



AVON LAKE

CONCEPTUAL MASTER PLAN

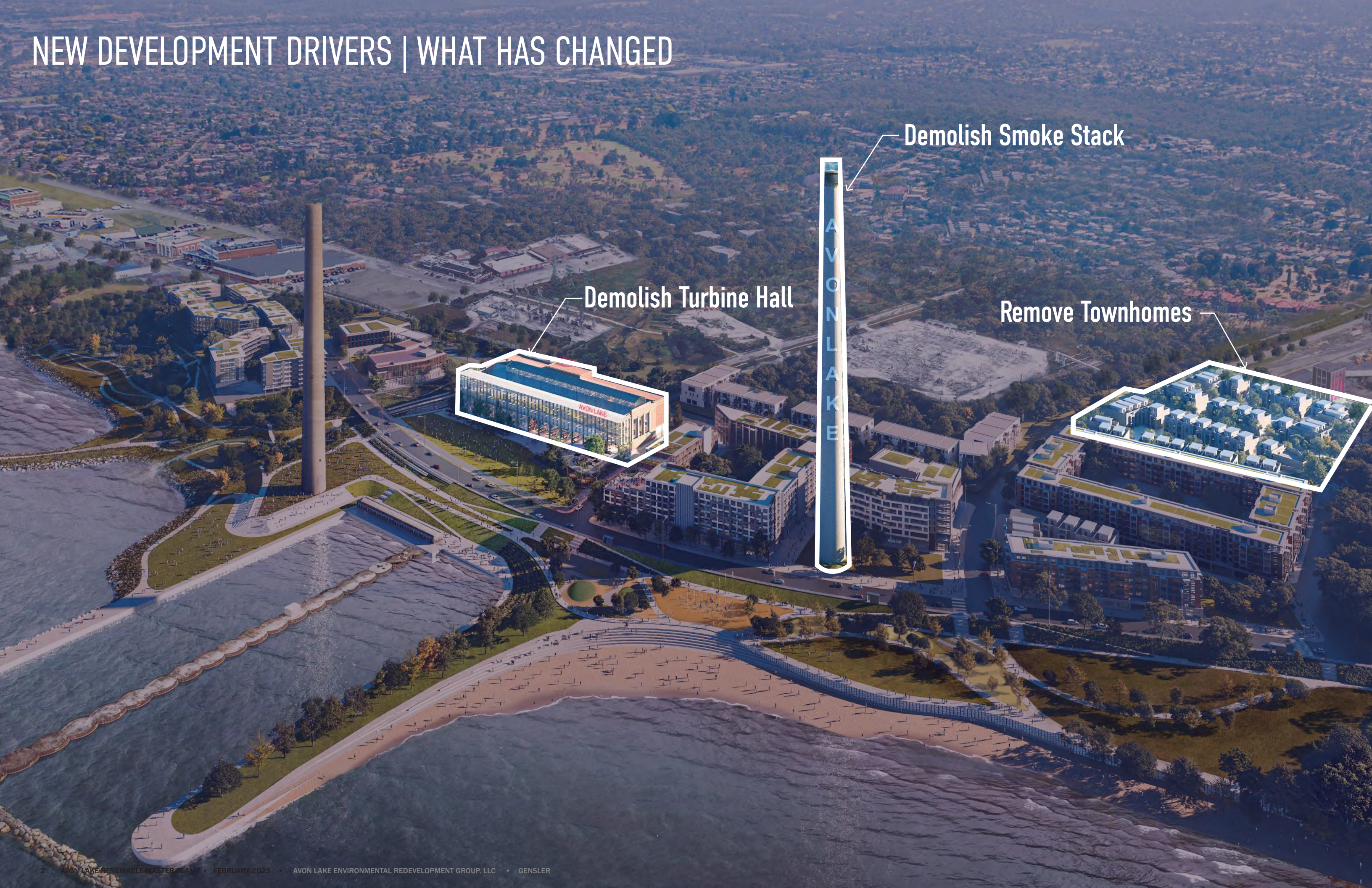
Feb 13, 2023



Avon Lake
ENVIRONMENTAL REDEVELOPMENT GROUP, LLC.

Gensler

NEW DEVELOPMENT DRIVERS | WHAT HAS CHANGED



Demolish Smoke Stack

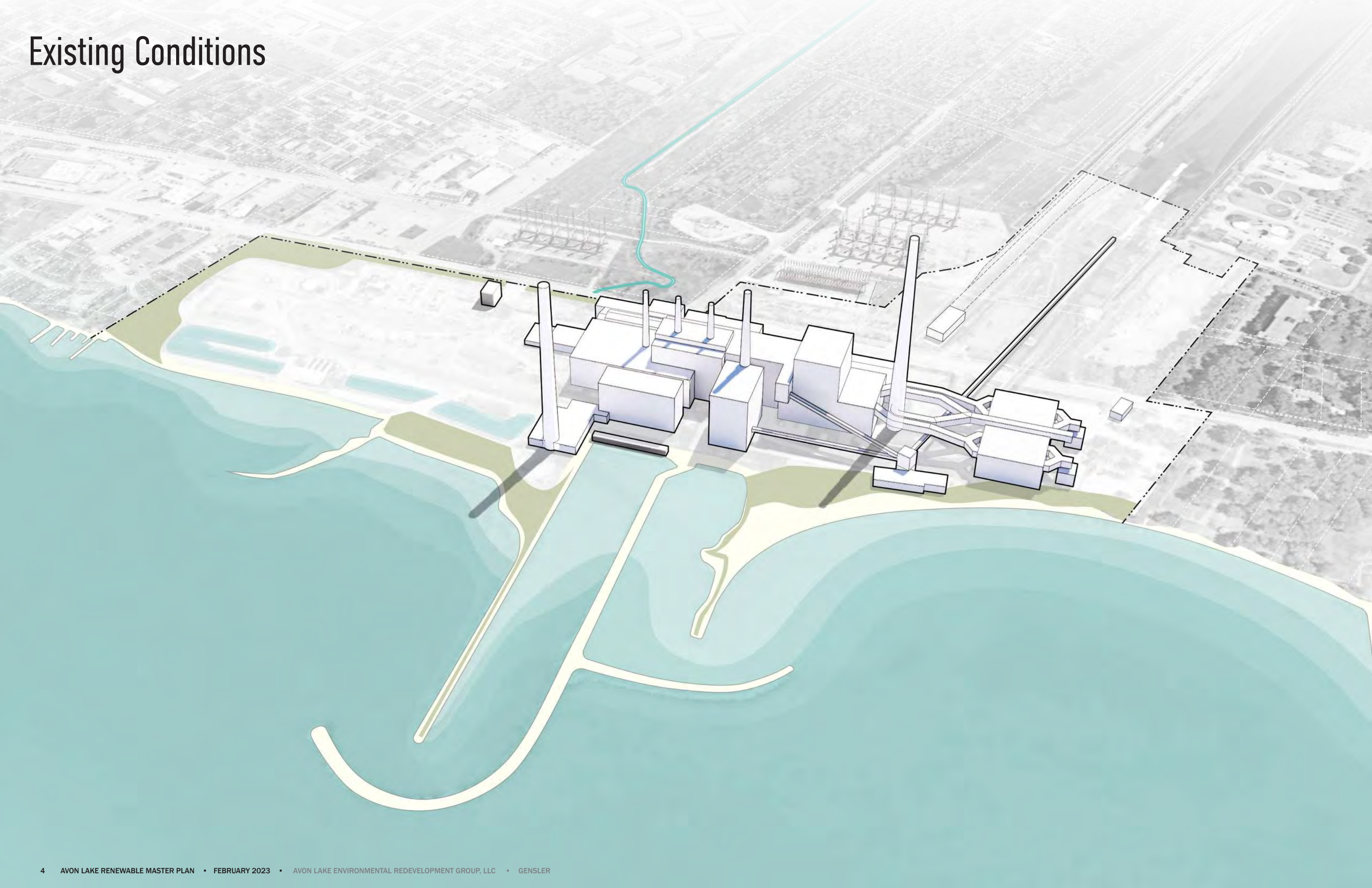
Demolish Turbine Hall

Remove Townhomes

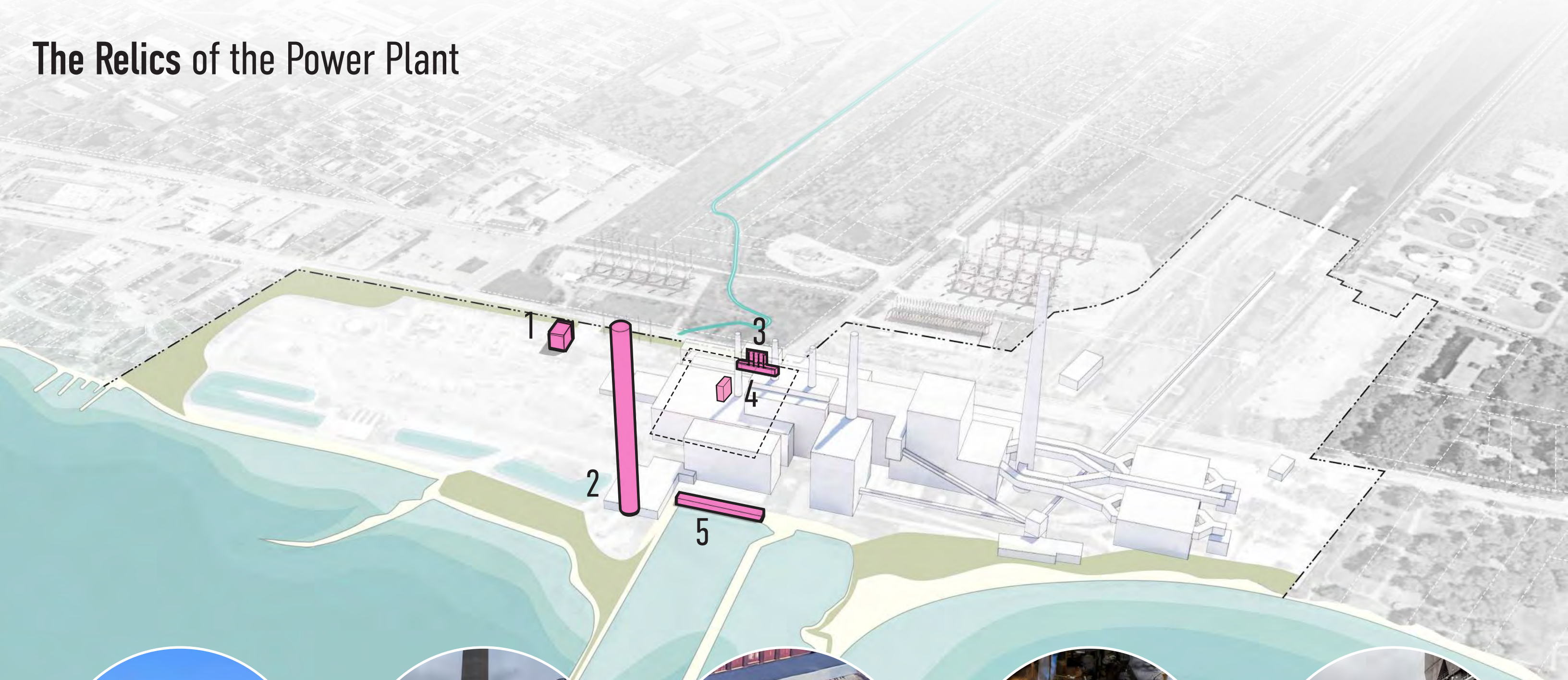
RESPECTING THE PAST



Existing Conditions



The Relics of the Power Plant



1 | Switchyard Building



2 | Smoke Stack



3 | Preserve Colonnade



4 | Preserve Turbine

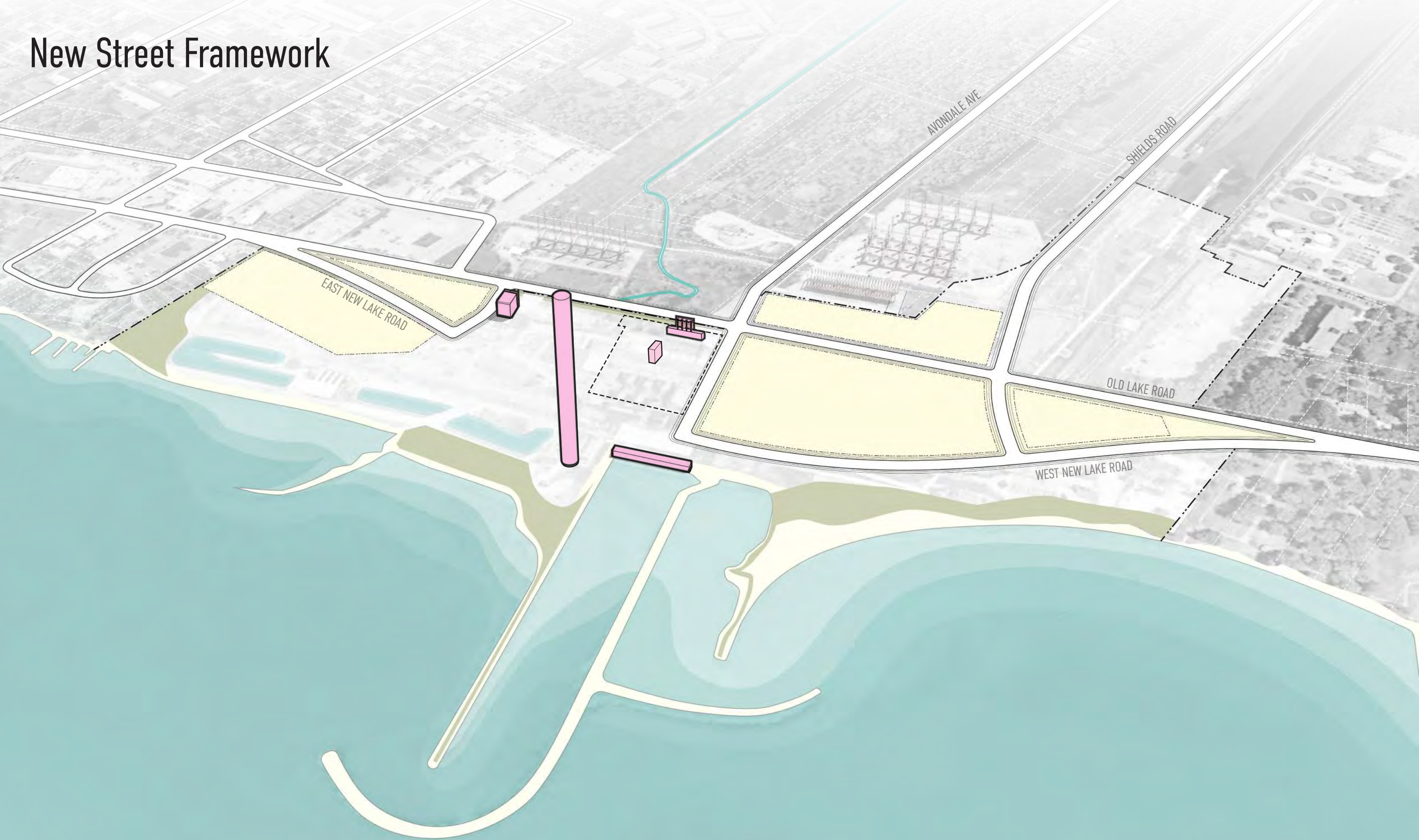


5 | Preserve Pump House

Rethink New Road Along the Lakefront



New Street Framework



Power Plant Park



1 | Switchyard Building



2 | Smoke Stack



3 | Preserve Colonnade



4 | Preserve Turbine



5 | Preserve Pump House

WATER WORKS PARK | Minneapolis, MN



AVON LAKE RENEWABLE MASTER PLAN 2022



AVON LAKE RENEWABLE MASTER PLAN 2023







PARCEL G
Residential | 220u
Parking | 220 sp
2 lvl ag | 1 lvl bg

PARCEL F
Residential | 325u
Parking | 330 sp
3 lvl ag | 2 lvl bg

PARCEL E
Office | 150ksf
Parking | 600 sp
3 lvl ag | 2 lvl bg

PARCEL C
Residential | 400u
Parking | 430sp
Retail | 15ksf
2 lvl ag | 1 lvl bg

PARCEL H
Residential | 100u
Townhomes | 14u
Parking | 120sp
surface parking

PARCEL B
Residential | 200u
Parking | 220sp
2 lvl ag | 1 lvl bg

PARCEL A
Residential | 100u
Townhomes | 10u
Parking | 120sp
surface parking | 1 lvl bg

PARCEL D

DEVELOPMENT PROGRAM

Residential Units | 1300 -1400 units
Townhomes | 24 units
Office | 150,000 sf
Retail | 15,000 sf
Parking | 2000sp





AVON LAKE POWER