

# Site Analysis



Dec. 14-15, 2023

Village of Empire

## Needs

- Archival storage, fireproof & locked
- Reception Counter
- Flex Office Space
- Small Private Meeting Room
- Board Room

## Wants

- Community Event Space
- Commercial Kitchen
- Public Bathrooms
- Energy Efficient - Sustainable
- Economic Impact
- Walkable

## Properties

### Shalda Park

- Publicly owned. No land cost but more need for fill to level grade for new construction.
- Recreational opportunities and park planning. Potential for destination entertainment.
- Not strong for retail or pop-up retail use.
- Well locations create a confining feature that could/would limit potential.

### Lots on Lacore

- Potential for new construction with alley access and public parking.
- High walkability and potential to activate/program roadway with pop up retail or special events. High economic impact potential.
- Potential brownfield site with no public record.

### Schoolhouse

- Prominent location with historic character.
- Extensive rehabilitation needed.
- Environmental history includes baseline environmental assessment with metals in soils near septic field above levels for direct contact. Former UST on South side under the alley, closed in place.
- Energy and maintenance could be costly.

### Hardware Store

- Potential for historic rehab in prime downtown location.
- Multi-parcel split with RFQ/RFP for redevelopment or acquisition of partial property.
- Energy and maintenance could be costly.

### Existing Village Office

- Potential redevelopment.
- Modify internal programming.
- Coordinate with DPW.

### Bank Building

- Large space with potential to lease external offices.
- Former gas station, site is a facility.
- Prime, highly visible location.