

**LEGISLATIVE SUMMARY**  
**Mayor's Office of Capital Projects**  
**Division of Engineering and Construction**

**Lorain Avenue, West 25 and Gehring Street Encroachments**

Ordinance No: 445-2020

Description: Authorizing the Director of Capital Projects to issue a permit to Ohio City Legacy LLC to encroach into the public right-of-way of Lorain Avenue West 25th Street and Gehring Street by installing, using, and maintaining a basement shoring, earth retention system that includes tie-back rods, a building canopy and 2 building-mounted pylon signs.

Purpose: Market Square will be a generational mixed-use development at one of Cleveland's most important corners. Immediately next to the historic West Side Market and wedged in the middle of Cuyahoga County's second busiest hub for public transit, the project will provide much-needed density and linkage between the Ohio City, Tremont and Downtown neighborhoods. The project's irreplaceable location alone distinguishes it among many other proposed large-scale developments in the region.

In addition, Harbor Bay's introduction of Mass Timber construction and attention to sustainable design have far-reaching implications that will give the project and the City of Cleveland a leadership role on a national and potentially even international level. Mass Timber, a construction type that has been applied for quite some time overseas and in Canada, is in its relative infancy here in the United States. Yet, by teaming up with world-class consultants and industry experts, while working hand-in-hand with building and fire officials at the City of Cleveland, we've been able to achieve an alternatively engineered design that will set trends and records for its floor area and height on a *global scale*. The benefits of Mass Timber, and our commitments to energy efficiency, air quality and drastically improved building emissions, align the goals of the development team at Harbor Bay with every stakeholder who has signed onto Mayor Jackson's Cleveland Climate Action Plan.

The program at Market Square will feature 298 new apartments and nearly 40,000 square feet of retail space that will bring a

dynamic mix of new-to-market retail and restaurant uses, as well as further expand the daily needs offerings for residents in the Ohio City and Tremont neighborhoods.. The building will rise 9 stories, reaching nearly 120', and at time of its completion, will be the *tallest Mass Timber building in the United States*. The building will also have a 330 space parking garage below grade.

The benefits of the project are immense: enormous job creation and expansion of the overall tax base, increased transit ridership, workforce training and development of new construction skills, density to support the city-owned West Side Market and local business, and the placement of Cleveland on a list of global cities focused on innovation and climate action. All of these, among others, make INTRO a project that can reposition the City of Cleveland as an early adopter and progressive worldwide leader in innovation.

A consent form acknowledging approval of this request has been signed by the Council Member.

Ward: Ward 3, Council Member Kerry P. McCormack