
Section Three: Development Needs



Section Three

Section Three :

Gateway Report 2000 Development Suggestions



Lexington Food Market in Baltimore

A quick summary of the proposed for development of mixed use infill along the South Salina Street Corridor from Adams Street south to East Castle Street. from the SE Gateway 2000 report has a handful of important components of this Plan includes the following projects :

- 1) **Neighborhood Grocery Store** [approx. gross sf 11,000]
- 2) **A National Retailer** [approx. gross sf 20,000]
- 3) **A City-county Center for Social Services** [approx. gross sf 5,000]
this was proposed for a renovation project in the old Sears Bldg.
- 4) **A Food Court Development/ & Public Park** that could double as an Events Space [2 small restaurants /2 coffee shops / 2 sandwich shops - approx. 400sf each for a total of 2400sf]
- 5) **A Seafood Restaurant Franchise** / national chain [approx. gross sf 6,000]

Under item 3) above the idea of renovating the vacant Sears Department Store building on South Salina Street was prime consideration by the residents because of the history of the store in the economic life of the neighborhood. The existing 1930's Sears bldg at 1300-1340 S. Salina Street is both in the Empire Zone and the Empowerment Zone and has 84,540 SF floor area.

A successful redevelopment of this type of building was just in the national news for Minneapolis, MN. An old Sears building downtown was renovated and received an preservation award from the National Trust for Historic Preservation. The city of Minneapolis acquired its vacant Sears building in 2001, then issued a request for proposals in 2003. Ryan Companies US, Inc., won the competition with their plan for seven floors of affordable apartments, eight floors of higher-end loft condominiums, a marketplace comprised of dozens of ethnic vendors featuring local food and crafts, nine floors of office space, a county service center, a branch bank and other retailers and services all accessed from a central "Main Street" featuring the work of local artists.

Section Three : Metro-Edge Development Suggestions 2005

MetroEdge, a market research company specialized in urban markets, was commissioned by NeighborWorks America to conduct a market analysis of the potential for retail development in the South Salina Street Trade Area of Syracuse, New York. Their report was issued in July of 2005 and our Design Team worked to include their recommendations as to the development suggestions and augmented with physical building needs. The full report can be viewed at the City's Economic Development offices or at the SE Gateway Community Development Corp. Offices.

A shortlist of the suggestions for development from the Metro Edge Report on the South Salina Street Trade Area.. A handful of important ideas called Retail Float from this report includes the following projects :

- 1) **Food Store** [aka Neighborhood Grocery Store] - sales area [4,524 sf]
- 2) **Hardware / Building materials** retailer - sales area [9,598sf]
- 3) **Eating and Drinking Places** [aka Restaurants & Bars] - sales area [7,396sf]
- 4) **Drug and Proprietary** [aka Neighborhood Pharmacy] sales area [5,149sf]
- 5) **Apparel and Accessory Stores** [aka Clothing Retailer]- sales area [3,626sf]
- 6) **Household Appliances, Radio & TV** [aka Electronics Retailer] -sales area [1,767sf]



Section Three :

Combined Development Summary from Gateway Report 2000 and Metro Edge 2005



A combined list from the Gateway Report 2000, meetings with the stakeholders in 2004 and the Metro Edge Report 2005 includes the following projects :

- 1) **Neighborhood Grocery Store** [approx. gross sf 11,000]
ME - Food Store [aka Neighborhood Grocery Store] - sales area [4,524 sf]
- 2) **A National Retailer** [approx. gross sf 20,000]
ME - Apparel and Accessory Stores [aka Clothing Retailer]- sales area [3,626sf]
- 3) **A Food Court Development/ & Public Park** that could double as a Events Space [2 small restaurants /2 coffee shops / 2 sandwich shops - approx. 400sf each for a total of 2400sf]
ME - Eating and Drinking Places [aka Restaurants & Bars] - sales area [7,396sf]
- 4) **A Seafood Restaurant Franchise** / national chain [approx. gross sf 6,000]
- 5) **ME - Drug and Proprietary** [aka Neighborhood Pharmacy] sales area [5,149sf]
- 6) **ME - Hardware / Building materials retailer** - sales area [9,598sf]
- 7) **ME - Household Appliances, Radio & TV** [aka Electronics Retailer] -sales area [1,767sf]
- 8) **A City-County Center for Social Services** [approx. gross sf 5,000]

Section Three :

Combined Development Summary

Space Program Projections - using MetroEdge "Salina Street Trade Area" data

Gateway Commercial Neighborhood Center

Space Program Projections

Program Areas & Relationships in Generating Commercial Space Plan

Notes:	Description
D	30x30' typical Space Planning module = 900 gsf (gross square feet)
J	"net/gross" multipliers vary for different commercial sales types
B	Source of program use projections
	2000: Community program requests
	ME: MetroEdge Market Study Recommendations 2005
gsf	"gross square feet" of floor space

commercial use

residential or office use

MetroEdge "net sales" source data 2005
commercial use

		Single floor typical uses	Floor areas generated (by 900gsf modules)								
A	B	C	D	E	F	G	H	I	J	K	L
Item	program source	Use	30x30 modules	commercial use	proposed # of floors	total gross bldg. area	residential / office use		est. net/gross multiplier	net sf sales area/floor	
			gsf area	1st floor gsf area			2nd Floor gsf area	3rd Floor gsf area			
0	(sample)	single/mixed	900	1,800	3	5,400	1,800	1,800	70%	1,260	(sample line)
1	2000	Neighborhood Grocery Store	2.0	11,000	1	11,000			70%	7,700	
	ME	Food Store	10.1	9,048	1	9,048			50%	4,524	MetroEdge finding
2	2000	National Retailer	22.2	20,000	1	20,000			50%	10,000	
	ME	Clothing Retailer	8.1	7,252	1	7,252			50%	3,626	MetroEdge finding
3	2000	Food Court	3.8	3,429	2	3,429	3,429		70%	2,400	
	ME	Restaurants & Bars	11.7	10,566	2	10,566	10,566		70%	7,396	MetroEdge finding
4	2000	Seafood restaurant	6.7	6,000	1	6,000			70%	4,200	
5	ME	Drug & Proprietary	9.5	8,582	1	8,582			60%	5,149	MetroEdge finding
6	ME	Hardware / Bldg. Mtls. Rtlr.	15.2	13,711	1	13,711			70%	9,598	MetroEdge finding
7	ME	Appliance/TV Retailer	3.9	3,534	2	3,534	3,534		50%	1,767	MetroEdge finding
8	2000	City/County Soc. Serv. Ctr.	5.6	5,000		5,000			70%	3,500	
Commercial Space Desired -											
9											
10		commercial	6.3	5,714	1	5,714			70%	4,000	
11		commercial	15.4	13,857	1	13,857			70%	9,700	
12		commercial	11.1	10,000	1	10,000			80%	8,000	
13		commercial	12.3	11,111	1	11,111			90%	10,000	
14		commercial	29.6	26,667	1	26,667			75%	20,000	
Multiple floor typical uses and modular spaces generated											
15		Barber shop	1	900	3	2,700	900	900			
16		Beauty Salon	2	1,800	3	5,400	1,800	1,800			
17		Music store	3	2,700	3	8,100	2,700	2,700			
18		specialty food market	4	3,600	3	10,800	3,600	3,600			
19		Art store	5	4,500	3	13,500	4,500	4,500			
20		Antique Store	6	5,400	3	16,200	5,400	5,400			
21		Flee Market	7	6,300	3	18,900	6,300	6,300			
22		Dry cleaners	8	7,200	3	21,600	7,200	7,200			
23		Movie Theater	9	8,100	3	24,300	8,100	8,100			
24		Food court (8-10) restaurants	10	9,000	3	27,000	9,000	9,000			
25		Car Wash	12	10,800	3	32,400	10,800	10,800			
26		Furniture store/s	14	12,600	3	37,800	12,600	12,600			
27		South Salina Institute	15	13,500	3	40,500	13,500	13,500			
28		Start up Business storefronts									

52,693 MetroEdge gsf total

32,060 MetroEdge sales gsf total

Section Three :

Combined Development Summary

Design Plan Area Projections & Estimate of Probable Costs

Component / Bldg.	Phase	1st floor g.	# fls.	2nd fl.gsf	3rd fl.gsf	4th fl.gsf	Bldg.gsf	
A	3	10,300	3	10,300	10,300		30,900	A
B	3	8,480	3	8,480	8,480		25,440	B
C	2	18,000	3	18,000	18,000		54,000	C
D	4	8,000	3	8,000	8,000		24,000	D
E	4	16,200	3	16,200	16,200		48,600	E
F	2	18,900	3	18,900	18,900		56,700	F
G	1	27,000	3	27,000	27,000	900	81,000	G
H	2	9,000	3	9,000	9,000		27,000	H
I	4	13,500	3	13,500	13,500		40,500	I
J	4	13,500	3	13,500	13,500		40,500	J
K	2	9,000	3	9,000	9,000		27,000	K
L	1	8,100	3	8,100	8,100	900	25,200	L
M	1	8,100	2	8,100			16,200	M
N	1	22,950	1				22,950	N
O	1	25,200	1				25,200	O
P	2	21,600	1				21,600	P
Q	4	5,400	3	5,400	5,400		16,200	Q
R	4	7,200	3	7,200	7,200		21,600	R
S	3	44,550	3.5	44,550	44,550	22,275	155,925	S
T	4	25,650	3	25,650	25,650		76,950	T
U	3	13,500	3	13,500	13,500	900	41,400	U
V	3	21,600	3	21,600	21,600	900	65,700	V
W	4	10,800	3	10,800	10,800	3600	35,964	W
X								
Y								
Z								
Area totals by floor in gsf		366,530		296,780	288,680	29,475	981,465	gsf

	2nd fl.gsf	3rd fl.gsf	4th fl.gsf	
Total gsf	296,780	288,680	29,475	
Commercial				
366,530 gsf				
52,693 ME program				
14.4% of total comm. gsf				
83.2% remaining				
\$21,592,230 20% infrastructure costs				
\$145,747,553 Est				
\$18,947,182 13% rehab. allowance				
\$30,390,663 Total interior space fit-up est. allowance				
\$195,085,397 est. Project Cost				

\$20 /sf Tenant fit-up cost	
\$7,330,600 Tenant fit-up of commercial space	
\$25 /sf office space fit-up for 50% of upper floor space	
\$7,686,688 Office space fit-up	
\$50 /sf residential space fit up for 50% of upper floor space	
\$15,373,375 Residential space fit up	

Section Three : Combined Development Summary Design Plan Parcel Areas & Development Options

Areas for 2 Story Parcel Development Options		Areas for 3 Story Parcel Development Options	
A ₂	<div> <div>10,300</div> <div>10,300</div> </div> 2 story option 20,600 gsf	A ₃	<div> <div>10,300</div> <div>10,300</div> <div>10,300</div> </div> 3 story option 30,900 gsf
B ₂	<div> <div>8,480</div> <div>8,480</div> </div> 2 story option 16,960 gsf	B ₃	<div> <div>8,480</div> <div>8,480</div> <div>8,480</div> </div> 3 story option 25,440 gsf
C ₂	<div> <div>18,000</div> <div>18,000</div> </div> 2 story option 36,000 gsf	C ₃	<div> <div>18,000</div> <div>18,000</div> <div>18,000</div> </div> 3 story option 54,000 gsf
D ₂	<div> <div>8,000</div> <div>8,000</div> </div> 2 story option 16,000 gsf	D ₃	<div> <div>8,000</div> <div>8,000</div> <div>8,000</div> </div> 3 story option 24,000 gsf
E ₂	<div> <div>16,200</div> <div>16,200</div> </div> 2 story option 32,400 gsf	E ₃	<div> <div>16,200</div> <div>16,200</div> <div>16,200</div> </div> 3 story option 48,600 gsf
F ₂	<div> <div>18,900</div> <div>18,900</div> </div> 2 story option 37,800 gsf	F ₃	<div> <div>18,900</div> <div>18,900</div> <div>18,900</div> </div> 3 story option 56,700 gsf
G ₂	<div> <div>900</div> <div>27,000</div> <div>27,000</div> </div> 2+ story option 54,900 gsf	G ₃	<div> <div>900</div> <div>27,000</div> <div>27,000</div> <div>27,000</div> </div> 3+ story option 81,900 gsf
H ₂	<div> <div>9,000</div> <div>9,000</div> </div> 2 story option 18,000 gsf	H ₃	<div> <div>9,000</div> <div>9,000</div> <div>9,000</div> </div> 3 story option 27,000 gsf
I ₂	<div> <div>13,500</div> <div>13,500</div> </div> 2 story option 27,000 gsf	I ₃	<div> <div>13,500</div> <div>13,500</div> <div>13,500</div> </div> 3 story option 40,500 gsf
J ₂	<div> <div>13,500</div> <div>13,500</div> </div> 2 story option 27,000 gsf	J ₃	<div> <div>13,500</div> <div>13,500</div> <div>13,500</div> </div> 3 story option 40,500 gsf
K ₂	<div> <div>9,000</div> <div>9,000</div> </div> 2 story option 18,000 gsf	K ₃	<div> <div>9,000</div> <div>9,000</div> <div>9,000</div> </div> 3 story option 27,000 gsf
L ₂	<div> <div>900</div> <div>8,100</div> <div>8,100</div> </div> 2+ story option 17,100 gsf	L ₃	<div> <div>900</div> <div>8,100</div> <div>8,100</div> <div>8,100</div> </div> 3+ story option 24,300 gsf

Areas by Individual Development Component Blocks (A,B,C, etc.-1,2,3 or 4 story high)

These diagrams provide the individual development parcel areas in gross square feet of floor space, for each proposed new construction development block illustrated in this neighborhood vision plan.

Each proposed development parcel is identified by a letter "A" (etc.) and the number of floors recommended. The area of 1st floor commercial use is indicated in blue, and the area of upper floor space for residential or office use is indicated in tan.

These individual parcels are not meant to represent buildings, but can be combined to create larger building development projects.

Section Three :

Combined Development Summary

Design Plan Parcel Areas & Development Options -continued

M ₂	<table><tr><td>8,100</td></tr><tr><td>8,100</td></tr></table> 2 story option 16,200 gsf	8,100	8,100	M ₂	<table><tr><td>8,100</td></tr><tr><td>8,100</td></tr></table> 2 story option only 16,200 gsf	8,100	8,100			
8,100										
8,100										
8,100										
8,100										
N ₁	<table><tr><td>22,950</td></tr></table> 1 story single use 22,950 gsf	22,950	N ₁	<table><tr><td>22,950</td></tr></table> 1 story single use 22,950 gsf	22,950					
22,950										
22,950										
O ₁	<table><tr><td>25,200</td></tr></table> 1 story single use 46,800 gsf	25,200	O ₁	<table><tr><td>25,200</td></tr></table> 1 story single use 46,800 gsf	25,200					
25,200										
25,200										
P ₁	<table><tr><td>21,600</td></tr></table> 1 story single use 27,000 gsf	21,600	P ₁	<table><tr><td>21,600</td></tr></table> 1 story single use 32,400 gsf	21,600					
21,600										
21,600										
Q ₂	<table><tr><td>5,400</td></tr><tr><td>5,400</td></tr></table> 2 story option 10,800 gsf	5,400	5,400	Q ₃	<table><tr><td>5,400</td></tr><tr><td>5,400</td></tr><tr><td>5,400</td></tr></table> 3 story option 16,200 gsf	5,400	5,400	5,400		
5,400										
5,400										
5,400										
5,400										
5,400										
R ₃	<table><tr><td>7,200</td></tr><tr><td>7,200</td></tr></table> 2 story option 14,400 gsf	7,200	7,200	R ₄	<table><tr><td>7,200</td></tr><tr><td>7,200</td></tr><tr><td>7,200</td></tr></table> 3 story option 21,600 gsf	7,200	7,200	7,200		
7,200										
7,200										
7,200										
7,200										
7,200										
S _{2.5}	<table><tr><td>44,550</td></tr><tr><td>44,550</td></tr><tr><td>44,550</td></tr></table> 2-1/2 story option 133,650 gsf	44,550	44,550	44,550	S _{3.5}	<table><tr><td>22,275</td></tr><tr><td>44,550</td></tr><tr><td>44,550</td></tr><tr><td>44,550</td></tr></table> 3-1/2 story option 155,925 gsf	22,275	44,550	44,550	44,550
44,550										
44,550										
44,550										
22,275										
44,550										
44,550										
44,550										
T ₂	<table><tr><td>25,650</td></tr><tr><td>25,650</td></tr></table> 2 story option 51,300 gsf	25,650	25,650	T ₃	<table><tr><td>25,650</td></tr><tr><td>25,650</td></tr><tr><td>25,650</td></tr></table> 3 story option 76,950 gsf	25,650	25,650	25,650		
25,650										
25,650										
25,650										
25,650										
25,650										
U ₂	<table><tr><td>900</td></tr><tr><td>13,500</td></tr><tr><td>13,500</td></tr></table> 2+ story option 27,900 gsf	900	13,500	13,500	U ₃	<table><tr><td>900</td></tr><tr><td>13,500</td></tr><tr><td>13,500</td></tr><tr><td>13,500</td></tr></table> 3+ story option 41,400 gsf	900	13,500	13,500	13,500
900										
13,500										
13,500										
900										
13,500										
13,500										
13,500										
V ₂	<table><tr><td>900</td></tr><tr><td>21,600</td></tr><tr><td>21,600</td></tr></table> 2+ story option 44,100 gsf	900	21,600	21,600	V ₃	<table><tr><td>900</td></tr><tr><td>21,600</td></tr><tr><td>21,600</td></tr><tr><td>21,600</td></tr></table> 3+ story option 65,700 gsf	900	21,600	21,600	21,600
900										
21,600										
21,600										
900										
21,600										
21,600										
21,600										
W ₂	<table><tr><td>3,600</td></tr><tr><td>10,800</td></tr><tr><td>10,800</td></tr></table> 2+ story option 25,200 gsf	3,600	10,800	10,800	W ₃	<table><tr><td>3,600</td></tr><tr><td>10,800</td></tr><tr><td>10,800</td></tr><tr><td>10,800</td></tr></table> 3+ story option 36,000 gsf	3,600	10,800	10,800	10,800
3,600										
10,800										
10,800										
3,600										
10,800										
10,800										
10,800										

Section Three :

Combined Development Summary

Design Plan Development Phasing Projections

Development Phasing Projections

Projected development areas in "gross square feet" (gsf) as represented in this vision plan, by building and floor. See plans for individual building identification and location. Phasing sequences are hypothetical projections to initiate and build a neighborhood commercial center.

Bldg.	1st Floor Commercial Development				2nd Floor Residential/ Office Development				3rd Floor Residential/ Office Development				4th Floor Residential/ Office Development				Bldg.
	Phase 1	Phase 2	Phase 3	Phase 4	Phase 1	Phase 2	Phase 3	Phase 4	Phase 1	Phase 2	Phase 3	Phase 4	Phase 1	Phase 2	Phase 3	Phase 4	
A			10,300				10,300				10,300						A
B			8,480				8,480				8,480						B
C		18,000				18,000				18,000							C
D				8,000				8,000				8,000					D
E				16,200				16,200				16,200					E
F		18,900				18,900				18,900							F
G	27,000				27,000				27,000								G
H		9,000				9,000				9,000							H
I				13,500				13,500				13,500					I
J				13,500				13,500				13,500					J
K		9,000				9,000				9,000							K
L	8,100				8,100				8,100								L
M	8,100				8,100												M
N	22,950																N
O	25,200																O
P		21,600															P
Q				5,400				5,400				5,400					Q
R				7,200				7,200				7,200					R
S			44,550				44,550				44,550						S
T				25,650				25,650				25,650					T
U			13,500				13,500				13,500						U
V			21,600				21,600				21,600						V
W				10,800				10,800				10,800					W

91,350 76,500 98,430 100,250 43,200 54,900 98,430 100,250 35,100 54,900 98,430 100,250 1,800 0 24,075 3,600
173 % of MetroEdge gsf projected current need for commercial space

366,530 gsf total 1st fl. Commercial space	296,780 gsf total 2nd fl.	288,680 gsf total 3rd fl.	29,475 gsf 4th fl.
614,935 gsf total upper fls. Residential and/or Office space			

981,465 total new gsf

This is an estimate of 1st floor commercial & upper floor residential and/or office space generated by the proposed neighborhood commercial center plan illustrated in this vision plan.

Section Three :

Combined Development Summary

Design Plan - Preliminary Estimate of Probable Rehabilitation Costs

This is a sample, preliminary estimate generated to suggest possible rehabilitation loans & funding needs. There are no current rehabilitation funds available through this study.

Preliminary Rehabilitation Estimate for (14) Existing Buildings in study area

(Note: building areas are not exact and are an estimated approximation only)

Existing Buildings	Footprint area in gsf	number of floors		Est. Rhb. \$/gsf	Est. Rhb.\$	Current Use & General Construction Type
1	18,000	3	54,000	\$90	\$4,860,000	Former Superior Electric Co.
2	3,250	2	6,500	\$60	\$325,000	929 S. Salina St. "Brothers"
3	6,780	3	20,340	\$60	\$1,017,000	Ordinary 2,3 & 4 story brick w/ wood floor joists, c.1890's
4	4,900	3	14,700	\$60	\$735,000	Ordinary 3 story brick w/ wood floor joists, c.1890's
5	3,360	1	3,360	\$30	\$100,800	Church
6	5,190	1.5	7,785	\$30	\$233,550	
7	4,180	1	4,180	\$30	\$125,400	
8	13,730	1	13,730	\$30	\$411,900	Church, former grocery store, steel frame & roof structure w/ masonry & glass ext.
9	6,930	2	13,860	\$60	\$833,000	Steel frame w/ concrete floors, brick & glass façade, 1930's+/-
10	9,200	2	18,400	\$30	\$552,000	
11	28,740	3	86,220	\$100	\$8,622,000	Former Sears Department Store, concrete & steel, brick façade, 1940's+/-
12	2,900	2	5,800	\$60	\$290,000	Steel and concrete w/ masonry façade, 1930's? "modern"
13	7,930	1	7,930	\$30	\$237,900	
14	7,880	1	7,880	\$30	\$236,400	Dollar Store, steel frame, concrete block walls w/ steel roof joists

122,970 footprint gsf 264,685 existing gsf est.

\$18,439,950

Rehabilitation Allowance Estimate

This is a sample, preliminary estimate generated to suggest possible rehabilitation loans & funding needs. There are no current rehabilitation funds available through this study.