

# NOMAR INTERNATIONAL PUBLIC MARKET

## SITE ANALYSIS

### II. Site Analysis

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## Site Analysis/Site Selection

The study area defined for the International Market falls within the Nomar International Improvement Focus area as defined in the International Marketplace District Plan. The area analyzed is between Park Place on the West, Broadway on the East, 22nd Street on the North and 20th Street on the South.

The area is generally retail based with existing residential areas located between Park Place and Market behind existing street-front retail buildings. 21st Street and Broadway are substantially more heavily traveled arterial streets. The existing buildings along 21st Street and Broadway form a street façade with zero lot lines and building setbacks.

Current plans are in development for conversion of Park Place and Market Street conversion from one-way traffic to two-way traffic. The 21st Street and Broadway intersection is being designed for improvement which will extend from the intersection to the study area boundary. A streetscape development project is planned for the Nomar District along 21st and Market Streets.

The study area was analyzed to determine the most appropriate location for

the International Market based upon the following criteria:- Availability of land

- Potential for Adjacent Development
- Availability of parking
- Construction Costs
- Cost of Acquisition
- Impact to the District
- Pedestrian and Vehicular Access
- Conformance to Previous Plans/Studies
- Visibility
- Viability
- Potential for Expansion
- Existing Infrastructure
- Adjacent Land Uses
- Existing Zoning

Within the study area two sites were selected based upon the criteria to be developed:

- 1) 21st Street Site
  - Located between Market Street and Broadway extending from 21st Street to the alley on the North.
- 2) DAV Site
  - Located ½ block south of 21st Street on the east side of Market Street.

## Opportunities/Limitations

### ***21st Street Site***

#### Opportunities:

- Availability of land due to right-of-way acquisition for the 21st Street and Broadway street improvement project
- Visibility to larger volume of traffic along 21st Street and Broadway
- Positive impact to the district
- Existing infrastructure
- Appropriate Zoning
- Compatibility with adjacent land uses
- Potential for future market expansion
- Vehicular Access
- Availability of parking through shared parking agreements and land acquisition
- Market Street axial alignment
- Maximum market size – market viability

#### Limitations:

- Pedestrian access/connectivity South of 21st Street
- Limited available land for development
- Market Street alignment
- Proximity to historical structure
- Limited land area for on-site parking

## Opportunities/Limitations

### DAV Site

#### Opportunities:

- Pedestrian Access
- Availability of parking through shared parking agreements
- Existing Infrastructure
- Existing Building
- Appropriate Zoning
- Conformance with previous plans studies
- Potential for adjacent development
- Conversion of Market Street to two-way traffic
- Vehicular Access

#### Limitations:

- Cost of land acquisition
- Poor visibility from 21st Street and Broadway
- Cost of building rehabilitation
- Limited expansion opportunities
- Adjacent land uses
- Maximum market size – market viability
- Limited land area for on-site parking

### Site



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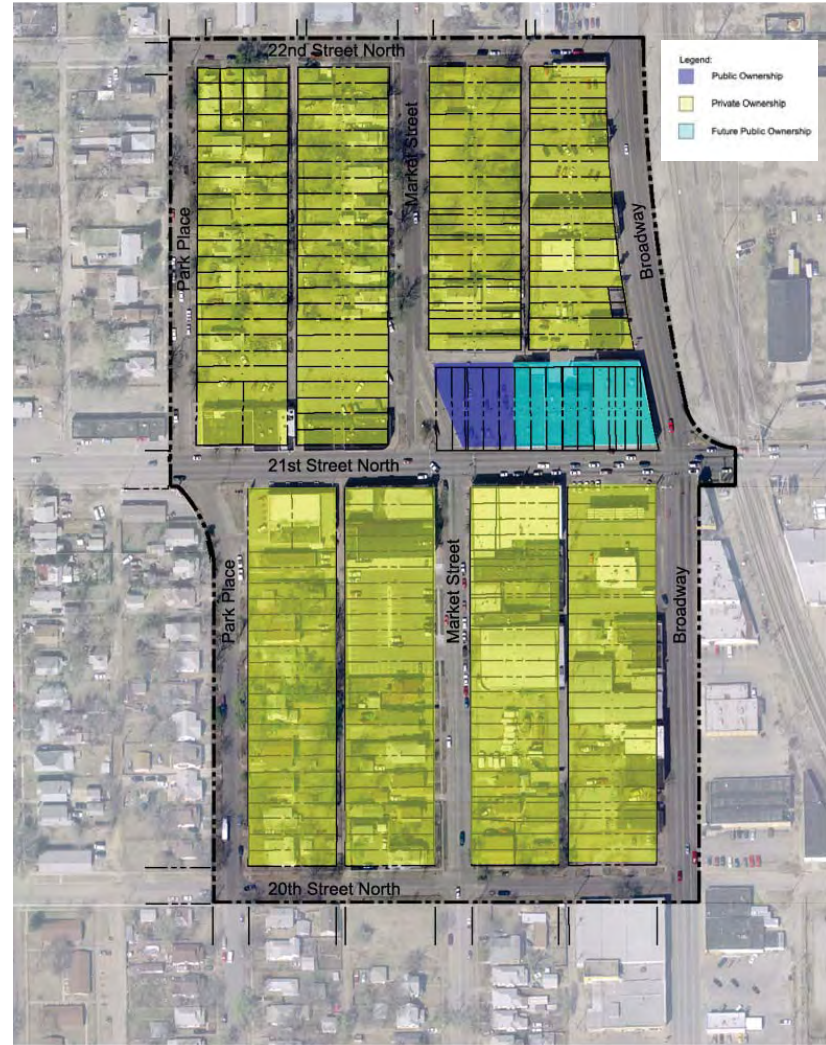
## SITE ANALYSIS

### District Land Use Study

#### Zoning



#### Ownership

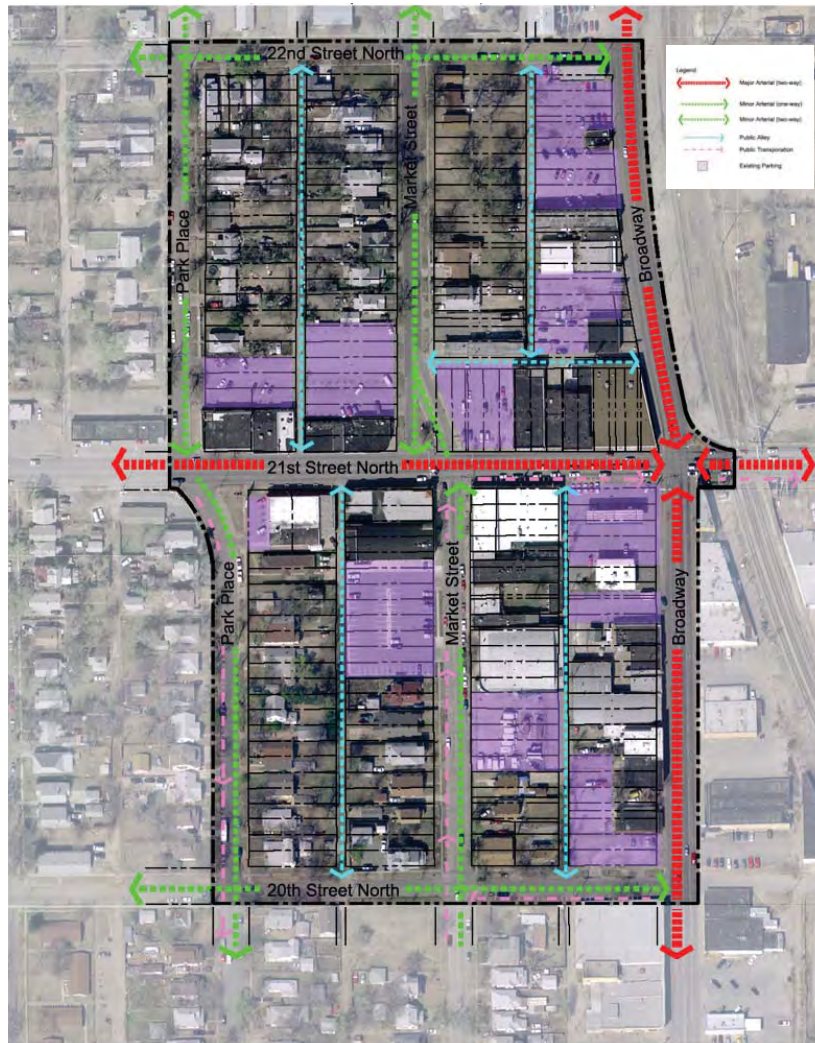


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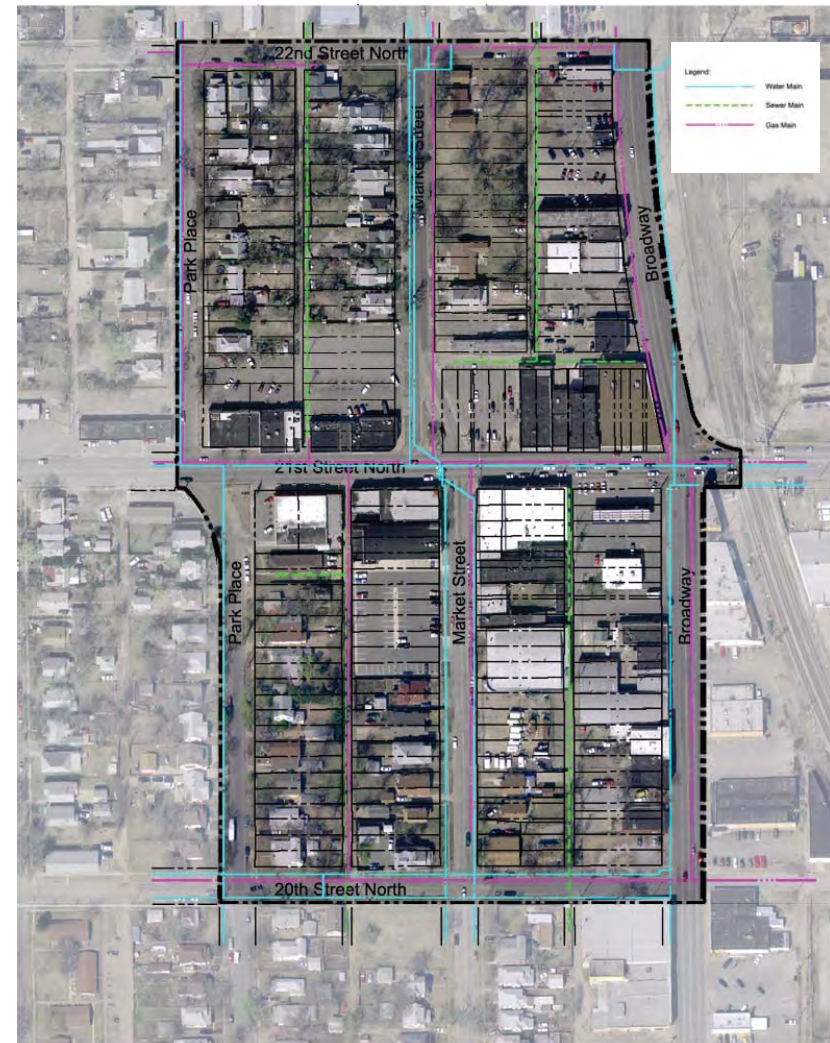
## SITE ANALYSIS

### District Land Use Study

#### Circulation



#### Utilities



# NOMAR INTERNATIONAL PUBLIC MARKET

## SITE ANALYSIS

### District Land Use Study

#### Existing Structures



#### Historic Structures

