

Site Design: Site Selection

Strategy: Choose an urban building site, mixed use and/or smaller building sites.

Relevant Store Scale/Type: Works best for small and mid-size grocery stores or two story supermarkets, particularly for mixed use development.

Initial Costs:

1. Elevators/escalators if necessary.
2. Cost of underground or above grade covered parking if required.
3. Construction mobilization costs can be higher in tight urban spaces.

Return on Investment:

1. Depends on the site. May include reduced sales/lease costs, reduced parking construction, and reduced utility installation costs.
2. Ability to use existing infrastructure. Minimizes cost of utility runs.

Operator Benefits:

1. Ability to work with existing infrastructure (utilities).
2. Lease, construction, and utility costs are less for smaller sizes.
3. Denser location brings people in from surrounding neighborhoods.
4. Mixed used development reduces amount of exterior roof/wall space which reduces conditioning loads.

Technical Considerations/Strategies:

1. Tend to be tighter spaces that need more design and pre-planning coordination to effectively program.
2. This may involve multi-level structures including parking above or below grade, both of which have significant cost implications.
3. Construction requires more coordination in tight urban spaces.
4. Consider the following strategies: retail frontage with parking at rear; designs that minimize loading dock area and back of house storage (note: this requires additional coordination for loading demands); design compactly with narrower aisles.
5. If developing in mixed use environment, more attention is required for location of mechanical units.

Product/Manufacturer Suggestions, Resources & Examples:

Loblaws Superstore, Canada

http://www.canadianarchitect.com/issues/ISarticle.asp?id=70668&story_id=CA109520&issue=09012001&PC

Neighborhood Store: (Philadelphia locations)

Romano's Grocery – 1219 E Luzerne St

Weaver's Way – 559 Carpenter Lane

Grocery Stores/Supermarkets: (Philadelphia)

Acme – 1400 East Passyunk Avenue

Fresh Grocer – 4001 Walnut Street

ShopRite – 52nd and Jefferson

Supremo – 43rd and Walnut

Whole Foods – 929 South Street

