

# Water Distribution Assessment

District East Redevelopment Project  
Onondaga County, New York

Prepared by:



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**January 2023**

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## **1.0 INTRODUCTION**

The OHB Redev, LLC is proposing to redevelop the former Shoppingtown Mall into “District East” (Project). The Project site is located in the Town of Dewitt, east of Erie Boulevard and south of Kinne Road. The proposed Project focuses on transforming the approximately 69-acre property into a blended, multi-use site that will include retail space, medical/office space, residential, hotel, grocery, and entertainment.

## **2.0 WATER DISTRIBUTION**

### **2.1 Existing Conditions**

Water to the existing 1,184,426 Shoppingtown Mall is served by two water mains, one from Kinne Road at the north property boundary (8-inch) and a second from Erie Boulevard at the west property boundary (10-inch). The Town of Dewitt owns and operates the water distribution system and purchases water from the City of Syracuse and Onondaga County Water Authority.

### **2.2 Proposed Condition**

The proposed development will be comprised of a mix of uses including residential, entertainment, restaurants, hotel, retail, medical office, and office space. It is determined that the domestic water required to serve the site will be based on fire flow requirements for the site. Domestic water supply volume requirements are significantly lower than the fire flow requirements due to the demand rate of fire flow. A preliminary evaluation of domestic fire flow was conducted for each proposed use based on the square-foot of building area and required fire flow values. The existing water service is sufficient to provide fire flows that meet regulatory requirements. The fire flow calculations are provided in attachment 1.

To meet the increased demand, the proposed redevelopment project will connect to both the Erie Boulevard and Kinne Road water mains via a new 10-inch water main which will serve the site as schematically shown in attachment 2. This creates a looped system within the project site and provides redundancy in the event of a water main break. Additional service laterals will be provided to each facility within District East. Design details including lateral size and locations will be provided in future design phases and coordinated with the Town of Dewitt Water Department.

The Town of Dewitt has committed to continue to provide domestic water and fire service to the redevelopment site as outlined in their letter dated June 24, 2022 (attachment 3).

# District East - DeWitt , NY

## Attachment 1 - Fire Flow Calculations

January 6, 2023 Revised



**Argus Engineering, PLLC**

200 Boss Road  
Syracuse, NY 13211

Ph: 315.475.6061  
Fax: 315.475.6071

	Description	Gross Area (sf)	Construction Type	Required Fire Flow (GPM)	Flow Duration (hours)
A	Retail	4,400	2A	1,500	2
	Medical	245,267	2A	6,000	4
	Theater	70,525	2A	4,000	3
	Hotel	61,773	5A	1,250	4
B	Retail	10,841	2A	1,500	2
C	Retail	5,200	2A	1,500	2
	Residential	70,168	5A	1,250	4
D	Retail	10,800	2A	1500	2
	Residential	263,676	5A	2,000	4
E	Residential	228,992	5A	2,000	4
F	Retail	47,106	2A	3,000	2
	Office	37,080	2A	3,000	3
G	Parking Garage	396,976	1A	6,000	4
H	Retail	39,243	2A	3,000	2
	Medical	122,086	2A	5,000	4
	Residential	114,250	5A	2,000	4
I	Retail	44,166	2A	3,000	3
	Residential	73,260	5A	1,250	4
J	Retail	59,156	2A	3,250	2
	Residential	266,530	5A	2,000	4
K	Retail	31,982	2A	2,500	2
	Residential	111,786	5A	1,500	4
M	Grocery	46,750	2A	3,000	3





# PRELIMINARY

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a better environment

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Design & Research,**  
Landscape Architecture, Engineering  
& Environmental Services, D.P.C.  
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PROJECT TITLE: **DISTRICT EAST**

PROJECT LOCATION: **ERIE BOULEVARD SYRACUSE, NY**

CLIENT: OHB REDEV, LLC

DRAWING TITLE: **WATER DISTRIBUTION ASSESSMENT**  
**ATTACHMENT 2 - WATER MAIN LAYOUT - PROPOSED**

DRAWINGS ISSUED FOR / REVISIONS							EDR JOB#: <b>22101</b>
NO.	DATE	ISSUED FOR / REVISION		BY	CHK	APP	DATE <b>1/2023</b>
1	1/2023	FOR REVIEW		CRO	CPP		SG: <b>NOT TO SCALE</b>
2							DRAWN BY: <b>CPP</b>
3							CHECKED BY: <b>CPP</b>
4							DRAWING NUMBER:
5							<b>C-102</b>
6							

**C-102**



Water Distribution Assessment  
ATTACHMENT 3

5400 Butternut Drive  
East Syracuse, NY 13057-8509  
Phone: 315.446.3910 x4  
Fax: 315.449.0620

Water Department  
Mathew Reynolds, Superintendent

Edward M. Michalenko, PhD.  
Supervisor



June 24, 2022

Hueber-Breuer Construction Co.  
John F. OBrien  
PO Box 515  
Syracuse, NY 13205-0515

Re: Shoppingtown Mall, 3649 Erie Blvd. East  
DeWitt, NY 13214

To whom it concerns:

The Town of DeWitt currently provides commercial water service to the property at 3649 Erie Blvd. E. The Town is prepared to continue water service to any future development on this site. The Town can have a larger service installed for a fee.

If you have any questions you may contact me at (315) 446-3734 x 158 or my E-mail is [MReynolds@townofdewitt.com](mailto:MReynolds@townofdewitt.com).

Very truly yours,



Mathew Reynolds  
Water Superintendent