

July 21, 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 – Detailed Submission*
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:

- *Zoning Map Amendment*
- SEQR
- *Demolition Review*
- *Major Development Plan Review – Phase 1*

We're requesting to be placed on the agenda for the **August 25th, 2020** Planning Board meeting. As part of our submission, we have included electronic copies of the following documents revised July 21, 2020, unless otherwise dated:

1. Project Narrative (herein)
2. Response Letter to July 15, 2020 Planning Department Comments
3. Master Application

4. Map of Existing Conditions
5. FEA Narrative and Full Environmental Assessment Form Part 1
6. 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

7. Development Plan Review Application – Phase 1
8. Site Plans, Floor Plans, & Elevations – Phase 1
9. Geotechnical Report Phase 1, dated July 13, 2020
10. Geotechnical Report Phase 2, dated April 2, 2018

11. Check for Balance of Application Fees (Submitted under separate cover)

The following documents were previously submitted on June 23rd, 2020 and have not been revised. As such, these documents are not included as electronic copies in this submission.

12. Zoning Map Amendment Application
13. Zoning Map Amendment Plan
14. Recorded Deeds

15. Traffic Study, Parking Demand Study, and Transportation Demand Management Plan
16. Phase 1 Environmental Site Assessment
17. Shadow Study
18. Stormwater Pollution Prevention Plan (SWPPP) – Phase 1
19. Color photographs of the property in context with surrounding properties

1.0 APPLICANT

Owner:

South End Development, LLC
Corey Jones, CEO
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Civil Engineer:

The Chazen Companies
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Architect:

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Legal:

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150 State Street, Suite 504
Albany, NY 12203

2.0 ZONING MAP AMENDMENT & PROPERTY ADDRESSES

The properties included in the Seventy-Six redevelopment are currently split between the Residential-Townhouse (R-T) and Mixed-Use Neighborhood Edge (MU-NE) zoning districts. The project proposes rezoning the properties 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 following depicts the (32) properties that are proposed to be rezoned and consolidated, as well as the request for the City to vacate Scott Street for conversion to a pedestrian only plaza:



The proposed project will include 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

The proposed redevelopment will include construction of four, 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-110, for the Master 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 access drives on Leonard and Krank Streets. The project will apply a 20% off-street parking space reduction based upon the proximity to transit credit (located within ¼ mile of a multi-modal transit stop with a peak service frequency of 15 minutes or better). In addition, the project will apply the shared parking reduction factor for the two largest uses (multi-family dwelling and retail). At full development, the site will provide a mix of necessary service retail uses that will substantially reduce the need for personal vehicular use by the occupants. In addition, the location on the bus rapid transit route will decrease the need for occupants and employees of the Seventy-Six to have personal vehicles. A service entrance with loading dock will be provided off of Leonard Street. *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
Min. Lot Width	80-ft	107-ft
Max. Impervious Lot Coverage	60%	62%
Max. Front Setback	20-ft	32-ft
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

5.0 DESCRIPTION OF PROPOSED IMPACTS

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

6.0 Zoning Map Amendment Standards

Refer to the expanded narrative included with the Full Environmental Assessment Form, for analysis of the General and Additional Standards required for a Zoning Map Amendment.

7.0 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 August 25th, 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,

A handwritten signature in cursive script that reads "Kelsey L. Carr".

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

cc: File