

Docket Item #4

CD-CPC-2026-00013

Development Plan

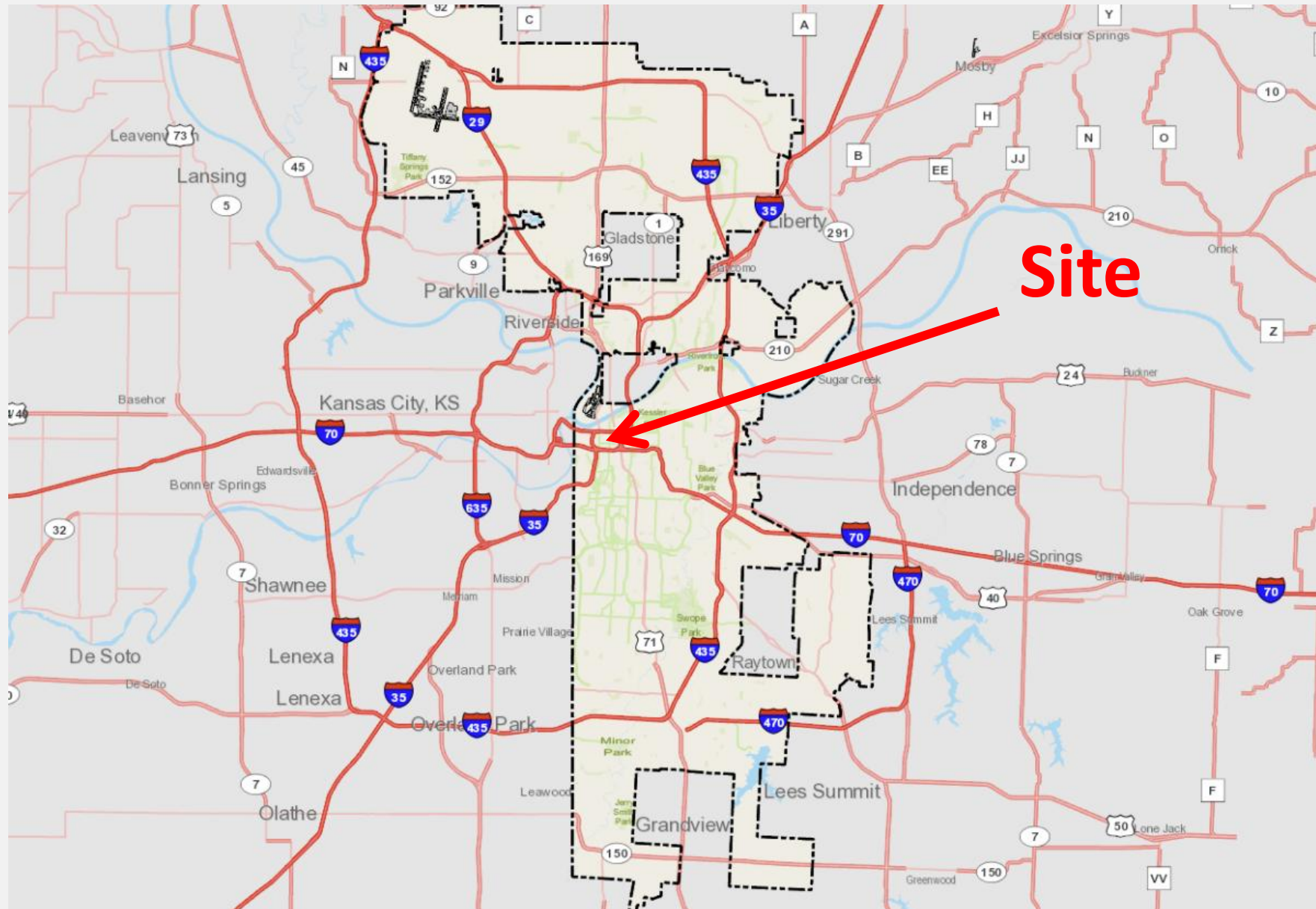
George B Peck Dry Goods Building Historic Reuse – 1044 Main St & 1031 Baltimore Ave

March 18, 2026

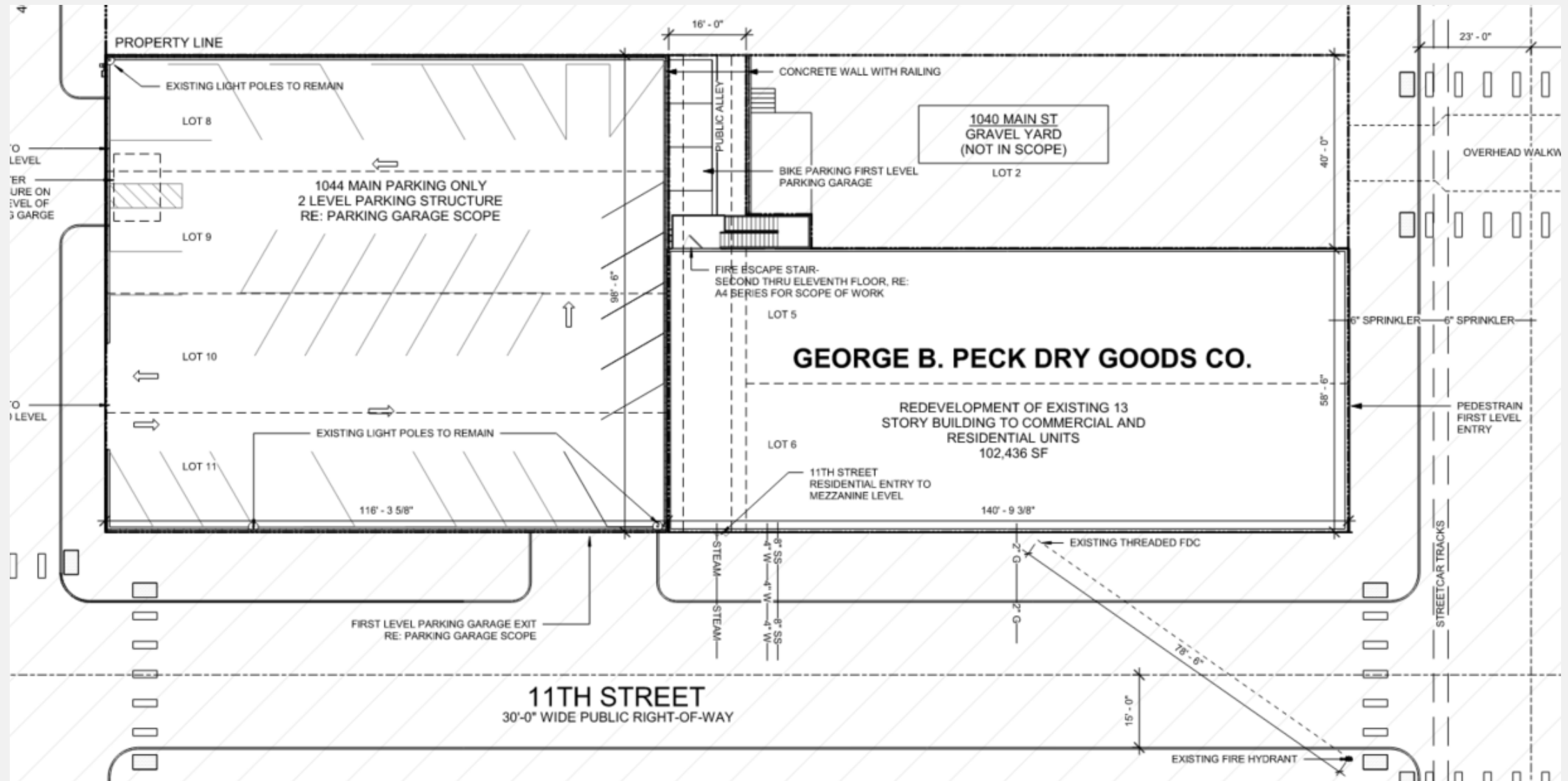
Prepared for

City Plan commission

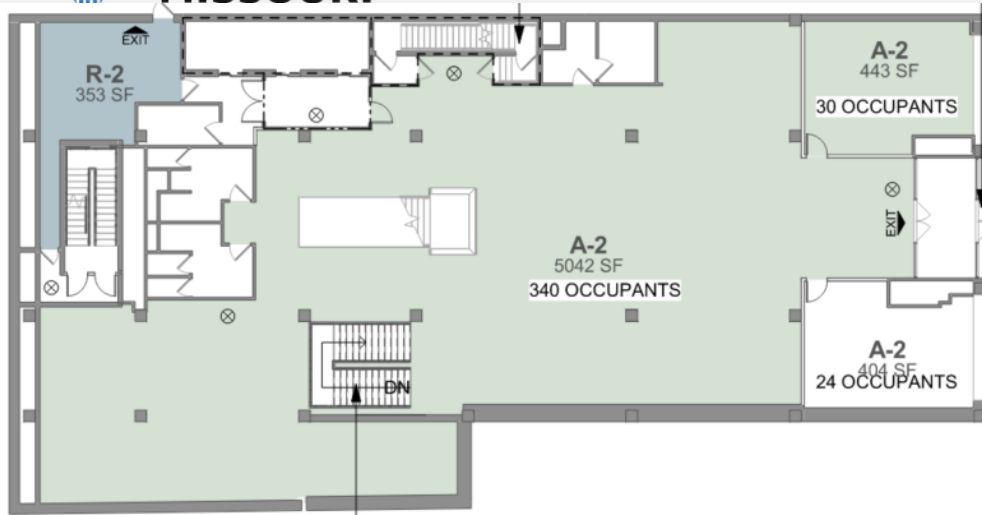




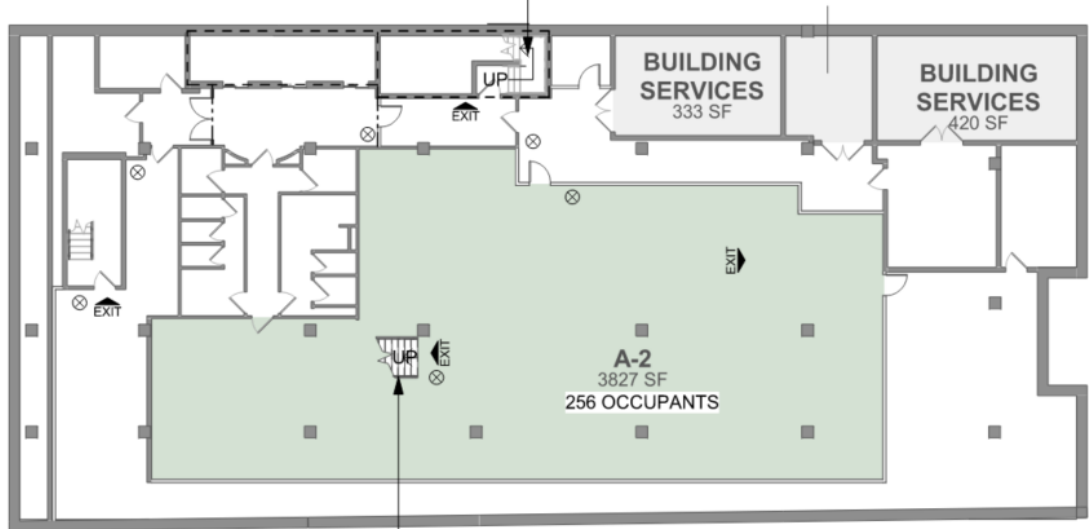




Site Plan



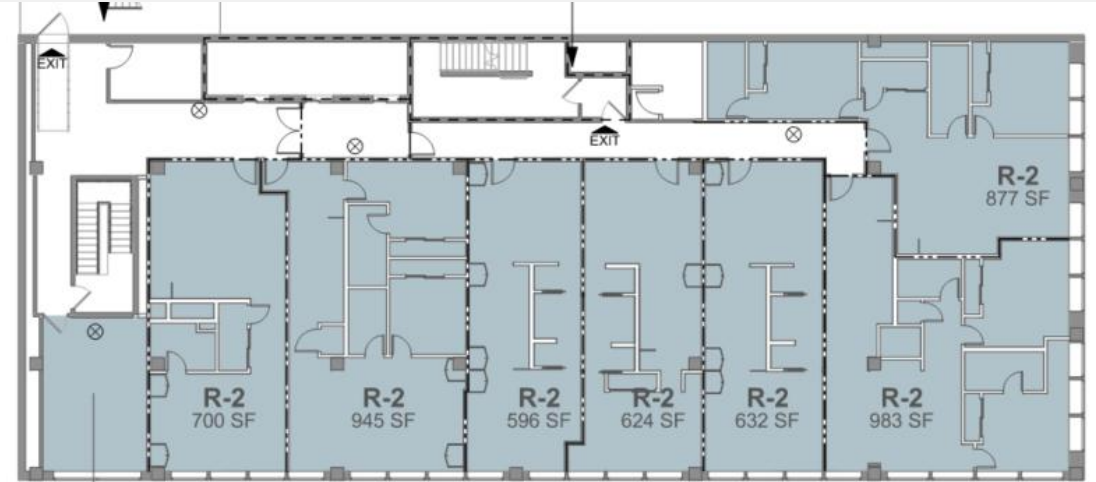
2 | 01_FIRST FLOOR
1" = 20'-0"



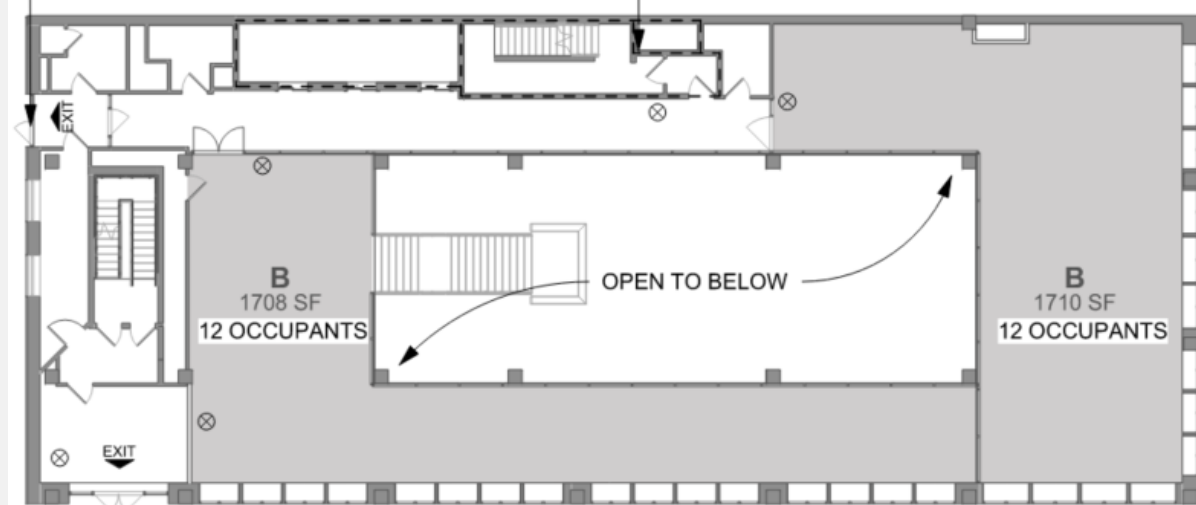
NEW STAIR
EGRESS FROM LOWER
LEVEL TO FIRST FLOOR



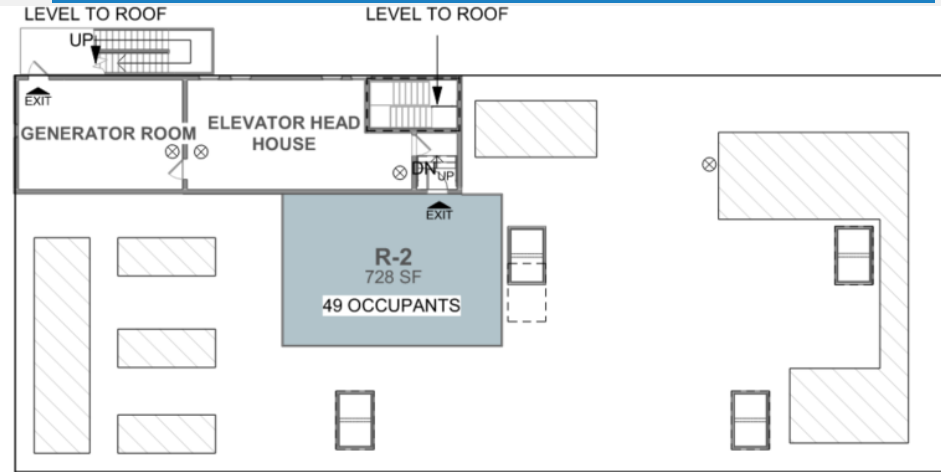
1 | 00_LOWER LEVEL
1" = 20'-0"



4 | 02_SECOND FLOOR
1" = 20'-0"



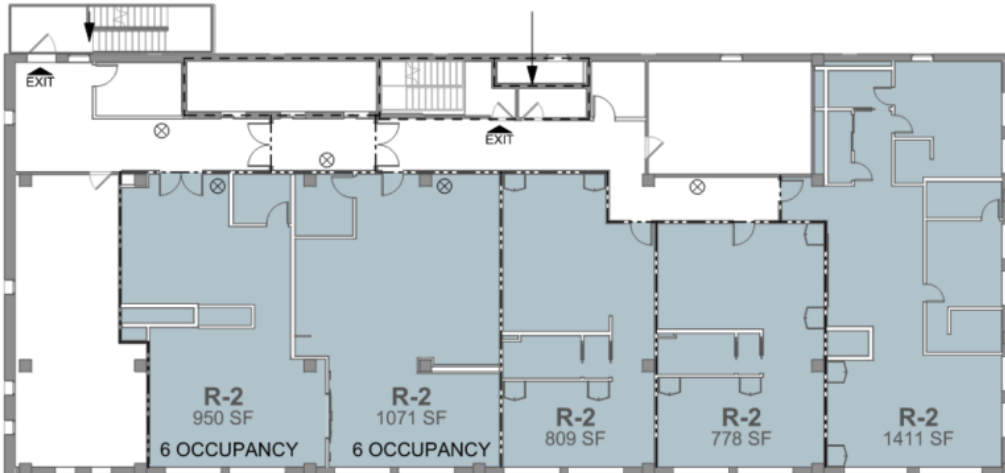
3 | 01.5_MEZZANINE
1" = 20'-0"



7 | ROOF - CODE PLAN
1" = 20'-0"

EXIST. FIRE ESCAPE
SHAFT CONTINUOUS SECOND
LEVEL TO ROOF

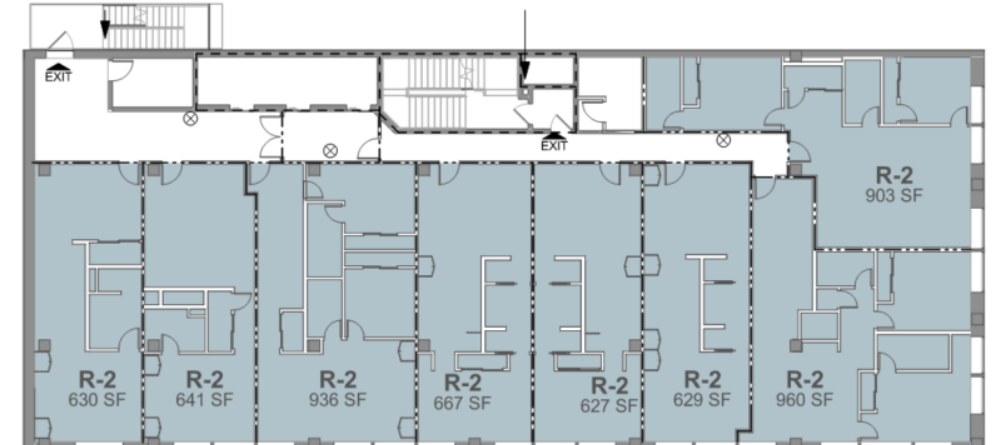
EXIST. HISTORIC STAIR
SHAFT CONTINUOUS LOWER
LEVEL TO ROOF



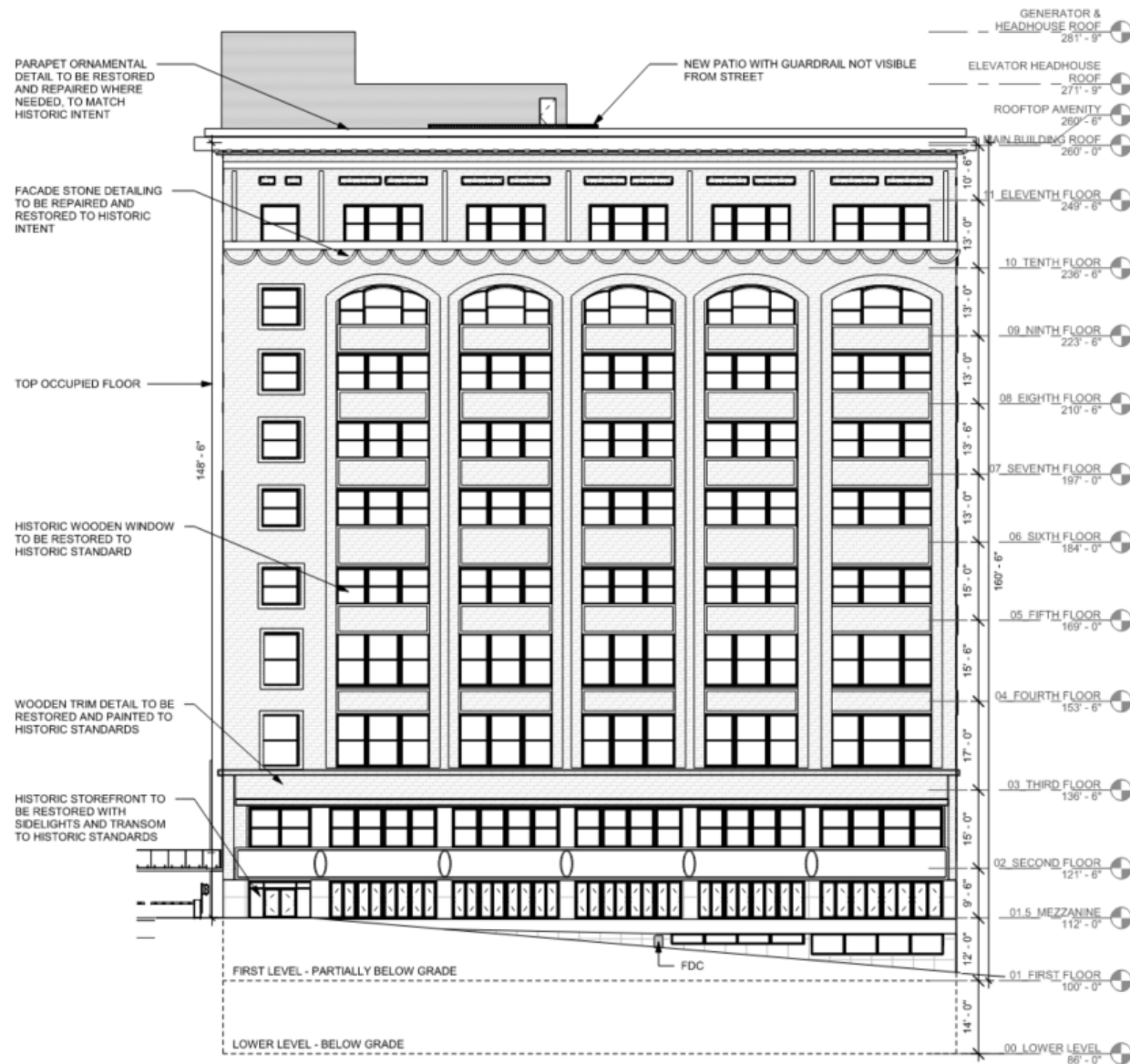
6 | 11_ELEVENTH FLOOR
1" = 20'-0"

EXIST. FIRE ESCAPE
SHAFT CONTINUOUS SECOND
LEVEL TO ROOF

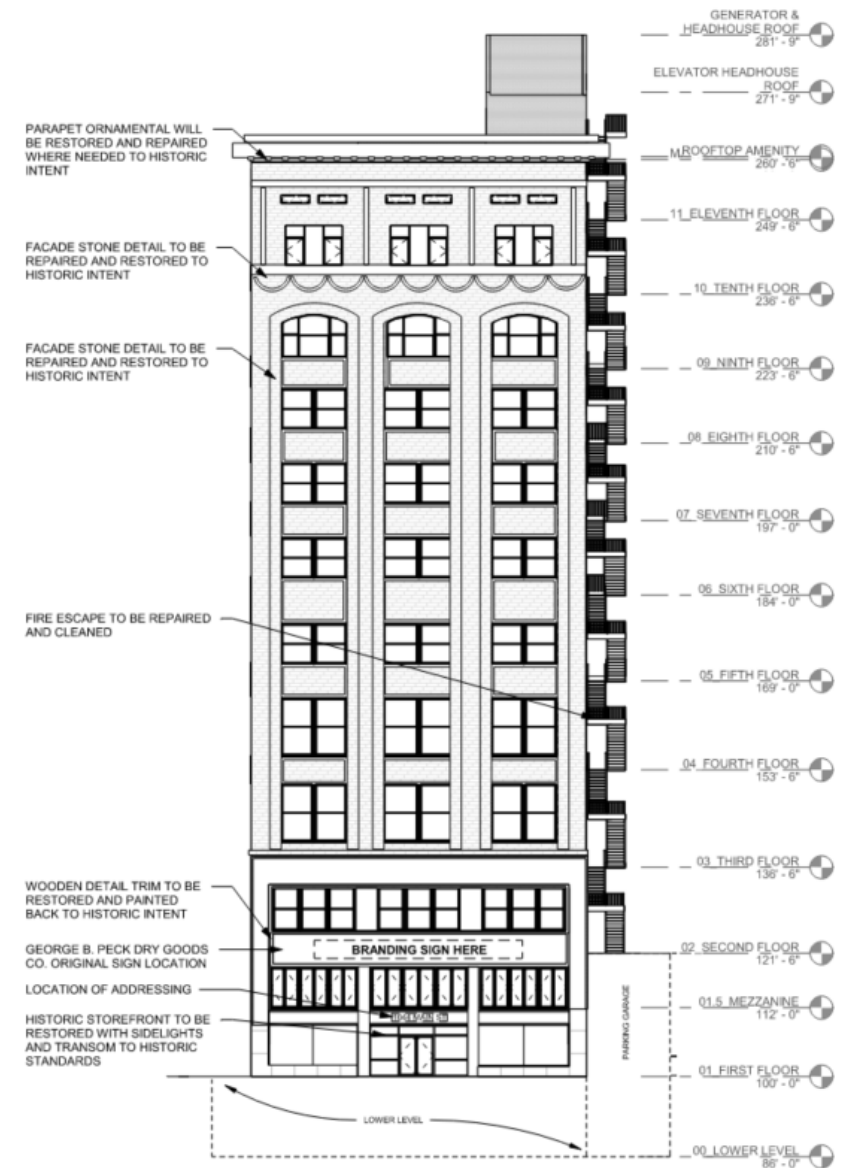
EXIST. HISTORIC STAIR
SHAFT CONTINUOUS LOWER
LEVEL TO ROOF



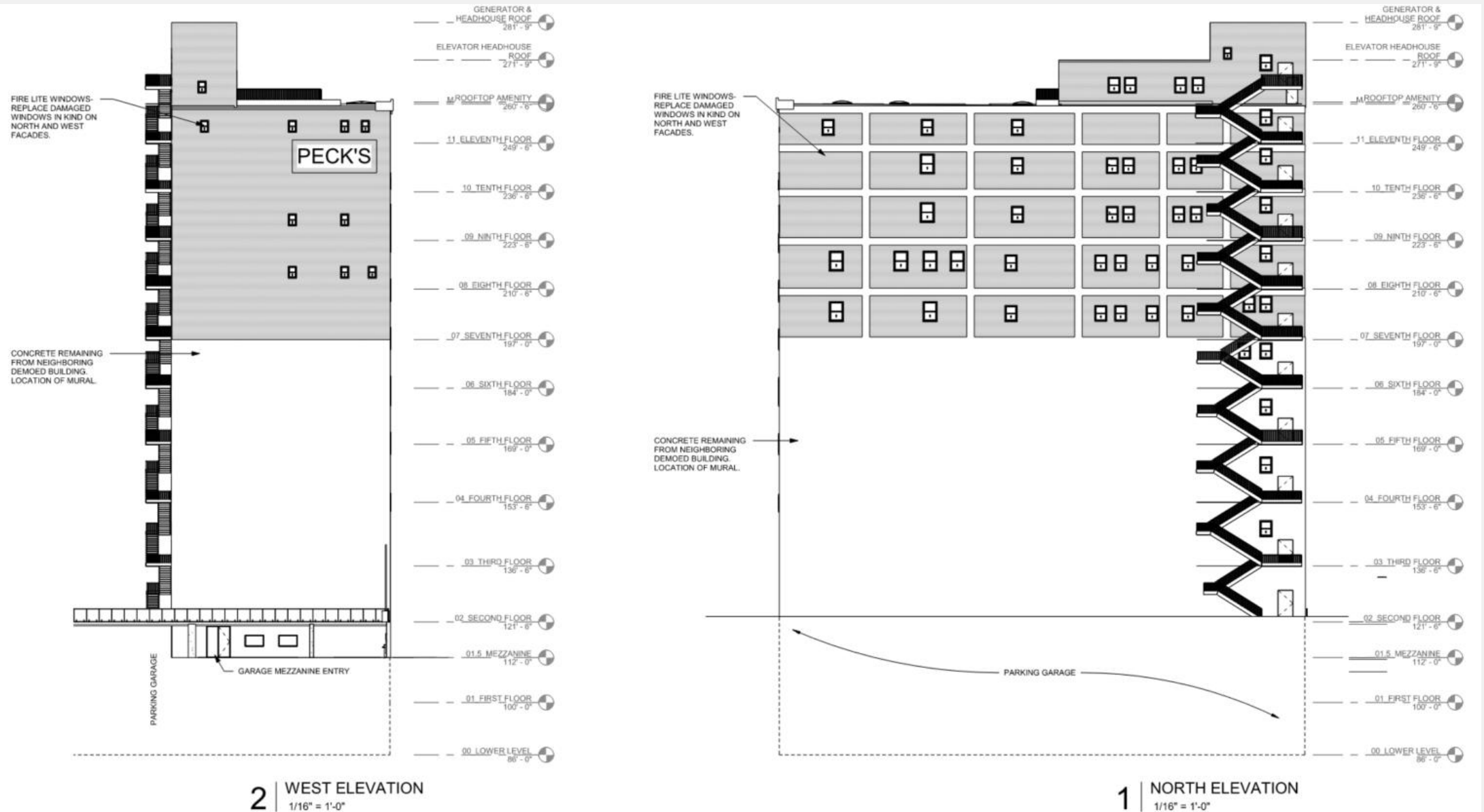
5 | 03-10_THIRD THRU TENTH FLOOR
1" = 20'-0"



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