

# New McMillan







Zoning Commission

May 1, 2014





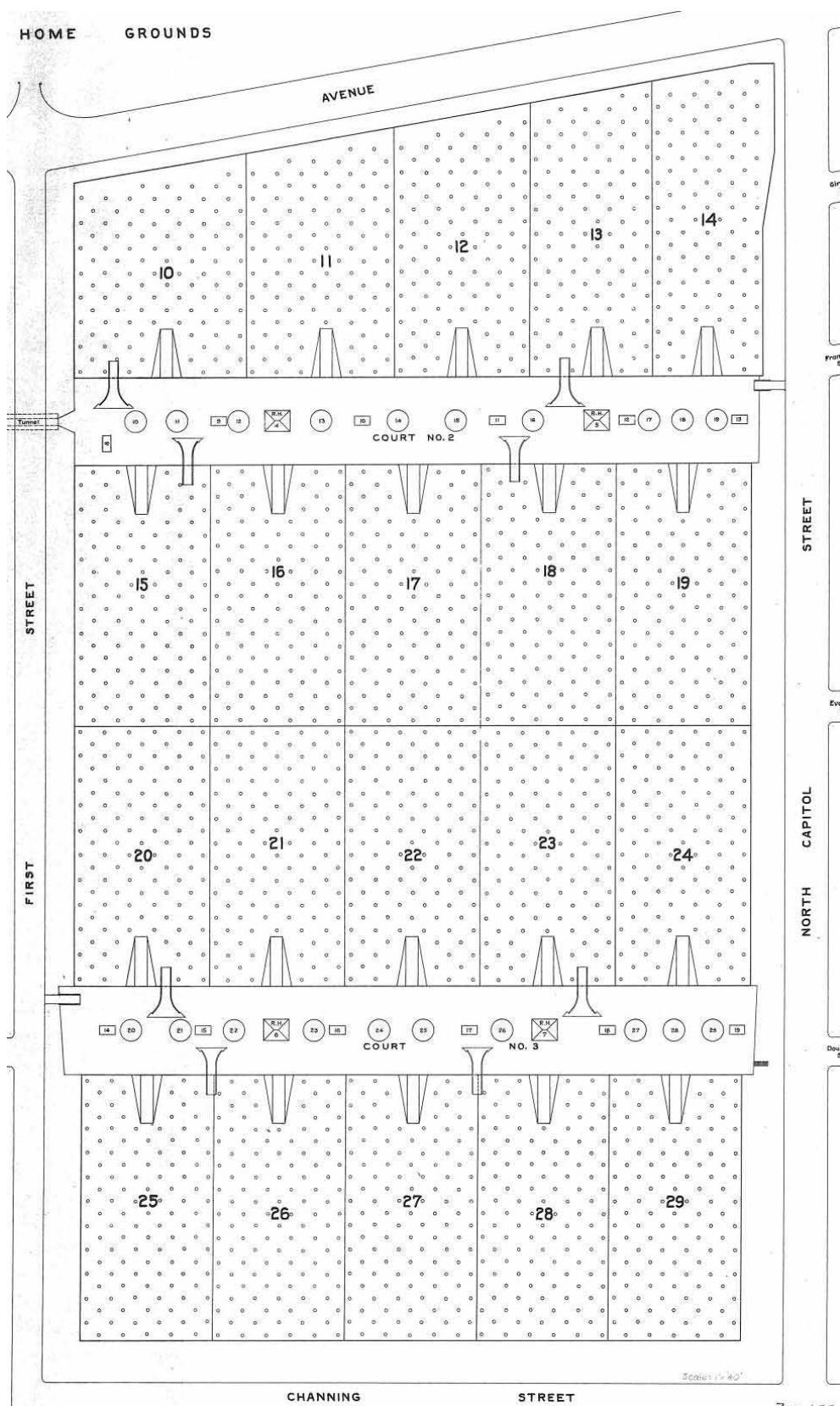
- 25 Acres
- Part of 93 acre landmark
- Diverse context
- Defined by North Capitol Street, Michigan Ave, 1<sup>st</sup> Street and Channing Street.



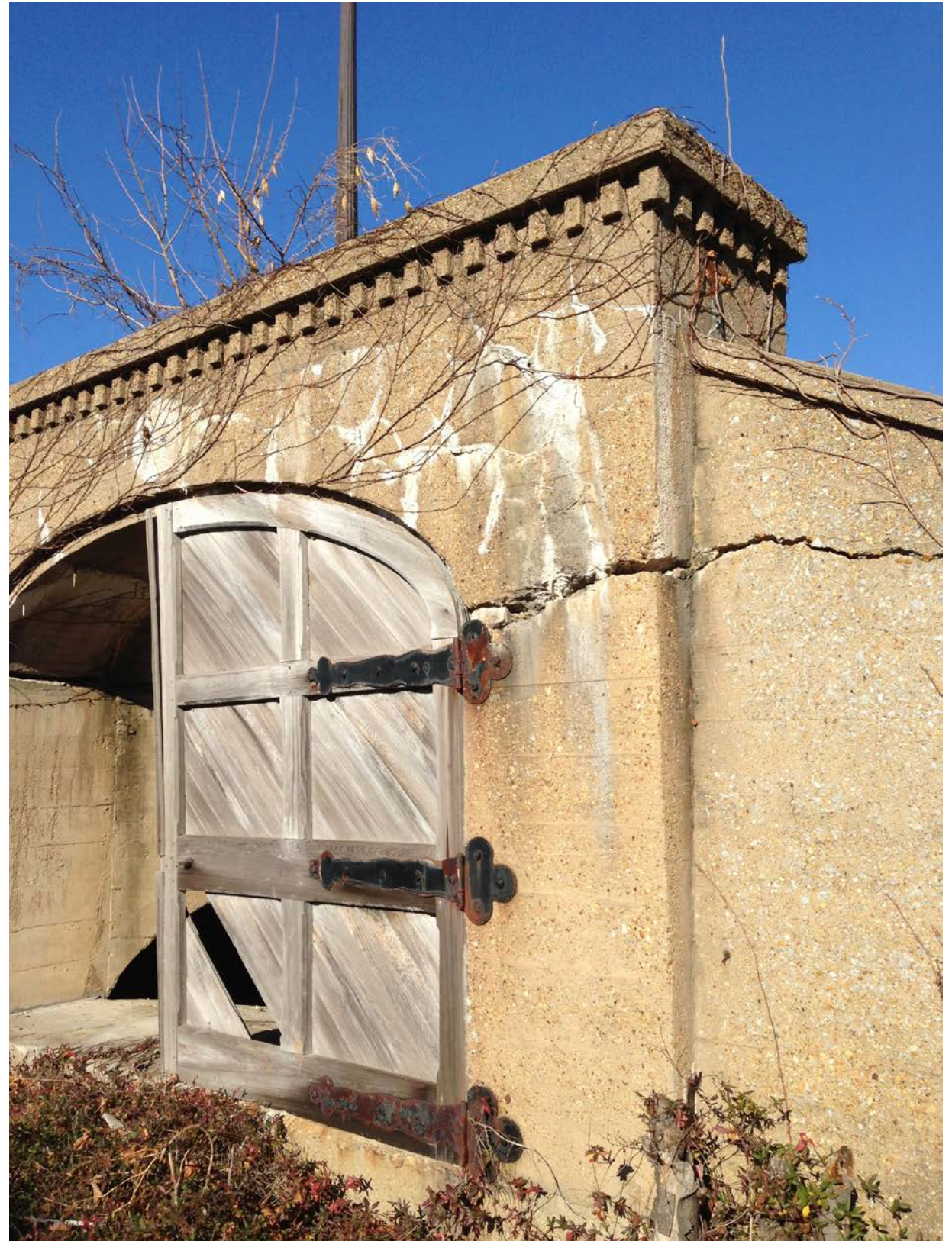
















Health



Water



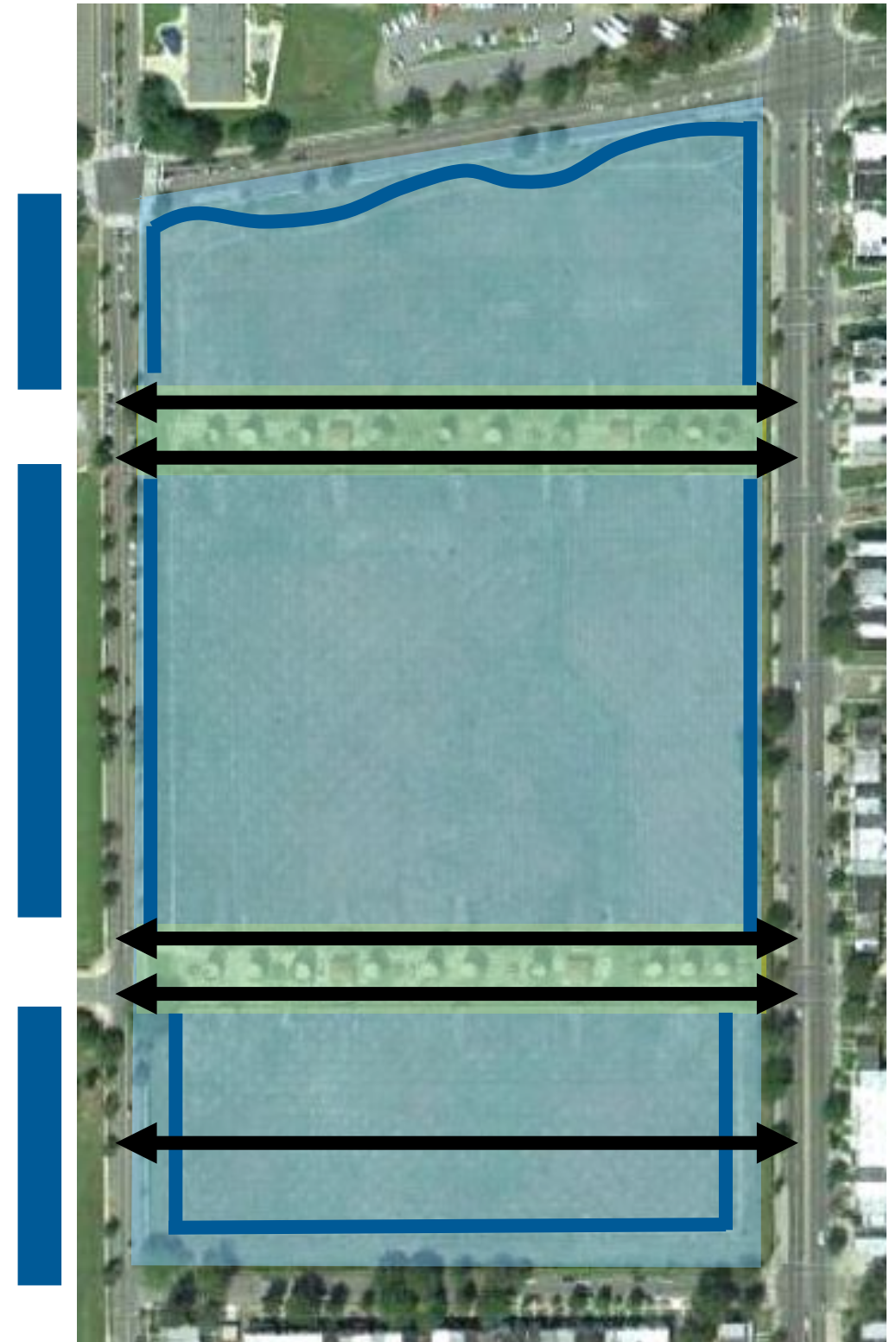
Preservation



Sustainability

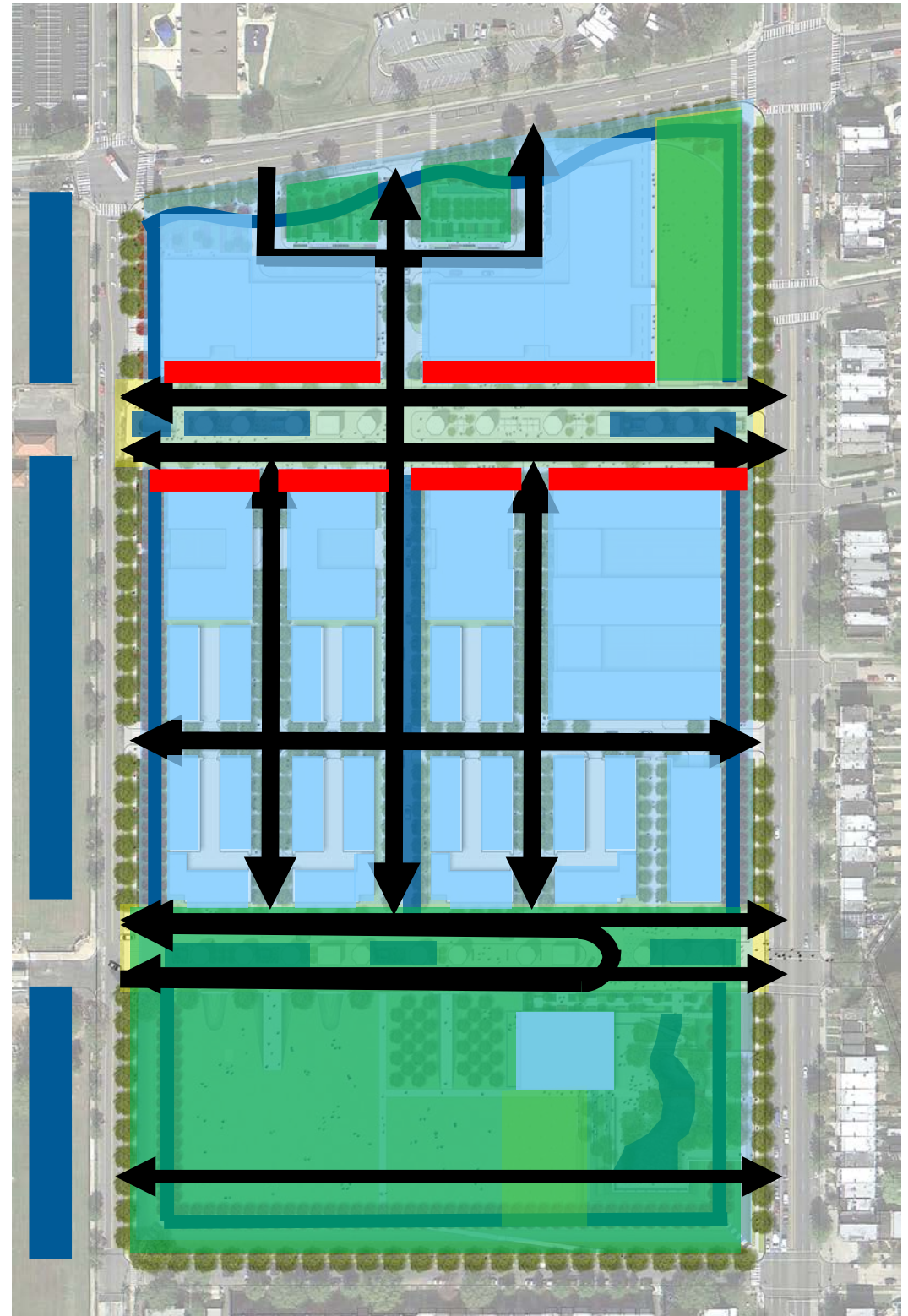


- Tripartite organization
- Service courts
- Plinth
- Views across site from 1<sup>st</sup> Street to North Capitol Street
- Olmsted Walk

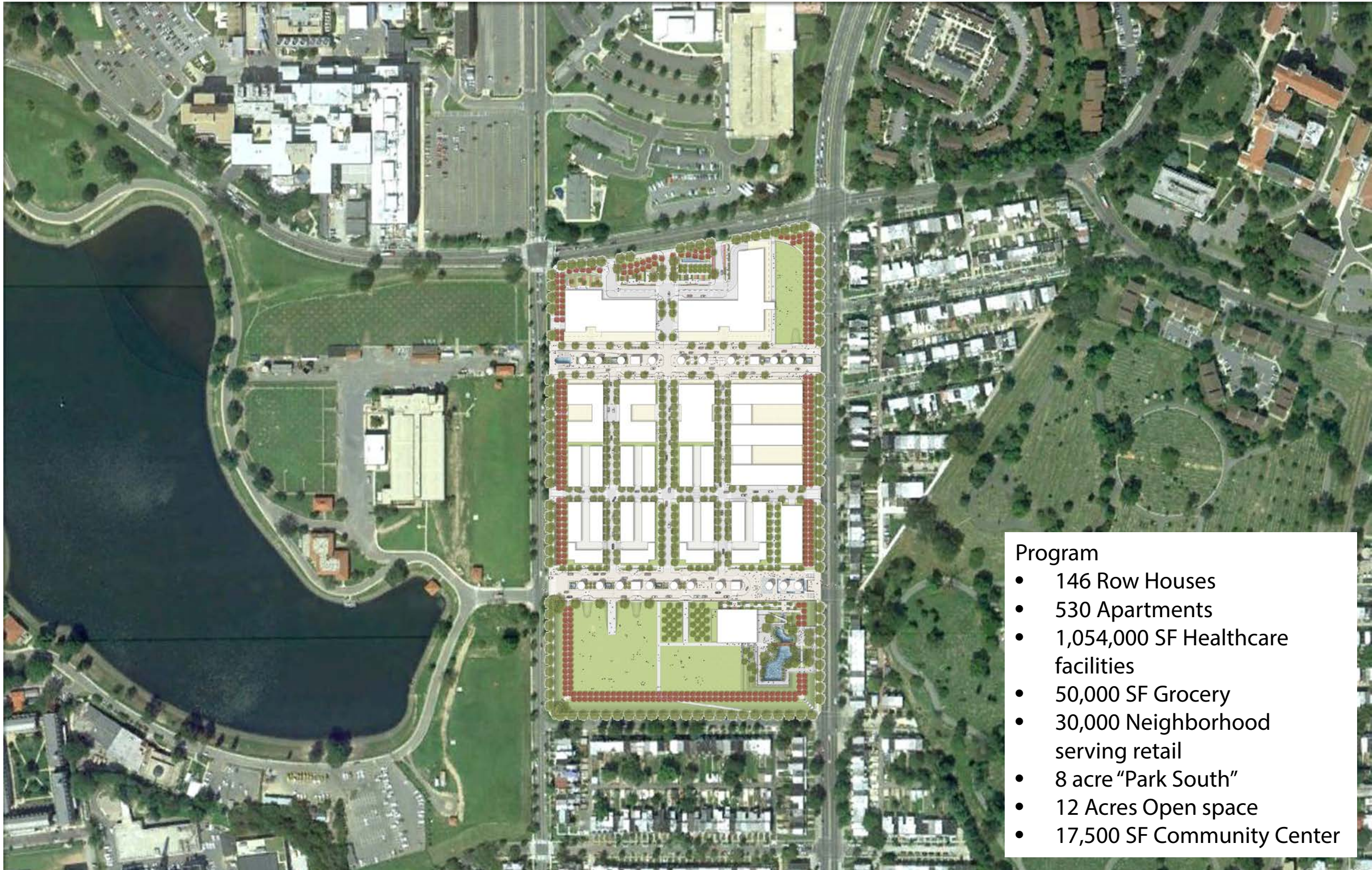




- Tripartite organization
- Service courts maintained and enhanced
- Plinth maintained
- Olmsted Walk remade
- Views across site from 1<sup>st</sup> Street to North Capitol Street
- Underground cells preserved
- Storm water management features
- 3 Parks
- Street Network
- Healthcare facilities
- Multifamily buildings
- Row houses
- Community Center
- **Retail frontage**







- Program**
- 146 Row Houses
  - 530 Apartments
  - 1,054,000 SF Healthcare facilities
  - 50,000 SF Grocery
  - 30,000 Neighborhood serving retail
  - 8 acre "Park South"
  - 12 Acres Open space
  - 17,500 SF Community Center







