

# MCMILLAN SAND FILTRATION SITE



## Project Background:

Redevelopment of the historic McMillan Sand Filtration Site, a 25-acre property located in the heart of the District of Columbia, represents a singular opportunity to adaptively reuse the former water filtration facility for Washington, D.C. The old McMillan Sand filters served as the District's water purification system for approximately 80 years. Operations were ceased in 1986 when the U.S. Army Corps of Engineer's Washington Aqueduct division built a more efficient treatment plant. Subsequently, the U.S. Army Corps sold the surplus land

to the District government in 1987 for development purposes. With impressive vistas of the U.S. Capitol Building, the Washington Monument and the Washington, D.C. skyline, the site is a premier location in the heart of our nation's Capital. DMPED and Vision McMillan Partners will create a large public park, community center with water recreation features, neighborhood-serving retail, housing for all income levels, and state-of-the-art healthcare facilities. It will also create thousands of permanent jobs for District residents.

## Project Snapshot

ADDRESS: Between Michigan Ave & Channing St NW;  
between North Capitol St & First St NW  
SSL: 0800 3128  
ZONING: C-2-A

GROSS SQ. FOOTAGE: 2.19M SF

TRANSIT CONNECTIONS: Served by N. Capitol Street bus lines, planned shuttle service to Brookland Metro station; proximate to Rhode Island Ave/NY Ave for vehicles.

NEIGHBORHOODS: Bloomingdale/Howard U/LeDroit Park/Edgewood

## Project Benefits

- 4,284 Construction jobs
- 3,618 Permanent jobs
- \$538M in estimated tax revenue (over 30 years)
- 677 Residential units
  - 132 affordable / 545 market rate
- 125,000 Retail SF, including 50,000 SF grocery
- 1,050,000 Office SF
- 1,000,000 SF Healthcare facilities
- 8-acre park and community center with pool
- Preservation of historic buildings and Olmsted landscape design

## Project Updates

PROJECT STATUS: Design Development

### MILESTONES:

- Entitlement Approvals:
  - May 2014: Historic Preservation Review Board
  - Dec. 2014: National Capital Planning Commission, DC Zoning Commission, DC Council
  - Aug. 2015: Mayor's Agent for Historic Preservation
- July 2015: Funding Approval from the DC Council

### Upcoming

- Mid-2016: Groundbreaking
- 2017 - 2018: Community Center and Park delivery
- 2017-2018: Townhomes delivery
- 2018-2019: Multifamily buildings with grocer delivery
- 2018-2019: Healthcare facilities delivery