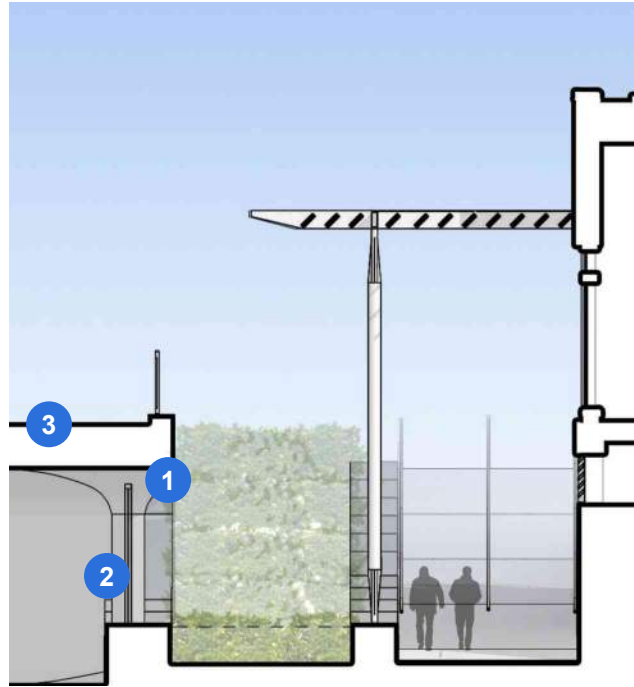


FILTER CELL 28 E-W SECTION TOWARDS COMMUNITY CENTER

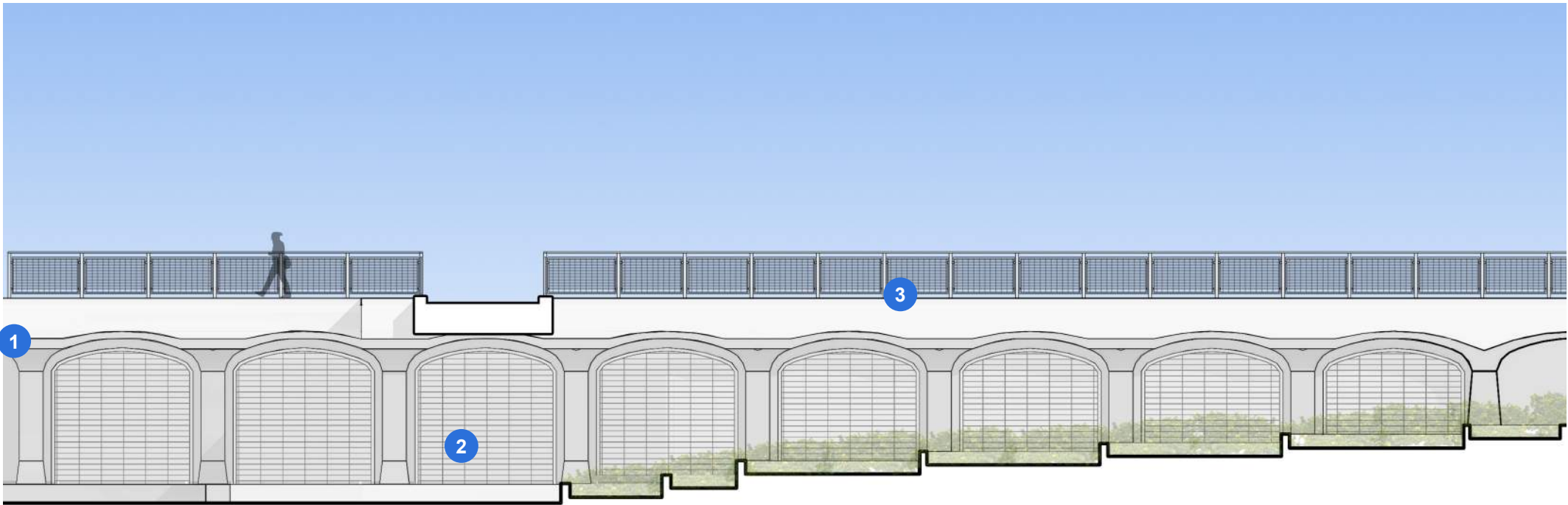
- 1 RESTORED FILTER 28 STRUCTURE
- 2 NEW WOOD BENCH
- 3 RIGID MESH SYSTEM
- 4 EXISTING MANHOLES
- 5 LAWN ABOVE EXISTING FILTER CELL 28
- 6 LINE OF SAND



FILTER CELL 28 SECTION

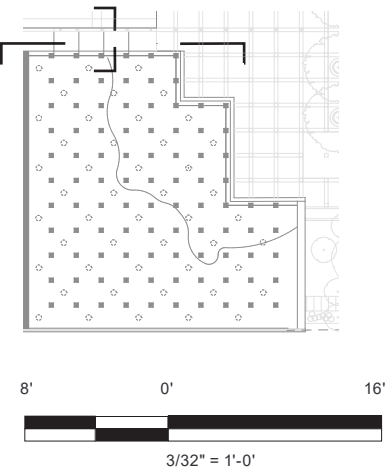


FILTER CELL 28 N-S SECTION LOOKING WEST

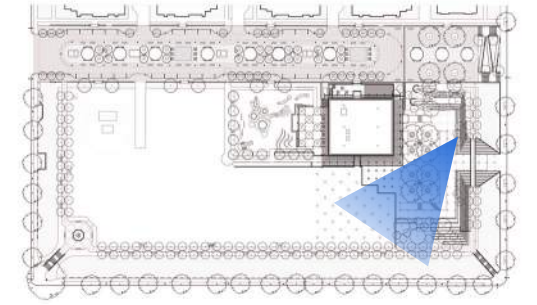


FILTER CELL 28 E-W SECTION LOOKING SOUTH

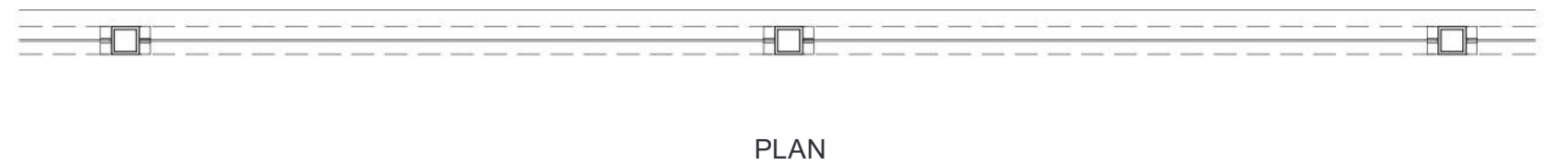
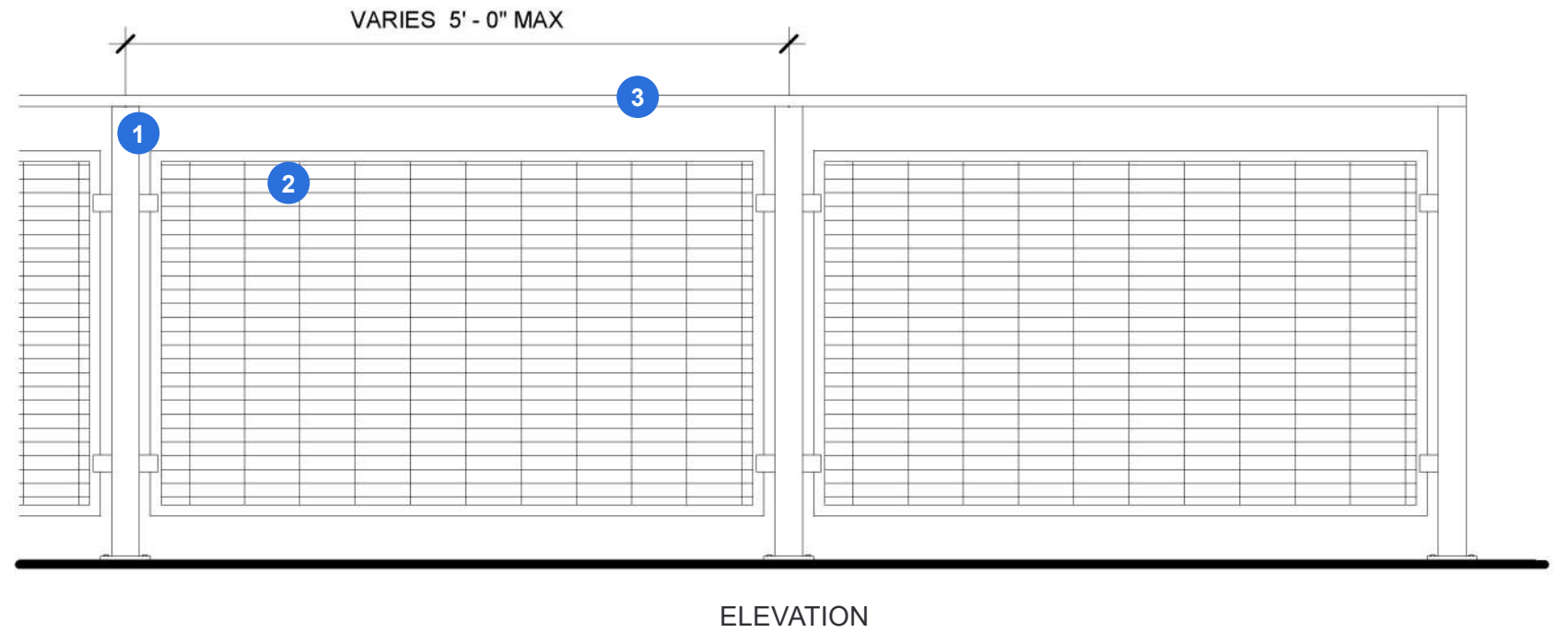
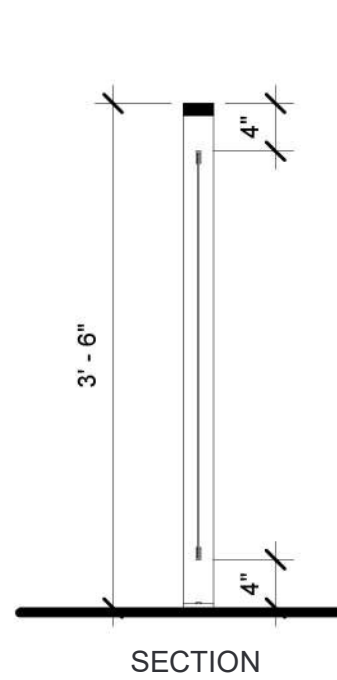
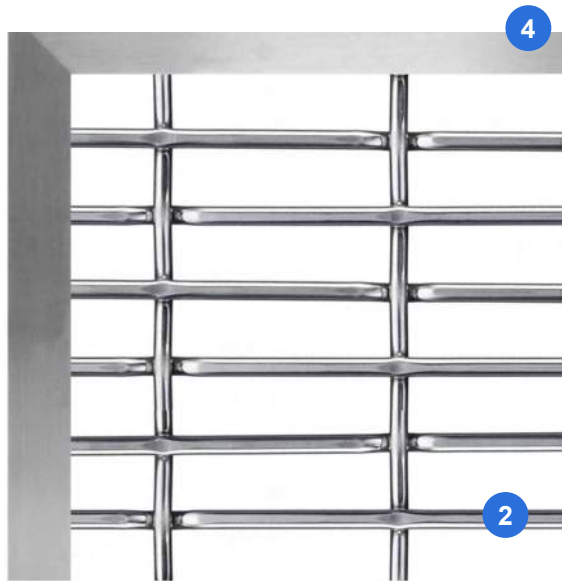
- 1 RESTORED FILTER 28 STRUCTURE
- 2 RIGID MESH SYSTEM
- 3 LAWN ABOVE EXISTING FILTER CELL 28



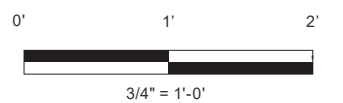
FILTER CELL 28 SECTIONS



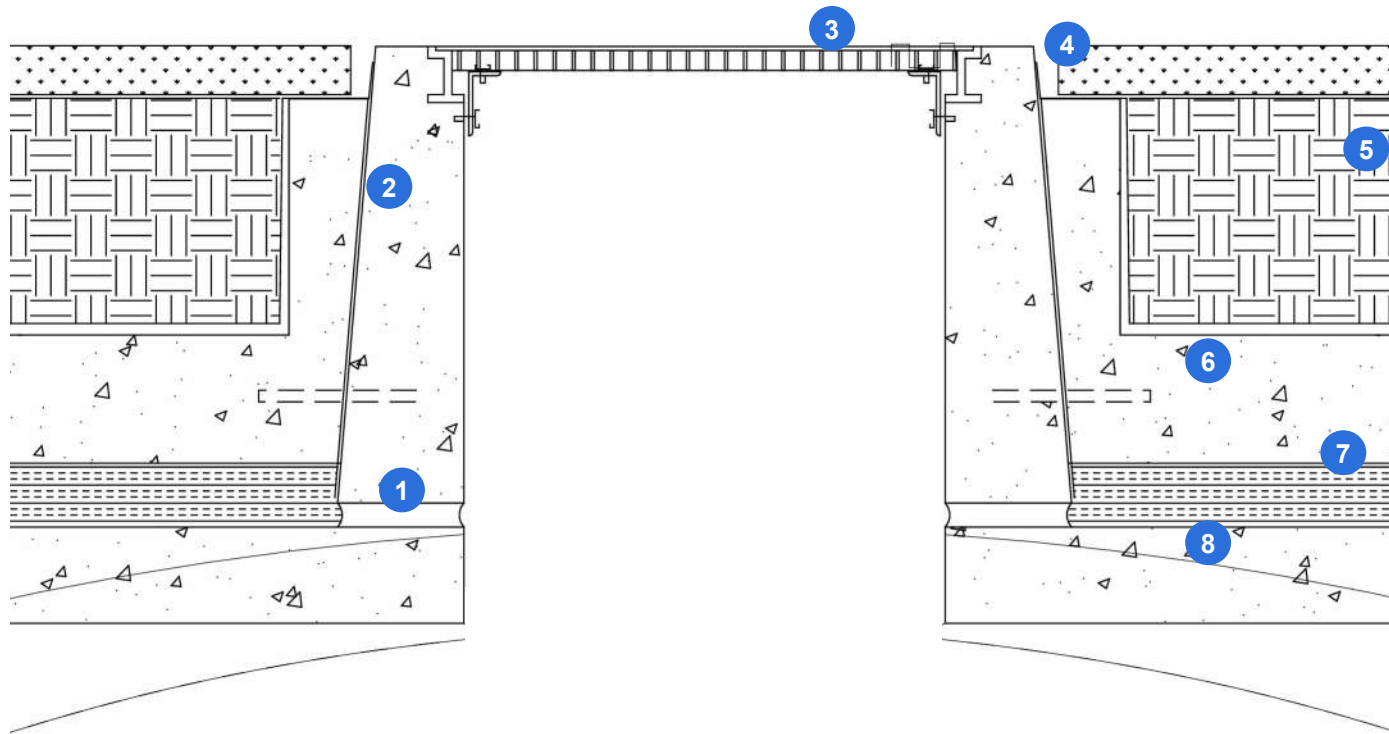
VIEW OF FILTER CELL 28 FROM PLAZA BERM



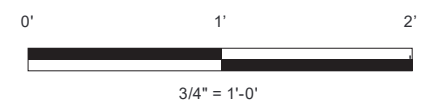
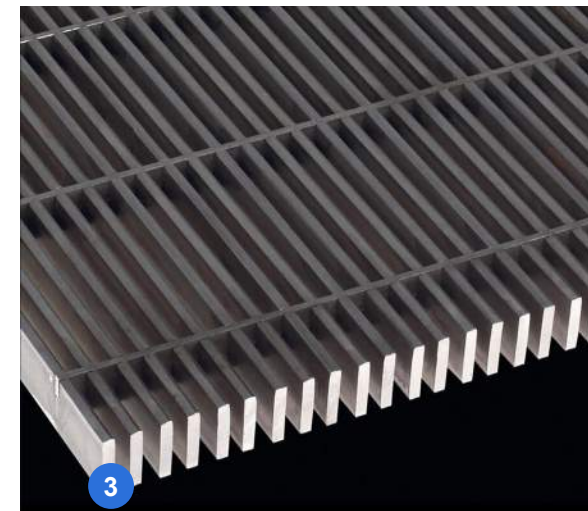
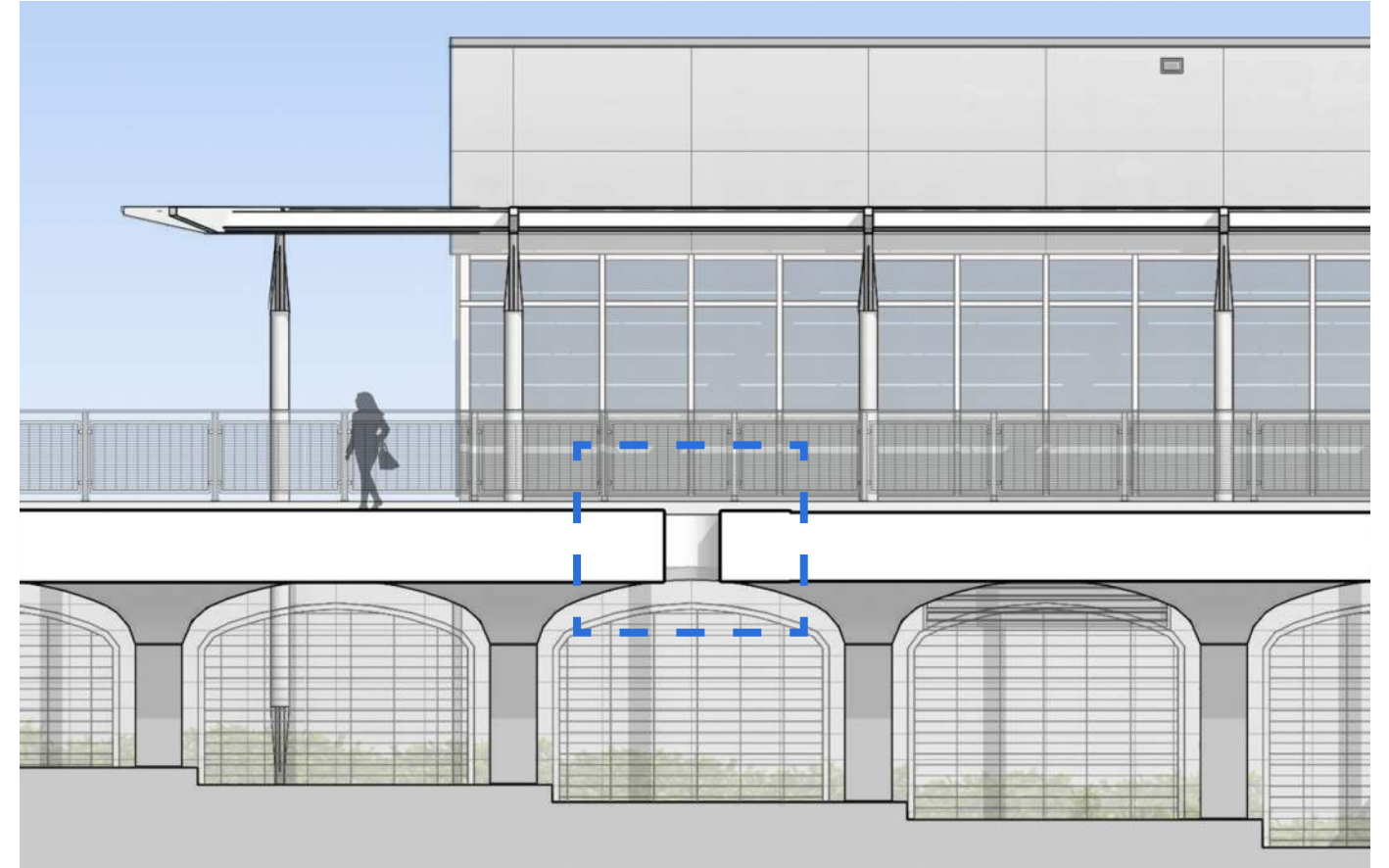
- 1 SS POST
- 2 SS 1" x 3" WIRE MESH
- 3 SS TUBE
- 4 BRUSHED SS SURROUND



FILTER CELL 28 RAILING DETAIL



- | | |
|---|-----------------|
| 1 MOVEMENT JOINT | 5 SOIL |
| 2 EXISTING CONCRETE CURB | 6 NEW CONCRETE |
| 3 PRESSED LOCK CARBON STEEL BAR GRATING | 7 INSULATION |
| 4 GRASS | 8 EXISTING CELL |



FILTER CELL 28 MANHOLE DETAIL

