

A wide-angle photograph of the Scranton skyline across a river. The sky is blue with light clouds. In the foreground, there are bare trees and a body of water. The city skyline includes several prominent buildings, including a tall, pointed skyscraper and a building with a clock tower. The river is dark and reflects the sky. The overall scene is a winter or early spring setting.

# SCRANTON PENINSULA

Development Charrette

Spring 2015

**FORESTCITY**  
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# SCRANTON PENINSULA

Development Charette

Case Studies

**FORESTCITY**  
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# CARTER RIVERFRONT | PLAN A

## Urban Campground



### Quick Facts

Location West Bank

Phase I

Cost \$1.2 million

Revenue \$490,000

### Overview

- Creates a perfect end-cap to the 100 mile Towpath Trail
- Modern campsites, set within an urban, industrial setting
- Comfortable accommodations :
  - Tent Sites (30)
  - Tiny Cabins (20)
  - RV Sites (4)

(photo credit: Tumbleweed Tiny Houses)

“  
As Stevenson describes to the Observer:  
"You'll wake up the next morning. Your friends have just finished their normal rounds at bars, a few reruns of late night TV. They'll ask, 'Hey, what did you do last night?'"  
”

Alberts, 2013

# CARTER RIVERFRONT | PLAN A

## North Pointe District



### Overview

- A six-building gathering of apartments, retail, restaurants, and parking garage space.
- 5 buildings of 4-story residential/retail
- 1 building of single-story retail along Riverwalk
- Will foster the creation of a true 24-7, Live-Work-Play district

### Quick Facts

Location North Bank

Phase III + IV

Cost \$143.1 million

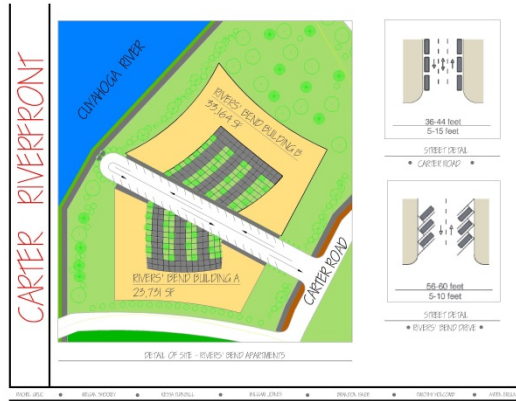
Revenue \$14.8 million

Mixed-Use Zoning | Mixed use zoning sets standards for the blending of residential, commercial, cultural, institutional, and where appropriate, industrial uses. Mixed-use zoning is generally closely linked to increased density, which allows for more compact development. Higher densities increase land-use efficiency and housing variety while reducing energy consumption and transportation costs. The mixed-use buildings that result can help strengthen or establish neighborhood character and encourage walking and bicycling.

American Planning Association, 2006

# CARTER RIVERFRONT | PLAN A

## River's Bend Apartments



### Overview

- 2 towers of residential apartments and covered parking
- One, two, and three bedroom apartment homes
- Within walking distance of primary shopping district, but set aside for a quieter atmosphere
- Stunning views of Downtown Cleveland, the Cuyahoga River and the Industrial Flats

### Quick Facts

Location Northwest Bank

Phase II

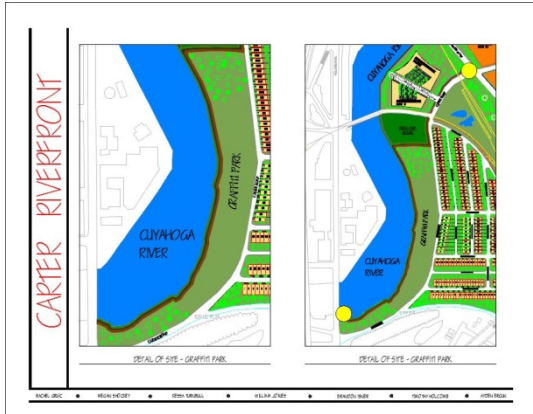
Cost \$37.1 million

Revenue \$4.0 million

Pkg Revenue \$1.3 million

# CARTER RIVERFRONT | PLAN A

## Graffiti Park



### Quick Facts

Location West Bank

Phase I

Cost \$5 million

Addnl \$13 million

### Overview

- Investment in public accessible green space will encourage nearby residents to visit the Scranton Peninsula
- Will link with Scranton River Flats to provide future residents with recreational space on three sides of the Carter Riverfront
- Additional trail linkages and road improvements will cost approximately \$13 million to complete

# CARTER RIVERFRONT | PLAN A

## Burning River Innovations



### Quick Facts

Location East Bank

Phase II

Cost \$19.2 million

Revenue \$2.4 million

### Overview

- A state-of-the-art, 120,000 sq. ft. industrial production incubator
- Close Proximity to Cleveland's Manufacturing Industries in the Flats
- Flexible one-story, high cube space with research labs and office space
- Will continue the strong biotechnical research + development industry in Cleveland

Burning River Innovations | A state-of-the-art Research and Development facility focused on modernization and innovation of manufacturing technology. A place where creative, technical, and brilliant minds meet to propel Cleveland's manufacturing industry forward.

Where Manufacturing Innovation, Education, and Commerce Meet.

# CARTER RIVERFRONT | PLAN A

## Carter Townhomes



### Overview

- 213 attached and detached townhomes
- Newly drawn street & alley structure, off Carter Road
- Overlook Graffiti Park and the Cuyahoga River
- Single and two-family floor plans, with loft over garage for potential 3<sup>rd</sup> unit

### Quick Facts

Location West Bank

Phase II

Cost \$79.9 million

Projected Sales \$86.3 million

Carter Town Homes | An assembly of townhomes within the Carter Riverfront Master Plan. Just steps from Graffiti Park, the Towpath Trail, the Northside District and the rest of Downtown Cleveland, this community will be the premier choice for inner-city living.