

CHAPTER 5
PREFERRED CONCEPT PLAN |

“For Instance” Development Schematic



SITE CALCULATIONS

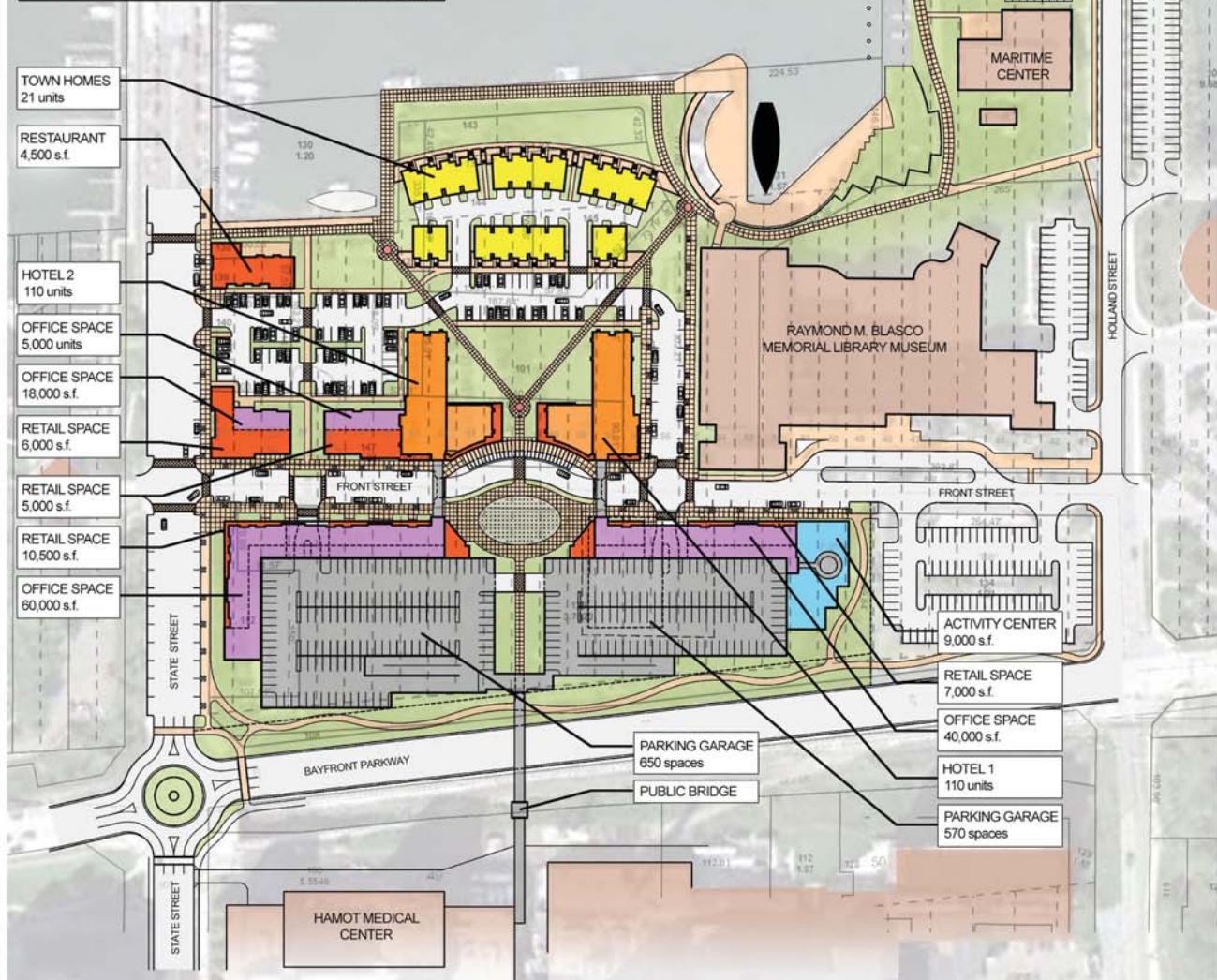
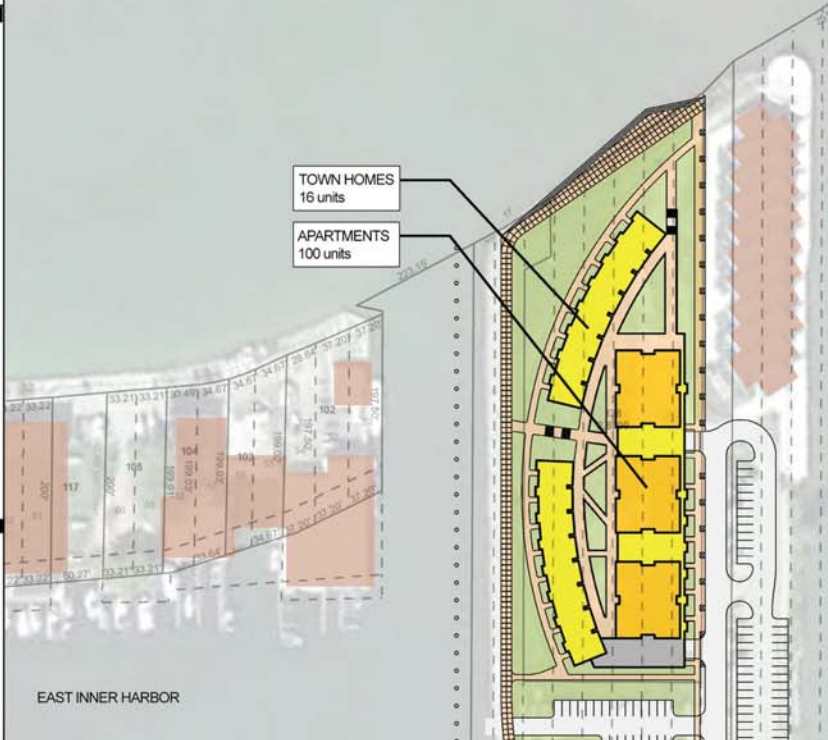
PROPERTY ACREAGE (Average)	
South Parcel (South of Front Street)	= 4.0 Acres
North Parcel (North of Front Street)	= 5.0 Acres
East Parcel (Holland Street Pier)	= 3.0 Acres
Total Property =	= 12.0 Acres

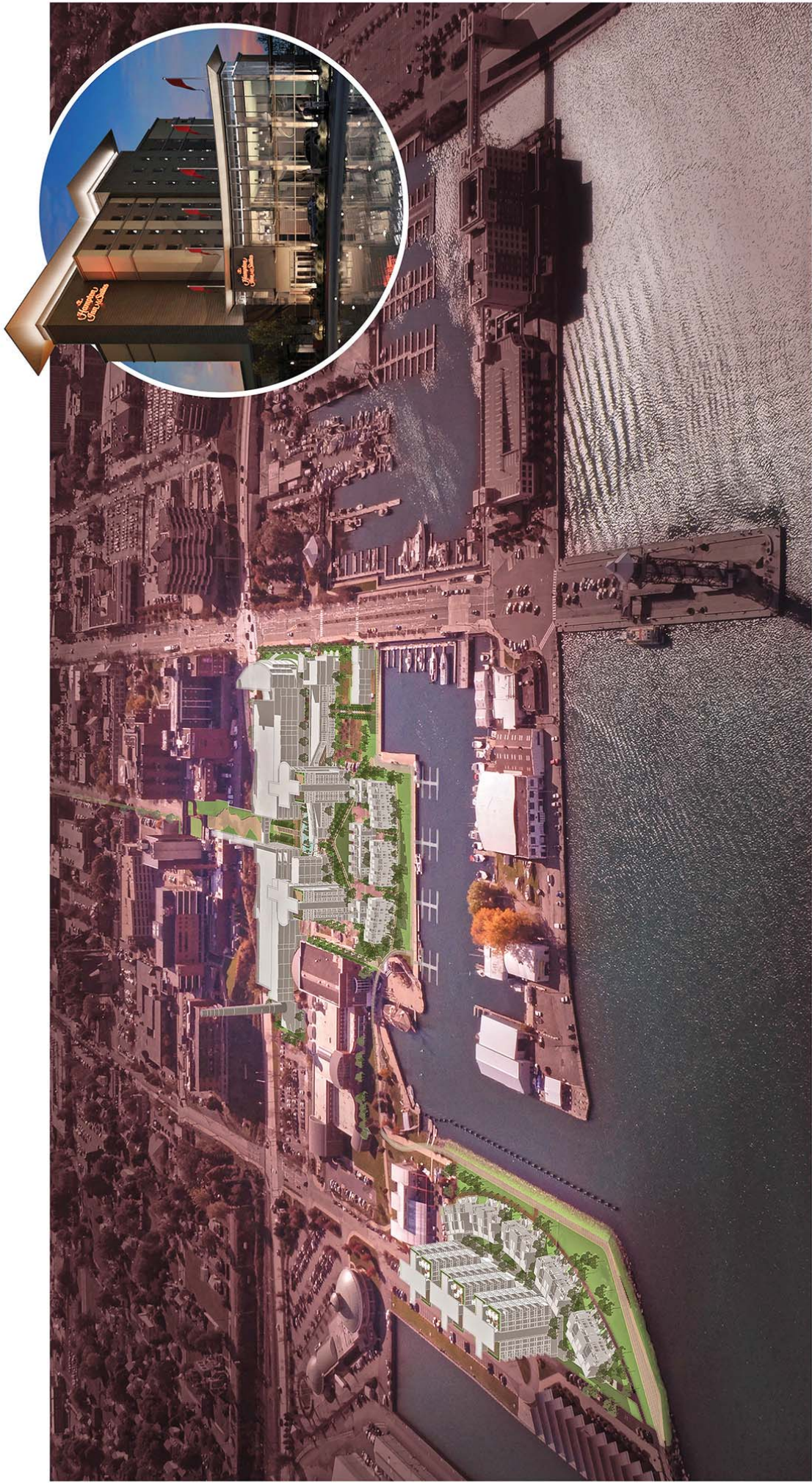
PARKING REQUIRED

Hotel 1	110 units	
Hotel 2	110 units	
Total Hotel =	220 units @ 1 space / unit	= 220 spaces
Office 1	10,000 s.f. / floor x 4 =	40,000 s.f.
Office 2	15,000 s.f. / floor x 4 =	60,000 s.f.
Office 3	6,000 s.f. / floor x 3 =	18,000 s.f.
Office 4	5,000 s.f. / floor x 1 =	5,000 s.f.
Total Office =	123,000 @ 1 space / 500 s.f.	= 246 spaces
Restaurant 1	4,500 s.f.	
Total Rest =	4,500 s.f. @ 1 space / 60 s.f.	= 75 spaces
Retail 1	7,000 s.f.	
Retail 2	10,500 s.f.	
Retail 3	6,000 s.f.	
Retail 4	5,000 s.f.	
Total Retail =	28,500 s.f. @ 1 spaces / 350 s.f.	= 82 spaces
Activity Center	9,000 s.f.	
Total Activity =	9,000 s.f. @ 1 space / 350 s.f.	= 26 spaces
Town home	43 units	
APT / Condo	100 units	
Total Housing =	143 units @ 1 spaces / unit	= 143 spaces
Total Parking Required		= 800 spaces

PARKING POTENTIAL

Garage 1	114 spaces / level x 5 =	= 570 spaces
Garage 2	130 spaces / level x 5 =	= 650 spaces
Garage 3 (Residential Individual Garages)		= 42 spaces
Garage 4 (Residential at Pier)		= 264 spaces
Lot 1		= 76 spaces
Lot 2		= 35 spaces
State Street		= 20 spaces
Front Street		= 32 spaces
Internal Street		= 15 spaces
Total Parking Available =		= 1,700 spaces (900 surplus)





The Bayfront District

Downtown Erie, Pennsylvania