

BAYFRONT PLACE DEVELOPMENT PLAN

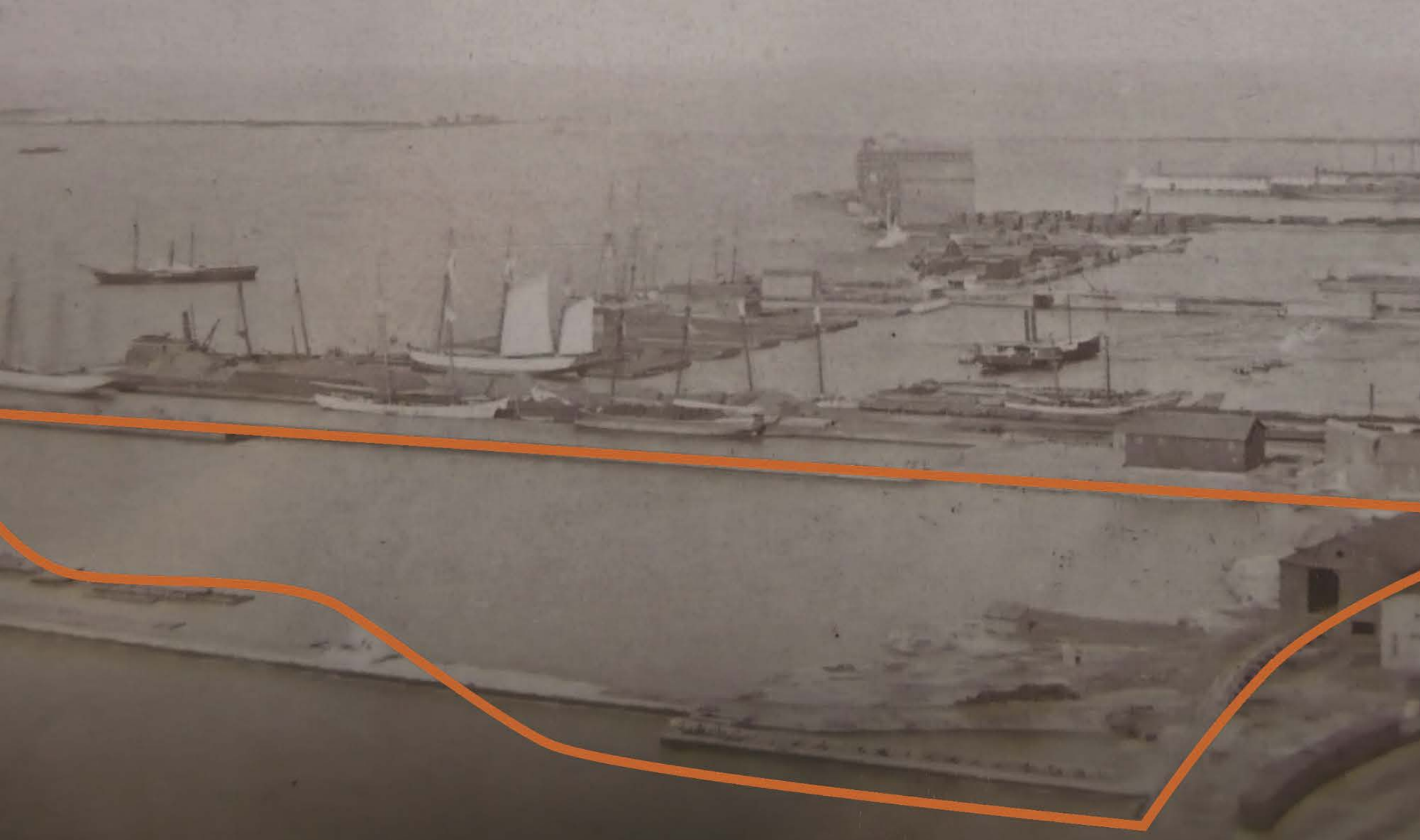
KidderWachter
Architecture & Design



1. History of Site
2. Planning Process
3. Development Plan
4. Site Plan
5. Development Districts
6. Bayfront Place Tour
7. Cost and Benefits
8. Design Standards and Guidelines

An aerial photograph of a waterfront area. In the foreground, a large white boat is docked at a pier. To the left, there are several buildings, including a large one with a white dome. In the background, a large ship with a smokestack is docked. The water is calm, and the sky is overcast.

History of Site



2000
1950
1900
1850
1800
1750

1870



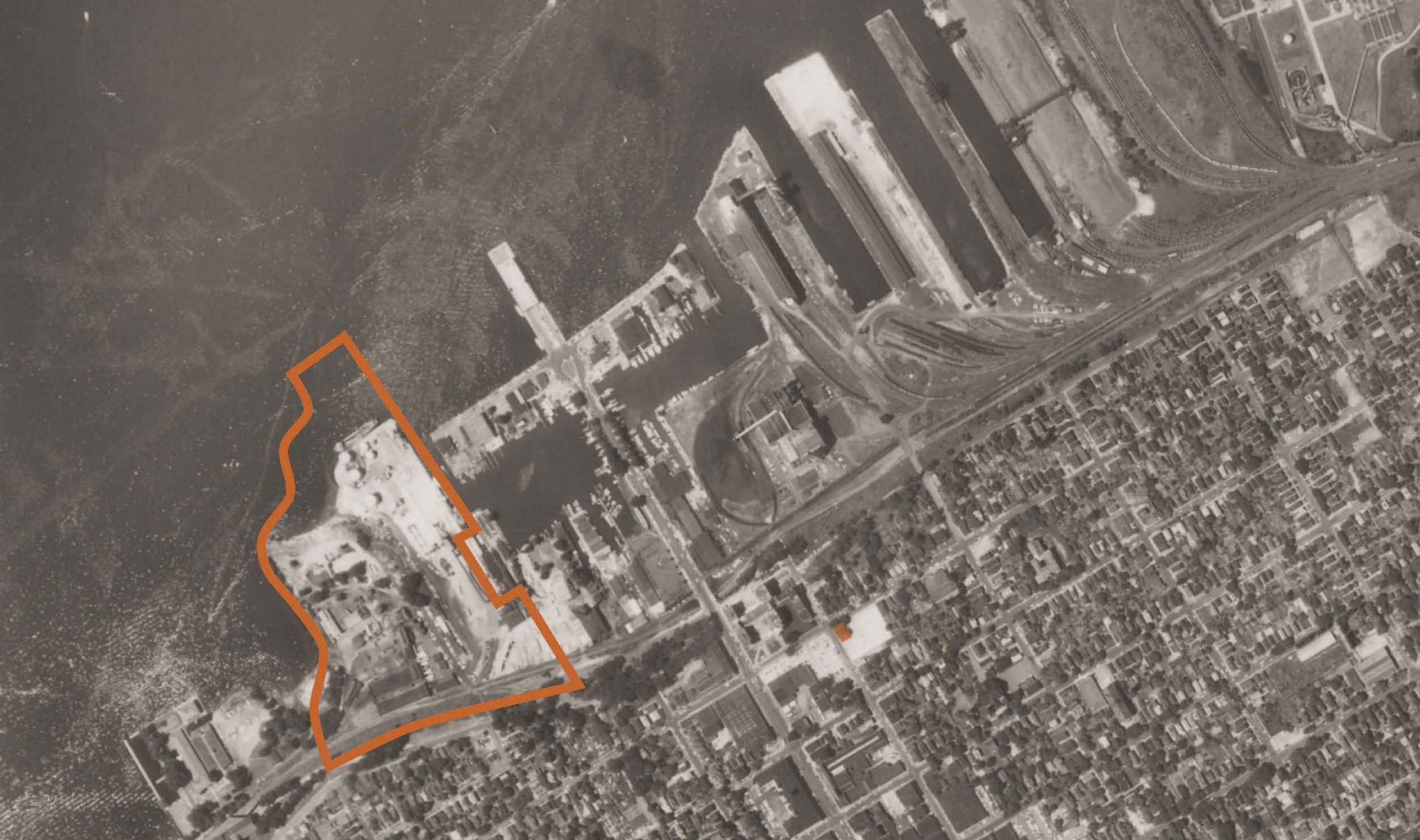
2000
1950
1900
1909
1850
1800
1750

1909



2000
1950
1900
1850
1800
1750

1939



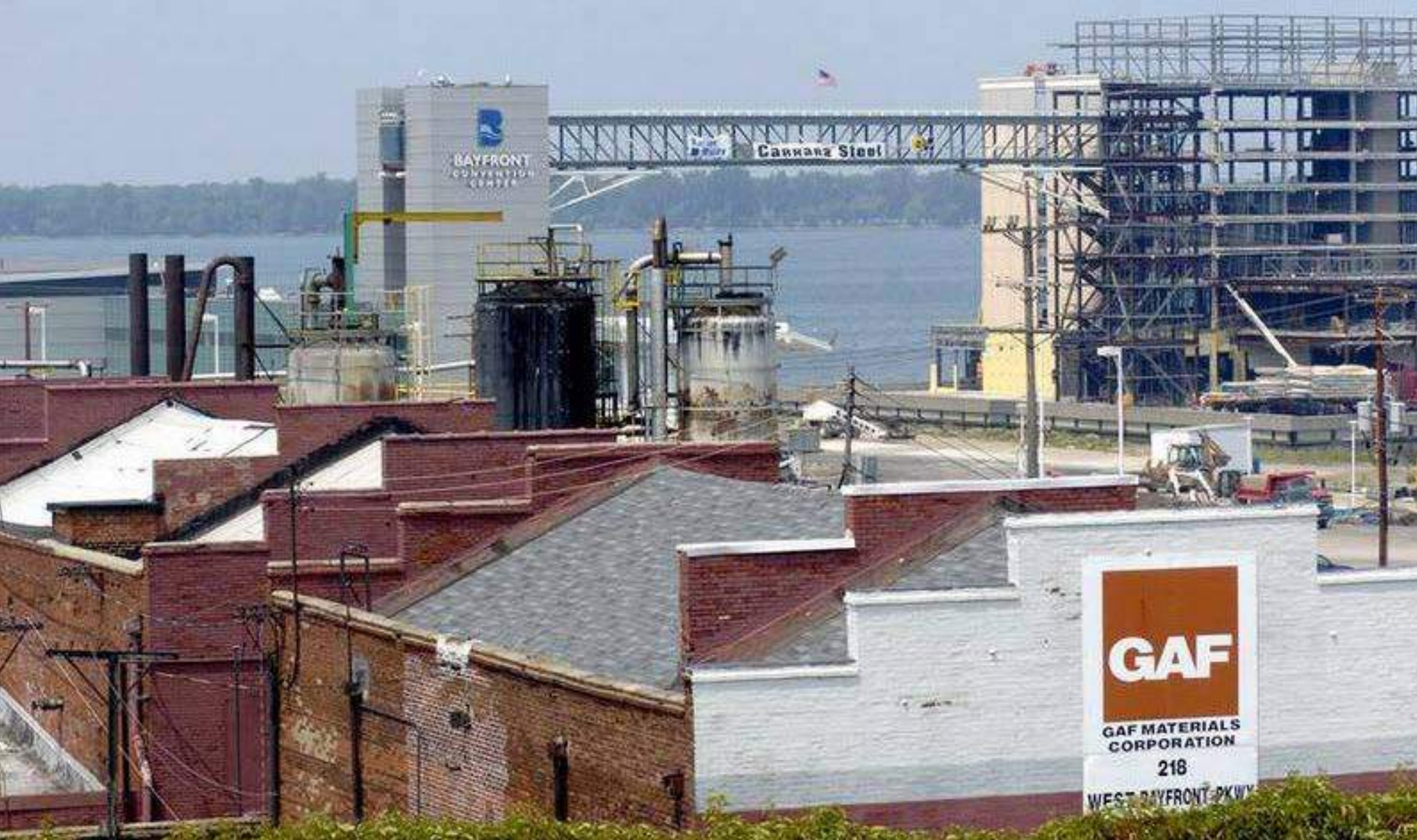
1959

2000
1950
1900
1850
1800
1750



1969

2000
1950
1900
1850
1800
1750



2010

2000

1950

1900

1850

1800

1750



2012

2000

1950

1900

1850

1800

1750



2014

2000

1950

1900

1850

1800

1750



2015-16 —

2000

1950

1900

1850

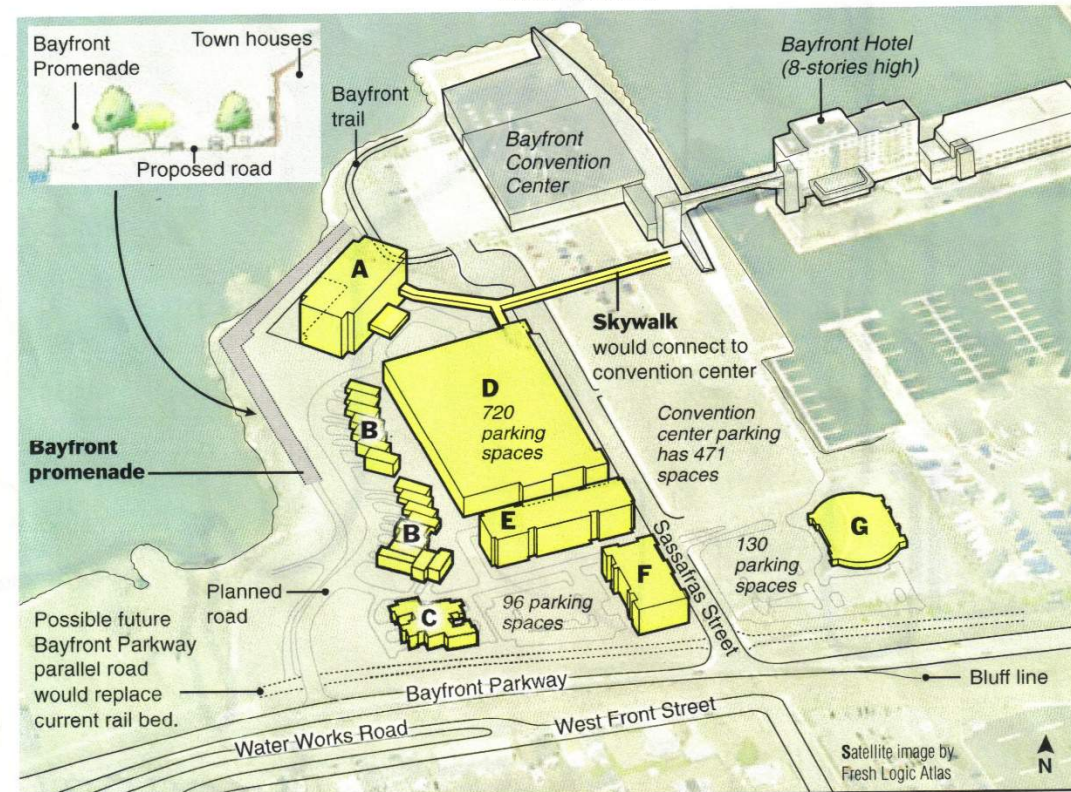
1800

1750

'Concept plan' for former GAF site

The proposal Erie County Convention Center Authority plans use to revamp the former GAF Materials Corp. property.

- | | | | | | | |
|-------------------------------------|---|---|--|---|---|--|
| A.
Six-story hotel | B.
Seventeen town houses , possibly two stories high | C.
Eight mansionettes , apartments occupying two or more floors with own entrances to building | D.
Three-story parking garage with ground floor-restaurant/retail shops facing Sassafras Street | E.
Five-story apartment building with ground-floor offices | F.
Four-story apartment building with ground-floor offices | G.
One-story market house |
|-------------------------------------|---|---|--|---|---|--|



SOURCE: Erie County Convention Center Authority (including drawing of promenade area)

CHRIS SIGMUND/Erie Times-News

- Reviewed and analyzed previous plans
- Compared these plans to successful waterfront developments
- Revisited the opportunities and constraints
- Revisited the public participation components
- Revisited existing conditions and trends of Erie's economy
- Consolidated input and redesigned plan



Principles Supporting the Design

PUBLIC SPACES



DENSE AND WALKABLE



DIVERSE LAND USES



ACCESSIBLE TO THE WATER



STRONG CONNECTIONS



TRULY ERIE WATERFRONT



TOTAL SITE = 29 ACRES

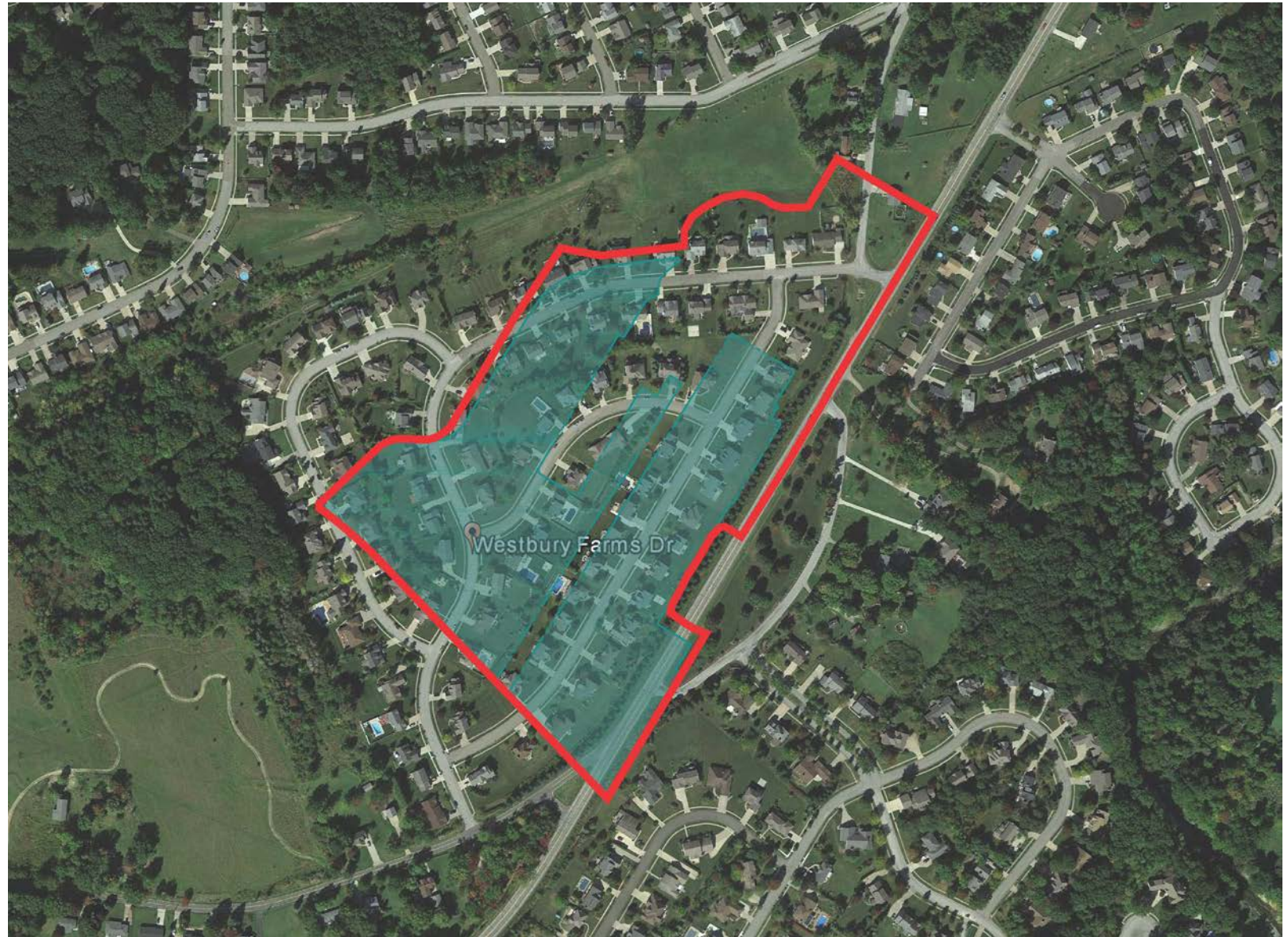
AVAILABLE
LAND
18 ACRES



Site Comparison

**Subdivision –
Millcreek Township
Erie County**

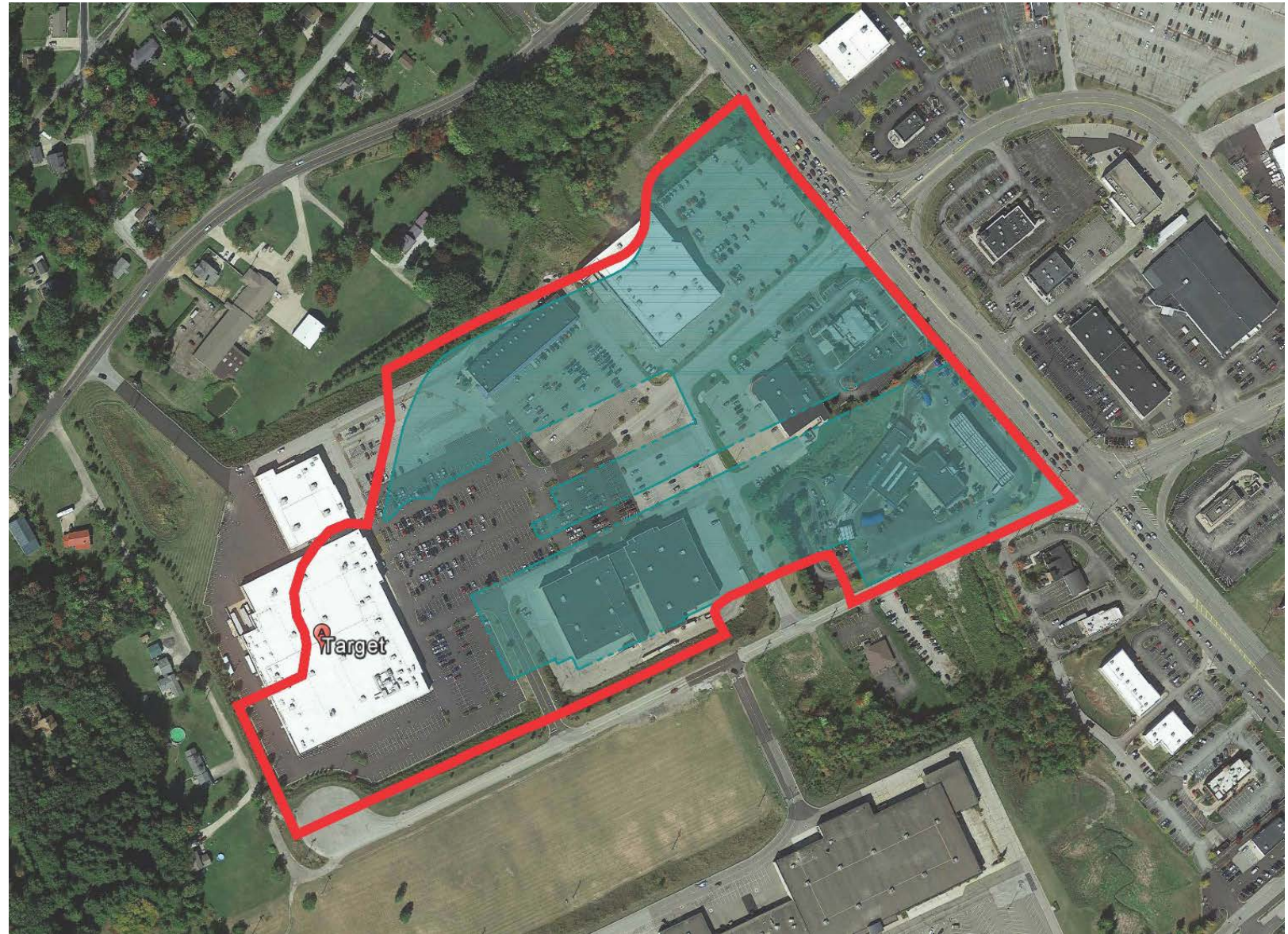
Project Area
29 ACRES



Site Comparison

**Commercial Big Box –
Target Complex
Peach Street
Erie County**

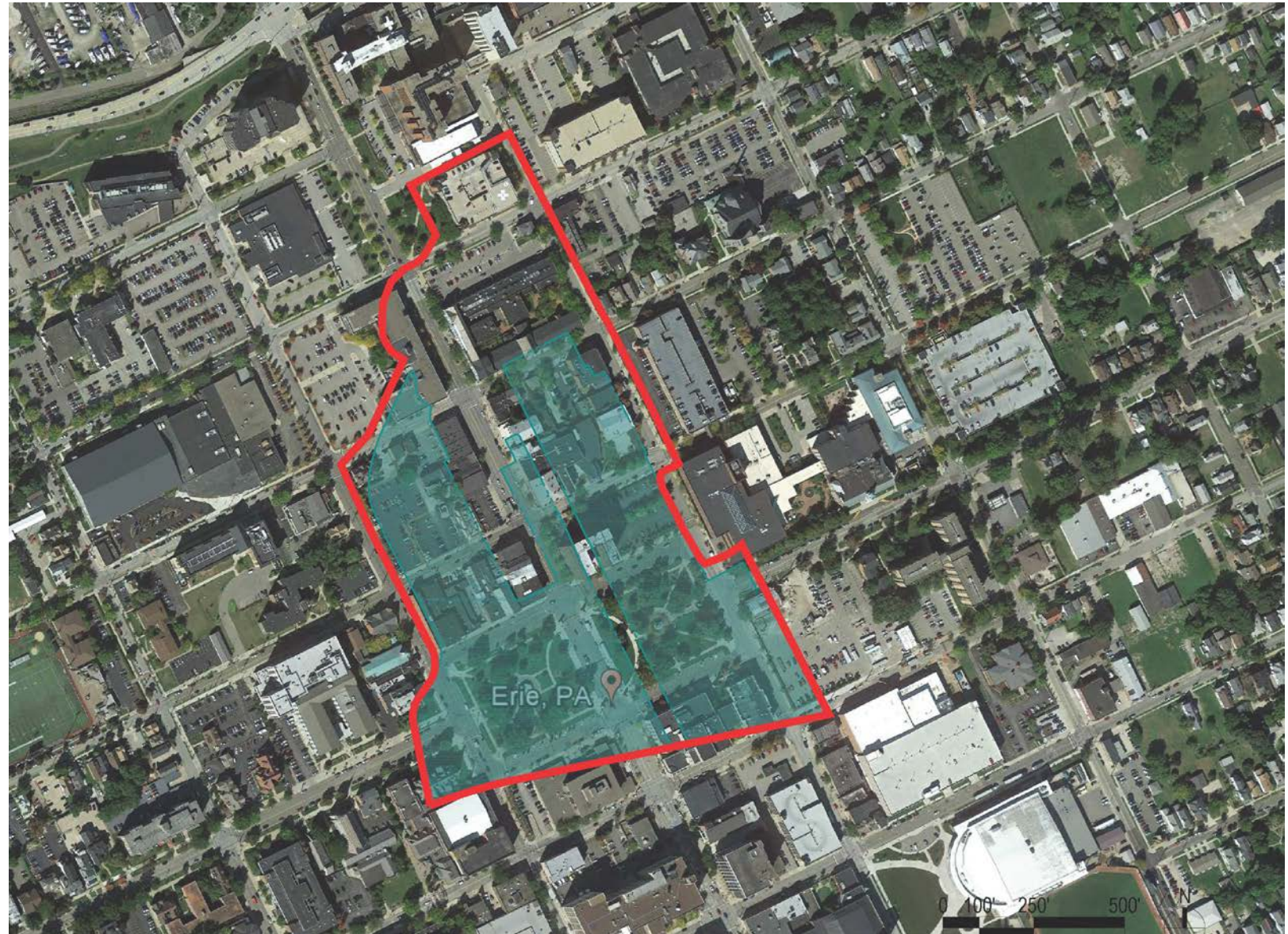
Project Area
29 ACRES



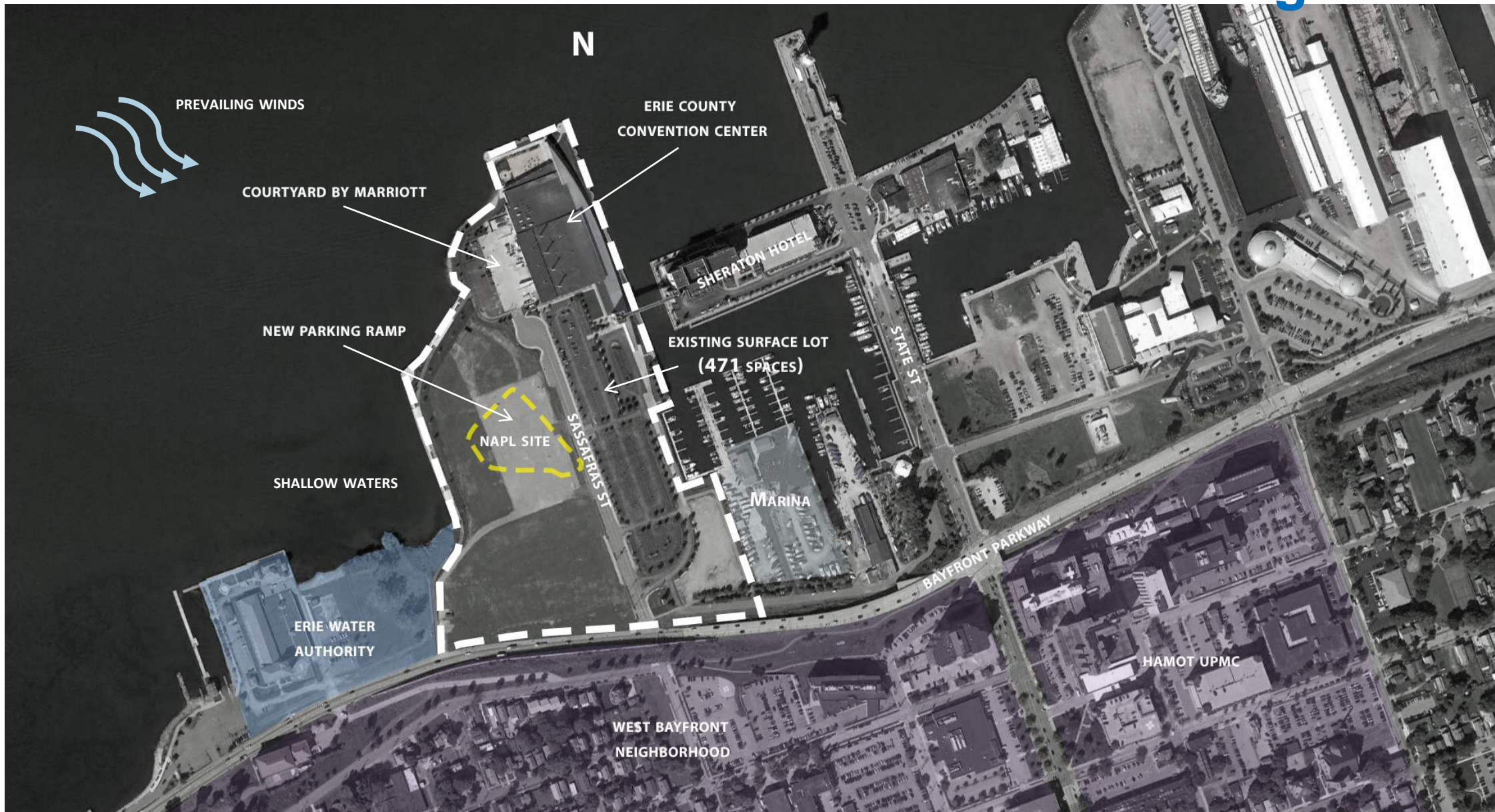
Site Comparison

**Urban Core –
Downtown Erie
Erie County**

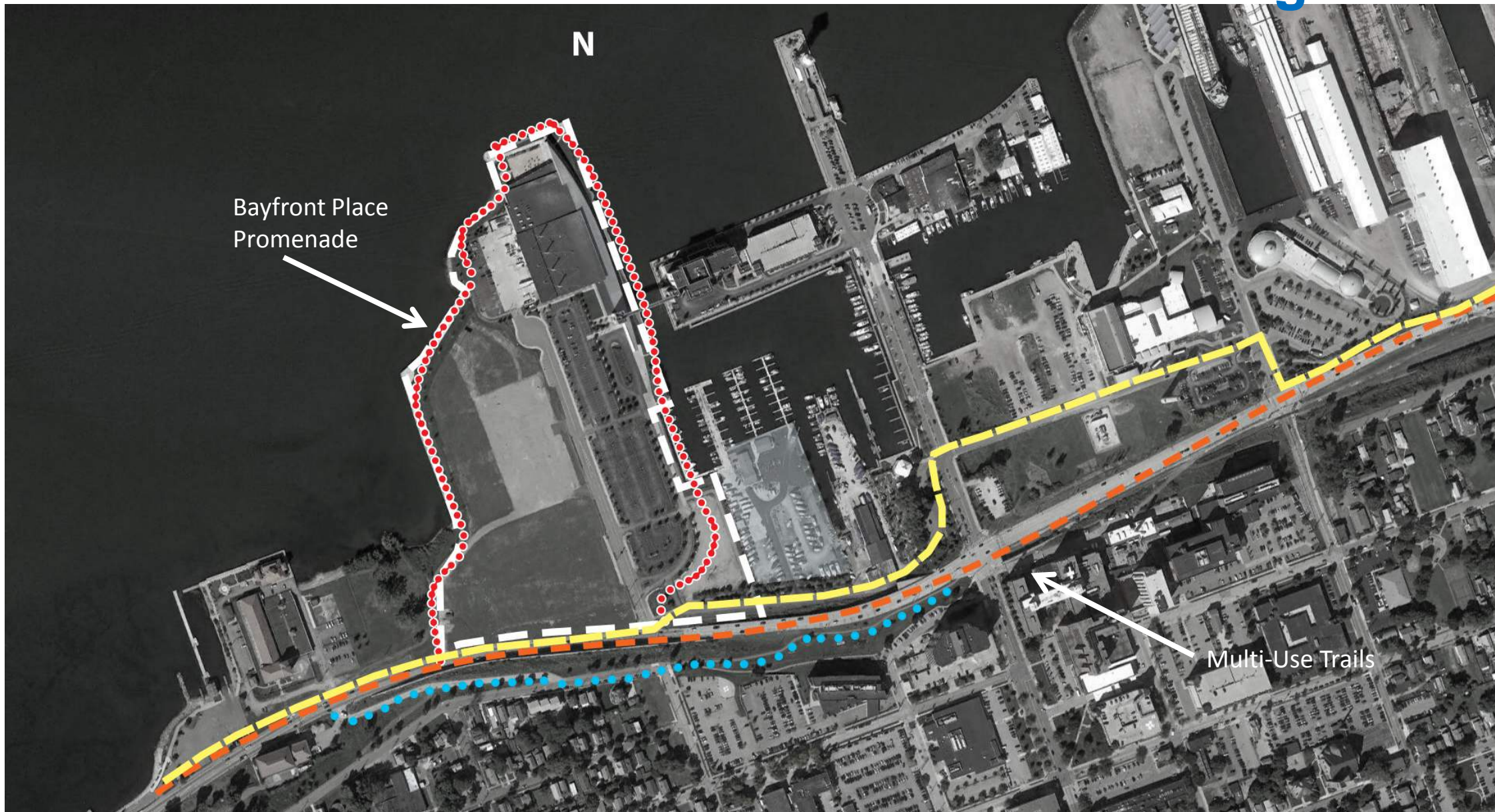
**Project Area
29 ACRES**



Existing Conditions



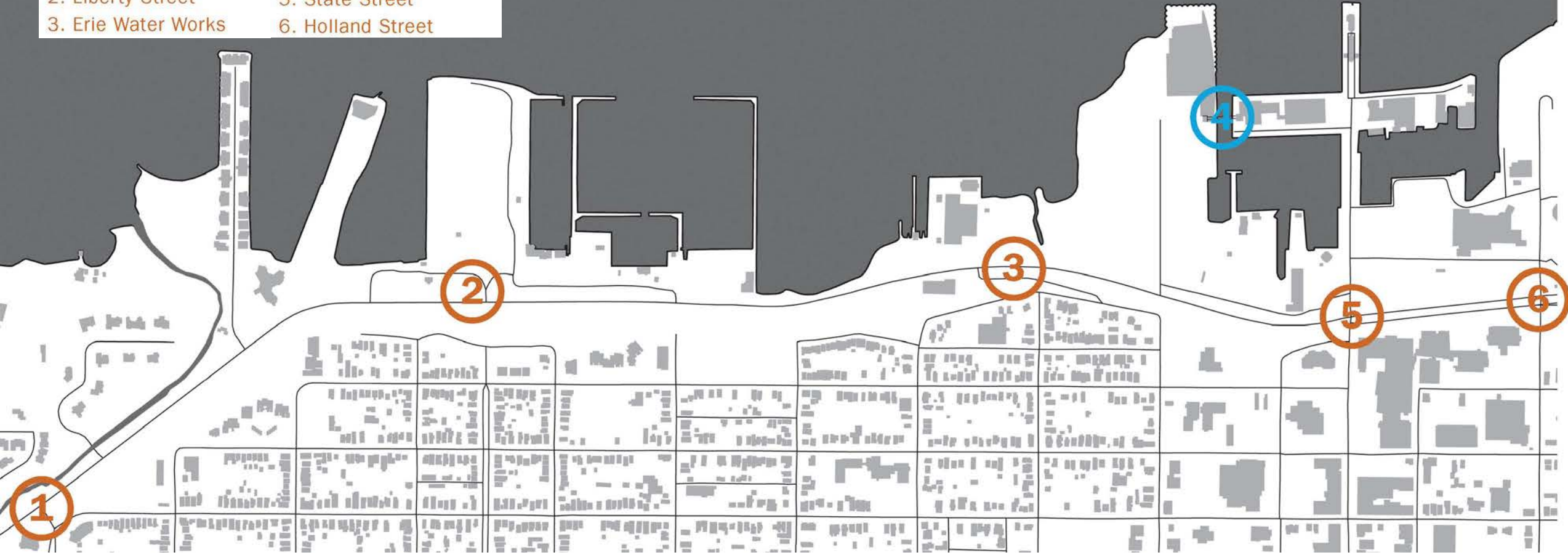
Existing Conditions



Existing Connections

- On-Grade Connection
Skybridge
- 1. Cranberry Street
 - 2. Liberty Street
 - 3. Erie Water Works
 - 4. Convention Center
 - 5. State Street
 - 6. Holland Street

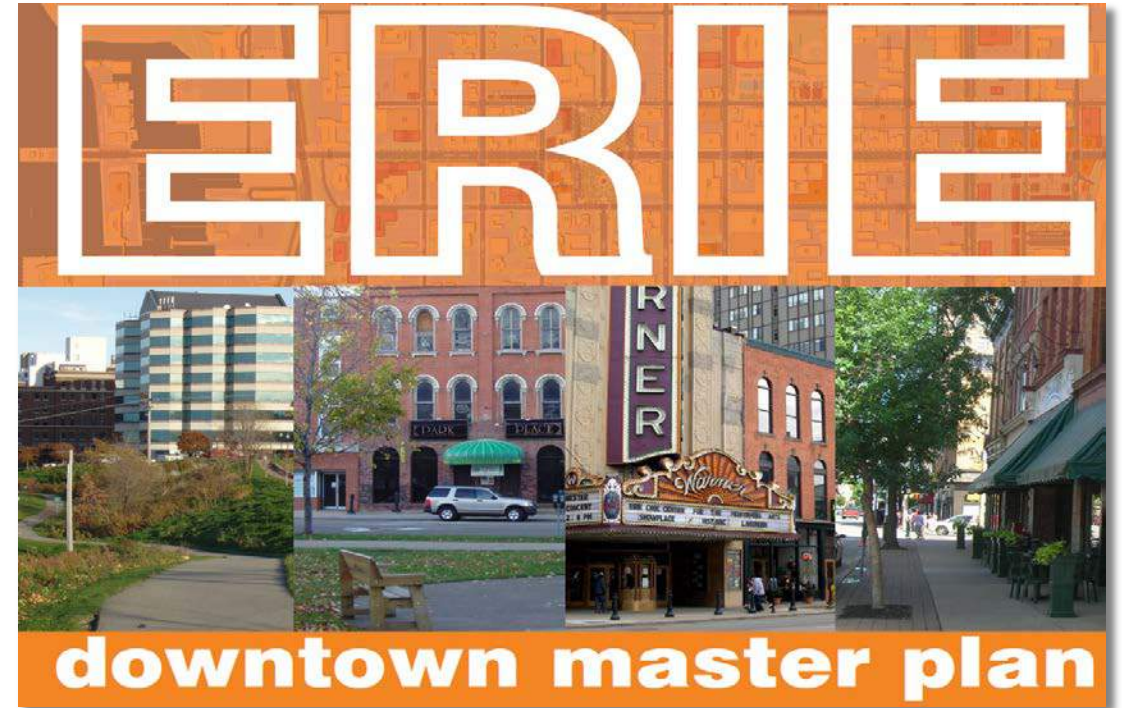
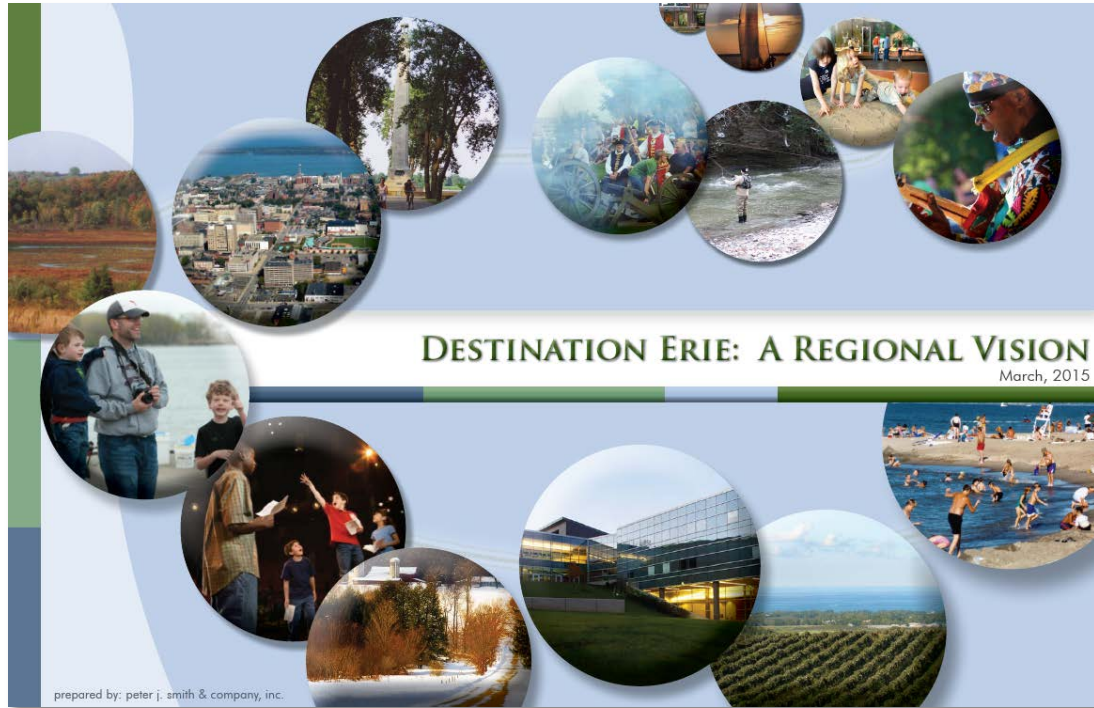
PRESQUE ISLE BAY

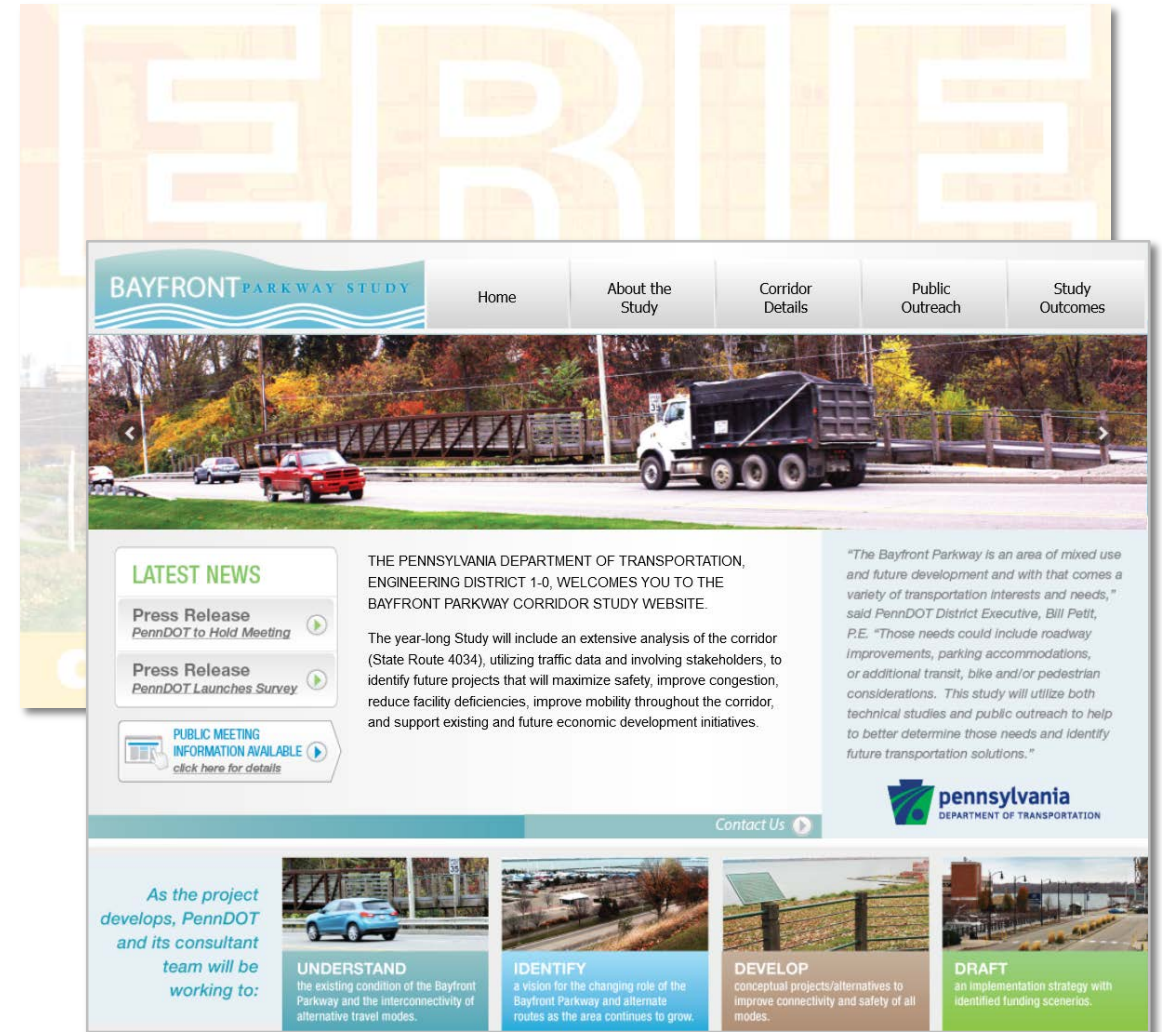
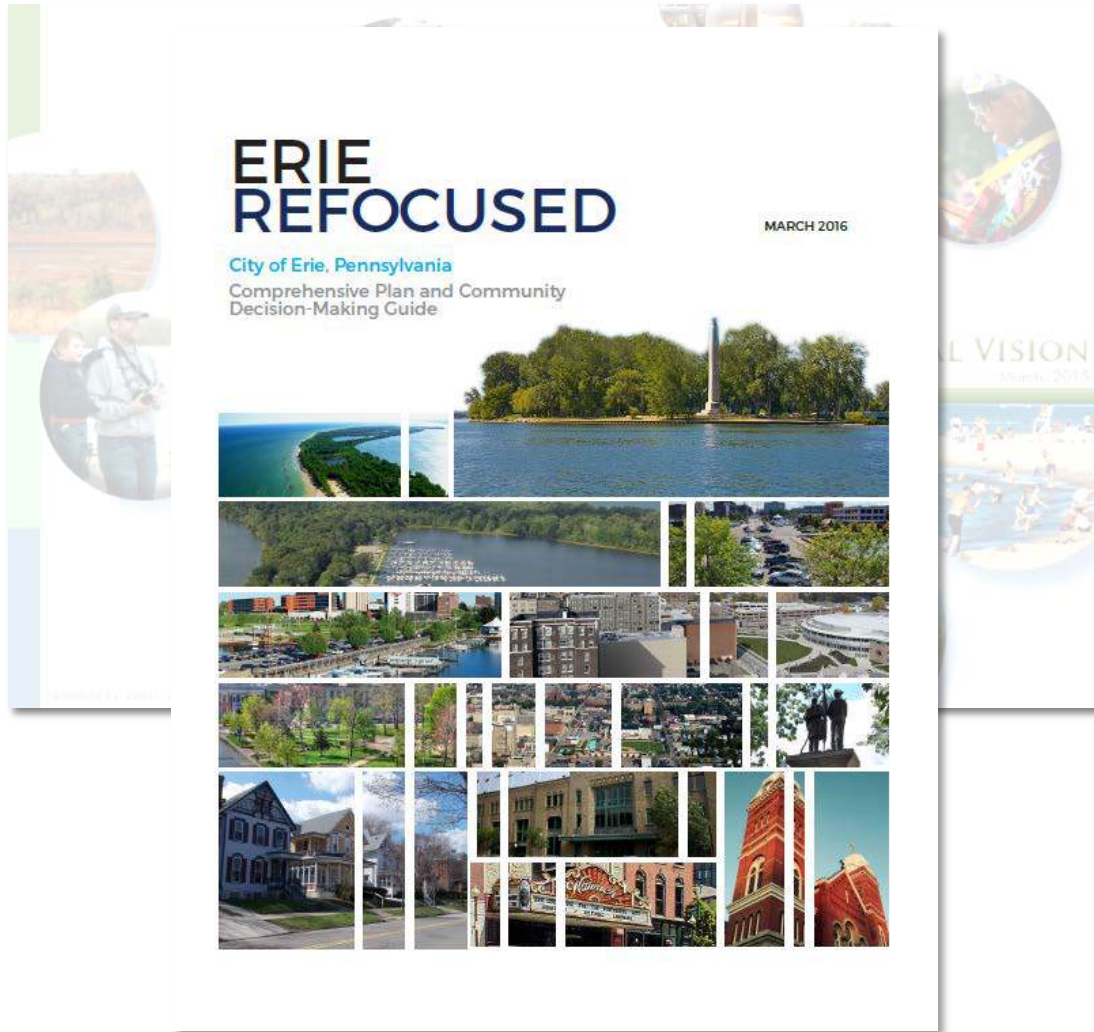


- Soil Bearing Capacity
- Brownfields Site
- Elevation Change
- Waterfront Zoning
- Limited Access Points
- Sassafras Street

Existing Bayfront Development







Consumer Preferences:

- Demand for both **housing and commercial space** will be for **walkable** locations that offer grocery, medical, transportation, parks, restaurants, and retail.

Generational Change:

- Aging baby boomers, single person households, minority growth will make up a majority of housing needs.
- **75%** of demand over the next 20 years will be for **rental units** – **not single family suburban houses.**

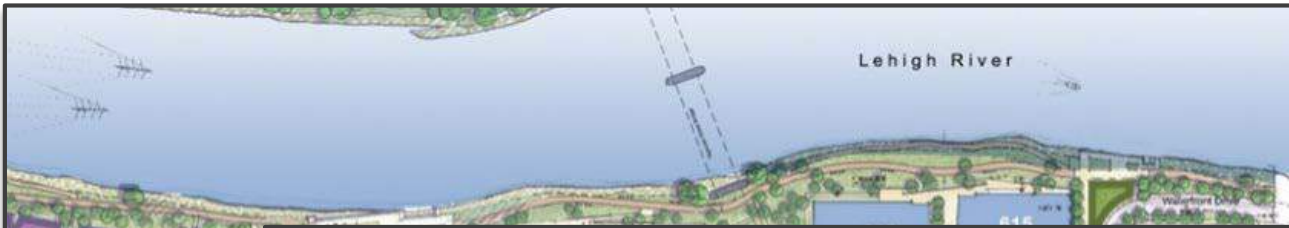
Reclaiming Waterfronts

- Lehigh Riverfront Masterplan
Allentown, PA



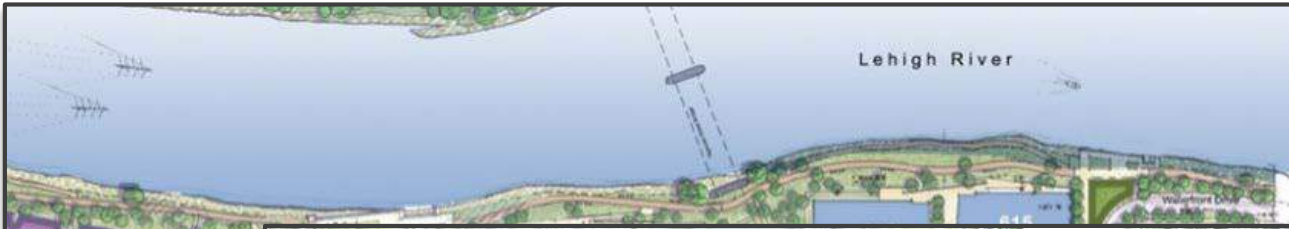
Reclaiming Waterfronts

- Lehigh Riverfront Masterplan
Allentown, PA
- Allegheny Riverfront Vision Plan
Pittsburgh, PA



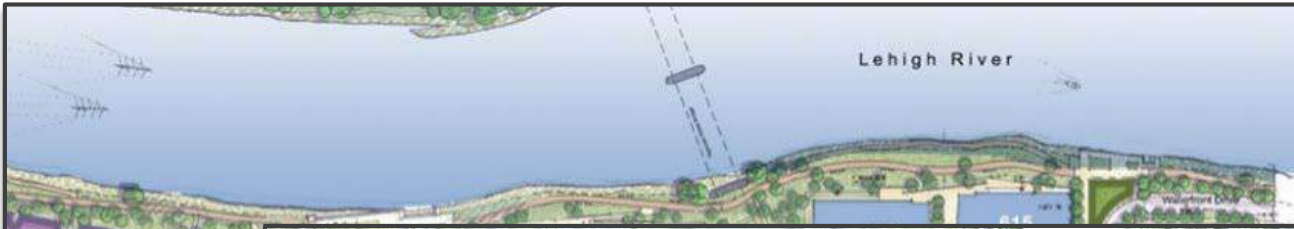
Reclaiming Waterfronts

- Lehigh Riverfront Masterplan
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Pittsburgh, PA
- Master Plan for the Central Delaware
Philadelphia, PA



Reclaiming Waterfronts

- Lehigh Riverfront Masterplan
Allentown, PA
- Allegheny Riverfront Vision Plan
Pittsburgh, PA
- Master Plan for the Central Delaware
Philadelphia, PA
- Outer Harbor Master Plan
Buffalo, NY





Development Plan





Courtyard by Marriott

Erie County Convention Center

Parking Ramp with Retail Wrap

Existing Walkway

Sassafras Street

Bayfront Parkway



Proposed Great Lawn

Main Street District

Sassafra District

Central Square District

Office District

Marina District

Market District

Proposed Pedestrian Bridge

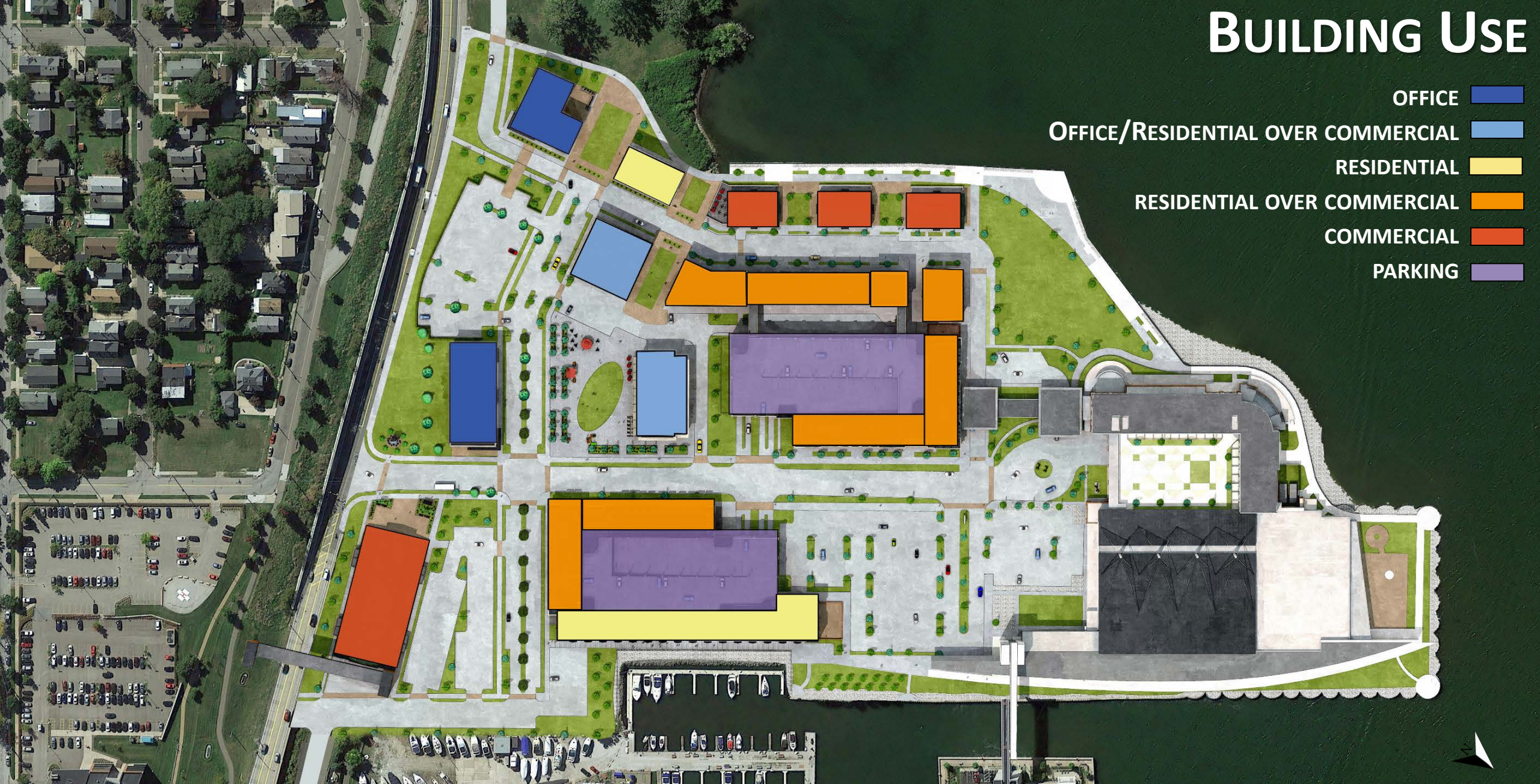
Main Street

Bayfront Parkway

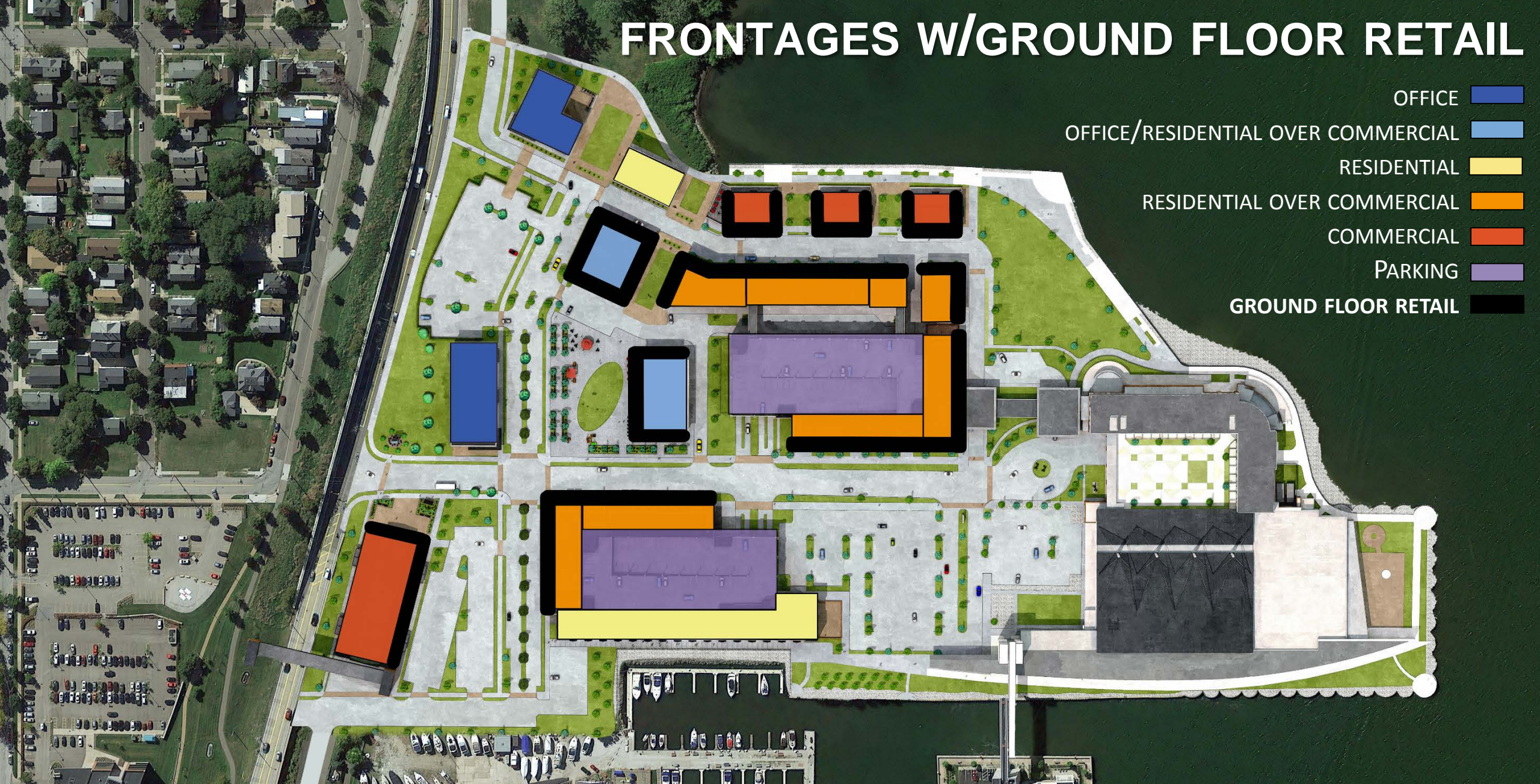
Sassafra Street

BUILDING USE

- OFFICE 
- OFFICE/RESIDENTIAL OVER COMMERCIAL 
- RESIDENTIAL 
- RESIDENTIAL OVER COMMERCIAL 
- COMMERCIAL 
- PARKING 



FRONTAGES W/GROUND FLOOR RETAIL



OFFICE



OFFICE/RESIDENTIAL OVER COMMERCIAL



RESIDENTIAL



RESIDENTIAL OVER COMMERCIAL



COMMERCIAL



PARKING

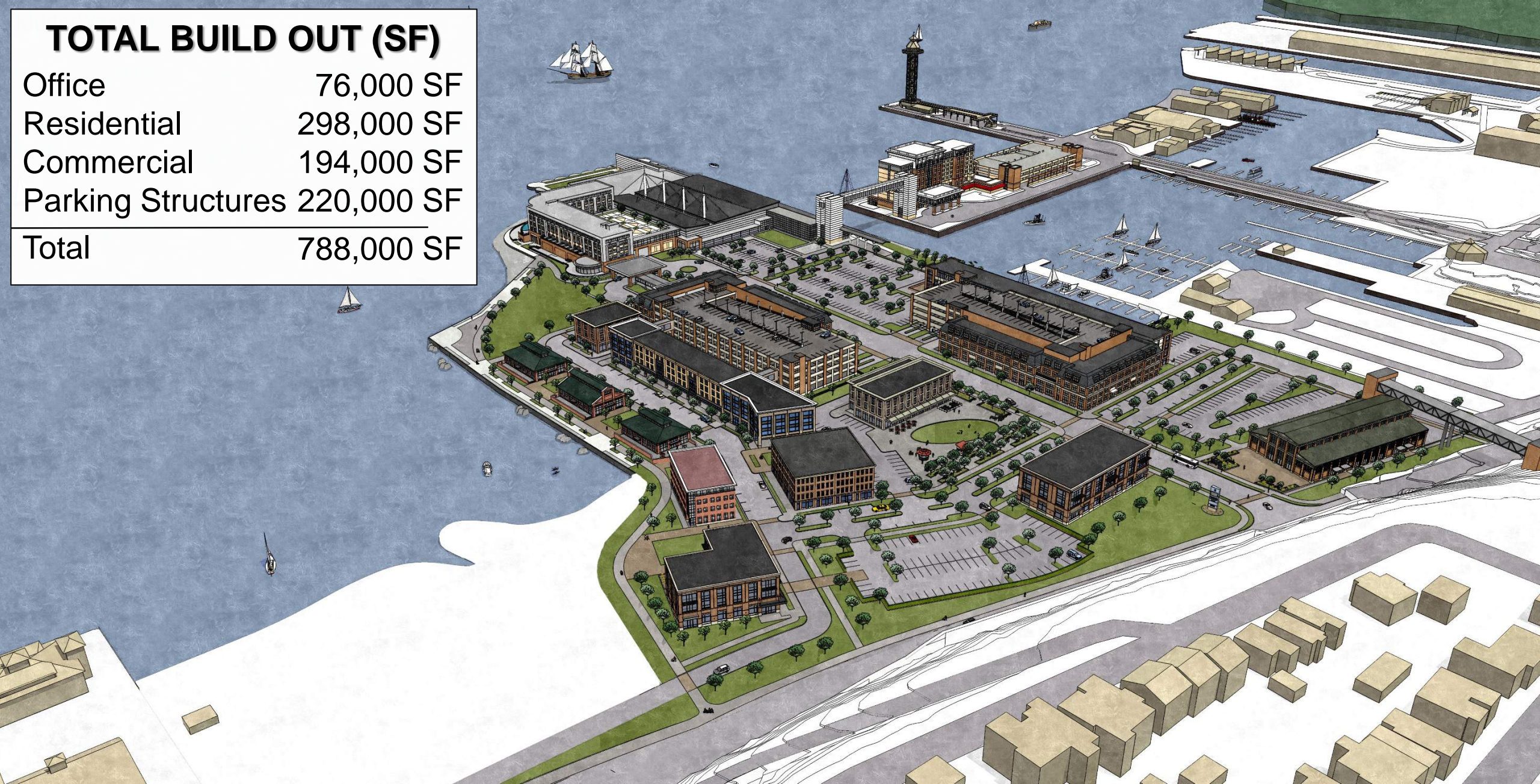


GROUND FLOOR RETAIL



TOTAL BUILD OUT (SF)

Office	76,000 SF
Residential	298,000 SF
Commercial	194,000 SF
Parking Structures	220,000 SF
Total	788,000 SF

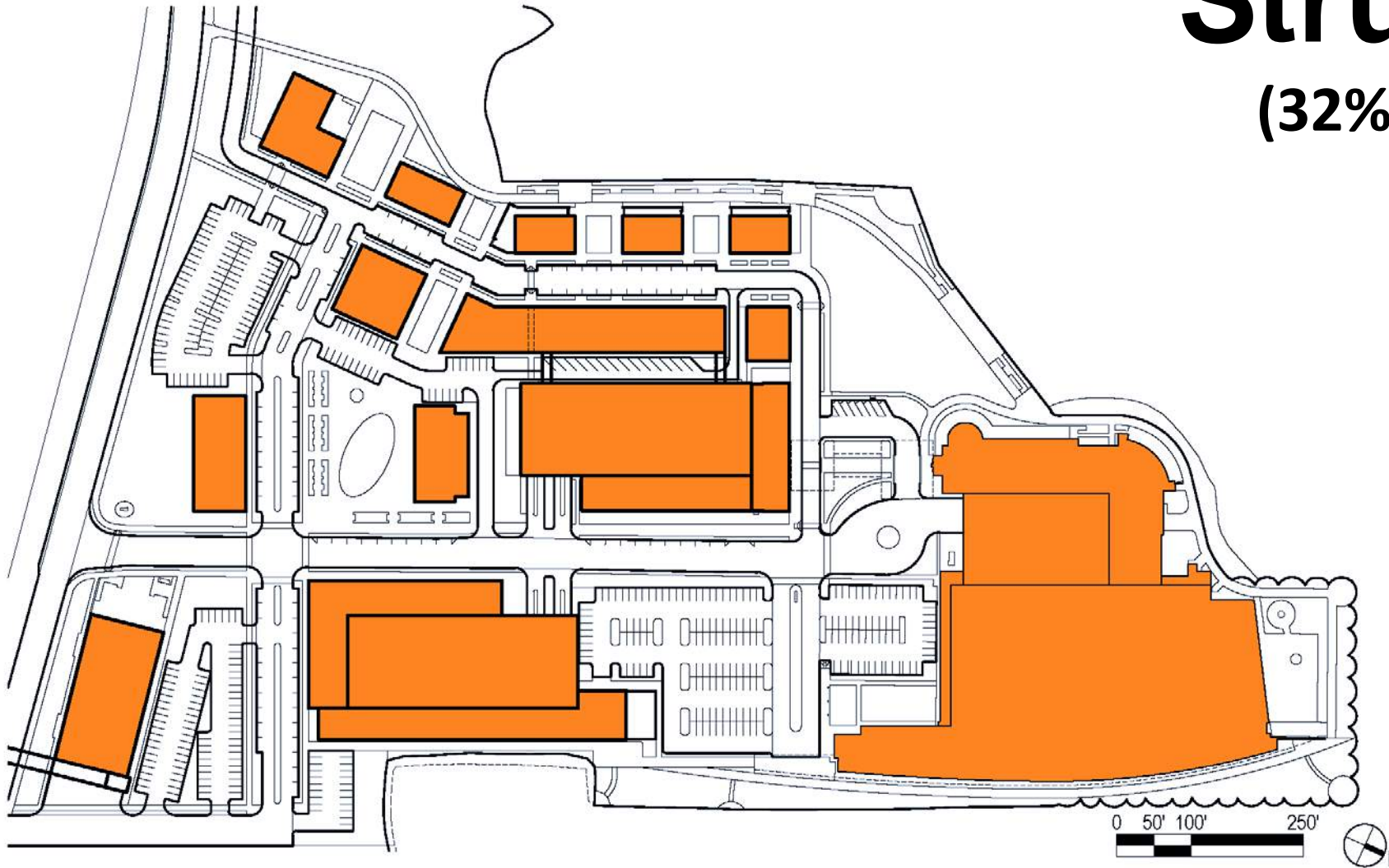




Site Plan

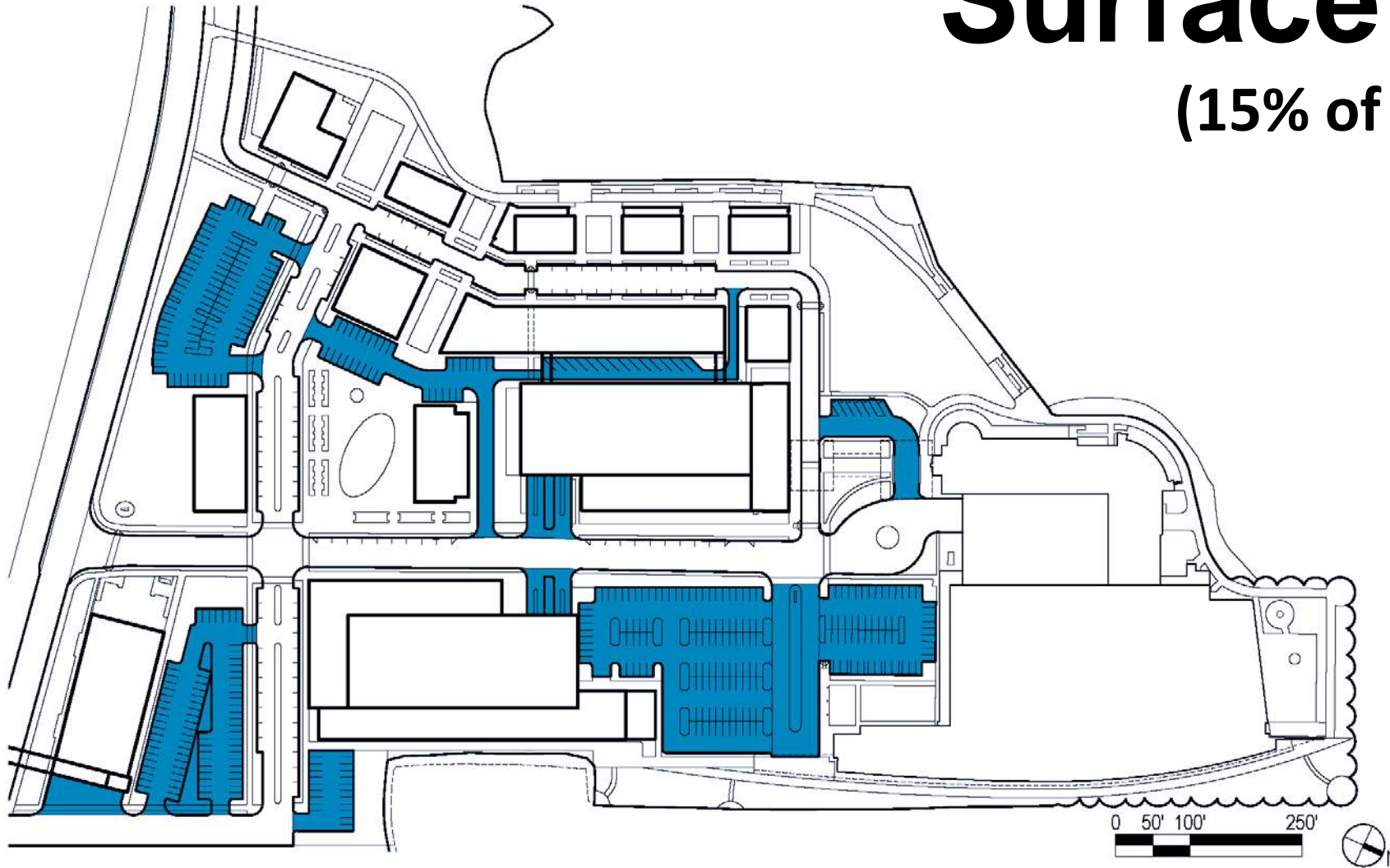
Structures

(32% of the site)



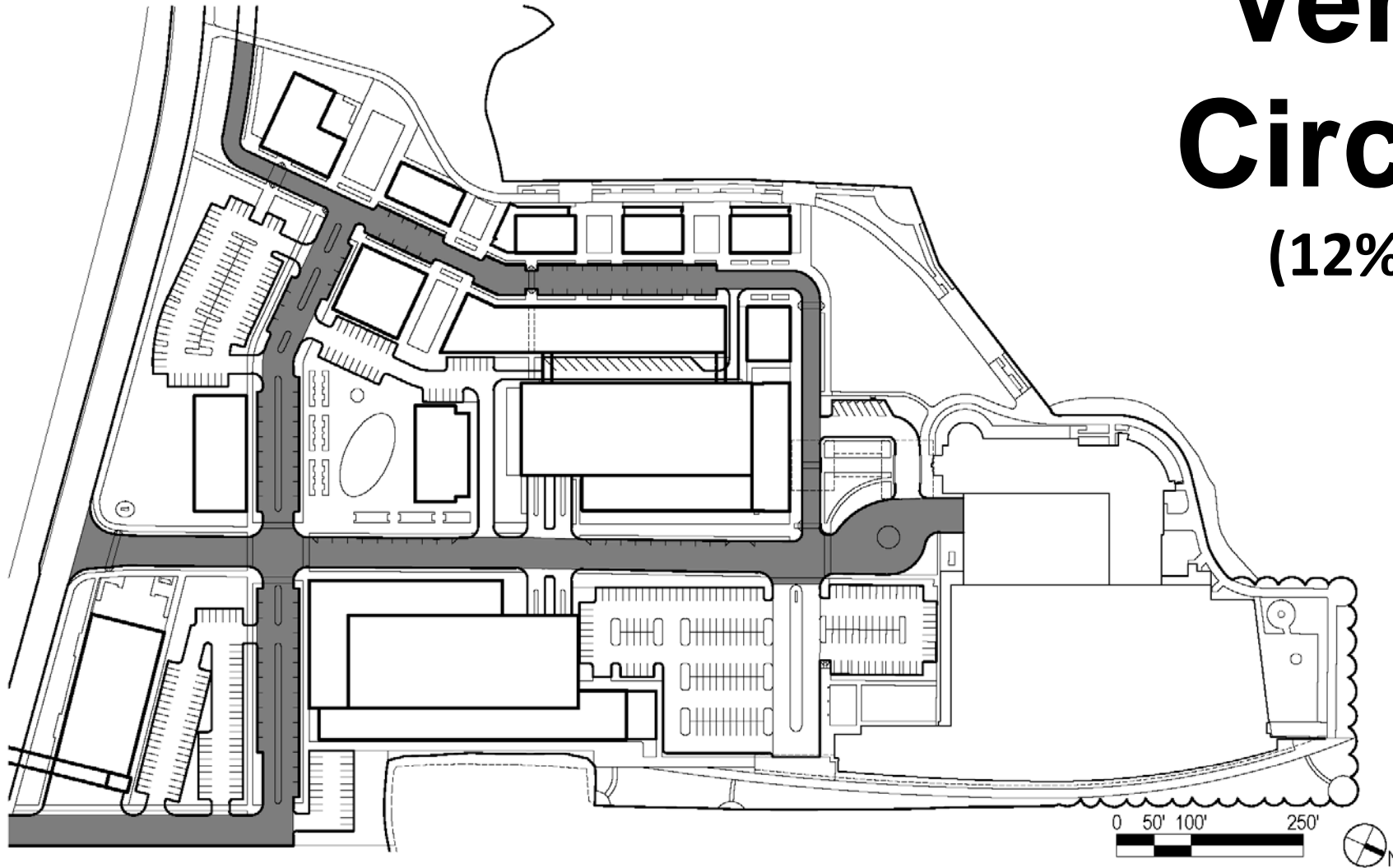
Surface Parking

(15% of the site)

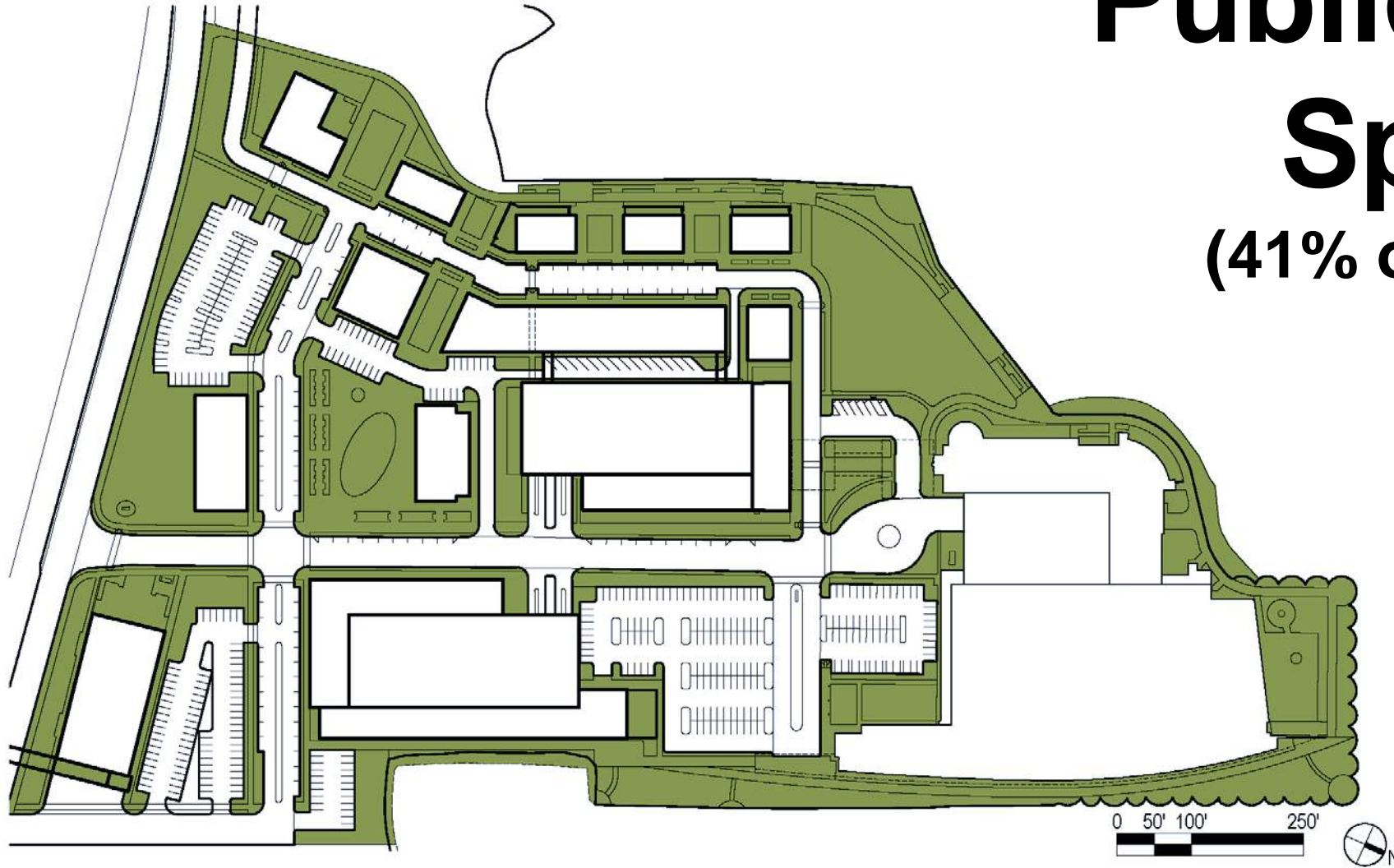


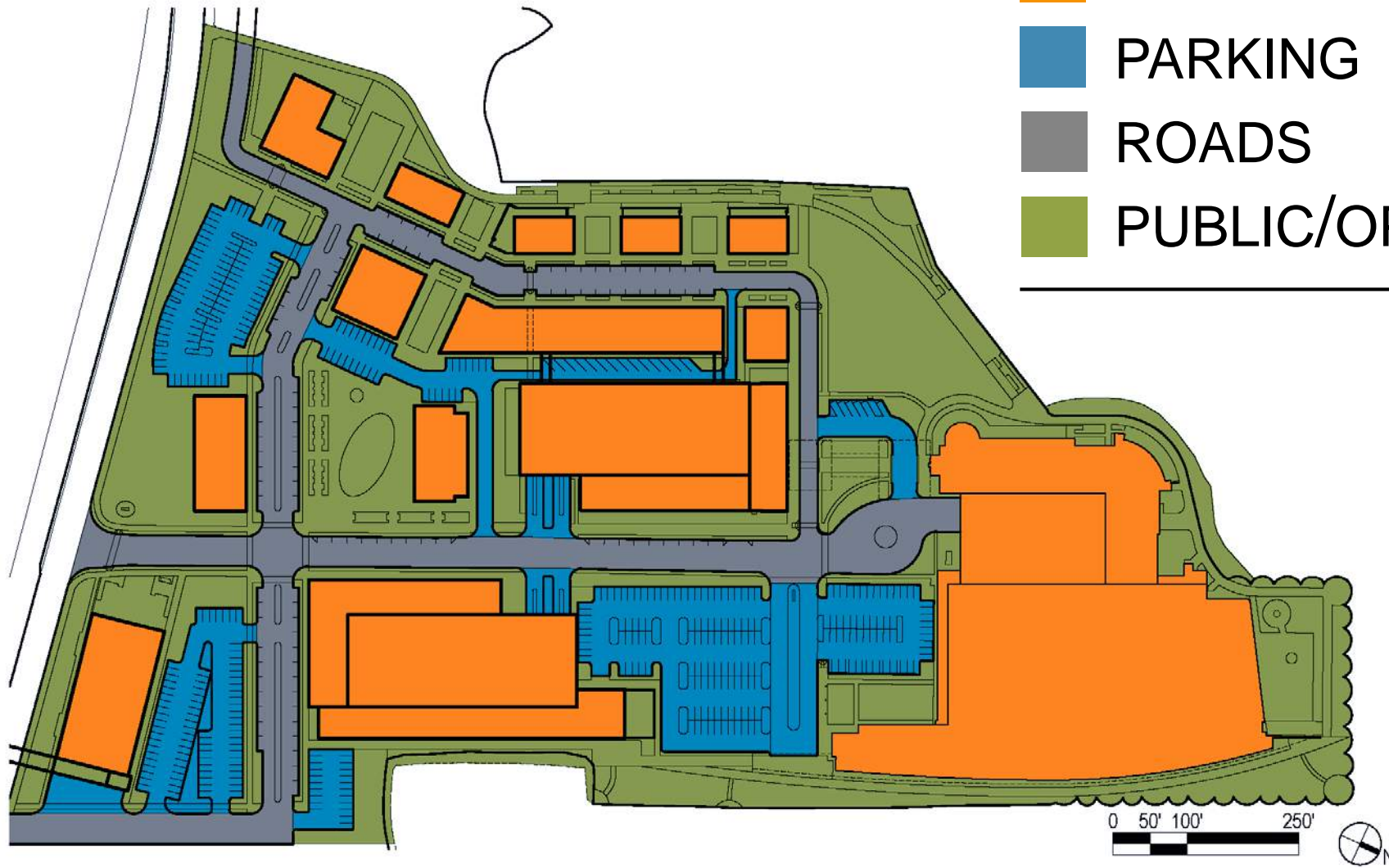
Vehicular Circulation

(12% of the site)



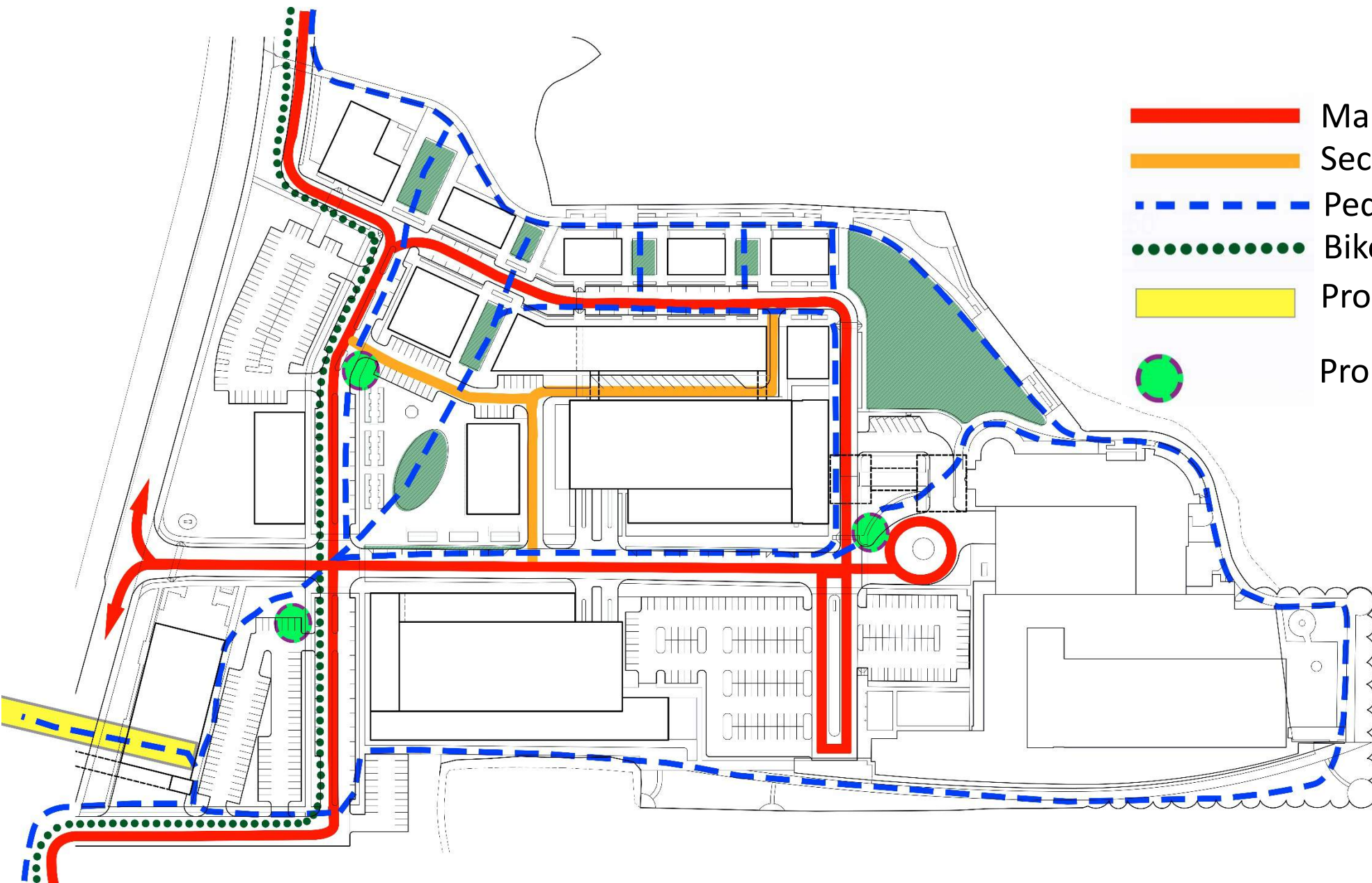
Public/ Open Space (41% of the site)








■	STRUCTURES	32%
■	PARKING	15%
■	ROADS	12%
■	PUBLIC/OPEN SPACE	41%
		100%

Circulation



-  Main Vehicular Circulation
-  Secondary Circulation
-  Pedestrian Circulation
-  Bike Lanes
-  Proposed Pedestrian Bridge
-  Proposed Transit Stops

Connecting the Site



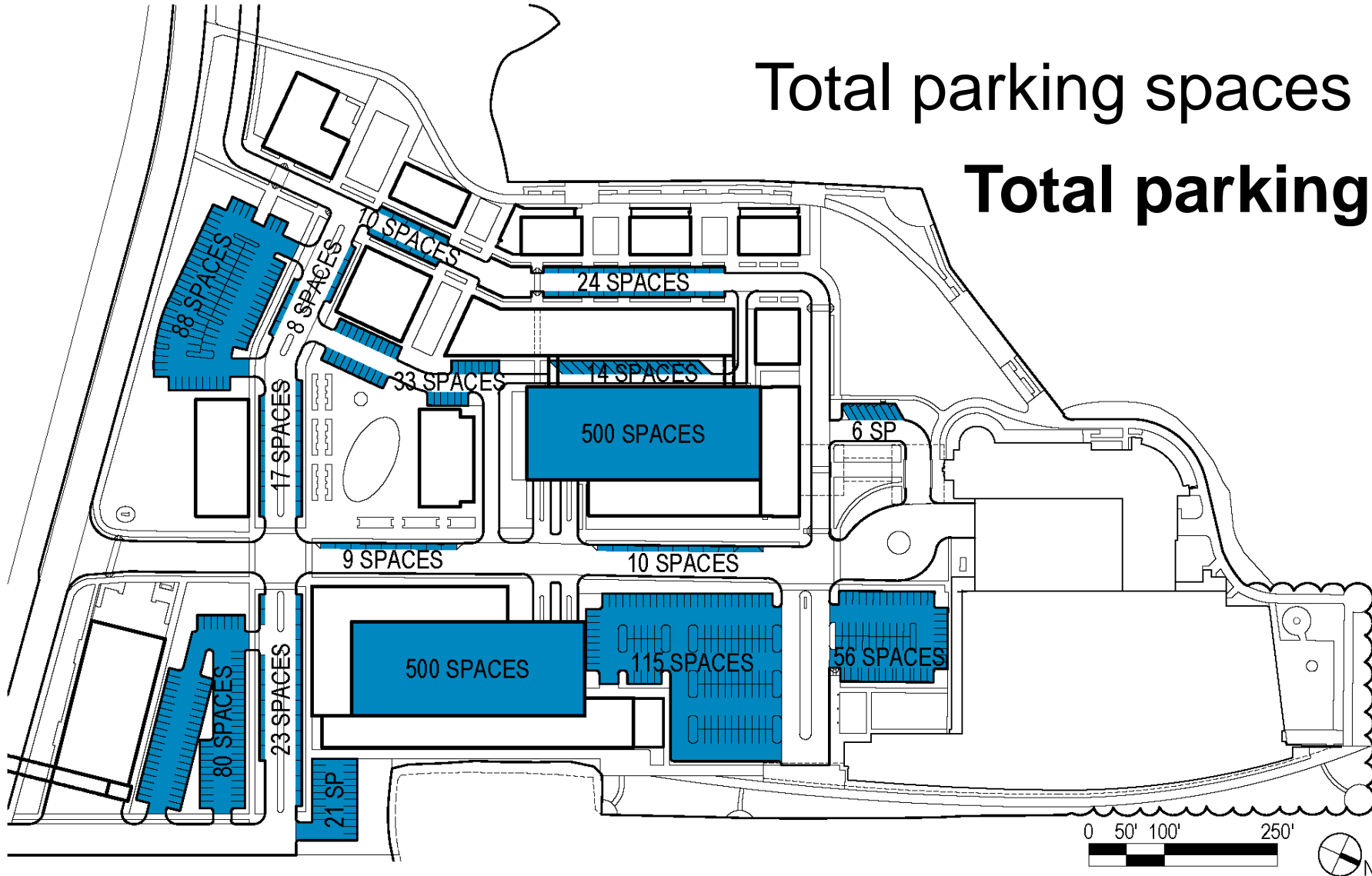


Parking

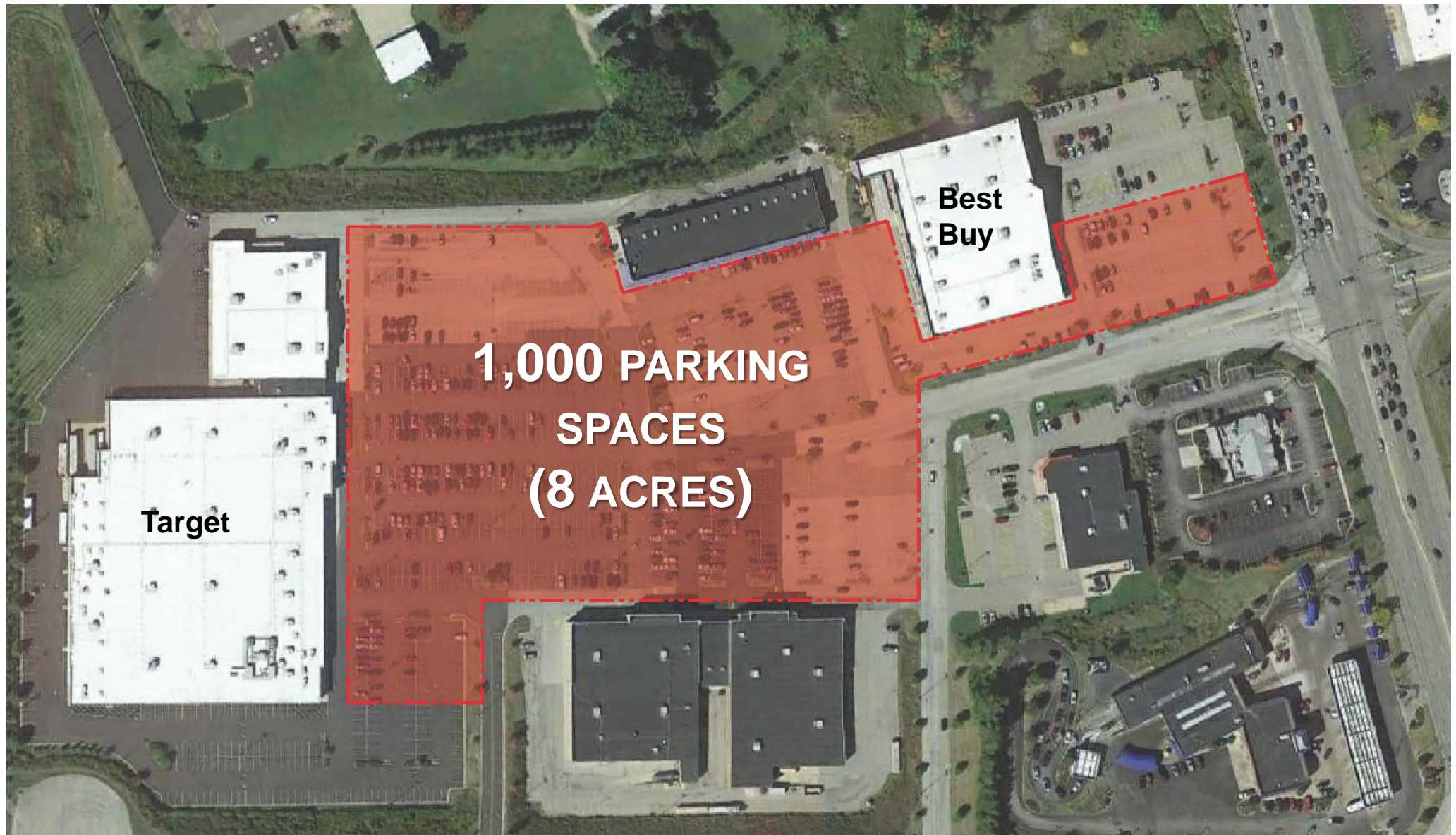
Bayfront Place Parking Requirement

Total parking spaces required = 1,500

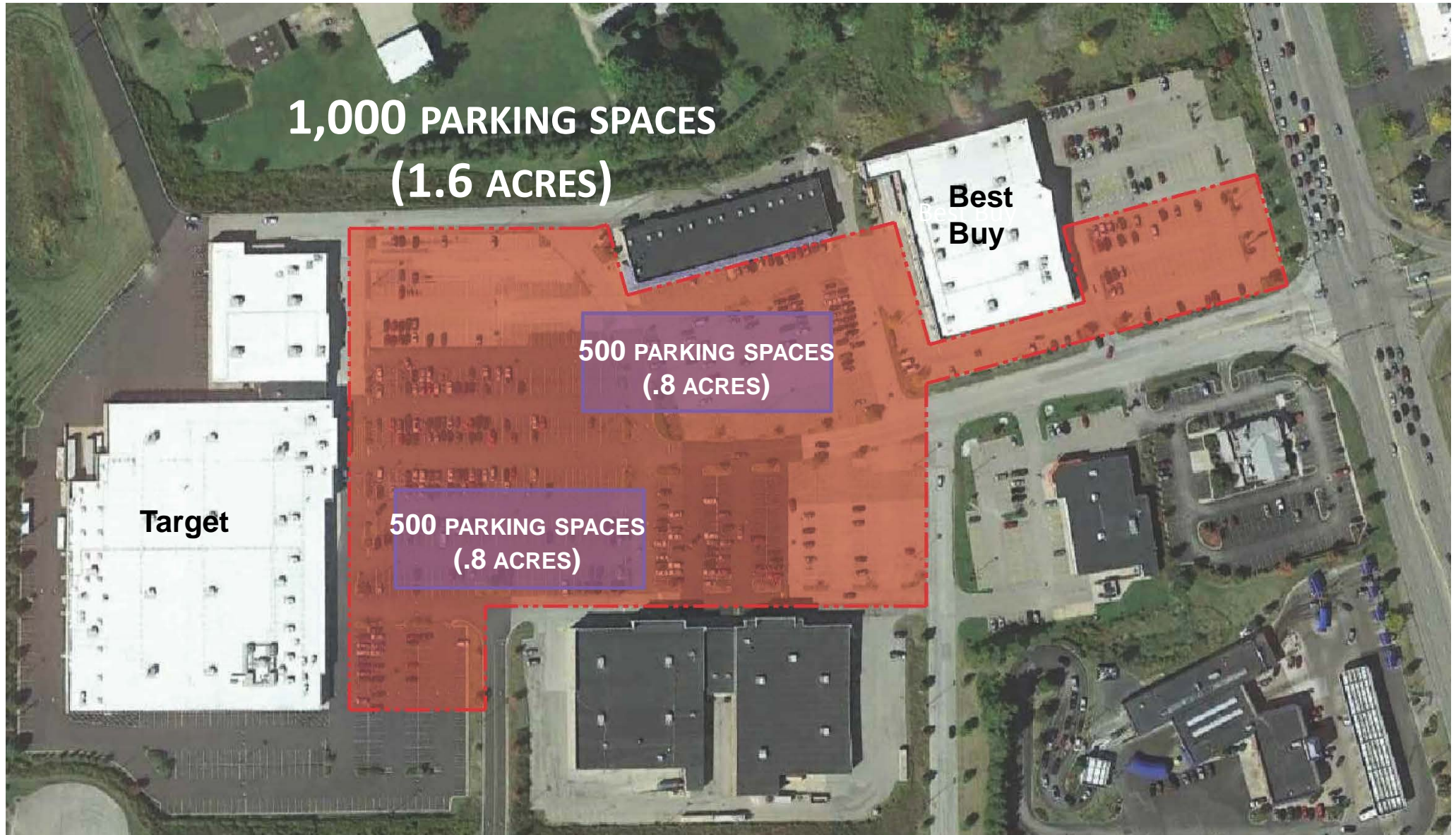
Total parking spaces = 1,514



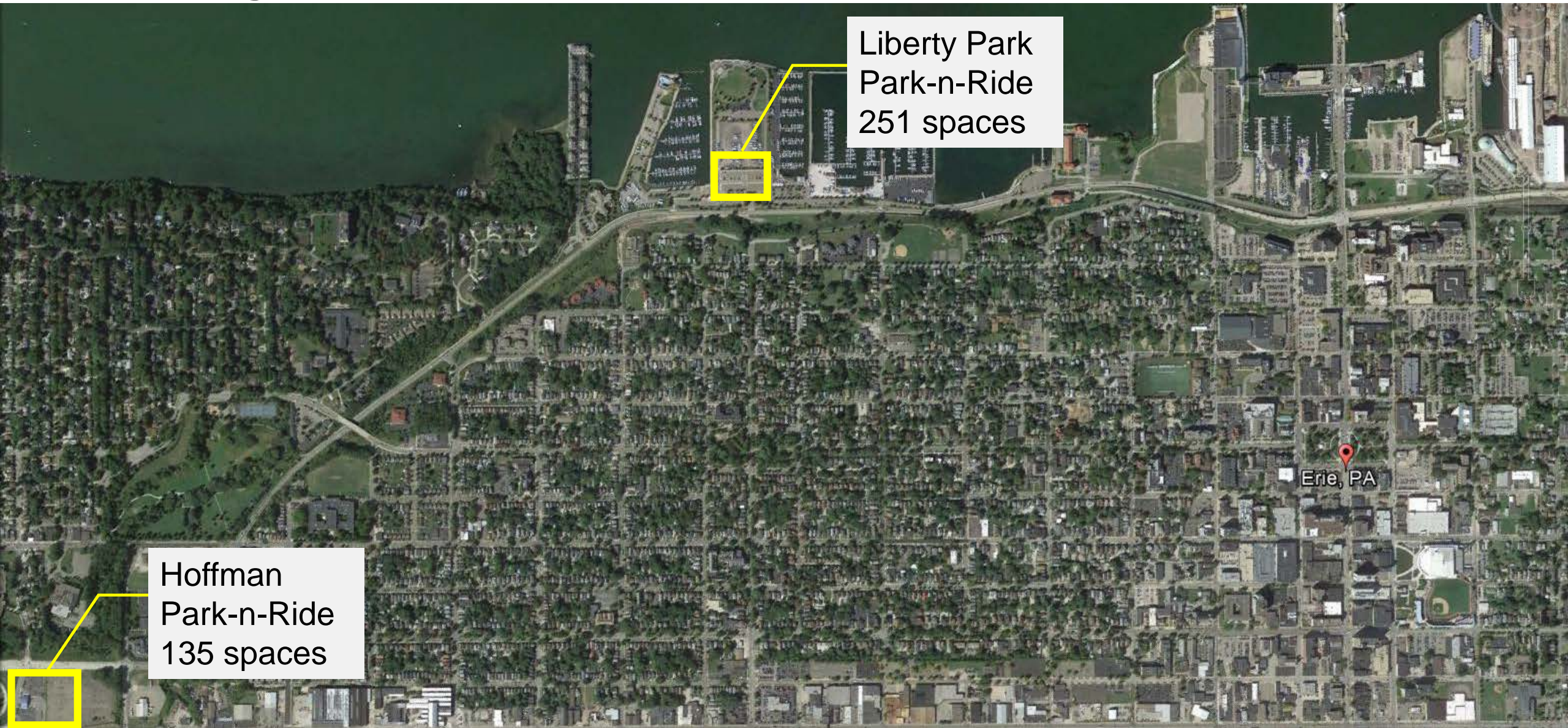
Surface Parking = Land Consumption



Parking Ramps VS Surface Parking



Total Parking Off-Site = 386 Spaces



Liberty Park
Park-n-Ride
251 spaces

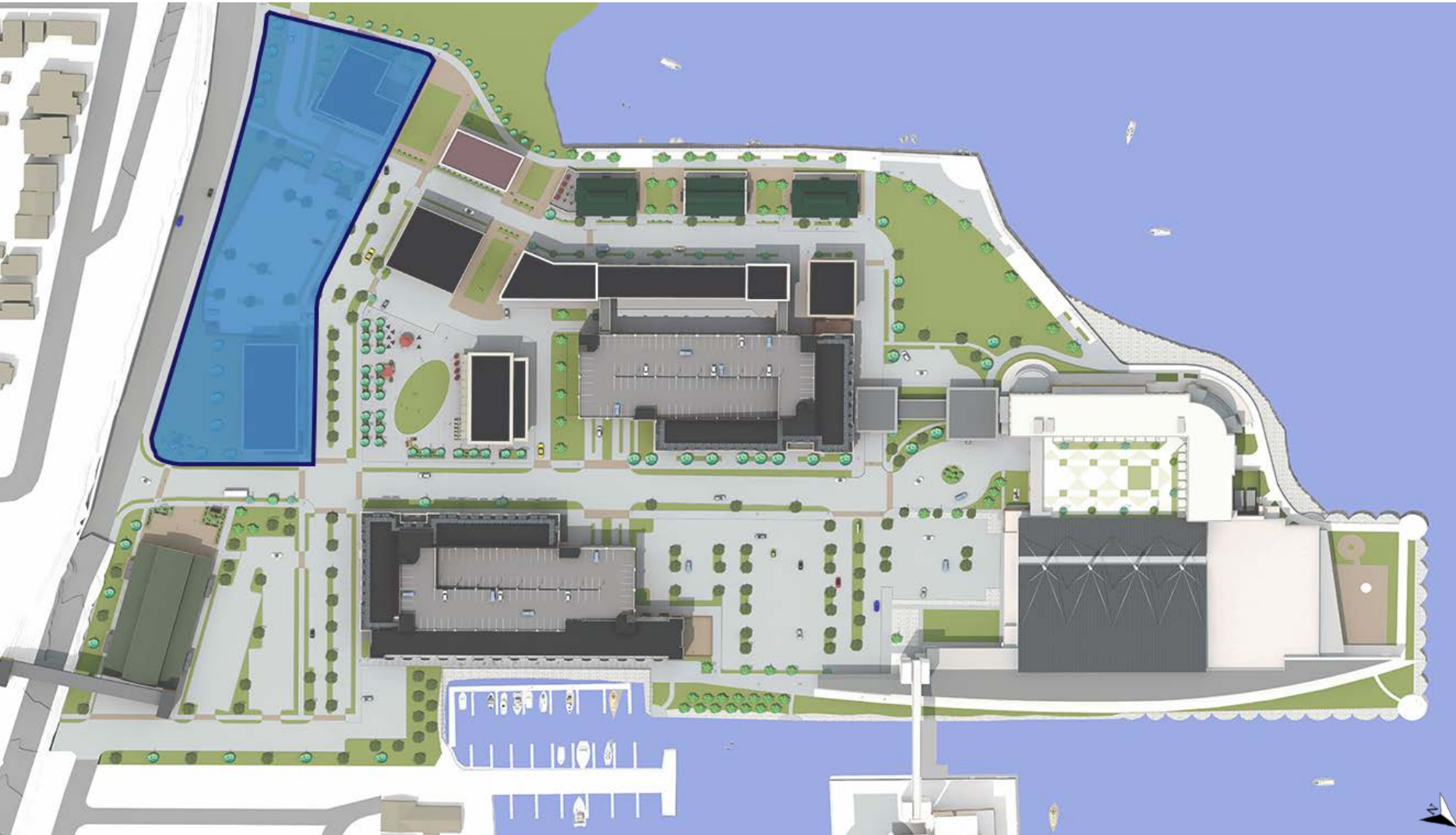
Hoffman
Park-n-Ride
135 spaces

Erie, PA

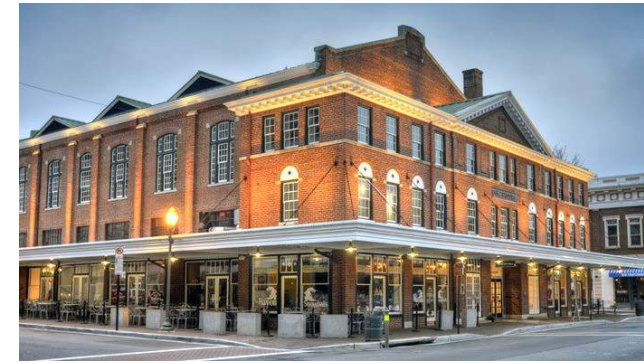
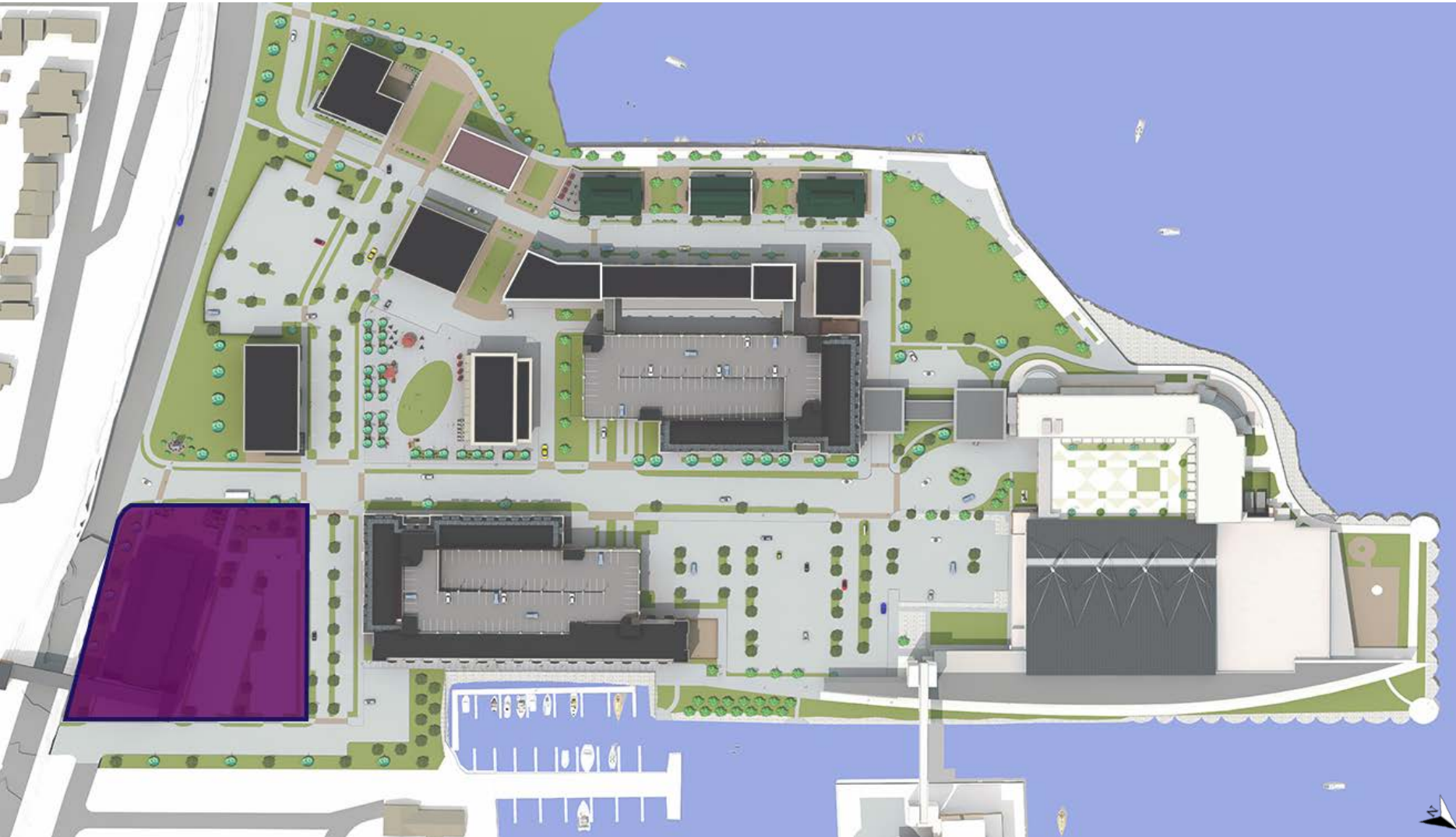


Development Districts

Office District



Market District



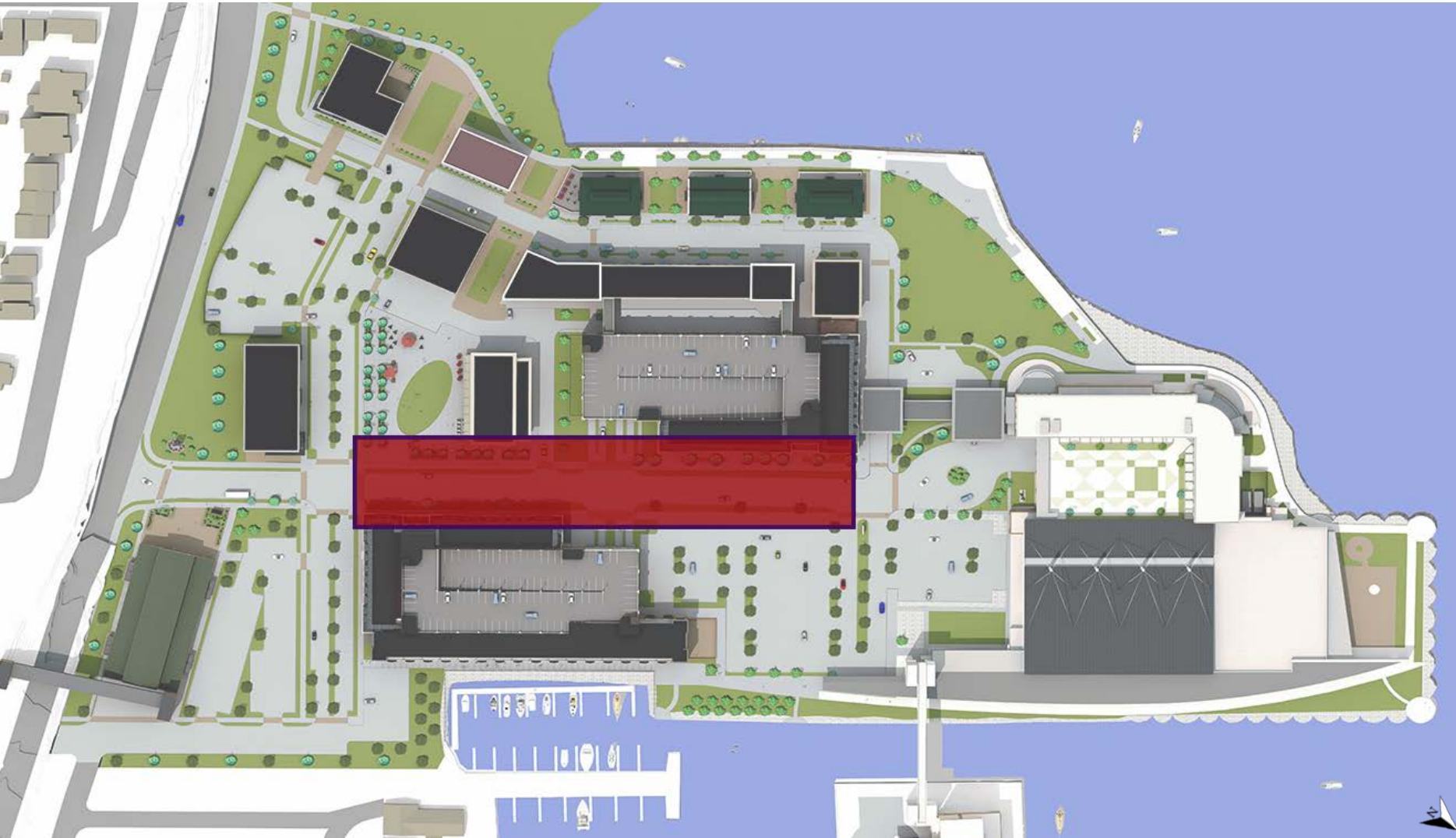
Market District



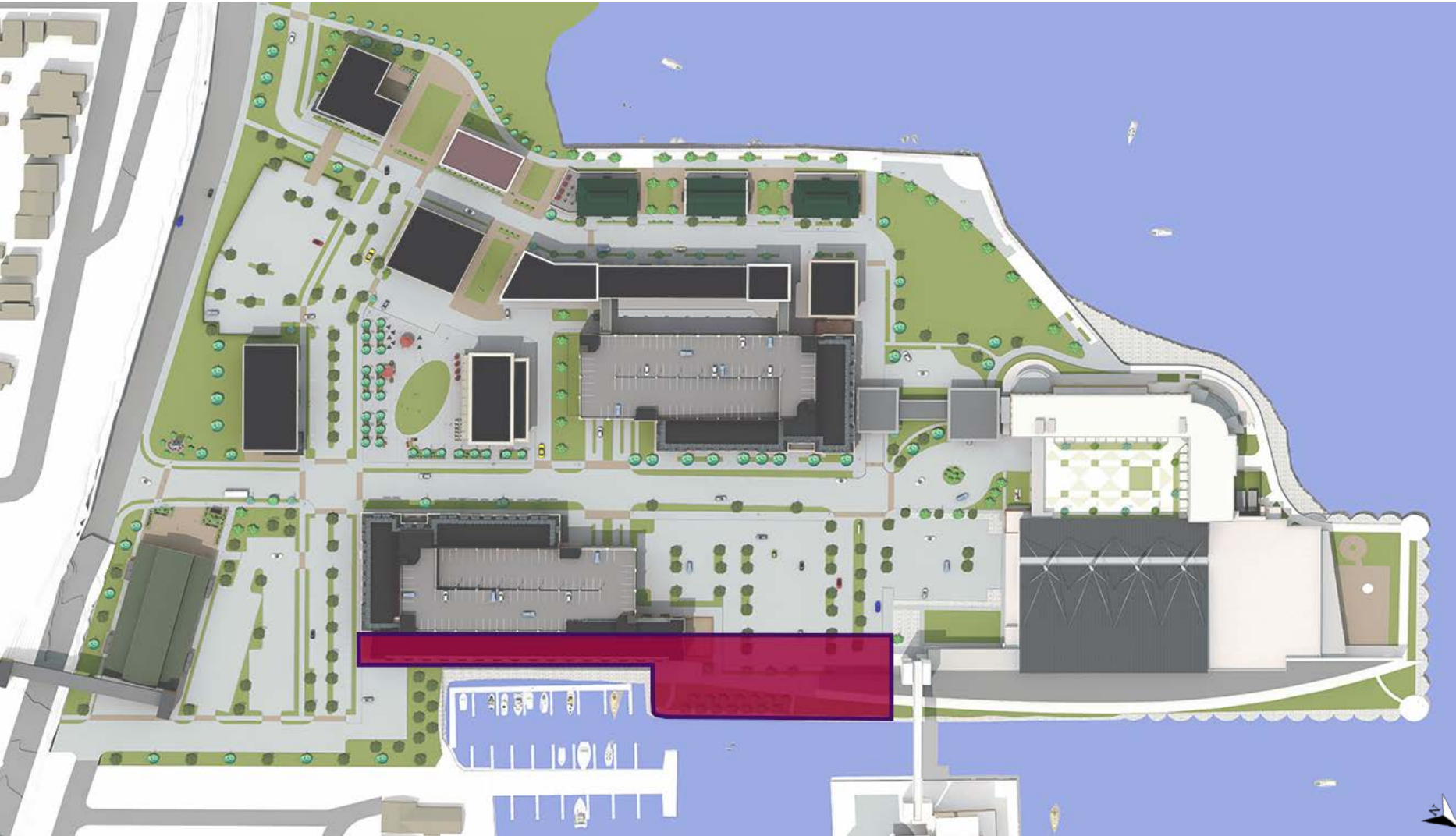
Central Square



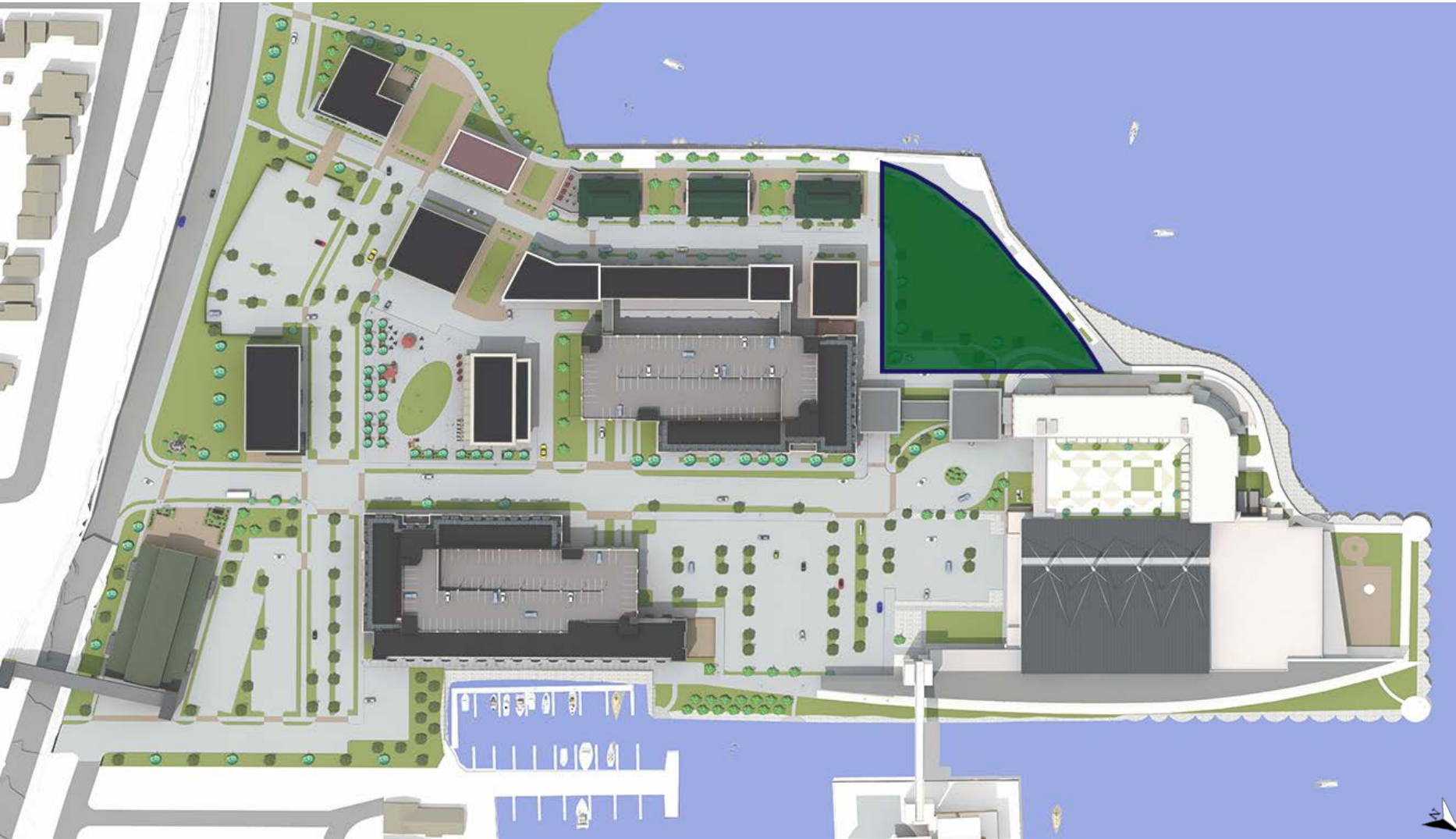
Sassafras District



Marina District



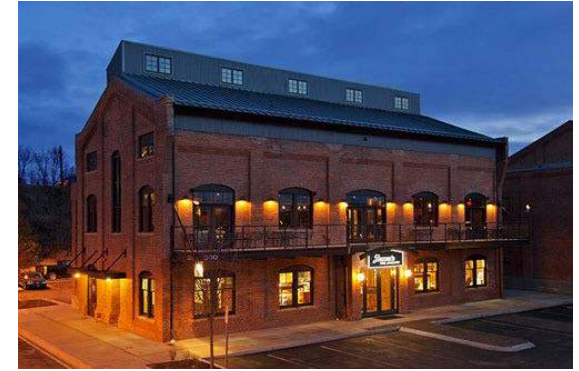
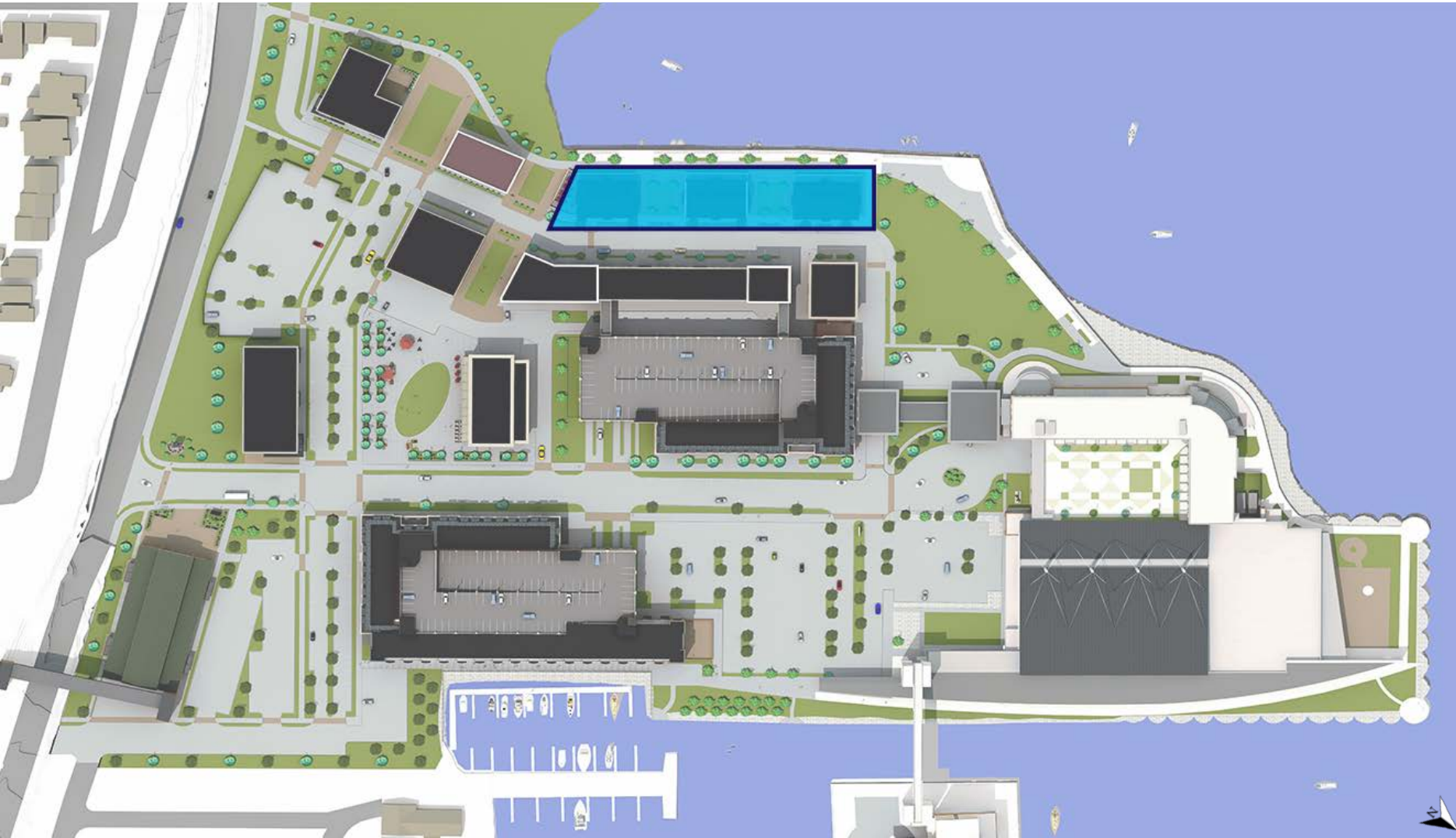
The Great Lawn



Main Street



Waterfront District





Bayfront Place Tour



KidderWachter
Architecture & Design

ERIE EVENTS
Get Up and Go!

BAYFRONT PLACE DEVELOPMENT PLAN

KidderWachter
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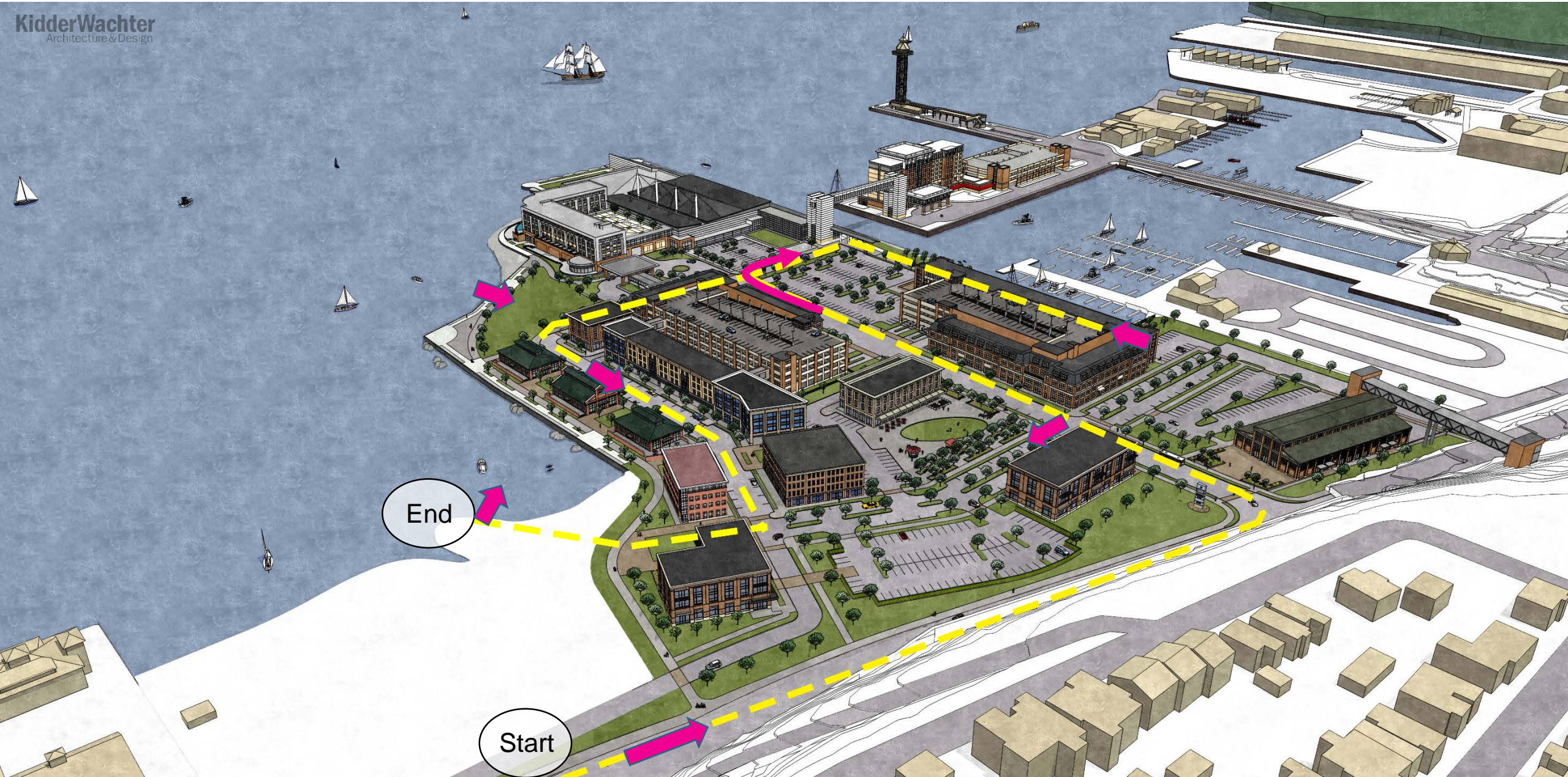


KidderWachter
Architecture & Design
140 East 17th Street | Erie, PA 16501 | PH: 814-432-2354 | FX: 814-462-2346

ERIE EVENTS
Get Up and Go!

BAYFRONT PLACE DEVELOPMENT PLAN

KidderWachter
Architecture & Design



End

Start

































Estimated New Construction - 788,000 SF
Estimated Construction Cost - \$200-300 Million

Estimated Property Tax Revenue

\$7 - 10 Million Annually

Jobs

Short Term - 1,250-1,500 jobs

Long Term – 350-450 jobs

Public Amenity

Local and Regional Destination

Mixed-use Dense Neighborhood

Connection to Adjacent Neighborhoods

Remediated Brownfield Site

Enhancing Erie's Bayfront

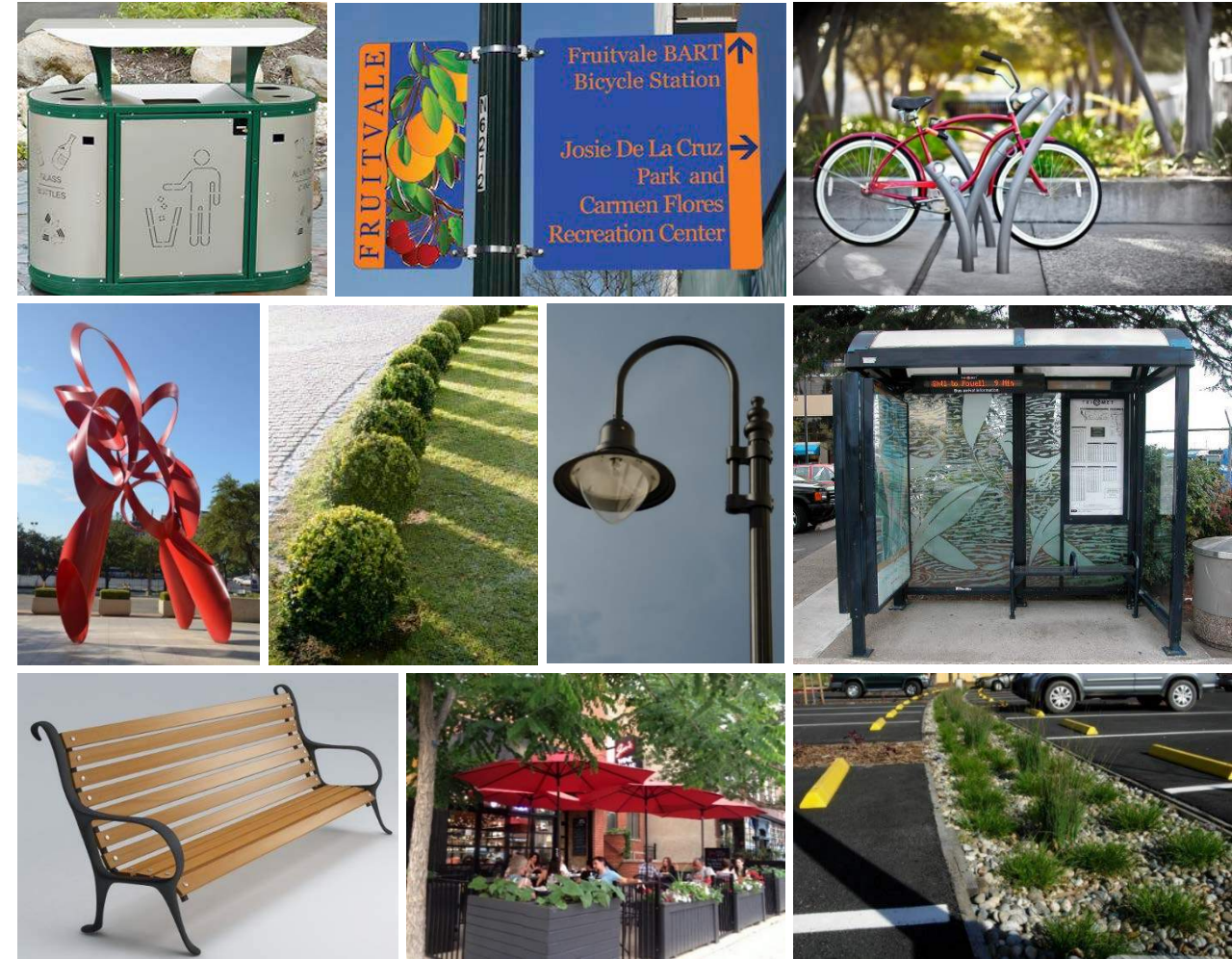


Site and Architectural Design Guidelines

Implementing the Design

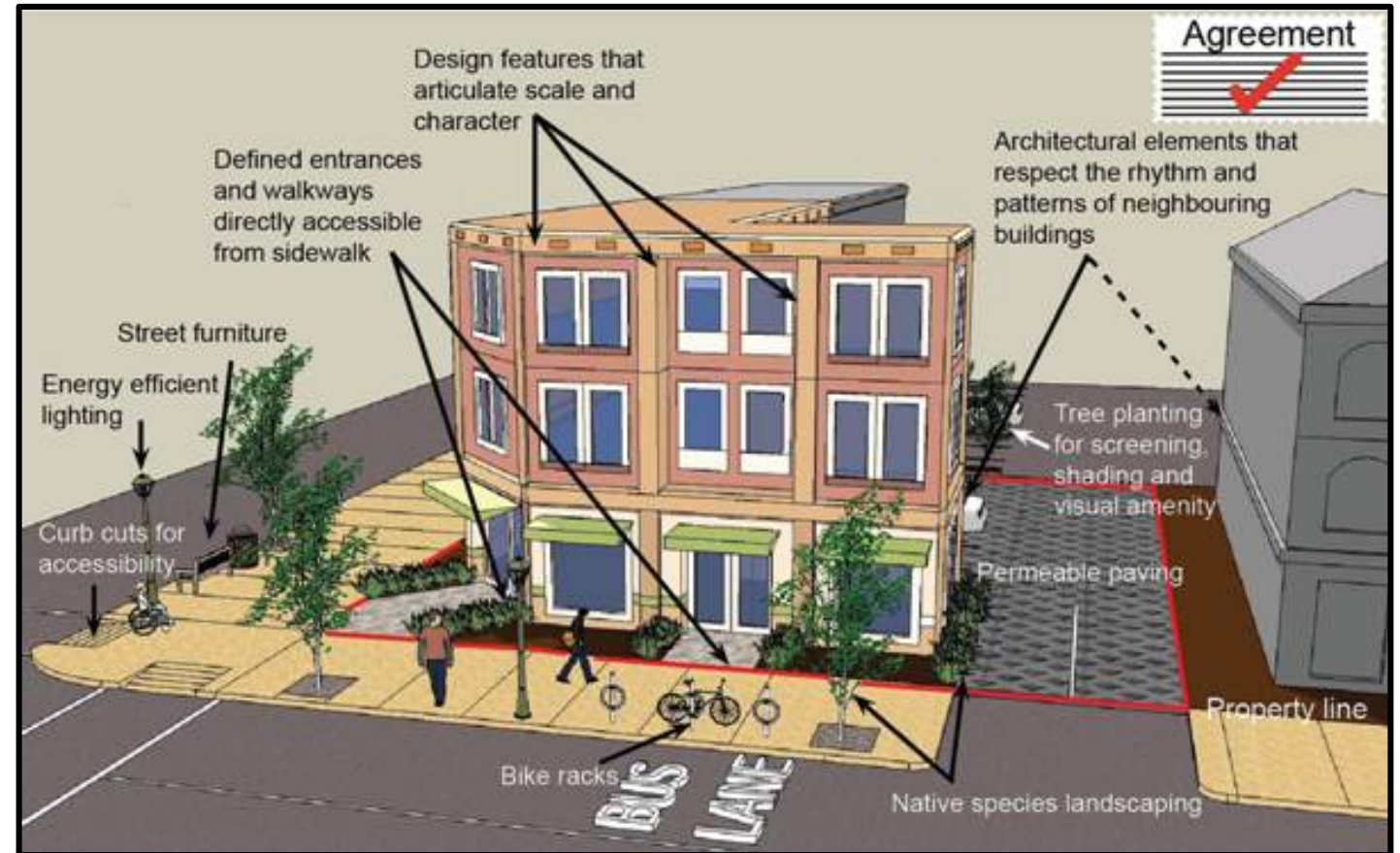
Benefits:

- Enhance community appearance.
- Ensure predictability and consistency in design.
- Protect investments by assuring high-quality design in surrounding development.
- Market the community as a great place to live and work.



What do Design Guidelines address?

- Building placement
- Building heights
- Building form and accents
- Building materials and color
- Site landscaping
- Connections between properties
- Pedestrian and bicycle access
- Parking design
- Signage and lighting
- Sustainability
- Site drainage



www.eriebayfrontplace.com