

Blueprint COMMUNITIES

Tamaqua Blueprint Community Team
570-668-6899

Schroeder & Schroeder Consulting

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Dear Property Owner,

The Alliance for Building Communities and the Tamaqua Blueprint Communities Team are sponsoring an Upper Floors Market Study of the upper stories of Tamaqua's Main Street Historic District (from Nescopec Street to the Little Schuylkill River). The study will be performed by Schroeder and Schroeder Consulting, PO Box 88, Barnesville, PA 18214.

The Market Study will include a survey of each building in the designated district and a questionnaire which will be provided to the building's owner(s). The study is being performed to determine if, with some renovations, some of these upper-story spaces could lend themselves to commercial, residential, retail, light industrial and perhaps other uses. Additionally, the study will be used to promote the development of upper-story spaces in this district.

Building owners are requested to complete the attached questionnaire about their building and assist in scheduling a visit to the building by the survey team. Additional information will be gathered by the survey team during its visit to your building. Owner's are requested to allow access to the upper floors in order to obtain accurate data. **Please contact the survey team at 570-449-1531 to schedule a visit to your building, or to address any questions or concerns you may have.**

Copies of the completed study will be made available to all cooperating building owners upon conclusion of the study.

Upper Floors Market Study - Owner Questionnaire Page 1 of 3
Schroeder & Schroeder Consulting P.O. Box 88 Barnesville, PA 18214

Building Address: _____
Owner Phone #: _____ Owner Cell #: _____

Current Use of 1st Floor: _____

Current Use of 2nd Floor: _____

Current Use of 3rd Floor: _____

Current Use of 4th Floor: _____

Past Uses of 1st Floor: _____

Past Uses of 2nd Floor: _____

Past Uses of 3rd Floor: _____

Past Uses of 4th Floor: _____

Approximate Area of 2nd Floor (if known): _____ Sq ft.
3rd Floor (if known): _____ Sq ft.
4th Floor (if known): _____ Sq ft.

Ceiling Height of 2nd Floor (if known): _____
3rd Floor (if known): _____
4th Floor (if known): _____

Owner's Opinion of Best Potential Use for 2nd Floor: _____

Upper Floors Market Study - Owner Questionnaire Page 2 of 3
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Building Address: _____

Owner's Opinion of Best Potential Use for 3rd Floor: _____

Owner's Opinion of Best Potential Use for 4th Floor: _____

What are the assets of the building? _____

Estimated cost to render viable (if known): 2nd Floor \$ _____
 3rd Floor \$ _____ 4th Floor \$ _____

If your building contains apartments, please complete the following:

Occupancy Type and Quantity:

Elderly, age 62+ _____ Section 8: _____ Handicapped: _____ General: _____

Existing Apartment Type: Quantity # of Bathrooms Sq. Ft. Per Apt. Rent

Existing Apartment Type	Quantity	# of Bathrooms	Sq. Ft. Per Apt.	Rent
Single Room				
Efficiency				
1 Bedroom				
2 Bedroom				
3 Bedroom				
4 Bedroom				
5 Bedroom				

Total # of Apartments: _____ Total # Occupied: _____

If applicable, what was your average utilization rate of the Section 8 voucher program at the end of last year? _____

Total # of People on Waiting List: _____ # of People on Section 8 Waiting List: _____

Building Address: _____

Would you recommend, and/or do you feel there is a need/sufficient demand to develop Section 8 housing? (please explain) _____

Please provide any additional information regarding the housing proposal that would assist in evaluating the need for the housing. _____

	Type of Service (gas, elec., etc.)	Included in Rent Yes / No	List the appliances provided within the units
Heat	_____	_____	_____
Hot Water	_____	_____	_____
Cooking	_____	_____	_____
A/C	_____	_____	_____
Unit Lighting	_____	_____	_____
Water		_____	_____
Sewer		_____	_____

Additional Comments/Questions:

Upper Floors Market Study - Schroeder & Schroeder Survey Team Checklist Page 1 of 2

Building Address: _____ Tax ID #: _____

Owner Name: _____

Owner Address: _____

Owner Phone: _____

Current Use of 1st Floor: _____

Current Use of 2nd Floor: _____

Current Use of 3rd Floor: _____

Current Use of 4th Floor: _____

Past Uses of 1st Floor: _____

Past Uses of 2nd Floor: _____

Past Uses of 3rd Floor: _____

Past Uses of 4th Floor: _____

Building History: _____

of Stories above 1st Floor: _____

Ceiling Heights of: 2nd Floor _____

Ceiling Heights of: 3rd Floor _____

Ceiling Heights of: 4th Floor _____

Upper Floors Market Study - Schroeder & Schroeder Survey Team Checklist Page 2 of 2

Building Address: _____ Tax ID #: _____

Realtor's Opinion of Best Potential Use for 2nd Floor: _____

Realtor's Opinion of Best Potential Use for 3rd Floor: _____

Realtor's Opinion of Best Potential Use for 4th Floor: _____

Accessibility: _____

Code Issues: _____

Sprinklered: Y N

Elec. System Condition/Size: _____

HVAC System Condition/Size: _____

Plumbing System Condition/Size: _____

Existing Wall Finishes: _____

Stair Construction: _____

Obstacles to Redevelopment: _____

Notes:

* **Photos**

* **Schematics/Dimensions**