

TOWN HALL MEETING

ALDERWOMAN PAT DOWELL, 3rd WARD

39th/State

Mixed-use project



McLaurin Development Partners



Engage Civil



Juli Ordower
Landscape Architects



Neal and Leroy, Attorney



Gensler Architects



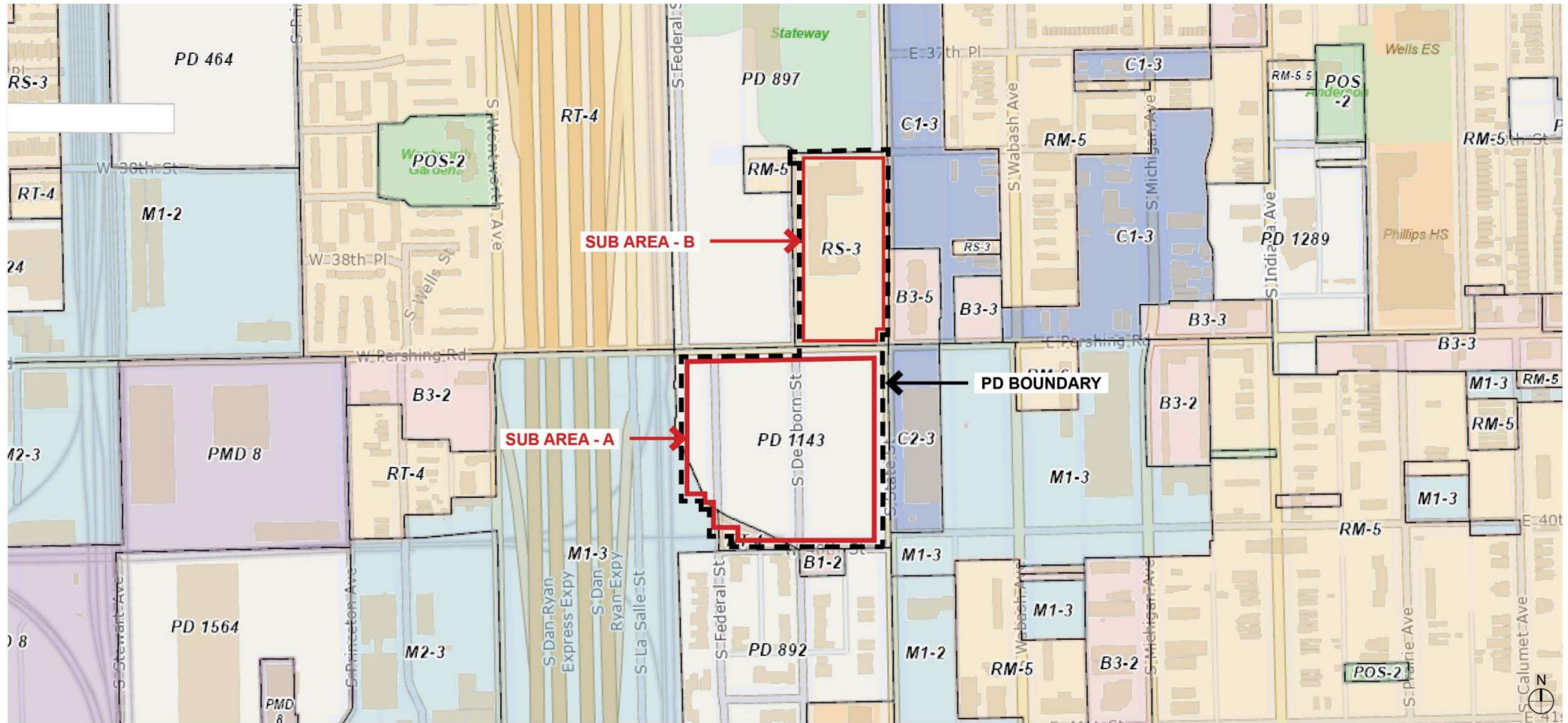
TYLin Traffic Consultants

July 20, 2026

Site Context Plan



Land Use Context Plan



Aerial View From 40th & State - Existing



Site Existing Conditions – State St

Site Approach from the South



Site Approach from the North



Site View from the South



Site View from the North

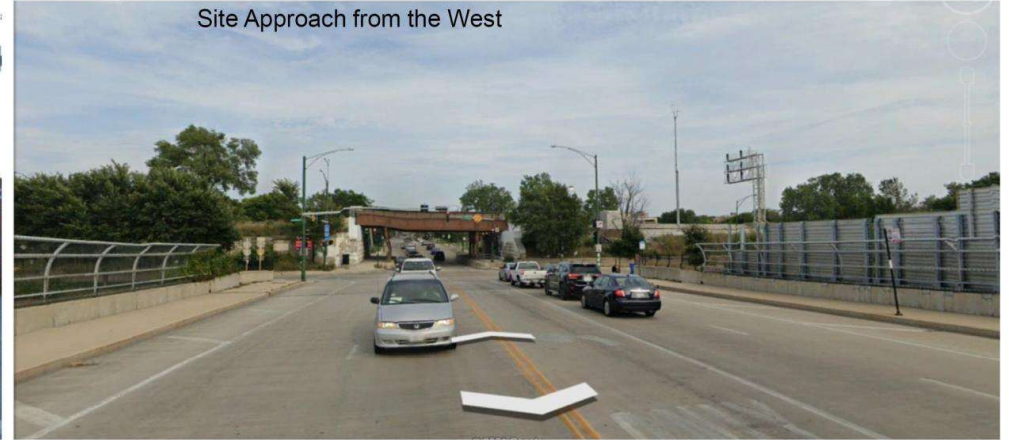


Site Existing Conditions – Pershing Rd

Site Approach from the East



Site Approach from the West



Site View from the East



Site View from the West



Aerial View from 40th & State - Proposed



Pedestrian Context - Proposed



Pedestrian Context - Proposed



Pedestrian Context - Proposed



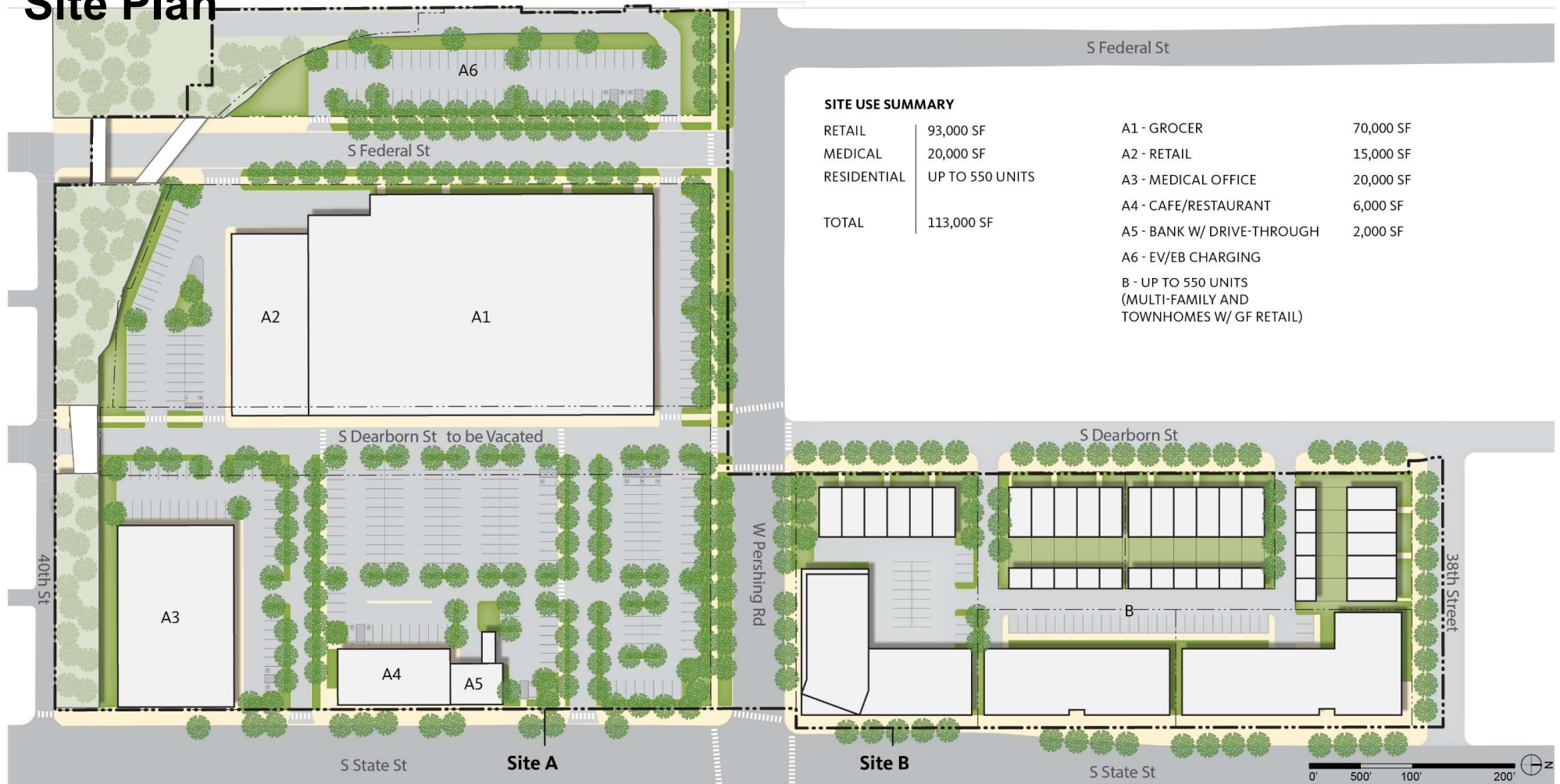
Pedestrian Context - Proposed



Pedestrian Context - Proposed



Site Plan



Site Plan – Subarea A



- A1 - GROCER 70,000 SF
- A2 - RETAIL 15,000 SF
- A3 - MEDICAL OFFICE 20,000 SF
- A4 - CAFE/RESTAURANT 6,000 SF
- A5 - BANK W/ DRIVE-THROUGH 2,000 SF
- A6 - EV/EB CHARGING

- ▶ VEHICULAR ACCESS POINTS
- ▷ PEDESTRIAN ACCESS POINTS

Urban Design

- Active frontage with windows, doors, and pedestrian-oriented facade rhythm
- Street-edge outlot/liner buildings help frame the public realm and reduce the visual dominance of parking
- Long facades are articulated to reduce blank wall conditions
- Corner building placement reinforces visible, urban site edges
- Primary entrances are oriented sidewalk and pedestrian pathways



Urban Design

- Continuous pedestrian routes connect public sidewalk to all building entrances
- Primary entrances are visible and directly served by pathways
- Pedestrian circulation links street edge, parking lots, and building frontage
- Marked crossings improve safety through driving aisles and parking areas
- Landscaped corner at Pershing & State improves the pedestrian experience, softens the street edge, and adds a welcoming green amenity to the new development.

