

Development Plan Review Application Part 5(B) Project Narrative

Summary:

This project proposes to convert the upper 11 stories of this 15-story structure into 154 residential dwelling units. This property is presently primarily used for office space, with commercial/ retail space at the street level floors. Post conversion, a portion of the office space as well as the existing commercial uses will remain. The residential units will be a mix of 22 two (2) bedroom, 88 one (1) bedroom and 44 studio units of between 450 and 1,295 square feet. Each floor of residential units will be substantially identical to the other in layout. The conversion will be phased, and will occur on a floor by floor basis, working around existing lease expirations, with the conversion to be substantially complete by not later than 2021.

Building Description and Approach to the Residential Conversion:

- 90 State Street, Albany NY is a 15 story concrete and masonry structure, which was constructed in 1928. The building contains a total of approximately 172,010 useable square feet.
- 90 State Street is located within the Mixed-Use Downtown (MU-DT) Zoning District.
- The proposed residential conversion is to be completed on the upper 10 floors, which are floors 4-12 and 14-15, there is no 13th floor. The remaining space in the building, the commercial space below, will continue its present use.
- The conversion would commence on floor 11, which is now vacant. The work would be completed floor by floor, and therefore phased, with the work on each floor to be covered by individual building permits. The conversion timeframe on a per floor basis expected to be 6-8 months.
- The units are expected to be a mix of 22 two (2) bedroom, 88 one (1) bedroom and 44 studio units of between 450 and 1,295 square feet, with the total number of residential units to be 154.
- All existing office leases on these floors will have expired not later than 2021, with this phased project expected to reach substantial completion over 4 years, from 2017 to 2021 The phasing sequence will accommodate these existing leases.
- Parking spaces presently leased by the building will be an additional amenity to residents. 90 State Street is located within an MU-DT Zoning District which does not require parking.

Infrastructure/ Utilities:

- The building has existing manual wet standpipe which will remain. All floors converted to residential use will be sprinklered. The sprinklers would be installed in full compliance with NFPA 13 standards.
- The building is served by municipal water and sanitary sewer.
 - The existing 12” combined sewer will be dedicated to sanitary use and is adequate to serve the residential units proposed.
 - Existing roof drains will be separated from the sanitary and will discharge via a new lateral to the municipal system.
 - The building has one 4” water service, on South Pearl Street, fed from a 12” main in the west side of South Pearl. This service, with the aid of a fire pump, will serve the sprinklers on the residential floors.
- Heat & Cooling.
 - Heat will be provided with the existing radiators and the building’s gas boilers.
 - Cooling will be with existing rooftop chillers and fan coil air conditioning.
- The building has 4 existing 3,000 lb. elevators. There are a total of 6 elevator shafts, with the two additional elevator shafts used for mechanical and electrical risers.
- All floors in the building are concrete and 2 hour fire rated. Floors are approximately 11’ apart. During construction, all protections required by the code will be in place.
- Trash currently is, and will continue to be, handled interior to the building. Trash pick-up will remain during non-business hours. We anticipate there could be an increase in trash pick-up frequency.
- Since there is no change to the exterior or the site, there will be no additional stormwater discharge.

Construction/ Staging:

- Sidewalk/ Barricade Permits would be used for demolition and loading. This will be coordinated with City DGS, Traffic, Engineering and the Times Union Center.
- Construction materials will be delivered to the floor with the building’s high cab elevator.
- All construction materials will be staged at the floor on which work is being completed.