REMAKE ON THE LAKE

AVON LAKE

RENEWABLE MASTER PLAN

Avon Lake, OH

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Located 17 miles west of Cleveland, Avon Lake, OH is on the brink of major transformation. The city's Generating Plant was the city's primary employer for nearly a century. Most of the structures will be demolished and the site will be remediated.

The master plan for the 45-acre site will revitalize the lakefront, connect the city to Lake Erie, and serve as a catalyst for growth for the next generation.

Five key themes will guide the transformation of the power plant site.

REMEDIATE

THE POWER PLANT

REPOSITION

PREPARE FOR CHANGE

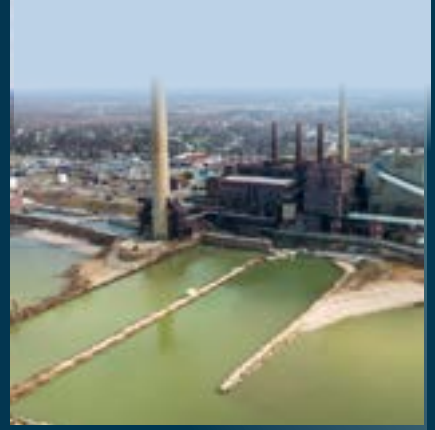
RESTORE

THE OPEN SPACE

REVITALIZE

THE SITE

RECREATE



THE LAKEFRONT

REMEDIATE | 01

An Environmentally Responsible Approach to Demolition and Remediation

144 MILLION LBS OF STEEL, COPPER, AND BRASS SALVAGED

All metals will removed and recycled, reducing carbon and energy use by over 75% vs new steel production.

3 MILLION TONS OF CO_2, MERCURY AND NITROUS OXIDE

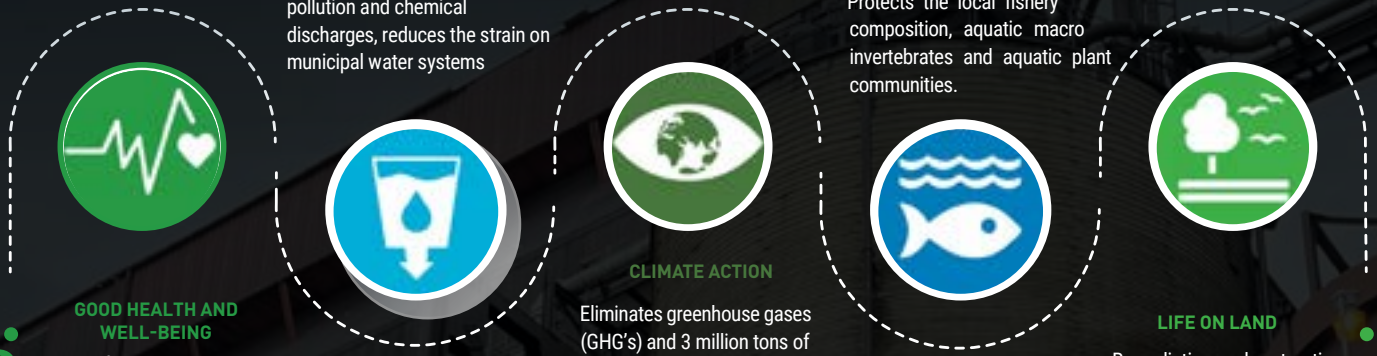
Saved from the atmosphere annually. Contribution to US goals in reduction of greenhouse gases (GHG's)

365 MILLION GALLONS OF LAKE WATER IMPROVED DAILY

Once required for cooling, are no longer needed, resulting in dramatically improved water quality and benefiting local fish populations and aquatic invertebrates.

UN Climate Change Goals

Aligned with the project's broader ESG and sustainability objectives, we selected specific goals from the UN Climate Goals initiative to demonstrate our commitment to future generations and sustainable development of the site.



6 CLEAN WATER AND SANITATION

Protects Lake Erie from thermal pollution and chemical discharges, reduces the strain on municipal water systems

14 LIFE BELOW WATER

Protects the local fishery composition, aquatic macro invertebrates and aquatic plant communities.

3 GOOD HEALTH AND WELL-BEING

Closure of Generating Plant improves health due to decrease in particulate matter and elimination of mercury, lead, sulfur dioxide, nitrogen oxides, and other particulates.

CLIMATE ACTION

Eliminates greenhouse gases (GHG's) and 3 million tons of CO_2, mercury and nitrous oxide from the atmosphere annually. Contribution to US goals in reduction of GHG's. Elimination of fly ash to landfills.

LIFE ON LAND

Remediation and restoration of the 125 acres site, opening the lakefront as public land for enjoyment and access to the lake.

9 INDUSTRY, INNOVATION AND INFRASTRUCTURE

Reuse of select plant buildings to attract invest-ment, employment and creation of new public infrastructure to spur economic development and access to the lake.

RESPONSIBLE CONSUMPTION AND PRODUCTION

140,000,000 lbs of steel and 4,000,000 lbs of copper/brass recycled significantly reduces greenhouse emissions and waste to landfills.

8 DECENT WORK AND ECONOMIC GROWTH

Comprehensive redevelopment strategy that will lead to greater employment then the previous use, providing opportunities for investment and rebuilding.

SUSTAINABLE CITIES AND COMMUNITIES

Repurposing the closed plant and underused land for greater economic and public use will build a lasting community asset and sustaining tax base while achieving green building development standards.

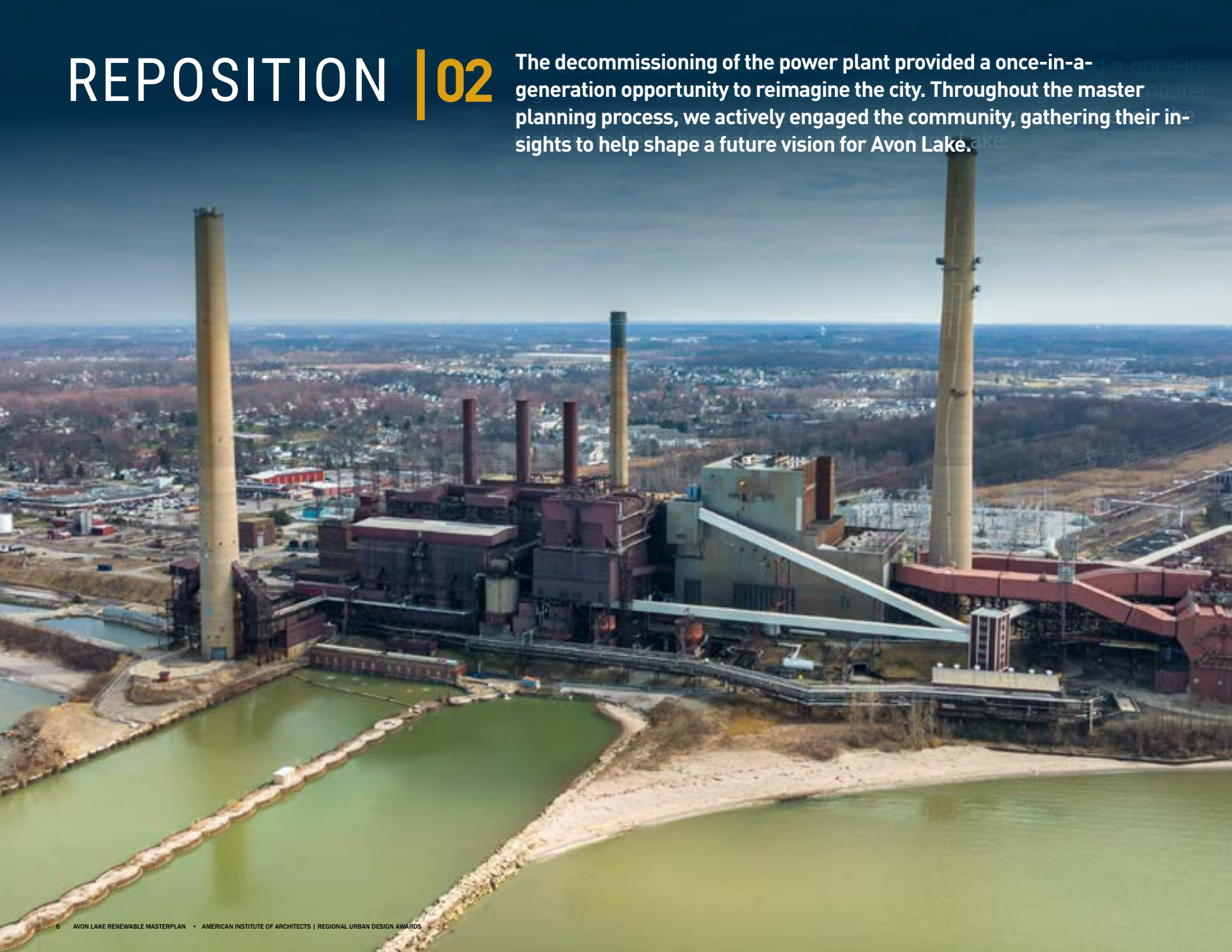
PARTNERSHIPS FOR THE GOALS

4

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.

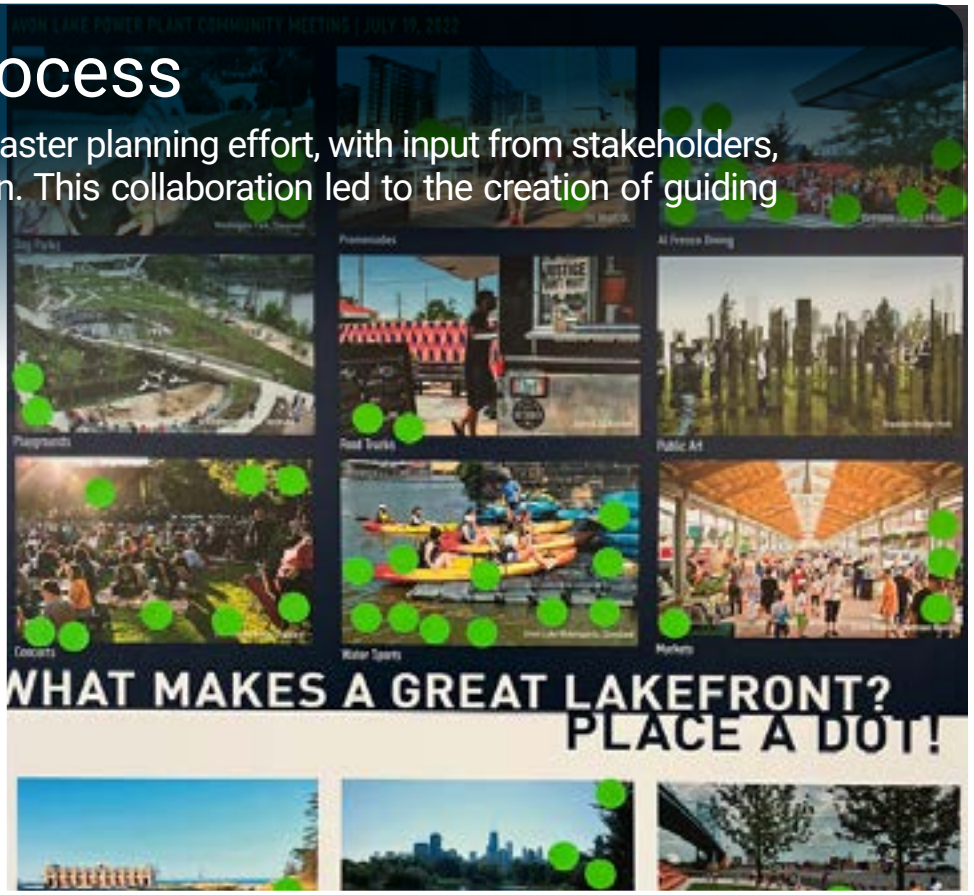
REPOSITION | 02

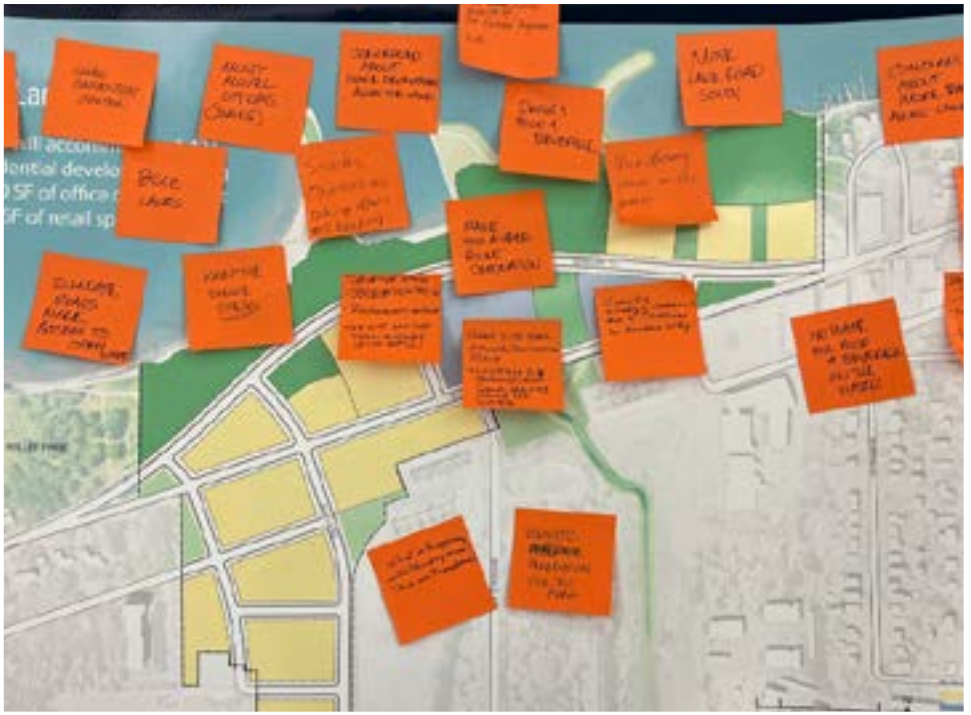
The decommissioning of the power plant provided a once-in-a-generation opportunity to reimagine the city. Throughout the master planning process, we actively engaged the community, gathering their insights to help shape a future vision for Avon Lake.



The Community Engagement Process

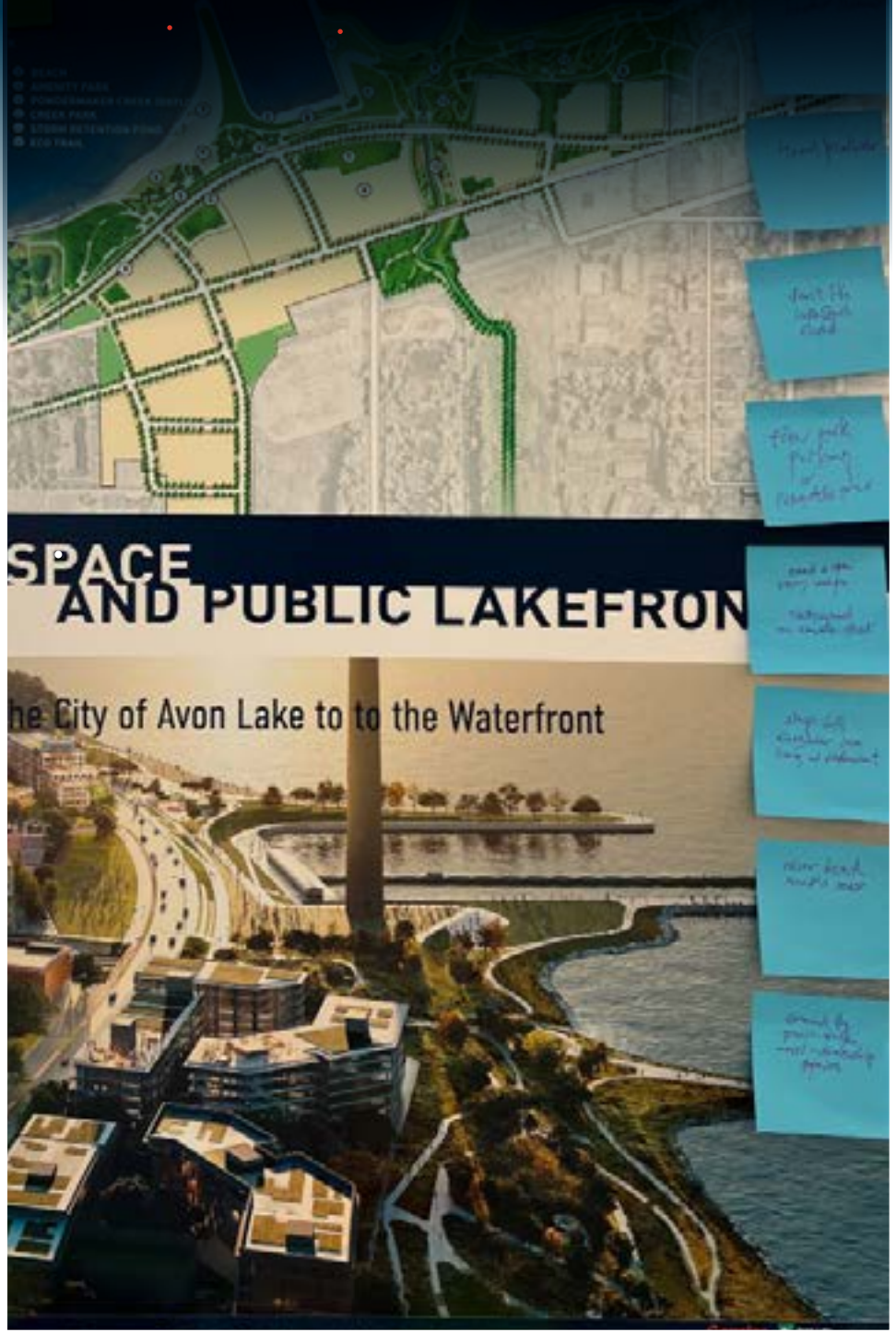
A comprehensive community engagement process shaped the master planning effort, with input from stakeholders, elected officials, and residents forming the foundation of the plan. This collaboration led to the creation of guiding principles that define the vision for the site.





Guiding Principles for the Redevelopment of the Power Plant

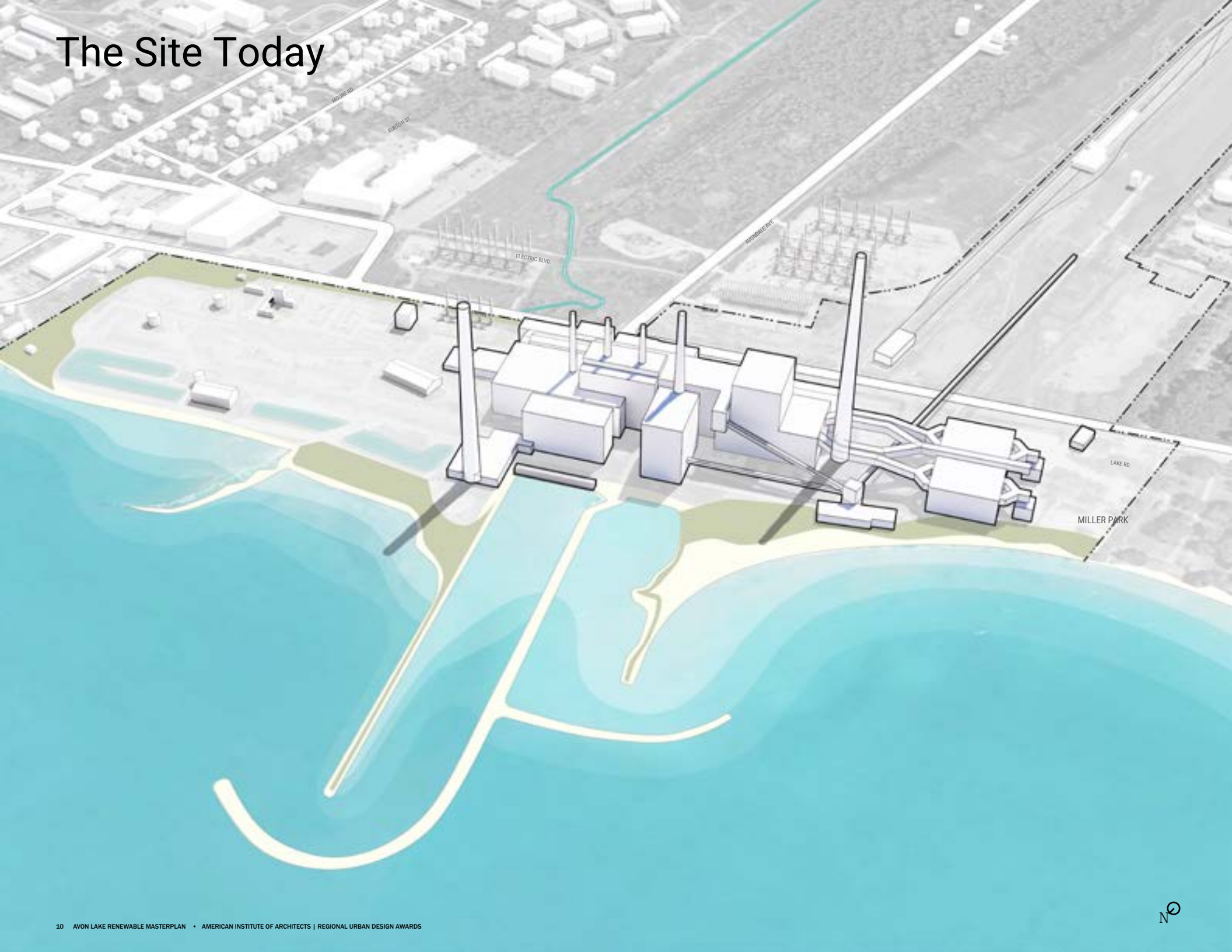
- Create a New Vision for the City of Avon Lake
- Extend the City to the Waterfront
- Create an Accessible and Public Lakefront
- Introduce High Density, Mixed-Use, Mixed-Income Housing
- Apply Eco-Friendly Demolition and Remediation Strategies



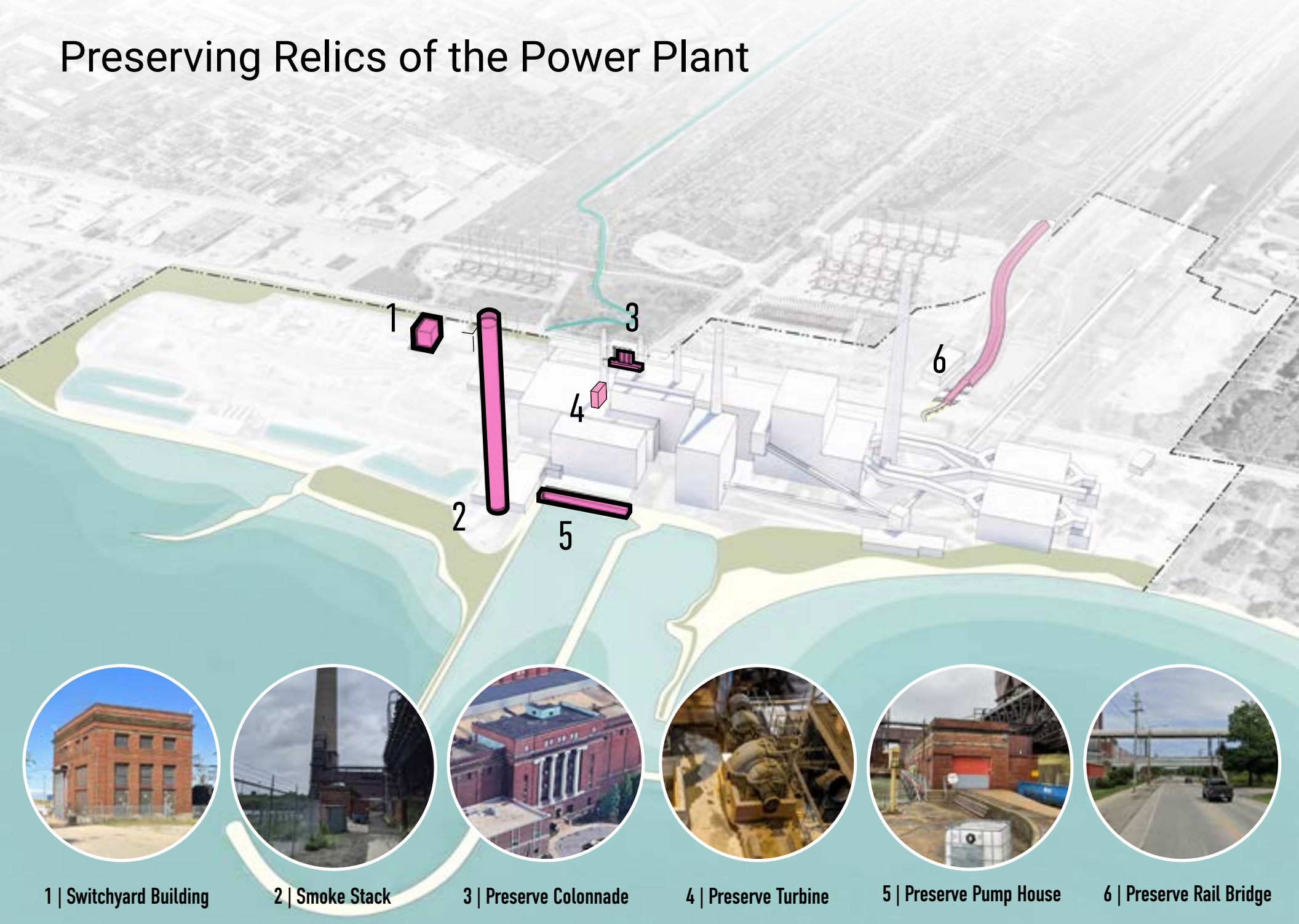
REVITALIZE | 03

Connect the City of Avon Lake to the Shores of Lake Erie

The Site Today



Preserving Relics of the Power Plant



1 | Switchyard Building

2 | Smoke Stack

3 | Preserve Colonnade

4 | Preserve Turbine

5 | Preserve Pump House

6 | Preserve Rail Bridge

New Roadway Framework Open Space Plan

Development Plan

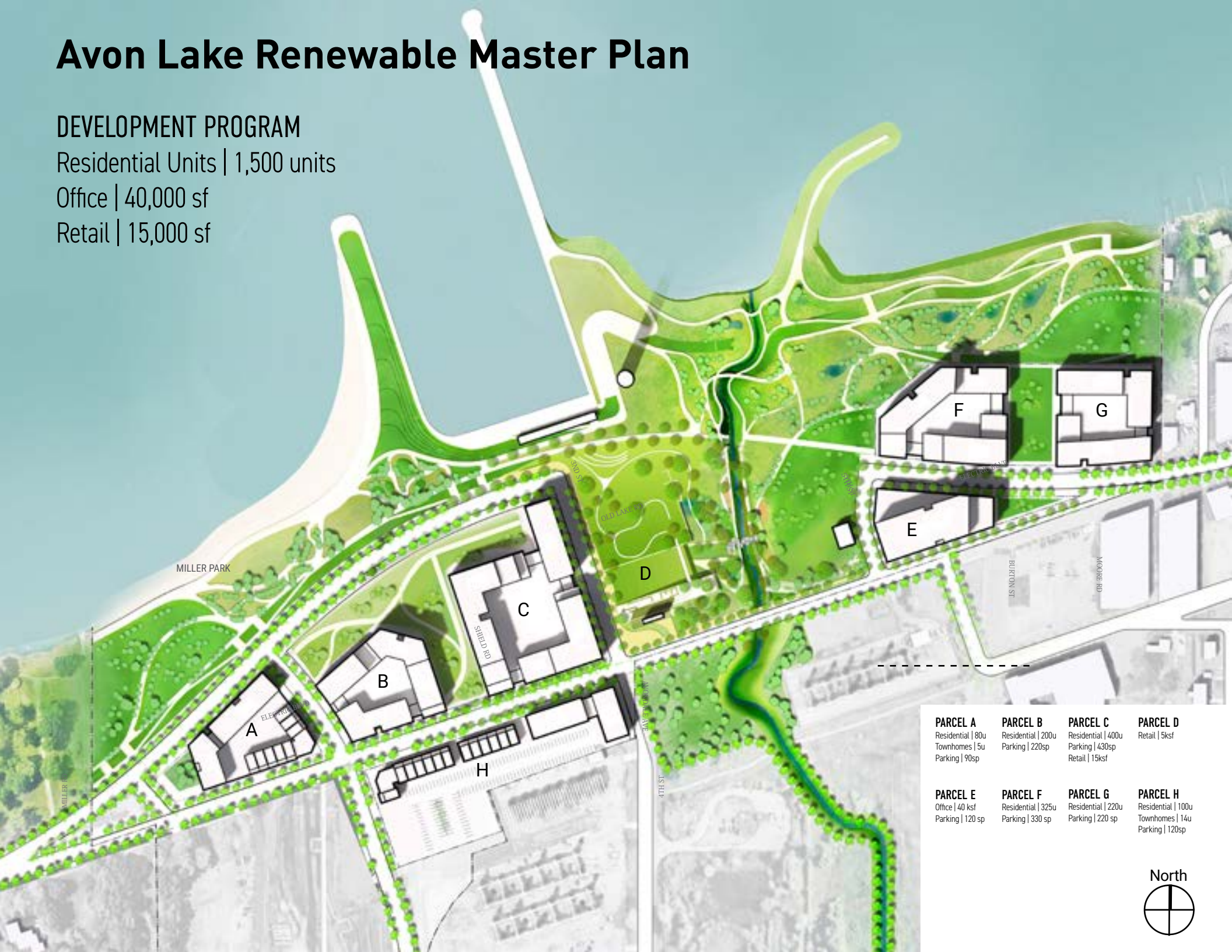
DEVELOPMENT PROGRAM

Residential Units | 1,500 units
Office | 40,000 sf
Retail | 15,000 sf

Avon Lake Renewable Master Plan

DEVELOPMENT PROGRAM

Residential Units | 1,500 units
Office | 40,000 sf
Retail | 15,000 sf



PARCEL A
Residential | 80u
Townhomes | 5u
Parking | 90sp

PARCEL B
Residential | 200u
Parking | 220sp

PARCEL C
Residential | 400u
Parking | 430sp
Retail | 15ksf

PARCEL D
Retail | 5ksf

PARCEL E
Office | 40 ksf
Parking | 120 sp

PARCEL F
Residential | 325u
Parking | 330 sp

PARCEL G
Residential | 220u
Parking | 220 sp

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

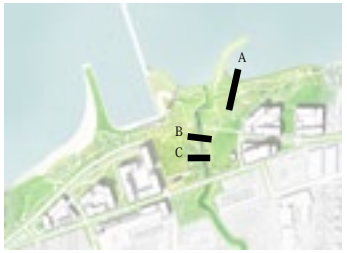
North

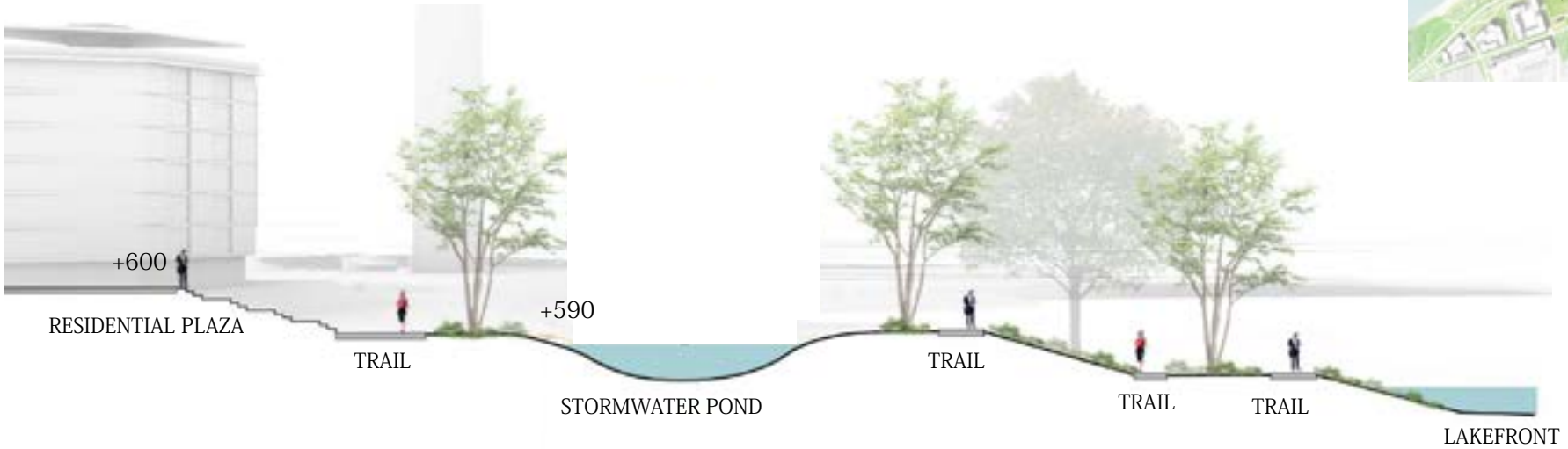
RESTORE | 04

By daylighting Powdermaker Creek, using native plantings creatively, and focusing on ecological restoration, this lakefront destination will not only be beautiful but also provide vital habitat for the lakefront ecosystem.

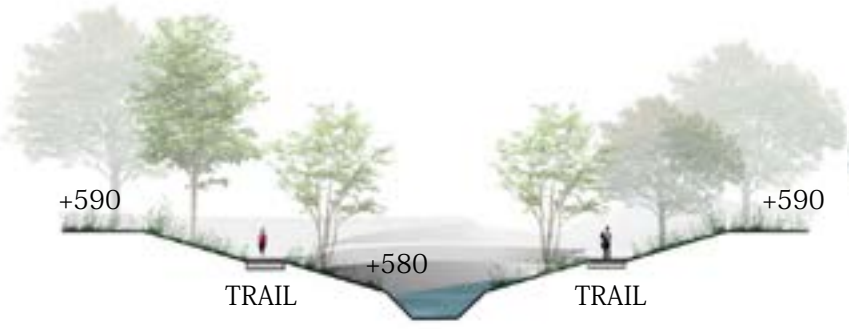
Daylighting and Restoring Powdermaker Creek

Site Sections through Powdermaker Creek + Ecological Park

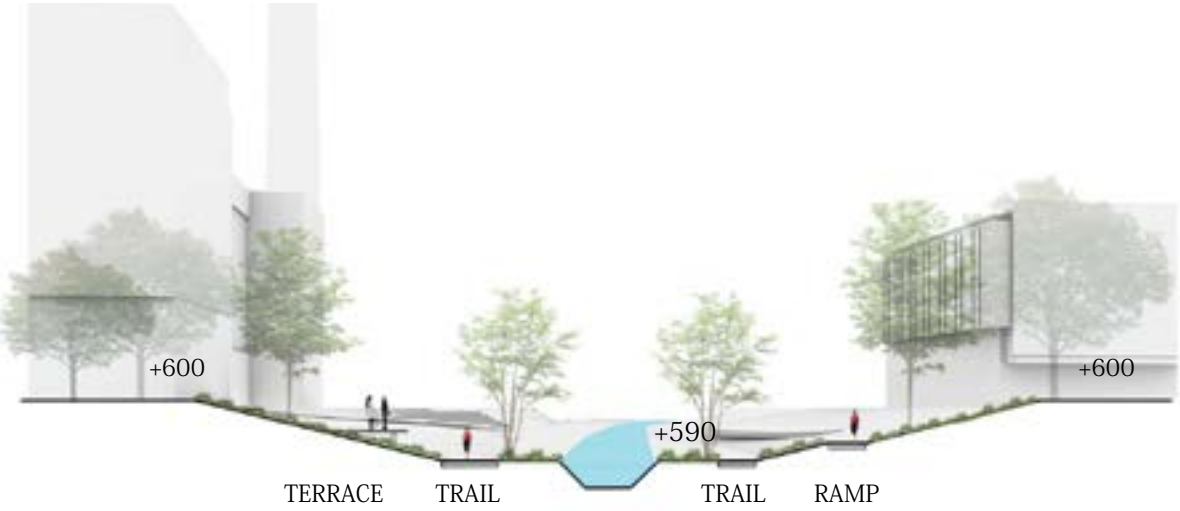




A. Section Through Ecological Park and Stormwater Retention Pond



B. Section through Powdermaker Creek



C. Section through Powdermaker Creek

RECREATE | 05

Spanning 19 acres, the park features a variety of outdoor spaces designed for both passive and active recreation, providing residents with a valuable public amenity and reconnecting the city with the lake.

- (A) PRESERVATION PARK
- (B) HISTORIC PUMP HOUSE
- (C) HISTORIC SMOKE STACK

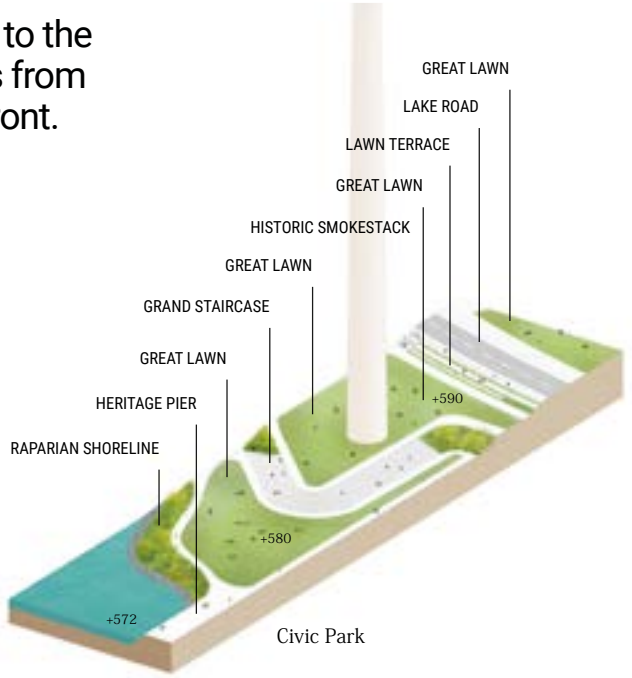
- (1) GREAT LAWN
- (2) HERITAGE WALK
- (3) ADVENTURE PLAY
- (4) FOUNTAIN PLAZA
- (5) COMMUNITY FITNESS
- (6) LOOKOUT LAWN
- (7) BEACH
- (8) PRESERVATION PARK
- (9) POWERMAKER CREEK
- (10) CREEK PARK
- (11) STORM RETENTION POND

The elevation change from the main road to the lakefront exceeds 30 feet. Pedestrian access to the lakefront will vary depending on their location within the site. Below, a series of cross-sections from various outdoor spaces illustrate the different paths pedestrians can take to reach the waterfront.

Beach

Recreational Park

Ecological Park



Civic Park

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RENEWABLE MASTER PLAN

Avon Lake, OH

"This is a pivotal moment for the future of the city, and we are delighted to have this opportunity to craft a new vision for the power plant site and our community.

We aim to revitalize the lakefront, connect the city to Lake Erie, and create the largest open space and public lakefront project that our region has seen in decades while serving as a catalyst for economic growth."

- Avon Lake Mayor Greg Zilka