

Docket Item #4

CD-CPC-2026-00013

Development Plan

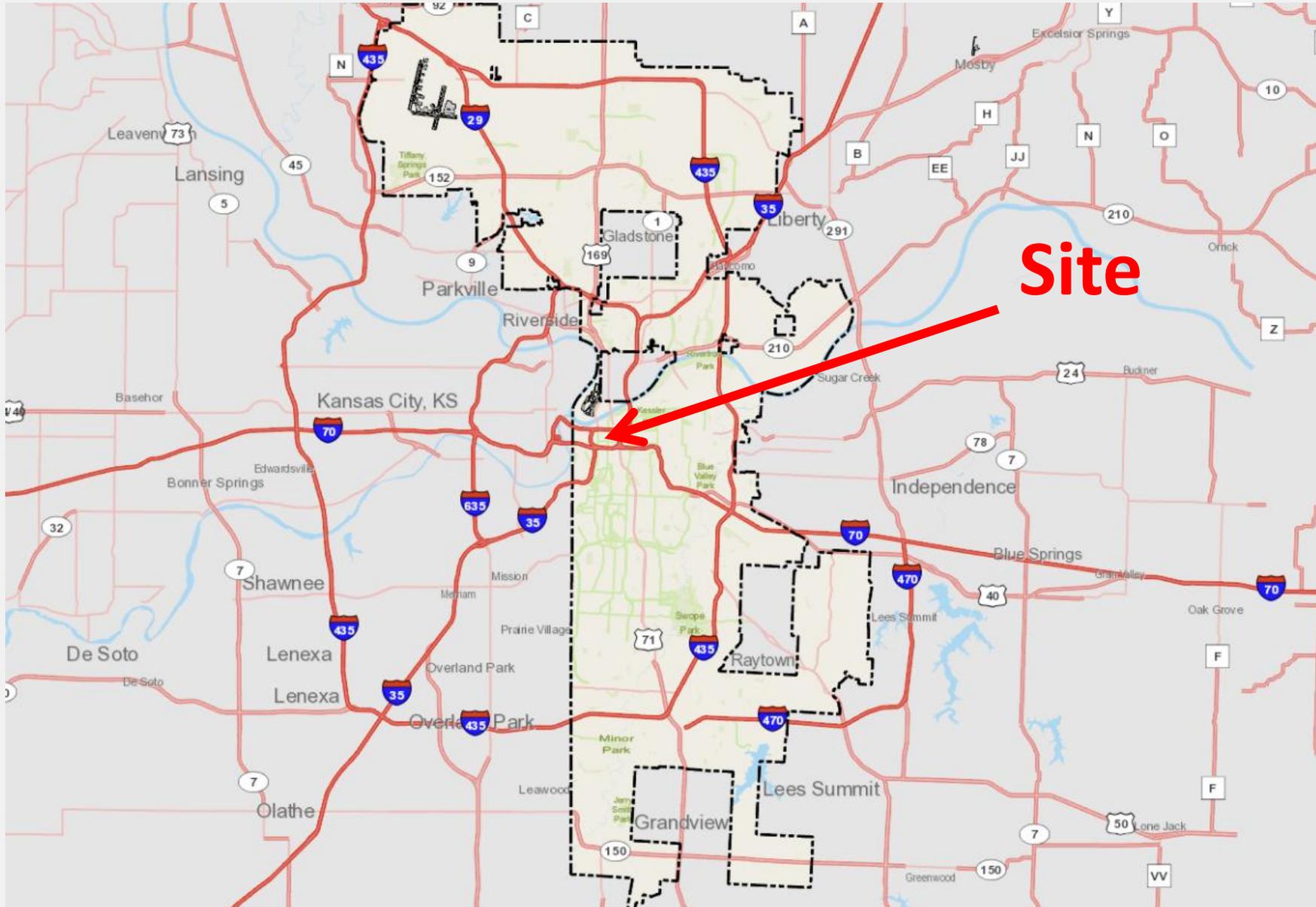
George B Peck Dry Goods Building Historic Reuse – 1044 Main St & 1031 Baltimore Ave

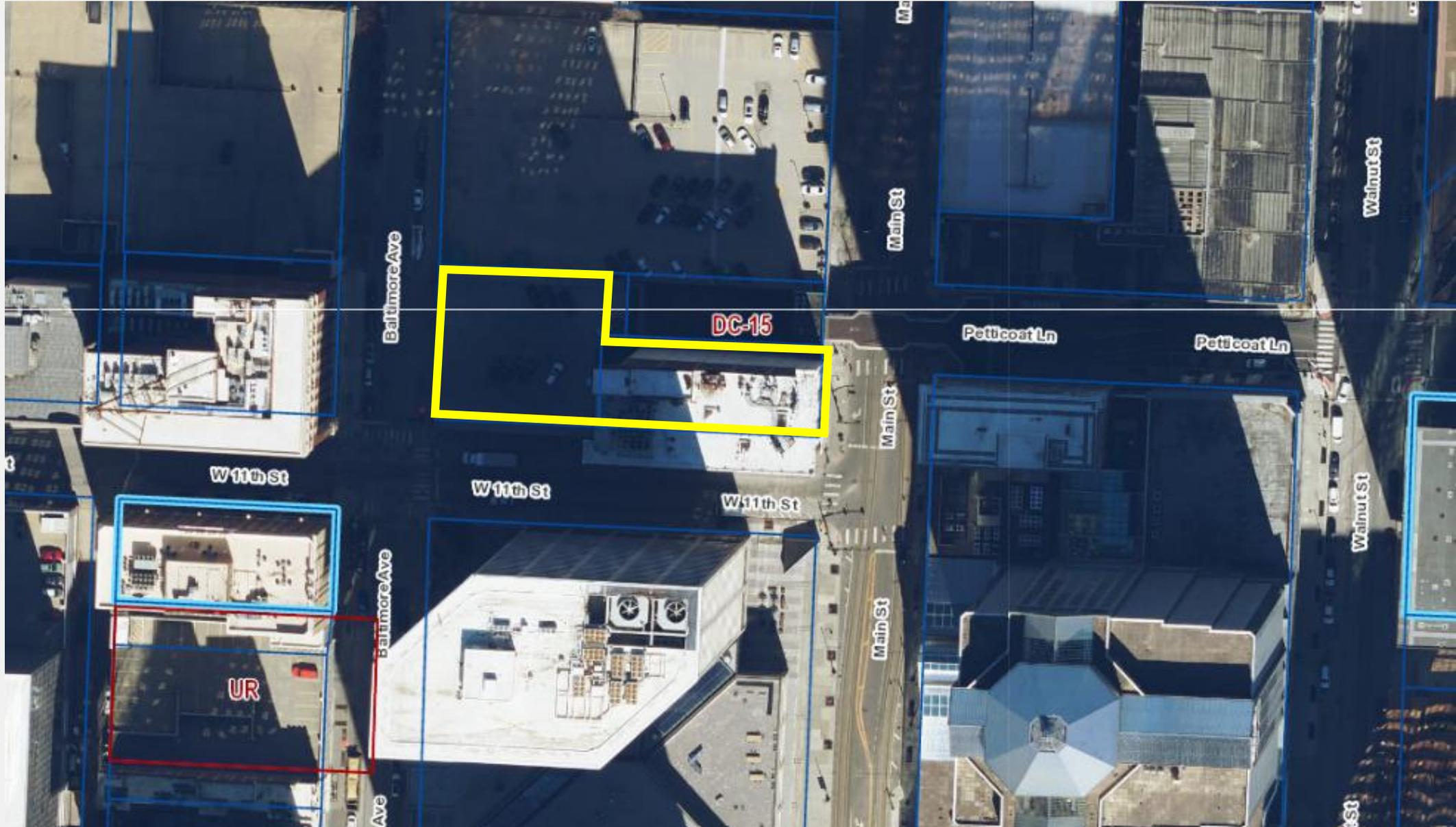
March 18, 2026

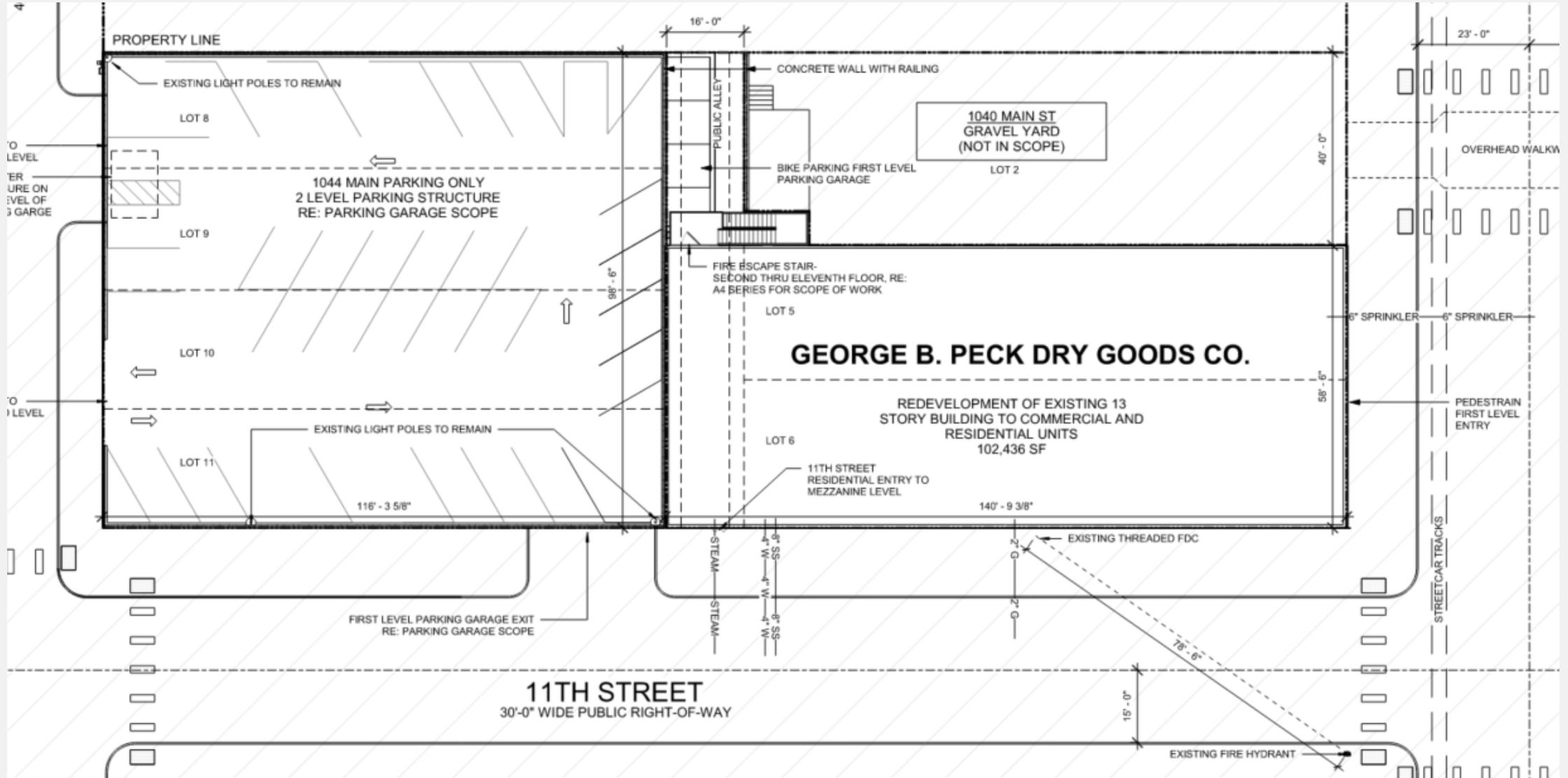
Prepared for

City Plan commission

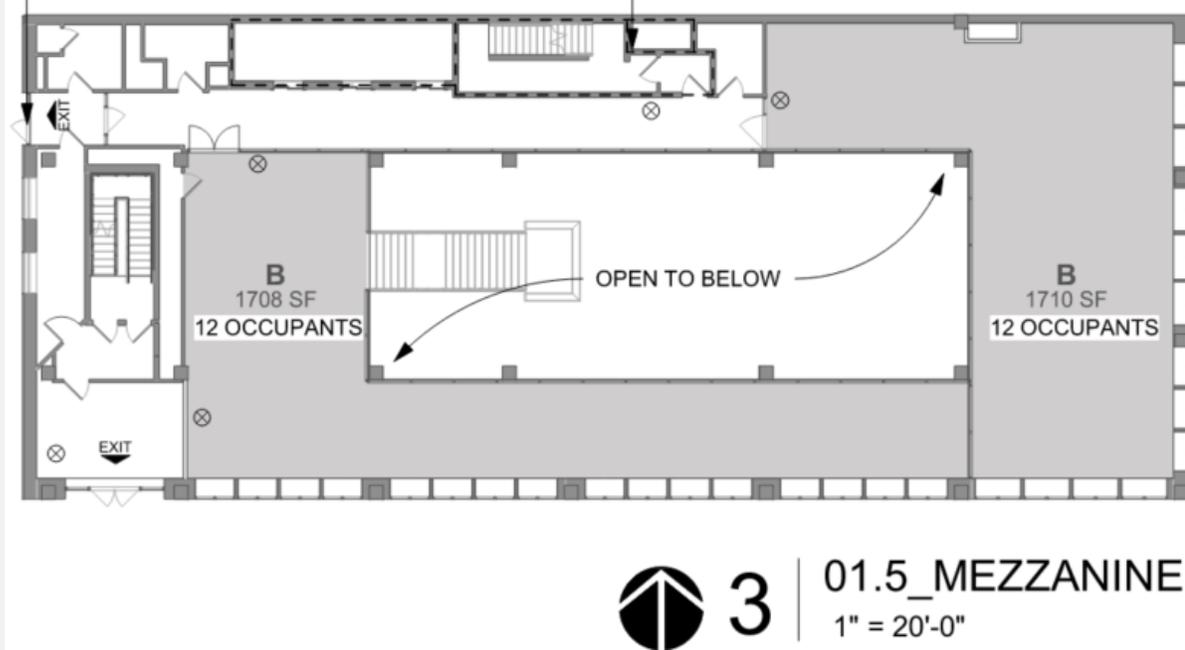
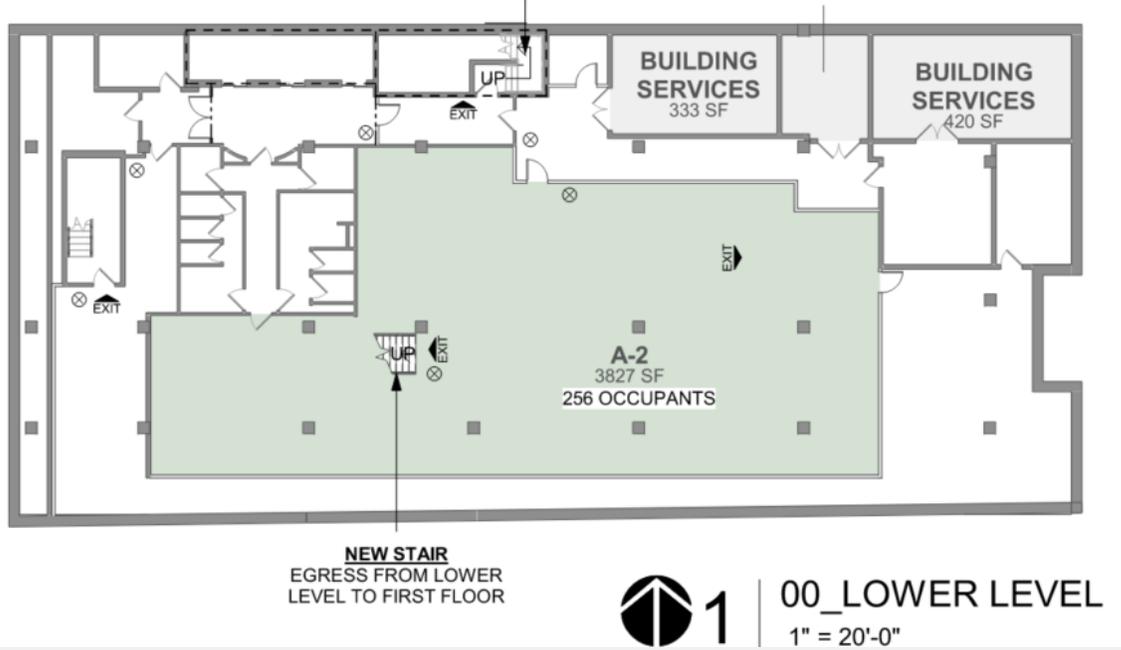
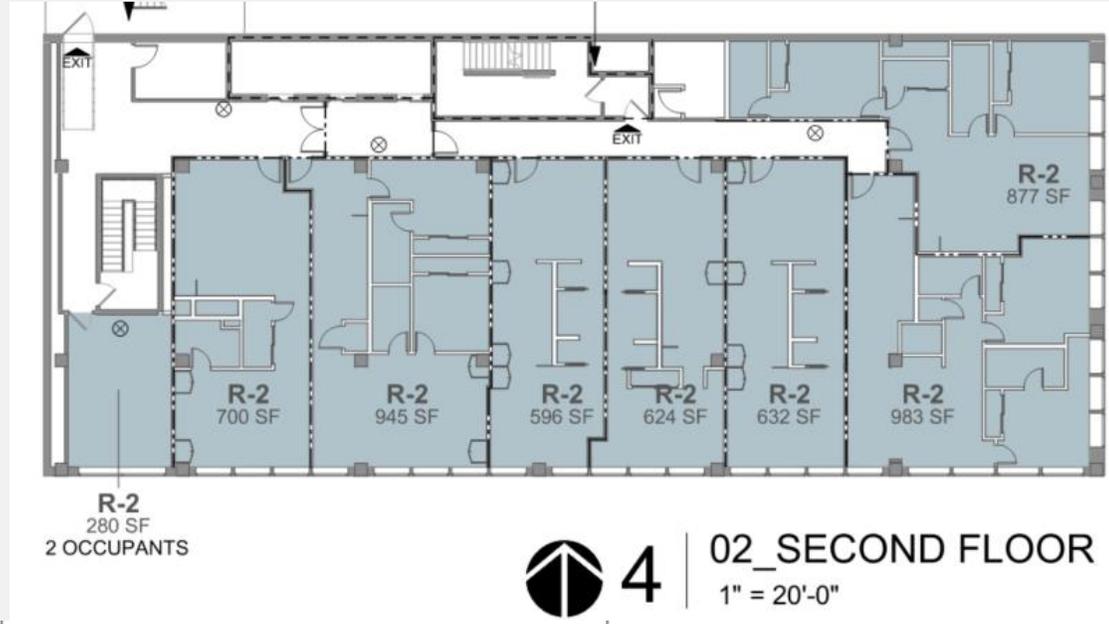
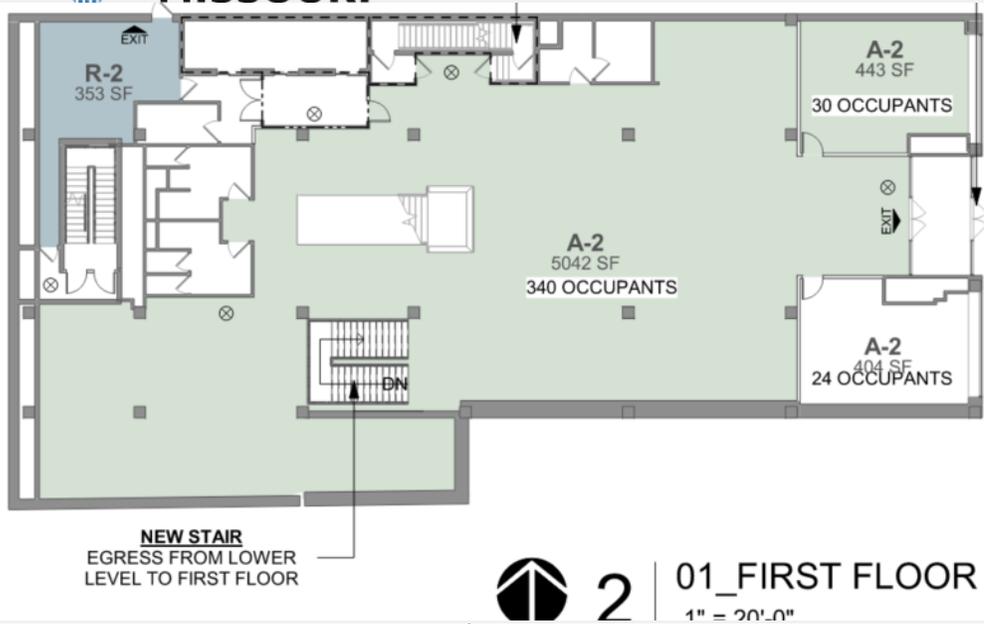


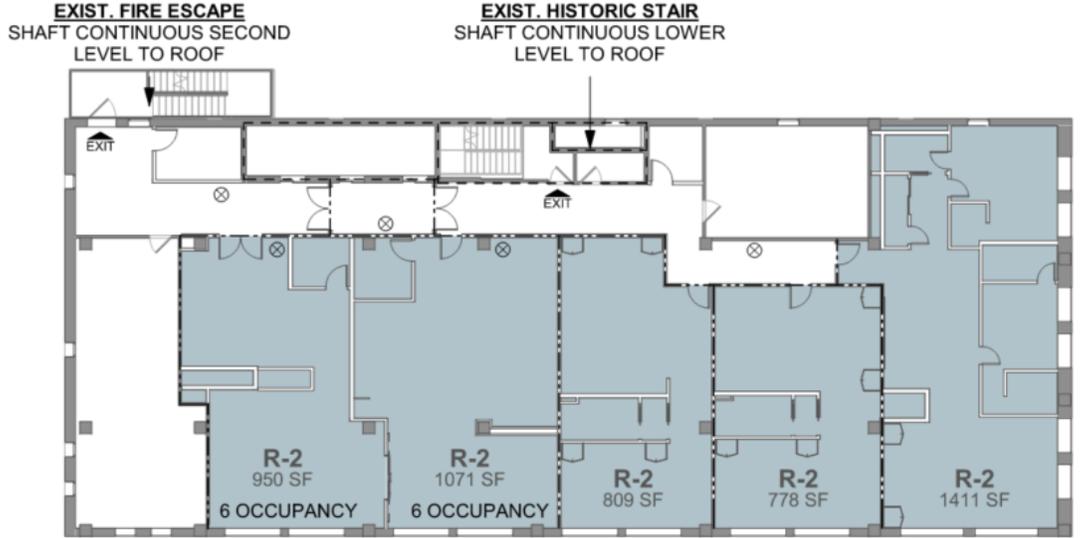
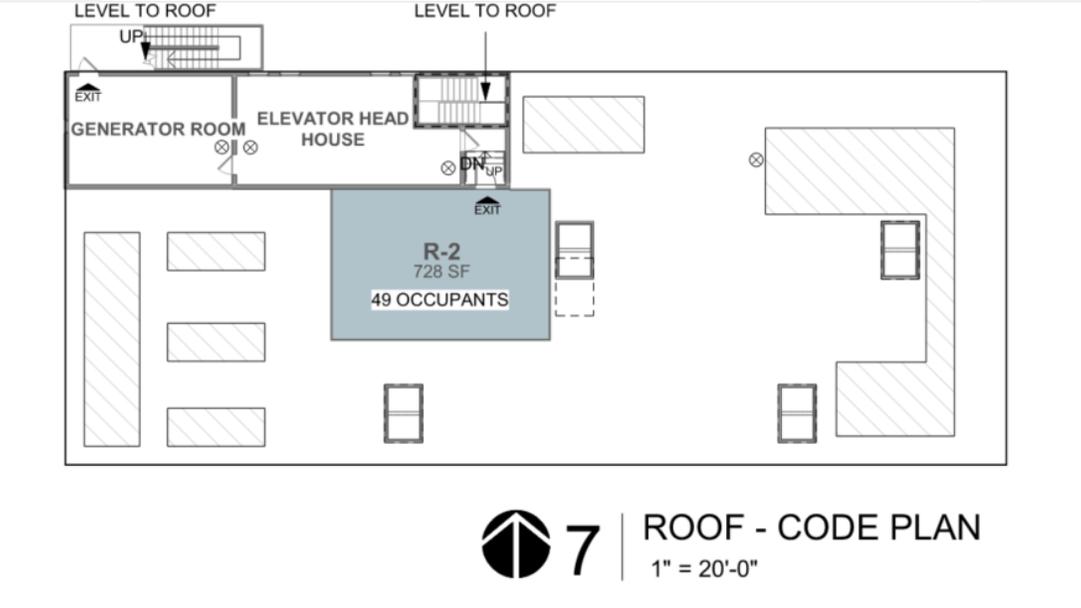




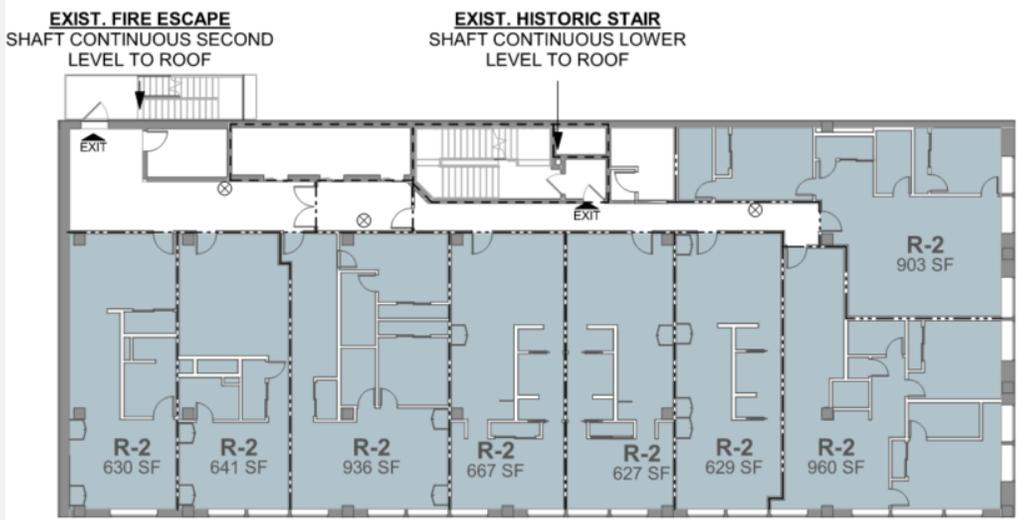


Site Plan



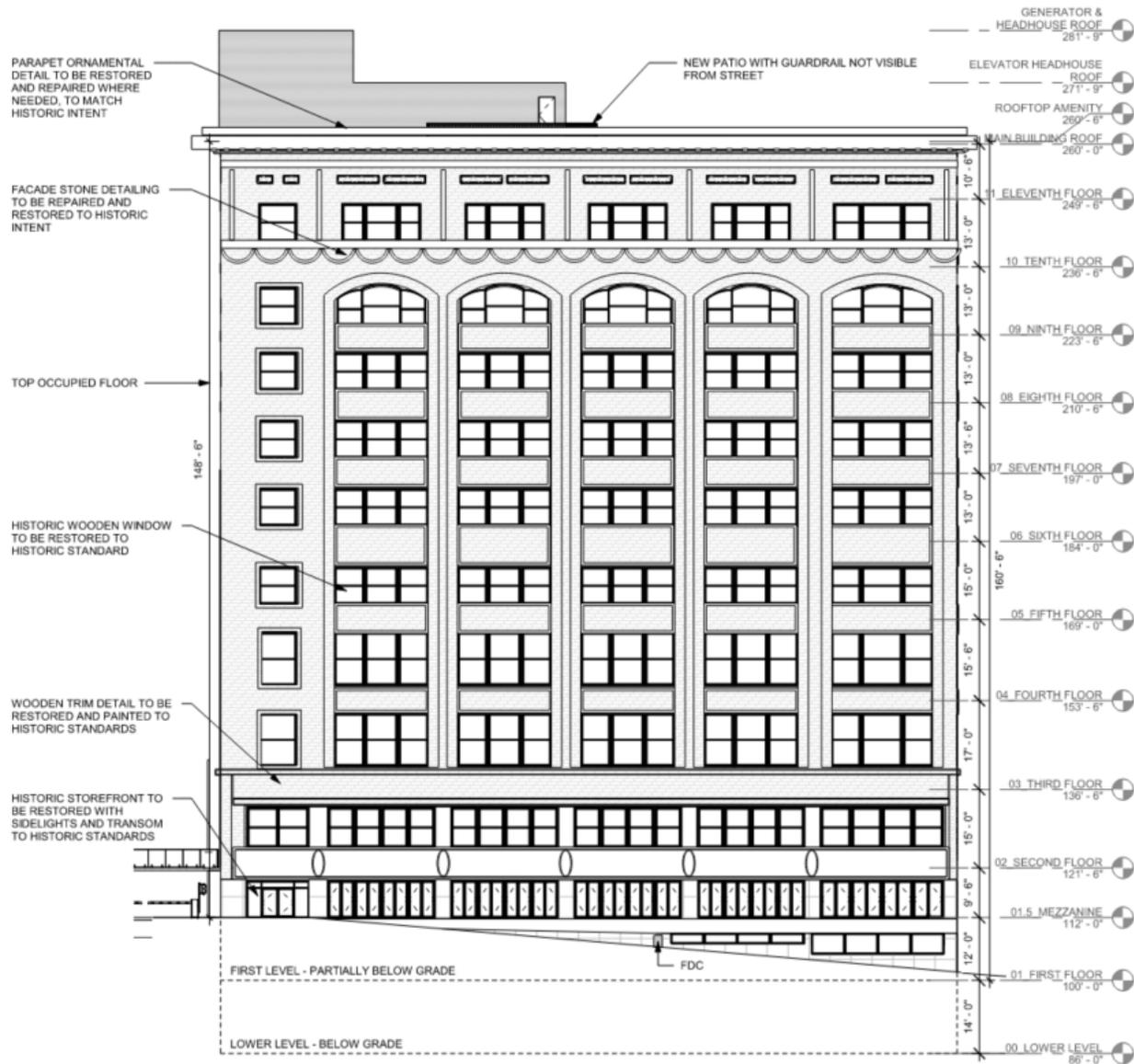


6 | 11_ELEVENTH FLOOR
1" = 20'-0"

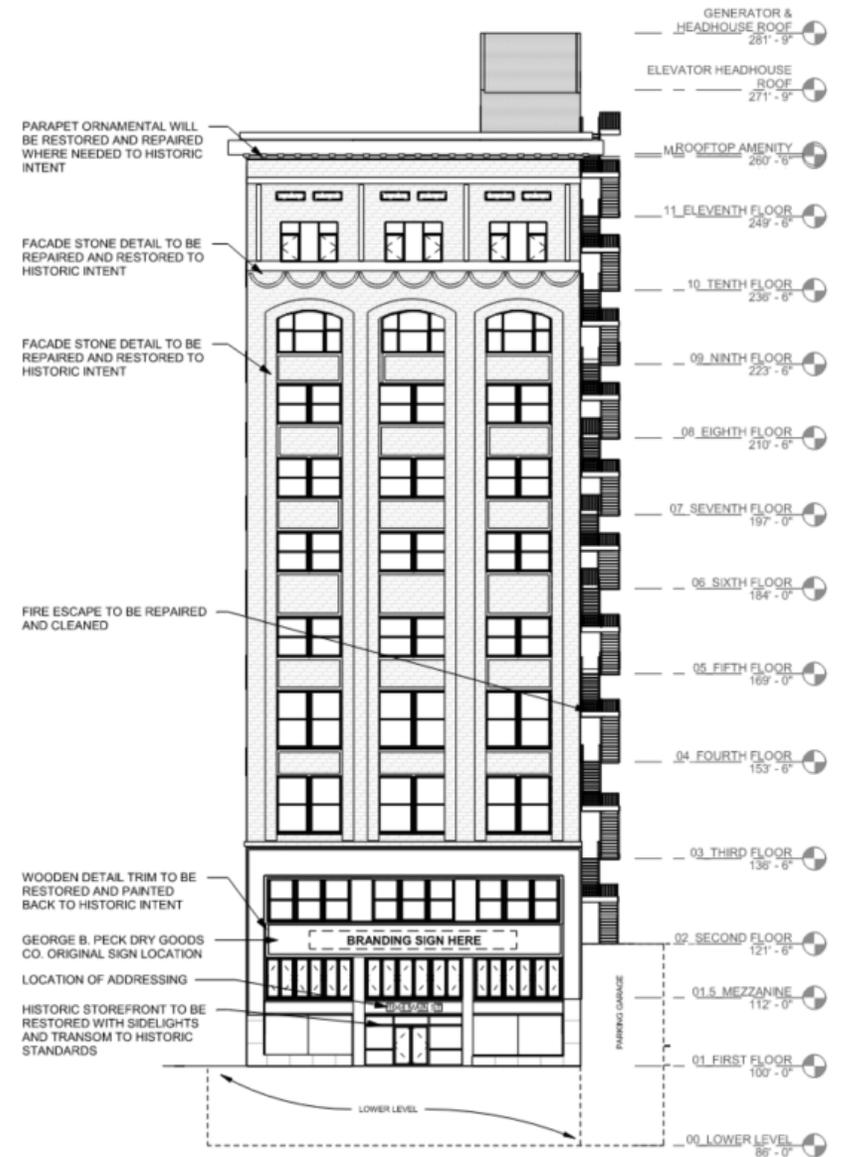


5 | 03-10_THIRD THRU TENTH FLOOR
1" = 20'-0"

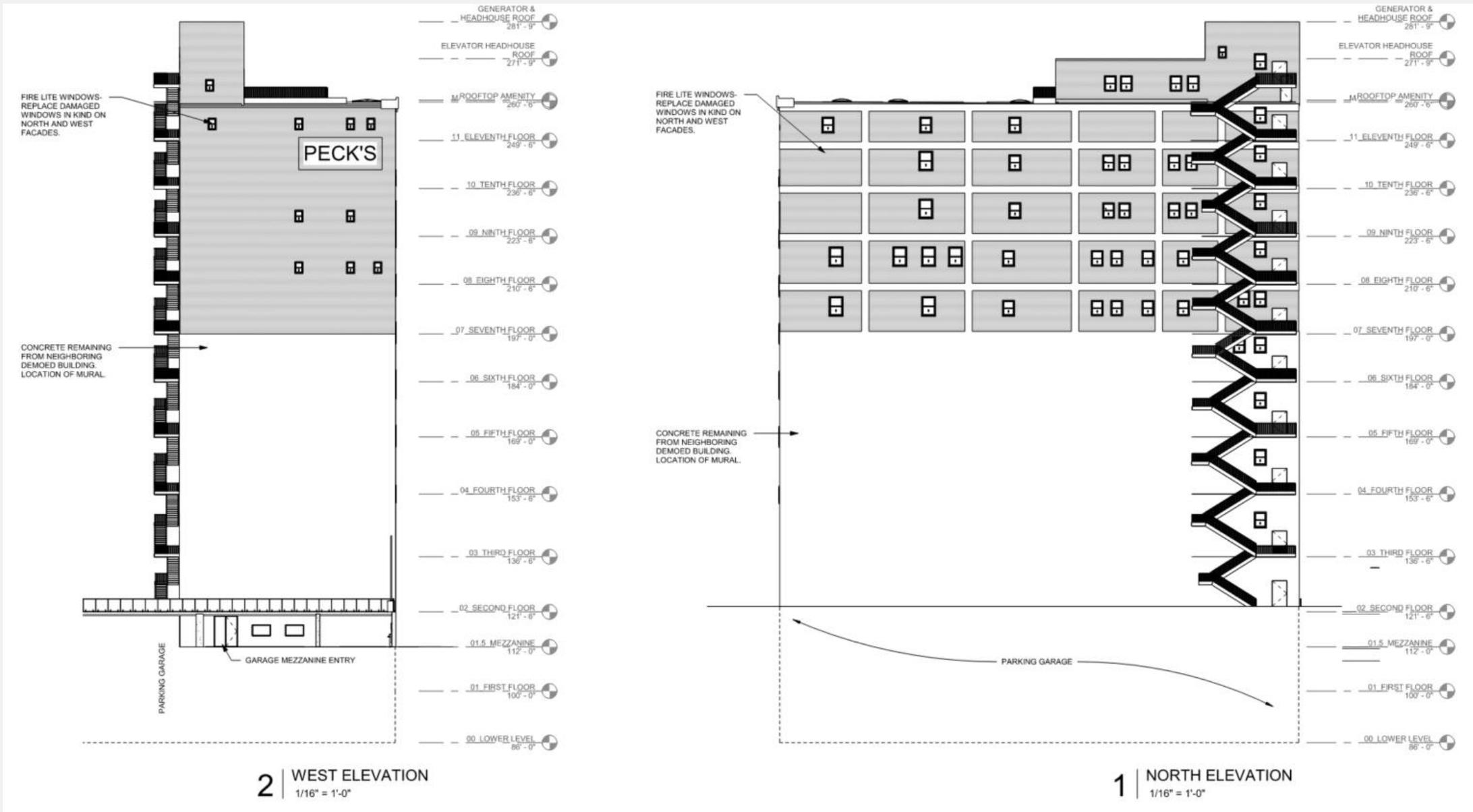




2 | SOUTH ELEVATION
1/16" = 1'-0"



1 | EAST ELEVATION
1/16" = 1'-0"





Looking towards subject site from Mian St and 11th St. (Dec 2023)



Looking towards subject site from 11th St and Baltimore Ave. (Dec 2023)



Looking towards subject site from Baltimore Ave. (Dec 2023)

Staff Recommendation

Case No. CD-CPC-2026-00013

Approval with Conditions