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Full Environmental Assessment Form Part 1 for

The Seventy-Six

South End Development, LLC

Second Ave and
Leonard, Scott, Krank & Seymour Streets
City of Albany
Albany County, New York

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Prepared for:

South End Development, LLC
45 Hudson Avenue, #213
Albany, NY 12201
Contact: Corey Jones, CEO

Prepared by:

Chazen Engineering, Land Surveying & Landscape Architecture Co., D.P.C.
547 River Street
Troy, NY 12180
518-273-0055

Chazen Project No. 32019.00

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1.0 PROJECT DESCRIPTION

1.1 Introduction

South End Development, LLC (SED) (the Applicant) is seeking approvals to develop a 448,801 gross-square-foot, mixed-use redevelopment project featuring 239 residential units, commercial and civic/institutional uses in Albany's South End neighborhood. The project will involve consolidation of 32 parcels and the Scott St right-of-way. In order for the project to occur, a Zoning Map Amendment is necessary to rezone existing properties from Residential Townhouse (R-T) and Mixed-use Neighborhood Edge (MU-NE) to Mixed-Use Campus/Institutional (MU-CI). The project will then seek approval of demolition of several 1 to 3-story residential structures/accessory structures, and a Development Plan for construction of (4) 6 to 8-story modular buildings that will have a solar canopy above and subsurface parking (total 250 spaces) below. Subsurface parking will be accessed via Leonard and Krank Streets. The off-street parking quantity will be reduced by 20% for the proposed redevelopment, in accordance with the Proximity to Transit adjustment outlined in Section 375-4(E)(3)(a) of the USDO and some credit will be taken for shared parking for the two uses with the largest off-street parking requirements (residential and retail).

The project is seeking to achieve the highest levels of sustainability, by pursuing Triple Net Zero (zero energy, zero water, zero waste) and passive house design. These goals will be achieved by a photovoltaic system, on-site wastewater and water treatment, on-site rainwater harvesting, and an elaborate waste stream and recycling plan. By application of these systems, the demand on the City's existing infrastructure will be eliminated or significantly reduced. Final routing, connection points, and construction level detailing for the utility improvements will be coordinated with the appropriate City departments. Based on the proposed density of the development and number of units, achieving net zero energy will require significant onsite power generation. The foundation of this will be through solar energy, which will utilize not only the roof area, but also select vertical faces of the building, to generate energy via traditional photo-voltaic technology, as well as solar thermal energy production. Micro-turbines will supplement the solar power generation giving the project the ability to store rainwater and produce power on demand, regardless of available sun. A combination of waste heat recovery and geothermal, as well as some innovative power generation technologies are also being vetted at this time to not just meet but exceed our net zero energy goal.

Development will be advanced in two phases:

1. Phase 1: Construction of (3) mixed-use buildings, ranging from 6 to 8-stories, with solar canopies and subsurface parking; elimination of Scott Street for conversion to a pedestrian plaza; and associated pedestrian, lighting, landscaping, and utility improvements.
2. Phase 2: Construction along Second Avenue of (1) mixed-use building, ranging from 6 to 7-stories (6-stories along Second Avenue frontage), with solar canopy and subsurface parking, and associated pedestrian, lighting, landscaping, and utility improvements. The design of the Phase 2 structure is dependent on the ability to acquire 84 and 86 Second Avenue, and the scale of the building will be reduced if the property owners decide not to sell.

In order to perform a comprehensive evaluation of environmental impacts, this narrative provides analysis of the following:

1. The Seventy-Six Development Plan: this evaluation is based on the scope and scale of the project, as currently proposed by the Applicant.
2. Zoning Map Amendment: this evaluation considers the maximum potential buildout that would be possible in the MU-CI zoning district, in the event that the project development plan does not occur.

Table 1 identifies the affected parcels that will be rezoned from R-T or MU-NE to MU-CI; and will then be consolidated into a single tax parcel and redeveloped as part of Phase 1 or 2 of the Development Plan.

Table 1: Summary of Project Parcels

Tax Parcel #	Address	Area (ac)	Current Zoning District	Proposed Zoning District
76.72-4-27	10 KRANK ST	0.07	R-T	MU-CI
76.72-4-26	15 KRANK ST	0.06	R-T	MU-CI
76.72-4-72	33 KRANK ST	0.20	R-T	MU-CI
76.72-4-70	37 KRANK ST	0.05	R-T	MU-CI
76.72-4-69	45 KRANK ST	0.08	R-T	MU-CI
76.72-4-78	1 SCOTT ST	0.04	R-T	MU-CI
76.72-4-74	4 SCOTT ST	0.08	R-T	MU-CI
76.72-4-75	6 SCOTT ST	0.04	R-T	MU-CI
76.72-4-28	7 SCOTT ST	0.05	R-T	MU-CI
76.72-4-76	8 SCOTT ST	0.04	R-T	MU-CI
76.72-4-29	9 SCOTT ST	0.05	R-T	MU-CI
76.72-4-77	10 SCOTT ST	0.04	R-T	MU-CI
76.72-4-30	11 SCOTT ST	0.05	R-T	MU-CI
76.72-4-31	13 SCOTT ST	0.05	R-T	MU-CI
76.72-4-32	15 SCOTT ST	0.05	R-T	MU-CI
76.72-4-61	2 LEONARD ST	0.04	R-T	MU-CI
76.72-4-33	4 LEONARD ST	0.04	R-T	MU-CI
76.72-4-36	8 LEONARD ST	0.03	R-T	MU-CI
76.72-4-35	10 LEONARD ST	0.04	R-T	MU-CI
76.72-4-34	12 LEONARD ST	0.03	R-T	MU-CI
76.72-4-66	16.5 LEONARD ST	0.03	R-T	MU-CI
76.72-4-67	17 LEONARD ST	0.04	R-T	MU-CI
76.72-4-62	18 LEONARD ST	0.04	R-T	MU-CI
76.72-4-63	20 LEONARD ST	0.04	R-T	MU-CI
76.72-4-64	22 LEONARD ST	0.05	R-T	MU-CI
76.72-4-65	24 LEONARD ST	0.05	R-T	MU-CI
76.72-4-68	32 LEONARD ST	0.07	R-T	MU-CI
76.72-4-20.1	76 SECOND AVE	0.40	MU-NE	MU-CI
76.72-4-16	84 SECOND AVE	0.08	MU-NE	MU-CI
76.72-4-15	86 SECOND AVE	0.09	MU-NE	MU-CI
76.72-4-14	88 SECOND AVE	0.08	MU-NE	MU-CI
76.72-4-13	90 SECOND AVE	0.09	MU-NE	MU-CI
	SCOTT ST RIGHT-OF-WAY	0.28	R-T	MU-CI
	TOTAL	***2.39 Ac ±***		

Table 2 presents the breakdown of the Development Plan for each building.

Table 2: Proposed Development Plan - Phase 1 and 2

Phase	Building Name	No. of Stories	Building Footprint (SF)	Gross Floor Area (SF)	Uses
2	Building A	6-7	13,500	117,341	Residential, Personal/Business Service, Specialty Retail, Mechanical, Parking
1	Building B	7-8	14,178	203,915	Residential, Office, Supermarket, Specialty Retail, General Retail, Restaurant, Mechanical, Parking
1	Building C	6-7	10,895	80,615	Residential, Personal/Business Service, Restaurant, Mechanical, Parking
1	Building D	6-7	5,682	46,930	Residential, Day Care Center, General Retail, Mechanical, Parking

1.2 Required Approvals (*updated July 21, 2020*)

Common Council:

- Zoning Map Amendment
- Decommissioning of Scott Street

Planning Board:

- Demolition Review
- Major Development Plan
- Conditional Use Permit

Zoning Board of Appeals:

- Area Variance(s)

City Departments/Agencies:

- Planning Department: Lot Consolidation
- Engineering & Water Departments: Stormwater, Grading and Erosion Permit; Curb Cut Permit; Utility Connections; Building Permit
- City of Albany Industrial Development Agency (IDA): Tax Exemptions & Financing

Albany County:

- Department of Health Approval

New York State:

- Department of Environmental Conservation (NYSDEC) State Pollutant Discharge Elimination System (SPDES) General Permit 0-20-001
- Energy Research and Development Authority (NYSERDA) Funding – various programs
- Homes and Community Renewal (NYSHCR) Funding
- Environmental Facilities Corporation (NYSEFC) Funding

2.0 PLANNING & ZONING

2.1 Land Use

The (32) tax parcels and Scott Street right-of-way proposed for redevelopment comprise approximately 2.39 acres in size. The properties that have existing structures, contain a mix of single-family, two-family, and townhouse residential uses. Many of the existing properties are vacant. The topography of the site slopes down from the northwest (high side) to the southeast (low side) toward the intersection of Seymour Street and Krank Street. Land uses located within 500 feet of the property include residential, commercial, open space and institutional. The zoning districts abutting the site include MU-NE, R-T, Single-Family, Medium-Density (R-1M), and Land Conservation (LC). Refer to **Figure 4** – Land Use Map.

2.2 Zoning: Dimensional Standards

The project site is currently split between the Residential-Townhouse (R-T) and Mixed-Use Neighborhood Edge (MU-NE) zoning districts. Based on a recommendation from the City's Planning Department, the project site is proposed to be rezoned to the Mixed-Use Campus/Institutional (MU-CI) zoning district. Refer to **Figure 5** – Proposed Zoning Map Amendment. The MU-CI zone has specific dimensional standards that are defined by the USDO.

The SEVENTY-SIX DEVELOPMENT PLAN

Phase 1 of the proposed project has been carefully designed to conform to the dimensional standards of the MU-CI zoning district. If 84 and 86 Second Ave are acquired by SED, then it is anticipated that two area variances may be sought for Phase 2 of development, which will include maximum lot coverage and maximum front building setback. As detailed design progresses, the maximum lot coverage may be reduced to conform to the USDO. The maximum front setback was strategically designed to alleviate visual impacts associated with the building height. The increased 30-ft setback will maintain the church as a focal point, reduce shadows on adjacent properties, allow for installation of a covered bus stop, and provide a vegetated pocket park along the frontage to draw the eyes down to the bottom 3-stories of the building.

ZONING MAP AMENDMENT

In order to evaluate environmental impacts associated with the zoning map amendment, a maximum buildout of the site was analyzed assuming 60% lot coverage and 8 stories, as permitted in the MU-CI district. The lot coverage conservatively assumes 60% building coverage, with required parking underground. This analysis excludes the Scott Street right-of-way, and only considers the two blocks of existing parcels slated for rezoning, as outlined below:

- Block 1 (bound by Second Avenue, Leonard Street, Scott Street, and Krank Street):
  - Total parcel area proposed for rezoning = 1.28 acres (55,567 sf) +/-
  - Maximum lot coverage/building footprint = 0.77 acres (33,340 sf) +/-
- Block 2 (bound by Scott Street, Leonard Street, Seymour Street and Krank Street):
  - Total parcel area proposed for rezoning = 0.83 acres (36,202 sf) +/-
  - Maximum lot coverage/building footprint = 0.50 acres (21,721 sf) +/-

COMPARISON

The following table summarizes the dimensional standards defined by the USDO for the MU-CI zoning district, in comparison to the proposed dimensions for The Seventy-Six Development, and the maximum buildout associated with the Zoning Map Amendment.

Table 3: USDO Dimensional Standards for MU-CI Zoning District

Description	Required	The Seventy-Six Development	Zoning Map Amendment
Minimum Lot Width	80 feet	107 feet	107 feet
Maximum Impervious Lot Coverage	60%	62%	60%
Maximum Front Setback	20 feet	32 feet	20 feet
Minimum Side Setback	0 feet	0 feet	0 feet
Minimum Rear Yard	0 feet 15 feet (adjacent to R District)	N/A	N/A
Maximum Principal Building Height	8.5 stories 5 stories (within 50-foot of property line of R-2 or R-T)	8 stories	8 stories
Maximum Accessory Building Height	1.5 stories	N/A	N/A

As shown, the Zoning Map Amendment analysis yields 2% less impervious lot coverage, setbacks that meet the USDO, and the ability to increase the building height by one story.

2.3 Zoning: Analysis of Permitted Uses (*updated July 21, 2020*)

Under existing conditions, the properties with frontage on Second Ave are currently zoned MU-NE. While uses in the MU-CI district are similar to those in the MU-NE district, it is recognized through the project community engagement that some residents are concerned about other potential uses for the properties, if they are rezoned and the Seventy-Six project does not move forward. As such, an assessment has been performed of the environmental impacts associated with all uses that will be permitted as a result of rezoning the properties from the current Residential, Townhouse (R-T) and Mixed-Use, Neighborhood Edge (MU-NE) districts, to the Mixed Use, Campus/Institutional (MU-CI) district.

The two main variants between the existing and proposed zoning are:

1. Maximum height of principal building; and
2. Permitted uses within the zones.

The analysis of impacts associated with the proposed zoning change focuses on these two variants.

The following table presents uses that are permitted in both the existing and proposed zoning, and therefore, will not be affected by the proposed zoning amendment. The only change associated with these uses would be in maximum allowable building height. Refer to Section 5.0 for an evaluation of visual and shadow impacts associated with building height.

Table 4: Identical Permitted Uses

Identical Uses	Existing Zoning (R-T and MU-NE)	Proposed Zoning (MU-CI)	Environmental Impacts
Dwelling (Townhouse, Live-Work, Multi-Family), Community Residential Facility, Group Living, Club, Community Center, Cultural Center, Day Care, Park/Playground, Police or Fire Station, Public Utility, Towers, Religious Institution, Office, Specialty Retail, Parking Lot, Recycling Drop Off Center, Accessory Dwelling Unit, Alternative Energy Generation Equipment or Facility, Cabaret, Composting of Household Waste, Customary Accessory Uses/Related Structures, Day Care Home, Delivery Service, Electric Vehicle Charging Station, Home Occupation, Rain Barrel, Sidewalk or Outdoor Café, Storage Shed, Swimming Pool, Telecommunication Antenna or Satellite Dish, Trash Storage Outdoor, Farmer's Market, Portable Storage Container, Temporary Construction Office/Yard, Temporary Real Estate Sales/Leasing, Temporary Seasonal Sales/Activity	Permitted or Accessory	Permitted or Accessory	The major impact associated with these uses will be based on the increase in building height to 8 stories. The impacts, including visual, shadow and other ancillary impacts associated with increased density, have been assessed in our current reports/narratives and provided to the City for review. It should be noted that the vast majority of uses within this table are the proposed uses of the Seventy-Six development.
Funeral Home/Crematorium	Allowed on Vacant Property	Allowed on Vacant Property	Same Impacts.

The following table includes proposed uses that are conditional under the proposed zoning. Therefore, application of these uses will require separate SEQR review, to include applicable impact studies that will be prepared, reviewed, and approved, as part of the Conditional Use Permit and Development Plan review process.

Table 5: Conditionally Permitted Uses

Nominal Impacts	Existing Zoning (R-T & MU-NE)	Proposed Zoning (MU-CI)	Environmental Impacts
Hotel	Allowed on Vacant Property	Conditional Review	Would be reviewed under separate SEQR.
Rooming House, Bar/Tavern, Controlled Substance Dispensary, Supermarket, Heavy Commercial Services, Self-Storage, Storage/Wholesale Distribution	Not Permitted	Conditional Use	Would be reviewed under separate SEQR.
Group Living, School	Conditional Use	Conditional Use	Would be reviewed under separate SEQR.

The table below includes the remaining uses that will be allowed within the proposed MU-CI district. Each use is assessed based on two criteria:

1. Viability of applying that use to the rezoned properties; and
2. Whether the environmental impacts of the use would be more significant than the proposed Seventy-Six development.

Table 6: Miscellaneous Permitted Uses

Use	Existing Zoning (R-T and MU-NE)	Proposed Zoning (MU-CI)	Environmental Impacts
Urban Agriculture	Accessory	Permitted	There would be limited to no adverse impacts related to agriculture.
Parking Structure	Accessory	Permitted	Our parking and transportation analysis shows that the existing neighborhood does not generate significant traffic volumes to justify a parking structure as the primary use. Therefore, any application including parking will be part of a larger application that would trigger a separate SEQR review.
Plant Nursery, Veterinarian/Kennel, Automobile Wash, Dispatch Service or Freight Truck Terminal, Light Vehicle Sales/Rental/Servicing, Transit Facility, Vehicle Fueling Station, Drive In or Drive Through	Not Permitted	Accessory	These uses are only permitted in conjunction with other principal uses. These are unlikely to be located at the site based on limited area and severe topography.

Mobile Vendor	Not Permitted	Temporary	No impacts due to temporary nature of use.
Assisted Living/Nursing Home, Higher Education Institution, Hospital, Indoor Recreation or Entertainment	Conditional Use	Permitted	Each of these uses require large land area and would be adversely impacted by the topography of the site making their application infeasible.
Restaurant, Bed and Breakfast, Personal or Business Service, General Retail	Conditional Use	Permitted	Restaurants, personal or business service, and general retail are proposed uses within the Seventy-Six and therefore have been assessed. Bed and Breakfast would have a significantly lesser impact.
Dormitory, Trade School, Outdoor Recreation/Entertainment, Convenience Retail, Artisan Manufacturing	Not Permitted	Permitted	Each of these uses require large land area and would be adversely impacted by the topography of the site making their use infeasible. Furthermore, a dormitory is not practical based on proximity to local colleges.
Convenience Retail, Artisan Manufacturing	Not Permitted	Permitted	These uses are low impact and similar uses are planned for the Seventy-Six development.

As detailed above, there is a large overlap in uses between the existing R-T and MU-NE zones and the proposed MU-CI zone. For the uses that will be permitted following rezoning, many will have a significantly lesser impact than the proposed project, for which environmental impacts have been assessed. The higher impact uses such as hospitals, dormitories, trucking or terminals, and entertainment are not viable given the constraints of the site, which include steep topography and limited property area.

In addition, despite being "Permitted" within the proposed zone, projects will still be subject to review through separate Development Plan Review applications. During the city's review, assessment and mitigation of impacts is required, and therefore, project specific reports will be required to determine impacts of the actual project.

The SEVENTY-SIX DEVELOPMENT PLAN

The Seventy-Six Development Plan proposes four mixed-use buildings, with the commercial allocation focused on service and amenity-based retail uses that do not currently exist, but are much needed in the South End. This innovative project will stimulate the creation of a new community enclave and encourage additional revitalization and investment in this neighborhood and surrounding areas. In conformance with the MU-CI permitted uses, the project includes: multi-family dwellings, office, personal/business service, restaurant, supermarket, general and specialty retail, day care, and community center space. Supermarkets are permitted in the MU-CI zoning district with approval of Conditional Use permit from the Planning Board. A breakdown of proposed uses is provided in Table 7 below.

Table 7: The Seventy-Six Proposed Use Breakdown

Use	Gross Floor Area
Multi-family Dwelling	200,633 SF
Community Center	2,353 SF
Restaurant	2,352 SF
Office	2,688 SF
Personal or Business Service	11,985 SF
General or Specialty Retail	9,249 SF
Supermarket	9,774 SF
Day Care Center	4,113 SF

ZONING MAP AMENDMENT

Analysis for the Zoning Map Amendment assumes that the maximum buildout of the site would be similar to the mixed-use breakdown of the Seventy-Six development plan. As such, a mix of commercial spaces would encompass the entire ground floor of the buildings and the remaining 7 stories in each building on each of the two blocks of parcels would be dedicated to residential one-bedroom and two-bedroom units, with the amount of one-bedroom and two-bedroom units being equal.

- Block 1 (bound by Second Avenue, Leonard Street, Scott Street, and Krank Street):
  - Mixed Commercial Uses = 33,340 GSF +/-
  - One-bedroom units = 21 per floor (147 total)
  - Two-bedroom units = 21 per floor (147 total)
  - Total Bedrooms = 441
- Block 2 (bound by Scott Street, Leonard Street, Seymour Street and Krank Street):
  - Mixed Commercial Uses = 21,721 GSF +/-
  - One-bedroom units = 14 per floor (98 total)
  - Two-bedroom units = 14 per floor (98 total)
  - Total Bedrooms = 294

2.5 Public Policy

The proposed project is anticipated to be consistent with local public policy. In accordance with Section 375-5(E)(24)(c) of the USDO, the following provides an analysis of the General Standards and Additional Standards that are defined for Zoning Map Amendments.

The following summary demonstrates the proposal's consistency with the General Standards articulated in the USDO for Zoning Map Amendments (Section 375-5(E)(24)(c)(i)).

A. Consistency with Albany 2030 Comprehensive Plan

The design of the Seventy-Six addresses each of the Vision Components of the Albany 2030 Comprehensive Plan, as follows:

(1) Safe, Livable Neighborhoods

The Seventy-Six will embody every aspect of a safe and livable neighborhood, within a green community setting. It will create high-quality housing (60% affordable), provide essential mixed-use and service retail space, establish walkable streets, and connect its residents and employees to quality schools, parks, recreation facilities, and mass-transit for linkage to downtown and beyond.

(2) Model Education System

The STEM center within the development will provide educational programs and workforce training to both youth and adults, and will provide a unique opportunity to educate the community about sustainable design and the innovative technologies being applied at the property.

(3) Vibrant Urban Center

The project will establish a new urban core within the South End Neighborhood, offering high-quality housing, on-site community benefits, essential service retail, and connections to existing neighborhood amenities, bikeways, and the new bus rapid transit line to be installed on Second Ave. The Seventy-Six purposefully creates a self-sustaining live/work environment, while providing valuable amenities to surrounding residential areas. Residents in adjacent neighborhoods will have access to all the amenities at the Seventy-Six, including employment opportunities, essential services, health care, retail and banking. Children in the area will be able to utilize the daycare and STEM services, come to the site for educational programs on sustainability, and provide safe access through the South End to Krank Park and the Charter school.

(4) Multi-Modal Transportation Hub

The project will establish safe and walkable complete streets, pedestrian access through the property, as well as connection to existing multi-model transportation networks, including bikeways and the new bus rapid transit line to be installed on Second Avenue. In line with the sustainable mission of the development, numerous transportation demand management approaches will be applied to limit the use of personal vehicles by residents and employees.

(5) Green City

The Seventy-Six aims to achieve the highest levels of sustainability through Triple Net Zero design (zero energy, zero water, zero waste) and passive house design. Each of the components will mitigate critical environmental concerns, promote community health, and engage the residents, employees, and community beyond to establish a mindset focused on sustainable living.

(6) Prosperous Economy

The Seventy-Six redevelopment aims to address the longstanding issues and disinvestment of the South End neighborhood in a very strategic way, and at a level of quality and sustainability that is unprecedented in Albany. Albany 2030 finds that the South End is one of the targeted communities designated as a Federal Enterprise and/or Empowerment Zone because of the concentrated levels of poverty and high unemployment. This innovative project will provide jobs in close proximity to areas of unemployment, affordable and safe housing options, daycare located where demand is high, and essential services in walking distance to other residents of the South End.

B. Conflicts with USDO and Code of the City of Albany

The proposed project has two areas of incompatibility with the dimensional standards in the MU-CI zoning district, which will arise in Phase 2 of the development:

1. Maximum impervious lot coverage: required 60%, actual 62%.
2. Maximum front setback: required 20 feet, proposed 32 feet.

The variance in maximum impervious lot coverage falls below the 10% allowable administrative adjustment. The project design is otherwise compliant with the USDO and City of Albany Code. As part of the project approvals, a Conditional Use Permit will be requested for the proposed grocery store.

C. Amendment is required by changed conditions

An Amendment is required to change the existing conditions in this block, which is characterized by vacant parcels and aging residential structures. The majority of this block is zoned for townhouse development. That zoning is insufficient to spur the development that is necessary to shift the tide from the abandoned and vacant parcels that exist in this block into a vibrant neighborhood center. The Zoning Map Amendment is necessary to re-envision the use of the land in the subject area. The proposed development seeks to integrate a new concept into this area to jumpstart the revitalization in the South End. This would be impossible without the bold and brilliant concept incorporating mixed use and innovative features to transform the area and enable additional investment in surrounding neighborhoods.

The traditional zoning of this area was insufficient to enable innovative design and uses at this site. The current zoning of the proposed parcels is now a combination of predominantly Residential Townhouse (R-T), with Mixed Use Neighborhood Edge (MU-NE) along Second Avenue. The code encourages mostly residential uses in these districts, restricting opportunities for bold visions necessary to revitalize this blighted area. The portion of the site along Second Avenue will allow for the proposed residential use, with complementary service retail uses, to stimulate the area at and around the Seventy-Six. The Second Avenue zoning is more consistent with the proposed rezoning of this entire block. The MU-NE zoning allows for and promotes the following uses: residential, community and cultural facilities, professional offices, services and retail. However, that district seeks to limit the commercial enterprises that are necessary for true live-work communities. As such, for the revitalization of this area to begin, these are necessary catalysts for the change that the comprehensive plan seeks in Albany. This innovative project could not occur with the property as it is currently zoned.

D. Amendment addresses a demonstrated community need **(*updated July 21, 2020*)**

For the entire city of Albany, demonstrated community need is articulated in the Albany 2030 comprehensive plan. Please see section 2.5(A) above for the analysis of needs for the greater City of Albany and how the Seventy-Six project will address them.

In addition, the 2007 Capital South Plan: SEGway to the Future ("Capital South Plan") focuses on the localized analysis of the South End neighborhood, with specific consideration of the area near the project site. This plan provides guidance on the history, shortcomings and vision for this area, with emphasis on Stabilizing, Energizing and Growing (SEG) the South End. The Seventy-Six project hits all of these important metrics for development in the South End. Interestingly, the Plan coordinators recognized the "need to work at a small scale where an immediate impact could be felt, and where existing public-private investments could be bolstered." *Plan, p. 11.* This is exactly the vision of the Seventy-Six proposal.

The design of the Seventy-Six addresses each of the demonstrated community needs identified in the Capital South Plan, as follows:

(1) Immediate employment opportunities

The Seventy-Six will generate roughly 1,000 construction jobs. This figure is based upon a factor of gross construction spending of $150,000 per full-time construction employee, with an overall preliminary construction estimate of $150 million dollars. It shall be noted that the modular style construction will reduce the quantity of construction workers required.

However, this reduction will be offset by the addition of significant jobs associated with the sustainable components of the building and site design. In addition, based upon the current commercial tenant program and the estimated staff required for property management, it is anticipated that 150 full-time jobs will be created at completion.

The anticipated job creation will fill an immediate need, create walkable employment opportunities, and provide incentive for current South End residents to remain in the neighborhood. SED is also committed to partnering with local workforce training and employment organizations to ensure that the majority of jobs are filled by residents of the South End neighborhood and the local community.

(2) Increase in property values

In order to spur neighborhood growth, the Capital South Plan recognizes the need to focus revitalization on key blocks, protect and enhance greenspace and community facilities, and increase commercial redevelopment, grocery store, new civic spaces, transit to employment, community amenities, and continuous safe pedestrian connections. Urban revitalization creates positive impacts that resonate beyond the scope of any specific project. Property values for neighborhood residents increase as the area becomes more desirable and the local government enjoys the benefits of increased assessments and a higher tax base. This translates into the availability of additional resources to benefit a specific area.

The Seventy-Six property is uniquely located in close proximity to essential public and community facilities, including:

- 0.5 miles from the South Police Station
- 0.6 miles from the South End Fire Dept
- 1.5 miles from Albany Medical Center
- Directly adjacent to Albany Community Charter School
- Directly adjacent to Krank Park & American Little League

The Seventy-Six will enhance the existing facilities, to include a partnership with neighborhood stakeholders for improvements and management of Krank Park.

The property is also easily accessible by public transit, including:

- CDTA bus route 6: runs east and west along Second Ave, and North to Downtown.
- CDTA bus route 7: within ¼ mile of property at S Pearl St.
- New CDTA River Corridor Bus Rapid Transit Line along Second Ave: will provide 10-minute stop intervals.

The existing public transit infrastructure will provide neighborhood-wide access to essential service-retail amenities that currently do not exist in this neighborhood, including:

- Grocery Store
- Bank
- Medical/Dental/Urgent Care
- Barber Shop/Salon
- Dry Cleaning
- STEM Center
- Day Care
- Aquaponics/Greenhouse

These uses were selected based on community need, as opposed to financial benefit, and will be provided at a new neighborhood core that will be safe and highly walkable. The Albany 2030 plan specifically highlights the goal of improving community health through access to fresh food and healthcare, which will both be provided at the Seventy-Six. As depicted in the

Food Access Map, the property is currently located within a "food desert," with no access to a grocery store within ½ mile. Filling this gap will benefit all residents in the surrounding area.

(3) Retaining residents who otherwise choose not to remain in the South End

Improving the neighborhood's overall image and desirability is key to retaining residents. The Seventy-Six will establish a new neighborhood core that will be accessible to all residents of the South End and beyond. The existing operation of the adjacent residential and commercial uses will not be adversely impacted by the redevelopment of this site. Instead, the existing structures will benefit from:

1. Increased property values without active investment;
2. Increased services available within a walkable area;
3. Availability of a grocery store without the need for a vehicle; and
4. Increased patronage to established commercial properties due to the increased number of residents and visitors to the Seventy-Six.

The Seventy-Six design has been strategically developed to mitigate impacts of common concern, including air, noise, traffic, parking, views, etc. In fact, through job creation, establishment of a vibrant neighborhood core, and access to community amenities, the desirability of the area and the quality of life of its residents will be improved. In addition, the modular style of construction will significantly reduce the construction duration, over typical construction methods.

(4) Quality affordable housing

The Seventy-Six will provide high-quality rental units in a neighborhood where quality housing is sparse. While 60% of the units will be affordable, all of the units will be designed with the same quality amenities and fixtures, meaning that affordable and market rate units will be identical.

The target affordability mix for the residential units is as follows:

- 20% Affordable Senior at 30-60% of Area Median Income
- 40% Affordable at 60-80% Area Median Income
- 40% Market Rate

**The final affordability mix will be determined by NYSHFA and NYSHCR.*

In addition to the goals for affordable rent, the sustainable design of the buildings will significantly reduce heating and cooling costs, to further reduce monthly expenses for residents.

(5) Reducing vacant/aging residential buildings in a cycle of decay and abandonment.

The increasing number of distressed and vacant lots in the South End signal an undesirable place to live, that creates a domino effect on the quality of life for the neighborhood. The Seventy-Six will turn the tide in this area, which will enable the surrounding areas to begin the process of revitalization.

The improvements proposed by the Seventy-Six to benefit the aging public infrastructure in this area. The Triple Net Zero Design will result in zero discharge of wastewater to the combined sewer system, a net positive renewable energy generation that will be returned to the grid, and a minimal increase in the demand for potable water from the City's public water main and water treatment facility that have more than adequate capacity. The reduction in

impacts to this infrastructure will also benefit the surrounding residential and commercial properties, that rely on these systems for their utility needs.

The City of Albany has also formally recognized the needs in this community by the recent Request for Proposals for the Provision of Planning Services Related to the South End Strategic Plan, that was released on November 15, 2019. Specifically, this plan is seeking information on known public or private development plans within the South End and seeks "action and implementation strategy for key redevelopment initiatives."

E. Amendment would improve compatibility among uses & ensure efficient development within the City

The proposed Amendment will allow for the development of an entirely new community within the South End. The design of the structures, and integration of mixed uses to support the residential component, were purposeful. In today's changing climate, demand is high for communities where services, employment, accessibility to mass transit and residences are located within walkable distances. The amenities offered at the Seventy-Six will not only benefit the occupants of the proposed project, but also the residential neighbors and businesses in the South End. Needed services, which include healthcare, grocery, day care and retail, will provide benefits to all those within the South End in walkable proximity to the site. No longer will residents of the South End be required to rely on automobiles. Pedestrian walkways through the property will provide well lit, safe and accessible connections in and through the neighborhoods, encouraging residents to walk to school, work and recreation.

The proposal integrates new design and planning standards that promote less reliance on automobile ownership together with green standards which have little impacts on the city's aging infrastructure. Because the project is Net Zero, the impact to the city's utilities will allow for efficient integration without demand on the city's services. The Seventy-Six purposefully creates a self-sustaining live/work environment, while providing valuable amenities to surrounding residential areas. Residents in adjacent neighborhoods will have access to all the amenities at the Seventy-Six, including employment opportunities, essential services, health care, retail and banking. Children in the area will be able to utilize the daycare and STEM services, come to the site for educational programs on sustainability, and provide safe access through the South End to Krank Park and the Charter school.

The modular component of the project allows for efficient and quick development of the site, significantly reducing the amount of time that the project impacts adjoining neighbors. While construction impacts to neighboring properties will occur, they will be limited in time and relate primarily to excavation of the site, pouring of foundations and placing the modular structures on the podium. The professionals providing expertise to this project are well versed in excavation within cities and will employ all necessary methods to document existing conditions and protect the adjacent structures. In comparison to typical construction, the duration will be short and well planned. The benefits of the project envisioned in the 2007 Plan will then be able to be realized in real time for those within the community.

F. Amendment would result in logical and orderly development pattern

The plan proposed for the Seventy-Six is a well thought out, studied proposal which contemplates, addresses and integrates community need, affordable housing options, job creation and low to no impacts to the environment in a self-sustaining project. This innovative plan uses contemporary architecture, allows residents of the South End and the Seventy-Six employment opportunities in walking distance to their homes and integrates unsurpassed sustainability and green building design to reduce impact on city infrastructure.

As stated in the Capital South Plan, vacant lots discourage investment and encourage crime. *Plan p. 43.* It is critical to clean up abandoned or vacant lots to begin the process of community renewal. Tying the new use to underutilized large parks, such as Krank Park, increases the overall quality of life for new and existing residents of the South End. The other community amenities of the site will bring necessary services that support the residential uses.

Connection of workers to jobs will be accomplished with jobs created in the retail, commercial and services provided on site at the Seventy-Six. In addition, the project will be on the bus rapid transit line, with an easy to access safe, well-lit and covered bus stop on Second Avenue. This will enable residents of the Seventy-Six to have convenient, reliable connection to outside jobs and for residents outside the project to get to work in the newly created jobs the project brings.

G. Project would avoid significant adverse impacts on the natural environment, including water, air, noise, stormwater management, wildlife, vegetation, wetlands and the natural functioning of the environment.

The city of Albany has never had a proposal that has more thoughtfully addressed impacts to the environment - providing creative solutions to climate change that engages the imagination about carbon free lifestyles. The Triple Net Zero project is cutting edge in the world's sustainable design. This project will be a flagship project for Albany, inviting other communities to model sustainable development by integrating this project's concern for environmental impacts. The project will integrate groundbreaking levels of sustainability in water and waste management, solar power, geothermal and passive housing design. Net zero buildings produce all the energy they need to operate, which significantly reduces the carbon footprint of this large project. The project's thoughtful re-use of water and waste lead the way in sustainable design, teaching residents, visitors and occupants how to lower their environmental impact.

The South End has significant stormwater issues which relate to aging infrastructure and combined sewers. The Seventy-Six Phase 1 carefully creates high-density development while treating all stormwater onsite and being a zero-water facility, thus taking pressure off aging city utility systems and reducing existing runoff for the neighborhood and surrounding watershed. Phase 1 includes collecting all rainwater off the roof and storing it for reuse. Adding a vegetated roof to the lower church annex will reduce runoff, enhance resident views, reduce heat, and create additional habitat area. New vegetated zones of native grasses and pollinator plants are planned for the streetscape along Second Avenue. These zones capture runoff from the sidewalk and blends the architecture into the landscape. The interior wooded courtyard will have no lawn and require no potable water irrigation. Our landscape design utilizes native short fescue grasses, tall native grasses, and pollinator flowers to create a natural setting amongst the existing trees and preserved rolling grade where tenants can enjoy the year-round textures and beauty.

The building design uses triple-pane windows, super-insulation, thermal bridge-free construction, winter passive solar heating, strategic shading for spring/summer/autumn, high efficiency heat recovery ventilation, and a very compact building form. This type of construction will reduce heating and cooling loads by almost 90%. The benefits to residents result in more efficient, less expensive heating and cooling costs. In addition, sustainable living environments are healthier for residents and users, benefitting the well-being of those who reside and work at the site. The project incorporates the governor's State of the State Social, Economic and Racial Justice Agenda, Albany's 2030 Climate

Action Plan, Albany's Five Cities Energy Plan, Albany's Climate Change Vulnerability Assessment and Climate Adaptation Plan, Albany's Energy Plan, the Capital Regional Sustainability Plan, along with many national and international standards for sustainable building design.

The following summary demonstrates the proposal's consistency with the Additional Standards articulated in the USDO for Zoning Map Amendments (Section 375-5(e)(24)(c)(ii)).

A. Compatibility with existing and proposed uses surrounding the project and appropriate zoning for the land. **(*updated July 21, 2020*)**

The proposed MU-CI zoning is compatible with the surrounding uses, which are a mix of residential and commercial. A review of the zoning map depicts the properties surrounding the area include three zoning districts, with the majority of the property surrounded by the mixed-use MU-NE zone, which is more closely aligned with the allowable uses in the proposed MU-CI zone. As shown on the map, the proposed MU-NE zone already exists on one third to almost one half of the property, including those parcels along Second Avenue. That zone continues along Second Ave, creating a corridor where commercial enterprises are encouraged. The existing zones are listed below, containing language descriptors of the zone from the USDO and a summary of similar uses to that which are allowed in the proposed zone.

1. **R-1M Single Family, Medium Density**: Medium density single family with limited recreational, educational and other neighborhood support uses, including community residence, cultural facilities, parks, public utilities or services, schools, towers, urban agriculture, parking structures, alternative energy facilities and equipment, day care, and home occupation.

2. **R-T Townhouse:** Blend of neighborhood townhouse style residences of varying sizes and configurations with a mix of uses where the buildings and area are consistent with such uses. Uses similar to the proposed zone include the following: community residences, community centers, cultural facility, day care center, urban agriculture, park, public utilities, school, towers, parking structures, alternative energy facilities, and home occupation.

3. **MU-NE Mixed Use Neighborhood Edge:** Moderate density with limited mixed use and opportunities for live-work environment. These areas closely abut residential districts and consist of a blend of uses including a mix of dwelling types, community and cultural facilities, professional offices, services, limited retail use and other support uses, including the following: group living, club, community center, day care, higher education, hospital, park, public utilities, school, towers, urban agriculture, restaurants, bed and breakfast, hotels, office, personal or business services, indoor recreation or entertainment, general and specialty retail, alternative energy facilities, cabaret, sidewalk and outdoor café.

   A side by side comparison of the permitted uses in the MU-NE (already existing on a little under half of the property) and the proposed MU-CI zones show very similar requirements. For any use that may have more impacts on the adjacent areas, the use table provides for controls, such as conditional use permits, to allow the city to evaluate the uses on a case by case basis.

The area under consideration for this zone change is characterized by some vacant, abandoned or underutilized buildings and lots. It is clear that since the 2007 SEGway plan, there has not been significant interest and investment in this area. The proposed rezone and subsequent project will inject a much-needed interest in development of this area, which will extend beyond the proposed project into surrounding neighborhoods.

The project will have the most direct impact on 84 and 86 Second Avenue, and the Elijah Missionary Baptist Church, during Phase 2 of construction. These are the only three properties within the two-block area, that are not under the direct ownership or control of SED. In the event that the Owners of 84 and 86 Second Ave decide not to sell, then the Development Plan Application for Phase 2 will be submitted with those properties excluded. Refer to sheet C-111 for an *Alternate Master Plan*, that reflects a modified scale of Building A, adjacent to the two existing structures. As for the existing church, SED is working closely with the Pastor for future lease of the rectory building, as well as shared interior and exterior community event space.

It shall also be noted that the project Architect, Engineers, and Construction Management company each have vast experience with construction in high-density, urban areas, adjacent to existing structures. As such, detailed protocols will be in place to document the existing condition of the buildings that remain, insure and protect the properties from the excavation and construction process, and mitigate impacts of construction on these structures. A detailed excavation plan will be provided for review and approval, prior to issuance of a building permit.

Remaining properties will not be directly impacted by the construction process, with the exception of typical and unavoidable construction impacts, to include truck traffic, increased activity at the site, temporary noise, etc. However, these impacts will be reduced by the condensed construction schedule made possible by the modular construction style. Upon completion of the project, the surrounding properties will be significantly benefitted by the project, as articulated more fully in Section 2.5 above. As depicted in the Traffic Study, the traffic levels of service (LOS) are currently operating at high (beneficial) levels, and the changes in the LOS are so insignificant as to not warrant any required mitigation.

B. Development would be adequately served by public facilities.

The proposed development would place less demand on the existing public utilities than the currently zoned uses because of the designed project's innovative use of energy, water, wastewater, stormwater and waste, as described throughout the submitted application. The proposed project has access to Krank Park, is in walkable distance to Lincoln Park and will provide additional park space within the open areas and hydroponic gardens that are a critical part of the proposal. The property is in close proximity to schools servicing the neighborhood and is adequately serviced by the city's fire and police protection. The proposed project replaces abandoned, overgrown and vacant properties, which create unsafe conditions and street security. The activity at the proposed site will create an overall positive atmosphere and safer community with the mixed nature of the uses on the site.

3.0 PROJECT OPERATIONS

3.1 Energy *(updated July 21, 2020)*

THE SEVENTY-SIX DEVELOPMENT PLAN

In alignment with the NYS climate goal to achieve 100% carbon-free electricity generation by 2040, the project is seeking a Zero Energy certification through the International Living Future Institute (ILFY), which mandates that all energy to support the development must be produced on-site. This will be accomplished through both thermal (solar thermal, geothermal, and heat pump dissipation) and electrical (solar canopy, solar screens, rainwater micro-turbines) renewable energy generation, in partnership with energy-saving fixtures, appliances, and heating/cooling design. The end result with be a net positive energy generation that will be returned to the grid.

3.2 Water Demand/Wastewater Generation *(updated July 21, 2020)*

THE SEVENTY-SIX DEVELOPMENT PLAN

In order to achieve the design requirements of Net Zero Water, the project will:

- Reduce potable water demand by 75%, through water efficient fixtures and a culture of conservation.
- Maximize water reuse by capturing and reusing 100% of stormwater for site, greenhouse, and vertical farming irrigation, and treating 100% of wastewater on-site for reuse in non-potable applications.
- Discharging any excess treated wastewater to the proposed separate storm sewer during dry weather only, and at a controlled rate.

This design will limit the demand for water drawn from the City's infrastructure to the minimum volume required by NYS regulation for potable water uses (drinking/showering), and provide a backup water supply for emergency purposes. In addition, 100% of wastewater generated on-site will be eliminated from the City's combined sewer system.

ZONING MAP AMENDMENT

Water demand and wastewater generation were analyzed for the maximum buildout associated with the Zoning Map Amendment, based on the maximum building coverage calculated in Section 2.2 for the two blocks of the property (Block 1 – north of Scott St, Block 2 – South of Scott St). The anticipated water demand and wastewater generation for the commercial uses are calculated using the New York State Design Standards for Intermediate Sized Wastewater Treatment Systems (March 5, 2014) standard of 0.1 gallons per day (gpd) per sf. As such, the anticipated average daily water demand and wastewater generation for the proposed development serviced by the City of Albany's water infrastructure is as follows:

$$\boldsymbol{Q_{BLOCK\,1} = (33{,}340\ sf\ x\ 0.1\ GPD/sf) = 3{,}334\ GPD}$$
$$\boldsymbol{Q_{BLOCK\,2} = (21{,}721\ sf\ x\ 0.1\ GPD/sf) = 2{,}172\ GPD}$$

The anticipated water demand and wastewater generated by the residential units are calculated using the New York State Design Standards for Intermediate Sized Wastewater Treatment Systems (March 5, 2014) standard of 110 gallons per day (gpd) per bedroom. As such, the anticipated average daily water demand and wastewater generation for the proposed development serviced by the City of Albany's water infrastructure is as follows:

$$\boldsymbol{Q_{BLOCK\,1} = (441\ bedrooms\ x\ 110\ GPD/bedroom) = 48{,}510\ GPD}$$
$$\boldsymbol{Q_{BLOCK\,2} = (294\ bedrooms\ x\ 110\ GPD/bedroom) = 32{,}340\ GPD}$$

The anticipated cumulative water demand and wastewater generation for Blocks 1 and 2 are shown here:

Table 8: Anticipated Cumulative Water Demand and Wastewater Generation

Use	No. of Units	Hydraulic Loading (GPD)	Average Day Demands (GPD)
Block 1			
Residential Units	441 bedrooms	110 / unit	48,510
Commercial	33,340 sq.ft.	0.1 / unit	3,334
Block 2			
Residential Units	294 bedrooms	110 / unit	32,340
Commercial	21,721 sq.ft.	0.1 / unit	2,172
Average Day Total			**86,356 GPD**
Maximum Day (2x Average Day)			**172,712 GPD**
Peak Hourly (4x Average Day)			**345,424 GPD**

It is important to note that any proposed projects within the newly created zoning district will be required to go through the municipal review and approval as set forth in the USDO and impacts on water demand and wastewater generation will be reviewed as part of that process.

3.3 Stormwater Management *(updated July 21, 2020)*

The project site is located within the Combined Sewer Overlay (CS-Overlay) District. In accordance with the City of Albany USDO, "All development and redevelopment within the City with a proposed area of disturbance greater than or equal to one-quarter (1/4) of an acre in size shall comply with the latest version of the NYSDEC Stormwater Design Manual that are written as applicable to properties with areas of disturbance of one (1) acre in size or larger." In addition, "the maximum allowable design peak-flow stormwater discharge into the combined sewer system shall be limited to the calculated peak-flow discharge of the 10-year storm for undeveloped site conditions, as determined." The City of Albany has a large volume of combined sanitary sewer systems with significant infiltration and inflow (I&I) issues.

THE SEVENTY-SIX DEVELOPMENT PLAN

The proposed project will collect all stormwater from the proposed development and treat, contain and re-use it on the project site. Stormwater will be utilized for non-potable water supply (toilet flushing) in the new development, irrigation on-site (landscaped area, aquaponics, greenhouse, and green screens on residential balconies), and in the production of power via microturbine technology.

The project development will require ground disturbance in excess of one acre; therefore, a Stormwater Pollution Prevention Plan (SWPPP) is being prepared. Stormwater quality will be enhanced through the implementation of temporary and permanent erosion and sediment control measures, the proposed stormwater management facilities, and other construction-phase pollution controls. Implementation of the stormwater management techniques will eliminate 100% of stormwater discharge to the combined sewer system. In addition, a separate storm sewer extension will be provided within Seymour Street for connection to an existing 60" reinforced concrete pipe (RCP) separate storm sewer located at the intersection with Benjamin Street. We are also working closely with the City Water Department to identify additional off-site improvements to mitigate combined sewer overflows. With the implementation of the SWPPP and proposed off-site improvements, no adverse impacts related to stormwater will occur and a significant volume of stormwater will be removed from the combined sewer.

ZONING MAP AMENDMENT

Any proposed project would be required to be designed to capture and treat stormwater in accordance with the requirements set forth in the City of Albany USDO. The city will have the opportunity to review and approve or disapprove any projects which may be proposed.

3.4 Solid Waste *(updated July 21, 2020)*

THE SEVENTY-SIX DEVELOPMENT

Demolition Waste

In accordance with Section 375-5(E)(17)(b)(i)(B), a minimum of 35 percent of demolition debris will be diverted from disposal in landfills through recycling, reuse, and diversion programs.

Construction Waste

The construction industry accounts for approximately 40% of solid waste in landfills. According to the EPA, new commercial construction, using typical construction methods, generates around 3.9 lbs of waste per square foot. For a project this size, that could equate to nearly 600 tons of waste. However, in line with the sustainable vision for the project, modular construction will be used for the 7-stories of each building in order to reduce construction waste. Industry data has shown that modular construction reduces waste by as much as 90%. Using traditional construction practices for the foundation and podium with modular construction above, we anticipate that approximately 250 tons of construction waste will be generated, which equates to a 58% reduction in construction waste.

Post-Construction Waste

On-site waste will be collected in a multi-stream approach, with a waste handling room on each floor of each building, that will provide designated shoots for recycling, bagged compost, and remaining solid waste. Residents will use a key fob to access the shoots, and all waste that is deposited will be weighed and tracked, to develop a program to incentivize waste reduction. All on-site waste handling will be managed by SED.

In addition, the project will include community benefit space to provide education in innovative approaches to recycling, reuse, and repurposing of waste materials. We will also partner with the Radix Center to use the compost material in local community gardens. The project will then contract with a 3rd party to haul excess solid waste to a facility that will convert waste to energy. The end result will be 100% of waste being diverted from landfills, and no burden on the City Department of General Services for waste handling.

ZONING MAP AMENDMENT

It is anticipated that solid waste will be part of the evaluation and approval under the USDO of any proposed non-residential uses in the rezoned area. These will be dependent upon the proposed use and proposals will not be approved if they are unable to meet the City's requirements for construction and post-construction solid waste.

3.5 Air Quality

The proposed development does not include, nor will it use on-site, any sources of air emissions, such as fuel combustion, waste incineration, or other processes or operations. Moreover, the high sustainability goals of the development will implement numerous methods to reduce carbon emissions, including:

- Reliance on renewable energy (solar photovoltaic and solar thermal)
- Emphasis on alternative transportation (public transit, carpooling, cycling, walking)
- Intensive solid waste management, recycling, and composting program
- Passive house design to minimize heating/cooling/air circulation loads
- Focus on community/organically grown fish and vegetables through the on-site hydroponic green walls, aquaponics garden and greenhouse.

3.6 Noise *(updated July 21, 2020)*

The proposed development will mitigate noise impacts to the adjacent neighborhood, by implementation of the following design components:

- Hours of operation for all commercial uses will conform to the City of Albany General Legislation and USDO, and will be reviewed and approved by the Planning Board.
- Loading operations and deliveries will occur during restricted timeframes, as reviewed and approved by the Planning Board.
- No loading or delivery truck will be allowed to sit idle for more than 5 minutes.
- Loading docks will be located within the buildings and the access drives to loading areas will be densely landscaped to provide a visual and noise buffer.
- The primary loading dock will be located at the southwest edge of the development, adjacent to an existing vegetated buffer on the opposite side of Leonard Street. This dense buffer will absorb and mitigate noise impacts.
- The continuous balconies along the north and south faces of each building will be equipped with hydroponic green screens. Both the configuration and the vegetation will help to absorb and mitigate noise impacts.
- Modular construction type will result in a greatly condensed construction duration, as well as reduced need for construction equipment, which will significantly reduce the temporary noise generated by construction. Construction hours of operation will also be limited to 6am to 8pm in accordance with City code.

3.7 Traffic and Transportation *(updated July 21, 2020)*

The SEVENTY-SIX DEVELOPMENT PLAN

The Seventy-Six redevelopment is surrounded by: the CDTC Tier 1 and Tier 2 bicycle and pedestrian priority networks, several existing bicycle routes, minor arterial roads in all directions, traffic relief roads, and Interstate Highway (I-187). The development will be serviced by two major transit networks (CDTA Bus Routes 6 and 7), as well as the new River Corridor BRT line. With this improvement, along with the existing network, the proposed development is well connected to the multimodal transit network, providing convenient and economical transit access for the residents and business users. Improvements as part of the BRT project include traffic signal replacements and a new signal at the Second Avenue/Slingerland Street intersection. Convenient access to the multimodal transit network is expected

to create a significant reduction in the trips generated from this net-zero community, which is designed to support a sustainable environment and healthy lifestyle.

Based on the detailed traffic impact analysis, it was determined that the proposed Seventy-Six development (Phase 1 and Phase 2) will have minor impacts on the operation of the peripheral road network. After adjustments, the total site trips generated from the development is 226 trips for weekday A.M. and 178 trips for weekday P.M. during 2021 future conditions.

The findings of the level of service analysis for future conditions in 2021 suggest that intersections along Second Avenue and S Pearl Street are anticipated to continue operating at a LOS "A" and "B" in the weekday A.M. and P.M. peak hours, with and exemption of First Avenue and South Pearl Street operating at a LOS of "C". Thus, the site generated traffic is not expected to materially impact the operations of the boundary road network.

The proposed Seventy-Six will have approximately 250 parking spaces in the underground garages. Both long-term (25 per building) and short-term (50 on-site) bicycle parking facilities will also be provided as part of the proposed Development Plan. We are fully confident that the number of parking spaces to be provided as part of this development will not only meet the minimum parking requirement, but also provide a low-carbon transportation footprint through emphasis on alternative transportation and a healthier lifestyle.

Considering the scale and scope of the development, it is expected that the full build-out of the proposed site will also benefit from the long-term improvement plans, transit initiatives and sustainable strategies being considered by the City, CDTA and other agencies within the study area.

In addition, the developer is committed to supporting the City to reduce single occupancy vehicle trips and incentivize the use of alternative transportation at the Seventy-Six. To achieve this end, the project is designed to provide site specific connecting infrastructure (bicycle parking, carpool parking, a connected pedestrian network within and around the development) that will be further supported by multi-year partnerships with CDTA, CDPHP Cycle! and 511NY Rideshare/iPool2 to promote best practice sustainable commuting initiatives.

Construction traffic impact resulting from the Seventy-Six is determined to be low, since the modular construction type is expected to generate significantly less traffic than a conventional construction project. The project site is also located less than ½ mile from the I-787 off-ramp, so the construction route will be short. In addition, two alternative construction access routes have been identified. The preferred route will follow the mixed-use corridor that already exists on S Pearl St and Second Ave. Since the quantity of on-site construction equipment will be significantly reduced for modular construction, the associated noise, emission & dust impacts will also be greatly reduced.

In summary, the Seventy-Six redevelopment is designed to promote a sustainable future and culture in the South End neighborhood of Albany, and will have minimal impact to traffic, parking, and the environment. Refer to the *Traffic Study, Parking Demand Study, and Transportation Demand Management Plan*, prepared by RA Engineering, Inc., dated June 22, 2020, for detailed analysis.

ZONING MAP AMENDMENT

It is anticipated that traffic impacts will be part of the evaluation and approval under the USDO of any proposed non-residential uses in the rezoned area. These will be dependent upon the proposed use and proposals will not be approved if they are unable to meet the City's requirements.

3.8 Off-Street Parking *(updated July 21, 2020)*

The SEVENTY-SIX DEVELOPMENT PLAN

The minimum required off-street parking spaces for the proposed development are shown in Table 4. The underground parking garage is designed to allow shared parking spaces between the residential and commercial users. Parking spaces for the commercial uses will be located near a dedicated elevator to facilitate convenient access from the parking garage to the commercial space. Certain parking spaces will be assigned, and all parking spaces will be monitored via a smart digital parking management system.

Table 9: Minimum Required Off-Street Parking Spaces

Use	Minimum Required Off-Street Parking Spaces	Proposed
Multi-family Dwelling[1]	1 space per dwelling unit= 239	**250**
Community Center	1 space per 300 SF of gross floor area = 8	
Restaurant	1 space per 150 SF of net leasable area = 16	
Office	1 space per 400 SF of net leasable area = 7	
Personal or Business Service	1 space per 400 SF of net leasable area = 30	
General or Specialty Retail	1 space per 400 SF of net leasable area = 31	
Supermarket	1 space per 300 SF of net leasable area = 33	
Day Care Center	1 space per 300 SF of net leasable area = 14	
Subtotal	*378*	
Minus Shared Parking Allowance (1.2 reduction factor for Multi-Family Dwelling & Retail uses)	*Shared Parking = (239+64)/1.2 = 253* *Reduction = 303-253 = 50* *=378-50=328* [1]	
Total Required after 20% Reduction for Proximity to Transit	=325 x 0.8 = **263** [2]	

[1] Per USDO Section 375-4(E)(3)(b), a shared use parking reduction factor can be applied to the two uses that have the largest required off-street parking quantity.

[2] Per USDO Section 375-4(E)(3)(a), the project site is located within ¼ mile of two transit stops with a peak service frequency of 15 minutes or better. As such, the off-street parking will be reduced by 20%.

ZONING MAP AMENDMENT

It is assumed that the maximum buildout for the Zoning Map Amendment would provide the quantity of parking spaces required by the USDO, or prepare a Parking Demand Study to support a reduction, which would be reviewed by the applicable City departments.

4.0 NATURAL RESOURCES

4.1 Soils

The project site is almost completely developed with buildings, pavement and sidewalks, and lawn/landscaping. **Figure 6** shows the soil types that are expected to be present on the project site, and Table 5 provides characteristics of these soil types according to Albany County Soil Survey information available in GIS and the Natural Resource Conservation Service website.

Table 10: Characteristics of Soil Types within Project Area

SOIL SYMBOL	SOIL TYPE	DRAINAGE	DEPTH TO WATER TABLE	DEPTH TO BEDROCK
HuE	Hudson silt loam, 25 to 45% Slopes	Moderately well-drained	> 80 inches	> 80 inches
Ur	Urban land	Not specified		
Ut	Urban land-Udorthents complex, 0 to 8% slopes	Moderately well-drained	36 - 72 inches	> 80 inches

A Geotechnical Investigative Report is currently being finalized and will be submitted in July.

4.2 Water Resources

The project site does not contain, nor does it adjoin any wetlands or waterbodies (see **Figure 3**). The project site is not located in a designated floodway or floodplain, and is not located over a primary, principal or sole source aquifer. Therefore, no impact to water resources will occur.

4.3 Vegetation and Wildlife

According to the NYSDEC Environmental Resource Mapper (**Figure 7**), there are no known occurrences of endangered, threatened, or rare species or a Significant Natural Community on or in the vicinity of the project site. According to the US Fish & Wildlife Service (USFWS) online consultation (see **Attachment A**), there is potential for the following species on or in the vicinity of the project site: Northern long-eared bat (threatened). Although the project site is a fully developed urban area and it is not anticipated to provide suitable habitat for this species, to avoid direct or indirect take of this species, it is recommended that any tree clearing take place between October 15 and March 31, as during this time, the bats would be hibernating and not present onsite.

5.0 DESIGNATED PUBLIC RESOURCES

5.1 Historic and Archeological Resources

In May of 2020, Hudson Valley Cultural Resource Consultants (HVCRC) completed a Phase 1A Literature Search and Sensitivity Assessment of The Seventy-Six Mixed Use Redevelopment Project proposed for the South End Neighborhood in the City of Albany. The purpose of the Phase 1 Cultural Resources Survey is to determine whether previously identified cultural resources (historic and archeological sites) are located within the boundaries of the proposed project, and to evaluate the potential for previously unidentified cultural resources to be located within the boundaries of the Project Area of Potential Effect (APE). All work was completed in accordance with the Standards for Cultural Resource Investigations and the Curation of Archeological Collections published by the New York Archeological Council (NYAC) and recommended for use by New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP).

The APE encompasses ±2.19 acres of residential properties, including 14 buildings, most of which are vacant. The Elijah Missionary Baptist Church, formerly Our Lady Help of Christians, and the St. Peter's Addiction and Recovery Center are located to the northeast of the project boundaries. The Church is considered eligible for listing in the National Register of Historic Places and will not be directly impacted by the proposed project. The site assessment revealed that much of the natural landscape has been

altered with cutting and filling to create level areas resulting in a mix of residential lawns, overgrown areas and asphalt covered driveways. Subsurface utilities border the parcels, and the roadways and many of the residential yards are currently fenced.

To complete a comprehensive study of the history of the APE and the surrounding region, HVCRC reviewed the combined site files of NYSOPRHP and the New York State Museum (NYSM) for information regarding previously recorded archeological sites within one mile (1.6 km) of the site. In addition, on May 12, 2020, HVCRC consulted the files at the OPRHP for information regarding cultural resources listed on the State and/or National Register of Historic Places (S/NRHP) within one half mile of the site.

Eleven archaeological sites have been recorded within a one-half mile radius of the site. The majority of these sites are historic in nature and represent domestic occupations in the nineteenth century. Two of these sites are reported as precontact period sites with human remains. These two locations were reported by Arthur Parker, former New York State Archaeologist, in the early twentieth century. The reported sites are listed in tabular form in Appendix A (Table 2) in **Attachment B**. None of these identified locations will be impacted by the proposed project.

As part of the research for this site, professionally completed surveys in the general area were consulted. More than eight archaeological surveys have been completed within a one-half mile radius of the Project Area. These surveys were completed for the replacement or addition of buried infrastructure, the redevelopment of portions of city blocks and are primarily Phase 1 Surveys. These surveys have been listed in tabular form in Appendix A (Table 3) in **Attachment B**.

The National Register Database and NYSOPRHP files were reviewed to identify structures on or in the vicinity of the site that have been listed on the National Register or identified as National Register Eligible. There are six National Register Listed properties and districts, and three National Register Eligible properties located within a one-half mile radius of the site.

To the north are the South End-Groesbeckville Historic District, Mansion Historic District, and Lincoln Park. The Nut Grove and Cherry Hill historic properties are located to the south of the site. A structure at 48B Dove Street to the west is also listed in the National Register. These National Register properties will not be directly impacted by the proposed project.
Two properties located to the north, 5 Clinton Street and 206 Morton Avenue, are eligible for Listing in the National Register. The Elijah Missionary Baptist Church adjacent to the site boundaries is also eligible for listing on the National Register. This church, constructed in 1880, was one of the first buildings constructed within the general vicinity of the site.

Based on the preceding information, there is potential for the APE or project site to yield pre-contact sites. In addition, numerous historic sites have been identified within 1/2 mile of the site. The presence of these early structures suggests that the Project Area has the potential to contain intact subsurface features associated with the nineteenth and early twentieth century residential occupation (i.e. privies, cisterns, basements etc.). Therefore, a Phase 1B Archaeological Field Reconnaissance Survey was performed. A series of five mechanical trenches were excavated, varying in depth and length, and indicated that there are no intact archaeological deposits located within the study area. Therefore, no further archaeological surveys are warranted within the study area. See **Attachment C** for the complete report.

5.2 Scenic and Aesthetic Resources

Figure 9 depicts the publicly accessible federal, state, or local scenic or aesthetic resources that are located within 5 miles of the project site. Figures 10 and 11, further depict the approximate viewshed of the Seventy-Six Development Plan from the scenic or aesthetic resources during both the bare earth (unvegetated/winter) and Vegetated conditions.

5.3 Shadow Study

Refer to the Shadow Study, dated June 2020, prepared by Garrison Architects.

5.4 Visual Assessment

The existing South End neighborhood is characterized by blight, vacancy, and aging residential/commercial structures. The numerous abandoned, overgrown, and vacant properties create unsafe conditions and undesirable views. Having grown up in the South End, the leaders of SED are intimately familiar with the longstanding issues and disinvestment that have occurred in their home. Despite the development of the 2007 Capital South Plan: SEGway to the Future, there has not been significant interest nor investment in this area. In alignment with the Capital South Plan, the Seventy-Six aims to be the first major project to Stabilize, Energize and Grow (SEG) the South End.

While the views from the adjacent residential properties will change, the transformation will be immensely positive as the Seventy-Six will establish a vibrant, safe, and sustainable neighborhood center that the residents of the South End can be proud of. The Seventy-Six redevelopment is pursuing an unprecedented level of sustainability through its Passive House and Living Building certifications. Achieving Tripe Net Zero (zero energy, zero water, and zero waste) is extremely challenging in an urban multi-family midrise development, and requires rigorous design and employment of cutting-edge technologies. As such, the outward appearance of the buildings expresses this by necessity, including balconies that shade the sun and support photovoltaic panels and vegetation. The buildings' end walls and roof canopies will be clad in photovoltaic panels to capture the energy of the sun and power the building systems. Vegetation will also play a significant role, contributing to the filtration of rainwater, reduction of urban heat-island effect, and a healthier environment for those who live at the Seventy-Six, or visit for work or play. There are plantings integrated throughout the complex, on the aforementioned balconies, courtyards between buildings, and in strategic areas of green roofs. The aesthetic of the building will be a consequence of the commendable sustainability efforts, which will serve as a strong precedent for sustainable development in the Capital Region, throughout New York, across the United States, and around the World.

When evaluating the views from the adjacent residential properties, its important to note that roughly (14) of the directly adjacent properties are vacant and (6) of the directly adjacent properties are commercial or community service uses. In addition, Krank St offers a unique configuration where only two total residential properties have frontage on Krank St, while the remaining have frontage on the downhill side along Odell Street. Lastly, the portion of Leonard Street located south of Scott Street, does not have any residential structures with frontage on Leonard Street. Instead, that area has existing vegetation that provides a natural visual buffer for the upgradient residential properties along Liebel St. Please refer to **Figure 4** - Land Use Map, for uses within 500-ft of the project site.

There are also numerous design strategies that are being applied to the proposed redevelopment to minimize the visual impacts to adjacent properties. To start, the height of the four, 6 to 8-story buildings will be softened by the significant grade change of 58-ft from the northwest corner at Second Ave, down to southeast corner at Seymour St. The elevations of the buildings will be stepped down the hill to mimic the site topography and subsurface parking will be provided. While the height of the surrounding buildings are generally 2 to 3-stories, the adjacent Elijah Missionary Baptist Church stands tall, with the steeple at roughly 80-ft. Based upon feedback from the Planning Board, as well as community members, the height of each building has been adjusted to further minimize impacts. Building A, along Second Ave, will be 6-stories along the frontage, and step up to 7-stories along its southern length. Building B will be 8-stories along the northern edge, then step down to 7-stories for the southeast quadrant. Buildings C & D will

generally be 7-stories, with the exception of small portions along the eastern edge that will step down to 6-stories, along the narrow Krank St.

Additionally, the buildings have been strategically oriented to minimize the visual impacts to the adjacent residential properties.

- Building A, along Second Ave, will be set back 30-ft from the front property line (area variance will be requested) to maintain the church as a focal point, reduce shadows on adjacent properties, allow for installation of a covered bus stop, provide a vegetated pocket park along the frontage, and utilize vegetation and variation in building facade to draw the eyes down to the bottom 3-stories of the building.
- Buildings B & C will be located on the North/South sides of the new pedestrian plaza (formerly Scott St) with the skinny width of each building oriented parallel to the Leonard and Krank St residential road frontages, such that the buildings will appear smaller in scale. This orientation will create a clear line of sight through the plaza, giving both the Leonard St and Krank St residents a view of the vibrant new community center where commercial and service amenity uses will be available to all. This will be a significant improvement over the currently underutilized, single-block Scott St that has only (2) residential structures and (1) accessory garage structure along its entire road frontage.
- Building D, along Seymour St, will similarly have the skinny width parallel to the frontage of the residential roads. The length of the building along Seymour St will complement the adjacent Albany Community Charter school, which is set back from Seymour St and has its main entrance along Krank St. In addition, Building D has been strategically designed to include the Daycare and STEM center uses, which will provide support and educational opportunities for the school.

The Seventy-Six will embody every aspect of a safe and livable neighborhood, within a green community setting. It will create high-quality housing (60% affordable), provide essential mixed-use and service retail space, establish walkable streets, and connect its residents and employees to quality schools, parks, recreation facilities, and mass-transit for linkage to downtown and beyond. Compared to the abundance of vacant and overgrown properties that exist, the Seventy-Six will create a positive aesthetic that will spur much-needed investment and redevelopment of the South End.

FULL ENVIRONMENTAL ASSESSMENT FORM (FEAF) PART 1 FORM

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: The Seventy-Six		
Project Location (describe, and attach a general location map): 76, 84, 86, 88 & 90 Second Avenue; 2, 4, 8, 10, 12, 16.5, 17, 18, 20, 22, 24, & 32 Leonard Street; 1, 4, 6, 7, 8, 9, 10, 11, 13, & 15 Scott Street; 10, 15, 33, 37, & 45 Krank Street, City of Albany, Albany County, NY. Tax parcels: 76.72-4-13 thru 16; 20.1; 26 thru 36; 61 thru 70; 72; 74 thru 78. See Figures 1 & 2.		
Brief Description of Proposed Action (include purpose or need): The Applicant is seeking approvals to: 1) Rezone the above parcels, and 2) Develop a 448,801 gross-square-foot, mixed-use redevelopment project featuring 239 apartments, commercial and institutional uses in Albany's South End. The project will involve consolidation of (32) parcels as part of a Zoning Map Amendment (rezoning from R-T & MU-NE to MU-CI), a District Plan, demolition of several 1 to 3-story residential structures/accessory structures, and construction of (4) 6 to 8-story modular buildings that will have a solar canopy above and subsurface parking (170 spaces) below. Development will be advanced in two phases. Phase 1: Construction of (3), 6 to 8-story mixed-use buildings with solar canopies and subsurface parking; elimination of Scott Street for conversion to pedestrian plaza; and associated utility improvements; Phase 2: Construction of (1) 6 to 7-story, mixed-use building with solar canopy and subsurface parking; and associated utility improvements. Note: the scale of Phase 2 is dependent on acquisition of 84 and 86 Second Avenue. Subsurface parking will be accessed via Leonard and Krank Streets. The Proximity to Transit adjustment will be applied to allow for a 20% reduction in required off-street parking spaces. The project is seeking to achieve the highest levels of sustainability, by pursuing Triple Net Zero (zero energy, zero water, zero waste) and passive house design.		
Name of Applicant/Sponsor: South End Development, LLC (Corey Jones, CEO)	Telephone: (803) 280-0601 E-Mail: cjones@southenddevelopment.com	
Address: 45 Hudson Ave., #213		
City/PO: Albany	State: New York	Zip Code: 12201
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	Zoning Map Amendment, Vacating of Scott Street	May 2020
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Major Development Plan, Conditional Use Permit	April/July 2020
c. City, Town or Village Zoning Board of Appeals ☑Yes ☐No	Area Variance	July 2020
d. Other local agencies ☑Yes ☐No	Stormwater, Grading,& Erosion Permit; Curb Cut Permit; Utility Connections; City of Albany Industrial Development Authority (IDA)	Sept 2020
e. County agencies ☑Yes ☐No	Albany County Department of Health	July 2020
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSERDA Funding; NYSHCR Funding; NYSEFC Funding	To be determined
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑Yes ☐No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes ☐No

If Yes, identify the plan(s):

NYS Heritage Areas:Mohawk Valley Heritage Corridor

Capital South Plan - SEGway to the Future (2007)

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district? See Figure 5.
Residential-Townhouse (R-T) and Mixed-Use Neighborhood Edge (MU-NE).

b. Is the use permitted or allowed by a special or conditional use permit? All proposed uses are permitted or allowed by conditional use permit in the MU-CI zoning district ☐ Yes ☑ No

c. Is a zoning change requested as part of the proposed action? ☑ Yes ☐ No
If Yes,
i. What is the proposed new zoning for the site? Mixed-Use Campus/Institutional (MU-CI)

C.4. Existing community services.

a. In what school district is the project site located? City School District of Albany

b. What police or other public protection forces serve the project site?
Albany Police Department

c. Which fire protection and emergency medical services serve the project site?
Albany Fire Department (South End) (firefighters, paramedic(s), rescue squad)

d. What parks serve the project site?
Krank Park, Veterans Memorial Park, Elizabeth Street Park, Hummel Street Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Mixed use: residential, commercial and insitutional

b. a. Total acreage of the site of the proposed action? 2.39 acres
b. Total acreage to be physically disturbed? 2.39 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.39 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Proposed lot consolidation for mixed-use redevelopment, including residential, commercial and institutional
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? 1
iv. Minimum and maximum proposed lot sizes? Minimum N/A Maximum N/A

e. Will the proposed action be constructed in multiple phases? ☑ Yes ☐ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated 2
- Anticipated commencement date of phase 1 (including demolition) Sept. month 2020 year
- Anticipated completion date of final phase Dec. month 2022 year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:
The scale of Phase 2 is dependent on acquisition of 84 and 86 Second Avenue.

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				184 apartments
At completion of all phases				239 apartments

Completion of Phases:
46 Studio
79 one-bedroom
76 two-bedroom
33 three-bedroom
5 penthouse

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

i. Total number of structures 4

ii. Dimensions (in feet) of largest proposed structure: 87'-6" height; 250 feet width; and 62 feet length

iii. Approximate extent of building space to be heated or cooled: 448,801 square feet

Due to passive house design, heating/cooling needs will be decreased.

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☑ Yes ☐ No

If Yes,

i. Purpose of the impoundment: Blue roof storage, ground-level rainwater harvesting tank, & aquaculture pond to capture stormwater for reuse

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☑ Other specify: Harvested rainwater & stormwater runoff

iii. If other than water, identify the type of impounded/contained liquids and their source.

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: 1.0 acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

High-density plastic (blue roof), metal/concrete (rainwater harvesting tank), earth impoundment (aquaculture pond)

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☑ Yes ☐ No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i .What is the purpose of the excavation or dredging? construction of buildings, grading and preparation of site.

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): roughly 56,000 cubic yards
- Over what duration of time? two months

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

The soil type (clay) is unsuitable for this type of construction and will be disposed of according to applicable codes and regulations by a licensed hauler and at a licensed facility.

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☑ No

If yes, describe. Processing is not required. The need for dewatering will be determined by supplemental geotechnical investigation that will be performed.

v. What is the total area to be dredged or excavated? 1.61 acres

vi. What is the maximum area to be worked at any one time? less than one acres

vii. What would be the maximum depth of excavation or dredging? 20 feet

viii. Will the excavation require blasting? ☐ Yes ☑ No

ix. Summarize site reclamation goals and plan:

The site will be developed with four mixed-use buildings.

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

See Figure 3.

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

_____

_____

_____

_____

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

_____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

_____

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No

If Yes:

Multiple water saving and reuse techniques will be employed to significantly reduce water demand.

i. Total anticipated water usage/demand per day: Maximum 22,000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑ Yes ☐ No

If Yes:

- Name of district or service area: Albany Water District
- Does the existing public water supply have capacity to serve the proposal? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No
- Do existing lines serve the project site? ☑ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑ No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

_____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No

If Yes:

Multiple water saving and reuse techniques will be employed to significantly reduce wastewater generation.

i. Total anticipated liquid waste generation per day: Maximum 22,000 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Sanitary wastewater

_____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: Albany County Water Purification District South Plant (Port of Albany)
- Name of district: Albany County Water Purification District
- Does the existing wastewater treatment plant have capacity to serve the project? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 1.48 acres (impervious surface)

_____ Square feet or 2.39 acres (parcel size)

ii. Describe types of new point sources. New separate storm sewer extension within Seymour Street.

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? Stormwater is proposed to be reused on site for greywater systems and site irrigation. Excess stormwater will be treated and discharged to a proposed separate storm sewer extension. During construction, stormwater management will be implemented per the Stormwater Pollution Prevention Plan (SWPPP) and NYSDEC Standards and Specifications for Erosion and Sediment Control.

- If to surface waters, identify receiving water bodies or wetlands: The separate storm sewer will ultimately discharge to the Hudson River.
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☑ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☑Yes ☐No

If Yes: Refer to the Traffic Study, Parking Demand Study, and Transportation Demand Management Plan, dated June 22, 2020

i. When is the peak traffic expected (Check all that apply): ☑ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

(10) 40ft single-unit truck/waste disposal trucks

iii. Parking spaces: Existing 0 Proposed 250 Net increase/decrease 250

iv. Does the proposed action include any shared use parking? ☑Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

Subsurface parking will be accessed via Leonard Street and Krank Street. Scott Street will be decommissioned

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☑Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☑Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☑Yes ☐No

Pedestrian plaza replacing Scott Street; reconstructed and improved sidewalks; residents will be educated on sustainable living and encouraged to choose walking/biking/mass-transit.

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

Energy conservation strategies will include a high-performance facade free of thermal bridging; careful selection of plumbing fixtures; high-efficiency lighting with controls; high-efficiency heating, cooling, and energy recovery ventilation; low energy appliances; and high-density building massing.

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

Maximum of 6,199 MWh per year in accordance with Passive House (PHIUS) standards

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): hybrid solar thermal/PV system on roof canopy and vertical panels on the east/west facades. Energy generated in excess of demand will either be sold to the grid or stored in batteries for later use. Turbines are being considered to supplement solar power generation.

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 6:00 AM - 8:00 PM
- Saturday: 6:00 AM - 8:00 PM
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 24 hours (Apartments); see note
- Saturday: 24 hours (Apartments); see note
- Sunday: 24 hours (Apartments); see note
- Holidays: 24 hours (Apartments); see note

Note: The hours of operation for the proposed day care, supermarket, community center, restaurant, office, retail, and general commercial will conform to the City of Albany General Legislation and USDO, and will be provided to the Planning Board for review.

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Temporary noise above local ambient levels may occur during construction activities due to equipment operation. Construction will be limited to 6:00 am to 8:00 pm in compliance with Chapter 255 of the City of Albany Code (Peace and Good Order).

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☑ Yes ☐ No

Describe: Tree/brush areas located along Krank Street will be removed. However, new landscaping (including street trees) will be installed in conformance with City of Albany General Legislation and USDO, and will be provided to the Planning Board for review.

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Lighting will be in compliance with City of Albany Unified Sustainable Development Ordinance and other applicable codes and regulations.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☑ Yes ☐ No

Describe: Tree/brush areas located along Krank Street will be removed. However, new landscaping (including street trees) will be installed in conformance with City of Albany General Legislation and USDO, and will be provided to the Planning Board for review.

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☑ Yes ☐ No

If Yes:

i. Describe proposed treatment(s):

Pest control will be required after occupation of the building. Application would be by licensed applicators using minimal levels of application required.

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☑ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: 250 tons per Phase 1 (unit of time)
- Operation : 10 tons per week (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: 35% of demolished materials to be recycled/reused to conform with the City of Albany General Legislation and USDO. Modular construction will result in roughly a 58% reduction in waste over typical construction methods.
- Operation: Project will include waste/recycling space on each residential floor and for commercial uses to allow for multi-stream sorting of recyclables, organic waste, and solid waste. Project will contract with a 3rd party for off-site hauling of solid waste to a certified facility that will convert waste to energy.

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: TBD
- Operation: The development will not result in use of the City's waste management operations nor would it add volume to the local landfills.

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☑ Urban ☐ Industrial ☐ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

See Figure 4.

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.75	1.48	+0.73
• Forested	0.38	0.00	-0.38
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.15	0.00	-0.15
• Agricultural (includes active orchards, field, greenhouse etc.)	0.00	0.00	N/A
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.00	0.00	N/A
• Wetlands (freshwater or tidal)	0.00	0.00	N/A
• Non-vegetated (bare rock, earth or fill)	0.00	0.00	N/A
• Other Describe: Lawn, Landscaping, Green Roof	1.11	0.91	-0.20

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑ Yes ☐ No

If Yes,

i. Identify Facilities:

Albany Community Charter School, School 17

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes: Refer to the Phase 1 Environmental Site Assessment, prepared by The Chazen Companies, dated June 23, 2020.

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If yes, provide DEC ID number(s): B00005, B00055

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

B00005 - Former Jared Holt Mfg Site: located 0.22 miles downgradient, Classification C (Complete)

B00055 - Ganesvoort/Franklin Street Parcel: located 1,500-ft downgradient, Classification C (Complete)

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site See Figure 6.

a. What is the average depth to bedrock on the project site? >6.67 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:

Ut: Urban land-Udorthents	61.9 %
Ur: Urban land	28.6 %
HuE: Hudson silt loam	9.5 %

Refer to the Geotechnical Investigative Report, prepared by The Chazen Companies, dated July 13, 2020.

d. What is the average depth to the water table on the project site? Average: > 12 feet

e. Drainage status of project site soils:
☐ Well Drained: _____% of site
☑ Moderately Well Drained: 100 % of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 90.5 % of site
☐ 10-15%: _____% of site
☑ 15% or greater: 9.5 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features. See Figure 3.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☑ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____
Typical urban species _____ _____ _____
_____ _____ _____

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation): _____
_____
ii. Source(s) of description or evaluation: _____
iii. Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☑ No

If Yes:
i. Species and listing (endangered or threatened): _____
The EAF Mapper program automatically checked no as there are no endangered or threatened species per NYSDEC; United States Fish and Wildlife identify potential for Northern Long-eared Bat (threatened) at this location per Information for Planning and Consultation (IPAC) website, see Attachment A and Figure 7.

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:
i. Species and listing: _____
_____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use: _____
_____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site? _____
ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____
_____
_____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name: _____
ii. Basis for designation: _____
iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☑ Yes ☐ No

If Yes:

See Figure 8.

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☑ Historic Building or District

ii. Name: Eligible property:70 Second Avenue, Albany, South End-Groesbeckville Historic District

Phase 1A & Phase 1B Archaeological Studies are included in Attachments B and C.

iii. Brief description of attributes on which listing is based:

Mid-19th century and late Victorian architecture.

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

See Figure 9.

If Yes:

i. Identify resource: State/National Register of Historic Places resources; NYS Scenic Byway and scenic trails, municipal parks and recreation areas

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Architectural significance, Scenic Byway, city parks

iii. Distance between project and resource: 0 miles. See Figures 10 & 11 for Viewshed analysis.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

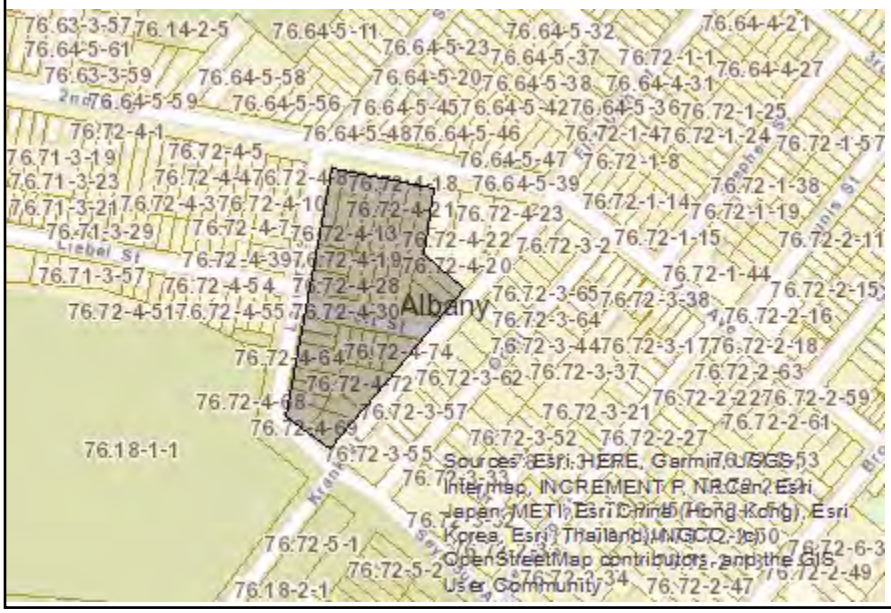
Applicant/Sponsor Name South End Development, LLC (Corey Jones) Date 7/21/20

Signature _____ Title Chief Executive Officer

PRINT FORM

EAF Mapper Summary Report

Thursday, May 07, 2020 4:42 PM

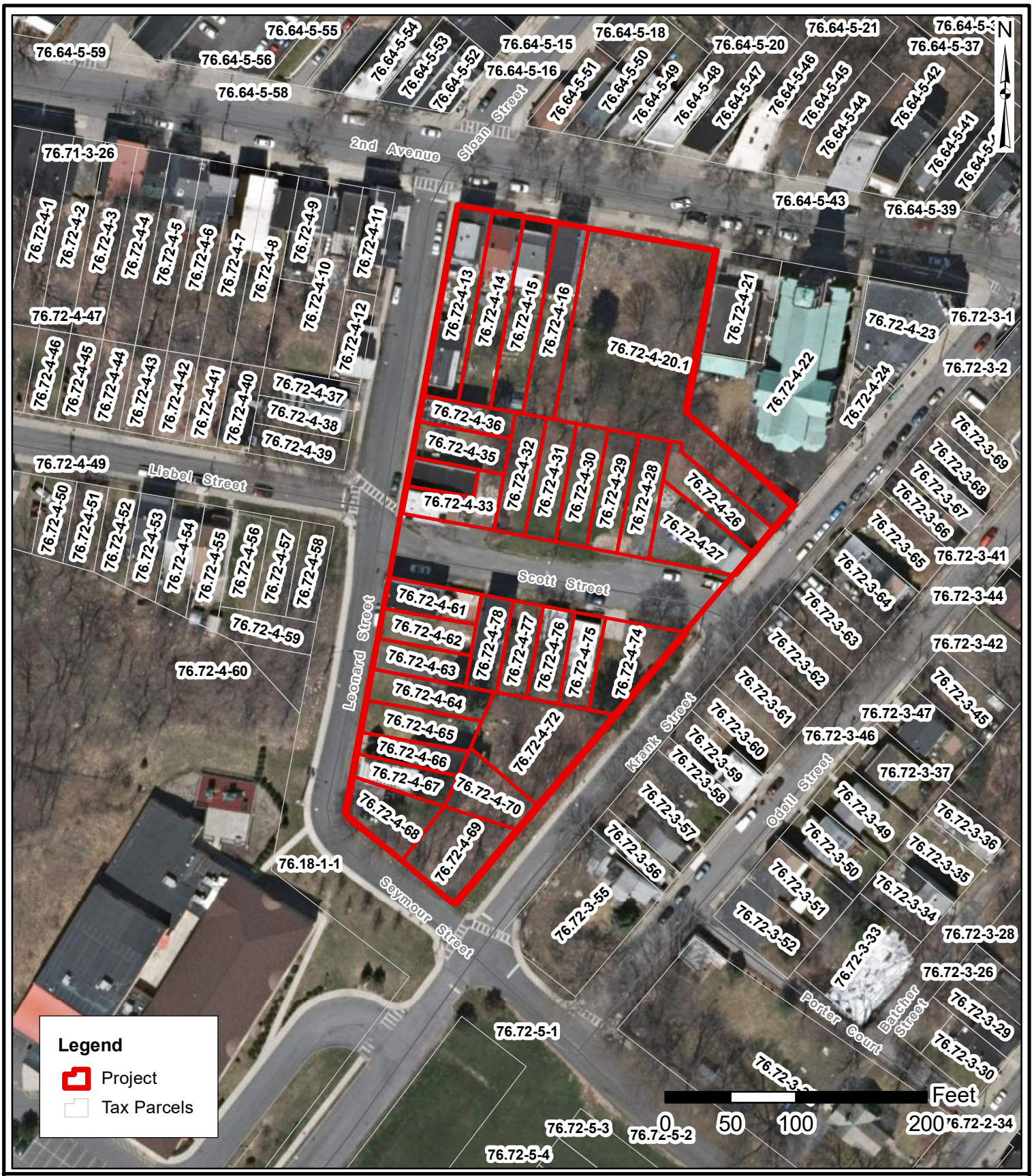


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas:Mohawk Valley Heritage Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	B00005, B00055
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No

E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:70 Second Avenue, Albany, South End-Groesbeckville Historic District
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

FIGURES



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Dutchess County Office:
21 Fox Street, Poughkeepsie, NY 12601
Phone: (845) 454-3980

Capital District Office:
547 River Street, Troy, NY 12180
Phone: (518) 273-0055

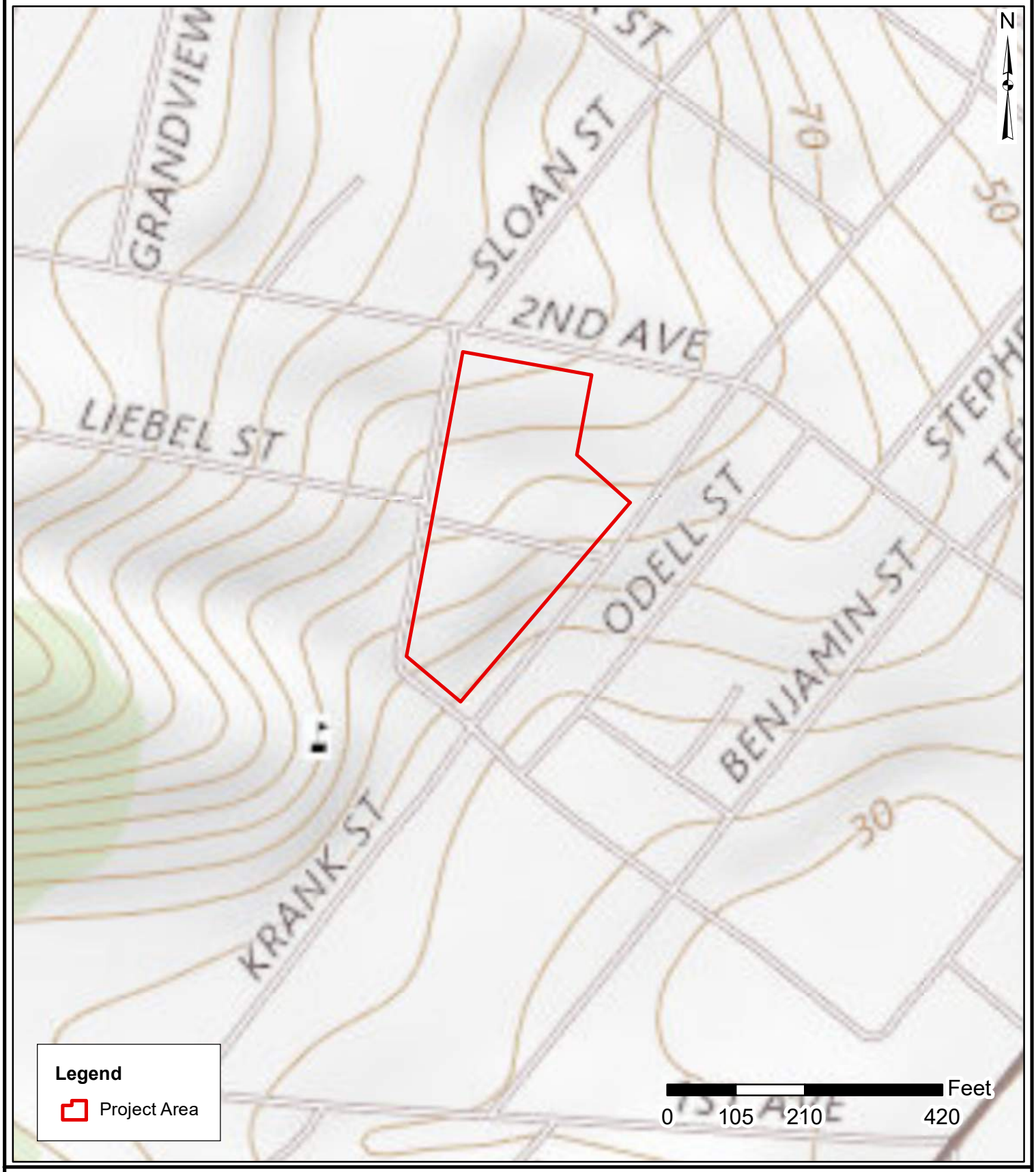
North Country Office:
375 Bay Road, Queensbury, NY 12804
Phone: (518) 812-0513

The Seventy-Six, South End Development LLC

Orthophoto Tax Map

City of Albany - Albany County, NY

Drawn:	JC
Date:	04/29/2020
Scale:	1 inch = 100 feet
Project:	32019.00
Figure:	1



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USGS Location Map

City of Albany - Albany County, NY

Drawn:	JC
Date:	04/29/2020
Scale:	1 inch = 200 feet
Project:	32019.00
Figure:	2

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Wetlands and Streams

City of Albany - Albany County, NY

Drawn:	JC
Date:	04/29/2020
Scale:	1 inch = 100 feet
Project:	32019.00
Figure:	3

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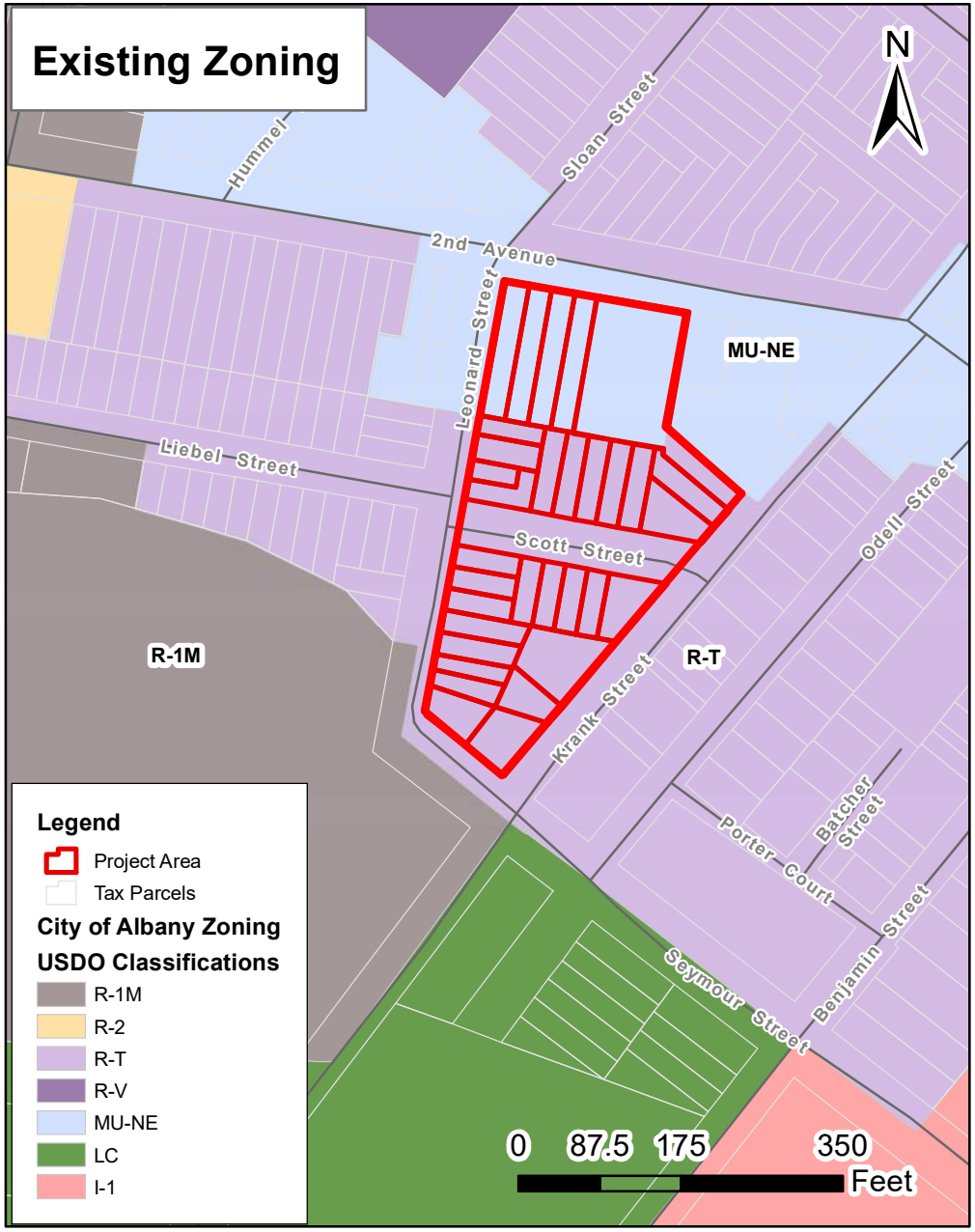
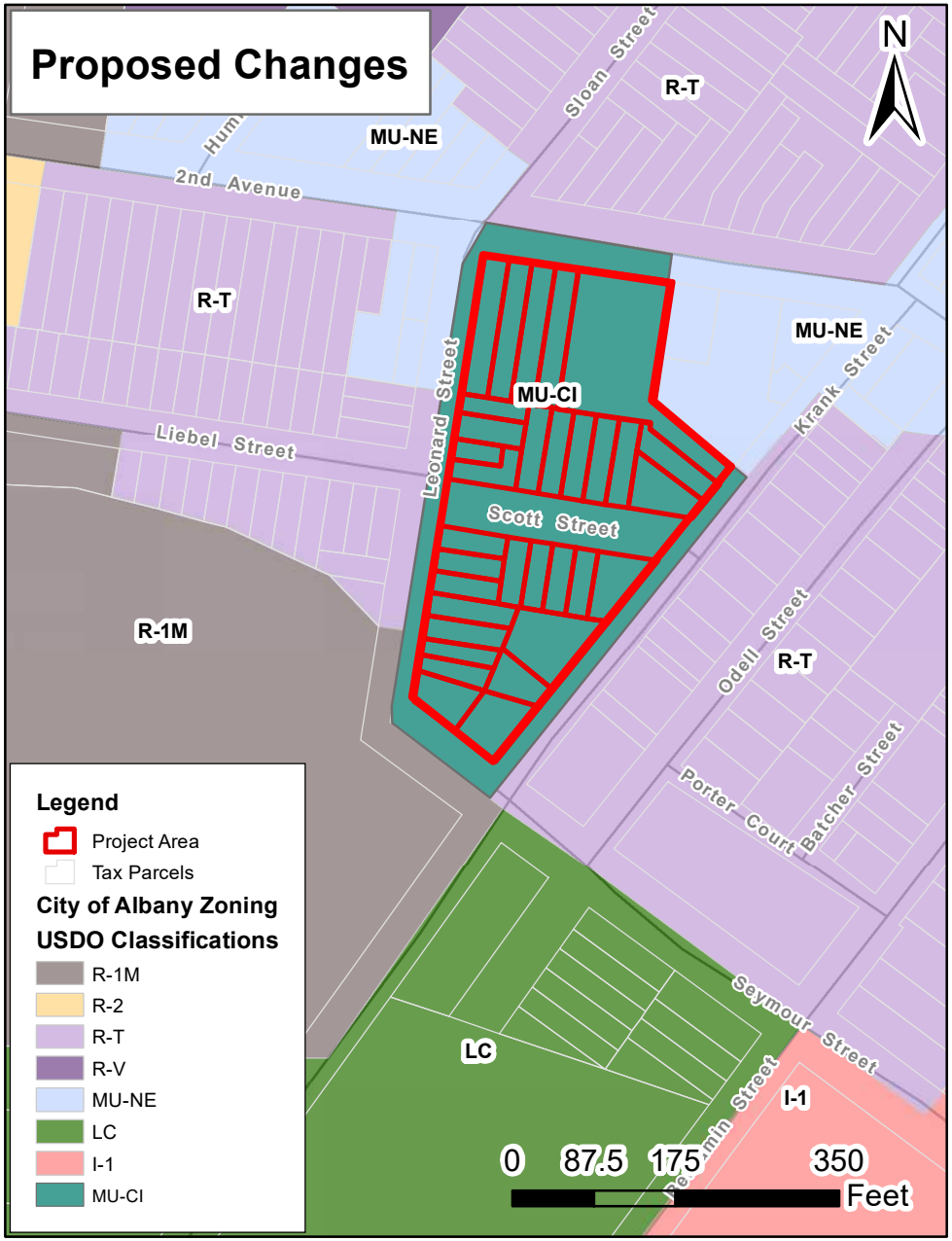
Land Use Map

City of Albany - Albany County, NY

Drawn:	JC
Date:	04/29/2020
Scale:	1 inch = 250 feet
Project:	32019.00
Figure:	4





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Office Locations:

Dutchess County Office:
21 Fox Street
Poughkeepsie, NY. 12601
Phone: (845) 454-3980

Capital District Office:
547 River Street
Troy, NY. 12180
Phone: (518) 273-0055

North Country Office:
375 Bay Road
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Proposed Zoning Map Amendment

City of Albany - Albany County, NY

Drawn:	JC
Date:	05/04/2020
Scale:	1 inch = 200 feet
Project:	32019.00
Figure:	5

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Phone: (845) 454-3980

Capital District Office:
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Phone: (518) 273-0055

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Phone: (518) 812-0513

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Soils Map

City of Albany - Albany County, NY

Drawn:	JC
Date:	04/29/2020
Scale:	1 inch = 100 feet
Project:	32019.00
Figure:	6

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Phone: (845) 454-3980

Capital District Office:
547 River Street, Troy, NY 12180
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North Country Office:
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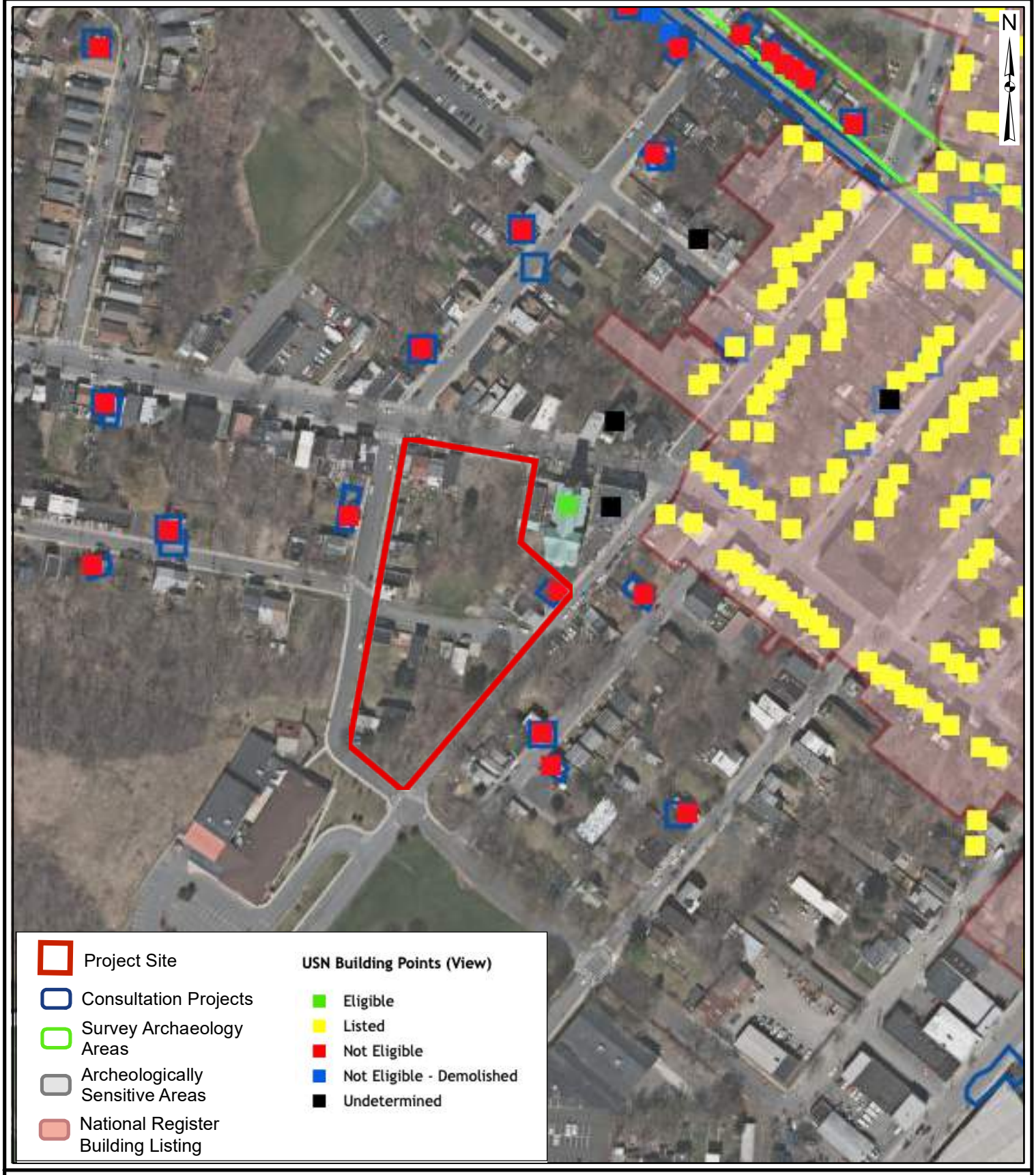
The Seventy-Six, South End Development LLC

NYSDEC Environmental Resource Map

City of Albany - Albany County, NY

Drawn:	JC
Date:	04/29/2020
Scale:	Not to scale
Project:	32019.00
Figure:	7



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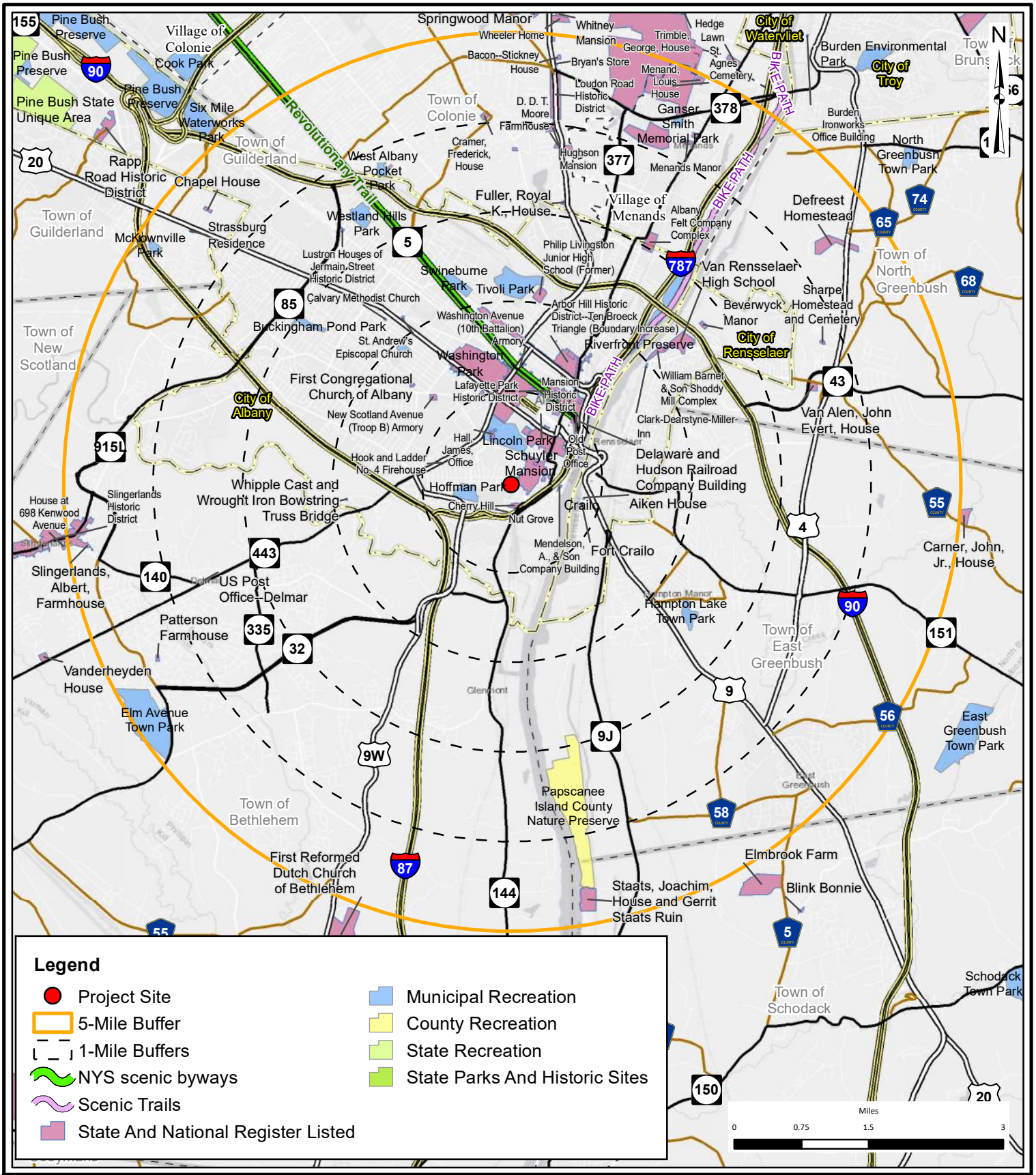
20 Elm St, Suite 110
Glens Falls, NY 12801
Phone: (518) 812-0513

Blue Mountain Lake Signage

NYSOPRHP Cultural Resource Information System (CRIS) Map

Town of Indian Lake - Hamilton County, NY

Drawn:	JC
Date:	03/04/2020
Scale:	Not to scale.
Project:	92010.00
Figure:	8



Legend

- Project Site
- 5-Mile Buffer
- 1-Mile Buffers
- NYS scenic byways
- Scenic Trails
- State And National Register Listed
- Municipal Recreation
- County Recreation
- State Recreation
- State Parks And Historic Sites

THE Chazen COMPANIES
ENGINEERS
LAND SURVEYORS
PLANNERS
ENVIRONMENTAL & SAFETY PROFESSIONALS
LANDSCAPE ARCHITECTS

Dutchess County Office:
21 Fox Street, Poughkeepsie, NY 12601
Phone: (845) 454-3980

Capital District Office:
547 River Street, Troy, NY 12180
Phone: (518) 273-0055

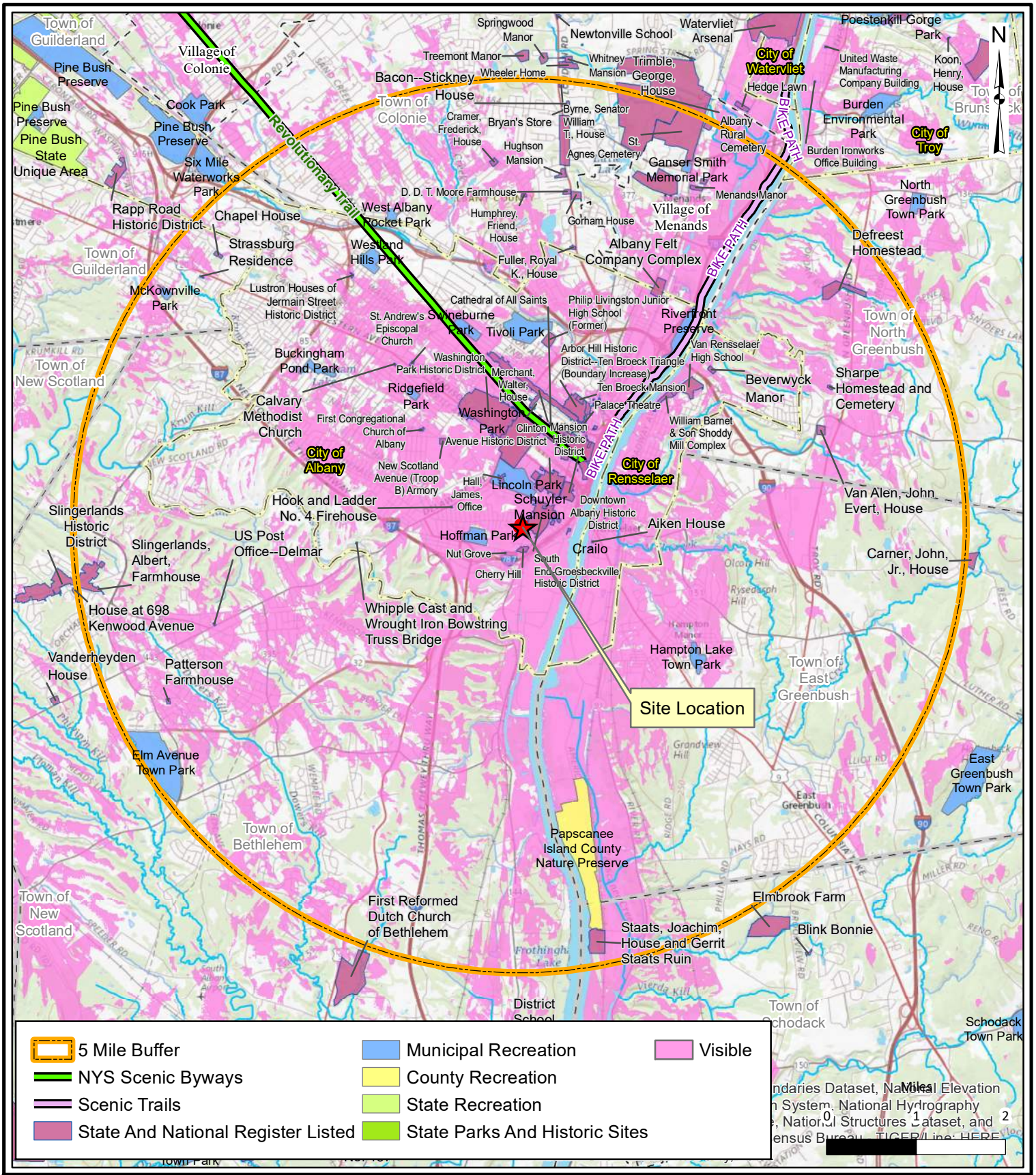
North Country Office:
375 Bay Road, Queensbury, NY 12804
Phone: (518) 812-0513

The Seventy-Six, South End Development LLC.

Publicly Accessible Federal, State, or Local Scenic or Aesthetic Resources within 5 Miles

City of Albany - Albany County, NY

Drawn:	JC
Date:	04/29/2020
Scale:	1 in = 1.5 miles
Project:	32019.00
Figure:	9



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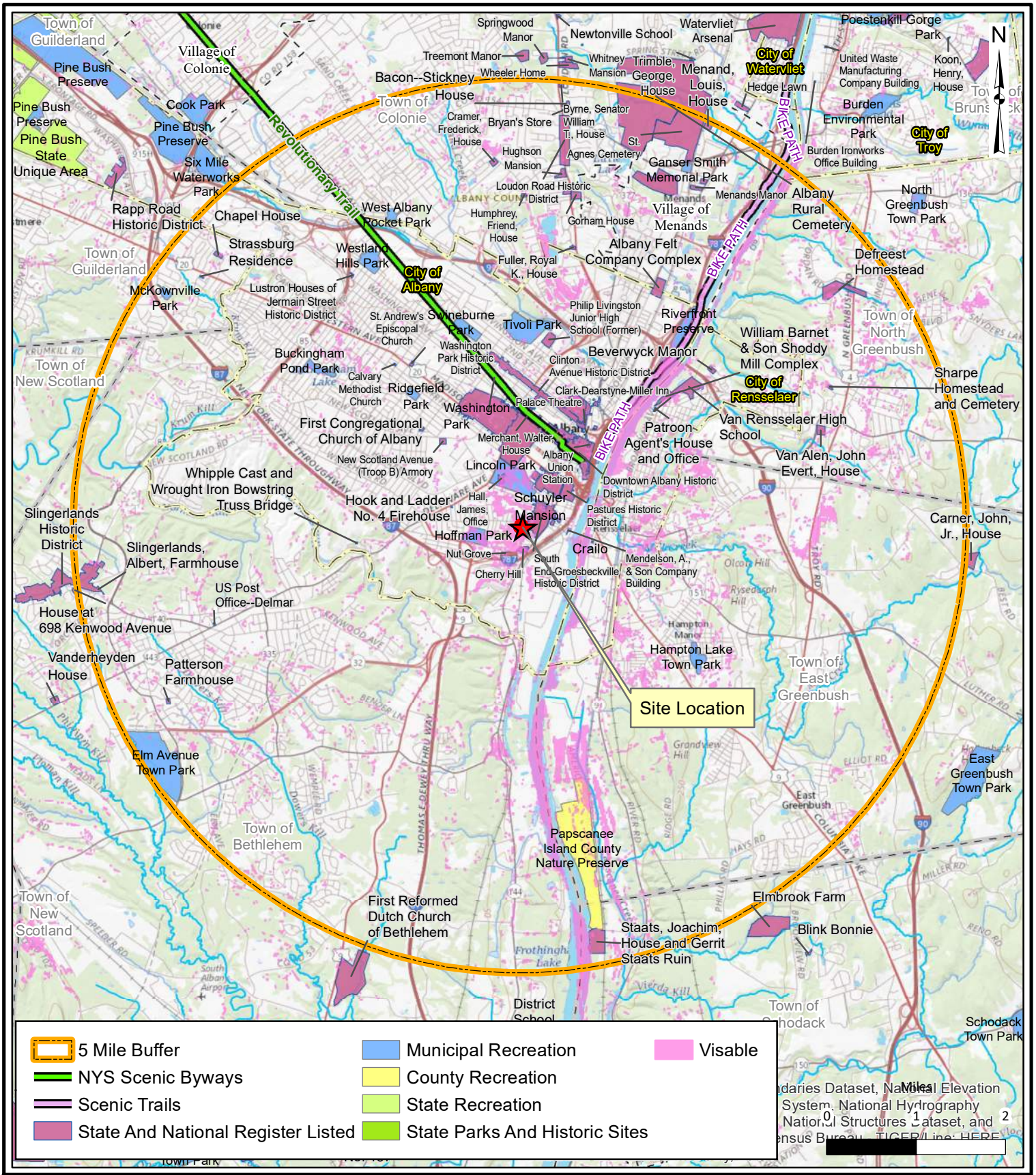
375 Bay Road, Queensbury, NY 12804
Phone: (518) 812-0513

The Seventy-Six, South End Development LLC

Bare Earth Viewshed: Publicly Accessible Federal, State, or Local Scenic or Aesthetic Resources within 5 Miles

City of Albany - Albany County, NY

Drawn:	PWC/JC
Date:	06/23/2020
Scale:	1 in = 1.5 miles
Project:	32019.00
Figure:	10



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Phone: (518) 273-0055

North Country Office:
375 Bay Road, Queensbury, NY 12804
Phone: (518) 812-0513

The Seventy-Six, South End Development LLC

Land Cover Viewshed: Publicly Accessible Federal, State, or Local Scenic or Aesthetic Resources within 5 Miles

City of Albany - Albany County, NY

Drawn:	PWC/JC
Date:	06/23/2020
Scale:	1 in = 1.5 miles
Project:	32019.00
Figure:	11

ATTACHMENT A
USFWS Information for Planning and Consultation (IPAC)

IPaC Information for Planning and Consultation **U.S. Fish & Wildlife Service**

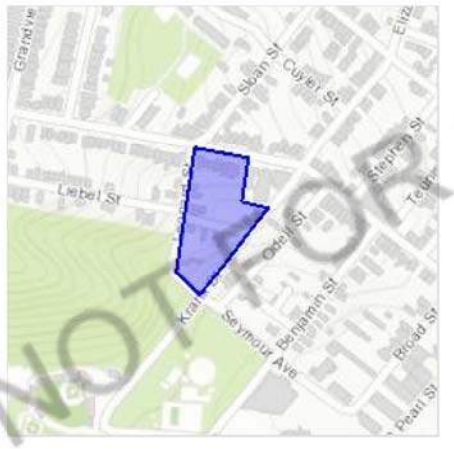
IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Albany County, New York



Local office

New York Ecological Services Field Office

(607) 753-9334
(607) 753-9699

3817 Luker Road
Cortland, NY 13045-9385

http://www.fws.gov/northeast/nyfo/es/section7.htm

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population, even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species

[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information.
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Northern Long-eared Bat Myotis septentrionalis No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9045	Threatened

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act

[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php
- Measures for avoiding and minimizing impacts to birds http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php
- Nationwide conservation measures for birds http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf

MIGRATORY BIRD INFORMATION IS NOT AVAILABLE AT THIS TIME

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures and/or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects,

and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the AKN Phenology Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets .

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: The Cornell Lab of Ornithology All About Birds Bird Guide, or (if you are unsuccessful in locating the bird of interest there), the Cornell Lab of Ornithology Neotropical Birds guide. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

THERE ARE NO KNOWN WETLANDS AT THIS LOCATION.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

ATTACHMENT B
Phase 1A – Literature Search and Sensitivity Assessment

The Chazen Companies
Revised: July 21, 2020

PHASE 1A LITERATURE SEARCH AND SENSITIVITY ASSESSMENT

THE SEVENTY SIX MIXED USE REDEVELOPMENT PROJECT

SOUTH END, CITY OF ALBANY, ALBANY COUNTY, NEW YORK

PREPARED FOR:

THE CHAZEN COMPANIES
21 FOX STREET
POUGHKEEPSIE, NY 12601

HUDSON VALLEY
CULTURAL RESOURCE CONSULTANTS, LTD.
3 LYONS DRIVE POUGHKEEPSIE, NY 12601

MAY 2020

MANAGEMENT SUMMARY

SHPO Project Review Number (if available):

Involved State and Federal Agencies:

Phase of Survey: **Phase 1A Literature Search and Sensitivity Assessment**

Location Information:

Location: **Second Avenue, Scott, Krank &Leonard Streets and Seymour Avenue**

Minor Civil Division: **City of Albany**

County: **Albany County**

Survey Area (Metric & English)

Length: **558'/170.12 m**

Width: **350'/106.7 m**

Depth (when appropriate):

Number of Acres Surveyed: **2.19 acres (0.66 h)**

Number of Square Meters & Feet Excavated (Phase II, Phase III only): **N/A**

Percentage of the Site Excavated (Phase II, Phase III only):

USGS 7.5 Minute Quadrangle Map: **Albany NY 2019**

Archaeological Survey Overview

Number & Interval of Shovel Tests: N/A

Number & Size of Units: N/A

Width of Plowed Strips: N/A

Surface Survey Transect Interval: N/A

Results of Archaeological Survey

Number & name of precontact sites identified: 0

Number & name of historic sites identified: 0

Number & name of sites recommended for Phase II/Avoidance: N/A

Results of Architectural Survey

Number of buildings/structures/cemeteries within Project Area: **0**

Number of buildings/structures/cemeteries adjacent to Project Area: **1**, **Our Lady Help of Christians Church/Elijah Missionary Baptist Church (70 Second Avenue).**

Number of previously determined NR listed or eligible buildings/structures/cemeteries/districts: **1, South End-Groesbeckville Historic District**

Number of identified eligible buildings/structures/cemeteries/districts: **0**

Report Author (s): Beth Selig, MA, RPA

Date of Report: **May 18 2020.**

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Photo 3: The Project Area is bounded to the west by Leonard Street. View to the south. The landscape slopes to the southwest.

Photo 4: Scott Street bisects the Project Area. View to the southeast along Scott Street from Leonard Street.

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I. PHASE 1A LITERATURE SEARCH AND SENSITIVITY ASSESSMENT

A. THE SEVENTY-SIX MIXED USE REDEVELOPMENT PROJECT DESCRIPTION

In May of 2020, Hudson Valley Cultural Resource Consultants (HVCRC) was retained by The Chazen Companies to complete a Phase 1A Literature Search and Sensitivity Assessment of The Seventy-Six Mixed Use Redevelopment Project, in the South End Neighborhood in the City of Albany, New York.

The purpose of the Phase 1 Cultural Resources Survey is to determine whether previously identified cultural resources (historic and archeological sites) are located within the boundaries of the proposed project, and to evaluate the potential for previously unidentified cultural resources to be located within the boundaries of the Project APE of Potential Effect (APE). All work was completed in accordance with the *Standards for Cultural Resource Investigations and the Curation of Archeological Collections* published by the New York Archeological Council (NYAC) and recommended for use by New York State Office of Parks, Recreation and Historic Preservation (OPRHP). The report has been prepared according to New York State OPRHP's Phase 1 Archaeological Report Format Requirements, established in 2005.

The background research as well as the cultural and environmental overviews were completed by Beth Selig, MA, RPA, President and Principal Investigator with HVCRC. A project site visit was conducted by Beth Selig and Franco Zani Jr., on May 12, 2020, to observe and photograph existing conditions within the Project APE. The information gathered during the walkover reconnaissance is included in the relevant sections of this report.

The Seventy-Six Mixed Use Redevelopment Project (hereafter "the Project Area") consists of thirty-two residential properties, which are bounded to the north by Second Avenue, to the east by Krank Street, to the south by Seymour Avenue and the west by Leonard Street. Scott Street bisects the overall parcel. The parcel currently contains fourteen structures, most of which are vacant. The Elijah Missionary Baptist Church, formerly Our Lady Help of Christians, and the St. Peter's Addiction and Recovery Center are located to the northeast of the project boundaries. The Church is considered eligible for listing in the National Register of Historic Places, and will not be directly impacted by the proposed project.

The Project Area encompasses ±2.19 acres (0.66 h) of residential properties located on land that gently slopes to the southeast. The site assessment revealed that much of the natural landscape has been altered with cutting and filling to create level areas. Subsurface utilities border the parcels, and the roadways. Many of the residential yards are currently fenced.

The proposed undertaking consists of the development of four, seven story mixed use modular buildings that will each have solar canopies extending over the entire building footprints. The buildings will be built into the topography of the site. Parking will be provided in sub-grade parking garages, underneath the buildings that will be accessed from Leonard and Krank Streets. As part of the project, Scott Street, which currently bisects the Project Area will be converted to a pedestrian walkway and plaza.

Figure 1: 2019 USGS Topographical Map. Albany NY Quadrangle. 7.5 Minute Series. (Source: USGS.gov.) Scale: 1"=1550'.

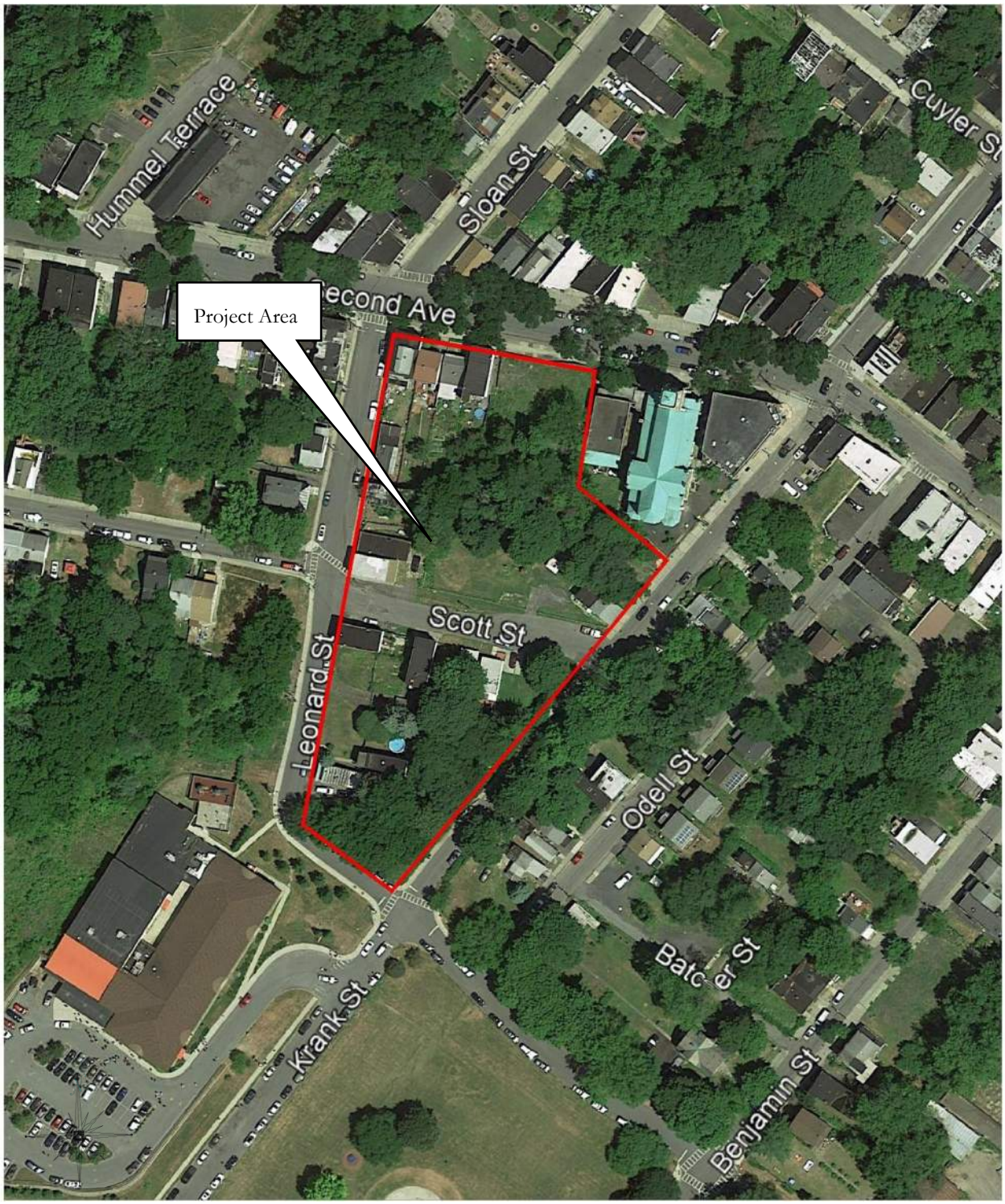

Figure 2: 2018 Aerial Image showing the Project Area. (Source: Google Earth.) Scale: 1"=170'.

Photo 1: The Project Area is currently a mix of overgrown lots and residential properties. View to the southwest from the intersection of Krank and Scott Streets.

Photo 2: The Project Area is bounded to the east by Krank Street. View to the south toward the intersection of Krank Street and Scott Street.

Photo 3: The Project Area is bounded to the west by Leonard Street. View to the south. The landscape slopes to the southeast.

Photo 4: Scott Street bisects the Project Area. View to the southeast along Scott Street from Leonard Street.

Photo 5: The landscape rises from the southeast to the northwest. View to the north along Krank Street, from Seymour Avenue.

Photo 6: View to the west along Scott Street. The landscape to the west of the Project Area rises sharply.

B. ENVIRONMENTAL CONDITIONS

The landscape within the Project Area consists of a mix of residential lawns, overgrown areas and asphalt covered driveways. In the southern portion of the Project Area, adjacent to Seymour Avenue the landscape has been graded and subsurface utilities have been installed. To the north of this location, the slopes rise steeply, to a leveled area. This steep slope appears to be the result of leveling the central portion of the parcel. A similarly cut and leveled area is located along the northern side of Scott Street. Elevations within the parcel fall from the northwest to the southeast. In the northwestern corner the landscape is 110' (33.5 m) Above Mean Sea Level (AMSL), and in the southeastern portion 80' (24.3 m) AMSL.

ECOLOGY

The Project Area lies in a vegetation zone where the Northern Hardwood Forest Zone meets the Appalachian Oak Forest Zone. In the Northern Hardwood Forest Zone, sugar maple, birch, beech and hemlock are the predominant trees (Bailey 1995).

GEOLOGY

The Project Area is located within the Hudson-Mohawk Lowlands physiographic province, bounded by the Appalachian plateau to the south, the Adirondack Highlands to the north and the Taconic Mountains to the east. The Project Area is situated on the Valley Floor of the Hudson River, at the toe of the slope that forms the valley wall and rises to the west. To the east, the ground surface rises to form the bed of Interstate 787 which is located on the narrow active flood plain of the Hudson River and is composed entirely of made lands.

The Hudson Mohawk lowlands are underlain by bedrock of Ordovician origin (Isachsen et. al. 2000). Most of the City of Albany is underlain by Snake Hill Shale, but there are small areas, mostly in the southern portion of the province, that are underlain by Normanskill formations that have over thrust these the younger shale beds.

Albany sits in a glacial trough, a U shaped valley formed by glacial action. The floor of the valley is covered by varying amounts of glacial till, of Wisconsinan age, with an upper elevation of 20' (6.09 m) AMSL. The surrounding uplands are wide flat expanses of glaciated plains, covered by sands deposited at the end of the Pleistocene. Most of Albany falls within the zone of lacustrine sediments deposited during the time of the post Glacial Lake Albany. With the draining of the lake, erosive processes became dominant in dissecting the surficial deposits. As the level of the Hudson River, stabilized the alluvial deposits consisting of the eroded material formed terraces along its banks (Isachsen et. al. 2000).

DRAINAGE

There are no wetland areas or other bodies of water identified within or adjacent to the Project Area boundaries. The Hudson River is located approximately 3050' (937.3 m) east of the Project Area, and the Normanskill is located 6200' (1890.2 m) to the south.

SOILS

The soils within the Project Area consist of primarily of well-drained Hudson Silt Loam (HuE) Urban Land (Ur) and Urban Land Urdorthents Complex (Ut) (Natural Resources Conservation Service) (Appendix A: Table 1). The mixed nature of the soil units within the Project Area is an indicator of the potential of an area to contain cultural deposits. The Urban Land and Udorthents soils are indicative of areas that have been cut and filled, as areas covered with impervious materials such as concrete, asphalt, and buildings.

Figure 3: Aerial Image showing soil units within the Project Area. (Source: National Resources Conservation Service.) Scale: 1"=80'.

Photo 7: View to the southeast of the northeastern portion of the Project Area from Second Avenue. The Elijah Missionary Baptist Church is located outside the boundaries of the Project Area.

Photo 8: Significant alterations have taken place to the landscape. View to the northwest of a leveled and graded area adjacent to Scott Street.

Photo 9: View to the southwest from Second Avenue and Krank Street toward the St. Peter's Addiction and Recovery Center and the Elijah Missionary Baptist Church.

Photo 10: Subsurface utilities are located adjacent to the boundaries of the Project Area. View to the north along Leonard Street.

C. Recorded Archaeological Sites and Surveys

To complete a comprehensive study of the history of the Project APE and the surrounding region, HVCRC reviewed the combined site files of the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) and the New York State Museum (NYSM) for information regarding previously recorded archeological sites within one mile (1.6 km) of the Project Area. In addition, on May 12, 2020, HVCRC consulted the files at the OPRHP for information regarding cultural resources listed on the State and/or National Register of Historic Places (S/NRHP) within one half mile of the Project Area.

Previously Recorded Archaeological Sites

Eleven archaeological sites have been recorded within a one half mile radius of the Project Area. The majority of these sites are historic in nature, and represent domestic occupations in the nineteenth century. Two of these sites are reported as precontact period sites with human remains. These two locations were reported by Arthur Parker, former New York State Archaeologist, in the early twentieth century. The reported sites are listed in tabular form in Appendix A (Table 2). None of these identified locations will be impacted by the proposed project.

Previously Completed Archaeological Surveys

As part of the research for this Project Area, professionally completed surveys in the general area were consulted. More than eight archaeological surveys have been completed within a one half mile radius of the Project Area. These surveys were completed for the replacement or addition of buried infrastructure, the redevelopment of portions of city blocks and are primarily Phase 1 Surveys. These surveys have been listed in tabular form in Appendix A (Table 3).

D. Precontact Period Background

During the Paleoindian period, mobile bands of hunter-gatherers occupied what is now New York State. These bands exploited the resources of the landscape by hunting game and gathering plants. Paleoindian sites have been documented in the upland regions a short distance from the Hudson River (Ritchie 1969). Frequently, these sites are associated with sources of stone used as the raw material for tool making. Two Paleoindian Sites located in nearby Greene County are the West Athens Hill site in the Town of Athens, north of Catskill, and the Kings Road site in the nearby Town of Coxsackie (Funk 1976). In addition, a Paleoindian component was identified at the Iroquois Gas Compressor Station in the Town of Athens near the Native American Quarry known as Flint Mine Hill (HAA 1995). The Swale site and Railroad 1 site are among the few well documented Paleoindian sites in the Hudson River Valley; however these sites are located some distance from the Project APE (Domack et al 2012).

With the lowering of the water table during the Archaic period, subsistence methods and technologies changed in response to climatic warming. This was accompanied by and an increase in vegetation density and diversity, changing faunal migrations and a change in sea levels (Sirkin 1977). The Archaic Period was likely a time of incipient sedentism among the inhabitants of the area. Changes in settlement and subsistence patterns that occurred during the Late Archaic period reflect an increased exploitation of coastal and riverine resources (Snow 1980). Ground stone food processing tools are more common, reflecting an increase in processed plant resources in the diet. Projectile points commonly found at Late Archaic sites include narrow stemmed, broad stemmed and side notched types (Snow 1980). The Laurentian Tradition of the Late Archaic is the most represented throughout New York State, and is subdivided into a series of phases: Vergennes, Vosburg, Sylvan

Lake, River and Snook Kill. Ground stone tools appear, and steatite bowls are associated with the later part of this time period (Pretola and Freedman 2007). Archaic period sites have been identified along the banks of the Hudson River. Barren Island, east of Coeymans Landing, is a significant Archaic Period site. This location was inhabited from the Archaic well into the Woodland Period (Funk 1976).

The Woodland period is distinguished from the Archaic in part, by the use of ceramics. Horticulture, although practiced in other parts of North America at an earlier date, does not appear in the Hudson River Valley until c. 1000 AD (Funk 1976). The soil and moisture requirements for the cultivation of maize, beans, and squash created a marked change in the pattern of land use and the selection of locations for villages (Hart and Brumbach 2005). It was no longer necessary for the entire group to move from place to place following a seasonal round of migration fueled by fluctuating sources of food. Cord marked ceramics became common during the Middle Woodland period, and incised vessels, many with a collar area, are typical of Late Woodland cultures (Lavin et al 1993).

In the general vicinity of the Project Area, Archaic period sites have been identified along the Normanskill and its smaller drainages that flow into the Hudson River. Woodland Period sites have been identified on Barren Island. At the time of European Contact, the Hudson Valley lay within the Mohican Indian territory which extended from the southern end of Lake Champlain, to western Dutchess County, and from the Schoharie Valley, east to south central Vermont (Sualvik 2005). By the early 1600s the preferred locations for settlements were hilltops overlooking the river (Ritchie 1969). Killian Van Rensselaer purchased his lands from the Mahican Indians in 1630.

E. HISTORIC CONTEXT

The following discussion of the historic and cartographic research provides information concerning the likelihood of encountering Map Documented Structures (MDS) and other intact historic cultural resources within the boundaries of the Project Area. While this narrative is included to illustrate the historic context and setting, it is not intended to be an exhaustive examination of the history of Albany or of the Project Area.

HISTORIC BACKGROUND

In 1614, the Dutch established a settlement on the western bank of the Hudson River, and built Fort Nassau on Castle Island near the western shore. Dutch traders working for the Dutch West India Company chartered the trade of beaver pelts through the Fort in 1621. The 1624, Fort Nassau was replaced by Fort Orange, a new stronghold constructed one mile to the north of Fort Nassau and on the western side of the river. In 1648, this existing stronghold was rebuilt in stone, adding space for private residences to be built within its walls. The town of Beverwyck was surveyed in 1652 and the layout of the town was officially redesigned around what is now the intersection of State Street and Broadway. This re-organization forced the relocation of the existing residences along the new streets within the fort. The stockade around Fort Orange enclosed an area of 600 paces (McEneny 1998).

The restructuring of the streets and lot boundaries within the stockade relocated the original homesteads that had been put up by Dutch colonists around the fort. Following this reconstruction an outer stockade was built around the fort and town (Huey 1985). Outside of the stockade were small structures known as Indian trading houses.

In 1664, New Netherland was defeated and taken over by Great Britain. Fort Orange was abandoned as a military post in 1675. The British military built a new stronghold, Fort Albany in 1676 on a hill above

Beverwyck and the town was renamed Albany. In the decades following the construction of Fort Orange the northern wall of the stockade continuously moved, as the town expanded in response to population growth (Huey 1985).

In 1675, King Phillip's war erupted in New England, and fearing the expansion of the hostilities the military commissioned the construction of Fort Frederick at Albany. It was located at the head of State Street near Lodge Street. The stockade around the city was strengthened at the same time (McEneny 1998). The fortifications at Fort Frederick were to protect the growing community from attacks by the nearby Native Americans as well as the French. The Native American population had, by this time, been reduced significantly due to epidemics of chicken pox, cholera, malaria, typhoid fever, scarlet fever and yellow fever. Other diseases infected the native population, particularly those who had intensive contact through trade. Despite the intensive trade and substantial native population at Albany, very few Native Americans sites have been identified. Of those found and studied, the excavations have revealed a continued reliance on native goods and lithic technologies, despite the availability of Euromerican goods (Funk 1976).

The City of Albany was incorporated in 1683 and granted its charter three years later. Despite the overarching English control, the English were only minimally represented as a military presence and the character of the city remained Dutch. In the early eighteenth century, as the population continued to grow new settlements in the vicinity were made along the Hudson and Mohawk Rivers, expanding the breadth of Albany. The major economic base for the region was agrarian, with some reliance on trade and barter of surplus goods. Small craftsman controlled industries such as shoe making, hat making and tanning. Brickmaking in Albany began in 1708 and became a strong economic industry that lasted well into the nineteenth century. Throughout the eighteenth century the city remained residential with only light commercial industries that began to expand toward the end of the eighteenth century. Albany residents, with a few exceptions, lived relatively frugal lives, and there were few professional occupations (lawyers, bankers) represented in the community (Howell and Tenney 1886).

Despite the frugal nature of the Albany residents, the city continued to expand, and as a result the stockade did as well. Fort Frederick was razed in 1757 when the city walls were expanded. Indian trading houses that had been built on the hill to the west of the city in 1750 were no longer in existence by 1758. Construction in the latter portion of the eighteenth century included a new military hospital and a new stockade. The population of Albany was 2000 people in the mid-eighteenth century, but had grown to over 5000 at the beginning of the nineteenth century. With the growth of the European and Euroamerican population, a marked decline of the Native American population took place. This decline was attributed mostly to disease, but with the disappearance of the fur trade in the late eighteenth century, many members of the Native groups moved to locations west along the Mohawk. Overall during the eighteenth century the City of Albany can be characterized by broad paved sidewalks, and small residential dwellings with a garden, well and small lawn behind them (Gerber 1977).

Throughout the early nineteenth century the population of Albany was dominated by the Dutch and English, however, by the close of the century, the immigration of Irish, German, Polish and Italians contributed significantly to the population base. Agriculture played a significant role in the nineteenth century, with a focus on cereal grains and hay. Lumber became a significant commodity. With the local landscape nearly entirely deforested, timber needed to be harvested well to the north in Schenectady County.

The nineteenth century saw the establishment of the railroad, canals and trolley lines throughout the city. The Erie Canal connected the Hudson River to points north and west, while the railroad expanded markets throughout the states and territories. The completion and opening of the Erie Canal in 1825 marked a turning

point in Albany's economic development. The population grew significantly as the trade in lumber and grain expanded and diversified. Brick making industries, as well as cement factories, mines and other industries were established along the banks of the Hudson River and utilized the canal to ship their goods north and west to Ohio. In addition to major economic growth the nineteenth century also saw significant population growth from 50,000 at the mid-century mark to over 100,000 by the close of the century (Louis Berger Group 2006).

Public works and other accommodating infrastructure, including early public water systems and the installation of gas lines got started in 1840. Street rails, or trolleys were well established by 1860 and granite street pavers were in place on most streets by 1874. Nearly all streets within the city could boast electric, telephone and trolley service by the turn of the century (Kennedy 1983).

The twentieth century saw the City evolving into partitioned communities, with certain district's dominated by commercial, residential or manufacturing services. Banks and law offices and other professional services were proliferating along with the growing population. Manufacturing enterprises of the nineteenth century included iron foundries, distilleries, breweries, lumber yards, agricultural machinery and household goods. Distinct neighborhoods, forming primarily residential or commercial districts emerged, characterizing the downtown area of Albany as primarily commercial and industrial in nature.

SOUTH END NEIGHBORHOOD

In Albany's South End Neighborhood, development began in the early to mid-nineteenth century. The earliest road through the area was present day South Pearl Street, which was established as a toll road in 1804. In the 1850s street plans extended south of the City boundary, into the Town of Bethlehem's Groesbeckville community. Due to the curves of Pearl Street, the street grid in the South End area met with the existing grid in the City of Albany at a skewed angle. Although the streets in the South End and Groesbeckville area were established, the area remained sparsely settled until the end of the nineteenth(Anderson 1981).

After General Philip Schuyler's death in 1804, the family and communal pasture lands were subdivided and sold as building lots. The lands to the west of Clinton Street were utilized by brick yards due to the abundant clay deposits (Anderson 1981).

Pearl Street continues to be the major thoroughfare and commercial corridor of the neighborhood. This neighborhood developed primarily as a result of immigrant groups settling in the region to work in the many industries that were located on the banks of the Hudson River and the Erie Canal. While the ethnicity of the immigrant groups varied, those that settled in the South End area were primarily Dutch and German. In the years between 1840 and 1860, the population in the city of Albany nearly doubled, due to a massive influx of Irish and German immigrants. In the latter portion of the nineteenth century, the industrial development along the Erie Canal continued, and large railroads and rail yards were built in the vicinity of Gansevoort Street. By the close of the nineteenth century South Pearl Street, from State Street to Second Avenue, had become Albany's major commercial district (Anderson 1981).

Although the hamlet of Groesbeckville was often included on city maps and in the Albany city directory, the South End Neighborhood area was not officially incorporated into the city boundaries until 1870. In the late 1880s a second wave of development took place in the South End neighborhood, brought about in part, by a large influx of Jewish Immigrants. This development was primarily concentrated between Second and Third Avenue, but also extended west to Elizabeth Street. The streams that originally flowed along Second Avenue hill were diverted or channelized, and the landscape was altered to create residential space. By the 1900s, many

of the Irish immigrant families had moved out of the South End to residential properties further south and west (Anderson 1981).

The urban renewal programs of the 1960 and 1970s, changed the nature of the South End area, which saw a rise in the black population and a shift from Catholic and Protestant communities to Baptist and Methodist groups. The South End neighborhood continues to be a working class neighborhood, and currently reflects the diversity of its history (Anderson 1981).

CARTOGRAPHIC RESEARCH

HVCRC examined historical maps of Albany County to identify possible structures, previous road alignments and other landscape features or alterations that could affect the likelihood that archeological and/or historic resources could be located within the Project Area. These maps are included in this report, with the boundaries of the Project Area superimposed. Nineteenth century maps frequently lack the accuracy of location and scale present in modern surveys. As a result of this common level of inaccuracy on the historic maps, the location of the Project Area is drafted relative to the roads, structures, and other features as they are drawn, and should be regarded as approximate.

The historic maps included in this report depict the sequence of road construction and settlement/development in the vicinity of the Project Area. In the City of Albany, early development took place near the docks and on the elevated terraces overlooking the River. The early maps also depict the changing shoreline along the southeastern bank of the Hudson River.

This report does not include all the historic maps available for the City of Albany, but rather includes those that show the changes that have taken place within the Project Area and the general vicinity. These maps are utilized to identify the history and significance of the early structures located within and adjacent to the Project Area.

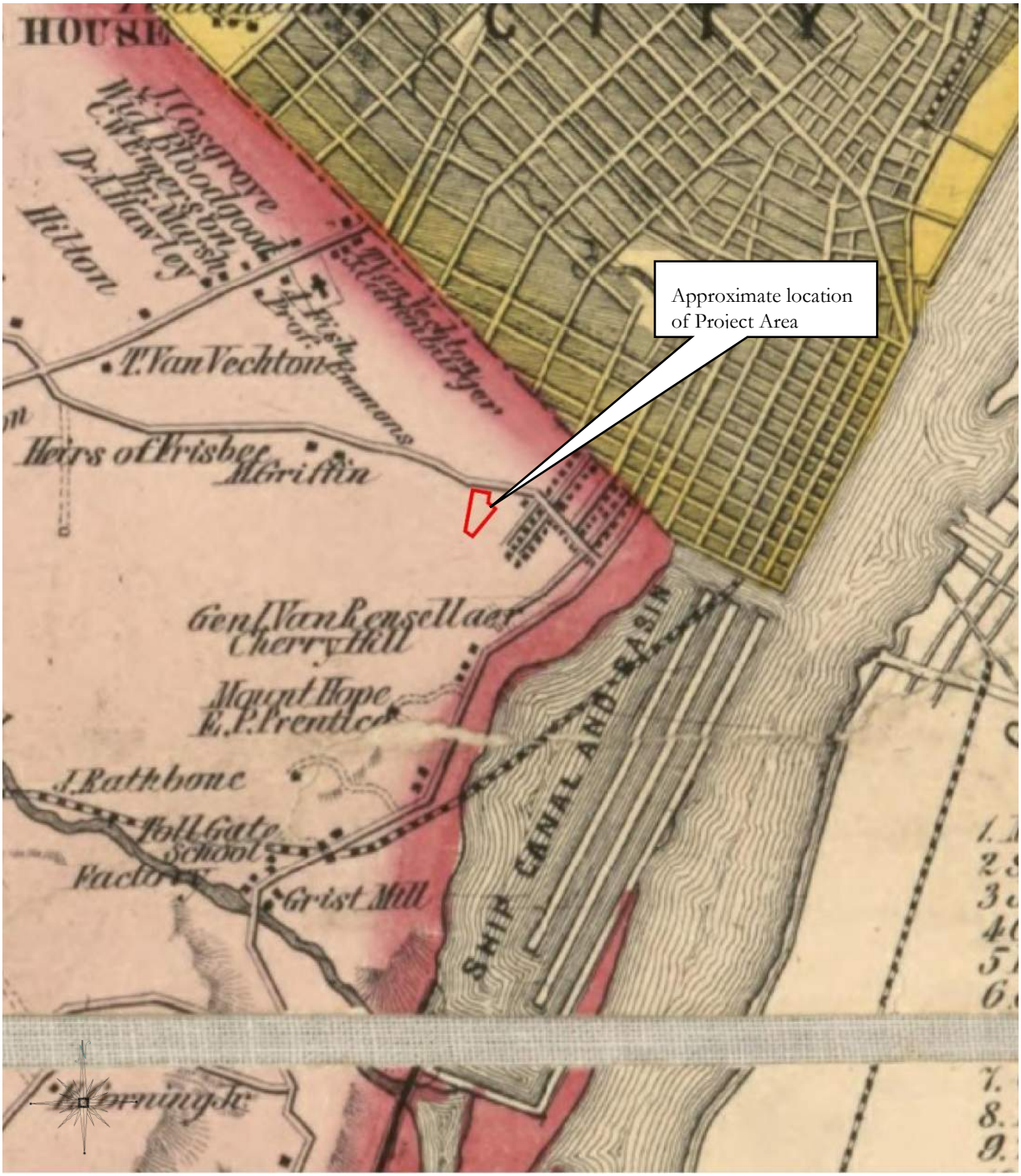

Figure 4: 1854 Jay Gould. *Map of Albany County, New York: from actual surveys*. Scale: 1"=1600'. (Source: Library of Congress)

In 1854 Gould published the *Map of Albany County* which shows that Second Avenue has been constructed, and it traverses open lands west and southwest of the City of Albany. This map shows that there are no structures located within or adjacent to the project area.

Figure 5: 1874 Reuben H. Bingham. *Map of the City of Albany*. Scale: 1"=1200'. (Source: Library of Congress)

The *Map of City of Albany* drafted in 1874 by R. Bingham, shows that Krank and Leonard Streets have been constructed. No structures are shown along either of these streets, or in the general vicinity of the Project Area. This map shows that South Pearl Street contains a trolley line, and to the east, the Susquehanna and Albany Railroad is located along Island Creek and parallels the Hudson River.

In addition to the historic maps discussed previously, the Sanborn Fire Insurance Maps (hereafter "Sanborn Maps") were examined to identify the former locations of structures within the Project Area. While the Sanborn Maps do not show landowner information, they show the locations of structures, outbuildings and any other features that may have existed.

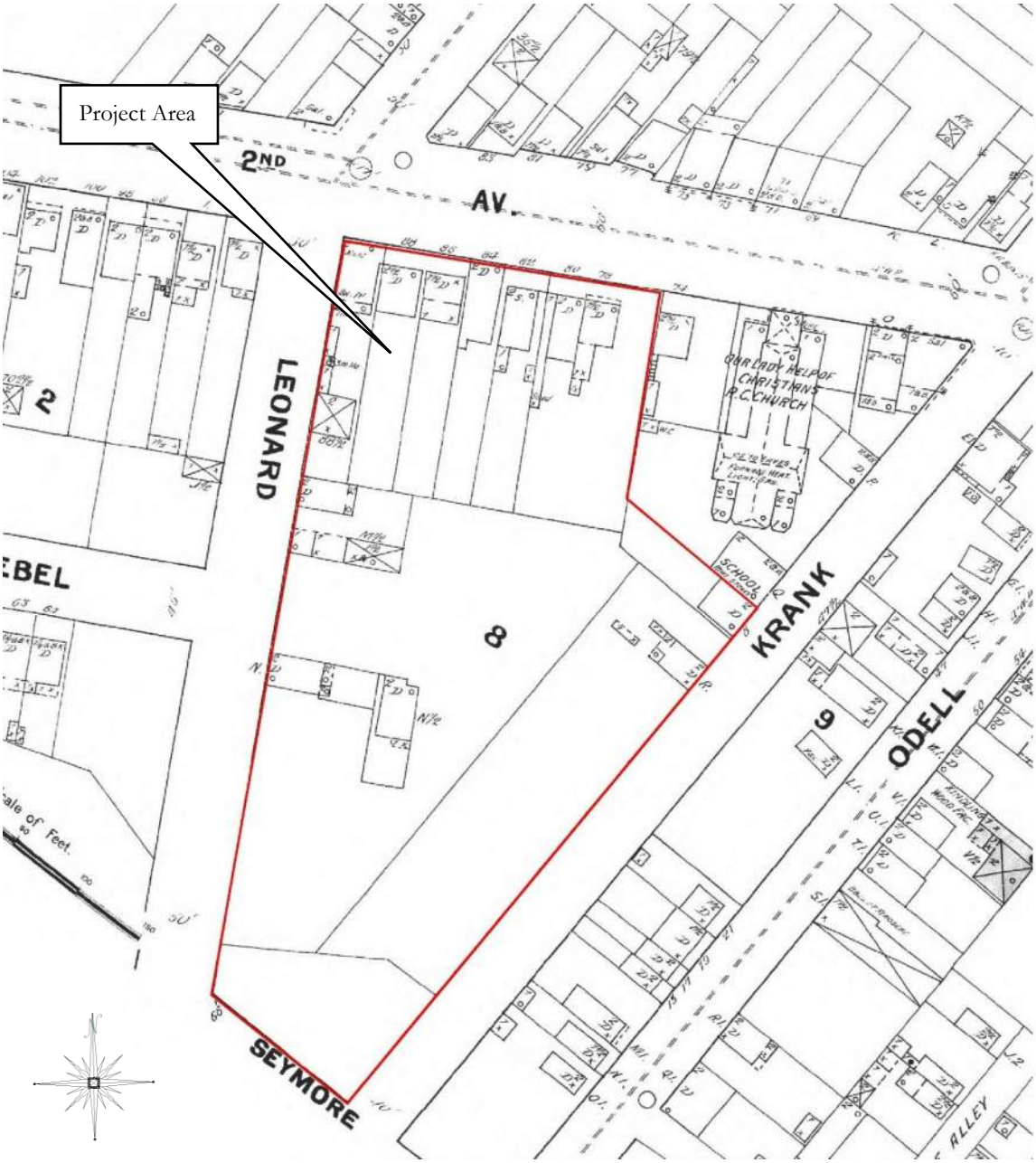

Figure 6: 1892 Sanborn Fire Insurance Map showing the Project Area. Scale: 1"=115'. (Source: EDR Sanborn Library)

This map shows that there are seven structures within the project area that face Second Avenue. These buildings include dwellings and a store. Two dwellings are located along Leonard Street, along with a stable, and a number of small sheds. Although Scott Street has not been constructed, a single structure (N 1/2 Leonard Street) is shown facing north along its future route. Two wood frame dwellings are located along Krank Street. No structures are located in the southern portion of the parcel. Although the City of Albany had water and sewer pipes throughout portions of the city by 1860, none are shown along Leonard or Krank Streets. Furthermore, the structure at 74 Second Avenue has a water closet (W.C.) in the rear of the parcel. Similarly styled outbuildings are shown to the rear of several dwellings within the Project Area.

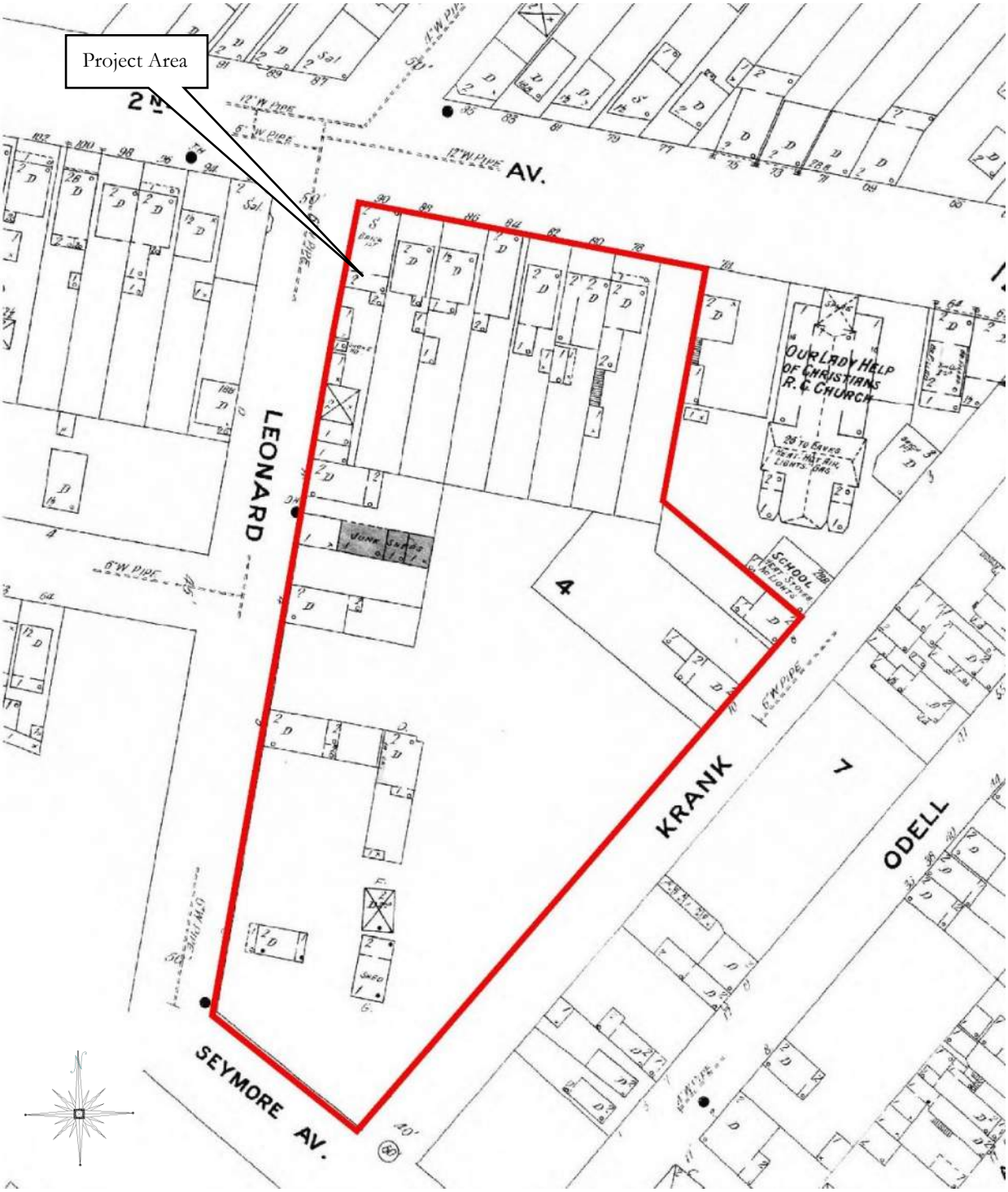

Figure 7: 1909 Sanborn Fire Insurance Map showing the Project Area. Scale: 1"=100'. (Source: EDR Sanborn Library)

A number of changes have taken place since the 1892 map was completed. Several structures have been added to the southern portion of the Project Area, primarily small wood frame dwellings. Along Leonard Street, two junk sheds have been constructed. This map shows that water lines have been installed along Krank and Leonard Streets.

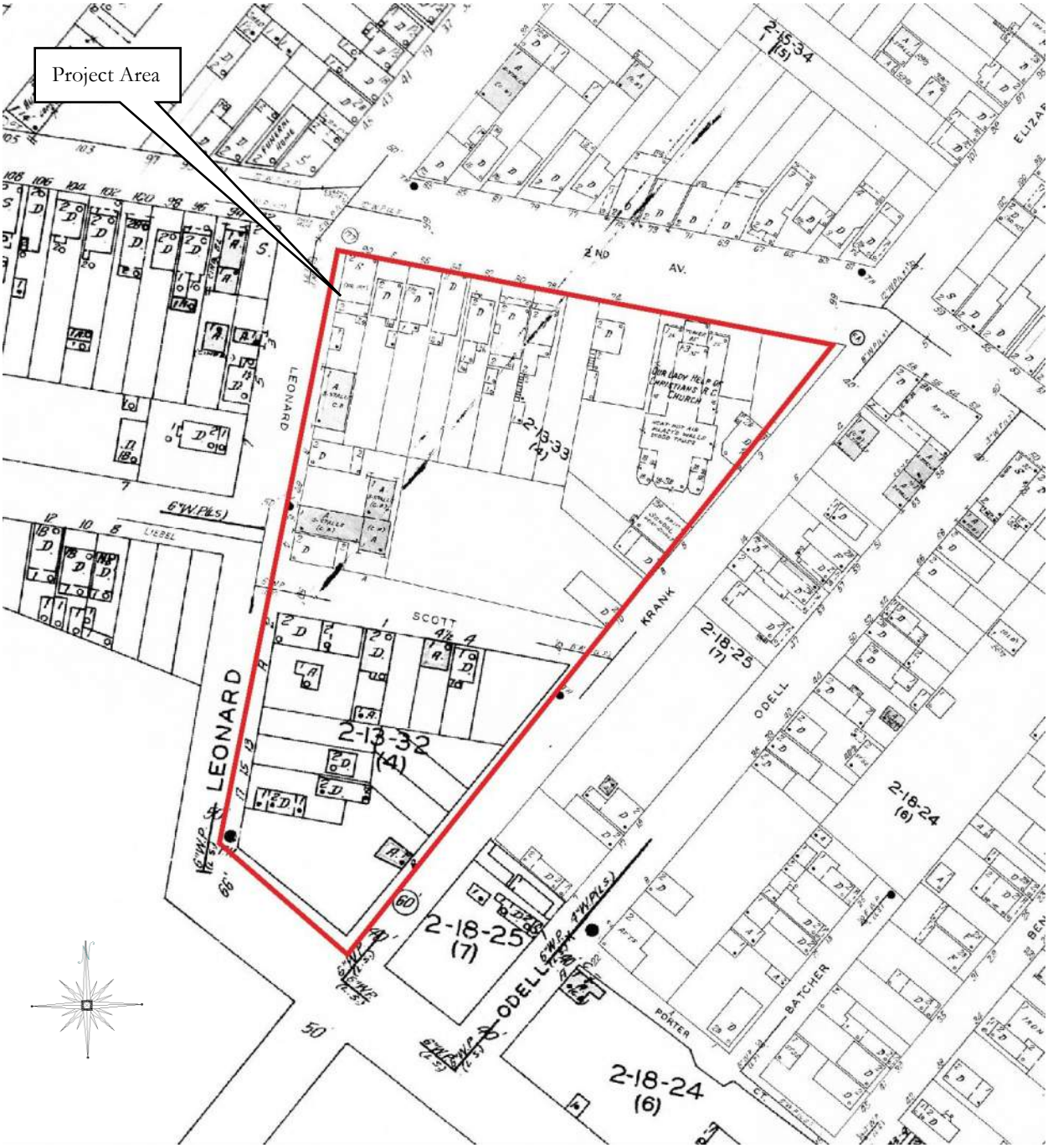

Figure 8: 1935 Sanborn Fire Insurance Map showing the Project Area. Scale: 1"=135'. (Source: EDR Sanborn Library)

By 1934 a significant number of changes have taken place within the Project Area, the most notable of which is the construction of Scott Street that bisects the parcel. A new residential structure and garage have been constructed along this roadway. To the north of Scott Street, the former Junk sheds and wood frame stable and shed have been converted into car garages. A small car garage has also been constructed in the southern portion of the parcel along Krank Street.

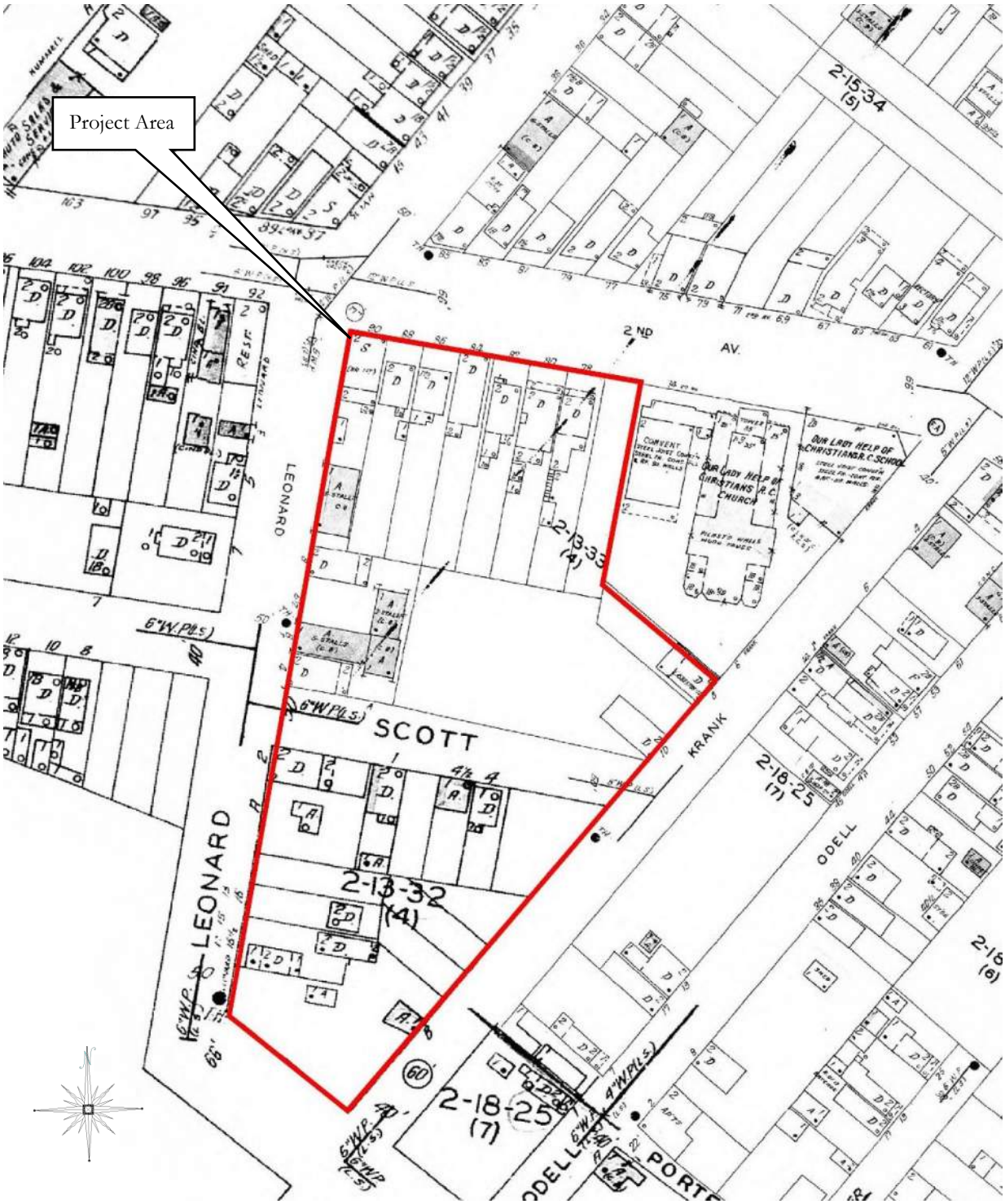

Figure 9: 1951 Sanborn Fire Insurance Map showing the Project Area. Scale: 1"=120'. (Source: EDR Sanborn Library)

The 1951 map shows that there have been very few changes within the Project Area. A small shed, added to the property at 15 ½ Leonard Street, is the only notable addition.

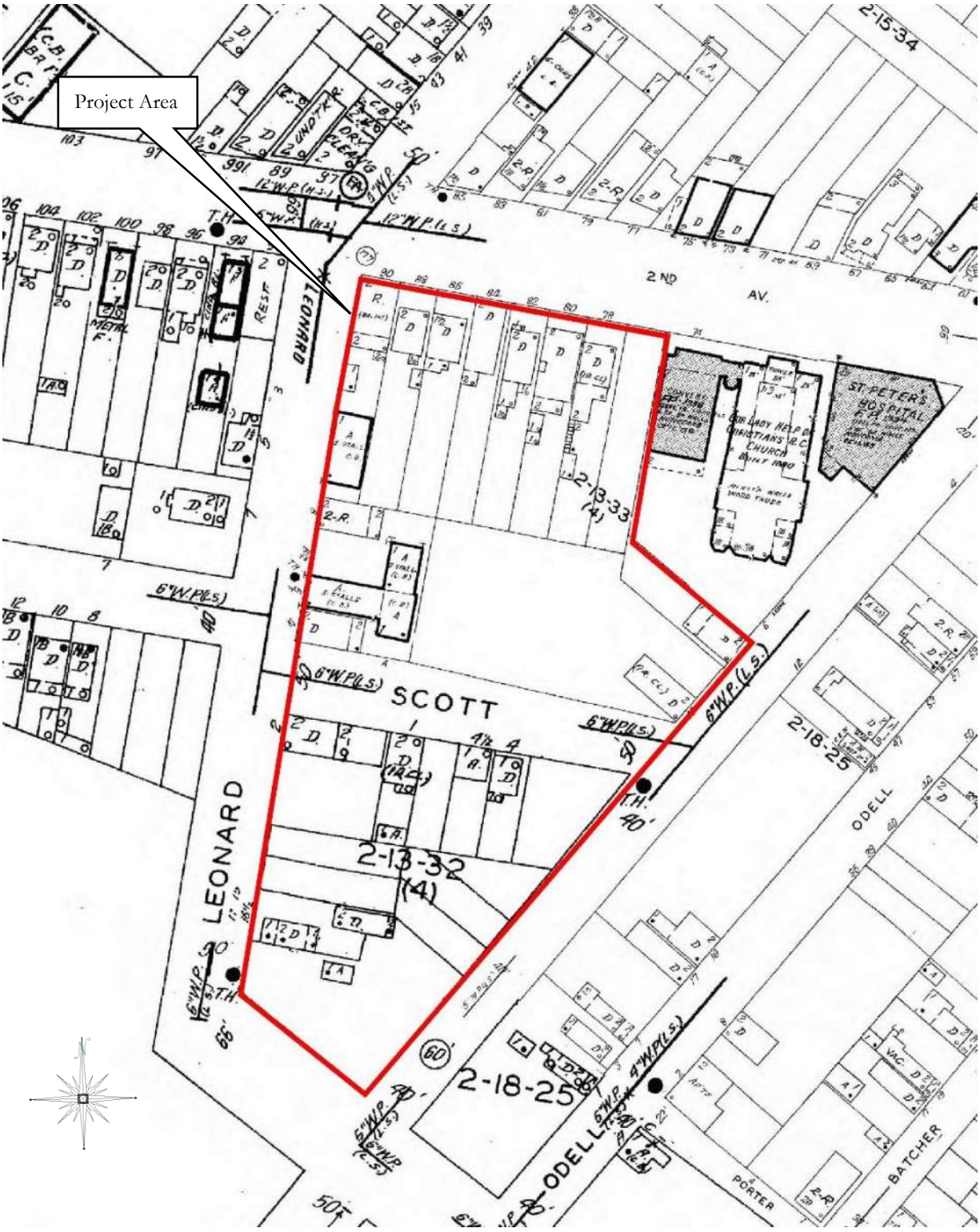

Figure 10: 1997 Sanborn Fire Insurance Map showing the Project Area. Scale: 1"=110'. (Source: Sanborn Library)

The 1997 Sanborn map shows that there are a total of nineteen structures within the Project Area boundaries. Since this map was published, several structures fronting along Second Avenue have been removed. Aerial images indicate that this demolition took place between 2011 and 2013.

F. NATIONAL REGISTER ELIGIBLE/LISTED SITES

The National Register Database and OPRHP files were reviewed to identify structures on or in the vicinity of the Project Area that have been listed on the National Register or identified as National Register Eligible. There are six National Register Listed properties and districts, and three National Register Eligible properties located within a one half mile radius of the Project Area.

To the north are the South End-Groesbeckville Historic District, Mansion Historic District, and Lincoln Park. The Nut Grove and Cherry Hill historic properties are located to the south of the Project Area. A structure at 48B Dove Street to the west is also listed in the National Register. These National Register properties will not be directly impacted by the proposed project.

Two properties located to the north, 5 Clinton Street and 206 Morton Avenue, are eligible for Listing in the National Register. The Elijah Missionary Baptist Church adjacent to the Project Area boundaries is also eligible for listing on the National Register. This church, constructed in 1880, was one of the first buildings constructed within the general vicinity of the Project Area.

Photo 11: View to the northwest from Krank Street. The retaining wall encloses brick rubble, and portions of brick walls associated with an earlier building.

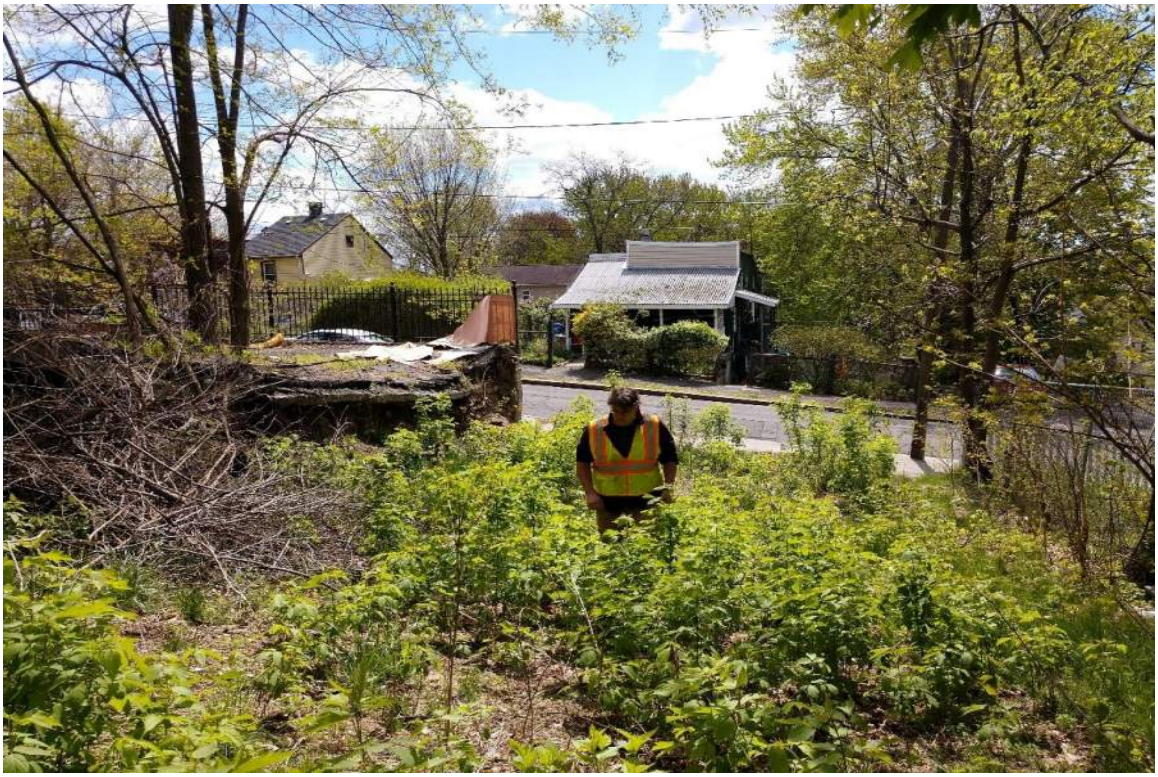

Photo 12: The landscape rises to the west from Krank Street. View to the east.

Photo 13: The parcel adjacent to the church rectory has been graded and leveled. View to the north to Second Avenue.

Photo 14: The rear yards of the houses along Second Street feature slopes that descend to the south. View to the northeast.

Photo 15: The landscape along the northern side of Scott Street has been graded and leveled. View to the west.

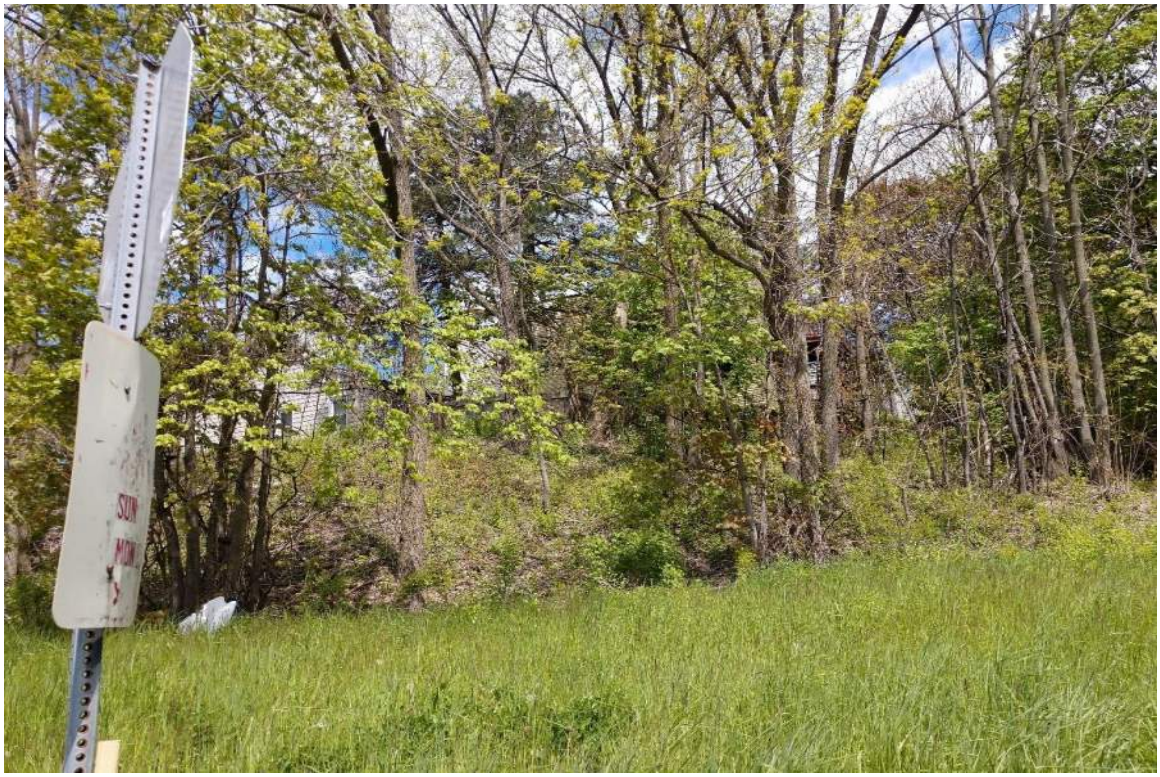

Photo 16: In the southern portion of the parcel the landscape exhibits characteristics of cutting and filling. View to the northwest.

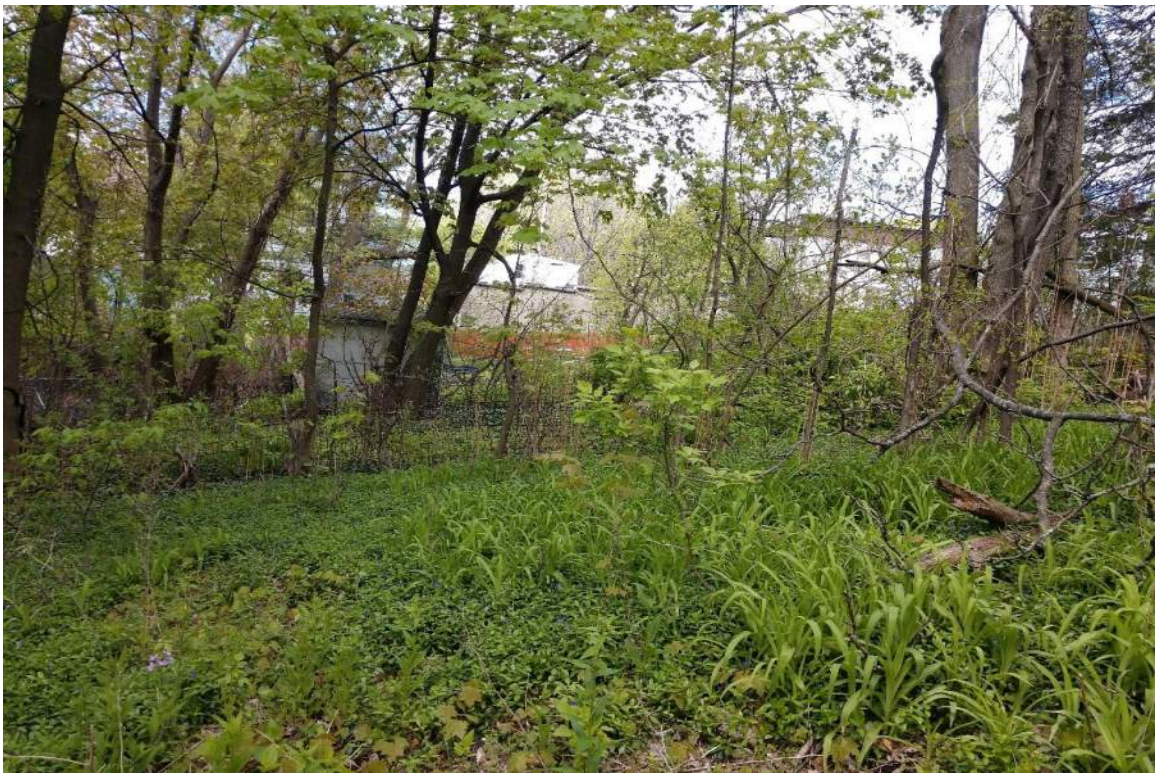

Photo 17: Level areas are located in the northeastern portion of the Project Area. View to the west.

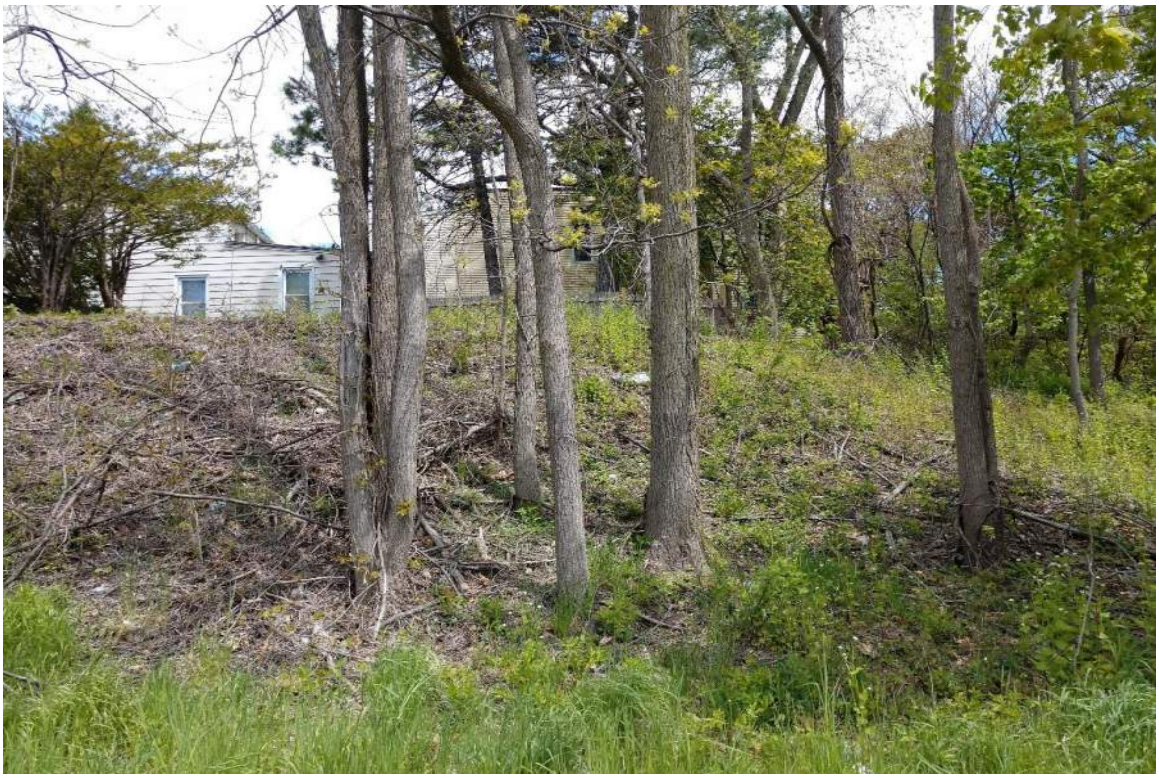

Photo 18: Portions of the Project Area have been leveled for residential development. View to the north.

G. Assessment of Sensitivity for Cultural Resources

Precontact Sensitivity

The banks of the Hudson River were populated by precontact peoples for millennia, making this landscape highly sensitive for precontact cultural resources. The Project Area is located west of the Hudson River, in an area with a rich documented history of Native American occupation. Only two Native American sites have been identified within a half mile of the Project Area boundaries and are reported to contain burials. These factors would normally indicate that the Project Area is highly sensitive for precontact cultural resources; however, the landscape within the Project Area has experienced a significant amount of development. Nevertheless, due to the cutting and filling within the parcel, there may be areas that have been encapsulated and intact sediments are buried beneath a fill overburden. Therefore the potential for the site to yield precontact sites is considered to be moderate.

Historic Sensitivity

Numerous historic sites have been identified within one half mile of the Project Area; however none of these sites will be impacted by the proposed project. There are a number of Map Documented Structure (MDS) located within the boundaries of the Project Area; that date to the late nineteenth century. The existing structures have been continually occupied, and upgraded throughout the twentieth and into the twenty first century. The Sanborn maps show that despite Albany having water and sewer hookups as early as 1860, water pipes were not established along Krank and Leonard Streets until the early twentieth century. In fact, the Sanborn maps show that residential structures along Second Avenue had water closets in the yards. The presence of these early structures suggests that the Project Area has the potential to contain intact subsurface features associated with the nineteenth and early twentieth century residential occupation (i.e. privies, cisterns, basements etc.). Therefore the historic potential of the Project Area is considered to be high.

H. Summary and Recommendations

In May of 2020 Hudson Valley Cultural Resource Consultants completed a Phase 1A Literature Search and Sensitivity Assessment for the Seventy-Six Mixed Use Redevelopment Project, City of Albany, New York. The results of the literature search indicate that the lands within the Project Area were occupied from the late nineteenth through the present day.

Based on the information identified in this report it is recommended that a Phase 1B Archaeological Field Reconnaissance Survey be completed within the boundaries of the proposed Project Area to determine the nature and extent of the subsurface stratigraphy and whether any archaeological deposits exist within the Project Area boundaries.

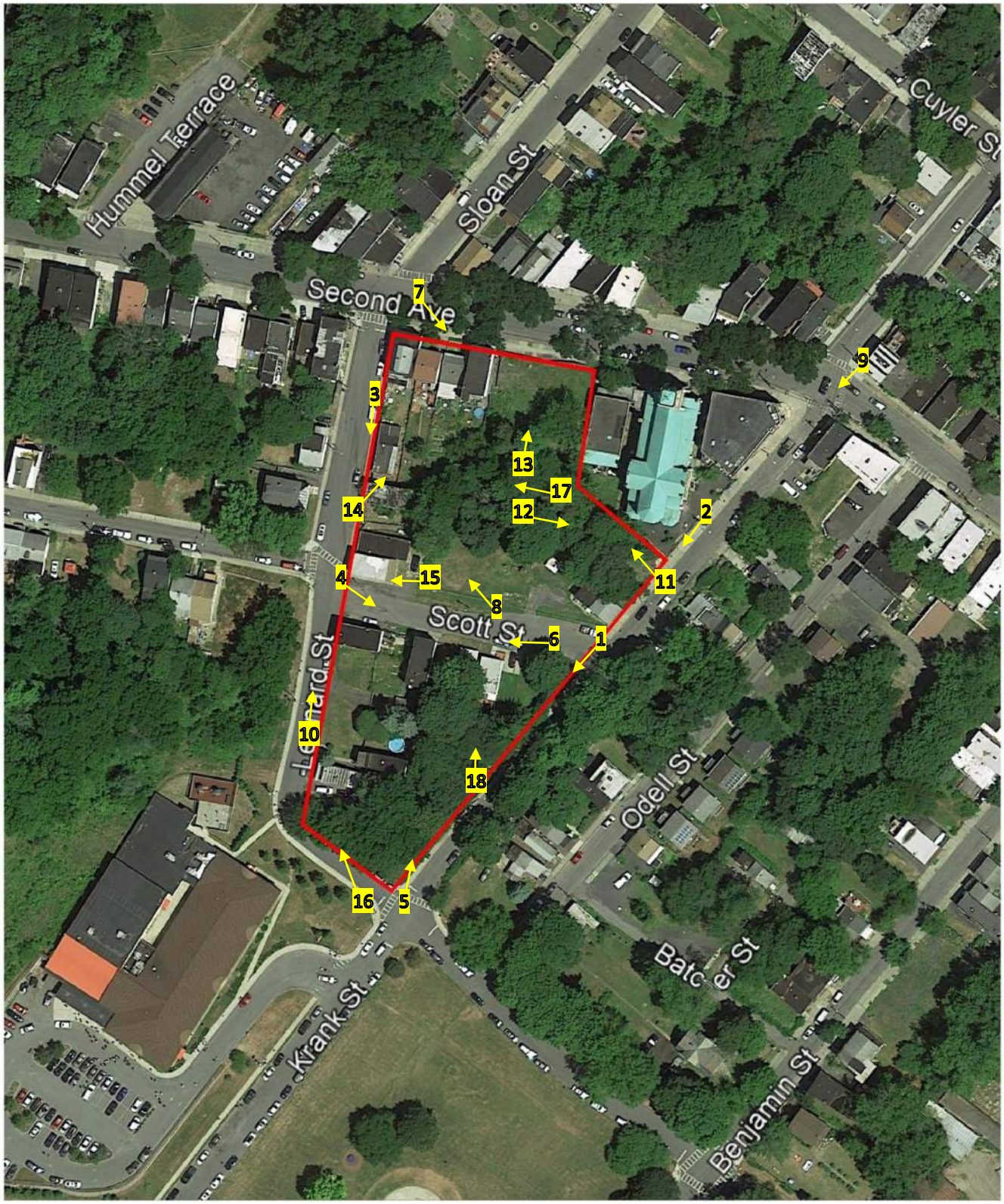

Figure 11: 2018 Aerial Image showing the Project Area and Photographic Views. (Source: Google Earth.) Scale: 1"=170'.

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Appendix A: Tables

LIST OF TABLES

Table 1: Soil Unit Descriptions (Natural Resources Conservation Service)					
Map Unit Symbol	**Map Unit Name**	**Soil Horizons & Texture**	**Slope**	**Drainage**	**Landform**
HuE	Hudson silt Loam	H1 - 0 to 11 inches: silt loam H2 - 11 to 16 inches: silty clay loam H3 - 16 to 31 inches: silty clay H4 - 31 to 60 inches: clay	25 to 45%	Moderately well drained	Lake plains
Ur	Urban Land	H1 - 0 to 6 inches: variable	Nearly level	Well Drained	Made Lands
Ut	Urban Land-Udorthents Complex	H1 - 0 to 4 inches: channery loam H2 - 4 to 70 inches: channery loam	0 to 8%	Moderately well drained	Made Lands

Table 2: Previously Recorded Archaeological Sites within a one half mile radius of the Project Area.				
USN	**Name**	**Distance from Project Area**	**Time Period**	**Site Information**
140.001712	Historic Cherry Hill Archaeological Deposits	1320'/ 0.4 k	Historic	No info on site form, referenced report not in CRIS
140.001788	Albany Waterfront	2640'/ 0.8 k	Historic	Excavations completed by P. Huey
140.001789	Parker #1	1320'/ 0.4 k	Precontact	Camp site reported by A. C. Parker
140.001793	Parker #8	2640'/ 0.8 k	Precontact	Village site reported by A. C. Parker
140.004462	Memorial Hospital	1320'/ 0.4 k	Precontact	Village Site reported by Parker
140.004479	Schuyler Mansion State Historic Site	2640'/ 0.8 k	Eligible	Investigations in Schuyler Mansion Garden, no additional information.
140.004639	Jessie Cottage Historic Site	2640'/ 0.8 k	Historic	Architectural material associated with historic map documented structure
140.004702	108 Broad Street Midden Historic Site	1320'/ 0.4 k	Historic	Domestic materials associated with historic structure
140.004840.	Albany South End Historic Site 5	2640'/ 0.8 k	Historic	Domestic materials associated with historic structure
140.004841	Albany South End Historic Site 6	2640'/ 0.8 k	Historic	Domestic materials associated with historic structure
140.005357	Albany Hospital for the Incurables	2640'/ 0.8 k	Historic	Architectural materials associated with historic hospital, now demolished.

Table 3: Previously Recorded Archaeological Surveys within a one half mile radius of the Project Area.

Project Number	Name	Sites Identified
00SR50854	Archeological Survey, Historic Cherry Hill, City Of Albany, Albany County, New York	Historic Cherry Hill Archaeological Deposits
01SR51371	Phase IA Reconnaissance Survey, PIN 1754.48, Reconstruction Of Church Street, I-787 Ramp To Port Of Albany Entrance, City Of Albany, Albany County, New York	No Sites, Phase 1A Report
01SR51661	Stage I Archeological Survey South Pearl And Ganesvoort Streets, City Of Albany, Albany Co.	No Sites identified
02SR52694	Phase IB Reconnaissance Survey, Pin 1754.48 Reconstruction/Rehabilitation Of Church Street, I-787 Ramp To Port Of Albany, City Of Albany, Albany County, New York	No Sites identified
04SR54457	Phase IA Literature Review And Archeological Sensitivity Assessment And Phase 1B Archeological Field Reconnaissance, Warehouse Near 159 Church Street, City Of Albany, Albany County,. New York	No Sites identified
16SR00273	90 McCarty Avenue Project, Phase I Archeological Survey	Albany Hospital for the Incurables.
19SR00662	Phase IA Literature Review And Archaeological Sensitivity Assessment Of The Beaver Creek Clean River Project City Of Albany Albany County, New York	No Sites, Phase 1A Report

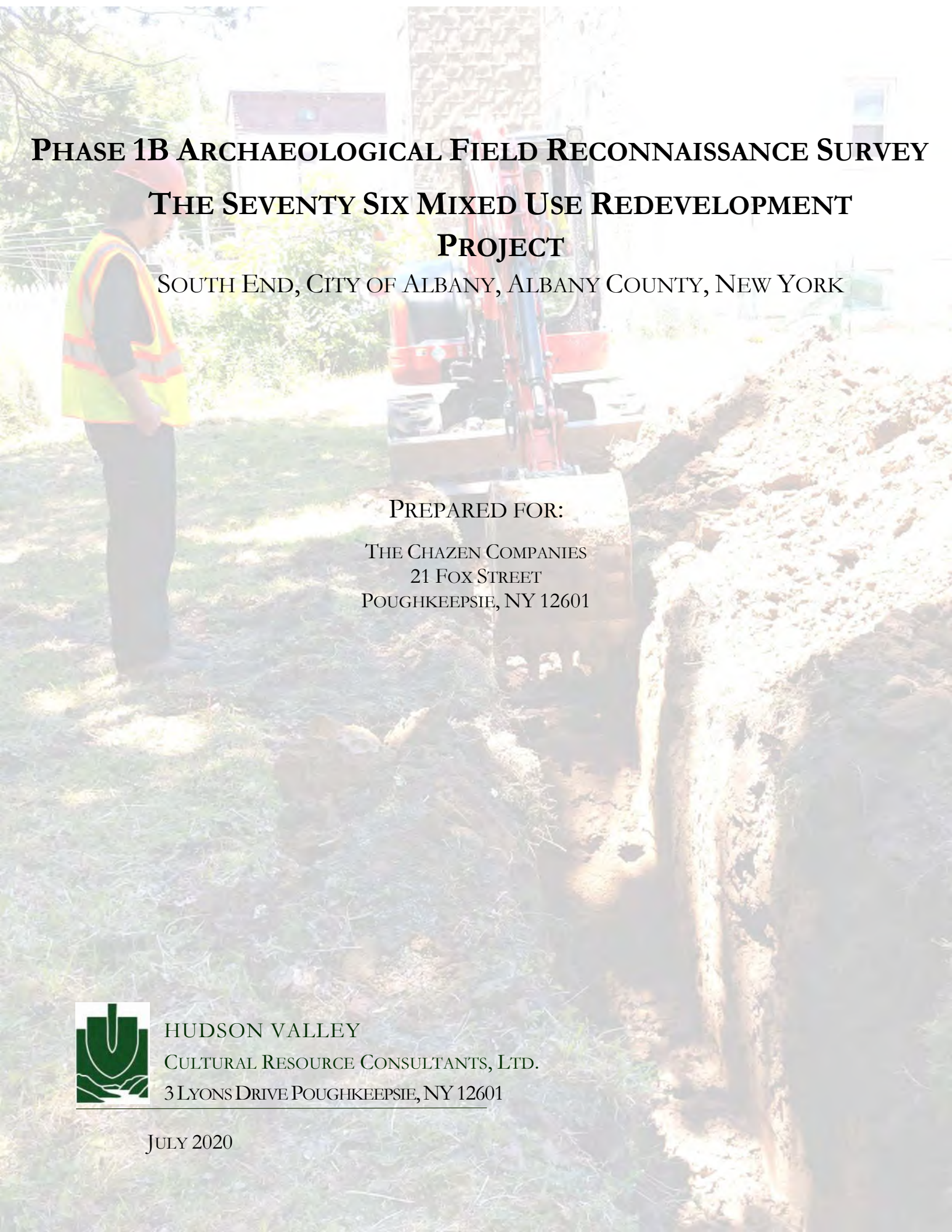
Table 4: National Register Properties located within a one half mile radius		
Designation Number	**Name**	**Status**
89NR00010	Mansion Historic District	Listed
90NR02819	South End-Groesbeckville Historic District	Listed
90NR02815	Nut Grove	Listed
90NR01673	Cherry Hill	Listed
02NR04995	Mendelson, A., & Son Company Building	Listed
16NR00124	Lincoln Park	Listed
89NR00010	Mansion Historic District	Listed
90NR01647	Schuyler, Philip, Mansion	Listed
00140.004069	48B Dove Street	Listed
00140.006157	The Elijah Missionary Baptist Church	Eligible
00140.006293	206 Morton Avenue	Eligible
00140.004293	5 Clinton Street	Eligible

Table 5: Structures Shown on Sanborn Maps		
Address	**Structure Type**	**Structure Details**
1892 Sanborn Map		
78 Second Avenue	Dwelling	1 ½ story wood frame dwelling with 2-1 story rear sheds
80 Second Avenue	Dwelling	2 story wood frame dwelling with a long shed paralleling the western side of the structure.
82 Second Avenue	Store	2 story wood frame building with 2- 1 story wood sheds
84 Second Avenue	Dwelling	2 story wood frame dwelling
86 Second Avenue	Dwelling	2 story wood frame dwelling
88 Second Avenue	Dwelling	2 ½ story wood frame dwelling
88 1/2 Second Avenue	Store (Meat)	2 story brick and wood frame building, with a 2 story rear porch, 2 small single story sheds, a smoke house and 2 story stable.
M Leonard Street	Dwelling	2 ½ story wood frame dwelling with2 story rear porch
M ½ Leonard Street	-	1 ½ wood frame stable, 2 single story wood structures
N Leonard Street	Dwelling	2 story wood frame dwelling, two story rear porch
N ½ Leonard Street	Dwelling	2 story wood frame dwelling, two story rear porch
8 Krank Street	Dwelling	2 story wood frame dwelling
R Krank Street	Dwelling	2 story wood frame building with 2- 1 story wood sheds
1909 Sanborn Map		
78 Second Avenue	Dwelling	2 story wood frame dwelling with a 2 story shed, and a 1 story rear shed
80 Second Avenue	Dwelling	2 story divided wood frame dwelling with a 1 story shed
82 Second Avenue	Dwelling	2 story wood frame building with 2- 1 story wood sheds
84 Second Avenue	Dwelling	2 story wood frame dwelling, with a 2 story shed
86 Second Avenue	Dwelling	1 ½ story wood frame dwelling, rear 1 story porch and 1 story shed.
88 Second Avenue	Dwelling	2 story wood frame dwelling, 2- 1 story sheds
90 Second Avenue	Store	2 story brick and wood frame building, with a 2 story rear porch, 2 small single story sheds, a brick smoke house and 2 story stable and 2 wood frame sheds (garages).
A Leonard Street	Dwelling	2 story wood frame dwelling with a 2 story rear porch

Address	Structure Type	Structure Details
	Junk Sheds	1 wood frame shed, 3 single story wood sheds
4 Leonard Street	Dwelling	2 story wood frame dwelling, two story rear porch
B Leonard Street	Dwelling	2 story wood frame dwelling, two story rear porch
D Leonard Street	Dwelling	2 story wood frame dwelling, with an iron clad west wall, and a single story rear porch, and 1 story shed.
C Leonard Street	Dwelling	2 story wood frame dwelling, 1 story rear porch and 1 story rear porch
F Leonard Street	Dwelling	2 story wood frame stable and dwelling
G Leonard Street	Structure	2 story shed
8 Krank Street	Dwelling	2 story wood frame dwelling, 1 story attached shed
10 Krank Street	Dwelling	2 story wood frame building with 2- 1 story wood sheds
1935 Sanborn Map (Properties that have changed from previous years)		
90 Second Avenue	Store	2 story brick and wood frame building, 1 story shed, and large 1 story car garage
8 Leonard Street	Auto	Three single story cinderblock car garages.
R Leonard Street	Auto	1 small car garage
8 Krank Street	Auto	1 small car garage
4 Scott Street	Dwelling	1 story wood frame dwelling
4 ½ Scott Street	Auto	Wood frame car garage
1951 Sanborn Map (Properties that have changed from previous years)		
8 Krank Street	Demolished	

ATTACHMENT C
Phase 1B Archaeological Field Reconnaissance Survey

The Chazen Companies
Revised: July 21, 2020



PHASE 1B ARCHAEOLOGICAL FIELD RECONNAISSANCE SURVEY

THE SEVENTY SIX MIXED USE REDEVELOPMENT PROJECT

SOUTH END, CITY OF ALBANY, ALBANY COUNTY, NEW YORK

PREPARED FOR:

THE CHAZEN COMPANIES
21 FOX STREET
POUGHKEEPSIE, NY 12601

HUDSON VALLEY
CULTURAL RESOURCE CONSULTANTS, LTD.
3 LYONS DRIVE POUGHKEEPSIE, NY 12601

JULY 2020

MANAGEMENT SUMMARY

SHPO Project Review Number (if available):

Involved State and Federal Agencies:

Phase of Survey: **Phase 1B Archaeological Field Reconnaissance Survey**

Location Information:

Location: **Second Avenue, Scott, Krank &Leonard Streets and Seymore Avenue**

Minor Civil Division: **City of Albany**

County: **Albany County**

Survey Area (Metric & English)

Length: **558'/170.12 m**

Width: **350'/106.7 m**

Depth (when appropriate):

Number of Acres Surveyed: **2.19 acres (0.66 h)**

Number of Square Meters & Feet Excavated (Phase II, Phase III only): **N/A**

Percentage of the Site Excavated (Phase II, Phase III only):

USGS 7.5 Minute Quadrangle Map: **Albany NY 2019**

Archaeological Survey Overview

Number & Interval of Shovel Tests: N/A

Number & Size of Test Trenches: **2 @ 50' (15.24 m), 2 @25' (7.5m) & 1 @ 40'(12.1 m)**

Width of Plowed Strips: N/A

Surface Survey Transect Interval: N/A

Results of Archaeological Survey

Number & name of precontact sites identified: 0

Number & name of historic sites identified: 0

Number & name of sites recommended for Phase II/Avoidance: N/A

Results of Architectural Survey

Number of buildings/structures/cemeteries within Project Area: **0**

Number of buildings/structures/cemeteries adjacent to Project Area: **1**, **Our Lady Help of Christians Church/Elijah Missionary Baptist Church (70 Second Avenue).**

Number of previously determined NR listed or eligible buildings/structures/cemeteries/districts: **1, South End-Groesbeckville Historic District (Adjacent)**

Number of identified eligible buildings/structures/cemeteries/districts: **0**

Report Author (s): Beth Selig, MA, RPA

Date of Report: **July 2020**

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I. PHASE 1B ARCHAEOLOGICAL FIELD RECONNAISSANCE SURVEY

On June 16, 2020 Hudson Valley Cultural Resource Consultants (HVCRC) completed a field reconnaissance level archaeological survey of The Seventy-Six Mixed Use Redevelopment Project, in the South End Neighborhood in the City of Albany, New York.

The purpose of the Phase 1 Cultural Resources Survey is to determine whether previously identified cultural resources (historic and archeological sites) are located within the boundaries of the proposed project, and to evaluate the potential for previously unidentified cultural resources to be located within the boundaries of the Project APE of Potential Effect (APE). All work was completed in accordance with the Standards for Cultural Resource Investigations and the Curation of Archeological Collections published by the New York Archeological Council (NYAC) and recommended for use by New York State Office of Parks, Recreation and Historic Preservation (OPRHP). The report has been prepared according to New York State OPRHP's Phase 1 Archaeological Report Format Requirements, established in 2005.

Archaeological fieldwork was supervised by Beth Selig M.A., R.P.A., Principal Investigator who was assisted by field technician Matt Chmura and Franco Zani Jr. The final report was completed by Beth Selig.

A. PHASE 1A REPORT INFORMATION

The proposed project description, environmental information and archaeological sensitivity assessment are included in the Phase 1A report completed in May of 2020. The research completed for the Phase 1A report concluded that portions of the Project APE contained the potential for historic deposits. There are a number of Map Documented Structures (MDS) located within the boundaries of the Project APE that date to the mid-nineteenth century. The Sanborn maps show that despite Albany having water and sewer hookups as early as 1860, water pipes were not established along Krank and Leonard Streets until the early twentieth century. In fact, the Sanborn maps show that residential structures along Second Avenue had water closets in the yards. The presence of these early structures suggests that the Project APE has the potential to contain intact subsurface features associated with the nineteenth and early twentieth century residential occupation (i.e. privies, cisterns, basements etc.).

B. ARCHAEOLOGICAL METHODOLOGY

As described in the Phase 1A report, the Project APE is located in an urban environment that has been significantly altered by the construction of a number of residential and commercial structures within the Project APE. While municipal infrastructure existed within this area of Albany, the Sanborn Maps suggests that shaft features (i.e., privies and cisterns) could be present in the rear yards of at least some of the residential lots. At the point where water and sewer became available, the houses would likely have been connected to these municipal services, and the privies and cisterns filled and capped. The law in some municipalities, called for shaft features to be emptied and filled with clean sand, but this directed was frequently ignored and instead the privies and cisterns were filled with household debris. Therefore, the testing strategy was structured around the knowledge that the Project APE possessed a high probability to yield intact historic cultural resources.

Areas selected for subsurface testing were identified by using the Sanborn Fire Insurance Maps that detail the location of structures and other features as early as 1892. These maps indicate that the residential structures had access to public water and sewer. However, the 1892 Sanborn map indicates that water closets were present to the south of residences fronting on Second Avenue. The historic maps reviewed indicate that the first structures within the Project APE were built after 1874. The Sanborn Insurance Maps indicate that a significant portion of the Project APE has remained undeveloped. The Project APE assessment revealed that this is largely due to the steep slopes, and uneven landscape located within the Project APE.

Two lots in the western portion of the Project APE, could not be tested as the current landowners refused to all work on their properties, and land acquisition efforts by the Project proponents were not yet complete.

Based on this information, the field investigation consisted of the mechanical excavation of a series of trenches placed in the locations most likely to identify any existing shaft features. Areas selected for subsurface testing were identified during a comprehensive walkover of Project APE, which is currently occupied by vacant residential structures, wooded areas, and mown lawn. The trenches were excavated using a small backhoe. The trenches were also placed in areas that did not contain any buried utilities. The utilities had been marked prior to the completion of the test trenches. The length of the trenches was dictated by the locations of the historic structures and the locations of preexisting subsurface infrastructure. The locations of the trenches are indicated on a map that shows the Project APE boundaries and the location of structures. (Field Reconnaissance Map)

Figure 1: 2019 USGS Topographical Map. Albany NY Quadrangle. 7.5 Minute Series. (Source: USGS.gov.) Scale: 1"=1550'.

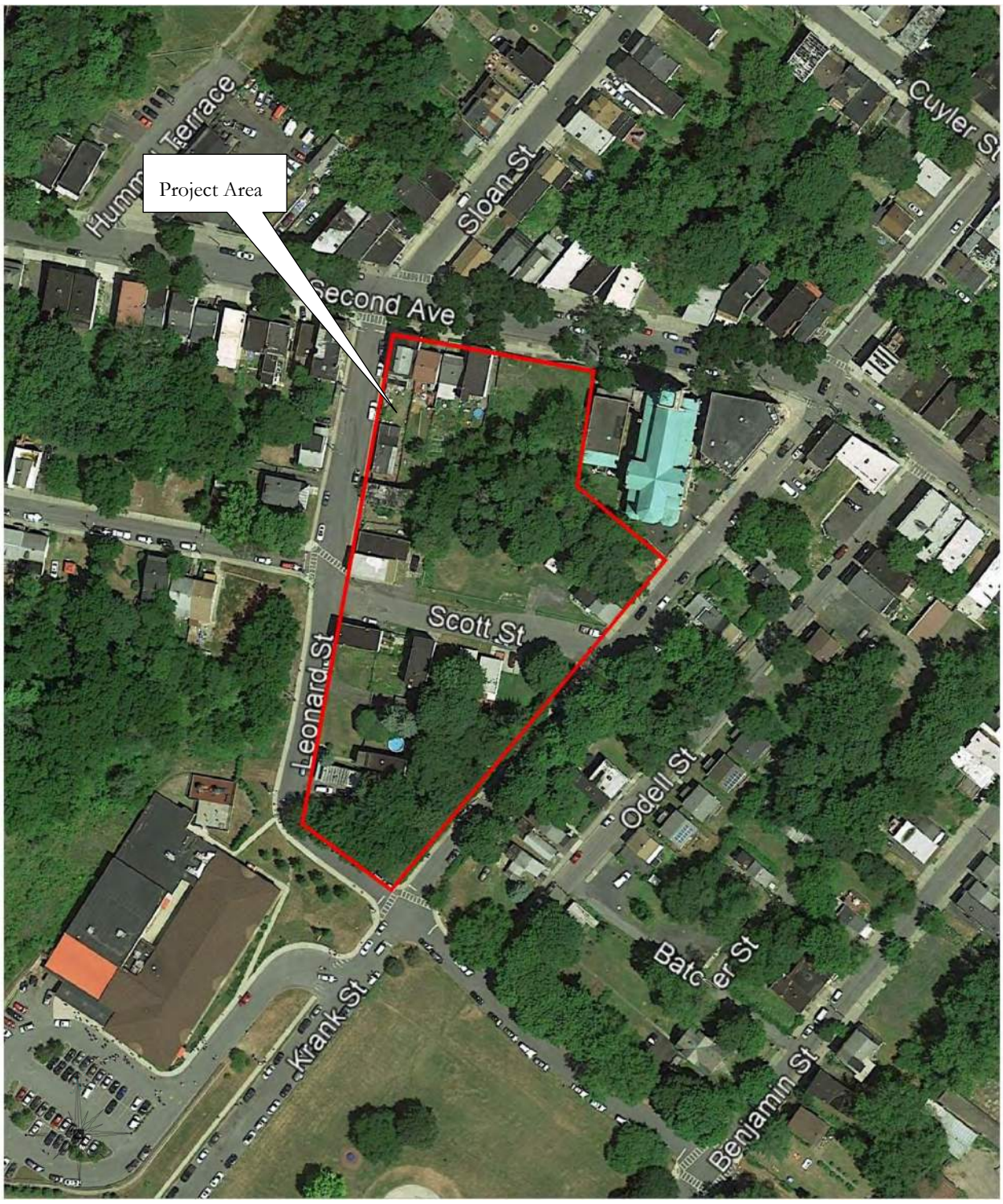

Figure 2: 2018 Aerial Image showing the Project Area. (Source: Google Earth.) Scale: 1"=170'.

Photo 1: The first trench was completed on the northern side of Scott Street. View to the east.

Photo 2: All trenches were backfilled upon completion. View to the north from Scott Street.

C. Field Methodology

Areas selected for subsurface testing were identified during an intensive walkover inspection which evaluated the landscape to determine areas of prior disturbance, slopes in excess of 12% grade, saturated or wet soils and document evidence of former land usage. (Field Reconnaissance Map) The methodology used for the test trenches involved the careful observation of the mechanical excavation of the trenches by a qualified archaeologist to identify any shaft features, buried cultural deposits, or intact sediments in these locations. As the soils were removed, the exposed surface was carefully inspected for the presence of disturbances or anomalies that might represent cultural features. Each soil profile was carefully recorded and photographed and the trench was backfilled.

The trench profiles were recorded including the stratigraphic depths, Munsell soil color, texture and inclusions, disturbances and artifacts (Appendix A). The presence of clearly modern materials, such as plastic fragments, modern bottle glass fragments, or twentieth-century architectural materials were noted on field forms, but HVCRC does not generally collect these materials for analysis or inclusion in the artifact assemblage. If any precontact period or potentially significant historic-period artifacts had been recovered, then these finds would have been bagged, labeled with standard project provenience information. Following completion of the archaeological fieldwork, all recovered materials would be washed, identified, inventoried and re-bagged in labeled clean 4-mil archival quality plastic bags. All artifacts recovered would then be identified and described based on material type and standard descriptive characteristics and included in an artifact inventory.

D. Field Results

The Project APE is a 2.19 acre (0.66 h) parcel that slopes down from Second Avenue to Seymore Avenue. The center of the APE is bisected by Scott Street, which is bordered by level lawns. The trenches were placed in locations that had the potential to contain historic shaft features, or intact sediments, that could yield significant cultural material. A utility mark out had been completed prior to field investigations.

Trench 1

Trench 1 was located on the northern side of Scott Street, and was aligned parallel to the road. The trench was placed on a level lawn that is bordered to the north and west by steep slopes, which rise to Second Avenue and Leonard Street. The upper stratum of the 50' (15.2 m) trench was comprised of 20" of a dark brown silt loam top soil, overlying approximately 7' (2.13 m) of ash fill. The coal ash and clinker was interspersed with thin (20-25"/50-63 cm) layers of yellow brown clay. This same yellow brown clay was identified at the base of the trench, at a depth of more than 8' (2.4 m) below grade. The ash fill was comingled with a variety of cultural materials, including plastic, ironstone, whiteware and blown in mold medicine bottles. These items were comingled with the coal ash fill, and lack any provenience. A fragment of ironstone was recovered from an approximate depth of 5' (1.5 m) below grade, and brown machine made bottle glass was recovered from 6' (1.8 m) below grade. A brown wet clay was identified at the base of the trench, 8' 2" (2.5 m) below grade.

The soil profile identified suggests that this location represents an old borrow or clay pit, that served one of the many brick yards that were located along Pearl Street and the Hudson River in the early nineteenth century.

Photo 3: View of the northern wall of Trench 1, showing the fill and clay layers.

TRENCH 2

Trench 2 was located on the southern side of Scott Street, and was excavated parallel to Krank Street. The trench, which was 40' (12.1 m) in length, began at the southern boundary of the yard area, at the edge of slopes that descend to Seymore Avenue. The northern extent of the Trench terminated at the edge of the concrete driveway for the adjacent residence. The southern end of the trench revealed a deep layer of coal ash (30"/76 cm) that was not present in the northern end of the trench. The ash layer was underlain by a yellow brown sandy clay, and a very dense clay with silt. In the northern portion of the trench, the soils consisted of dark brown silty loam overlying a dark yellow brown gravelly sand. Trench 2 extended to a depth of 5' (1.5 m) below grade, within a layer of very dense clay.

Photo 4: View to the northeast of the location of Trench 2.

Photo 5: View to the north of the western wall of Trench 2.

TRENCH 3

Trench 3 was located in the northern portion of the Project APE, 65' (24 m) south of Second Avenue. This trench was aligned parallel to Second Avenue, and was 50' (4.5 m) in length. The stratigraphy of Trench 3 varied from the previous trenches in that there were no layers of coal ash. The soils within the upper stratum consisted of a dark brown silty loam and dark grayish brown sand and gravel, intermixed with brick, and blue stone fragments. A piece of a brick wall was identified within the northern wall of the trench. The second stratum, a dark grayish brown sand layer was underlain by a dark yellow brown sand, and a yellow brown clay. In the eastern edge of the trench a rotted steel water pipe was encountered, suggesting that the early buildings in this location were connected to the municipal water system.

Photo 6: Trench 3 was excavated in the northern portion of the APE. View to the west.

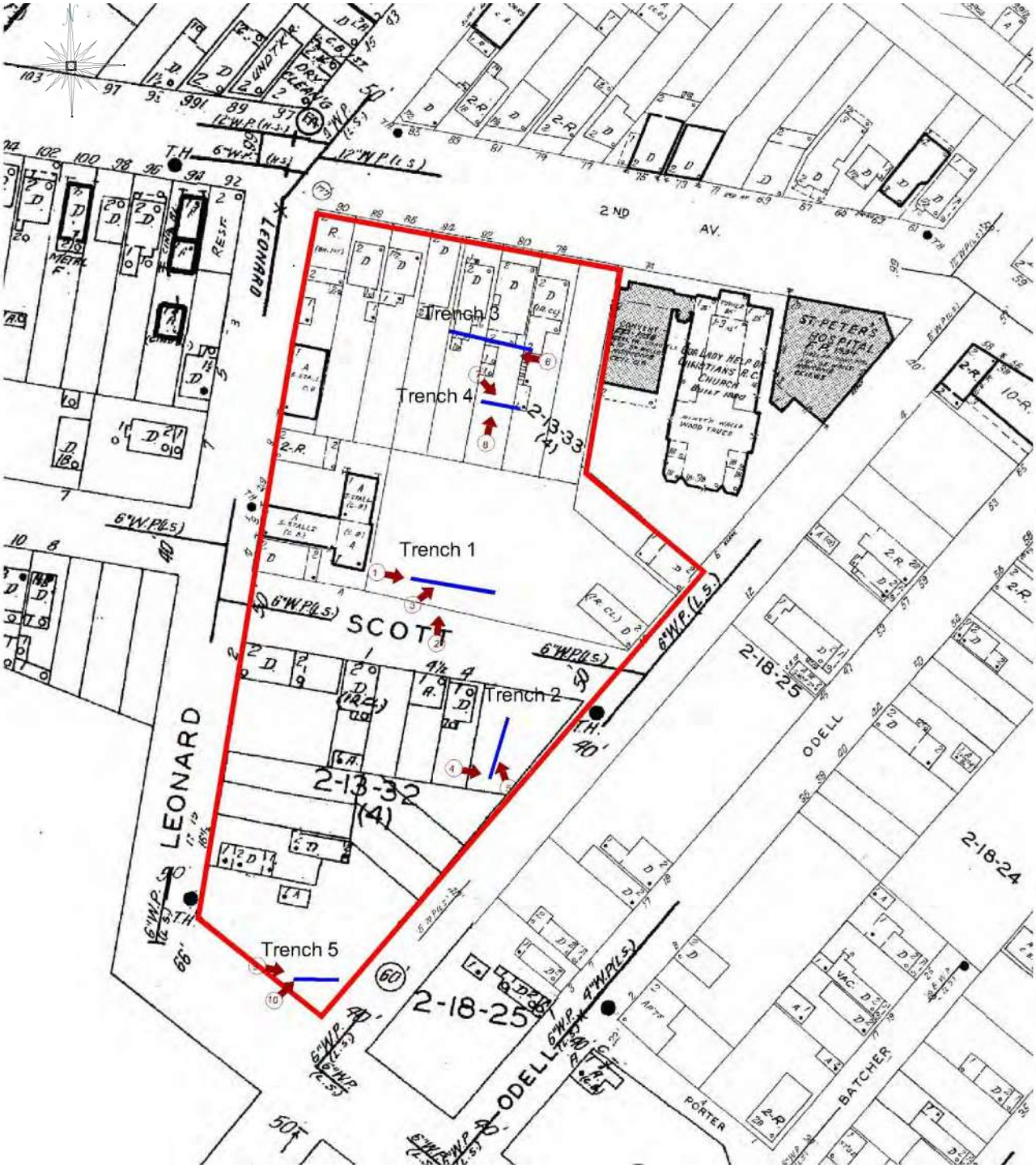

Figure 3: The Seventy-Six Mixed Use Redevelopment Project, Field Reconnaissance Map. 1892 Sanborn Fire Insurance Map. Scale: 1"=75'

Photo 7: Trench 4 was excavated in the central portion of the Project APE. View to the southeast.

TRENCH 4

Trench 4 was placed to the south of Trench 3 and was 25' (7.62 m) in length. The trench was excavated west to east, parallel to Trench 3. This location appears to have been vacant land on the historic maps, and the landscape indicates it may have been used as a driveway or alley. The trench yielded a 12" (4.7 cm) deep layer of coal ash, mixed with sand, on top of a dark yellowish brown clay. The clay became more compacted at the base of the trench. The trench extended to a depth of 4' (1.21 m) below grade. No cultural material or significant cultural features were identified within Trench 4.

TRENCH 5

Trench 5 was placed in the southeastern corner of the Project APE, at the base of a steep slope. The trench was oriented northwest to southeast, and was 25' (7.62 m) in length. The upper stratum consisted of a dark brown fill, mixed with bottle glass fragments, butchered beef bones, bricks, and modern car parts and metal fragments. The upper fill layer was underlain by a layer of coal ash, with the third stratum consisting of a second fill layer. This second fill layer was consistent with the first stratum. The trench terminated in a layer of dense yellow brown clay at 5' (1.54 m) below grade.

Photo 8: Trench 4 is located south of Trench 3. The upper stratum consisted of coal ash, sand and fill.

Photo 9: View to the northeast of the location of Trench 5.

Photo 10: The upper level of Trench 5 consisted of fill that contained metal and brick. View to the northeast.

E. Summary and Conclusions

As identified in the Phase 1A Literature Search and Sensitivity Assessment for The Seventy-Six Mixed Use Redevelopment Project, Map Documented Structures are located within the boundaries of the Project APE. The Sanborn Fire Insurance maps show a number of small sheds, in the rear yards that may represent water closets or privies and cisterns. Municipal water and sewer was established in the City of Albany by the 1860's, but it's unclear if all residences were connected at that time.

Therefore, a series of mechanically excavated trenches were completed in locations likely to yield shaft features. In addition, the historic maps show that a significant portion of the parcel was vacant land throughout the nineteenth century. Additional test trenches were completed to determine if intact strata existed within the boundaries of the Project APE.

The completed trenches indicate that prior to the construction of the residential structures, and the establishment of roads in this portion of the city of Albany, the area was utilized by the nearby brick yards for clay. Trenches 1, 2 and 4 identified backfilled clay pits. These clay pits were filled in with coal ash. In the location of Trench 1, the coal ash was periodically "capped" with layers of clay. The historic record indicates that a large 10 acre clay pit, belonging to T. McCarthy's Brickyard was located on the north side of First Avenue, west of Pearl Street (Reis 1900). A second, large brick yard was located to the north of the Project APE, bounded by Catherine, Clinton and Elizabeth Streets, and Fourth Avenue (Anderson 1981).

In Trench 3, remnants of a brick wall were identified. This small piece of wall was not connected to a larger building foundation, but is likely the remains of earlier dwellings that were demolished. A small metal water pipe was identified in the eastern portion of the Trench.

Cultural material, consisting of ironstone, machine made, and blown in mold bottles and modern materials were identified within the ash fill in Trench 1. In Trench 2, small fragments of whiteware and unmarked brick were identified in the fill. Trench 3, contained large piece of brick, bluestone and metal pipe. Trench 4 had brick, bottle glass fragments, whiteware and metal pieces mixed in with the coal ash fill. Trench 5, contained brick, butchered animal bone, milk glass, whiteware and stoneware, intermixed with modern metal, car parts, mattress springs and plastic.

The Phase 1B Archaeological Investigation of The Seventy-Six Mixed Use Redevelopment Project did not identify any subsurface cultural features. Based on the results of the trenches excavated within the Project APE boundaries, it is the opinion of Hudson Valley Cultural Resource Consultants that no additional investigations are warranted for The Seventy-Six Mixed Use Redevelopment Project.

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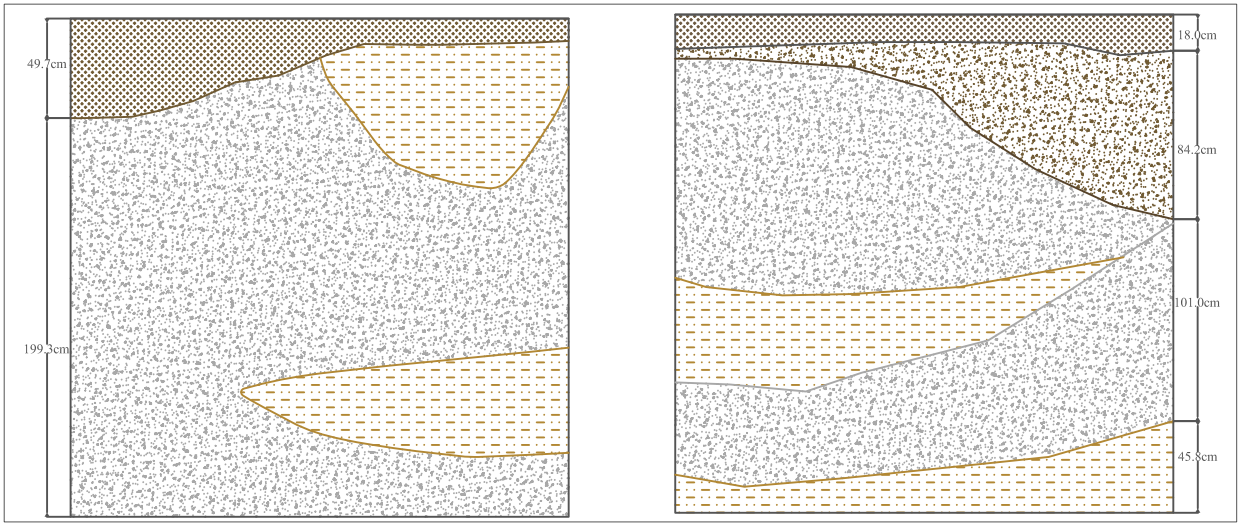
Appendix A. Trench Profile Measurements

Trench	Level	Depth (cm)	Depth (in)	Munsell	Soil Description	Cultural Material
1	1	0-18	0-7	10YR3/4	Dark yellowish brown silty loam	NCM
	2	18-102	7-40	10YR4/4	Brown clay mixed with coal ash	NCM
	3	102-203	40-80	10YR7/1	Gray coal ash and clinker	ceramics, bottle glass
	4	203-249	80-98	10YR5/6	Yellowish brown clay	NCM
2	1	0-40	0-16	10YR3/4	Dark yellowish brown silty loam	NCM
	2(S)	40-84	16-33	10YR4/6	Dark yellowish brown gravelly sand	NCM
	2(N)	42-76	16-30	10YR7/1	Gray coal ash and clinker	ceramics, brick fragments
	3	84-96	33-38	10YR5/6	Yellowish brown clay	NCM
	4	96-150	38-59	10YR6/6	Brownish yellow clay	NCM
3	1	0-20	0-8	10YR3/4	Dark yellowish brown silty loam	Brick and bluestone
	2	20-64	8-25	10YR5/4	Dark yellowish brown sand and clay	NCM
	3	64-94	25-37	10YR4/6	Dark yellowish brown sand and gravel	NCM
	4	94-150	37-59	10YR4/6	Dark yellowish brown sand	NCM
	5	150-183	59-72	10YR6/6	Brownish yellow clay	NCM
4	1	0-30	0-12	10YR7/1	Gray coal ash, sand and fill	ceramics, brick fragments
	2	30-140	12-55	10YR6/6	Brownish yellow clay	NCM
5	1	0-43	0-17	10YR4/3	Dark yellowish brown gravelly silty fill	ceramic, brick, glass, plastic, bone, car parts
	2	43-69	17-27	10YR7/1	Gray coal ash, sand and fill	NCM
	3	69-140	27-55	10YR4/3	Dark yellowish brown gravelly silty fill	ceramic, brick, glass, plastic
	4	140-160	55-63	10YR5/6	Light yellowish brown silty sandy clay	NCM

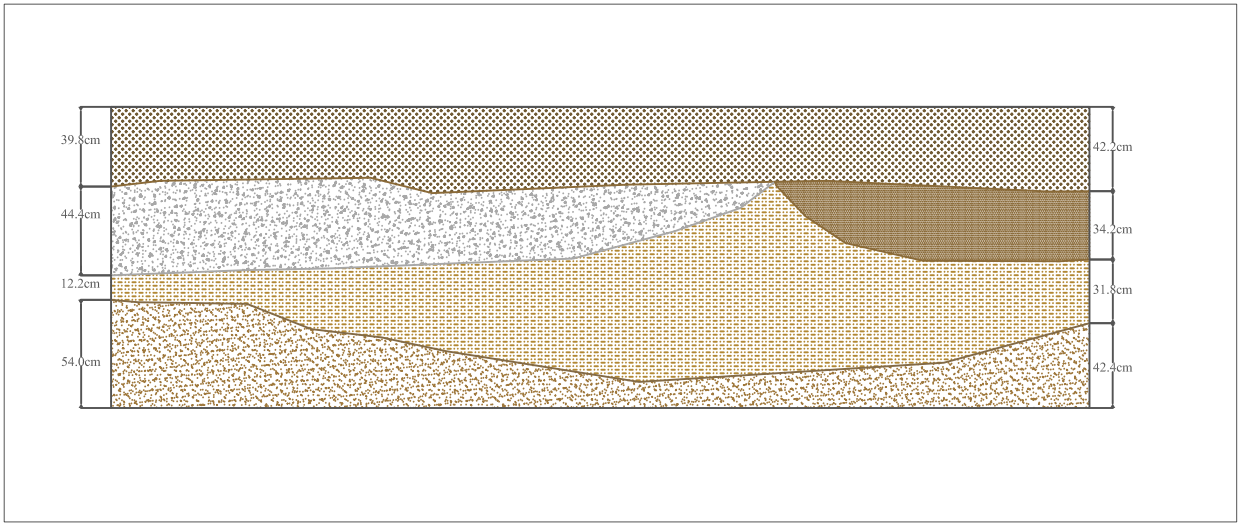
Appendix B: Trench Profiles

Trench 1: North Wall Profile



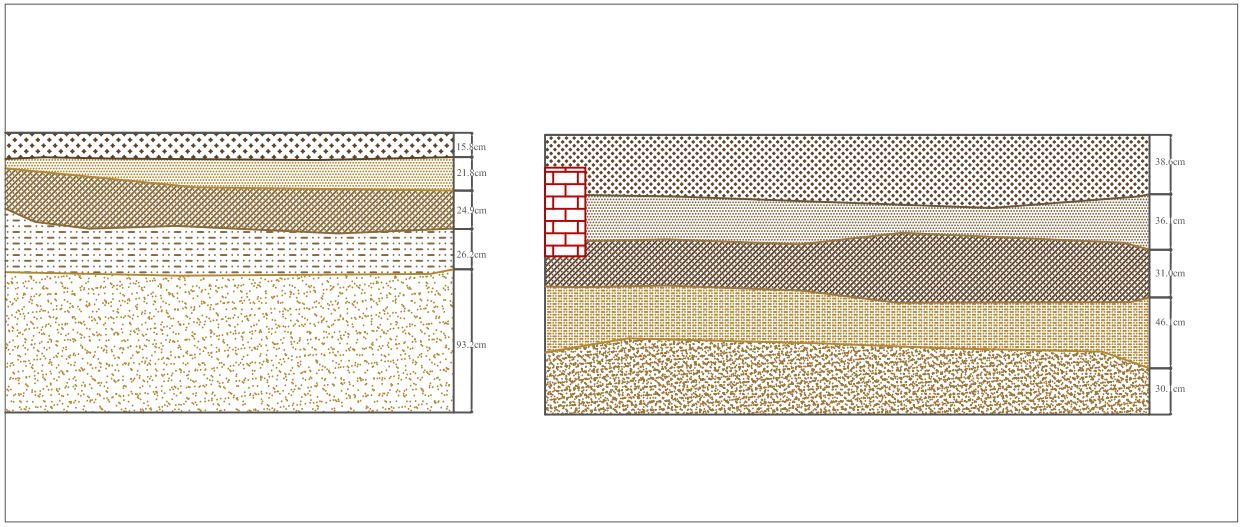
Trench 1: North Wall Profile

Trench 2: West Wall Profile



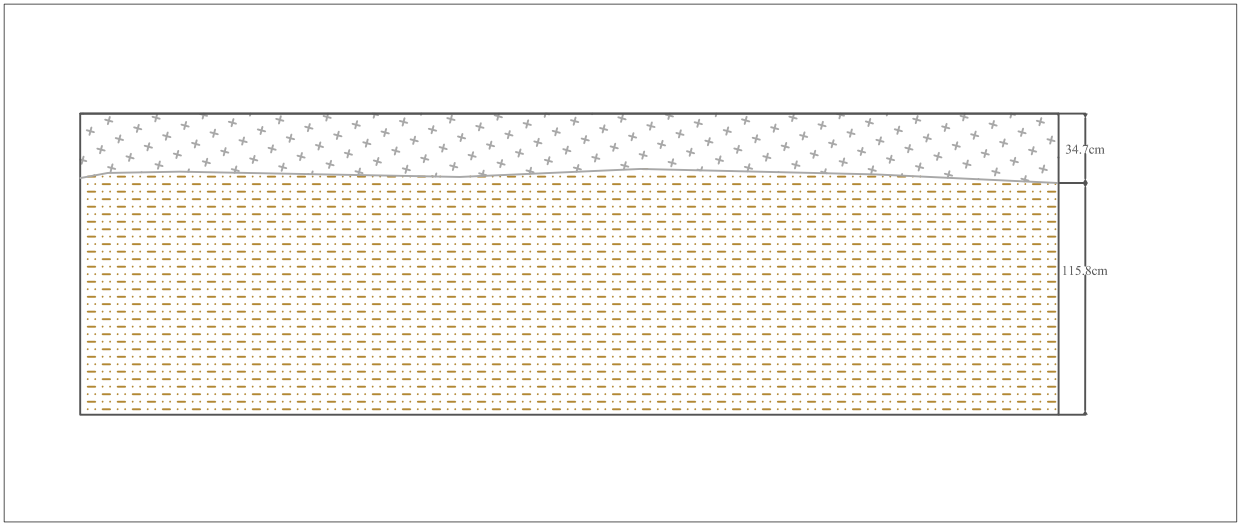
Trench 2: West Wall Profile

Trench 3: North Wall Profile



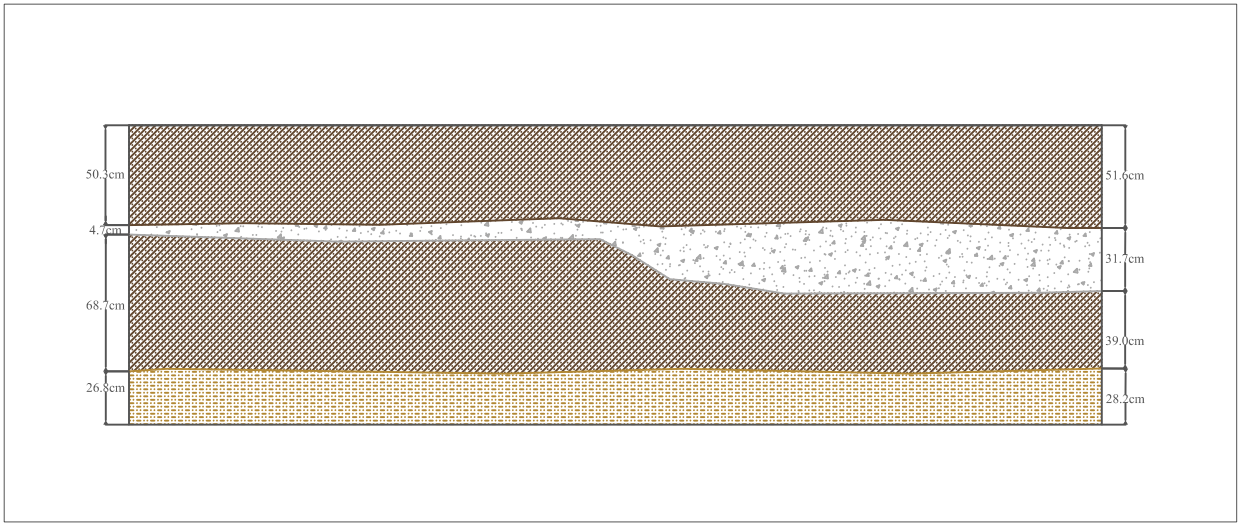
Trench 3: North Wall Profile

Trench 4: North Wall Profile



Trench 4: North Wall Profile

Trench 5: North Wall Profile



Trench 5: North Wall Profile