

An aerial architectural rendering of a proposed community development at the Avon Lake Power Plant site. The scene is set at sunset, with a warm orange and yellow glow. In the foreground, several modern, multi-story buildings with flat roofs and green rooftop gardens are clustered together. A winding pedestrian path leads from these buildings towards a large, curved, tiered seating area or amphitheater situated on a grassy slope. To the right, a body of water (Avon Lake) is visible, with a long, straight pier or walkway extending into it. In the background, existing industrial structures, including a large electrical substation with tall metal towers, are visible. The overall atmosphere is one of a modern, integrated community space.

AVON LAKE POWER PLANT COMMUNITY MEETING

CONCEPTUAL MASTERPLAN

JULY 19, 2022



Avon Lake
ENVIRONMENTAL REDEVELOPMENT GROUP, LLC.

Gensler

MEETING AGENDA

1. Public Presentation (in Auditorium) 20 minutes
 - a. City of Avon Lake Introduction, welcome from Mayor
 - b. Introduction of CIC
 - c. Presentation on Planning Process
 - d. Introduction of Breakout Sessions
2. Breakout session tables (in Commons) 1 hour 20 minutes
 - a. History of the Plant
 - b. Sustainability and Site Restoration/Powdermaker Creek
 - c. Open Space and Public Lakefront
 - d. Master Plan and Development
 - e. Preservation opportunity of Turbine Hall and Stacks
3. Wrap up from table leaders – 20 minutes

EXISTING CONDITIONS



EXISTING CONDITIONS



FIVE DRIVERS FOR TRANSFORMING THE POWER PLANT SITE



REPOSITION



THE LAKEFRONT

REMEDIATE



THE POWER PLANT

REVITALIZE



THE POWER PLANT SITE

RESTORE



THE OPEN SPACE

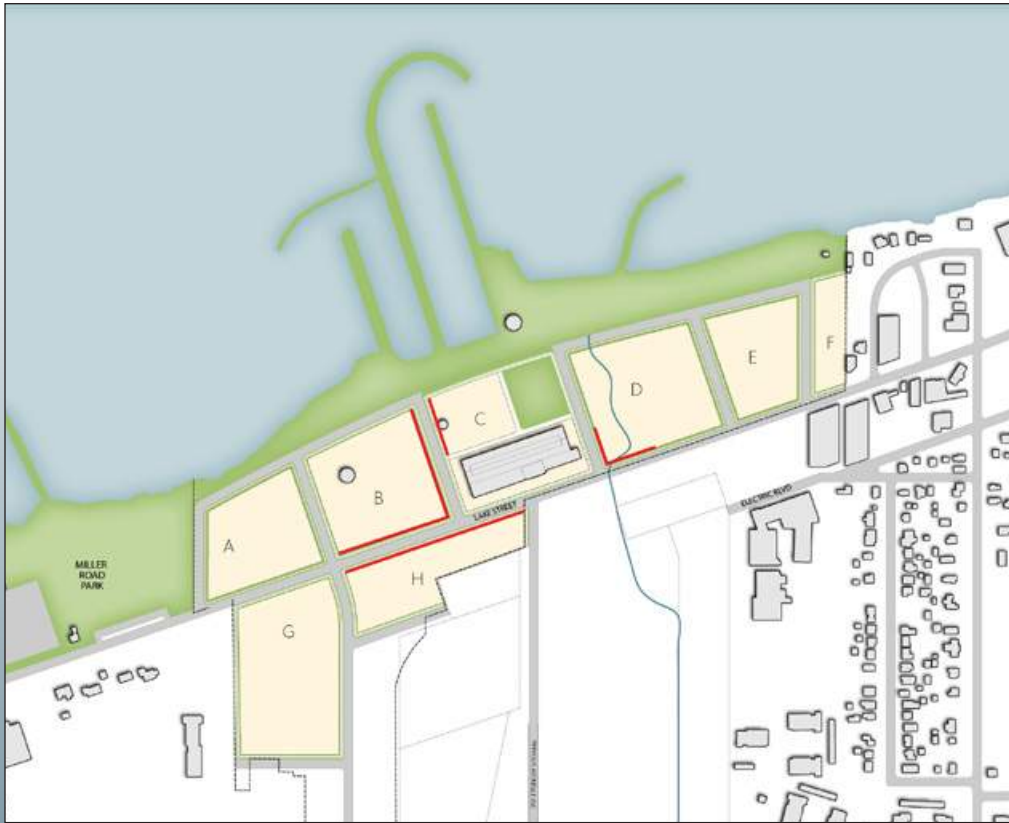
RENOVATE



HISTORIC TURBINE
HALL

Framework Review

Framework 1



Framework 2



Framework 3



REPOSITION

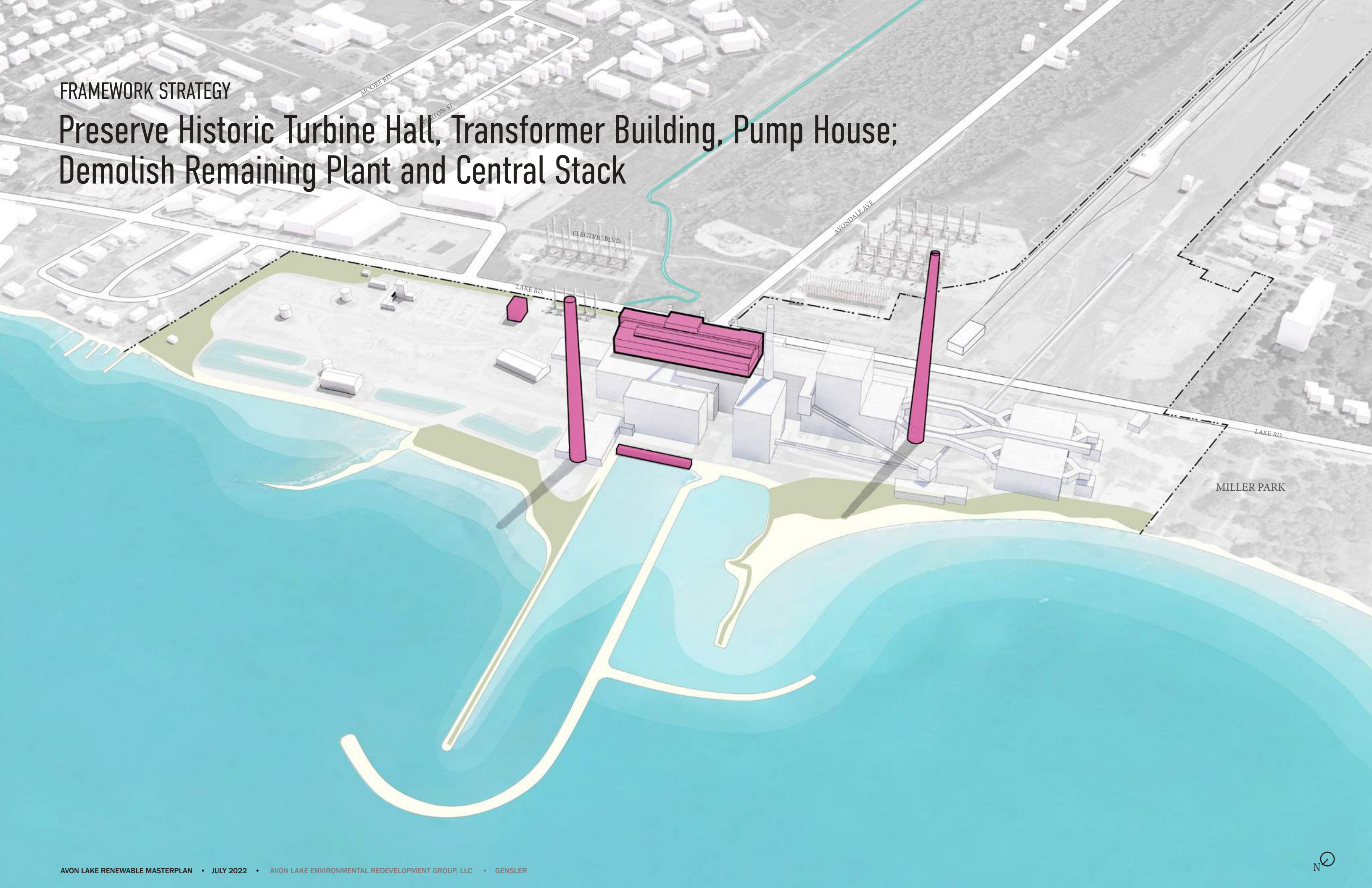


EXISTING CONDITIONS
The Site Today



FRAMEWORK STRATEGY

Preserve Historic Turbine Hall, Transformer Building, Pump House;
Demolish Remaining Plant and Central Stack



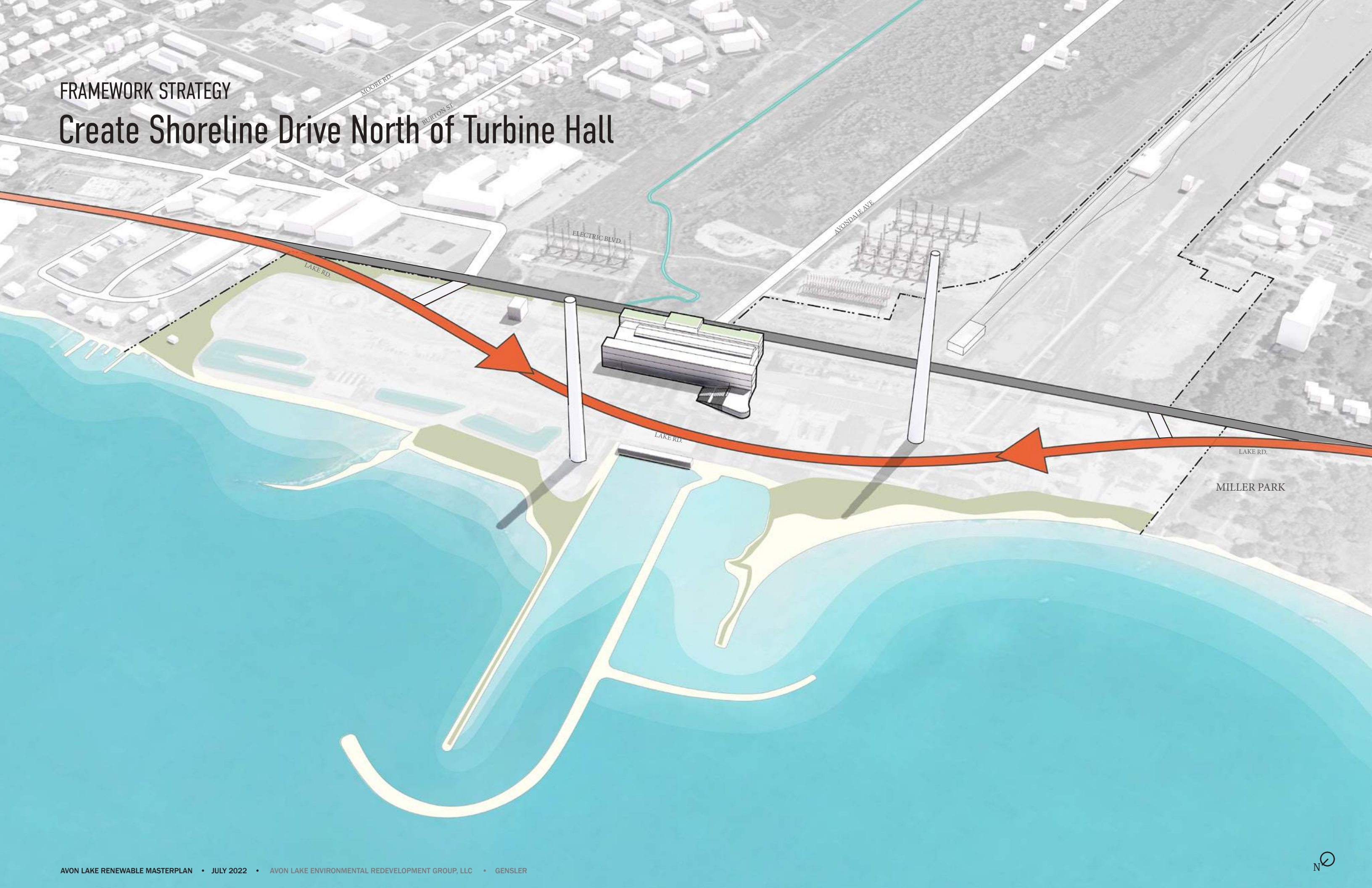
FRAMEWORK STRATEGY

Renovate Turbine Hall; Open Historic Building to the Lakefront



FRAMEWORK STRATEGY

Create Shoreline Drive North of Turbine Hall



FRAMEWORK STRATEGY

Create a New Waterfront Park



FRAMEWORK STRATEGY

Daylight Powdermaker Creek



FRAMEWORK STRATEGY

Create New Roads Extending North to the Lakefront Park



FRAMEWORK STRATEGY

New Development Parcels on Power Plant Land

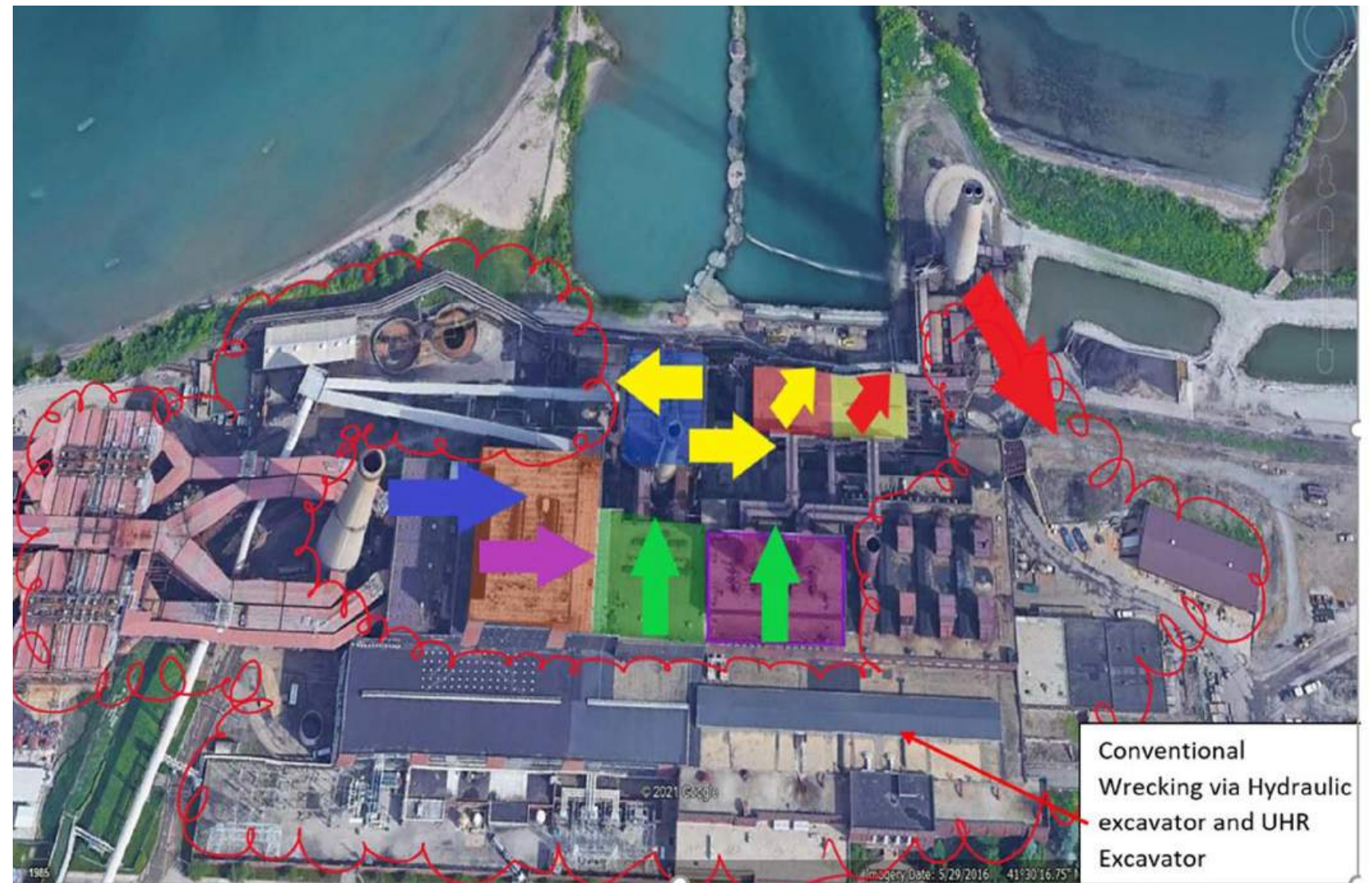


REMEDiate



Remediation Through Demolition

- Mobilization
- Utility Isolation/Verification
- Establish Erosion and Sedimentation Controls
- Universal Waste Collection and Removal
- Asbestos Abatement
- Pre-Cleaning of Structures prior to Demolition
- Structures below 100' in Vertical Height
- High Elevation Equipment and Overhead Conveyor Demolition
- Conveyor and Haul Bridge Demolition over Lake Road
- Conventional Demolition of Boiler Units 1-4
- Explosive Demolition of Boiler Units 5-9
- Explosive Demolition the Designated Smokestacks down to Existing Grade
- Removal of Scheduled Remaining Structures associated with the plant
- Concrete Demolition
- Capping of the Intake/Outfall Structures
- Demobilization



UN Climate Change Goals

In keeping with broader ESG and sustainability goals for the project, we have targeted a select few Goals from The UN Climate Goals initiative as an example of how this development is focused on future generations and a more sustainable future for the site.

CLEAN WATER AND SANITATION

6 Improve respiratory health due to decrease in particulate matter and elimination of mercury, lead, sulfur dioxide, nitrogen oxides, particulates, and various other heavy metals.



GOOD HEALTH AND WELL-BEING

3 Closure of Generating Plant will **improve respiratory health** due to decrease in particulate matter and elimination of mercury, lead, sulfur dioxide, nitrogen oxides, particulates, and various other heavy metals.



CLIMATE ACTION

13 **Elimination of greenhouse gases** (GHG's) with elimination of 3 million tons of CO2, mercury and nitrous oxide from the atmosphere annually. Contribution to US goals in reduction of GHG's. Elimination of fly ash to landfills.

LIFE BELOW WATER

14 Closure **stops use of water** for **365,000,000 gallons/day** cooling and returning water assuring protection of the local fishery composition, aquatic macroinvertebrate (bugs) communities, and aquatic plant communities.



LIFE ON LAND

15 Remediation and restoration of **125 acres of impacted land**. Opening the lakefront as public lands for enjoyment and access to the lake. Creating a new "front-yard" for the City of Avon Lake and region.

UN Climate Change Goals

In keeping with broader ESG and sustainability goals for the project, we have targeted a select few Goals from The UN Climate Goals initiative as an example of how this development is focused on future generations and a more sustainable future for the site.

INDUSTRY, INNOVATION AND INFRASTRUCTURE

9 Adaptive **reuse of the historic Turbine Hall** and plant buildings to attract investment, employment and creation of new public infrastructure to spur economic development and access to the lake. **Innovative stormwater** using natural bioswales.



DECENT WORK AND ECONOMIC GROWTH

8 Comprehensive redevelopment strategy that will lead to **greater employment** than prior use, opportunities for investment and rebuilding the tax base lost by plant closure and significantly improve the City, its population and economic foundation.



SUSTAINABLE CITIES AND COMMUNITIES

11 Taking the closed plant and underused land and re-purposing them for **greater economic and public use** will build a lasting community asset and sustaining tax base while implementing green building and development principals. Restoration and preservation of 250,000 sf turbine hall.



RESPONSIBLE CONSUMPTION AND PRODUCTION

12 Significant **salvage of all metals** reducing carbon and energy use by over 75% vs new steel production. 140,000,000 lbs of steel and 4,000,000 lbs of copper/brass recycled. Elimination of significant waste to landfills.



PARTNERSHIPS FOR THE GOALS

17 Collaborative partnership between City, County, State and private owner to improve the environment, brown field redevelopment and re-purpose the land and historic buildings to **restore the economic contribution** to the community.



REVITALIZE



Bird's Eye View from North West Looing at Site

GUIDING PRINCIPLES

01 Create a New Vision for the City of Avon Lake



Birds'-eye View from North East Corner of Site

GUIDING PRINCIPLES

02 Create a Accessible Public Realm Along the Lakefront



Perspective from North East of Lake Front Park Looking Back at the Power Plant

GUIDING PRINCIPLES

03 Extend the City of Avon Lake to the Waterfront

Bird's-eye View Looking from East of Lake Road to West

GUIDING PRINCIPLES

04 An Eco-Friendly Adaptive Design Strategy



Perspective from East of Turban Hall Looking to the Lakefront

GUIDING PRINCIPLES

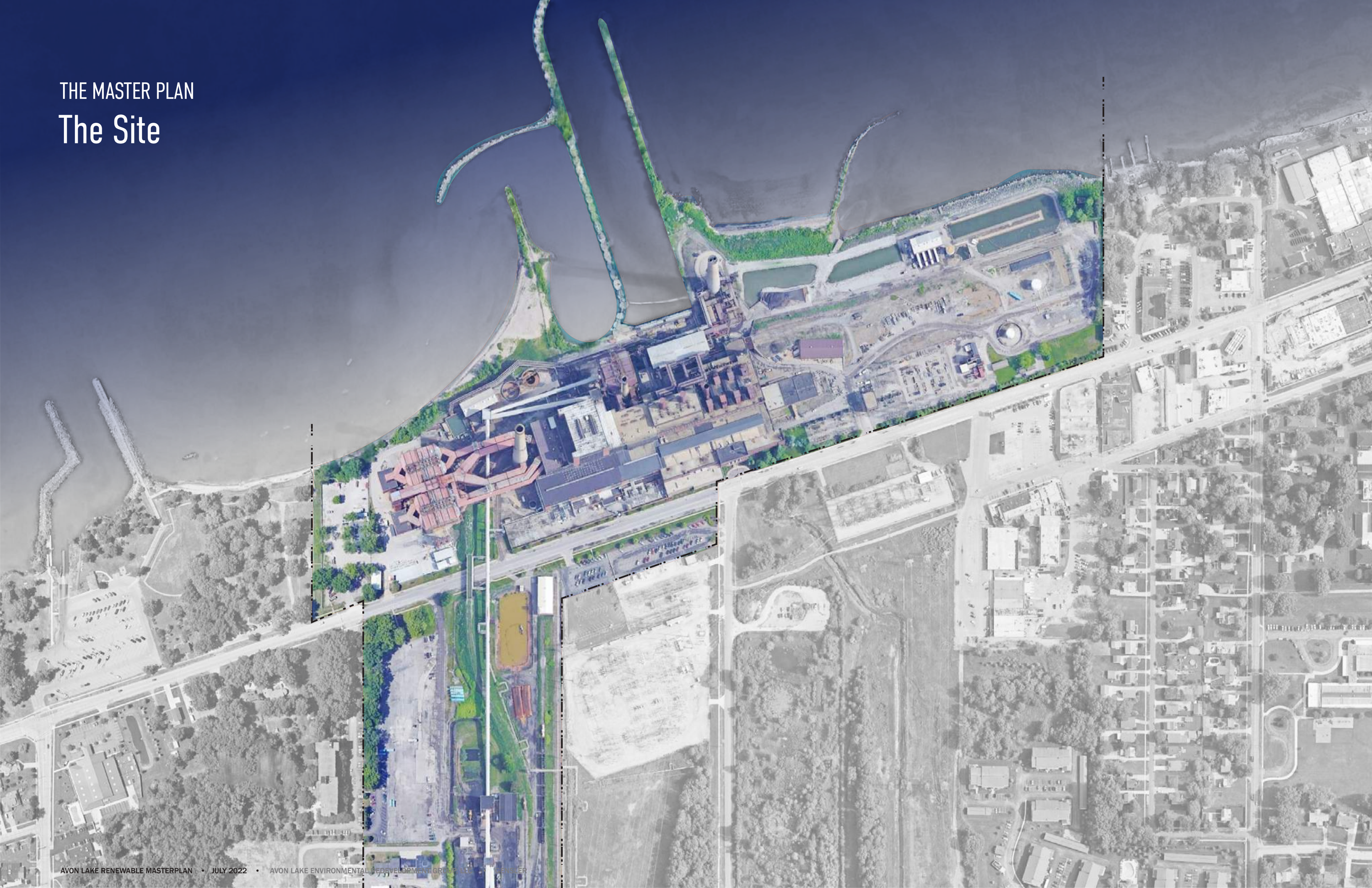
05 Adaptive Reuse of Historic Turbine Hall and the Transformer Building



Perspective from the Old Lake Road Looking to the East

THE MASTER PLAN

The Site



FRAMEWORK STRATEGY

Proposed Landscape Design

- A

TURBINE HALL
- B

HISTORIC PUMP HOUSE
- C

HISTORIC SMOKE STACK
- 1

GREAT LAWN
- 2

HERITAGE WALK
- 3

ADVENTURE PLAY
- 4

FOUNTAIN PLAZA
- 5

COMMUNITY FITNESS
- 6

LOOKOUT LAWN
- 7

BEACH
- 8

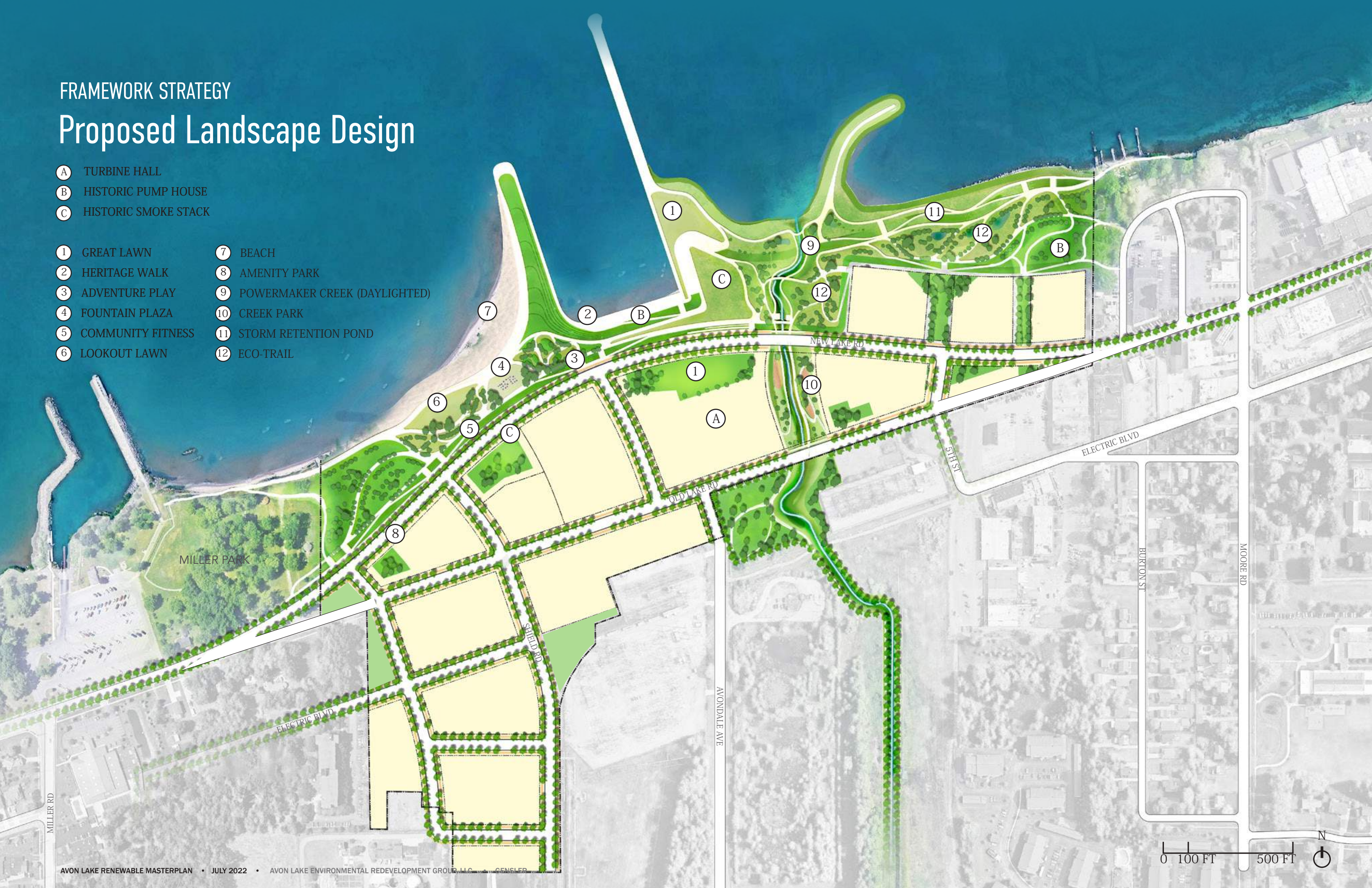
AMENITY PARK
- 9

POWERMAKER CREEK (DAYLIGHTED)
- 10

CREEK PARK
- 11

STORM RETENTION POND
- 12

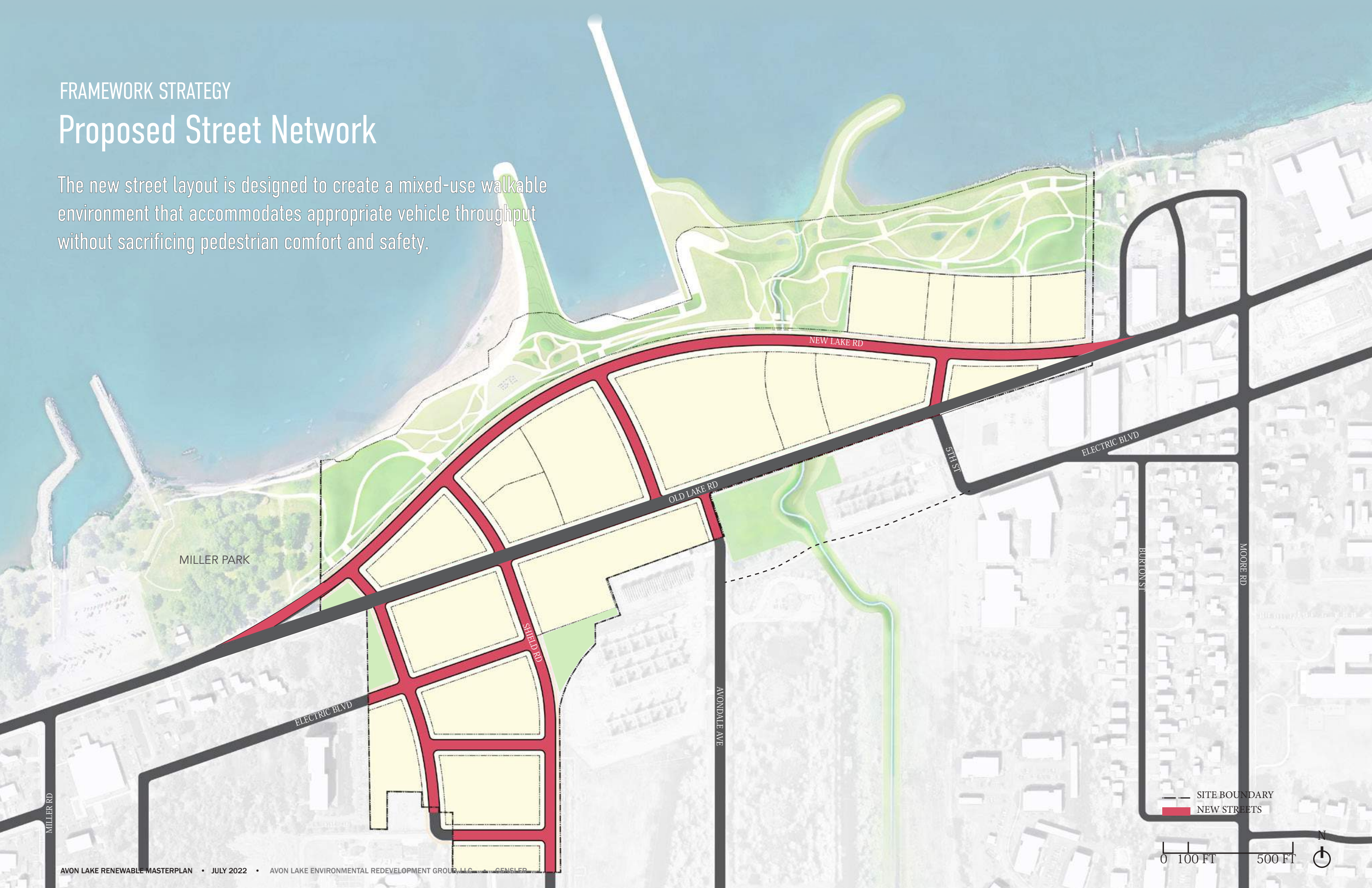
ECO-TRAIL



FRAMEWORK STRATEGY

Proposed Street Network

The new street layout is designed to create a mixed-use walkable environment that accommodates appropriate vehicle throughput without sacrificing pedestrian comfort and safety.



FRAMEWORK STRATEGY

Parcel Plan

The parcelization of the site is predicated on providing a flexible framework for development that accommodates future development of residential and commercial spaces in 1-2 acre increments.



DEVELOPABLE PARCELS

A 1.3 AC	J 2.0 AC
B 0.9 AC	K 2.7 AC
C 2.5 AC	L 1.2 AC
D 4.0 AC	M 1.8 AC
E 1.4 AC	N 1.8 AC
F 1.1 AC	O 0.6 AC
G 1.0 AC	
H 1.7 AC	

TOTAL: 24.0 AC

OPEN SPACE

B-1 0.8 AC	P 16.1 AC
E-1 0.5 AC	Q 1.2 AC
F-1 0.3 AC	I 0.5 AC

TOTAL: 19.4 AC

- SITE BOUNDARY
- DEVELOPMENT PARCEL
- OPEN SPACE



FRAMEWORK STRATEGY

Proposed Land Use

The site's revised plan will accommodate 1,421 units of residential development along with 250,000 SF of office development and accompanying retail of 62,000 SF.

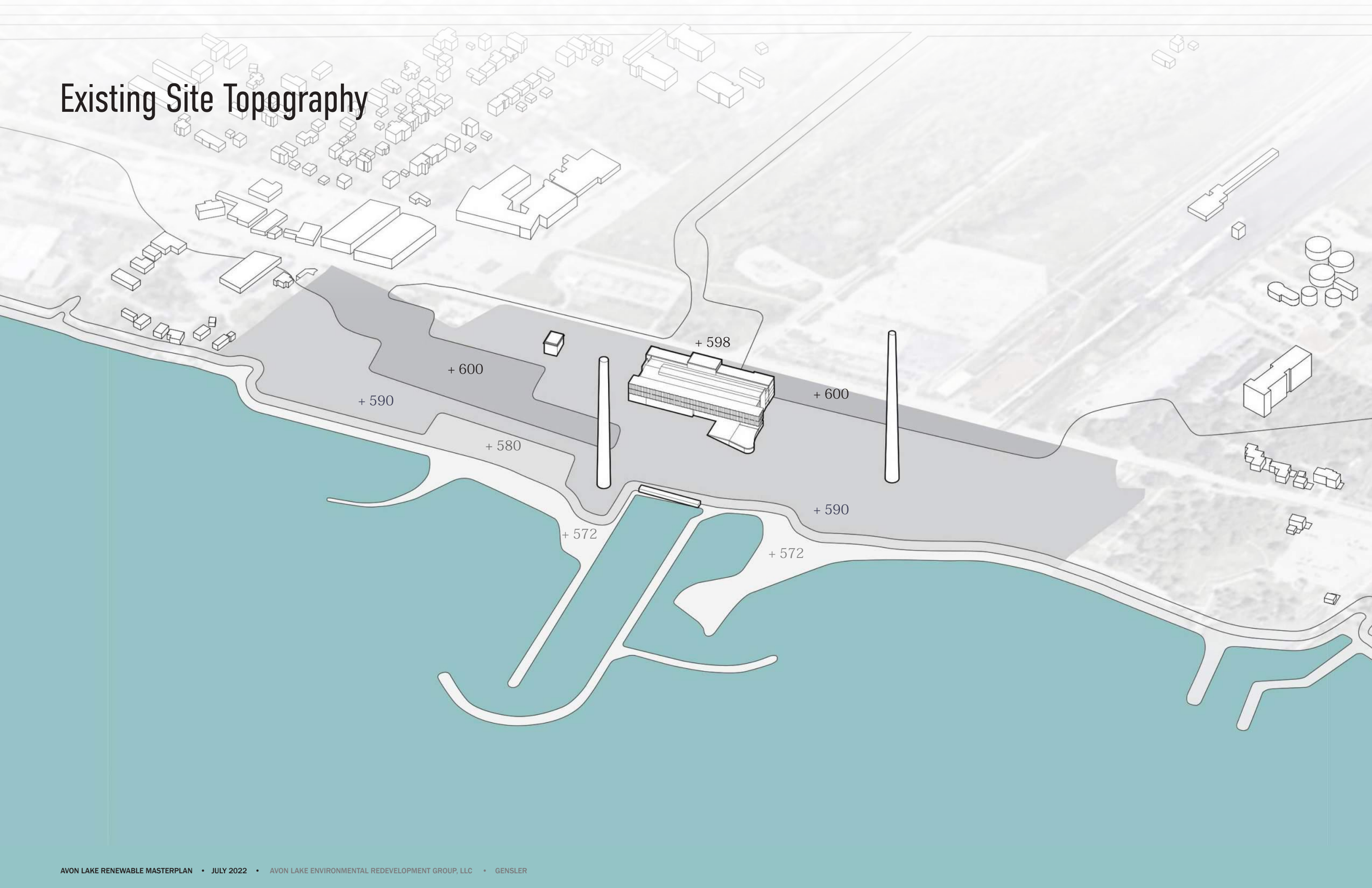


RESTORE

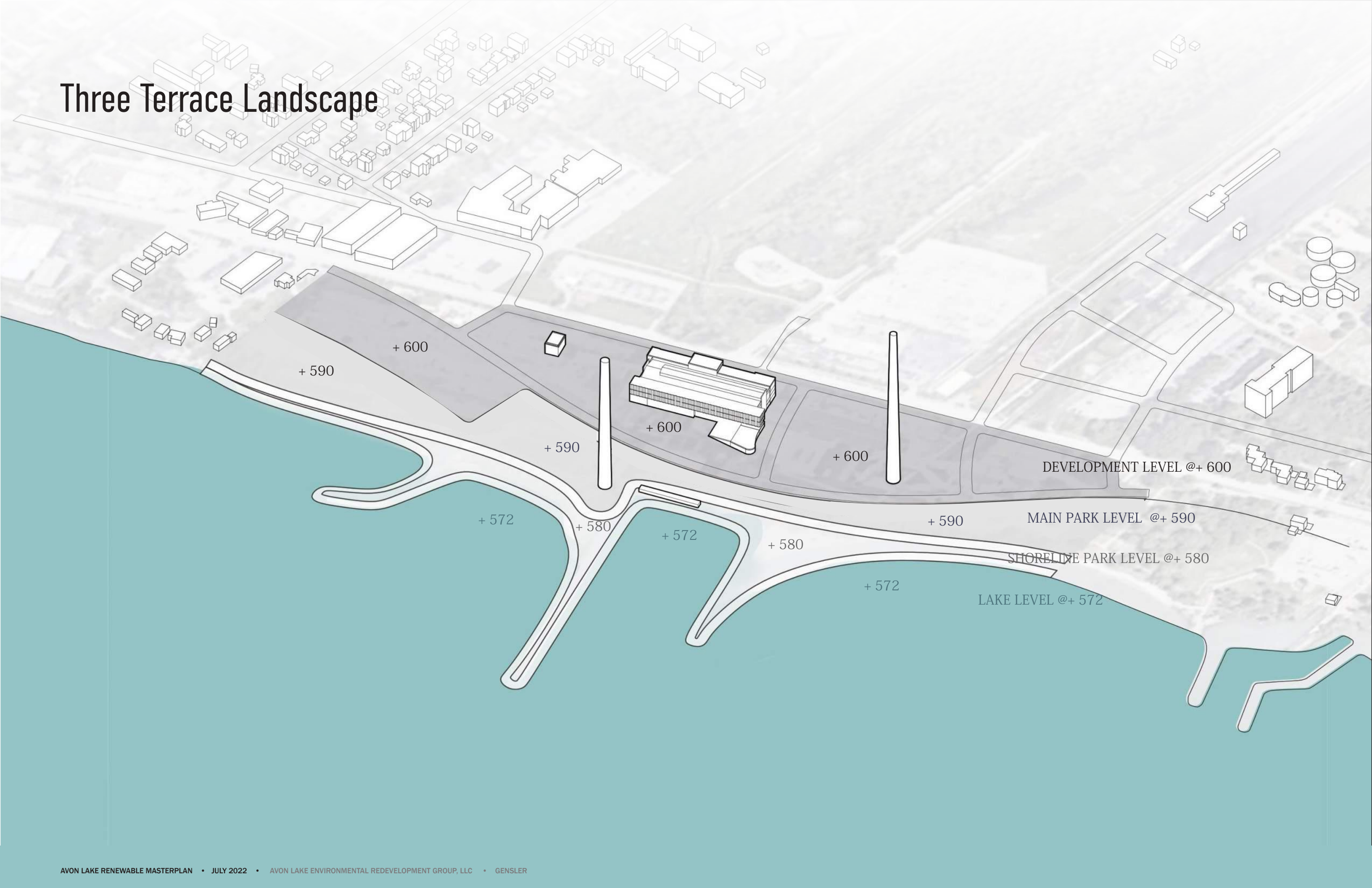


Perspective from Lake Front Looking South to the Power Plant

Existing Site Topography



Three Terrace Landscape



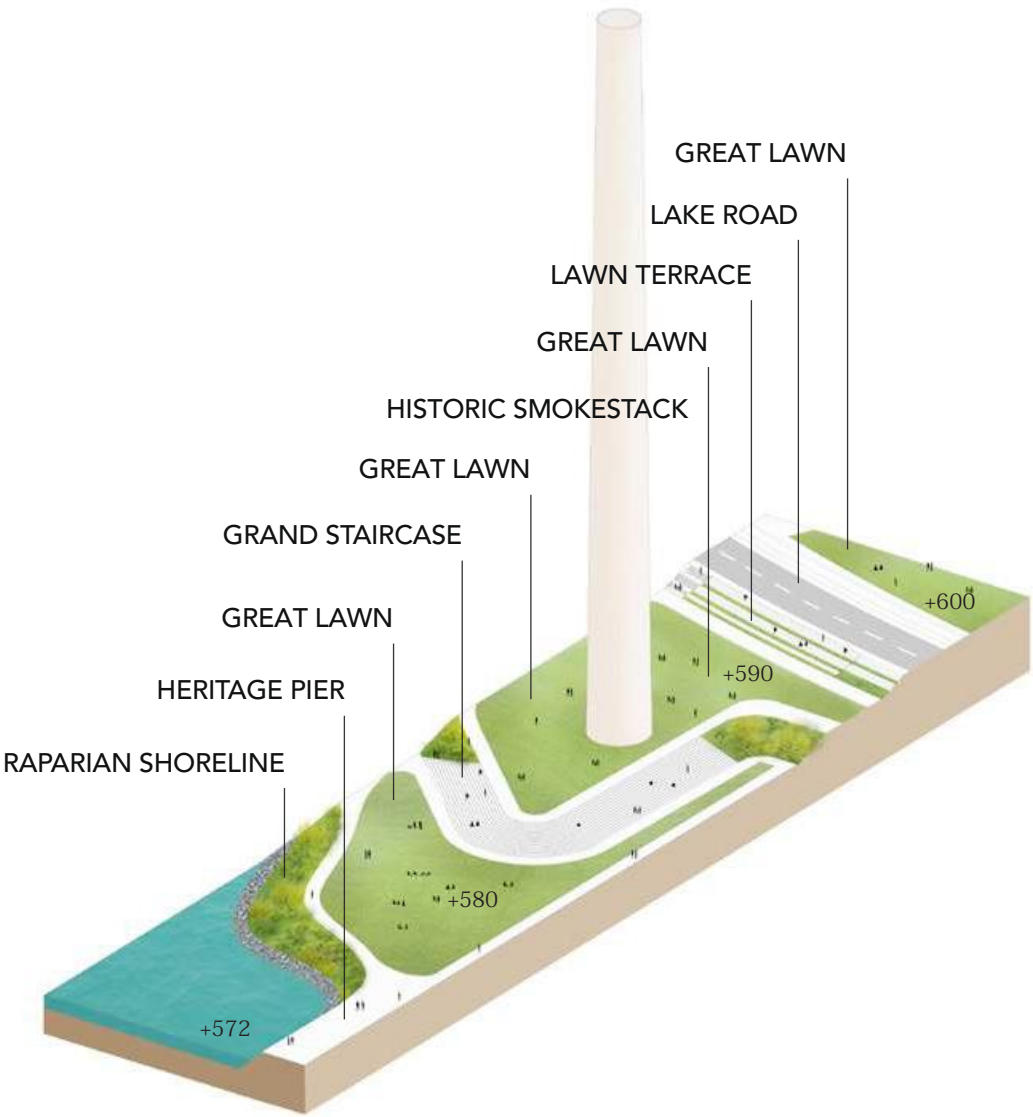
Open Space Program



Park Program



A. Ecological Park



B. Civic Park



C. Beach



D. Recreational Park



Perspective from North West of Lakefront Park Looking to the East

Program Area



Program Area





Beach View from South of the Power Plant Looking to the West

SITE SECTION: TURBINE HALL AND GREAT LAWN



SITE SECTION: POWDERMAKER CREEK (PROFILE)



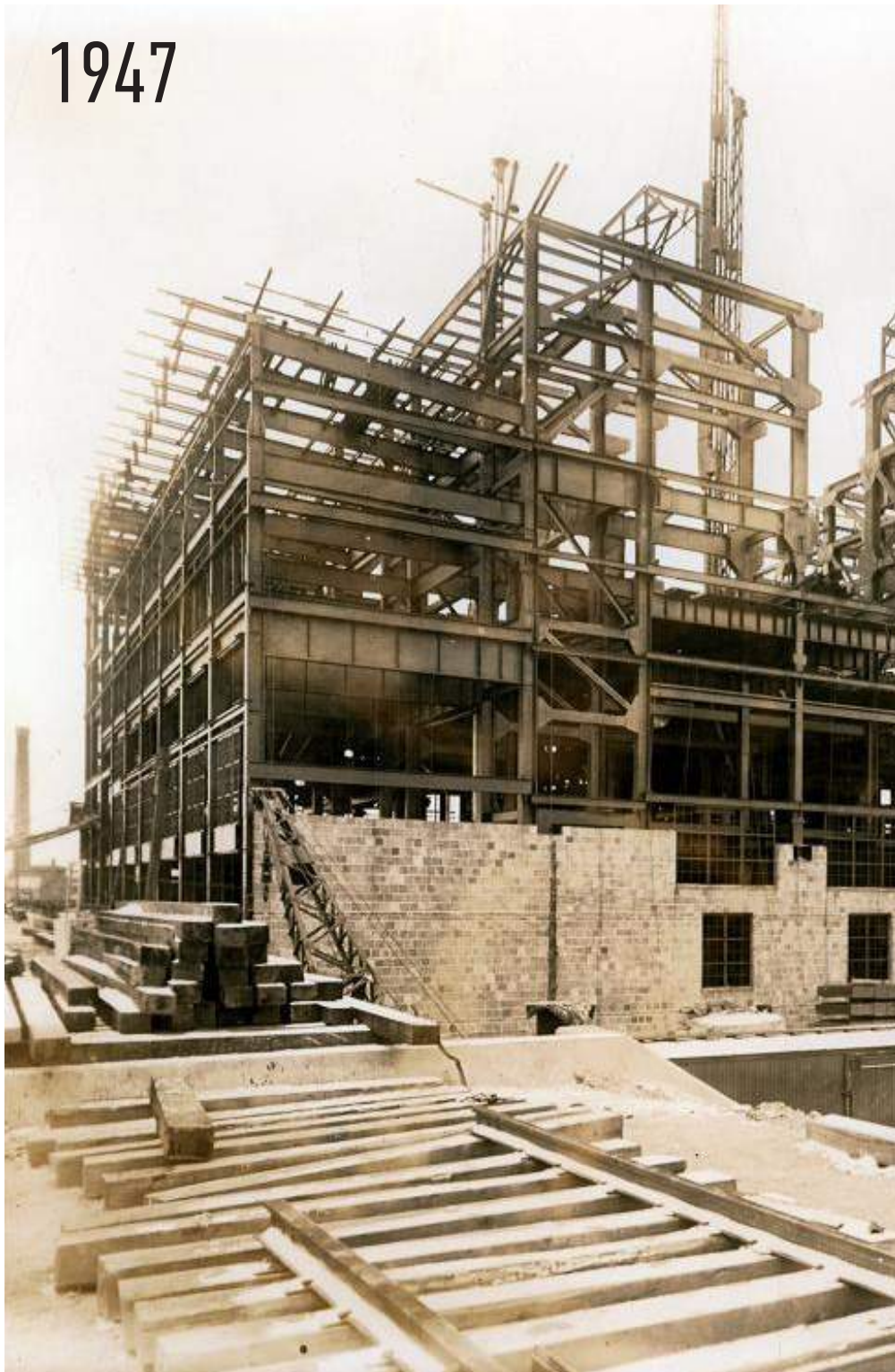
RENOVATE



Perspective from North East Corner of the Power Plant

POWER PLANT EVOLUTION

1947



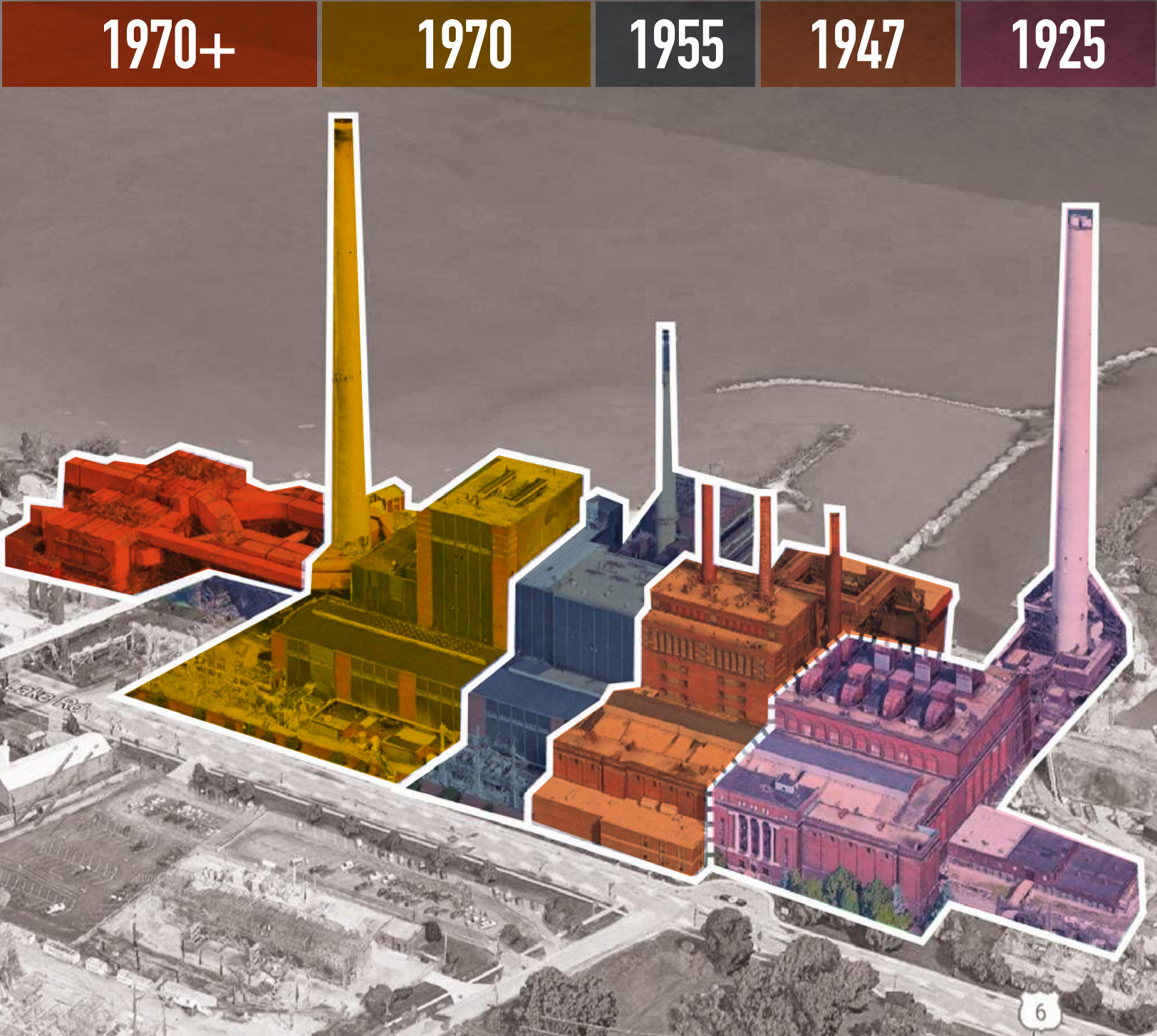
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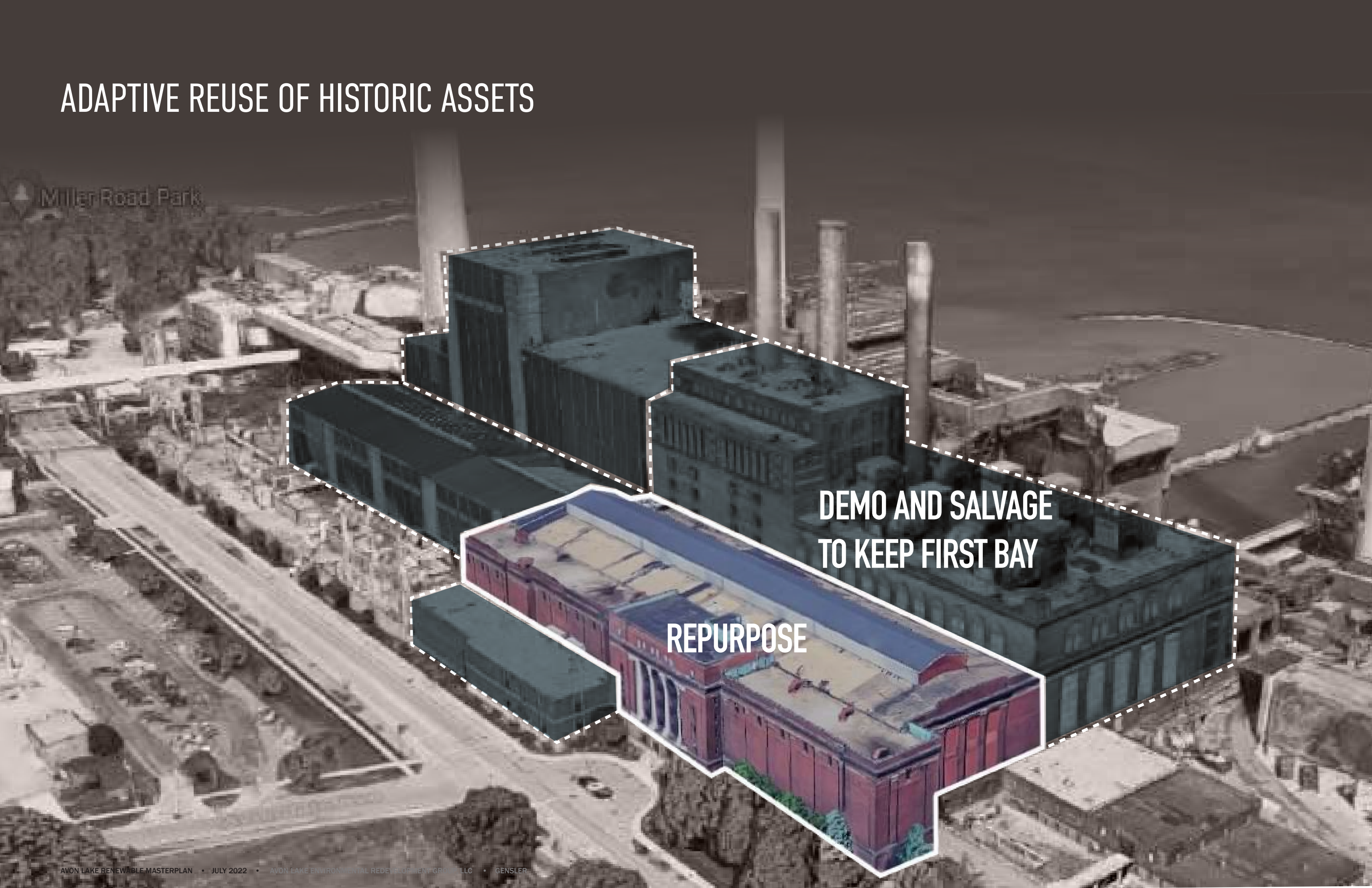
TODAY



POWER PLANT EVOLUTION



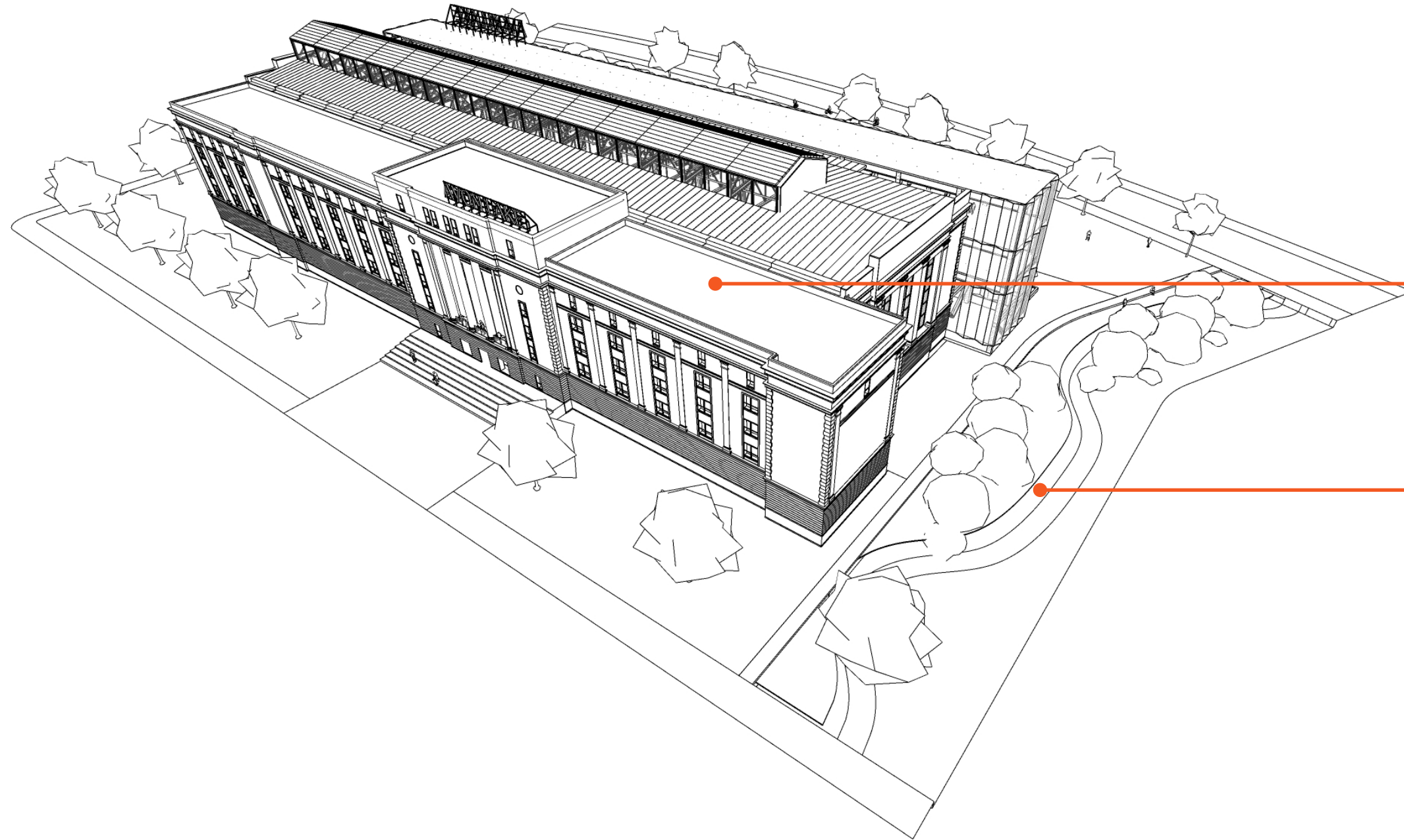
ADAPTIVE REUSE OF HISTORIC ASSETS



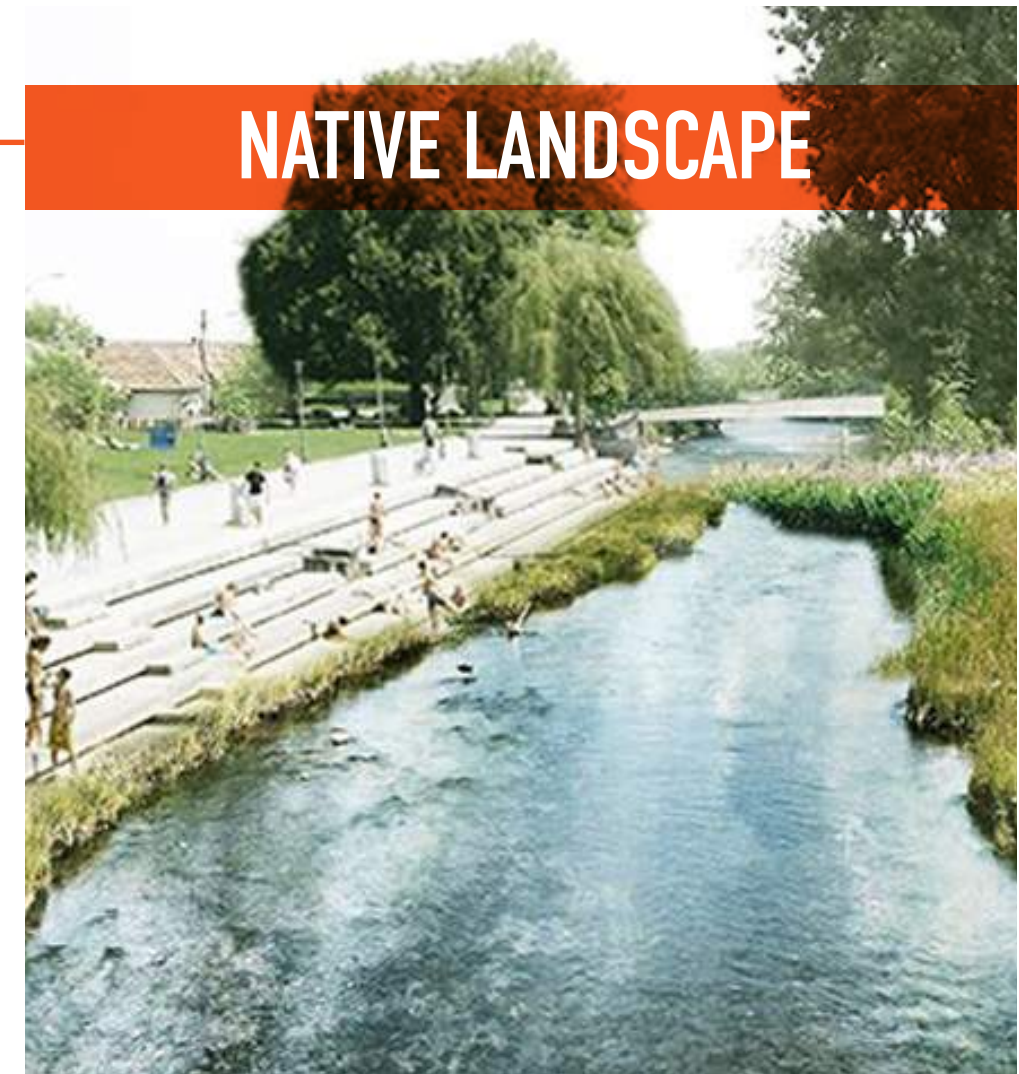
Miller Road Park

DEMO AND SALVAGE
TO KEEP FIRST BAY

REPURPOSE



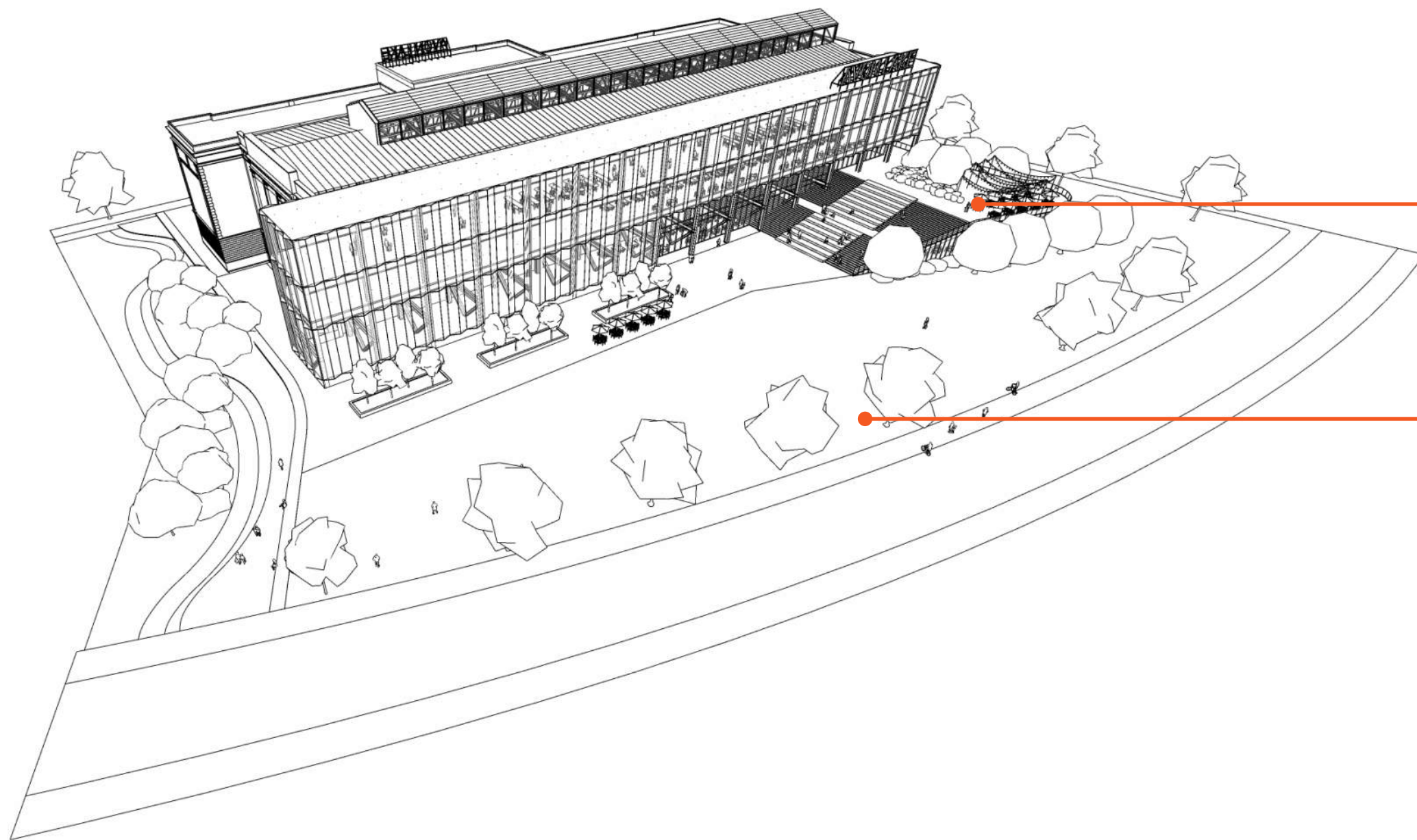
CREATIVE OFFICE



NATIVE LANDSCAPE

RESPECTING THE PAST





FOOD AND BEVERAGE



GREAT LAWN

A BRIGHT NEW FUTURE



Beach View from Northeast Corner of the Power Plant

A NEW TOWN SQUARE



TURBINE HALL PERSPECTIVE SECTION



CREATIVE OFFICE



SPECIALTY FOOD AND BEVERAGE

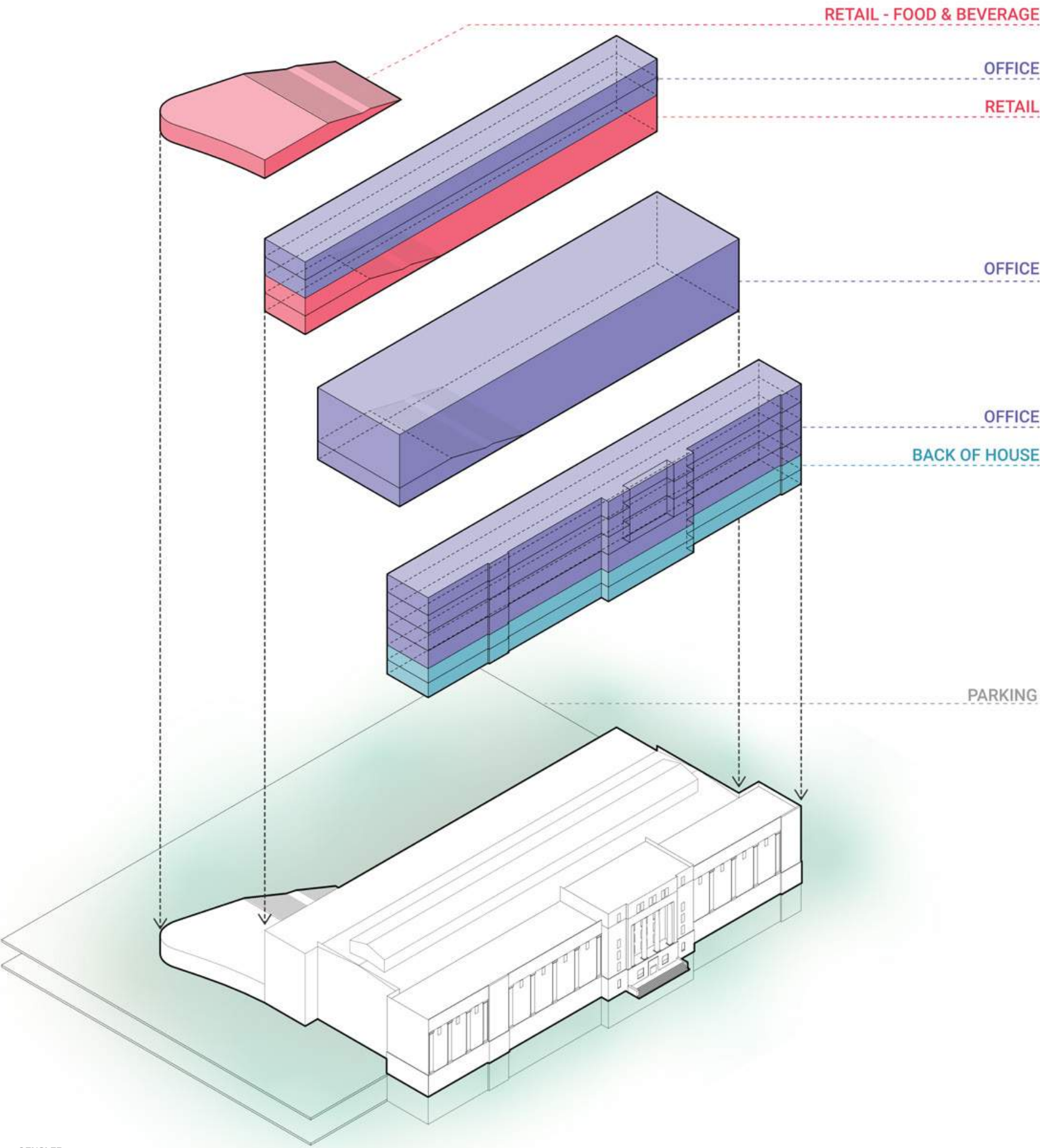


BUILDING PROGRAM

RETAIL 35,000 SF

OFFICE 160,000 SF

PARKING 818 SPACES





BREAK OUT SESSION TABLES IN THE COMMONS

TABLE 1



History of the Plant

TABLE 2



Sustainability
and Site Restoration

TABLE 3



Open Space
and Public Lakefront

TABLE 4



Master Plan
and Development

TABLE 5



Preservation
Opportunities