

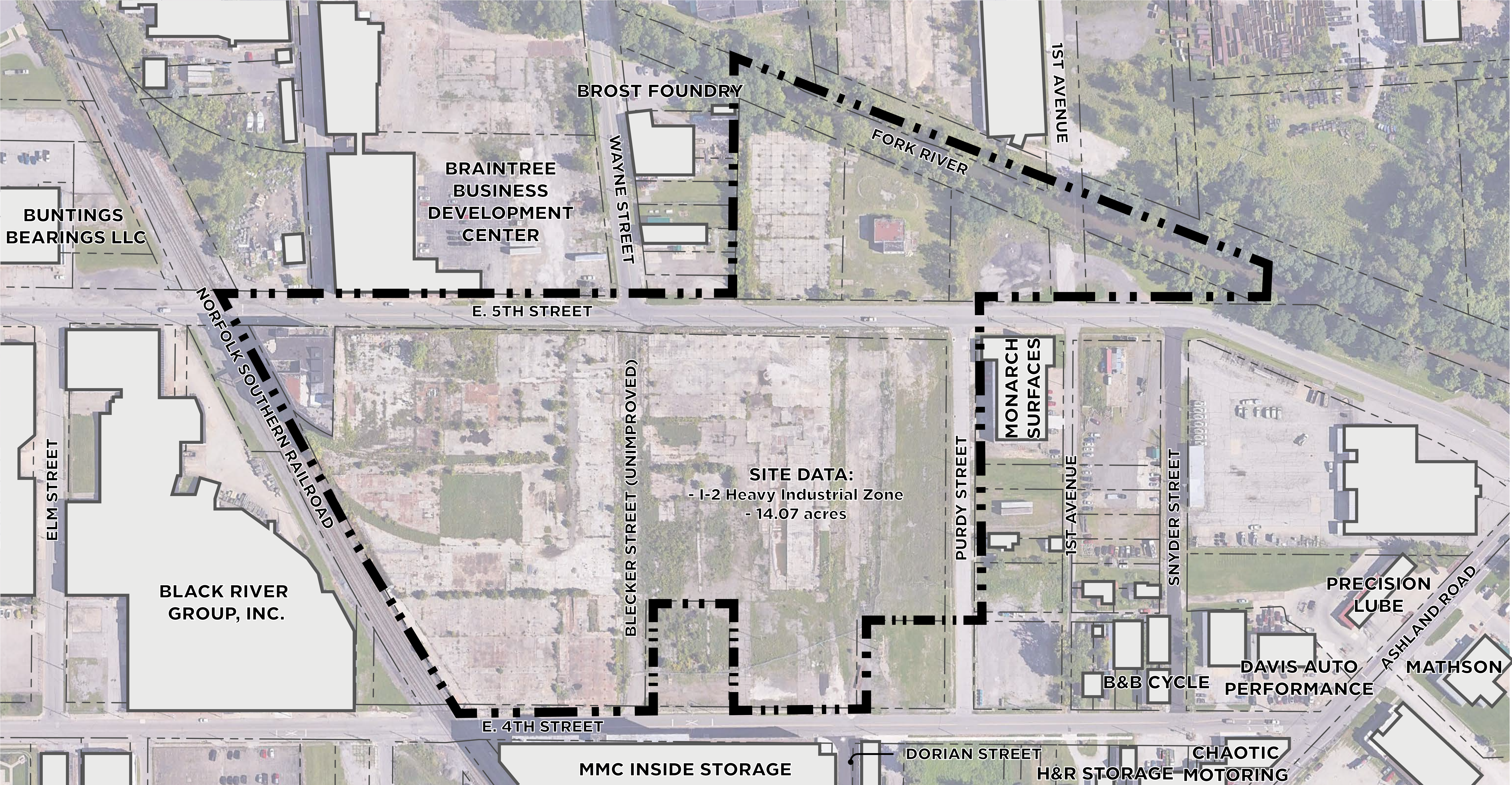


WESTINGHOUSE SITE REUSE PLAN MANSFIELD, OHIO

Richland County Land Bank | U.S. EPA Region 5 | ICF | SGA

March 13, 2024





EXISTING CONDITIONS PLAN

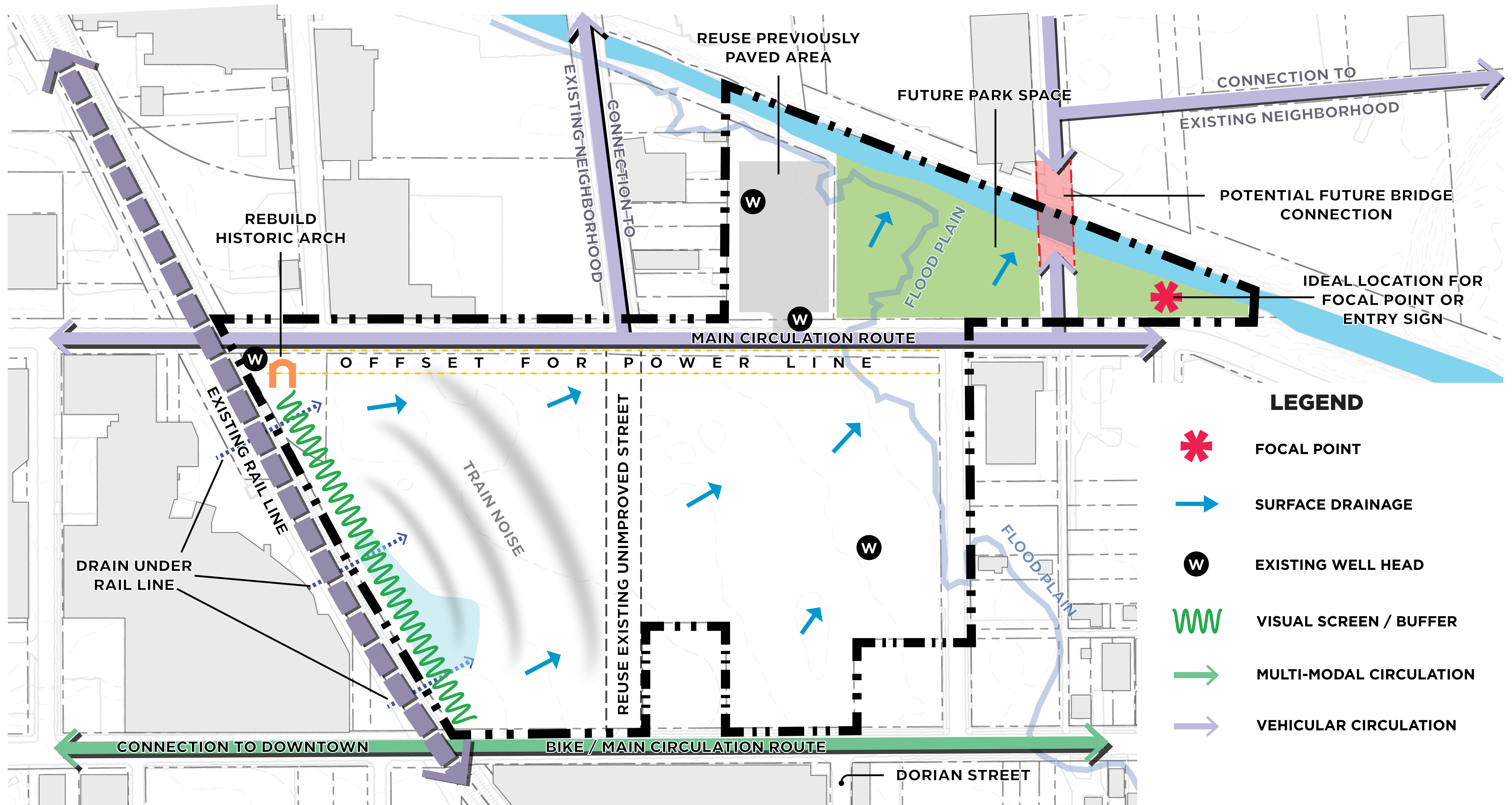
Westinghouse Site Reuse Plan

Mansfield, Ohio

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SITE INVENTORY AND ANALYSIS

Westinghouse Site Reuse Plan

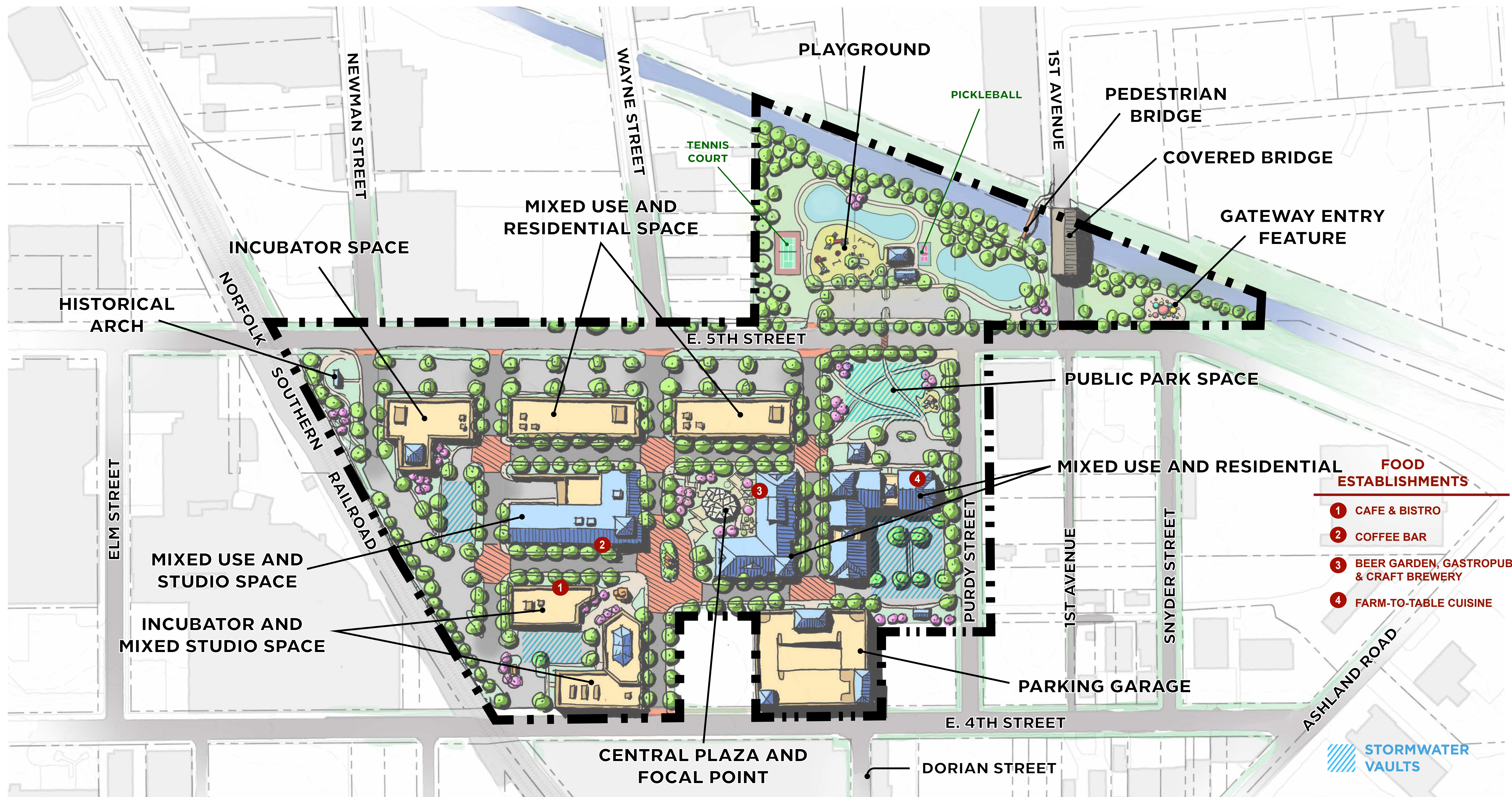
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PLAN "B" - ENTERTAINMENT HUB

Westinghouse Site Reuse Plan

Mansfield, Ohio



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PLAN "C" - COMMERCIAL RETAIL DESTINATION

Westinghouse Site Reuse Plan

Mansfield, Ohio



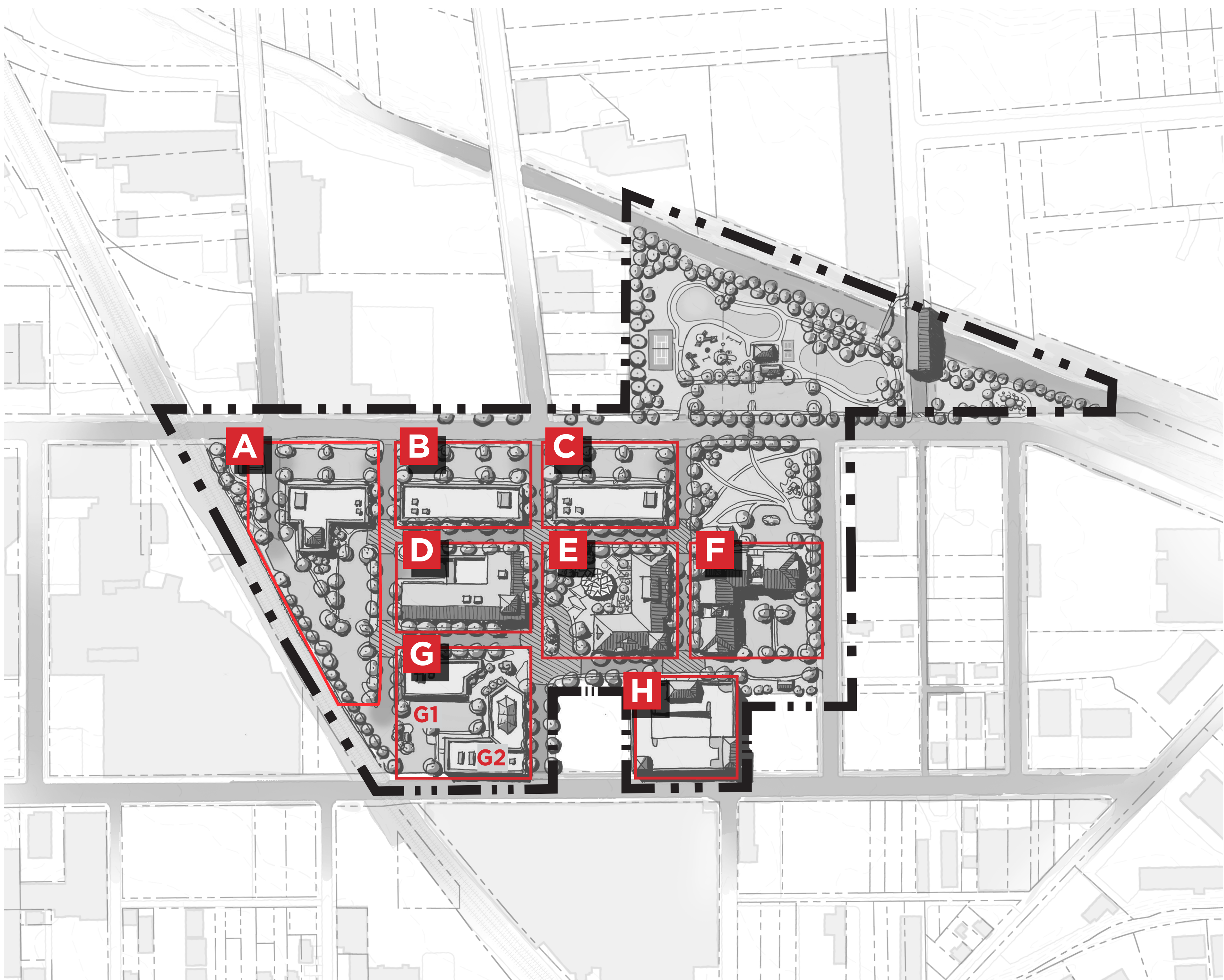
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Block	Floors	Use	Area / Units	Parking Requirement	Parking Required	Parking Provided			
						Total	Lot	Garage	On-Street
A	FL 1-2	Office - Incubator Space	29,700 sf	1 per 250 sf	119	123	88	12	23
B	FL 1	Light Industrial - Incubator Space	16,800 sf	1 per 1000 sf	17	17	17	-	-
	FL 2	Residential - 2 BR Apartments	10 Units	2 per each unit	20	47	23	-	24
C	FL 1	Light Industrial - Technology Clinic	15,400 sf	1 per 1000 sf	15	15	15	-	-
	FL 2	Residential - Studio Apartments	18 Units	1 per each unit	18	49	21	-	28
D	FL 1	Light Industrial - Distribution Hub	21,000 sf	1 per 1000 sf	21	21	-	21	-
	FL 2	Office - Office Flex Space	21,000 sf	1 per 250 sf	84	91	-	70	21
E	FL 1	Commercial - Gastropub & Craft Brewery	18,900 sf	1 per 300 sf	63	63	-	50	13
	FL 2-3	Residential - Bed & Breakfast	18 Units	1 per Unit + 2	20	20	-	20	-
F	FL 1	Commercial - Farm to Table Cuisine	21,150 sf	1 per 300 sf	71	71	11	53	7
	FL 2-3	Residential - 2 BR Apartments	22 Units	2 per each unit	44	44	44	-	-
G1	FL 1	Commercial - Continental Deli	10,000 sf	1 per 300 sf	33	33	10	15	8
	FL 2-3	Residential - 2 BR Apartments	5 Units	2 per each unit	10	10	10	-	-
G2	FL 1	Commercial - Confectionary Shoppe	16,125 sf	1 per 300 sf	54	59	4	45	10
	FL 2-3	Residential - Atelier Aparments	36 Units	1 per each unit	36	36	36	-	-
H	FL 1-5	Parking Garage	5 Floors	-	-	-	-	-	-
					625	699	279	286	134

Note: The parking lot at the park is not accounted for in this table.



PLAN “A” - DEVELOPMENT YIELD

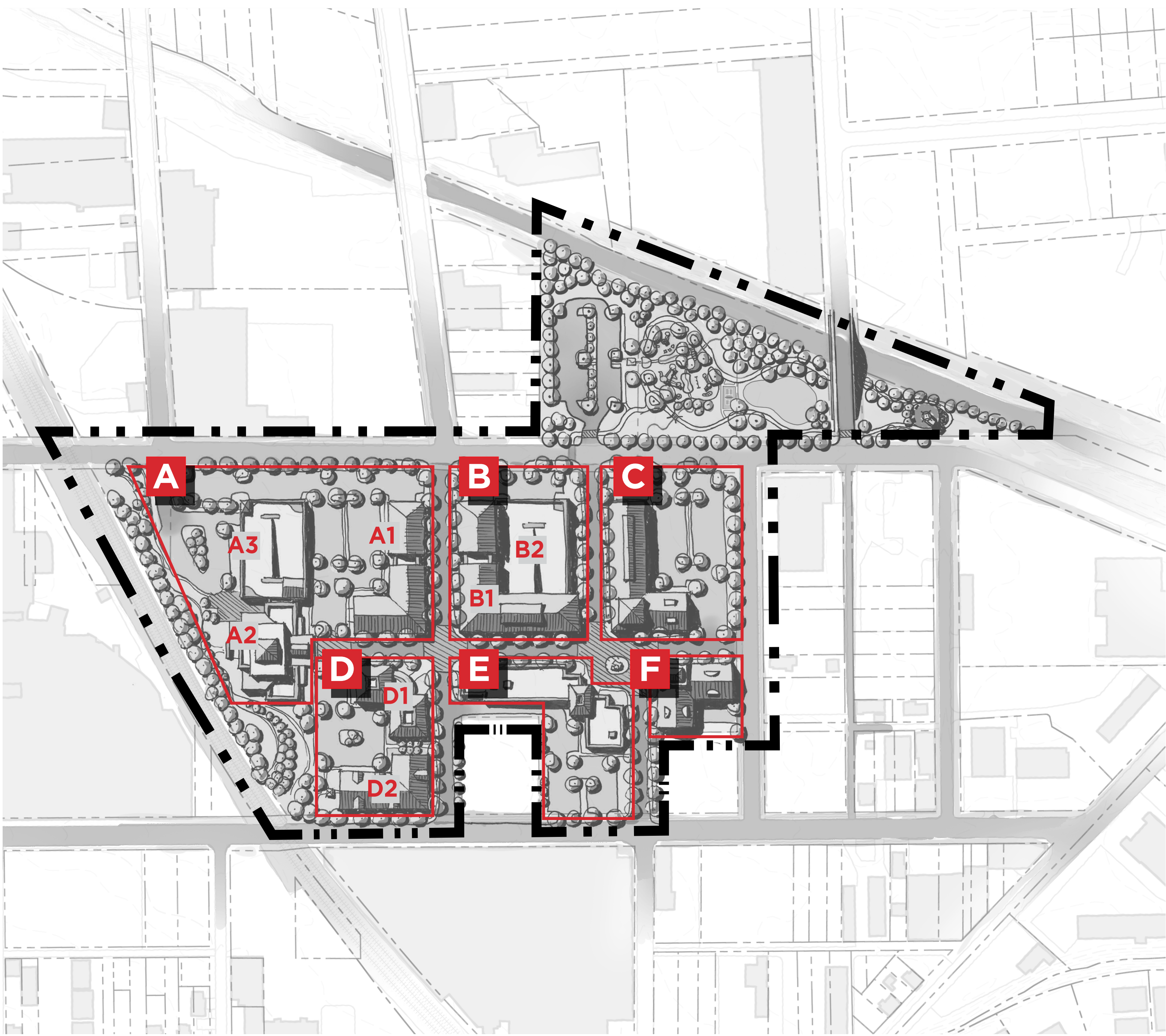
Westinghouse Site Reuse Plan

Mansfield, Ohio



Block	Floors	Use	Area / Units	Parking Requirement	Parking Required	Parking Provided			
						Total	Lot	Garage	On-Street
A1	FL 1	Commercial - Community Retailers	20,850 sf	1 per 300 sf	73	108	71	-	37
	FL 2-3	Residential - 2 BR Suites	22 Units	2 per each unit	44	44	44	-	-
A2	FL 1-2	Commercial - Performing Arts Center	25,600 sf	1 per 200 sf	128	128	17	111	-
A3	FL 1-4	Parking Garage	4 Floors	-	-	-	-	-	-
B1	FL 1	Commercial - Epicurean Market	26,800 sf	1 per 300 sf	94	94	16	46	32
	FL 2-3	Residential - Hotel	30 Keys	2 per each unit	60	60	-	60	-
B2	FL 1-4	Parking Garage	4 Floors	-	-	-	-	-	-
C	FL 1	Commercial - Boutique Apparel	21,700 sf	1 per 300 sf	76	80	59	-	21
	FL 2-3	Residential - 2 BR Apartments	22 Units	2 per each unit	44	44	44	-	-
D1	FL 1	Commercial - Creator Workshop	11,665 sf	1 per 300 sf	41	41	-	21	20
	FL 2-3	Residential - Bed & Breakfast	10 Units	1 per Unit + 2	12	12	12	-	-
D2	FL 1	Commercial - Espresso Bar	13,650 sf	1 per 300 sf	48	48	-	23	25
	FL 2-3	Office - Professional Services	27,300 sf	1 per 250 sf	109	130	30	100	-
E	FL 1	Commercial - Neighborhood Bodega	21,700 sf	1 per 300 sf	74	74	-	51	23
	FL 2-3	Residential - 2 BR Apartments	22 Units	2 per each unit	24	24	44	8	-
F	FL 1	Commercial - Farmer's Market	21,700 sf	1 per 300 sf	45	45	-	22	23
	FL 2-3	Residential - 2 BR Apartments	22 Units	2 per each unit	28	28	28	-	-
					900	960	365	442	181

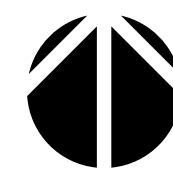
Note: The parking lot at the park is not accounted for in this table.



PLAN “B” - DEVELOPMENT YIELD

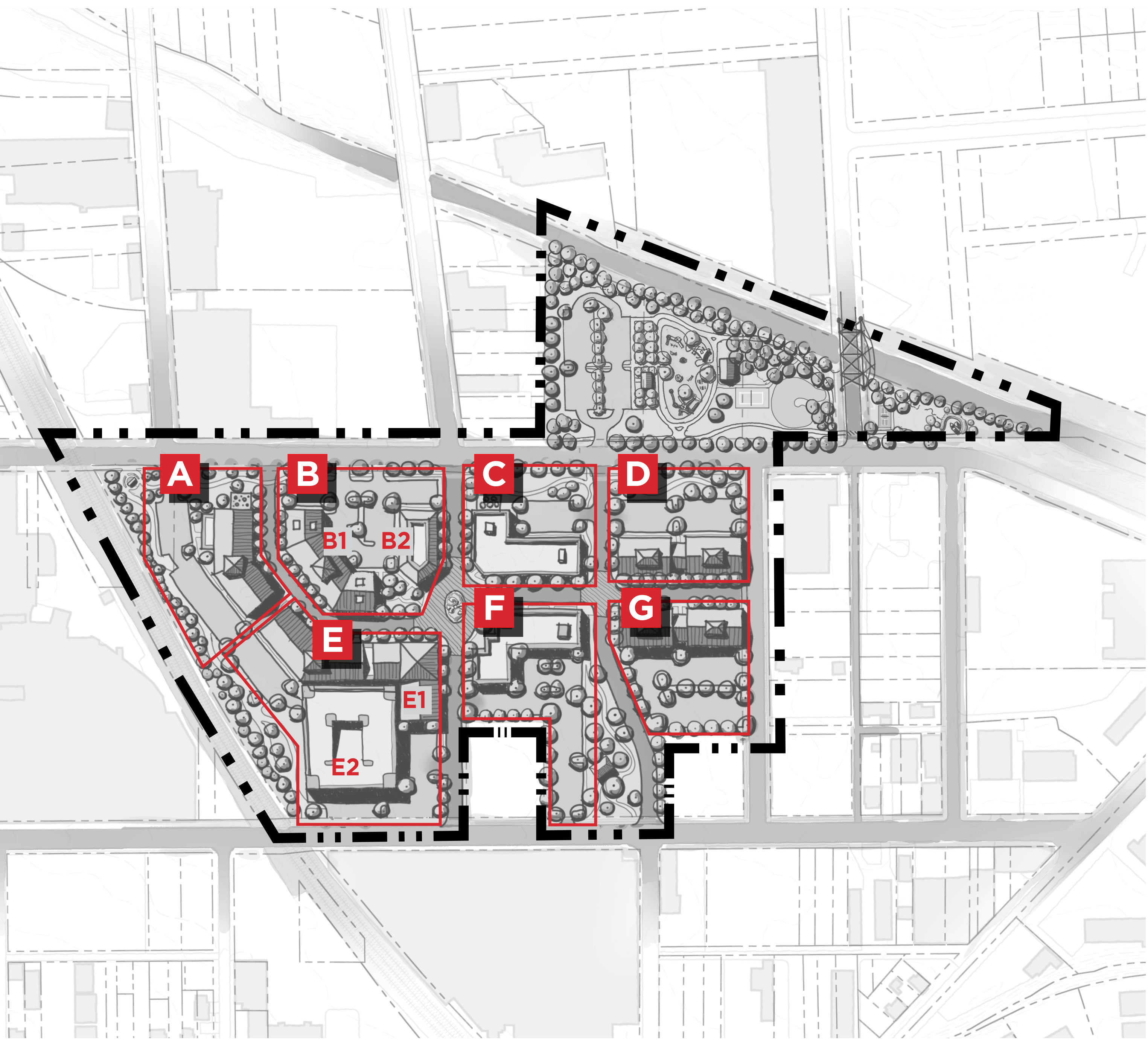
Westinghouse Site Reuse Plan

Mansfield, Ohio



Block	Floors	Use	Area / Units	Parking Requirement	Parking Required	Parking Provided			
						Total	Lot	Garage	On-Street
A	FL 1	Commercial - Farm to Table Market	12,850 sf	1 per 300 sf	43	43	26	12	5
	FL 2-3	Residential - Boutique Apartments	14 Units	2 per each unit	28	28	28	-	-
B1	FL 1	Commercial - Thrifting Outlets	15,900 sf	1 per 300 sf	53	18	-	12	6
	FL 2-3	Residential - Loft Apartments	16 Units	2 per each unit	32	32	32	-	-
B2	FL 1	Commercial - Maker Space	8,575 sf	1 per 300 sf	29	33	-	30	3
	FL 2-3	Residential - Apartment Suites	10 Units	2 per each unit	20	20	17	3	-
C	FL 1	Industrial - Hand Fabrication Plant	17,050 sf	1 per 1000 sf	17	18	-	-	18
	FL 2-3	Residential - Contemporary Lofts	36 Units	1 per each unit	36	36	20	-	16
D	FL 1	Commercial - Confectionery Shoppes	15,150 sf	1 per 300 sf	51	41	10	-	31
	FL 2-3	Residential - Modern Urban Apartments	16 Units	2 per each unit	32	32	32	-	-
E1	FL 1	Commercial - World Foods Market	29,000 sf	1 per 300 sf	97	99	29	60	10
	FL 2-3	Residential - 2 BR Apartments	30 Units	2 per each unit	60	60	40	20	-
E2	FL 1-4	Parking Garage	4 Floors	-	-	-	-	-	-
F	FL 1	Industrial - Handcrafted Homegoods	15,550 sf	1 per 1000 sf	16	46	46	-	-
	FL 2-3	Residential - Studio Apartments	34 Units	1 per each unit	34	39	34	5	-
G	FL 1	Commercial - Community Art Studios	15,150 sf	1 per 300 sf	51	84	42	30	12
	FL 2-3	Residential - 2 BR Apartments	16 Units	2 per each unit	32	32	32	-	-
					629	661	388	172	101

Note: The parking lot at the park is not accounted for in this table.

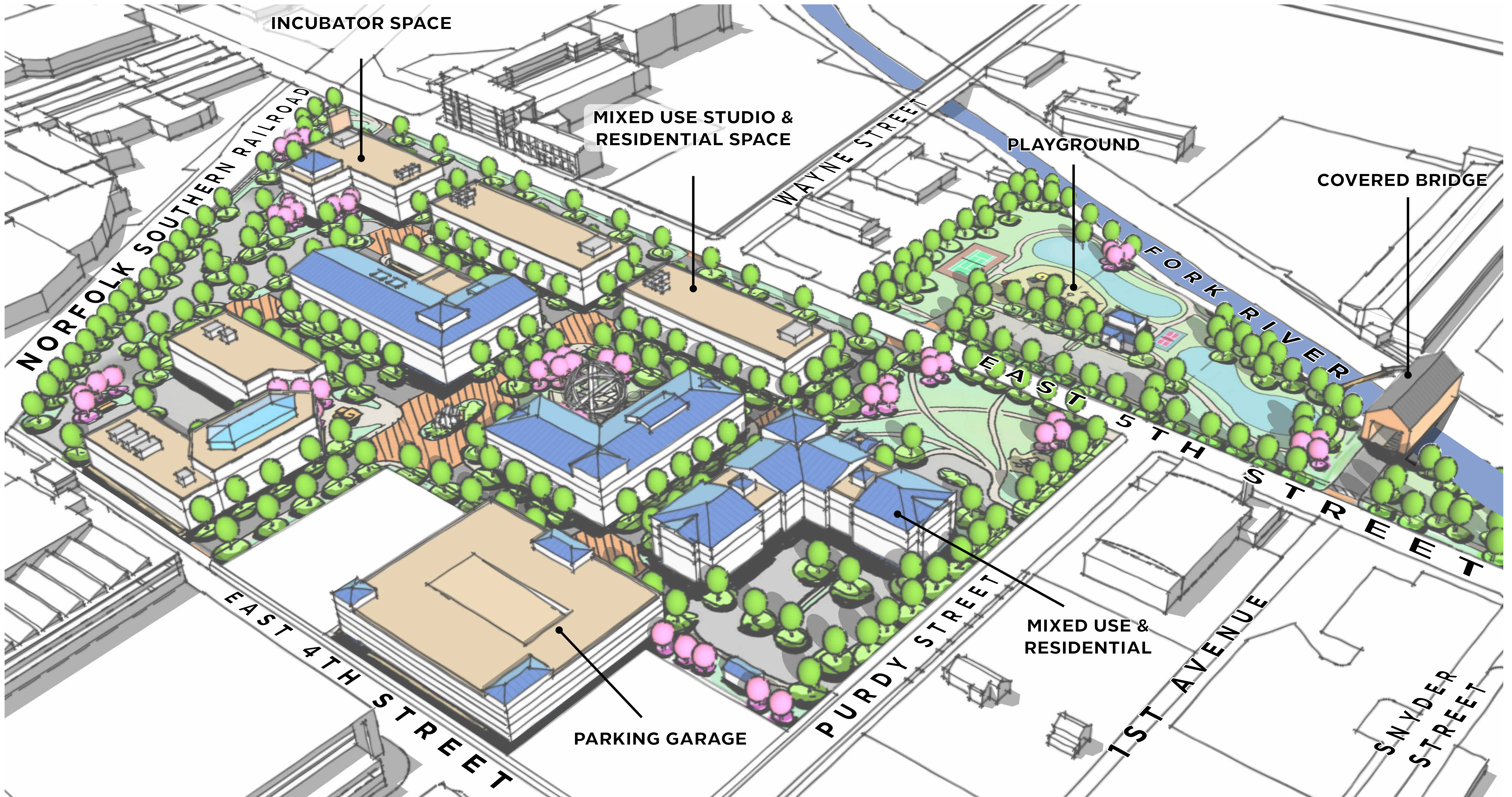


PLAN “C” - DEVELOPMENT YIELD

Westinghouse Site Reuse Plan

Mansfield, Ohio



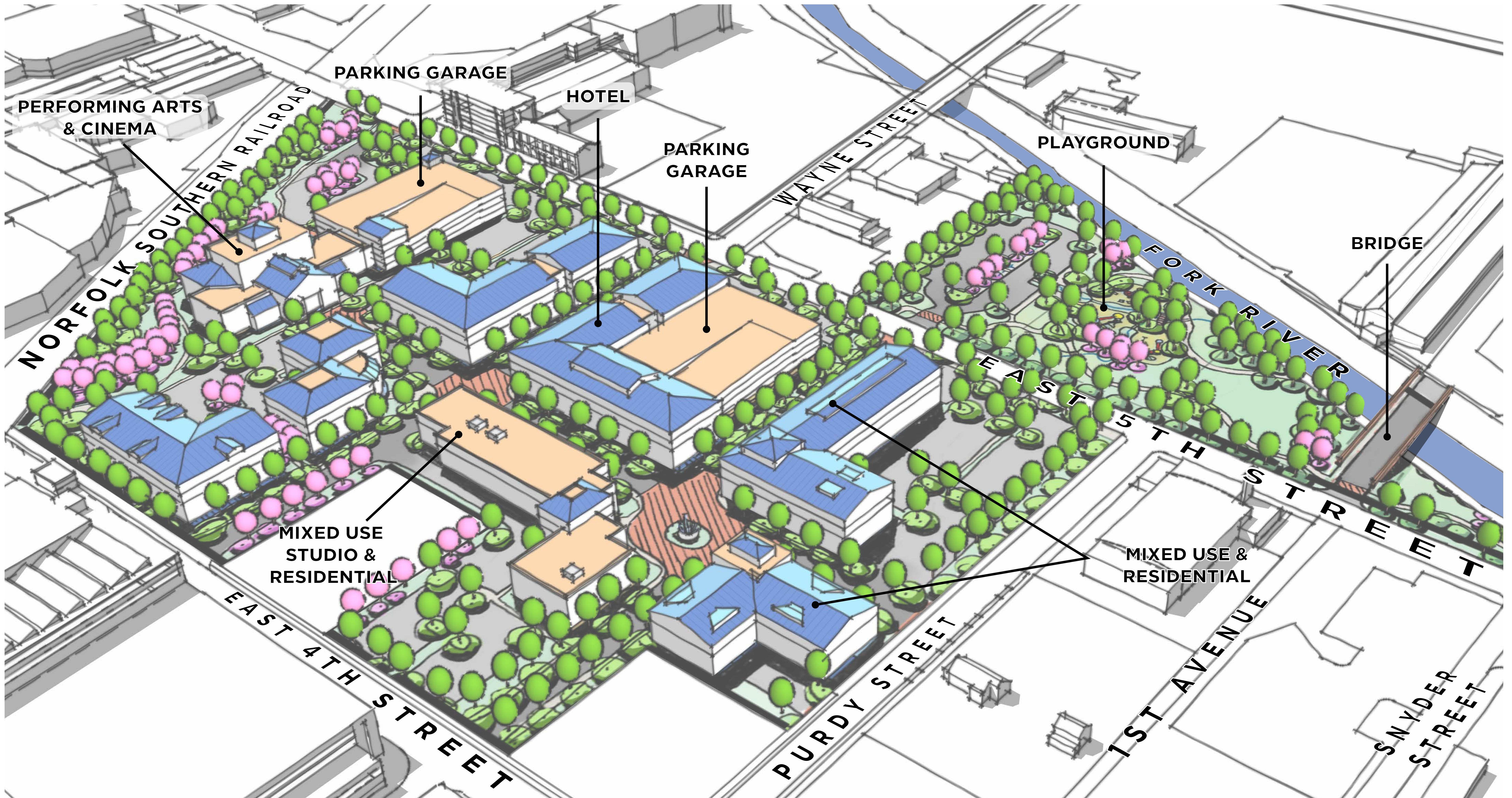


MASS MODEL "A" - R&D / TECH CAMPUS

Westinghouse Site Reuse Plan

Mansfield, Ohio

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MASS MODEL "B" - ENTERTAINMENT HUB
Westinghouse Site Reuse Plan
Mansfield, Ohio



MASS MODEL "C" - COMMERCIAL RETAIL DESTINATION

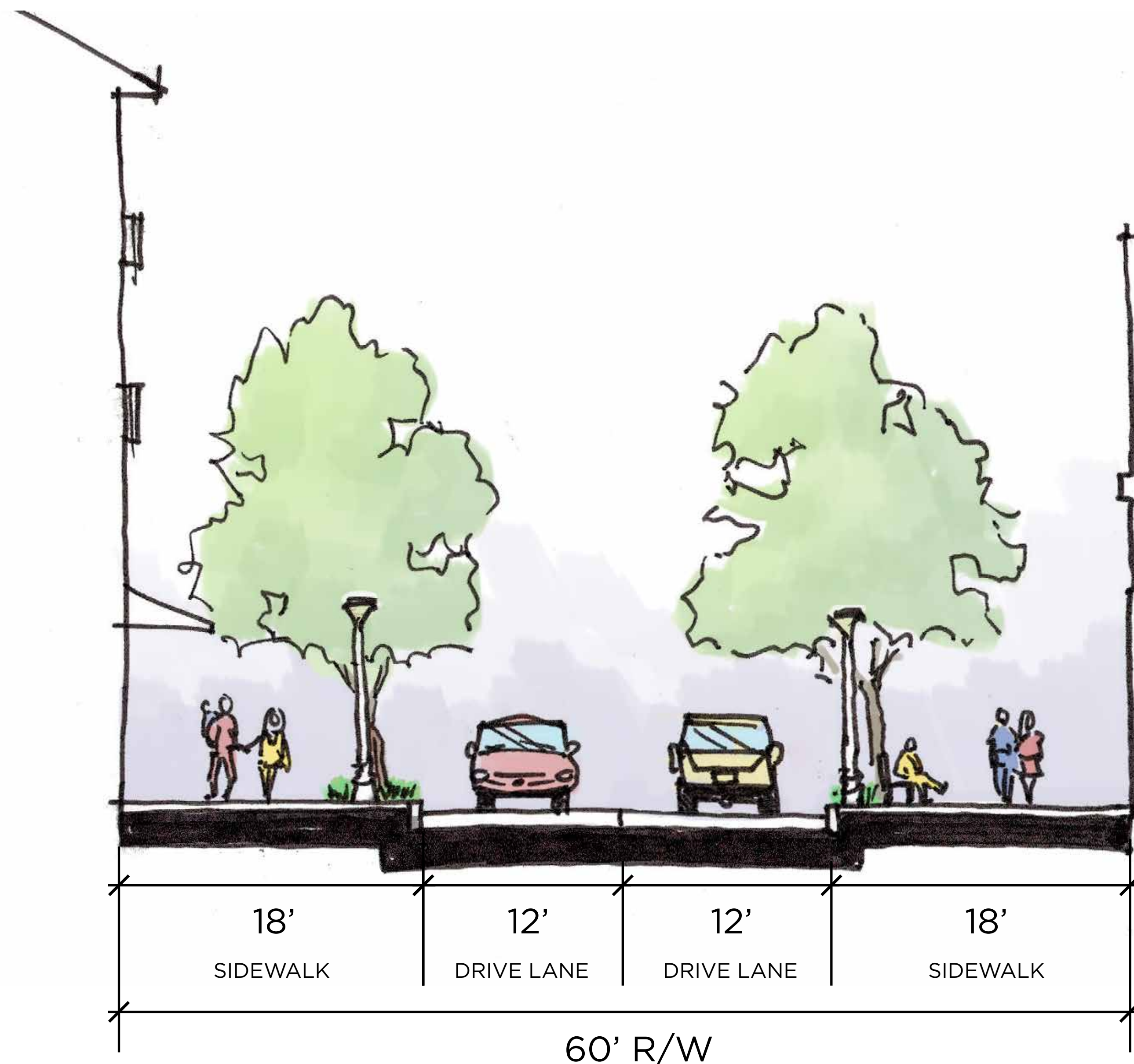
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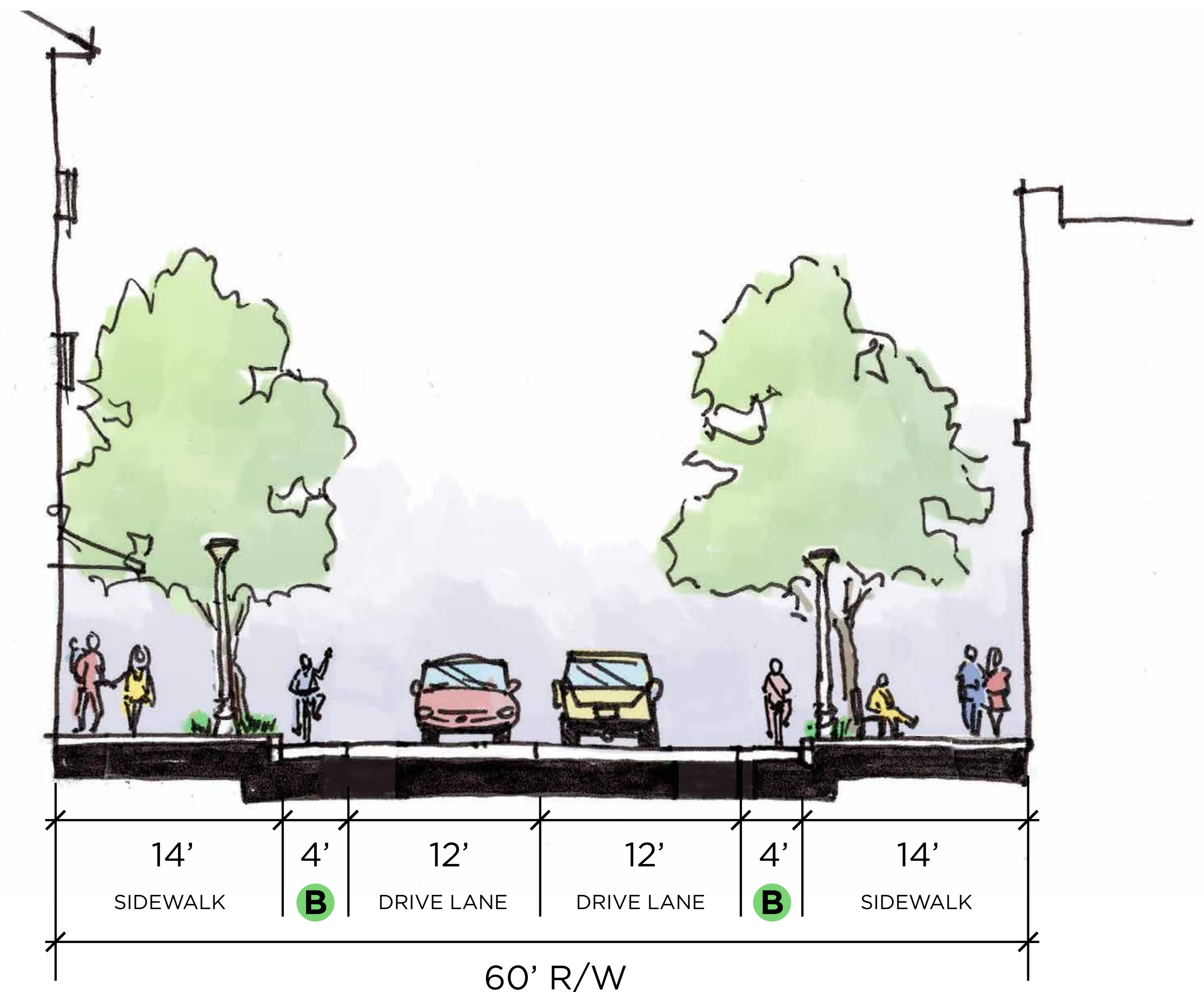
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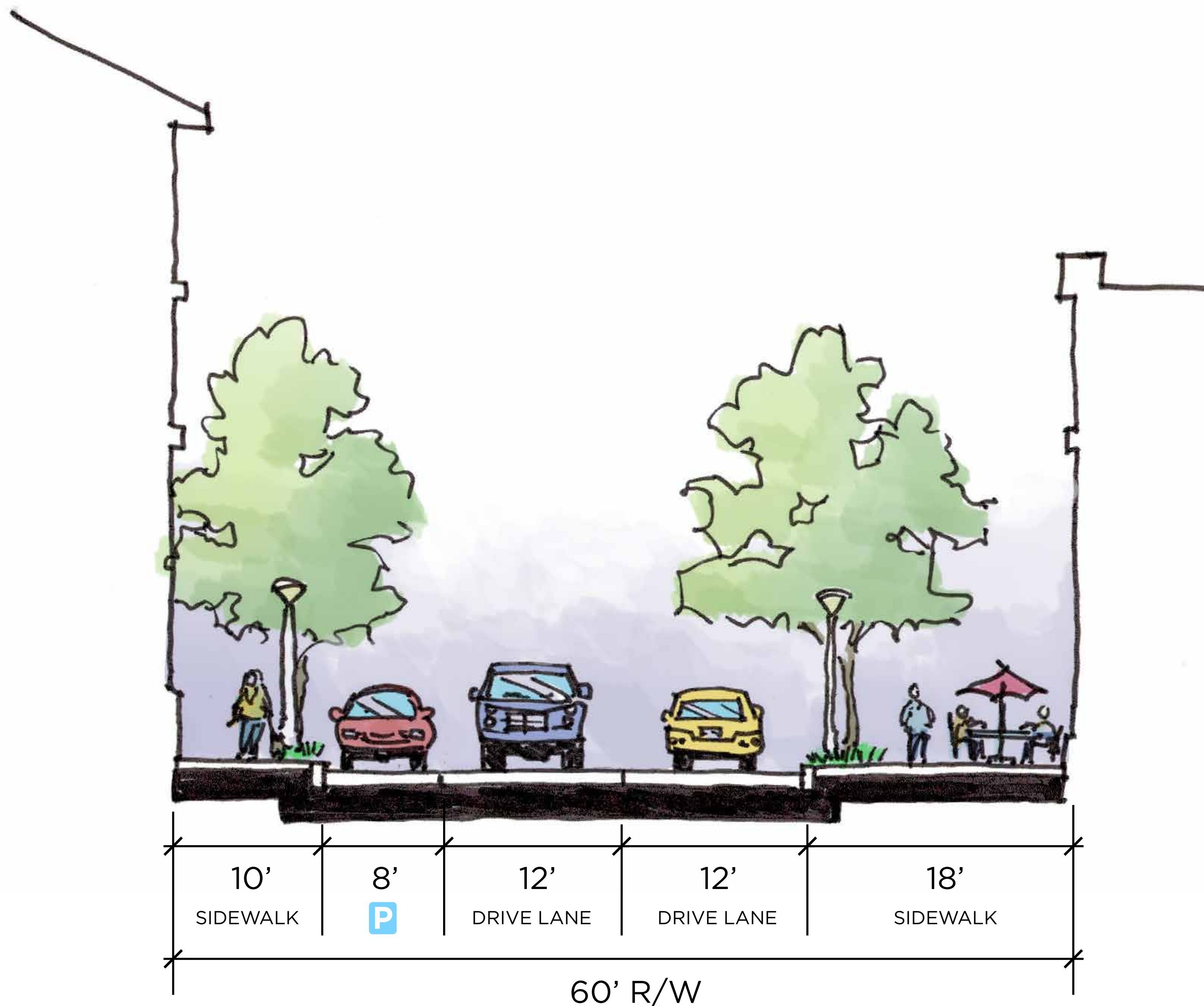


NO PARKING
NO BIKE LANES

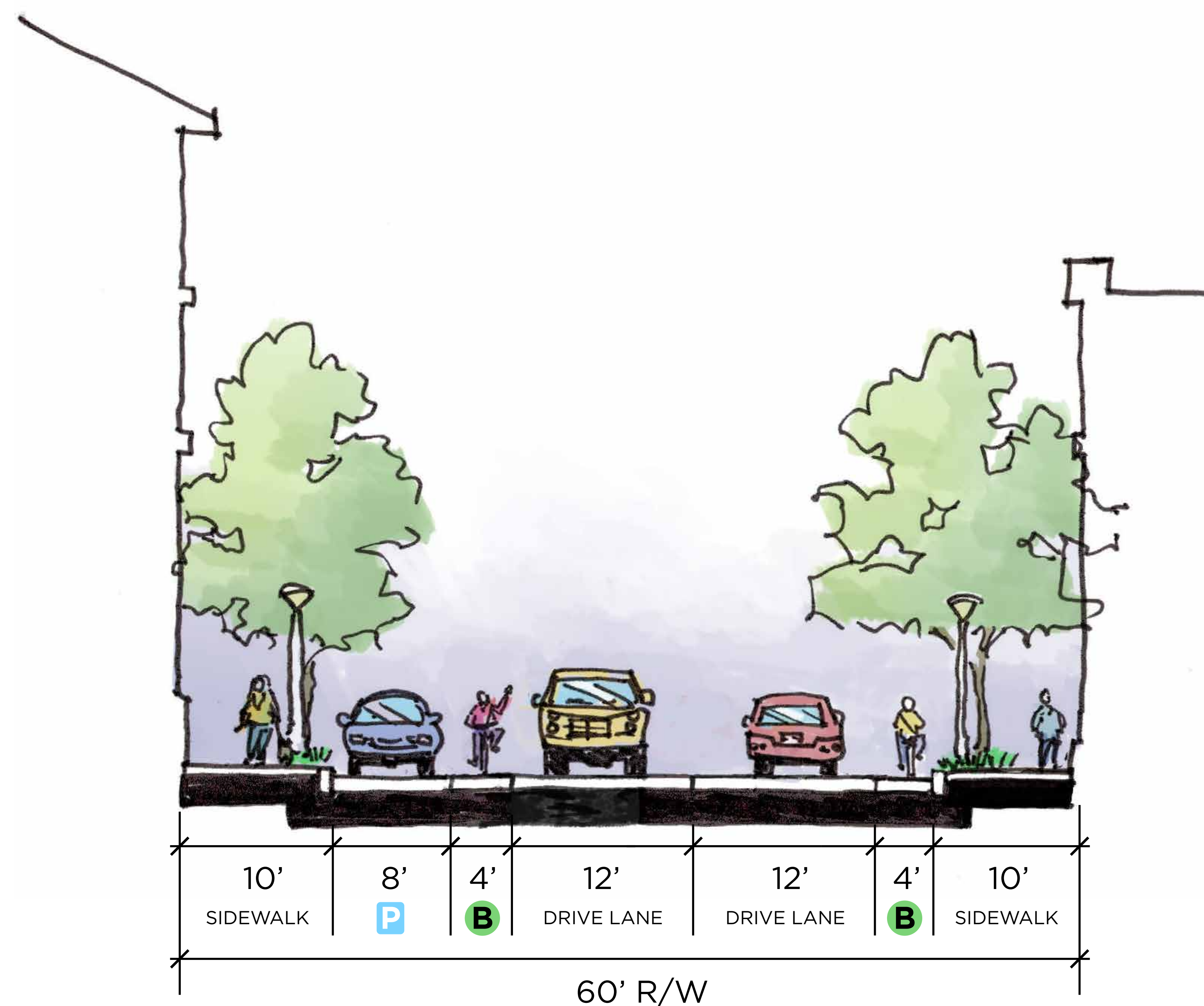


NO PARKING
(WITH BIKE LANES)

TYPICAL STREET SECTIONS (NO PARKING)
Westinghouse Site Reuse Plan
Mansfield, Ohio



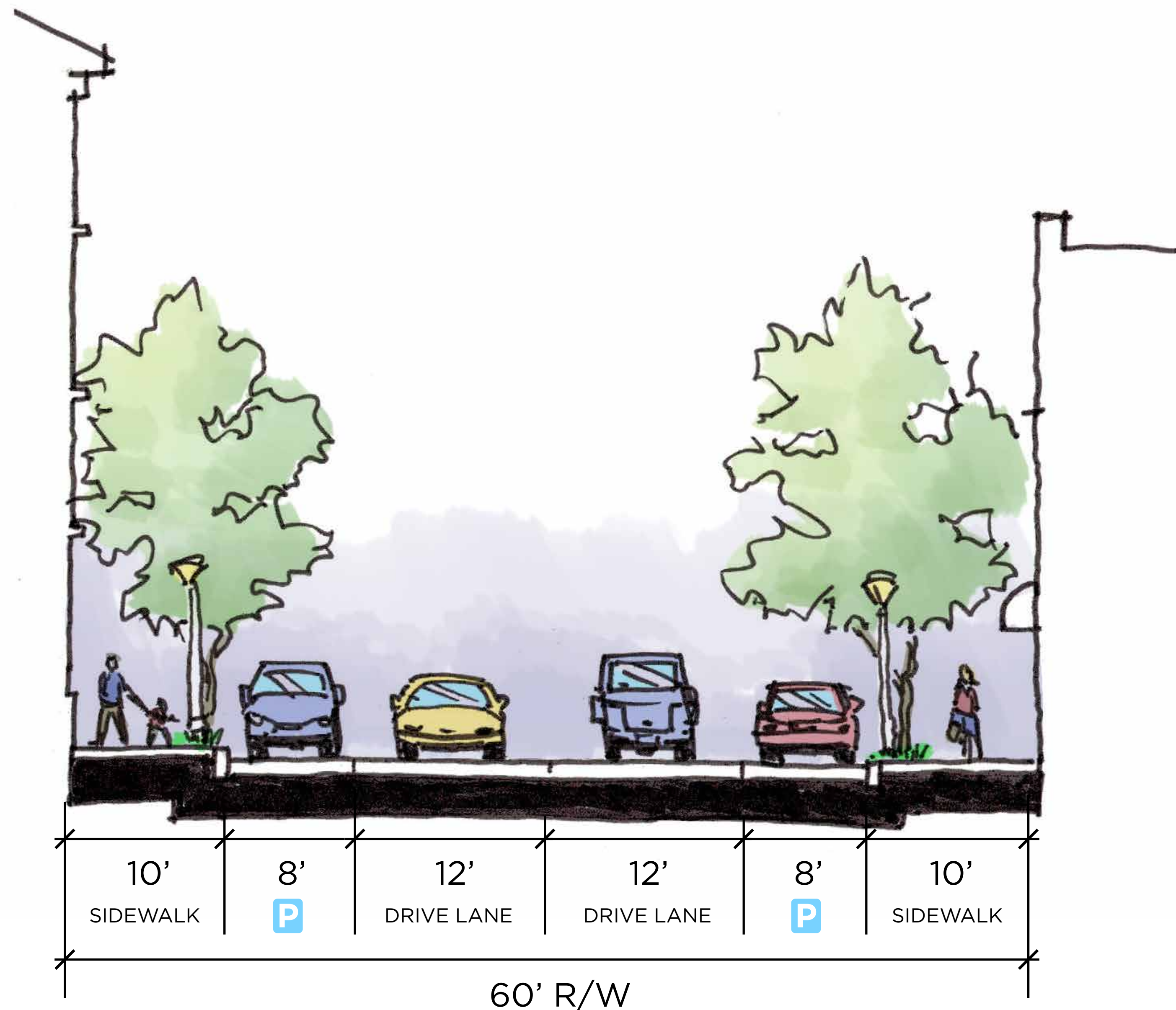
PARKING ONE SIDE
NO BIKE LANES



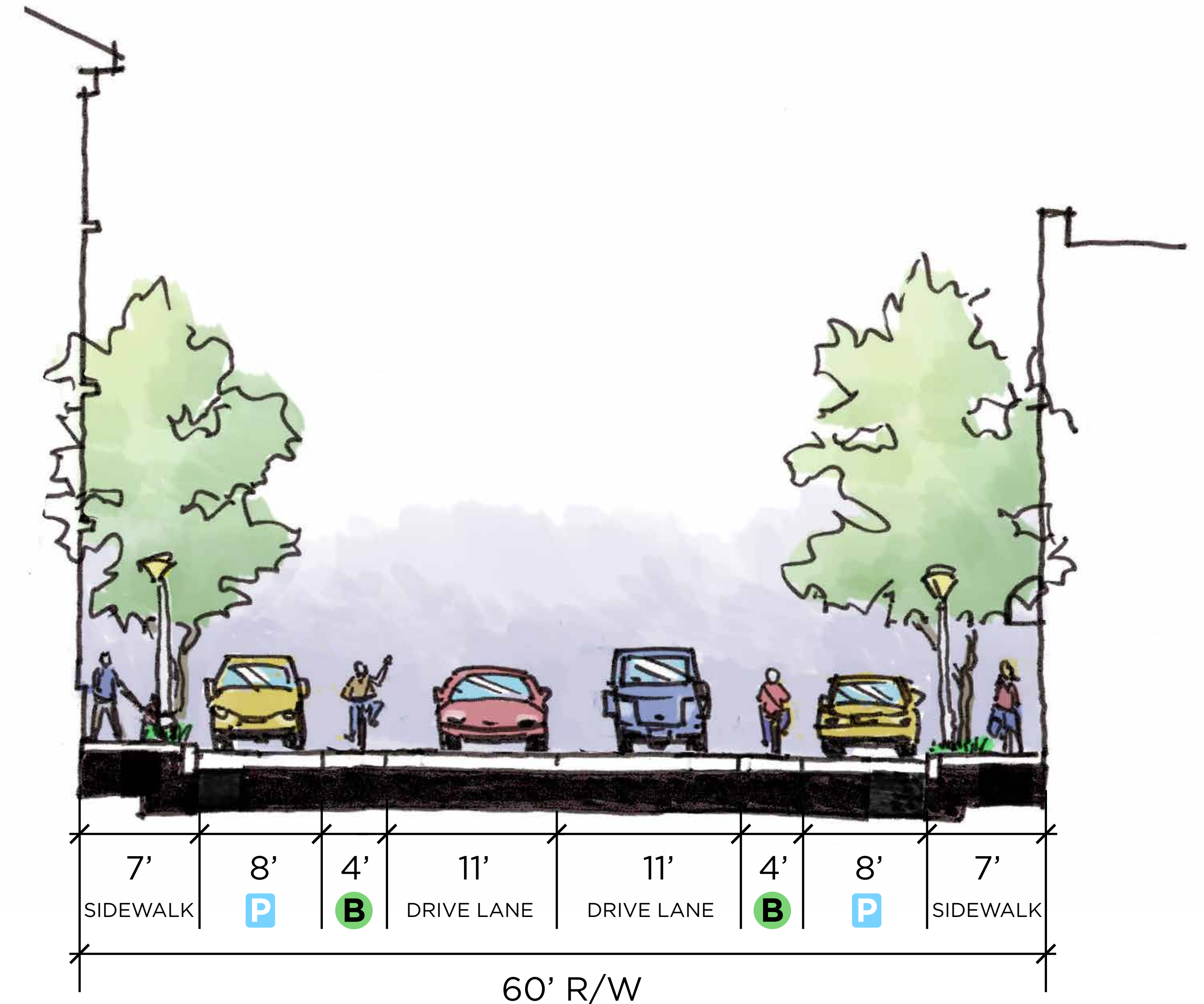
PARKING ONE SIDE
(WITH BIKE LANES)

TYPICAL STREET SECTIONS (PARKING ONE SIDE)

Westinghouse Site Reuse Plan Mansfield, Ohio



PARKING BOTH SIDES
NO BIKE LANES



PARKING BOTH SIDES
(WITH BIKE LANES)

TYPICAL STREET SECTIONS (PARKING BOTH SIDES)

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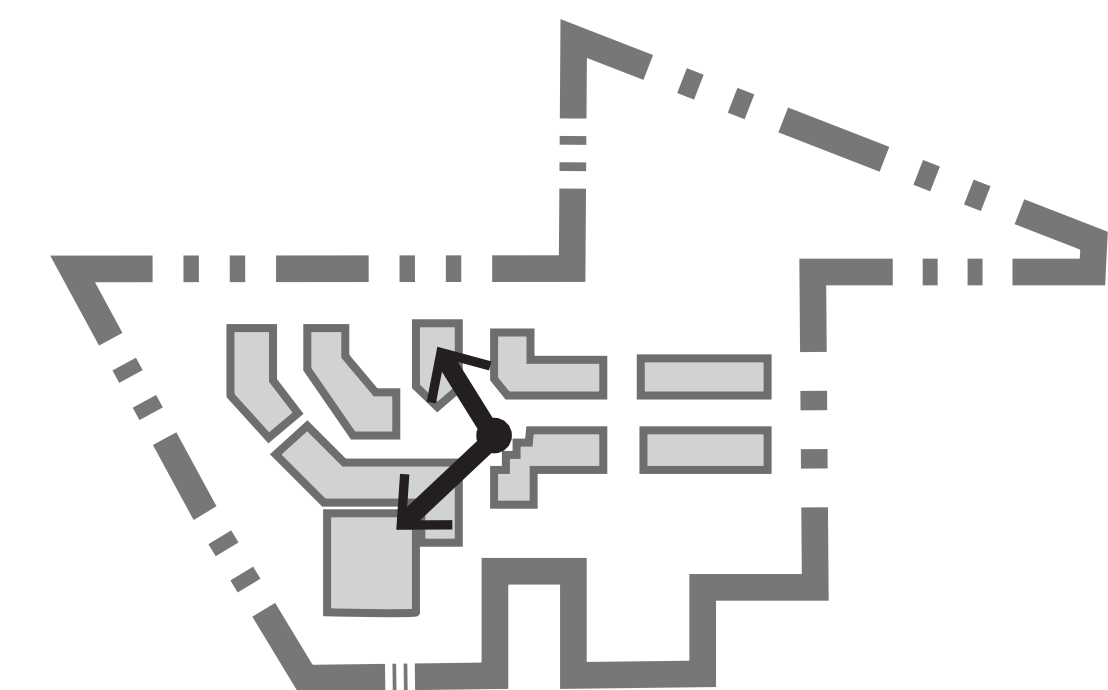




STREETSCAPE RENDERING (PLAN "C")
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Mansfield, Ohio



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