

October 20, 2020

Chris Spencer, Director
City of Albany Department of Planning & Development
200 Henry Johnson Blvd
First Floor, Suite #3
Albany, New York 12210

Re: *Project Narrative – Phase 1 Development Plan Resubmission*
The Seventy-Six, Mixed-Use Redevelopment
South End Neighborhood, Albany, NY
Chazen Project #: 32019.00

Dear Mr. Spencer:

On behalf of South End Development, LLC (SED), the Chazen Companies (Chazen) respectfully submit this project narrative to the City of Albany Department of Development & Planning, in support of the following applications for the Seventy-Six, mixed-use redevelopment project, located in the South End neighborhood of the City of Albany:

- *Demolition Review*
- *Major Development Plan Review – Phase 1*

We're requesting to be placed on the agenda for the **November 24th, 2020** Planning Board meeting. As part of our submission, we have included electronic copies of the following documents revised October 20, 2020, unless otherwise noted:

1. Project Narrative (herein)
2. Administrative Adjustment Form & Narrative – Maximum Perimeter Block
3. Site Plans, Floor Plans, & Elevations – Phase 1

The following documents were previously submitted and have not been revised. As such, these documents are not included as electronic copies in this submission.

4. Master Application, revised July 21, 2020
5. Map of Existing Conditions, revised July 21, 2020
6. FEA Narrative and Full Environmental Assessment Form Part 1, last revised July 30, 2020
7. Demolition Review Applications and Photo Log
 - 4 Leonard Street
 - 8 Leonard Street
 - 12 Leonard Street
 - 6 Scott Street
 - 8 Scott Street
 - 10 (aka 17) Krank Street
8. Material Board, dated September 22, 2020
9. Renderings, dated September 22, 2020
10. Geotechnical Report Phase 1, dated July 13, 2020
11. Geotechnical Report – Addendum No. 1, dated August 3, 2020
12. Geotechnical Report Phase 2, dated April 2, 2018
13. Traffic Study, Parking Demand Study, and Transportation Demand Management Plan, revised July 27, 2020

14. Phase 1 Environmental Site Assessment, dated June 23, 2020
15. Shadow Study, dated September 2020
16. Stormwater Pollution Prevention Plan (SWPPP) – Phase 1, dated June 23, 2020
17. Engineer’s Report for Water & Wastewater Management, dated September 22, 2020
18. Combined Sewer System Off-site Improvement Evaluation, dated August 7, 2020
19. Color photographs of the property in context with surrounding properties

1.0 APPLICANT

Owner:

South End Development, LLC
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Civil Engineer:

The Chazen Companies
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Architect:

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Legal:

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2.0 ZONING MAP AMENDMENT & PROPERTY ADDRESSES

During the September 21, 2020 Common Council meeting, the (32) properties depicted below were favorably voted to be rezoned from the Residential-Townhouse (R-T) and Mixed-Use Neighborhood Edge (MU-NE) zoning districts to the Mixed-Use Campus/Institutional (MU-CI) zoning district. Permitted uses in the MU-CI district include: multi-family dwellings; community centers; cultural centers; restaurants, offices; personal or business services; indoor or outdoor entertainment; and convenience, general, or specialty retail spaces. In addition, the supermarket use is permitted by issuance of a Conditional Use permit. The (30) properties currently included in Phase 1, will be consolidated as part of the project.

In addition, during the September 3, 2020 Technical Review Meeting, there were no objections from any of the City Departments regarding the request for the City to vacate Scott Street for conversion to a pedestrian only plaza. We look forward to continued dialogue with the Planning Department and Common Council regarding this process.



The project includes rezoning and consolidation of the following tax parcels:

The Seventy-Six: Tax Parcel Summary				
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	0.12	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	0.07	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 ±		

3.0 SITE ACREAGE AND DESCRIPTION OF EXISTING SITE AND USES

The Seventy-Six property is approximately 2.39 acres in size. The existing properties contain a mix of single-family, two-family, and townhouse residential uses. Many of the existing properties are vacant. The topography of the site is considered moderate to steeply sloping. Grades generally slope down from the northwest corner on Second Avenue (high side) to the southeast (low side) toward the intersection of Seymour Street and Krank Street. *Refer to the Photo Inventory for photographs of the existing properties, structures, and adjacent areas.*

4.0 DESCRIPTION OF PROPOSED SITE IMPROVEMENTS AND USES – PHASE 1

The proposed Phase 1 redevelopment will include construction of three, 6 to 8-story, mixed-use modular buildings that will each have solar canopies extending over the entire building footprints. *Refer to plan sheet C-130, for the Site Layout Plan.* The buildings will be built into the topography of the site. Parking will be provided below-grade underneath the buildings and will be accessed via two access drives on Krank Street. The project will apply the shared parking reduction factor for the two largest uses (multi-family dwelling and retail). In addition, the project will apply the proximity to transit adjustment (located within ¼ mile of a multi-modal transit stop with a peak service frequency of 15 minutes or better) to reduce off-street parking spaces by 20%. As a mixed-use development project with greater than 20% of new dwelling units rent or deed restricted to be affordable to households earning no more than 80% of the area median household income for the City of Albany, the project will apply an additional 20% reduction in off-street parking per the affordable housing incentive. The site will provide a mix of necessary service retail uses that will substantially reduce the need for personal vehicular use by the residents. In addition, the location on the bus rapid transit route will decrease the need for residents and employees of the Seventy-Six to have personal vehicles. The majority of the loading operations will be accessed at a central location on Leonard St, which will provide one bay for commercial uses and two bays for garbage removal. In addition, a separate commercial loading dock will be provided at the north edge of Building B at Leonard St. *Refer to the floor plans presented in AA-101 through AA-107 for the commercial and residential space allocations per building per floor.*

The required and proposed lot characteristics are as follows:

TABLE 1
MU-CI Dimensional Standards

Description	Required	Proposed Phase 1
Min. Lot Width	80-ft	107-ft
Max. Impervious Lot Coverage	60%	60%
Max. Front Setback	20-ft	21-ft (building C)
Min. Side Setback	0-ft	0-ft
Min. Rear Yard	0-ft 15-ft (adj. to R district)	N/A
Max. Principal Building Height	8.5 stories max.	8-stories
	5 stories max. (within 50-ft of property line of R-2 or R-T)	
	9.5 stories max. (with affordable housing incentive)	
Max. Accessory Building Height	1.5 stories	N/A

TABLE 2
Off-Street Parking Requirements

Use	Proposed Units/GSF/NLA	Minimum Off-Street Parking Required per Unit	Required Parking			
			Initial Total	Shared Total	Proximity to Transit 20% Reduction	Affordable Housing 20% Reduction
Dwelling. Multi-Family	184	1 space/1 dwelling unit	184	184	200	160
Community Center	2,353	1 space/300 GSF	8	8		
Restaurant	1,036	1 space/150 NLA	7	7		
Office	6,720	1 space/400 NLA	17	17		
Personal or Business Service	6,849	1 space/400 NLA	18	18		
General or Specialty Retail	1,679	1 space/400 NLA	5	0		
Supermarket	9,774	1 space/300 NLA	33	1		
Day Care Center	4,113	1 space/300 NLA	14	14		
Total Required			286	249		
Total Proposed					156	

5.0 DESCRIPTION OF PROPOSED IMPACTS

Refer to the expanded narrative and supporting studies included with the Full Environmental Assessment Form.

6.0 CLOSING

This narrative is intended to provide a summary of the proposed site redevelopment. The information provided is believed to be accurate and true, limited by the investigation conducted and described above. The Applicant is requesting that the project be placed on the agenda for the **November 24th, 2020** Planning Board meeting for Demolition Review and Development Plan Review for Phase 1.

If you have any comments or questions regarding this application or if you require additional information, please feel free to contact this office at (518) 824-1924.

Sincerely,



Kelsey L. Carr, LEED AP BD+C, CPMSM
 Project Engineer/Project Manager

cc: File