

Market Square Site plan Specific Rezoning



Proposal

To consolidate three zoning districts into one, Add the Urban Overlay and adopt a specific site plan, building footprint and height for a new mixed use building.

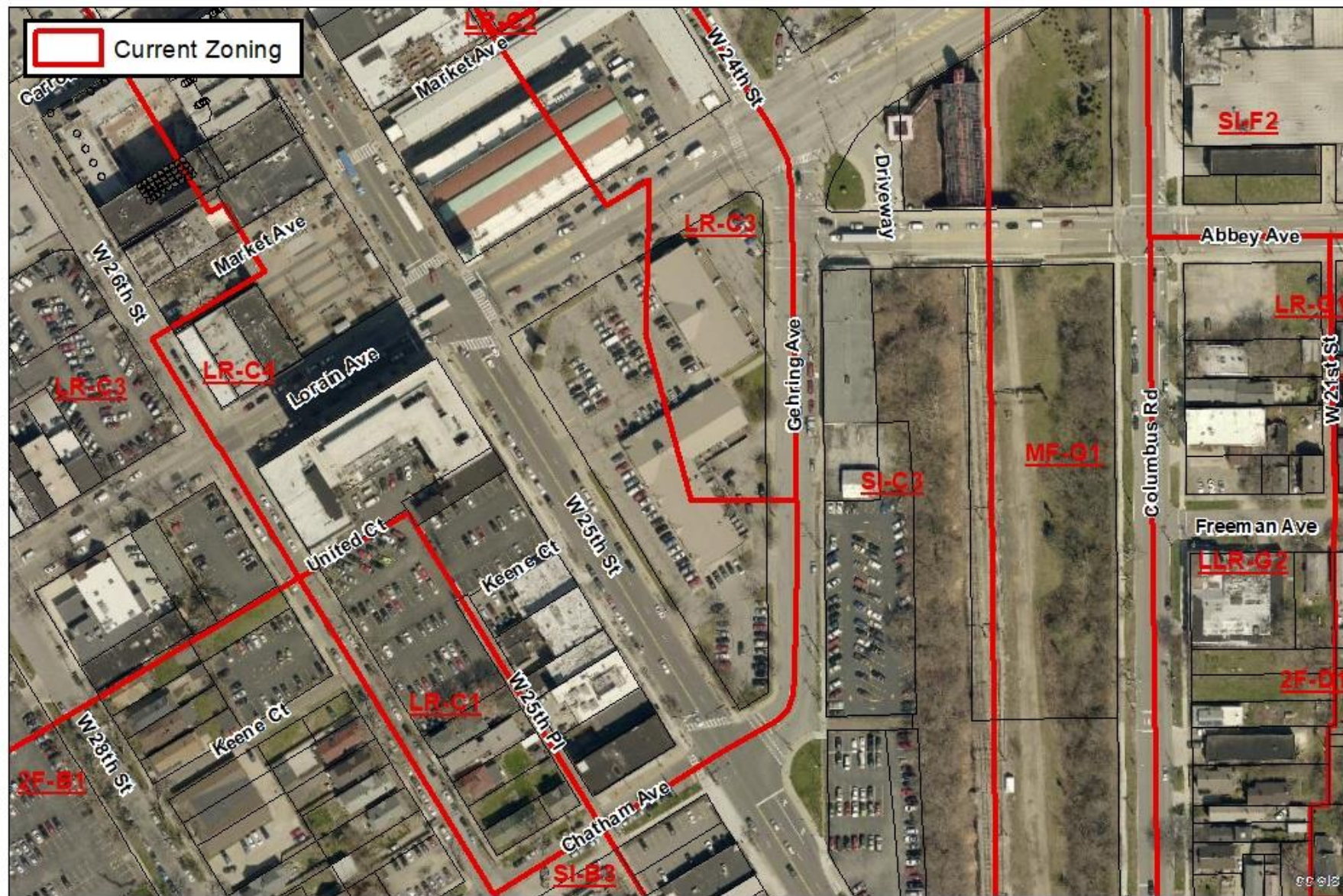
Purpose & Process

The site plan specific rezoning allows the developer and community to come together to determine the future of the site. Per Section 333.02 of the zoning code the site plan, building envelope and parking requirements are all adopted as part of the rezoning legislation. The developer has six months to pull a building permit on the project or the site will review to the prior zoning and the legislation will be void.

333.02 Zoning Map Amendments; Building Permit Issuance

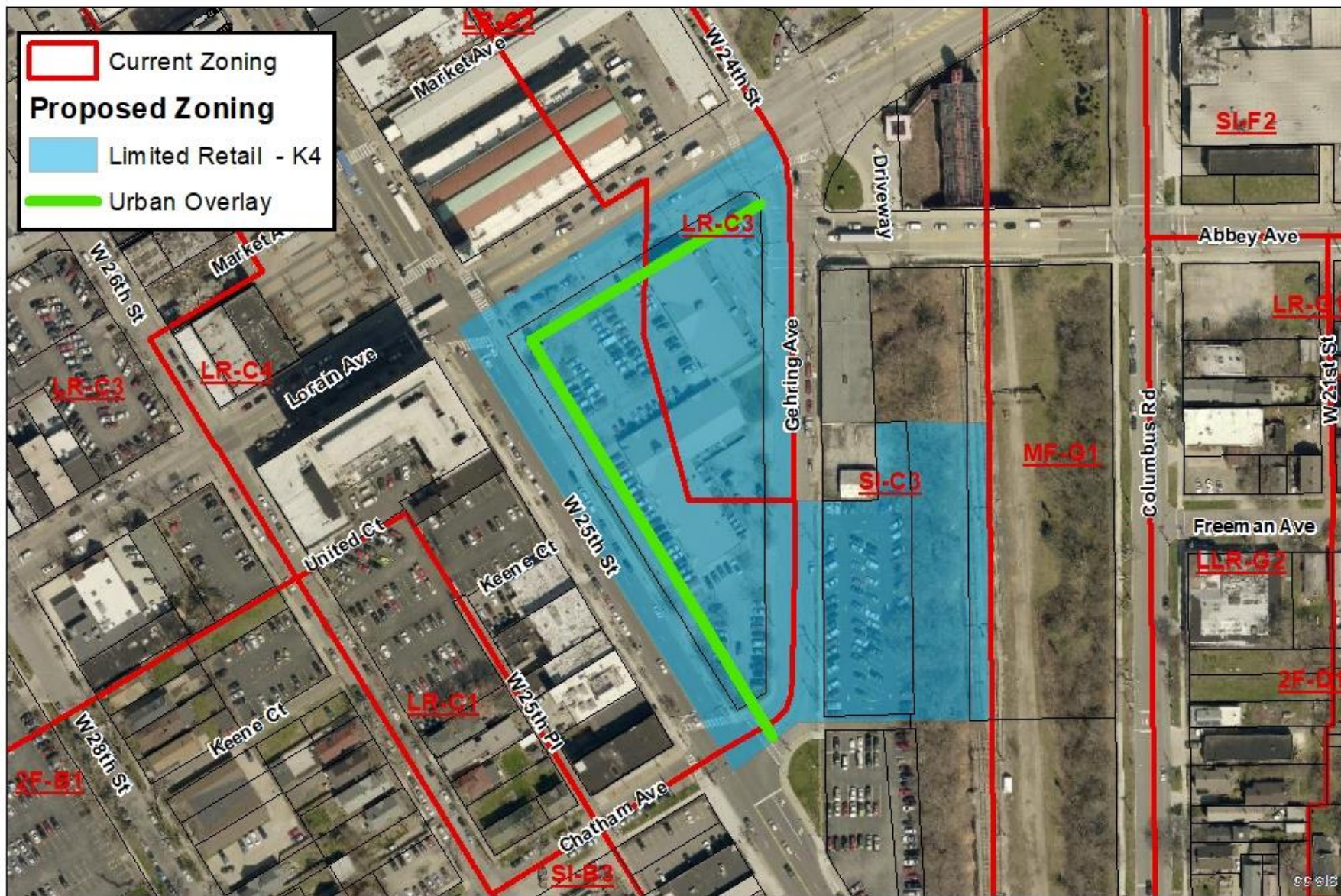
(b) Within a period of six (6) months from the effective date of the zoning map amendment conditioned on the site development plan, no building permit or use permit shall be issued for any such property, except in accordance with the site development plan as approved, which shall contain all conditions and limitations placed thereon by Council or in accordance with the zoning classification applicable prior to the zoning map amendment. Unless a building permit for such development is issued within six (6) months from the effective date of approval or within such extension of the period as may be approved by the Planning Commission and/or Council, the zoning map amendment approval shall be void and the zoning shall revert to the classification that existed prior to the approval of the zoning map amendment.

(Ordinance No. 598-A-72. Passed June 26, 1972. Effective June 29, 1972.)



Map Change 2592

Changing the Use, Height and Area Districts of parcels along
W. 25th Street, Lorain Ave and Gehring Ave and adding the Urban Overlay



Market Square

Building and Site plan



25th Street View
Market Square

Proposal - Site Plan Specific Zoning

The Market Square project proposes to consolidate two zoning districts into one and adopt a specific site plan, building footprint, and height for a new mixed use building.

Gross Area Totals (SF)

Development Total:	775,648
Parking:	238,870
Residential Building:	286,247
Office Building:	223,529
Total Parking Spaces:	556
Total Residential Unit Count:	267

Building Height

Residential Roof Slab Elevation:	85'-0"
Residential Penthouse Elevation:	95'-0"
Office Roof Elevation:	152'-0"
Office Penthouse Elevation:	162'-0"



Proposal
Market Square



Site Map
Market Square

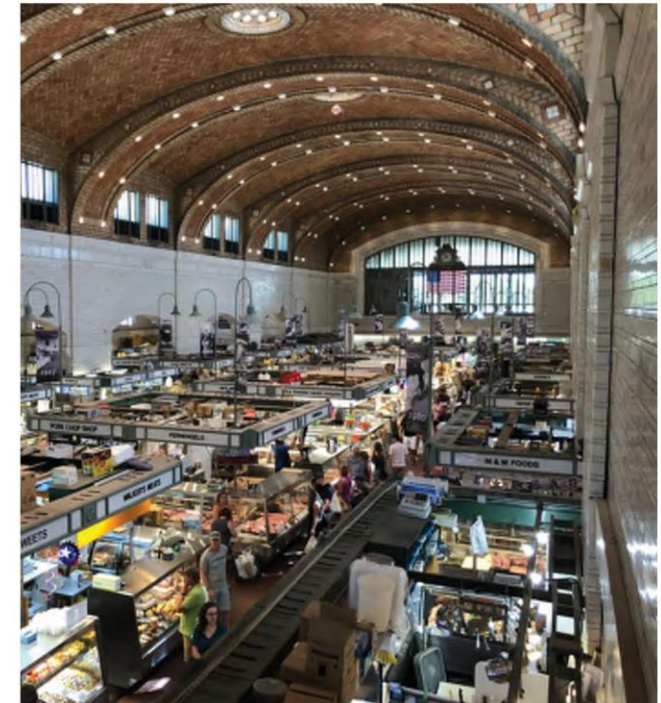




View from West Side Market, looking NorthWest



View from Site, looking West



West Side Market



West Side Market



United Bank Building



Pearl Street Market, 1863



Site Context
Market Square



View from 25th and Lorain, looking south



View from Lorain, looking west

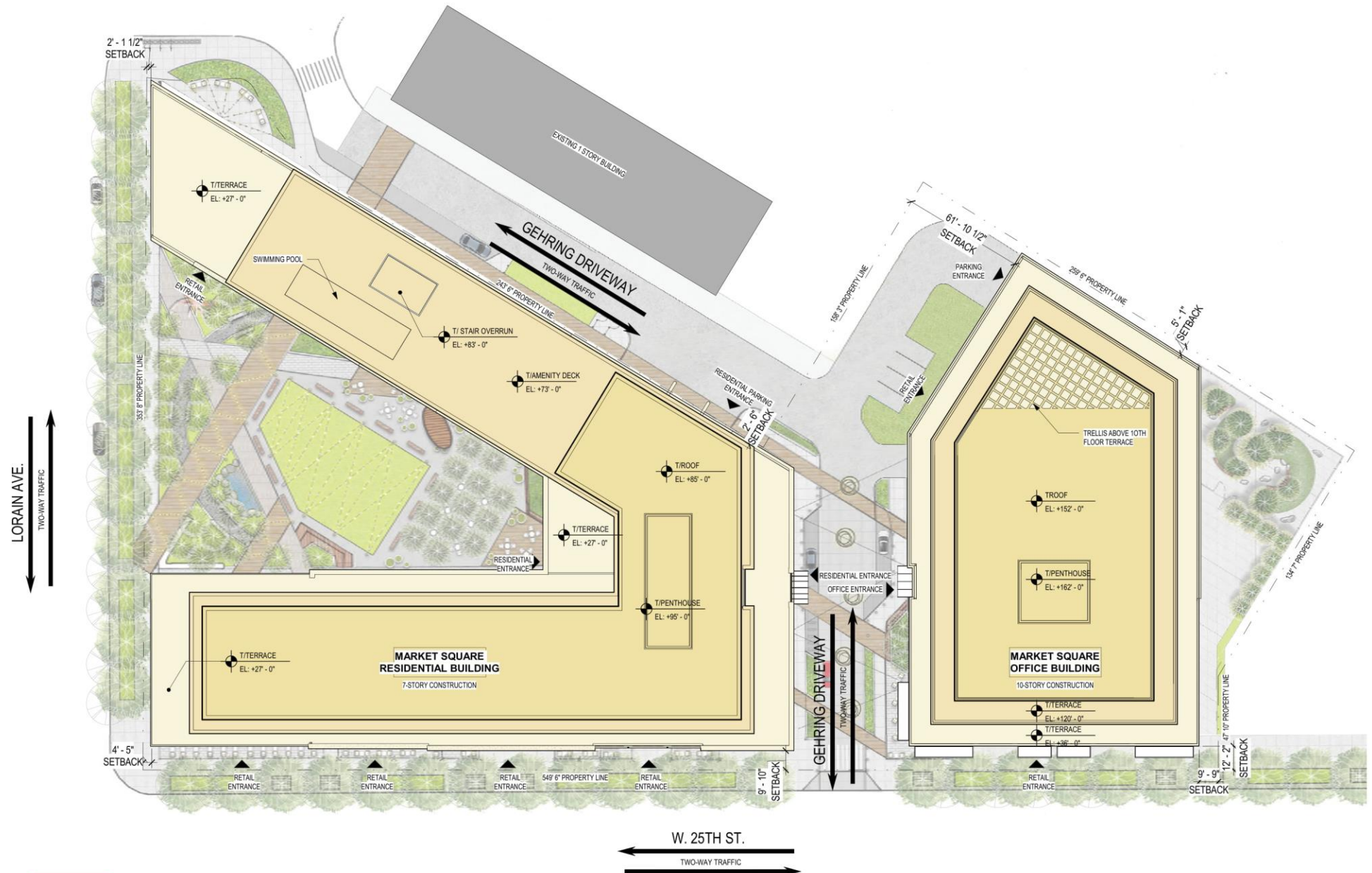


View from Gehring and Lorain, looking southwest

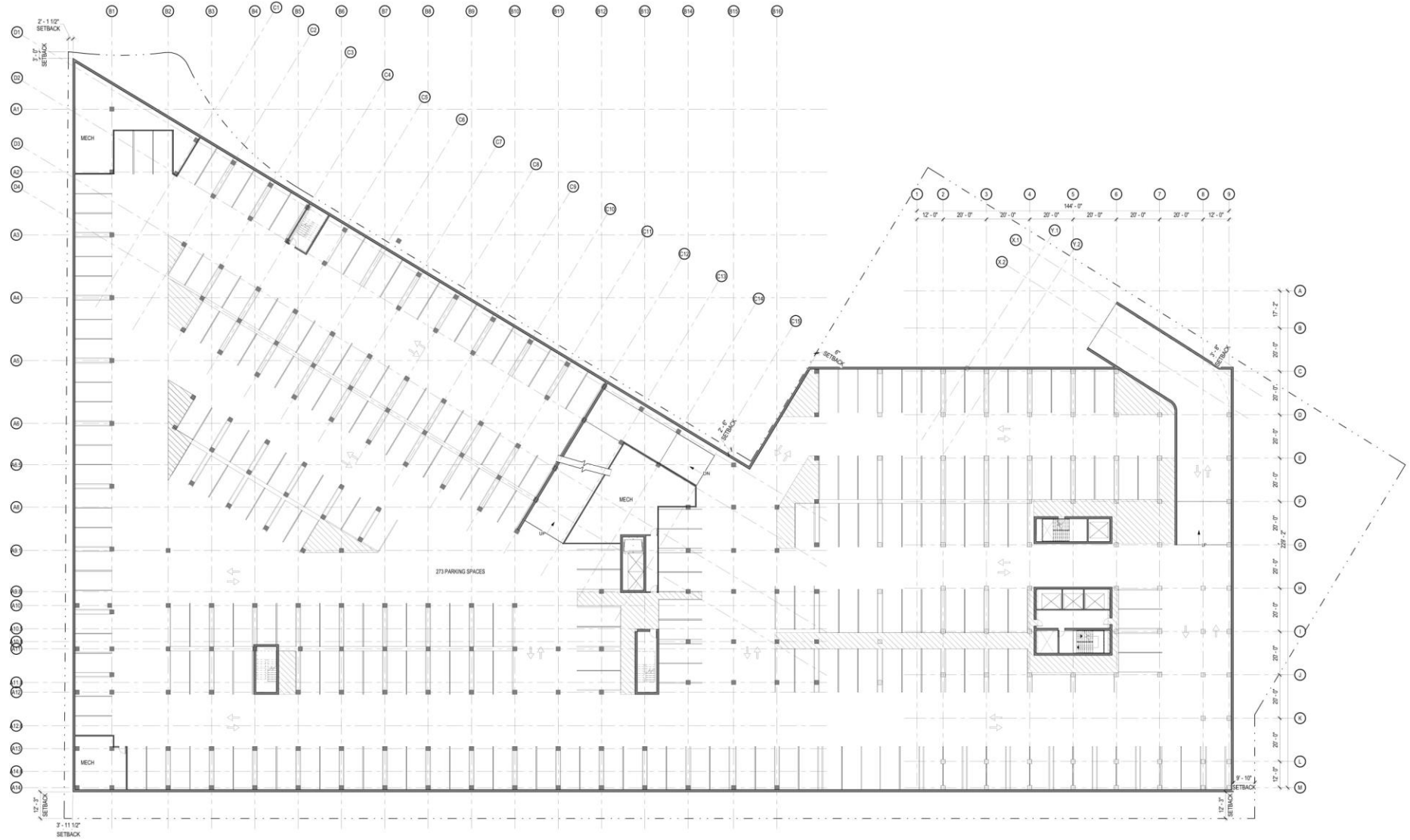


View from Gehring, looking west

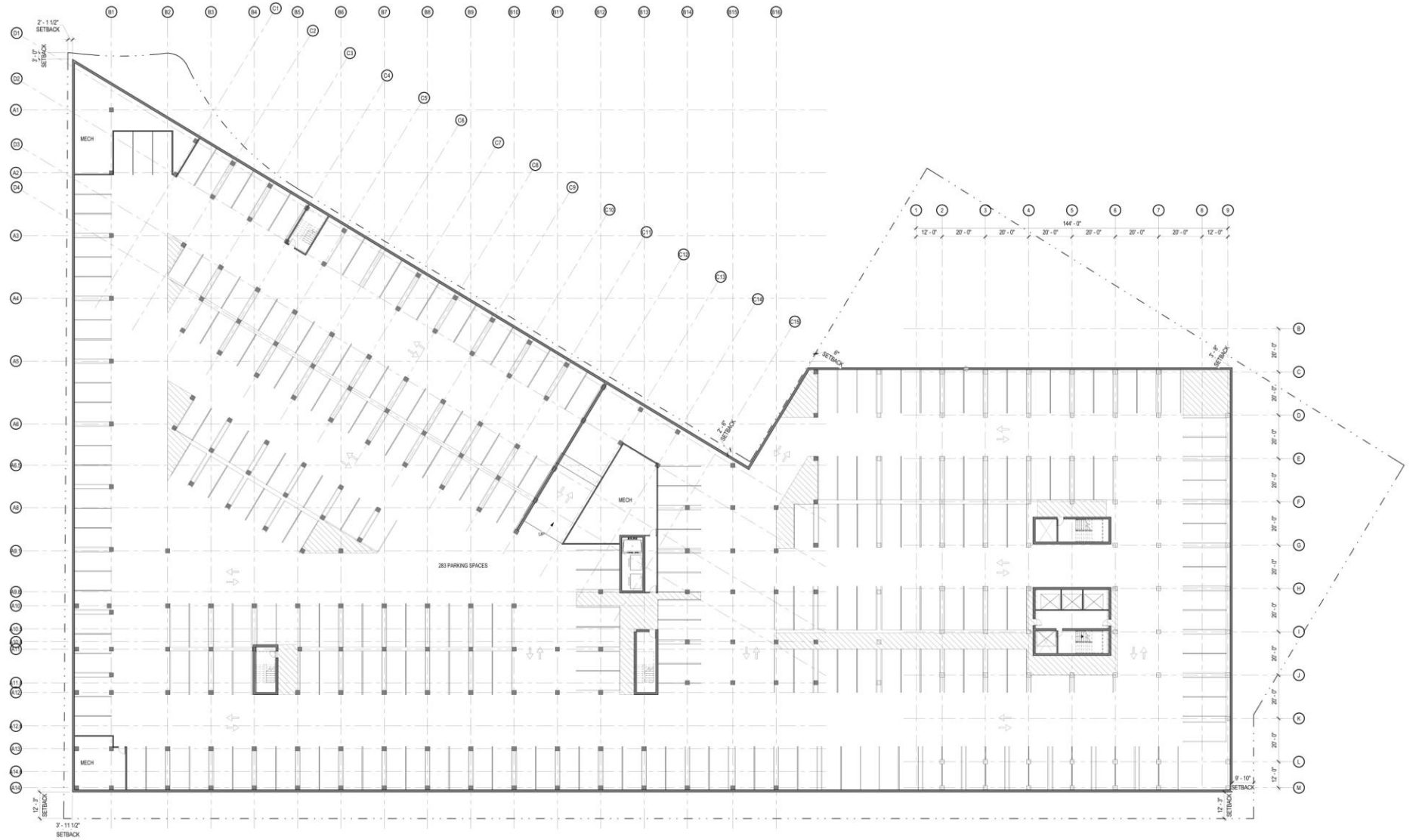




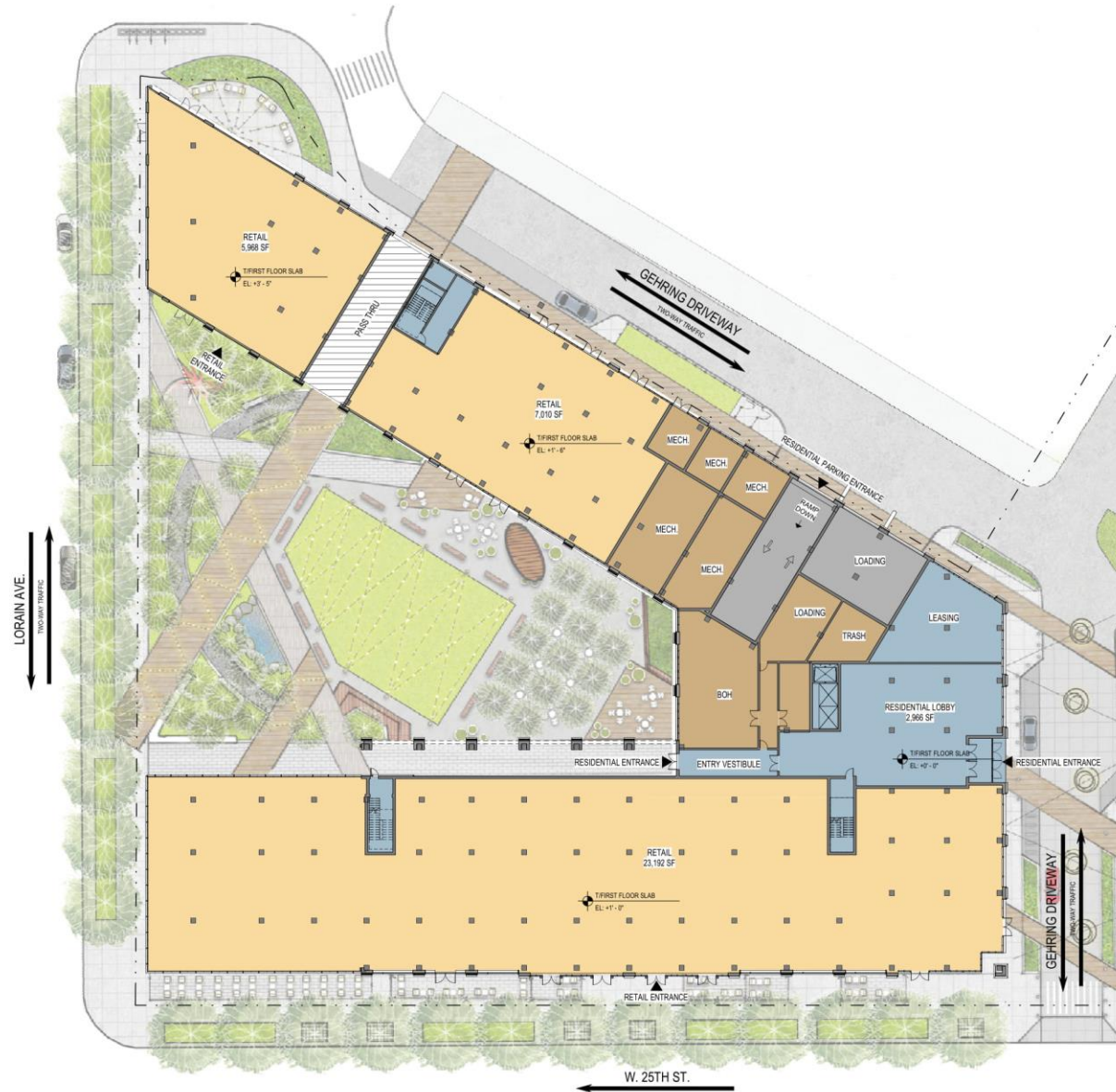
Site Plan
Market Square



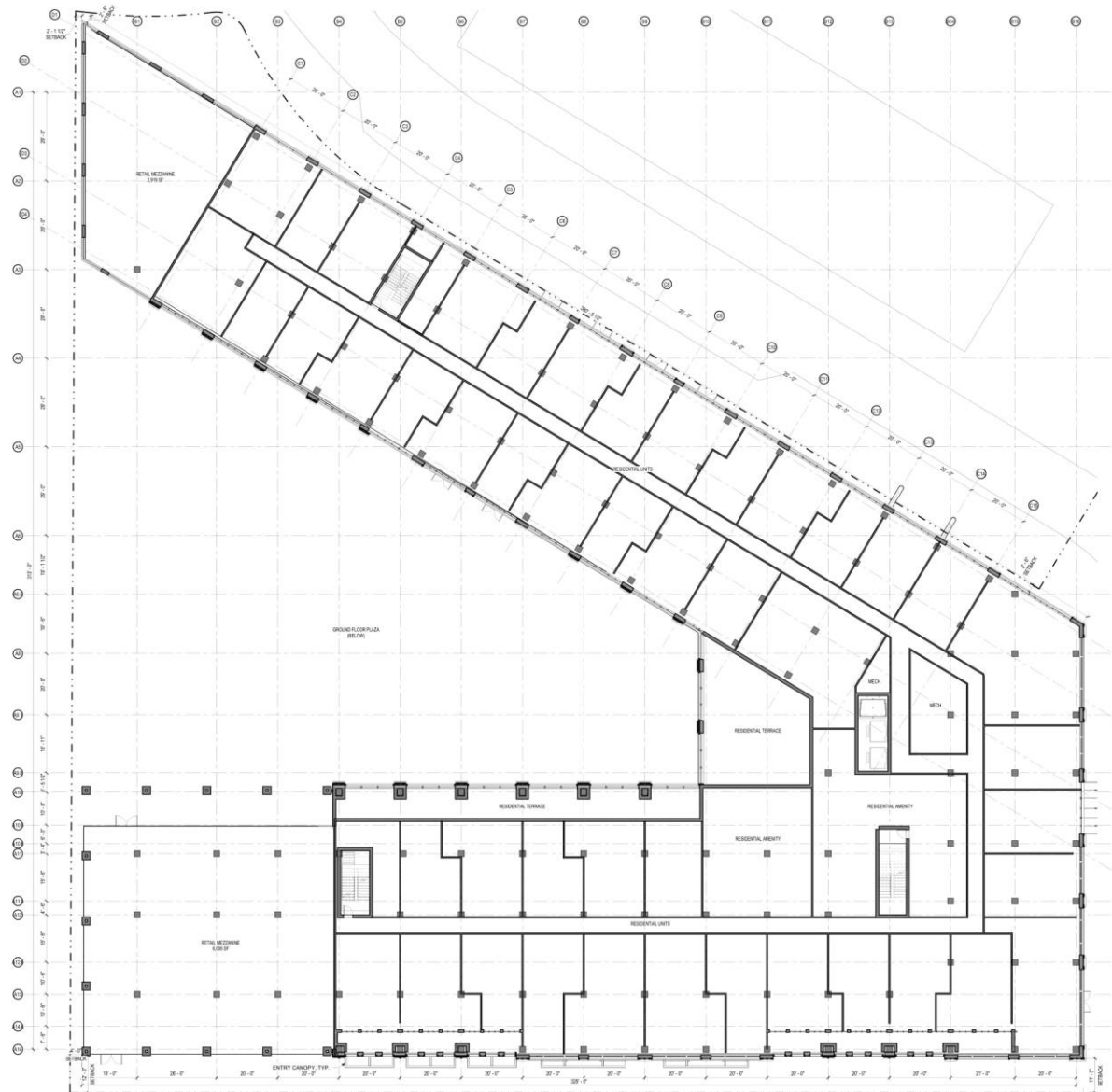
Residential Building - LL1
Market Square



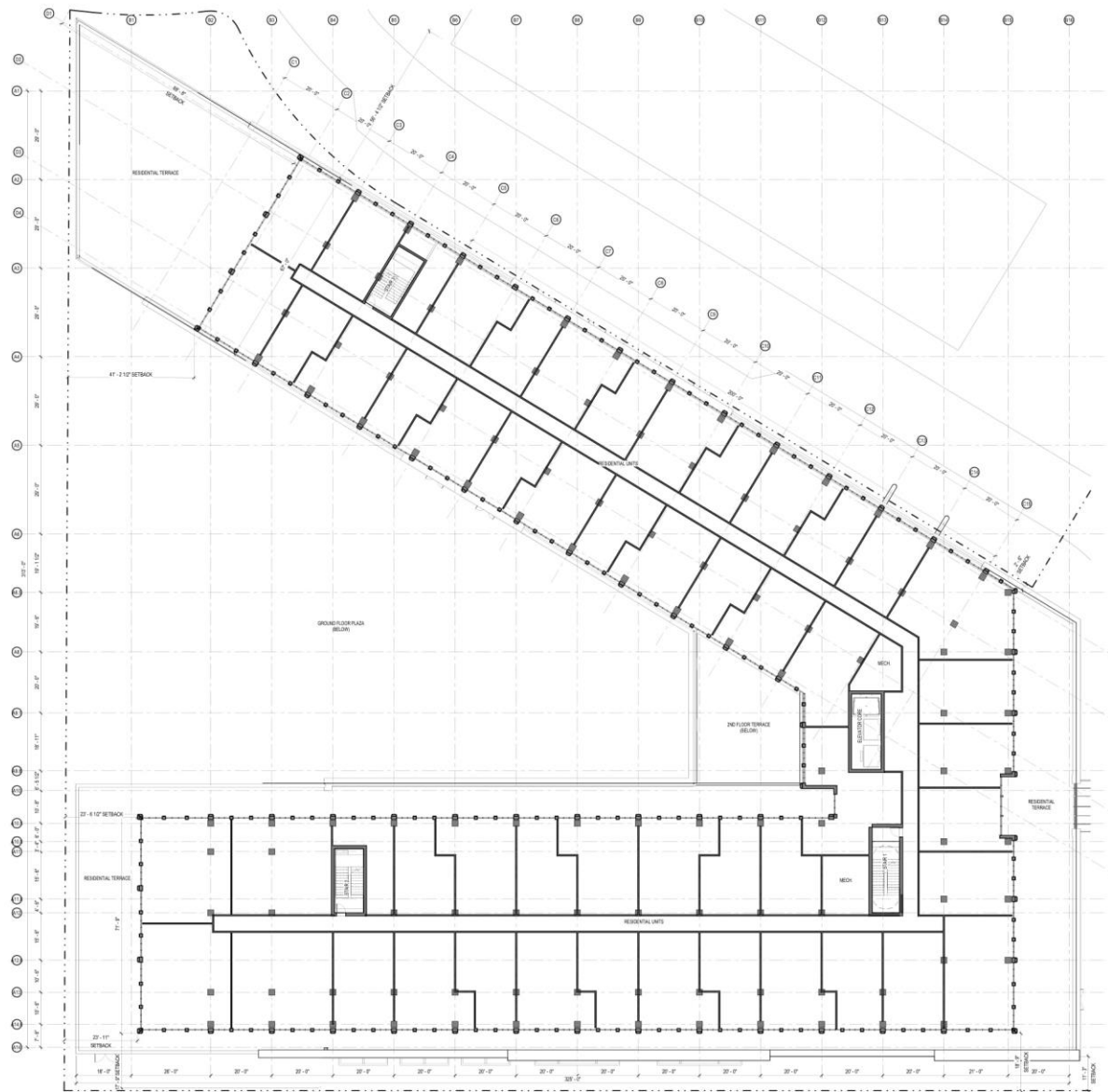
Residential Building - Basement LL2
Market Square



Residential Building - 1st Floor
Market Square

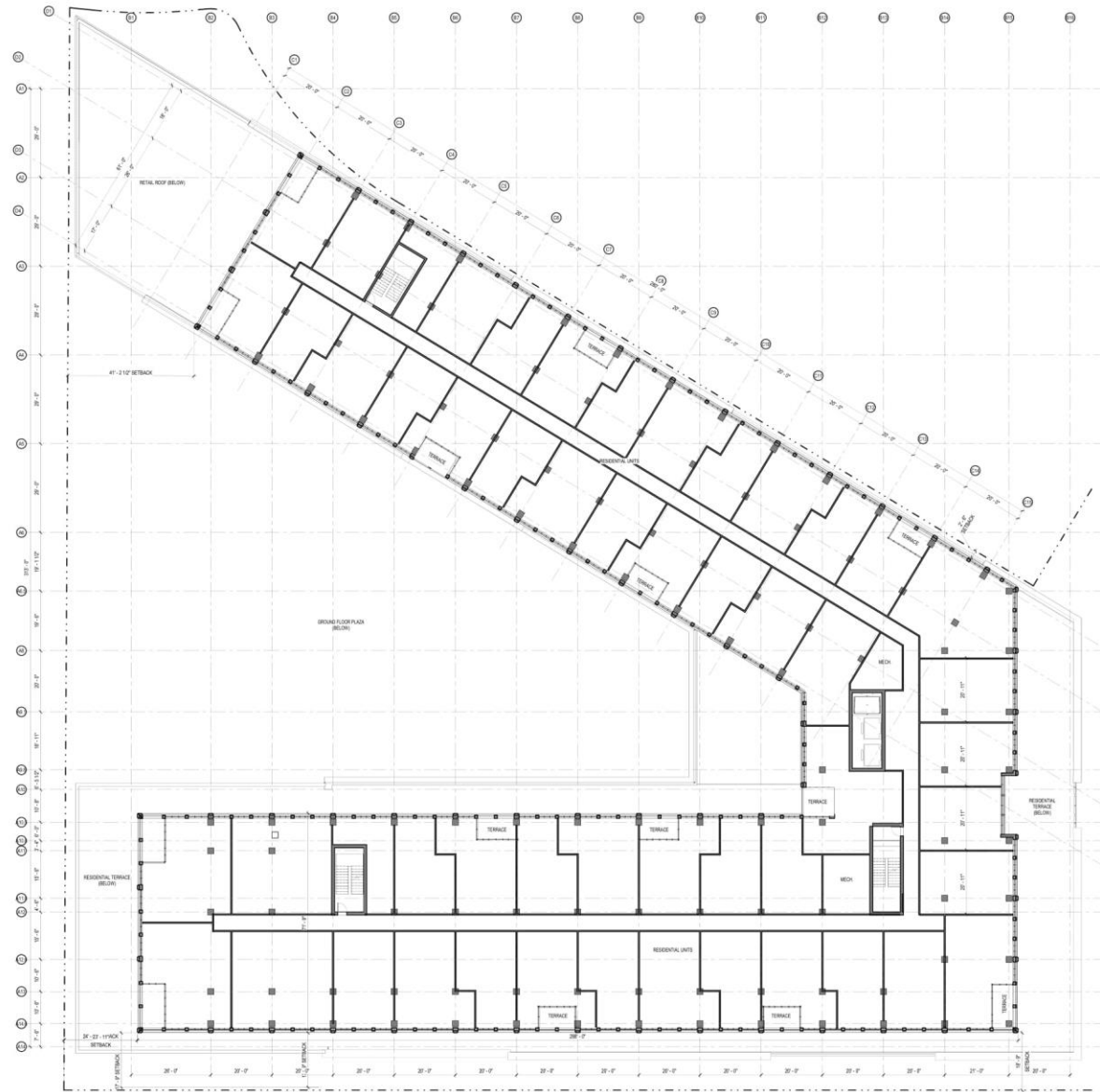


Residential Building - 2nd Floor
Market Square

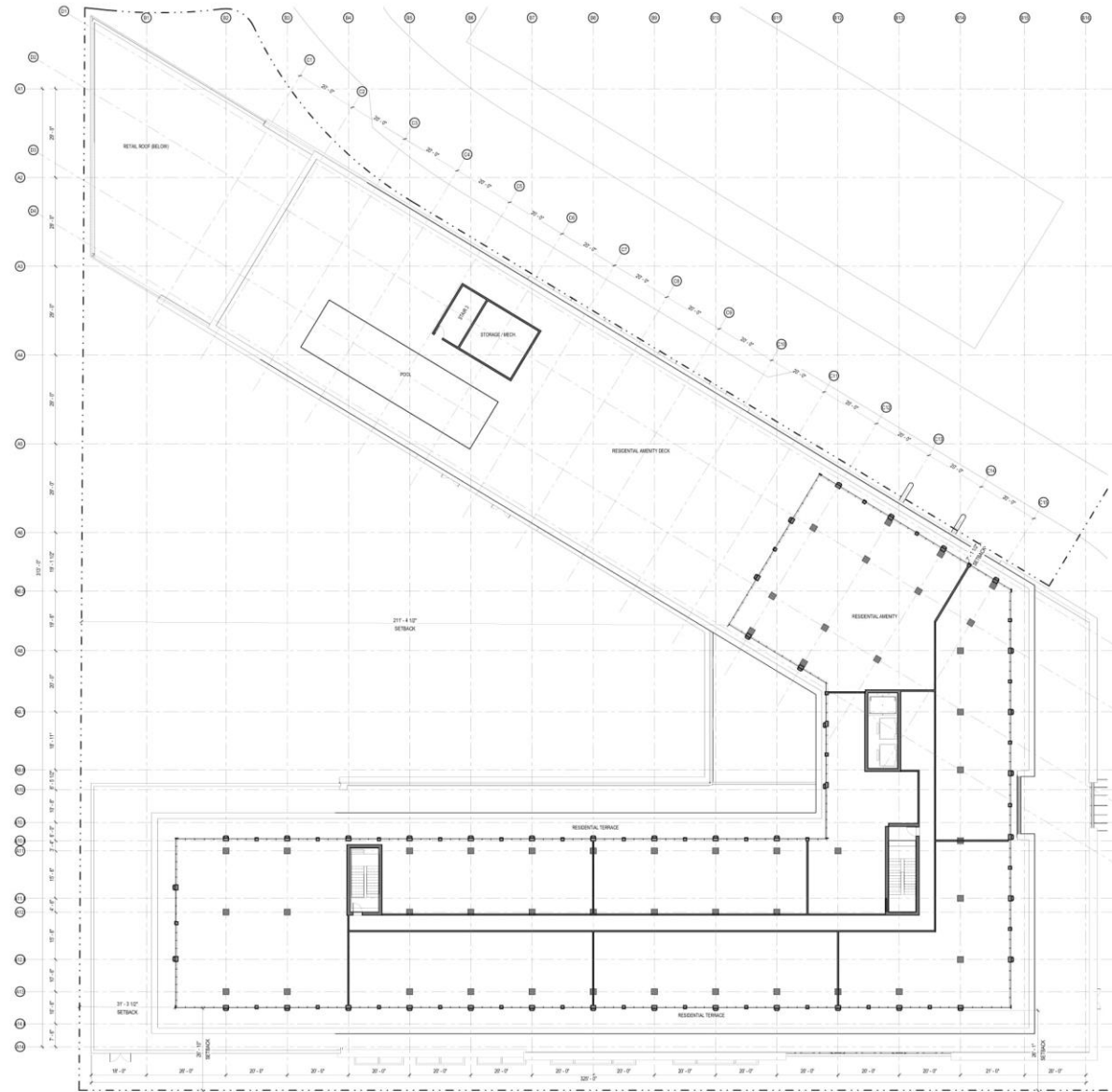


Residential Building - 3rd Floor

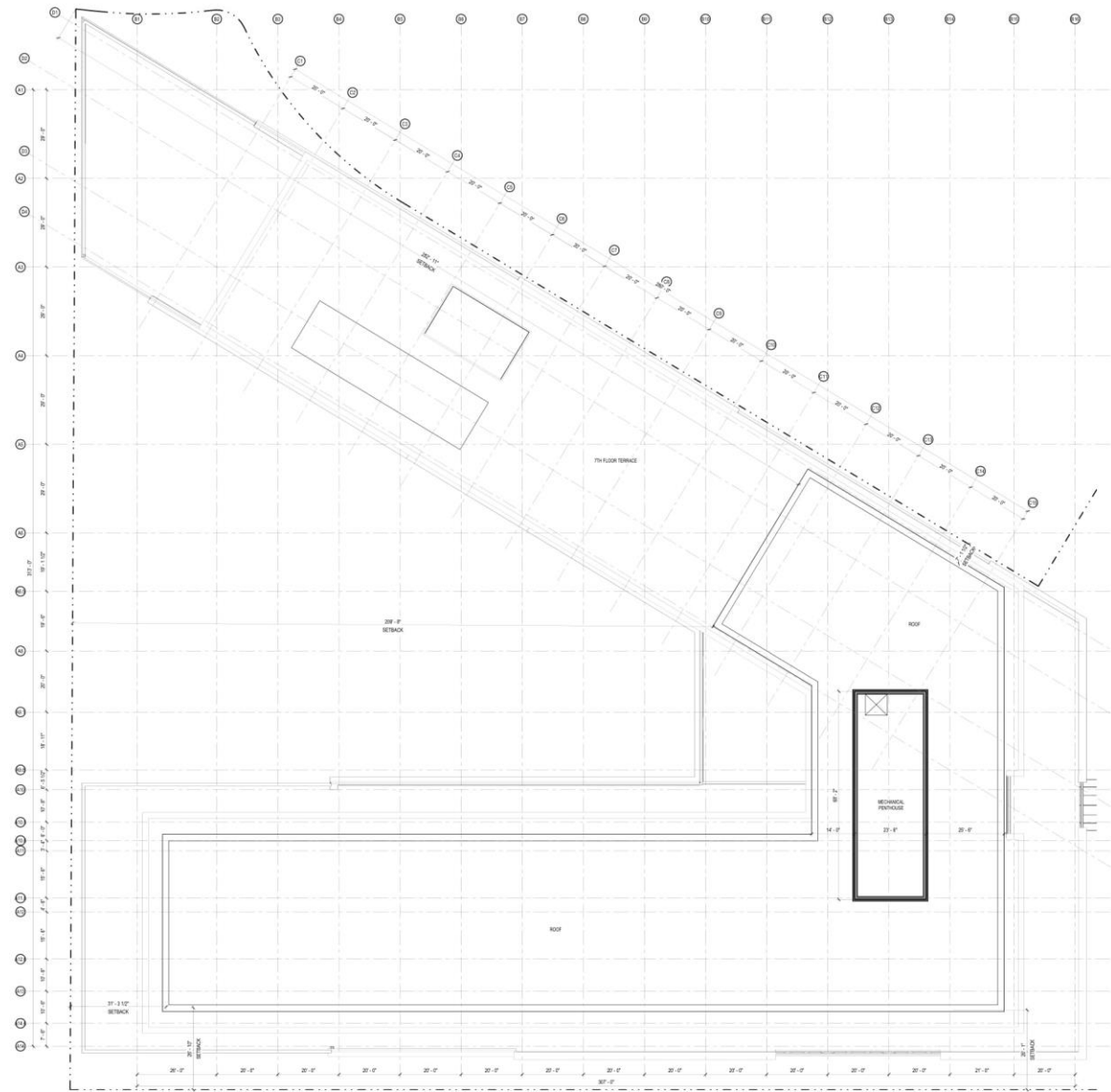
Market Square



Residential Building - Typical Floor
Market Square



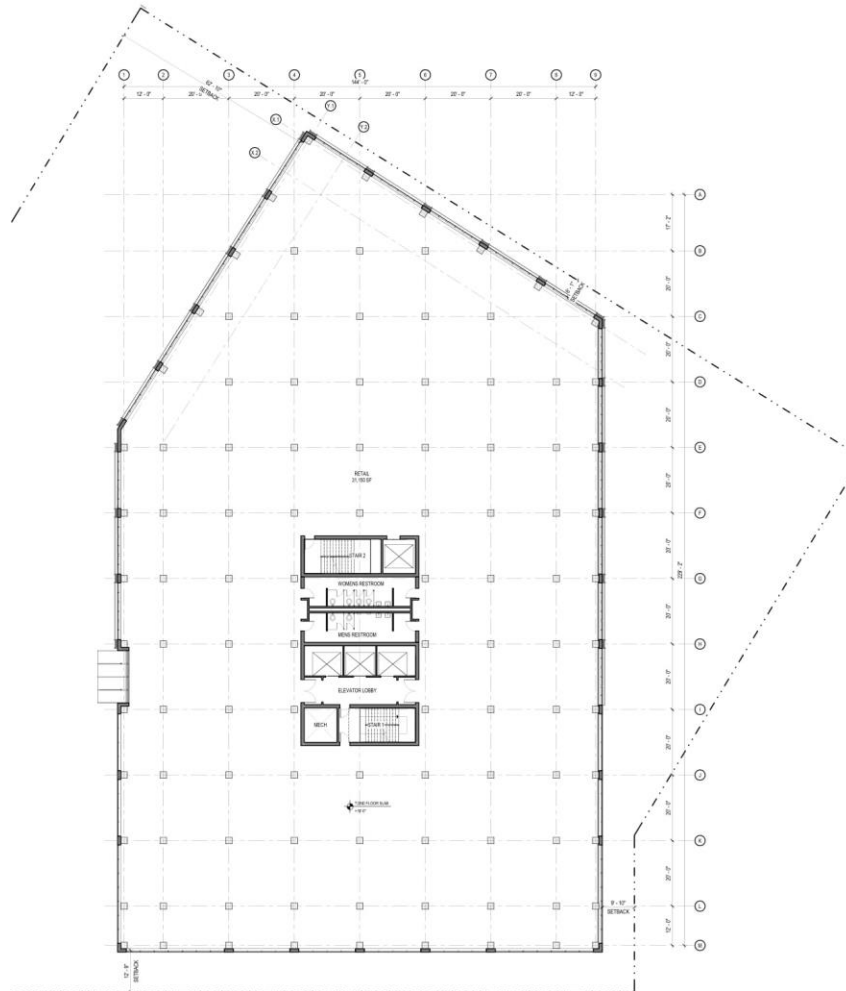
Residential Building - 7th Floor
Market Square



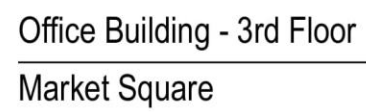
Residential Building - Roof
Market Square

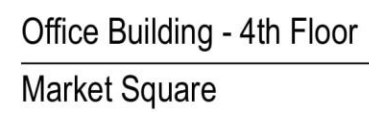


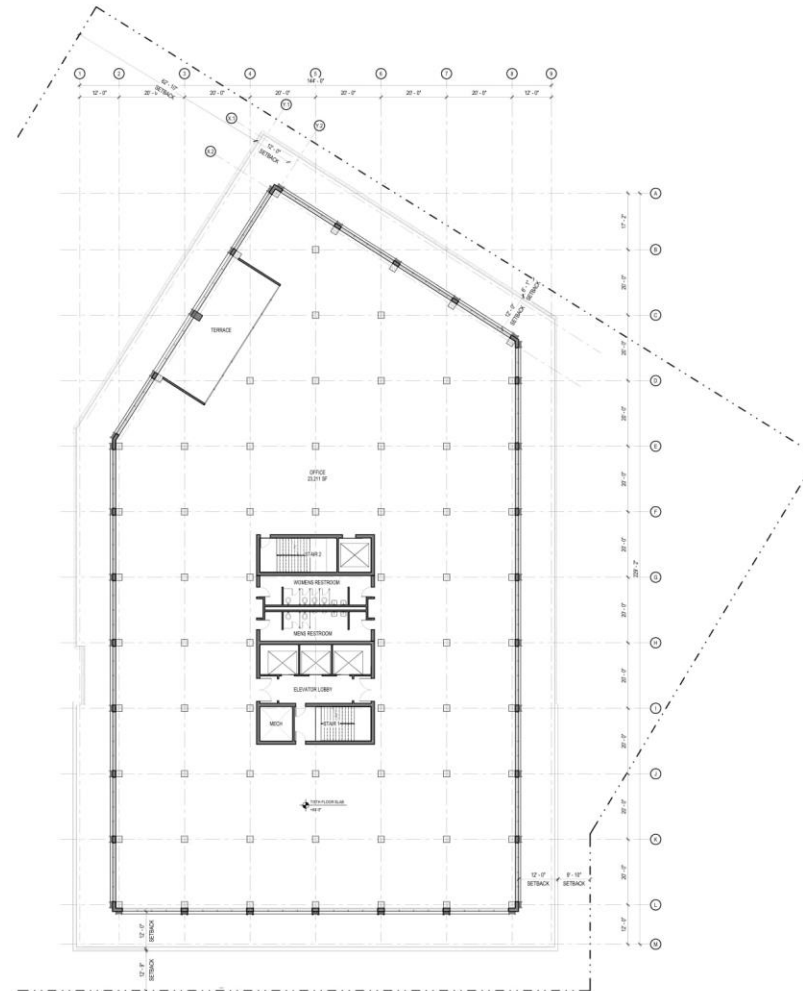
Office Building - 1st Floor
Market Square



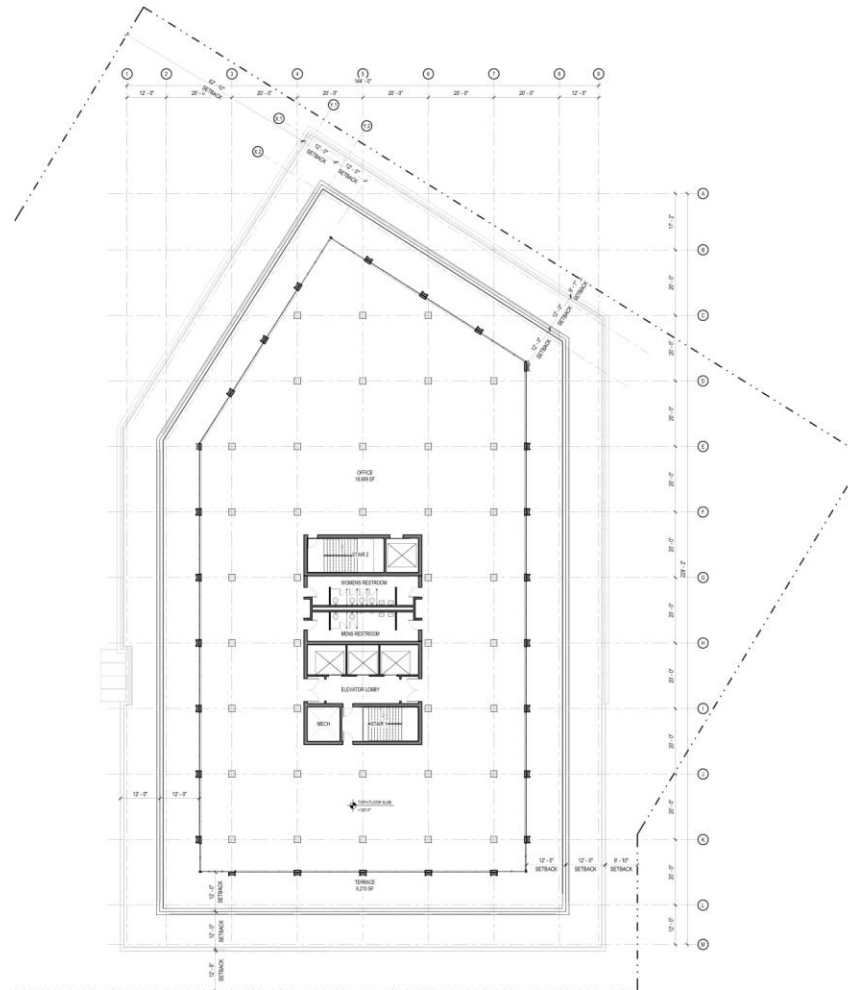
Office Building - 2nd Floor
Market Square



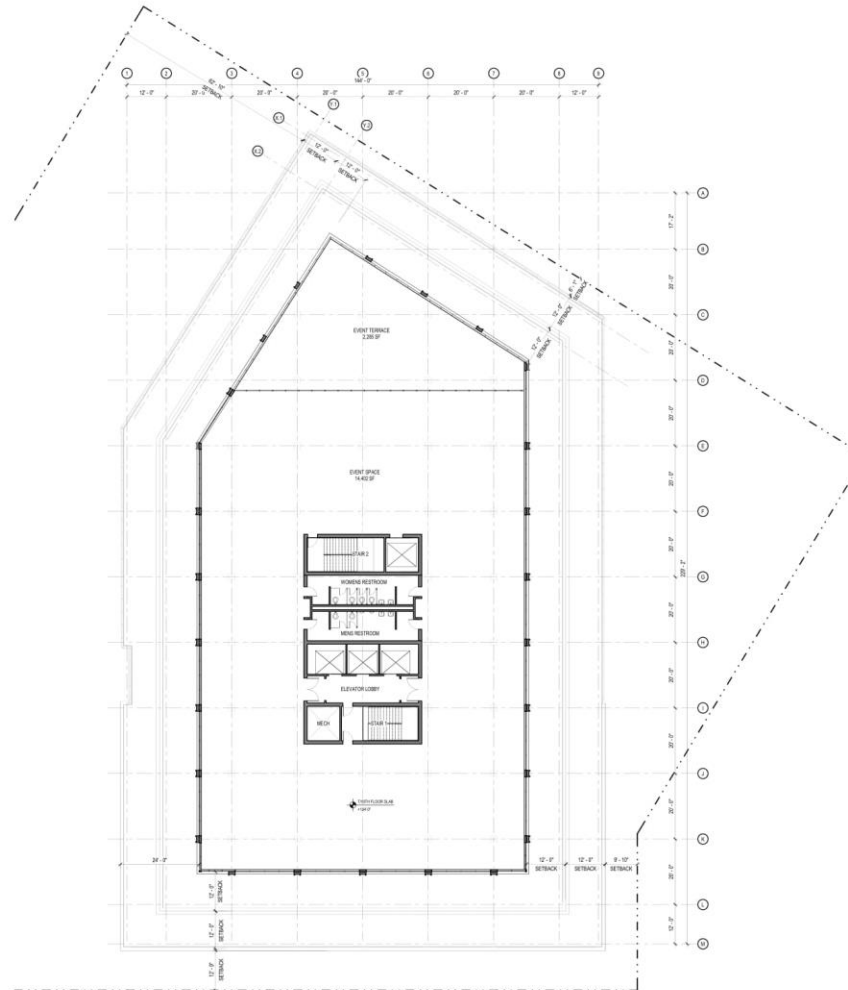




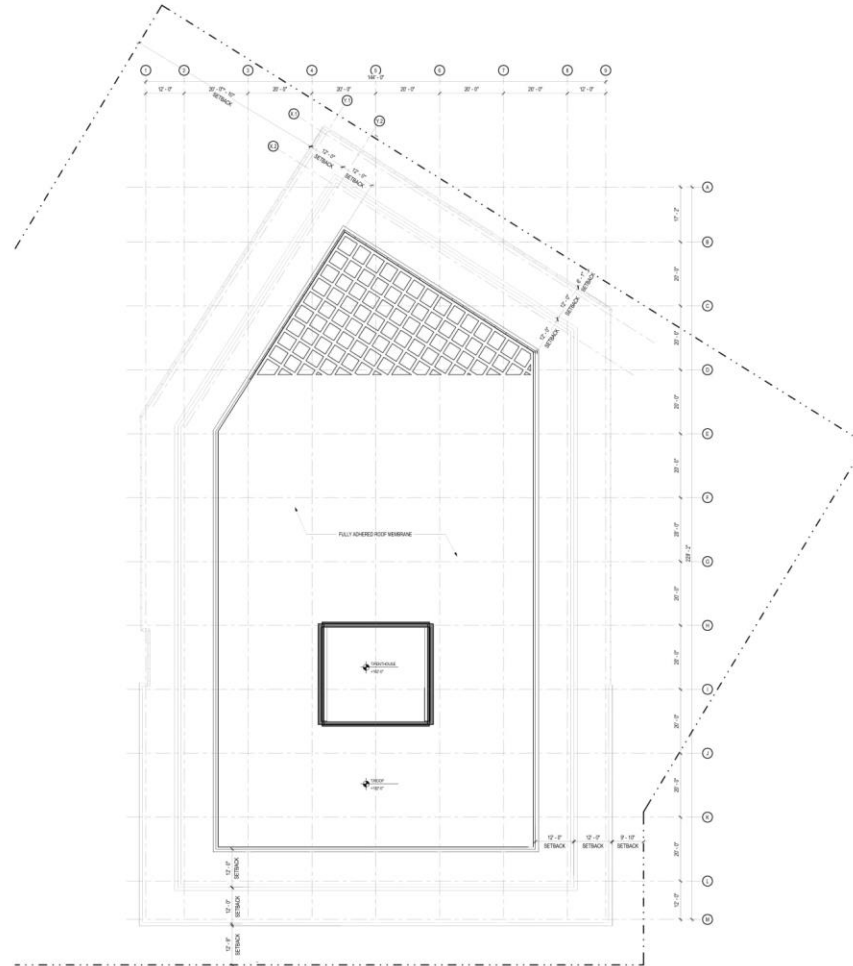
Office Building - Typical Floor
Market Square



Office Building - 9th Floor
Market Square



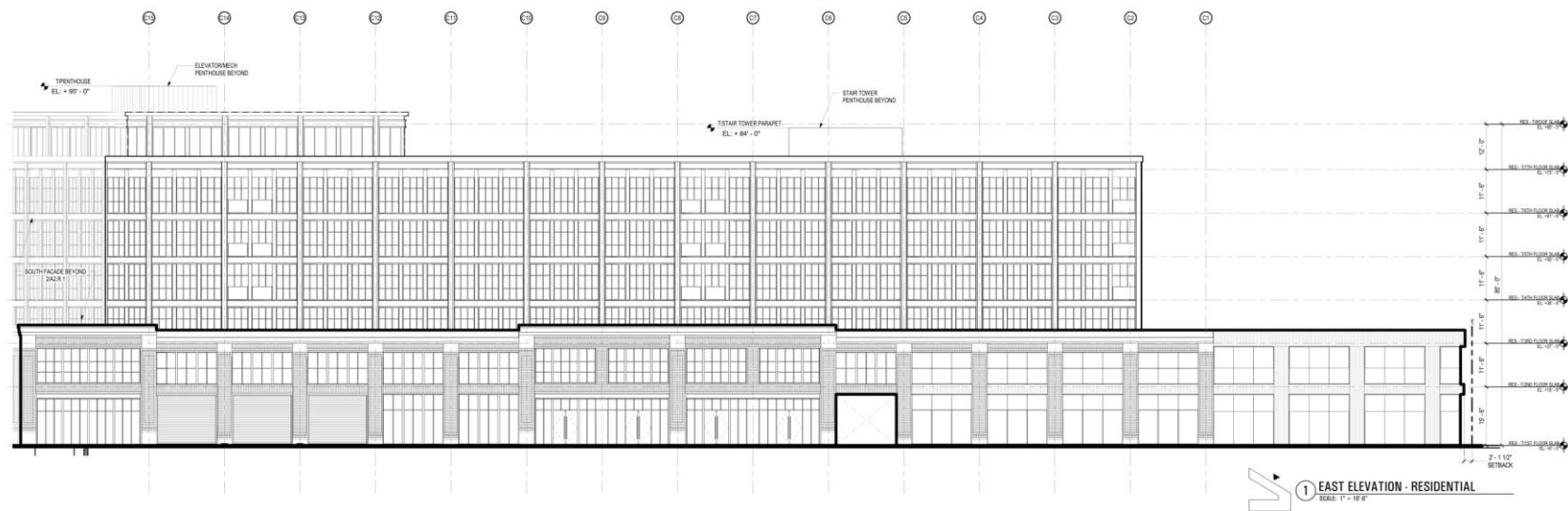
Office Building - 10th Floor
Market Square



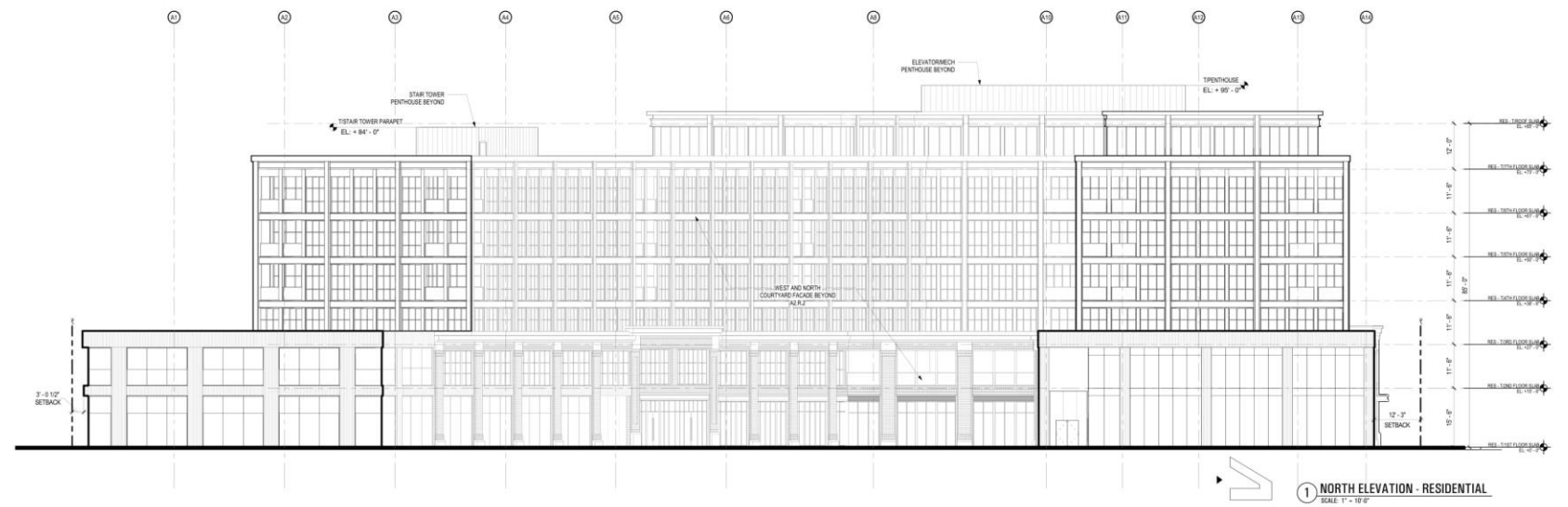
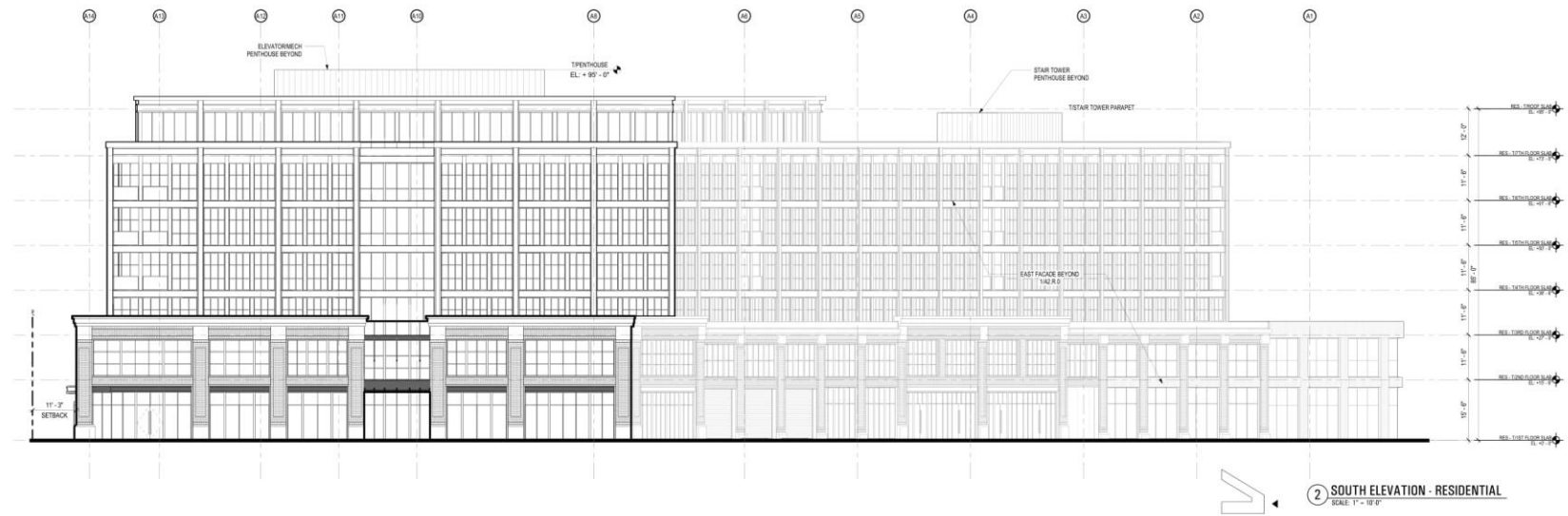
Office Building - Roof Plan
Market Square



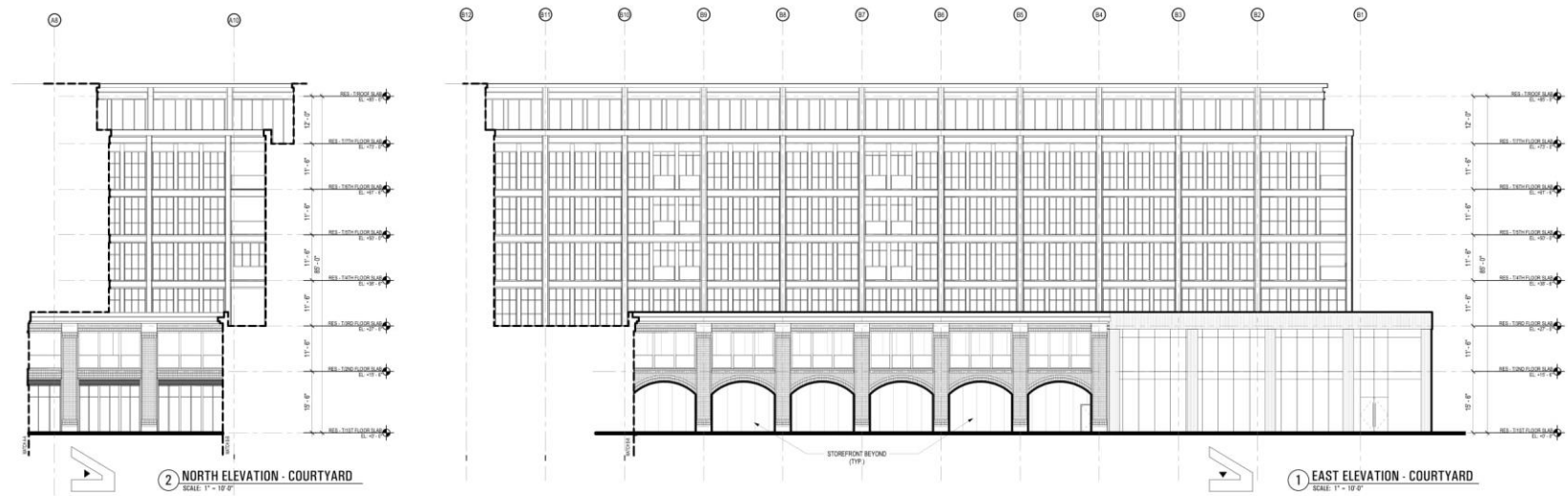
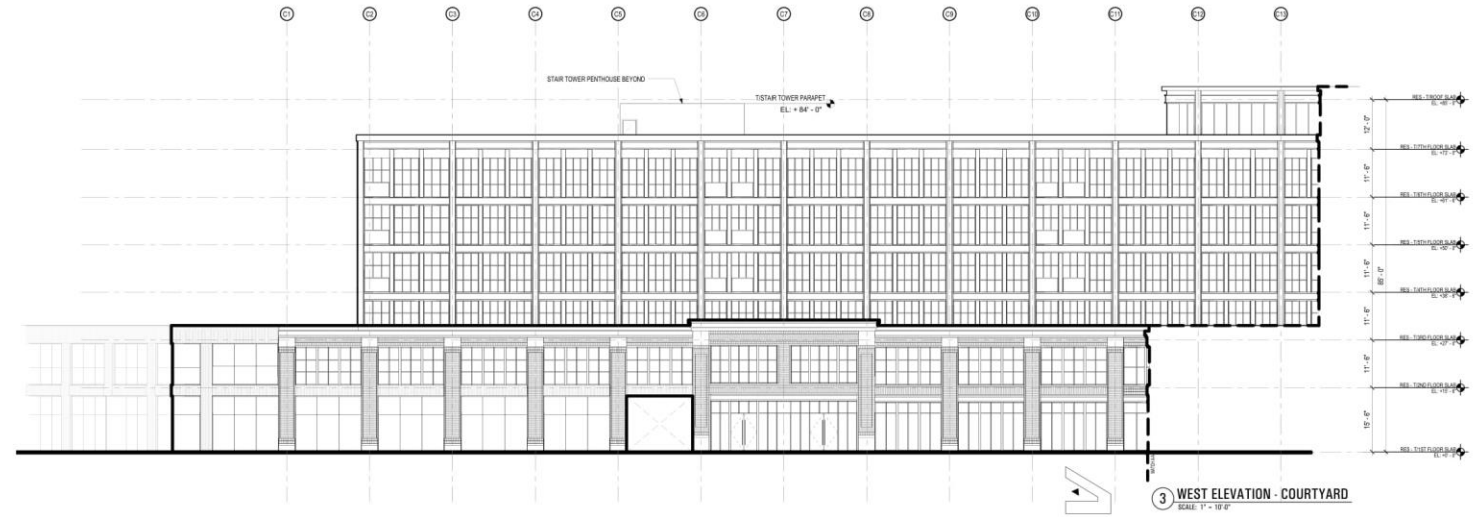
Residential Building - West Elevation (25th Street)
Market Square



Residential Building - Elevations
Market Square



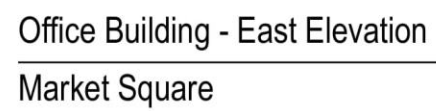
Residential Building Elevations
Market Square

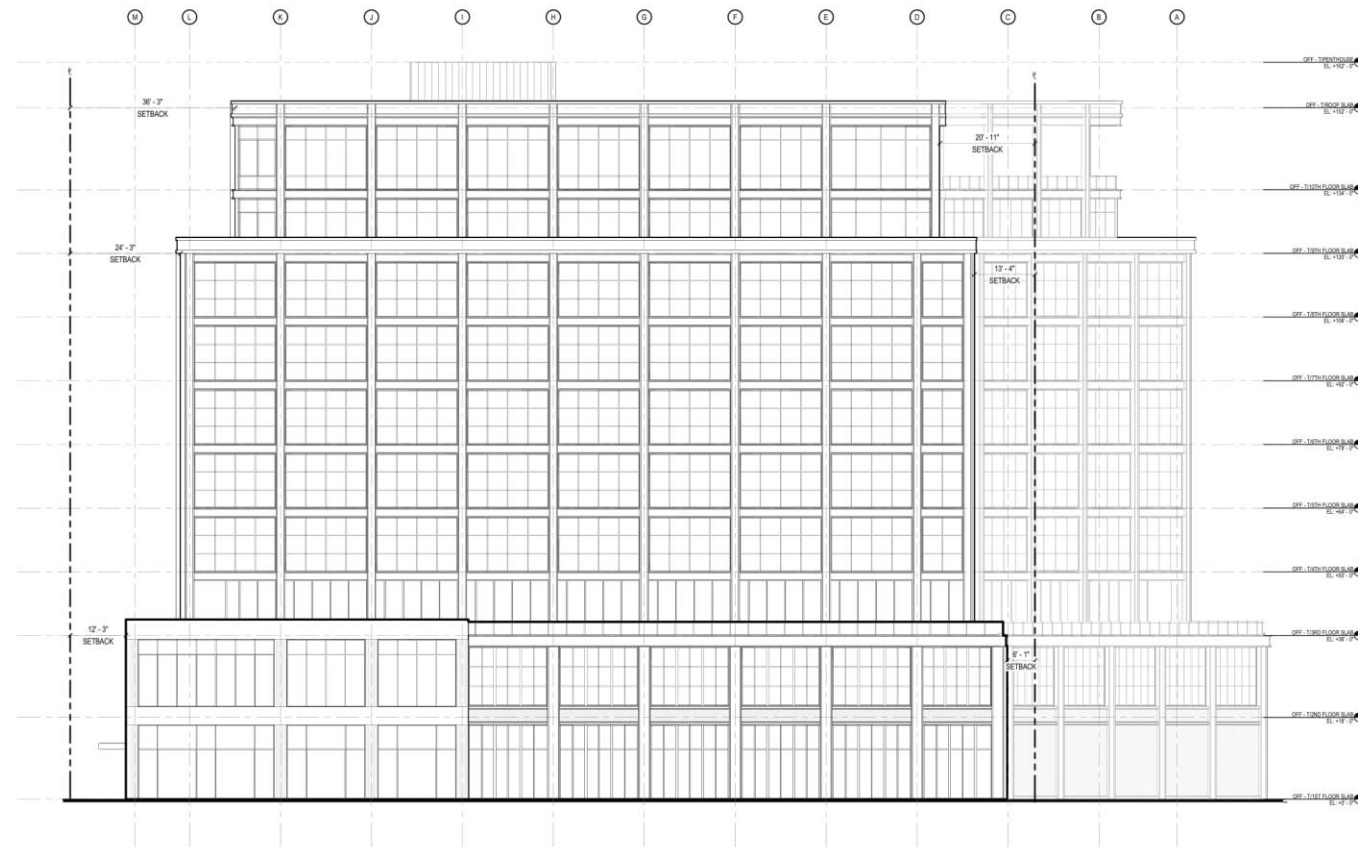


Residential Building Elevations
Market Square

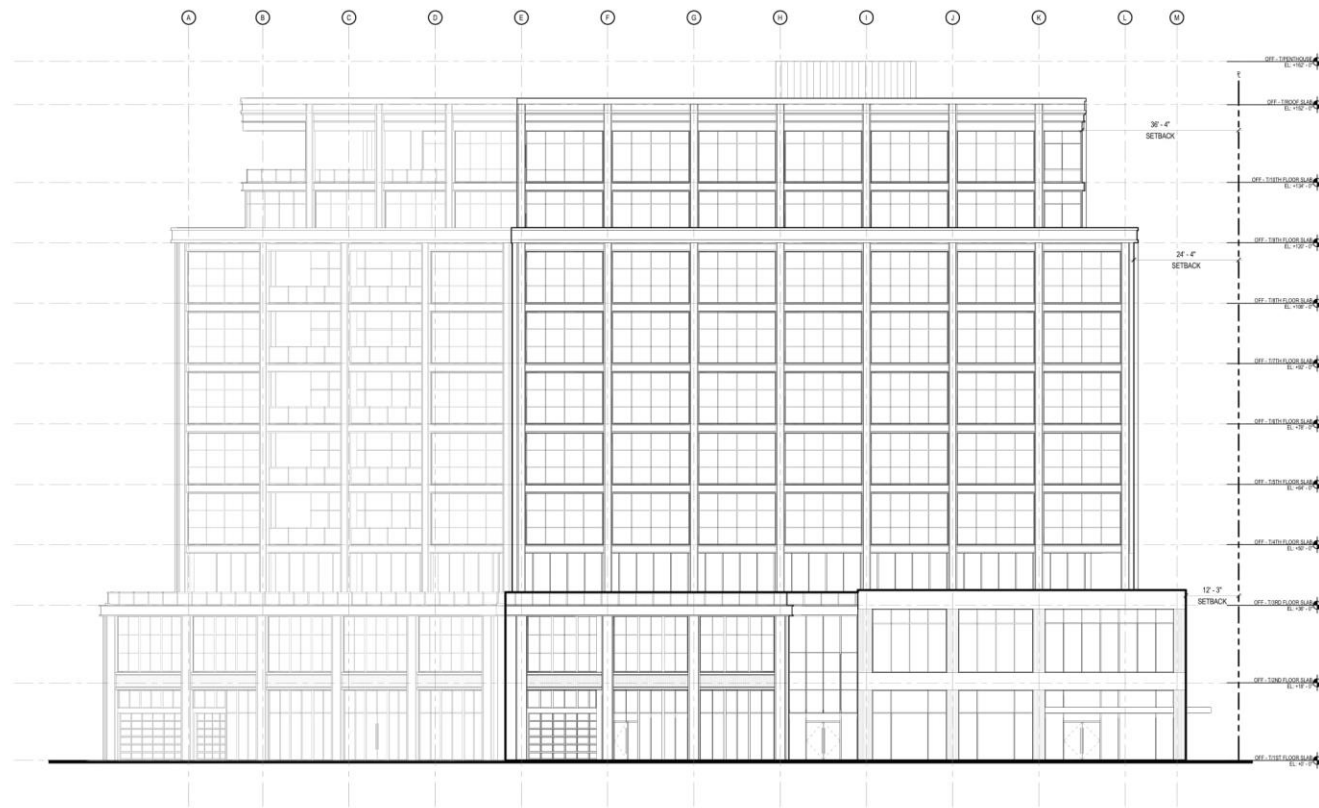


Office Building - West Elevation (25th Street)
Market Square

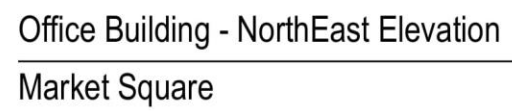




Office Building - South Elevation
Market Square



Office Building - North Elevation
Market Square

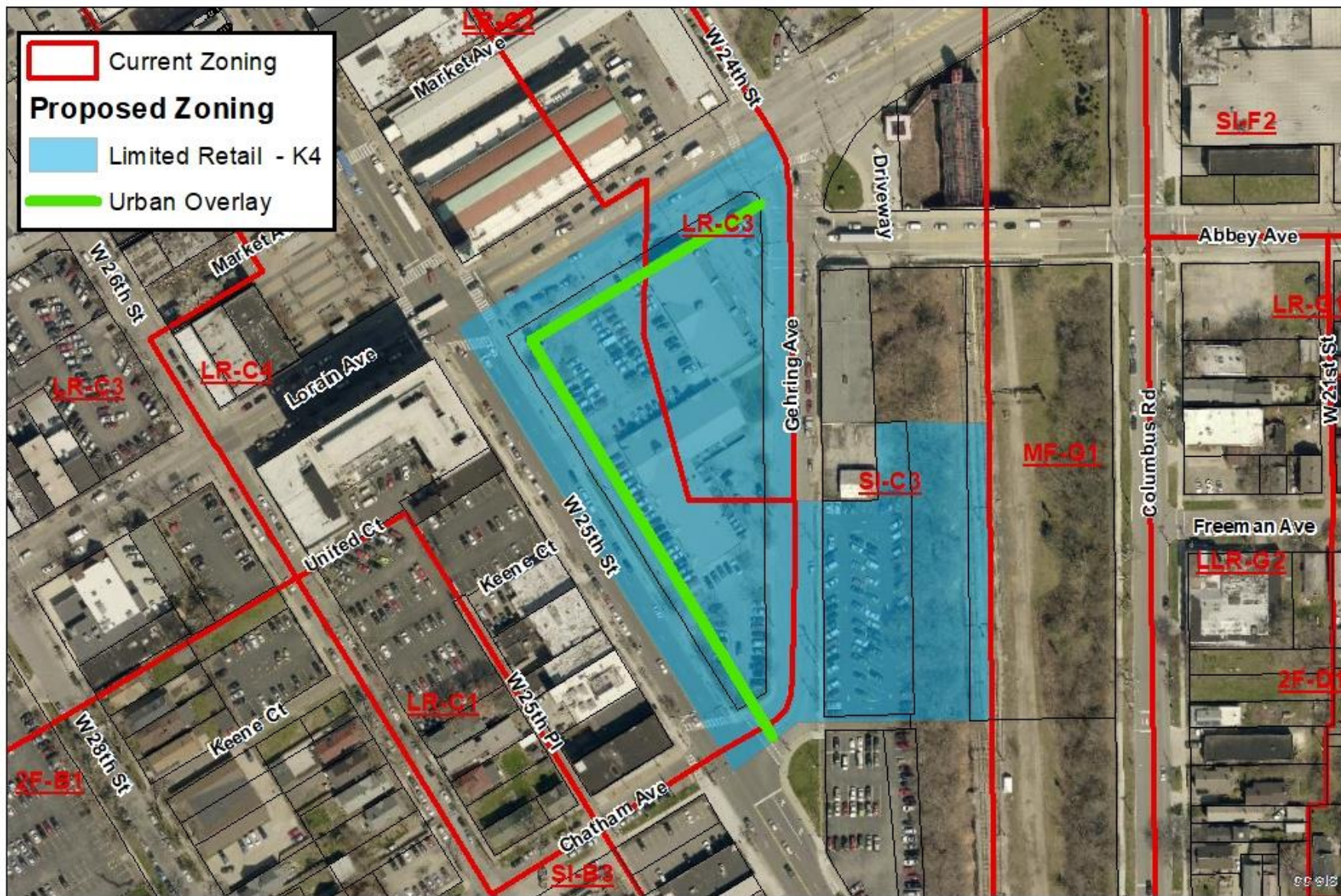


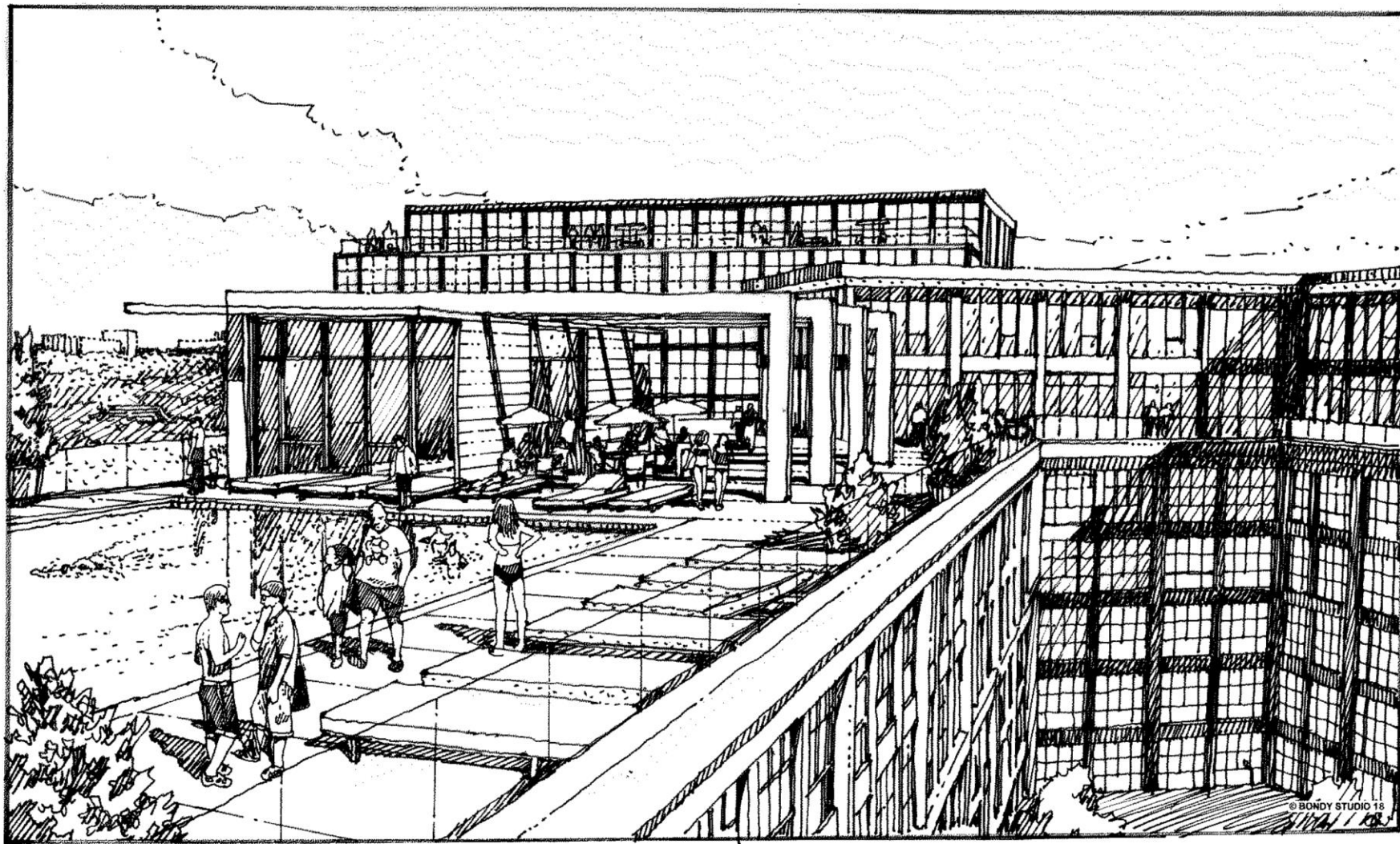


25th Street View
Market Square



Lorain Ave. Plaza View
Market Square





THANK YOU