



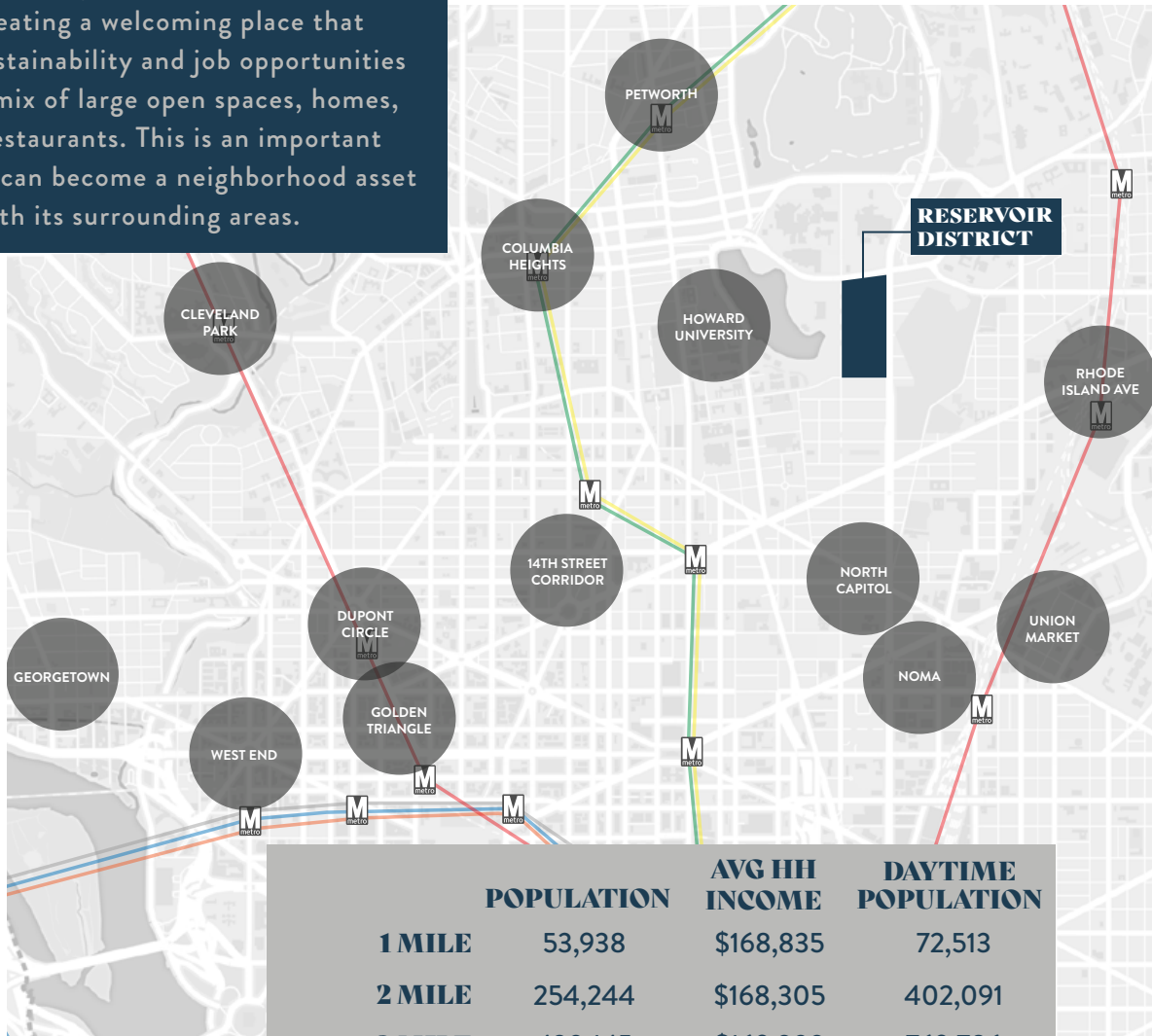
RESERVOIR DISTRICT

A WELCOMING PLACE

WITH EXCELLENT DEMOGRAPHICS

A RARE OPPORTUNITY

Celebrating the historic legacy of the McMillan Sand Filtration Site by creating a welcoming place that promotes health, sustainability and job opportunities through an elegant mix of large open spaces, homes, shops, offices and restaurants. This is an important site that once again can become a neighborhood asset that is integrated with its surrounding areas.



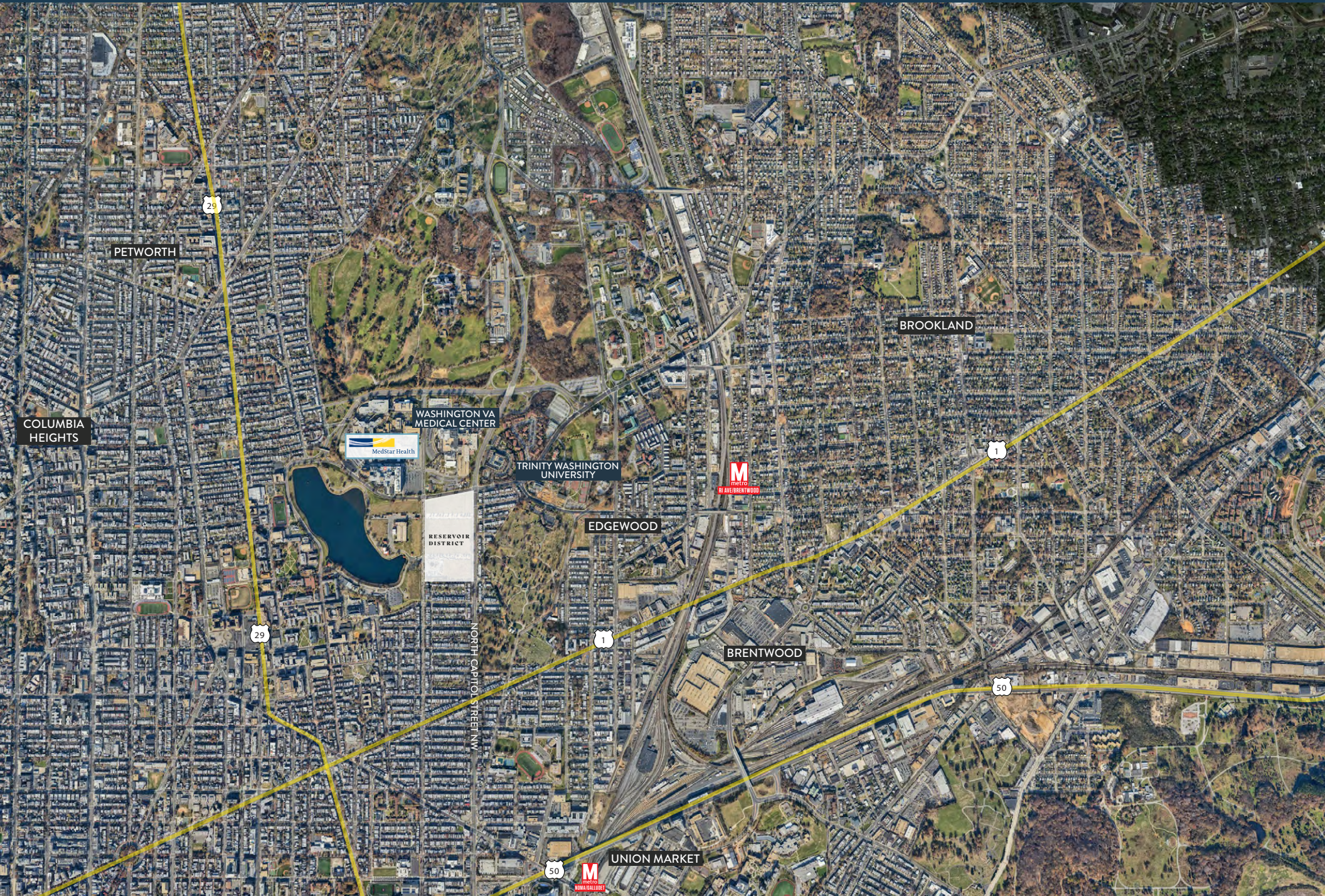
	POPULATION	AVG HH INCOME	DAYTIME POPULATION
1 MILE	53,938	\$168,835	72,513
2 MILE	254,244	\$168,305	402,091
3 MILE	420,145	\$169,203	769,786
5 MIN DRIVE	56,870	\$165,353	76,289
10 MIN DRIVE	311,719	\$164,877	463,572

BY THE NUMBERS

- Nearly 4,000 residential units in the development pipeline in the trade area
- Daily Traffic Volume of 39,000 on North Capitol Street and 25,000 on Michigan Ave
- Area home values have increased by an average of 14% since 2020.
- Adjacent to medical centers that employ a total of 14,000 Medical Professionals

BECOMING A

NEIGHBORHOOD ASSET



PETWORTH

COLUMBIA HEIGHTS

BROOKLAND

WASHINGTON VA MEDICAL CENTER



TRINITY WASHINGTON UNIVERSITY



EDGEWOOD

RESERVOIR DISTRICT

BRENTWOOD

NORTH CAPITOL STREET NW

UNION MARKET



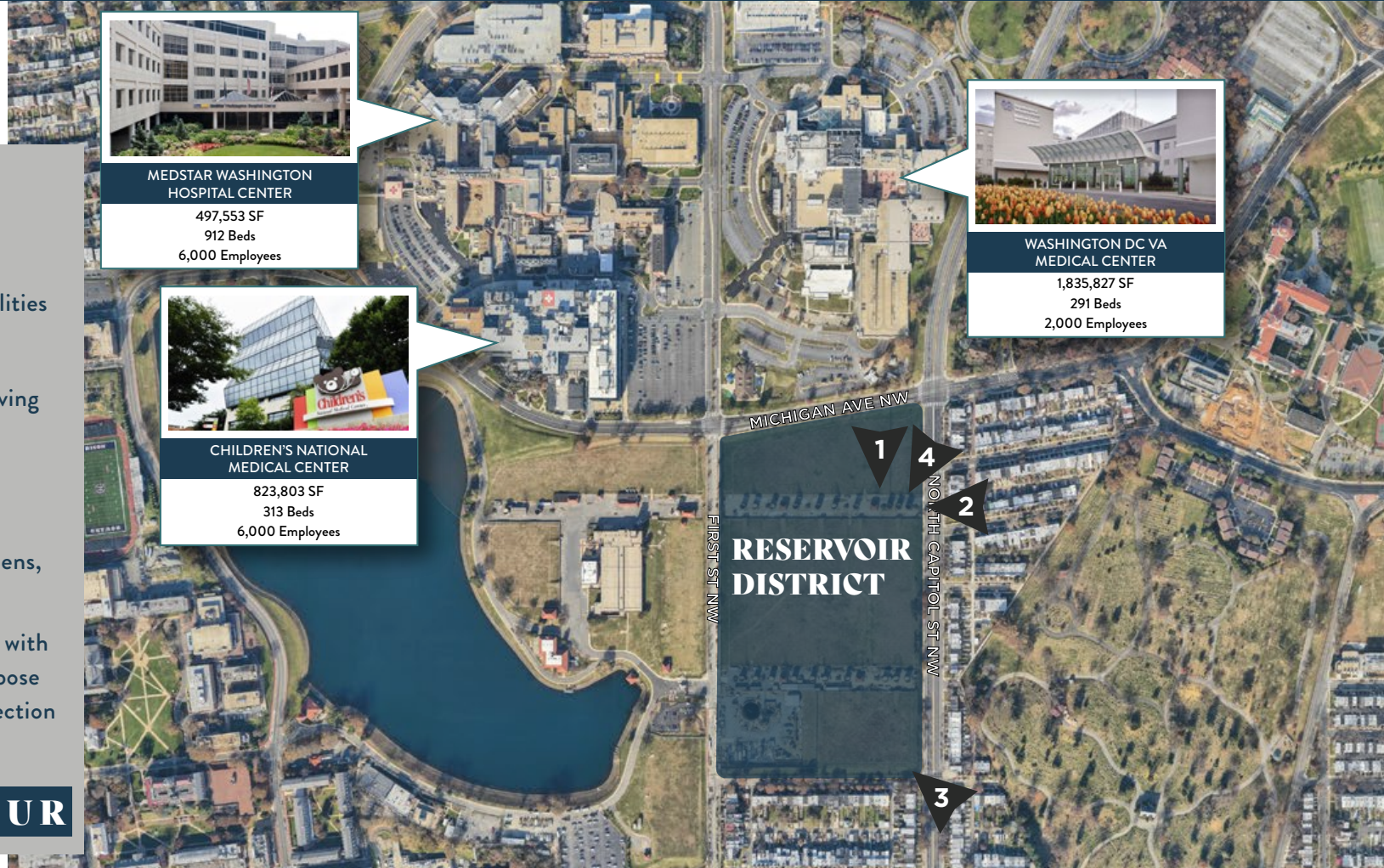
THE REDEVELOPMENT OF

THE 100 YEAR OLD MCMILLAN PROPERTY

SITE DETAILS

- 146 Rowhomes (22 affordable)
- At least 514 apartments (20% affordable)
- 1,030,000 SF Healthcare Facilities
- Up to 50,000 SF Grocery
- 30,000 SF Neighborhood-Serving Retail
- 8 Acre "Park South"
- 12 Acre of Open Space in total including Cell 14, Healing Gardens, North & South Service Courts
- 17,000 SF Community Center with pool, fitness center, multi-purpose rooms, gallery space, and connection to Preserved Underground Cell

[VIEW VIDEO TOUR](#)



MEDSTAR WASHINGTON HOSPITAL CENTER
497,553 SF
912 Beds
6,000 Employees



WASHINGTON DC VA MEDICAL CENTER
1,835,827 SF
291 Beds
2,000 Employees



CHILDREN'S NATIONAL MEDICAL CENTER
823,803 SF
313 Beds
6,000 Employees

RESERVOIR DISTRICT



RETAIL SITE PLAN

BUILDING DATA

UP TO 53,000 FT

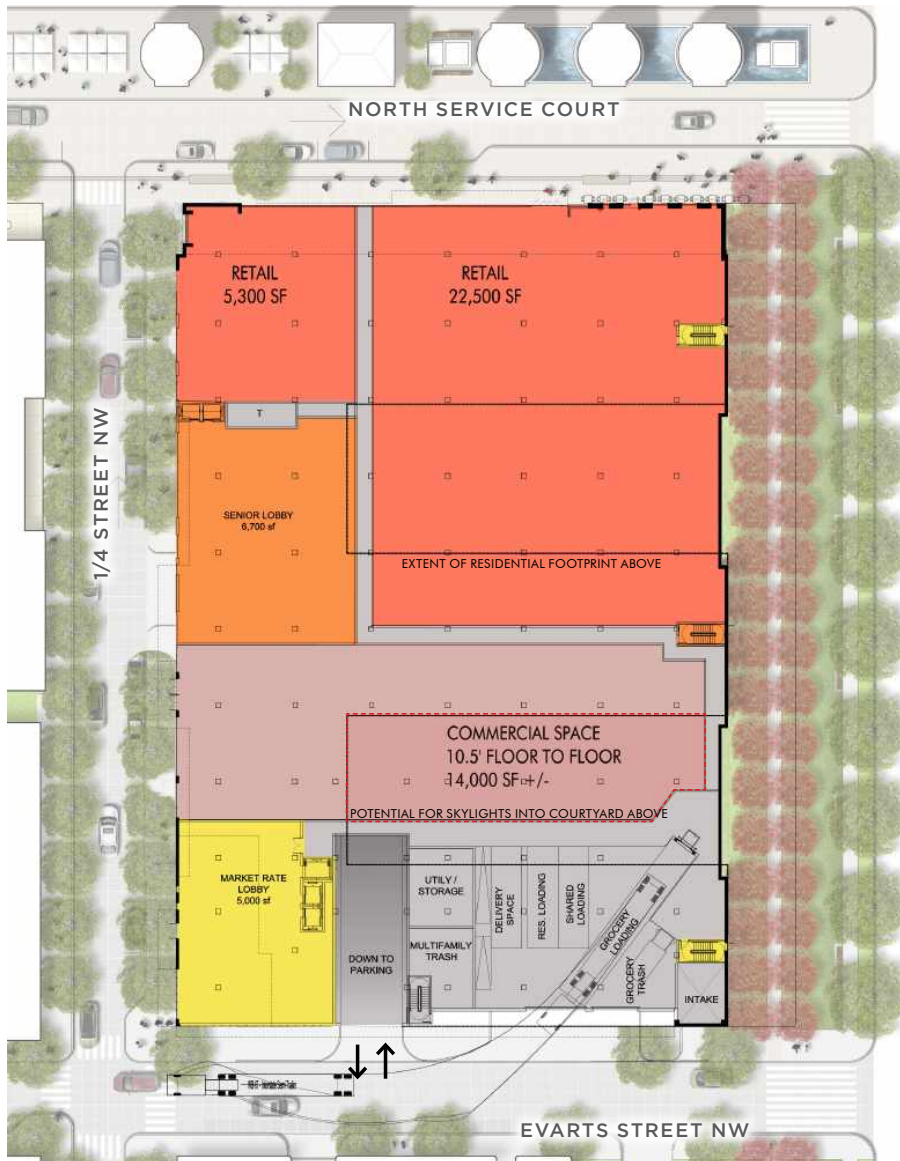
Grocery and Retail

278

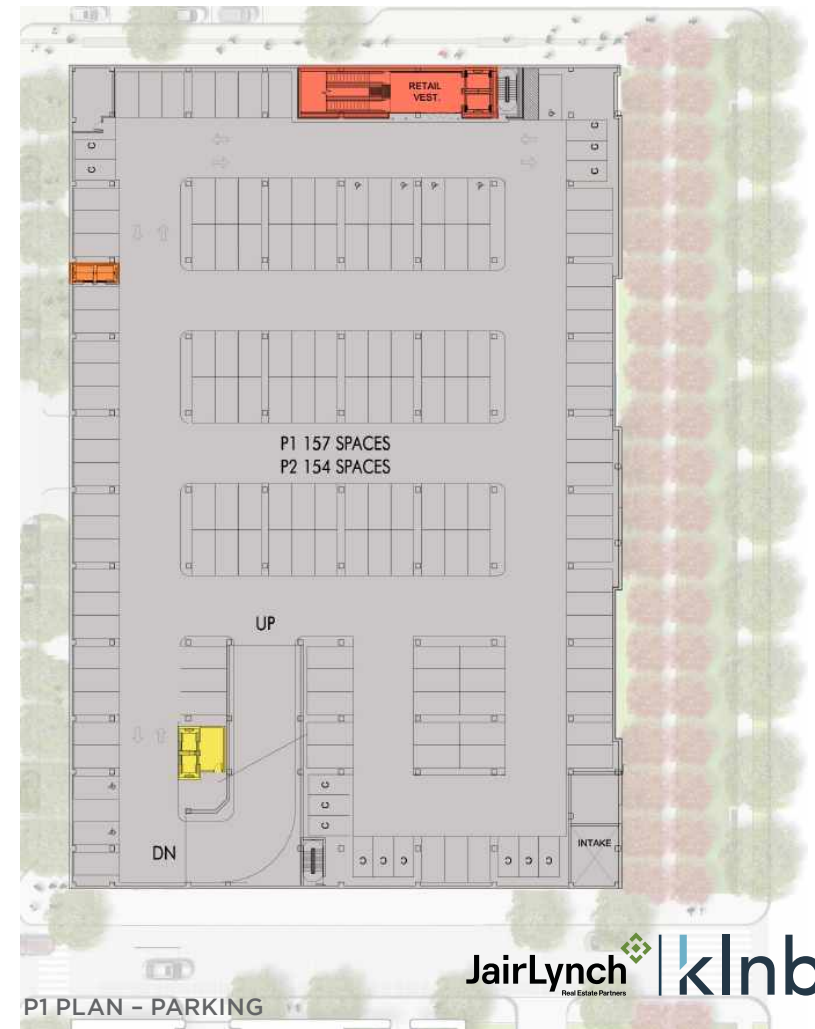
Residential Units

2 LEVELS

Below Grade Parking



STREET LEVEL PLAN



P1 PLAN - PARKING

LAY OF THE LAND

DEVELOPMENT BREAKDOWN

LAND AREA

SITE (TOTAL)	25 AC
TOTAL BUILT AREA	13 AC
PUBLIC GREEN & OPEN SPACE	12 AC
CENTRAL PARK	8 AC

DEVELOPMENT PROGRAM

HEALTHCARE	1,030,000 SF
MULTI FAMILY	565,000 SF
ROWHOMES	350,000 SF
GROCERY (includes multifamily)	50,000 SF
RETAIL	30,000 SF
TOTAL	2,025,000 SF





BEN BECKER
bbecker@klnb.com
202.420.7773

MATT SKALET
mskalet@klnb.com
202.420.7775

RESERVOIR DISTRICT