

CD-1 Rezoning
1837-1847 Main Street, 180 East 2nd
Avenue, 157-185 East 3rd Avenue

Public Hearing
November 24, 2015

Rezoning Application: 1837-1847 Main St., 180 East 2 Ave. and 157-185 East 3rd Ave

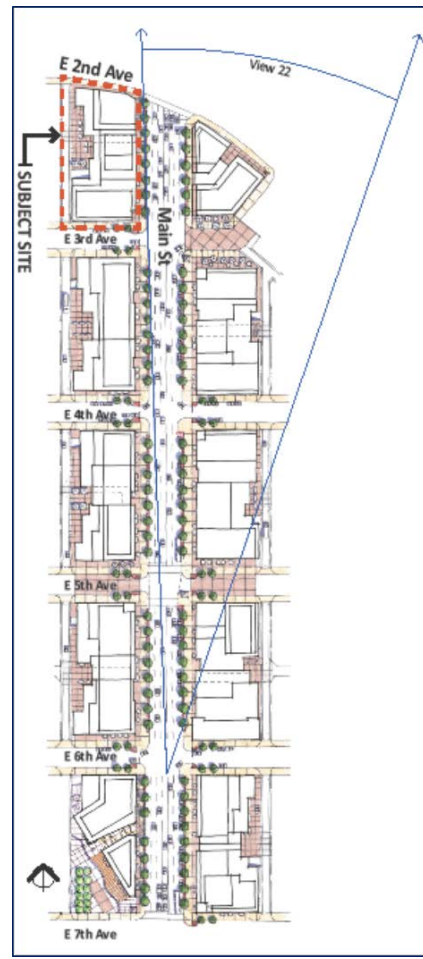


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Rezoning Site:



Lower Main (2nd – 7th Ave) Development Objectives



- 30 Social Housing units targeted to low to medium-income artists
- 4,000 sf. Cultural Amenity Space- (Artist Production Space)
- \$250,000 Facility Reserve Fund
- \$500,000 (Unallocated CACs towards a Facility Reserve Fund)
- Plaza, widened sidewalks
- 226 Market Residential units
(26% 2-bedroom units)
- 13,000 sf. Retail/Comm. Space
- Density: 5.5 FSR
- Height: 117.6 feet

Aerial view from 3rd and Main
looking northeast



- Main & 2nd floor plans showing retail uses, artist production space and the plaza



View from plaza looking South towards artist production space



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View from 3rd Ave. looking at entrance to artist production space
and social housing units above.



Mt. Pleasant Public Benefits & Amenity Objectives	Proposed Rezoning
Housing	<ul style="list-style-type: none"> • 30 Social Housing Rental Units (targeted to low-income artists)
Community Facilities	<ul style="list-style-type: none"> • Cultural Amenity Space (4,000 sf. of artist production space) • \$250,000 Facility Reserve Fund (from Owner) • \$500,000 Facility Reserve Fund (from COV)
Parks, Open Space, Plaza's	<ul style="list-style-type: none"> • Plaza
Transportation	<ul style="list-style-type: none"> • \$75,000 contribution towards new pedestrian crossing at 3rd Ave & Main St. • Widened sidewalks along Main St.

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