



Unlocking the Bayfront's Full Potential
Destination Erie: A Regional Vision



Erie County

CHAUTAQUA

WARREN

ASHTABULA


CRAWFORD

**Erie's Bayfront is a prime asset of the
County and surrounding region.**

Erie has what few cities have: a harbor within its harbor





An aerial photograph of the Erie Bayfront area. The image shows a dense urban grid on the left side, transitioning into a waterfront area with a large body of water. A prominent feature is a long, narrow peninsula or island extending into the water, characterized by a mix of greenery and brownish terrain. The water is a deep blue, and the sky is not visible. The text is overlaid in the center of the image.

**How can Erie build on its
successes and unlock the full
potential of its Bayfront?**



We have reviewed the major plans and studies done for Erie's downtown and bayfront.

- Erie Port Authority Master Plan
- Transit Study
- Bayfront Connector Charette
- GAF Site Plans
- Downtown Plan
- Streetscape Plan
- Ellicott, Nolen & Rotival Plans

We have drawn on our experience in Baltimore and other successful cities.



Based on this, we developed **10** principles to guide the successful development of Erie's Bayfront

10 Principles to Unlock the Bayfront

An aerial photograph of a bayfront area, likely in San Francisco, showing the water, the city skyline, and a large green area. The image is used as a background for the text.

1. **Create an Integrated Bayfront Development Plan**
2. **Connect the Central Bayfront to East and West Bay**
3. **Connect the Central Bayfront to Downtown**
4. **Implement Connections within the Central Bayfront**
5. **Improve the Public Realm of the Central Bayfront**
6. **Develop the Central Bayfront as a Unified District**
7. **Create a “Critical Mass” of Signature Attractions**
8. **Provide Continuous Waterfront Access**
9. **Develop the GAF Site as a Model Project**
10. **Identify a Coordinating Development Entity**

THE CITY AND THE BAY

CENTRAL BAYFRONT
+

Erie PA
DOWNTOWN

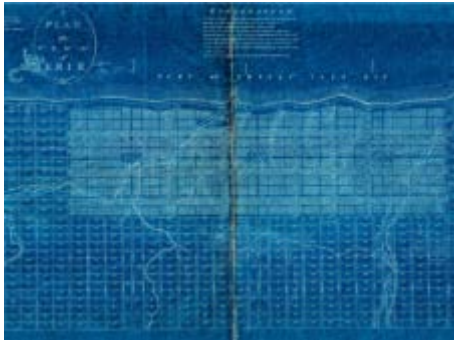
Image NOAA

Google

Principle 1

Create an Integrated Bayfront Development Plan

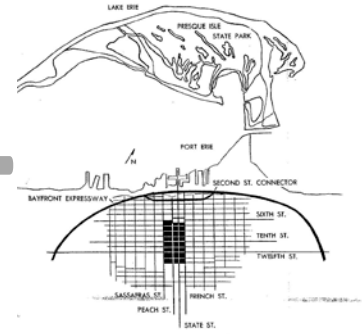
Build on the successful planning efforts of the past and present to create a strategy and physical design plan for the entire Bayfront.



Ellicott



Nolen



Rotival



Unlocking the Bayfront's Full Potential

Destination Erie: A Regional Vision

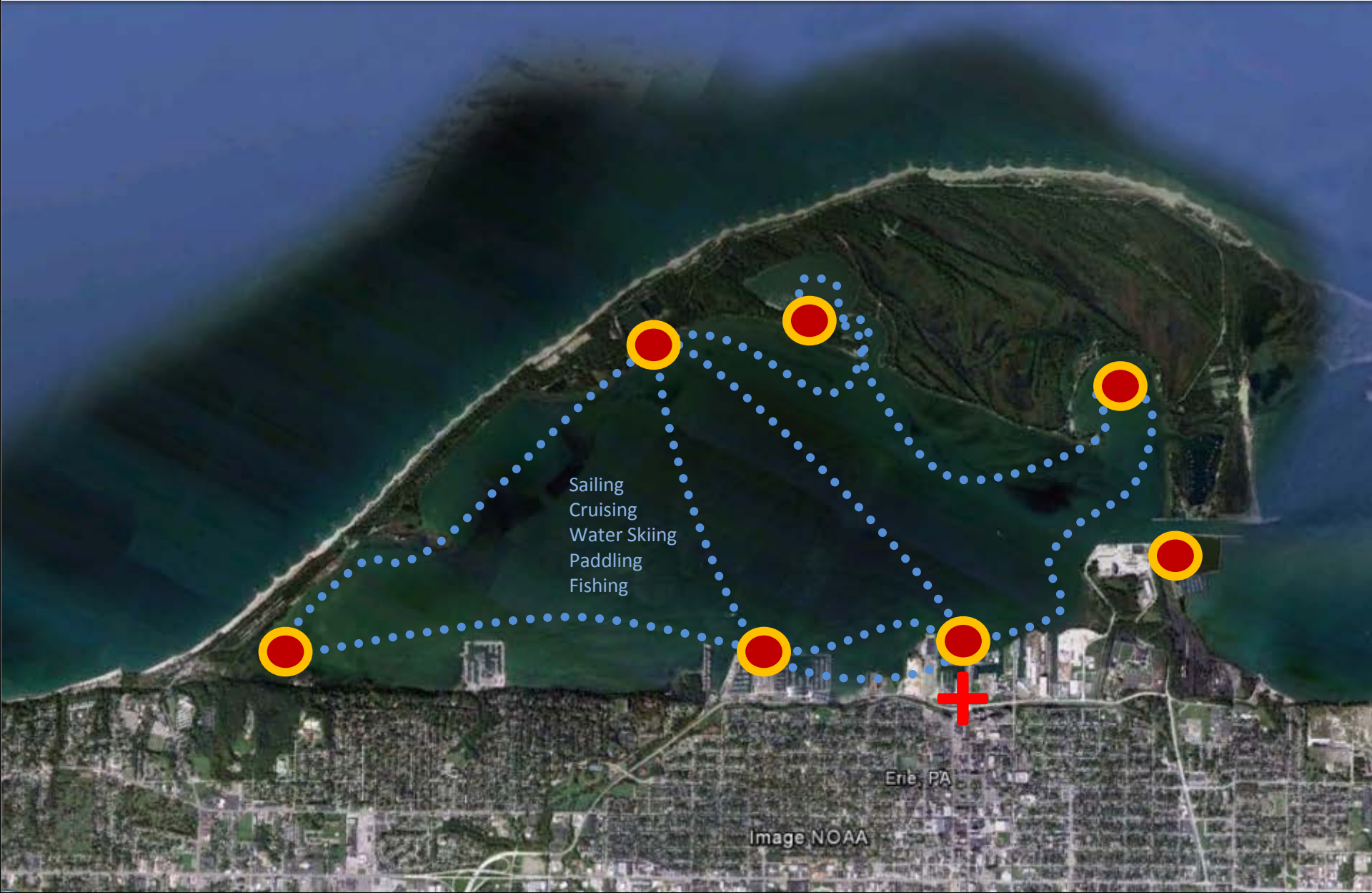
Principle 2

Connect the Central Bayfront to East and West Bay

Improve connections to Presque Isle
and the east and west bayfront



Activate the Whole Bay: “The Bayfront Loop”

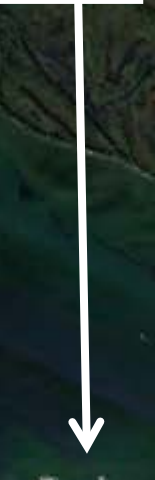


Activate the Whole Bay: Water Routes

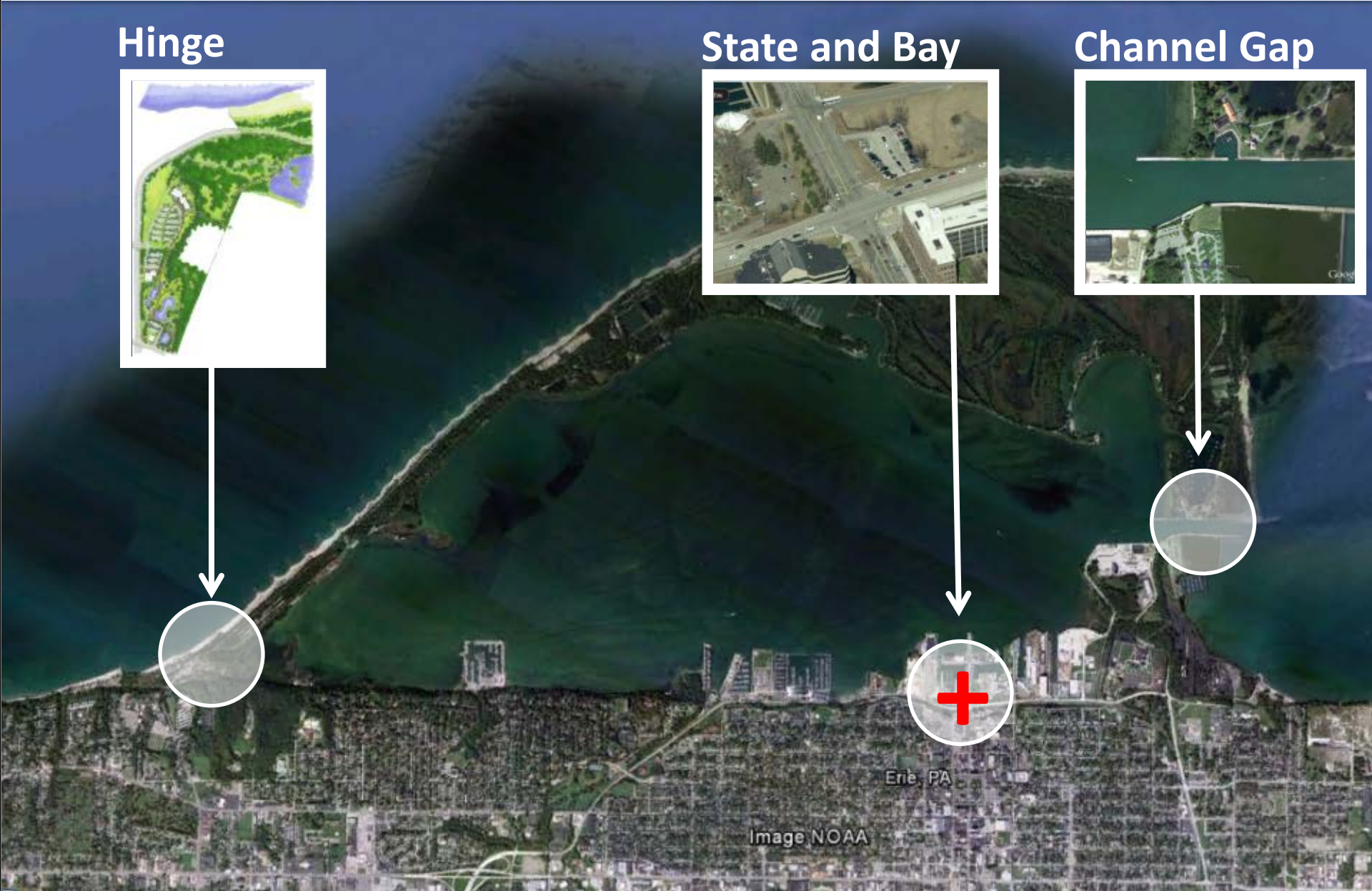
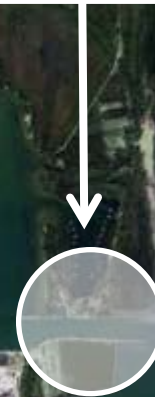
Hinge



State and Bay



Channel Gap



Close the Gaps

Principle 3

Connect the Central Bayfront to Downtown

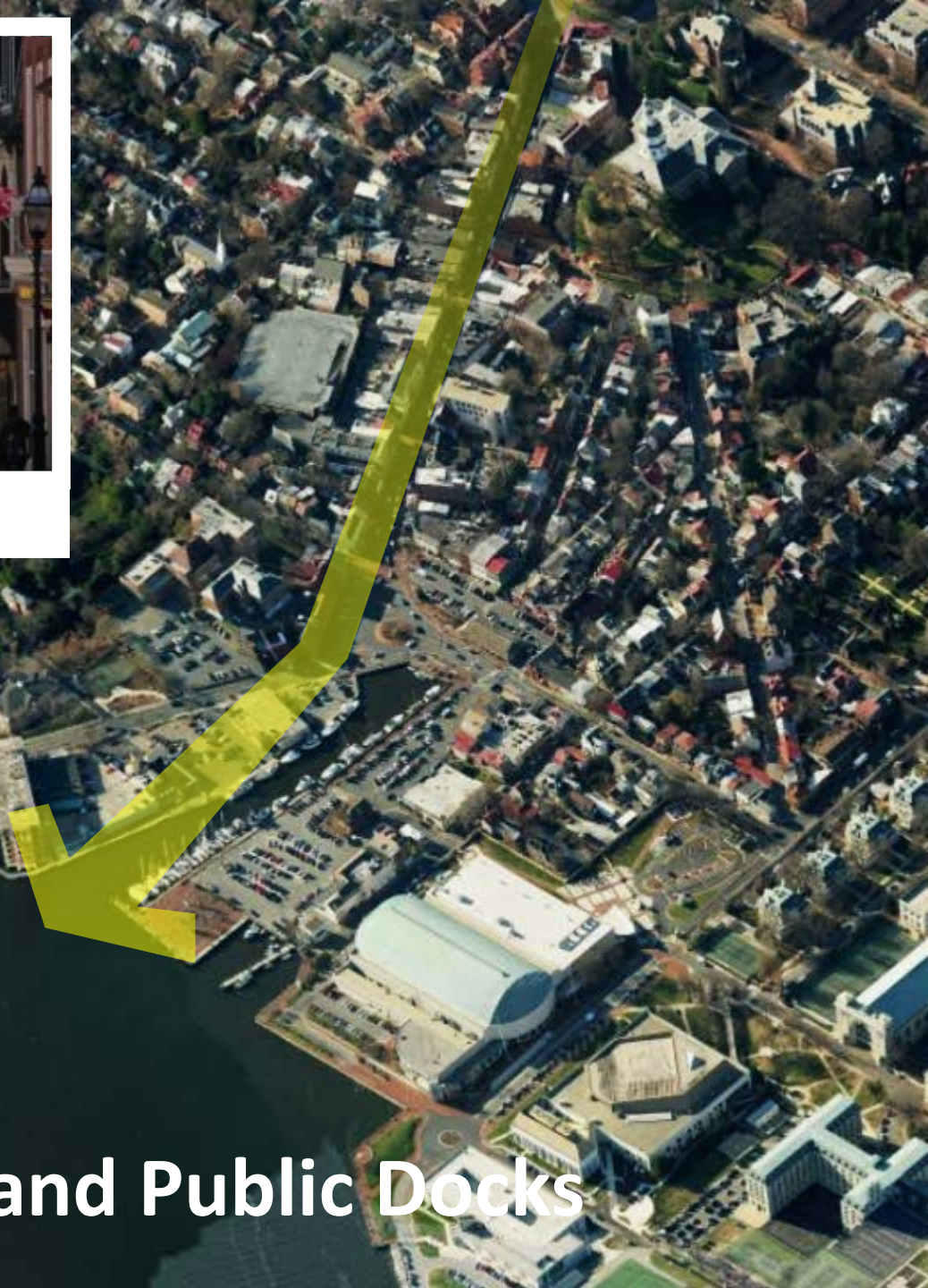
Improve all connections to
Downtown, especially at State Street



Baltimore Inner Harbor



The view from Main Street to the Docks shows the strong connection that the city has worked to improve and extend.



Annapolis, Maryland Public Docks



Richmond Virginia Riverfront Canal Corridor



The corner of State and Bayfront is the key to linking downtown to the water.



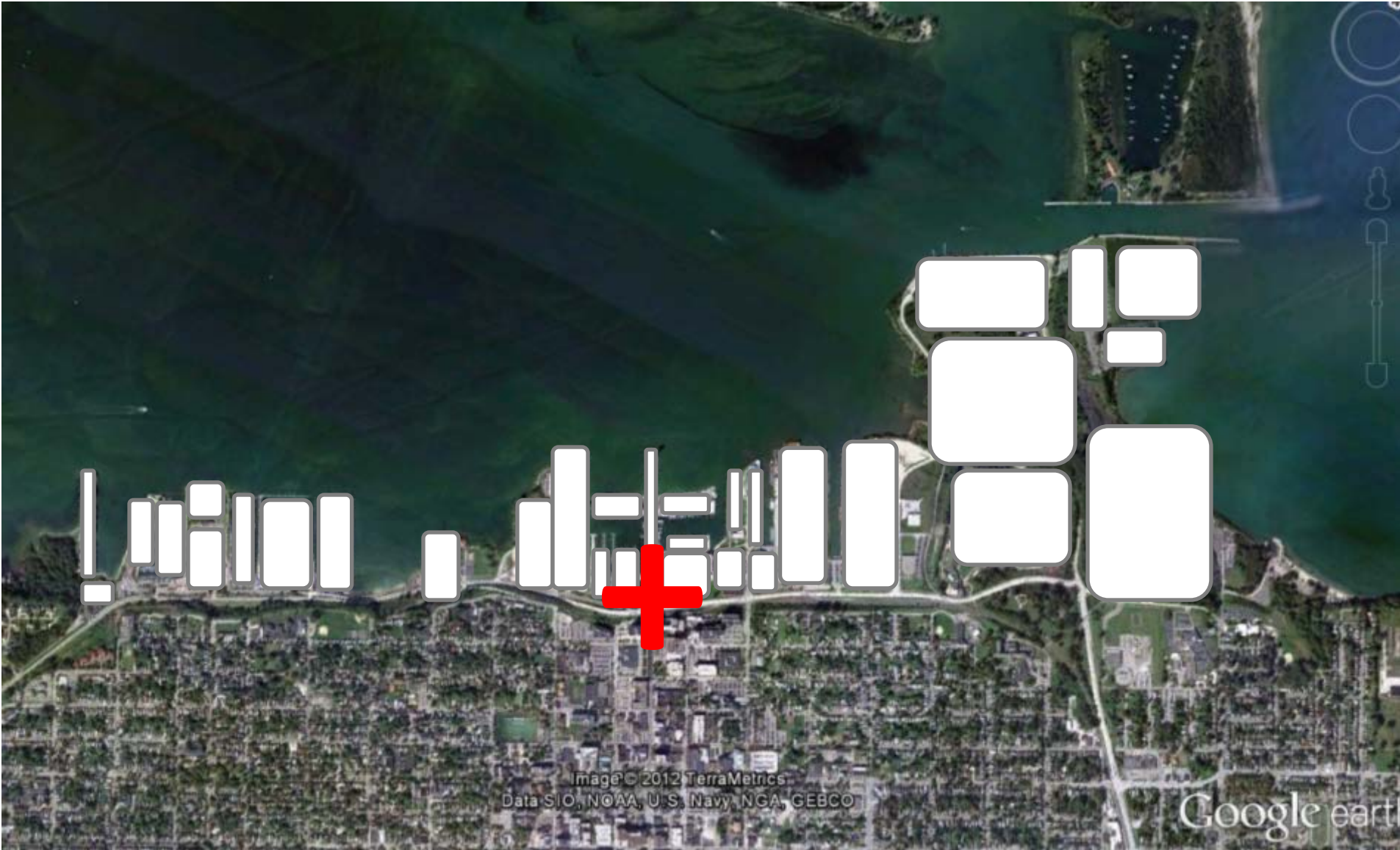
Thoughtful urban design can linking downtown to the water.

Plan by Glatting Jackson

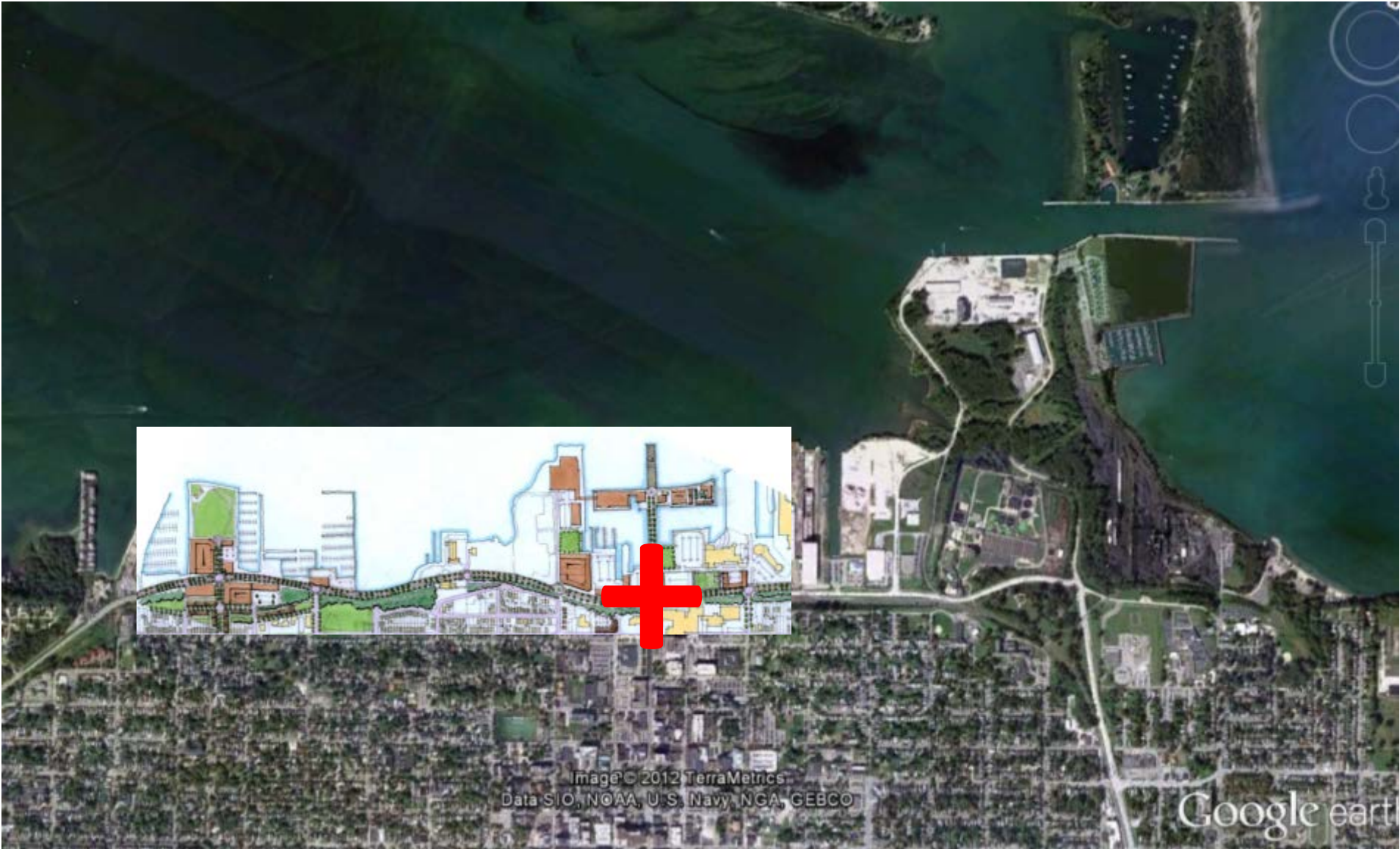
Principle 4

Implement Connections within the Central Bayfront

Adopt and act on certain key
recommendations re: Bayfront Parkway
in the Glatting Jackson reports



A strong physical design is needed to shape the pedestrian corridor and be the string to link the pearls.



A pedestrian-friendly Bayfront Parkway, along with a strong pedestrian promenade could be the string to link the pearls.

Plan by Glattig Jackson



A connected Bayfront could link to the downtown, and to features to the west and east

Principle 5

Improve the Public Realm of the Central Bayfront

Create the “**Bayfront Promenade**”
along Parkway as part of the Bayfront
Loop



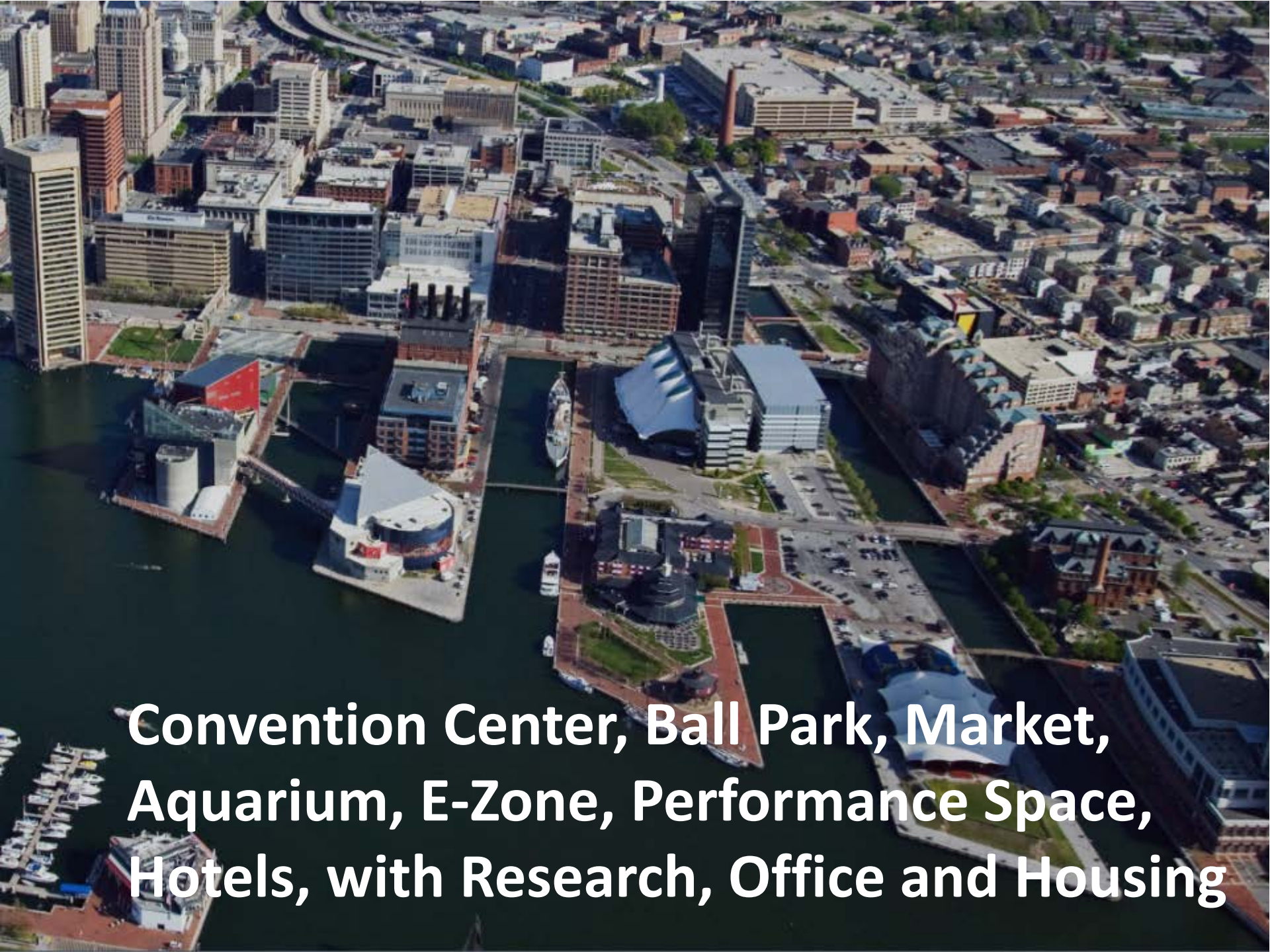
View of Bayfront Parkway and Bike Path



Baltimore Inner Harbor

Principle 6

**Develop the Central Bayfront as
a Unified District**

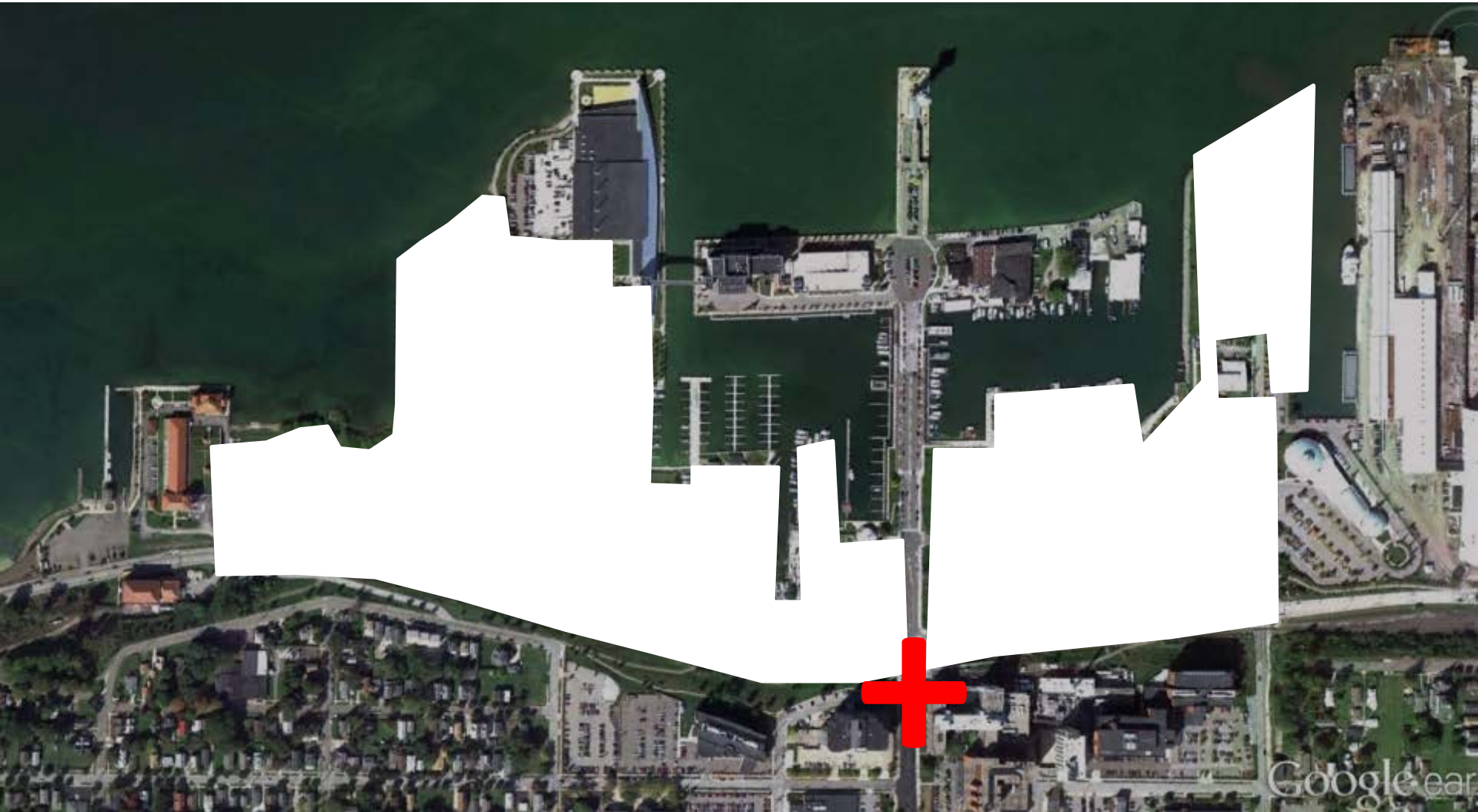


**Convention Center, Ball Park, Market,
Aquarium, E-Zone, Performance Space,
Hotels, with Research, Office and Housing**



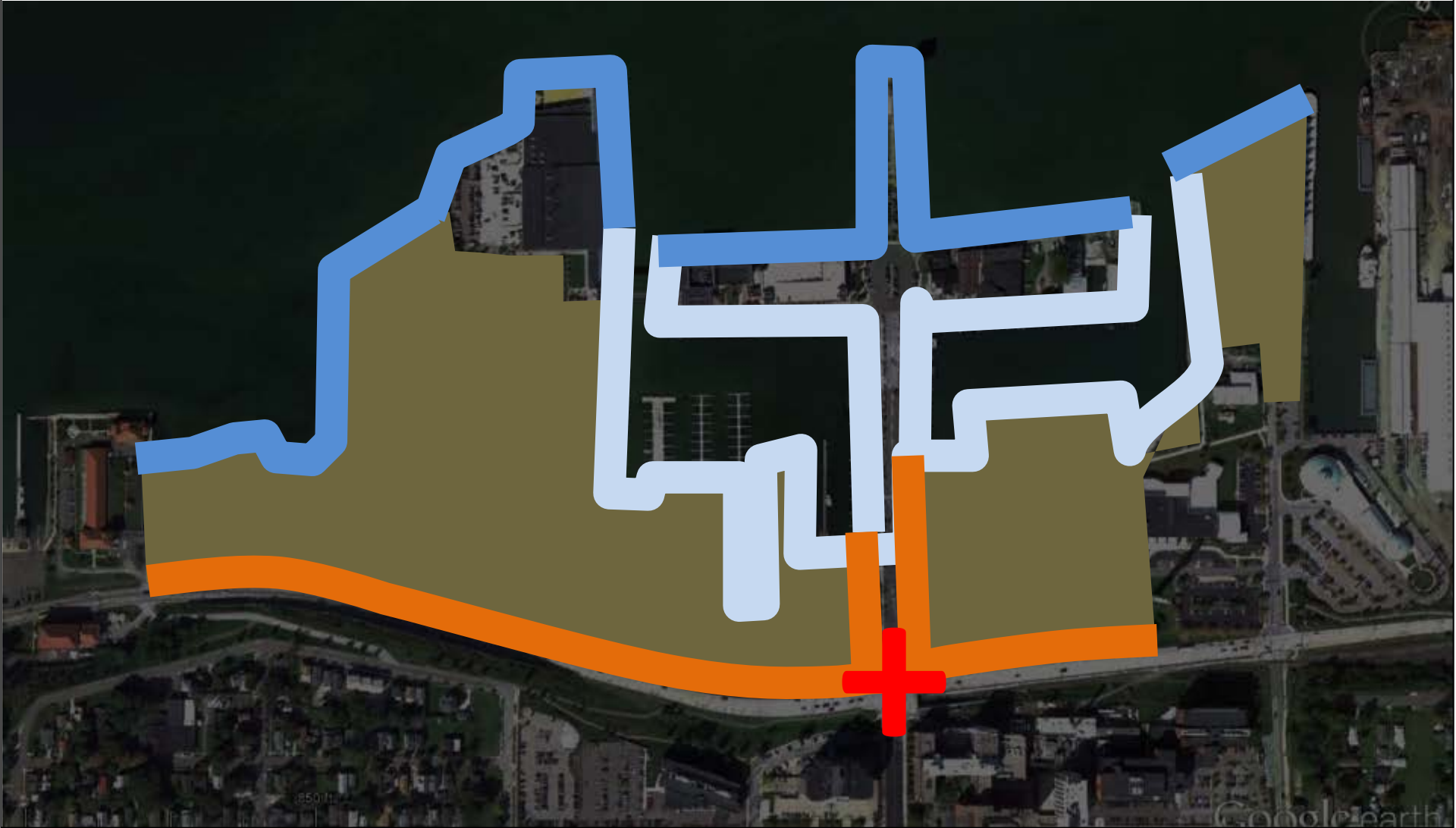
A Disjointed Place

The individual parcels and the shape of the land area present a development challenge.



A Coherent Place

Thinking of the area as one site (comprised of individual properties) creates opportunities for increased value.



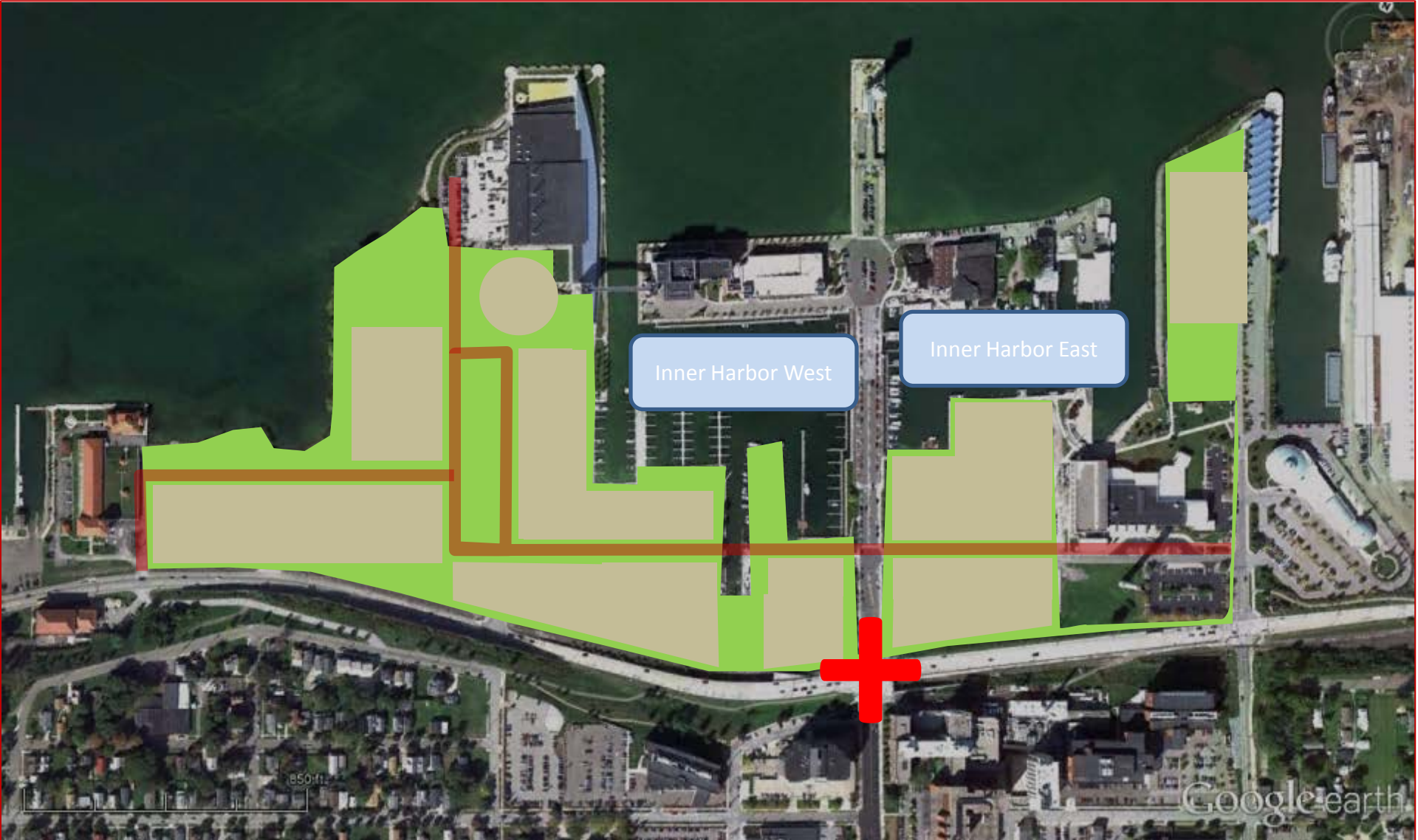
Frontage

Erie's Bayfront has a unique three-sided context – frontage on Presque Isle Bay, the inner harbor, and the Bayfront Connector. Each frontage offers a unique benefit.



Option 1: Bayfront Crescent

A big vision development concept



Option 2: Bayfront Village

A strategic, incremental development concept

Principle 7

Create a “Critical Mass” of Signature Attractions

Enhance existing and seek one or more signature attractions to provide a variety of experiences to increase visitation



Critical Mass, Density and Intensity

Principle 8

Provide Continuous Waterfront Access

Where possible develop high quality waterfront pedestrian access on piers



Hudson Waterfront Walkway, New Jersey



Richmond Canal Walk, Indianapolis Canal Walk

Principle 9

Develop the GAF Site as a of Bayfront Design Excellence

Prepare physical development
guidelines to frame the givens and
variables





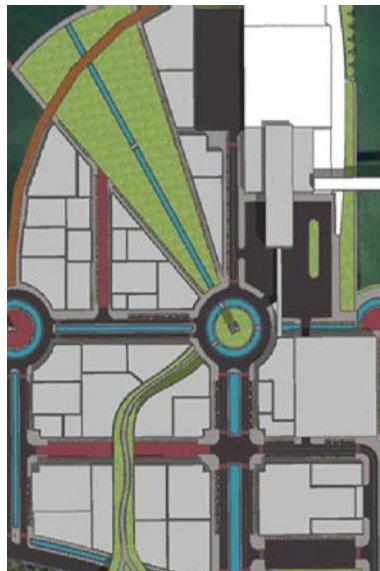
Plan by Glatting Jackson



Plan by Glatting Jackson



Plan by AMEC Design Team

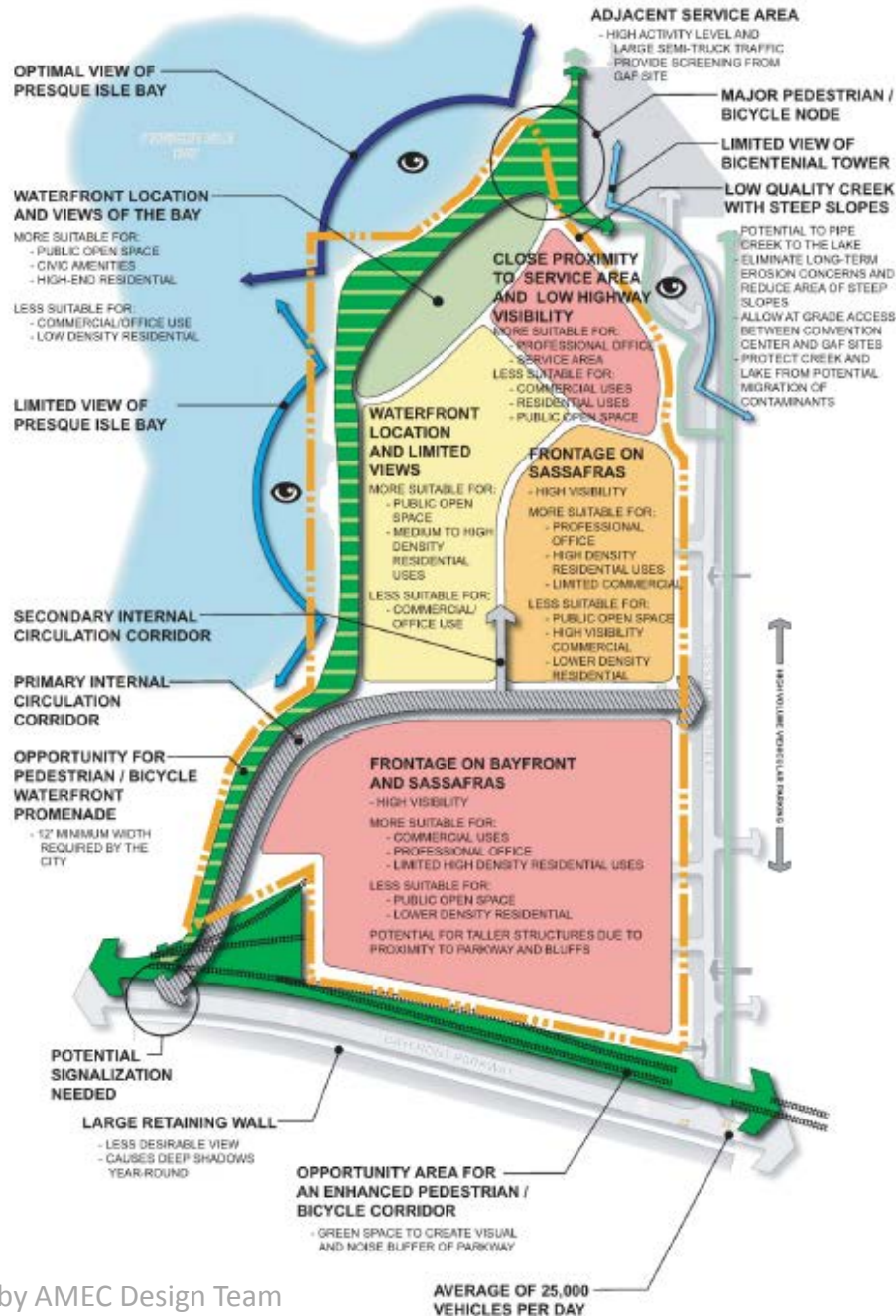


Plan by John Brennan



Plan by Kidder Wachter

Highest and Best Use Map



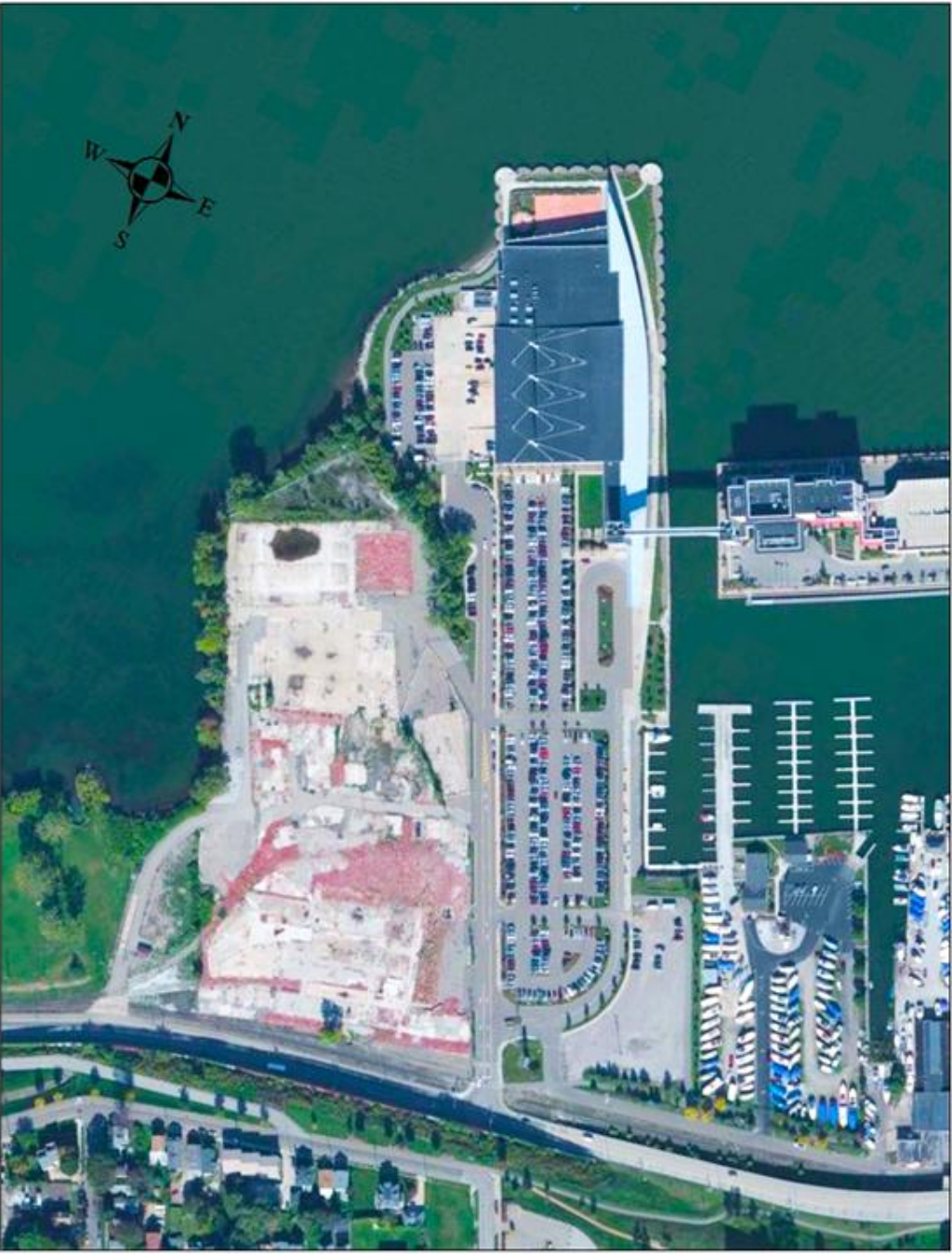
Public Comments

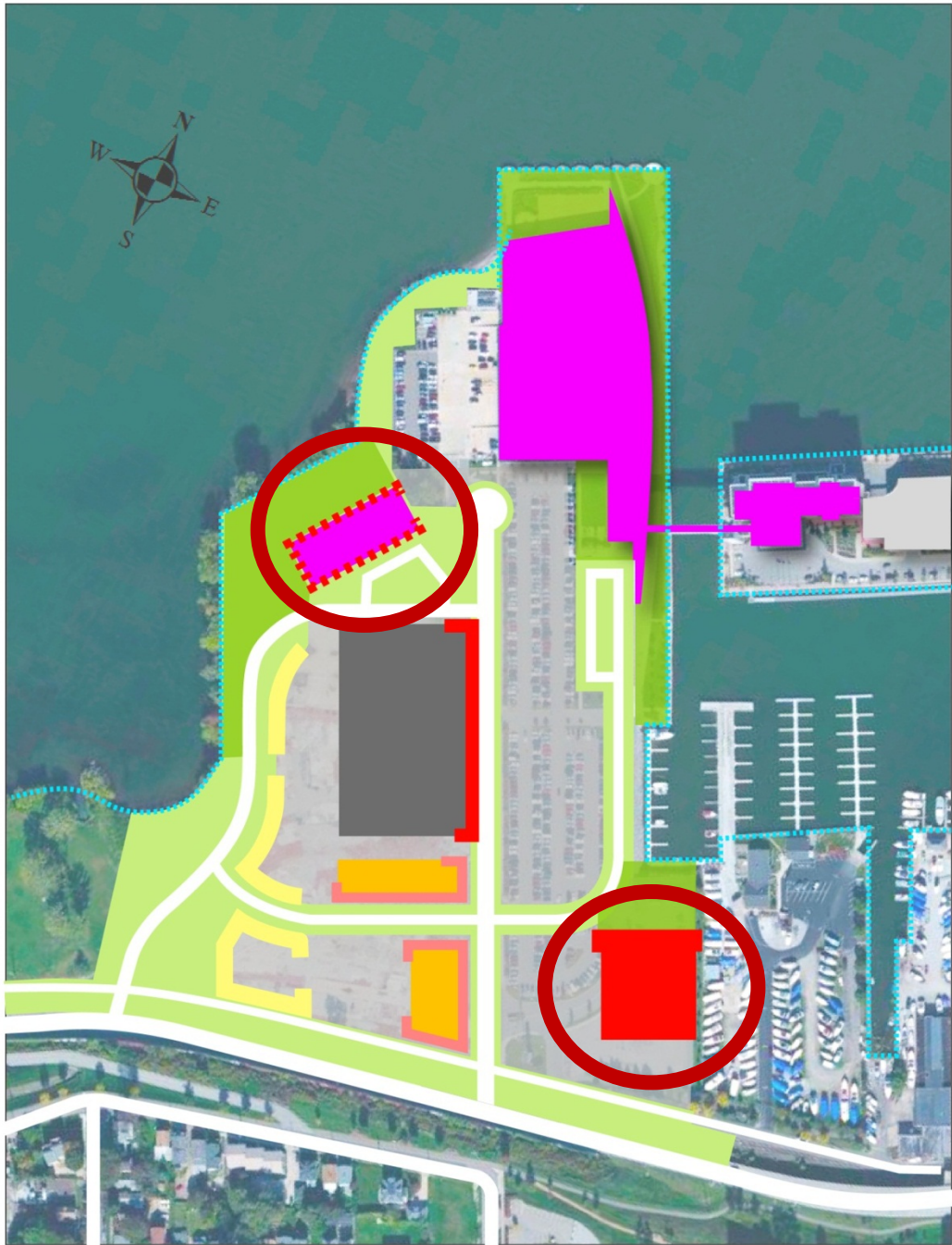
1. Public access to the water
2. Additional recreation/green space
3. Tax revenue generating uses.
4. Mixed use
5. Quick catalyst development
6. Remediation
7. Residential uses but not "gated" or private
8. Retail exposure along the Bayfront Parkway.
9. A publicly-oriented destination that will not increase the burden on taxpayers for operating capital and costs

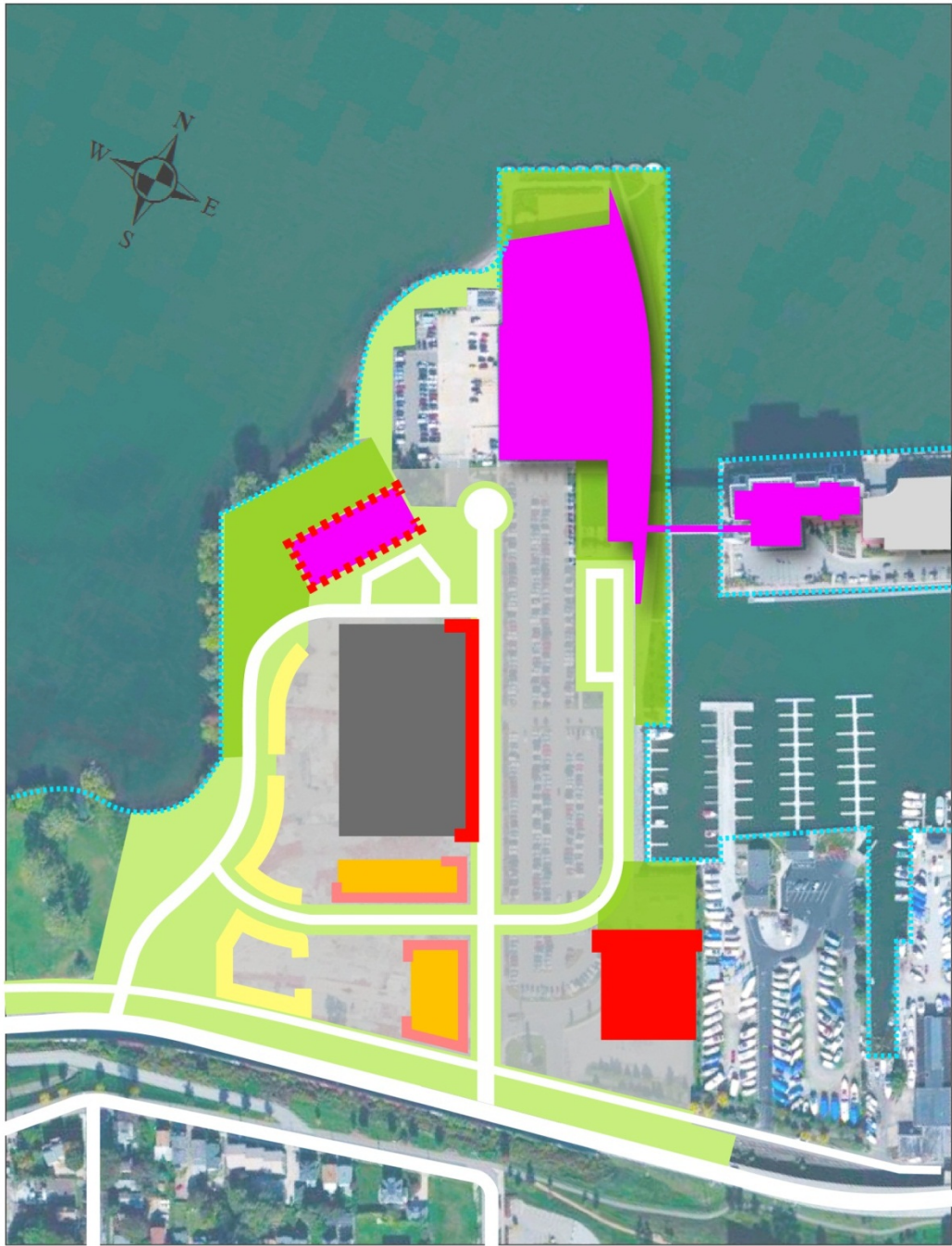


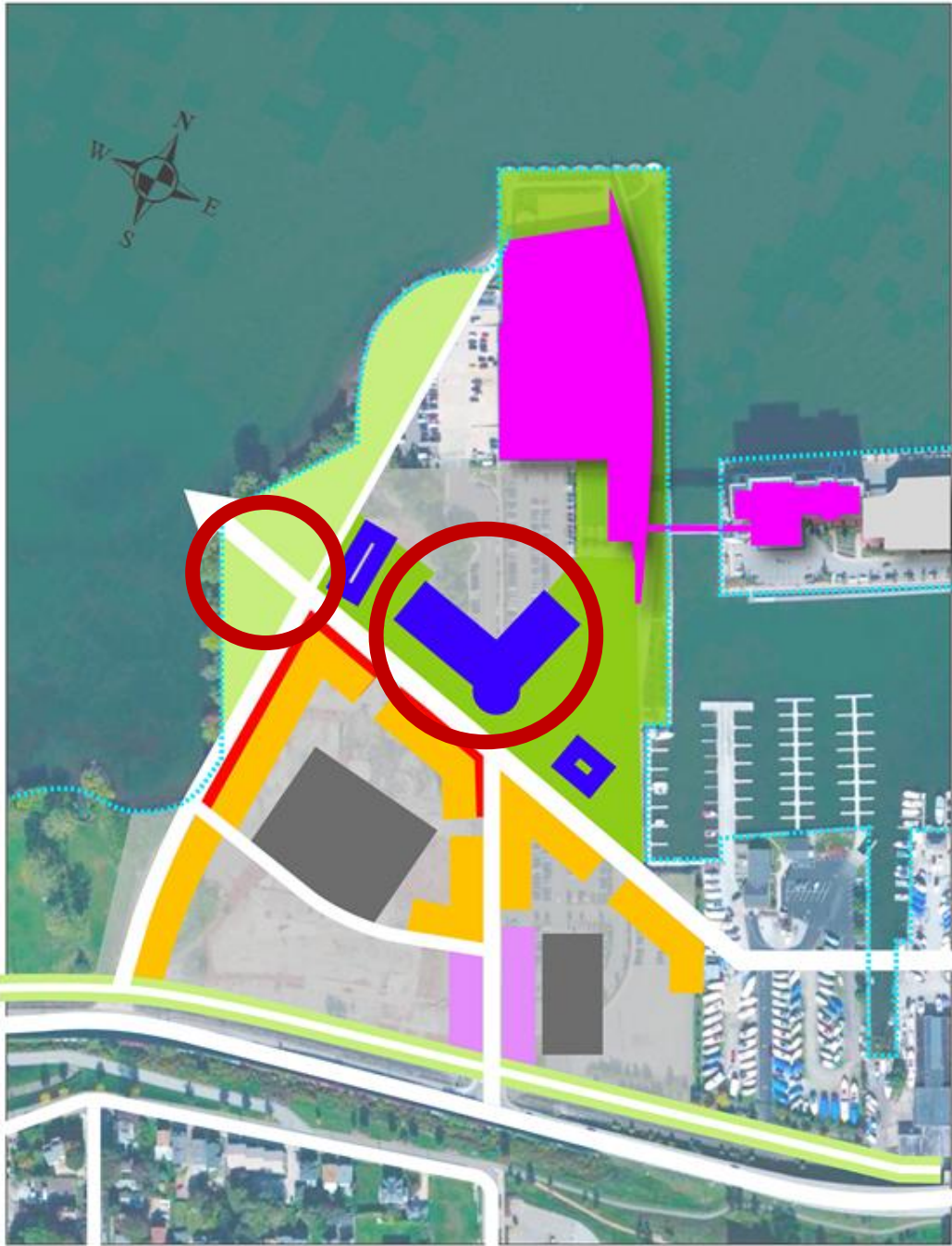
ECCA GAF Principles

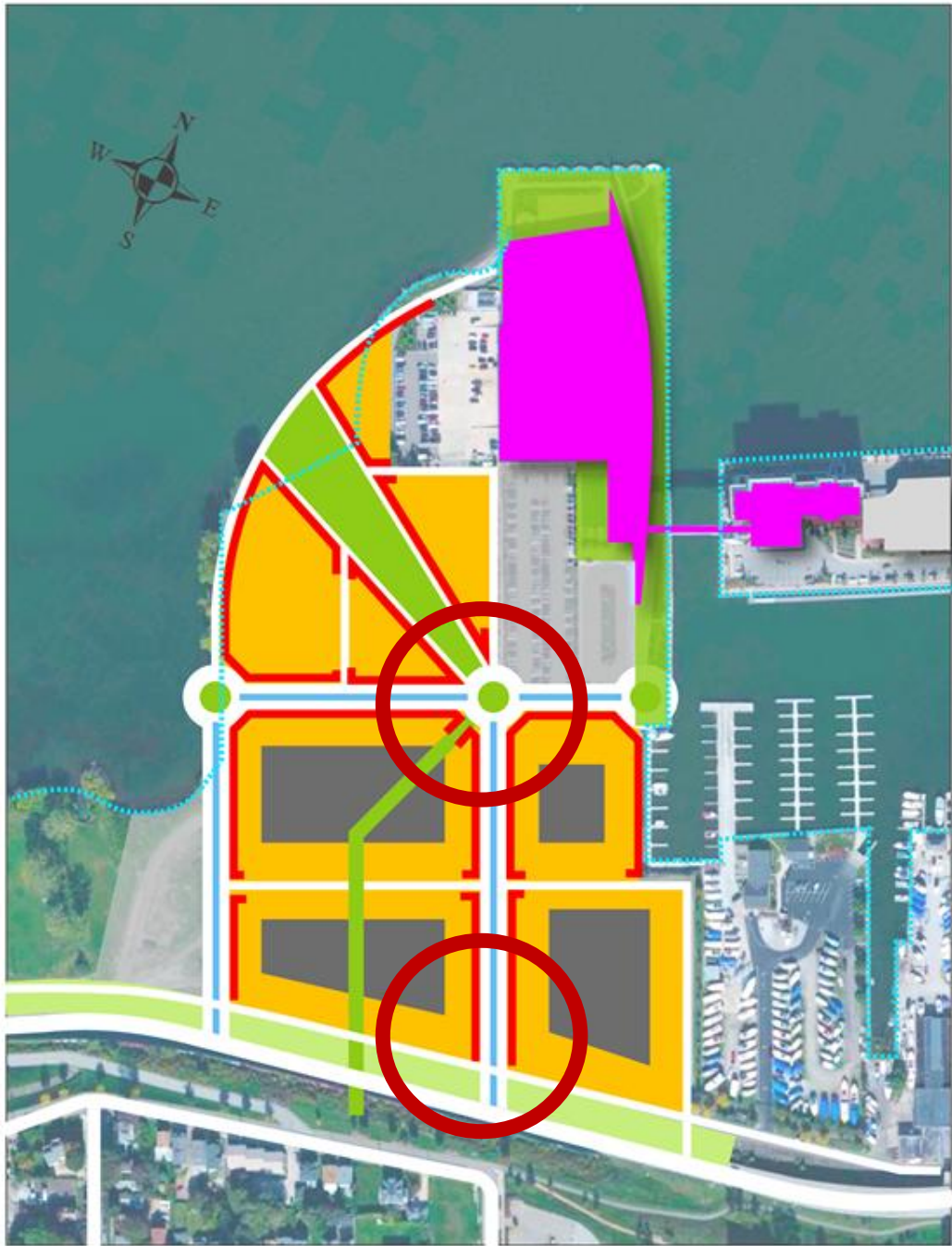
1. Public Market
2. Bayfront walkway
3. Ground floor commercial
4. Nautical theme
5. Commercial close to CC
6. Streets and grade changes differentiate public & private property.
7. Provide weatherized parking close to Convention Center's entry.
8. Minimize road & utility construction
9. Improve access to the Bayfront Parkway and secondary circulation in the Bayfront area.

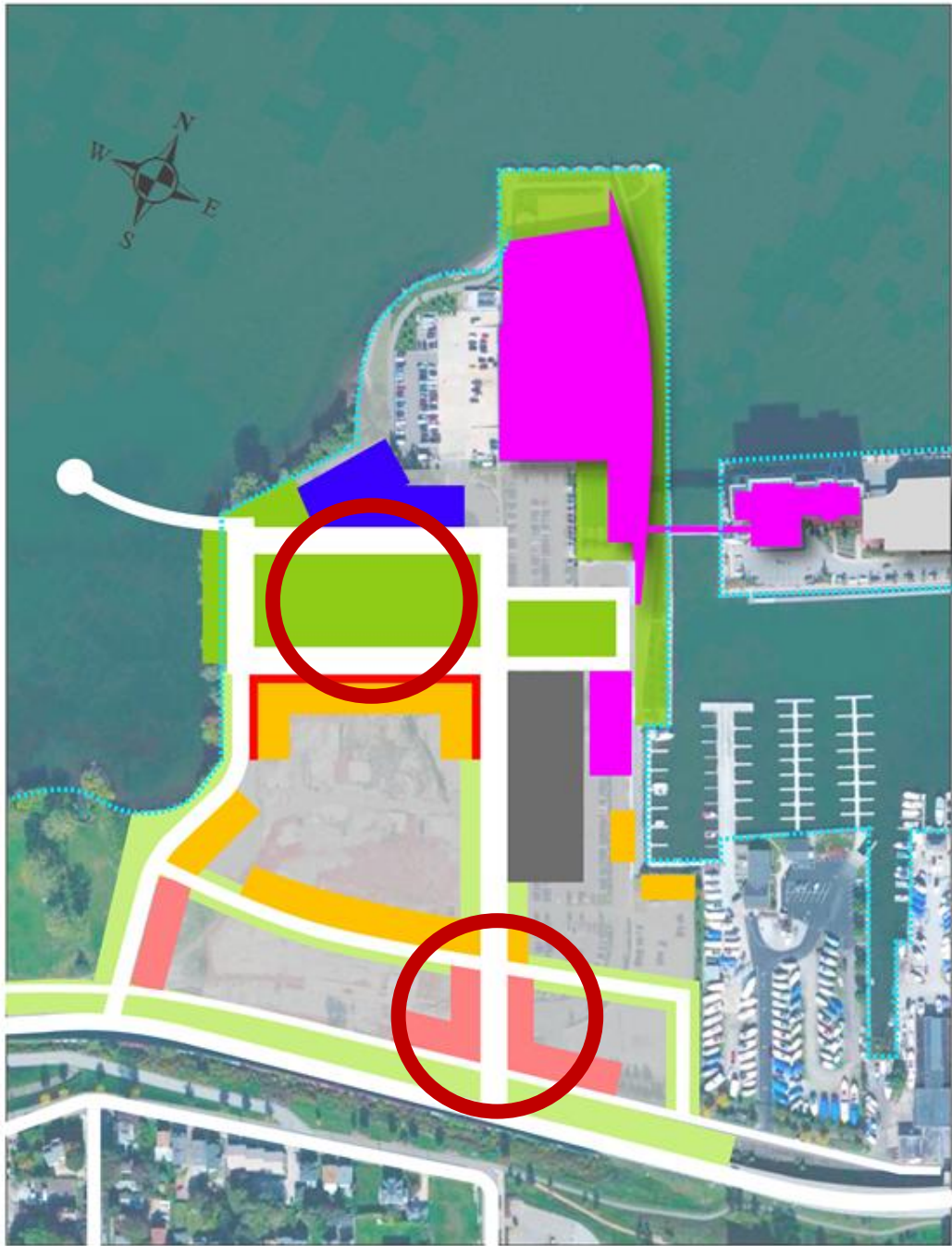












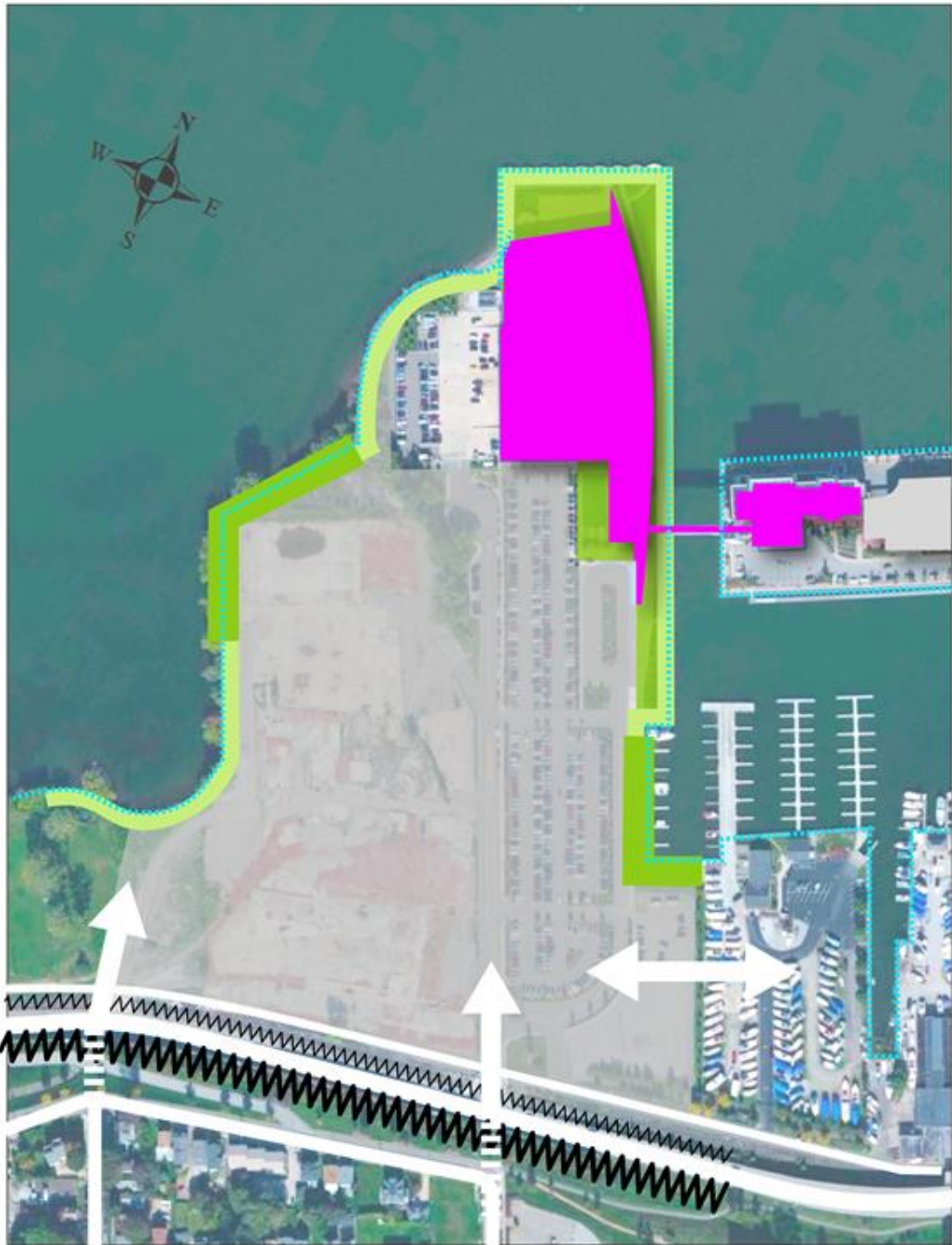




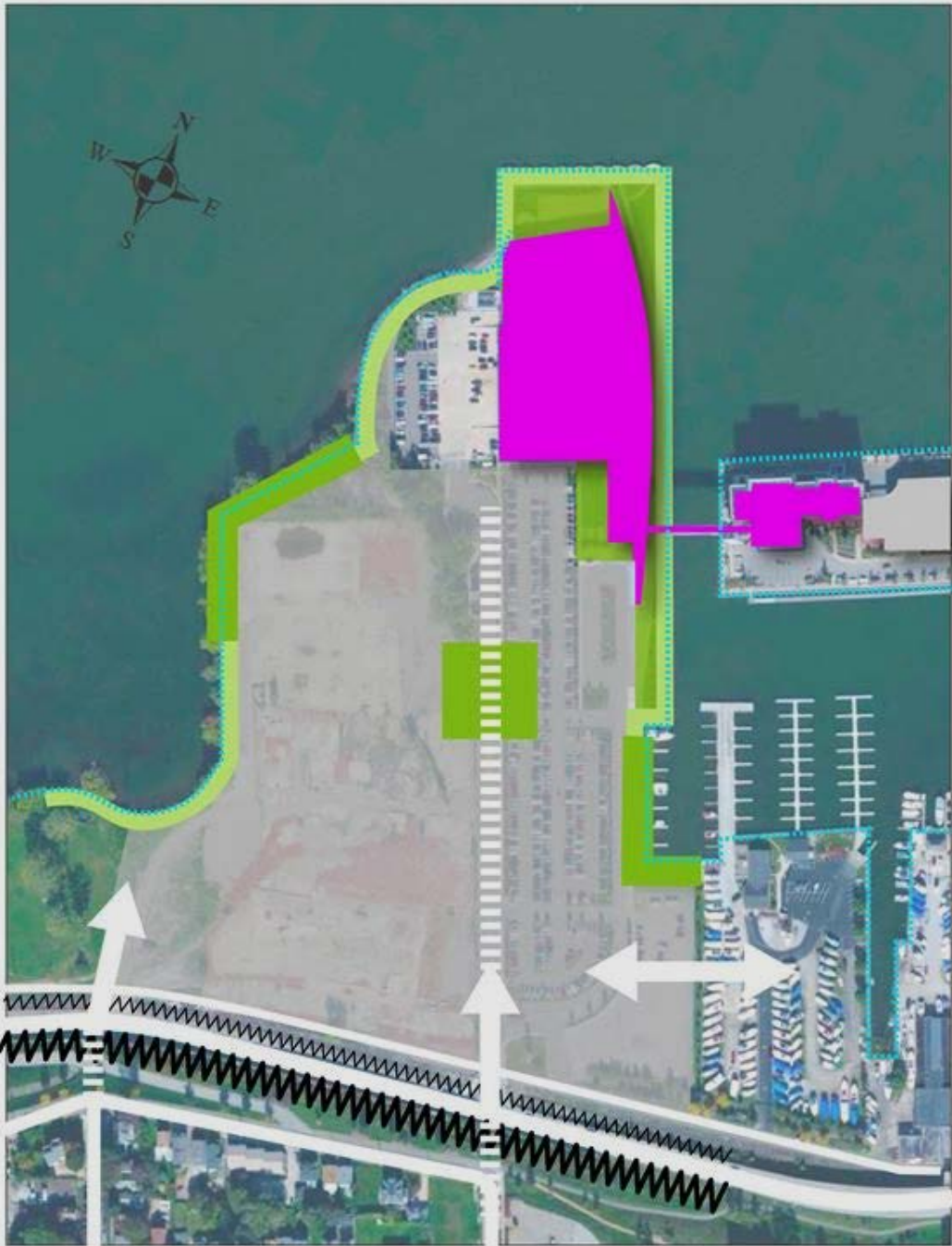
Waterfront access



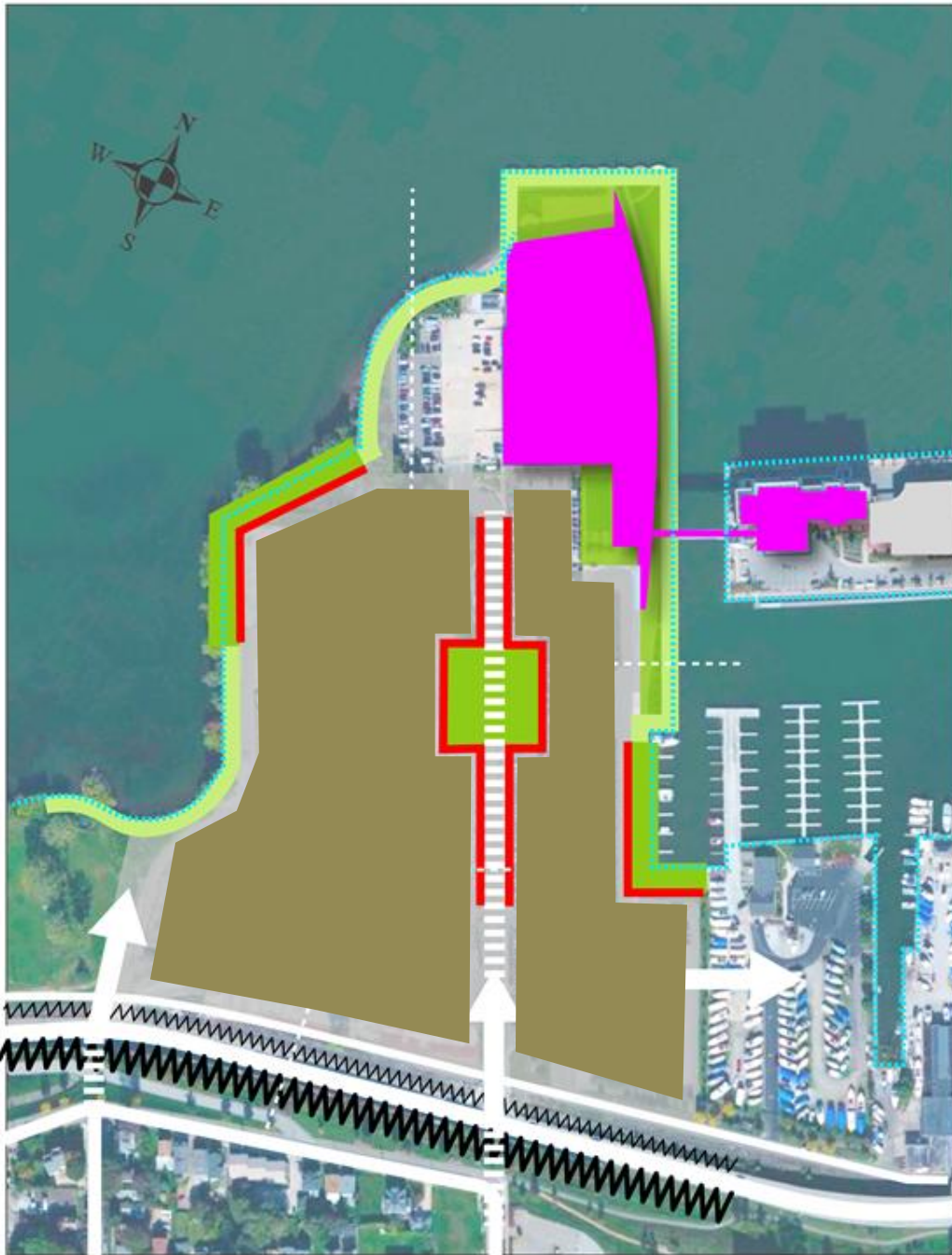
Waterfront access
Focal Public Space



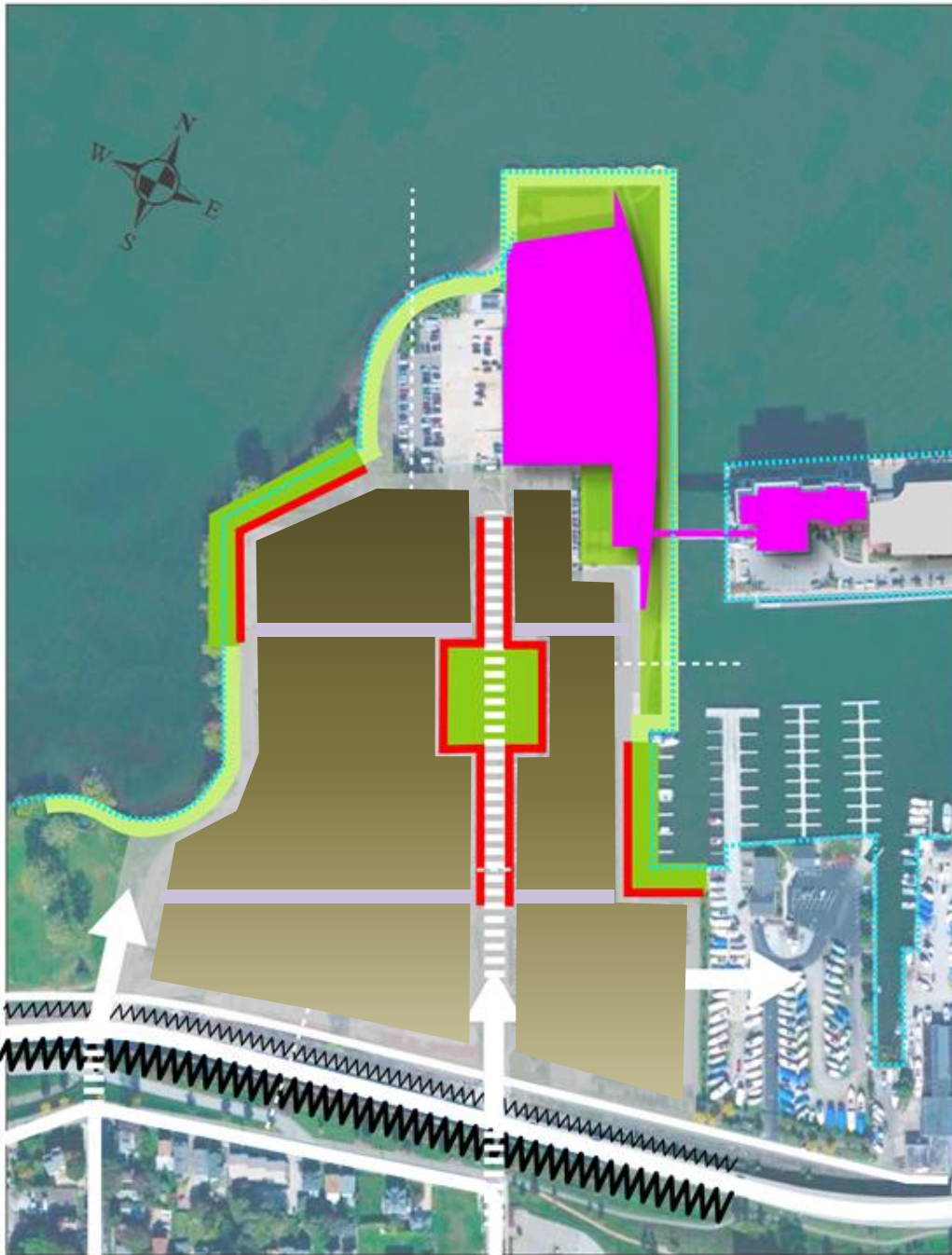
**Waterfront access
Focal Public Space
Connections**



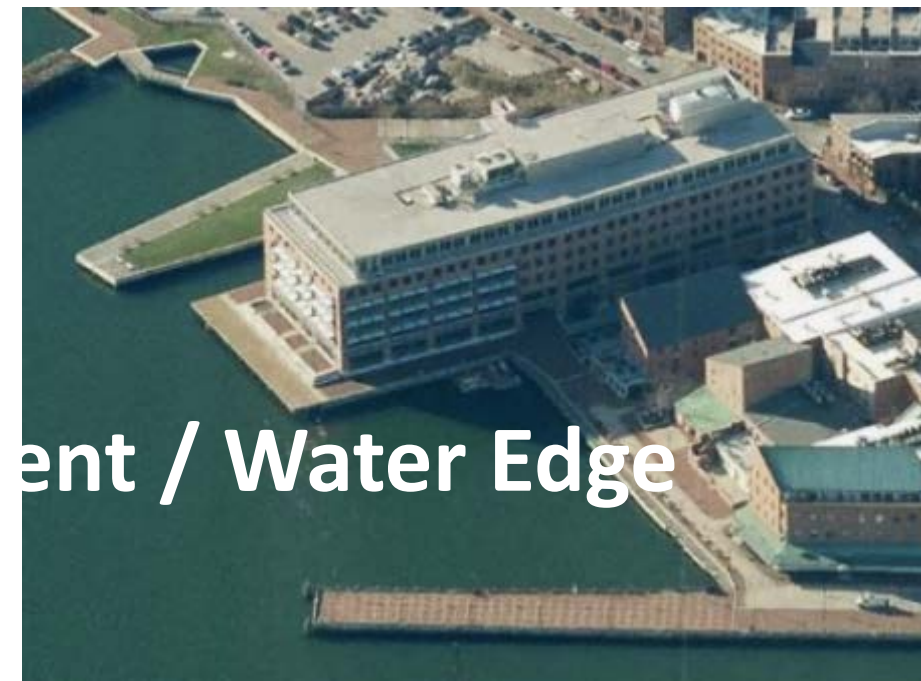
Waterfront access
Focal Public Space
Connections
Circulation



Waterfront access
Focal Public Space
Connections
Circulation
Interior Public
Open Space
Density



- Waterfront access
- Focal Public Space
- Connections
- Circulation
- Interior Public Open Space
- Density
- Phasing



**Baltimore Development / Water Edge
Conditions**

Next Steps:

Principle 10

Identify a Lead Development Entity

Prepare a Bay-wide coordinated action plan, development guidelines, and a developer RFP for the GAF site