



*Meeting notes provided by Michael J. Henderson*

*Webmaster, Edgewood neighborhood website*

[www.edgewooddc.org](http://www.edgewooddc.org)

*For information purposes only*

*Not official MAG minutes*

## **McMillan Advisory Group Meeting**

**October 16, 2010**

**St. Martin's Church**

**10 AM – 12 Noon**

**Moderator – Maurice Cox U VA School of Architecture;** Thanks for coming; first of 3 workshops

**Clint Jackson – Eco. Development Manager, Office of the Deputy Mayor for Planning and Economic Development;** want to take advantage of this beautiful 25 acre site that has been fallow for 24-25 years; want retail; create jobs; residential options; senior, rental, all diff income levels, condos, townhomes, apts, etc; number of other goals as well (increase tax base) most important is to deliver a project that the city and its residents are proud of



**Harriet Tregoning Director of DC Office of Planning –** Process/ Project led by competent team reviewed by Historical Review Board; unique opportunity; terrific sites and neighborhoods nearby; since 2006 made great strides; added 16,000 people to the District (largest since WW II); people are looking and thinking this might be the best quality of life in the area; housing, shopping, recreation; take Health and Education facilities in area and incorporate them into McMillan; people can age in their homes, physical activities; job creation; med and tech sectors will grow jobs; many who work in health are coming from outside DC; we need to make efforts to improve that; proximity makes work force reliable; street cars, bike share, and buses are being invested in; folks can spend less on transportation and more on local businesses; 2005-2008 number of cars registered in DC dropped 11%; much healthier; green space active and passive must be goal here; heart disease, cancer and HIV are leading causes of death in DC; we must partner with our health institutions to improve that; McMillan can be that; process must go through Planned Unit Development (projects encourage public benefits in exchange for flexible development); ANC notified 10 days prior to filing PUD with Office of Zoning; public report filed 10 days before public hearing recommending whether or not to

set down this project; at set down hearing OP will present case summary and make recommendations; if no then project is done; if yes then there is a public hearing; will seek endorsements from community groups etc; Office of Zoning will publicize hearing; want formal vote from ANC; 2<sup>nd</sup> hearing at Zoning is where affected parties invited to testify; applicant will make formal presentation; DOT may give report; ANC make formal presentation and given great weight; Office of Planning also given great weight; each issue much be responded to; will take several months; also Historic Preservation review; as master plan moves forward consultation with organizations continues; meeting agenda posted 5 days before HPRB hearing; they will have recommendations; sometimes applications go before HPRB several times; will have strong historical preservation; a resident asked if we can stop this process and cancel the project; presenter said there are several points where there are checks and opportunities for the project to be denied; same resident tried to ask another question but moderator intervened

**Moderator** – discussed process/agenda for the day; project has been planned and re-planned many times over the last decade; showed 2002 slide plan; there was a Howard U plan and Catholic U plan; 2004 had Greenvest plan; then Vision McMillan Partners plan of 2006; then Vision McMillan Partners plan of 2008; last version he thinks is here today; we are ready to turn the page and talk about a new vision; moderator is former Director of National Endowment for the Arts; calls process Democratic Design; must mobilize people; must build trust; giving site back to people who will live it; project reflects values of community; “nothing about us without us is for us”



**Emily Hotaling Eig – EHT Traceries** – Historic Preservation specialist; HP report draft completed; resume on table; qualified as Historic Preservation Consultant; spoke about several current projects in DC; WIKI site has description of her firm

**Matt Bell – Ehrenkrantz Eckstut and Kuhn Architects** – around since 1959; get charged up about building great places; have done large scale to small; spoke about multiple projects they have done in the District; had lots of slides showing their work



**Warren Byrd – Nelson Byrd Woltz Landscape Architects** –spoke about current projects local and worldwide– emphasize sustainability, healthy environments; spoke about treating and reusing storm/rain water and other green elements suggested for McMillan; had lots of slides; site should celebrate history of water at McMillan; excited when sites become subjects for community conversations; rain gardens should be integral to the site; sculptures, plants, many elements are part of the plan

**Moderator** – 10 Principles – work must be guided by a set of principles (10); your conversations today will guide them even more; 1 – Community; 2 – Integration; 3 – Context; 4 – History; 5 – World-Class

Design; 6 – Open Space; 7 – Housing; 8 – Retail; 9 – Commercial; 10 – Land Development and Infrastructure [see handout]; principles were shaped by many neighborhoods that participated in this process; will talk about at least three of these ten today in small groups



**Dan Pitera – Detroit Collaborative Design Center** –discussed process for input; each person given 8 bills of “McMillan money”; 10 choices, 8 bills forces us to make hard decisions about what we want to talk about today; (place bill or bills into envelope(s) we feel we want to talk about most today)

*[At this point we spent about 20 minutes placing our “McMillan dollars” in the envelopes we felt were the most important for today’s discussion]*

**Moderator** – then they will report out what they have heard after the break out groups



**Councilmember Harry Thomas** – this is a once in a lifetime for us to get it right; put together as many of the things and needs we have in the community; unique opportunity to find what’s best for this community and actually make it happen; hard work put into action; 20 years from now not talking about what could have or should have happened; preserve the historic nature of our community; think about our green space usage and lack of; our lack of adequate recreation, grocery store options, no library close enough; leave legacy of importance; go see the St. Martin’s Project that tries to ensure it meets the needs of the community; use your listening tools; hope you see the progress that’s coming to this area; we are committed to a process that is inclusionary; he spoke highly of Tony Norman and Kenyan McDuffie

**Moderator** –thanked the Councilmember; this is the ground floor, a new process; designers have done their analysis of the site and are waiting for our input; topics of significance for today’s discussion were 1st—open space (highest ranked); 2<sup>nd</sup> was retail; 3rd was world class architecture; 4<sup>th</sup> was infrastructure; community engagement also ranked highly; also history; then housing; then integration; then context; then jobs; folks counted off to be assigned to their small discussion groups

*[Since it was 12:10 this writer left at this point]*

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Michael J. Henderson

<https://twitter.com/michaelhenders>

Webmaster, Edgewood neighborhood website

[www.edgewooddc.org](http://www.edgewooddc.org)

Moderator, Edgewood listserv

<http://groups.yahoo.com/group/EdgewoodDC/>

Director,

Friends of Edgewood Recreation Center

<http://www.friendsofedgewoodrec.org/>

Moderator, Edgewood Photo Archives

<http://www.flickr.com/groups/edgewooddc/>

Community Liaison,

PSA 501

Recording Secretary,

5D Citizens' Advisory Council

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