



**EDDC**

ERIE DOWNTOWN  
DEVELOPMENT  
CORPORATION

**Phase 1 Development Initiative**

**January 2021**



## FULL DEVELOPMENT BUILD-OUT – Blocks 1, 2 and 3

# EDDC Mixed Use Development

## Program Massing Diagram







### Gross Area By Block

|                                  |                   |
|----------------------------------|-------------------|
| <b>Block One: North Park Row</b> | <b>127,540 SF</b> |
| Residential                      | 45,687 SF         |
| Retail                           | 13,560 SF         |
| Restaurant/Entertainment         | 25,185 SF         |
| Assembly                         | 3,790 SF          |
| Support                          | 39,318 SF         |

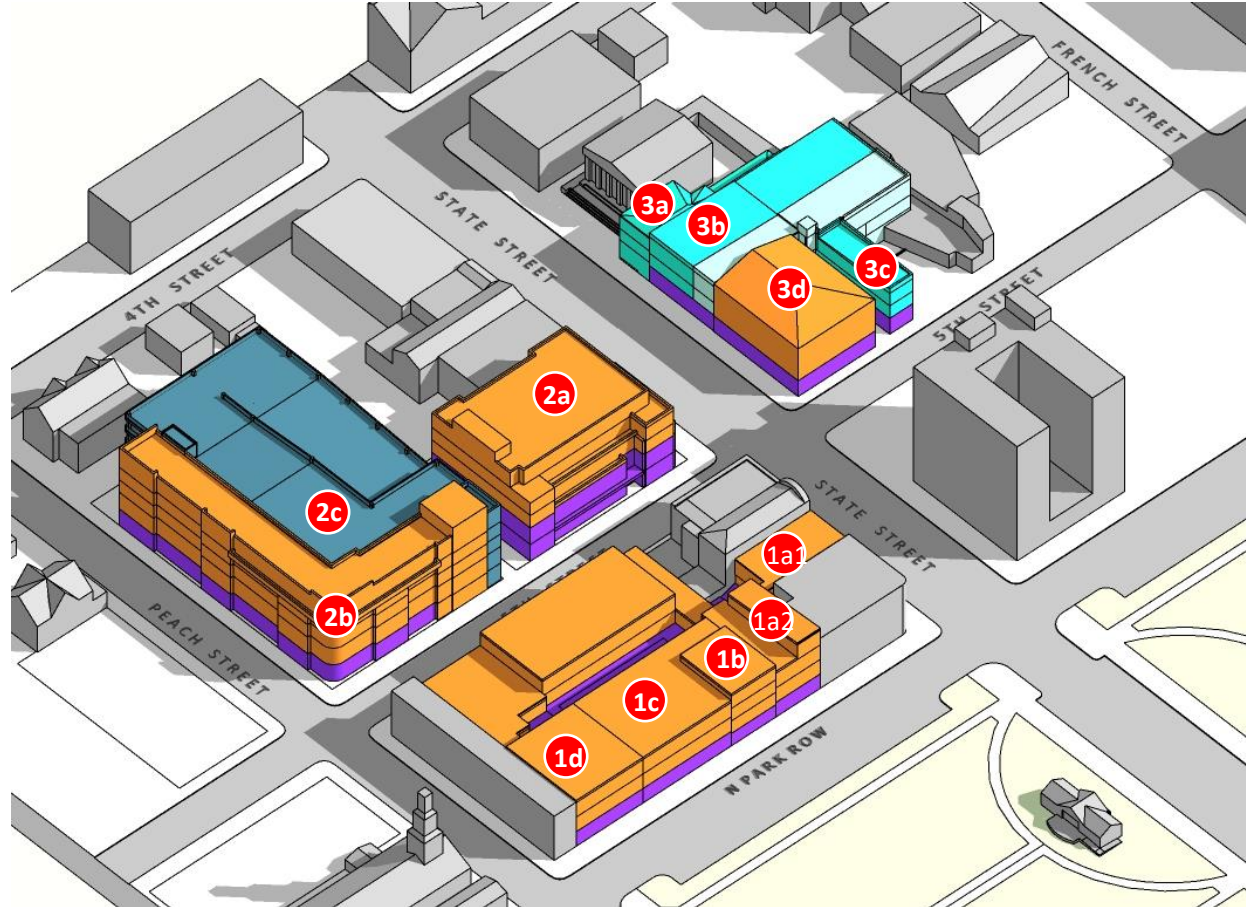
|   |                   |
|---|-------------------|
| <b>Block Two: 5<sup>th</sup> &amp; State West</b> | <b>284,425 SF</b> |
| Residential                                       | 52,905 SF         |
| Retail  | 9,970 SF          |
| Assembly  | 34,985 SF         |
| Garage  | 129,355 SF        |
| Support   | 57,210 SF         |

|   |                  |
|---|------------------|
| <b>Block Three: 5<sup>th</sup> &amp; State East</b> | <b>65,297 SF</b> |
| Residential   | 12,463 SF        |
| Retail  | 13,426 SF        |
| Assembly  | 738 SF           |
| Office  | 16,225 SF        |
| Support   | 22,445 SF        |

### Use Legend:

|   |                          |            |     |
|---|--------------------------|------------|-----|
|   | Residential              | 111,055 SF | 23% |
|   | Studio                   | 57 units   |     |
|   | 1 Bedroom                | 86 units   |     |
|   | 2 Bedroom                | 11 units   |     |
|  | Retail                   | 36,956 SF  | 8%  |
|  | Restaurant/Entertainment | 25,185 SF  | 5%  |
|  | Assembly                 | 39,513 SF  | 8%  |
|  | Office                   | 16,225 SF  | 3%  |
|  | Garage                   | 129,335 SF | 28% |
|   | Support                  | 118,973    | 25% |

**Grand Total 477,262 SF**



### Building Legend:

|      |                     |    |   |    |   |
|------|---------------------|----|---|----|---|
| 1a-1 | Sherlock's Building | 2a | 5 <sup>th</sup> and State West Building | 3a | Cashiers House                          |
| 1a-2 | Park Place Building | 2b | Wrap Building                           | 3b | Bonnell Block                           |
| 1b   | Marlena Place       | 2c | Parking Structure                       | 3c | 10 East 5 <sup>th</sup> Street Building |
| 1c   | Arcade Building     |    |   | 3d | DeLuca Building                         |
| 1d   | Dispatch Building   |    |   |    |   |

# Block #1 – North Park Row

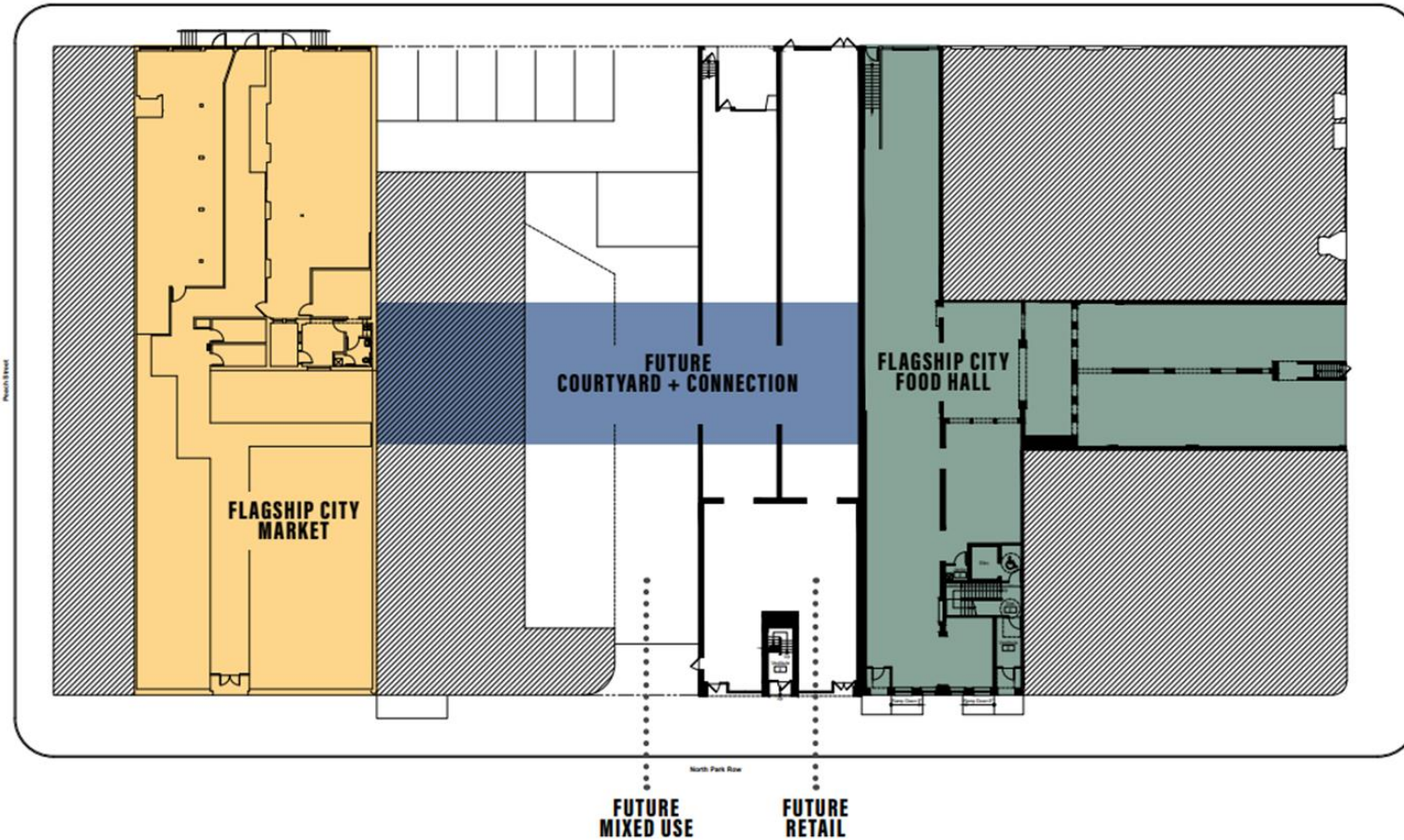




# EDDC Phase 1 – Project #1

## North Park Row Culinary Arts District

### SITE PLAN



OOD  
THE  
GSHIP CITY  
RIE, PA  
ALV

| BAKERY     |        |
|------------|--------|
| FLAT BREAD | \$3.00 |
| MUFFIN     | \$2.00 |
| BAGEL      | \$2.50 |
| DONUT      | \$2.00 |

| SANDWICHES     |        |
|----------------|--------|
| GRILLED CHEESE | \$4.95 |
| TURKEY CLUB    | \$6.99 |
| BLT            | \$6.00 |
| HAM & SWISS    | \$7.00 |

BAKERY

FRESH CAFE



PRODUCE

CHILLED

FROZEN

PAY THE FARMER. NOT THE DOCTOR  
growing better food grows healthier people.

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growing better food grows healthier people.

# BUTCHER SHOP

- 10 1/2" THICK CUT SMOKED B-O-L-D-O-N-A  
BEEF AND CHEESE BRATWURST  
SMOKED KILBASA (Half-Pound Sausage)  
SMOKED CHICKEN WINGS  
1/2 SMOKED CHICKEN PLATE  
11 1/2" 1/2 SMOKED CHICKEN PLATE  
12 1/2" SLOW SMOKED, DOUBLE BASTED  
BEEF BRISKET  
13 1/2" 1/2 SMOKED CHICKEN PLATE  
13 1/2" 1/2 BACON RIBS  
14 1/2" 1/2 MEAT COMBO PLATTER (Meat + Veg)  
19 1/2" 1/2 MEAT COMBO PLATTER (Meat + Veg)  
22 1/2" THE WHOLE DANG'D BACON
- THE ROAD TO THE PANS  
17 1/2" 1/2 BULLDOG PORK  
17 1/2" 1/2 BEEF BRISKET  
17 1/2" 1/2 SMOKED CHICKEN WINGS  
17 1/2" 1/2 SMOKED CHICKEN PLATE  
17 1/2" 1/2 BACON RIBS  
17 1/2" 1/2 BACON RIBS  
17 1/2" 1/2 WHOLE BACON
- THE SLIDER BY THE POUND  
4 1/2" 1/2 BEEF SLIDER  
4 1/2" 1/2 CHICKEN SLIDER  
4 1/2" 1/2 PORK SLIDER  
4 1/2" 1/2 BACON SLIDER  
4 1/2" 1/2 WAC & CHEESE  
4 1/2" 1/2 BAKED POTATO CASSEROLE
- BUTCHER'S  
CHARCUTERIE  
BOARD



bakery

EDDC Phase 1  
Block #2  
Revitalization  
of 5<sup>th</sup> and State  
(West)

Tickle's Deli

Chinese restaurant

Flagship Laundromat

McDonald's

Starbucks

Cashier  
and Co

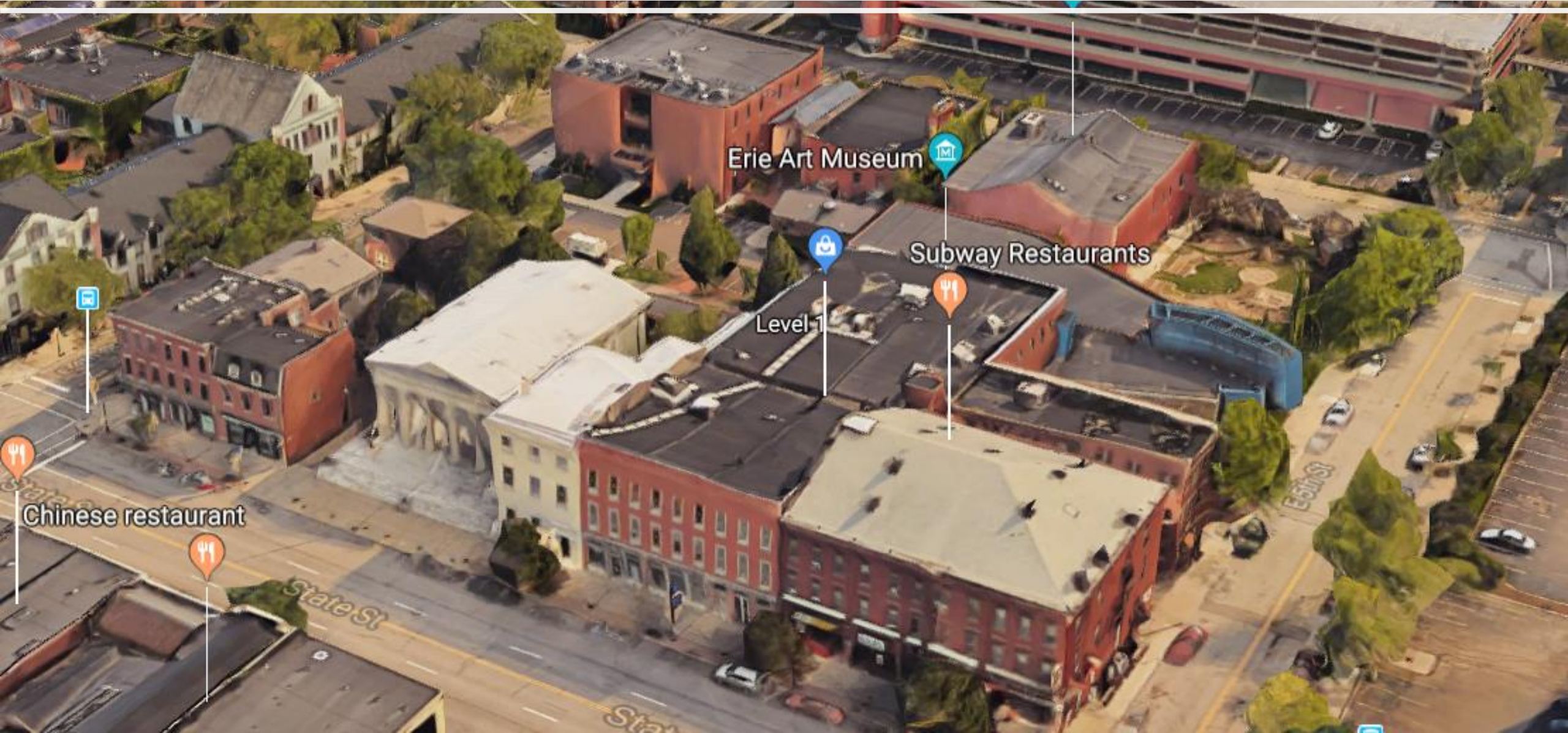
ATM Express







# Block #3 – 5<sup>th</sup> & State East













## FULL DEVELOPMENT BUILD-OUT – Blocks 1, 2 and 3

Erie Downtown Development Corporation

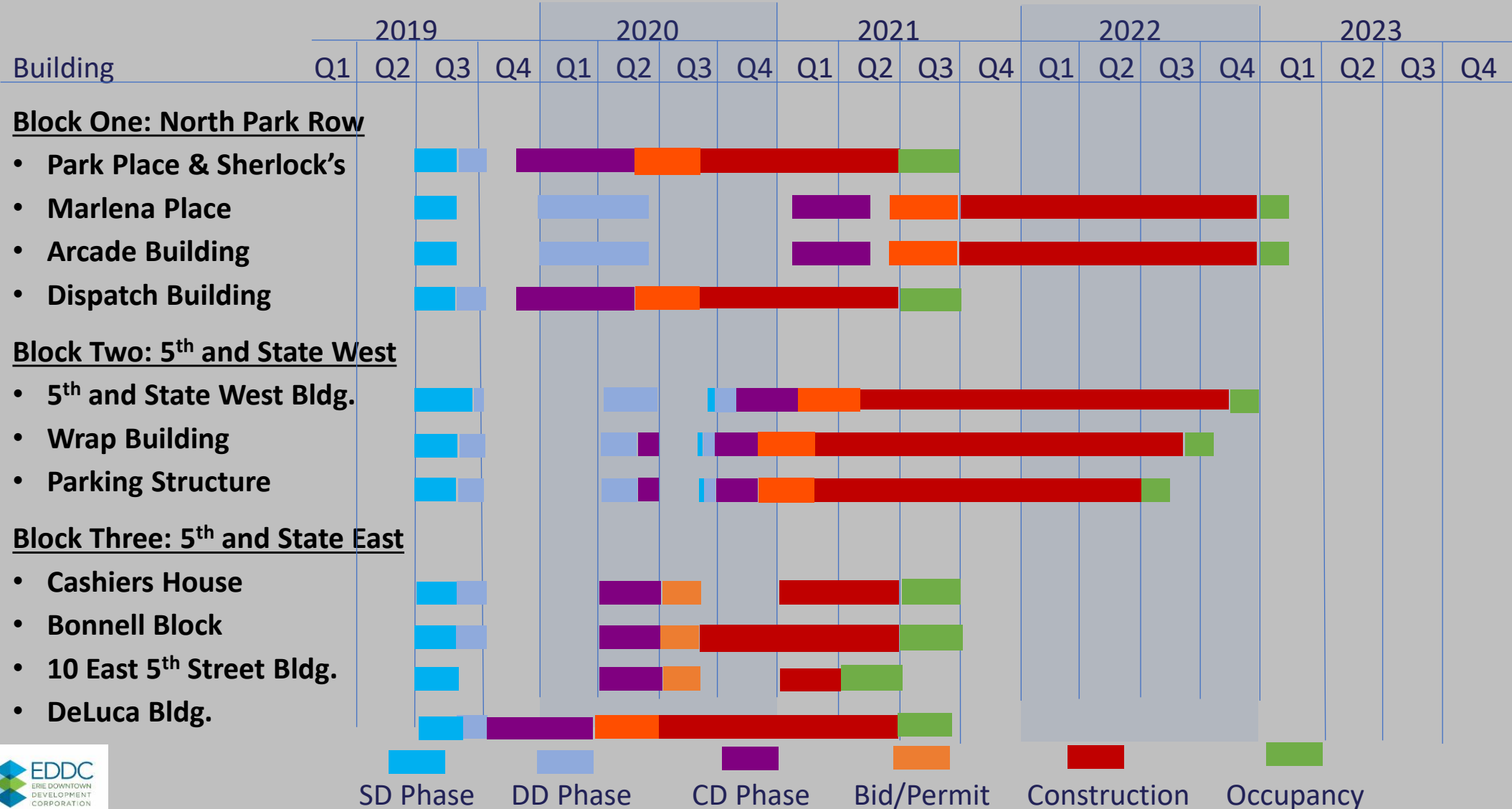
October 14, 2019  
Job No. 03400-00.000



# Total Economic Impact of Phase 1

|                    | Current  | Post-EDDC Investment      |
|--------------------|--|---------------------------|
| Investment         | \$9,850,000  | \$99 – \$104 million      |
| Square Footage     | 75,000 (utilized)<br>110,000 (vacant)<br>185,000 (total) | 477,000 (utilized)        |
| Property Valuation | \$4,223,500  | \$64 – \$68 million       |
| Taxes Paid         | \$176,185  | \$2,278,400 – \$2,420,800 |
| Businesses         | 16   | 25 – 35                   |
| Employees          | 100  | 300 – 450                 |
| Residential Units  | 14   | 140 – 160                 |

# EDDC Phase 1 Schedule Overview





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**THANK YOU!**

