

May 3, 2018

Mrs. Kate Maynard
City of Saratoga Springs Planning Department
474 Broadway
Saratoga Springs, NY 12866

RE: 153 South Broadway Redevelopment – Project Narrative

Dear Mrs. Maynard:

The “Gateway” to the vibrant heart of Saratoga Springs, NY is the South Broadway commercial thoroughfare commonly traveled by the many visitors to the City and residents alike. Saratoga residents and community leaders for many years, starting with the Gateway Access Program of Saratoga Initiative, have prioritized its revitalization. The 153 South Broadway Redevelopment project to remove the vacant ‘Saratoga Diner’ building from the three (3) acre site located at the corners of South Broadway, Canfield Street and Union Street advances this initiative. KCG Development, LLC (applicant) is proposing to construct a four-story mixed-use building which will front on both South Broadway and Canfield Street. The project will include 110 residential units, a maximum 7,500 sf restaurant, and 16,000 sf commercial office space. It is anticipated that 60% to 80% of the project will be comprised of units reserved for tenants earning no more than 60% AMI with the remaining units reserved for tenants earning no more than 130% AMI. It will be marketed to community-based working people in the service/hospitality, civic (teachers, starting police/fire, hospital) and young professional workforce, as well as empty nesters desiring to downsize but remain in Saratoga Springs. Fourteen (14) units are being reserved to serve the Veterans & Community Housing Coalition for military veterans in need of quality permanent housing. The existing market gap for modernized, well-maintained, quality housing units with rents ranging from \$750/month for a one-bedroom unit, to a high of \$1,650/month for a two-bedroom unit, is substantial as demonstrated by City of Saratoga Springs commissioned housing market analysis.

The restaurant and office space will be located within the first floor along South Broadway while the residential units will be on the first level along Canfield Street and on the upper levels throughout the building. The commercial office space will include co-working and workforce development/educational space to be directed by nearly 40-year non-profit community partner, Saratoga Economic Development Corporation. This affordable space will enable entrepreneurs and early stage growth business teams space to work, engage with other skilled professionals and accelerate their businesses within the City of Saratoga Springs. Programming will also be activated in the flexible space for continuing education opportunities for secondary students and adults alike.

An area will be designed for storage below the restaurant use to incorporate coolers and dry storage. Deliveries for the restaurant will be contained within a loading area behind the restaurant off the South Broadway entrance to the site. The South Broadway entrance will provide access to the top deck of a parking deck to serve the project users of the commercial and restaurant spaces. The lower level of the parking deck is entered along Union Street and will be used primarily for the residential tenants of the building. Along Union Street another curb cut is being proposed for access to a waste collection room near the west end of the building. This room will collect and compact the residential waste from the building before being removed and hauled off-site. The restaurant and commercial tenants will have a similar room near the load area behind the restaurant.

As part of the site plan design, public and civic spaces have been incorporated into the final layout. On the corner of South Broadway and Canfield Street, a civic park with benches, interpretive signs, and a community bike share area will activate this intersection for pedestrians. Along Canfield Street patios are proposed with bench seating and lighting to create additional neighborhood gathering spaces. Wrapping the corner of Canfield Street onto Union Street, a park-like green open space is proposed to present a more residential street space and neighborhood park which currently does not exist in this area. The parking deck will be screened from all sides with a green screen attached to the concrete structure, and vines will be allowed to grow onto those screens to help the structure blend into the green landscape designed for the users.

The project is directly responsive to a number of goals outlined in the City of Saratoga Springs Comprehensive Plan, particularly calling for accessible, modernized housing options for workforce residents. It is also delivering on the previous Gateway Access Program for Saratoga spotlighting areas to revitalize South Broadway by enhancing the uses of under-

utilized properties and the overall attractiveness. Additionally, the project entrepreneur incubator and economic development center will boost economic opportunities for new and early stage businesses to be attracted and retained in Saratoga. Collectively, these are needs and goals widely spotlighted by City leaders, plus a diverse range of community stakeholder groups, from non-profit need-based organizations to business groups.

Sincerely,

Matthew Bronston, RLA
Associate
mbrobston@thelagroup.com

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