

---

## Section Six: Design Plan Illustrations



---

## Section Six :

### SE Gateway Neighborhood Commercial Center

#### Design Plan Illustrations : The Vision

Looking north, at South Salina & Castle Streets



Section Six

This vision for a South East Gateway Neighborhood Commercial Center creates a place for increasing local shopping and downtown residential density. The “Gateway” concept has long expressed a sense of this areas importance and strategic location as the south entrance and transition to the Downtown Syracuse center. As such this vision creates a “Gateway” to this commercial center and to the greater Downtown area as well.

These buildings create a “Gateway” to the commercial neighborhood. Two small “towers” are located on either side of South Salina Street , at the intersection of Castle Street, providing the “Gateway” to this area. Planning and design guidelines for this district will create a typical shopping streetscape of large 1-story, and 2 -3+ story, “Mixed-Use” buildings, all with commercial space at street level, and “market rate” residential or office space on the upper levels.

#### Key Elements

- Create a “Gateway” to the neighborhood commercial center
- Build to street lot lines to establish the “the public realm”
- Provide shared parking lots behind the buildings

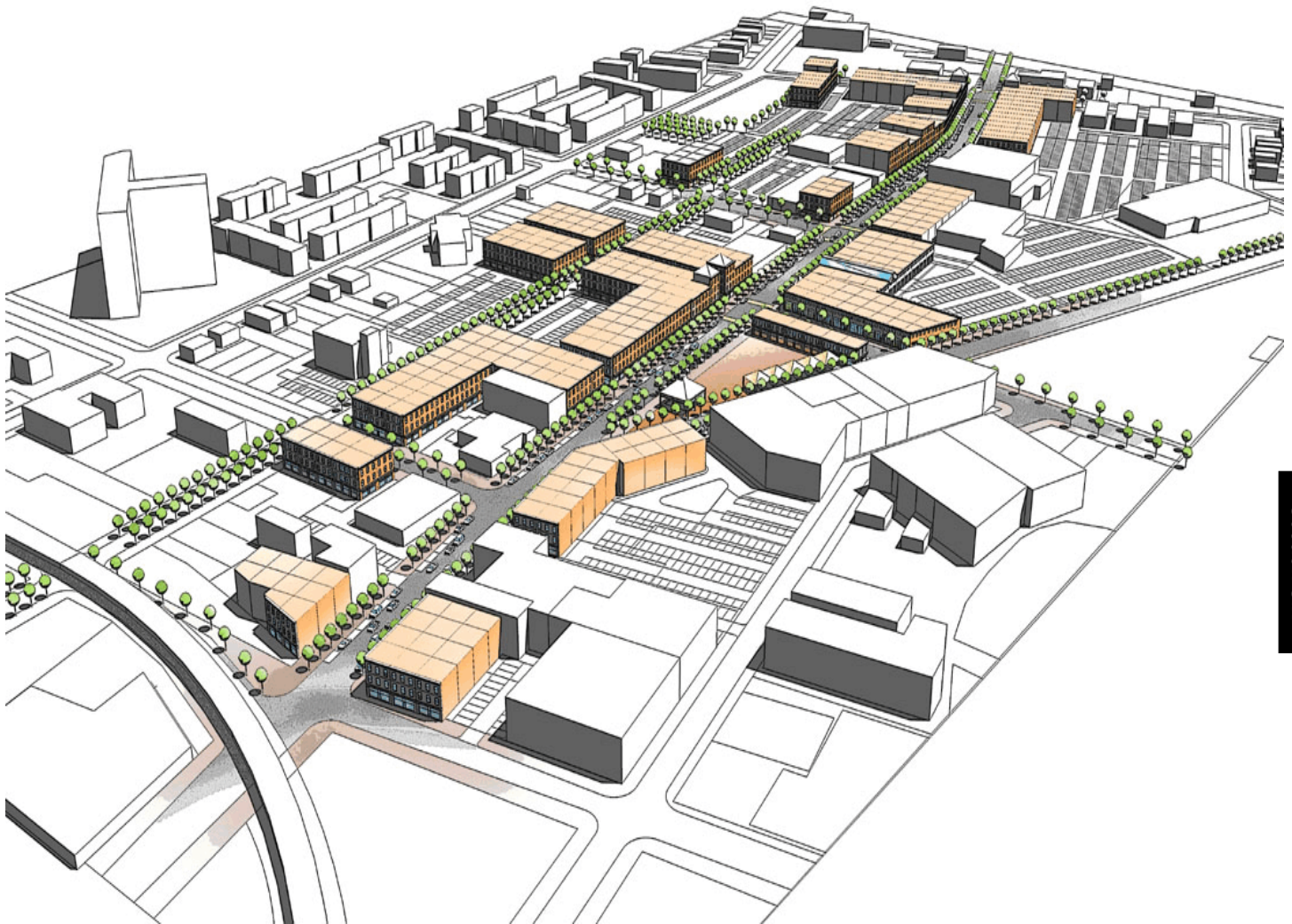




This preliminary concept drawing illustrates the proposed character this business center, with prime elements and urban features for new "infill" development. This approach will create the "Main Street" character of a Neighborhood Center.

---

**Section Six :**  
SE Gateway Neighborhood Commercial Center  
Design Plan Illustrations : The Vision



Section Six

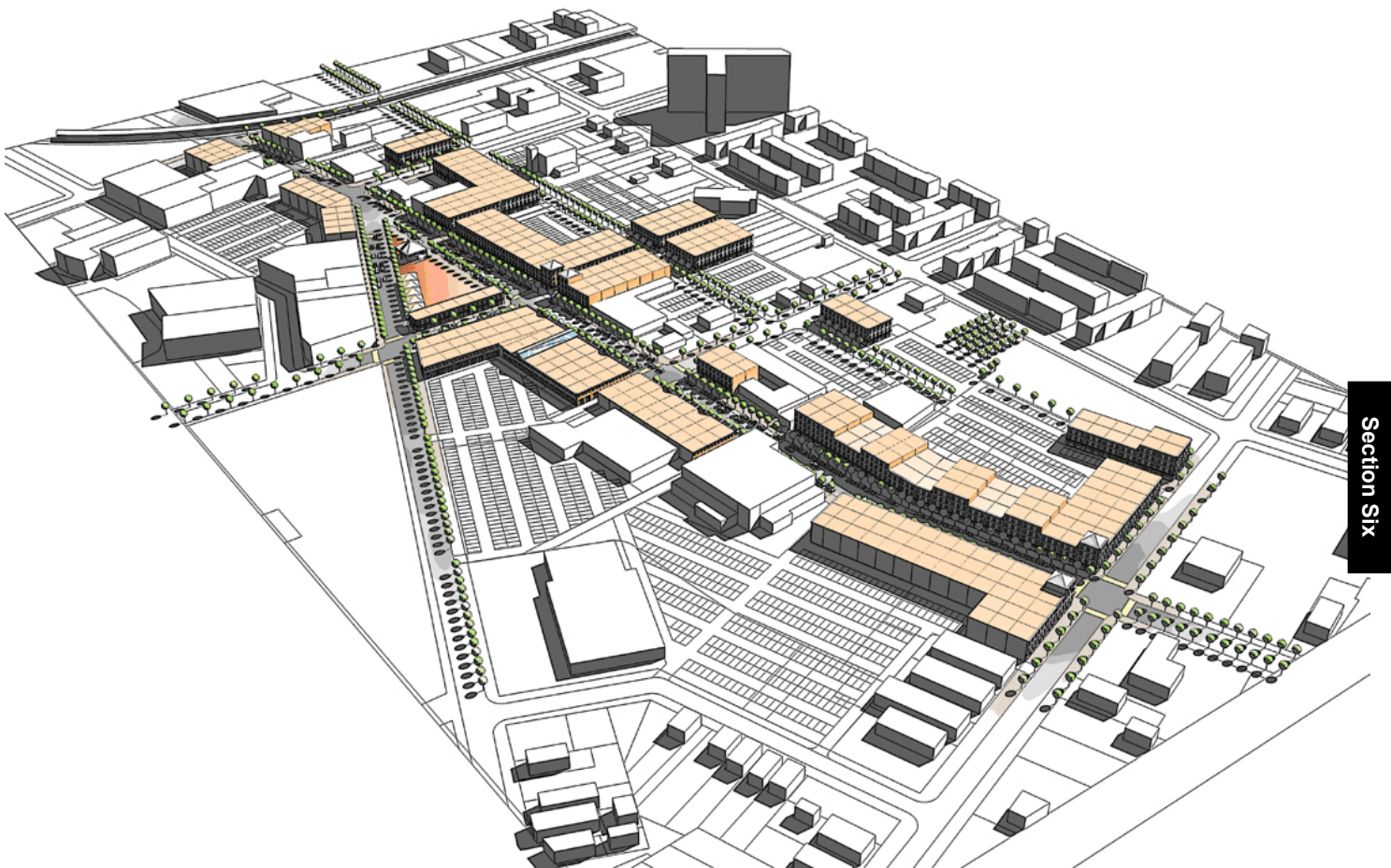
“Birds-eye” view looking south.

This “birds-eye” view of the proposed Vision Plan is looking south down Salina Street. Cortland Avenue branches south and to the right. The proposed “infill, mixed-use” development is shown in tan.



---

**Section Six :**  
SE Gateway Neighborhood Commercial Center  
Design Plan Illustrations : The Vision



Looking northeast and up Cortland Ave.

A 'birds-eye' view of the Gateway Commercial Center Development Vision Plan looking northeast up Cortland Avenue, with the proposed new mixed-use development shown in tan. Buildings are located on Salina Street. Large parking lots are provided on the interior of the blocks with entrances directly into the commercial stores.

## Section Six :

### Design Plan Illustrations : The Vision

#### “Birds eye” view of Development Vision Looking Northeast at Salina & Tallman Streets

The Neighborhood Commercial Center provides a full first floor of commercial space. This would include restaurants, barber shops, newspaper & magazine shops, hardware stores, both sit-in and take out food preparation stores, beauty salons, clothing and speciality



shops, and many other storefront shops, for the full length of the main streets in this center shopping area.

A variety of “flexible” street level commercial space is to be provided. Both 1-story and multi-story buildings provide “open” and “flexible” commercial leasing arrangements. A modular system of open floor space is provided inside these building block forms. The larger 1-story buildings are almost 2-stories in height, thus providing the 24-28 foot high space of the typical “big box” store interior. The buildings in the lower foreground of this view are the larger, 1-story type, including a Neighborhood Grocery Store and a large Home Improvement & Hardware Store. The 2, 3 and in a few key locations, the 4 story buildings will all provide full commercial space at the street level of each building.

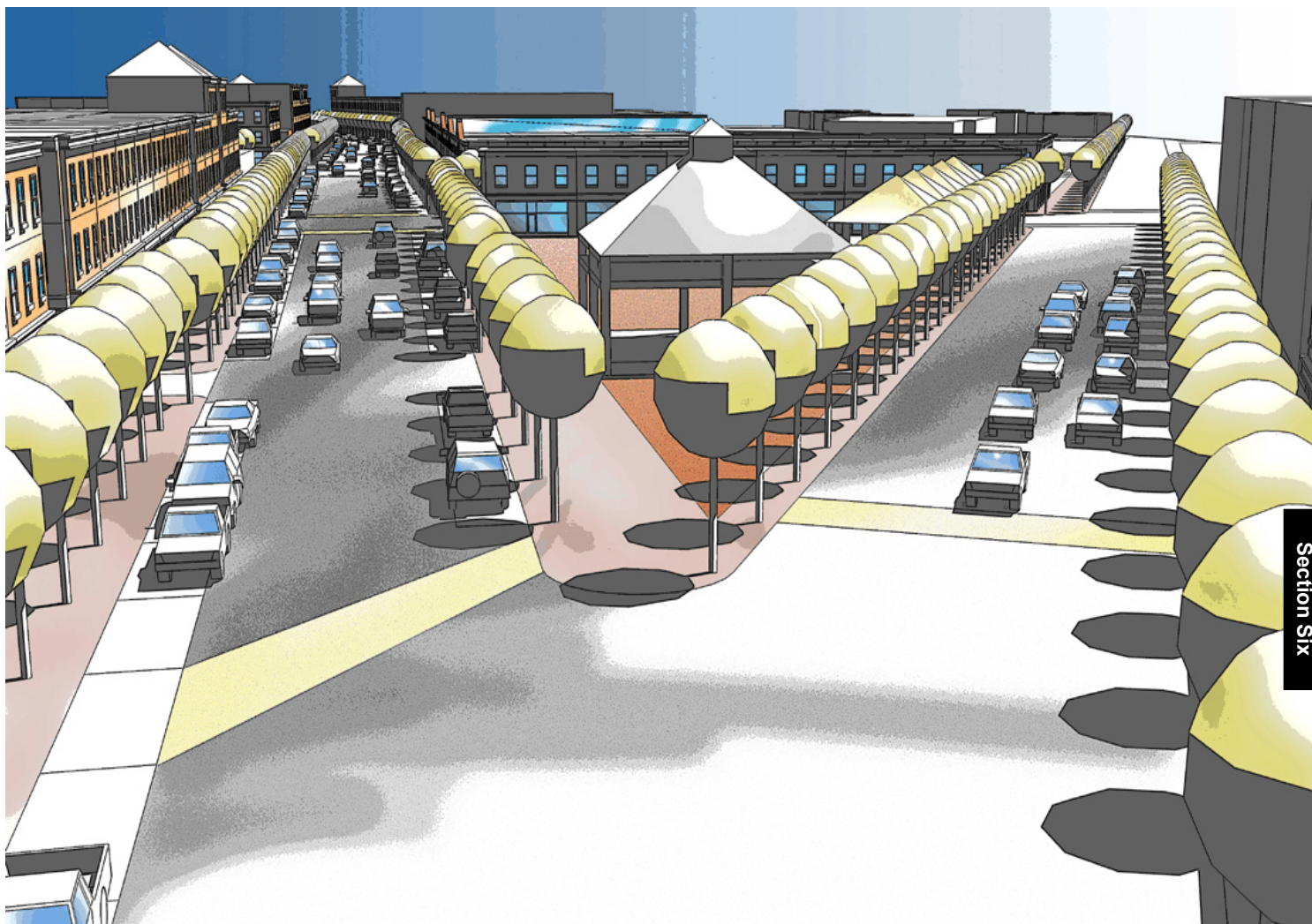
The triangular lot framed by Cortland Ave., Tallman Street and South Salina Street, just left of center in this view, becomes a central, community “multi-use” plaza for festivals, music, street markets and other special events. The South Side Jazz and music traditions will have a central public place to gather and share talents and traditions. Trees are an essential part of this neighborhood street scape. The small Coyne Company owned park at the north end of this open neighborhood plaza provides a significant landscape feature to this area.

Building facades and street trees create a “public realm” of a pedestrian friendly shopping and living village center. Large parking lots are provided on the interior of the blocks with entrances directly into the commercial stores. Large street level windows provide daylight and views of the possible shopping and dining within.



---

**Section Six :**  
SE Gateway Neighborhood Commercial Center  
Design Plan Illustrations : The Vision



**Creating a “village Center”**

A view looking south down South Salina Street and Cortland Avenue, shows the current triangular parking lot being developed as a public “village commons” with a pavilion shelter and tent shelters for weekly and seasonal markets and flea markets. The existing Coyne Company owned landscaped mini-park would remain at the intersection of these two streets, between the corner and the proposed large pavilion shelter illustrated here.

---

**Section Six :**  
SE Gateway Neighborhood Commercial Center  
Design Plan Illustrations : The Vision



The Neighborhood Commercial Center is built on the principles of current “Main Street” urban design concepts. The streetscape creates the public realm of familiarity within an medium density urban neighborhood. The planning and design guidelines create a street scape of 2-3 story , “Mixed-Use” commercial space at street level, with residential and office space on the upper levels. The triangular lot framed by Cortland Ave., Tallman Street and South Salina Street becomes a central “multi-use “plaza” for festivals, music, street markets and other special events.

Key Elements

- Create visual focus leading to the neighborhood commercial center
- Plant trees to establish a comfortable neighborhood landscape
- Build to street lot lines to establish the “place” and “the public realm”
- Maximize commercial windows at street level
- Maximize parking along the street, with shared parking lots behind buildings



---

**Section Six :**  
SE Gateway Neighborhood Commercial Center  
Design Plan Illustrations : The Vision



View on Tallman Street from Cortland Avenue, looking east to South Salina Street. The building on the right is a high bay neighborhood grocery store, to the left are ethnic food restaurants at street level with apartments and office space above. The two tall buildings on Salina Street frame a pedestrian shopping walkway to the residential neighborhoods two blocks east. Restaurants and street level shops have residential and office space on the upper floors.

---

**Section Six :**  
SE Gateway Neighborhood Commercial Center  
Design Plan Illustrations : The Vision



This view is looking south on Salina Street, at the corner of Tallman Street to the right. Across the street is the neighborhood grocery store, a single use, story-and-a-half or high bay store of contemporary and economical steel frame with brick and glass facade. The street windows are large, as is traditional in pedestrian friendly shopping neighborhoods. On the left, two and three story mixed-use buildings with commercial shops, stores, services and restaurants at street level, and residential and/or residential space above.