STRATEGIC REDEVELOPMENT SITES

SITE 14: COPPER CITY SQUARE



SITE LOCATION MAP

This site is known today as Copper City Square, is particularly relevant when considered in conjunction with the adjacent former Rod Mill site. Together, the two properties could complement each other as part of a larger redevelopment scenario, increase options for access to the Erie Canal, and connect to the American Alloy Steel site to the north. The 3.5 acre property is privately owned, and there has been open dialogue between the City and property owner about future redevelopment opportunities. The property was identified as a high priority strategic site and has been identified as a potential brownfield. Similar to the target strategic site criteria met by the Rod Mill property, the Copper City Square property increases the frontage along the Erie Canal and access to Harbor Way, and has additional benefits, including:

- 50,000 SF of useable warehouse space;
- more direct access to Harbor Way stub-out; and
- increases total property size to 10 acres.



The existing 42,000 SF warehouse includes an additional 30,000 SF of basement storage and usable space accessible via ramps.

The property has been identified as a potential brownfield that has not undergone any remediation. The site should be considered a candidate for site assessment grant funding in order to gain a better understanding of site conditions and redevelopment options.

site snapshot

- **3.5 acres**
- **Waterfront access**
- **50,000 sf of warehouse building**

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The existing building underwent significant investment and renovation. Since then, the 40,000 square foot ground level has hosted the Rod Mill Indoor Market, approximately 60 vendors within an covered marketplace, including produce, crafts and other wares.

The Copper City Square concept is envisioned as a center for start-up businesses, focusing on sustainable businesses and educational programs. The development will offer lower rents and flexible spaces relative to other retail spaces in the area.



Copper city square is also envisioned to be a safe family friendly location that supports the community, tourism and entrepreneurship. The conceptual plan includes the following components:

- 9,500 square feet devoted to the open market and small retail spaces ;
- 6,000 square feet for an anchor tenant, restaurant or club;
- 4,900 square feet for an event space ;
- Additional unallocated space;
- Parking and loading areas; and
- Demonstration area and retail space for Underground Greens.

highlight history: a beacon in the sky

Adaptive Reuse of Water Towers

Views of a water tower may potentially reach miles away. Aesthetics may inform the perception of visitors. As an icon of the community they may convey a sense of history, character, technological advancement or creative adaptability.

- **New Paint**
- **LED Lighting**
- **Signage and Logo**
- **Community Identity**



El Segundo Water Tower
El Segundo, CA

Underground Greens

An Indoor Urban Farm

A potential business that focuses on providing fresh, highly nutritious locally grown, chemical free, non-GM plants and produce, at an affordable price, as conveniently as possible all year round.