



## **MCMILLAN SAND FILTRATION SITE REDEVELOPMENT** 875,000 SF HEALTHCARE FACILITIES & RETAIL (PHASE 1); 175,000 SF (PHASE 2)

The 100-year-old McMillan Sand Filtration site provides the TCC development team and partners an opportunity to create a model 25-acre, 21st-century, mixed-use community. The combined McMillan redevelopment project will contain 2.0 million square feet of commercial and residential density and will include a substantial historic preservation component, significant parks and open space, housing for a range of incomes and ages, healthcare facilities to address the District's growing healthcare sector, and retail to serve the neighborhood and local institutions. The once-active sand filtration cells, among other historic elements on the site, will be preserved and adapted.

The McMillan Healthcare Campus is a multi-phase development that will house approximately 1.1 million square feet of clinical, research, administrative, and other ancillary medical facilities in Northwest Washington, DC. The project is the largest development of new medical facilities in the District in decades. The McMillan Healthcare Campus is located directly adjacent to the Washington Hospital Center, home to four of the most powerful and profitable hospitals in the District operated by MedStar Health, Children's National Medical Center, and the Veteran's Administration.

The healthcare facilities will be developed in two phases, the first of which will include 875,000sf of density in two buildings along with a 5-level, 2,000 space underground parking garage. The second phase will include one building of approximately 175,000sf.

In late 2014, the Project was fully approved, garnering support from the Historic Preservation Review Board, the Council of the District of Columbia and the Zoning Commission. The Project is moving forward with enabling construction work as planned.