

DRAFT
October 9, 2013



Downtown Sussex Improvement Projects 2013

October 2013

BDA

Landscape Architects

October 9, 2013

Gary Morris
President
Sussex Downtown Business Association

RE: DEVELOPMENT CONCEPTS
63-75 Broad Street & 602 Main Street

Gary,

Attached is our final report and development concepts for the two vacant properties in downtown Sussex.

It has been a pleasure working with you, members of town council, the market committee and the newly formed consortium 'Friends of Broad Street'. The attached plans have been enthusiastically endorsed by these groups and offer exciting opportunities for downtown Sussex.

Sincerely,



James Sackville
BDA Landscape Architects

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Mandate

In February 2013, BDA were engaged by the Sussex Downtown Business Association to develop concept plans for two vacant properties in downtown Sussex. The two properties to be studied include: 63-75 Broad Street which included two heritage buildings destroyed by fire in September 2012 and 602 Main Street which is a vacant lot (previous building destroyed by fire in 2000) that the town of Sussex acquired in 2012.

Project A: 63-75 Broad Street

The mandate for 63-75 Broad Street was to investigate the options to facilitate a new infill development that would have a heritage facade and ground floor retail to compliment the existing streetscape on Broad Street.

Project B: 602 Main Street

The mandate for 602 Main Street was to develop a conceptual design plan for this property as a flexible space to accommodate a variety of recreation and business promotional activities to improve the downtown Sussex experience.



Project A: 63-75 Broad Street

History of the Site

Downtown Sussex and Broad Street became established as a commercial center during the construction of the European and North American Railway linking Shediac to Saint John. The railway was completed in 1860 with the Sussex station house located on Broad Street establishing this area as an excellent location for entrepreneurs. The activity at the station, both passenger and freight, provided the customer base for the early development of Broad Street. Hotels, restaurants, barbershop, butcher shop, confectionery store, drugstore and theater were among the businesses that established on Broad Street.

During the 1950's Broad Street was the 'place to be' on a Friday night. A place to meet friends, attend the theater, buy an ice cream and stroll along the tree lined sidewalk. The two buildings at 63-75 Broad Street were at the center of the activity.

Broad Street buildings remained intact with vibrant businesses during the 1960's & 1970's providing a wonderful heritage backdrop to the streetscape. In the 1980's a rejuvenation of Broad Street occurred that included building facade improvements following the original heritage character and a tree planting program to replace the elm trees lost to Dutch Elm Disease.

Over the last 15 years Broad Street has flourished. The storefronts of 63-75 Broad Street included an eclectic mix of locally owned smaller boutique style specialty stores and restaurants establishing Broad Street as a unique downtown destination. On September 12, 2012, fire destroyed the two buildings at 63-75 Broad Street creating a large gap in the heritage streetscape with a loss of businesses and services in the town.



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Friends of Broad Street

The entire town was in shock with the loss of the buildings with the main concerns being the property would remain vacant and become a parking lot or a building would be erected that was not of heritage character. On June 21, 2013, a group of Sussex and area citizens formed a holding company, Friends of Broad Street (FOBS), and purchased the empty lot with the goal of replacing the building, businesses and energy lost in the fire. This is a unique situation in the province where a group of citizens have responded to the loss of an historic downtown building by purchasing the property and developing a strategic plan to redevelop it.



Project A: 63-75 Broad Street

Building Concepts

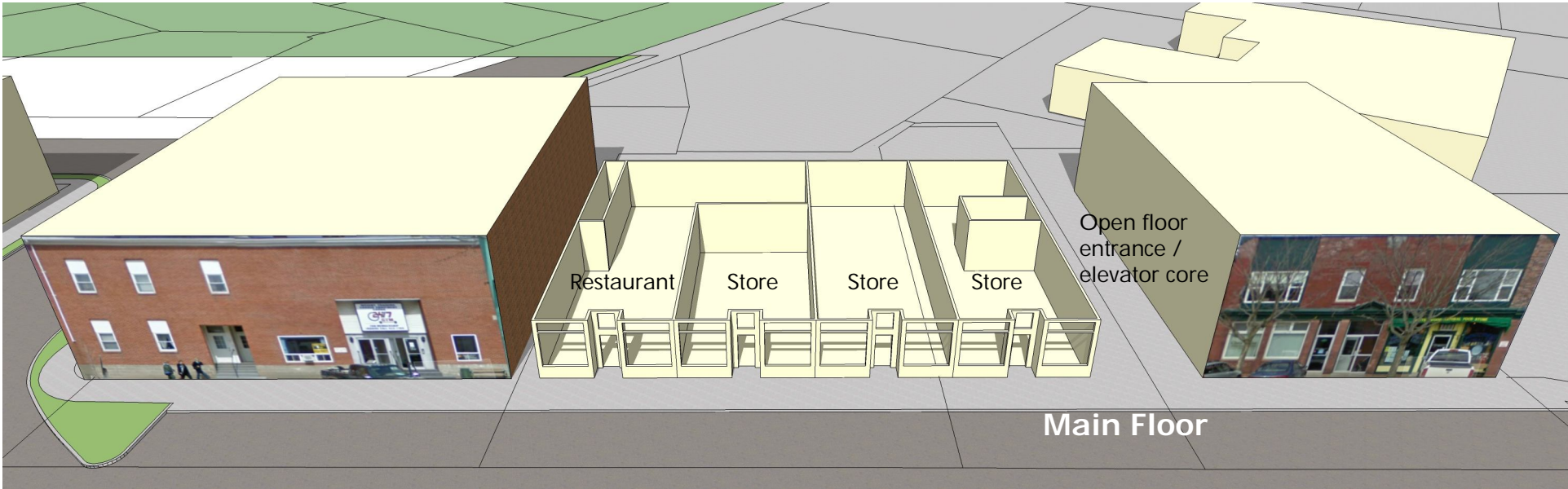
BDA have developed a series of options for the redevelopment of 63-75 Broad Street as mandated. These plans were developed with the land owner, Friends of Broad Street with a preferred alternative that was selected which is illustrated on the following pages. These drawings are being used by the Friends of Broad Street to secure tenants and a developer.

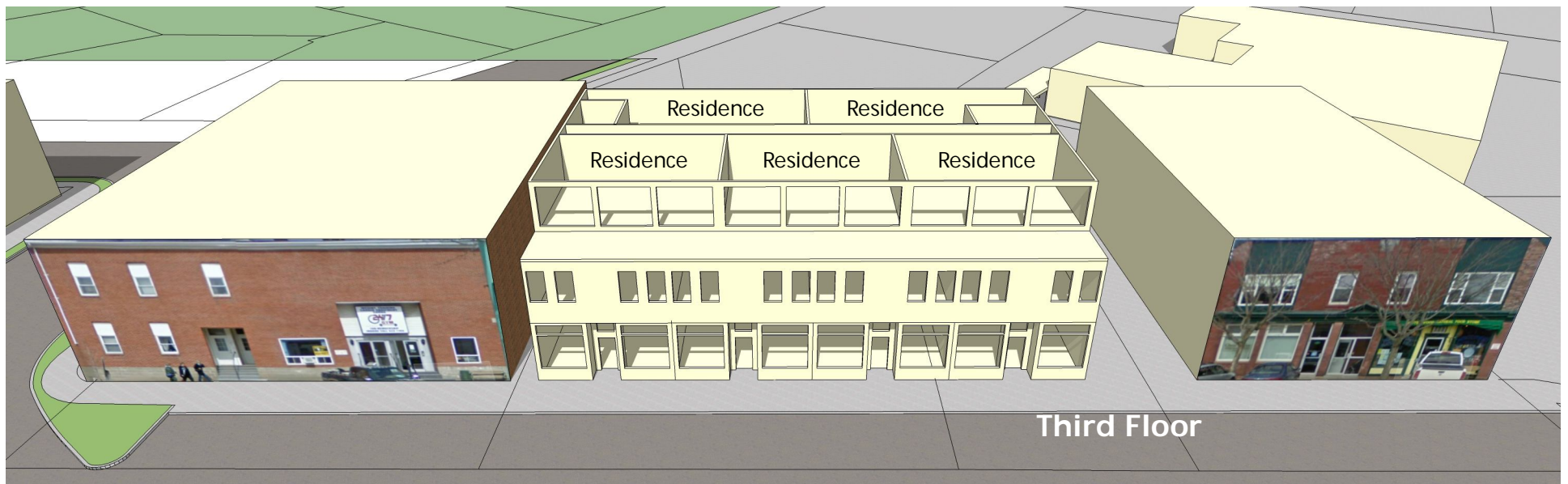
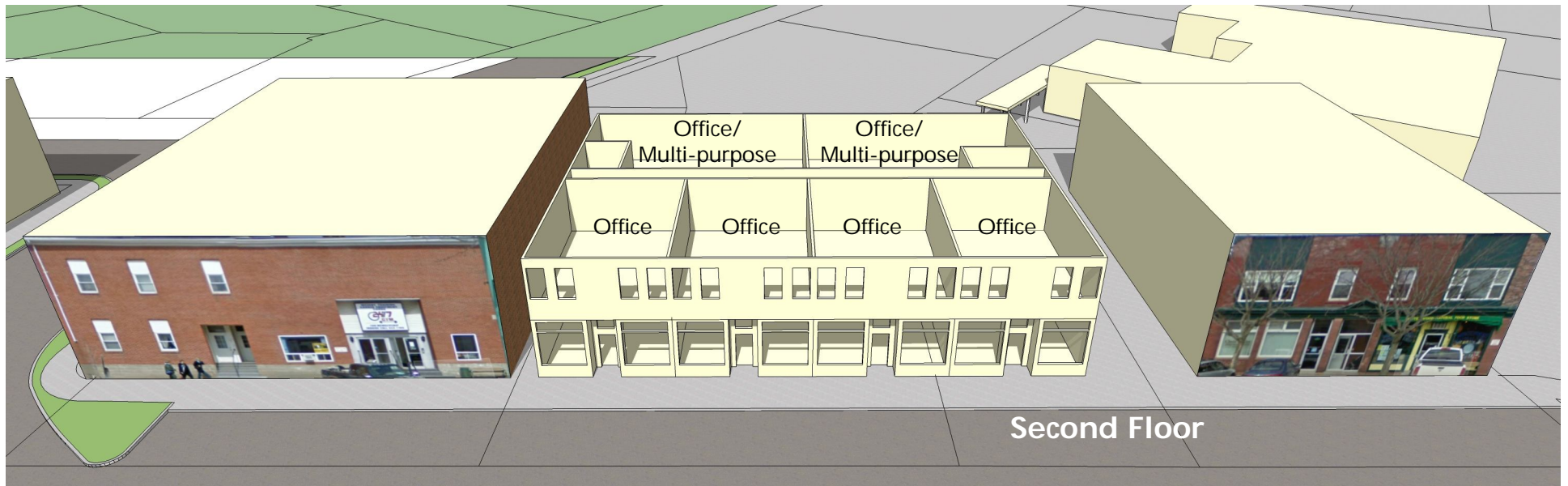
The following section includes illustrations of the preferred development option. Alternative options studied are included in Appendix A.





Project A: 63-75 Broad Street





Project A: 63-75 Broad Street

Zoning Review

The following section includes a review of the zoning bylaws that are applicable to 63-75 Broad Street. The review has revealed that parking requirements are the main issue, both to meet the bylaws and to attract a developer and tenants. Options to provide additional parking include forming an agreement with adjacent major landowners. 1.) The town currently has an agreement with CNR for parking adjacent to the train station which could be expanded to the west of the station providing additional parking. 2.) The Abundant Life Church have a small parking lot adjacent to Stiles Plumbing that abutts Broad Street that potentially could be used in the off hours of church use. This would require the town to establish an agreement with the church.



Sussex Station House 1920: 63-75 Broad Street in Background

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Path Forward

The Friends of Broad Street have purchased 63-75 Broad Street with the goal of developing the property with a heritage character and tenant mix that fits with the existing streetscape. BDA have provided the group with drawings of a replacement building that they have adopted as their preferred option for development. FOBS are currently securing tenants and a developer with a goal of construction in the summer of 2014.

A number of zoning variances particularly related to parking and loading zones will be required to advance the project.



Summer Afternoon on Broad Street (Broad Street 2002)

Bylaws	Comments
1. Setback requirements 1.1 Side yard - 1.5m 1.2 Rear yard - 1.5m 1.3 Front property line - 3.0m (grass boulevard)	<ul style="list-style-type: none"> • ok • ok • Broad street building face to be built in line with existing buildings. 3m setback ok (the Broad Street property line includes the parking on Broad Street) <p>Grass boulevard will require a variance</p>
2. Building Height - 15m	Allows for a 3 storey building
3. Parking 3.1 Retail - 1 space / 25 sq.m 3.2 Restaurant - 1 space / 10 sq.m 3.3 Office - 1 space / 50 sq.m 3.4 Dwelling unit - 1 space per unit	<ul style="list-style-type: none"> • Existing parking - 10 angle spaces on Broad Street • Potential retail - 558 sq.m (6000 sq.ft) required parking - 22 spaces • Potential restaurant - 186 sq.m (2000 sq.ft) required parking - 18 spaces <p>The upper floors will be either office or residential</p> <ul style="list-style-type: none"> • Potential office - 744 sq.m (8000 sq.ft) required parking - 14 spaces or • Potential residential - 8 units required parking - 8 spaces <p>Parking will require a variance</p>
4. Off-street loading & unloading 4.1 Retail (455sq.m to 2272 sq.m) - 2 spaces 4.2 Office (less than 2272 sq.m) - 1 space	<ul style="list-style-type: none"> • Currently done from the parking lane adjacent to the cenotaph grass island <p>Loading/unloading will require a variance</p>

Project B: 602 Main Street

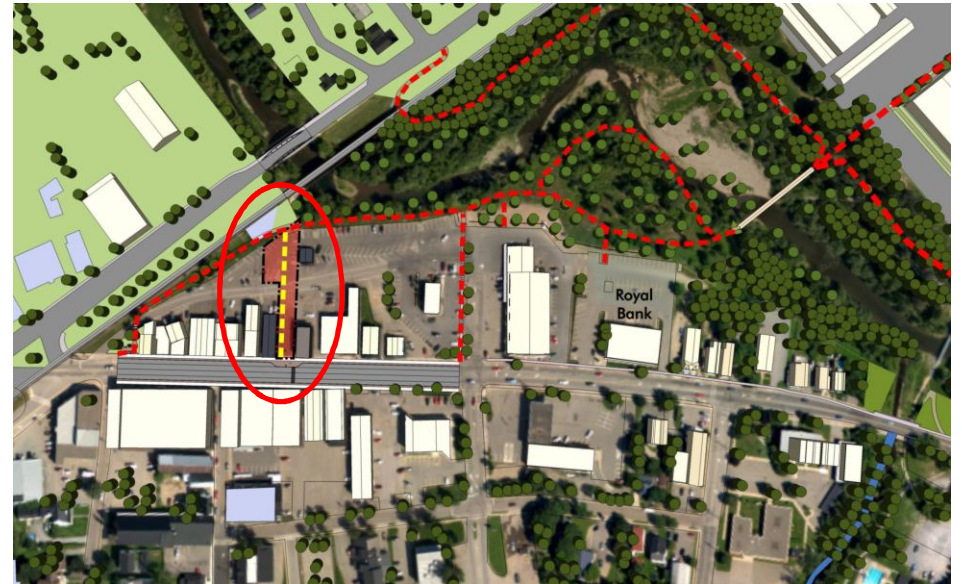
Introduction

The town of Sussex purchased the vacant lot at 602 Main Street in 2012 with the intention of turning the lot into a multi-purpose public space as a focus for downtown activity. The lot was the former site of a turn of the century two storey building that was lost to fire over a decade ago. The property has been used as a gravel parking lot since that time.

The process to determine the design of the multi-purpose space included stakeholders such as town council, the Sussex Farmers Market and the Sussex Downtown Business Associations. The first meeting with the stakeholders was a brainstorming session to explore ideas and imagery for the site. The following is a word collage of the ideas generated at the brain storming session.

Meeting Place
People
Gathering Space
Music
Celebration
Sound
Sight
Weather Protection
Markets
Open
Gateway to trails
Heritage

The property is strategically located on Main Street with the depth of the lot running back to the river allowing a connection from the proposed Riverfront Trail to Main Street. The location midway along Main Street works as focus for downtown activity and programming.



The Plan

The plan was developed during a series of meetings with the steering committee in the months of June, July and September 2013. The following is the final plan. Progress plans and studies are included in Appendix B.



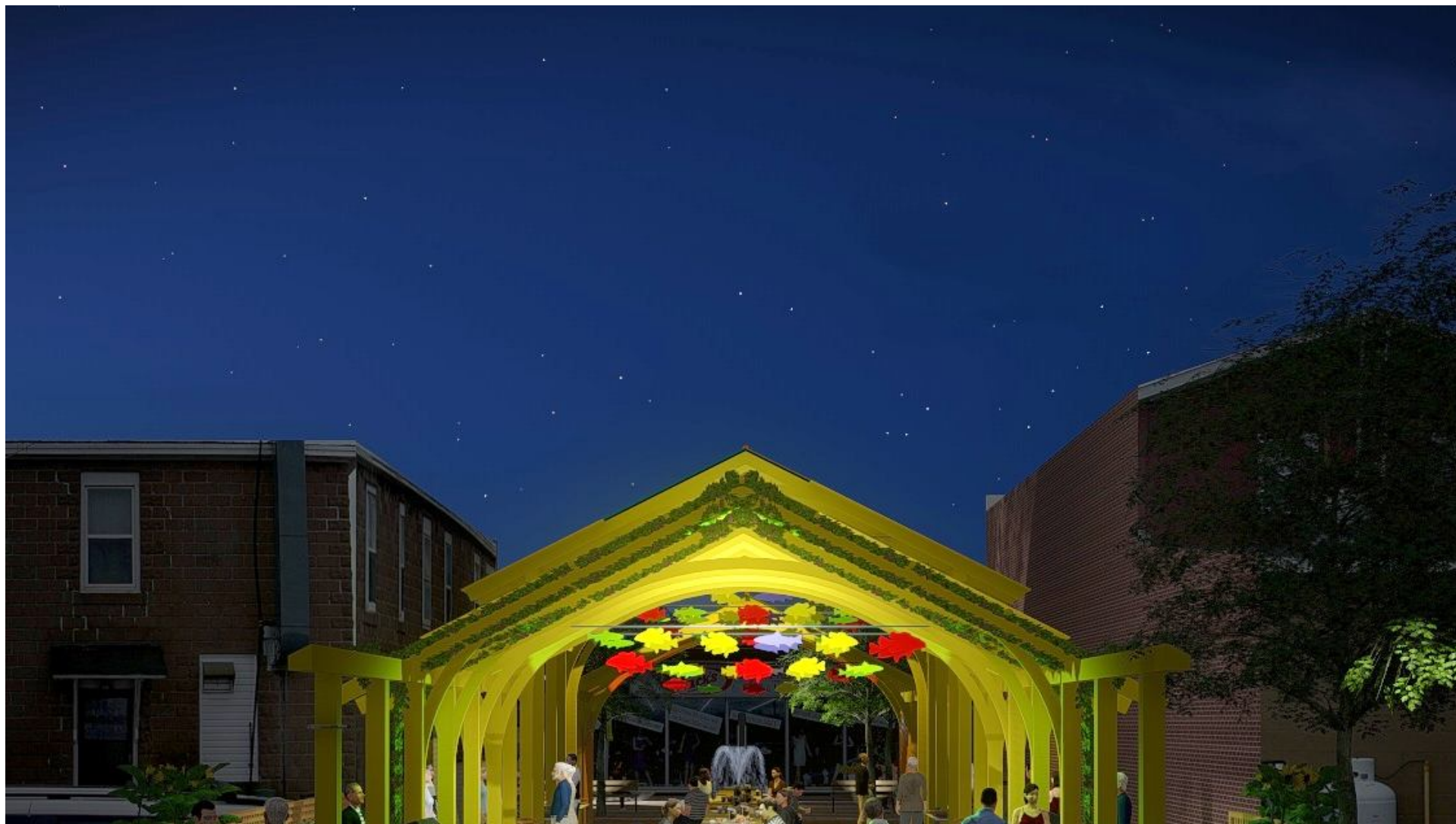
Project B: 602 Main Street





Project B: 602 Main Street





Project B: 602 Main Street

Cost Estimate

Main Street Reconstruction					
Item No.	Description	Unit	Quantity	Unit Cost	Extended Price
1	Unit Paving	sq.m	75	\$135.00	\$10,125.00
2	Concrete Sidewalk	sq.m	15	\$65.00	\$975.00
3	Concrete Curb	lin.m	30	\$110.00	\$3,300.00
4	Feature (Sculpture/Water/Other)	lump	1	\$15,000.00	\$15,000.00
5	Street Light	each	1	\$10,000.00	\$10,000.00
6	Market Sign	lump	1	\$5,000.00	\$5,000.00
7	Information Kiosk	lump	1	\$5,000.00	\$5,000.00
8	Misc. Planting & Pots	lump	1	\$15,000.00	\$15,000.00
9	Demolition	lump	1	\$5,000.00	\$5,000.00
				Subtotal	\$69,400.00
				13% HST	\$9,022.00
				20% Contingency	\$15,684.40
				Total	\$94,106.40

General Site & Parking Area					
Item No.	Description	Unit	Quantity	Unit Cost	Extended Price
1	Unit Paving	sq.m	550	\$135.00	\$74,250.00
2	Concrete Sidewalk	sq.m	75	\$65.00	\$4,875.00
3	Concrete Curb	lin.m	65	\$110.00	\$7,150.00
4	Topsoil & Sod	sq.m	300	\$10.00	\$3,000.00
5	Street Light	each	1	\$10,000.00	\$10,000.00
6	Crosswalk Painting	lump	1	\$750.00	\$750.00
7	Wood Screen Fence (1.5m High)	lin.m	20	\$250.00	\$5,000.00
8	Picnic Tables	each	12	\$250.00	\$3,000.00
9	Misc. Planting	lump	1	\$10,000.00	\$10,000.00
10	Demolition	lump	1	\$2,500.00	\$2,500.00
				Subtotal	\$120,525.00
				13% HST	\$15,668.25
				20% Contingency	\$27,238.65
				Total	\$163,431.90

Structure					
Item No.	Description	Unit	Quantity	Unit Cost	Extended Price
1	Concrete Foundation Piers	each	28	\$2,000.00	\$56,000.00
2	Steel Structure - Roof Bay	each	5	\$17,000.00	\$85,000.00
3	Steel Structure - Open Bay	lump	1	\$15,000.00	\$15,000.00
4	Steel Roofing & Glass	each	5	\$12,000.00	\$60,000.00
5	LED Lighting	lump	1	\$20,000.00	\$20,000.00
6	Underground Electrical & Mechanical	lump	1	\$10,000.00	\$10,000.00
7	Entrance Screen Gates	lump	1	\$10,000.00	\$10,000.00
				Subtotal	\$256,000.00
				13% HST	\$33,280.00
				20% Contingency	\$57,856.00
				Total	\$347,136.00

Washroom					
Item No.	Description	Unit	Quantity	Unit Cost	Extended Price
1	Washroom Building	lump	1	\$100,000.00	\$100,000.00
				Subtotal	\$100,000.00
				13% HST	\$13,000.00
				20% Contingency	\$22,600.00
				Total	\$135,600.00

The following appendices include background design options that were studied to arrive at the preferred design solutions.

Appendix A illustrates 63-75 Broad Street

Appendix B illustrates 602 Main Street

Appendix A: 63-75 Broad Street





Appendix B: 602 Main Street



The above sketches illustrate a number of roof style options that were investigated to determine the final design.

