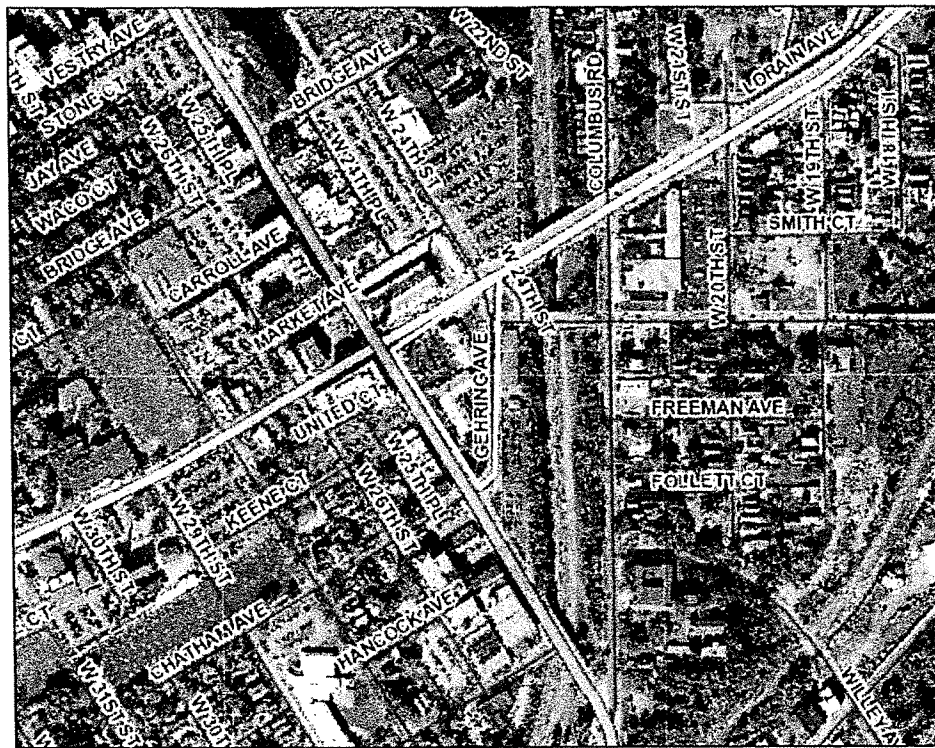


DEPARTMENT OF ECONOMIC DEVELOPMENT
SUMMARY FOR THE LEGISLATIVE FILE
ORDINANCE NO: 761-2020

Project Name: Market Square
Recipient: Harbor Bay Real Estate Advisors, and/or Designee
Project Site: Corner of West 25th Street and Lorain Avenue
Project Manager: Richard Barga
Ward/Councilperson: 3 - McCormack



Company Background

Harbor Bay Real Estate Advisors is a leading real estate development and investment firm, renowned for its relationship-focused, honest approach in creating valuable real estate. Harbor Bay is based on a foundation of great people, high energy and sound discipline. At its core, Harbor Bay strives to build superior communities through well-developed, well-positioned, well-managed real estate. Above all, Harbor Bay prides itself on consistently exhibiting a partnership approach when working with its clients and customers in the evaluation and optimization of real estate.

Harbor Bay & its family affiliates have been around since 1856, comprising multiple generations of real estate development, investment and management. Together, they have developed in excess of two billion dollars in real estate across a broad range of product types including multi-family, industrial, office, retail, student & senior living. Harbor Bay's trademark is transformational developments with high impacts to communities.

Project Summary

Harbor Bay, through its subsidiary Ohio City Legacy LLC is planning a \$135 million apartment-and-office complex in Ohio City's Market Square. The Cleveland property was purchased for \$5.85 million, sold to Chicago-based developer Harbor Bay Real Estate Advisors. The Project will encompass an eight (8) story building comprising of approximately 480,000 total square feet, including 293 residential apartments, 40,000 square feet of retail, event space, and one acre of green space (the "Market Square Project"). A future phase is also considered with a speculative office use. The location on the corner of W. 25th Street and Lorain Avenue is steps from the iconic West Side Market and the Red Line Rapid station. The one-story plaza that is currently there will be razed. The 11 tenants have all already agreed to buyouts and many are looking to relocate their businesses within Ohio City. The project is using the Port Authority's Capital Lease program for construction cost savings and thus will be subject to the Port's Prevailing Wage requirement.

The Market Square Project will be predominately constructed using mass timber. Mass timber is the construction of a building using either solid or engineered wood, such as cross-laminated timber, nail-laminated timber, glue-laminated timber, etc., for the primary load-bearing structures. The use of mass timber is a new construction method in the State of Ohio. However, mass timber has been widely used throughout the world, most notably in Canada, Europe and Australia.

In addition to the use of mass timber, the Market Square Project will utilize sustainable and energy efficient materials, equipment, and design processes, including but not limited to, LEED or comparable green building certification, interior and exterior LED lighting, energy-efficient HVAC systems, and low flow flush and flow fixtures. It is estimated that the Market Square Project will lead to the creation of 735 direct construction jobs with over \$46 million in payroll.

Proposed City Assistance

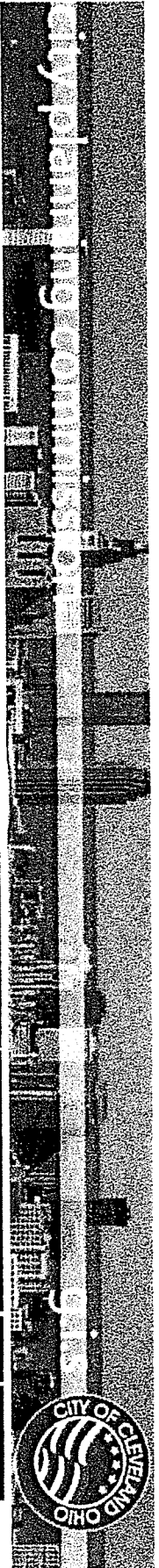
Beyond the construction financing, the City is being asked to assist with a 30 year non-school TIF to pay debt service for the project.

Economic Impact

- Approximately 300 residential units
- Anticipated over 700 construction jobs
- 10 new FTE (\$208,000 estimated new payroll)

City Requirements

- Chpt 187 – MBE/FBE/CBS
- Chpt 188 – Fannie Lewis Law
- Workforce Development Agreement
- Community Benefits Agreement
- Subject to the Port Authority's Prevailing Wage requirement per the Capital Lease program



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ZONING LAYER

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LAYER CONTROL

- Parcel
- Pavement
- Street
- 2020 Citywide Plan Land Use
- Single or Two Family
- Townhouse
- Mixed Use: Downtown
- Mixed Use: Residential
- Mixed Use: Live-Work
- Multi Family
- Office
- Retail
- Commercial Services
- Light Industry
- Heavy Industry
- Institutional
- Recreation/Open Space
- Transportation/Utilities
- Commercial Parking
- Lake/Rivers

