



TRAMMELL CROW COMPANY

- Leading national development and investment company
 - Founded in 1948
 - 2,600 buildings | 540 million sf | \$60 billion

DISTRICT PRESENCE

- Georgetown office established in 1976
- Notable District projects include:
 - Shops at Dakota Crossing – Retail (Fort Lincoln)
 - Columbia Hospital for Women – Condominium (West End)
 - Market Square – Mixed-Use (7TH & Pennsylvania)



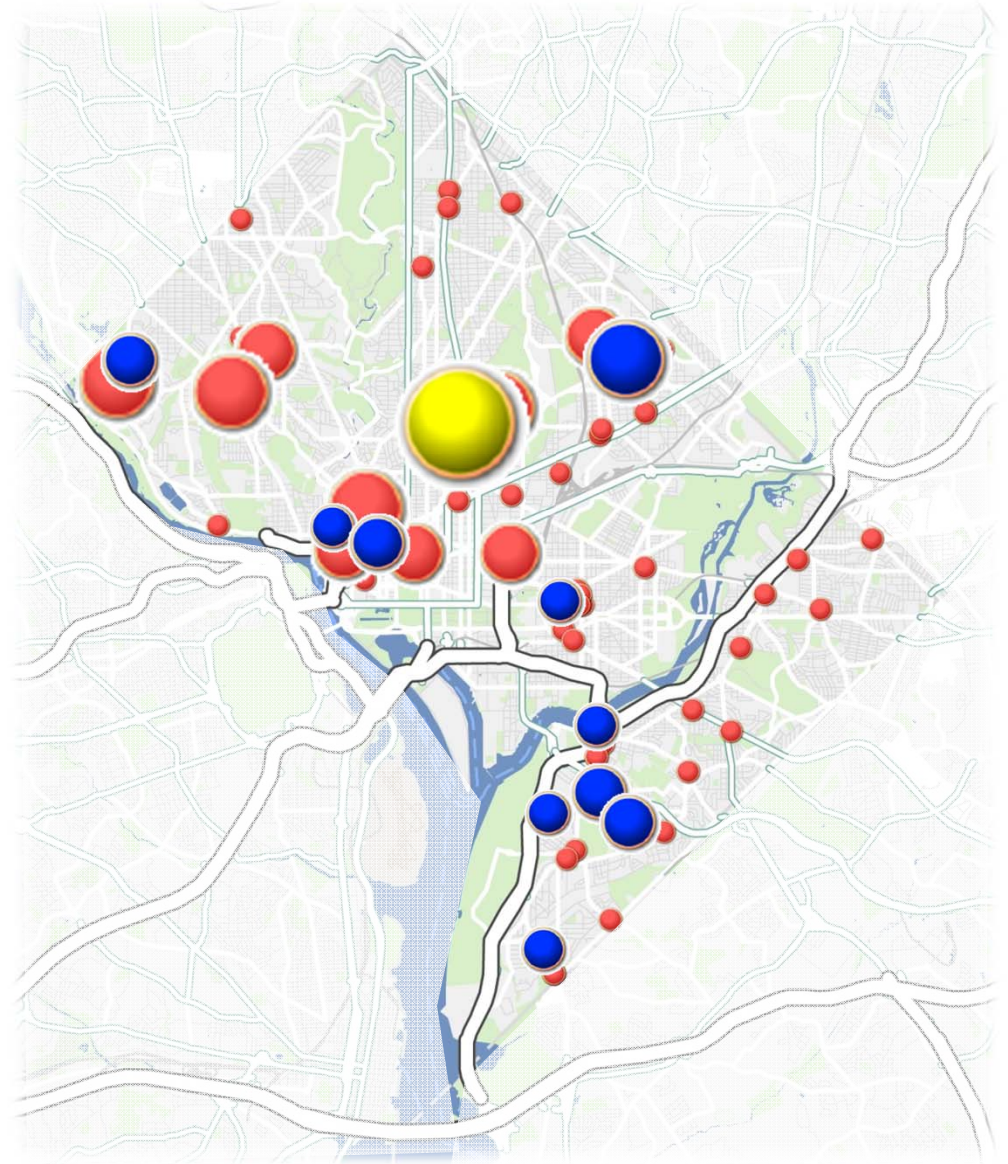
HEALTHCARE & LIFESCIENCES PLATFORM

- Ranked #1 Healthcare Developer by *Modern Healthcare*
- \$4.3 billion completed or in-process



PROXIMITY IS KEY

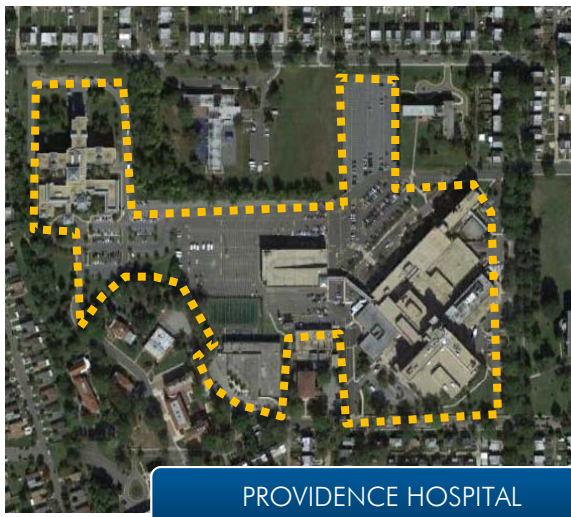
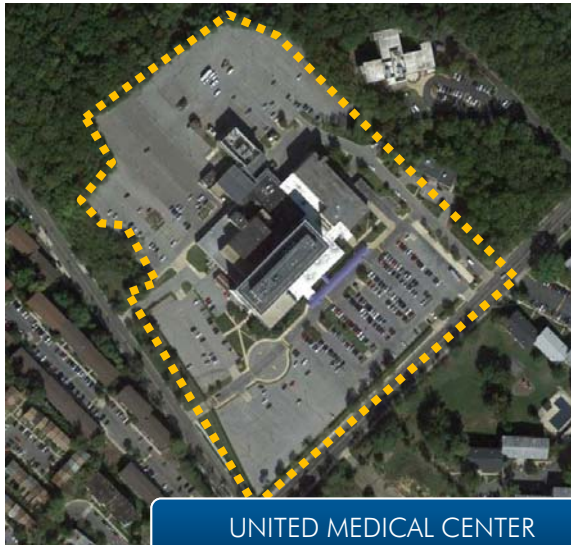
- A primary driver of healthcare development is proximity to hospitals
- Large concentrations of healthcare correspond to the locations of large, full-service hospitals



LOCATION, LOCATION, LOCATION

- McMillan is directly adjacent to the largest concentration of hospital facilities in the District
- McMillan is less than 1.5 miles from both Howard University Hospital and Providence Hospital





TRENDS IN HEALTHCARE DEVELOPMENT

- Old format: large-scale, healthcare development
 - Large land parcels
 - Sprawling complexes
 - Above-grade parking (typical)
- Successful healthcare development today
 - Vertical building elements
 - Smaller footprints
 - Underground parking (when feasible)
 - Mixed-use campuses (amenity rich when possible)
- Competition for the attraction and retention of talent within this industry is fierce
 - Vibrant work environment = competitive advantage

WHAT IS A MEDICAL DISTRICT?

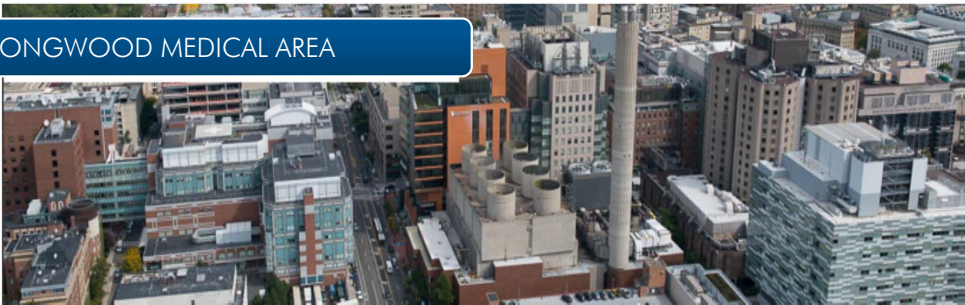
- Area dedicated to providing healthcare services
- Focused on innovation in medical science, information technology, biotechnology, medical devices, among others
- Research on 17 medical districts
- Comparable medical districts include:
 - Illinois Medical District (Chicago)
 - Longwood Medical & Academic Area (Boston)
 - Texas Medical Center (Houston)



\$3.4B annual economic activity

24 institutions

17.6 million square feet



18 institutions

8,800 job openings annually (avg.)

\$948M in **RESEARCH** funding from NIH

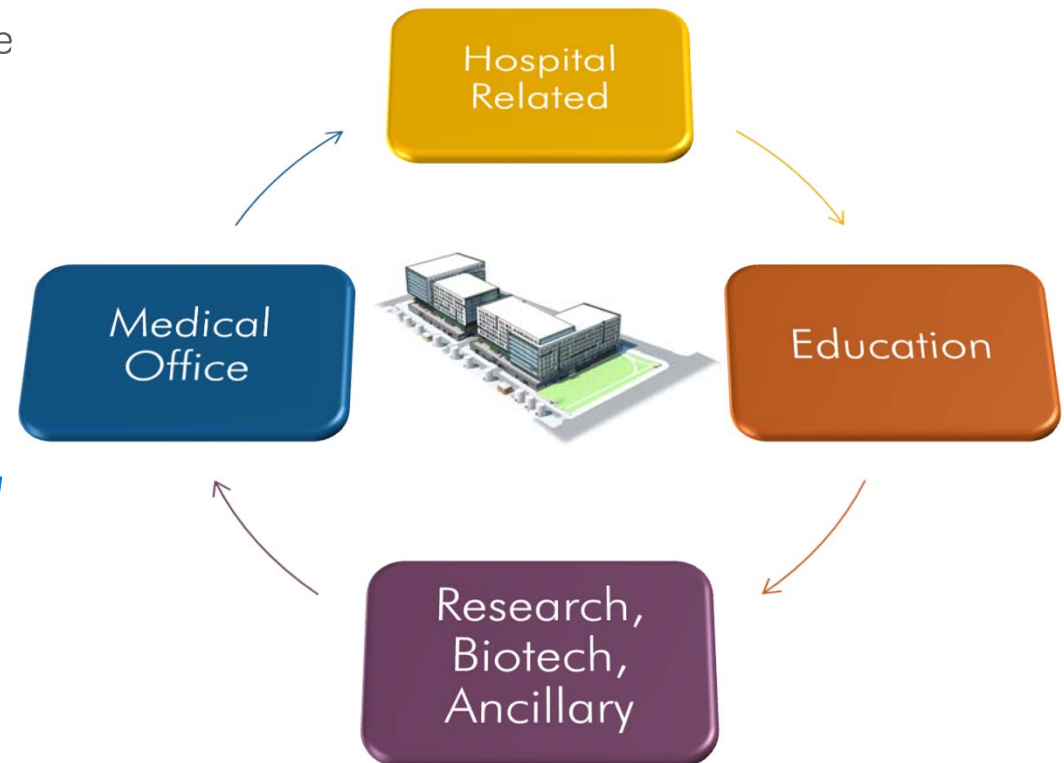
ADVANTAGES OF McMILLAN FACILITIES

- Minimized footprint – greater height
- Open space & preservation programming
 - Healing Gardens + Cell No. 14
- Residential & retail components



TYPES OF HEALTHCARE USERS

- A mix of uses and users within the healthcare sphere could include:
 - Outpatient facilities
 - Medical offices
 - Educational uses
 - Research/bio-tech/ancillary



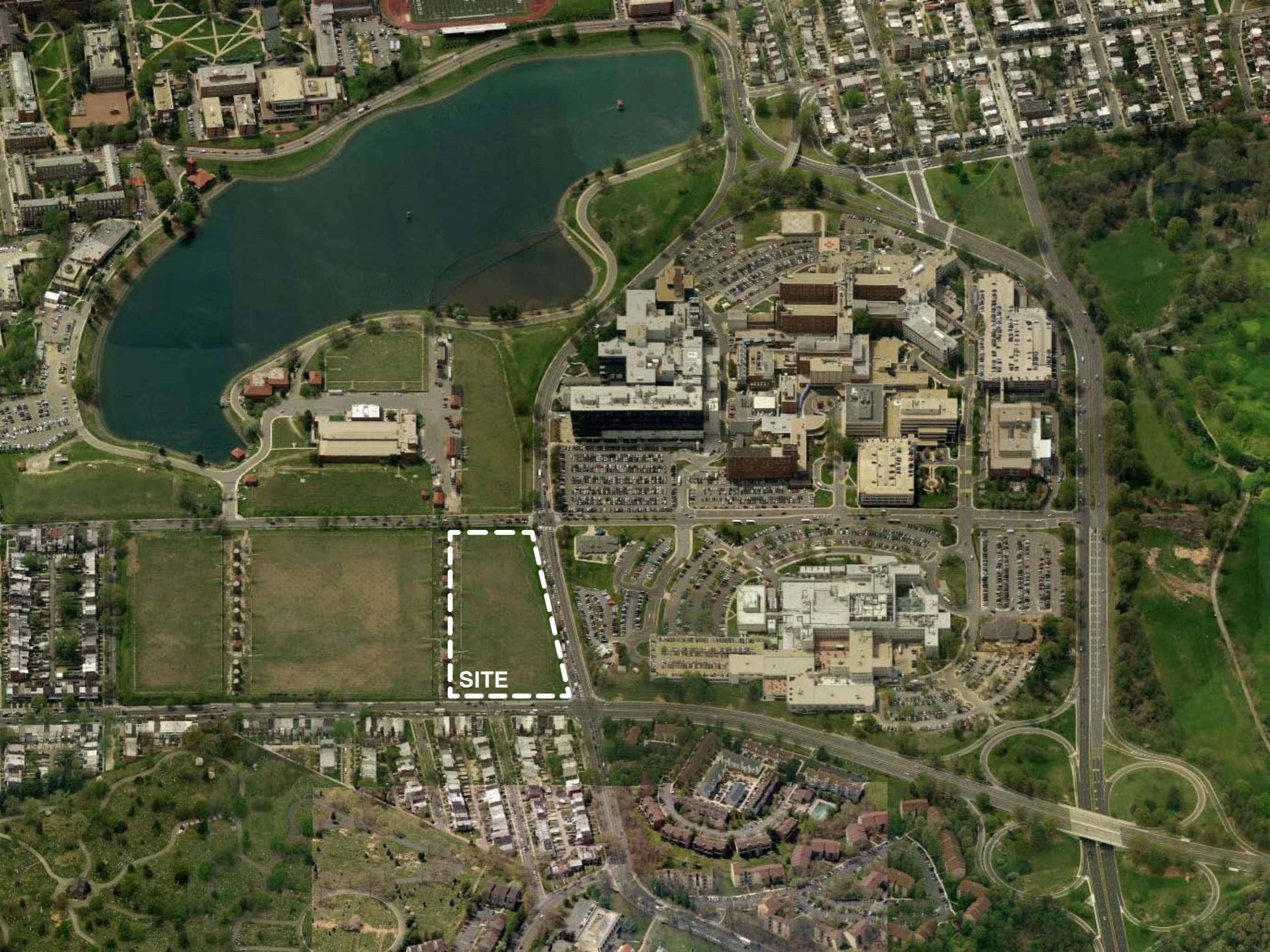
KEYS TO THE CAMPUS APPROACH

- Size
- Flexibility
- Adjacencies
 - WHC, CNMC, NRH, and the VA
 - Residential, retail, open space and preservation assets



SITE





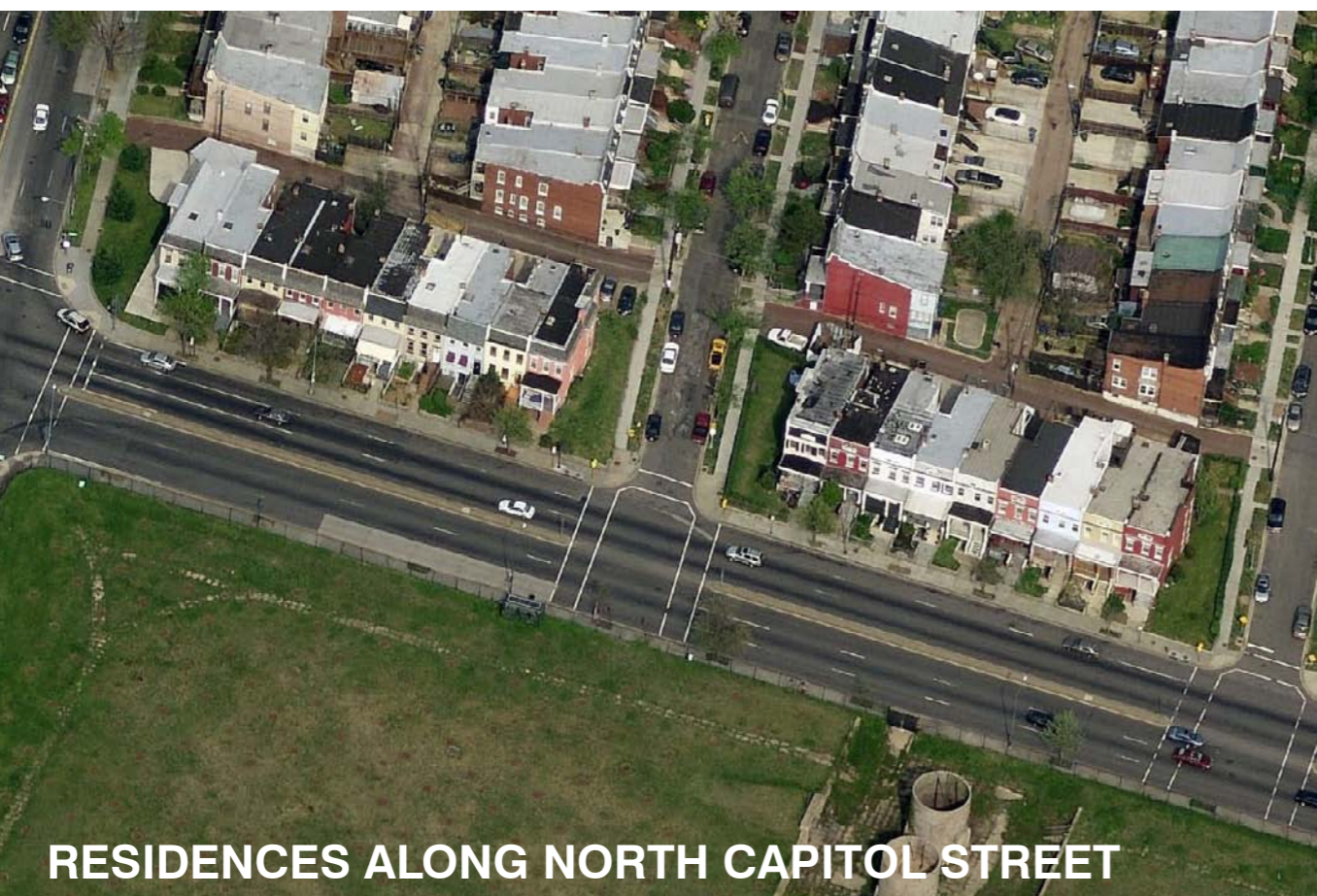
SITE



CHILDREN'S NATIONAL MEDICAL CENTER



VA MEDICAL CENTER

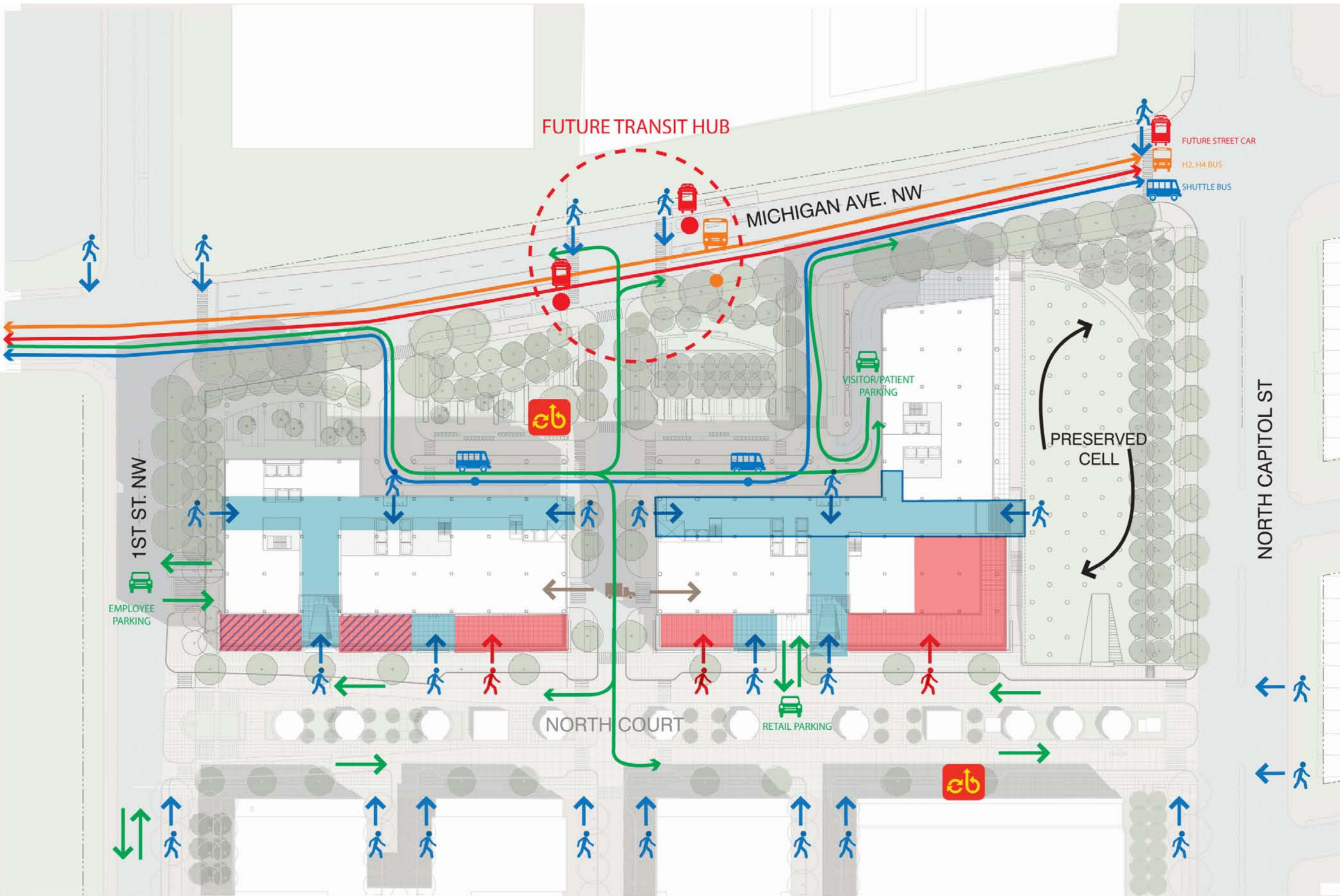


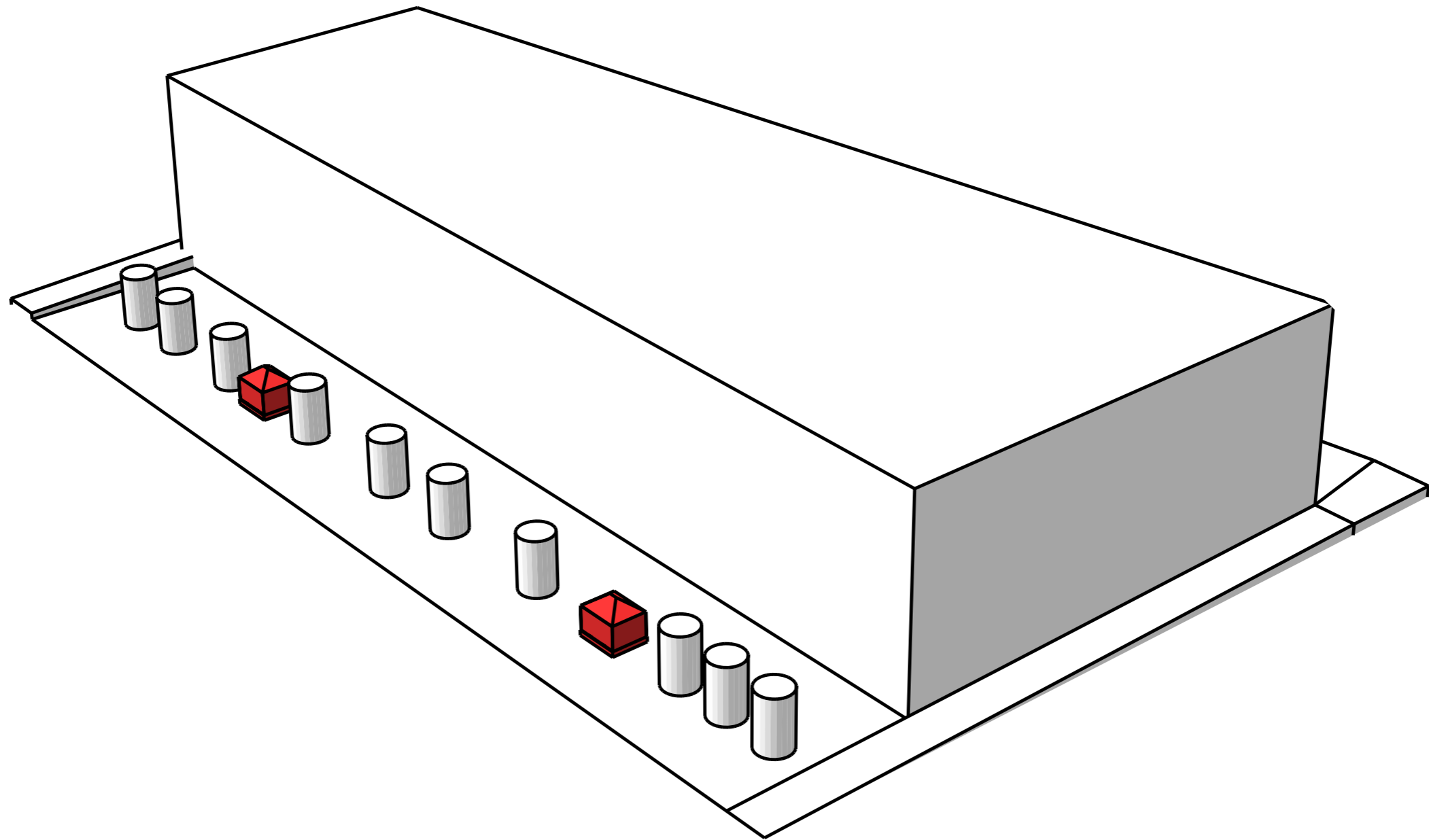
RESIDENCES ALONG NORTH CAPITOL STREET

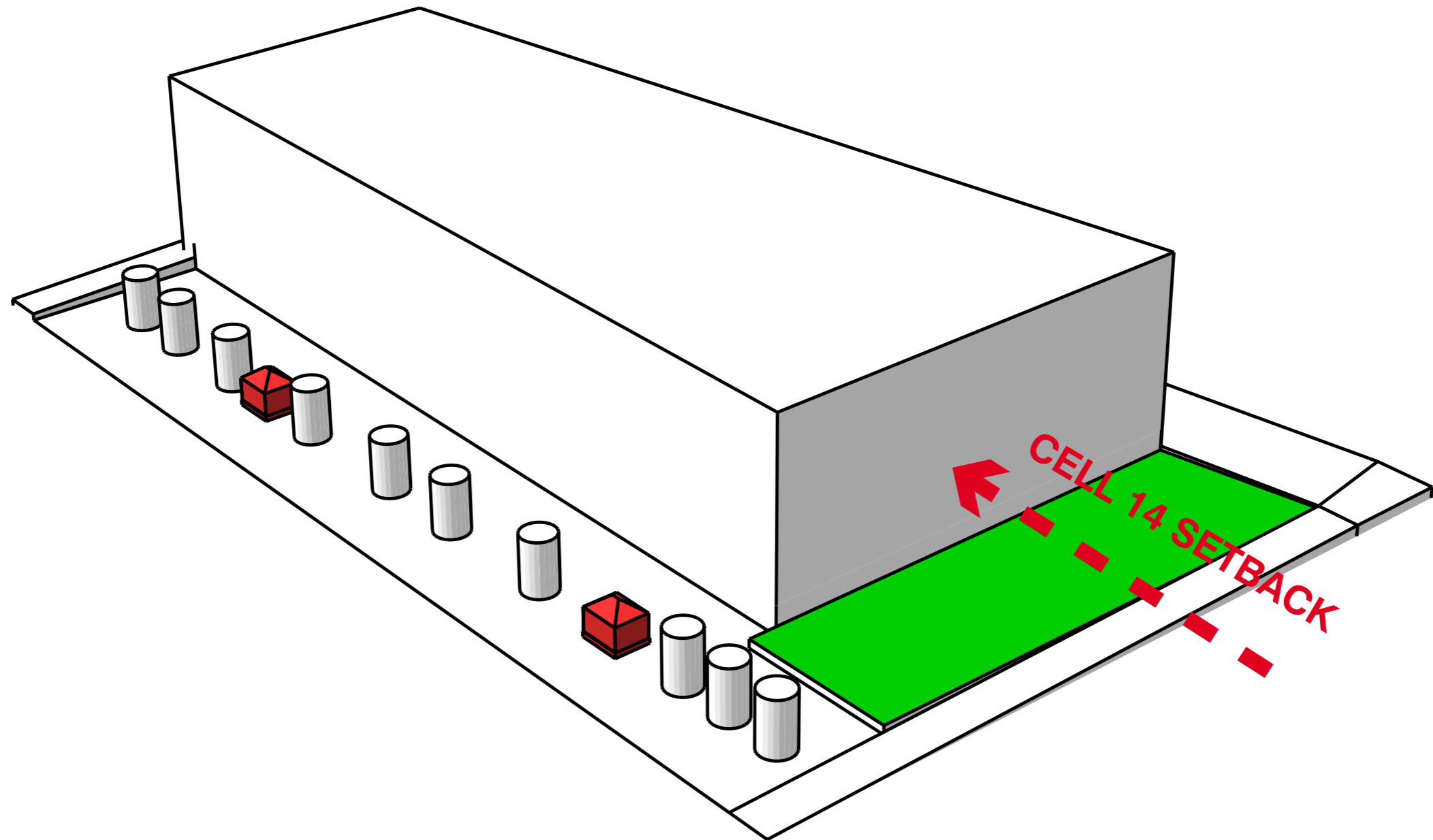


WASHINGTON HOSPITAL CENTER



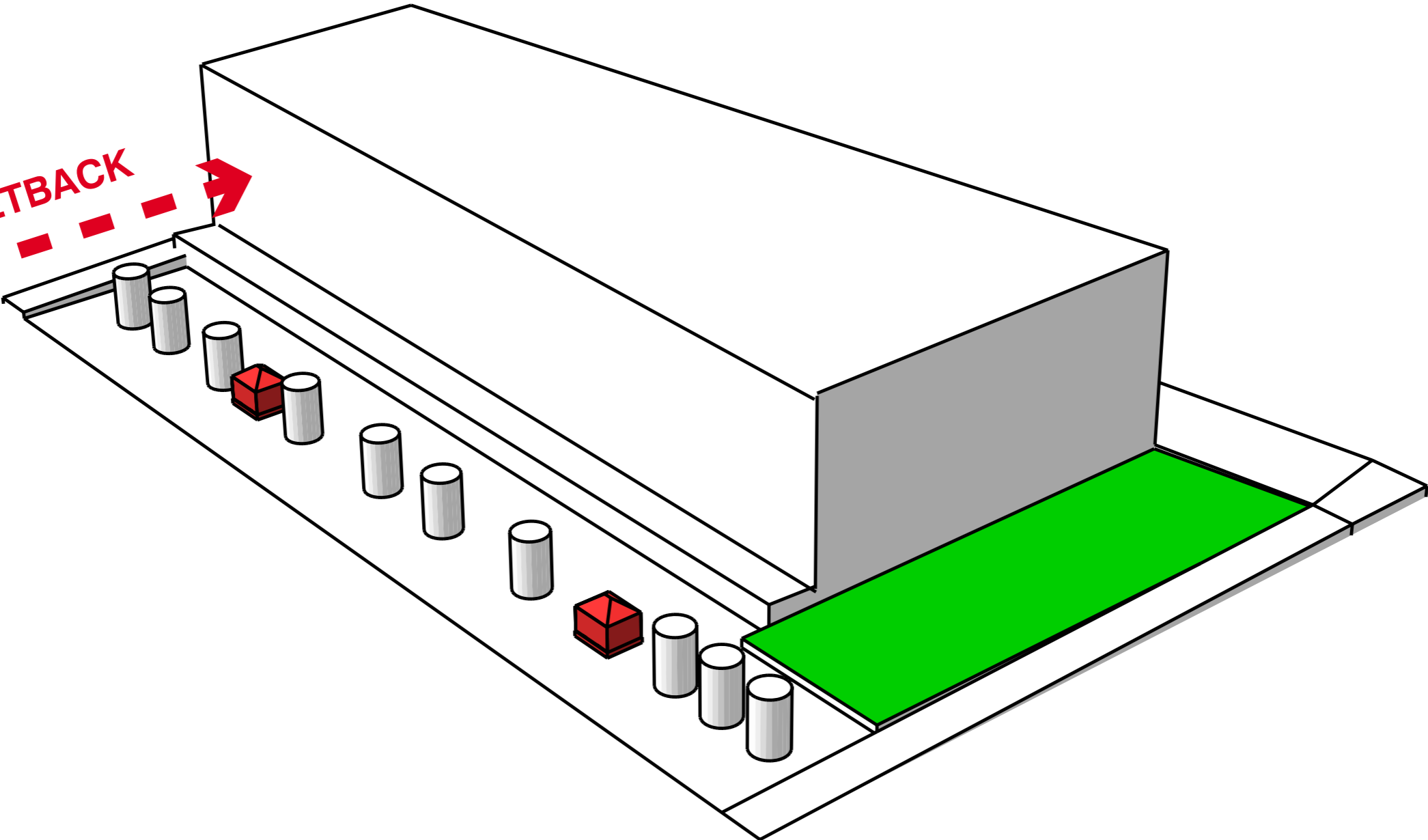


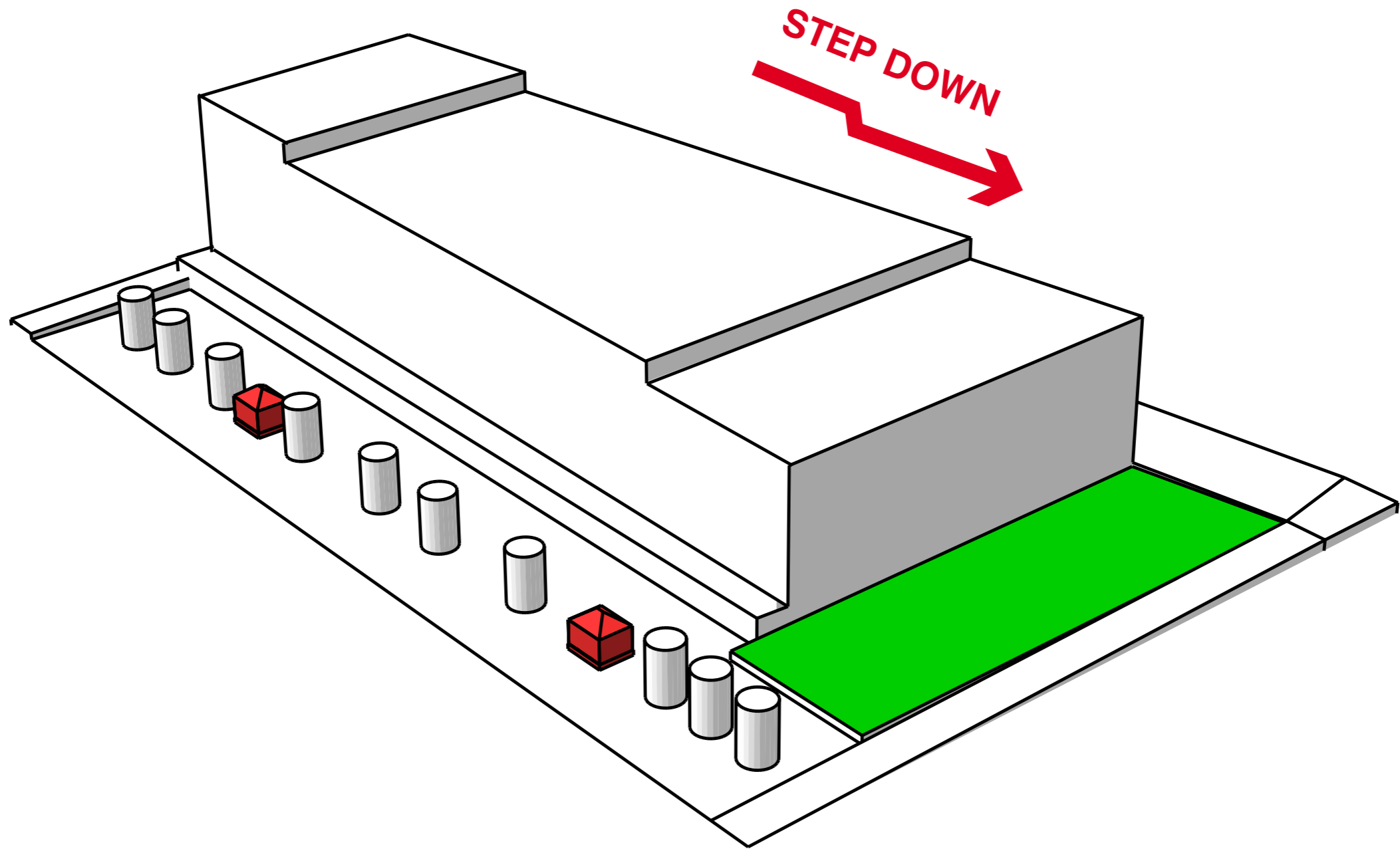




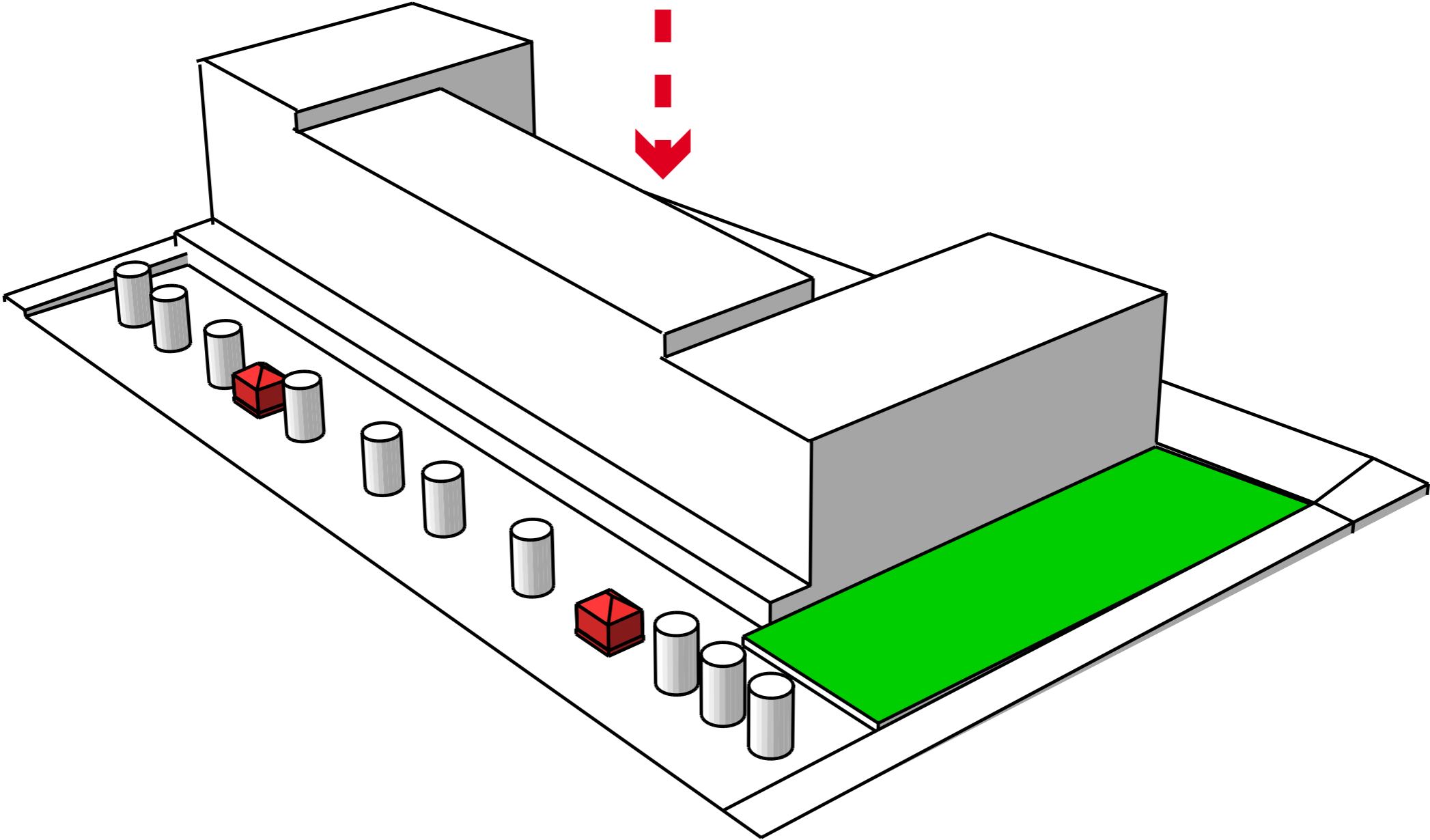
CELL 14 SETBACK

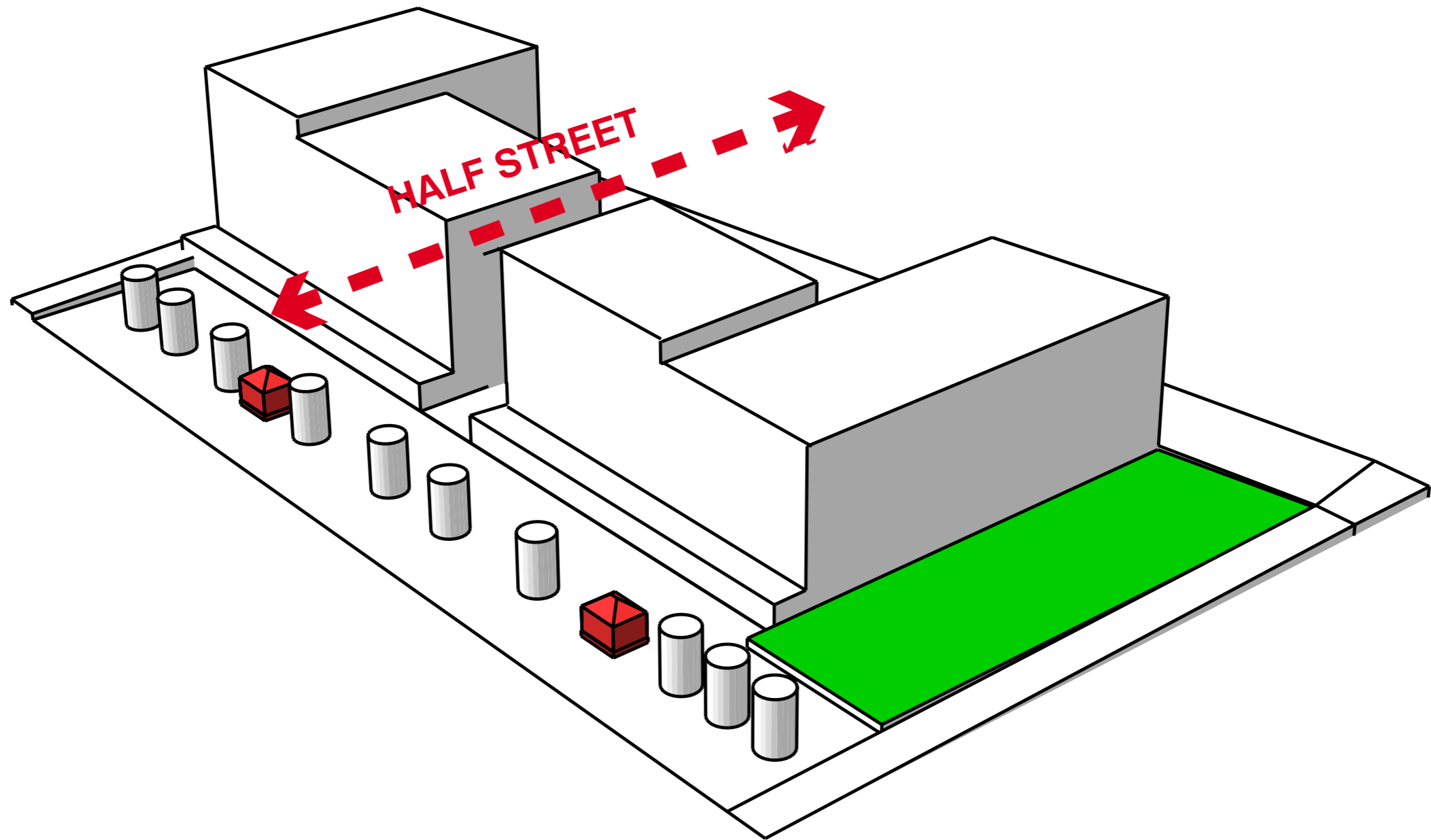
NSC SETBACK

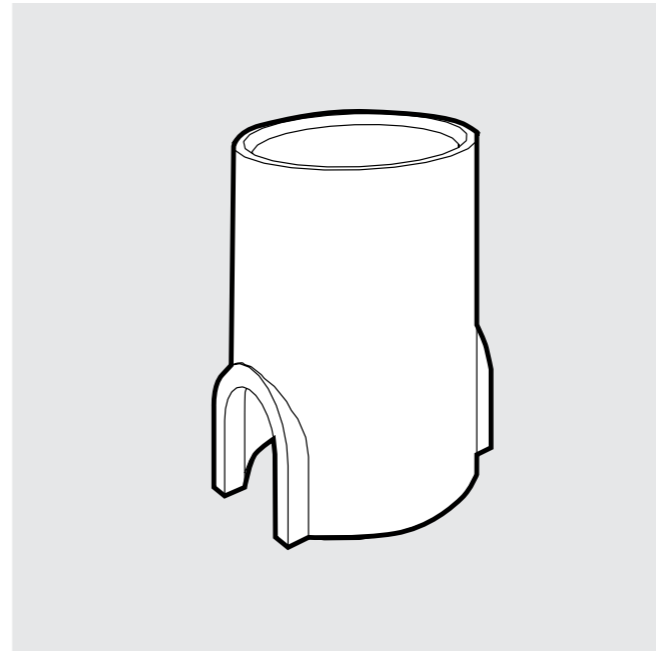




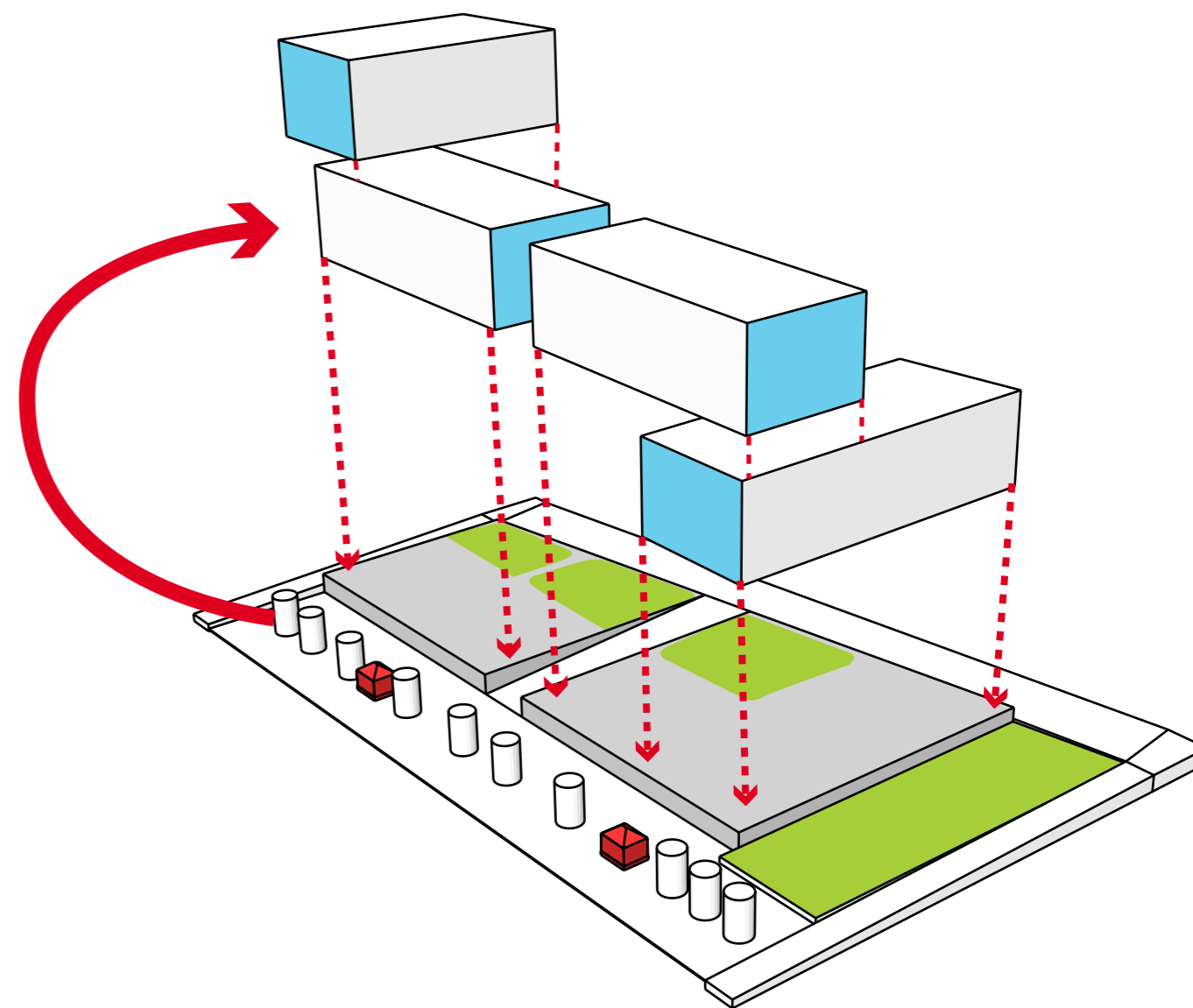
DROP OFF AREA







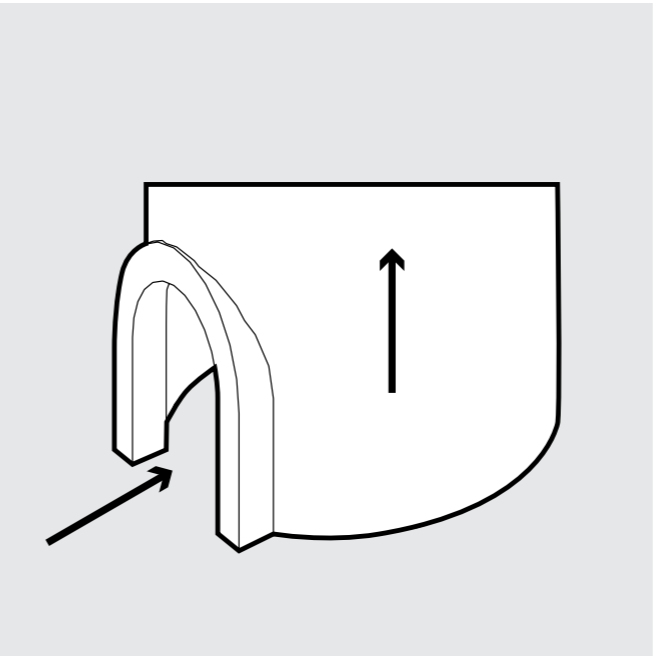
SIMPLE GEOMETRY



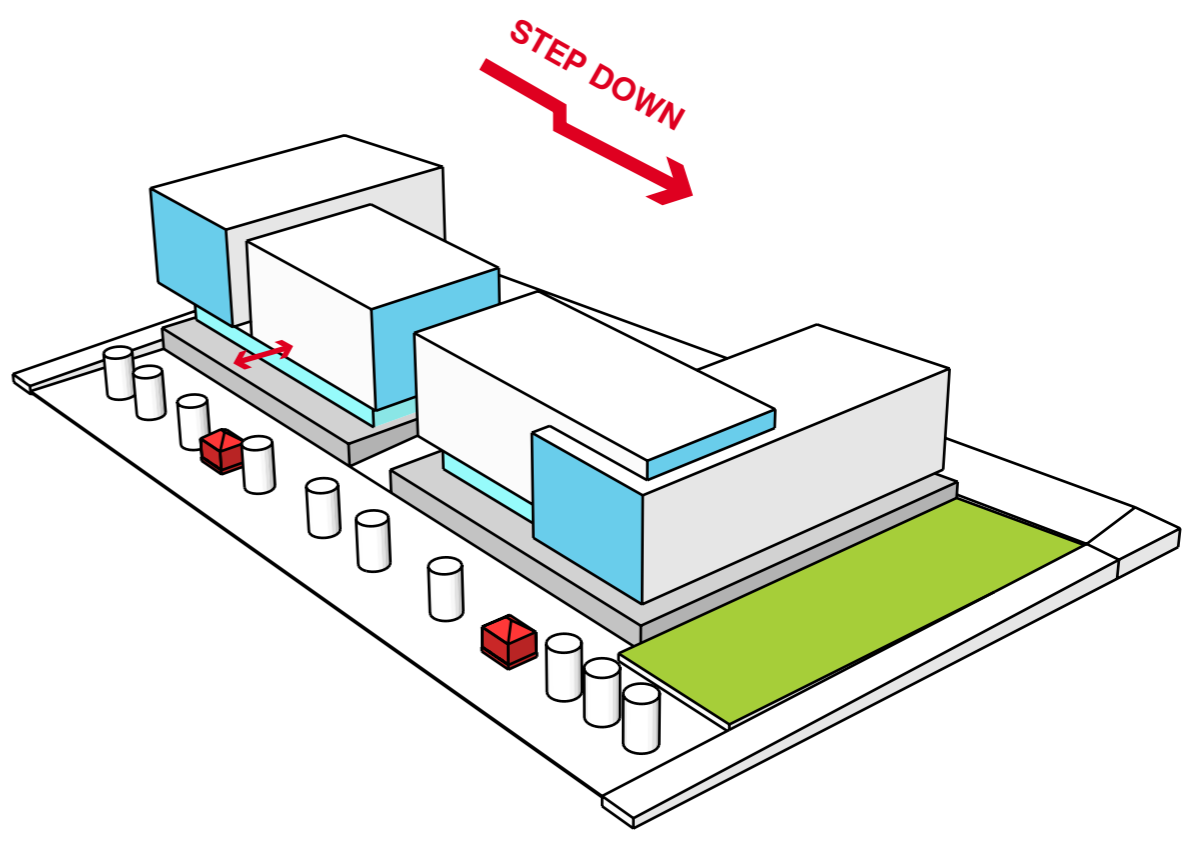
circa 1938



circa 1904

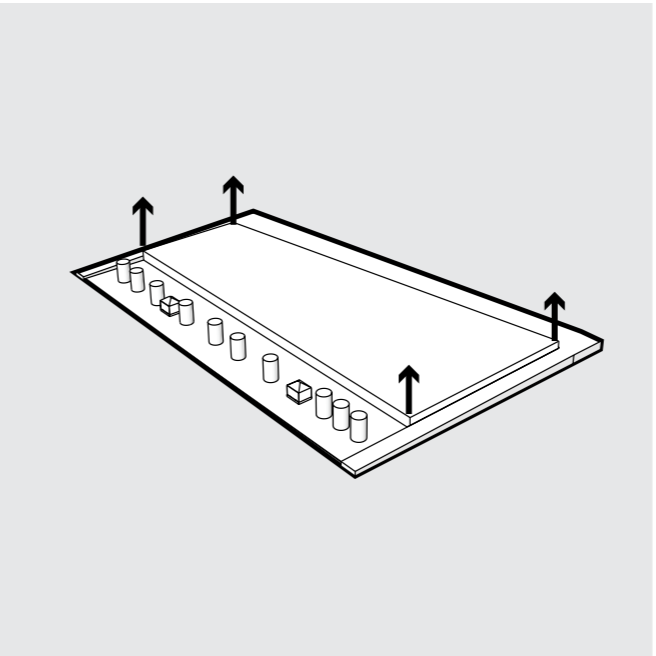


EMBEDDED FORMS

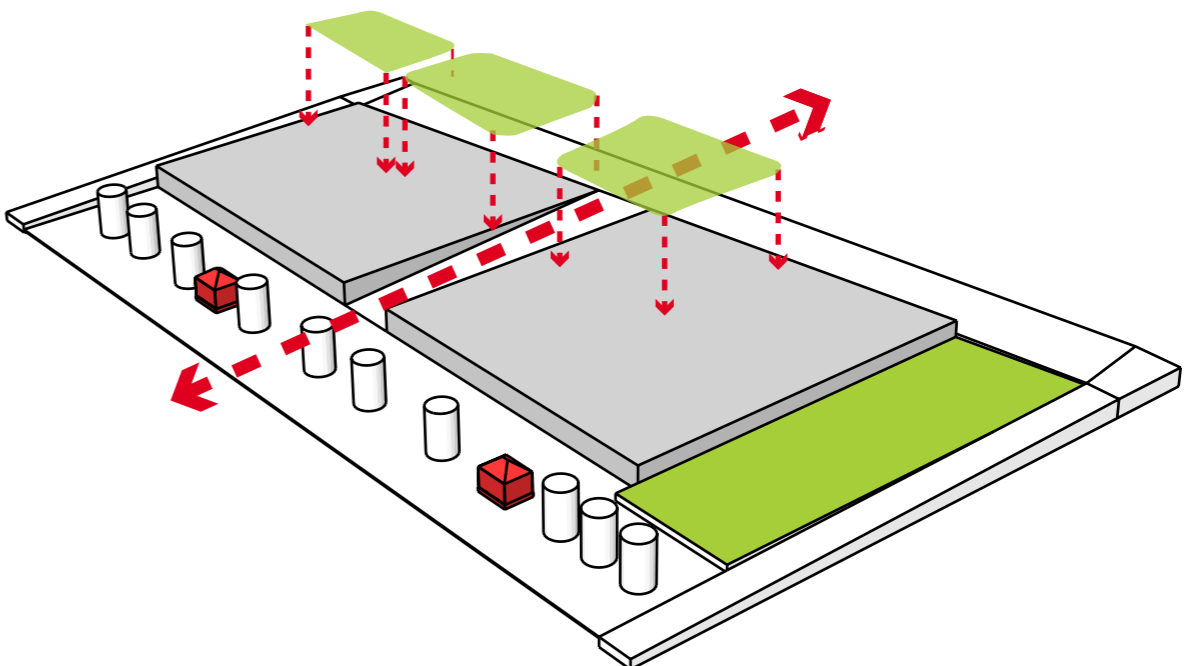


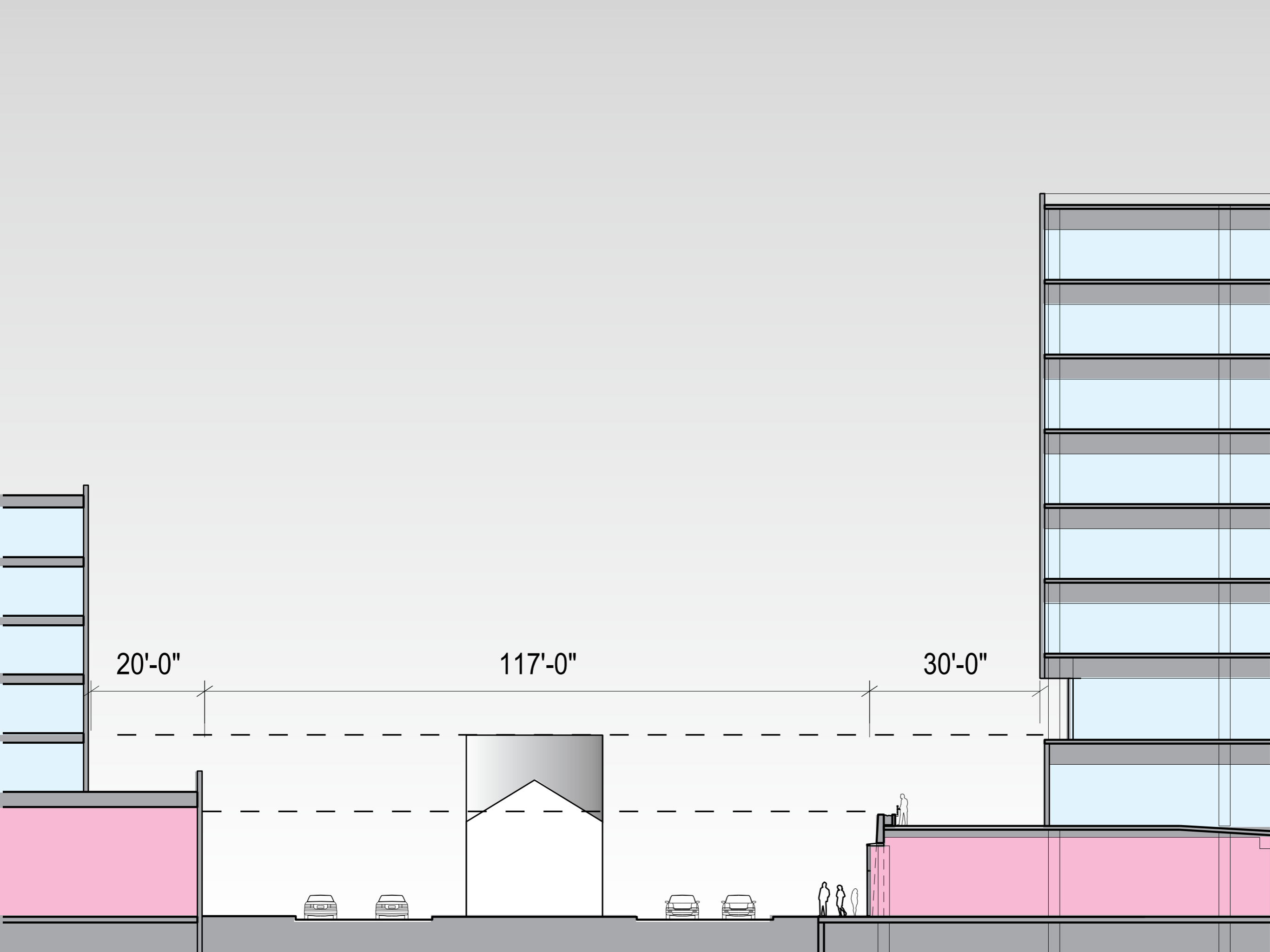


circa 1904



RAISED PLINTH





20'-0"

117'-0"

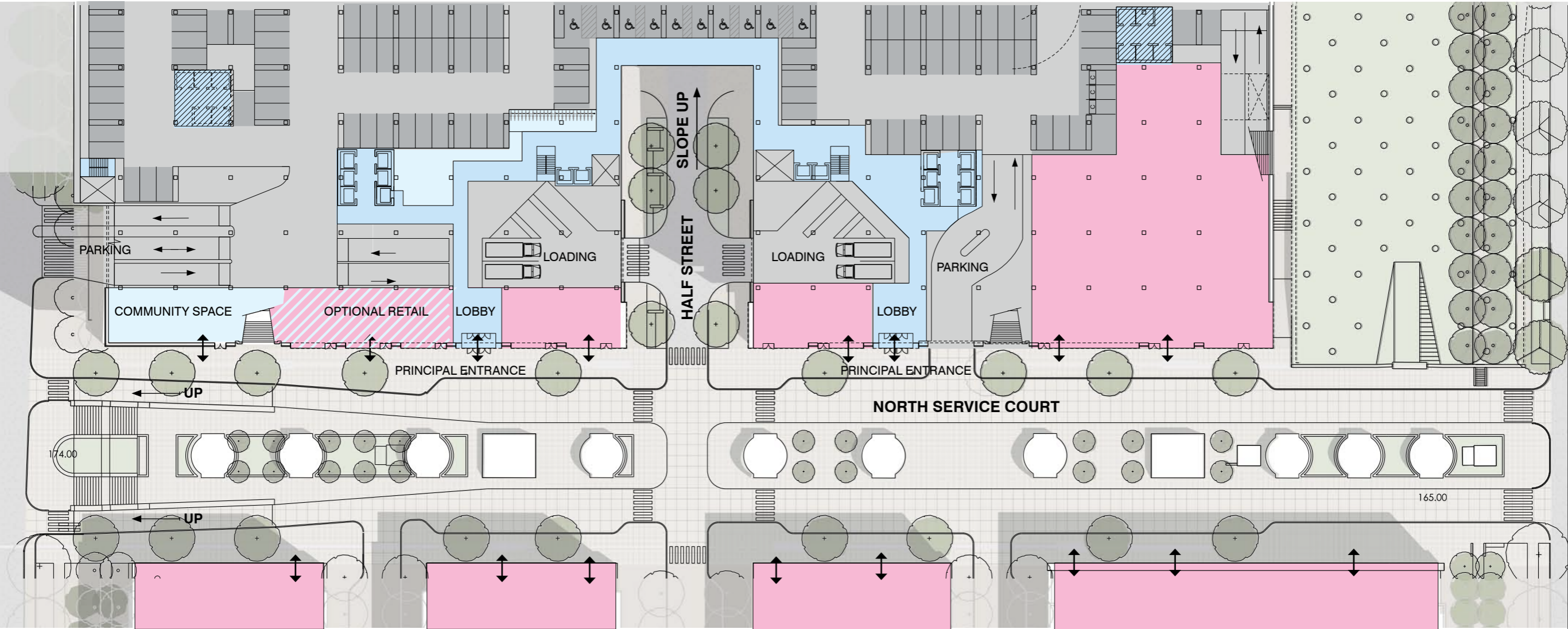
30'-0"



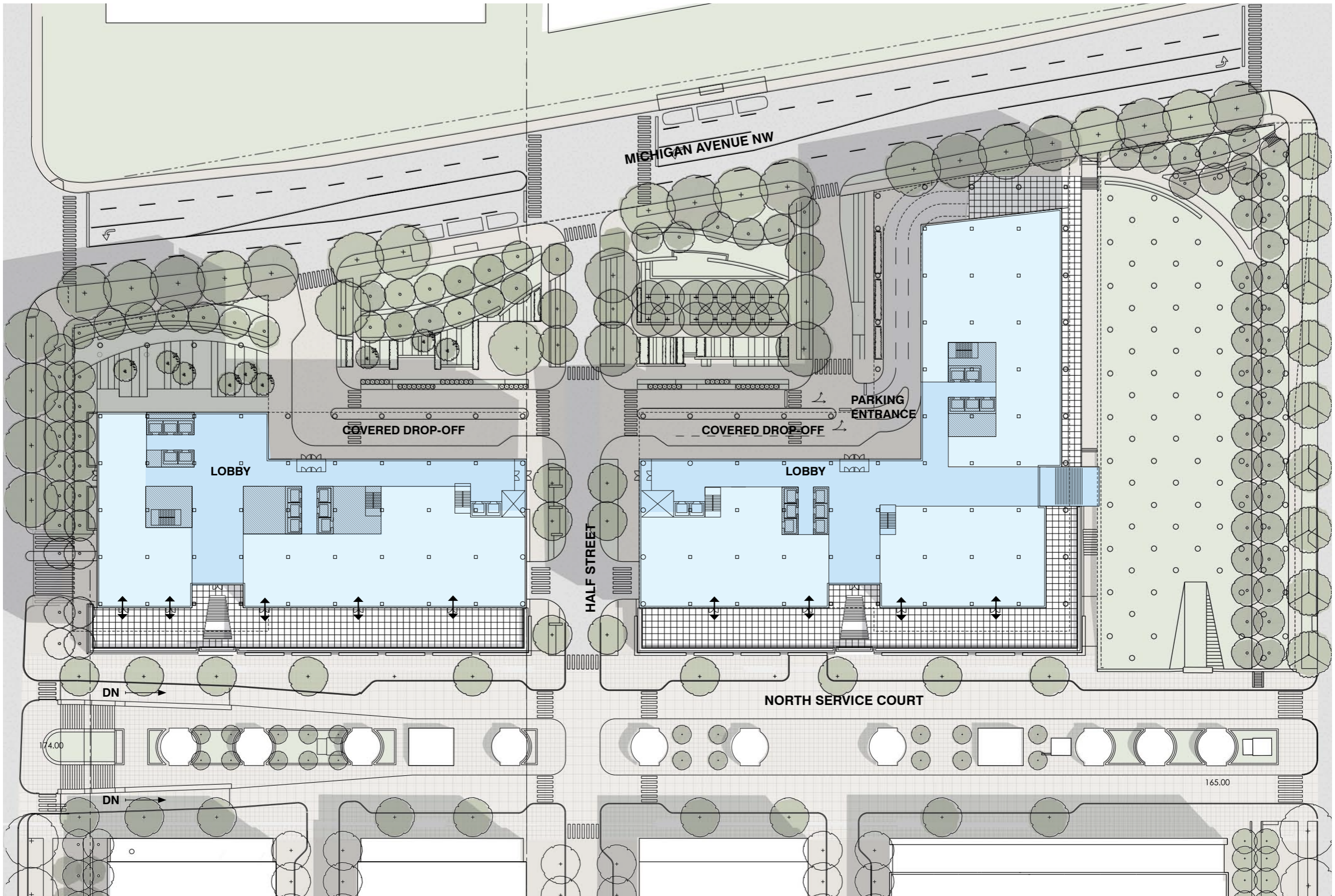




NORTH SERVICE COURT LEVEL



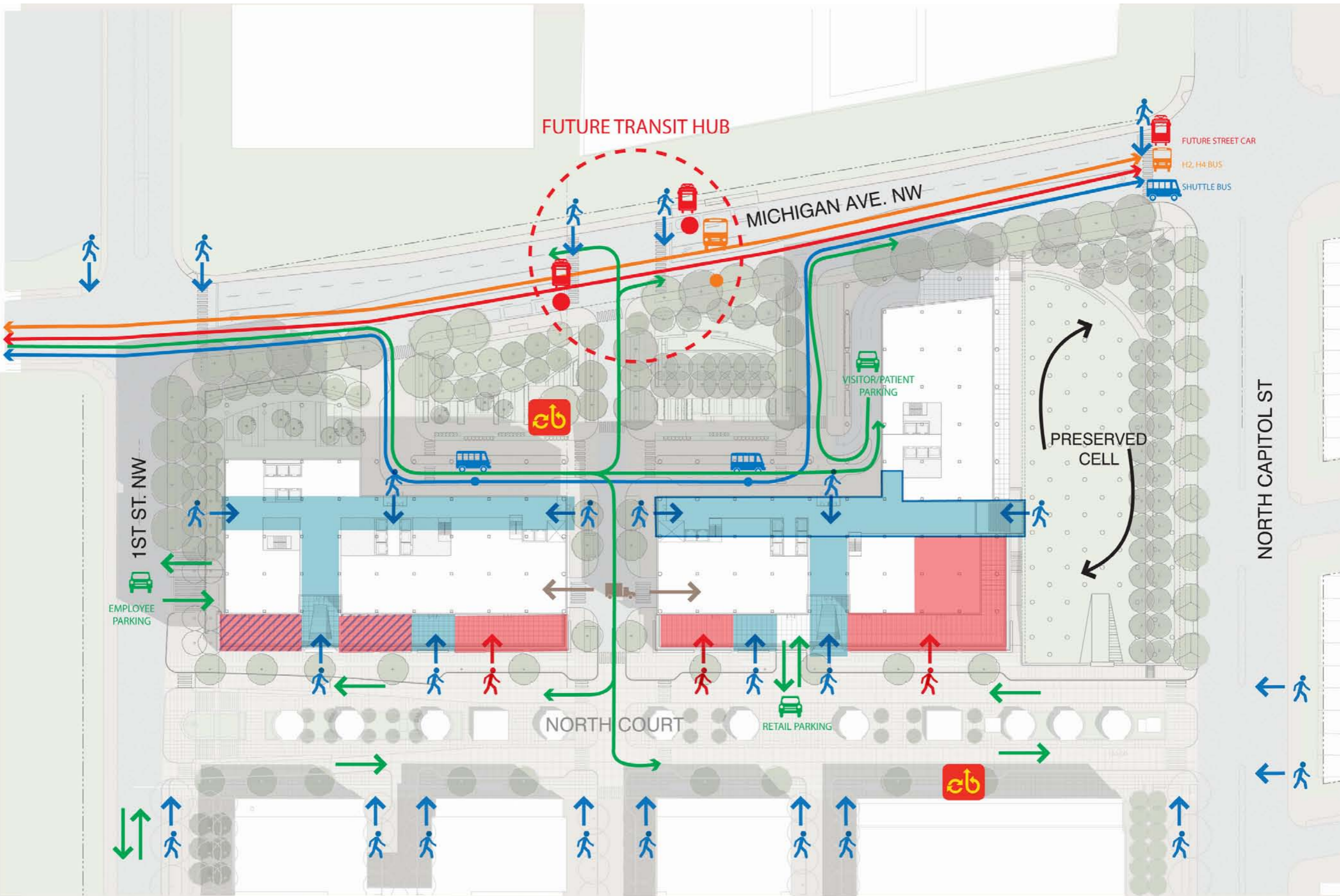
MICHIGAN AVE LEVEL











FUTURE TRANSIT HUB

MICHIGAN AVE. NW

FUTURE STREET CAR
H2, H4 BUS
SHUTTLE BUS

VISITOR/PATIENT PARKING

PRESERVED CELL

NORTH CAPITOL ST

1ST ST. NW

EMPLOYEE PARKING

NORTH COURT

RETAIL PARKING

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←