

# WESTCOTT REMIX

## 534-44 WESTCOTT STREET

**Westcott Remix** is a proposed redevelopment of 534-44 Westcott Street, currently Dorian's Pizza, in Syracuse, NY. The property, as it stands today, is a private, asphalt parking lot, with a small pizzeria set back at the rear of the property. This condition is at odds with the urban character of Westcott Street's business district. Under this proposed development, the existing structure will be deconstructed, and a new mixed-use building will be constructed consisting of 10,000 SF of new commercial space, 1,000 SF of office space, and 25,000 SF of new apartment space. The estimated cost is of the project is: \$7-8 million. This location is currently Property Zoning Designation: Zone BA, "Local Business District, Class A".

### PROJECT LOCATION



## DEVELOPERS SECTION

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- 7. Justification of Waivers - *Parking*
- 8. Justification of Waivers - *Density*
- 9. Justification of Waivers - *Setbacks*

## Fastbreak Knights<sup>LLC</sup>

### DEVELOPMENT TEAM

**Zack Bloomer**

Architect, Builder

[zack@echomakes.com](mailto:zack@echomakes.com)

**Brendan Rose**

Architect, Fabricator, Sculptor

[brendan@echomakes.com](mailto:brendan@echomakes.com)

**Damian Vallelonga**

Graphic Designer,  
Marketing Consultant

[damian@echomakes.com](mailto:damian@echomakes.com)



# OUR VISION

We have a shared vision for our city's future: Neighborhoods that continue to build on their historic character, and increase quality of life by prioritizing urban design, sustainability, and the local economy.

We see the Westcott Business District as the neighborhood's downtown- it includes a mix of uses, a bus-line, pedestrian-friendly streets- all within walking distance of thousands of residents. This infill project will restore the property to its original position at the sidewalk, and return the property to a more useful and productive place.

At the heart of this project is the transformation of a highly-underutilized property at the core of one of Syracuse's most important business districts. In addition to restoring a more pedestrian friendly environment, Remix will also provide a mix of commercial and apartment rental options that are currently lacking in the immediate market. It will also provide some of the only disabled accessible and "age-in-place" appropriate living units in the neighborhood. This diversity in choices will make a positive contribution to the economic health and overall vibrancy of the neighborhood.

With an eye to the future, and to smart growth, this project is rooted in traditional neighborhood development principles. The goal is to realize a district that supports and encourages all modes of transportation, not solely automobile traffic. The addition of new storefront business activity, increased residential density, public and private bicycle parking, and proximity to Centro bus stops, will make this an appealing option to many people seeking an urban lifestyle.

Finally, the Remix will be constructed using sustainable design techniques. It will have an energy-efficient exterior shell that will reduce the natural resources required for supporting the living units. Plus, the project is targeting the use of onsite energy production, in the form of rooftop solar collectors, to further mitigate the impact of resource use on the natural environment.

## PAST



## PRESENT



## FUTURE





# EXISTING CONDITIONS



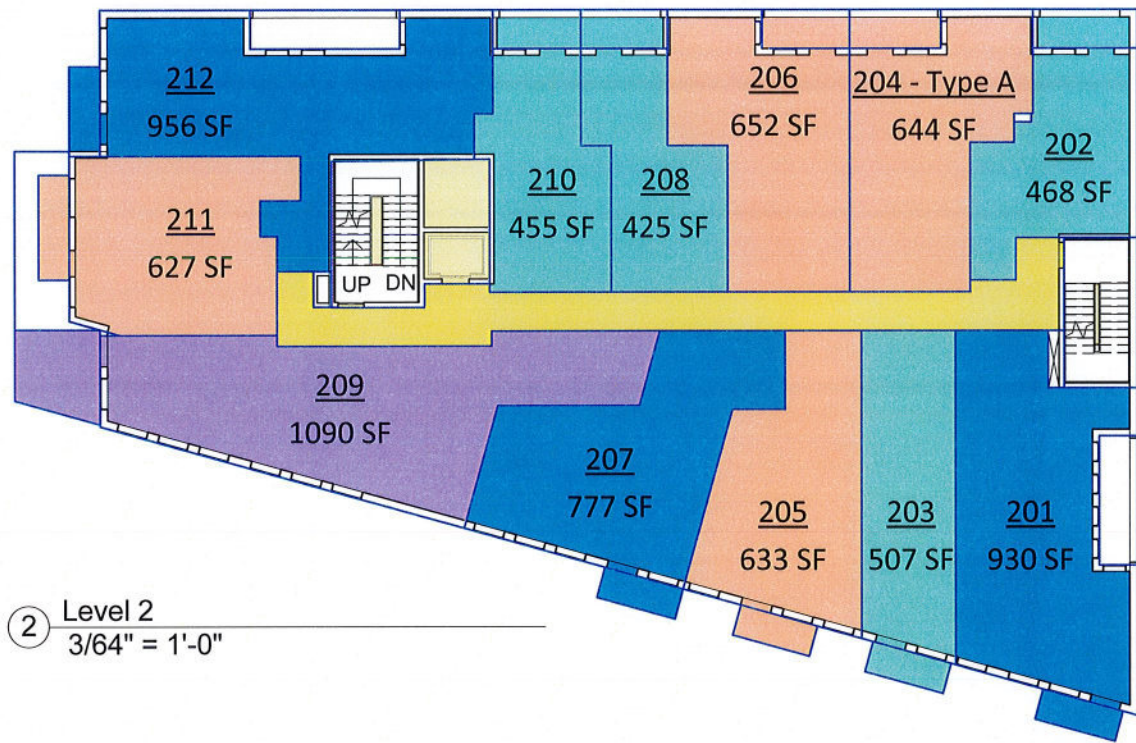


# STREET-VIEW RENDERING

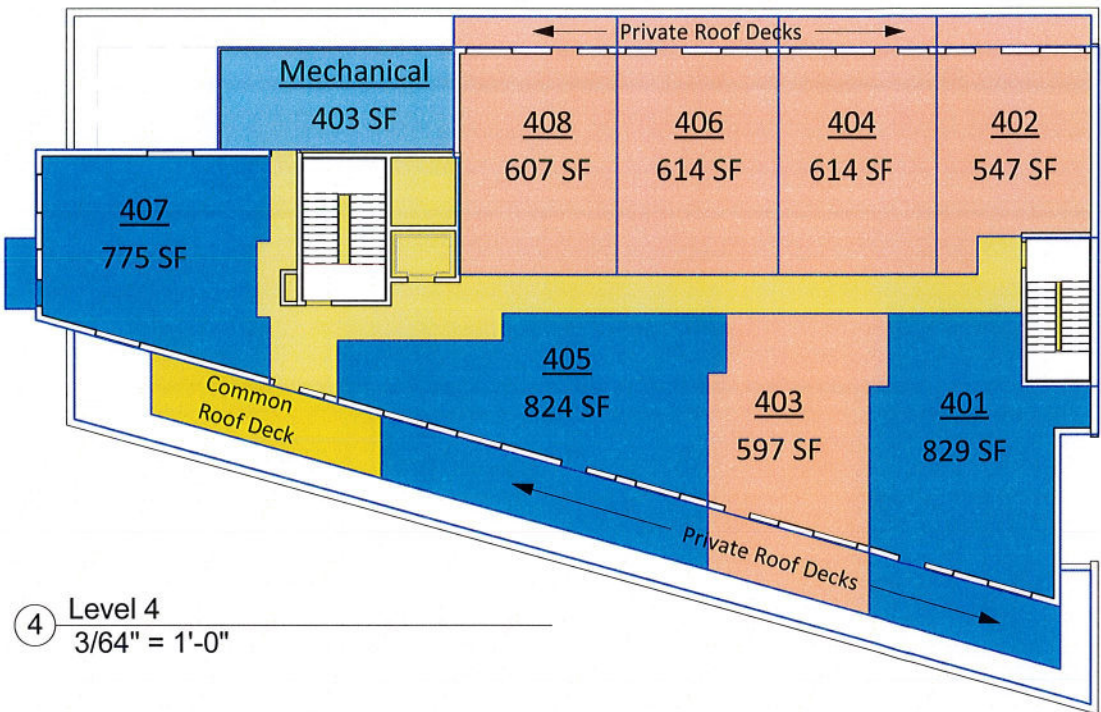




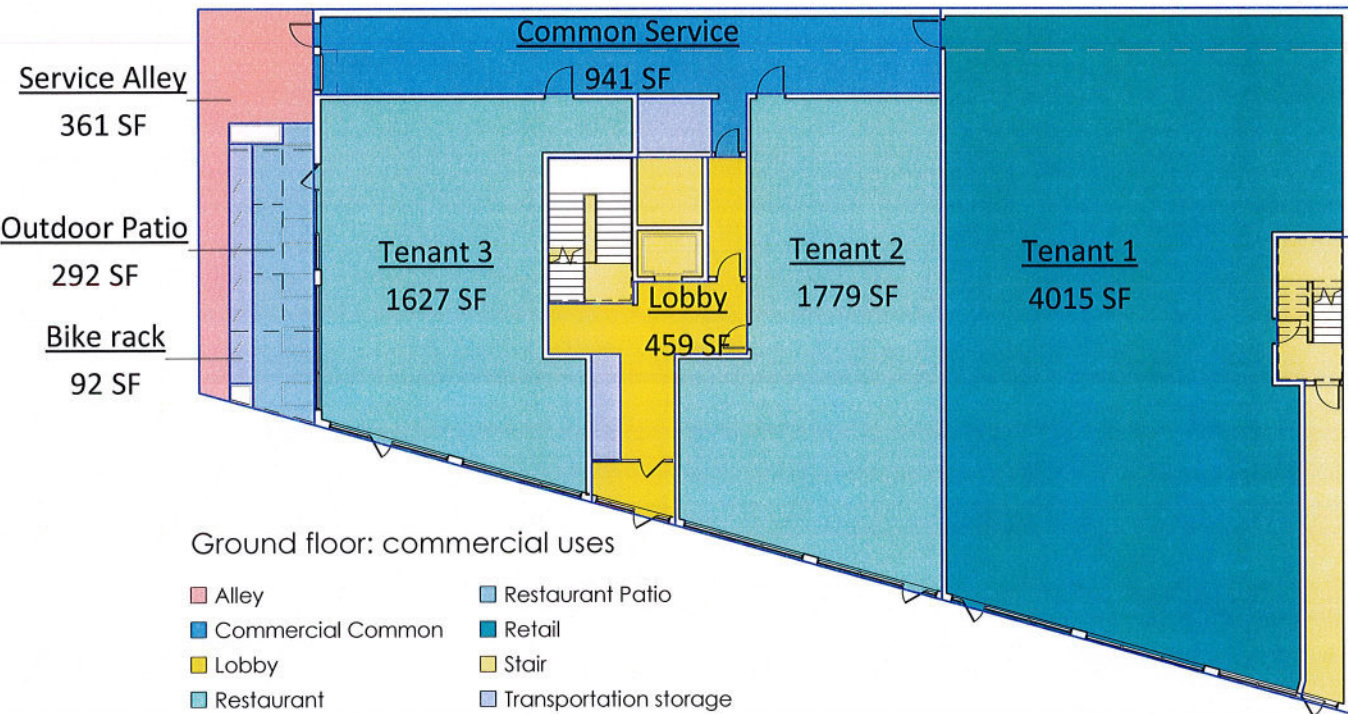
# RENTAL UNIT PLANS



② Level 2  
3/64" = 1'-0"



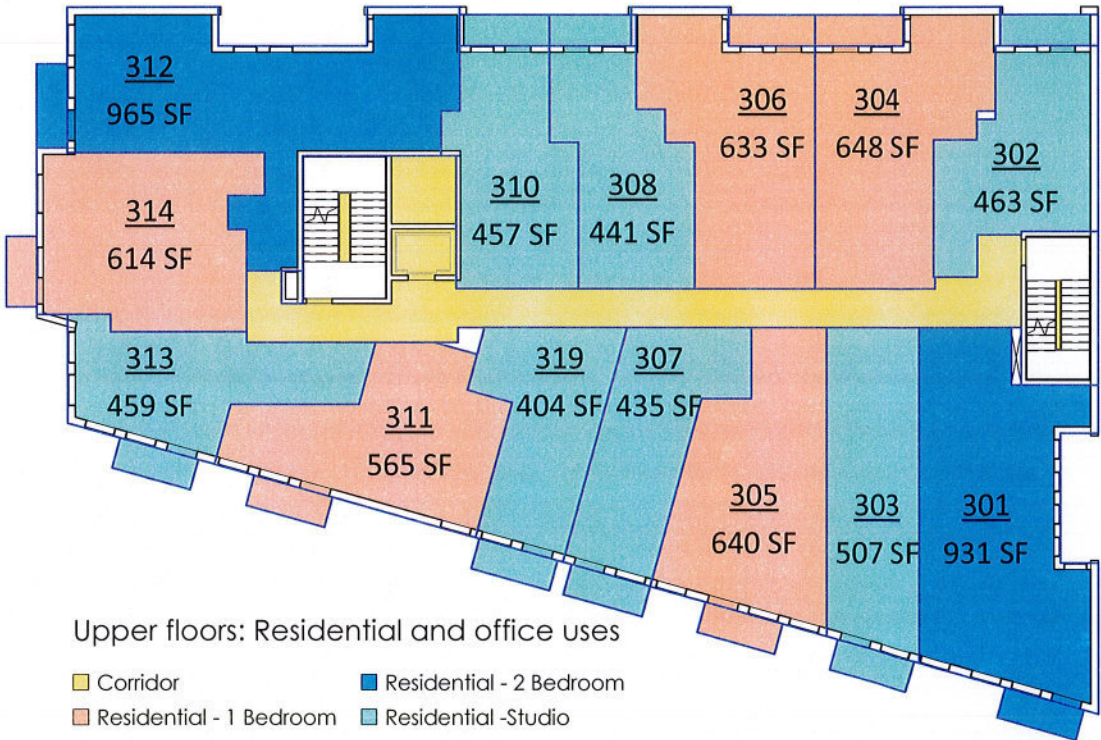
④ Level 4  
3/64" = 1'-0"



Ground floor: commercial uses

- Alley
- Commercial Common
- Lobby
- Restaurant
- Restaurant Patio
- Retail
- Stair
- Transportation storage

① Level 1  
3/64" = 1'-0"



Upper floors: Residential and office uses

- Corridor
- Residential - 2 Bedroom
- Residential - 1 Bedroom
- Residential - Studio

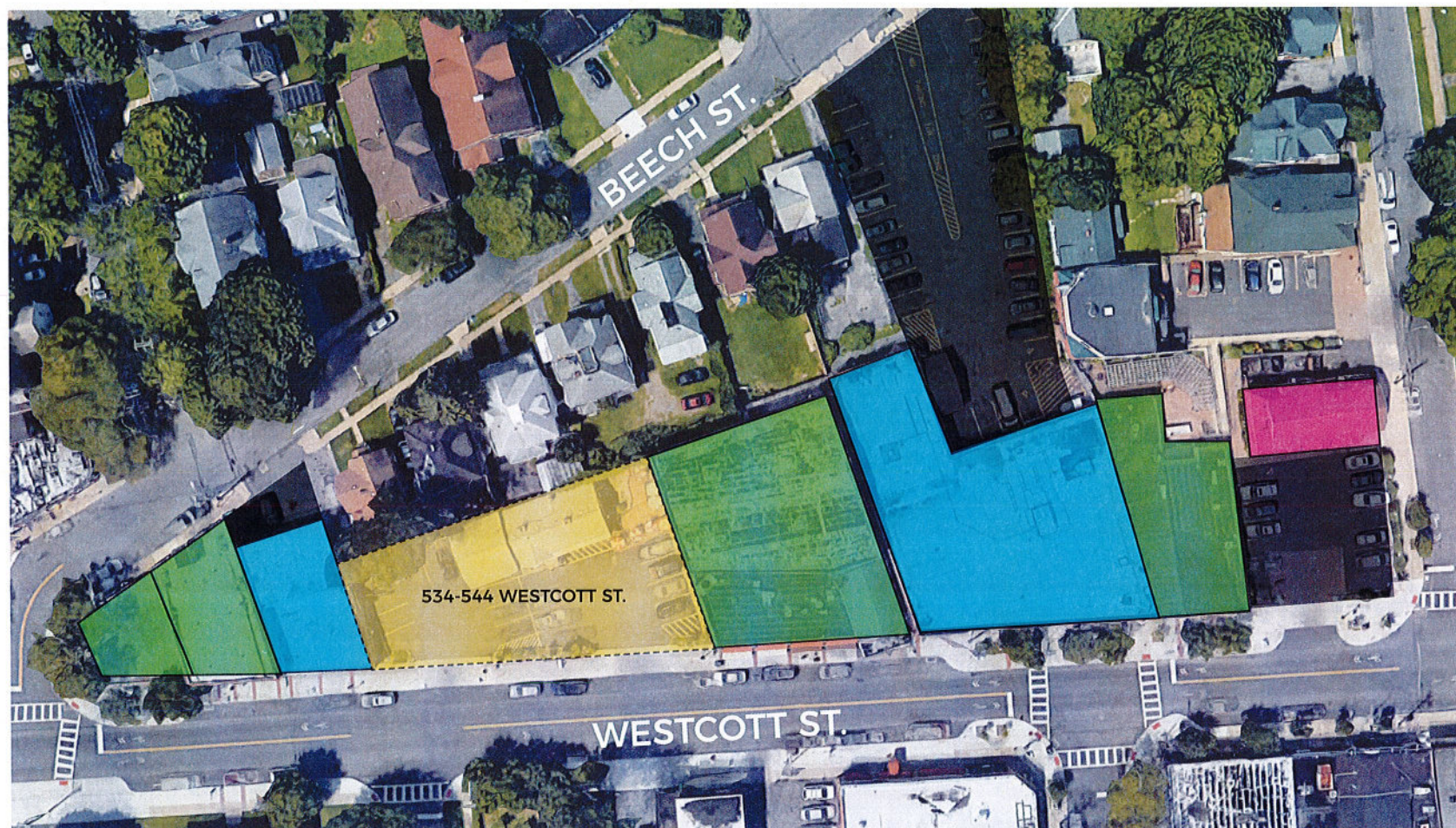
③ Level 3  
3/64" = 1'-0"



# ZONING & SITE CHALLENGES

## EXISTING CONDITIONS

The Remix property is designated Zone: BA, "Local Business District, Class A". The zoning requirements of this BA designation don't align with the majority of existing buildings on the same block. These buildings occupy most, if not all, of their property footprint, typically with no setbacks. Because of this site-footprint-maximization, the majority of the properties also don't include onsite parking. This proposed development will be most cohesive with the existing, effective building pattern if it is allowed to deviate from existing zoning parameters and occupy the site with modified setbacks and no parking.



The primary commercial block on Westcott Street consists primarily of buildings that fill (or close to fill) their lot footprints. Of the three properties that include parking and exterior trash storage, two of them provide access to those services off of Beech St. The third property is currently in redevelopment planning to restore it 's streetfront presence on Westcott St.

- FULL LOT BUILD-OUT, NO PARKING
- FULL LOT BUILD-OUT, PARKING ACCESS FROM BEECH ST.
- ONLY PROPERTY, OTHER THAN 534-544, WITH WESTCOTT ST. PARKING ACCESS, SLATED FOR RE-DEVELOPMENT



**NORTH LOTLINE ADJACENT PROPERTY- WESTCOTT THEATHER**



# PROPOSED VARIANCES

## PARKING

In the development of this project, our team explored a variety of design options to be able to provide off-street parking alongside a new building. These options included surface parking on the south half of the lot and underground parking accessed from Westcott or Beach streets. In all options explored, the provision of parking on-site proved detrimental to the pedestrian and storefront quality of the development, as well as compromising the financial viability of the project.

Instead of providing off-street parking, Remix will focus on being supportive of pedestrians, bicyclists, and public transportation riders. The project location is within 100 feet of a high-traffic Centro bus stop, and will include off-street, public bike parking and private indoor bike parking. There are numerous businesses on the block that currently operate successfully without off-street parking, including restaurants and retail stores. To achieve financial viability and in accordance with Smart Growth development principles, this project will request a waiver from zoning parking requirements.

## DENSITY

With a lot area of 10,650 square feet, the BA, "Local Business District, Class A", zoning would allow a maximum of 10 living/ dwelling units: "lot area of at least one thousand (1000) square feet for each family or dwelling unit". These units could each have up to 4 bedrooms, possibly equaling 40 bedrooms total among the 10 units.

Our market analysis indicates that the neighborhood is in need of 1 and 2 bedroom apartments, not 3 or 4 bedroom units. The proposed development would include a mix of (5) 2 bdrms and (30) 1 bdrm units. This would result in a total of 40 bedrooms (sleeping units), which is the density equivalent of what could be developed under the existing model, based on the 10 units x 4 bedrooms = 40 bedrooms calculation. In order to appropriately respond to housing market needs, this project aims to receive a zoning variance to allow for this change.

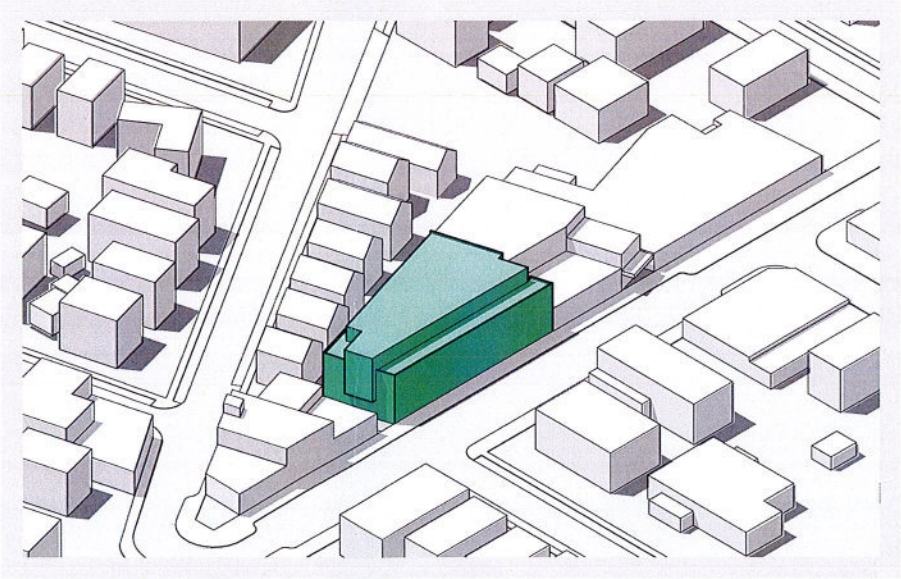
## SETBACKS

The BA, "Local Business District, Class A", zoning requires no setbacks, on any side, for commercial uses up to two stories, but residential uses are required to setback 4 feet on the sides, and 20 feet at the rear. The north side of the lot abuts the Westcott Theatre, which is 3 stories tall for the back two-thirds of the lot. The south side abuts the Westcott Florist, which is partial one-story, partial two-story. The west side abuts three-story residential properties.

The proposed Remix building would setback on the south side to create a restaurant patio and service entrance entry, and will be able to access to southern sunlight over the single-story front

### PROPOSED SETBACKS

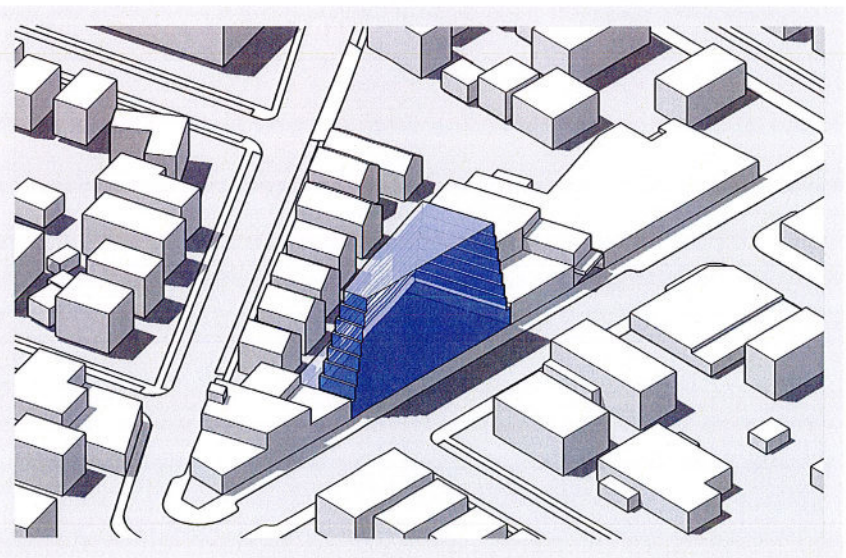
Front: none on first three floors, 12' at fourth floor  
South Side: 15' at ground floor, 11' at upper floors  
North Side: 6"  
Rear: none on first three floors, 5' at fourth floor



of the adjacent florist shop. Along the east and west lot lines, the building will step back at the top floor, minimizing the street presence on the east side and the shadow line on the adjacent west properties. The west facade will include setback sections that will provide light and air access to the apartments, and also break up the mass of that building face. On the north side the building would not step back (other than a small window alcove toward the street), matching up with the large Theatre wall. The project will request setback variances to allow the residential component of the building to align with the commercial component, and to respond to existing site conditions.

### ZONING SETBACK PARAMETERS

Front: no setback.  
Side Yard: for Commercial uses - no yard requirements; for Apartments - 4' side setbacks, plus an additional 2' for every story above the 2nd story.  
Rear: for Commercial uses: two stories no setback; for Apartments: 20' plus an additional 2' for every story above the 2nd story.





# JUSTIFICATION OF WAIVERS

## PARKING

In the development of this project, our team explored a variety of design options to be able to provide off-street parking alongside a new building. These options included surface parking on the south half of the lot and underground parking accessed from Westcott or Beach streets. In all options explored, the provision of parking on-site proved detrimental to the pedestrian and storefront quality of the development, as well as compromising the financial viability of the project.

Instead of providing off-street parking, Remix will focus on being supportive of pedestrians, bicyclists, and public transportation riders. The project location is within 100 feet of two, high-traffic Centro bus stops, and will include 45 spots for off-street, public bike parking and indoor bike parking. There are numerous businesses on the block that currently operate successfully without off-street parking, including restaurants and retail stores. To achieve financial viability and in accordance with Smart Growth development principles, this project will request a waiver from zoning parking requirements.

### OFF-STREET PARKING REQUIREMENTS UNDER CURRENT ZONING:

The existing pizzeria contains 1,200 sf of dining/outdoor seating area, and would be required to provide 40 spaces; the existing condition provides only 15 spaces.

The proposed development would require: **138 spaces**

- Retail (3,765 sf): 1 per 300 sf = **14 spaces**
- Restaurants (2,540 sf of dining area + outdoor seating): 1 per 30 sqft of dining area + outdoor seating) = **85 spaces**
- Office (1,200 sf): 1 per 200 sqft = **6 spaces**
- Apartments (33 units): 1 per unit = **33 spaces**

To provide 138 parking spaces, it would require an area the size of all of the other commercial properties on the block.



**EXISTING ZONING WOULD REQUIRE A PARKING AREA THE SIZE OF ALL OTHER COMMERCIAL PROPERTIES ON THE BLOCK**



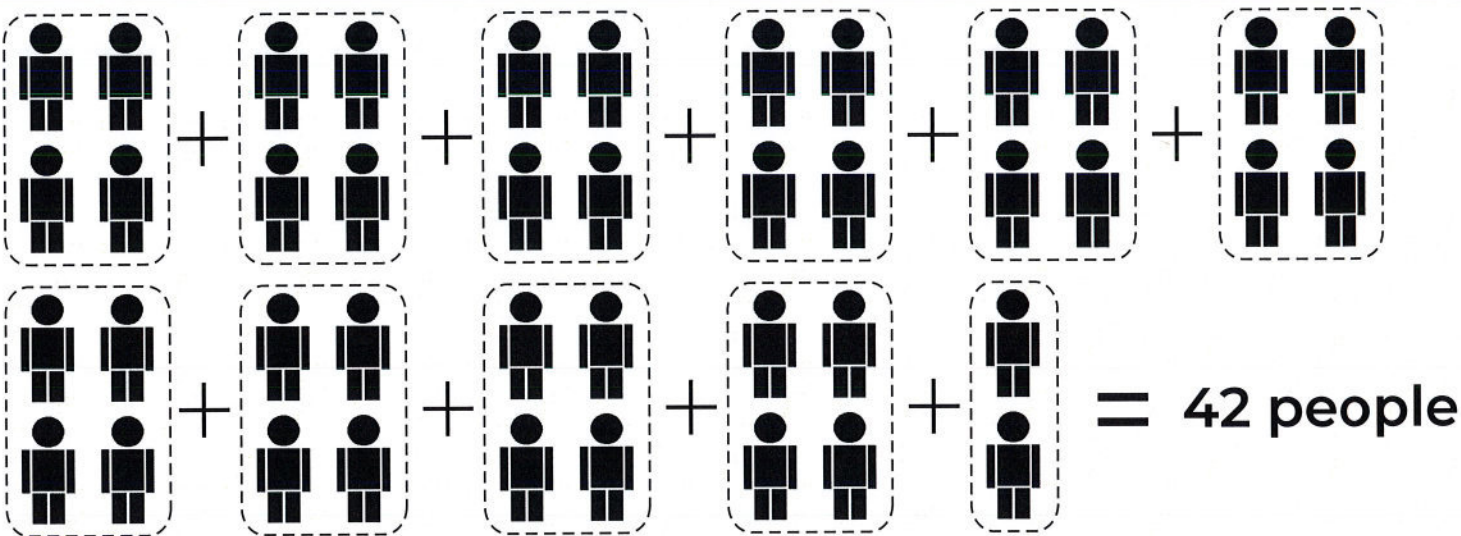
# JUSTIFICATION OF WAIVERS

## DENSITY

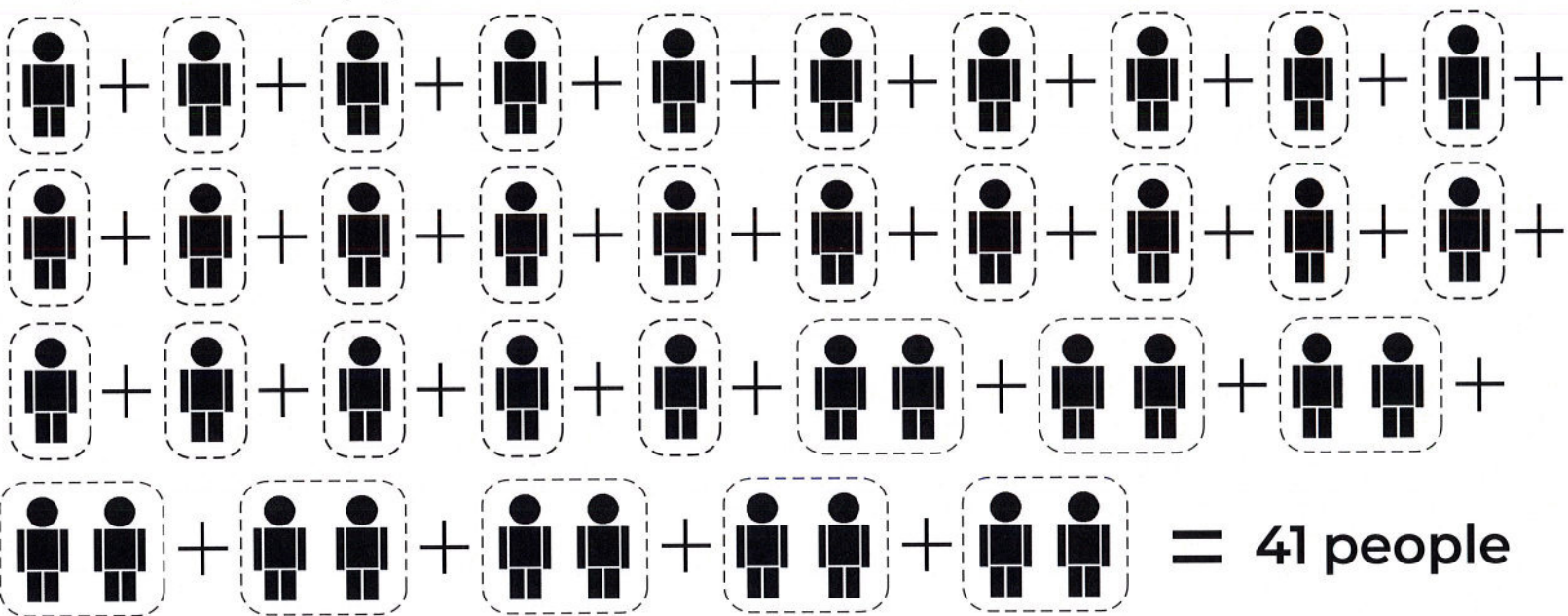
With a lot area of 10,650 square feet, the BA, "Local Business District, Class A", zoning would allow a maximum of 10.5 living/ dwelling units: "lot area of at least one thousand (1000) square feet for each family or dwelling unit". These units could each have up to 4 bedrooms, possibly equaling 42 bedrooms total among the 10.5 units.

Our market analysis indicates that the neighborhood is in need of 1 and 2 bedroom apartments, not 3 or 4 bedroom units. The proposed development would include a mix of (8) 2 bdrms and (25) 1 bdrm units. This would result in a total of 41 bedrooms (sleeping units), which is the density equivalent of what could be developed under the existing model, based on the 10.5 units x 4 bedrooms = 42 bedrooms calculation. In order to appropriately respond to housing market needs, this project aims to receive a zoning waiver to allow for this change.

Density allowed base on lot area: (10.5) four-person dwelling units



Proposed density: (25) studio & one-bedroom and (8) two-bedroom units





# JUSTIFICATION OF WAIVERS

## SETBACKS

The BA, "Local Business District, Class A", zoning requires no setbacks, on any side, for commercial uses up to two stories, but residential uses are required to setback 4 feet on the sides, and 20 feet at the rear. The north side of the lot abuts the Westcott Theatre, which is 3 stories tall for the back two-thirds of the lot. The south side abuts the Westcott Florist, which is partial one-story, partial two-story. The west side abuts three-story residential properties.

The proposed Remix building would setback on the south side to create a restaurant patio and service entrance entry, and will be able to access to southern sunlight over the single-story front of the adjacent florist shop. Along the east and west lot lines, the building will step back at the top floor, minimizing the street presence on the east side and the shadow line on the adjacent west properties. The west facade will include setback sections that will provide light and air access to the apartments, and also break up the mass of that building face. On the north side the building would not step back (other than a small window alcove toward the street), matching up with the large Theatre wall. The project will request a setback waiver to allow the residential component of the building to align with the commercial component, and to respond to existing site conditions.

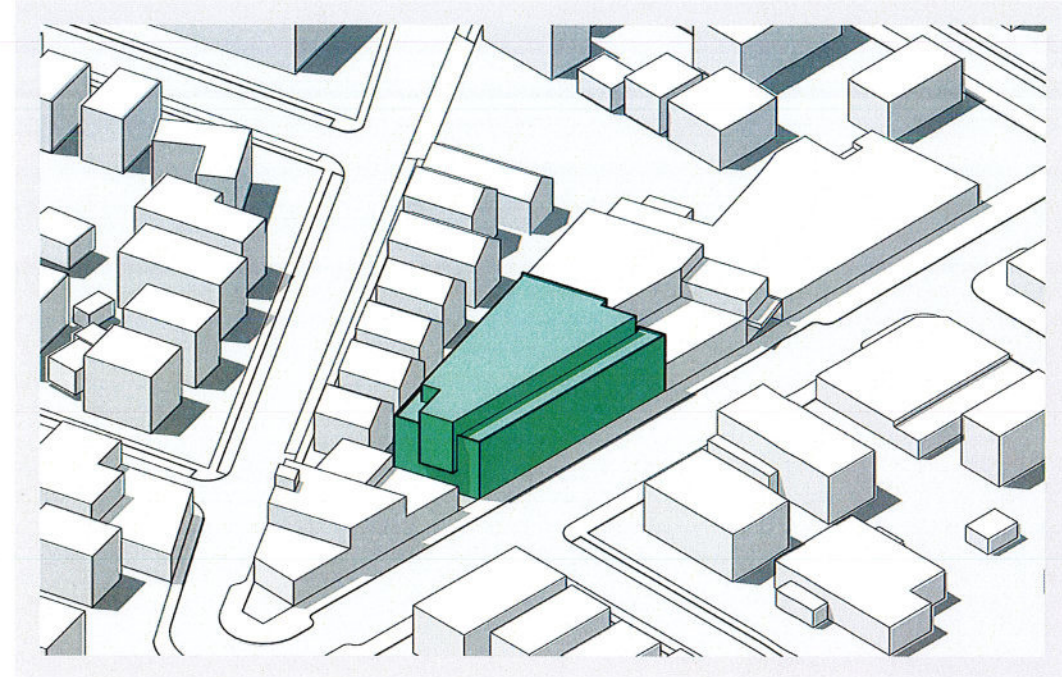
### PROPOSED SETBACKS

*Front:* none on first three floors, 12' at fourth floor

*South Side:* 15' at ground floor, 11' at upper floors

*North Side:* 6"

*Rear:* none on first three floors, 5' at fourth floor

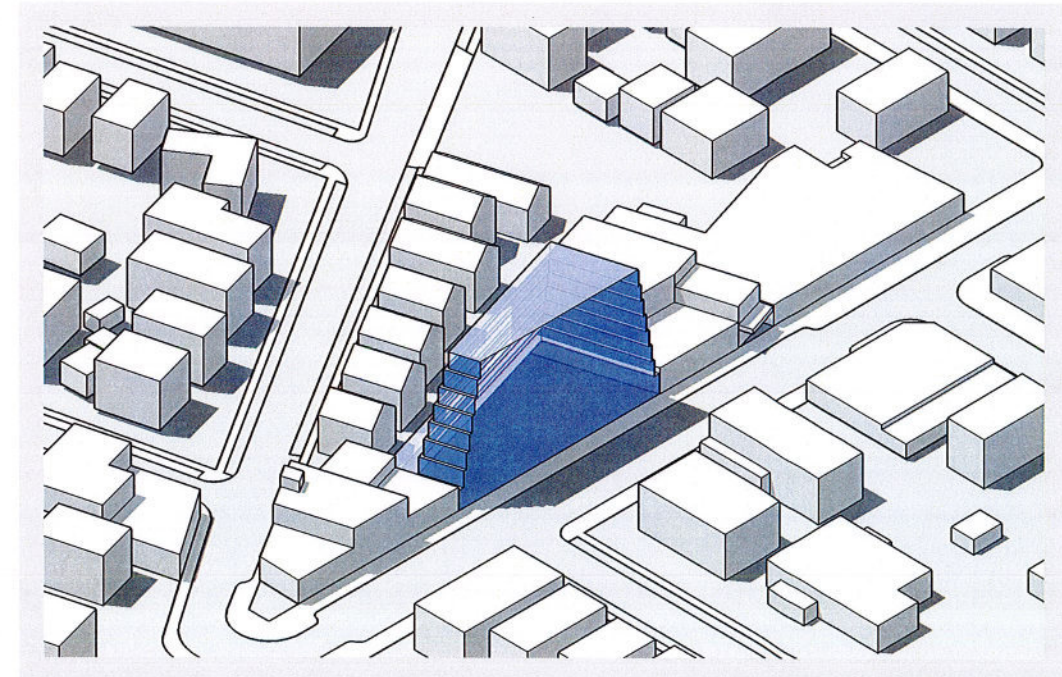


### ZONING SETBACK PARAMETERS

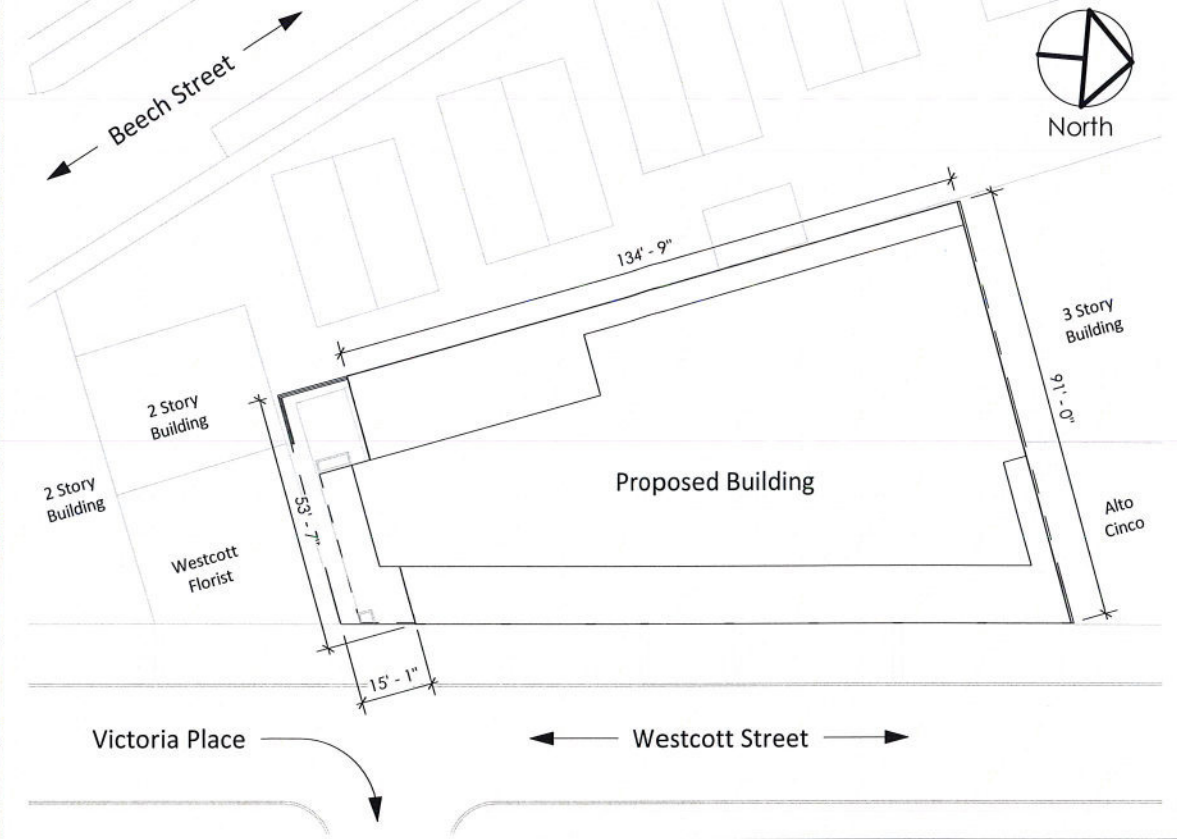
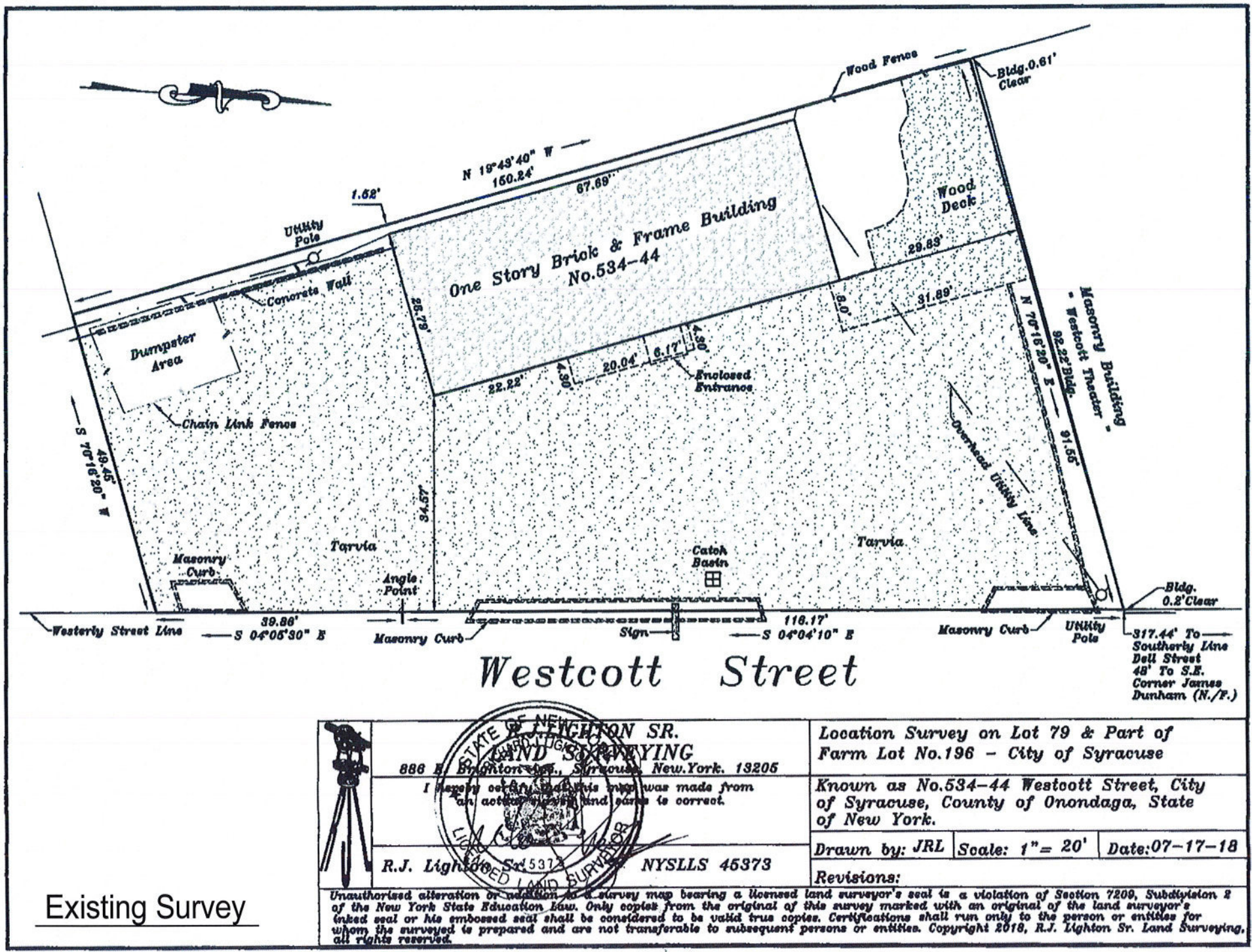
*Front:* no setback.

*Side Yard:* for Commercial uses - no yard requirements; for Apartments - 4' side setbacks, plus an additional 2' for every story above the 2nd story.

*Rear:* for Commercial uses: two stories no setback; for Apartments: 20' plus an additional 2' for every story above the 2nd story.







③ Site Plan  
1" = 40'-0"

**ECHO**  
Architects

www.echomakes.com

Project:

**Westcott Remix**

534- 544 Westcott St.  
Syracuse, NY 13210

Client:

**Fastbreak Knights** LLC

Submittal:

**Special Permit Review**

Date: 12-11-2018

Cover Sheet

C-1

**Project Team**

**OWNER**

Fastbreak Knights, LLC

East Side

Syracuse, NY 13210

fastbreakknights@gmail.com

**ARCHITECT**

Echo Architects

466 Westcott St. # 2

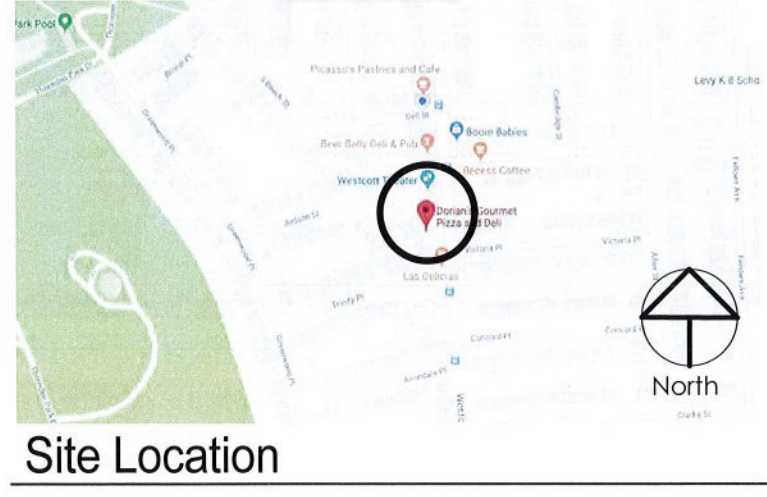
Syracuse, NY 13210

www.echomakes.com

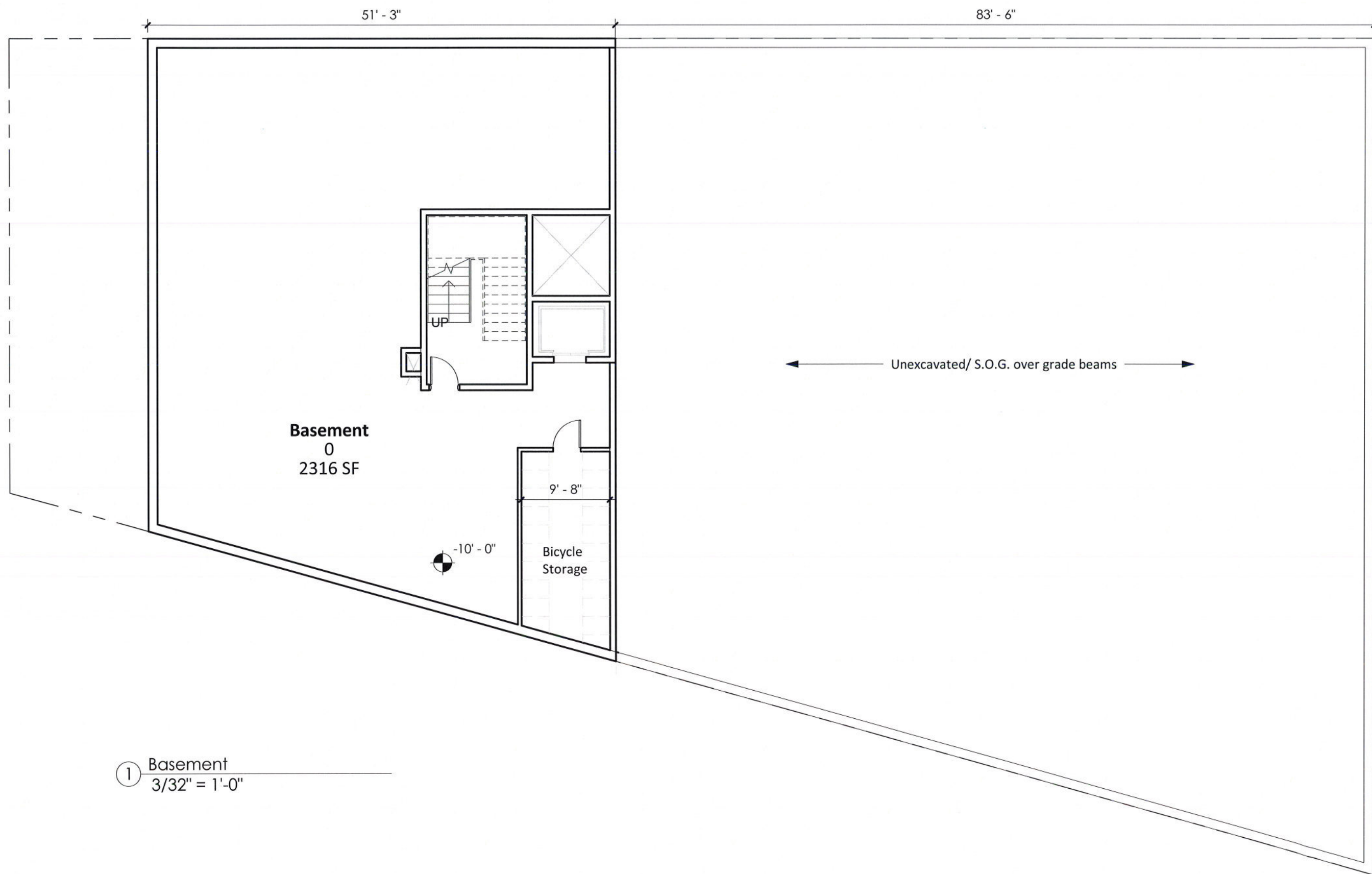
**Scope of Work**

Demolition of existing structure and construction of new Mixed Use building.

- Drawing List**
- C-1: Cover Sheet
  - A-100: Basement Plan
  - A-101: Ground Floor Plan
  - A-102: Second Floor Plan
  - A-103: Third Floor Plan
  - A-104: Fourth Floor Plan
  - A-200: East Elevation
  - A-201: West Elevation
  - A-202: South Elevation
  - A-203: North Elevation
  - A-301: Signage Diagram
  - A-401: East Facade Materials Diagram
  - A-402: Materials Specification Outline







① Basement  
3/32" = 1'-0"



Project:  
**Westcott Remix**  
534- 544 Westcott St.  
Syracuse, NY 13210

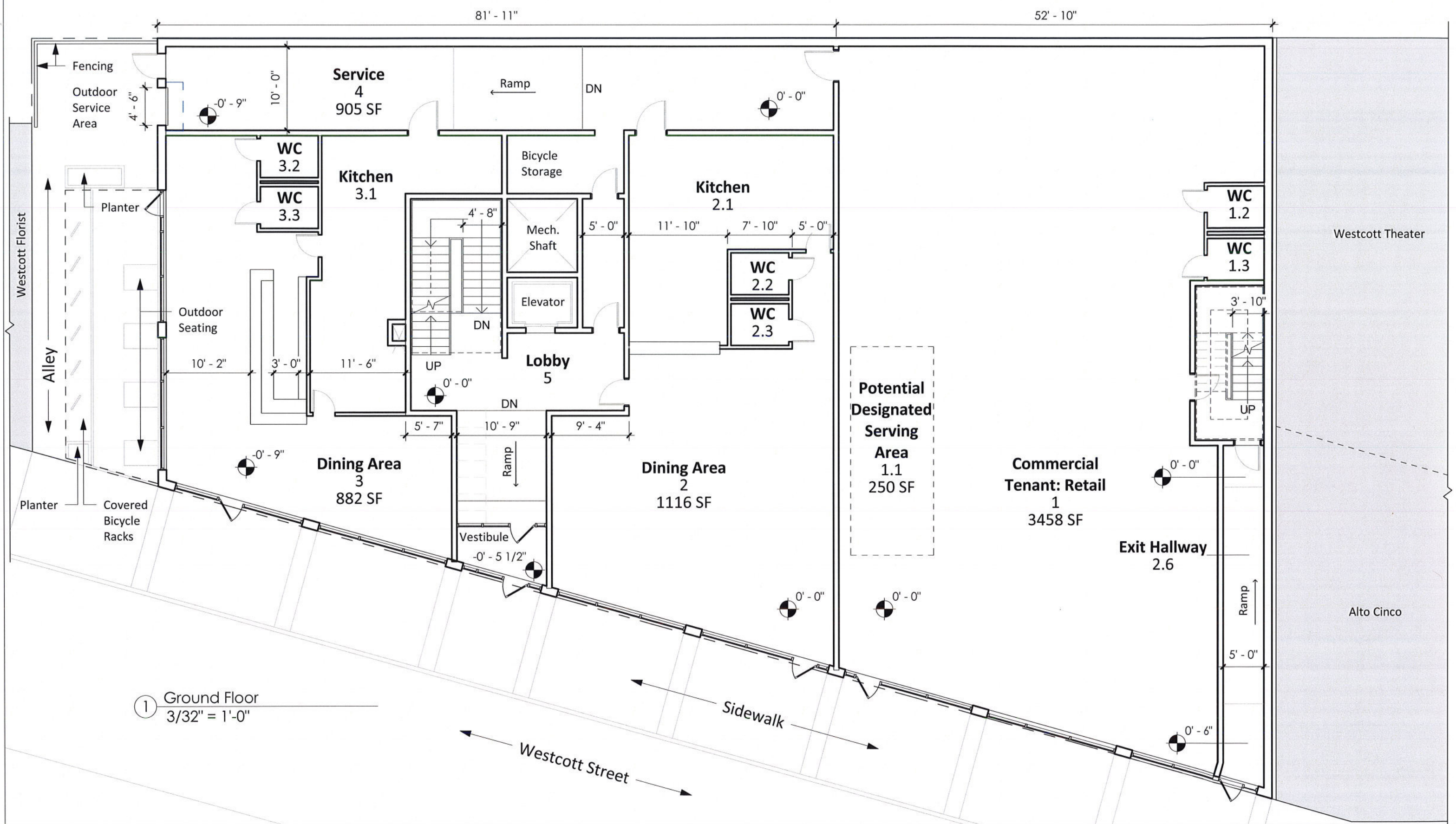
Client:  
**Fastbreak Knights** LLC

Submittal:  
Special Permit  
Review  
Date: 12-11-2018

Floor Plans - Basement

A-100





① Ground Floor  
3/32" = 1'-0"



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534- 544 Westcott St.  
Syracuse, NY 13210

Client:  
**Fastbreak Knights LLC**

Submittal:  
Special Permit  
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Date: 12-11-2018

Floor Plans - 1st Floor

A-101





① Level 2  
3/32" = 1'-0"



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Syracuse, NY 13210

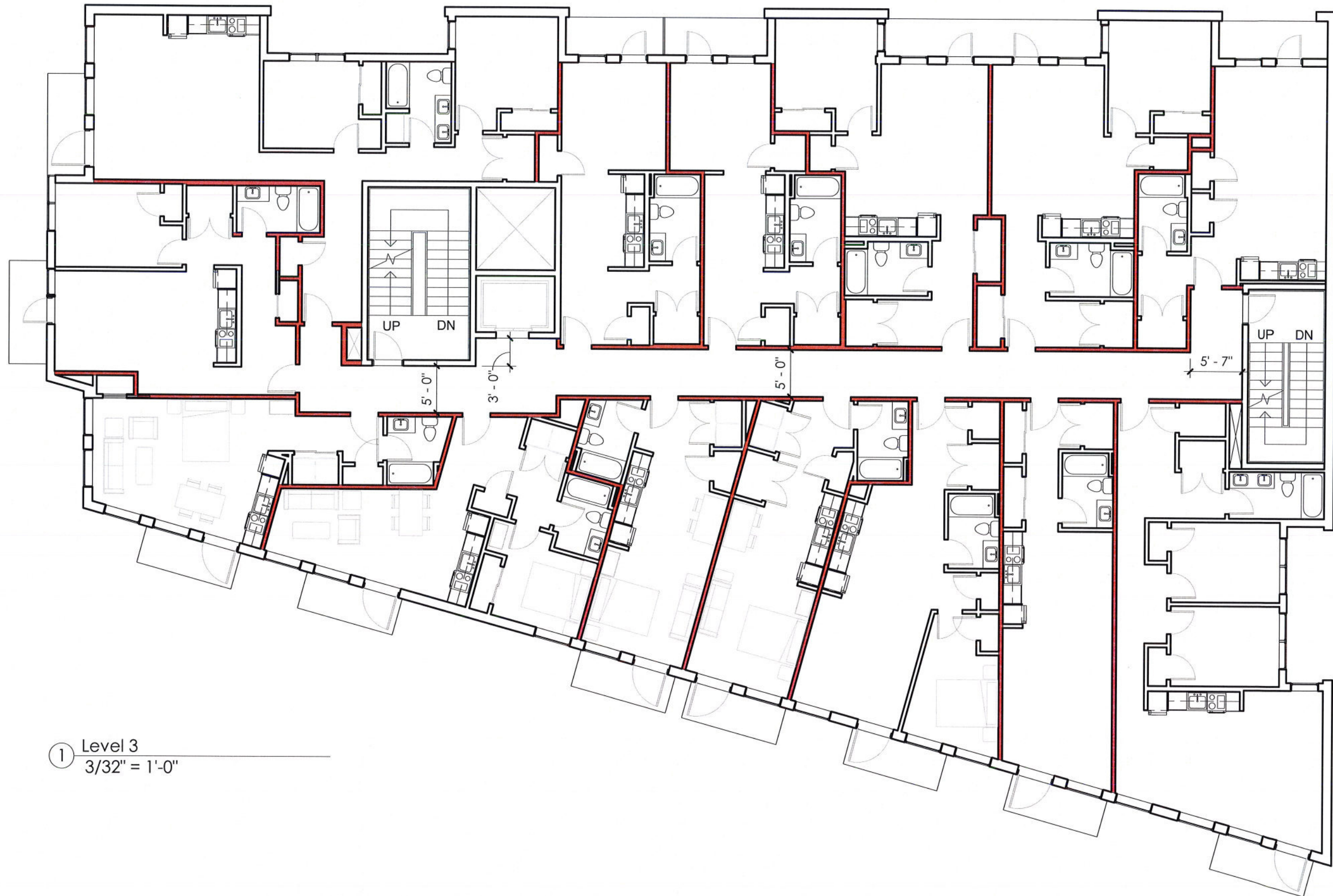
Client:  
**Fastbreak Knights** LLC

Submittal:  
Special Permit  
Review  
Date: 12-11-2018

Floor Plans - 2nd Floor

A-102





① Level 3  
3/32" = 1'-0"



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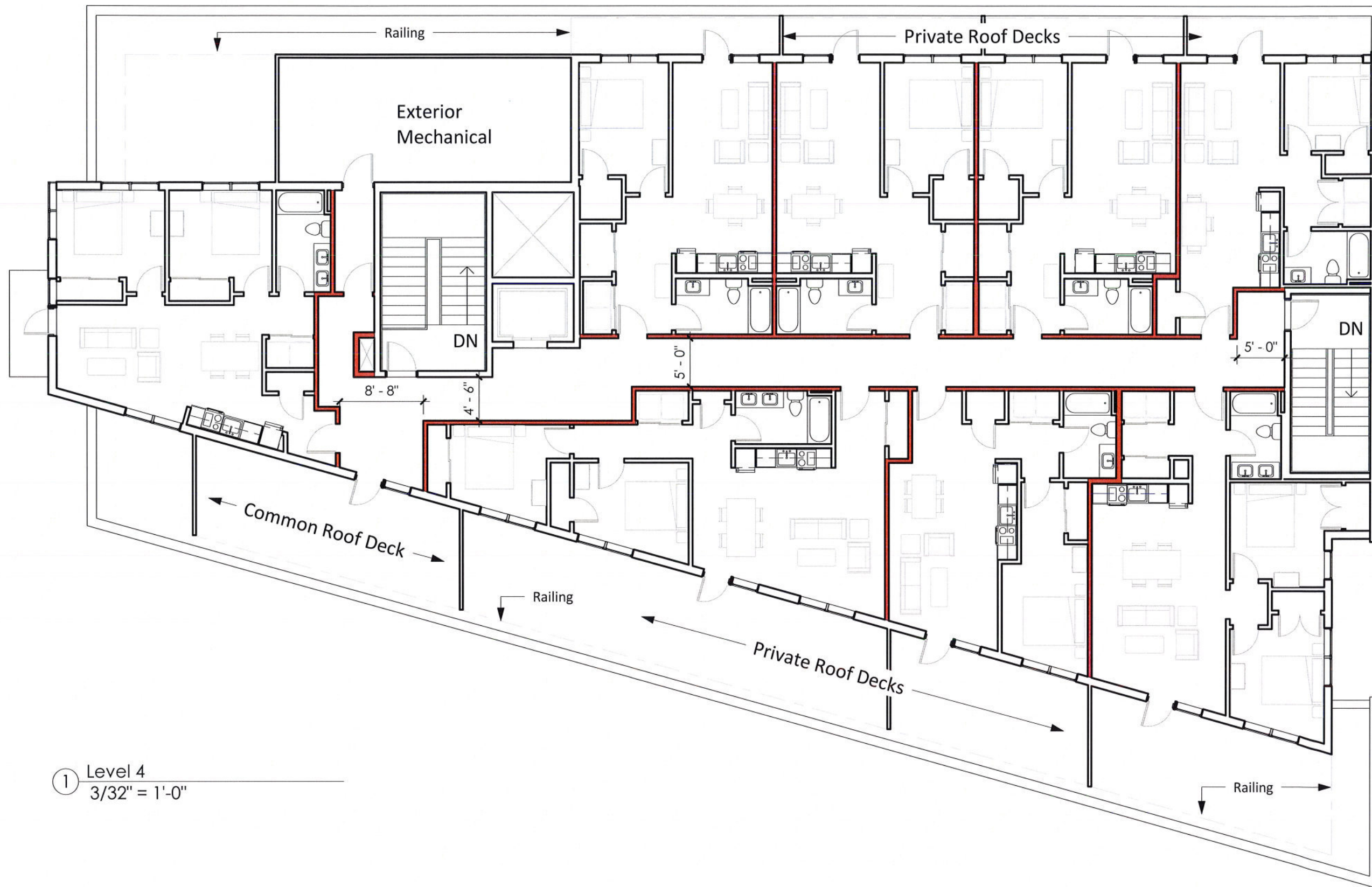
Client:  
**Fastbreak Knights** LLC

Submittal:  
Special Permit  
Review  
Date: 12-11-2018

Floor Plans - 3rd Floor

A-103





① Level 4  
3/32" = 1'-0"



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Syracuse, NY 13210

Client:  
**Fastbreak Knights** LLC

Submittal:  
Special Permit  
Review  
Date: 12-11-2018

Floor Plans - 4th Floor

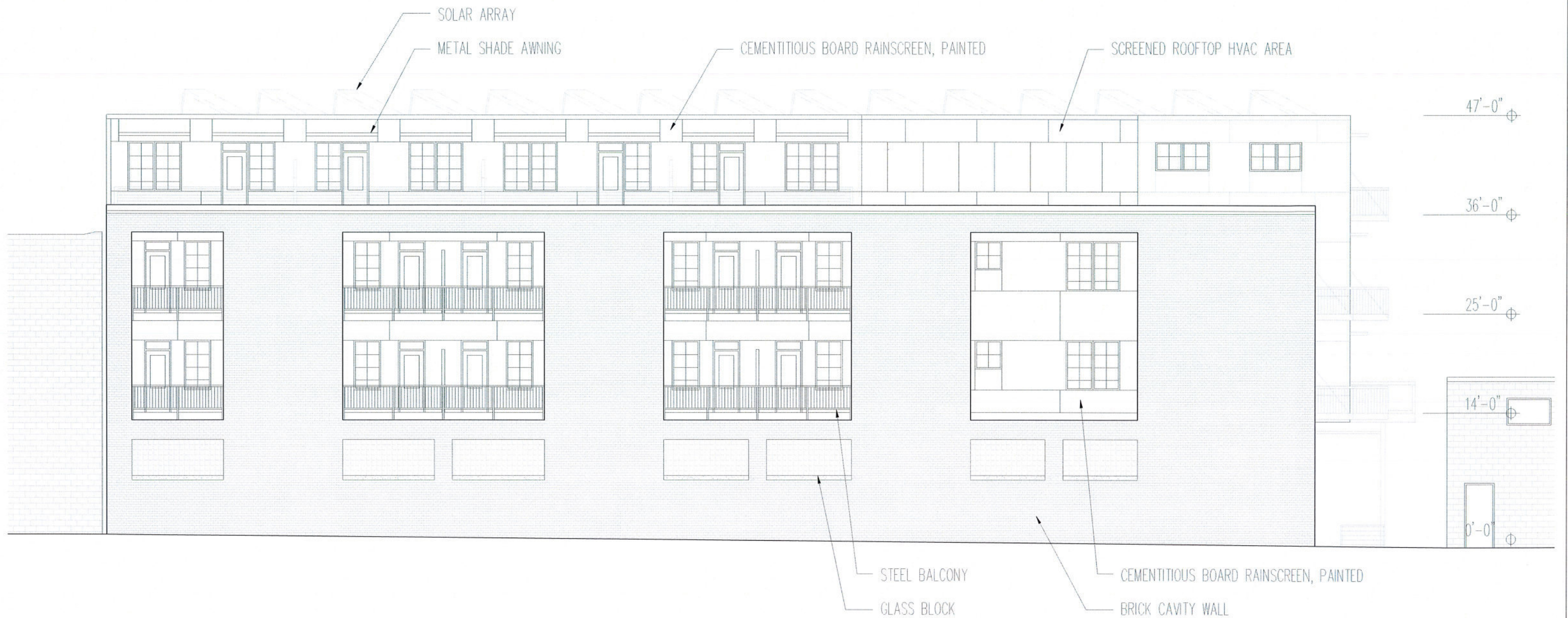
A-104





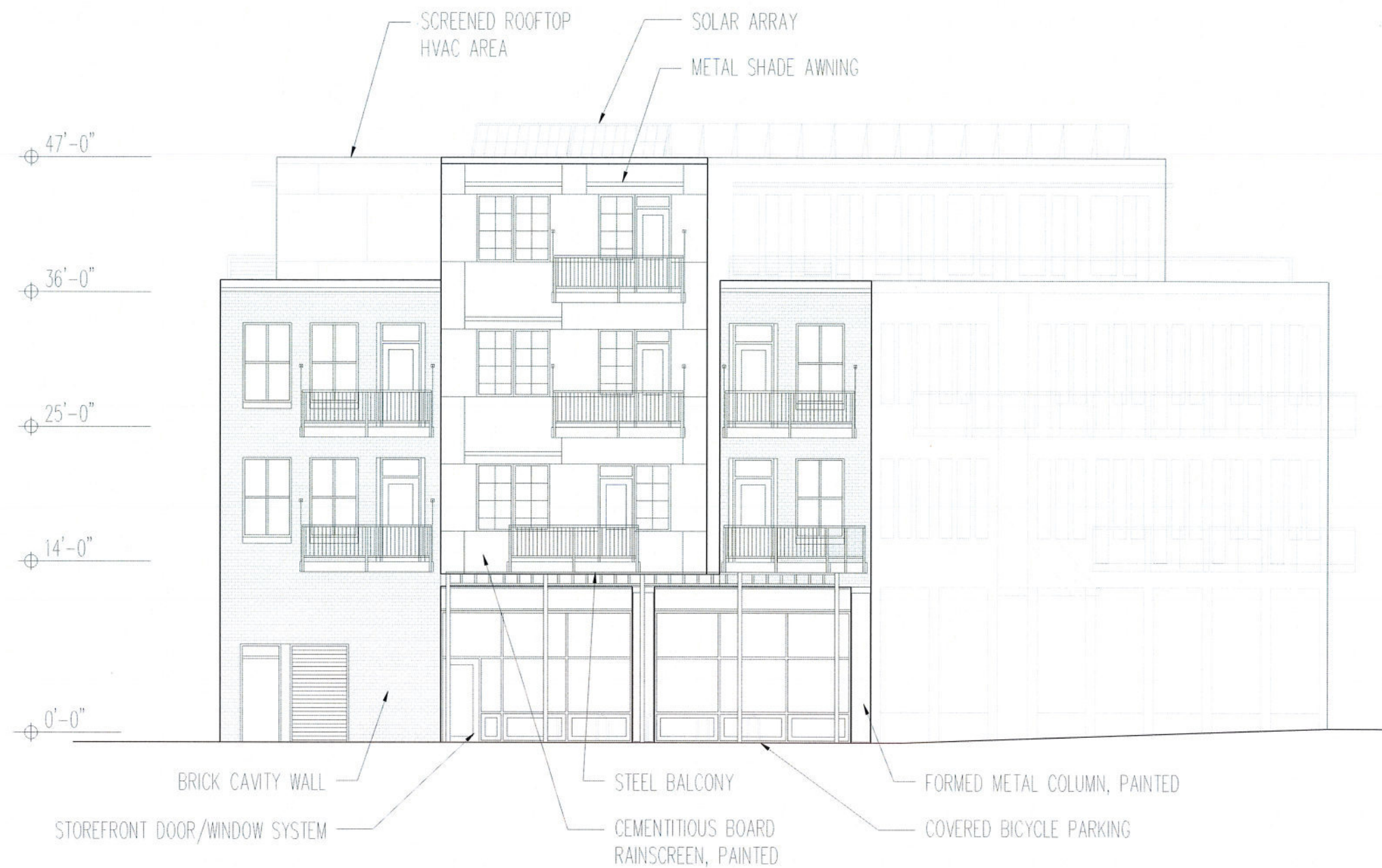
① East Elevation  
3/32" = 1'-0"





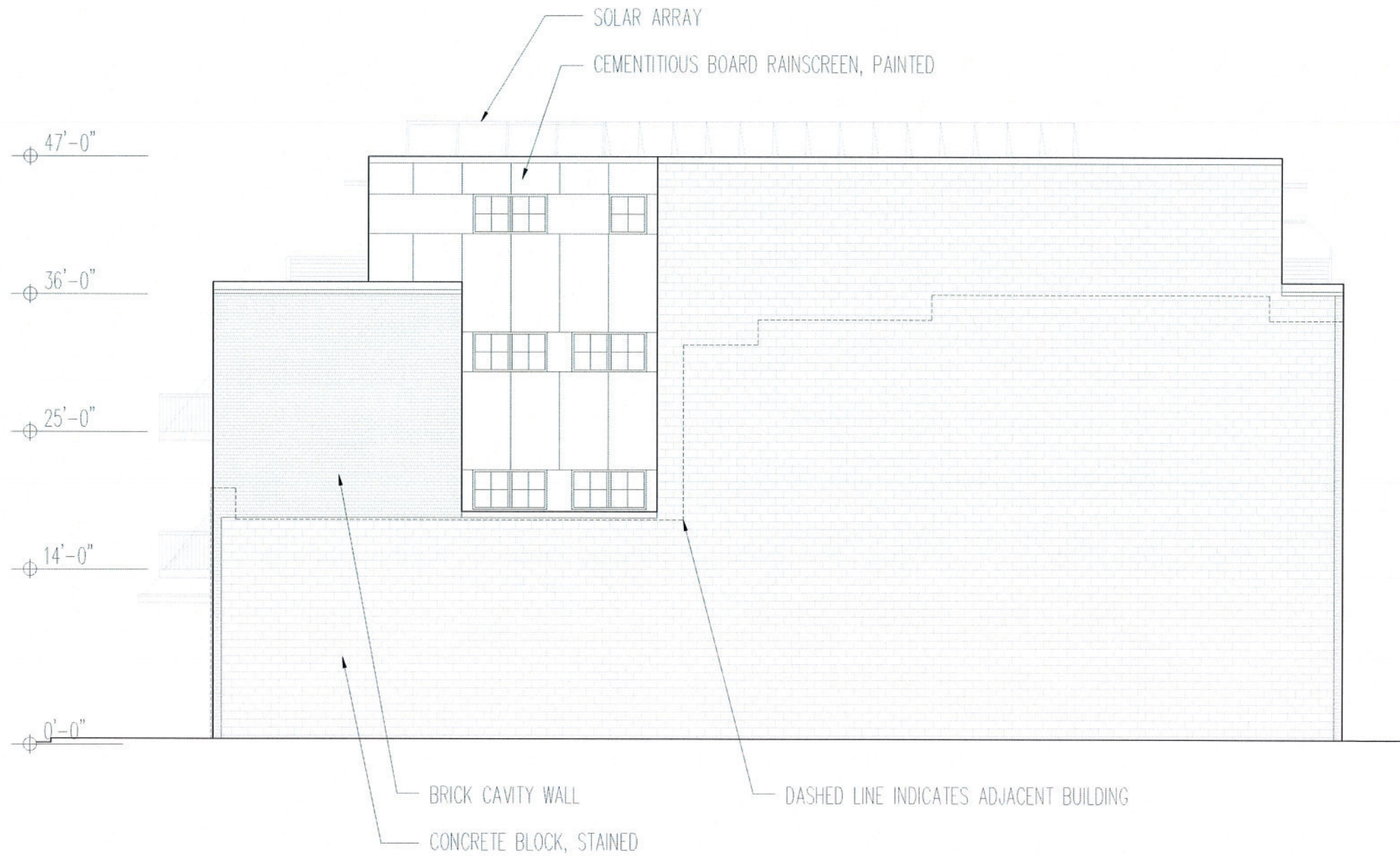
① West Elevation  
3/32" = 1'-0"





① South Elevation  
3/32" = 1'-0"

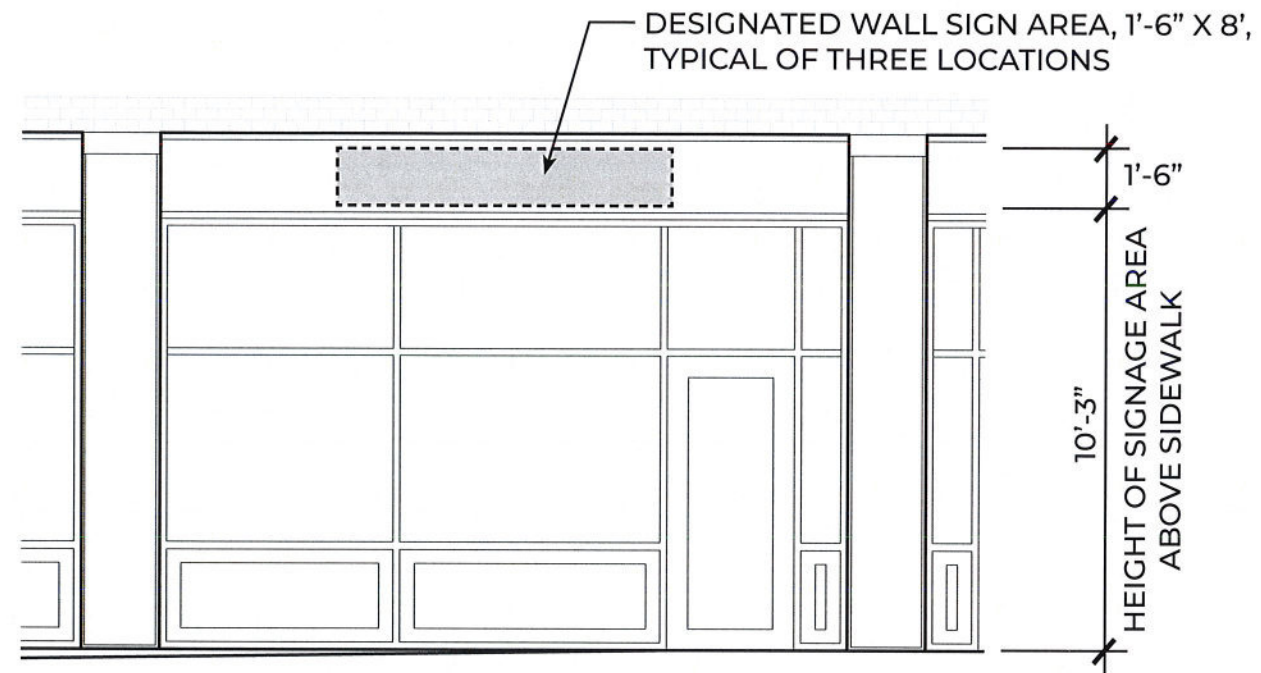




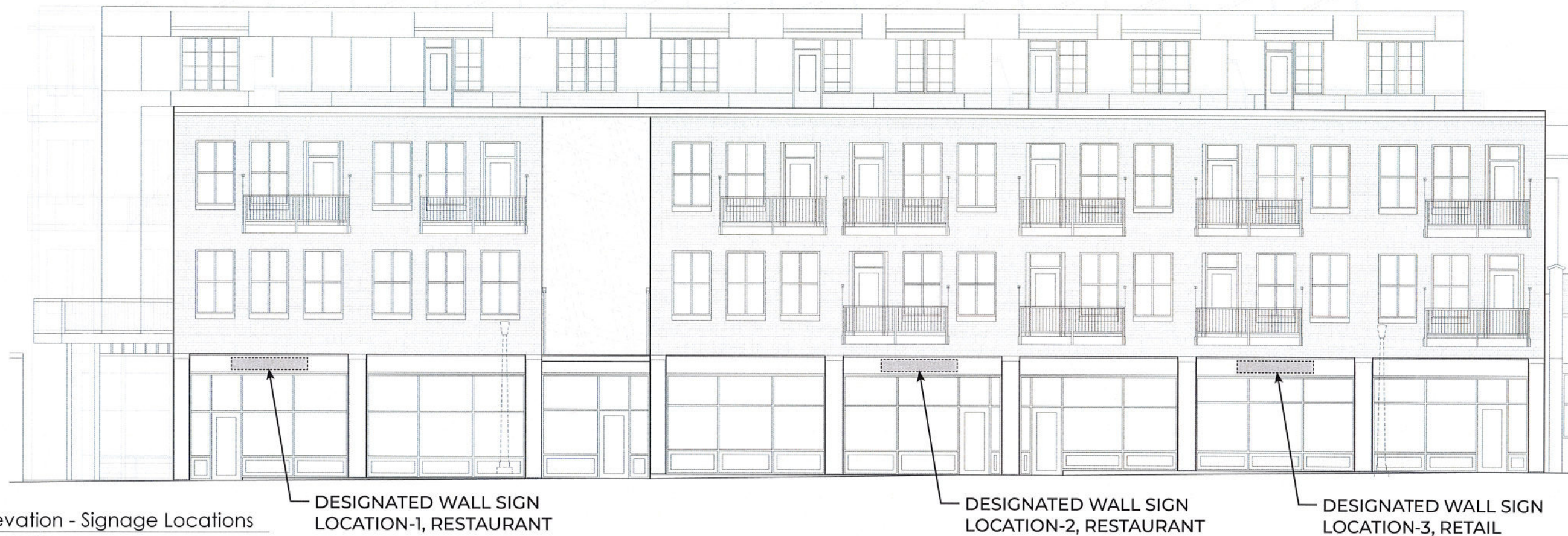
① North Elevation  
3/32" = 1'-0"



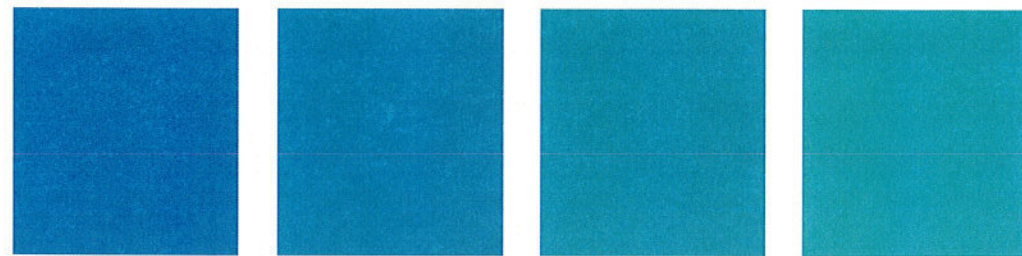
② Typical Signage Location  
not-to-scale



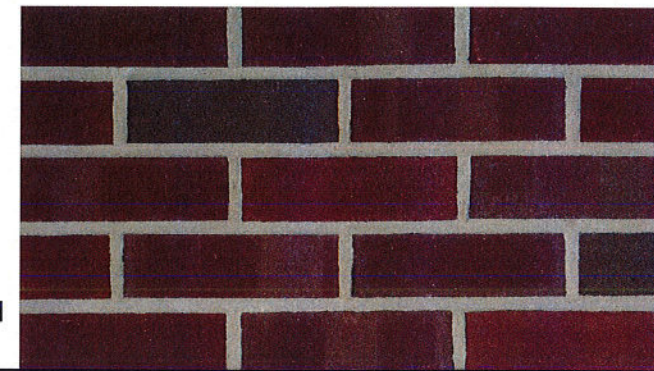
① East Elevation - Signage Locations  
not-to-scale







PAINTED CEMENT-BOARD RAINSCREEN-PANELS PAINTED IN FOUR GRADIENT COLORS, SHIFTING FROM SOUTH (BLUE) TO NORTH (TEAL)



MASONRY ELEMENTS-  
BRICK CAVITY WALL WITH  
LIMESTONE SILLS



① East Elevation - Materials Designation  
not-to-scale

BLACK PAINTED METAL ELEMENTS-  
ALUMINUM STOREFRONT & WINDOW  
SYSTEMS, FORMED METAL TRIM, RAIL-  
INGS, AND HUNG BALCONIES



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Submittal:  
Special Permit  
Review  
Date: 12-10-2018

Facade Materials  
Diagram

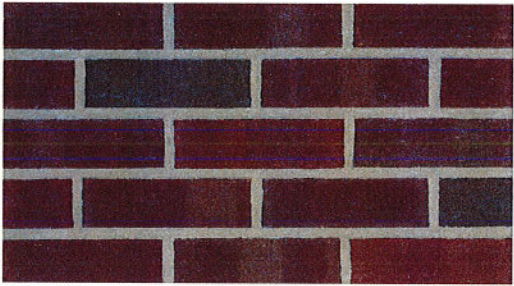
A-401



Materials Specification Outline

MASONRY:

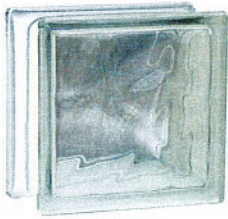
Brick Cavity Wall -  
Mcavoy Brick, Full Range Downingtown,  
Modular Size



Window Sills -  
Limestone with rusticated edge



Glass Block (West Elevation) - 8" x 8" x 4", Wavy,  
60-minute Fire-rated

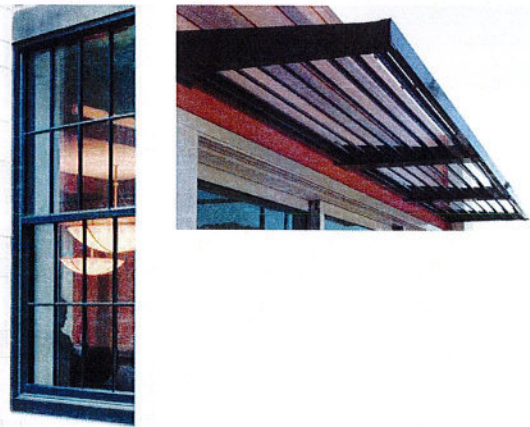


STOREFRONT AND WINDOW SYSTEMS:

Aluminum Storefront -  
2" x 4 1/2" Thermal Storefront with black finish,  
Insulated ground level panel with black finish



Aluminum Windows-  
Single-Hung Side-Load Thermal windows with  
muntins, black finish



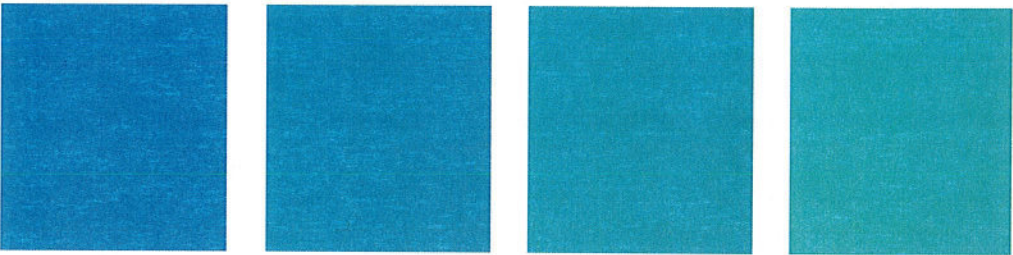
Aluminum Shade Awning -  
Windows on the cementboard areas of the  
exterior to be equip with wall-mounted  
louvered sunshades

CEMENTBOARD RAINSCREEN

Cementboard -  
Hardibaord Smooth Siding Panels, finished with a  
flat, waterborne acrylic paint



Paint Colors - Panels to be painted in four gradient  
colors, transitioning from Blue, located on the  
southern section, to Teal, along the norther section



BALCONY AND PATIO RAILINGS

Balcony Railings -  
Metal railing with black finish, vertical rails



Roof Patio Railings -  
Metal railing with black finish, horizontal rails

