

**MARKET STUDY  
OF  
UPPER FLOOR SPACE  
FOR  
DOWNTOWN TAMAQUA, PA**

**SPONSORED BY  
THE TAMAQUA BLUEPRINT  
COMMUNITY TEAM**

**FUNDED BY  
THE ALLIANCE FOR  
BUILDING COMMUNITIES**

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**FEBRUARY 2008**



FLAT



M&S  
True Value

PICTORIAL MAPS OF UPPER FLOOR SURVEY AREA (WEST TO EAST)





PICTORIAL MAPS OF UPPER FLOOR SURVEY AREA (WEST TO EAST)



PICTORIAL MAPS OF UPPER FLOOR SURVEY AREA (WEST TO EAST)



# PICTORIAL MAPS OF UPPER FLOOR SURVEY AREA (WEST TO EAST)



# 139 W Broad St



Corner View



2<sup>nd</sup> Floor Front



2<sup>nd</sup> Floor Rear



3<sup>rd</sup> Floor



# 138 W Broad St



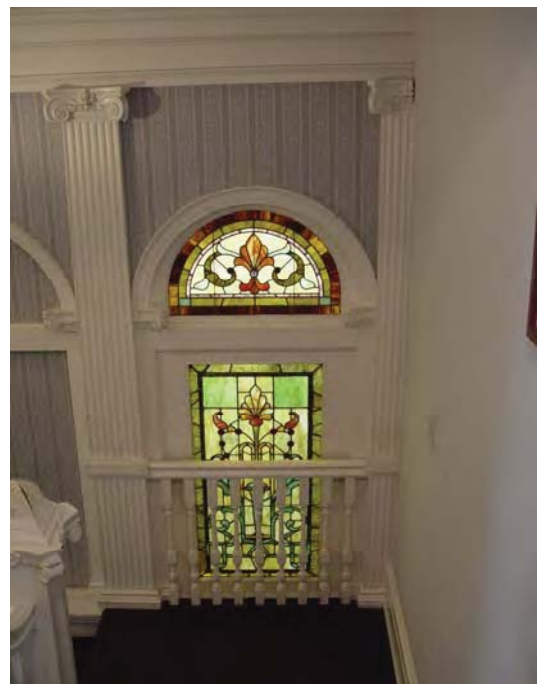
Front View



2<sup>nd</sup> Floor



2<sup>nd</sup> Floor



1st Floor Window Detail

# 133 W Broad St



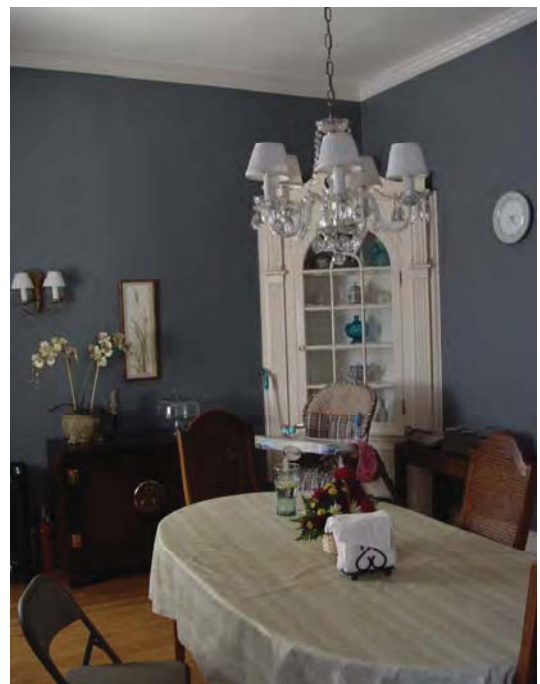
Front View



2<sup>nd</sup> Floor Front



2<sup>nd</sup> Floor



2<sup>nd</sup> Floor Rear



# 131 W Broad St



Front View



2<sup>nd</sup> Floor Front



2<sup>nd</sup> Floor Front



2<sup>nd</sup> Floor Rear Kitchen

# 127 W Broad St



Front View



2<sup>nd</sup> Floor Rear



2<sup>nd</sup> Floor



2<sup>nd</sup> Floor



# 117 W Broad St



Front View

# 116 W Broad St



Front View



3<sup>rd</sup> Floor



3<sup>rd</sup> Floor



3<sup>rd</sup> Floor

# 109 W Broad St



Front View

# 104-106 W Broad St



Front View



3<sup>rd</sup> Floor Rear



2<sup>nd</sup> Floor Rear



2<sup>nd</sup> Floor Front



# 43-45 W Broad St



Front View



2<sup>nd</sup> Floor Front



4<sup>th</sup> Floor Rear



3<sup>rd</sup> Floor Rear

# 35-37 W Broad St



Front View



3<sup>rd</sup> Floor Front



2<sup>nd</sup> Floor Front



2<sup>nd</sup> Floor Corner



# 32 W Broad St



Front View



3<sup>rd</sup> Floor



2<sup>nd</sup> Floor



2<sup>nd</sup> Floor

# 30 W Broad St



Front View



Front View



# 24 W Broad St



Front View



4<sup>th</sup> Floor Front



Freight Elevator



2<sup>nd</sup> Floor Rear

# 20-22 W Broad St



Front View



3<sup>rd</sup> Floor Front



2<sup>nd</sup> Floor



2<sup>nd</sup> Floor



# 12 W Broad St



Front View



3<sup>rd</sup> Floor



2<sup>nd</sup> Floor Laundry Room



2<sup>nd</sup> Floor

# 10 W Broad St



Front View



2<sup>nd</sup> Floor Front



2<sup>nd</sup> Floor Store



3<sup>rd</sup> Floor Stencil Detail



# 107 E Broad St



Corner View



3rd Floor Front



2<sup>nd</sup> Floor Window Well



3rd Floor Front

# 108-110 E Broad St



Front View



3<sup>rd</sup> Floor Front



2<sup>nd</sup> Floor Front



2<sup>nd</sup> Floor Stage



# 109 E Broad St



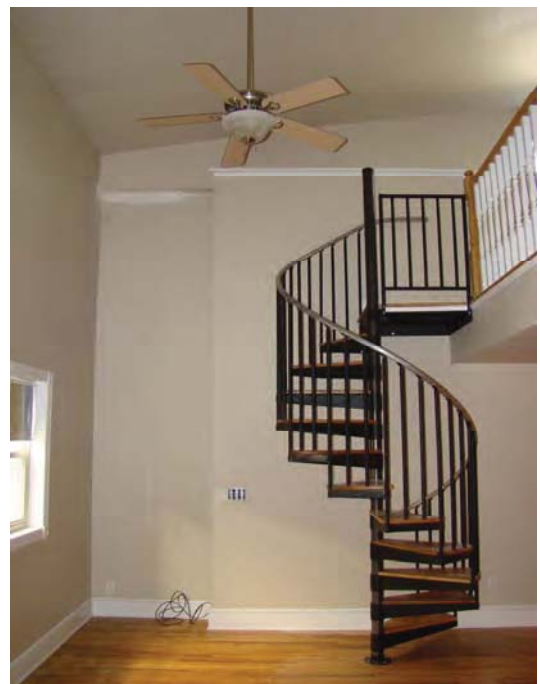
Front View



2<sup>nd</sup> Floor Front



2<sup>nd</sup> Floor Kitchen



2<sup>nd</sup> Floor Rear



# 111 E Broad St



Front View



2<sup>nd</sup> Floor Front



2<sup>nd</sup> Floor Kitchen



2<sup>nd</sup> Floor Corridor

# 124 E Broad St



Front View



3<sup>rd</sup> Floor Front



2<sup>nd</sup> Floor



2<sup>nd</sup> Floor Rear



# 128 E Broad St



Front View



3<sup>rd</sup> Floor Front



2<sup>nd</sup> Floor Front



2<sup>nd</sup> Floor Rear



# 132-134 E Broad St



Front View



3<sup>rd</sup> Floor



2<sup>nd</sup> Floor



2<sup>nd</sup> Floor

# 133 E Broad St



Front View



3<sup>rd</sup> Floor



3<sup>rd</sup> Floor



2<sup>nd</sup> Floor



# 204 E Broad St



Front View



2<sup>nd</sup> Floor



1<sup>st</sup> Floor



1<sup>st</sup> Floor



# 207-209 E Broad St



Front View

# 211 E Broad St



Front View



3<sup>rd</sup> Floor Front



2<sup>nd</sup> Floor Kitchen



3<sup>rd</sup> Floor Front

# 222 E Broad St



Front View



Front Entrance



1 Bedroom Conversion



Efficiency





## **STORIES PER BUILDING**

### **# Of Stories (Including 1st Floor) - Total 29 Buildings**

**2 Story - 3**

**3 Story - 20**

**4 Story - 5**

**15 Story - 1**

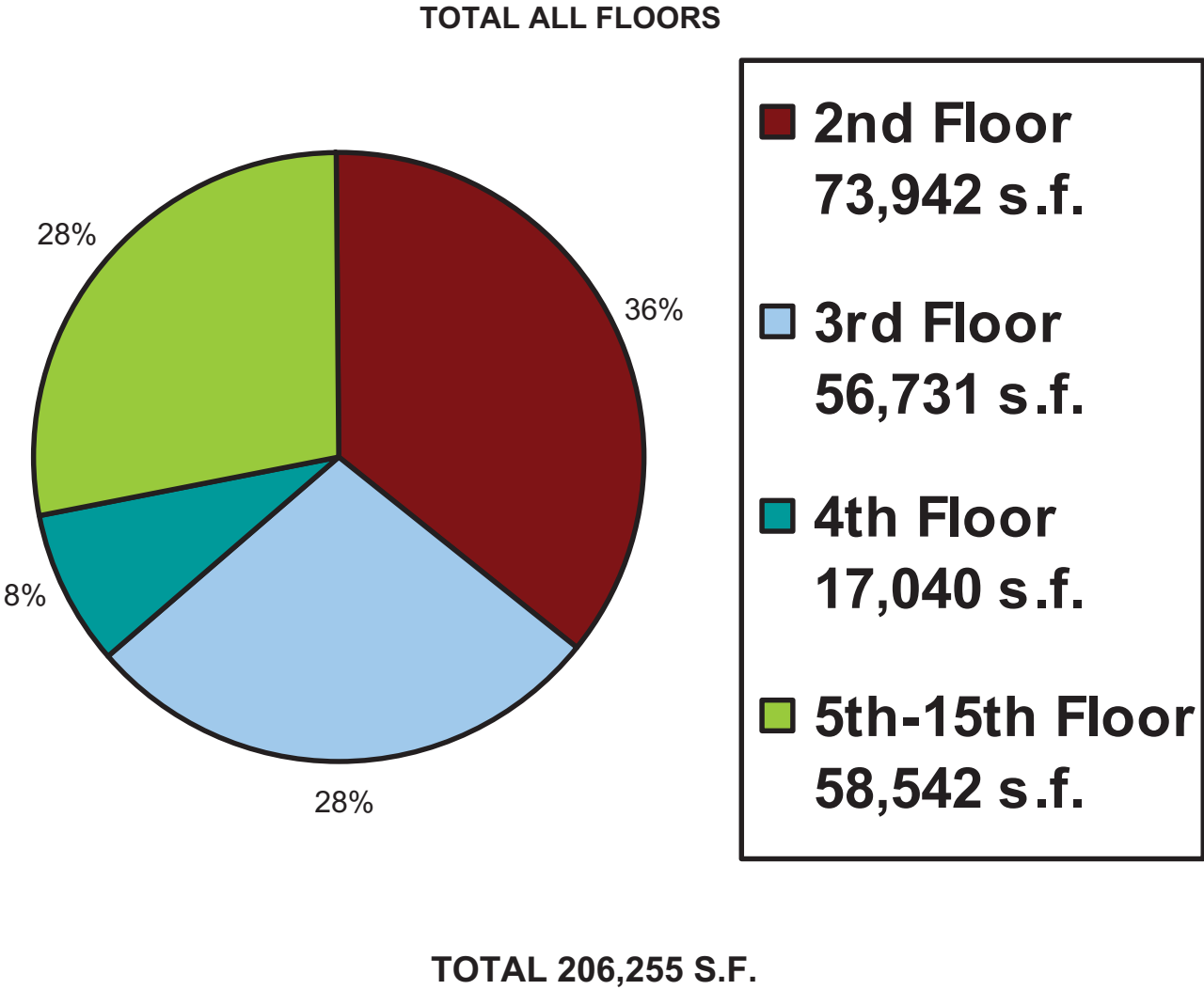
**Total: 101 floors (Including ABC Hi-Rise)**

**86 Floors excluding ABC Hi-Rise**

72 Upper Floors in Study (Including ABC Hi-Rise)

58 Upper Floors excluding ABC Hi-Rise

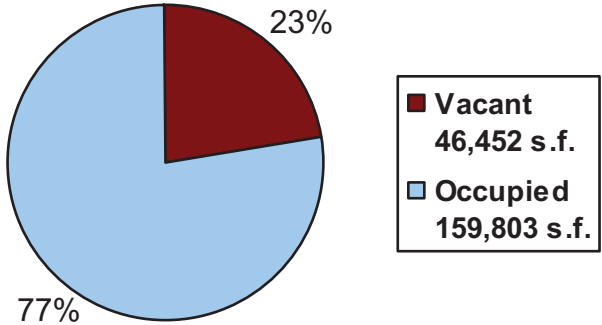
# UPPER STORY FLOOR SPACE





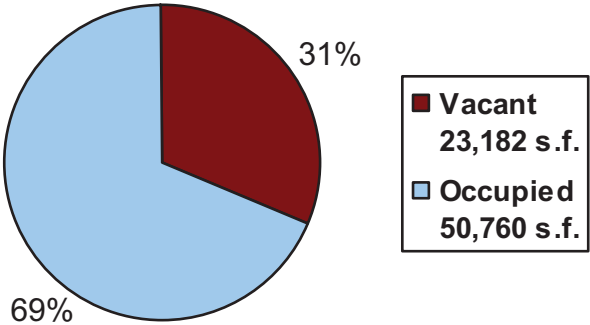
# UPPER STORY FLOOR SPACE

TOTAL ALL FLOORS



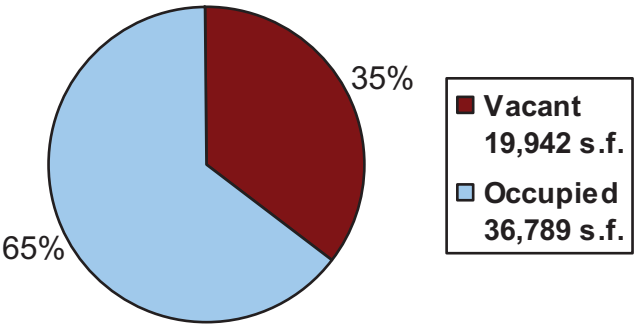
TOTAL 206,255 S.F.

2<sup>ND</sup> FLOORS



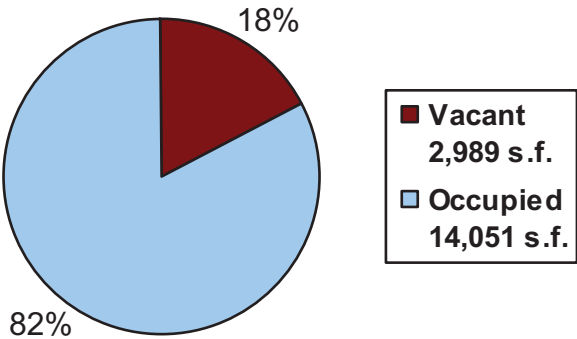
TOTAL 73,942 S.F.

3<sup>RD</sup> FLOORS



TOTAL 56,731 S.F.

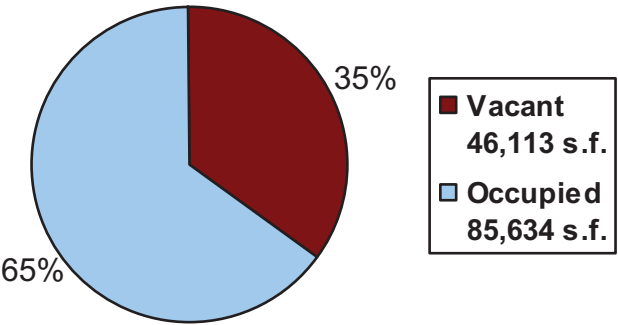
4<sup>TH</sup> FLOORS



TOTAL 17,040 S.F.

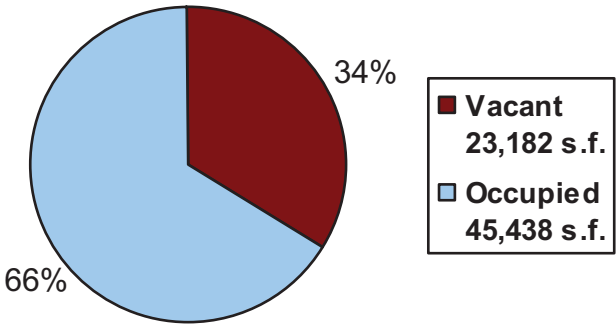
# UPPER STORY FLOOR SPACE (EXCLUDING 222 E. BROAD)

TOTAL ALL FLOORS



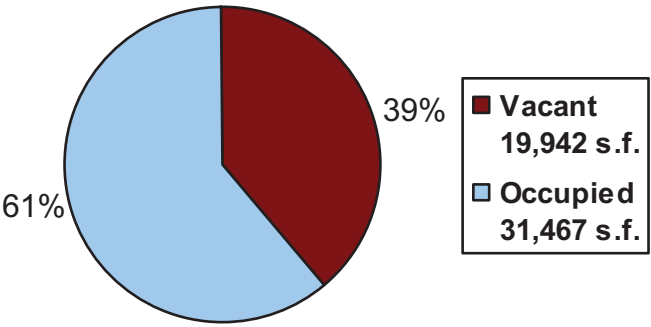
TOTAL 131,747 S.F.

2<sup>ND</sup> FLOORS



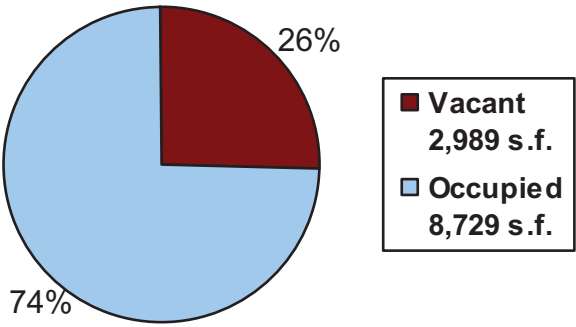
TOTAL 68,620 S.F.

3<sup>RD</sup> FLOORS



TOTAL 51,409 S.F.

4<sup>TH</sup> FLOORS



TOTAL 11,718 S.F.

## **FLOOR AREAS**

Upper Floor Areas (less stairs & elevators) were obtained from 26 buildings of the 55 buildings located in the survey area:

- Total upper floor area for the 26 buildings is 206,255 s.f.
- Total occupied upper floor area for the 26 buildings is 159,803 s.f. (or 77.5% of the total upper floor area).  
Total unoccupied upper floor area for the 26 buildings is 46,452 s.f. (or 22.5% of the total floor area).
- If the ABC Hi-Rise is omitted, the total upper floor area is 131,747 s.f.  
Total occupied upper floor area is 85,634 s.f. or 65.0% of the total upper floor area, and the total unoccupied upper floor area is 46,113 s.f., or 35.0% of the total floor area.

Total Number of Buildings Participating In The Survey = 29 (52.7% of the 55 buildings located in the survey area.)

- Number of 2-story buildings in survey = 3
- Number of 3-story buildings in survey = 20
- Number of 4-story buildings in survey = 5
- ABC Hi Rise (15-story) = 1



## **CURRENT USES PER FLOOR**

### **Current 2nd floor use - 29 Buildings**

(Office 5, Occupied Apartments 12, Vacant 8, Owner Residence 1, Partially Vacant 4, Fitness Center 1, Storage 4, Art Gallery 1, Commercial 1).

### **Current 3rd floor use - 26 Buildings**

(Offices 3, Occupied Apartments 9, Vacant 9, Owner Residence 1, Partially Vacant 4, Fitness Center 1, Storage 4, Art Studio 1).

### **Current 4th floor use - 6 Buildings**

(Vacant 1, Partially Vacant 1, Storage 1, Apartments 3)

### **More Than 4 Floors - 1 Building**

(Apartments 8 per floor x 14 floors = 112 Total)

# RENT SUMMARY FROM SURVEY

# of Bathrooms	Sq. Feet	Rent	Rent per Sq. Ft.	Included in Rent	Not Included In Rent
1	1102	\$375	\$0.34	heat, hot water, water, sewer, stove, fridge, dishwasher	electric
1	732	\$375	\$0.51	heat, hot water, electric, water, sewer, stove, fridge	air conditioning
1	493	\$330	\$0.67	heat, water, sewer, stove,	hot water, cooking, air
1	679	\$410	\$0.60	fridge	conditioning, lighting
1		\$425		heat, hot water, water, sewer	
1	544	\$325	\$0.60	heat, water, sewer, refuse,	hot water, cooking, air
1		\$450		stove, fridge	conditioning, lighting
1	545	\$495	\$0.91		
2	1637	\$1,000	\$0.61		
1	705	\$270 (3rd)	\$0.38	water, sewer, stove, fridge	heat, hot water, cooking,
1	697	\$295	\$0.42		lighting
1	828	\$395 (3rd)	\$0.48		
1	861	\$425	\$0.49		
1	339	\$327	\$0.96	heat, hot water, stove,	
1	532	\$426	\$0.80	fridge, air conditioning,	
1	723	\$426	\$0.59	water, cooking, lighting	
			<b>Avg. \$0.60</b>		

## APARTMENT VACANCY SUMMARY

<u>Building Address</u>	<u>Function</u>	<u>Total</u>	<u>Occupied</u>	<u>Vacant</u>	<u>Section 8</u>	
					<u>Occ.</u>	<u>Vac.</u>
139 W Broad	Vacant	0	0	0		
138 W Broad	Offices	0	0	0		
133 W. Broad	Owner Occ.	1	1	0		
131 W. Broad	Apartment	1	1	0		
127 W. Broad	Apartments	2	1	1		
117 W. Broad	Apartments	6	6	0	1 min.	
116 W. Broad	Apartments	3	0	3		
109 W. Broad	Offices	0	0	0		
104-106 W. Broad	Fitness Center	0	0	0		
43-45 W. Broad	Apartments	6	0	6		
35-37 W. Broad	Apartments	13	7	6	7	6
32 W. Broad	Com'l./Apt.	1	0	1		
30 W. Broad	Apartment	1	1	0		
24 W. Broad	Tire Storage	0	0	0		
20-22 W. Broad	Apartments	8	5	3	1 min.	
12 W. Broad	Apartments	7	6	1	2	
10 W. Broad	Hardware Store	0	0	0		
107 E. Broad	Office/Apts.	5	5	0		
108-110 E. Broad	Owner Occ.	1	1	0		
109 E. Broad	Apartments	3	1	2		
111 E. Broad	Apartments	1	0	1		
124 E. Broad	Apt./Office/Storage	1	0	1		
128 E. Broad	Apartments/Storage	1	0	1		
132 E. Broad	Apartments	4	3	1	1	
133 E. Broad	Vacant	0	0	0		
207-209 E. Broad	Apartments	2	0	2		
211 E. Broad	Apartment	1	0	1		
222 E. Broad	Apartments	112	111	1	70	0
<b>TOTAL</b>		<b>180</b>	<b>149</b>	<b>31</b>	<b>82 min.</b>	<b>6 min.</b>

88 Section 8 Apartments = 49% of total apartments

Not Counting 222 E. Broad

<b>68</b>	<b>38</b>	<b>30</b>	<b>12 min.</b>	<b>6 min.</b>
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18 Section 8 Apartments = 26% of apartments (not including 222 E. Broad)





## PARKING SUMMARY

	Parking Spaces:	
Street Address	**Public	Private
139 W BROAD STREET	51	
138 W BROAD STREET	49	9
133 W BROAD STREET	49	
131 W BROAD STREET	48	
127 W BROAD STREET	46	
117 W BROAD STREET	38	
116 W BROAD STREET	38	
109 W BROAD STREET	40	
104-106 W BROAD STREET	## 27	5
43-45 W BROAD STREET	46	
35-37 W BROAD STREET	46	10
32 W BROAD STREET	45	2
30 W BROAD STREET	44	1
24 W BROAD STREET	46	20
20-22 W BROAD STREET	34	
12 W BROAD STREET	26	
10 W BROAD STREET	24	7
107 E BROAD STREET	33	
108 E BROAD STREET	21	
109 E BROAD STREET	32	
111 E BROAD STREET	33	
124 E BROAD STREET	25	
128 E BROAD STREET	25	2
132 E BROAD STREET	31	
133 E BROAD STREET	30	
204 E BROAD STREET	29	
207-209 E BROAD STREET	32	
211 E BROAD STREET	31	
222 E BROAD STREET	25	22
	177public total	78 private total
	255 Total Parking Spaces	

\*\*Parking spaces within 200' radius of main entrance to upper floors

## Parking spaces within 200' of Cottage Avenue entrance

## BUILDING ACCESSIBILITY

### Accessibility To Upper Floors:

Elevators: Modern - 4 buildings (107 & 109 East Broad share one elevator)  
Old - 2 buildings

2nd Floor Accessibility from Street - 1 building

## OBSTACLES TO REDEVELOPMENT

- Need for elevators to provide improved access to upper floors.  
Approximate cost of elevator (installed): \$35,000 + \$10,000 per floor (including 1st floor)  
Approximate cost of CMU elevator shaft: \$27,000 + \$12,000 per floor (including 1st floor)
- Insufficient Parking: There are a total of 169 separate floors in the survey area including both participating & non-participating buildings, and only 177 total public parking spaces, (255 total public & private). Building owners have stated that there is insufficient parking available. Not counting the ABC Hi-Rise (222 E. Broad St.), only about 65% of the upper floor space is currently occupied. If the goal is to attain nearly 100% occupancy of upper floors, additional parking must be added, just to keep the status quo. An increase in upper floor occupancy will likely create more business for first floor businesses. Thus putting even more emphasis on the need for additional parking in the downtown area. The fact that the entire area is part of a National Historic District, creating more parking will surely be a challenge.
- Bad Tenants: Late or non-payment of rent - damage to building - lack of cleanliness
- Cost of New Construction: Cost of fire rated construction required to meet current code
  - 2 hour fire-rated ceiling to separate non-sprinklered assembly and / or residential floors from business, mercantile or storage areas: Approx. Cost = \$10 / s.f.
  - 2 hour fire-rated beams below 2 hour fire rated ceiling: Approx. Cost = \$100 / linear ft.
  - Single hollow fire rated door, frame w/ anchors, hinges, exit device with keyed lever trim & door closer: Approx. Cost = \$1100.00
  - Single hollow metal, fire rated door, frame, hinges, closer, lever lockset: Approx. Cost = \$800.
- Cost of emergency lighting, fire alarms, smoke detectors, exit signs, new electrical service & wiring: approximately \$12.50 per s.f. based on 5400 sq. ft. of apartment area.
- Cost of new plumbing, heating, air conditioning. New plumbing & fixtures for apartments: approximately \$8.00/ s.f. floor area based on 5400 sq. ft. of apartment area.
- Cost of city water & sewage, (not entirely based on usage):

Approximate cost of sprinkler system installation and materials (Typ. 4" Service)

Piping - curb into building \$4,000.

Riser - (Meter, backflow preventer, valves, etc.) \$17,000.

Sprinkler System After Riser - \$3.50/sq. ft.



## **CODE ISSUES**

Although most buildings appear to meet code requirements for existing buildings, the following apparent code issues were noted:

1. Insufficient or missing stairwell enclosures
2. Missing or damaged smoke detectors, emergency lighting, exit signs
3. Insufficient means of egress
4. Exit doors swing against flow of traffic
5. Non-fire rated corridor doors
6. Post & tube wiring
7. Debris in corridors
8. Insufficient corridor lighting
9. Lack of panic bars
10. Exposed Styrofoam ceiling
11. Deteriorated fire escapes / exterior stairs
12. Questionable fire ratings for partitions, walls, floor/ceiling assemblies, ceiling/roof assemblies.
13. Questionable fire ratings for wall, floor, and ceiling finishes
14. Stairs too steep
15. Stairs w/ open risers
16. Insufficient handrails
17. Offset stairs
18. Missing fire extinguishers

Two of the 29 buildings surveyed are sprinklered.

## **GENERAL CODE ISSUES**

Prior to any building or occupancy changes, a thorough review of the current international existing building code (IEBC) should be performed to identify “Fire and Panic,” handicap accessibility, and other code issues.

Many existing building materials and occupancies are “grandfathered,” however, if modifications are made, the new work typically must meet requirements for “new construction.” These requirements can be found in the current International Building Code (IBC).

Note: variances may be required for some of the possible uses identified in this Market Study.























































































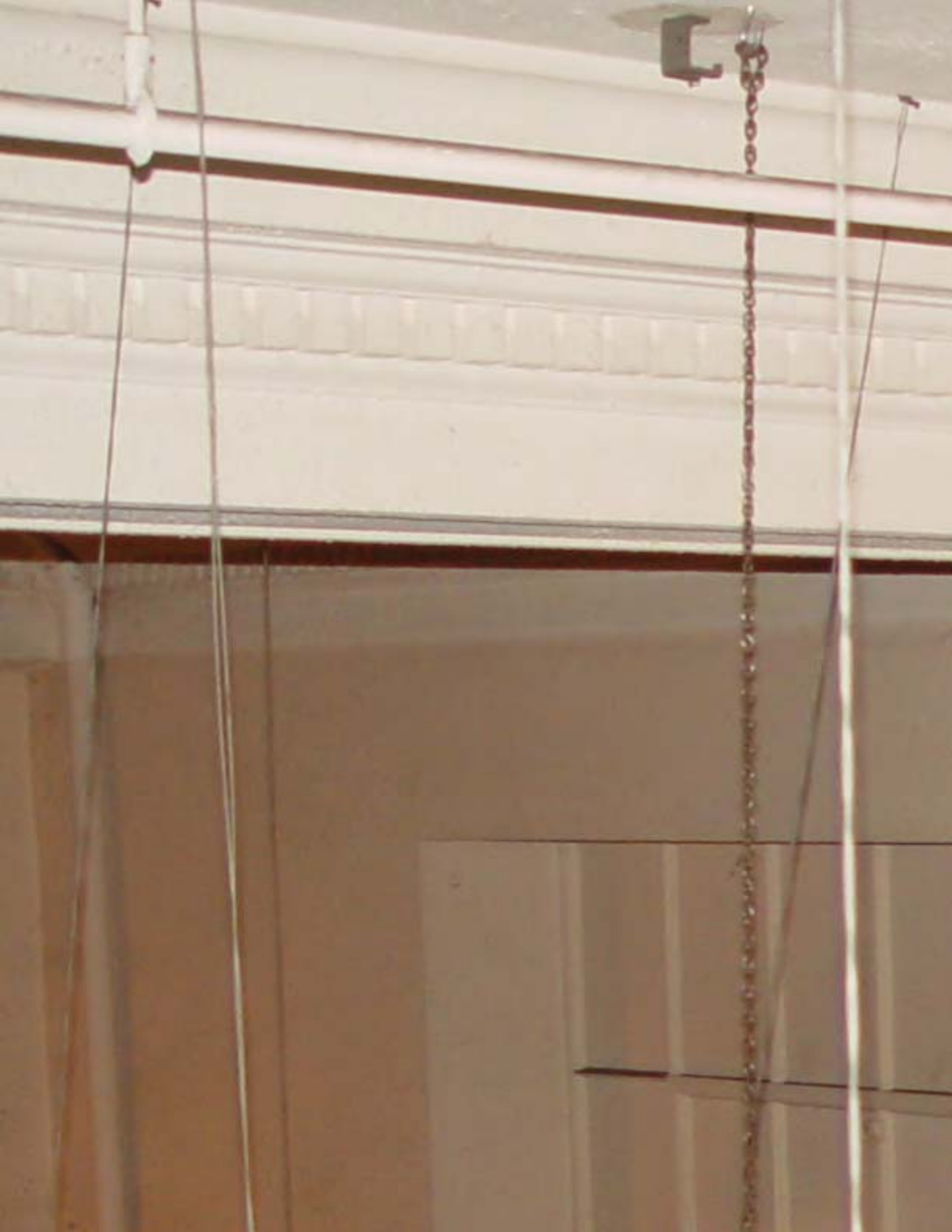


















Gary Marshall, Esquire  
&  
Northeast Abstract, Inc.  
Second Floor Suite

































































































