

**ERIE TOWN CENTER  
COMMERCIAL AND CULTURAL INCUBATION CENTER**



prepared by  
**Pel Ona Architects and Urbanists**  
for  
**David Waldner**

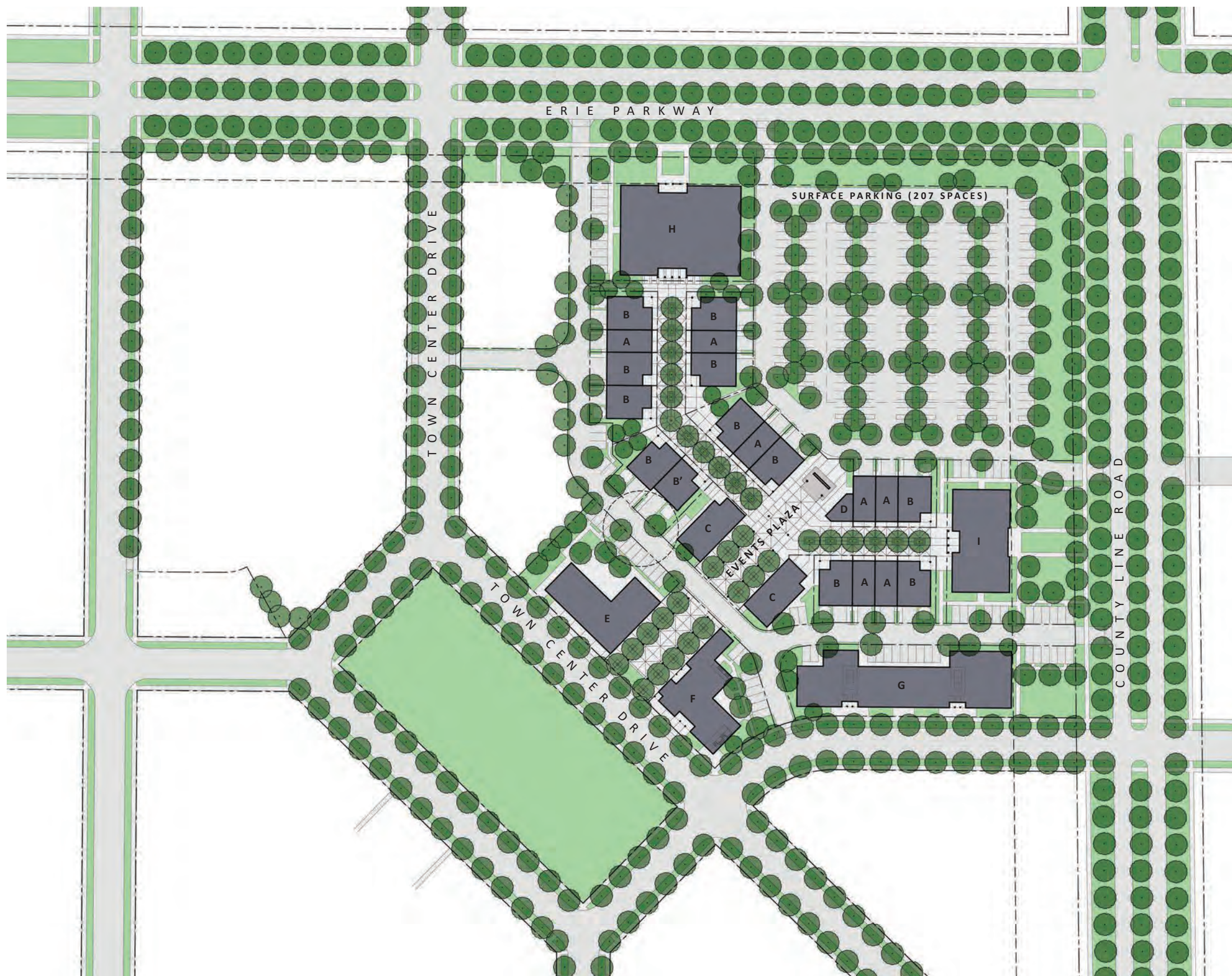
July 15, 2021

COMMERCIAL AND CULTURAL INCUBATOR CENTER STUDIES

Site Plan:

Commercial and cultural incubator center with a diverse set of business suites, flex spaces, and mixed use buildings.

- A. SMALL FLEX SPACE (7 are shown)  
1,750 s.f. each
- B. LARGE FLEX SPACE (11 are shown)  
2,470 s.f. each
- B.' LARGE FLEX SPACE (1 IS shown)  
2,165 s.f. each
- C. FRONT ROW BUILDING (2 are shown)  
3,104 s.f. of business space in each building
- D. SUPPORT BUILDING (1 is shown)  
650 s.f. for storage and public restrooms
- E. RESTAURANT (1 is shown)  
5,000 s.f. of floor area
- F. OFFICE / RETAIL MAIN STREET (1 is shown)  
8,000 s.f. of retail and office space
- G. OFFICE / BUSINESS SUITES (1 is shown)  
15,300 s.f. of retail and office space
- H. OFFICE BUILDING (1 is shown)  
21,000 s.f. of office space
- I. RECREATION CENTER / RETAIL (1 is shown)  
10,000 s.f. of rec. center and retail space



Scale: 1" = 120'



Counts:

	Dwelling units (per building)	Dwelling units TOTAL	Flex space (per building)	Business suite (per building)	Number of buildings	Flex space TOTAL	Business suite TOTAL	Non-res. space TOTAL
A Small Flex Space	-	-	1,750	-	7	12,250	-	12,250
B Large Flex Space	-	-	2,470	-	11	27,170	-	27,170
B' Large Flex Space	-	-	2,165	-	1	2,165	-	2,165
C Front Row Building	-	-	-	3,104	2	-	6,208	6,208
D Support Building	-	-	-	-	1	-	-	-
E Restaurant	-	-	-	5,000	1	-	5,000	5,000
F Office/Retail Main Street	-	-	-	8,000	1	-	8,000	8,000
G Office/Business Suites	-	-	-	16,500	1	-	16,500	16,500
H Office Building (2 stories)	-	-	-	21,000	1	-	21,000	21,000
I Rec Center / Retail	-	-	-	10,000	1	-	10,000	10,000
						41,585	19,208	108,293

Parking provided

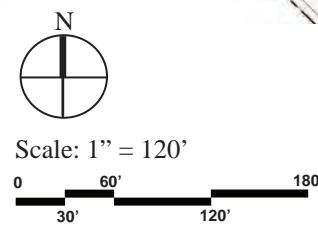
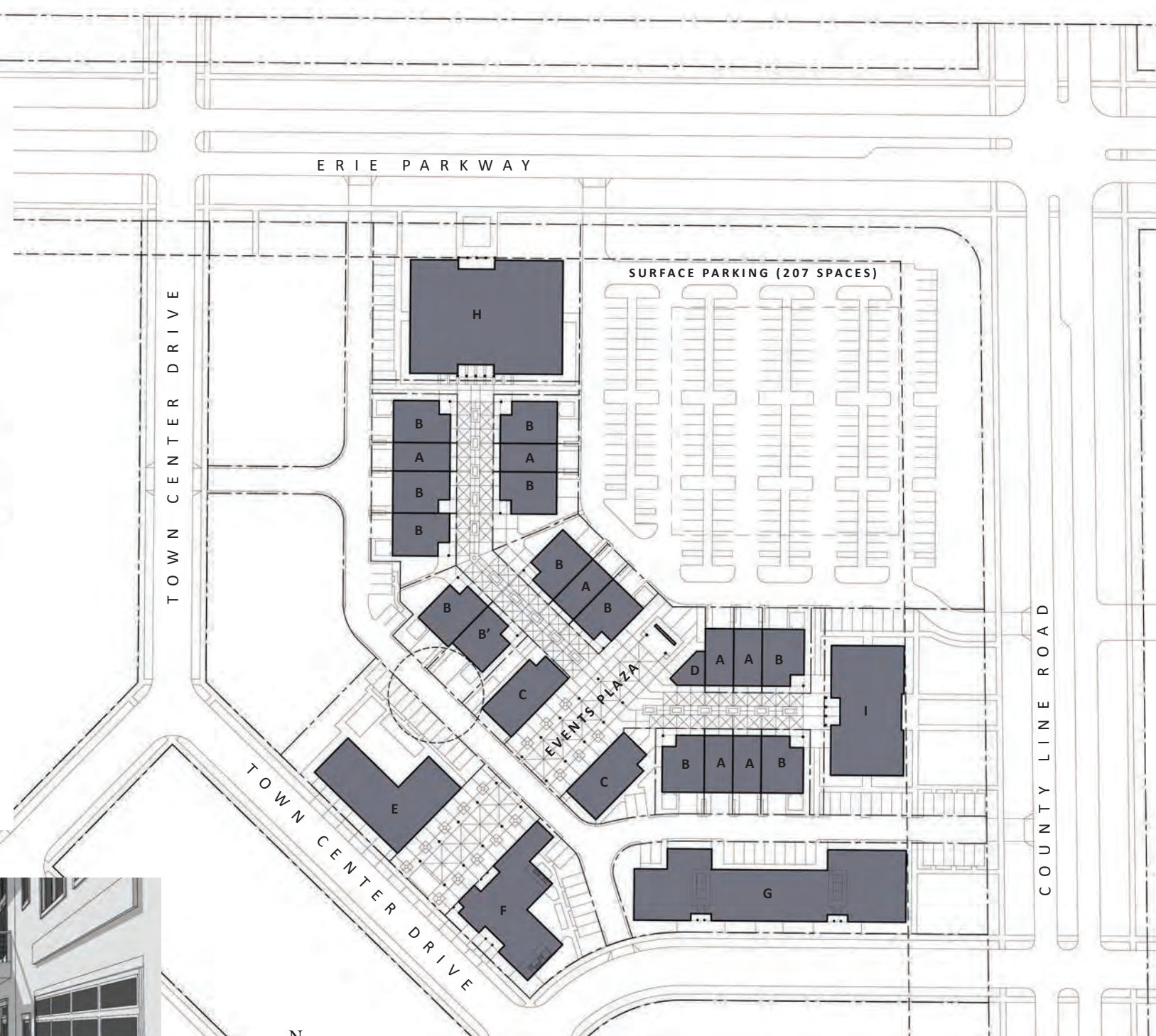
Large surface parking lot	207
Other surface parking (Alley accessed spaces for employees)	67
Parking provided behind the flex spaces	38
Total of off-street spaces	312
On-street parking (abutting the parcels)	49
Total parking provided	361

(total required by 1 space per 300 s.f.: 361)



A VIEW FROM THE INCUBATION PROMENADE LOOKING SOUTH

A VIEW FROM THE INCUBATION PROMENADE LOOKING WEST

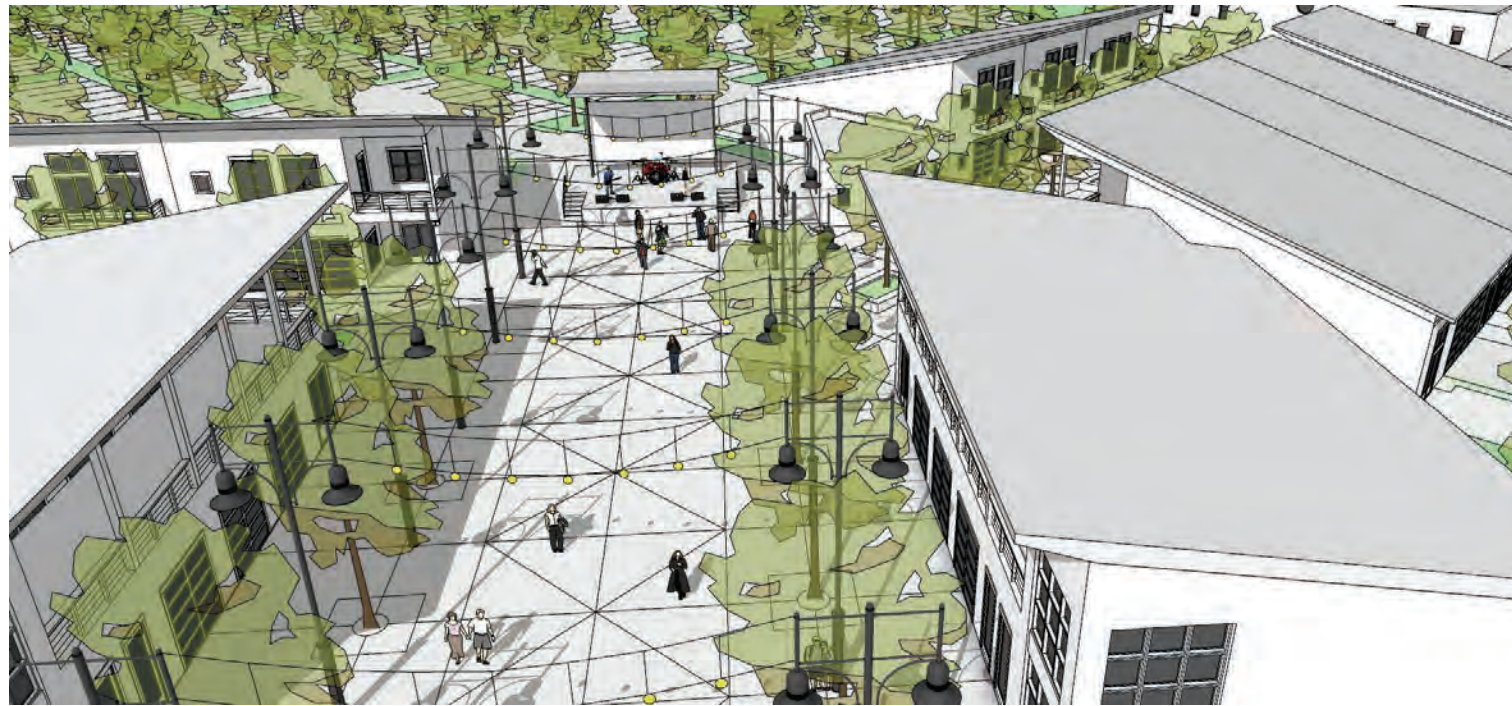




A BIRD-EYE VIEW PERSPECTIVE TO THE CENTRAL EVENT PLAZA, STAGE, AND PEEL STREET AND NEIGHBORHOOD PARK AT THE BACK GROUND



A VIEW FROM THE INCUBATION PROMENADE LOOKING NORTH TOWARDS THE OFFICE BUILDING



A VIEW OF THE CENTRAL EVENT PLAZA LOOKING TOWARDS NORTHEAST



A VIEW OF THE CENTRAL EVENT PLAZA LOOKING TOWARDS NORTHEAST

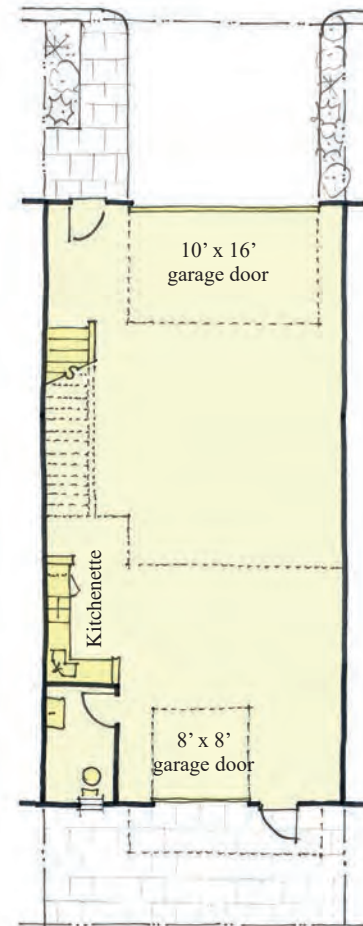
## A. SMALL FLEX SPACE

25 FEET x 50 FEET MODULE

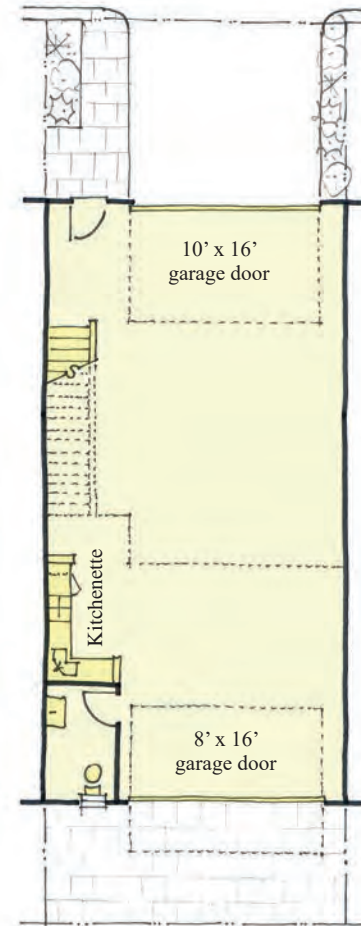


Small Flex Space is a modestly sized flexible space convenient for many businesses. With a twelve feet setback from the front property line and fifteen from the rear if can be placed on 25 feet by 75 feet lot. In term of amenities, a small kitchenette and an accessible restroom are provided on the ground floor. A limited second floor may be used as office or a small residential studio. A modest balcony suggests presence of people and eyes on the commercial and cultural incubator street / pedestrian plaza.

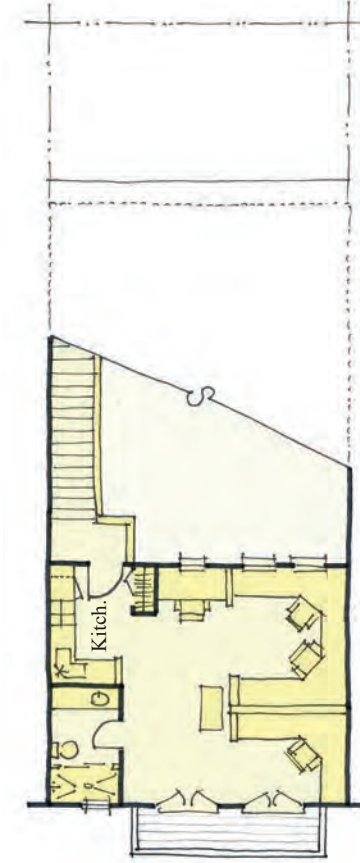
Ground Floor: 1,250 s.f.  
 Upper Floor: 500 s.f.  
 Total : 1,750 s.f.



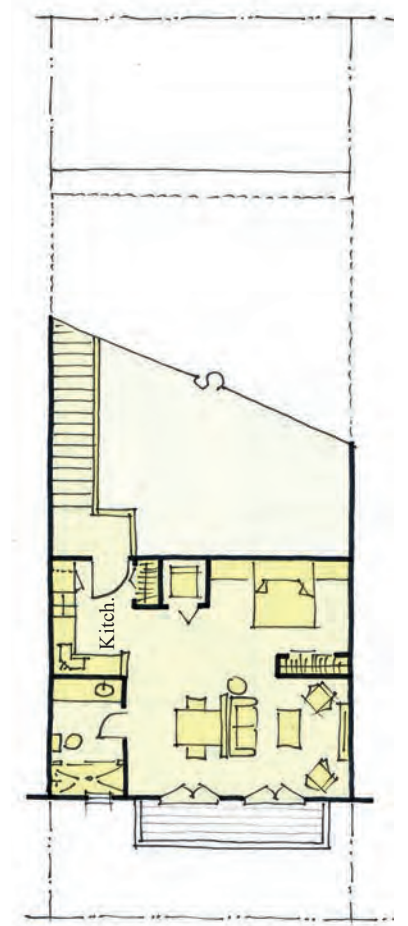
**GROUND FLOOR PLAN**  
 with 8'x 8' garage door on the front  
 Scale: 1" = 16'



**GROUND FLOOR PLAN**  
 with 8'x 16' garage door on the front  
 Scale: 1" = 16'



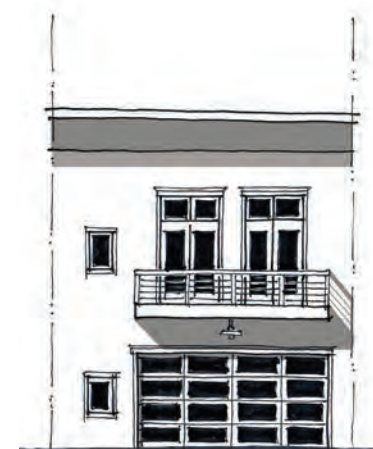
**UPPER FLOOR PLAN**  
 Office use  
 Scale: 1" = 16'



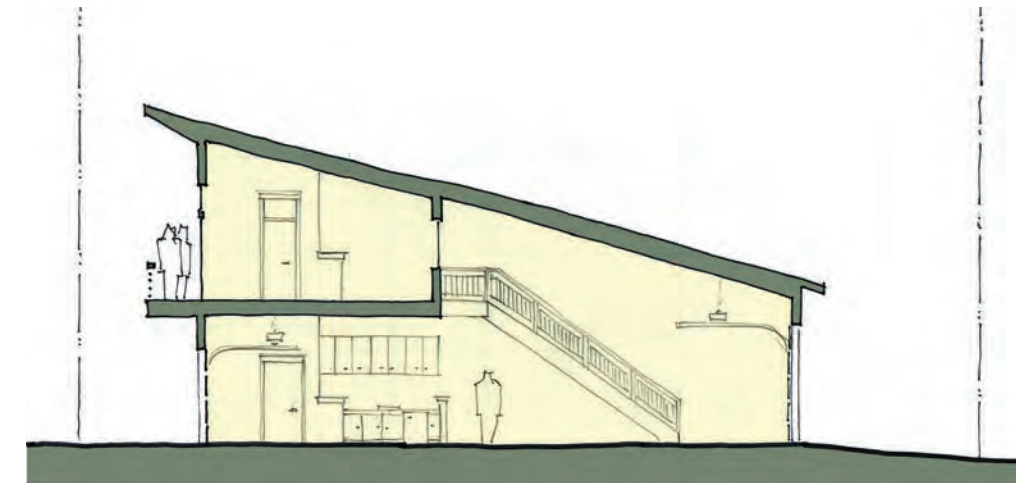
**UPPER FLOOR PLAN**  
 Residential studio use  
 Scale: 1" = 16'



**FRONT ELEVATION**  
 with 8'x 8' garage door  
 Scale: 1" = 16'



**FRONT ELEVATION**  
 with 8'x 16' garage door  
 Scale: 1" = 16'



**SECTION**  
 Scale: 1" = 16'

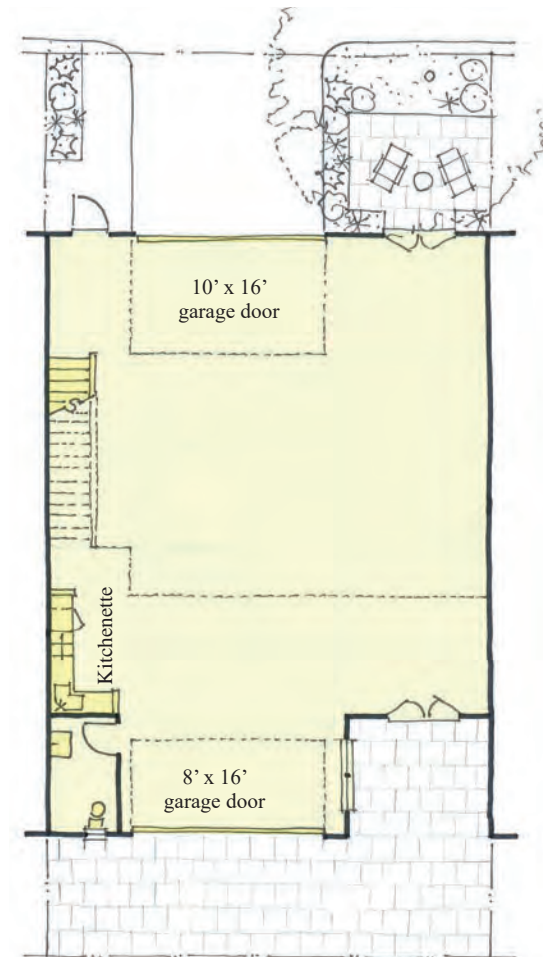
## B. LARGE FLEX SPACE

37 FEET x 50 FEET MODULE

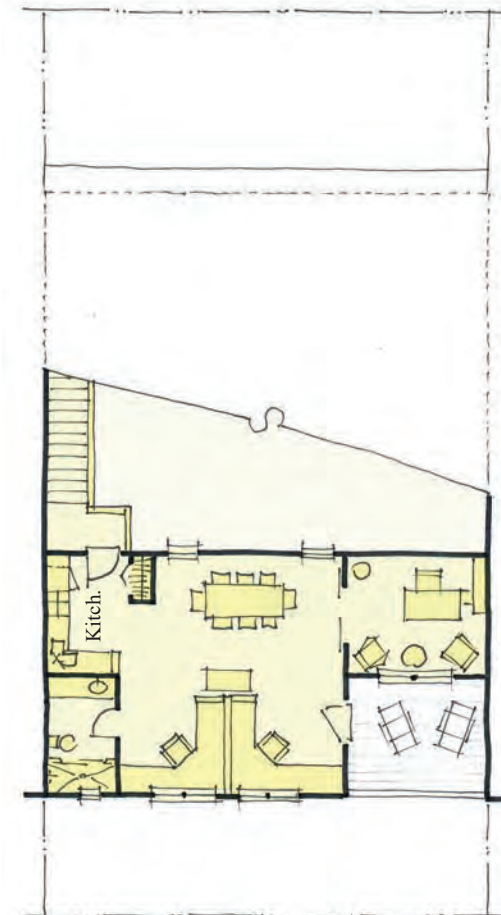


Large Flex Space offers a larger space that may be needed by certain businesses. With a twelve feet setback from the front property line and fifteen from the rear if can be placed on 37 feet by 75 feet lot. In term of amenities, a small kitchenette and an accessible restroom are provided on the ground floor. A limited second floor may be used as office or a small residential studio. A twelve feet wide and ten feet deep covered balcony suggests presence of people and eyes on the commercial and cultural incubator street / pedestrian plaza. On the ground floor under the balcony a covered entry way is provided. These indentations will create diversity on the street face once several of the small and large Flex Space options are employed together.

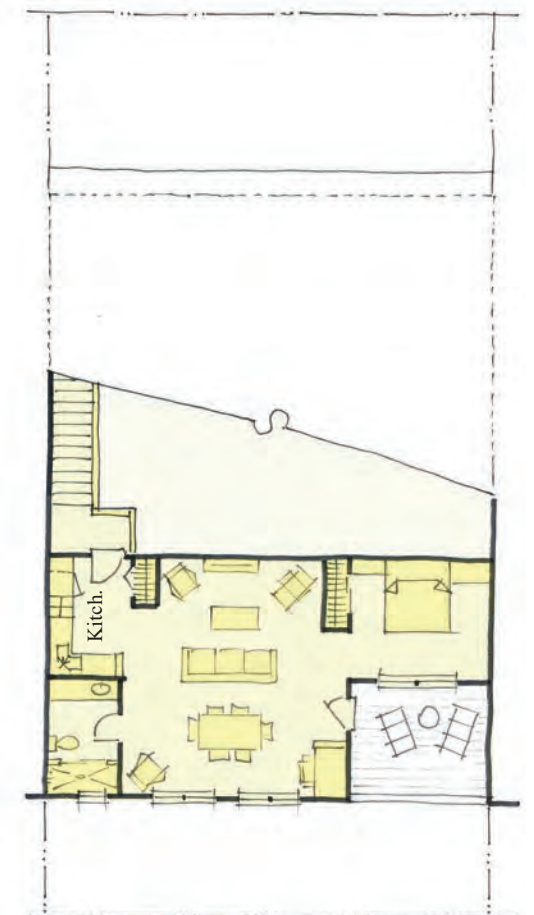
Ground Floor: 1,850 s.f.  
 Upper Floor: 620 s.f.  
 Total : 2,470 s.f.



**GROUND FLOOR PLAN**  
 with 8'x 16' garage door on the front  
 Scale: 1" = 16'



**UPPER FLOOR PLAN**  
 Office use  
 Scale: 1" = 16'



**UPPER FLOOR PLAN**  
 Residential studio use  
 Scale: 1" = 16'



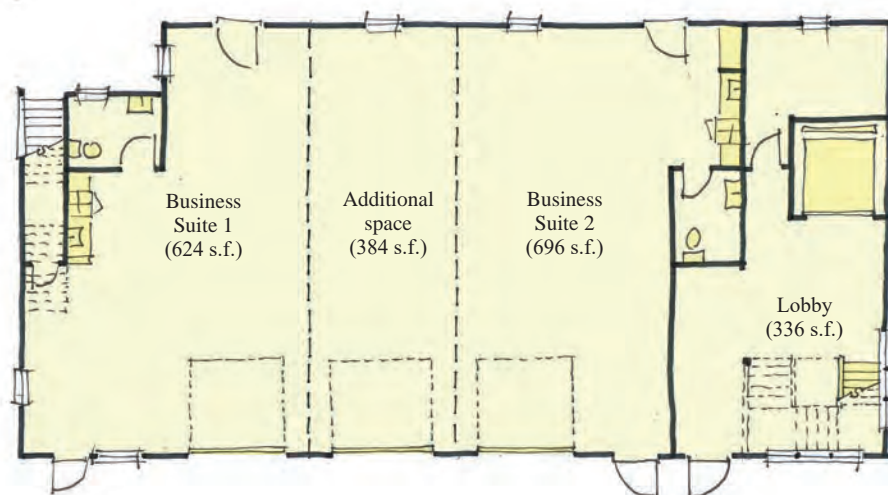
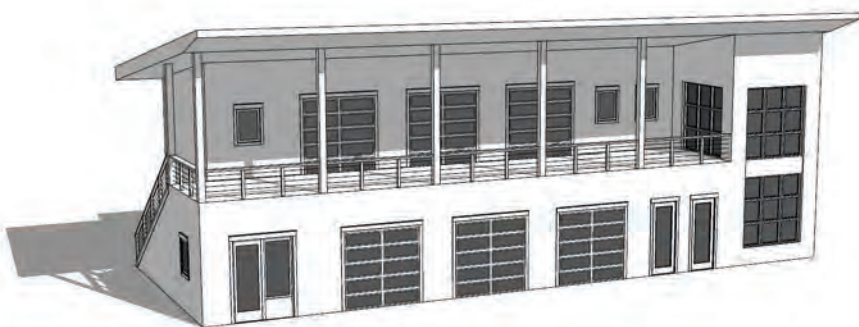
**FRONT ELEVATION**  
 with 8'x 16' garage door  
 Scale: 1" = 16'



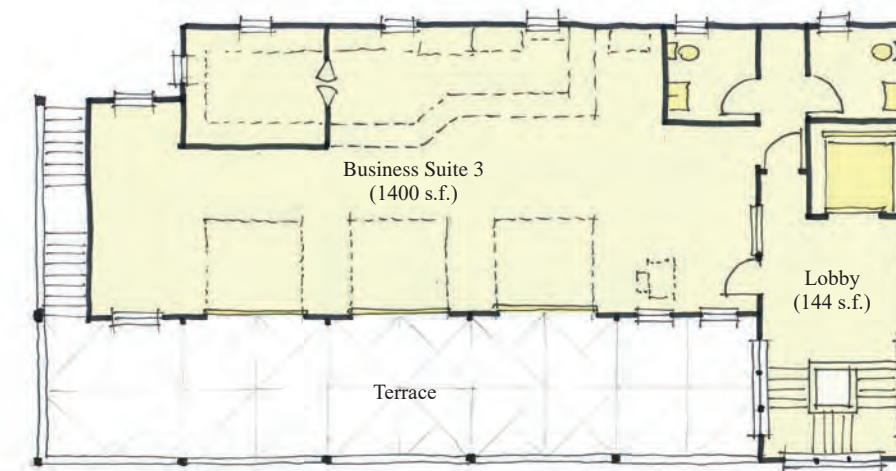
**SECTION**  
 Scale: 1" = 16'

## C. FRONT ROW BUILDING

37 FEET x 50 FEET MODULE



**GROUND FLOOR PLAN**  
Scale: 1" = 16'



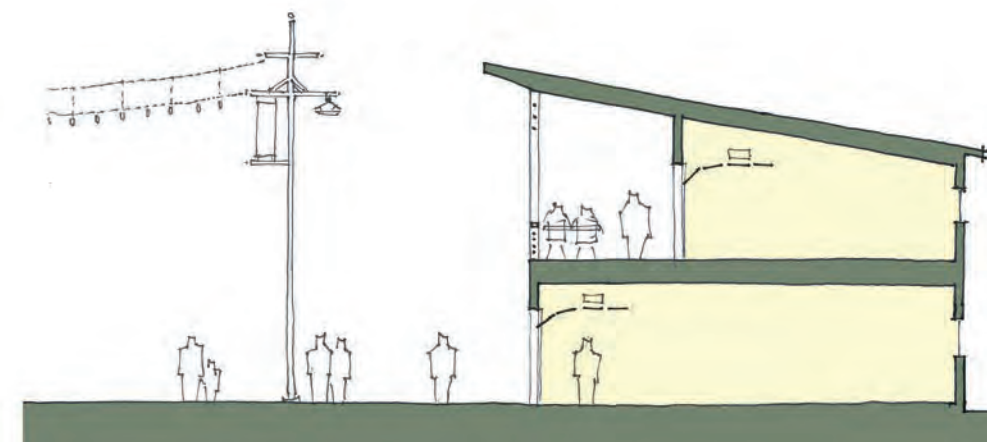
**UPPER FLOOR PLAN**  
Scale: 1" = 16'

Front Row Building faces the central plaza. It is to contribute the conviviality of the center. It accommodates two businesses on the ground floor. The additional space in the middle bay may belong to either suites. The upper floor, accessed by staircases and an elevator is appropriate for a coffee house, small restaurant, or a business with high level of visitors who can appreciate the terrace.

Suite 1 (ground floor): 624 s.f. or 1,008 s.f.  
Suite 2 (ground floor): 696 s.f. or 1,080 s.f.  
Suite 3 (upper floor): 1,400 s.f.



**FRONT ELEVATION**  
Scale: 1" = 16'



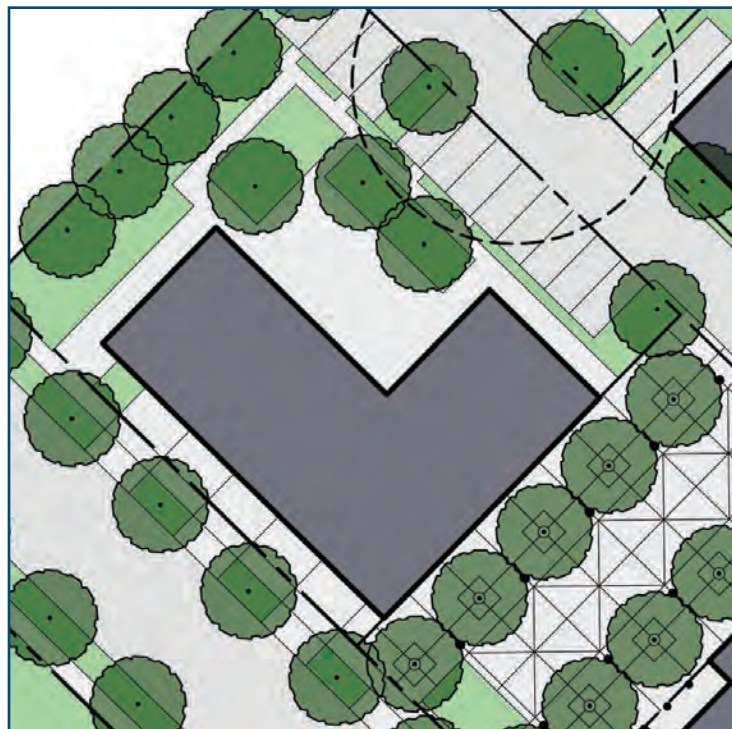
**SECTION**  
Scale: 1" = 16'

### E. RESTAURANT

5,000 S.F. TOTAL FLOOR AREA

The restaurant is located on the Town Center Drive north of the event plaza. It is one of the signature buildings at the entrance of the plaza. It is a mostly single story building with a limited second story and seating on the “roof top” terrace. Even though a restaurant would be a good use for this corner, a self standing single story office or two story mixed use building with office above retail are also good options.

Footprint:	4,200 s.f.
Upper Floor:	800 s.f.



RESTAURANT BUILDING SITE PLAN  
Scale: 1" = 50'

### F. OFFICE / RETAIL MAIN STREET BUILDING

8,000 S.F. TOTAL FLOOR AREA

This is a two-story mixed use building with offices located over a retail space. Staircases and an elevator, served by a separate entrance would provide access to the second floor. Both the ground and second floors may be divided to smaller suites if desired. An colonnade stacked with a covered balcony face the plaza to create interest.

Footprint:	4,800 s.f.
Upper Floor:	3,400 s.f.



OFFICE / RETAIL MAIN STREET BUILDING SITE PLAN  
Scale: 1" = 50'



BIRD-EYE VIEW PERSPECTIVE OF THE RESTAURANT



BIRD-EYE VIEW PERSPECTIVE OF THE OFFICE / RETAIL MAIN STREET BUILDING



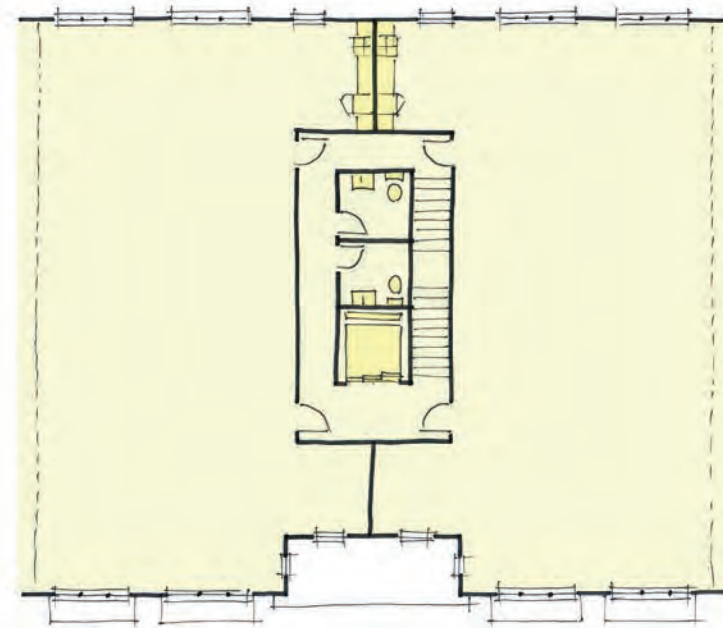
## G. BUSINESS SUITES

16,500 S.F. TOTAL FLOOR AREA

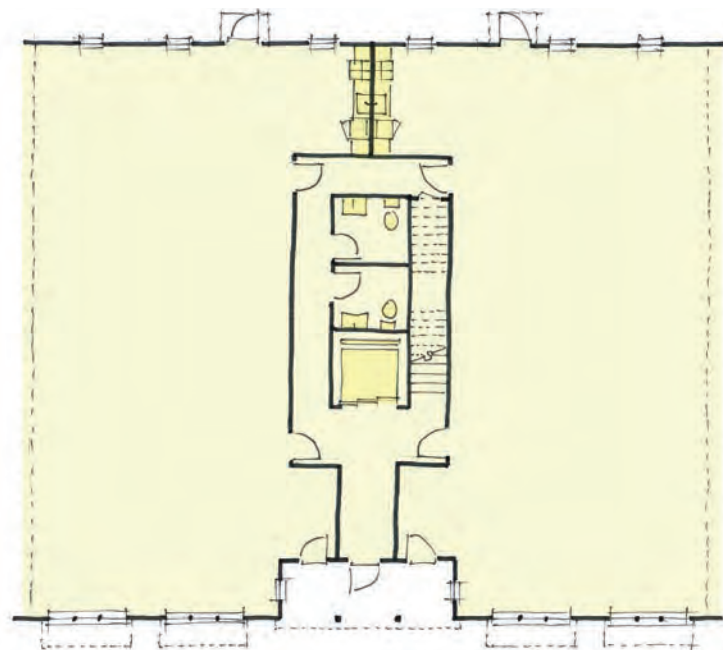


This is a flexible plan for a building of business suites. The circulation node includes a staircase, an elevator, and shared bathrooms. Ground floor can be divided to several businesses independently from upstairs. While retail may be more appropriate for the ground floor, the whole building may be occupied by one business as well.

Footprint: 10,000 s.f.  
Upper Floor: 6,500 s.f.



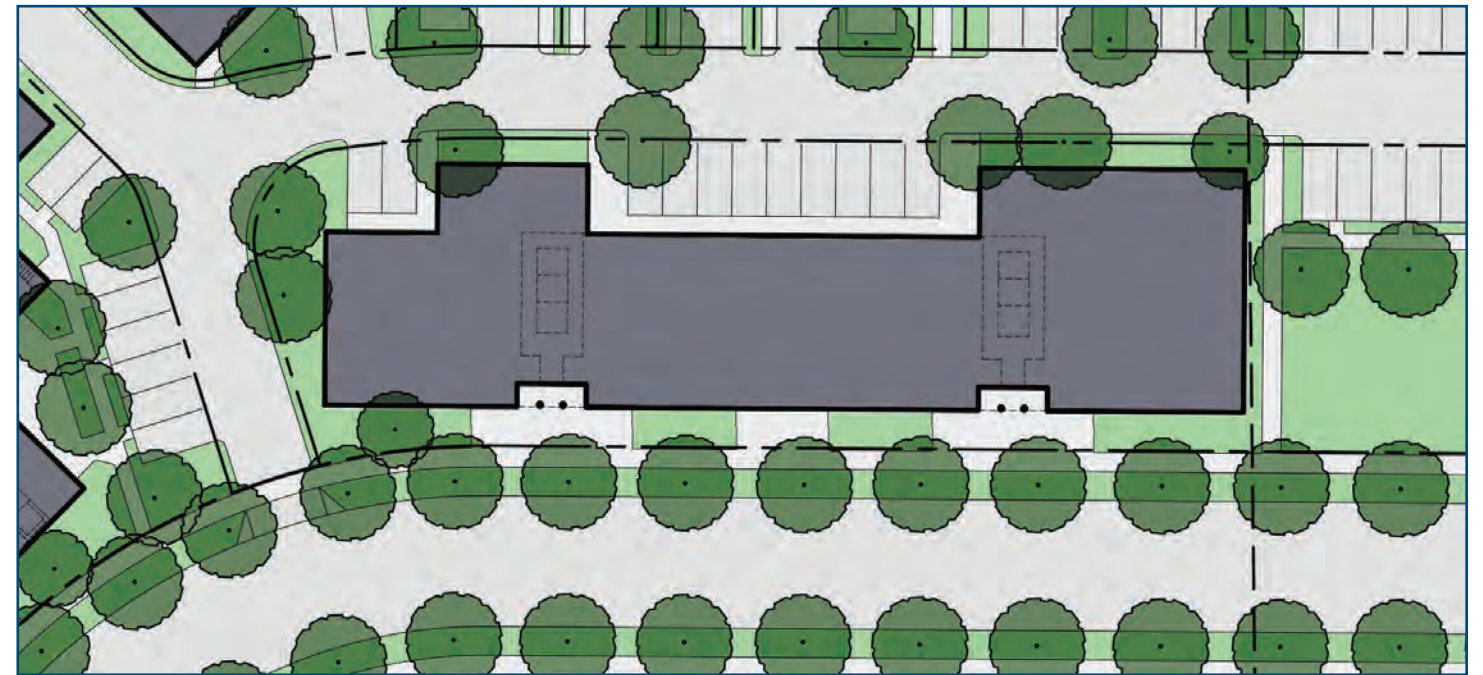
UPPER LEVEL PLAN Scale: 1" = 20'



GROUND FLOOR PLAN Scale: 1" = 20'



FRONT ELEVATION Scale: 1" = 20'



BUSINESS SUITES BUILDING ON SITE PLAN  
Scale: 1" = 50'



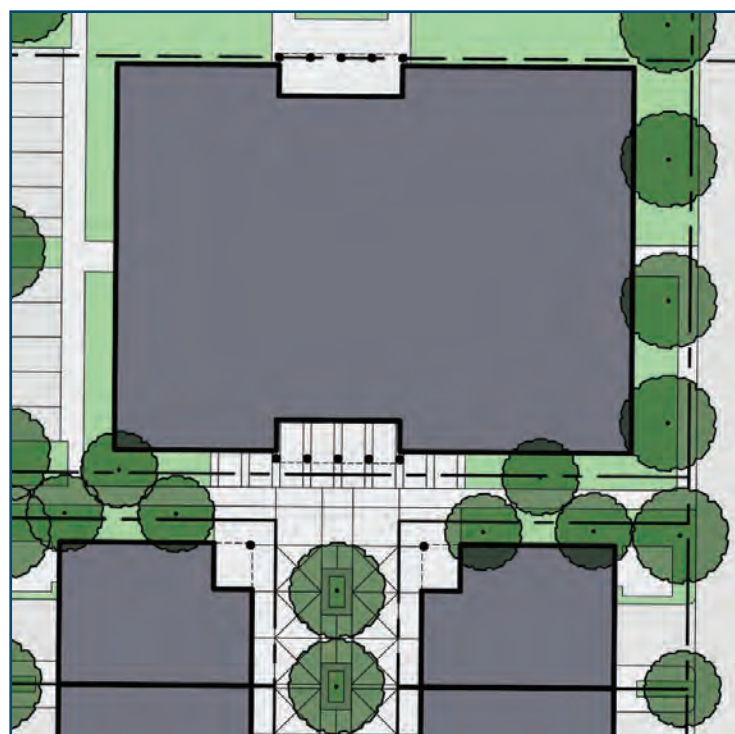
A VIEW OF THE BUSINESS SUITES BUILDING

## H. OFFICE BUILDING

21,000 S.F. TOTAL FLOOR AREA

The Office Building, located at the North end of the Incubation Promenade as a vista terminating book end, is intended for a large business willing to be located within Erie Town Center. The amenities available within the Incubation Center make this location attractive for many businesses. A large business accommodated within this building in return provide many employees as potential clients for retail and service businesses of the Incubation Center.

Footprint: 11,800 s.f.  
Upper Floor: 9,200 s.f.



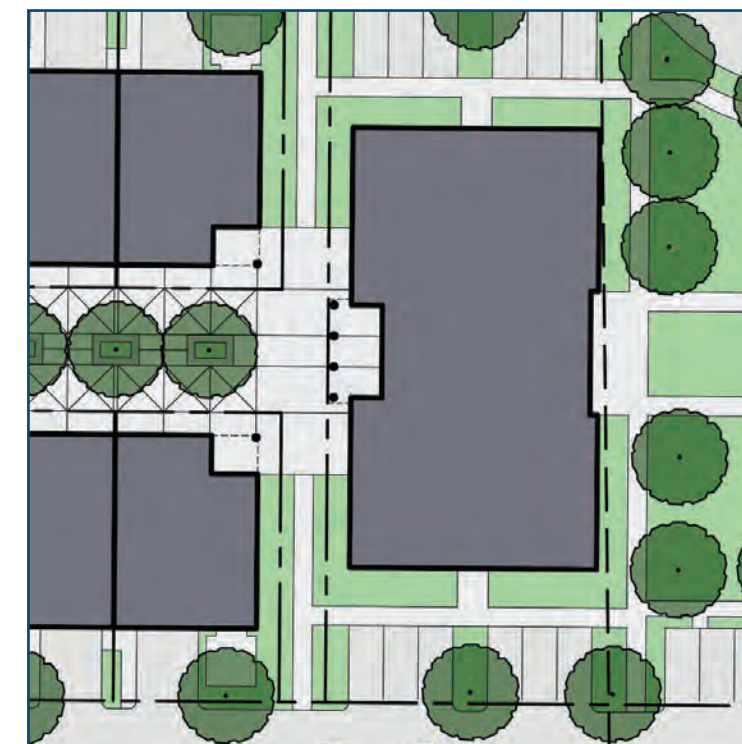
OFFICE BUILDING SITE PLAN  
Scale: 1" = 50'

## I. RECREATION CENTER AND RETAIL BUILDING

10,000 S.F. TOTAL FLOOR AREA

Recreation Center and retail building is located at the eastern end of the Incubation Promenade. The footprint is large enough to accommodate a few retail shops together with the recreational facilities.

Footprint: 6,800 s.f.  
Upper Floor: 3,200 s.f.



RECREATION CENTER AND RETAIL BUILDING SITE PLAN  
Scale: 1" = 50'



A VIEW LOOKING NORTH TOWARDS THE OFFICE BUILDING



BIRD-EYE VIEW PERSPECTIVE OF THE RECREATION CENTER AND RETAIL BUILDING

PRELIMINARY  
SUBDIVISION PLAN

Area takes:

Lots	S.F.	Acres
A1	1,875	0.04
A2	1,875	0.04
A3	1,875	0.04
A4	1,875	0.04
A5	1,875	0.04
A6	1,875	0.04
A7	1,875	0.04
B1	3,225	0.07
B2	2,775	0.06
B3	3,815	0.09
B4	4,312	0.10
B5	3,225	0.07
B6	3,943	0.09
B7	3,943	0.09
B8	2,775	0.06
B9	3,225	0.07
B10	3,234	0.07
B11	3,225	0.07
B'	3,569	0.08
<b>Total of flex space lots</b>	<b>54,391</b>	<b>1.25</b>
C1	4,316	0.10
C2	4,758	0.11
E	16,068	0.37
F	12,067	0.28
G	25,811	0.59
H	25,115	0.58
I	25,800	0.59
<b>Total of all lots</b>	<b>168,326</b>	<b>3.86</b>
Track A	31,544	0.72
Track B	8,160	0.19
Track C	114,994	2.64
Alley	27,301	0.63
<b>Total</b>	<b>350,325</b>	<b>8.04</b>

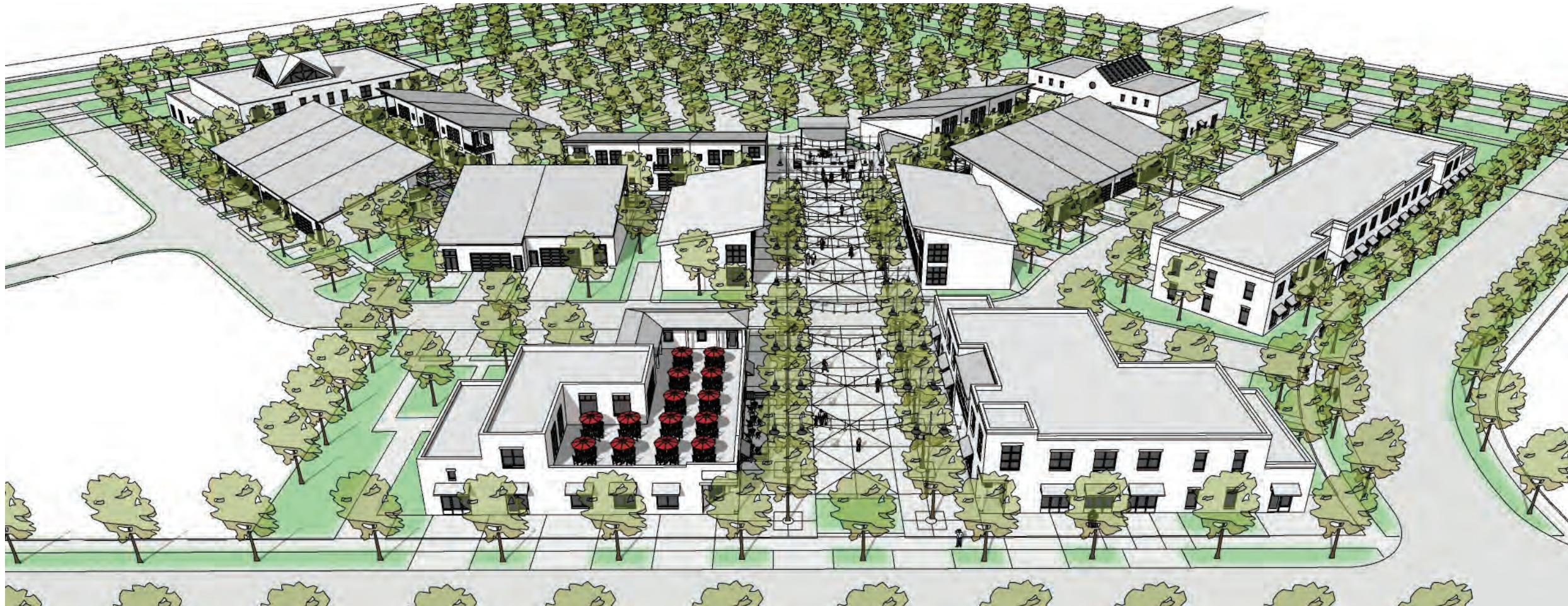


Scale: 1" = 120'





A VIEW FROM THE INCUBATION PROMENADE LOOKING EAST TOWARDS THE RECREATION CENTER



A BIRD-EYE VIEW PERSPECTIVE VIEW OF THE INCUBATION CENTER

A SITE PLAN STUDY  
FOR THE BLOCKS  
WITH APARTMENT BUILDINGS

PARCEL 4:

55 units

- 34 One-bedroom units
- 21 Two-bedroom units

Required parking:

- 34 units x 1 = 34 spaces
- 21 units x 2 = 42 spaces
- Total: 76 spaces

Provided parking:

- Surface parking: 29 spaces
- Tuck-under: 36 spaces
- On-street: 18 spaces
- Total: 83 spaces

PARCEL 5:

155 units

- 86 One-bedroom units
- 69 Two-bedroom units

Required parking:

- 86 units x 1 = 86 spaces
- 69 units x 2 = 138 spaces
- Total: 224 spaces

Provided parking:

- Surface parking: 126 spaces
- Tuck-under: 86 spaces
- On-street: 37 spaces
- Total: 249 spaces

