

MILL CREEK MARSHFIELD

PRESENTATION TO MARSHFIELD ZONING BOARD OF APPEALS

JULY 26, 2022



MILL CREEK
RESIDENTIAL

CREATING MEANINGFUL RELATIONSHIPS AND EXTRAORDINARY PLACES

AGENDA

- Project Update
- Updated Submittals
 - Civil Plans
 - Landscaping Plans
 - Project Renderings

COMPREHENSIVE PERMIT SUBMISSION – FEB. 2022



260 Flat-Style Apartment Homes
40 Townhomes
300 Total Units

550 Bedrooms

PROPOSED CHANGES – JULY 2022



UNIT REDUCTION

Unit Type	Comprehensive Permit Submission	July 2022 Revision	Change
1BR	117	110	-7
2BR	116	116	0
3BR	27	26	-1
TH 3BR	40	30	-10
Total Units	300	282	-18
Total Bedrooms	550	510	-40



SECONDARY ACCESS & FIRE ROAD



ADDITIONAL OPEN SPACE – BUILDING SPACING



ADDITIONAL OPEN SPACE – ROAD REALIGNMENT



CURRENT SUBMISSION – JULY 2022

Summary of Site Plan Changes

- Removed 18 Units and 40 Bedrooms
- Added Secondary Access Road
- Added Fire Access Path
- Increased Open Space Between Buildings
- Larger Amenity Areas
- Eliminated Units near Wastewater Plant
- Increased Size of Playground
- Realigned Western Road
- Increased Programmable Open Space



ELEVATORS



SUMMARY OF MAJOR CHANGES

Density, Unit and Bedroom Reduction

Second Access Road

Fire Path Access

Additional Open Space

Elevators



UPDATED PROJECT PLANS



CREATING MEANINGFUL RELATIONSHIPS AND EXTRAORDINARY PLACES

LANDSCAPING



VIEW FROM COMMERCE WAY



VIEW FROM COMMERCE WAY AT ENTRY DRIVE



VIEW OF FLATS BUILDINGS



THANK YOU

