



March 26, 2016

Ms. Gretchen Pfaehler, Chair
DC Historic Preservation Review Board
1100 4th Street, SW, Suite E650
Washington, DC 20024
historic.preservation@dc.gov

RE: Support of final conceptual design review for Parcel 6 (the park, community center and south service court) and Parcel 7 (the north service court) at the McMillan Reservoir sand filtration site

Dear Chair Pfaehler and Board members:

Please accept these comments on behalf of the Coalition for Smarter Growth. The Coalition for Smarter Growth is the leading organization in the Washington, D.C. region dedicated to making the case for smart growth. Our mission is to promote walkable, inclusive, and transit-oriented communities, and the land use and transportation policies and investments needed to make those communities flourish.

We are pleased to again express our support for the adaptive reuse of the historic McMillan sand filtration site and the final conceptual design review for Parcels 6 and 7. We remain enthusiastic about the historic restoration and adaptive reuse of this fascinating former water filtration plant that has sat fenced off and decaying for decades. We ask HPRB to approve the final concept plans for the service courts, park and community center as consistent with previous approvals.

We are excited to see the development of a children's playground as part of the overall community park concept. We are also interested in the re-creation of the historic fountain, which was originally on the reservoir site. We also are eager to see full development of the walking museum.

We would also like remind the Board of the merits of this thoughtful redevelopment and restoration project that will provide significant historic preservation benefits, and many other public benefits, including:

- creation of an 8-acre community park and aquatic recreation center, along with several acres of smaller public spaces;
- reuse of distinct underground cells for future public use and stormwater management;
- addition of new medical office uses to strengthen the cluster of hospitals north of Michigan Avenue, helping ensure jobs and healthcare facilities stay in this central DC location;
- expanded housing supply of 677 units for our rapidly growing city, especially the 20% affordable homes, including 94 units affordable at or below 60% of Area Median Income (AMI), and the remaining 38 units at 80% AMI.

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We continue to embrace this plan as a good compromise for meeting historic preservation goals while delivering public benefits to a growing city and neighborhood. The plan for the 25-acre site also complements the continued use of the Army Corps of Engineer's 70-acre reservoir site which includes additional underground cells and historic structures that will be managed by the federal owner.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cheryl Cort', with a stylized flourish at the end.

Cheryl Cort
Policy Director