PIKE BLOCK
Syracuse, NY

This 150,000 SF urban mixed-used redevelopment project consists of four (4) historic downtown buildings comprised of commercial office space, retail space, and luxury apartments. The design features many elements of the building’s original character while incorporating modern amenities and sustainable technologies.

The rainwater collection system was designed to harvest rainwater for use as energy to heat retail spaces on the first floor. Additionally, excess run-off is collected to alleviate strain on municipal sewers. We also tapped into Syracuse’s brine aquifer, located below these historic structures, for the operation of a geothermal system that further reduces operating costs.

The Pike Block has received a number of honors that include: AIA CNY Design Award, Downtown Committee of Syracuse Award of Excellence, 2014 Paul Malo Award, and State Historic Preservation Office: Preservation Award 2015.

PROJECT GOALS
- Redevelop four neglected buildings in downtown Syracuse into a single, mixed-use project
- Create connectivity between Salina Street Business District and Armory Square Historic District
- Incorporate green design elements into the project

EFFECTIVE SOLUTIONS
- Designed a pedestrian friendly walkway connecting Armory Square and South Salina Street
- Introduced a residential and retail courtyard to foster interaction
- Incorporated a rain water collector, geothermal system, low emitting materials, energy efficient lighting and bicycle storage

CLIENT
VIP Structures

COMPLETION
2014

COST
$30 M

PROJECT TYPE
Historic Redevelopment

PROGRAM
Mixed-Use: Residential, Commercial Office, Retail

SIZE
150,000 SF