

City of Albany Industrial Development Agency

21 Lodge Street
Albany, New York 12207
Telephone: (518) 434-2532
Fax: (518) 434-9846

Tracy Metzger, *Chair*
Susan Pado, *Vice Chair*
Darius Shahinfar, *Treasurer*
Lee Eck, *Secretary*
Dominick Calsolaro
Robert Schofield
Jahkeen Hoke

Sarah Reginelli, *Chief Executive Officer*
Mark Opalka, *Chief Financial Officer*
Marisa Franchini, *Agency Counsel*

To: Darius Shahinfar
Lee Eck
Jahkeen Hoke
Tracy Metzger
Dominick Calsolaro

Cc: Robert Schofield
Susan Pado

Sarah Reginelli
Mark Opalka
Marisa Franchini
Joe Scott
Andy Corcione
Tammie Fanfa

Date: May 8, 2020

IDA FINANCE COMMITTEE AGENDA

A meeting of the Finance Committee of the City of Albany Industrial Development Agency will be held on Wednesday, May 13th at 12:15 PM and conducted telephonically pursuant to Executive Order No. 202.1 issued by the New York State Governor's Office.

Roll Call, Reading & Approval of the Finance Committee Meeting Minutes of April 8, 2020

Report of Chief Financial Officer

Unfinished Business

New Business

- A. Capitalize Albany Corporation (Liberty Park Acquisition Assistance)
 - Project Introduction

Other Business

- A. Agency Update
- B. Compliance Update

Adjournment

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IDA MINUTES OF FINANCE COMMITTEE MEETING

Wednesday, April 8, 2020

Attending: Darius Shahinfar, Tracy Metzger, Lee Eck, and Dominick Calsolaro

Absent: Jahkeen Hoke

Also Present: Susan Pedo, Sarah Reginelli, Mark Opalka, Joe Scott, Amy Lavine, Ashley Mohl, Tammie Fanfa, Andy Corcione. Mike Bohne, Virginia Rawlins, and Thomas Conoscenti

Public Present: None

These minutes are of a meeting conducted telephonically pursuant to Executive Order No. 202.1 issued by New York State Governor Andrew M. Cuomo, which suspended provisions of Article 7 of the Public Officers Law requiring public in-person access to public meetings and authorizing board members to participate in said meetings by conference call or similar service. Each of the members and staff present participated by conference call.

Chair Darius Shahinfar called the Finance Committee meeting of the IDA to order at 12:19 p.m.

Roll Call, Reading and Approval of Minutes of the March 11, 2020 Finance Committee Meeting

A roll call of the Committee members present was held. Chair Darius Shahinfar reported that all Committee members were present with the exception of Robert Schofield and Jahkeen Hoke. Since the minutes of the previous meeting had been distributed to Committee members in advance for review, Chair Darius Shahinfar made a proposal to dispense with the reading of the minutes. Chair Darius Shahinfar proposed to approve the minutes of the Finance Committee meeting of March 11, 2020. Lee Eck moved and Tracy Metzger seconded to accept the minutes as presented. Dominick Calsolaro abstained from the vote as he was not present at the meeting in question. The motion passed with all other members voting aye, minutes were accepted.

Report of Chief Financial Officer

Staff reviewed the Quarterly financials for the organization.

Unfinished Business

No unfinished business to report

New Business

No new business to report

Other Business

Agency Update

COVID-19 Response

Staff updated the Committee that Capitalize Albany Corporation had been tasked with convening the Support SmAlbany task force, a collaboration of multiple City and regional stakeholders in an effort to address the economic development impacts of COVID-19. Staff discussed the various activities of the task force, including

the creation of a one-stop website for relevant information and resources. The website is up and running and staff encouraged Committee members to visit the site: www.supportsmallbany.com. Staff updated the Committee on Capitalize Albany's efforts to identify needs of local businesses and prepare for potential programming to assist in those needs.

Staff updated the Committee that it has been working with all active projects to assist with any needs they may have including the potential extension of agency benefits. The Committee discussed the potential impacts on projects.

New York State- Legislation Affecting IDA's

Special Counsel provided guidance on new legislation related to prevailing wage requirements affecting all NYS IDA's. Counsel noted that the legislation does not go into effect until January 1, 2022 based on when a project closes. The Committee discussed the legislation, including a number of exceptions within the legislation that Counsel is reviewing.

IDA Website Enhancements

Staff updated the Committee that the IDA website enhancement project and advised that the website's search function of past and present projects is now live. Staff reviewed updates and functionality of the site with the committee. Staff also noted that a press release regarding this new addition to the website will be forthcoming.

Compliance Update

2019 Annual Compliance

Staff advised the Committee that the 2019 PARIS report was submitted to the ABO on time prior to the original March 31st deadline. Staff noted that three projects were unable to report by the submission. Staff indicated that they anticipate receiving updates from those projects soon and will update the PARIS system as necessary. Staff noted that the ABO has extended the filing dates due to COVID-19.

There being no further business, Chair Darius Shahinfar adjourned the meeting at 12:50 PM.

Respectfully submitted,

Lee Eck, Assistant Secretary

City of Albany Industrial Development Agency

Application for Assistance

Date: 05/06/20

IMPORTANT NOTICE: The answers to the questions contained in this application are necessary to determine your firm's eligibility for financing and other assistance from the City of Albany Industrial Development Agency. These answers will also be used in the preparation of papers in this transaction. Accordingly, all questions should be answered accurately and completely by an officer or other employee of your firm who is thoroughly familiar with the business and affairs of your firm and who is also thoroughly familiar with the proposed project. This application is subject to acceptance by the Agency.

TO: CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY
c/o Department of Economic Development
21 Lodge Street
Albany, New York 12207

This application respectfully states:

APPLICANT:

Name: Capitalize Albany Corporation

Address: 21 Lodge Street

City: Albany

State: NY

Zip: 12207

Federal ID/EIN: 22-2353905

Website: www.CapitalizeAlbany.com

Primary Contact: Sarah Reginelli

Title: President

Phone: (518) 434-2532

Email: sreginelli@capitalizealbany.com

NAME OF PERSON(S) AUTHORIZED TO SPEAK FOR APPLICANT WITH RESPECT TO THIS APPLICATION:

Joseph Castiglione, Thomas Owens, Ashley Mohl

IF APPLICANT IS REPRESENTED BY AN ATTORNEY, COMPLETE THE FOLLOWING:

NAME OF ATTORNEY: Young/Sommer LLC, - Joseph Castiglione

ATTORNEY'S ADDRESS: Executive Woods, Five Palisades Drive, Albany, NY 12205

PHONE: (518) 438-9907

E-MAIL: jcastiglione@youngsommer.com

NOTE: PLEASE READ THE INSTRUCTIONS ON PAGE 3 HEREOF BEFORE FILLING OUT THIS FORM.

INSTRUCTIONS

1. The Agency will not approve any application unless, in the judgment of the Agency, said application and the summary contains sufficient information upon which to base a decision whether to approve or tentatively approve an action.
2. Fill in all blanks, using “none” or “not applicable” or “N/A” where the question is not appropriate to the project which is the subject of this application (the “Project”).
3. If an estimate is given as the answer to a question, put “(est)” after the figure or answer which is estimated.
4. If more space is needed to answer any specific question, attach a separate sheet.
5. When completed, return one (1) copy of this application to the Agency at the address indicated on the first page of this application.
6. The Agency will not give final approval to this application until the Agency receives a completed environmental assessment form concerning the Project which is the subject of this application.
7. Please note that Article 6 of the Public Officers Law declares that all records in the possession of the Agency (with certain limited exceptions) are open to public inspection and copying. If the applicant feels that there are elements of the Project which are in the nature of trade secrets or information, the nature of which is such that if disclosed to the public or otherwise widely disseminated would cause substantial injury to the applicant’s competitive position, the applicant may identify such elements in writing and request that such elements be kept confidential in accordance with Article 6 of the Public Officers Law.
8. The applicant will be required to pay to the Agency all actual costs incurred in connection with this application and the Project contemplated herein (to the extent such expenses are not paid out of the proceeds of the Agency’s bonds issued to finance the Project). The applicant will also be expected to pay all costs incurred by general counsel and bond counsel/special counsel to the Agency. The costs incurred by the Agency, including the Agency’s general counsel and bond counsel, may be considered as a part of the Project and included as a part of the resultant bond issue.
9. The Agency has established an application fee of One Thousand Five Hundred Dollars (\$1,500) to cover the anticipated costs of the Agency in processing this application. A check or money order made payable to the Agency must accompany each application. THIS APPLICATION WILL NOT BE ACCEPTED BY THE AGENCY UNLESS ACCOMPANIED BY THE APPLICATION FEE.
10. The Agency has also established an administrative fee equal to (A) one percent (1%) of the cost of the Project in the case of an Agency Straight Lease Transaction, and (B) one percent (1%) of the aggregate principal amount of the bonds to be issued by the Agency in the case of an Agency Bond Transaction. The Agency has also established an administrative fee for the issuance of refunding bonds for Agency Bond Transactions. The formula for the calculation of the administrative fee for the issuance of refunding bonds is outlined in the Agency’s Policy Manual. THESE FEES ARE PAYABLE ON THE CLOSING DATE.

DATED: JULY 18, 2019

Answer all questions. Use "None" or "Not Applicable" where necessary.

SUMMARY OF PROJECT

Applicant: Capitalize Albany Corporation

Contact Person: Sarah Reginelli

Phone Number: (518) 434-2532

Occupant: Liberty Square Development LLC

Project Location (include Tax Map ID): PT Rear 330, 338, 342 Broadway; 14, 22 Dallius St; 28 Division St; 31,

Approximate Size of Project Site: 0.88 Acres

Description of Project: Acquisition of the approximately 0.88 acres of underutilized, stagnant surface parking lots in the blighted Liberty Park district of Downtown Albany.

Type of Project: ☐ Manufacturing ☐ Warehouse/Distribution
☐ Commercial ☐ Not-For-Profit
☒ Other-Specify Property Acquisition

Employment Impact: Existing FTE Jobs: 0
Retained FTE Jobs: 0
FTE Jobs Created: 0
Construction Jobs Created: 0

Project Cost: \$2,266,174

Type of Financing: ☐ Tax-Exempt ☐ Taxable ☐ Straight Lease

Amount of Bonds Requested: \$0

Estimated Value of Tax-Exemptions:

N.Y.S. Sales and Compensating Use Tax:	\$0
Mortgage Recording Taxes:	\$0
Real Property Tax Exemptions: (auto-calculated)	\$0
Other (please specify):	\$0

Provide estimates for the following:

Average Estimated Annual Salary of Jobs to be Created:	\$0
Annualized Salary Range of Jobs to be Created:	\$0
Estimated Average Annual Salary of Jobs to be Retained:	\$0

I. APPLICANT INFORMATION

A) Applicant:

Name: Capitalize Albany Corporation

Address: 21 Lodge Street

City: Albany State: NY Zip: 12207

Federal ID/EIN: 22-2353905 Website: www.CapitalizeAlbany.com

Primary Contact: Sarah Reginelli

Title: President

Phone: (518) 434-2532 Email: sreginelli@capitalizealbany.com

B) Real Estate Holding Company (if different from Applicant):

Will a separate company hold title to/own the property related to this Project? If yes:

Name: Liberty Square Development LLC

Address: 21 Lodge Street

City: Albany State: NY Zip: 12207

Federal ID/EIN: 82-3931951 Website: www.CapitalizeAlbany.com

Primary Contact: Sarah Reginelli

Title: President

Phone: (518) 434-2532 Email: sreginelli@capitalizealbany.com

Describe the terms and conditions of the lease between the Applicant and the Real Estate Holding Company. If there is an option to purchase the property, provide the date option was signed and the date the option expires:

Liberty Square Development LLC is a wholly-owned subsidiary of Capitalize Albany Corporation, a 501c-3 not-for-profit corporation and local public authority.

C) Current Project Site Owner (if different from Applicant or Real Estate Holding Company):

Name: PSC LLC
Title:
Address: c/o Jack P. Calareso, Esq., Gleason, Dunn, Walsh & O'Shea, 40 Beaver Street
City: Albany State: NY Zip: 12207
Phone: (518) 432-7511 Email: jcalareso@gdwo.net

D) Attorney:

Name: Jack P. Calareso, Esq.
Firm Name: Gleason, Dunn, Walsh & O'Shea
Address: 40 Beaver Street
City: Albany State: NY Zip: 12207
Phone: (518) 432-7511 Email: jcalareso@gdwo.net

E) General Contractor:

Name: N/A
Firm Name:
Address:
City: State: Zip:
Phone: Email:

D) Additional Attorney:

Name: William J. Keniry, Esq.
Firm Name: Tabner, Ryan & Keniry, LLP
Address: 18 Corporate Woods Blvd. Suite 8
City: Albany State: NY Zip: 12211
Phone: (518) 465-9500 Email: wjk@trklaw.com

II. APPLICANT'S COMPANY OWNERSHIP & HISTORY**A) Company Organization:**Year founded: Founded in which state: NAICS Code: Type of ownership (e.g., C-Corp, LLC): **B) Company Management**

Name	Office Held	Other Principal Business
Sarah M. Reginelli	President	

Company Ownership:

List all stockholders, members, or partners with ownership of greater than 5% and attach an organizational ownership chart with complete name, TIN, DOB, home address, office held, and other principal businesses (if applicable).

Name	Office Held	% of Ownership	% of Voting Rights
N/A			

Is the Applicant or management of the company now a plaintiff or a defendant in any civil or criminal litigation?

☐ Yes ☒ No

If yes, describe:

Has any person listed above ever been a plaintiff or a defendant in any civil or criminal litigation?

☐ Yes ☒ No

If yes, describe:

Has any person listed above ever been charged with a crime other than a minor traffic violation?

☐ Yes ☒ No

If yes, describe:

Has any person listed above ever been convicted of a crime other than a minor traffic violation?

☐ Yes ☒ No

If yes, describe:

Has any person listed above or any concern with whom such person has been connected ever been in receivership or been adjudicated a bankrupt?

☐ Yes ☒ No

If yes, describe:

C) Company Description:

Describe in detail the Company's background, products, customers, goods and services:

A catalyst for economic growth, Capitalize Albany Corporation facilitates transformational development projects, serving as the City of Albany's economic development arm. A registered 501(c) (3) non-profit organization implementing programs and resources to create, retain, and attract business in the City of Albany.

Powered by investors composed of Albany's community and business leaders, Capitalize Albany manages and coordinates all local economic development functions.

Existing Banking Relationship(s): Community Bank: checking, savings; Key Bank: money market; Capital Bank: checking; SEFCU

Has the Company ever received incentives tied to job creation? ☒ Yes ☐ No

If yes, describe:

Capitalize Albany has received numerous NYS and Federal grants throughout its 40 years

Were the goals met?

☒ Yes ☐ No ☐ N/A

If no, why not?

Additional sheets may be attached, if necessary.

III. PROJECT DESCRIPTION AND DETAILS

A) Assistance requested from the Agency:

Select all that apply:

- ☐ Exemption from Sales Tax
- ☐ Exemption from Mortgage Tax
- ☐ Exemption from Real Property Tax
- ☐ Taxable Bonds
- ☐ Tax-exempt Bonds (typically for non-for-profits or qualified manufacturers)
- ☒ Other, specify: Property acquisition through eminent domain procedure law

B) Project Description:

Attach a map, survey or sketch of the Project site, identifying all existing or new buildings/structures.

Summary: (Please provide a brief narrative description of the Project.):

Acquisition of approximately 0.88 acres of underutilized, stagnant surface parking lots in the blighted Liberty Park district of Downtown Albany currently having an adverse impact on adjacent properties, Downtown and surrounding areas.

Location of Proposed Project:

Street Address - Tax Map ID(s): PT Rear 330, 338, 342 Broadway; 14, 22 Dallius St; 28 Division St; 31,

Is the Applicant the present legal owner of the Project site? ☐ Yes ☒ No

If yes: Date of Purchase: Purchase Price:

If no:

1. Present legal owner of the Project site: PSC LLC

2. Is there a relationship, legally or by common control, between the Applicant and the present owner of the Project site? ☒ Yes ☐ No

If yes: Liberty Square Development LLC leases ten (10) of the 11 tax parcels from PSC LLC

3. Does the Applicant have a signed option to purchase the site? ☐ Yes ☒ No ☐ N/A

If yes: Date option signed: Date option expires:

Is the Project site subject to any property tax certiorari? ☐ Yes ☒ No

Describe the Project including, scope, purpose (e.g., new build, renovations, and/or equipment purchases, equipment leases, etc.), timeline, and milestones. The Project scope must entail only future work, as the Agency's benefits are not retroactive:

How many units will the project encompass (include total of number of commercial and residential units)?

How many square feet of commercial space will the project entail?

The scope of this project includes the acquisition of 0.88 acres (11 tax parcels) of underutilized, stagnant surface parking lots in a blighted district in the heart of Downtown Albany and at the center of one of the Capital Region's most important potential redevelopment sites - Liberty Park. Capitalize Albany Corporation has spent the previous 27 months assembling financial resources and adjacent properties. During this period, Capitalize Albany Corporation has made previous unsuccessful attempts to pay fair market value for the approximately 0.88 acres in question via a negotiated transaction. This final acre is the remaining property required to complete the assemblage necessary to move forward with a future redevelopment of the Liberty Park district. The proposed parcels to be acquired have been identified in the Capital Region Economic Development Council's Capital 20.20 regional economic development strategy and outlined in the 2017 Empire State Development Downtown Albany Planning and Feasibility Study as summarized in the attached Concept Plan Report. These redevelopment concepts could yield over \$100 million in new investment to the area. Capitalize Albany is prepared to move forward with the proposed acquisition immediately upon action of CAIDA.

Would this Project be undertaken **but for** the Agency's financial assistance? ☐ Yes ☒ No

If yes, describe why the Agency's financial assistance is necessary and the effect the Project will have on the Applicant's business or operations:

As reflected in the Concept Plan Report, the proposed 11 tax parcels at issue have suffered from decades of economic underdevelopment and stagnation, with ten of the 11 parcels being subject to a 50 year lease. Capitalize Albany has been seeking to acquire those lands in furtherance of achieving the goals of the Albany 2030 plan to create a cohesive, vibrant and functioning neighborhood and promote economic development in that area of the City. Capitalize Albany Corporation has been endeavoring to negotiate voluntary transfer of those lands with the landowner for over 24 months; however, those ongoing discussions have not been successful. Based upon timeliness for using available grants and funding from State and local sources, Capitalize Albany is now seeking assistance in acquiring the lands at issue. Pursuant to NYS General Municipal Law Article 18-A, including specifically sections 858 and 903-a, the City of Albany industrial development agency ("IDA") was created in part to promote the economic welfare and prosperity of its inhabitants and to actively promote, attract, encourage and develop economically sound commerce and industry in the City, including by and through acquisition of land under the provisions of the eminent domain procedure law. The Concept Plan Report details the type of economic development and growth that Capital Albany is dedicated to pursuing for this area of the City. The IDA's assistance with acquisition of the lands by eminent domain is necessary to promote the IDA and Cap. Albany's shared purpose and goal of economic development and growth within the City of Albany.

C) Project Site Occupancy

Select Project type for all end-users at Project site (choose all that apply):

- | | |
|--|--|
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Service* |
| <input checked="" type="checkbox"/> Acquisition of existing facility | <input type="checkbox"/> Back-office |
| <input type="checkbox"/> Housing | <input type="checkbox"/> Mixed use |
| <input type="checkbox"/> Multi-tenant | <input type="checkbox"/> Facility for Aging |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Civic facility (not-for-profit) |
| <input type="checkbox"/> Retail* | <input type="checkbox"/> Other |

** The term "retail sales" means (1) sales by a registered vendor under Article 28 of the Tax Law of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property, as defined in Section 1101(b)(4)(i) of the Tax Law, or (2) sales of a service to customers who personally visit the Project location. If "retail" or "service" is checked, complete the Retail Questionnaire contained in Section IV.*

Note that it is the position of the Agency that housing projects constitute "retail projects," as such term is defined under the IDA Statute.

List the name(s) of the expected tenant(s), nature of the business(es), and percentage of total square footage to be used by each tenant. Additional sheets may be attached, if necessary:

Company:	Nature of Business:	% of total square footage:
1. N/A		
2.		
3.		

Are there existing buildings on project site? ☐ Yes ☒ No

a. If yes, indicate number and approximate size (in square feet) of each existing building:

b. Are existing buildings in operation? ☐ Yes ☐ No ☐ N/A

If yes, describe present use of present buildings:

c. Are existing buildings abandoned? ☐ Yes ☐ No ☐ N/A

About to be abandoned?

☐ Yes ☐ No ☐ N/A

If yes, describe:

d. Attach photograph of present buildings.

IV. RETAIL QUESTIONNAIRE

(Fill out if end users are “retail” or “service” as identified in Section III)

To ensure compliance with Section 862 of the New York General Municipal Law, the Agency requires additional information if the proposed Project is one where customers personally visit the Project site to undertake either a retail sale transaction or purchase services.

- A) Will any portion of the Project consist of facilities or property that will be primarily used in making sales of goods or services to customers who personally visit the Project site?¹ ☐ Yes ☐ No
- If yes, continue with the remainder of the Retail Questionnaire. If no, do not complete the remainder of the Retail Questionnaire.

- B) What percentage of the cost of the Project will be expended on such facilities or property primarily used in making sales of goods or services to customers who personally visit the Project?

Note that it is the position of the Agency that housing projects constitute “retail projects,” as such term is defined under the IDA Statute. Accordingly, please answer “yes” and insert “100%” if your project is a housing project. If the answer is less than 33.33% do not complete the remainder of the Retail Questionnaire. If the answer to Question A is Yes and the answer to Question B is greater than 33.33%, complete the remainder of the Retail Questionnaire:

1. Is the Project location or facility likely to attract a significant number of visitors from outside the Capital Region Economic Development Region (i.e., Albany, Schenectady, Rensselaer, Greene, Columbia, Saratoga, Warren, and Washington counties)? ☐ Yes ☐ No
2. Will the Project make available goods or services which are not currently reasonably accessible to the residents of the municipality within which the proposed Project would be located? ☐ Yes ☐ No
3. Will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York? ☐ Yes ☐ No
If yes, explain:
4. Will the Project be located in an area designated as an economic development zone pursuant to Article 18-B of the General Municipal Law (Source: <https://esd.ny.gov/empire-zones-program>)? ☐ Yes ☐ No
If yes, explain:
5. Will the Project be in a “highly distressed” census tract (as defined by the United States Census Bureau <https://factfinder.census.gov/>) ☐ Yes ☐ No

If yes, explain:

Note that it is the position of the Agency that housing projects constitute “retail projects,” as such term is defined under the IDA Statute. Accordingly, please answer “yes” and insert “100%” if your project is a housing project.¹

V. ENVIRONMENTAL REVIEW AND PERMITTING

The Applicant must comply with the State Environmental Quality Review Act (SEQRA) before the Agency can vote on proposed financial incentives. It is the Applicant's responsibility to provide a copy of the final SEQRA determination to the Agency.

Environmental Assessment Form: ☒ Short Form ☐ Long Form

Lead Agency: CAIDA (proposed if necessary)

Agency Contact: A. Joseph Scott

Date of submission: TBD

Status of submission: Applicant requests that CAIDA act as Lead Agency for action if necessary

Final SEQRA

determination: TBD - A short-form EAF is attached. A Neg Dec. is anticipated

A) Site Characteristics:

Describe the present zoning and land use regulation: MU-DT: wide range of uses, encourage infill re

Will the Project meet zoning and land use regulations for the proposed location? ☒ Yes ☐ No

Is a change in zoning and land use regulation is required? ☐ Yes ☒ No

If yes, specify the required change and status of the change request:

If the proposed Project is located on a site where the known or potential presence of contaminants is complicating the development/use of the property, describe the potential Project challenge:

Does part of the Project consist of a new building or buildings?

☐ Yes ☒ No

If yes, indicate number and size of new buildings:

Does part of the Project consist of additions and/or renovations to the existing buildings?

☐ Yes ☒ No

If yes, indicate the buildings to be expanded or renovated, the size of any expansions and the nature of expansion and/or renovation:

VI. INTER-MUNICIPAL MOVE DETERMINATION

The Agency is required by State law to make a determination that, if completion of a Project benefiting from the Agency's financial assistance results in the removal of a plant of the Project occupant from one area of the State to another area of the State or in the abandonment of one or more plants or facilities of the Project occupant located within the State, Agency financial assistance is required to prevent the Project occupant from relocating out of the State, or it is reasonably necessary to preserve the Project occupant's competitive position in its respective industry.

Will the Project result in the removal of a plant of the Project occupant from one area of the State to another area of the State? ☐ Yes ☒ No

Will the Project result in the abandonment of one or more plants or facilities of the Project occupant located within the State? ☐ Yes ☒ No

If yes to either question above, explain how notwithstanding the aforementioned closing or activity reduction, the Agency's financial assistance is required to prevent the Project from relocating out of the State or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry:

Does the Project involve relocation or consolidation of a Project occupant from another municipality?

Within New York State: ☐ Yes ☒ No

Within the City of Albany: ☐ Yes ☒ No

If yes, explain:

VII. EMPLOYMENT INFORMATION**A) Current and Projected Employee FTEs ("Year One" will begin upon the issuance of Certificate of Occupancy or a Temporary Certificate of Occupancy):**

		Projected FTEs			
	Current FTEs	New Year 1- 20	New Year 2 - 20	New Year 3 - 20	Total Year 4-20
Full-time	0	0	0	0	0
Part-time	0	0	0	0	0
Seasonal	0	0	0	0	0

B) Employment Plan in FTE

Estimate the number of full-time equivalent (FTE) jobs that are expected to be retained and created as part of this Project. One FTE is equivalent to 35 hours of work per week or 1,820 hours per year. Convert part-time jobs into FTE by dividing the total number of hours for all part-time resources by 35 hours per week or 1,820 hours per year. ("Year One" will begin upon the issuance of Certificate of Occupancy or a Temporary Certificate of Occupancy):

Attach a list that describes in detail the types of employment for this Project, including the types of activities or work performed and the projected timeframe for creating new jobs.

Occupation in Company	Current (Retained) Permanent FTE		Projected <u>New</u> Permanent FTE			
	Average Annual Salary or Hourly Wage ²	Number of Current FTE	FTE in Year 1 20	FTE in Year 2 20	FTE in Year 3 20	Total New FTE by Year 4 20
Professional/Management	NA					
Administrative	NA					
Sales	NA					
Services	NA					
Manufacturing	NA					
High-Skilled	NA					
Medium-Skilled	NA					
Basic-Skilled	NA					
Other (specify)	NA					
Total (auto-calculated)		0	0	0	0	0

² Wages are defined as all remuneration paid to an employee. Remuneration means every form of compensation for employment paid by an employer to an employee; whether paid directly or indirectly by the employer, including salaries, commissions, bonuses, and the reasonable money value of board, rent, housing, lodging, or similar advantage received. Where gratuities are received from a person other than the employer, the value of such gratuities shall be included as part of the remuneration paid by the employer. Source: <https://labor.ny.gov>.

VIII. INDEPENDENT CONTRACTOR RESOURCES

Estimate the number of full-time equivalent (FTE) jobs that are contracted to independent contractors (e.g., contractors or subcontractors) that would be retained and created as part of this Project.

Attach a list that describes in detail the types of contract resources for this Project, including the types of activities or work performed and the projected timeframe for creating new contractor positions.

("Year One" will begin upon the issuance of Certificate of Occupancy or a Temporary Certificate of Occupancy):

	Current FTEs	Projected			
		New Year 1-20	New Year 2-20	New Year 3-20	Total Year 4-20
Full-time	0	0	0	0	0
Part-time	0	0	0	0	0
Seasonal	0	0	0	0	0

IX. CONSTRUCTION LABOR

**Construction Jobs are defined by the number of persons individually identified on the pay roll of the General Contractor/Subcontractor in relation to the project.*

Number of construction workers expected to be hired for this Project: 0

When does the applicant anticipate the start of construction? N/A

When does the applicant anticipate the completion of construction? N/A

What is the total value of construction contracts to be executed? \$0

Describe the general contractor's plans and selection process for using regional and/or City of Albany construction labor or regional and/or City of Albany sub-contractors:

N/A

X. PROJECT COSTS AND FINANCING

Attach additional

A) Project Costs

Description of Cost	Amount
Land	\$2,010,000
Buildings	\$0
Machinery and Equipment Cost	\$0
Utilities, roads and appurtenant costs	\$0
Architects and engineering fees	\$50,655
Cost of Bond Issue (legal, financial and printing)	\$0
Construction loan fees and interest (if applicable)	\$0
Other (specify)	
Other Prof. Service Fees	\$215,519
*Land=Appraised Value	
TOTAL PROJECT COST (auto-calculated)	\$2,276,174

Have any of the above costs been paid or incurred as of the date of this application? ☒ Yes ☐ No

If yes, describe:

\$70,663 has been spent to date on Soft Costs related to engineering, legal and professional services preparing for acquisition of the site

B) Sources of Funds for Project Costs

Equity:

\$0

Bank Financing:

\$0

Tax Exempt Bond Issuance:

\$0

Taxable Bond Issuance

\$0

Public Sources (Include total of all State and Federal grants and tax credits):

Identify each State and Federal program:

NYS Empire State Dev. - Upstate Revitalization Initiative

\$2,266,174

Public Funds Total (auto-calculated): \$2,266,174

Additional sheets may be attached, as necessary.

TOTAL: (auto-calculated) \$2,266,174

Amount of total financing requested from lending institutions:

\$0

Amount of total financing related to existing debt refinancing:

\$0

Has a commitment for financing been received?

☐ Yes ☒ No

If yes:

Lending Institution:

Contact:

Phone:

XI. PROJECT EVALUATION AND ASSISTANCE FRAMEWORK

Project Evaluation and Assistance Framework. If applicable, complete the following Matrix that is part of the Agency's Project Evaluation and Assistance Framework.

Baseline Requirements (Must Achieve All)

<input checked="" type="checkbox"/> Complete Application	<input checked="" type="checkbox"/> Albany 2030 Aligned	<input checked="" type="checkbox"/> Meet Project Use Definition
<input checked="" type="checkbox"/> Meets NYS/CAIDA Requirements	<input type="checkbox"/> Planning Approval (if applicant)	<input checked="" type="checkbox"/> "But For" Requirement
Approval Date : <input type="text"/>		

Community Benefit Metrics (Must Achieve 10)

Revitalization Target Geography <input type="checkbox"/> Distressed Census Tract <input checked="" type="checkbox"/> High Vacancy Census Tract <input checked="" type="checkbox"/> Downtown <input checked="" type="checkbox"/> BID <input checked="" type="checkbox"/> Neighborhood Plan	Investment Financial Commitment (cumulative) <input checked="" type="checkbox"/> 2.5M - 10M <input type="checkbox"/> 10.1 - 17.5M <input type="checkbox"/> 17.6M - 25M	Employment Permanent Jobs (cumulative) <input type="checkbox"/> 3 - 40 <input type="checkbox"/> 41 - 80 <input type="checkbox"/> 81 - 120 <input type="checkbox"/> 121 - 180 <input type="checkbox"/> > 180
Identified Priority <input checked="" type="checkbox"/> Downtown Residential <input checked="" type="checkbox"/> Tax Exempt/Vacant <input checked="" type="checkbox"/> Identified Catalyst Site <input type="checkbox"/> Historic Preservation <input checked="" type="checkbox"/> Community Catalyst	Community Commitment <input type="checkbox"/> MWBE/DBE Participation <input type="checkbox"/> EEO Workforce Utilization <input type="checkbox"/> Inclusionary Housing <input type="checkbox"/> Regional Labor <input type="checkbox"/> City of Albany Labor <input type="checkbox"/> Apprenticeship Program	Retained Jobs (cumulative) <input type="checkbox"/> 3 - 40 <input type="checkbox"/> 41 - 80 <input type="checkbox"/> 81 - 120 <input type="checkbox"/> 121 - 180 <input type="checkbox"/> > 180
Identified Growth Area <input type="checkbox"/> Manufacturing/Distribution <input type="checkbox"/> Technology <input type="checkbox"/> Hospitality <input checked="" type="checkbox"/> Existing Cluster <input type="checkbox"/> Conversion to Residential		Construction Jobs (cumulative) <input type="checkbox"/> 6 - 80 <input type="checkbox"/> 81 - 160 <input type="checkbox"/> 161 - 240 <input type="checkbox"/> > 240

XII. ESTIMATED VALUE OF INCENTIVES

A) Property Tax Exemption:

Agency staff will complete this section with the Applicant based on information submitted by the Applicant and the City of Albany Assessor. If you are requesting an exception to the PILOT schedule that cannot be accommodated by the UTEP or the CAIDA Project Evaluation and Assistance Framework, please provide additional sheets indicating the proposed PILOT payments.

Does your project meet the definition of "large project" as defined in the Framework (\$25 Million, 15 Total Acres or Full Service Hotel)? ☐ Yes ☒ No

Current assessed full assessed value of the property **before** Project improvements or the **purchase price of the property**, whichever is higher:

\$0

Estimated new assessed full value of property **after** Project improvement based on letter from the City of Albany Assessor:

\$0

Estimated real property 2019 tax rate per dollar of full assessment (auto-calculated): **\$47.96**

**assume 2% annual increase in tax rate*

Estimated Completed Assessed Value per Unit based on letter from the City of Albany Assessor:

PILOT Year	Existing Real Property Taxes	Estimated Real Property Taxes on Improved Value Without PILOT ³	Estimated Total Without PILOT	PILOT Abatement % based on Framework schedule Abatement percentages must be entered in decimals	*Estimated PILOT Payments
1				0%	
2				0%	
3				0%	
4				0%	
5				0%	
6				0%	
7				0%	
8				0%	
9				0%	
10				0%	
11				0%	
12				0%	
13				0%	
14				0%	
15				0%	
16				0%	
17				0%	
18				0%	
19				0%	
20				0%	
			\$ 0		\$ 0

**PILOT payments may not to fall short of \$675 per door or .97 per Square Foot as applicable from Framework*

Please note that after year twelve (12) of any Multi-Family Commercial PILOT, a bifurcated structure commences whereby projects shall pay the greater of: (a) scheduled pilot payments as stated by assistance schedule or (b) 11.5% of gross revenue.

Notwithstanding anything herein to the contrary, if the project consists of an **affordable housing project**, the applicant shall make annual payments in lieu of property taxes pursuant to the PILOT Agreement with respect to the project as follows: (i) An amount equal to ten percent (10%) of the shelter rents (rents, excluding the component thereof, if any, attributable to energy and utility costs paid by the applicant) payable by the tenants in connection with the housing project.

If the applicant is requesting assistance that is a deviation from the Agency's UTEP, please refer to the Agency's Project Evaluation and Assistance Framework to determine the appropriate, potential standard deviation abatement schedule: <http://albanyida.com/wp-content/uploads/2012/03/CAIDA-PILOT-Program-Board-Revised-1.pdf>

³ The figures in this column assume that the Project is completed as described in the Application and without the involvement of the Agency and, therefore, subject to real property taxes. However, as provided in this Application, the Applicant has certified that it would not undertake the Project without the financial assistance granted by the Agency. Accordingly, this column is prepared solely for the purpose of determining the estimated amount of the real property tax abatement being granted by the Agency.

If the Applicant is requesting assistance that is greater than the Agency's standard UTEP deviations identified in the Project Evaluation and Assistance Framework, describe the incentives and provide a justification for this PILOT request:

N/A

B) Sales and Use Tax Benefit:

Note: The figures below will be provided to the New York State Department of Taxation and Finance and represents the maximum amount of sales and use tax benefit that the Agency may authorize with respect to the application.

Costs for goods and services that are subject to State and local sales and use tax⁴:

\$0

Estimated State and local sales and use tax benefit (sales tax amount multiplied by 8.0% plus additional use tax amounts):

\$0

C) Mortgage Recording Tax Benefit:

Mortgage amount (include construction, permanent, bridge financing or refinancing):

\$0

Estimated mortgage recording tax exemption benefit (mortgage amount multiplied by 1%)⁵:

\$0

D) Percentage of Project Costs Financed from Public Sector:

Percentage of Project costs financed from public sector:

0

(Total B + C + D + E below / A Total Project Cost)

A. Total Project Cost:

\$2,266,174

B. Estimated Value of PILOT (auto-filled):

\$0

C. Estimated Value of Sales Tax Incentive:

\$0

D. Estimated Value of Mortgage Tax Incentive:

\$0

E. Total Other Public Incentives (tax credits, grants, ESD incentives, etc.):

\$2,266,174

⁴ Sales and use tax (sales tax) is applied to: tangible personal property (unless specifically exempt); gas, electricity, refrigeration and steam, and telephone service; selected services; food and beverages sold by restaurants, taverns, and caterers; hotel occupancy; and certain admission charges and dues. For a definition of products, services, and transactions subject to sales tax see the following links:

<https://www.tax.ny.gov/bus/st/subject.htm> and

https://www.tax.ny.gov/pubs_and_bulls/tg_bulletins/st/quick_reference_guide_for_taxable_and_exempt_property_and_services.htm.

⁵ The Mortgage Recording Tax in Albany County is equal to 1.25%. However, the Agency is authorized under the IDA Statute to exempt only 1.00%.

XIII. COST BENEFIT ANALYSIS

In order for the City of Albany Industrial Development Agency (the “Agency”) to prepare a Cost/Benefit Analysis for a proposed project (the “Project”), the Applicant must answer the questions contained in this Project Questionnaire (the “Questionnaire”). Such information should consist of a list and detailed description of the benefits of the Agency undertaking the Project (e.g., number of jobs created, types of jobs created, economic development in the area, community benefits (including community commitment as described in the Agency’s Project Evaluation and Assistance Framework), etc.). Such information should also consist of a list and detailed description of the costs of the Agency undertaking the Project (e.g., tax revenues lost, buildings abandoned, etc.).

This Questionnaire must be completed before we can finalize the Cost/Benefit Analysis, please complete this Questionnaire and forward it to us at your earliest convenience.

PROJECT QUESTIONNAIRE

1. Name of Project Beneficiary (“Company”):	Capitalize Albany Corporation	
2. Brief Identification of the Project:	Liberty Park Acquisition	
3. Estimated Amount of Project Benefits Sought:	\$ 0	
A. Amount of Bonds Sought:		\$0
B. Value of Sales Tax Exemption Sought		\$0
C. Value of Real Property Tax Exemption Sought		\$0
D. Value of Mortgage Recording Tax Exemption Sought		\$0
4. Likelihood of accomplishing the Project in a timely fashion (please explain):	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<div style="border: 1px solid black; padding: 5px;"> Capitalize Albany has completed due diligence, secured funding necessary and is authorized to take possession of the property immediately. </div>		

PROJECTED PROJECT INVESTMENT

A. Land-Related Costs	
1. Land acquisition	\$ 2,010,000
2. Site preparation	\$ 0
3. Landscaping	\$ 0
4. Utilities and infrastructure development	\$ 0
5. Access roads and parking development	\$ 0
6. Other land-related costs (describe)	\$ 0
B. Building-Related Costs	
1. Acquisition of existing structures	\$ 0
2. Renovation of existing structures	\$ 0
3. New construction costs	\$ 0
4. Electrical systems	\$ 0
5. Heating, ventilation and air conditioning	\$ 0
6. Plumbing	\$ 0
7. Other building-related costs (describe)	\$ 0
C. Machinery and Equipment Costs	
1. Production and process equipment	\$ 0
2. Packaging equipment	\$ 0
3. Warehousing equipment	\$ 0
4. Installation costs for various equipment	\$ 0
5. Other equipment-related costs (describe)	\$ 0
D. Furniture and Fixture Costs	
1. Office furniture	\$ 0
2. Office equipment	\$ 0
3. Computers	\$ 0
4. Other furniture-related costs (describe)	\$ 0
E. Working Capital Costs	
1. Operation costs	\$ 0
2. Production costs	\$ 0
3. Raw materials	\$ 0
4. Debt service	\$ 0
5. Relocation costs	\$ 0
6. Skills training	\$ 0
7. Other working capital-related costs (describe)	\$ 0
F. Professional Service Costs	
1. Architecture and engineering	\$ 50,656
2. Accounting/legal	\$ 184,530
3. Other service-related costs (describe)	\$ 1,588
G. Other Costs	
1. _CAIDA Fees, etc. _____	\$ 29,400
2. _____	
H. Summary of Expenditures	
1. Total Land-Related Costs	\$ 2,010,000
2. Total Building-Related Costs	\$ 0
3. Total Machinery and Equipment Costs	\$ 0
4. Total Furniture and Fixture Costs	\$ 0
5. Total Working Capital Costs	\$ 0
6. Total Professional Service Costs	\$ 236,774
7. Total Other Costs	\$ 29,400
	\$ 2,276,174

PROJECTED NET OPERATING INCOME

I. Please provide projected Net Operating Income:

YEAR	Without IDA benefits	With IDA benefits
1		
2		
3		
4		
5		

PROJECTED CONSTRUCTION EMPLOYMENT IMPACT

I. Please provide estimates of total construction jobs and the total annual wages and benefits of construction jobs at the Project:

Year	Number of Construction Jobs	Total Annual Wages and Benefits	Estimated Additional NYS Income Tax
Current Year	0	0	0
Year 1	0	0	0
Year 2	0	0	0
Year 3	0	0	0
Year 4	0	0	0
Year 5	0	0	0

PROJECTED PERMANENT EMPLOYMENT IMPACT

- I. Estimates of the total number of existing permanent FTE jobs to be preserved or retained as a result of the Project are described in the tables in Section VII of the Application.
- II. Estimates of the total new permanent FTE jobs to be created at the Project are described in the tables in Section VII of the Application.
- III. Please provide estimates for the following:
- A. Creation of New Job Skills relating to permanent jobs. Please complete Schedule A.

PROJECTED OPERATING IMPACT

I. Please provide estimates for the impact of Project operating purchases and sales:

Additional Purchases (1 st year following project completion)	\$ 0
Additional Sales Tax Paid on Additional Purchases	\$ 0
Estimated Additional Sales (1 st full year following project completion)	\$ 0
Estimated Additional Sales Tax to be collected on additional sales (1 st full year following project completion)	\$ 0

II. Please provide estimates for the impact of Project on existing real property taxes and new payments in lieu of taxes ("Pilot Payments"): If you are requesting an exception that cannot be accommodated by the auto-calculated fields, please provide additional sheets indicating the proposed PILIOT payments.

Year	Existing Real Property Taxes (Without Project)	New Pilot Payments (With IDA)	Total (Difference)
Current Year	\$0	\$0	\$0
Year 1			
Year 2			
Year 3			
Year 4			
Year 5			
Year 6			
Year 7			
Year 8			
Year 9			
Year 10			
Year 11			
Year 12			
Year 13			
Year 14			
Year 15			
Year 16			
Year 17			
Year 18			
Year 19			
Year 20			
			\$ 0

ADDITIONAL COMMUNITY BENEFITS

The City of Albany Industrial Development Agency is supportive of inclusionary development practices. Please indicate which of the below described community benefits (as defined in the Agency's Project Evaluation and Assistance Framework) will be provided as a result of the Project, and please provide a detailed description of such benefits, together with any other economic benefits and community benefits expected to be produced as a result of the Project (attach additional pages as needed for a complete and detailed response). Examples of these benefits include:

- | | |
|--------------------------------|---------------------------------|
| (A) MWBE/DBE Participation; | (L) Downtown Residential; |
| (B) EEO; | (M) Tax Exempt/Vacant Property; |
| (C) Workforce Utilization; | (N) Identified Catalyst Site; |
| (D) Inclusionary Housing; | (O) Historic Preservation; |
| (E) Regional Labor; | (P) Community Catalyst; |
| (F) City of Albany Labor; | (Q) Manufacturing/Distribution; |
| (G) Apprenticeship Program; | (R) Technology; |
| (H) Distressed Census Tract; | (S) Hospitality; |
| (I) High Vacancy Census Tract; | (T) Existing Cluster; and |
| (J) Downtown BID; | (U) Conversion to Residential. |
| (K) Neighborhood Plan; | |

The attached Concept Plan Report (contemplated as possible only given the acquisition in question) represents a unique opportunity to transform a significantly blighted (M), underutilized and economically stagnant area of the City into a vibrant mixed-use neighborhood (L), promoting economic growth and generating economic benefits to the Downtown (T), which suffers from high-vacancy specifically surrounding this site (I) and adjacent distressed census tracts (H) consistent with the vision set for by the City for its Downtown district (J, K). Currently, the dilapidated state of the Site and its transient parking use (P) produce little in the way of a functioning neighborhood. As evidenced by both the poor conditions of the buildings, and the poor conditions of the parking lots, the current land use patterns contribute to an area that is considered the largest area of blight in downtown Albany. The "No Action" alternative for this area would continue the long existing blighted conditions, economic stagnation and ongoing decay of existing buildings, potentially leading to the loss of more of the structures within the historic district (O). In contrast, the Concept Plan Report contemplates a proposed robust mix of uses that allows the area to realize the economic and fiscal growth and vitality envisioned within the City of Albany's 2030 Master Plan, as well as the current zoning. The Concept Plan Report, including adding residential, hotel, entertainment, office, retail and parking uses, contemplates that the Site will effectively realize an active 24-hour neighborhood. This mix of uses will allow for long-term sustainability of the neighborhood, by providing resiliency against fluctuations of the economy.

Currently, Capitalize Albany has control over all but 11 parcels necessary to position the Site for potential redevelopment. It should be noted that these 11 parcels are not contiguous and bifurcate the Site prohibiting a cohesive development that was envisioned in the Empire State Development 2017 Study's plan, the Regional Economic Development Council's Capital 20.20 plan, Capitalize Albany's Impact Downtown Albany Strategy, and the Albany 2030 Plan (N). Without control of these 11 parcels, Capitalize Albany will not have the necessary components to provide a comprehensive and cohesive redevelopment plan and realize the projected growth and benefits to the Site, surrounding area and City. Therefore, without this proposed action, Capitalize Albany will be unable to take on the contemplated redevelopment project.

XIV. OTHER

Is there anything else the Agency's board should know regarding this Project?

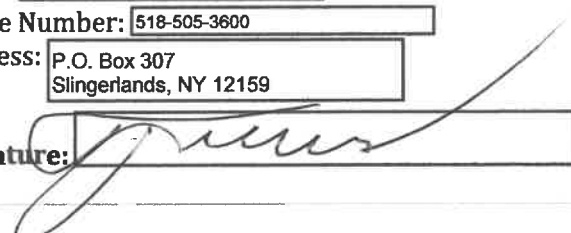
The applicant anticipates the need for an inter-agency agreement with CAIDA to identify terms under which this action would be completed. For informational purposes, Capitalize Albany Corporation has conducted an appraisal of the property in question, which resulted in a value of \$2,010,000. The appraisal factored both a fee simple interest in the property as well as the value of the existing lease of the 10 parcels under ongoing lease. Since the appraisal's completion in December 2017, additional lease payments have been made, which would ostensibly be netted out of the total appraised value. Capitalize Albany also recently purchased adjacent property under similar lease conditions at a cost of \$3.3 million. The applicant has recused itself from any activity on behalf of CAIDA related to this matter.

CERTIFICATION

I certify that I have prepared the responses provided in this Questionnaire and that, to the best of my knowledge; such responses are true, correct, and complete.

I understand that the foregoing information and attached documentation will be relied upon, and constitute inducement for, the Agency in providing financial assistance to the Project. I certify that I am familiar with the Project and am authorized by the Company to provide the foregoing information, and such information is true and complete to the best of my knowledge. I further agree that I will advise the Agency of any changes in such information, and will answer any further questions regarding the Project prior to the closing.

I affirm under penalty of perjury that all statements made on this application are true, accurate and complete to the best of my knowledge.

Date Signed: 05/06/2020	Name of Person Completing Project Questionnaire on behalf of the Company.
	Name: Thomas M. Owens, Esq.
	Title: Attorney at Law
	Phone Number: 518-505-3600
	Address: P.O. Box 307 Slingerlands, NY 12159
	Signature: 

REPRESENTATIONS, CERTIFICATIONS AND INDEMNIFICATION

Thomas M. Owens (name of CEO or another authorized representative of Applicant) confirms and says that he/she is the General Counsel (title) of Capitalize Albany Corpora (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

A. Job Listings. Except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOC") and with the administrative entity (collectively with the DOC, the "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA"), as replaced by the Workforce Investment Act of 1998 (Public Law 105-220), in which the Project is located.

B. First Consideration for Employment. In accordance with Section 858-b(2) of the New York General Municipal Law, the applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.

C. City Human Rights Law. The applicant has reviewed the provisions of Chapter 48, Article III of the City Code, entitled "The Omnibus Human Rights Law" and agrees to comply with such provisions to the extent that such provisions are applicable to the applicant and the Project.

D. Annual Sales Tax Filings. In accordance with Section 874(8) of the New York General Municipal Law, the applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the applicant and all consultants or subcontractors retained by the applicant.

E. Annual Employment Reports. The applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the Project site, including (1) the NYS-45 – Quarterly Combined Withholding, Wage Reporting and Unemployment Insurance Return – for the quarter ending December 31 (the "NYS-45"), and (2) the US Dept. of Labor BLS 3020 Multiple Worksite report if applicable. The applicant also agrees, whenever requested by the Agency, to provide and certify or cause to be provided and certified such information concerning the participation of individuals from minority groups as employees or applicants for employment with regard to the project.

F. Local Labor Information. The applicant is aware of and understands the provisions of Part 24 of the Policy Manual of the Agency. Pursuant to Part 24 of the Policy Manual of the Agency, the applicant agrees to provide information, in form and substance satisfactory to the Agency, relating to construction activities for projects; specifically: (i) the Company's contact person responsible and accountable for providing information about the bidding for and awarding of construction contracts relative to this Application and the Project, (ii) the

nature of construction jobs created by the Project, including the number, type, and duration of construction positions; and (iii) submit to the Agency a "Construction Completion Report" listing the names and business locations of prime contractors, subcontractors, and vendors who were engaged in the construction phase of the Project.

G. Additional Fee for Low Income Housing/Tax Credit (9% only) Projects. An annual administrative fee equal to \$10,000 shall be payable annually by the applicant on each January 1 for a term equal to ten (10) years. This annual administrative fee is in addition to the standard administrative fee for Agency Straight Lease Transactions and Agency Bond Transactions and is applicable to Projects which provide for low income housing/tax credit (9% only) projects.

H. Uniform Agency Project Agreement. The applicant agrees to enter into a uniform agency project agreement with the Agency where the applicant agrees that (1) the amount of Financial Assistance to be received shall be contingent upon, and shall bear a direct relationship to the success or lack of success of such project in delivering certain described public benefits (the "Public Benefits") and (2) the Agency will be entitled to recapture some or all of the Financial Assistance granted to the applicant if (a) the project is unsuccessful in whole or in part in delivering the promised Public Benefits, (b) certain "recapture events" occur (e.g., failure to complete the Project, sale or transfer of the Project, failure to make the estimated investment, failure to maintain job employment levels and failure to make annual reporting filings with the Agency).

I. Assignment of Agency Abatements. In connection with any Agency Straight Lease Transaction or Agency Bond Transaction, the Agency may grant to the applicant certain exemptions from mortgage recording taxes, sales and use taxes and real property taxes. The applicant understands that the grant of such exemptions by the Agency is intended to benefit the applicant. Subsequently, if the applicant determines to convey the Project and, in connection with such conveyance to assign such exemptions to the purchaser, the applicant understand that any such assignment is subject to review and consent by the Agency, together with the satisfaction of any conditions that may be imposed by the Agency.

J. Post-Closing Cost Verification. The applicant agrees (1) the scope of the Project will not vary significantly from the description in the public hearing resolution for the project and (2) to deliver to the Agency within sixty (60) days following the completion date of a project an affidavit providing the total costs of the project. In the event that the amount of the total project costs described in the affidavit at the completion date exceeds the amount described in an affidavit provided by the applicant on the closing date of the project, the applicant agrees to adjust the amounts payable by the applicant to the Agency by such larger amount and to pay to the Agency such additional amounts. In the event that the amount described is less, there shall not be any adjustment to the Agency fees.

K. Representation of Financial Information. Neither this Application nor any other agreement, document, certificate, project financials, or written statement furnished to the Agency or by or on behalf of the applicant in connection with the project contemplated by this Application contains any untrue statement of a material fact or omits to state a material fact necessary in order to make the statements contained herein or therein not misleading. There is no fact within the special knowledge of any of the officers of the applicant which has not been disclosed herein or in writing by them to the Agency and which materially adversely affects or in the future in their opinion may, insofar as they can now reasonably foresee, materially adversely affect the business, properties, assets or condition, financial or otherwise, of the applicant.

L. Agency Financial Assistance Required for Project. The Project would not be undertaken but for the Financial Assistance provided by the Agency or, if the Project could be undertaken without the Financial Assistance provided by the Agency, then the Project should be undertaken by the Agency for the following reasons:



M. Compliance with Article 18-A of the General Municipal Law: The Project, as of the date of this Application, is in substantial compliance with all provisions of Article 18-A of the General Municipal including, but not limited to, the provisions of Section 859-a and subdivision one of Section 862; and the provisions of subdivision one of Section 862 of the General Municipal Law will not be violated if Financial Assistance is provided for the Project.

N. Compliance with Federal, State, and Local Laws. The applicant is in substantial compliance with applicable local, state, and federal tax, worker protection, and environmental laws, rules, and regulations.

O. False or Misleading Information. The applicant understands that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemptions claimed by reason of Agency involvement in the Project.

P. Absence of Conflicts of Interest. The applicant acknowledges that the members, officers and employees of the Agency are listed on the Agency's website. No member, officer or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

Capitalize Albany Corporation Staff operate as staff to CAIDA via an annually negotiated management agreement. Staff

Q. Additional Information. Additional information regarding the requirements noted in this Application and other requirements of the Agency is included the Agency's Policy Manual which can be accessed at www.albanyida.com.

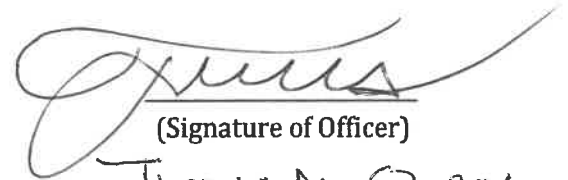
R. Onsite Visits. The applicant acknowledges that under the Agency's Policy Manual regarding monitoring and administration of projects, the Project is subject to periodic onsite visits by Agency staff.

DATED: JULY 18, 2019

STATE OF NEW YORK)
) SS.:
COUNTY OF ALBANY)

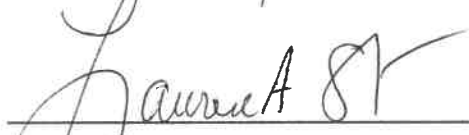
Thomas M. Owens, being first duly sworn, deposes and says:

1. That I am the General Counsel / Authorized Representative (Corporate Office) of Capitalize Albany Corporation (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate, and complete.


(Signature of Officer)
Thomas M. Owens

Subscribed and affirmed to me under penalties of perjury.

This 6 day of May, 2020

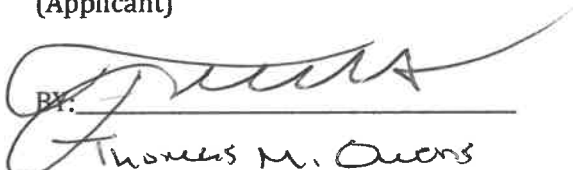

(Notary Public)

LAURENE A. SMITH
Notary Public, State of New York
Qualified in Rensselaer County
No. 01SM4826017
Commission Expires June 30, 2022

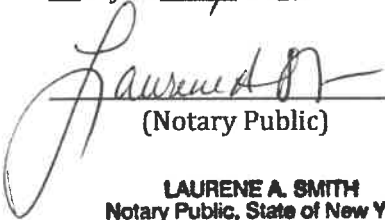
HOLD HARMLESS AGREEMENT

Applicant hereby releases City of Albany Industrial Development Agency and the members, officers, servants, agents and employees thereof (hereinafter collectively referred to as the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (i) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the application or the project described therein or the issue of bonds requested therein are favorably acted upon by the Agency, and (ii) the Agency's financing of the Project described therein; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to find buyers willing to purchase the total bond issue requested, then, and in that event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all actual costs incurred by the Agency in the processing of the Application, including attorneys' fees, if any.

(Applicant)

BY: 
Thomas M. Owens
Authorized Representative

Sworn to before me this
day of May, 2020


(Notary Public)

LAURENE A. SMITH
Notary Public, State of New York
Qualified in Rensselaer County
No. 01SM4826017
Commission Expires June 30, 2022

SCHEDULE A

CREATION OF NEW JOB SKILLS

Please list the projected new job skills for the new permanent jobs to be created at the Project as a result of the undertaking of the Project by the Company.

[illegible]

Should you need additional space, please attach a separate sheet.

**NEW YORK STATE FINANCIAL REPORTING
REQUIREMENTS FOR INDUSTRIAL DEVELOPMENT AGENCIES**

Be advised that the New York General Municipal Law imposes certain reporting requirements on IDAs and recipients of IDA financial assistance. Of importance to IDA Applicants is Section 859 (<https://www.nysenate.gov/legislation/laws/GMU/859>). This section requires IDAs to transmit financial statements within 90 days following the end of an Agency's fiscal year ending December 31, prepared by an independent, certified public accountant, to the New York State Comptroller, and the Commissioner of the New York State Department of Economic Development. These audited financial statements shall include supplemental schedules listing the following information:

1. All straight-lease ("sale-leaseback") transactions and whether or not they are obligations of the Agency.
2. All bonds and notes issued, outstanding or retired during the period and whether or not they are obligations of the Agency.
3. All new bond issues shall be listed and for each new bond issue, the following information is required:
 - a. Name of the Project financed with the bond proceeds.
 - b. Whether the Project occupant is a not-for-profit corporation.
 - c. Name and address of each owner of the Project.
 - d. The estimated amount of tax exemptions authorized for each Project.
 - e. The purpose for which the bond was issued.
 - f. The bond interest rate at issuance and, if variable, the range of interest rates applicable.
 - g. Bond maturity date.
 - h. Federal tax status of the bond issue.
 - i. Estimate of the number of jobs created and retained for the Project.
4. All new straight lease transactions shall be listed and for each new straight lease transaction, the following information is required:
 - a. Name of the Project.

DATED: JULY 18, 2019

- b. Whether the Project occupant is a not-for-profit corporation.
- c. Name and address of each owner of the Project.
- d. The estimated amount of tax exemptions authorized for each Project.
- e. The purpose for which each transaction was made.
- f. Method of financial assistance utilized for each Project, other than the tax exemptions claimed by the Project.
- g. Estimate of the number of jobs created and retained for the Project.

Sign below to indicate that you have read and understood the above.

Signature:

Name:

Thomas M. Owens, Esq.

Title:

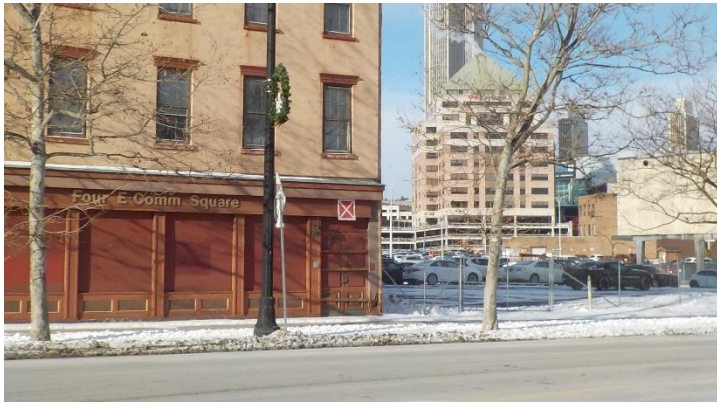
Attorney at Law - General Counsel to CAC

Company:

Capitalize Albany Corporation

Date:

05/06/2020



Liberty Park District Redevelopment Concept Albany, NY

Concept Plan Report

April 24, 2020

Prepared for:
Capitalize Albany Corporation

21 Lodge Street
Albany, NY 12207

Prepared By:
CHA Consulting, Inc.
III Winners Circle
Albany, NY 12205
CHA File: 060275



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1.0 Executive Summary

This report has been prepared for Capitalize Albany Corporation (“Capitalize Albany” or “CAC”), to provide an analysis of the fiscal, economic, and other impacts anticipated to be catalyzed by a conceptual plan for redevelopment in an area of Downtown Albany formerly proposed as the location for the Albany convention center, including an update to the August 2017 Downtown Albany Planning and Feasibility Study conducted by Empire State Development Corporation (“ESDC 2017 Study”) for the area of Downtown Albany around Liberty Park, identified below as the “Site” (as such term is defined below).

The ESDC 2017 Study outlined two potential scenarios for redevelopment in this area, providing potential economic costs for the proposed redevelopment scenarios. This Concept Plan Report will (i) update the two-year-old ESDC 2017 Study (including a review of relevant information/data contained in prior reports and studies such as the City’s comprehensive plan, Albany 2030; Downtown’s economic development strategy, Impact Downtown Albany; and the Capital Region’s strategic plan, Capital 20.20 among others, which have consistently identified the Site as a location within Downtown Albany of the highest priority for redevelopment); (ii) analyze the fiscal and economic impacts of a specific proposed redevelopment concept for the Site; and (iii) review the improvement of the current economic underdevelopment and stagnation in/around the Site which would result from this report’s proposed conceptual redevelopment.

The Liberty Park District (“LPD”) Conceptual Redevelopment (“The Conceptual Redevelopment”) location is currently bounded by Broadway to the east, Hudson Avenue to the north, Hamilton Street to the south and Green street to the west (“the Site”). The Site is approximately 8 acres in total.

Capitalize Albany has control of the Site, with the exception of eleven (11) tax parcels comprising less than one (1)



acre in total.¹ These eleven parcels are not contiguous, but based upon their central location within the Site, they are necessary to achieve the full economic, community and other benefits under the LPD Conceptual Redevelopment.

The ESDC 2017 Study presented two different concepts for redevelopment. For the purposes of this Concept Plan Report, a hybrid third redevelopment concept was analyzed which includes the following:

- Approximately 300 residential units
- A 100-room hotel
- Approximately 16,000 square feet of retail space
- Approximately 90,000 square feet of entertainment space
- Approximately 55,000 square feet of commercial office space
- 450-space parking garage
- Open/park space

It should be noted that commercial office space has been added to the LPD Conceptual Redevelopment (as compared to the ESDC 2017 Study) under analysis based on the recent demand for additional class A office space in the downtown area.

In 2020, an existing conditions assessment was conducted and resulted in the finding that the Site continues to be dominated by surface parking lots in significant disrepair, with poor pavement conditions, stagnant uses and long-vacant buildings which have been flagged as “unsafe” for emergency responders to enter. In sum, the Site as a whole generally suffers from economic underdevelopment.

Referred to as “The Dead Zone” frequently by Albany’s Business Review, a January 11th, 2018 article discussed how “[the Site] has been the most debated, studied and passed over development site in Downtown Albany for more than 20 years.” An article from the Business Review’s April 27th, 2018 edition elaborated, “Look around and you’ll see busted sidewalks, sagging chain link fences, scraggly weeds and hundreds of cars.”

The Site has also been referred to as “the parking lot district” or “the former convention center site” by various media sources. Additionally, a multitude of other quotes from the media over recent years present a similar picture (this report contains only a select subset here for brevity, refer to Appendix B for relevant articles):

¹ The eleven (11) tax parcels are comprised of lots with tax map numbers 76.50-1-11, 76.50-1-24, 76.50-1-25, 76.50-1-26, 76.50-1-27, 76.50-1-28, 76.50-1-29, 76.50-1-30, 76.50-1-32, 76.50-1-33, 76.50-1-35. These parcels are identified on the map above and are comprised of the portions of Blocks 4, 6, and 7 that are highlighted with the red boundary.

- “A commercial dead zone of parking lots, decrepit buildings and the former Adirondack Trailways bus station in downtown Albany” (Times Union; April 12, 2018)
- “... one of downtown's largest eyesores” (Times Union; August 7, 2018)
- “Redevelopment of the site became even more of an imperative after one of the buildings bordering it, 6 E-Comm Square, partially collapsed last year and had to be torn down.” (Times Union; November 25, 2019)
- “... developing the large site on the southern end of downtown -- AKA, The Parking Lot District -- that's sat underused for years, and without purpose since the convention center project moved up the hill.” (All Over Albany; September 14, 2017)
- “This issue will be of keen interest to the city of Albany. Because right now it has what's essentially an 8-acre dead spot in its downtown, largely untaxable, with very little direct control over what might happen there.” (All Over Albany; September 14, 2017)
- “Capitalize Albany Corp. could take control over a swath of land in downtown Albany, New York, where a convention center was originally going to be built, but instead has remained parking lots and largely empty, run-down buildings.” (Albany Business Review; October 27, 2017)
- “...the eight-acre Liberty Park parcel - one of the most historic - and longest suffering - pieces commercial land in downtown Albany.” (Times Union; October 27, 2017)

Mothballed and no longer needed by the Albany Convention Center Authority as surplus property, the Site was put out to Request for Proposals by New York State in 2015. No legitimate proposals were received from the development community, due in large part to the challenges of obtaining full site control. Over the past 10 years, a lack of investment and decaying, underutilized condition have led the Site (and immediately surrounding areas) to become significantly blighted, standing in stark contrast to the remainder of the City's vibrant Downtown core which is experiencing tremendous growth and momentum with market rate downtown residential and new retail filling vacant storefronts. While the rest of Downtown strengthens, this Site continues to deteriorate and negatively impact surrounding properties.

As part of this Report, a Conceptual Redevelopment was analyzed, considering factors such as land use, socioeconomic benefits, infrastructure, parking and traffic and cultural resources. This analysis identified the following:

- **Land Use.** Existing land use on the Site consists of surface parking lots and vacant decaying buildings. The parking use has been operating for more than 30 years, and the buildings have been vacant for a period ranging from 10 to more than 20 years leading to a blighted condition with significant economic stagnation and underdevelopment. The projected change in land use as a result of this report's proposed Conceptual Redevelopment is a priority identified in each of the aforementioned strategic plans, and in particular, directly aligns with the Albany 2030 Plan's goal of a vibrant mixed-use neighborhood in Albany's Downtown district. Implementing this proposed Conceptual Redevelopment will remove a significant blighted condition within the city and allow for full and more economically beneficial utilization of the Site nearly 24 hours per day, in

stark contrast to the approximately 8-hour time frame currently attributed to the Site's current singular use of parking which generally occurs only during the work week.

- **Socioeconomic.** The greatest area of potential direct socioeconomic impact will be felt most directly within a radius of approximately $\frac{1}{4}$ mile from the Site², which includes census tracts that are currently at or below the poverty line. The potential socioeconomic benefits of this report's proposed Conceptual Redevelopment are significant:
 - The Conceptual Redevelopment will have **a construction/one-time direct effect of approximately \$113 million in total output³**, resulting in **899 direct construction jobs** with approximately **\$57 million in direct earnings**. Total direct plus indirect and induced effects will result in approximately \$164 million in total output, resulting in 1,249 jobs and \$74 million in total earnings.
 - 300 new residential units are expected to bring approximately **579 new residents** to the downtown district, with annual spending of approximately **\$13.5 million dollars**.
 - Approximately **572 jobs** are expected to be created by the Conceptual Redevelopment with an average wage of approximately **\$50,000.00**. A majority of these jobs will be within walking distance of some of the City's more economically distressed areas and could provide an additional source of employment opportunities for those without vehicular access, which is more than 60% of residents within the $\frac{1}{4}$ radius of the Site.
 - With this Conceptual Redevelopment, it is likely that increased demand for service and food-related business in this area will result in more direct spending in this area, providing greater job and business opportunities in these economically challenged areas.
 - With a total of 100 rooms, the hotel activity is expected to generate approximately **\$288,259** annually in City revenues.
 - A total of approximately **\$2.2 million of tax revenue** is expected to be generated and provided annually to the County and the State by the Conceptual Redevelopment consisting of employee-based income taxes, sales tax from employee spending, and hotel taxes.

² The American Planning Association uses a $\frac{1}{4}$ mile walk as the standard for defining a walkable neighborhood and the distance to which people are willing to walk for goods and services given normal conditions. *Planning and Urban Design Standards*, American Planning Association 2012

³ This construction figure details hard costs of the projected Conceptual Redevelopment and does not include associated soft costs. The total investment on site is anticipated to be greater than \$130 million per the ESDC 2017 Study

- The analysis estimates the Conceptual Redevelopment will receive abatement on improved value through a PILOT (Payment In Lieu of Taxes) program, however bringing the property back to taxable status through private ownership will result in an increase in revenue to local taxing jurisdictions. Over the life of the PILOT period, the Conceptual Redevelopment is estimated to generate **\$30,292,948 in net benefit to the local taxing jurisdictions in the form of PILOT payments.** After the PILOT period expires, the Conceptual Redevelopment is anticipated to **generate a net gain to the taxing jurisdictions of \$2,562,533 in taxes annually.** The total assessed value of the real property is estimated to **increase by nearly \$40 million.**
- **Infrastructure.** The dry utilities that exist within the Site are currently able to handle the proposed Conceptual Redevelopment. However, the wet utilities, specifically the water mains, will likely need to be replaced due to their age (installed in the 1890-1915 timeframe) at a cost of \$1.8 million. Additionally, due the age and poor condition, the roadways are expected to need full depth reconstruction at an estimated expense of approximately \$1 million. This investment in infrastructure will provide a benefit to the area residents and businesses.
- **Parking and Traffic.** There are currently approximately 470+/- striped parking spaces within the Site. These lots are all in varying states of disrepair with spaces on crumbling asphalt or gravel and insufficient overhead lighting to mitigate public safety concerns. According to the Albany Parking Authority, the available parking does not adequately address existing local parking needs. Additionally, the parking use takes up less than half of the surface area of the Site. The Site has been in this condition for more than 30 years leading to significant blight and economic stagnation and underdevelopment. The Conceptual Redevelopment proposes to fully utilize the Site and anticipates construction of a structured parking area to address current and anticipated parking demand. The street network and traffic patterns are not anticipated to change significantly.
- **Cultural Resources.** Previous studies concerning the Site have confirmed the presence of cultural resources. The Conceptual Redevelopment plan does not propose any current action that will impact those resources. After public engagement and input and formulation of an actual final development plan, those issues will be fully reviewed as part of final development approvals for the Site. During the approval process for any actual development on the Site, a final plan and updated cultural resources report will need be developed, but based on previous studies the following considerations will likely need to be included:
 - Incorporation of 48 Hudson, a building individually listed on the National Register of Historic Places and listed as a historic structure by the City of Albany Historic Resources Commission, into the development plans to the maximum extent practicable;

- Preservation of the Liberty Park Greenspace, the oldest public green in the northeast; and
- Documentation and cataloging the histories of the sites during construction.

This report's Conceptual Redevelopment represents a unique opportunity to transform a significantly blighted, underutilized and economically stagnant area of the City into a vibrant mixed-use neighborhood, promoting economic growth and generating economic benefits to the Downtown and adjacent distressed census tracts consistent with the vision set by the City and Region for its Downtown district.

Currently, Capitalize Albany has control over all but eleven (11) tax parcels necessary to position the Site for potential redevelopment. Without control of these eleven tax parcels, Capitalize Albany will not have the necessary components to provide a comprehensive and cohesive redevelopment plan and realize the projected growth and benefits to the Site, surrounding area and City. The next step is for Capitalize Albany to gain control of these eleven tax parcels through acquisition and then move forward with the final redevelopment process. This process will include confirmation of a final development plan following public engagement and input; more robust site evaluations and environmental analyses based on the final development plan; a thorough review by City planning and zoning agencies on a project-by-project basis; and permitting to prepare for construction.

2.0 Existing Conditions

1. Project Location

This Conceptual Redevelopment report has been prepared to update the ESDC 2017 Study and identify and assess potential economic and fiscal impacts and benefits, including addressing the current economic underdevelopment and stagnation in the area, through the Conceptual Redevelopment of the Liberty Park District in Downtown Albany, New York. The Liberty Park District is within the City of Albany, and encompasses approximately 8 acres within the downtown area, generally bounded by Broadway to the east; Hudson Street to the north; Hamilton Street to the south, and Green street to the west (i.e., the “Site”) (Figure 1).

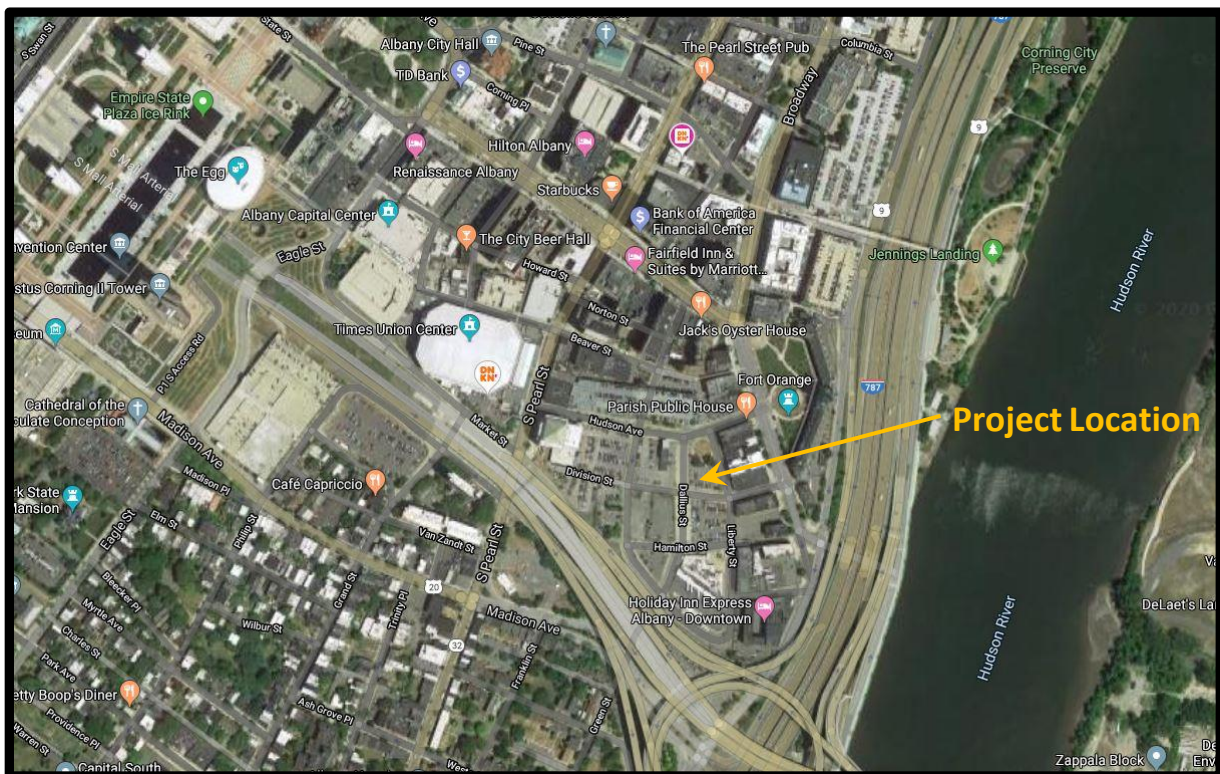


Figure 1 - Liberty Park Redevelopment Area Location

On January 9, 2020, CHA met with Capitalize Albany to review the project scope and the ESDC 2017 Study, as well as other relevant studies and reports concerning development issues in the area of the Site. As a result of the meeting, a refined scope of the Conceptual Redevelopment plan utilizing the ESDC 2017 Study’s projected square footage for retail and entertainment development was confirmed. The only modification to the Conceptual Redevelopment plan from the ESDC 2017 Study was the addition of approximately 55,000 SF of commercial office space. While this redevelopment type was not included within the ESDC 2017 Study, recent trends in the Albany market and regional priorities indicated that this may be a viable use and this level of development should be evaluated within this report.

2. LPD Conceptual Redevelopment Area

This Liberty Park District Conceptual Redevelopment report focuses on the downtown area within the city of Albany that was previously slated for development of the Albany Convention Center. With the convention center being relocated and the center now known as the Albany Capital Center, having been built at the corner of Howard and Eagle Streets, the Site was identified in 2017 to be available for redevelopment. However, it was not within the mission of the Albany Convention Center Authority to do so. Therefore, the Site was

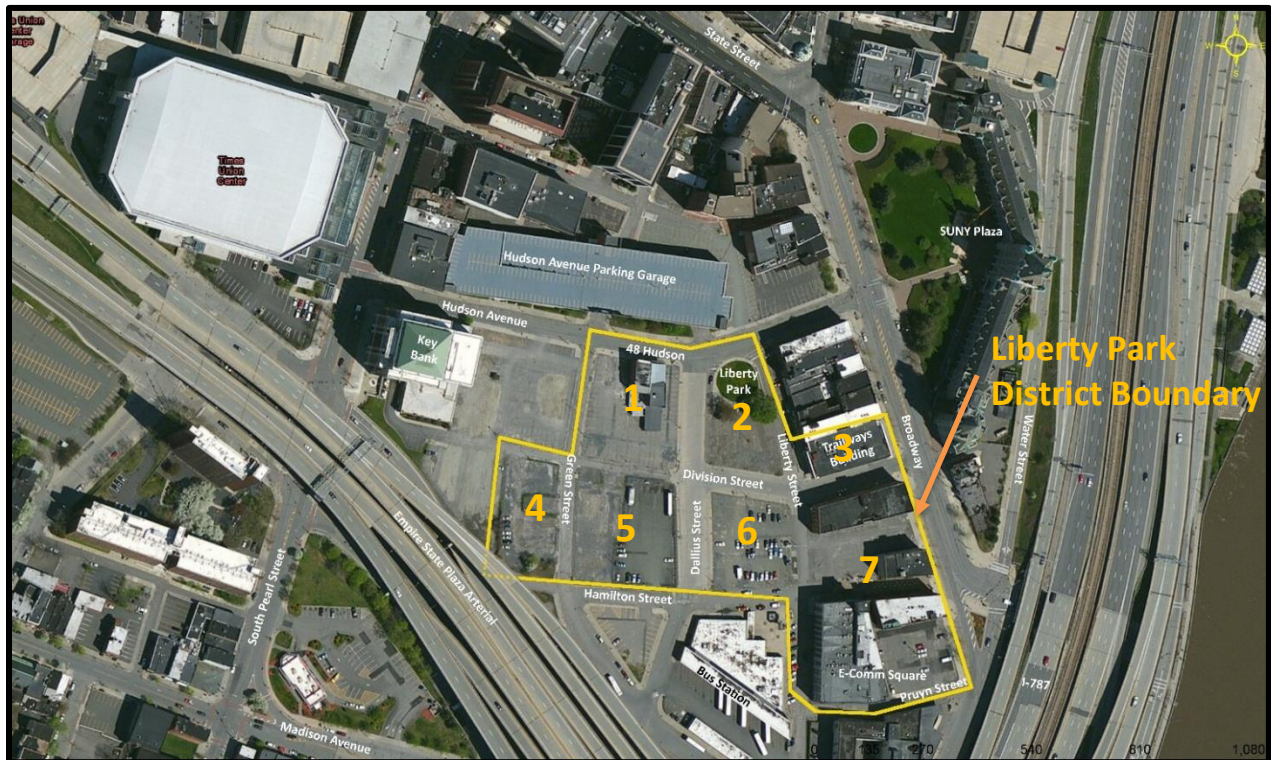


Figure 2 - LPD Conceptual Redevelopment Site and Block Identification

considered surplus property. As of the date of this report, all but eleven (11) tax parcels have been acquired by Capitalize Albany Corporation. Of the Site's approximately 8 acres, Capitalize Albany owns all of the Site except for approximately one acre. The Site encompasses seven blocks as noted in Figure 2- LPD Conceptual Redevelopment Site and Block Identification.

There are three streets that run in a north/south direction which are:

- Green Street
- Darius Street
- Liberty Street

There are four streets that run in an east/west direction which are:

- Hudson Avenue
- Division Street
- Hamilton Street
- Pruyn Street

3.0 Existing Project Site Conditions

a. Block 1

Block 1, located on Hudson Avenue between Green and Dallius Streets, includes 13 tax parcels totaling approximately 1.43 acres. Twelve of the thirteen parcels are owned by Liberty Square Development, LLC (“Liberty”) (of which CAC is the sole member/manager). The remaining parcel, which is 48 Hudson, is owned by Historic Albany Foundation and individually listed as a historic structure by the City of Albany Historic Resources Commission and the National Register of Historic Places.

48 Hudson Avenue is currently an unoccupied structure and undergoing the early stages of restoration. With the exception of the structure at 48 Hudson Avenue, the remaining area of Block 1 is currently operating as a paved surface parking lot. The majority of parking areas are in poor condition with broken pavement and random vegetation growing within the border areas. Refer to Figures 3, 4 and 5. As shown in these Figures, Block 1 currently suffers from economic underdevelopment and stagnation, as the current conditions/use have existed for decades and has been underutilized, given the Block’s relative size and flat topography within an urban core area of the city.

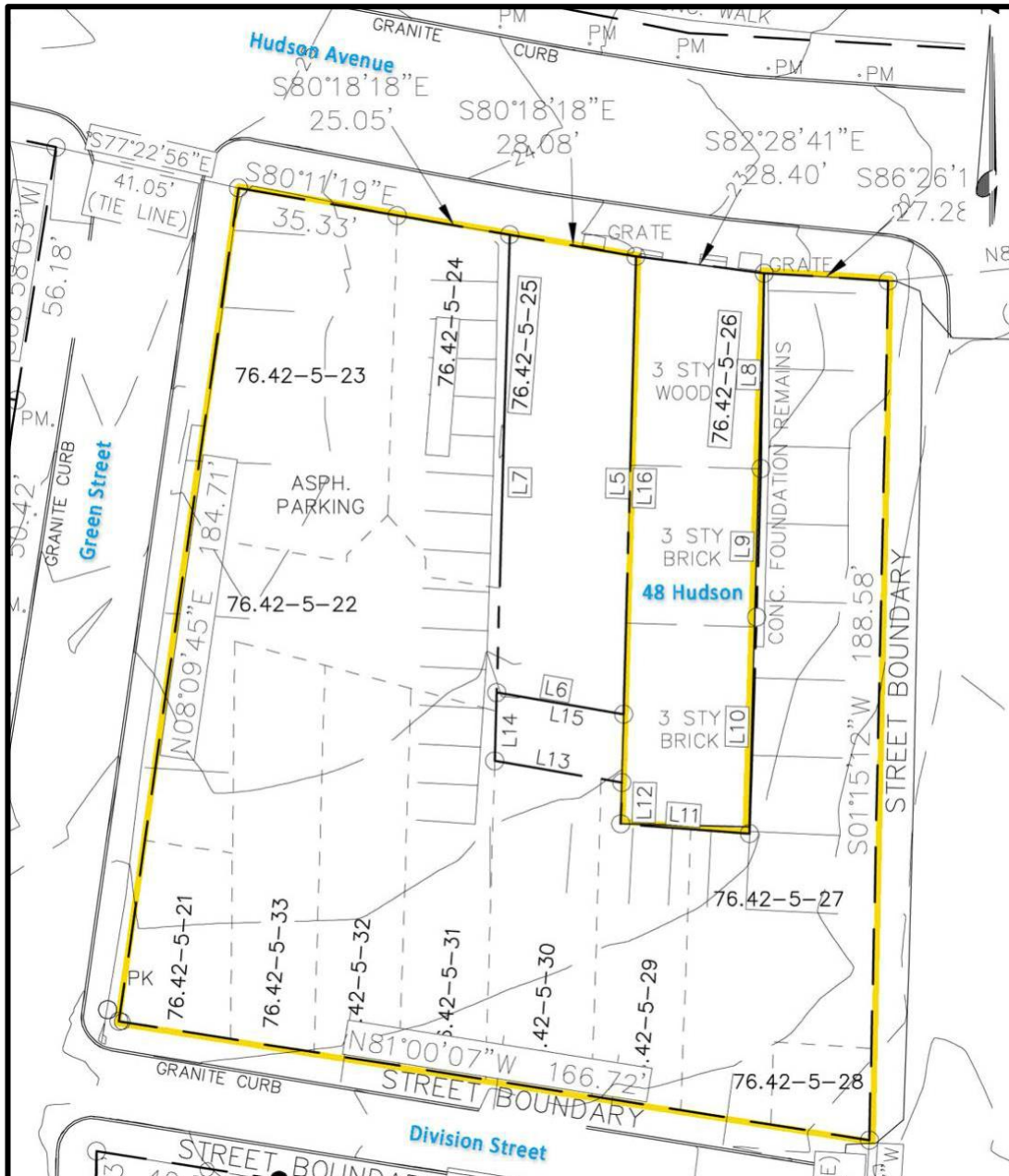


Figure 3 - Block 1 Tax Map



Figure 4 - View of Block 1 from the north



Figure 5 - View of 48 Hudson Ave from the north

b. Block 2

Block 2 consists of two tax parcels. The first parcel is a public green space, "Liberty Park", located between Dallius and Liberty Streets totaling approximately 0.30 acres. The second parcel, bordering the City-owned Liberty Park, is owned by Liberty and totals 0.22 acres. Refer to Figures 6-7.

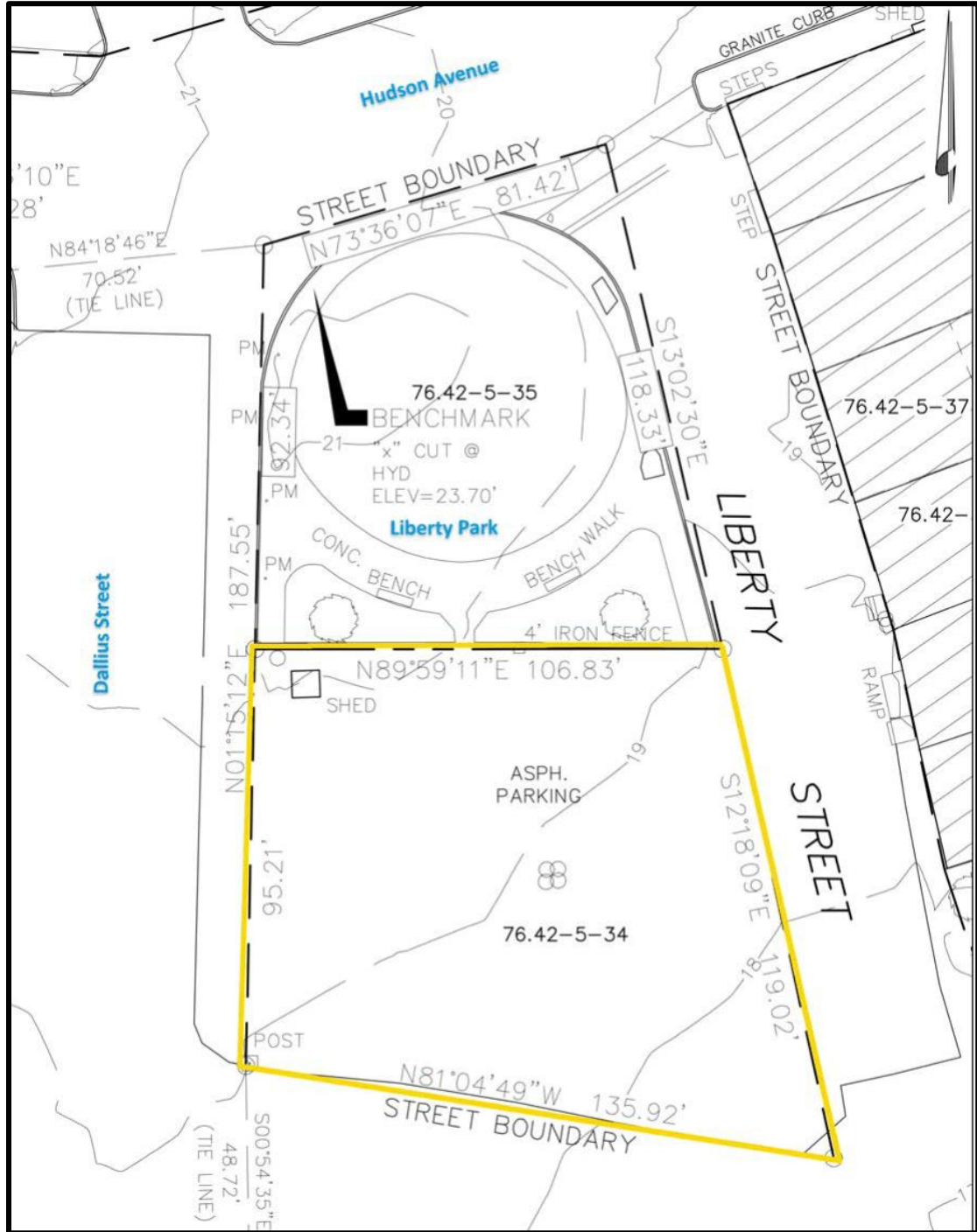


Figure 6 - Block 2 Tax Map

This parcel adjacent to Liberty Park is currently being used as a paved surface parking lot. The block currently suffers from economic underdevelopment and stagnation, as the current conditions/use have existed for decades and has been underutilized, given its relative size and flat topography within an urban core area of the City.



Figure 7- Block 2 view from the north

c. Block 3

Block 3, located at the corner of Division Street and Broadway, includes one tax parcel totaling approximately 0.25 acres and is owned by Liberty. The parcel is occupied by a vacant two-story structure formerly known as the Trailways Bus Facility. The building has been vacant for more than 20 years and remains largely consistent with the condition noted in the 2017 ESDC report. Since the ESDC 2017 Report, debris has been falling from the portico and posed a potential hazard to the public. Refer to Figures 8-10.



Figure 8 - Block 3 Tax Map

The area has been fenced-off to mitigate that concern. The building conditions are considered to be blight within the Broadway corridor. The block currently suffers from economic underdevelopment and stagnation, as the current conditions/vacancy have existed for decades, despite significant local interest in the redevelopment of the building and the relative size, layout and location at a prime gateway into Downtown Albany which provide the opportunity for a variety of uses.



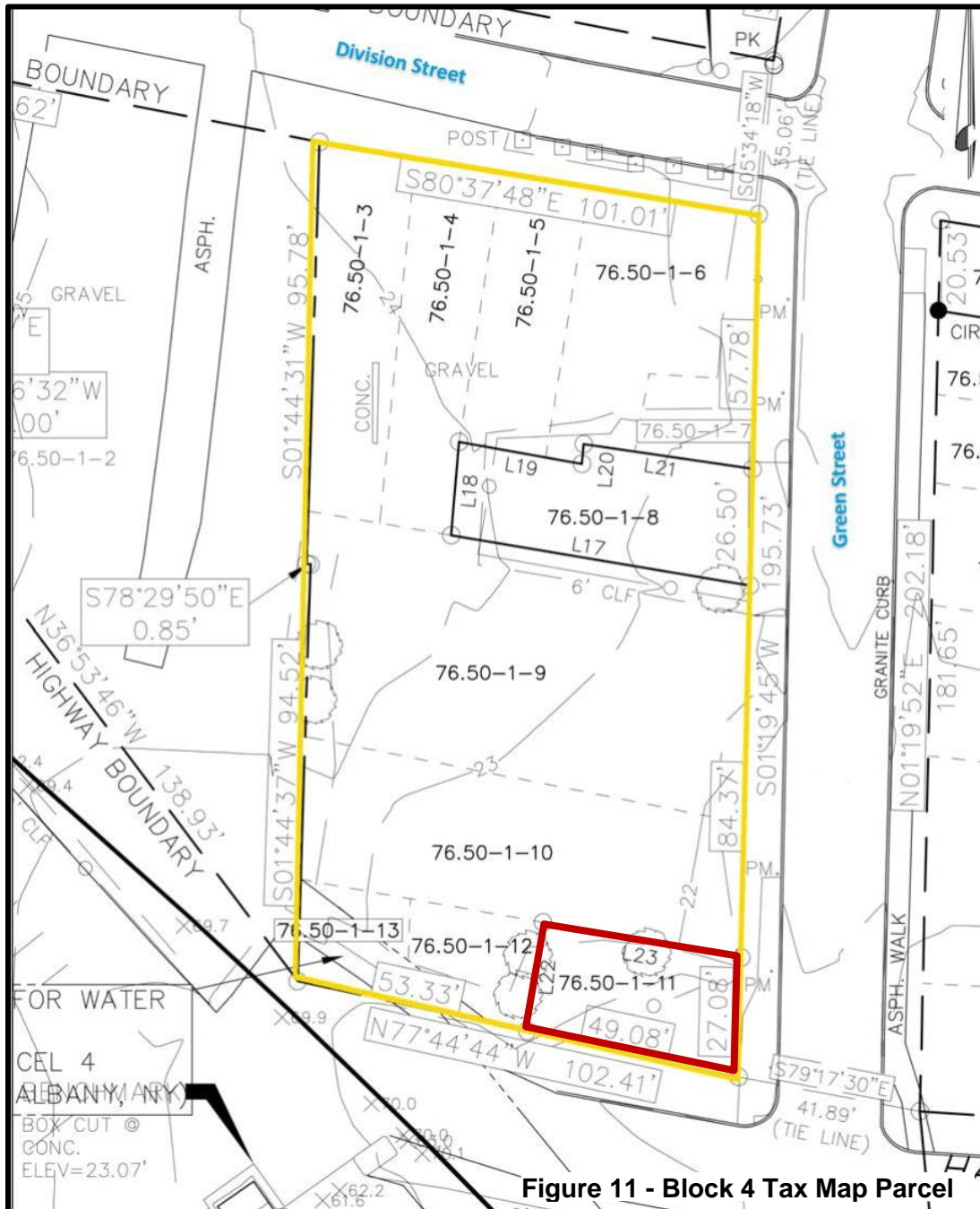
Figure 9 - View of Block 3 from Broadway



Figure 10 - View of Block 3 from Division Street

d. Block 4

Block 4, located at the corner of Green and Division Streets, includes ten (10) tax parcels totaling approximately 0.49 acres. The Block's ten (10) parcels are comprised of eight (1) parcel owned by Liberty, one (1) parcel expected to be under contract soon for Liberty to acquire and one (1) privately owned parcel. The land is currently used as a paved surface parking lot. The pavement is in poor repair with random vegetation growing and fencing in disrepair. Refer to Figures 11-13.



Using this block solely as surface parking is significant underutilization resulting in economic stagnation. The current use/conditions have existed for decades, and similar to the other properties in the LPD, could be utilized for a variety of higher and better uses.

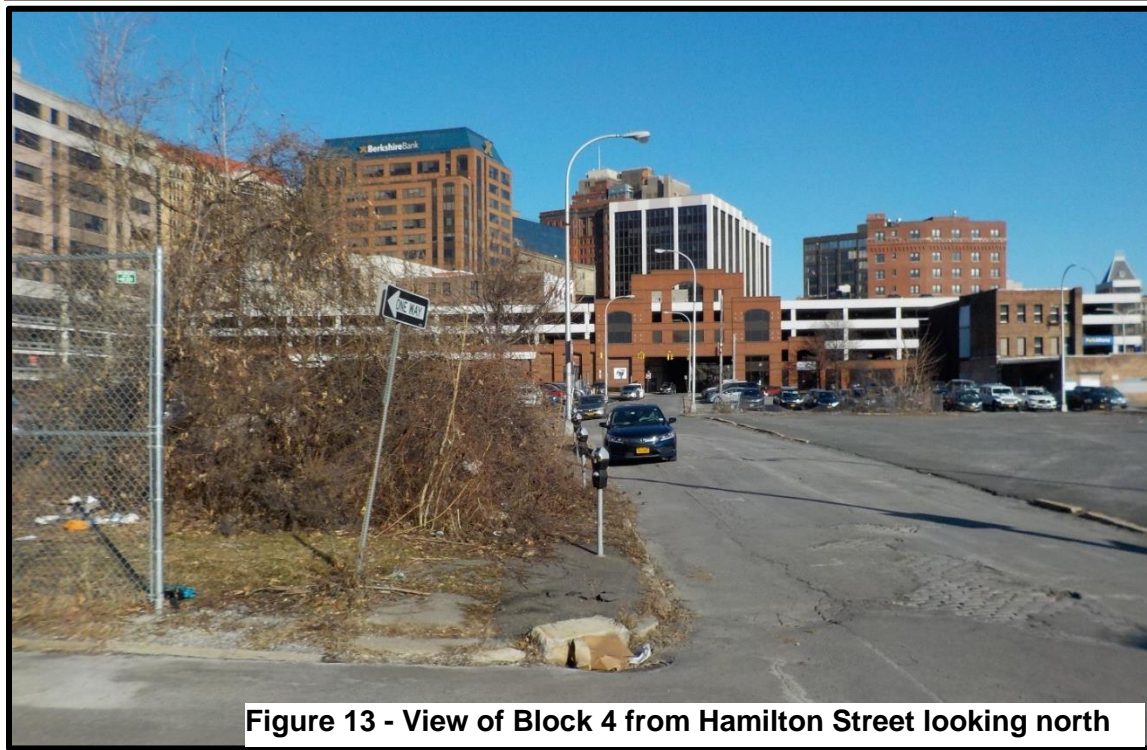
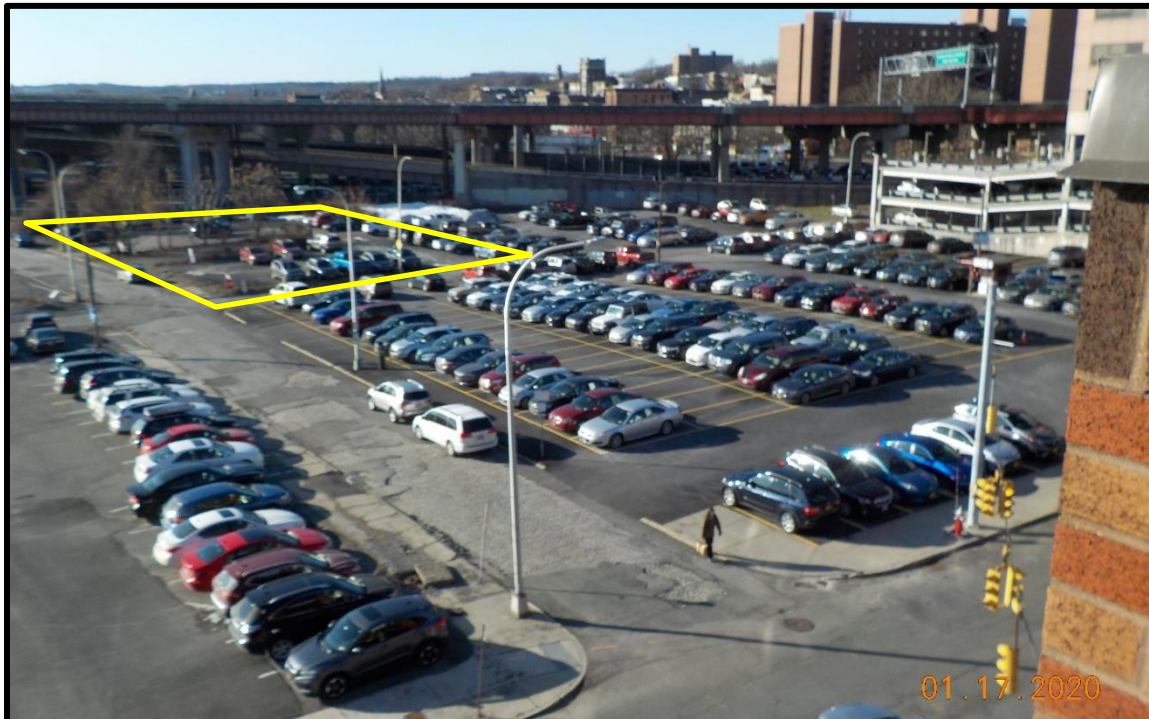


Figure 13 - View of Block 4 from Hamilton Street looking north

e. Block 5

Block 5 is bordered by Green Street to the West, Division Street to the North, Dallius Street to the East and Hamilton Street to the South. It includes ten (10) parcels totaling approximately 0.75 acres. The ten (10) tax parcels are owned by Liberty. Refer to Figures 14-16.

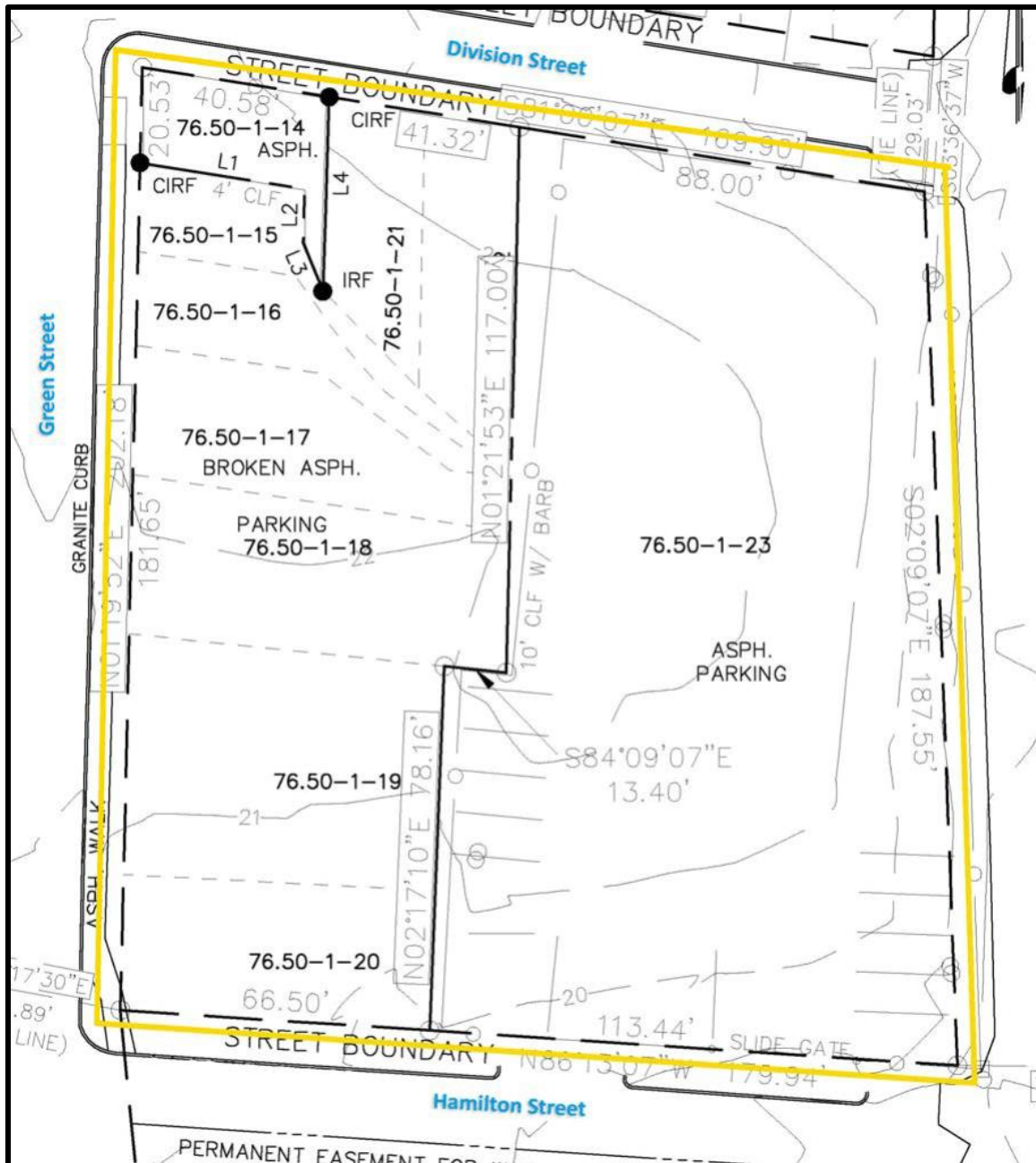


Figure 14 - Block 5 Tax Map Parcel

Block 5 is currently used as a paved surface parking lot. The pavement is in poor repair with random vegetation growing and fencing in disrepair. The area currently suffers from economic underdevelopment and stagnation, as the current conditions/use have existed for decades, and the site utilization is far below that which could be developed on the block.



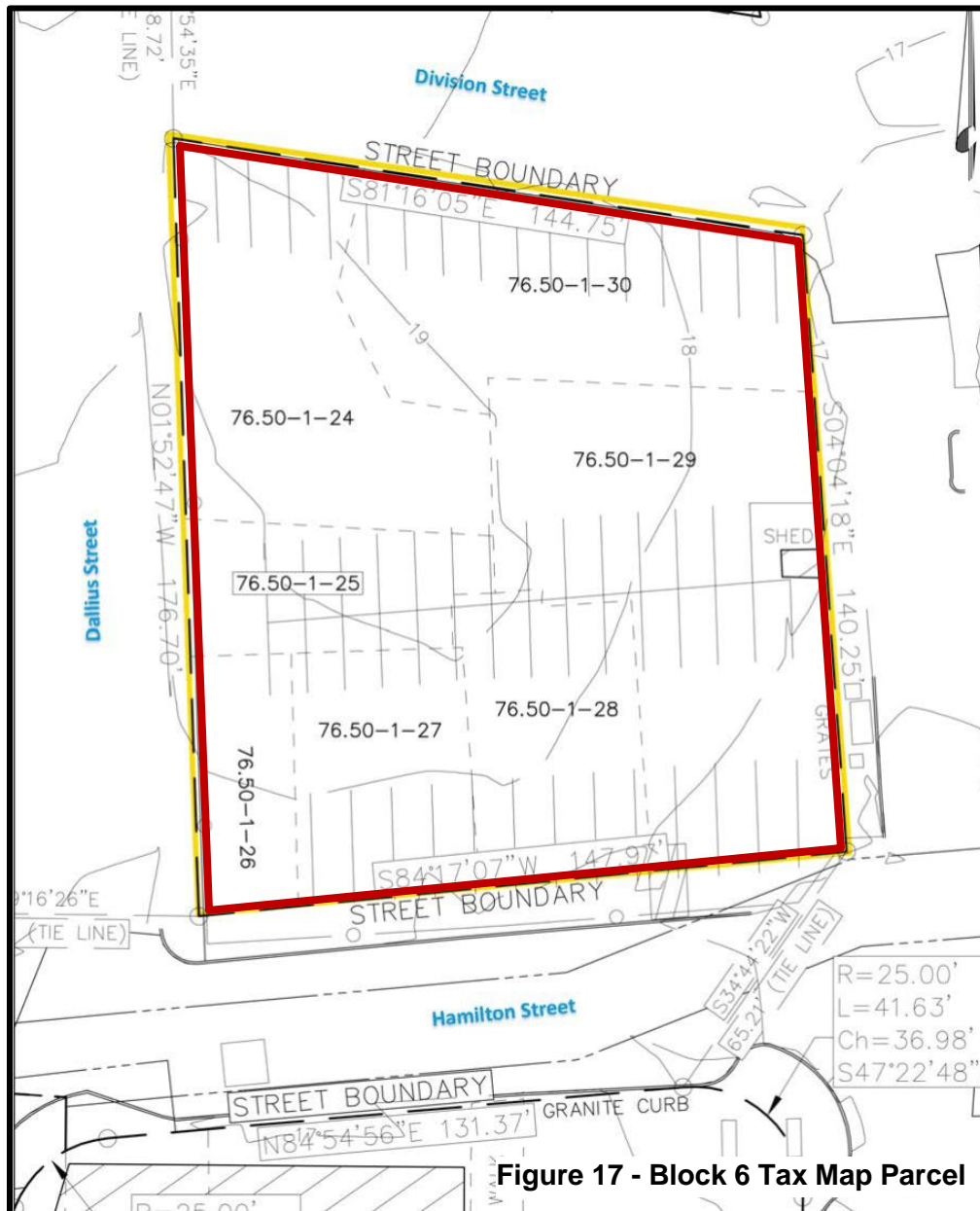
Figure 15 - View of Block 5 from the north



Figure 16 - View of Block 5 Looking northeast from Hamilton

f. Block 6

Block 6 is bordered by Liberty Street to the East, Hamilton Street to the South and Dallius Street to the West. It includes seven (7) tax map parcels totaling approximately 0.52 acres. All seven (7) tax map parcels are privately owned and are leased to Liberty. CAC proposes to acquire these seven (7) lots as part of the Conceptual Redevelopment. Block 6 is currently used as a paved surface parking lot and is in poor condition. The area currently suffers from economic underdevelopment and stagnation, as the current conditions/use have existed for decades, and the site utilization is far below that which can be accomplished on the Block as part of the conceptual redevelopment. Refer to Figures 17 – 19.



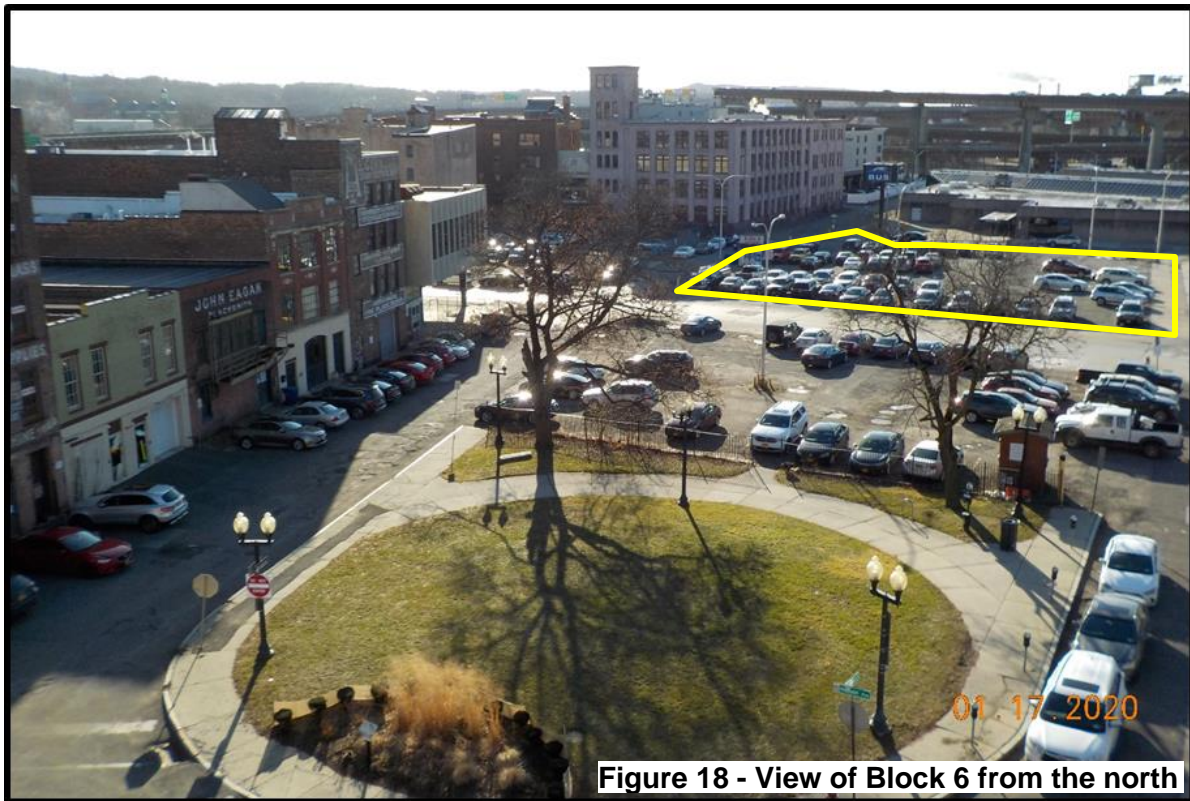


Figure 18 - View of Block 6 from the north



Figure 19 - View of Block 6 from Hamilton street looking northwest

g. Block 7

Block 7, located along the West side of Broadway between Division and Pruyn Streets, is locally referred to as E-Comm Square. E-Comm Square includes eleven (11) tax map parcels totaling approximately 1.87 acres. Eight (8) parcels are owned by Liberty, and three (3) parcels are privately owned but are leased to Liberty. CAC proposes to acquire those three (3) lots as part of the Conceptual Redevelopment.

The three buildings (2, 3 and 4) which make up E-Comm Square are four (4) stories in height and have been vacant for approximately 10 years. Their condition has continued to decline since the ESDC 2017 report. The three buildings have had their windows and doors boarded and have had periodic interventions for re-boarding after repeated trespass or vandalism; repair/maintenance of roof drains to promote structural integrity of the roofs; repair of water main breaks; and general maintenance necessary to ensure significant structural decline does not occur.

The former 6 E-Comm Square building was structurally failing at the time of the ESDC 2017 Report and was demolished in 2018 following a catastrophic structural failure of the roof. The demolition was done under emergency provisions based on the danger posed to the public cited by an on-site engineering analysis. Currently, the area is paved and being used as parking.

The block is bisected by the Western extension of Division Street, which is located between the 3 and 4 E-Comm Square buildings. This section of Division Street is currently hardscape and limited to pedestrian access due to the alignment of a NYS Office of General Services 48" cooling water intake pipe for the Empire State Plaza. A majority of the block is taken up by parking on deteriorating pavement with the buildings in such disrepair they have been posted with a Red X, meaning they are unsafe for emergency personnel to enter.

While the buildings are currently in significant disrepair, they present an opportunity for redevelopment into a variety of uses. Local developers are currently most interested in the potential for these buildings to be used for additional residential units. Yet the area currently suffers from economic underdevelopment and stagnation, as the current conditions/vacancy have existed for decades despite private development interest. The building conditions are considered to be blight. Refer to Figures 21-24.

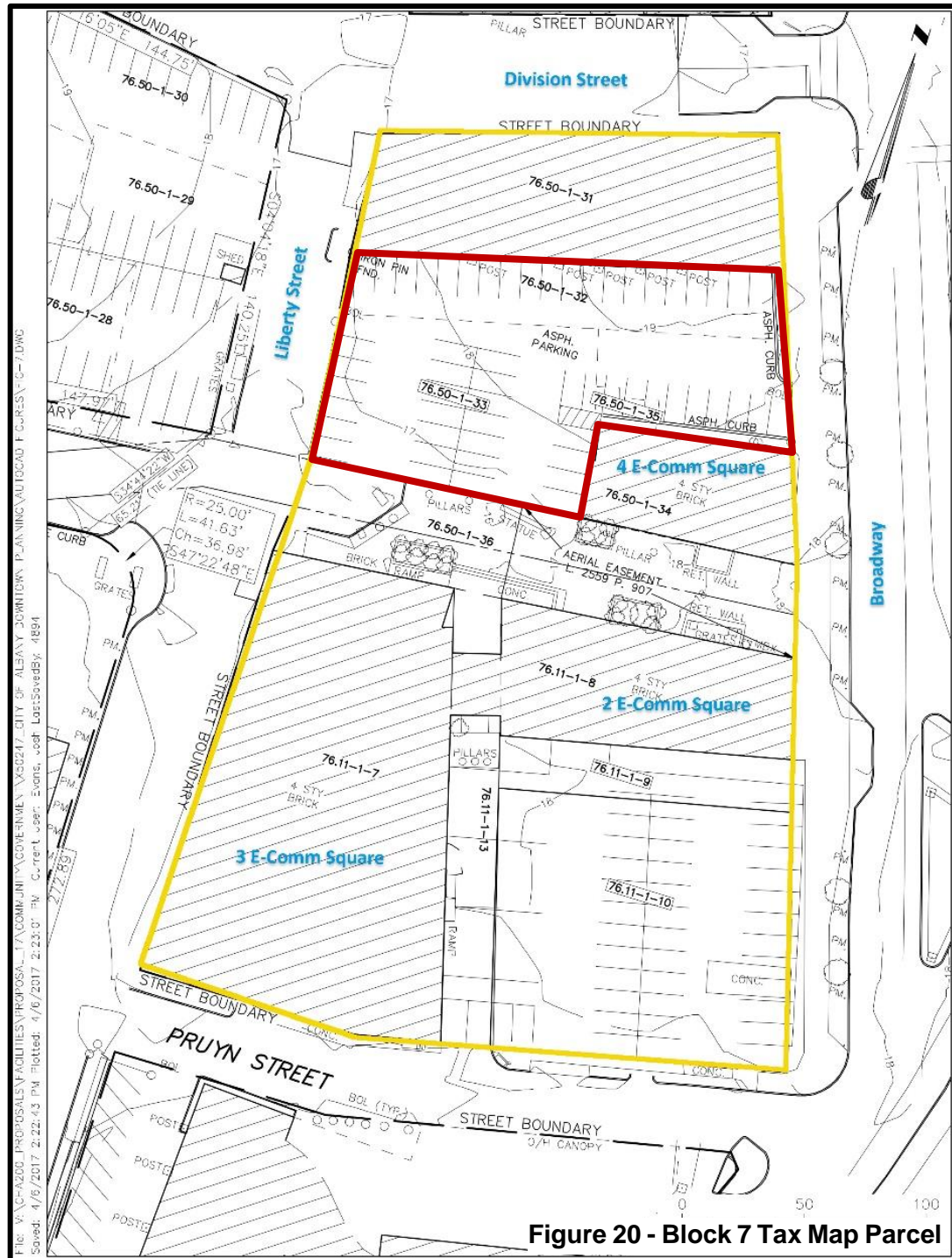




Figure 21 - View of Two E comm Square from Broadway



Figure 22 - View of 4 E-Comm Square from Broadway



Figure 23 - View of former 6 E-Comm Square building from Broadway

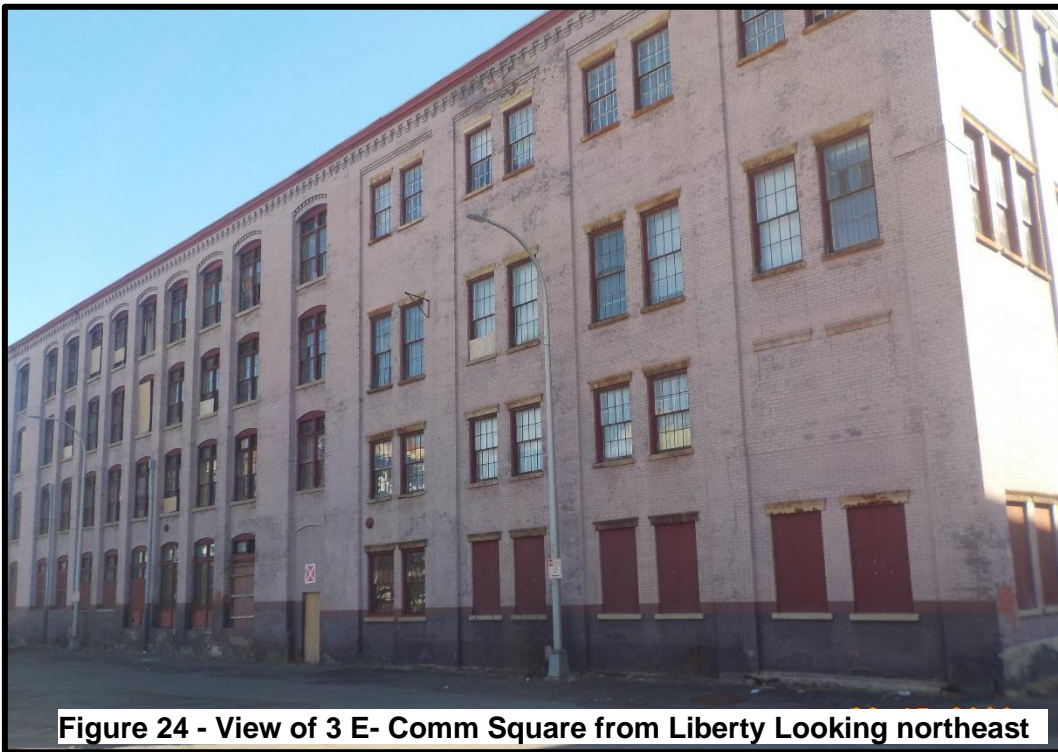


Figure 24 - View of 3 E- Comm Square from Liberty Looking northeast

4.0 Project Description, Purpose and Need

Based on the long-term blighted and economically stagnated conditions of the Site and status as Albany Convention Center Authority surplus property, in 2017 ESDC developed an initial conceptual redevelopment plan for the Site and surrounding area to determine the feasibility for development and its associated intensity (referred to in this report as the “ESDC 2017 Study”). At that time, ESDC determined that a development providing residential, retail, entertainment and parking uses within the Site and surrounding area could be feasible. Since that time, a demand for additional class A commercial office space in this general area has developed. Based on the ESDC 2017 Study’s plan and the recent demand for additional class A commercial office space, the Site could support:

- Approximately 300 residential units, with an 85%/15% split between one bedroom/lofts and 2-bedroom apartments, respectively
- A 100-room, 3.5-4 star, limited service hotel
- Approximately 16,000 square feet of retail space divided between food and beverage and dry goods
- Approximately 90,000 square feet of entertainment space which could include cinemas and/or museum type uses
- Approximately 55,000 square feet of commercial class A office space
- Parking garage
- Open/Park space

This plan’s confirmation of this proposed Conceptual Redevelopment in 2020 sets the stage for a true redevelopment of the Site and can be noted in Figure 25 - LPD Conceptual Redevelopment plan. Redevelopment of the Site has been a stated goal in local redevelopment plans for at least the last 20 years, in hopes of producing a vibrant and functioning mixed-use neighborhood.

Additionally, the 2015 Capital Region Economic Development Council’s (CREDC) strategic plan, Capital 20.20, identified this Site as one of three “Downtown Catalyst Projects” in the Region and stated, “We are committed to identifying and funding these [projects] given their huge potential to improve the economic vitality and livability of our urban areas... [The Site] is a prime area for development to catalyze economic growth in the state capital.”

In Downtown Albany’s 2015 tactical strategic plan, Impact Downtown, the Site was identified as “Downtown’s largest development opportunity” and the plan further states, “This site should be thoughtfully leveraged to maximize its impact on downtown and the region.”

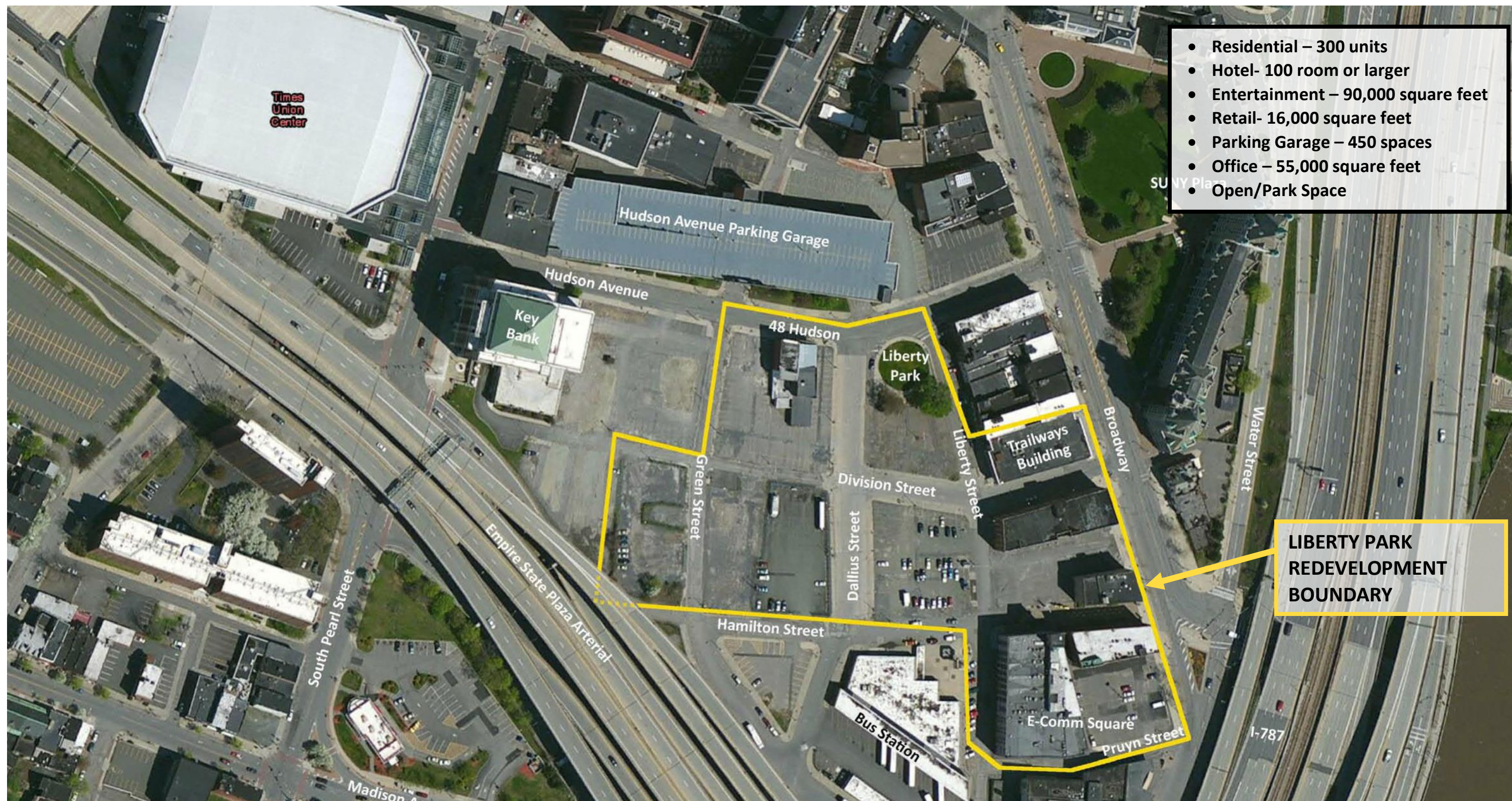


Figure 25 Liberty Park District Conceptual Redevelopment Plan

In 2015, New York State released an RFP for redevelopment of the Site due to its cited importance noting: "With its large size and premier location in the heart of downtown Albany, this Project offers a unique opportunity for a major development in the City's urban core. The Site features convenient proximity to the area's transportation access points and is less than a quarter mile or closer to the City's commercial, cultural and governmental destinations. The Project will serve as a key component of the City's initiatives to attract urban re-investment downtown to meet market demand while simultaneously revitalizing the area with a vibrant mix of uses." The RFP asked respondents to adhere to a list of identified development priorities, propose a price for both the publicly held and privately held parcels, and take the full site "AS IS" "WHERE IS." No qualified respondents submitted a proposal. Potential respondents who declined to offer cited lack of full site control, complexity of the site, and no packaged public support or incentives as limiting factors.

Currently, the dilapidated state of the Site and its transient parking use produce little in the way of a functioning neighborhood. The "No Action" alternative for this area would continue the long existing blighted conditions, economic stagnation and ongoing decay of existing buildings, leading to demolition of more of the structures within the historic district.

These factors precipitated the ESDC 2017 Study. Following its release, the Albany Convention Center Authority (ACCA) determined that the relevant ACCA-owned properties were surplus and the scope of the redevelopment proposed was outside of the organization's mission, and requested that qualified, public entities interested in acting as a steward to the project step forward and commit to acquiring the Site. Capitalize Albany was the only qualified organization to do so, and, following a period of due diligence, entered into a purchase and sale agreement with the ACCA, citing Capitalize Albany's mission, its experience and the importance of the site as identified in prior City and Regional economic development studies.

Empire State Development Corporation and the CREDC stood firmly behind this strategy and awarded Capitalize Albany \$15 million in Upstate Revitalization Initiative funds in order to establish site control and further prepare the Site for redevelopment. The press release announcing the award along with \$7.3 million to construct two CDTA Bus Rapid Transit lines cites Governor Cuomo as stating: "Growing our downtown communities requires investments that support the creation of vibrant, walkable cities and invite people and businesses to establish roots and flourish. These projects will further that goal by encouraging the redevelopment of an underused property in a prime Downtown Albany location, while also advancing the region's mass transit opportunities, spurring economic growth for the entire region." The press release also cites Lieutenant Governor Kathy Hochul as stating: "This funding will support projects to redevelop areas of downtown and continue economic development efforts in Albany. These projects

build on our investments in the city as part of the Downtown Revitalization Initiative to reinvigorate neighborhoods, enhance quality of life, and improve transportation for residents."

The announcement goes on to quote NYS Office of General Services Commissioner RoAnn M. Destito as stating: "As the seat of New York State government it is critical to foster the positive perception and advance real growth for the core of downtown Albany. With this announcement, Governor Cuomo is leveraging the investments and improvements OGS has made to the Empire State Plaza and Convention Center, and the inarguable success of the Albany Capital Center, to continue the momentum with substantive neighborhood revitalization and transportation resources for New York's capital city. We look forward to continuing work with our always constructive partners at the City of Albany, Capitalize Albany and CDTA."

A number of additional local and State elected officials also weighed in on the announcement. Senator Neil Breslin said, "These investments will not only make Downtown Albany more accessible, but they will help to breathe new life into an underutilized property and invite more people to live, work and play in our Capital City."

Assembly Member Patricia Fahy said, "These two investments in downtown Albany have been long awaited and will provide the essential funding to launch the revitalization of a critical corridor and entryway into the city... Smart investments in urban cores such as downtown Albany stimulates further economic growth and community development, and could help lay the groundwork for Albany's newest neighborhood. These projects lay the foundation for a more accessible city for families, businesses and visitors. I thank the Governor for investing in Albany's future."

Assembly Member John T. McDonald III said, "The redevelopment of Liberty Park and support for the Bus Rapid Transit blue line will have a positive impact on economic development throughout the Capital Region. Thank you to Governor Cuomo and Empire State Development for making this investment and Capitalize Albany and CDTA for their work on these efforts. I look forward to seeing the progress on these projects and will continue working with all of our partners to advance them."

Albany Mayor Kathy Sheehan said, "This transformative redevelopment is essential to the continued revitalization of Downtown Albany. Thank you to Governor Cuomo and Empire State Development for helping support this multi-faceted project that will lead to a significant expansion in the number of residential, commercial, and retail opportunities available in Downtown Albany and further leverages the impact of the Downtown Revitalization Initiative."

To date, Capitalize Albany (through its wholly owned entity Liberty Square Development, LLC, or “Liberty”) has acquired all but eleven (11) tax parcels within the Site. Liberty acquired the majority of the property (approximately 8 of the 9 acre site), including assuming a lease of ten (10) parcels, as of December 17, 2019 in a closing on the purchase and sale agreement with the ACCA. Capitalize Albany is currently in the process of acquiring the eleven (11) tax parcels (comprising approximately one acre) identified below, which are necessary to enable any meaningful redevelopment to occur. It should be noted that these parcels are *not* contiguous and bifurcate the Site prohibiting a cohesive development that was envisioned in the ESDC 2017 Study’s plan, the Albany 2030 Plan, the Capital 20.20 Plan, and the Impact Downtown Albany strategy. Without these parcels, it is highly unlikely that a comprehensive and cohesive neighborhood plan could be developed nor achieved. In order to accomplish the goals of these plans to provide a vibrant and functioning neighborhood with citywide and regional impact, it is necessary and imperative to acquire these parcels and have them available for redevelopment. These eleven (11) parcels are identified in Figure 26.

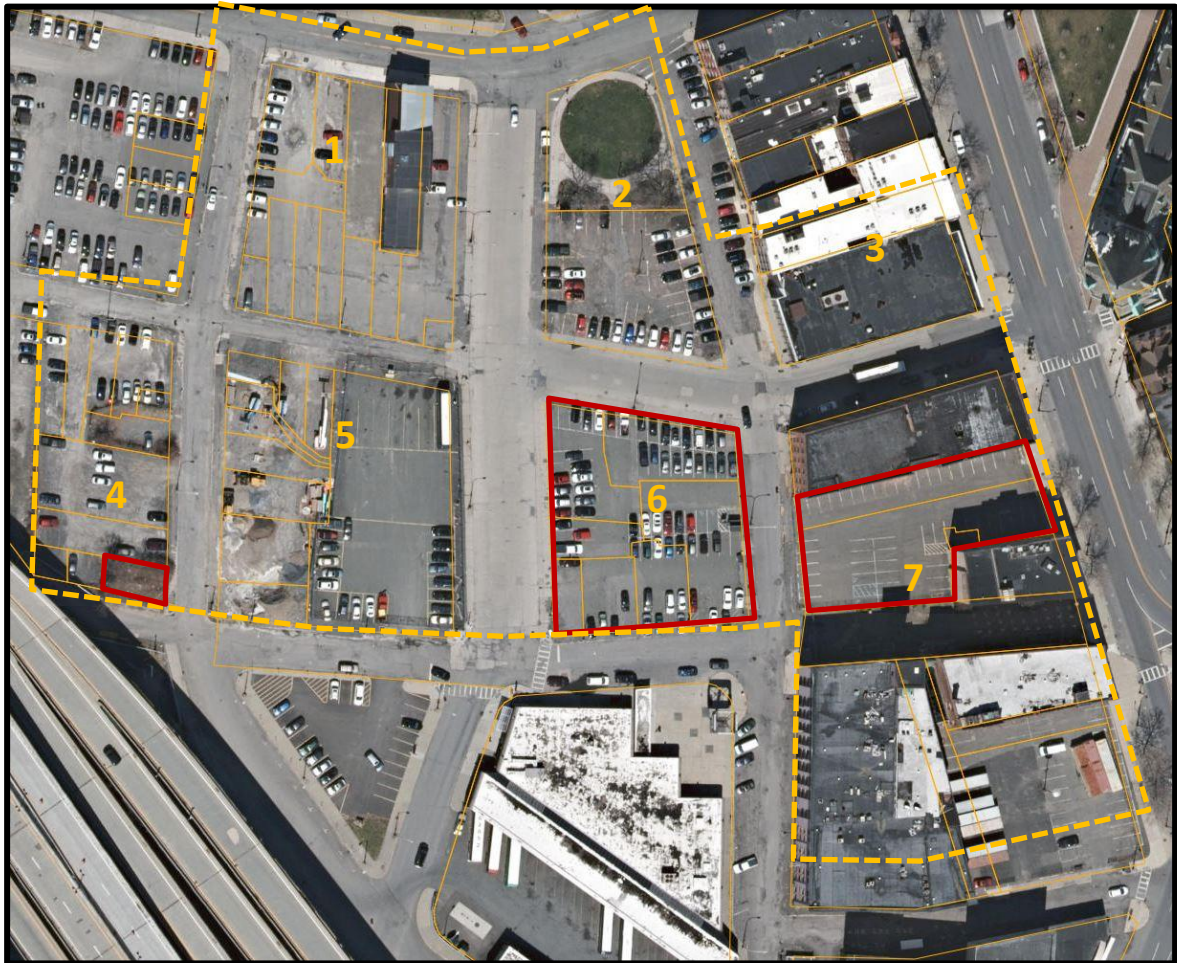


Figure 26 – Parcels to be acquired for redevelopment

5.0 Project Considerations and Evaluations

With any redevelopment plan, standard best practices include identifying and considering possible positive and negative impacts that could occur from the plan. The following are areas of likely relevant concern that deserve more discussion and evaluation prior to initiating redevelopment.

5.1 Land Use

Unlike the vibrant mix of uses seen in the rest of Downtown Albany, the current land uses within the Site are limited. The Site currently consists of underutilized surface lots used for daily and event parking, and long-vacant buildings.

In addition, the current land use pattern has been in existence for decades leading to continued and significant economic stagnation and underperformance. Based on a 14-year review of the area using Google Earth, the current land uses, on any given day, only actively utilize between 6% and 31% of the land area of the Site. Such underutilization of the Site demonstrates that the current land uses continue to prohibit meaningful economic development within this area. This lack of overall use leads the Site to feel barren, stagnant, neglected and unwelcoming, posing public safety concerns to those who use the Site to park, especially at night.

The 107,753 SF of buildings remaining on the Site are in significant disrepair and have been marked with the “Red X” placards. This “Red X” designation indicates to emergency first responders the building is a hazard and is considered unsafe for personnel to enter during an emergency. Since the release of the 2017 ESDC study, in fact, one building (a 36,500 SF, 4 story brick building) at 6 E-Comm Square was demolished under emergency designation by the City when the roof structurally failed.

As evidenced by both the poor conditions of the buildings, and the poor conditions of the parking lots, the current land use patterns contribute to an area that is considered the largest area of blight in downtown Albany as detailed above.

In contrast, this LPD Conceptual Redevelopment contemplates a proposed robust mix of uses that allows the area to realize the economic and fiscal growth and vitality envisioned within the City of Albany’s 2030 Master Plan, Capital 20.20 Plan, Impact Downtown strategy, as well as the current zoning. The Conceptual Redevelopment plan, including adding residential, hotel, entertainment, office, retail and parking uses, contemplates that the Site will effectively realize an active 18/7 neighborhood and energize this area to an extent consistent with, or even greater than, the remainder of the Downtown core. A variety of uses will allow for long-term sustainability of the neighborhood, by providing resiliency against fluctuations of the economy.

Based on the ESDC 2017 Study, conceptual redevelopment of the existing structures would likely occur in the first phases of development allowing the blighted and unsafe buildings to become productive once again. Then in the subsequent phases, development in the vacant and underutilized parking lots would convert the space to buildings with closer to full utilization of the surface area and greenspace, maximizing utilization of the Site to the greatest extent feasible and practicable.

The conceptual redevelopment program would accommodate its own parking needs, as well as provide spaces for public use that would replace the regular daytime parking that currently exist to minimize reconfiguration affects associated with the redevelopment of the neighborhood.

5.2 Socio-Economic

5.2.1 Geographic Area of Economic and Overall Benefit

The ¼ mile radius/surrounding the Liberty Park Conceptual Redevelopment Site (Primary Benefit Area) has the greatest potential to be affected by future developments⁴. For the baseline existing conditions, it is important to understand the population, housing, labor, employment, and economic trends from the recent past to the present.⁵ The methodology for analyzing demographic trends compares the Primary Benefit Area, to the City of Albany (City), and to the Albany-Schenectady-Troy MSA (MSA). Data for the Primary Benefit Area was pulled from census tracts 11 and 25. A map of the lots within the Primary Benefit Area is located on Figure 27.

5.2.2 Socio-Demographic Impacts

Overview

An analysis⁶ of the socio-demographic impacts provides estimates of the potential economic and fiscal impacts of the proposed mixed-use development of the Liberty Park District Conceptual Redevelopment to the City, Albany County (County), and New York

⁴ The American Planning Association uses a ¼ mile walk as the standard for defining a walkable neighborhood and the distance to which people are willing to walk for goods and services given normal conditions. *Planning and Urban Design Standards*, American Planning Association 2012

⁵ The demographic analysis surveys changes from 2013 to 2018 using the American Community Survey. Areas of analysis include population and household trends, race, ethnicity, citizenship, educational attainment, age, school enrollment, and employment.

⁶ The analysis uses published guidelines and public data sources where possible to determine the Development assumptions (e.g. U.S. Bureau of Economic Analysis and the U.S. Department of Labor Bureau of Labor Statistics Consumer Expenditure Survey). Examples of this type of information used as inputs for the analysis includes workers' wages, tax filing status, and employee taxable expenditures. Where available, model inputs, such as the square footage per use, employee place of residence and construction costs, rely on information provided by Capitalize Albany such as the Development's program breakdown by use and the 2017 Downtown Albany Planning and Feasibility Study.

State (State). The economic impacts analysis estimates the spending in the economy, employment, and wages from the Conceptual Redevelopment's construction/one-time and permanent/ongoing activity and the fiscal impacts analysis estimates the impact of revenue on the City, County, and State. More specifically, this conservative analysis will be used to understand the positive or negative impacts the Conceptual Redevelopment may have on the Primary Benefit Area compared to the challenges that may arise under a "No Action" alternative and economic stagnation and underdevelopment continues.



Figure 27 - Area of Direct Benefit Map

5.2.2.1 Socioeconomic and Demographic Conditions

Population and Household Trends

The population in the Primary Benefit Area consists of nearly 5,000 residents and from 2014 to 2018 the area gained more than 1,000 residents. These 5,000 residents in the Primary Benefit Area make up 2,227 households, which is a 327-household increase from 2014. When compared with the City and entire MSA, this growth rate is particularly notable, as the total population and total number of households in the City decreased by approximately 400 and the MSA only grew by about 5,000 households during the same period. As of 2018, the median age in the Primary Benefit Area is approximately 37, a three (3) year decrease from 2014 to 2018. Median age of the Primary Benefit Area is still approximately six (6) years older than the City.

From 2014 to 2018, the median household income (MHI) increased from \$16,483 to approximately \$23,000 within the Primary Benefit Area. However, even with this sizable increase, the City's MHI at \$45,500 is approximately twice as much as the Primary Benefit Area's. When compared with the MSA's MHI, which is \$68,651, the economic distress of this Primary Benefit Area is even more evident, as the Primary Benefit Area's MHI is only 1/3 of that of the MSA's MHI.

The average household size of the Primary Benefit Area increased slightly from 1.78 in 2014 to 1.93 in 2018. This average household size is similar to the City's and MSA's which both have an average household size of 2. This suggests that the increase in households is primarily driven by singles or couples without children moving into the Primary Benefit Area, a finding consistent with recent studies of market demand for downtown residential units.

Table 1	Population and Household Summary								
Category	Primary Benefit Area			City			MSA		
	2014	2018	Change	2014	2018	Change	2014	2018	Change
Total Population	3,894	4,955	1,061	98,287	97,889	(398)	875,567	880,481	4,914
% Male	48%	47%	0%	48%	47%	0%	49%	49%	0%
% Female	52%	53%	0%	52%	53%	0%	51%	51%	0%
Median Age	40.25	37.55	(3)	31.10	31.20	0	39.90	40.00	0
Total Households	1,900	2,227	327	39,903	41,207	1,304	347,401	350,301	2,900
Family Households (%)	8%	7%	-1%	23%	22%	-1%	46%	45%	-1%
Avg Household Size	1.78	1.93	0	2	2	(0)	2	2	-
Median Household income	\$16,483	\$23,288	6,805	\$41,099	\$45,500	4,401	\$61,841	\$68,651	6,810

Source: American Community Survey, 5 Year Averages, 2010-2014; 2014-2018

Age & Educational Attainment

The percentage of children and millennials living in the Primary Benefit Area (29% and 26%) increased by 7% and 2%, respectively, from 2014 to 2018. The relatively small population of both age demographics in 2014 accounts for the large percentage increases over this period: only 847 children and 968 millennials lived in the Primary Benefit Area in 2014. By 2018, 568 more children and 343 more millennials were living in the Primary Benefit Area. The percentage of mid-career adults and empty nesters living in the Primary Benefit Area both fell by 2% and 6%, respectively. All three geographies have similar patterns, with the City accounting for the most millennials in 2018 at 32%.

Table 2	Age Group								
Category	Primary Benefit Area			City			MSA		
	2014	2018	Change	2014	2018	Change	2014	2018	Change
Children (0-19)	22%	29%	7%	25%	24%	-1%	24%	23%	-1%
Millennial (20-34)	25%	26%	2%	31%	32%	0%	20%	21%	0%
Mid-Career Adults (34-54)	26%	24%	-2%	22%	21%	0%	27%	26%	-2%
Empty Nesters (55 and Older)	27%	21%	-6%	23%	23%	1%	28%	30%	2%

Source: American Community Survey, 5 Year Averages, 2010-2014; 2014-2018

Educational attainment for residents over 25 years of age in the Primary Benefit Area is lower than the City and MSA. Twenty-nine (29) percent of residents in the Primary Benefit Area have some college education or an Associate's degree, a 6% increase from 2014 to 2018. Only 16% of residents in the Primary Benefit Area have a Bachelor's degree or higher, a 1% increase from 2014 to 2018, but still a significantly smaller share compared to the 39% of residents in the City with a Bachelor's degree or higher. This data shows that the majority of the residents within the Primary Benefit Area have a high school diploma or less, including nearly ¼ of residents having less than a high school diploma. Therefore, a conceptual redevelopment that provides additional opportunities for access to low barrier-to-entry jobs, especially those with solid career ladders, would be ideal⁷.

⁷ According to a 2017 Georgetown University Center on Education and the Workforce study entitled Three Educational Pathways to Good Jobs, the pathway to "good jobs" for individuals with limited educational attainment "includes many workers who started in lower-paying jobs and worked their way up to managers, supervisors, and other senior positions across a variety of fields, such as construction, manufacturing, retail, food services, and office support, among others."

Table 3	Education Attainment for Residents over 25 Years								
Category	Primary Benefit Area			City			MSA		
	2014	2018	Change	2014	2018	Change	2014	2018	Change
Bachelor's Degree or Higher	15%	16%	1%	36%	39%	2%	34%	37%	2%
Some College or Associates	24%	29%	6%	26%	26%	0%	29%	29%	0%
High School	43%	32%	-11%	27%	25%	-2%	28%	27%	-2%
Less than High School	18%	22%	4%	11%	11%	0%	8%	8%	0%

Source: American Community Survey, 5 Year Averages, 2010-2014; 2014-2018

Employment

The unemployment rate in the Primary Benefit Area, 5%, is lower than in the City's and decreased by 7% from 2014 to 2018, reflecting regional trends. Simultaneously, the labor force participation rate increased by 5% in the Primary Benefit Area, compared to a 3% increase in the City. However, labor force participation rate is 54% within the Primary Benefit Area, still lower than the 64% labor force participation rate in the City. Without adjusting for inflation, mean household income increased by \$3,265 in the Primary Benefit Area and by \$8,905 in the City from 2014 to 2018. However, mean household income of \$33,311 in the Primary Benefit Area still lags significantly below the City at \$56,674 and the entire MSA at \$88,186.

Table 4	Employment								
Category	Primary Benefit Area			City			MSA		
	2014	2018	Change	2014	2018	Change	2014	2018	Change
Civilian Labor Force	3,234	3,798	564	83,030	82,410	(620)	715,572	726,946	11,374
Percent Unemployed	12%	5%	-7%	9%	7%	-2%	7%	5%	-2%
Labor Force Participation Rate	49%	54%	5%	61%	64%	3%	66%	65%	-1%
Mean Household Income	\$30,046	\$33,311	\$3,265	\$56,077	\$64,982	\$8,905	\$78,155	\$88,186	\$10,031

Source: American Community Survey, 5 Year Averages, 2010-2014; 2014-2018

In the Primary Benefit Area, service occupations and management, business, science, and arts occupations, make up the largest occupation sectors. Thirty-three (33) percent of the population within the Primary Benefit Area are employed in service occupations. Thirty-one (31) percent of the population within the Primary Benefit Area are employed in management, business, science, and arts occupations. This data indicates that creating a vibrant mixed-use neighborhood with active retail and restaurants, as well as hotel and entertainment uses would provide additional employment opportunities in sectors that a significant number of the residents of the Primary Benefit Area have prior experience.

Table 5	Employment by Occupation								
Category	Primary Benefit Area			City			MSA		
	2014	2018	Change	2014	2018	Change	2014	2018	Change
Management, business, science, and arts	25%	31%	6%	40%	42%	2%	42%	43%	2%
Service	27%	33%	6%	23%	23%	0%	17%	17%	0%
Sales and office	40%	22%	-17%	26%	23%	-2%	26%	23%	-2%
Construction and maintenance	3%	3%	1%	4%	4%	0%	7%	7%	0%
Production and transportation	6%	11%	5%	7%	7%	0%	9%	10%	1%

Source: American Community Survey, 5 Year Averages, 2010-2014; 2014-2018

Housing Supply Analysis

The total supply of housing units at 2,922 in 2018 shows an increase of 385 housing units in the Primary Benefit Area from 2014 to 2018.

The percentage of renter-occupied units remained stable at 68% within the Primary Benefit Area from 2014 to 2018. The average household size of renter-occupied units in the Primary Benefit Area increased slightly to 1.95 in 2018, and the average household size of owner-occupied units in the Primary Benefit Area decreased to 1.82 from 2014-2018. Both of these figures remain below that of the national averages for both types of households, which stand at 2.70 for owner-occupied and 2.51 for renter-occupied households, but are still higher than the City's and MSA's. Again, this is consistent with recent market demand studies for downtown residential citing the need for additional multifamily and townhouse units to meet the growing demand for small households and effectively attract and retain workforce and talent.

Table 6	Housing Supply by Occupancy								
Category	Primary Benefit Area			City			MSA		
	2014	2018	Change	2014	2018	Change	2014	2018	Change
Total Housing Units	2,537	2,922	385	47,385	48,625	1,240	395,107	405,385	10,278
Occupied Housing Units	75%	76%	0	84%	85%	0	88%	86%	(0)
Renter Occupied	68%	68%	0	52%	54%	0	31%	31%	0
Avg Household Size	1.73	1.95	0	2.12	2.04	(0)	2.11	2.07	(0)
Owner-Occupied	7%	8%	0	32%	31%	(0)	57%	55%	(0)
Avg Household Size	2.16	1.82	(0)	2.34	2.27	(0)	2.59	2.61	0
Vacant Housing Units	25%	24%	(0)	16%	15%	(0)	12%	14%	0
Homeowner Vacancy Rate	15%	18%	0	4%	4%	(0)	2%	2%	-
Rental Vacancy Rate	6%	4%	-3%	7%	6%	-1%	5%	5%	0%

Source: American Community Survey, 5 Year Averages, 2010-2014; 2014-2018

From 2014 to 2018, 384 new housing structures were completed in the Primary Benefit Area. Buildings containing 3-9 units comprise 44% of housing stock in the Primary Benefit Area, a 4% increase from 2014 to 2018. This demonstrates a localized demand for new housing structures that the Site is not currently assisting in meeting. Buildings containing 10 or more units make up 28% housing stock within the Primary Benefit Area, a 4% decrease from 2014 to 2018.

Table 7	Housing Supply by Structure								
Category	Primary Benefit Area			City			MSA		
	2014	2018	Change	2014	2018	Change	2014	2018	Change
Total	2,537	2,922	385	47,385	48,625	1,240	395,107	405,385	10,278
Detached									
Single	4%	7%	3%	27%	28%	1%	58%	57%	-1%
Family									
Attached									
Single	9%	6%	-3%	6%	5%	-1%	4%	4%	0%
Family									
2 Units	16%	16%	0%	27%	28%	1%	13%	13%	0%
3-9 units	40%	44%	4%	25%	26%	1%	13%	13%	0%
10-or more Units	32%	28%	-4%	14%	14%	0%	9%	10%	0%

Source: American Community Survey, 5 Year Averages, 2010-2014; 2014-2018

As of 2018, 41%, of the employed civilian labor force in the Primary Benefit Area commute to work by public transportation. This is a vast difference between those who commute to work by public transportation in the City, 15%, and the MSA, 4%. Given the large number of the labor force in the Primary Benefit Area that commute to work by public transportation, it is critical to reiterate that this Site is within ¼ mile radius of the Primary Benefit Area and easily accessible by walking or public transportation. This Site is in a prime location for additional employment opportunities for residents of the Primary Benefit Area.

Table 8	Commute to Work (Employed Civilian Labor Force)								
Category	Primary Benefit Area			City			MSA		
	2014	2018	Change	2014	2018	Change	2014	2018	Change
Car, truck, or van -- drove alone	34%	32%	-2%	64%	59%	-5%	80%	80%	-1%
Car, truck, or van -- carpooled	3%	6%	3%	7%	10%	3%	8%	8%	0%
Public transportation	41%	41%	0%	13%	15%	1%	3%	4%	0%
Walked	18%	19%	2%	10%	11%	1%	4%	3%	0%
Other means	1%	1%	1%	2%	3%	1%	1%	1%	0%
Worked at home	3%	0%	-3%	3%	2%	0%	4%	4%	0%
Mean travel time	22.60	23.15	0.55	18.60	18.80	0.20	22.50	23.20	0.70

Source: American Community Survey, 5 Year Averages, 2010-2014; 2014-2018

5.2.2.3 Assumptions

For the purposes of the Conceptual Redevelopment analysis in this report, it is assumed that the Conceptual Redevelopment will be completed by January 2022. For the purpose of this analysis, the economic and fiscal impacts will focus on the Conceptual Redevelopment as completed.

Specific components of the proposed Conceptual Redevelopment⁸ are listed in **Table 9** below.

⁸ The Development Scenario is subject to change and is used solely for the purpose of this analysis

Table 9		Development Scenario
<i>(in 2020 \$s)</i>		
Industry Sector	Phase(s)	Total SF
Residential	All	240,000
Office	2	55,000
Entertainment - Museum	3	45,000
Entertainment - Cinema	3	45,000
Retail - F&B	1,3	12,000
Retail - Dry Goods	1,3	4,000
Hotel	1	40,000
Parking	All	180,000
Total		621,000

Source: Program information provided by CAC

Permanent Employment

If the Conceptual Redevelopment as proposed is completed, it would add new Class A commercial office, entertainment, dining, retail, hotel, residential options, as well as green open space. The projected average space utilization per full time employee in other words, square feet per employee, for residential is 12,000 SF, for office is 300 SF, for entertainment (museum) is 500 SF, for entertainment (cinema) is 500 SF, for retail (F&B) is 100 SF, for retail (dry goods) is 588 SF, for hotel is 917 SF, and for parking is 10,000 SF.

The analysis expects single shifts for business, except for the F&B and hotel, where double shifts are assumed daily. Total ongoing direct employment estimates by use are shown in **Table 10** below.

In order to make estimates of tax revenues generated by these employees, including income and sales tax revenue estimates, the analysis derived wage data, by sector, from the U.S. Bureau of Labor (BLS) Statistics *Occupational Employment Statistics, September 2019* for New York Capital Region, also shown in **Table 10**.

Table 10		Employees and Wages	
<i>(in 2020 \$s)</i>			
Industry Sector	Ees (a)	Wages	
Residential	20	\$35,560	
Office	183	\$92,057	
Entertainment - Museum	90	\$26,320	
Entertainment - Cinema	90	\$26,320	
Retail - F&B	120	\$32,010	
Retail - Dry Goods	7	\$32,730	
Hotel	44	\$41,513	
Parking	18	\$27,270	
Total / Weighted Average	572	\$	50,181

Notes:

a) Employee estimates derived through BJH independent research.

5.2.2.5 Economic Impacts

The economic impacts for the Conceptual Redevelopment consist of one-time construction impacts and permanent/on-going annual impacts from operations. During both construction and on a permanent/ongoing basis, the Conceptual Redevelopment will generate broad-based effects on the County and State's economies. When an entity invests in capital projects or operations, it creates spin-off effects from payments to suppliers and consumer spending which can be quantified as economic multipliers. Economic multipliers create spin-off effects from payments to suppliers and consumer spending.

To estimate the effects of the Conceptual Redevelopment on the local economy, this analysis uses RIMS II multipliers for Albany County, hard costs provided from CHA and the operating employee headcount of the Conceptual Redevelopment, which act as proxies for direct construction and operating impacts, respectively. RIMS II multipliers, developed by the Bureau of Economic Analysis (BEA) of the U.S. Department of Commerce, estimate the impact on a region's economy from an initial change in sales, income or jobs created by an event or a project.

For a given region, input-output models can estimate three (3) types of multiplier effects:

- **Direct** – the number of jobs, output and/or earnings required to complete the construction project or provided by the operating entity.
 - **e.g.,** cost of construction for the Conceptual Redevelopment, number of construction jobs, number of jobs provided once the Conceptual Redevelopment is open, such as a salesclerk at a retail store, and amount of earnings for all the construction workers and employees

- **Indirect** – multiplier effect jobs, output and/or earnings related to business-to-business expenditures or created because of increased input demand.
 - **e.g.,** jobs provided to truck drivers who must deliver new office supplies and goods to the Conceptual Redevelopment’s office and retail components
- **Induced** – multiplier effect jobs, output and/or earnings related to consumer spending or created by direct or indirect workers spending their household incomes in the local economy.
 - **e.g.,** the construction worker, salesclerk, and truck driver buying dinner at a local restaurant in Downtown Albany

Construction/One-Time Direct and Indirect Multiplier Effects

The Conceptual Redevelopment will have a **construction/one-time direct effect of approximately \$113 million in total output**, resulting in **899 direct construction jobs** with nearly **\$57 million in direct earnings**. Total direct plus indirect and induced effects will result in approximately \$164 million in total output, resulting in 1,249 jobs and \$74 million in total earnings. These impacts are shown in **Table 10** below.

Table 11	Construction			
(in 2020 \$s)				
	Direct	Indirect	Induced	Total
One-Time Impacts	Effects	Effects (b)	Effects (d)	Dir. + Multiplier
Output (a)	\$113,341,420	\$30,046,810	\$20,401,456	\$163,789,686
Earnings	\$56,670,710	\$9,736,028	\$7,939,566	\$74,346,304
Employment	899	164	187	1,249

Sources: RIMS 2017 Multipliers; BJH Advisors 2020

Notes:

- Does not include soft costs or entitlement pursuit costs that are accounted for in the multiplier effects.
- Assumes labor accounts for 50% of costs. Labor costs, including benefits, during one worker year is assumed to be 1.5*annual wages.
- Estimate provides number of person-years during construction period for both Project construction and FF&E labor.

Permanent/Ongoing Direct and Indirect Multiplier Effects

The projected annual direct and indirect effects of each Conceptual Redevelopment use are demonstrated in **Tables 12-19**:

Table 12	Residential			
	Direct	Indirect	Induced	Total
Ongoing Impacts	Effects	Effects (b)	Effects (d)	Dir. + Multiplier
Output (a)	\$4,259,781	\$1,051,740	\$609,149	\$5,920,670
Earnings	\$711,200	\$187,188	\$107,391	\$1,005,779
Employment	20	3	2	25

Table 13	Office			
	Direct	Indirect	Induced	Total
Ongoing Impacts	Effects	Effects (b)	Effects (d)	Dir. + Multiplier
Output (a)	\$77,449,803	\$19,951,069	\$13,739,595	\$111,140,468
Earnings	\$16,877,025	\$3,383,844	\$2,421,853	\$22,682,722
Employment	183	65	66	314

Table 14	Entertainment - Museum			
	Direct	Indirect	Induced	Total
Ongoing Impacts	Effects	Effects (b)	Effects (d)	Dir. + Multiplier
Output (a)	\$12,093,347	\$4,191,554	\$1,992,984	\$18,277,885
Earnings	\$2,368,800	\$572,302	\$351,530	\$3,292,632
Employment	90	15	11	116

Table 15	Entertainment - Cinema			
	Direct	Indirect	Induced	Total
Ongoing Impacts	Effects	Effects (b)	Effects (d)	Dir. + Multiplier
Output (a)	\$9,641,121	\$3,303,048	\$1,922,439	\$14,866,608
Earnings	\$2,368,800	\$466,654	\$338,975	\$3,174,429
Employment	90	8	7	105

Table 16	Retail - F&B			
Ongoing Impacts	Direct Effects	Indirect Effects (b)	Induced Effects (d)	Total Dir. + Multiplier
Output (a)	\$16,383,613	\$4,780,738	\$3,098,141	\$24,262,492
Earnings	\$3,841,200	\$729,828	\$546,603	\$5,117,631
Employment	120	10	10	140

Table 17	Retail - Dry Goods			
Ongoing Impacts	Direct Effects	Indirect Effects (b)	Induced Effects (d)	Total Dir. + Multiplier
Output (a)	\$1,235,398	\$331,951	\$185,557	\$1,752,906
Earnings	\$222,653	\$50,988	\$32,730	\$306,371
Employment	7	1	1	8

Table 18	Hotel			
Ongoing Impacts	Direct Effects	Indirect Effects (b)	Induced Effects (d)	Total Dir. + Multiplier
Output (a)	\$10,159,558	\$2,985,894	\$1,576,763	\$14,722,216
Earnings	\$1,810,818	\$515,721	\$278,142	\$2,604,680
Employment	44	8	6	58

Table 19	Parking			
Ongoing Impacts	Direct Effects	Indirect Effects (b)	Induced Effects (d)	Total Dir. + Multiplier
Output (a)	\$2,940,040	\$725,896	\$420,426	\$4,086,361
Earnings	\$490,860	\$129,194	\$74,120	\$694,174
Employment	18	3	2	22

The total permanent employment associated with the Conceptual Redevelopment is estimated at 789, which is comprised of 572 direct, 113 indirect and 104 induced jobs as shown in Table 19. Total direct plus indirect and induced effects will result in approximately \$195 million in total output, resulting in 789 jobs and \$39 million in total earnings as shown in Table 20.

Table 20	Total Economic Impacts			
(in 2020 \$s)				
Ongoing Impacts	Direct Effects	Indirect Effects (b)	Induced Effects (d)	Total Dir. + Multiplier
Output (a)	\$134,162,661	\$37,321,891	\$23,545,054	\$195,029,606
Earnings	\$28,691,356	\$6,035,718	\$4,151,344	\$38,878,418
Employment	572	113	104	789

Sources: RIMS 2017 Multipliers; BJH Advisors 2020

Below is a summary of both Construction/One-Time and Permanent/Ongoing economic impacts:

Construction/One-Time Direct Impacts

- **\$113,341,420** in direct construction spending, of which \$108,741,420 are hard costs.
- **899** in temporary jobs
- **\$56,670,710** in direct earnings

Construction/One-Time Total Impacts

- **1,249** in temporary jobs, of which 899 are direct construction and 351 are additional “spillover” jobs
- **\$163,789,686** in total economic output
- **\$74,346,304** in total earnings

Permanent/Ongoing Direct Impacts

- **572** in direct employees: 183 general office, 180 entertainment, 127 retail, 44 hotel, 20 residential, and 18 parking jobs
- **\$28,691,356** estimated total annual payroll from direct jobs

Permanent/Ongoing Total Impacts

- **789** total employment from direct, indirect and induced effects associated with the Conceptual Redevelopment: 572 direct, 113 indirect, and 104 induced jobs
- **\$195,029,606** in total economic output annually
- **\$38,878,418** in total annual earnings from both direct and spillover employment

While these numbers are significant in and of themselves, they are all the more impressive when compared with the “No Action” alternative, where none of these benefits would be generated and economic stagnation will persevere.

5.2.3. Fiscal Impacts

The fiscal benefit estimates are based on the one-time construction spending and on-going employment and spending activities at the Conceptual Redevelopment that provide tax revenues to the County and State.

Construction/One-Time Spending

Of the estimated total \$113 million investment in hard costs related to construction, \$4.6 million will be spent on public infrastructure: \$1 million on road repaving, \$1.8 million in water main replacement and \$1.9 million in park design and construction.

Sales Tax on Worker Expenditures

Workers at the Conceptual Redevelopment who live in Albany are expected to make expenditures that are subject to the County's sales tax. The sales tax rate for purchases made in the City is 8%, which includes 4% for the County portion, and 4% for the State portion. The County then takes a portion of its sales tax revenue, which varies annually, and distributes it to its local municipalities, including the City.

In order to calculate the portion of workers' salaries that would be subject to County's sales tax, the analysis in this section uses the U.S. 2017-18 BLS Consumer Expenditure Survey for total households to determine spending patterns for tax applicable categories.

Table 21 provides an estimate of the County and State's sales tax revenues generated, totaling **\$713,920** annually, by employee spending as a result of the Conceptual Redevelopment.

Table 21		Employee Associated Sales Tax Revenues			
(in 2020 \$s)					
Annual Taxable Expenditure By Employment Source	Employees	Average Taxable Exp. (a)	County Tax Revenue (b)	State Tax Revenue (c)	Total Tax Revenue
Residential	20	\$248,266	\$ 9,931	\$ 9,931	\$ 19,861
Office	183	\$4,799,850	\$ 191,994	\$ 191,994	\$ 383,988
Entertainment - Museum	90	\$826,901	\$ 33,076	\$ 33,076	\$ 66,152
Entertainment - Cinema	90	\$826,901	\$ 33,076	\$ 33,076	\$ 66,152
Retail - F&B	120	\$1,340,886	\$ 53,635	\$ 53,635	\$ 107,271
Retail - Dry Goods	7	\$77,724	\$ 3,109	\$ 3,109	\$ 6,218
Hotel	44	\$632,120	\$ 25,285	\$ 25,285	\$ 50,570
Parking	18	\$171,349	\$ 6,854	\$ 6,854	\$ 13,708
Total	572	\$8,923,997	\$ 356,960	\$ 356,960	\$ 713,920

Sources: US Department of Labor; BLS Consumer Expenditure Survey; BJH Advisors 2020

Notes:

Food away from home	\$ 3,885
Alcoholic beverages	\$ 603
Utilities, Fuels, and Public Services	\$ 4,109
Housekeeping Supplies	\$ 680
Household furnishings & equipment	\$ 1,742
Apparel and services (@50%)	\$ 1,287
Transportation	\$ 8,494
Entertainment	\$3,154
Personal Care Products & Services	\$ 858
Tobacco products	\$257
Misc. Expenditures	\$1,112
Total	\$ 26,181

* Wage earners making below \$75,000 annually assumed to make scaled taxable expenditures.

b) Albany County sales tax rate	4.0%
c) State sales tax rate =	4.0%

Income Tax on Employee Wages

The permanent workers employed as part of the Conceptual Redevelopment will earn wages and pay taxes, some of which will be captured by the State. All the employees at the Conceptual Redevelopment are assumed to be New York State residents and therefore required to pay New York State income taxes. For the purposes of this analysis, the total aggregate salaries per worker category are estimated to be within a 5% range of the aggregate average worker wage reported by the U.S. BLS *Occupational Employment Statistics*, New York Capital Region, for the industry sector in which the worker is employed. As of 2018, the American Community Survey estimates that about 40% of the New York State workforce is married. Therefore, for the purposes of this analysis, the breakdown used between single and married taxpayers was 60% single and 40% married. With these assumptions in place, it is estimated that the State would capture approximately \$1.6 million in annual income taxes from all the employees at the Conceptual Redevelopment. **Table 22** below estimates the New York State income tax based on Conceptual Redevelopment employment.

Table 22		State Income Tax Revenues		
(in 2020 \$s)				
On-Site Employment		Total Jobs (a)	Average Salary	Annual State Income Tax Revenues
Residential				
Married Filers	40%	8	\$35,451	\$13,179
Single Files	60%	12	\$34,338	\$22,214
Office				
Married Filers	40%	73	\$89,964	\$367,847
Single Files	60%	110	\$90,707	\$596,541
Entertainment - Museum				
Married Filers	40%	36	\$26,202	\$40,451
Single Files	60%	54	\$26,921	\$75,233
Entertainment - Cinema				
Married Filers	40%	36	\$26,322	\$40,752
Single Files	60%	54	\$26,303	\$73,172
Retail - F&B				
Married Filers	40%	48	\$31,813	\$69,026
Single Files	60%	72	\$33,874	\$131,226
Retail - Dry Goods				
Married Filers	40%	3	\$31,955	\$3,826
Single Files	60%	4	\$33,651	\$7,405
Hotel				
Married Filers	40%	17	\$42,200	\$36,259
Single Files	60%	26	\$43,038	\$62,558
Parking				
Married Filers	40%	7	\$27,730	\$8,740
Single Files	60%	11	\$27,248	\$15,211
Totals		572		\$1,563,640

Sources: NYS Occupational Employment Statistics Survey; 2019 NYS Tax Rates; BJH Advisors 2020

Notes:

a) Approximately 40% allocated to married and 60% allocated to single filing status

Sales and Admissions Taxes Generated by Gross Receipts from Site Activities

The retail and entertainment offerings at the site will generate gross sales that will produce sales tax revenues for the City, County and State. At this stage of development, new residents from the Conceptual Redevelopment, are projected to spend approximately \$13.5 million annually, as shown in **Table 23**.

Table 23	Projected New Resident Spending
<i>(in 2020 \$s)</i>	
New Residential Units	300
Average HH Size	1.93
New Residents	579
Current MHI	\$23,288
Projected Spending	\$13,483,752

Ownership

As stated in the existing conditions section, the Conceptual Redevelopment consists of 53 tax parcels that approximately equals 8 acres, which are currently tax exempt. Currently, Capitalize Albany owns all but eleven (11) tax parcels and is pursuing acquisition of these remaining parcels. For the past ten years, these properties were owned or controlled by the ACCA, which resulted in the property generating no revenue through taxes or Payments-in-Lieu-of-Taxes for local taxing jurisdictions for at least the past decade.

Payments-in-Lieu-of-Taxes (PILOT)

The Conceptual Redevelopment anticipates the properties eventually being held by taxable entities, and therefore subject to real property taxes. The City of Albany Industrial Development Agency (CAIDA) provides tax exemption assistance for real estate development projects that would otherwise not be feasible that meet specified criteria laid out in the Agency's Project Evaluation and Assistance Framework (Framework). This analysis assumes all Conceptual Redevelopment would meet the requirements for assistance through the CAIDA Framework.⁹

⁹ The analysis below uses the standard assistance schedules provided by the Framework; however, it should be noted that requests for assistance that are a part of a large investment involve added complexity and, as such, may be analyzed and acted upon outside of the Framework by CAIDA Board of Directors in accordance with all State regulations and Agency policies. Large investments are defined as a proposed project with a minimum investment of \$25 million.

Property tax rates were collected through the City of Albany’s Budget Office. As shown in **Table 24**, in 2019 the City of Albany applied a tax rate of \$47.96 per \$1,000 of assessed values (AVs), which includes \$14.04 for City property taxes, \$3.57 for County property taxes, \$2.11 for the library and \$28.24 for the School District. The analysis assumes an annual assessed value increase of 2% per year.

Table 24	2019 Tax Rates (per \$1,000)
City	\$14.04
County	\$3.57
Library	\$2.11
School	\$28.24
Total	\$47.96

Source: City of Albany's Budget Office

The analysis also assumes the CAIDA’s PILOT Schedule for multi-family commercial and commercial for community commitment in **Tables 25¹⁰** and **26¹¹** are applied at the first stabilized year of development after issuance of certificate of occupancy.

¹⁰ All Multi-Family Commercial projects shall pay at least a \$675 per door minimum PILOT payment from the start of assistance. Multi-Family Commercial Projects where the per door PILOT payment does not meet the minimum PILOT payment of \$675 per door, will have the base assessment value determination adjusted upward to result in a \$675 per door minimum PILOT payment.

¹¹ Commercial Projects shall pay at least \$0.97 per square foot minimum PILOT payment from the start of assistance. Commercial projects where the per square foot PILOT payment does not meet the minimum PILOT payment will have the base assessment value determination adjusted upward to result in \$0.97 per square foot minimum PILOT payment. Additional assistance may be available to project applicants that agree to commit to and provide third-party verification of completion of additional Community Commitment metrics, including: Minority and Woman-Owned Business Enterprise/ Disadvantaged Business Enterprise Participation; Equal Opportunity Employment Workforce Utilization; Regional Labor (as defined by the Agency’s Local Labor Policy); City of Albany Labor; Inclusionary Housing; and Licensed Apprenticeships. Due to State funding being involved, many of these thresholds will be required and it is assumed the Development will qualify for Community Commitment abatement schedules.

Table 25		CAIDA PILOT Multi-Family Commercial Community Commitment Assessed Value Per Unit				
(in 2020 \$s)						
AV	\$60,000-\$69,999	\$70,000-\$79,999	\$80,000-\$89,999	\$90,000-\$99,999	\$100,000+	
Year 1	100%	100%	100%	100%	100%	100%
Year 2	100%	100%	100%	100%	100%	100%
Year 3	100%	100%	100%	100%	100%	100%
Year 4	100%	100%	100%	100%	100%	100%
Year 5	100%	100%	100%	100%	100%	100%
Year 6	100%	100%	100%	100%	100%	100%
Year 7	100%	90%	100%	100%	100%	100%
Year 8	100%	80%	100%	100%	100%	100%
Year 9	80%	70%	100%	90%	90%	90%
Year 10	60%	60%	85%	90%	90%	90%
Year 11	40%	50%	80%	85%	85%	85%
Year 12	20%	40%	70%	75%	80%	80%
Year 13		30%	60%	65%	70%	70%
Year 14		20%	50%	60%	65%	65%
Year 15		10%	45%	50%	65%	65%
Year 16			40%	40%	60%	60%
Year 17			30%	30%	55%	55%
Year 18			20%	20%	50%	50%
Year 19				20%	45%	45%
Year 20				20%	40%	40%

Source: City of Albany Industrial Development Agency

Table 26		CAIDA PILOT Commercial
		Community Commitment
(in 2020 \$s)		
	Year 1	100%
	Year 2	90%
	Year 3	80%
	Year 4	70%
	Year 5	60%
	Year 6	50%
	Year 7	40%
	Year 8	30%
	Year 9	20%
	Year 10	10%
	Year 11	
	Year 12	
	Year 13	
	Year 14	
	Year 15	
	Year 16	
	Year 17	
	Year 18	
	Year 19	
	Year 20	

Source: City of Albany Industrial Development Agency

Note: Assumes \$0.97 psf minimum

To determine the post-construction AVs for the Conceptual Redevelopment, BJH used the comparable approach, pulling AVs from the City of Albany's Assessment Rolls that are similar to projects uses in the Conceptual Redevelopment. **Table 27** demonstrates the AVs that were assessed on a per square foot, per use basis, which were then used as inputs to determine the Conceptual Redevelopment's AV.

Table 27	AV Assumptions PSF	
Residential	\$	125
Office	\$	53
Entertainment - Museum	Exempt	
Entertainment - Cinema	\$	19
Retail - F&B	\$	45
Retail - Dry Goods	\$	45
Hotel	\$	48
Parking	\$	38

Sources: City of Albany's Budget Office; BJH Advisors 2020

Capitalize Albany conducted a PILOT analysis which valued the Conceptual Redevelopment's property tax payments from 2022 through 2042. It assumes that all proposed individual projects will complete construction at the same time - January 1, 2022. The analysis also applies the City of Albany's projected annual tax increase of 2% to the City/County's and School 2021/2022 tax years. In **Table 28**, the estimated PILOT payments for the residential and commercial projects over 20 years total \$32,525,381. Conversely, the "Do Nothing"/Status Quo alternative would generate only \$2,232,433 in total tax payments over the same 20-year period. Therefore, the Conceptual Redevelopment is estimated to generate a net gain to the taxing jurisdictions of more than \$30 million in total tax payments over the 20-year period.

After the PILOT period expires after 20 years, the Conceptual Redevelopment is anticipated to generate a net gain to taxing jurisdictions of \$2,562,533 in taxes annually, as opposed to a total net gain to the taxing jurisdictions of \$774,106 annually for the "Do Nothing"/Status Quo alternative. Appendix C further demonstrates the PILOT Analysis.

Additionally, the estimated increase in total assessed value for the real property is nearly \$40 million.

Table 28	Estimated Total PILOT Payments to Taxing Jurisdictions Over 20 Years		
(in 2042 \$s)			
Estimated Pilot	Residential	Commercial	Total
Payments	\$7,469,589	\$25,055,792	\$32,525,381

Source: CAC 2020

Notes:

(1) For simplification, assumes all proposed individual projects would complete construction at same time and open Jan. 1, 2022 (vs. ESDC 2017 study, which assumed a 7-year rolling build-out)

(2) Estimated tax rate used does not include any special ad valorem taxes (e.g. Business Improvement District taxes) and is based on City/County 2021 tax year and School 2021/2022 tax year w/estimated escalation of 2.0% thereafter

(3) Property value assumes challenge to 2019 assessed value on City of Albany Tax Rolls, which has been unchallenged since properties were last occupied/taxable

(4) Estimated taxes if proposed project did not occur (i.e. left status quo), currently under not-for-profit ownership and not taxable. Lease by not-for-profit would expire in 2038

(5) Estimated Residential PILOT Payments greater of: community commitment multi-family commercial abatement schedule for projects assessed at \$100,000+ per unit; or \$675/door

(6) Estimated Commercial PILOT Payments greater of: community commitment commercial abatement schedule - 336,000 SF (58.333%); \$0.97/SF

Hotel Taxes

The hotel activity will generate City hotel occupancy taxes and County sales taxes. STR data for the Albany region provided an annual 65% occupancy rate and an average daily room rate (ADR) of \$150. In order to account for recent downward trends in Albany, the model applied a 10% discount rate to the occupancy rate and ADR¹², which resulted in 58.5% and \$135 rates, respectively. With a total of 100 rooms and the aforementioned rates, the hotel activity is expected to generate approximately \$288,259 annually in City revenues, as shown in **Table 29**.

Table 29	Albany Hotel Taxes	
(in 2020 \$s)		
Number of Keys		100
Hotel Occupancy Tax		
Per Night Total	\$	474
Total for Year (a), (c), (d)	\$	172,955
County Sales Tax on Rooms (c)		
Per Night Total	\$	316
Total for Year (d)	\$	115,304
Total for Year	\$	288,259

Sources: Albany County Finance Division; BJH Advisors 2020

¹² <https://www.bizjournals.com/albany/news/2020/02/06/albany-region-hotel-industry-trends-occupancy.html>

Notes:

a) County Hotel Tax Rate	6.0%	
b) County Sales Tax Rate	4.0%	
c) Average Room Rate	\$	150
d) Occupancy Rate	65%	
e) Does not include F&B		
f) Discount Rate	10%	
Occupancy rate and ADR provided by STR		

Table 30		Fiscal Impacts
<i>(in 2020 \$s)</i>		
Employee and Sales Income Tax		
State Income Tax On Employees	\$	1,563,640
State and County Sales Tax Employees Spending	\$	356,960
Hotel Taxes	\$	288,259
Total	\$	2,208,859
Property Taxes w/ Abatement	\$	2,232,433
Total with Property taxes	\$	4,441,292

Sources: NYS Budget Office; BJH Advisors 2020, CAC 2020

Notes:

a) Assumes first stabilized annual year is January 2022

The area of potential direct impact, or “Primary Benefit Area”, will be approximately $\frac{1}{4}$ mile from the Site of the Conceptual Redevelopment. This area includes census tracts that are currently at or below the poverty line. A summary of the potential socioeconomic Impacts are:

- With the Conceptual Redevelopment plan, it is likely that increased demand for service and food-related business in this area will result in more direct spending, providing greater job and business opportunities in these economically challenged areas.
- 300 new residential units may bring approximately **579 new residents** to the downtown district, with annual spending of approximately **\$13.5 million dollars**.
- Approximately **572 jobs** could be created by the Conceptual Redevelopment with an average wage of approximately **\$50,000.00**. A majority of these jobs will be within

walking distance of economically challenged areas and could provide an additional source of employment opportunities within the Primary Benefit Area.

- A total of approximately **\$2.2 million** provided annually to the County and the State by the Conceptual Redevelopment consisting of employee-based income taxes, sales tax from employee spending, and hotel taxes.
- The analysis estimates the Conceptual Redevelopment will receive a tax abatement through the PILOT program and is estimated to **generate \$32,525,381 in PILOT payments over 20 years, a more than \$30 million net benefit to taxing jurisdictions.**
- After the PILOT period expires after 20 years, the Conceptual Redevelopment is anticipated to generate a net gain to taxing jurisdictions of **\$2,562,533 in taxes annually.**
- The analysis estimates **a nearly \$40 million increase in total assessed value for the real property.**

While these numbers are significant in and of themselves, they are all the more impressive when compared with the “No Action” alternative, where none of these benefits would be generated and economic stagnation will persevere.

5.3 **Infrastructure**

Existing Utility Infrastructure

For the dry utility plans please refer to Figure 28. For wet utilities please refer to Figure 29. Both figures are located in Appendix D- Utility Mapping

Dry Utilities

In 2007 PCG Utility Consultants, Inc. prepared a preliminary dry system utility report within the Site that included fiber optic, cable television, telephone, gas and electric. The following is an inventory of dry utility companies having existing facilities within and adjacent to the study area:

- Electric System - National Grid, local distribution and transmission
- Natural Gas - National Grid, local distribution and transmission
- Telephone - Verizon, copper cables and fiber optic
- Cable Television - Spectrum, coaxial cables and fiber optic
- Fiber Optic - Fiber Technologies, Quest Communications, Elantic Telecom, State of New York Office for Technology

Dry utilities from the 2007 PCG report are primarily located within the Site's street right of ways. Hudson Avenue is a primary utility corridor and is heavily congested with multiple dry utilities.

Wet Utilities

In 2008, CHA prepared a detailed survey of the Site and related area infrastructure including sanitary sewer, water, storm water, overhead utilities and chilled water. For the most part, these utilities are located within the street right of ways. There are several significant utilities within the Site including the 48 inch New York State Office of General Services (NYSOGS) Cooling Water Intake, and the 54 inch Albany County Interceptor Sewer.

Most of the Site's utility infrastructure is at or near the end of its service life based solely on the record years of installation and operation and maintenance (O&M) records. Due diligence research was performed with in-person meetings with the County Sewer District Executive Director as well as the City Commissioner, Department of Water and Wastewater, which confirmed this information.

Water Distribution Systems: There are existing cast iron watermains located within all of the City streets within the Site with typical sizes of 8", 12" and 20" diameter. Most of the watermains were installed in the 1893, 1895 and 1906 timeframe except possibly for lower Dallius Street which was installed in 1959. The system in this area has a history of sporadic failures (breaks), which are difficult to predict and are repaired as needed. These

watermains have been underutilized for decades, and this part of the system is within a reduced pressure zone.

In addition, it is noteworthy that the 2017 redevelopment concepts include the elimination of the lower Green Street ROW with a rerouting of lower Green Street to the southwest boundary of the Site. This would require abandonment of the existing 12" and 30" diameter watermains on lower Green Street and relocating them (possibly combining the two) within the proposed new Green Street alignment being proposed.

Sanitary Sewer Systems: The sanitary sewer system within the Site is combined with the existing storm sewers. The City of Albany has been addressing the issue of the Combined Sewer Overflow, which is problematic during peak periods of stormwater runoff for conveyance and treatment. Separation of the sanitary sewer and storm water will most likely be required as part of any redevelopment within the Site. In discussions with the City, there are downstream connection opportunities to dedicated storm sewers at an outfall to the Hudson River at Hamilton Street and Hudson Street. Both locations have regulated separation chambers which allow low dry period flows to run to the County's South Waste Water Treatment plant with peak combined flows overflowing to the river. The County's Interceptor Trunk runs through the center of the Site from north to south to the County District's South WWTP. Its route starts on Hudson Street as a 48" diameter RCP and increases to 54" diameter RCP in the middle of Liberty Park continuing south under Dallius Street to off the boundary plan area.

Combined Storm Sewers (CS): In general, all streets within the Site have single or in the case of Green Street, dual parallel combined storm sewer, consisting of vitrified clay pipe (V.P.) ranging in sizes of 10", 12", 20", 30" & 36" diameter. Currently, there are two CS trunk lines that the Site and surrounding area contribute flow to on a regular basis. This includes the trunk line running east within Hudson Avenue (5' diameter brick) then running off the Site to the east under the center of the NYS Education Department building that continues south along the west side of I-787 which connects to another 20" trunk line running east within Division Street. These two lines combine into a 72"/96" line that runs east under I-787 and discharges into the Hudson River. A third CS trunk line receives flows from 30" CS at Hamilton Street & Broadway and continues east under I-787 in a 36"/48" RCP line before discharging into the Hudson River. Separated storm and wastewater utility infrastructure for new and redeveloped areas are currently discharging into the Hudson River. New stormwater management requirements include measures for runoff reduction, water quality treatment and traditional quantitative controls per current state and local requirements.

Major Utilities

New York State Office of General Services (NYSOGS) Cooling Water Intake: Constructed in 1966 by NYSOGS, there is an existing 48" steel concrete encased cooling water intake system that conveys water from the Hudson River to provide cooling water for the Times Union Center, Empire State Plaza and SUNY Plaza. The cooling water extends in a westerly direction from Broadway between the 4, 3 and 2 E-Comm Square buildings (inactive Hamilton Street right of way) and continuing westerly within the active Hamilton Street right of way. The depth of the water cooling intake varies from 6 to 10 feet below the ground surface. The system runs uninterrupted except for a two-day scheduled shutdown each year on Columbus Day weekend. Impacts to or relocation of this utility should be avoided.

Albany County Interceptor Sewer: Constructed between 1914 and 1918 the County's Interceptor Trunk runs through the center of the Site from north to south to the County District's South WWTP. Its route starts on Hudson Street as a 48" diameter RCP and increases to 54" diameter RCP in the middle of Liberty Park continuing south under Dallius Street. The County reports that this trunk line has a shallow bury depth and is very flat (reportedly about 0.10 percent on average). Periodically, there have been some reported issues with odor from the interceptor sewer. Corrective actions can be implemented that will minimize this condition, so that it will not have an effect on redevelopment. Impacts to, or relocation of this utility, should be avoided.

Sanitary Sewer and Water: The properties within the Site are serviced by municipal water and sanitary utilities. The Site has combined sanitary and storm systems as follows:

	Water	Sanitary Sewer	Storm Sewer
Hudson Avenue	8" CIP	18" PVC within 60" Brick Arch	Combined
Green Street	12-24" CIP	12" VCP	Combined
Liberty Street	8" CIP	12" VCP	Combined
Dallius Street	8" CIP	10", 12", 15" RCP	Combined
Division Street	12" CIP	12", 18", 24" VCP	Combined
Hamilton Street	8" CIP	24" VCP, 24", 36" RCP	Combined
Broadway	12" CIP	12" VCP	Combined

CS-O Combined Sewer Overlay: The Site is situated entirely within an area served by combined (sanitary and storm) sewers. Historically, peak storm returns have resulted in

combined flows above certain system capacities being discharged into the nearby Hudson River. Regular and low flows are segregated from the main CS line via splitter boxes and conveyed to the Albany County Sewer District's south wastewater treatment plant (WWTP) situated approximately 1 mile south of the Site where combined sewage is treated and discharged into the Hudson River. Excessive flows surcharge the splitter boxes with direct discharge into the Hudson River. As part of the City's plan for compliance with a State Consent Order to separate these sewers concurrent with new or re-development, separation of combined sewers is required. Further, in order to mitigate peak stormwater runoff and improved water quality, new and re-developments within the Site must comply with the City and State requirements for qualitative and quantitative stormwater management. Future design considerations in this regard may include green infrastructure practices such as biofilters, rain gardens, green or blue roofs, proprietary water quality treatment structures and probable underground extended detention and/or infiltration gallery systems prior to release of stormwater to the Hudson River.

City of Albany 12 and 20 inch Water Main: Located within the Green Street corridor are the City of Albany's 12 and 20" water mains. These mains currently provide a hydraulic loop to the City of Albany's downtown water system. Installed in the mid 1890's, these mains do not currently provide service to any properties within the Site. In discussions with the City, depending upon the redevelopment plan, there may be an opportunity for relocating as well as combining these two lines using new construction materials.

There will be a need to replace the aging water mains and provide new sanitary laterals to support the project. These costs will likely need to be supported by the City and could be in the \$1.8 million value.

The Conceptual Redevelopment does not require any final action that commits Capitalize Albany or any agency to any development plan or proposal and will not cause any impacts to existing systems.

5.4 Parking and Traffic

The Site is generally used for parking on every block with the exception of the green space Liberty Park, 48 Hudson and 2, 3 and 4 E-Comm Square Buildings and the Former Trailways building. The Site has approximately 464 striped spaces which have been underutilized in the same capacity for over 30 years and have continued to decline in the maintenance and functionality of the lots with no pavement repair or lighting being provided. Utilizing a Google Earth aerial image search since 1994, it was found that approximately 30% or less of the surface area of the lots were being used for parking with less than 40% of the spaces being actively utilized. This demonstrates the significant underutilization of the Site and presents far less than the highest and best use of the Site based on the allowable zoning. It should be noted that the Conceptual Redevelopment anticipates replacing the

current parking within this area with a structured parking solution minimizing impacts to parking availability in this area.

The Conceptual Redevelopment presented allows for the existing street network to remain intact and the flow of traffic within and out of the new development to remain relatively unchanged. The current street network allows for well distributed access/exit points, and it is not anticipated significant impacts will occur to traffic patterns during the peak hours of service on the adjacent street networks. A master plan of the site, completed at a later date, will determine the most appropriate layout and street grid for the Site.

5.5 Cultural Resources

The Site lies within two districts listed on the National Historic Register of Historic Places: The Downtown Albany Historic District and the Fort Orange Archaeological Site. The Fort Orange Archaeological Site is also listed as a National Historic Landmark. The Van Ostrande-Radliff House at 48 Hudson Avenue within the Liberty Park District Boundary is the oldest building in Albany, dating back to 1728, and is included on the National Register of Historic Places. These two districts and 48 Hudson hold local historic designations as well. Also located within the Site is Liberty Park, which is reported to be the oldest public green space in the Northeast.

During the State Environmental Quality Review (SEQR) of the previous ACCA project, the ACCA engaged the services of Hartgen Archaeological Associates to undertake a Phase 1A Literature review and Archaeological Sensitivity Assessment (See Appendix D) of the preferred site area (PSA), which is consistent with the Liberty Park District Conceptual Redevelopment Site. This was a comprehensive document detailing the historical features of the area from Native American use to present day.

The Phase 1A report states “The PSA has the potential to supply important historical and archeological data that can inform us about the evolution of the City of Albany from the precontact period, through the Dutch and English regimes, and culminate with 19th-century development and 20th-century decline.” It also explains that it is very likely that the PSA may hold a wide variety of National Register eligible archaeological resources. Given the sites varied historical uses, it has been disturbed many times. As such, the report as well as New York State Office of Parks, Recreation, and Historic Preservation (OPRHP), recommended further field reconnaissance (Phase 1B survey) in order to identify, preserve and protect as many resources as possible (See Appendix D).

The Phase 1B survey consisted of the excavation of 22 trenches throughout the PSA and identified six archaeological sites for further evaluation, depending on the proposed development in the area. It was determined that given the extensive archaeological resources identified and desire to minimize costs and limit disturbance to the downtown, further evaluation would best occur during construction. In 2012, an Archaeological Data

Recovery and Construction Monitoring Plan (DRP) was developed, detailing how archaeological resources would be evaluated during construction (See Appendix D). The NYS Office of Parks, Recreation, and Historic Preservation reviewed this plan and recommended full implementation of the plan to address any concerns with archeological resources. (See Appendix D).

In addition to following the DRP, the SEQR findings from the previous ACCA project, indicate that the Van Ostrande-Radliff House (48 Hudson Avenue) needed to be preserved and incorporated into the design of the project to maximum extent practicable. The findings also explain that if during construction, archaeological resources cannot be removed, such as cellar foundations and cisterns, they are to be preserved or built over whenever possible. Most importantly, whatever is learned about the resources of the site shall be catalogued and documented (Appendix D).

It is anticipated that the findings from the previous ACCA project SEQR and subsequent documents will be applicable to any development occurring within the Site. The design of future development will need to include the preservation of 48 Hudson Avenue, to maximum extent practicable, and be sensitive to the greenspace in Liberty Park. With respect to construction of any future development, it is anticipated that the DRP will not only apply but will need to be updated based on the location and type of future development.

The Conceptual Redevelopment does not require any final action that commits Capitalize Albany or any agency to any development plan or proposal and will not cause any impacts to existing cultural resources at this time.

6.0 Next Steps

The Liberty Park District Conceptual Development seeks to transform a derelict, blighted and economically stagnate area into a vibrant mixed-use neighborhood in the Downtown District within the City of Albany. Based on the evaluations of the Conceptual Redevelopment plan presented in this report, there will be significant positive impacts in land use, socioeconomic benefits, and Infrastructure. This report has evaluated measures to minimize possible impacts to parking, traffic and cultural resources to the greatest extent practicable.

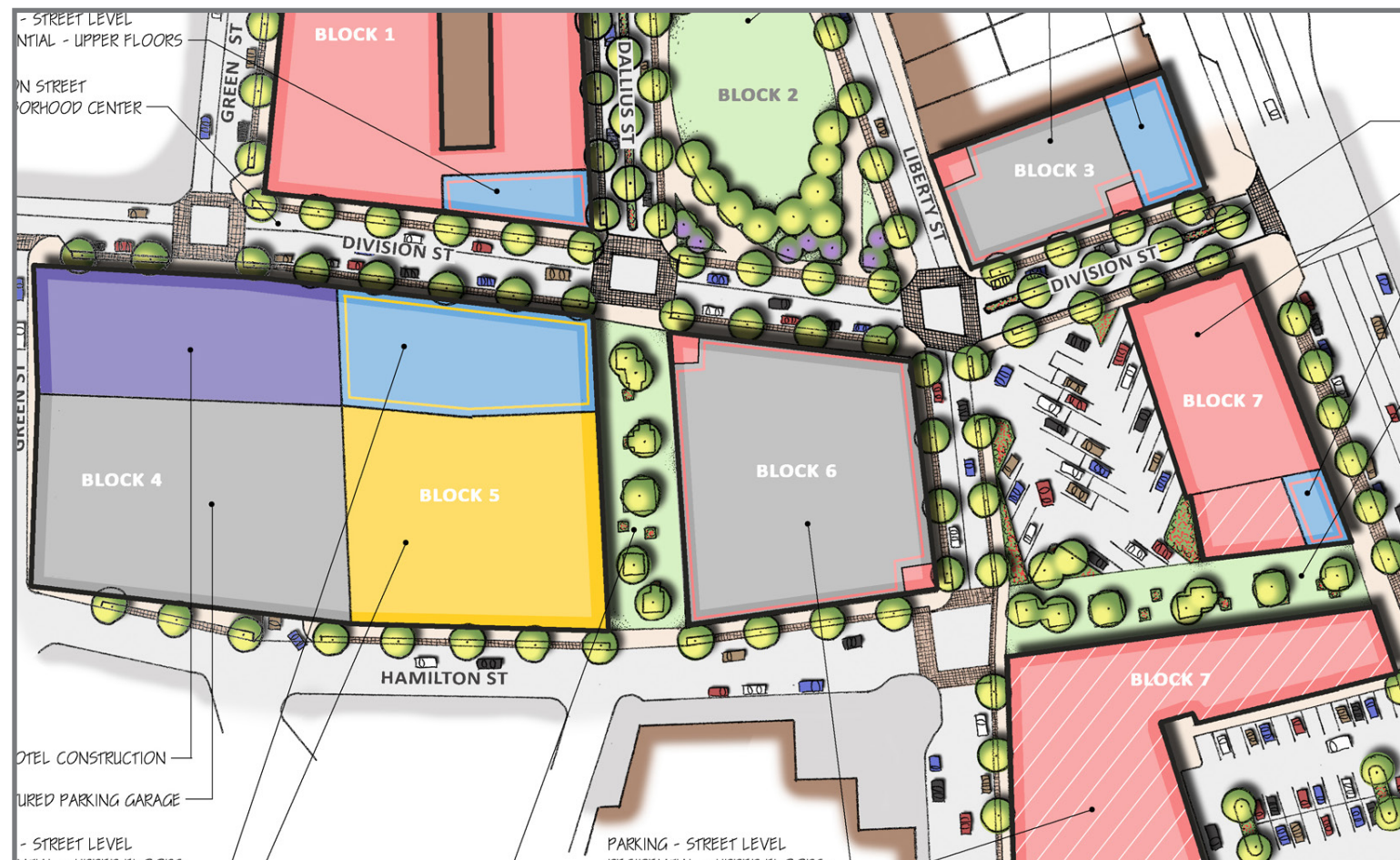
As noted within the report, Capitalize Albany has obtained control of 8 of the 9 acres of the Site for future development, except for eleven (11) tax parcels totaling approximately less than 1 acre. The next step in the development process is to secure the remaining parcels. Due to the separated nature of these parcels and their specific location within the development area, the full redevelopment and economic benefit will not be able to be achieved as envisioned within the Conceptual Redevelopment plan without control of these remaining parcels.

It should be noted that without acquisition of these parcels, the plan as envisioned will not be able to move forward and the current blighted and derelict state of the neighborhood will continue. It is the desire of CAC to acquire these parcels under the means necessary to achieve the vision of the Liberty Park neighborhood.

APPENDIX A

2017 ESD Downtown Albany Feasibility Study





Final Report

Downtown Albany Planning and Feasibility Study

Prepared for



September, 2017



Downtown Albany Planning and Feasibility Study

Submitted to:

Empire State Development
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Appendix A - 2010 Boundary Survey

Appendix B - 2008 Albany Convention Center Facility and District Master Plan
Draft Generic Environmental Impact Statement

Appendix C - 2008 Albany Convention Center Facility and District Master Plan
Final Generic Environmental Impact Statement

Appendix D - 2008 Topographic Survey

Appendix E - 2008 Utility Survey

Appendix F - 2012 Hartgen Archaeological Data Recovery and Construction
Monitoring Plan, Phase 1B Survey

- August 7, 2007 NYSOPRHP Letter
- March 16, 2012 NYSOPRHP Letter

Appendix G - 2008 Preliminary Geotechnical Report & Soil Borings

Appendix H - 2010 E-Comm Square Building Assessment

Appendix I - 2011 6 E-Comm Square Structural Letter

Appendix J - 2010 Pre Demolition Asbestos Containing Materials Survey
E-Comm Square

Appendix K - Pre Demolition Asbestos Containing Materials Survey Trail Ways
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Appendix L - 2010 Intermodal Study

Appendix M - 2009 Phase 1 ESA Trailways Bus Station

Appendix N - 2010 Phase 1 ESA City Square

Appendix O - 2010 Phase 1 ESA Convention Center Properties

Appendix P - 2010 Feasibility Study Relocation of Interceptor Sewer and Water
Mains

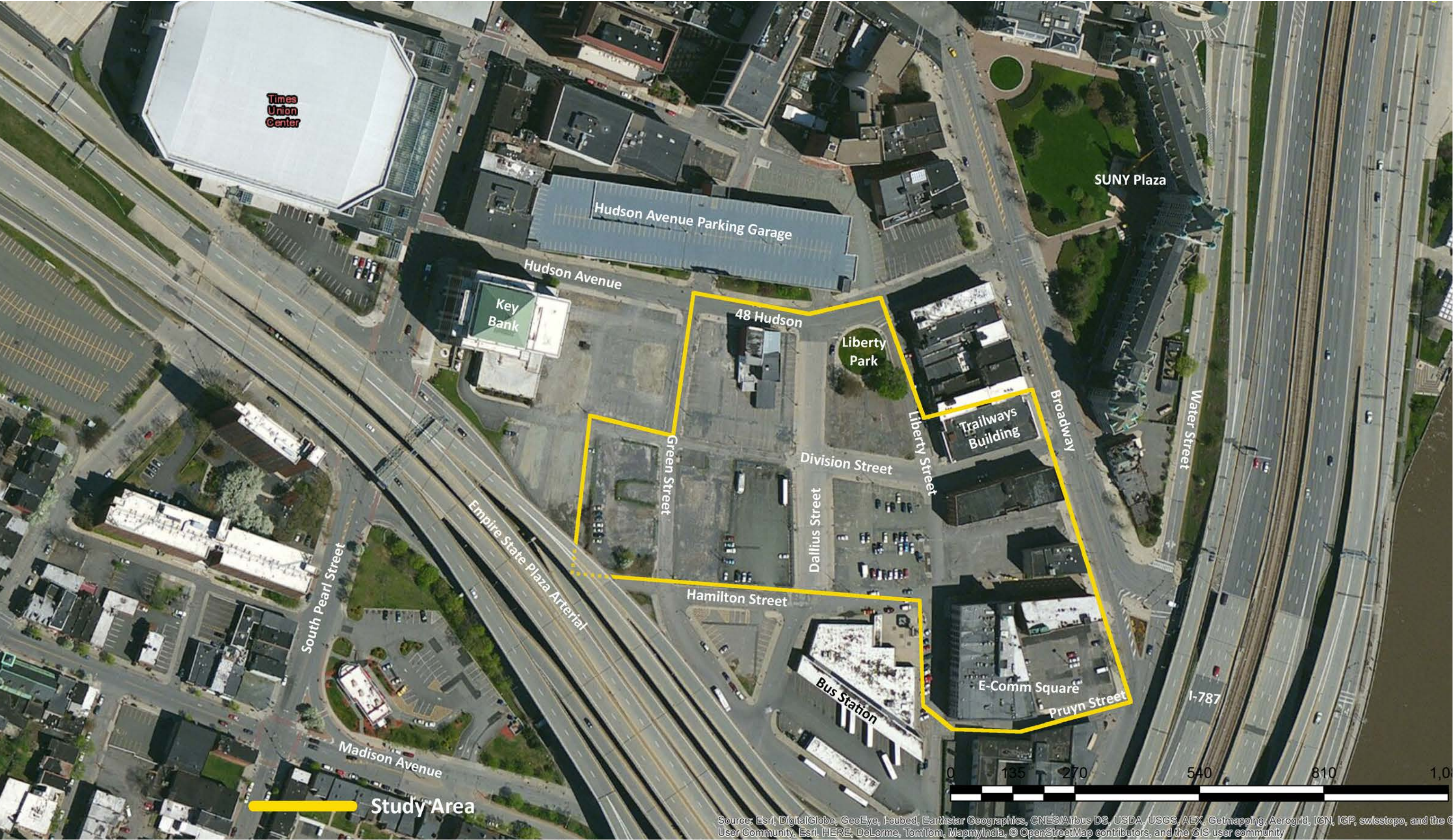


Figure 1 Study Area Boundary

Redevelopment Summary

CHA was commissioned by Empire State Development (ESD) to prepare a Feasibility Study to assess the potential for redevelopment of approximately 8 acres in Downtown Albany. The sub consultants that supported CHA included the Hamlin Design Group, KB Engineering & Consulting, LLC, TL Metzger & Associates, LLC, and BJH Advisors LLC.

The Downtown Albany Planning and Feasibility Study was prepared in support of ESD's mission which is "to promote a vigorous and growing state economy, encourage business investment and job creation, and support diverse, prosperous local economies across New York State throughout the efficient use of loans, grants, tax credits, real estate development and marketing". The primary tasks that were undertaken included:

- Confirming the existing conditions of buildings and infrastructure
- Preparing conceptual scenarios for redevelopment
- Identifying infrastructure improvements required to support redevelopment
- Preparing estimated construction costs to support redevelopment
- Determining the financial and market feasibility for redevelopment
- Developing strategic recommendations for advancing redevelopment

Two (2) redevelopment scenarios were prepared for the entire study area and further evaluated on a city block level. A total of seven (7) blocks make up the study area and they are defined by their location within the existing street grid or their commonality with building(s) that make up the particular block.

Study Area Location

The study area is comprised of 53 tax parcels, 5 vacant buildings totaling approximately 8 acres in the heart of the City's Central Business District. As depicted in **Figure 1** the study area is generally bordered by Hudson Avenue to the North, Broadway to the East, Green Street to the West and the elevated Empire State Plaza Arterial to the South. The study area includes 29 lots that are owned by the State of New York, 21 privately owned lots that are leased to the State of New York that would be acquired, and 3 lots that are privately owned that the State would also acquire. The redevelopment plan also includes Liberty Park and street right of ways controlled by the City of Albany. 48 Hudson, which is owned by Historic Albany Foundation would remain as privately held. For the purposes of preparing the study the existing conditions, opportunities and concepts were evaluated on a block by block level that make up the overall redevelopment plan. **Figure 2.** A full scale boundary survey is included in **Appendix A.**

Guiding Principles

The goal for preparing the study was to determine the feasibility for redevelopment in this area of downtown with a focus on optimizing growth opportunities that support a sustainable land use, economy, business investment, and job creation. To achieve this vision and guide the preparation of the Downtown Albany and Planning Feasibility Study, the project team created a set of Guiding Principles.

The following Guiding Principles were tested and refined as the project progressed to completion:

- Support sustainable economic growth within downtown
- Enhance the transition into downtown and adjoining neighborhoods and not a stand-alone development
- Promote a mix of uses, scale and densities that support live, work and play
- Promote walkable streets that strengthen the connections to downtown and adjoining neighborhoods
- Respect the scale and massing of Broadway Row
- Minimize major utility relocations
- Provide the appropriate building setbacks that allow for adequate width of sidewalk areas that promote active street life
- Encourage design of building entrances that support the scale and activity along the street
- Avoid interruption of the main street corridor with access points into parking and or delivery
- Enhance gateways and sense of arrival for both the pedestrian and vehicular traveler
- Encourage the use of building materials and architectural articulation at the street level that define urban form and scale
- Through design promote redevelopment that is pedestrian oriented and one that supports active street life
- Avoid blank building walls that do not provide an active interface with the street and the pedestrian
- Architectural massing that responds to the cues of the existing neighborhood while looking toward the future
- Design that reinforces a sense of community with scale and materials while providing diversity of building use and composition to provide a sense of organic urban development.

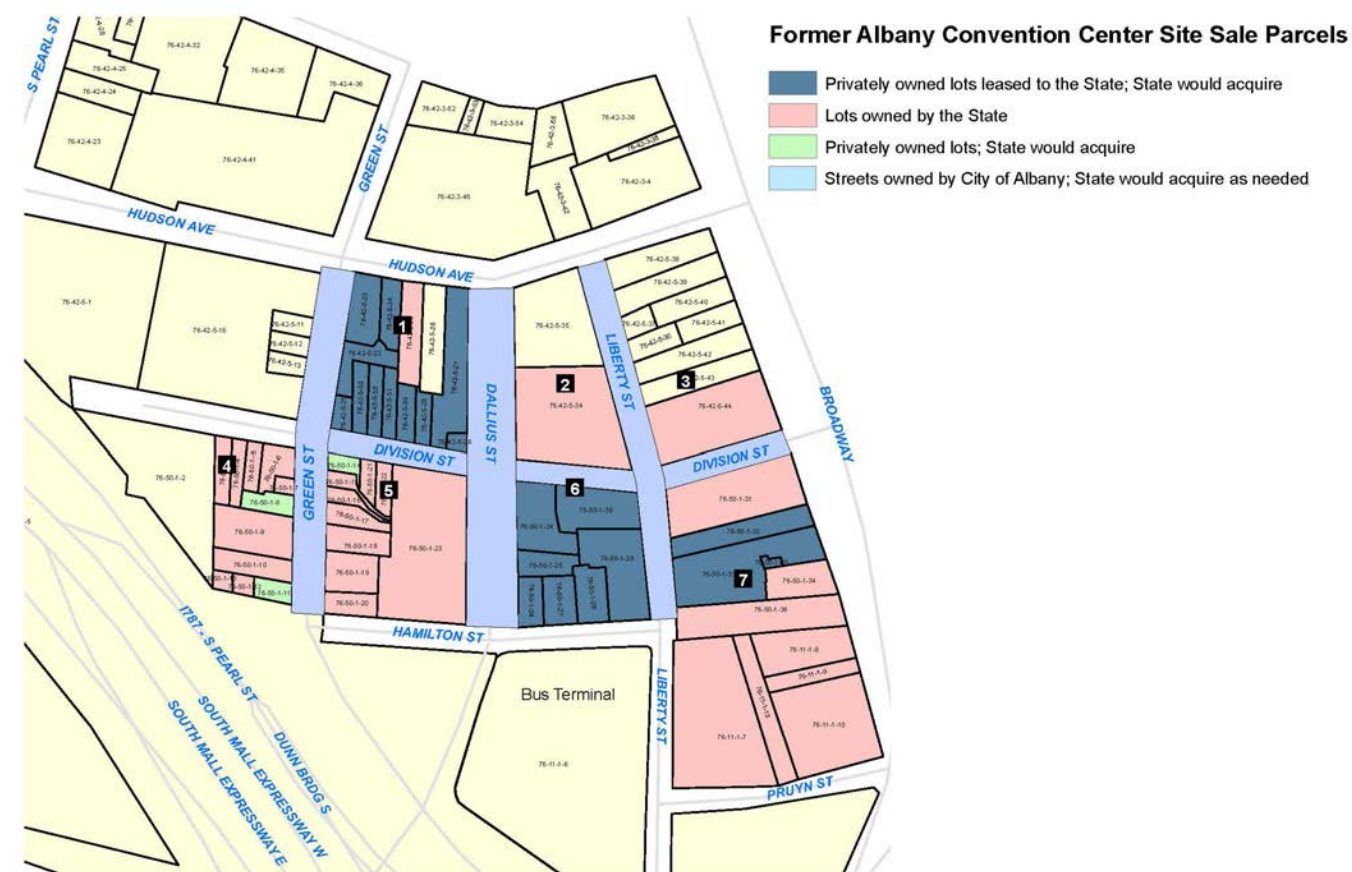


Figure 2 Study Area Blocks

Prior Studies and Plans

In 2006 this 8 acre area was selected by the Albany Convention Center Authority as the preferred location for constructing a Convention Center and Hotel. As part of the environmental approval process the Authority authorized the preparation of the Convention Center Facility & District Master Plan Draft Environmental Impact Statement (DGEIS) **Appendix B**. The DGEIS evaluated the impacts associated with a project that included a 400,000 sf convention center, 400 room full service hotel and 1,000 car parking garage all located within the current study area **Figures 3 and 4**. In May of 2008 the Convention center Authority completed the Final Generic Environmental Impact Statement and in June of 2008 a Findings Statement was prepared completing the State Quality Review Act (SEQRA) process.

In support of the DGEIS/FGEIS and potential development of the area extensive studies were completed which evaluated existing site and building conditions. These include:

- 2007 Phase 1A Literature review and Archaeological Sensitivity Assessment
- 2007 Dry Utility System Report and Survey
- 2008 Albany Convention center Facility & District Master Plan draft Environmental Impact
- 2008 Transportation Impact Study
- 2008 Preliminary Geotechnical Engineering Report
- 2008 Property, Topographic and Utility Survey
- 2010 Preliminary Study-Albany Intermodal Center
- 2010 Feasibility Assessment for Relocation of 54 inch Interceptor Sewer
- 2010 E-Comm Square building Condition Assessment
- 2010 Pre Demolition Asbestos Containing Materials Survey Trail Ways Bus Terminal
- 2010 Pre Demolition Asbestos Containing Materials Survey E-Comm Square

A majority of the technical information included in these documents is still relevant and will be referred to as part of the Downtown Albany Planning & Feasibility Study. Where required information from previous studies was updated to reflect current conditions. The DGEIS, FGEIS and supporting technical studies are included in the Appendix.

Other information reviewed included:

- 2011 Zimmerman/Volk Residential Study
- 2013 Feasibility Study for Albany Attraction- Omni Development
- 2015 Impact Albany
- 2017 Rezone Albany

With the recession of 2008-2009 construction of the Convention Center and Hotel at this location was put on hold. In 2012 a new site in downtown Albany at the intersection of Eagle and Howard Street was identified for locating what is now referred to as the Albany Capital Center. Opened in March of 2017, the 5 story Albany Capital Center includes two levels of meeting space totaling 82,000 sf space over 3 levels of parking.

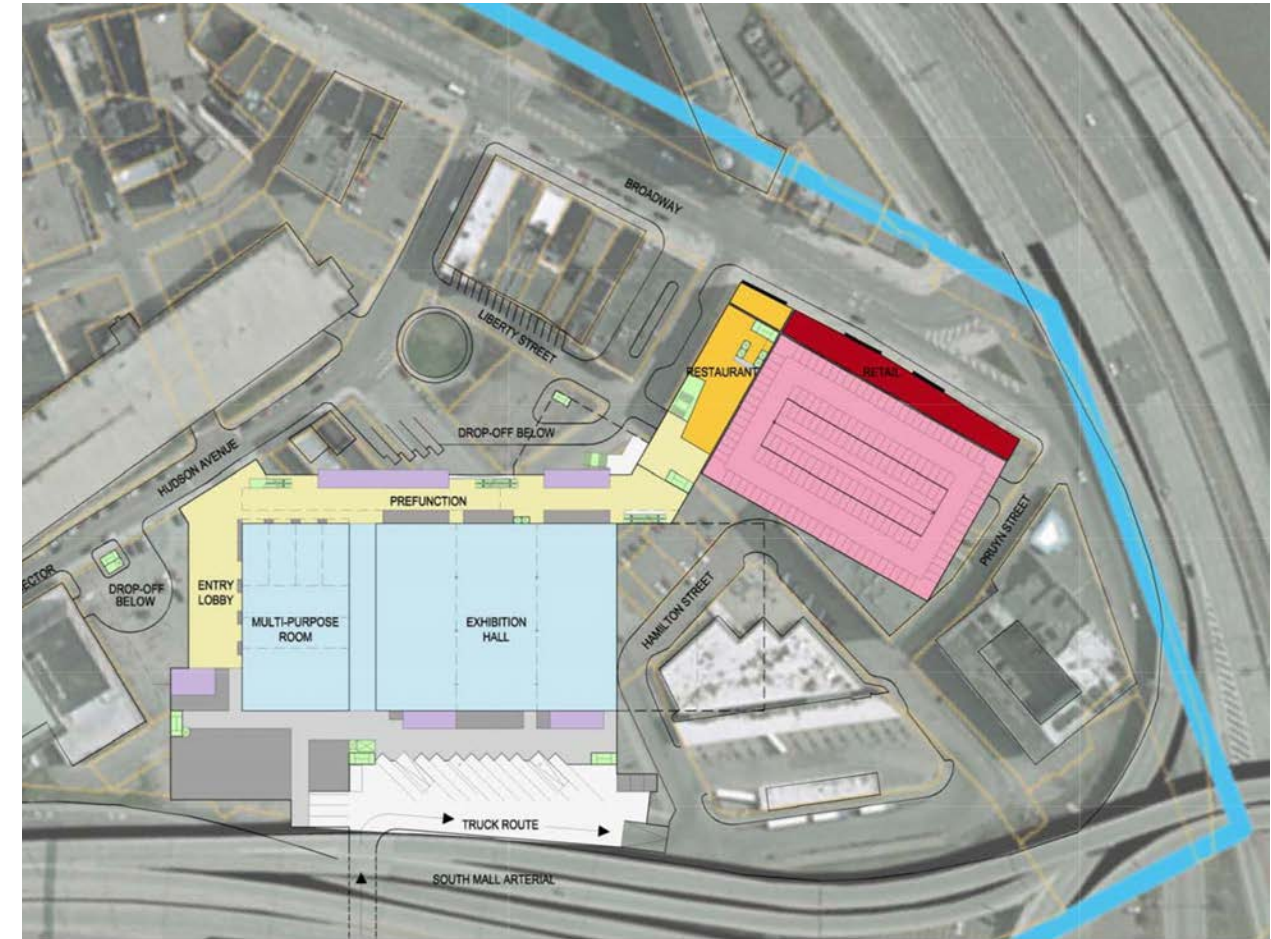


Figure 3 2006 Convention Center Master Plan

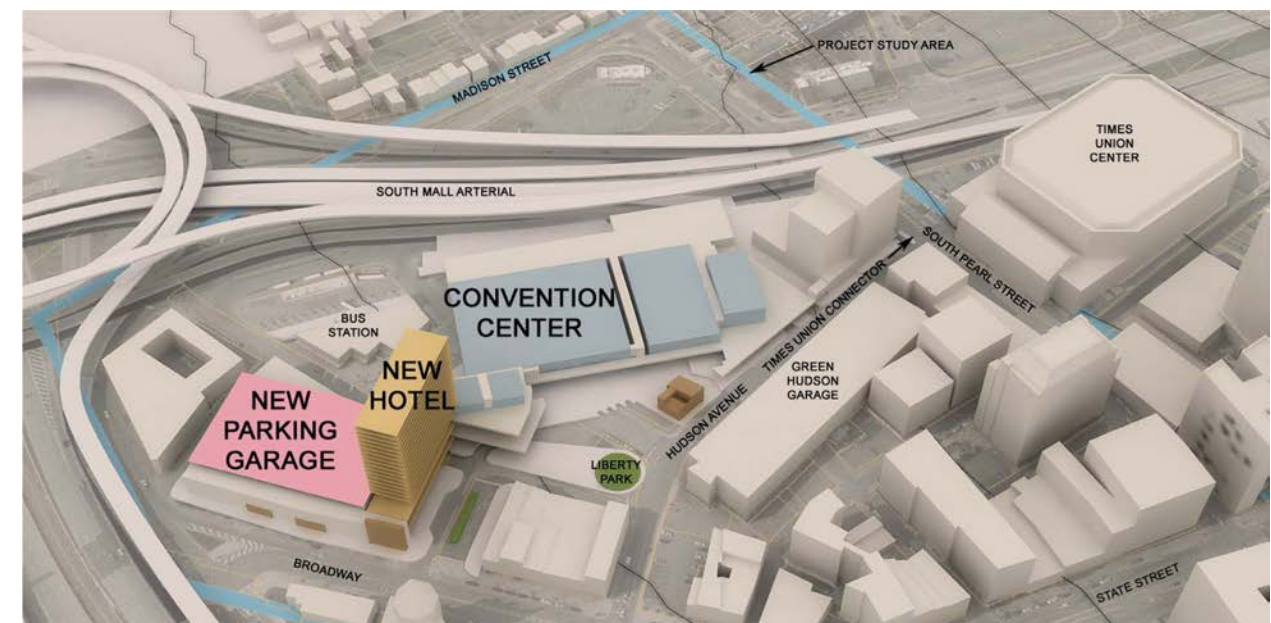


Figure 4 2006 Convention Center Site Isometric View

Land Use and Zoning

With the exception of the four buildings that make up E-Comm Square, the former Trail Ways Bus Station and 48 Hudson Avenue the study area is dominated by paved surface parking lots. These surface lots include approximately 750 off street parking spaces. There is also approximately 70 on street metered parking spaces within the study area. The grid pattern of City streets within the study area include Green, Dallius, Division, Hamilton, Liberty and Pruyn. The existing street pavement, curbing and sidewalks are all in a deteriorated condition. Land uses immediately adjoining the study area to the East along Broadway include a mix of office, retail and residential on the upper floors of 4 story structures within this corridor. All of the structures including E-Comm Square, the former Trail Ways Bus Station and 48 Hudson Avenue are currently vacant and are in various stages of deterioration.

Bordering the study area to the North the land use is dominated by the 4 level 900 space parking garage on Hudson Avenue operated by Albany Parking Authority. The Hudson Avenue corridor in this area also includes 48 Hudson Avenue also referred to as the Van Ostrande-Radcliff House and small green space known as Liberty Park both dating back to the 18th century. To the south the study area is bordered by the Greyhound Bus Station and the elevated Empire State Plaza Arterial which includes approximately 730 parking spaces underneath that are used by employees from the State of New York. To the west the study area is bordered by the South Pearl Street corridor which includes a mix of office, and retail uses with the Times Union Center as the primary anchor.

Mixed Use Downtown Central Business Zoning District

According to the City of Albany's Unified Sustainable Development Ordinance (USDO) effective June 1, 2017 the study area lies entirely within the Mixed Use Downtown (MU-DT) Central Business Zoning District. The purpose of the Zoning District is to provide a wide variety of uses and encourage infill redevelopment while reinforcing the existing well defined urban character of Albany's historic downtown area. The principal permitted uses generally include but not limited to the following:

- General Retail
- Convenience Retail
- Specialty Retail
- Residential
- Personal Business Services
- Higher Education Facility
- Cultural Facilities
- Office
- Parks
- Indoor Recreation or Entertainment
- Hotel
- Supermarkets
- Bed & Breakfasts
- Parking Garages
- Transit Facilities
- Restaurants & Taverns
- Artisan Manufacturing

The MU-DT Zoning District area lot, setbacks and building standards are as follows:

Lot Width Minimum	20 ft.	Rear Yard Setback Minimum	0 ft.
Impervious Lot Coverage Maximum	100%	Minimum Lot Depth	80 feet
Front Yard Setback Maximum	10 ft.	Maximum Building Height	N/A
Side Yard Setback Minimum	0 ft.		

The redevelopment plan being proposed in the Downtown Albany Planning and Feasibility Study will require compliance under Section 375-E (14) Major Development Plan Review of the City's Unified Sustainable Development Ordinance.

It is applicable under the following:

- All new civic, institutional and commercial development with 10,000 square feet or more of gross floor area.
- New residential construction containing more than 4 units within a single lot
- Conversions of existing of existing non-residential structure to a residential use containing 20 or more dwelling units

Historic Overlay District

The study area also lies within the Fort orange/Downtown Albany Historic District therefore the redevelopment being proposed in the Downtown Albany Planning and Feasibility Study will require compliance under Section 375-E (17) and (19) of the City of Albany's Unified Sustainable Development Ordinance- Major Certificate of Appropriateness. It applies to all permits involving alteration, restoration, reconstruction, demolition, and new construction. Application will be made to the City's Chief planning official who will then forward on to the Historic Resources Commission for their review and decision.

Affordable Housing Requirements

New residential or mixed use development or redevelopment containing 50 or more new dwelling units shall set aside at least five percent of its new dwelling units at sales or prices affordable to persons earning no more than 100% of the area median household income for the City of Albany.

Topography: The topography of the study area is generally flat however there is a change in elevation across the area dropping in a west to east direction toward Broadway by approximately 9 feet. A full scale topographic survey is included in **Appendix D**.

Flood Plain Overlay District

In review of the Flood Insurance Rate Map dated March 16, 2015 panel number 36001C194D, the entire study area is located within Zone AE- Special Flood Hazard Area of the 100 year flood plain estimated to be approximately 20 feet MSL in elevation. Redevelopment within the study area will be required to comply with current City of Albany Floodplain Overlay District standards 375-2 (F)(3) FO under the Unified Sustainable Development Ordinance. Elevation standards for new and substantially improved construction within AE zones will need to comply with the requirements as follows:

Residential Structures: The lowest floor including basement elevated to or above one foot above the base flood elevation.

Non Residential Structures: The lowest floor including basement elevated to or above the base flood elevation or be flood proofed so that the structure is water tight below the base flood elevation including attendant utility and sanitary facilities, with walls substantially impermeable to the passage of water. All structural components located below the base flood level must be capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

Compined Sewer Overlay District: The study area lies within the Combined Sewer Overlay district and will be required to comply with the requirements of section 375-2 (f) (4) of the City's Unified Sustainable Development Ordinance.

The following summarizes the current ownership, acreage and land use of the seven (7) blocks that are included in the feasibility study area.

Block 1

Block 1, located on Hudson Avenue between Green and Dallius Streets, includes 13 tax map parcels totaling approximately 1.43 acres. Eleven parcels are privately owned and currently leased to the State of New York, 1 parcel is owned by the State of New York and the remaining parcel, which is 48 Hudson, is owned by Historic Albany Foundation and individually listed as a historic structure by the City of Albany Historic Resources Commission. 48 Hudson Avenue is currently unoccupied and undergoing restoration. Except for the structure at 48 Hudson Avenue the remaining area of Block 1 is currently being used as a paved surface parking lot. **Figures 5.1, 5.2, 5.3**

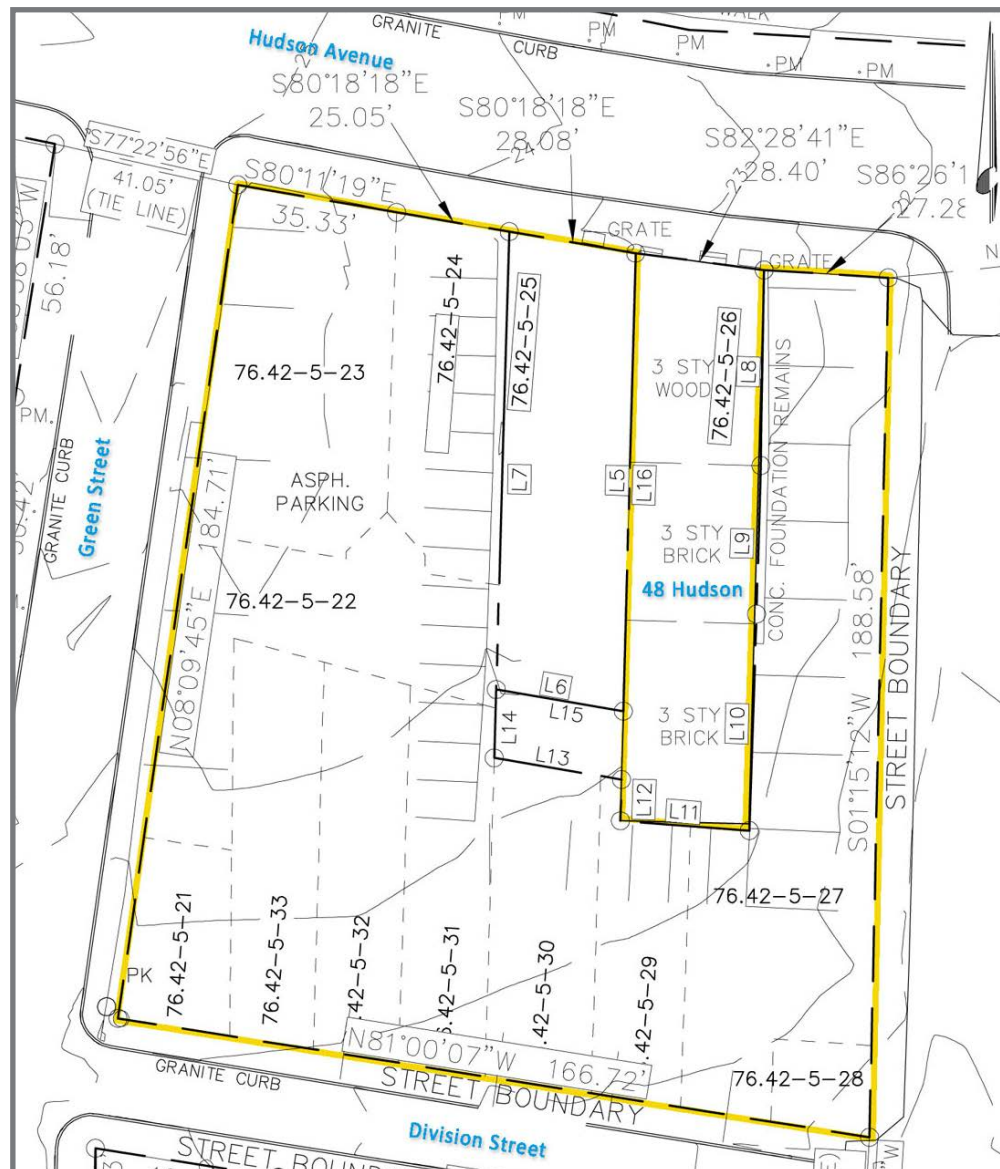


Figure 5.1 Block 1 Tax Map



Figure 5.2 Block 1 View Looking South with 48 Hudson on the Right

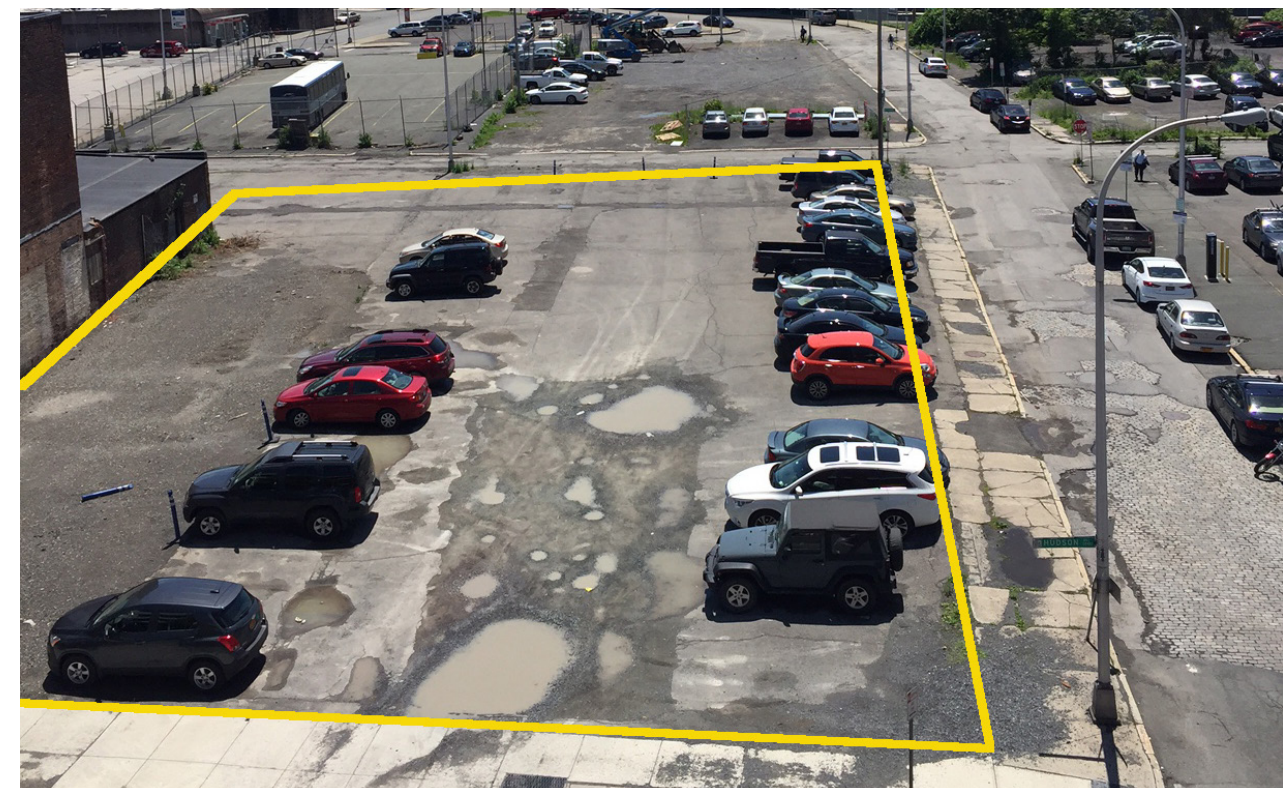


Figure 5.3 Block 1 View Looking South with 48 Hudson on the Left

Block 2

Block 2, located between Dallius and Liberty Streets includes 1 tax parcel totaling approximately .30 acres. The parcel which borders the City owned Liberty Park is owned by the State of New York and totals .22 acres. It is currently being used as a paved surface parking lot. **Figures 6.1,6.2**

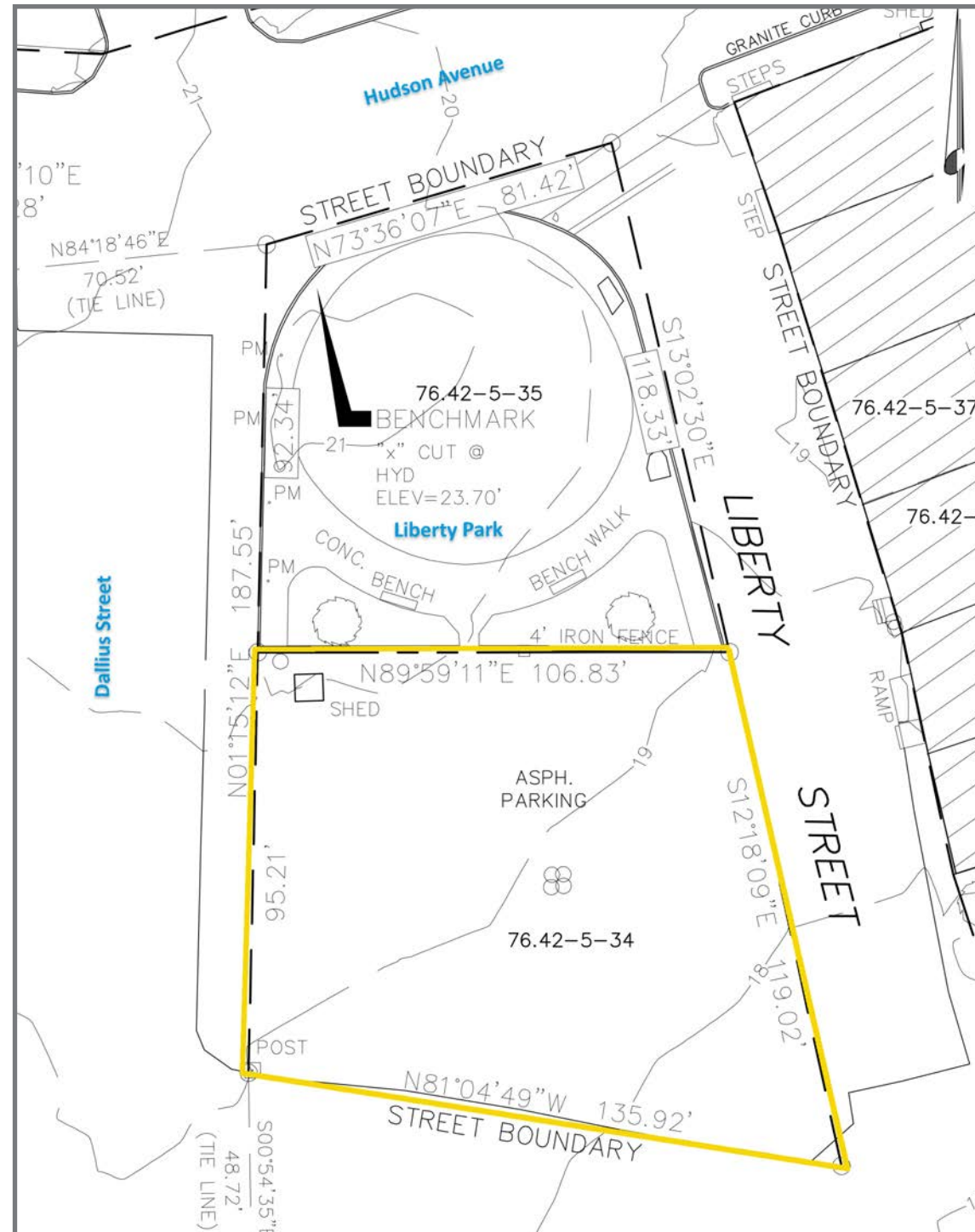


Figure 6.1 Block 2 Tax Map



Figure 6.2 Block 2 View Looking South with Liberty Park in the Foreground

Block 3

Block 3, located at the corner of Division Street and Broadway, includes 1 tax map parcel totaling approximately .25 acres that is owned by the State of New York. The parcel is occupied by a vacant two story structure formally known as the Trailways Bus Facility.

Figures 7.1, 7.2, 7.3



Figure 7.1 Block 3 Tax Map



Figure 7.2 Block 3 View Looking North Along Broadway



Figure 7.3 Block 3 View Looking West at the Former Trailways Bus Station

Block 4

Block 4, located at the corner of Green and Division Streets, includes 11 tax map parcels totaling approximately .49 acres. Nine parcels are owned the State of New York and 2 parcels are privately owned that the State would acquire. The parcel is currently used as a paved surface parking lot. **Figures 8.1, 8.2, 8.3**

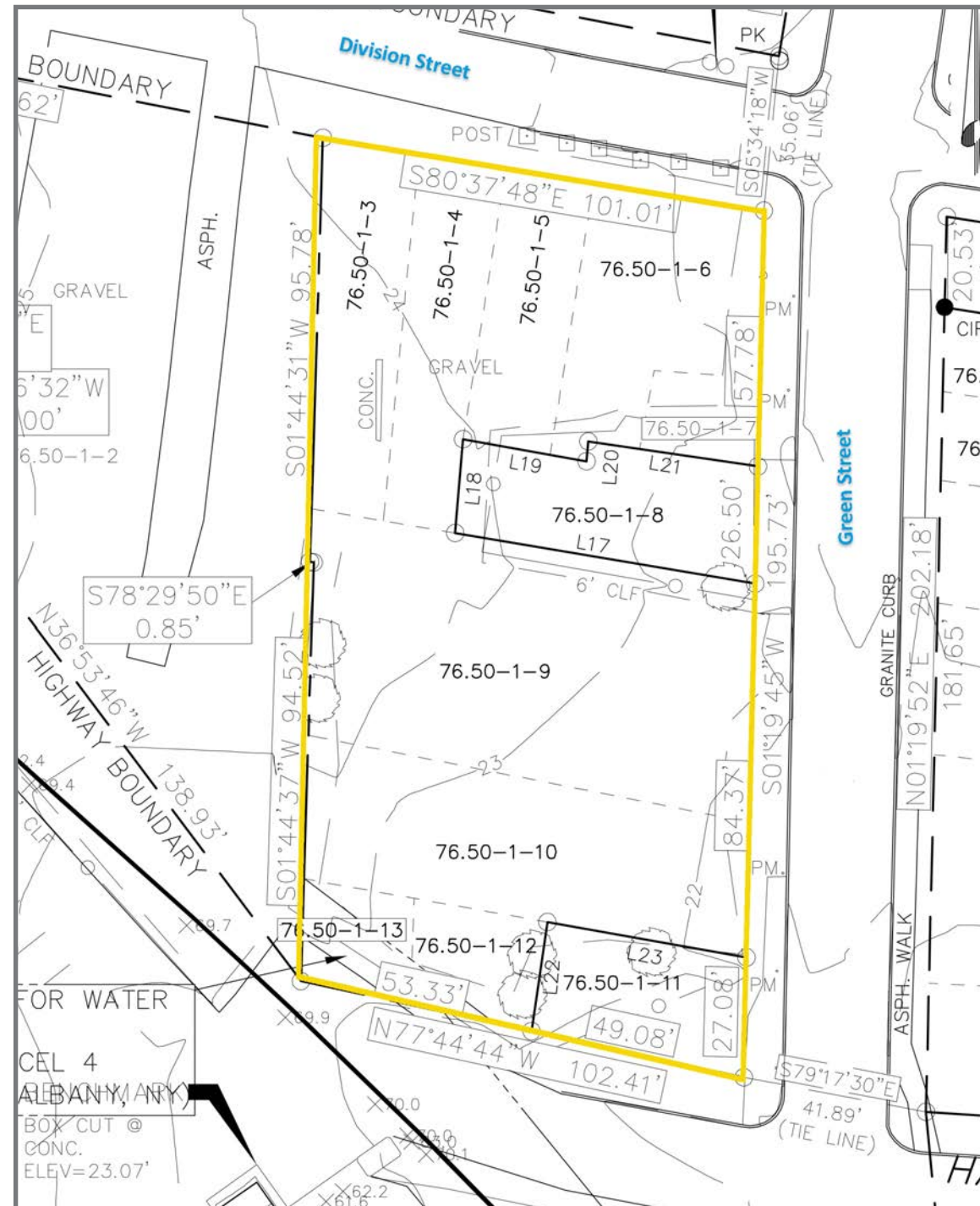


Figure 8.1 Block 4 Tax Map



Figure 8.2 Block 4 View Looking East with the SUNY Plaza in the Background



Figure 8.3 Block 4 View Looking South with the Empire State Plaza Arterial in Background

Block 5

Block 5 is bordered by Green Street to the West, Division Street to the North, Dallius Street to the East and Hamilton Street to the South. It includes 10 parcels totaling approximately .75 acres. Nine tax map parcels are owned by the State of New York and 1 lot is privately owned that the State would acquire. Block 5 is currently used as a paved surface parking lot. **Figures 9.1, 9.2**

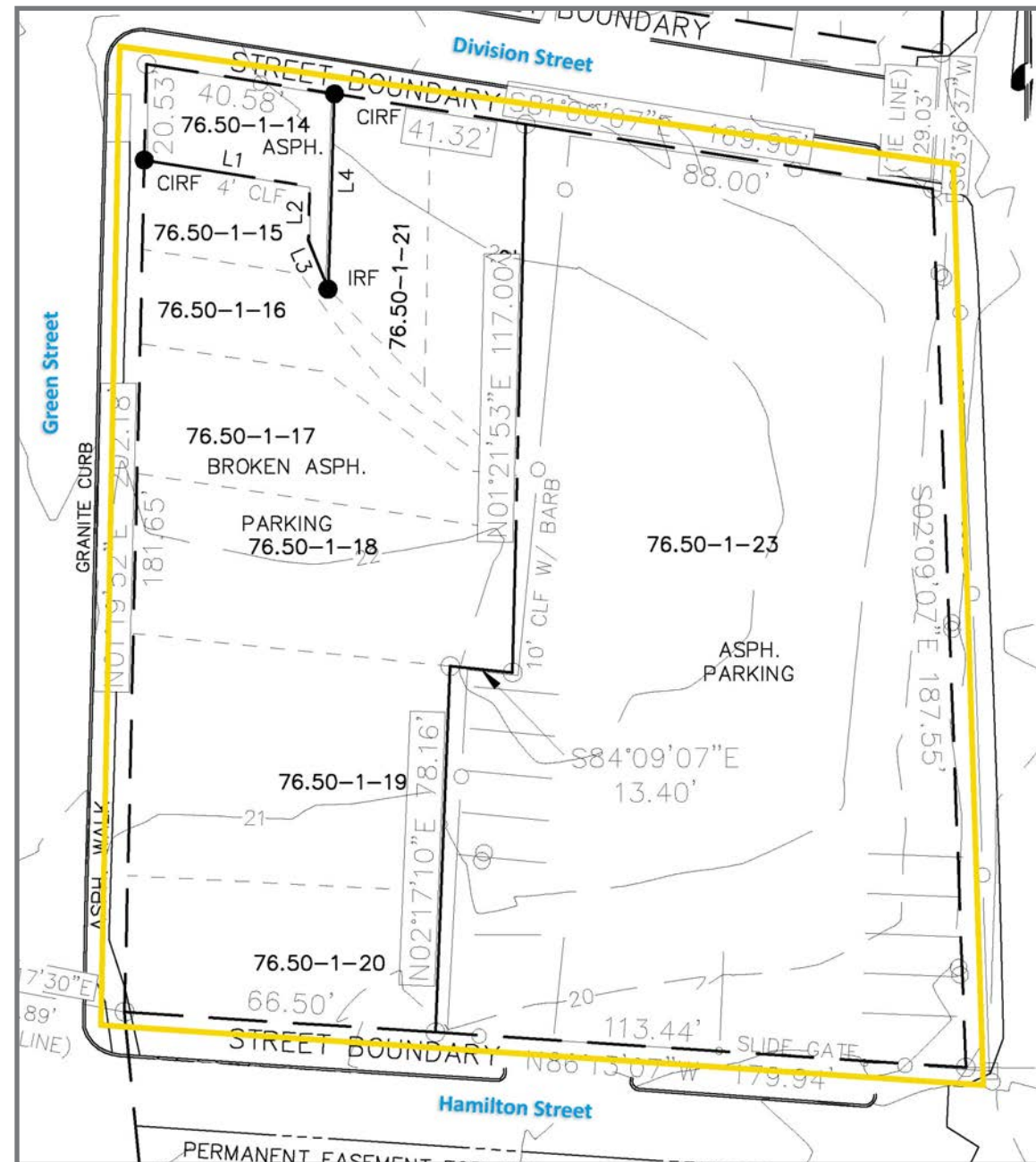


Figure 9.1 Block 5 Tax Map



Figure 9.2 Block 5 View Looking South with the Empire State Plaza Arterial in Background and the Greyhound Bus Station to the Left

Block 6

Block 6 is bordered by Liberty Street to the East, Hamilton Street to the South and Dallius Street to the West. It includes 7 tax map parcels totaling approximately .52 acres. All 7 tax map parcels are privately owned and are leased to the State of New York. Block 6 is currently used as a paved surface parking lot. **Figures 10.1, 10.2, 10.3**

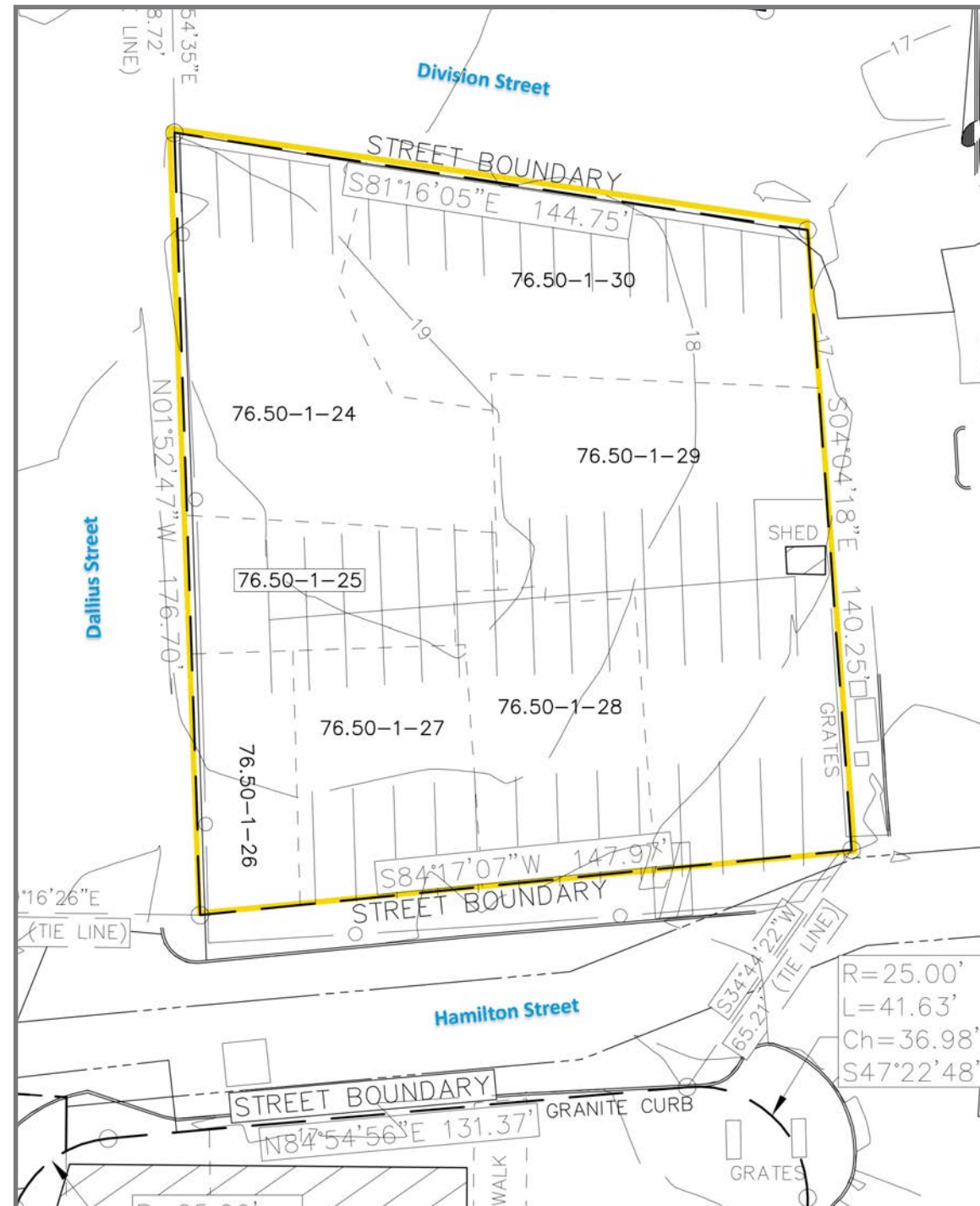


Figure 10.1 Block 6 Tax Map



Figure 10.2 Block 6 View Looking South – E-Comm Square Buildings to the Left and Greyhound Bus Station in Background



Figure 10.3 Block 6 View Looking East – Rear of the Trailways Bus Station to the Left and Rear of 6 E-Comm Square in Center

Block 7

Block 7, located along the West side of Broadway between Division and Pruyn Streets, is locally referred to as E-Comm Square. E-Comm Square includes 11 tax map parcels totaling approximately 1.87 acres. Eight parcels are owned by the State of New York, 3 parcels are privately owned that are leased to the State in which the State would acquire. The four buildings (2, 3, 4 and 6) which make up E-Comm Square are currently vacant and 4 stories in height. The block is bisected by the Western extension of Division Street which is located between 3 and 4 E-Comm Square. This section of Division Street is currently hardscape limited to pedestrian access only. It is encumbered by a 20 foot wide easement for the NYSOGS 48 inch water intake that extends from the Hudson River to the Empire State Plaza. The 48 inch water intake is a major source for heating and cooling of the Empire State Plaza. **Figures 11.1, 11.2, 11.3, 11.4, 11.5**

Block 7 also includes 2 paved surface parking lots that accommodates parking spaces for approximately 94 vehicles. The individual square footage of the buildings are as follows:

- 2 E-Comm Square 22,507 sq. ft.
- 3 E-Comm Square 72,118 sq. ft.
- 4 E-Comm Square 13,128 sq. ft.
- 6 E-Comm Square 36,500 sq. ft.



Figure 11.1 Block 7 Tax Map



Figure 11.2 Block 7 View Looking West at 4 E-Comm Square



Figure 11.3 Block 7 View Looking West – 6 E-Comm Square to the Right, 4 E-Comm Square to the Left Between the Buildings is the Missing Tooth Along Broadway



Figure 11.4 Block 7 View Looking West at 6 E-Comm Square



Figure 11.5 Block 7 View Looking West with 2 E-Comm Square to the Left and 4 E-Comm Square to the Right

Study Area Infrastructure

Dry Utilities

In 2007 PCG prepared a preliminary dry system utility report within the study area that included fiber optic, cable television, telephone, gas and electric. The following is an inventory of dry utility companies having existing facilities within and adjacent to the study area:

- Electric System- National Grid, local distribution and transmission
- Natural Gas- National Grid, local distribution and transmission
- Telephone- Verizon, copper cables and fiber optic
- Cable Television- Time Warner, coaxial cables and fiber optic
- Fiber Optic- Fiber Technologies, Quest Communications, Elantic Telecom, State of New York Office for Technology

Dry utilities are primarily located within the study areas street right of ways. Hudson Avenue is a primary utility corridor and is heavily congested with multiple dry utilities. **Figure 12**

Wet Utilities

In 2008 CHA prepared a detailed survey of the study areas site infrastructure including sanitary sewer, water, storm water, overhead utilities and chilled water. For the most part these utilities are located within the street right of ways. There are several significant utilities within the study area including the 48 inch New York State Office of General Services (NYSOGS) Cooling Water Intake, and the 54 inch Albany County Interceptor Sewer **Figure 13**. A full scale map showing utility locations is included in **Appendix E**.

Most of the study area's utility infrastructure is at or near the end of its service life based solely on the record years of installation and operation and maintenance (O&M) records. Due diligence research was performed with in-person meetings with the County Sewer District Executive Director as well as the City Commissioner, Department of Water and Wastewater, which confirmed this information.

Water Distribution Systems: There are existing cast iron watermains located within all of the City streets within the study area with typical sizes of 8", 12" and 20" diameter. Most of the watermains were installed in the 1893, 1895 and 1906 time frame except possibly for lower Dallius Street which was installed in 1959. The system in this area has a history of sporadic failures (breaks) which are difficult to predict and are repaired as needed. These watermains have been underutilized for decades and this part of the system is within a reduced pressure zone.

In addition, it is noteworthy that both concept plans for Phase 2 include the elimination of the lower Green Street ROW with a rerouting of lower Green Street to the southwest boundary of the study area. This would require abandonment of the existing 12" and 30" diameter watermains on lower Green Street and relocating them (possibly combining the two) within the proposed new green Street alignment being proposed.

Sanitary Sewer Systems: The sanitary sewer system within the study area is combined with the existing storm sewers. The City of Albany has been addressing the issue of the Combined Sewer Overflow which is problematic during peak periods of stormwater runoff for conveyance and treatment. Separation of the sanitary sewer and storm water will most likely be required as part of redevelopment within the study area. In discussions with the City there are downstream connection opportunities to dedicated storm sewers at an outfall to the Hudson River at Hamilton Street and Hudson Street. Both locations have regulated separation chambers which allow low dry period flows to run to the County's South Waste Water Treatment plant with peak combined flows overflowing to the river. The County's Interceptor Trunk runs through the center of the study area from north to south to the County District's South WWTP. Its route starts on Hudson Street as a 48" diameter RCP and increases to 54" diameter RCP in the middle of Liberty Park continuing south under Dallius Street to off the study area.

Combined Storm Sewers (CS): In general, all streets within the study area have single or in the case of Green Street, dual parallel combined storm sewer, consisting of vitrified clay pipe (V.P.) ranging in sizes of 10", 12", 20", 30" & 36" diameter. Currently, there are 2 CS trunk lines that the study area contributes flow to. This includes the trunk line running east within Hudson Avenue (5' diameter brick) then running off the study area to the east under the center of the NYS Education Department building that continues south along the west side of I-787 which connects to another 20" trunk line running east within Division Street. These two lines combine into a 72"/96" line that runs east under I-787 and discharges into the Hudson River. A third CS trunk line receives flows from 30" CS at Hamilton Street & Broadway and continues east under I-787 in a 36"/48" RCP line before discharging into the Hudson River. Separated storm and wastewater utility infrastructure for new and redeveloped areas are currently discharging into the Hudson River. New stormwater management requirements include measures for runoff reduction, water quality treatment and traditional quantitative controls per current state and local requirements.

Major Utilities

New York State Office of General Services (NYSOGS) Cooling Water Intake: Constructed in 1966 by NYSOGS there is an existing 48 inch steel concrete encased cooling water intake system that conveys water from the Hudson River to provide cooling water for the Times Union Center, Empire State Plaza and SUNY Plaza. The cooling water extends in a westerly direction from Broadway between the 4, 3 and 2 E-Comm Square buildings (Inactive Hamilton Street Right of Way) and continuing westerly within the active Hamilton Street Right of Way. The depth of the water cooling intake varies from 6 to 10 feet below the ground surface. The system runs uninterrupted except for a two day period scheduled shutdown each year on Columbus Day weekend. Impacts to or relocation of this utility should be avoided. **Figure 13**

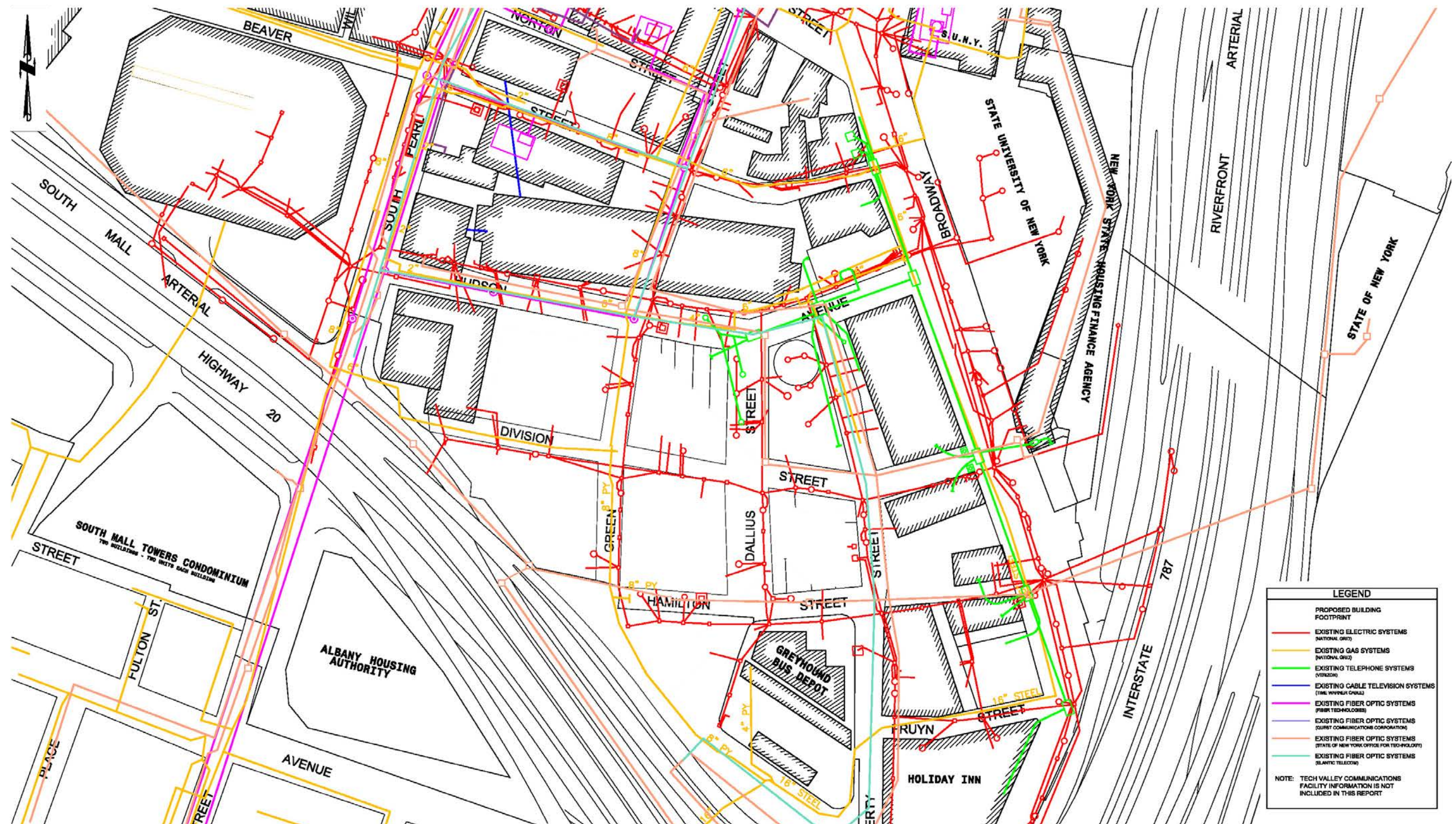


Figure 12 Dry Utilities Map by PCG

Albany County Interceptor Sewer: Constructed between 1914 and 1918 the County’s Interceptor Trunk runs through the center of the study area from north to south to the County District’s South WWTP. Its route starts on Hudson Street as a 48” diameter RCP and increases to 54” diameter RCP in the middle of Liberty Park continuing south under Dallius Street. The County reports that this trunk line has a shallow bury depth and is very flat (reportedly about 0.10 percent on average). Periodically there have been some reported issues with odor from the interceptor sewer. Corrective actions can be implemented that will minimize this condition so that it will not have an effect on redevelopment. Impacts to or relocation of this utility should be avoided. *Figure 13*

City of Albany 12 and 20 inch Water Main: Located within the Green Street corridor are the City of Albany’s 12 and 20 inch water mains. These mains currently provide a hydraulic loop to the City of Albany’s downtown water system. Installed in the mid 1890’s these mains do not currently provide service to any properties within the study area. In discussions with the City depending upon the redevelopment plan there may be an opportunity for relocating as well as combining these two lines. *Figure 13*

Sanitary Sewer and Water: The properties within the study area are serviced by municipal water and sanitary utilities. The study area has combined sanitary and storm as follows:

	Water	Sanitary Sewer	Storm Sewer
Hudson Avenue	8” CIP	18”PVC within 60” Brick Arch	Combined
Green Street	12-24” CIP	12” VCP	Combined
Liberty Street	8” CIP	12” VCP	Combined
Dallius Street	8” CIP	10”, 12”, 15” RCP	Combined
Division Street	12” CIP	12”, 18”, 24” VCP	Combined
Hamilton Street	8”CIP	24” VCP, 24”, 36” RCP	Combined
Broadway	12”CIP	12” VCP	Combined

CS-O Combined Sewer Overlay: The study area is situated entirely within an area served by combined (sanitary and storm) sewers. Historically, peak storm returns have resulted in combined flows above certain system capacities being discharged into the nearby Hudson River. Regular and low flows are segregated from the main CS line via splitter boxes and conveyed to the Albany County Sewer District’s south wastewater treatment plant (WWTP) situated approximately 1 mile south of the study area where combined sewage is treated and discharged into the Hudson River. Excessive flows surcharge the splitter boxes with direct discharge into the Hudson River. As part of the City’s plan for compliance with a State Consent Order to separate these sewers concurrent with new or re-development, separation of combined sewers is required. Further, in order to mitigate peak stormwater runoff and improved water quality, new and re-developments within the study area must comply with the City and State requirements for qualitative and quantitative stormwater management. Future design considerations in this regard may include green infrastructure practices such as biofilters, rain gardens, green or blue roofs, proprietary water quality treatment structures and probable underground extended detention and/or infiltration gallery systems prior to release of stormwater to the Hudson River.

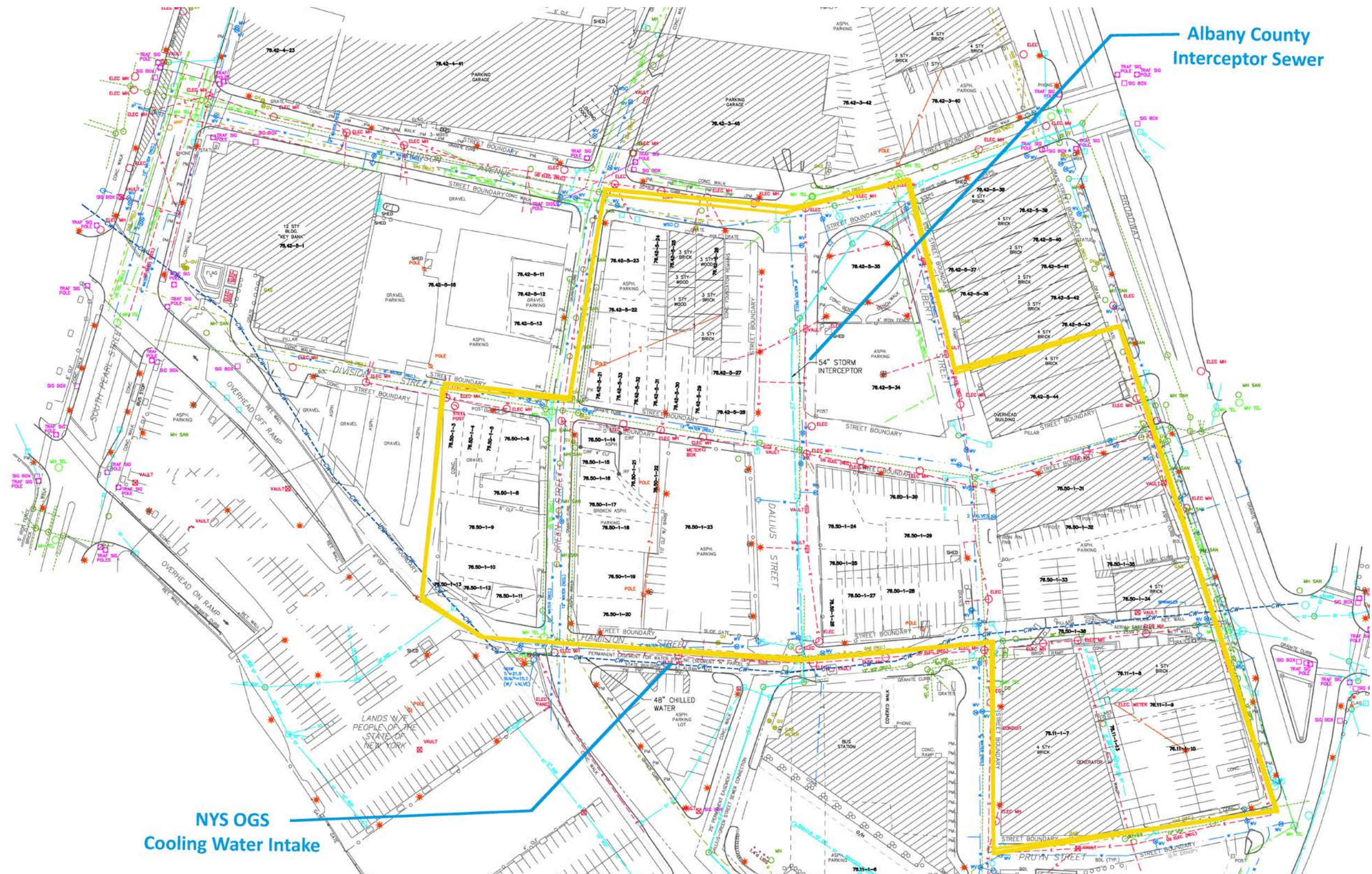


Figure 13 Wet Utilities Map

Traffic/Transportation

The study area is accessible from both the Interstate and local highway systems. I-787 is classified as a principal urban arterial Interstate that provides direct access to downtown Albany from the Capital District's interstate highway system. Access to the study area from the northbound I-787 is available from the Broadway exit via Quay Street. Southbound access to the study area is via Madison Avenue, and Colonie Street exit to Water Street frontage road which intersects Broadway.

Broadway is a north-south principal urban arterial that extends from the Port of Albany to the Village of Menands. The section of Broadway between State Street and Water/Quay Street Connector intersection has two lanes for each direction of traffic. The section from Water Street to Madison Avenue is currently one way southbound and has three travel lanes. Access to the study area via Broadway is from the intersections of Division Street and Hudson Avenue. Broadway is currently being proposed by the Capital District Transportation Authority (CDTA) as Bus Rapid Transportation (BRT) Line that would connect to State Street which is currently a BRT. The City of Albany has also designated Broadway as a major bikeway route.

Hudson Avenue is a two lane local urban street that is the primary access corridor within the study area. Approximately 35 feet in width it runs in an East West direction and is signalized at both the Broadway and South Pearl Street intersections. Hudson Avenue provides an important circulation link to the 900 space Hudson Avenue Parking Garage and the Times Union Center. It is also an important pedestrian link from this area of downtown to South Pearl Street.

Green Street is a local urban street that runs parallel to Broadway. Approximately 24 feet in width Green Street is one way southbound from State Street to Hamilton Street. From Hamilton Street to Madison Avenue it is two way. From this location Green Street provides access and circulation from a CDTA bus Staging area and NYSOGS employee parking lot under the elevated Empire State Plaza Arterial.

Liberty Street is a local two lane urban street that provides direct access to the bus station. The width of the street is not well defined and varies in width to approximately 30 feet. It also provides delivery and service access to the back of those business and residential properties that front Broadway.

Green Street runs in a north and south direction within the study area from Madison Avenue to State Street. South of Hudson Avenue to Madison Avenue it is a two lane street. From State Street to Hudson Avenue it become one way in a southerly direction. Green Street is a primary pedestrian link from the study area into downtown and State Street.

Dallius Street which runs in a north south direction through the study area is approximately 50 feet in width.

Division Street runs in a east west direction through the center of the study area is not well defined and varies in width from 24 to 45 feet.

CDTA maintains a central staging area for their buses underneath the elevated Empire State Plaza arterial. The CDTA buses enter this lot from Madison Avenue west of Green Street. They exit via Dallius Street and Hudson Avenue.

The pavement condition of Hudson Avenue, Liberty, Green, Dallius, Division, and Hamilton Streets within the study area have reached their useful life and will require new curbing, sidewalks, full depth pavement replacement and stormwater drainage.

Transit

The Bus Terminal at Dallius Street and Division Street is a major terminal hub for the CDTA public transit system, including a transit station for the BusPlus Bus Rapid Transit (BRT) network. The northbound transit station located on the east side of Dallius Street south of Division Street features a shelter and benches, while the southbound stop on the west side of Dallius street only provides a branding stanchion and Bus Stop/Route sign. This transit station is served by 13 different CDTA bus routes (the bus route network was recently restructured/reorganized by CDTA). With headways ranging from 10-minutes to 60-minutes or more on individual routes, the result is that approximately 37 buses travel through the redevelopment zone every hour (approximately 1 bus every 1.6 minutes).

The roadways in the redevelopment area used for CDTA bus circulation include Hudson Avenue, Division Street and Dallius Street. The CDTA route map is shown on **Figure 14**.

In Concept Scenario 1 and Concept Scenario 2, the southern portion of Dallius street is eliminated for vehicular traffic. In both scenarios improvements or changes to the existing street grid should be coordinated with CDTA. If the current bus routes are modified the design should be designed to accommodate the bus turn radius requirements for alternate routes to be used within the study area.

The planning for the former Convention Center site included a recommended concept to convert a portion of the one-way (southbound) segment of Broadway between the BQ Connector and a new Liberty Street extension connector south of Pruyn Street to provide for a northbound (contra-flow) bus-only lane. Implementation of this concept may still be applicable as an option to remove the bus traffic from the proposed redevelopment area and allow CDTA to maintain access to Broadway without incurring additional wheel costs or affecting route schedules. As was noted in the Convention Center study, this concept would require construction within NYSDOT right-of-way and would require break-in-access authorization from NYSDOT and FHWA.

In the DEIS that was prepared for the original Convention Center location, an alternative to provide two-way traffic on Broadway between the BQ Connector and Madison Avenue for general traffic was also considered; but this was dismissed at the time due to LOS and queue impacts at the Broadway/Madison/I-787 intersection. This might be worth revisiting under a presumably lower traffic generation scenario associated with the current redevelopment scenarios. **Appendix B**

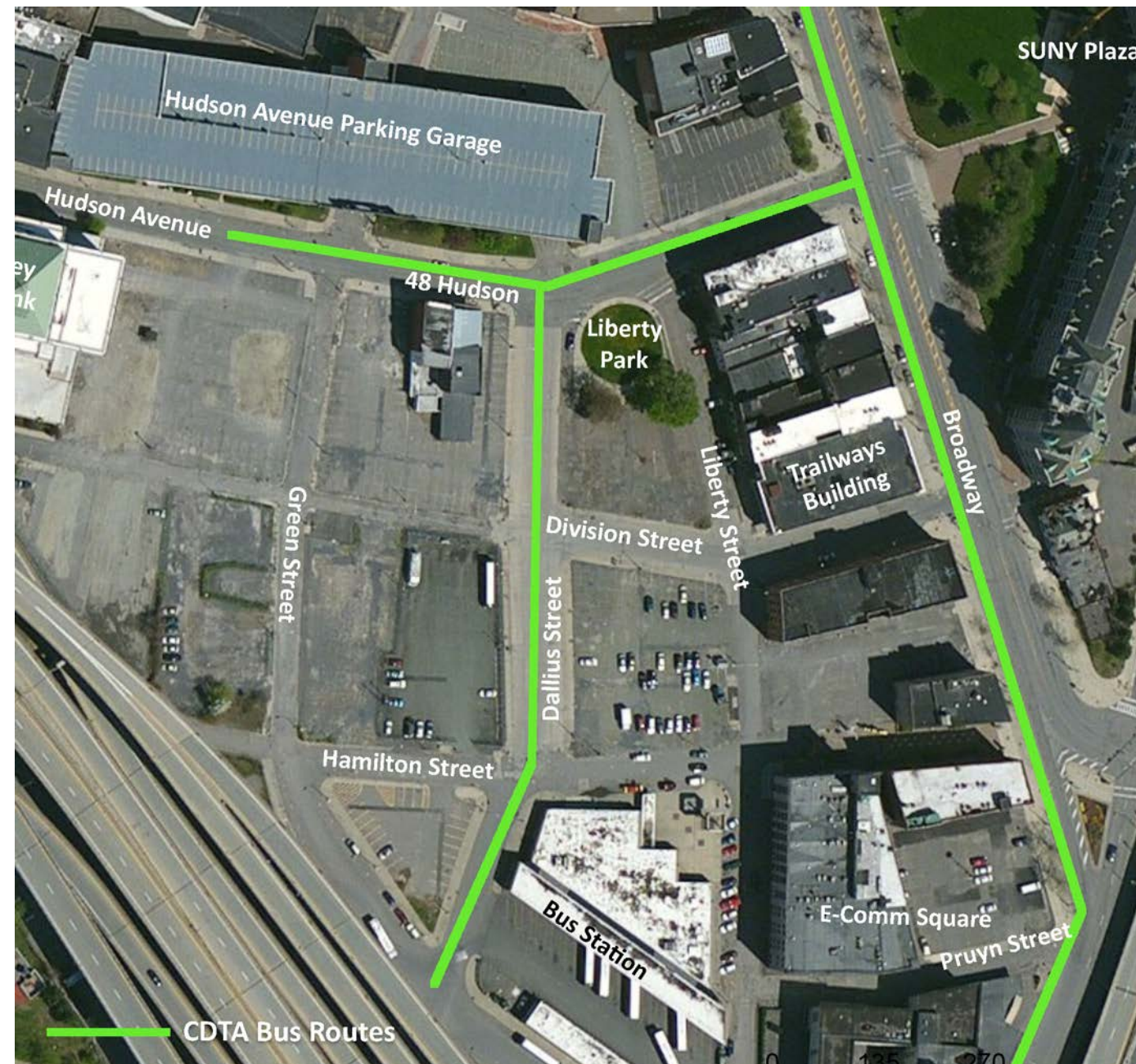


Figure 14 CDTA Bus Routes

Traffic Circulation

The intersection of Hudson Avenue and Green Street is currently controlled by a traffic signal. Green Street is one-way southbound from State Street to Hamilton Street. It is noted that Liberty Street is currently designated as one-way northbound between Division Street and Hudson Avenue and two-way south of Division Street; however, the carriageway of Liberty Street south of Division Street is approximately 20 feet wide (after considering accommodation for pedestrians and clearance to building faces).

Traffic circulation for the redevelopment scenarios are oriented to leverage access to the signal at Hudson/Green, especially for pedestrian crossings.

The streets in the redevelopment area are proposed to provide 2-way traffic circulation and maintain a grid pattern of streets to the extent practicable. North/south access between Hudson Avenue and Madison Avenue will be maintained in both redevelopment concept scenarios.

The street layout in both concept scenarios maintain the traffic access and flow patterns for the following:

- 66 South Pearl Street parking garage, which is accessed from Division Street.
- CDTA bus staging area under I-787 (entry from Madison Avenue and exit onto Green Street)
- Parking and/or maintenance areas under I-787 (accessed from Hamilton Street)

Cultural Resources

The study area lies entirely within the Fort Orange /Downtown Albany Historic District. These are areas designated by the City of Albany as archaeologically sensitive and development would be subject to review by the Historic Resource Commission. In June of 2007 the Albany Convention Center Authority engaged the services of Hartgen Archaeological Associates to undertake a Phase 1A Literature review and Archaeological Sensitivity Assessment. In a letter dated August 7, 2007 from NYS Office of Parks Recreation and Historic Preservation concurred with the recommendations. **Appendix F**

The Phase 1A survey confirmed the sensitivity of the area and recommended that a Phase 1B survey be prepared. Hartgen undertook a Phase 1B survey resulting in five archaeological sites being identified as warranting additional research (**Appendix F**). A series of trenches identified within Blocks totaling more than 2800 linear feet were dug throughout the study area **Figure 15**.

As a result of the Phase 1B survey five archaeological locations were recommended for Phase 2 site evaluation and potential Phase 3 data recovery. This includes Blocks B,E,F,G and L. Five other locations were recommended for construction monitoring. In 2012 Hartgen prepared an Archaeological data Recovery and Construction Monitoring Plan that included information on these locations. In a letter dated March 16, 2012 from NYS Office of Parks Recreation and Historic Preservation indicated that implementation of the data recovery plan would mitigate the planned convention center's adverse impact on archaeological resources. (**Appendix F**)

Within the study area is 48 Hudson Avenue, also referred to as the Van Ostrande-Radcliff House, and small green space known as Liberty Park, both dating back to the 18th century. 48 Hudson Avenue has been designated by the City of Albany Historic Resources Commission as an individual structure having historic value.

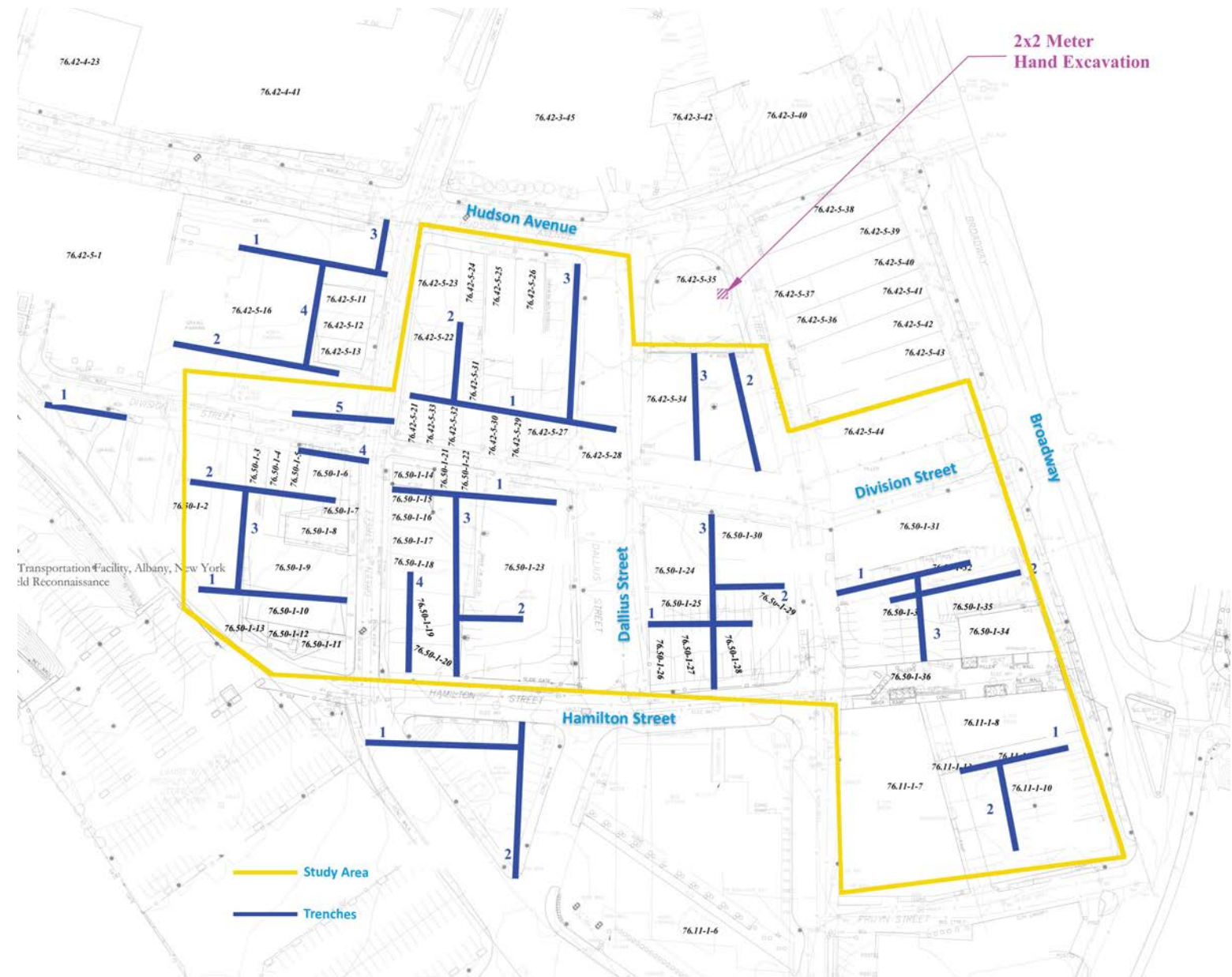


Figure 15 Phase 1B Trenches

Geotechnical/Soils

In 2008 CHA completed a Preliminary Geotechnical Report that included soil borings within the study area that extended to depths ranging from 24 feet to 85 feet below the existing ground surface. As depicted in **Figure 16** five borings identified as B-1 through B-4A were completed. Boring B-1 was located on Hudson Avenue between South Pearl Street and Green Street, boring B-2 located on Hudson Avenue between Green and Dalius Streets; boring B-3 located on Division Street at the corner of Dalius Street and boring B-4/B-4A were located at Green Street between Hamilton Street and Hudson Avenue.

The results of the Preliminary Geotechnical Report generally included the following:

- Silty Clay encountered 17-23 feet below the ground surface
- Sand encountered in Borings B-1 and B-2 ranging in depths from 21-28 feet below the ground surface
- Glacial Till encountered in Borings B-1, B-2 and B-4A ranging in depths from 17-28 feet below the ground surface
- Highly Weathered Bedrock in Boring B-3 was encountered at approximately 57 feet below the ground surface
- Shale Bedrock core sample was retrieved from boring B-3 at approximately 85 feet below the ground surface
- Ground water was monitored in December 2007 and then again in January 2008. In January the approximate depth to groundwater below existing ground surface ranged from 3-7 feet

Depending on the design and type of construction being proposed, spread footings, mat foundations, or deep foundations could be considered.

Please refer to **Appendix G** for the Preliminary Geotechnical Report, boring logs and foundation recommendations.

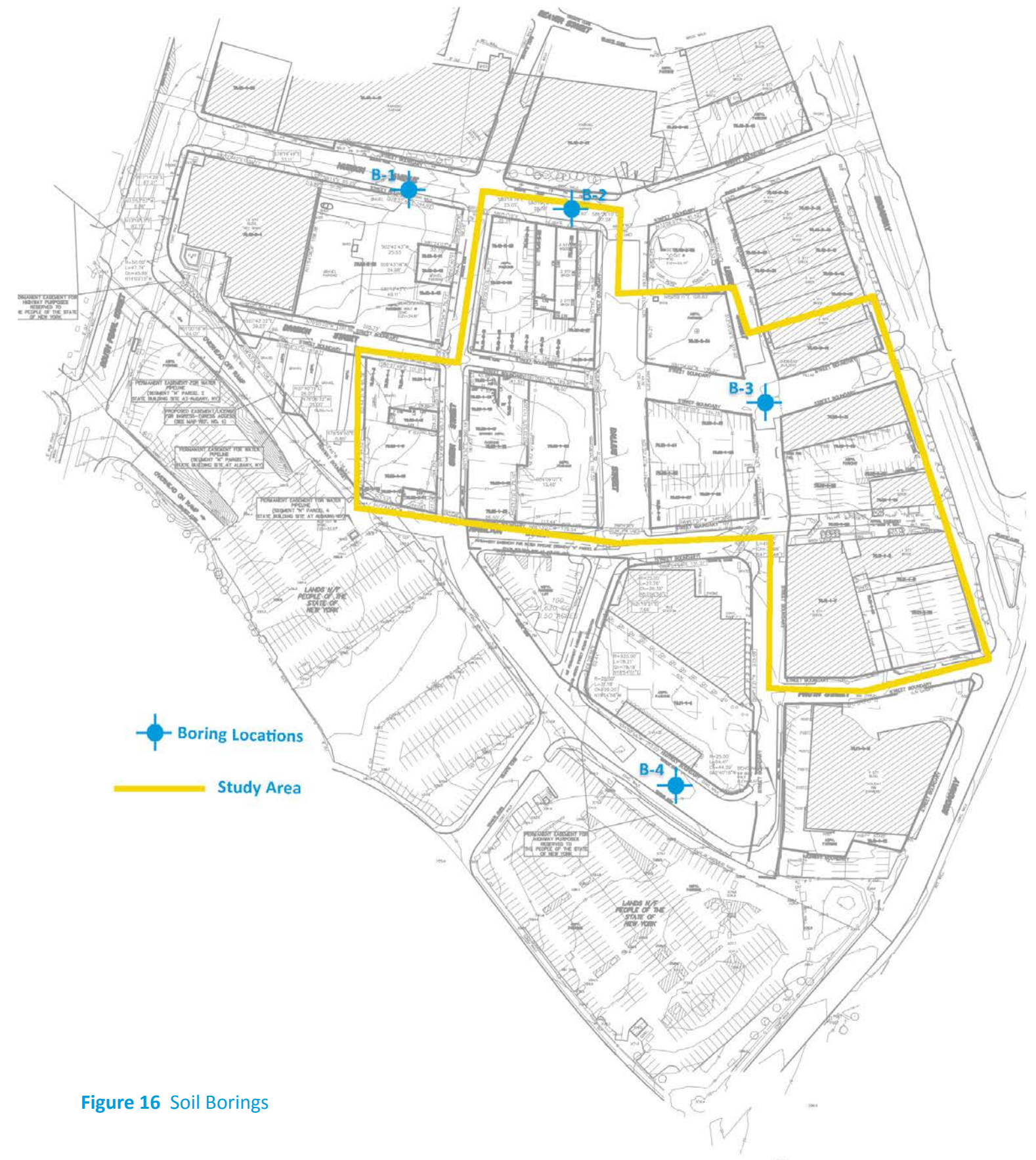


Figure 16 Soil Borings

Building Conditions E-Comm Square

In 2010 CHA prepared a visual building condition assessment of E-Comm Square. The assessment involved buildings 2, 3, 4 and 6. A summary of the findings are as follows. Building systems assessed included structural, mechanical, and electrical. The full assessment report is included in appendix. In addition a Pre Demolition Asbestos Containing Materials (ACM) Survey was also completed in 2010. The full report is included in **Appendix H**.

Building 2

Building 2 is a 4 story structure constructed of timber floor framing supported by interior timber girders and steel columns and exterior multi-wythe brick bearing walls. The building is currently vacant and utilities have been disconnected.

The basement is in good structural condition. The existing roof appears to be beyond its useful life and should be replaced. The building façade is in fair condition and large areas indicate deterioration of the brick mortar joints that require repointing.

In 2011 the building experienced significant damage to the interior finishes from water damage due to failure of the sprinkler system.

The building is equipped with a 1200 amp, 120/208 volt, three phase, four wire Westinghouse switch/fuse type service rate switchboard located in the basement. The electrical system is approximately 25 years old. The fire alarm system is approximately 20 years old and has reached its useful life and should be replaced.

In general the building would need to be brought up to meet current life safety code requirements if renovated.



Building 3

Building 3 is a 4 story structure with a 5th floor penthouse constructed of timber floor framing supported by interior timber girders and columns and exterior multi-wythe brick bearing walls. The building is currently vacant and utilities have been disconnected.

There is no accessible basement; it appears to have been filled in with stone. The existing roof shows signs of deterioration and leaking and needs to be repaired.

All façade locations shows signs of extensive deterioration of the mortar joints that need to be repointed. Window frames show signs of severe rotting and need to be replaced. The building is equipped with a 1600 amp, 120/208 volt, three phase, four wire switch/fuse type Siemens service rated switch board located in the basement. The fire alarm system is approximately 20 years old and has reached the end of its useful life.

In 2011 the building experienced significant damage to the interior finishes from water damage due to failure of the sprinkler system. The building would need to be brought up to meet current life safety code requirements if renovated.



Building 4

Building 4 is a 4 story structure constructed of timber floor framing supported by interior timber guiders and steel columns and exterior multi-wythe brick bearing walls. The building is currently vacant and utilities have been disconnected.

The fieldstone and brick bearing walls are in good condition with minor deterioration of the mortar joints. The existing roof shows signs of deterioration and leaking.

The west façade of the building shows signs of settlement in the past with vertical crack extending from the first floor to the third floor.

A portion of the north façade bulges out slightly which indicates that the brick wythes could be delaminating inside the wall or the lateral connection of the wall to the floor or roof framing could be failing. Further investigation is required to determine cause and appropriate method for stabilization of the building.



The building is equipped with a 1200 amp, 120/208 volt, three phase, four wire switch/fuse type Federal Service rated switch board located in the basement. The fire alarm system is approximately 20 years old and has reached the end of its useful life.

The building would need to be brought up to meet current life safety code requirements if renovated.

Building 6

Building 6 is a 4 story structure constructed of timber floor framing supported by interior timber girders and columns and exterior multi-wythe brick bearing walls. The building is currently vacant and utilities have been disconnected.

The fieldstone foundation in the basement are deteriorated. A significant area of the underside of the first floor wood framing is covered with mold and fungus. Extensive water damage was observed on all of the floors. The roof appears to have completely failed. The south façade has signs of serious water damage and needs to be stabilized. A majority of the existing window frames show signs of significant rotting.



In 2011 CHA performed a follow up visual inspection and determined that deterioration of the building's structure and components had continued to deteriorate to a degree that it should be demolished. **Appendix I**

Trailways Bus Station

Located at 358 Broadway the structure is a two story slab on grade masonry structure totaling approximately 13,500 square feet. Constructed in the mid 1960's as a bus station used by Trail Ways the building has been vacant since 1999. Utilities have been disconnected and all building systems have reached the end of their useful life.



Pre Demolition (ACM) Surveys

A Pre Demolition Asbestos Containing Materials (ACM) Survey was completed in 2010 for E-Comm Square and the former Trail Ways Bus Station.

E-Comm Square Buildings 2, 3, 4 and 6

CHA identified 229 suspect asbestos containing materials with a total of 509 individual bulk samples being collected. Of the 229 suspect asbestos containing materials identified, 34 asbestos containing materials were confirmed through laboratory testing. It was recommended that these materials be removed. The full report is included in **Appendix J**.

Trailways Bus Station

CHA identified 71 suspect asbestos containing materials with a total of 199 individual bulk samples being collected. Of the 71 suspect asbestos containing materials identified 16 asbestos containing materials were confirmed through laboratory testing. It was recommended that these materials be removed. The full report is included in **Appendix K**.

Project Approach

In preparing the Downtown Albany Planning and Feasibility Study, the CHA team first collected data relating to land use regulations, infrastructure, and environmental constraints. This included zoning, existing building conditions, geotechnical, utilities, transportation, historic/archeological, topographic/property surveys, economic development master plans, zoning and floodplains.

Once this wealth of information was cataloged and reviewed, the CHA team reached out to numerous stakeholders. Stakeholders included local developers, real estate brokers, business community, Historic Albany Foundation, Capitalize Albany, Downtown Improvement District, Albany County and the City of Albany. The purpose for reaching out to the various stakeholders was to provide them with an understanding as to the purpose of the study, the goals and objectives that were to be achieved, and to receive input as to their vision and priorities for redevelopment.

The following questions formed the basis of discussions with the various stakeholders:

- Why did the RFP issued in 2015 not result in qualified proposals?
- Impact Albany referenced 550 units, 80,000 SF of office space, 20,000 SF of retail space and a 1,000 car parking garage. If this were built, what impact would it have on the existing markets? Can the market support this size development?
- Do you feel the downtown can support another hotel? If so, what size/type?
- What is the current and expected future demand for office, retail and residential market rate and affordable units at this site? What is the demographic of this demand?
- Is there any demand for institutional space?
- There are four existing former warehouse buildings most recently used as office space. If these buildings could be acquired separately, what is the highest and best use given the market demand today?
- If you owned this property, how might you approach development to maximize the value? How might you phase it? Are there big moves around the site that you would make to create value? What is your vision for this site?
- What uses will complement the new Capital Center and renovated Times Union Center? Any thoughts on how to connect this site to these destinations?
- How would you approach parking for this development?
- What are the public amenities necessary to be included for this site to make it a live, work, play environment?
- How would you rank the importance of the following items for redevelopment in this area of downtown with 1 being very important, 2 being somewhat important and 3 not being important?
 - Parking
 - Public Transit
 - Public Green Space
 - Linkages to Cultural Amenities/Riverfront
 - Linkages to Downtown/Broadway
 - Residential Opportunities (Apartments & Condos)
 - Retail Opportunities (Grocery & Boutique)
 - Office/Institutional Opportunities
 - Walkable Streets
 - Branding

Outreach Feedback

The responses from the stakeholders have been summarized below in the following categories:

Opportunities

- Create a new neighborhood with new construction within the downtown and brand it
- Use of existing studies that can reduce developer costs and time for obtaining permits
- Strong demand for residential development for young professional and empty nesters
- E-Comm and former Trail Ways buildings can be repurposed quickly
- Vacant parcels more attractive than sites where demolition is required
- Continued demographic trend of millennials downsizing and relocating to urban cities
- Enhance Liberty Park as focal point
- Continued growth of Albany Medical Center generating demand for housing
- Demand for a limited service hotel in the 100 room range
- Partnering with SUNY Poly for research use and University at Albany for office
- Demand for destination type use that draws people into the downtown
- Partnering with the Capitalize Albany and the IDA to maximize pilots and incentive programs
- Other potential uses could include movie theater, theme restaurants, movie/sound productions, research/technology

Challenges

- High office vacancy rate in downtown
- Difficult to attract retail regional/national in downtown
- Access and site visibility
- Rezone Albany legislation and the 5% set aside requirement for affordable housing
- Uncertainty with continuation of historic tax credit
- Lack of maintenance and condition of the Greyhound Bus Station
- Need an anchor project to build and maintain momentum in downtown
- Unknown costs associated with historic and archaeological resources
- Age of existing infrastructure
- High land values and taxes
- Robust pilots and tax incentives are required
- Access to convenient parking is critical

Considerations

- Need for participation by the City and County will be required for street and infrastructure improvements
- Need for flexibility to allow for redevelopment of individual blocks as opposed to one master developer for entire study area
- Need to promote architectural design of the redevelopment that is transformational in nature
- Need to include within the plan an entertainment/destination land use that caters to families
- Need to quickly backfill with service retail for residents
- Need to strengthen connections to downtown and the waterfront
- Need to protect Liberty Park
- Need to promote walkable streets
- To continue the current positive trend for repurposing existing vacant buildings the tax credits/incentives cannot be the same as those for new construction. There is greater risk for conversions than with new construction
- Need to encourage the type of architecture that will be transformational in nature
- Historic Albany Foundation is in the process of restoring 48 Hudson Avenue. Due to its historic nature, the building could become an asset to the redevelopment plan as a tourist destination depending on how the building is repurposed and the area around it.

Supported by stakeholder input, planning level sketches for two (2) concept scenarios were prepared that depicted the general intent and location for the proposed uses that were being considered. The concepts also took into consideration urban form, conditions of existing buildings, land use regulations, utilities, street infrastructure, cultural resources, access, and circulation.

The concept sketches were then vetted for consistency with market demand, absorption projections, urban form and the study's guiding principles. The planning level sketches were then modeled in massing diagrams to determine the building massing for each block. The massing model was supported by a development analysis which determined the number of residential units, and square footages for the various uses. From the massing model and diagrams, the master plan and elevations that supported the redevelopment concept were prepared.

An important factor that was consistent with each scenario evaluated was the ability to provide flexibility so that redevelopment could take place on a block level by individual developers or redevelopment of all seven (7) blocks could be undertaken through a master developer. A financial model was then prepared to test the economic viability of each scenario.

A summary of the redevelopment scenarios is found on the following pages.

Concept Scenario 1

As shown in **Figure 17** a preliminary bubble diagram plan was developed which conceptually depicted the location of the proposed uses and circulation patterns for redevelopment within the study area. The bubble diagram plan was then developed into schematic block plans incorporating massing and scale to determine square footages for the proposed redevelopment uses as well as green space and parking.

Figures 18 and 19

From the schematic level plans, a development analysis model was prepared that identified the number of residential units and square footages for both new construction and rehabilitation of existing structures. **Figure 20**

In Concept Scenario 1, the primary redevelopment use would be residential that would include a total of 258 one and two bedroom units. The remaining uses proposed would include an 81 room limited service hotel, 16,634 sf of retail, 105,325 sf of entertainment/destination space and 38,048 sf of green space. In general, new construction would incorporate the following design criteria guidelines:

- Color variations of buildings between street level and upper levels
- Four story construction
- Material variation of buildings between street level and upper levels
- Articulation of upper levels of buildings to emphasize setbacks
- Open space enhancements
- Strong gateway and walkable streets

Block 1

New residential construction for Block 1 would consist primarily of 4 and 5 story buildings approximately 50-60 feet in height that would include 1 and 2 bedroom units and associated parking. Block 1, approximately 1.43 acres in size, would be developed entirely with new residential construction with an orientation facing south onto the newly created Division Street neighborhood center. It is envisioned that the residential building would respectfully wrap around 48 Hudson Avenue and be designed to take into consideration the building's historic significance of being one of the oldest structures in Downtown Albany with the appropriate setbacks. Retail and commercial uses would be incorporated on the street level at the southeast corner of the building supporting the Division Street neighborhood center. Parking for residential development on Block 1 would be accommodated by the structured parking garage being proposed across the street on Block 4.

The architectural vocabulary for the residential development would be composed utilizing a palette of resilient and familiar urban materials designed to provide a varied urban fabric, while constructed to function as a singular structure. While the main facade and entrance is oriented towards Division Street, the architectural opportunity remains for this structure to maintain a strong presence on Darius Street, Green Street and especially Hudson Avenue. With new residential construction being proposed adjacent to 48 Hudson Avenue, it should frame that structure by scale and composition to support it as a special structure within this urban setting. **Figure 17**

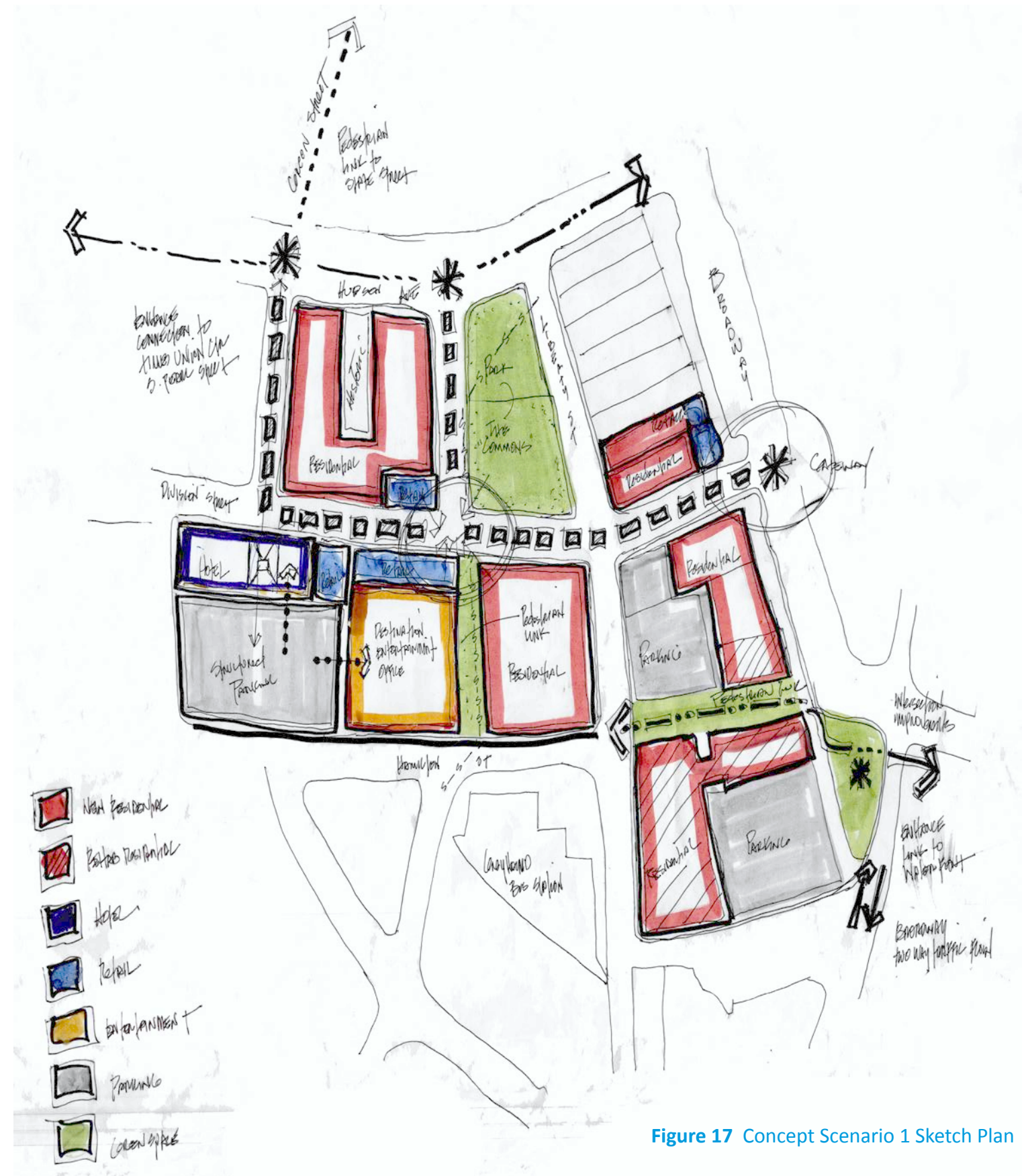


Figure 17 Concept Scenario 1 Sketch Plan

Block 2

Block 2, which includes the Historic Liberty Park, would be enhanced to create a new and expanded “green commons” area. The green commons area would encompass the entire block from Hudson Avenue to Division Street and would support a variety of passive type uses. It is envisioned that enhancements would reflect the historic nature of the park and could be incorporated into the improvements. The enhanced green commons area of Liberty Park would also provide a gateway into the neighborhood center with the intersection of Dallius and Division Streets being a primary focal point.

Block 3

Block 3, which is approximately .25 acres in size and includes the former Trail Ways Bus Station, is proposed to be abated and demolished. The reason is that the shuttered building only has one elevated floor level with window openings on the two short sides, which is not conducive for layout of apartments and extensively limiting the number of residential units targeted. The site would be redeveloped with new residential one and two bedroom units on the upper floors, retail space at street level along Broadway, with open air resident parking under the 2nd level behind the retail space.

Architecturally, this block should be assuming strong cues from the existing vernacular along Broadway. The existing 4-story buildings on Block 3, between Hudson Avenue and Division Street, are historic brick structures with punched window openings, adorned with brick corbel and dentil details and showcases street level storefronts that embody the Dutch heritage of Albany. What enhances this block is its location on the corner of a proposed new boulevard, which is the gateway into this new neighborhood being created. This location also presents an opportunity to provide a striking expression architecturally that will enhance the urban fabric and street wall along Broadway, as well as reinforcing this corner as a gateway, with the prominent presence of the gothic styled SUNY Plaza’s south tower anchored right across on Broadway.

Blocks 4 & 5

Blocks 4 and 5, totaling approximately 1.24 acres combined, would be developed with a mix of nonresidential uses including a limited service hotel, retail, and entertainment uses supported by a structured parking garage. These blocks are proposed to be very flexible in the types of uses that could be accommodated. The potential uses envisioned for this location could include, but not necessarily limited to, niche technical offices, start-up incubator spaces, entertainment, commercial, retail, a movie theater, and possibly theme restaurants and/or breweries.

In this scenario, the southern portion of Green Street from Division Street to Hamilton Street would be relocated to the west of Block 4 immediately adjacent to the proposed limited service hotel and structured parking garage. With the relocation of Green Street, the traffic circulation pattern would be maintained to Hamilton Street with connections to Madison Avenue and I-787. The relocation of Green Street provides direct access on three sides of the proposed redevelopment for service, firefighting and emergency vehicles.

The limited service hotel with its proximity to the Times Union Center, The Albany Capital Center, the Egg, the NYS Cultural Center and downtown restaurants will provide an anchor use within the Dallius Street neighborhood center. The design would emphasize the view axis points from Hudson Avenue to the entrance of the hotel and across the expanded Liberty Park Commons to the Division Street neighborhood center.

Block 5, which is approximately .75 acres, would be developed with retail and commercial uses at street level and destination/entertainment uses above. Maximum lot coverage would be approximately 100%.



LEGEND

- Residential
- Rehab Residential
- Hotel
- Retail
- Entertainment
- Parking
- Green Space

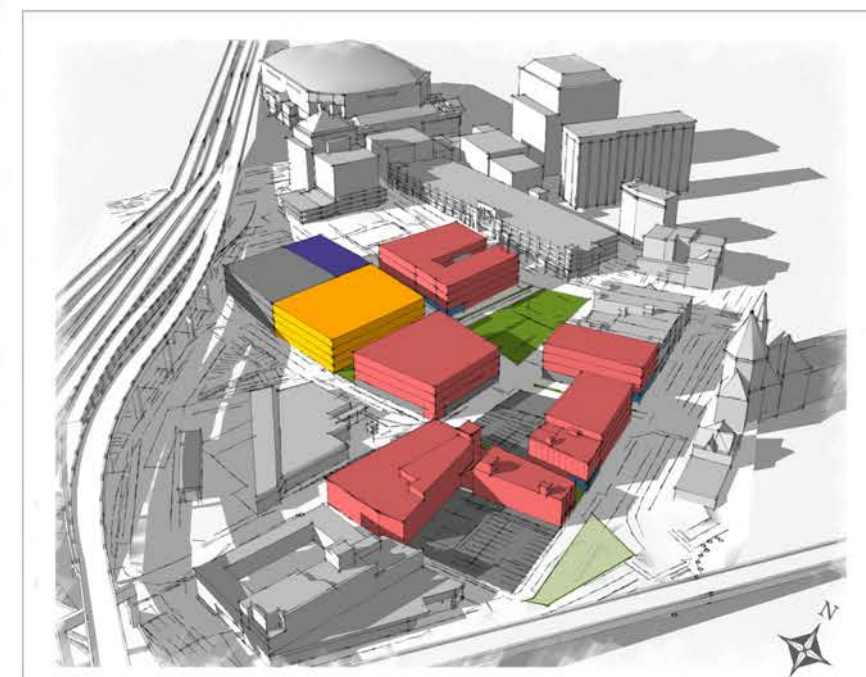


Figure 18 Concept Scenario 1 Massing Plan

Block 6

Block 6, which totals approximately .52 acres, would be developed with parking at ground level and residential units on the upper floors.

Vehicular use of the southern portion of Dallius Street between Block 5 and 6 is proposed to be eliminated. The existing right of way, which also includes the easement for the Albany County interceptor sewer line, would remain. However, it would be enhanced as pedestrian plaza space with the appropriate urban landscape improvements. This pedestrian space would support outdoor activities associated with the redevelopment uses proposed for the Division Street neighborhood center. Design of the pedestrian space would also allow access, if necessary for firefighting and emergency vehicles. Blocks 4 and 5 are functionally symbiotic. The limited service hotel, and the adjacent retail and entertainment structure will provide the western most anchor within the neighborhood. Architecturally there can be a range of materials and colors that could appropriately strike a contrast to the residential structures proposed along the north side of Division Street to communicate the uniqueness of these non- residential structures.

The architectural design of the limited service hotel would take advantage of the view axis down Green Street with height, scale and materials used at the main entrance. At street level, a fully glazed welcoming facade would be an appropriate design element.

The parking garage would be proposed as a modest utilitarian structure, as it should be considered a background building that acts as a foil to reinforce the prominent surrounding new construction on the north and west sides.

The architectural design of the residential structure on Block 6 would be designed as a signature anchor building that incorporates building materials which would enhance the Dallius Street Neighborhood center. The architectural design of the building façade design should take advantage of the view axis from Hudson Avenue across Liberty Park and from Broadway.

Block 7

Block 7, which is approximately 1.87 acres, includes the vacant E-Comm Square buildings 2, 3, 4 and 6. All existing buildings, with the exception of 6 E-Comm Square, would be redeveloped and repurposed for residential use. 6 E-Comm Square, at the corner of Division Street and Broadway, is in a serious state of structural deterioration, as demonstrated through cordoned off areas on the southside, where exterior bricks have fallen over the last few years. It is recommended that 6 E-Comm Square be demolished and redeveloped with new residential construction.

There are two primary lots that comprise Block 7 along Broadway. The north lot between Division Street and Hamilton Street Way is the lot where 6 E-Comm Square will be demolished to make room for the new construction of a 4-story residential building. This new building will be adjacent to the existing 4E-Comm Square building, which will be fully renovated to accommodate additional residential units with retail storefront space on Broadway. Open air parking for both residential structures would be provided on the backside of the buildings along Liberty Street. Similarly to Block 3, the new construction at the corner of Broadway and Division Street, will provide the same architectural opportunity to express the notion of gateway into the newly created neighborhood, as well as continuing to infill and reinforce the street wall and urban fabric along Broadway.

The south lot is framed between Hamilton Street and Pruyn Street, and houses the existing 4-story buildings of 2 and 3 E-Comm Square, which will also be repurposed and fully renovated to provide similar residential units. These two existing structures are conjoined and should be aesthetically designed to be viewed as a singular residential facility. 2 E-Comm Square has building frontage along Broadway, which also strengthens the notion of street wall. Both buildings combined form an L-shaped building footprint that defines the south lot's residual space at the corner of Broadway and Pruyn Street, which would be designated as an open air parking lot for residents. As the primary source of security, it is recommended that these north and south parking lots would be fenced in, well-lit and installed with security cameras. Given the upper residential units of both Block 3 and Block 7 have direct views down onto the lots ("eyes on the street"), the locals' presence would infer a secondary level of security.

The space between the north and south lots of Block 7 or Hamilton Street Way, offers an opportunity for a pedestrian friendly green space that would provide access to and from the new neighborhood. In addition, this green space is part of the urban path that leads east towards the Hudson River, where the historic destroyer USS Slater is moored as a museum exhibit, and continuing on northward, to the Jennings Landing Amphitheater at the Corning Preserve that hosts outdoor public concerts and special events. **Appendix I**

The new residential construction will be designed with a primary orientation being focused on the Broadway corridor with a view towards SUNY Plaza. The open lot adjacent to 6 E-Comm Square is currently being used as a surface parking lot. This “missing tooth” does not enhance the street wall and would be infilled with new residential construction maintaining the appropriate height and scale that currently exists along the Broadway corridor.

Parking would be provided by improvements to the existing surface parking lot on Liberty Street. The current condition of E-Comm Square Buildings 2, 3, and 4 with the necessary improvements would be re-purposed for residential uses. Parking would be provided by improving the existing surface lot on Pryun Street. The existing open space easement between E-Comm Square Buildings 2 and 4 would be improved to coincide with the intersection improvements on Broadway that will provide enhanced connection to the Hudson River Waterfront.

The design of new residential and retail development in Block 7 will have the opportunity as the front door into downtown Albany to support the scale and material of the Broadway corridor with newer and more creative building materials. There is also the opportunity to speak to the loft warehouse feel of E-Comm Square buildings incorporating strong common masonry, with larger window openings and divided-lites.

Throughout scenario 1, Green, Dalius, Division and Liberty Streets would be improved with walkable street enhancements to support the redevelopments urban form.

In particular the northern section of Dalius Street and the western portion of Division Street would be designed to include an urban landscaped Boulavard creating a gateway into the neighborhood center. Redevelopment within the study area would require full depth replacement of the street sections in accordance with City of Albany standards, street lighting and wayfinding. In addition the existing sanitary sewers, watermain, storm water utilities would all need to be replaced to provide adequate service for the proposed redevelopment. Typical cross sections for the urban streets within the study area would be as follows:

Green Street would be designed to have two 11 foot travel lanes, 9 foot wide parking lane on the west side, 10 foot wide sidewalk, and planting space on west side. Total section 42 feet.

Division Street would be designed to have two 11 foot wide travel lanes, separated by a landscaped boulevard at the entrance to Broadway, 9 foot wide parking lane on the south side, 10 foot wide sidewalks, and planting space on both sides. The total section is 52 feet.

Dalius Street would be designed to have two 11 foot travel lanes separated by a landscaped boulevard at the entrance from Hudson Street, 9 foot wide parking lane on the west side, and 10 foot wide sidewalks and planting space on both sides.

Liberty Street would be designed to have two have two 12 foot travel lanes and 10 foot wide side walk on the west side.

Streetscape improvements from edge of curb to sidewalks will also incorporate green infrastructure practices designed to promote natural interception and infiltration of stormwater. Techniques to be considered include:

- Rain garden planting zones
- Porous surfaces that allow stormwater to pass through and be stored in the systems structured soil and stone reservoir
- Catch basins that are designed for pretreatment and removal of floatables and sediment before entering into the green infrastructure system

These techniques and others will reduce the impacts on the existing combined sewer overflow system reducing demands during heavy rainfall events and subsequent combined sewer overflows to the Hudson River.

Figure 21 depicts the proposed redevelopment master plan for the study area and **Figure 22** presents a typical architectural elevation showing the scale and image on the type of development being considered.



Street View A (Division St & Liberty St - looking west)



Street View B (Hudson St & Dallius St - looking south)

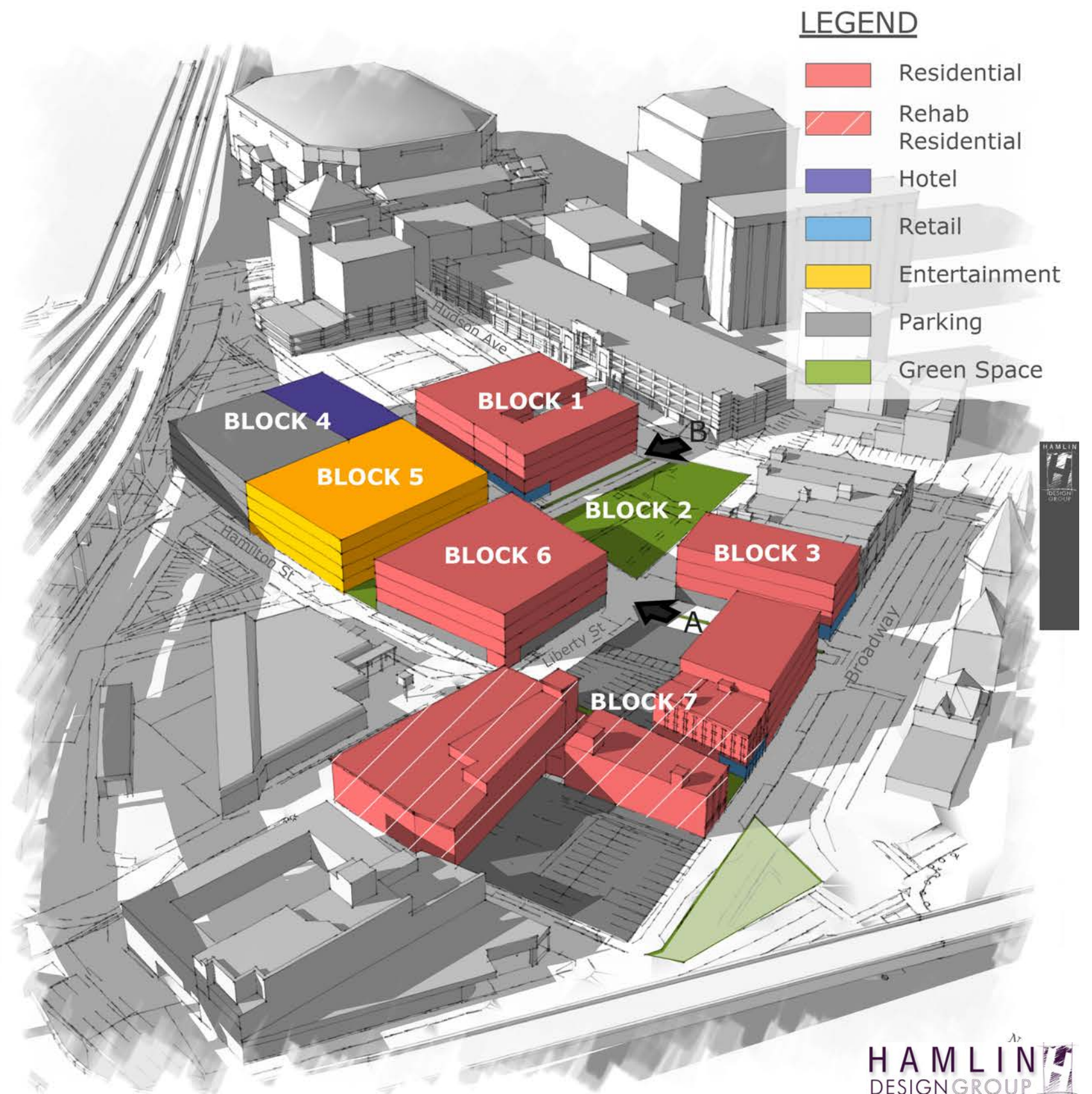


Figure 19 Concept Scenario 1 Massing Elevations

Concept 1 - Development Analysis

Legend

Residential

Hotel

Retail

Entertainment

Parking

Green Space

Space	Block 1	Block 2	Block 3	Block 4	Block 5	Block 6	Block 7	Total	Comments
Residential									
Square Footage	100,539	0	32,714	0	0	68,506	120,819 *	322,578	
One Bed Room	64	0	21	0	0	44	77	206	1 Bedroom size based on 750 sqft
Two Bed Room	16	0	5	0	0	11	19	52	2 Bedroom size based on 1000 soft
Total Apt	80	0	26	0	0	55	97	257	
Hotel									
Square Footage	0	0	0	44,516	0	0	0	44,516	Hotel Room based on 350 sqft
Rooms	0	0	0	81	0	0	0	81	
Retail									
Square Footage	2,176	0	2,438	0	11,246	0	974	16,834	
Entertainment									
Square Footage	0	0	0	0	105,325	0	0	105,325	
Parking									
Square Footage	See Block 4 parking	0	7,053	94,835	See Block 4 parking	21,729	33,233	156,850	Residence at Block 1 will park at Block 4
Spaces	See Block 4 parking	0	18	237	See Block 4 parking	54	83	392	
Green Space									
Square Footage	0	22,364	0	0	7,607	0	8,077	38,048	
Gross Bldg SF	102,715	0	42,205	139,351	116,571	90,235	155,026	646,103	

* Block 7: Rehab - 82,550 SF; New Construction - 38,269 SF

Figure 20 Concept Scenario 1 Development Analysis



Figure 21 Concept Scenario 1 Redevelopment Plan





Figure 22A Concept Scenario 1 Development Rendering - View Looking South Along Broadway at Former Trailways Bus Station Site and 6 E-Comm Square Building

Concept Scenario 2

As shown in **Figure 23**, a preliminary bubble diagram plan was developed, which conceptually depicts the location of the proposed uses and circulation patterns for redevelopment within the study area. The bubble diagram plan was then developed into schematic block plans incorporating massing and scale to determine square footages for the proposed redevelopment uses as well as green space and parking. **Figures 24, 25**

From the schematic level plans, a development analysis was prepared that identified the number of residential units and square footages for both new construction and rehabilitation of existing structures **Figure 26**. In Concept Scenario 2 the primary redevelopment use would remain as residential and include a total of 303 one and two bedroom units. The remaining uses proposed would include 13,221 sf of retail, 90,236 sf of entertainment/destination and 26,424 sf of green space. In general, new construction would incorporate the following design criteria guidelines:

- Color variations of buildings between street level and upper levels
- Material variation of buildings between street level and upper levels
- Articulation of upper levels of buildings to emphasize setbacks

In Concept Scenario 2, the primary redevelopment use would remain as residential rental units. Also included in the neighborhood redevelopment concept, would be commercial space, a limited service hotel and destination/entertainment component. Similar to Concept Scenario 1, new construction would consist primarily of 4 and 5 story buildings, approximately 60-70 feet in height. A strong architecturally reinforced neighborhood center would be created at the intersection of Dallius and Division Streets.

Block 1

Block 1, which totals approximately 1.43 acres, would be developed entirely for new residential units. The new residential development would be concentrated on the west side of the block adjacent to 48 Hudson Avenue, one of the oldest structures in Downtown Albany with an orientation onto the newly created Division Street Neighborhood Center. On the east side of Block 1 adjacent to 48 Hudson Avenue, the area would be enhanced as public pedestrian green space, that in conjunction with Liberty Park on Block 2, would form a gateway into the neighborhood center, which would also include a tree lined boulevard. The major distinction between the two Concept Scenarios, is that Concept 2 provides the neighborhood center with additional public green space along Hudson Avenue coupled with Liberty Park across Dallius Street. Though the Block 1 green space displaces, new additional residential units are added to Block 2.

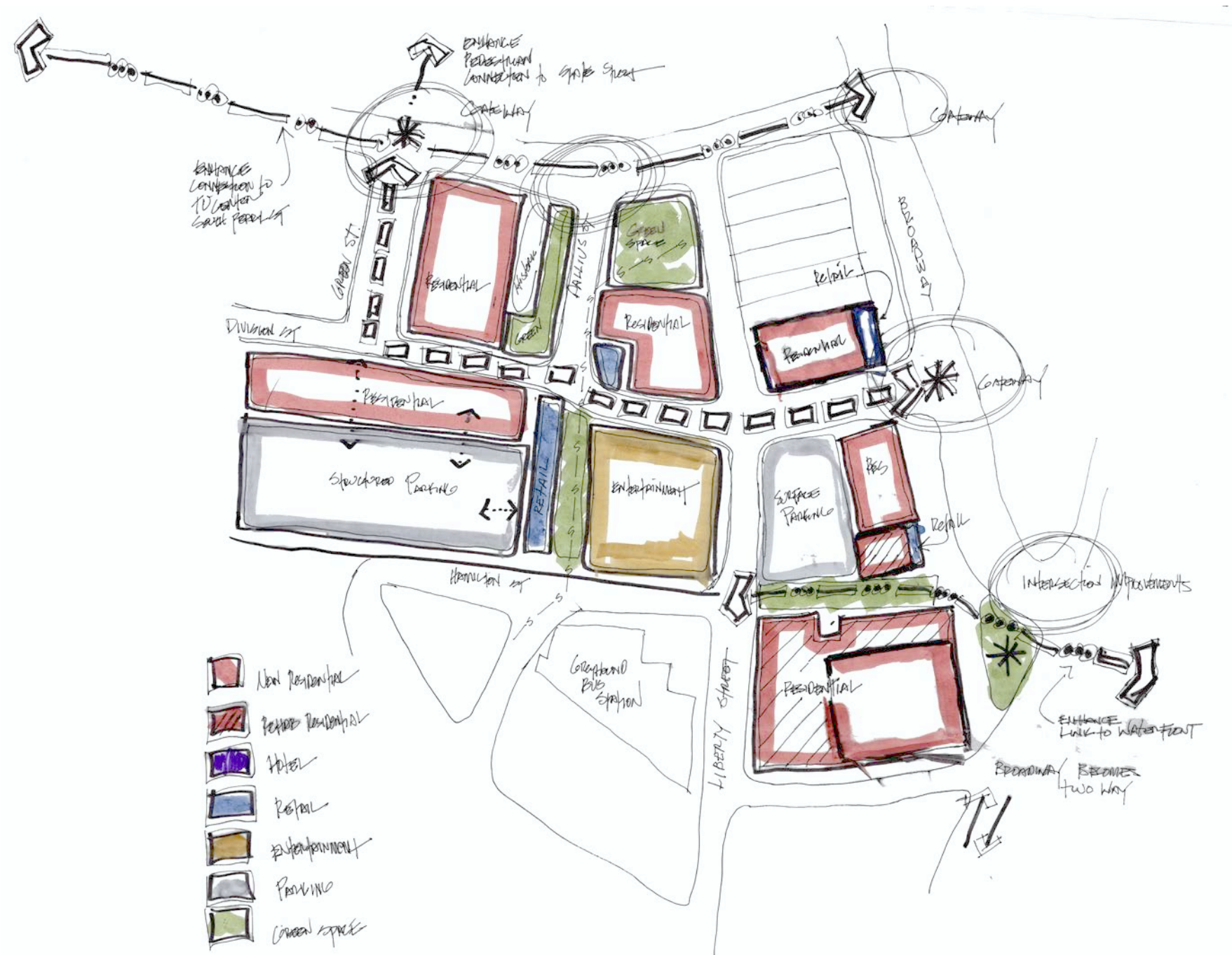


Figure 23 Concept Scenario 2 Sketch Plan

Block 2

The northern section of Block 2, which includes Liberty Park, would be enhanced and continue to accommodate passive uses, as well as forming the gateway into the neighborhood center. The southern parcel on Block 2, which is approximately .30 acres in size, would be developed as new residential units on the upper levels with secured parking located on street level under the building. Retail use would also be incorporated into the building at street level with an orientation towards the Dallius and Division Street intersection, which compliments the retail space kiddy-corner on Block 5, encouraging pedestrian activity at this intersection. With the addition of the residential building on the south side of Liberty Park, the massing also reinforces the notion of street wall on Division Street.

Block 3

Block 3, which is approximately .25 acres in size and includes the former Trail Ways Bus Station, is proposed to be abated and demolished. The reason is that the shuttered building only has one elevated floor level with window openings on the two short sides, which is not conducive for layout of apartments and extensively limiting the number of residential units targeted. The site would be redeveloped with new residential one and two bedroom units on the upper floors, retail space at street level along Broadway, with open air resident parking under the 2nd level behind the retail space.

Architecturally, this block should be assuming strong cues from the existing vernacular along Broadway. The existing 4-story buildings on Block 3, between Hudson Avenue and Division Street, are historic brick structures with punched window openings, adorned with brick corbel and dentil details and showcases street level storefronts that embody the Dutch heritage of Albany. What enhances this block is its location on the corner of a proposed new boulevard, which is the gateway into this new neighborhood being created. This location also presents an opportunity to provide a striking expression architecturally that will enhance the urban fabric and street wall along Broadway, as well as reinforcing this corner as a gateway, with the prominent presence of the gothic styled SUNY Plaza's south tower anchored right across on Broadway. With a prominent position on Broadway corridor, view to SUNY Plaza, proximity to local hospitality and entertainment venues, this could be an ideal location for new residential construction.

Blocks 4 & 5

Block 4 in conjunction with Block 5, totals approximately 1.24 acres, and would be developed to include residential, retail, and a structured parking garage. New residential construction would be concentrated along the entire block between Green and Dallius Streets. At the intersection of Division and Dallius Streets, retail uses would be incorporated at the street level with residential units on the upper floors. The secured structured parking garage would service the residential development on Blocks 1, 4 and 5.

In this scenario, the southern portion of Green Street would be relocated to the west adjacent to the proposed residential development and structured parking garage. With the relocation of Green Street, the traffic circulation pattern would be maintained to Hamilton Street with connections to Madison Avenue and I-787. It also provides direct access on three sides of the proposed redevelopment for service, firefighting and emergency vehicles.

Block 6

Block 6, which totals approximately .5 acres, would be developed with a mix of nonresidential uses. This block is proposed to be very flexible in the types of uses that could be accommodated. The potential uses envisioned for this location could include, but not necessarily limited to niche technical office, entertainment, commercial, retail, movie theater, and possibly theme restaurants.

Vehicular use of the southern portion of Dallius Street between Blocks 5 and 6 is proposed to be eliminated. The existing right of way, which also includes the easement for the Albany County interceptor sewer line would remain, however, it would be enhanced as pedestrian plaza space with the appropriate urban landscape improvements. This pedestrian space would support outdoor activities associated with the redevelopment uses proposed for the Division Street neighborhood center and first floor retail proposed for Block 5. The pedestrian space would also be designed to allow access, if necessary for firefighting and emergency vehicles.

Block 7

Block 7, which is approximately 1.87 acres, includes the vacant E-Comm Square buildings 2, 3, 4 and 6. All existing buildings, with the exception of 6 E-Comm Square, would be redeveloped and repurposed for residential use. 6 E-Comm Square, at the corner of Division Street and Broadway, is in a serious state of structural deterioration, as demonstrated through cordoned off areas on the south side, where exterior bricks have fallen over the last few years. It is recommended that 6 E-Comm Square be demolished and redeveloped with new residential construction. The open lot adjacent to 6 E-Comm Square or “missing tooth” would be infilled with new residential construction maintaining the appropriate height and scale of the buildings currently along the Broadway corridor. The current condition of E-Comm Square buildings 2, 3 and 4 with the necessary improvements would be repurposed for residential uses.

Connections to the riverfront and downtown would be accommodated through enhanced walkable streets and intersection improvements. Parking would be accommodated through the construction of a new structured garage on Blocks 4 and 5, existing surface lots associated with E-Comm Square and at ground level with residential units above for a portion of the new residential construction.

In particular the entire length of Dallius Street and the western portion of Division Street would be designed as a landscaped Boulevard creating a gateway into the neighborhood center.

Redevelopment within the study area would require full depth replacement of the street sections in accordance with City of Albany standards, street lighting and wayfinding. In addition the existing sanitary sewers, water mains, storm water utilities would need to be replaced to provide adequate service for the proposed redevelopment.

Throughout concept scenario 2, Green, Dallius, Division and Liberty Streets would be improved with walkable street enhancements to support the redevelopments urban form. Typical cross sections for the urban streets within the study would be as follows:

Green Street would be designed to have two 11 foot travel lanes, 9 foot wide parking lane on the west side, 10 foot wide sidewalk, and planting space on west side. The total section is 42 feet.

Division Street would be designed to have two 11 foot wide travel lanes separated by a landscaped boulevard along the entire length, 9 foot wide parking lane on the south side, 10 foot wide sidewalks, and planting space on both sides. The total section is 52 feet.

Dallius Street would be designed to have two 11 foot travel lanes separated, 9 foot wide parking lane on the west side, and 10 wide sidewalks and planting space on both sides.

Liberty Street would be designed to have two 12 foot travel lanes and 10 foot wide side walk on the west side.

Streetscape improvements from edge of curb to sidewalks will also incorporate green infrastructure practices designed to promote natural interception and infiltration of stormwater. Techniques to be considered include:

- Rain garden planting zones
- Porous surfaces that allow stormwater to pass through and be stored in the systems structured soil and stone reservoir
- Catch basins that are designed for pretreatment and removal of floatables and sediment before entering into the green infrastructure system

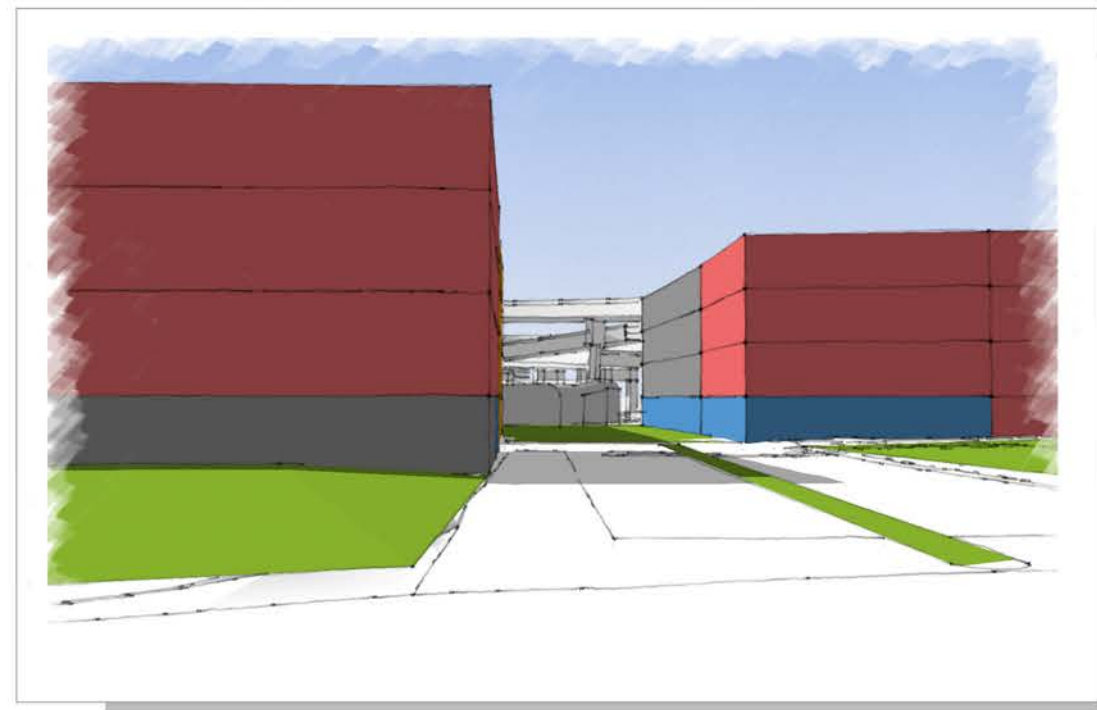
These techniques and others will reduce the impacts on the existing combined sewer overflow system reducing demands during heavy rainfall events and subsequent combined sewer overflows to the Hudson River.

Figure 27 depicts the proposed redevelopment plan for the study area and **Figure 28** presents a typical architectural elevation showing the scale and image on the type of development being considered.





Street View A (Division St & Liberty St - looking west)



Street View B (Hudson St & Dallius St - looking south)

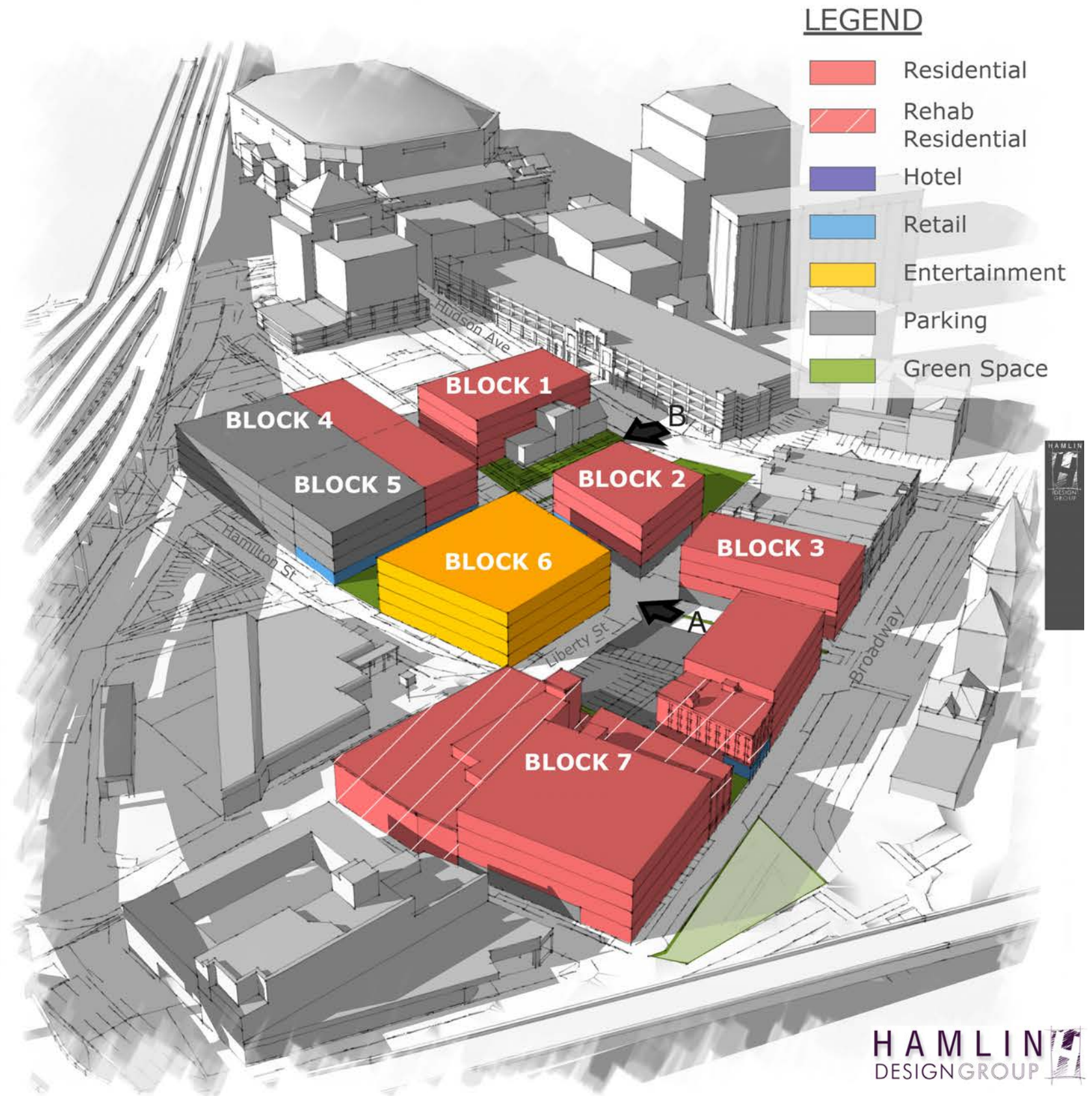


Figure 25 Concept Scenario 2 Massing Elevations

Concept 2 - Development Analysis

Legend

Residential
Hotel
Retail
Entertainment
Parking
Green Space



Space	Block 1	Block 2	Block 3	Block 4	Block 5	Block 6	Block 7	Total	Comments
Residential									
Square Footage	62,852	38,585	33,914	See Block 5	64,084	0	179,458 *	378,893	
One Bed Room	40	25	22	See Block 5	41	0	115	242	1 Bedroom size based on 750 sqft
Two Bed Room	10	6	5	See Block 5	10	0	29	61	2 Bedroom size based on 1000 sqft
Total Apt	50	31	27	See Block 5	51	0	144	303	
Hotel									
Square Footage	0	0	0	See Block 5	0	0	0	0	Hotel Room based on 350 sqft
Rooms	0	0	0	See Block 5	0	0	0	0	
Retail									
Square Footage	0	2,058	0	See Block 5	10,189	0	974	13,221	
Entertainment									
Square Footage	0	0	0	See Block 5	0	90,237	0	90,237	
Parking									
Square Footage	See Block 5 parking	9,395	8,638	See Block 5	158,684	0	28,564	205,281	Residence at Block 1 will park at Block 5
Spaces	See Block 5 parking	23	22	See Block 5	397	0	71	513	
Green Space									
Square Footage	7,903	10,445	0	0	0	0	8,077	26,425	Dallius St median included in Block 2
Gross Bldg SF	62,852	50,038	42,552	See Block 5	232,957	90,237	208,996	687,632	

* Block 7: Rehab - 82,550 SF; New Construction - 96,908 SF

Figure 26 Concept Scenario 2 Development Analysis

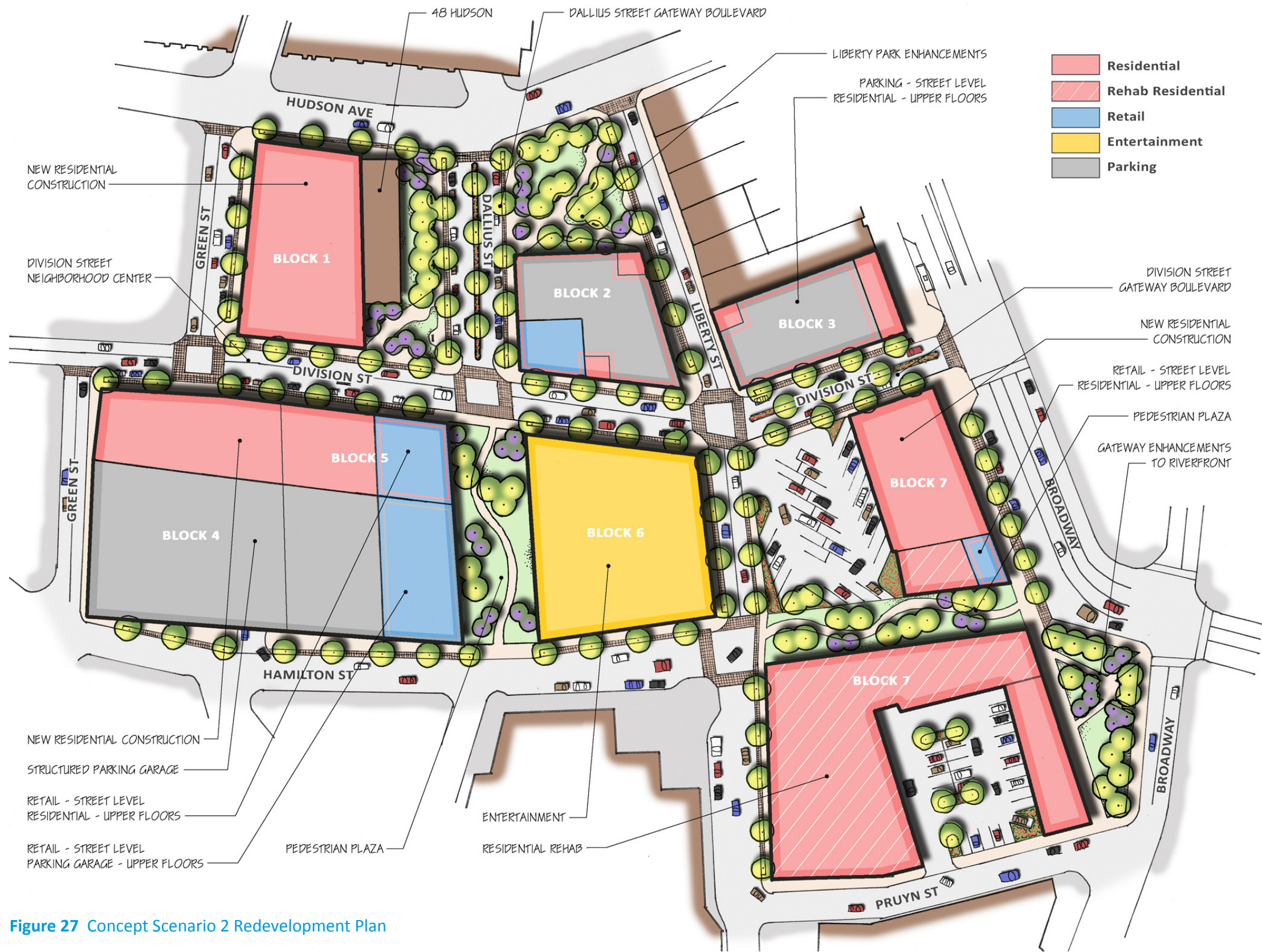


Figure 27 Concept Scenario 2 Redevelopment Plan



Figure 28 Concept Scenario 2 Development Rendering - View Looking South From Hudson Avenue Towards Dallius Street



Figure 29 Concept Scenario 2 Development Rendering - Closeup View Looking South From Hudson Avenue Towards Dallius Street

Redevelopment Phasing

It is anticipated that full buildout would take place over a 7 year period as follows:

Concept Scenario 1

In Year 1, Phase 1- Blocks 3 and 7 would be initiated. Phase 1 responds to current demands for residential development in both new construction and repurposing existing structures within the downtown. Phase 1 also reinforces the street wall approach along Broadway, which is a major entrance into the downtown. As depicted in **Figure 30**, Phase 1 would include the following:

- Demolition of Trail Ways Bus Garage on Block 3
- New residential/retail construction on Block 3
- Demolition of 6E-Comm Square
- New residential construction on 6 E-Comm Square site
- New residential/retail infill Construction on Broadway
- Repurposing 2,3,4 E-Comm Square for residential
- Division Street improvements from Broadway to Liberty Street
- Street scape improvements along Broadway

In Year 3, Phase 2- Blocks 2 and 6 would be completed. Block 2 improvements will provide open space and new residential construction. As depicted in **Figure 31**, Phase 3 will include the following:

- Enhancement and expansion of the Liberty park and green commons
- New residential construction on Block 6

In Year 7, Phase 3- Blocks 1, 4, and 5 would be completed. The construction of the Parking Garage is a key element that will be needed to support the Hotel in addition to the residential and /Entertainment uses: As depicted in **Figure 32**, Phase 2 would include the following:

- New residential construction Block 1
- Construction of limited service hotel Block 4
- Construction of structured parking garage Block 4
- Construction of retail/entertainment Block 6
- Pedestrian plaza between Blocks 5 and 6
- Relocation of Green Street
- Improvements to Division Street from Green to Liberty Street
- Improvements to Dalius Street from Hudson Street to Division Street

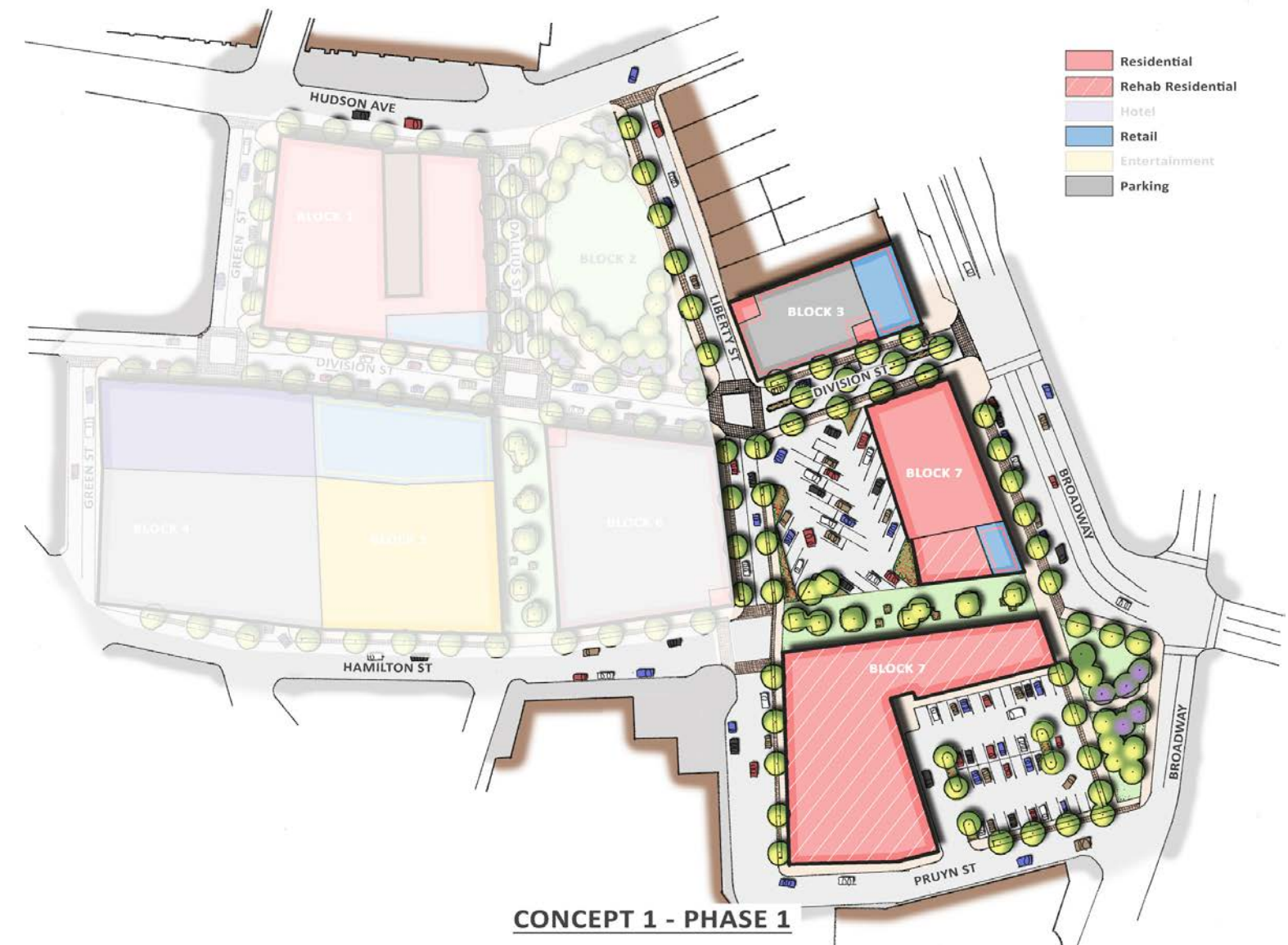


Figure 30 Concept Scenario 1 Phasing Plan - Phase 1



Figure 31 Concept Scenario 1 Phasing Plan - Phase 2

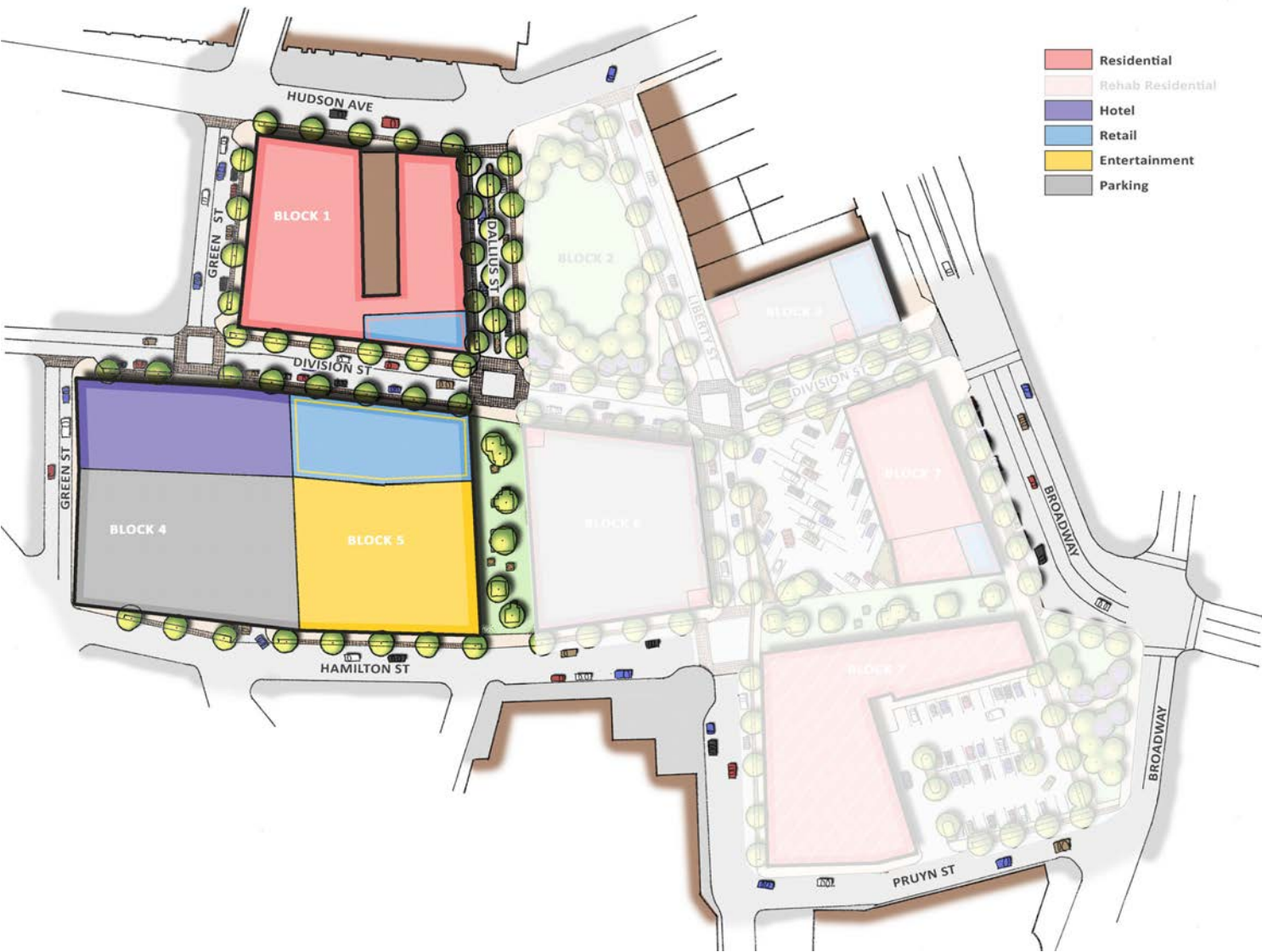


Figure 32 Concept Scenario 1 Phasing Plan - Phase 3

Concept Scenario 2

In Year 1, Phase 1- Blocks 3 and 7 would be initiated. Phase 1 also responds to both current demands for residential development in both new construction and repurposing existing structures within the downtown. It also proposes to redevelop the site of the former Trailways bus station. As in Concept Scenario 1 Phase 1, it also reinforces the street wall approach along Broadway, which is a major entrance into the downtown. As depicted in **Figure 33**, Phase 1 would include the following:

- Demolition of the former Trail Ways Bus Station on Block 3
- New residential construction on Block 3
- Demolition of 6E-Comm Square
- New residential construction on 6 E-Comm Square site
- New residential/retail infill Construction on Broadway
- Repurposing 2,3,4 E-Comm Square for residential
- Division Street improvements from Broadway to Liberty Street
- Streetscape improvements along Broadway

In Year 3, Phase 2 - Blocks 1, 4, and 5 would be completed. The construction of the Parking Garage is a key element that will be needed to support the Hotel in addition to the residential and /Entertainment uses: As depicted in **Figure 34** Phase 2 would include the following:

- New residential construction Block 1
- Green space improvements Block 1
- New residential construction Block 4
- Construction of structured parking garage Blocks 4 and 5
- Construction of retail Block 5
- Relocation of Green Street
- Improvements to Division Street from Green to Liberty Street
- Improvements to Dalliuss Street from Hudson Street to Hamilton Street

In Year 7, Phase 3- Blocks 2 and 6 would be completed. Block 2 improvements will provide open space and new residential construction. As depicted in **Figure 35**, Phase 3 will include the following:

- Enhancement of the Liberty park
- New residential construction on Block 6
-

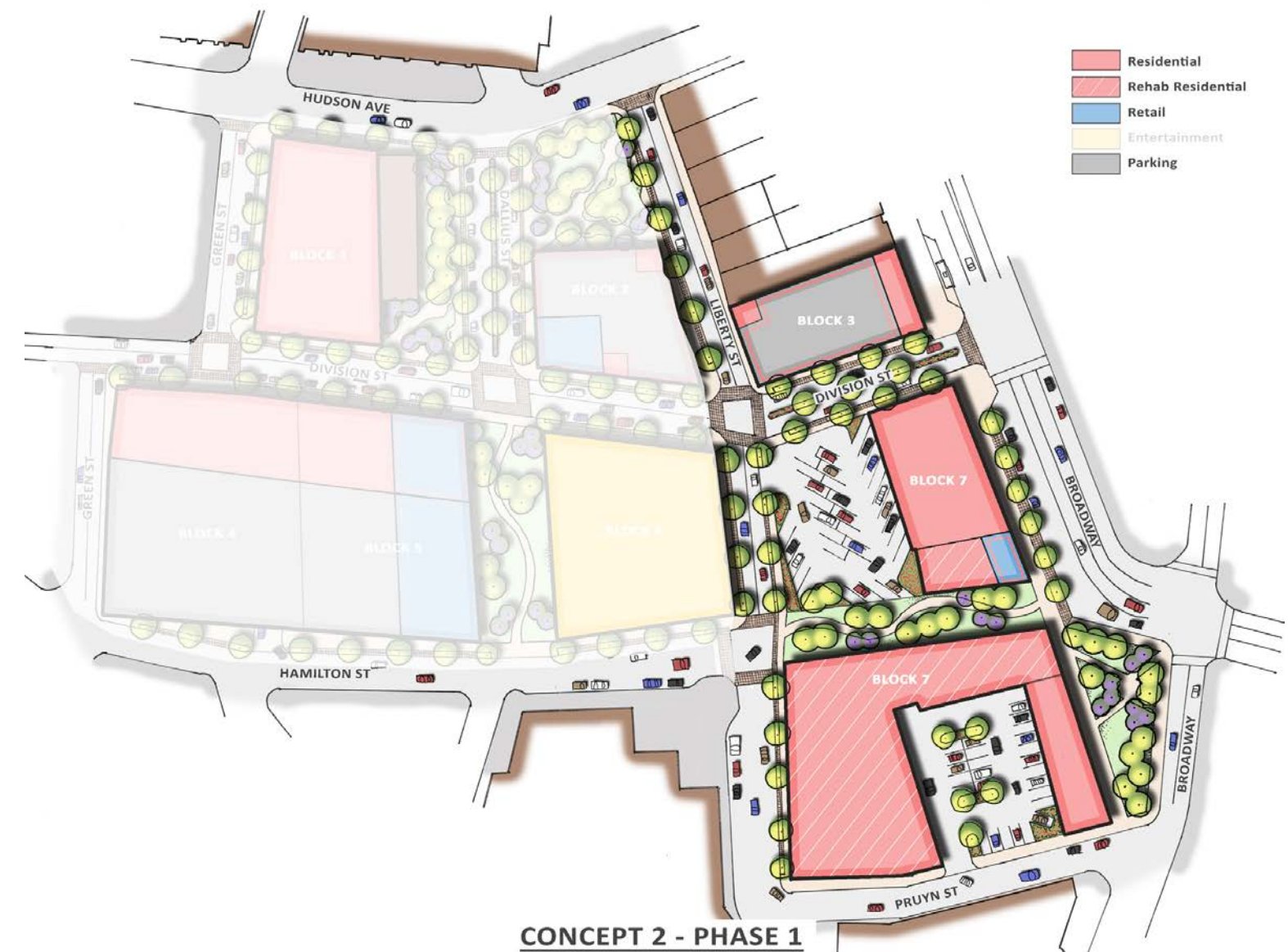


Figure 33 Concept Scenario 2 Phasing Plan - Phase 1

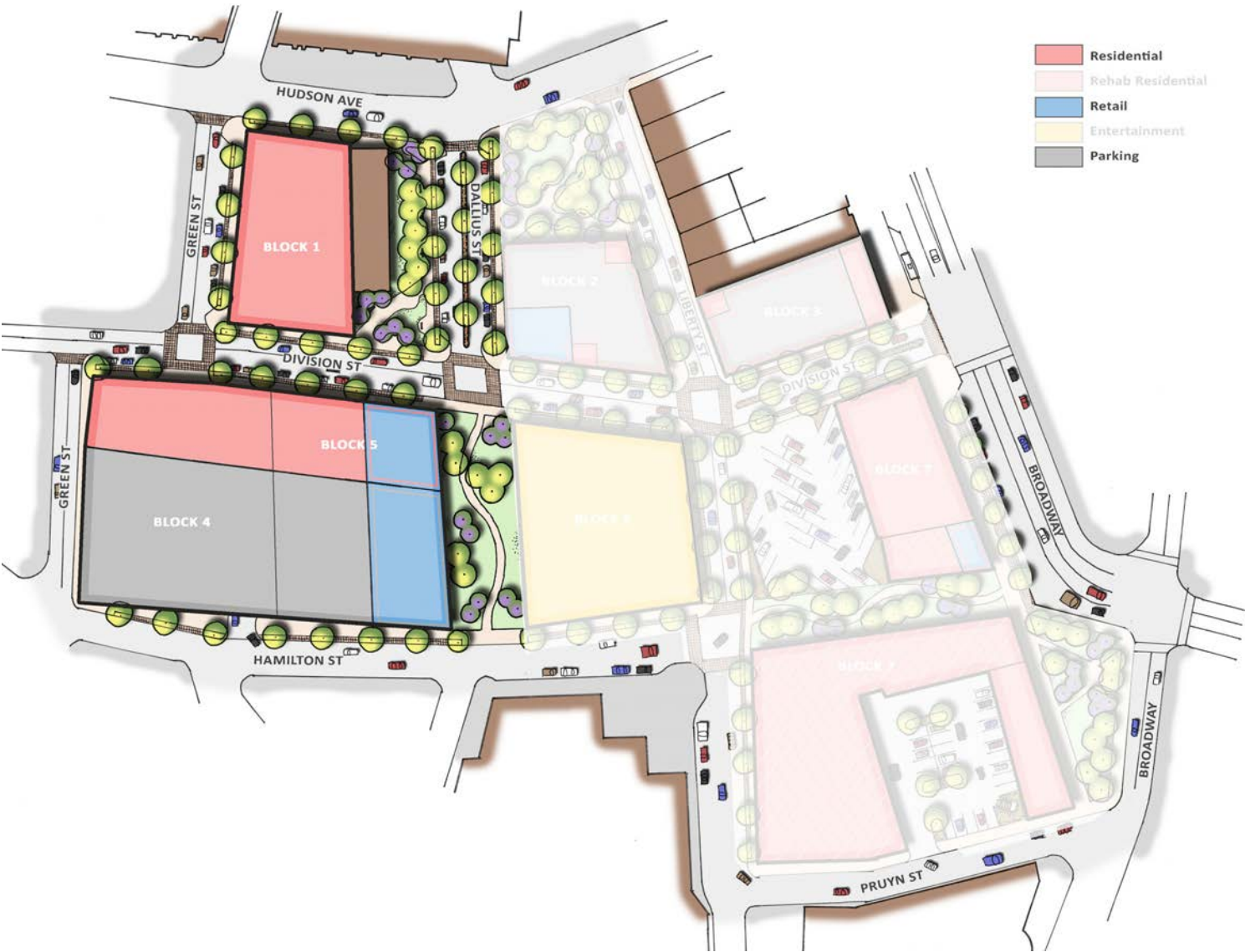


Figure 34 Concept Scenario 2 Phasing Plan - Phase 2

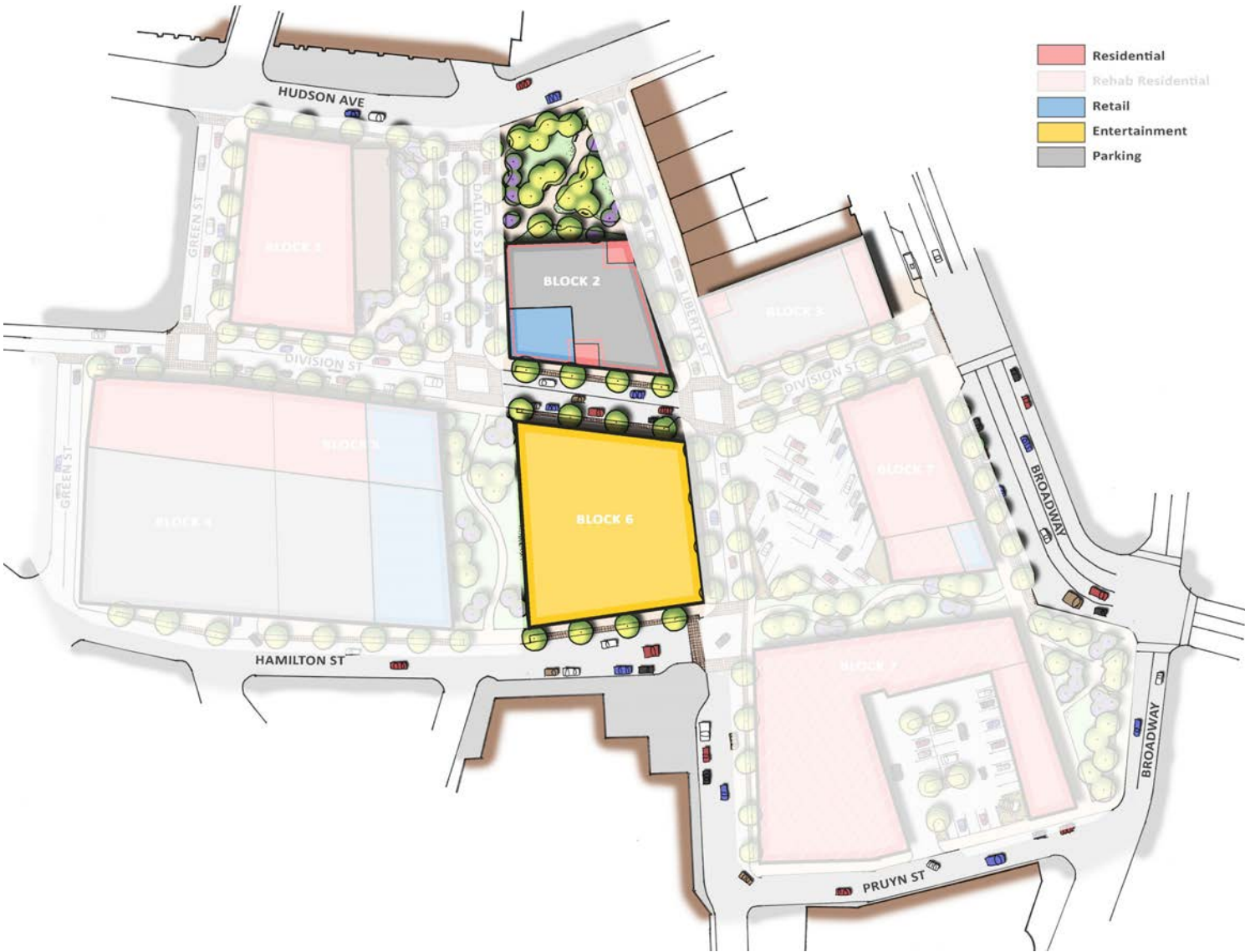


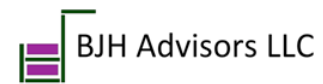
Figure 35 Concept Scenario 2 Phasing Plan - Phase 3

Study Conclusions/Recommendations

The proposed redevelopment plan presents a unique opportunity to attract the type of investment that will generate economic growth not only within this 8 acre area of the City but will it will also strengthen the linkages to the Hudson River, Pastures Neighborhood, Pearl Street, Broadway, State Street and be a catalyst for improving the condition of adjacent properties. This highly underutilized land is an ideal location for attracting the type of mixed use development that promotes a live, work and play environment anchored by walkable streets and greenspace.

The following conclusions and recommendations are supported by information obtained from extensive technical studies previously completed within the study area, updated market research, outreach to stakeholders from the business/real estate community, and City agencies.

- Flexibility in the program that will allow opportunities for development on an individual block basis as the market will not support redevelopment of the entire project all at once.
- Due to lower cost, as compared to new construction, a majority of new residential product in Downtown Albany has resulted from repurposing existing commercial structures.
- Demand for new office and retail space in Downtown Albany is limited. However, encouraging new development to include retail is an important component of creating a sense of urban place that will attract new residents and businesses.
- There appears to be some market demand for a limited service hotel.
- The Capitalize Albany Report projected that there is demand in the market to accommodate new residential development in Downtown Albany. The absorption rate and number of residential units that are being proposed in this study falls within those projections.
- Redevelopment of the former Trail Ways Bus Station and E-Comm Square can be undertaken quickly and relatively cost effectively, and should be targeted as the first phase.
- The deteriorated condition of 6 E-Comm Square requires that the building be demolished.
- Tax incentives and pilot programs are required to support the redevelopment plan. The redevelopment program should seek to maximize tax incentives and public financing tools in order to achieve financial feasibility.
- Partnering with local stakeholders in developing a structured parking garage will support a need that is mutually beneficial for the redevelopment plan and this area of the Downtown.
- The existing infrastructure within the study area has exceeded its useful life and will need to be replaced, increasing the cost of redevelopment.



For more information contact:
Thomas Conoscenti, Vice President
Real Estate Development, Empire State Development
212.803.3768 / thomas.conoscenti@esd.ny.gov

APPENDIX B

News Articles



Liberty Park Related Press Sept. 2017-Present					
RELATED PROJECT	HEADLINE/BROADCAST FEED TRANSCRIPT EXCERPT	REPORTER	OUTLET	DATE	URL
Liberty Park	The latest outline of a plan for redevelopment of the former convention center site	Greg Dahlmann	All Over Albany	9/14/2017	http://alloveralbany.com/archive/2017/09/14/former-albany-convention-center-site-concept-plan#main-content
Liberty Park	Capitalize Albany could take control of downtown properties	Mike DeMasi	Business Review	10/27/2017	https://www.bizjournals.com/albany/news/2017/10/27/capitalize-albany-could-take-control-of-downtown.html
Liberty Park	Capitalize Albany looking to acquire Liberty Park Site	Larry Rullison	Times Union	10/27/2017	http://www.timesunion.com/business/article/Capitalize-Albany-looking-at-acquiring-Liberty-12311745.php
Liberty Park	More than 50 parcels in downtown Albany could be sold for \$1	Mike DeMasi	Business Review	12/13/2017	https://www.bizjournals.com/albany/news/2017/12/13/more-than-50-parcels-in-downtown-albany-could-be.html
Liberty Park	A chunk of downtown Albany for only a dollar	Greg Dahlmann	All Over Albany	12/14/2017	http://alloveralbany.com/archive/2017/12/14/a-chunk-of-downtown-albany-for
Liberty Park	Albany assessor says more property wrongly given tax exemptions	Lauren Stanforth	Times Union	12/19/2017	http://www.timesunion.com/news/article/Albany-assessor-says-more-property-wrongly-given-12441534.php
Liberty Park	City asking State whether 22 downtown properties should be taxable	Mike DeMasi	Business Review	12/21/2017	https://www.bizjournals.com/albany/news/2017/12/21/city-of-albany-asking-state-whether-22-downtown.html?ana=e_me_set1&s=newsletter&ed=2017-12-21&u=sw1SJJeSeg6F%2BF8NzQlFQZQ071320b3&t=1513863847&j=79375841
Liberty Park	What's next for Albany's 'dead zone'	Mike DeMasi	Business Review	1/11/2018	https://www.bizjournals.com/albany/news/2018/01/11/what-s-next-for-albany-s-dead-zone.html
Liberty Park	While Albany waits for State's response, another error found on tax rolls	Amanda Fries	Times Union	1/19/2018	http://www.timesunion.com/news/article/While-Albany-waits-for-state-response-another-12510589.php
Liberty Park	Commentary: We need to bring life back into a 'dead zone' in Albany	Lawrence Shillinger	Times Union	7-Feb	https://www.timesunion.com/opinion/article/We-need-to-bring-life-back-into-a-dead-zone-in-12559786.php
Liberty Park	Big land deal in downtown Albany clears hurdle	Mike DeMasi	Business Review	4/11/2018	https://www.bizjournals.com/albany/news/2018/04/11/big-land-deal-in-downtown-albany-clears-hurdle.html
Liberty Park	What to do with downtown Albany's largest vacant lot	Madison Iszler	Times Union	4/13/2018	https://www.timesunion.com/business/article/Liberty-Park-site-inches-closer-to-redevelopment-12829591.php
Liberty Park	One corner, many different buildings	Greg Dahlmann	All Over Albany	5/16/2018	http://alloveralbany.com/archive/2018/05/16/corner-state-and-pearl-albany-architecture-history
Liberty Park	Supporters, critics weigh in on 'archeology park' idea in downtown Albany	Mike DeMasi	Business Review	5/18/2018	https://www.bizjournals.com/albany/news/2018/05/18/supporters-critics-weigh-in-on-archaeology-park.html
Liberty Park	Bus station's future in limbo after development plans scrapped	Eric Anderson	Times Union	5/28/2018	https://www.timesunion.com/business/article/Bus-station-s-future-in-limbo-after-development-12949153.php
Liberty Park	Greyhound says it's hoping for a new Albany station	Eric Anderson	Times Union	5/31/2018	https://www.timesunion.com/business/article/Greyhound-says-it-s-hoping-for-a-new-Albany-12958160.php
Liberty Park	Left to rot, downtown Albany building will be leveled	Amanda Fries	Times Union	8/2/2018	https://www.timesunion.com/news/article/Prominent-downtown-building-a-collapse-risk-13126415.php
Liberty Park	Emergency demolition ordered at former convention center site in downtown Albany	Mike DeMasi	Business Review	8/2/2018	https://www.bizjournals.com/albany/news/2018/08/02/emergency-demolition-ordered-at-former-convention.html
Liberty Park	City of Albany doesn't have authority to cite State owned buildings - on code enforcement	Amanda Fries	Times Union	8/3/2018	https://www.timesunion.com/news/article/Crews-to-continue-demo-of-E-Comm-building-on-13128994.php
Liberty Park	Demolition of 6-Ecomm continues in the rain		WNYT NBC 13	8/3/2018	https://wnyt.com/news/demolition-of-6-e-comm-plaza-continues-in-the-rain/5017023/
Liberty Park	More woe for Albany's 'Parking Lot District'	Lauren Stanforth	Times Union	8/7/2018	https://www.timesunion.com/news/article/For-Albany-s-parking-lot-district-more-woes-13135530.php
Liberty Park	Downtown Albany building stood for more than 160 years, in three days, it was gone	Mike DeMasi	Business Review	8/7/2018	https://www.bizjournals.com/albany/news/2018/08/07/downtown-albany-building-stood-for-more-than-160.html
Liberty Park	Deadline looming for major land deal in downtown Albany	Mike DeMasi	Business Review	11/8/2018	https://www.bizjournals.com/albany/news/2018/11/08/downtown-albany-land-deal-convention-center.html
Liberty Park	Deadline extended on major land deal in downtown Albany	Mike DeMasi	Business Review	12/28/2018	https://www.bizjournals.com/albany/news/2018/12/28/albany-land-deal-deadline-extended.html
Liberty Park	Deadline extended on major land deal in downtown Albany	Mike DeMasi	Business Review	12/28/2018	https://www.bizjournals.com/albany/news/2018/12/28/albany-land-deal-deadline-extended.html
Liberty Park	Purchase of old convention site still elusive	Lauren Stanforth	Times Union	1/16/2019	https://www.timesunion.com/news/article/Purchase-of-old-convention-site-still-elusive-13535775.php
Liberty Park	Purchase of old convention site still elusive	Lauren Stanforth	Times Union	1/16/2019	https://www.timesunion.com/news/article/Purchase-of-old-convention-site-still-elusive-13535775.php

Liberty Park Related Press Sept. 2017-Present					
RELATED PROJECT	HEADLINE/BROADCAST FEED TRANSCRIPT EXCERPT	REPORTER	OUTLET	DATE	URL
Liberty Park	\$6 million stalemate between Albany County, State Impacts TU Center Walkway	Amanda Fries	Times Union	4/19/2019	https://www.timesunion.com/news/article/Stalemate-between-Albany-County-state-impacts-TU-13778640.php

Liberty Park	Governor Cuomo announces influx of State funding for Albany	Soloman Syed		5/16/2019	https://spectrumlocalnews.com/nys/capital-region/news/2019/05/17/governor-cuomo-announces-influx-of-state-funding-for-albany
Liberty Park	State approves \$10 million grant for former convention center site in downtown Albany	Mike DeMasi	Business Review	5/16/2019	https://www.bizjournals.com/albany/news/2019/05/16/nys-esd-albany-convention-center-site-10-million.html
Liberty Park	Governor Cuomo awards \$7.3 million to CDTA project	Stephen Williams	Daily Gazette	5/16/2019	https://dailygazette.com/article/2019/05/16/governor-awards-7-3-million-to-cdta-project
Liberty Park	Cuomo Announces Influx of State Funding for Albany	Jackson Wang	Spectrum News	5/16/2019	https://spectrumlocalnews.com/nys/capital-region/news/2019/05/17/governor-cuomo-announces-influx-of-state-funding-for-albany
Liberty Park	Downtown Albany, CDTA get over \$22M in State funding for improvements	Amanda Fries	Times Union	5/17/2019	https://www.timesunion.com/news/article/Downtown-Albany-CDTA-land-22M-in-state-funding-13851154.php
Liberty Park	NY: Downtown Albany, CDTA, get over \$22M in State funding for improvements	Staff	Mass Transit Magazine	5/17/2019	https://www.masstransitmag.com/technology/facilities/shelters-stations-fixtures-parking-lighting/news/21080977/downtown-albany-cdta-get-over-22m-in-state-funding-for-improvements
Liberty Park	Cuomo announced funding for Capital Region communities	Record Staff	The Record	5/20/2019	https://www.troyrecord.com/news/local-news/cuomo-announces-funding-for-capital-region-communities/article_af3ea5d4-77f8-11e9-9530-d3a785a6faeb.html
Liberty Park	After State's \$15M pledge, what's next for redevelopment of Liberty Park in downtown Albany	Mike DeMasi	Business Review	5/21/2019	https://www.bizjournals.com/albany/news/2019/05/21/downtown-albany-liberty-park-redevelopment-next.html
Liberty Park	Why a half-acre of parking in downtown Albany could sell for \$3.3 million	Michael DeMasi	Business Review	10/10/2019	https://www.bizjournals.com/albany/news/2019/10/10/capitalize-albany-liberty-square-land-acquisition.html
Liberty Park	Downtown Albany parking lots sells for \$3.3 million in first steps towards redevelopment	Michael DeMasi	Business Review	11/25/2019	https://www.bizjournals.com/albany/news/2019/11/25/albany-liberty-park-capitalize-albany-chambers.html
Liberty Park	Capitalize Albany to pay \$3.3 million for half-acre in parking lot district	Lauren Stanforth	Times Union	11/27/2019	https://www.timesunion.com/news/article/Capitalize-Albany-to-pay-3-3M-for-half-acre-in-14861230.php
Liberty Park	The future of how Albany will get where it's going	Mike De Socio	Business Review	1/16/2020	https://www.bizjournals.com/albany/news/2020/01/16/albany-transportation-flights-bus-train-bike.html?ana=e_alby_bn_editorschoice&j=90445231&t=Breaking%20News&mkt_tok=eyJpIjoiTkRfNU1tSTRaV1EyTTJRMCIsInQiOiJzU0V4ayt1RnE4Q2JtWVVB4SxcxVEt4d0xBZkRoTmJUQ3hGTjd4UldmUnBaa1wvdG5CWjVSQklrNjZadWR1YVNwVlpsVlFYbjRGRjlmSjBqdURnZlVhXc1pJSEVQbFwvbUtWajVhZUZaMmtsbnZURGM0TmVycXpBPT0ifQ%3D%3D

APPENDIX C

Conceptual Pilot Analysis



Projected Property Values and Real Property Tax/PILOT Payments to Taxing Jurisdictions					
Scenario	Property Value	Year 1 Payments	Total Payments Over 10 Years	Total Payments Over 20 Years	Annual Payments at Full Value After 20 Years
"Do Nothing" Status Quo	\$3,078,000	\$0	\$0	\$2,232,433	\$774,106
Concept Plan w/No Abatement	\$43,250,000	\$2,245,462	\$24,587,188	\$54,558,833	\$3,336,639
Concept Plan w/Standard CAIDA UTEP Deviations	\$43,250,000	\$528,420	\$9,597,433	\$32,525,381	\$3,336,639

Net Gain to Taxing Jurisdictions					
Scenario	Property Value	Year 1 Payments	Total Payments Over 10 Years	Total Payments Over 20 Years	Annual Payments at Full Value After 20 Years
"Do Nothing" Status Quo	-\$6,956,080	\$0	\$0	\$2,232,433	\$774,106
Concept Plan w/No Abatement	\$33,215,920	\$2,245,462	\$24,587,188	\$52,326,400	\$2,562,533
Concept Plan w/Standard CAIDA UTEP Deviations	\$33,215,920	\$528,420	\$9,597,433	\$30,292,948	\$2,562,533

Notes

(1) For simplification, assumes all proposed individual projects would complete construction at same time and open Jan 1 2022 (vs 2017 study, which assumed a 7-year rolling build-out)

(2) Estimated tax rate used does not include any special ad valorem taxes (e.g. BID taxes) and is based on City/County 2021 tax year and School 2021/2022 tax year w/estimated escalation of 2.0% thereafter.

(3) Property value assumes challenge to 2019 assessed value on City of Albany Tax Rolls, which has been unchallenged since properties were last occupied/taxable

(4) Estimated taxes if proposed project did not occur (i.e. left status quo), currently under not-for-profit ownership and not taxable. Lease by not-for-profit would expire in 2038

(5) Estimated Residential PILOT Payments greater of: community commitment multi-family commercial abatement schedule for projects assessed at \$100,000+ per unit; or \$675/door

(6) Estimated Commercial PILOT Payments greater of: community commitment commercial abatement schedule - 336,000 SF (58.333%); \$0.97/SF

Liberty Park Site - Draft Hypothetical PILOT Analysis

PILOT Year	City & County Tax Year	School Tax Year	Tax Rate ⁽⁴⁾	Status Quo		Proposed Project							
				Estimated Total 2019 Assessment ⁽⁵⁾	Estimated Total Taxes ⁽⁶⁾	Base Assessment ⁽⁷⁾	Normal Tax		Draft Hypothetical PILOT Scenario				
							Estimated Total Improved Assessment ⁽⁸⁾	Estimated Total Taxes w/o PILOT ⁽⁹⁾	Estimated Resi. PILOT Payments ⁽¹⁰⁾	Estimated Com. PILOT Payments ⁽¹¹⁾	Estimated Total PILOT Payments	Estimated Abatement	% Abatement on Total Assessment ⁽¹⁴⁾
Construction ⁽¹⁾	2021	2021/2022	\$50.90	\$10,034,080	\$0	-	-	-	-	-	-	-	-
1 ⁽²⁾	2022	2022/2023	\$51.92	\$10,034,080	\$0	\$3,078,000	\$43,250,000	\$2,245,462	\$202,500	\$325,920	\$528,420	\$1,717,042	76.47%
2	2023	2023/2024	\$52.96	\$10,034,080	\$0	\$3,078,000	\$43,250,000	\$2,290,372	\$202,500	\$325,920	\$528,420	\$1,761,952	76.93%
3	2024	2024/2025	\$54.02	\$10,034,080	\$0	\$3,078,000	\$43,250,000	\$2,336,179	\$202,500	\$350,140	\$552,640	\$1,783,539	76.34%
4	2025	2025/2026	\$55.10	\$10,034,080	\$0	\$3,078,000	\$43,250,000	\$2,382,903	\$202,500	\$486,253	\$688,753	\$1,694,150	71.10%
5	2026	2026/2027	\$56.20	\$10,034,080	\$0	\$3,078,000	\$43,250,000	\$2,430,561	\$202,500	\$627,669	\$830,169	\$1,600,392	65.84%
6	2027	2027/2028	\$57.32	\$10,034,080	\$0	\$3,078,000	\$43,250,000	\$2,479,172	\$202,500	\$774,548	\$977,048	\$1,502,124	60.59%
7	2028	2028/2029	\$58.47	\$10,034,080	\$0	\$3,078,000	\$43,250,000	\$2,528,755	\$202,500	\$927,051	\$1,129,551	\$1,399,204	55.33%
8	2029	2029/2030	\$59.64	\$10,034,080	\$0	\$3,078,000	\$43,250,000	\$2,579,331	\$202,500	\$1,085,344	\$1,287,844	\$1,291,486	50.07%
9	2030	2030/2031	\$60.83	\$10,034,080	\$0	\$3,078,000	\$43,250,000	\$2,630,917	\$202,500	\$1,249,598	\$1,452,098	\$1,178,819	44.81%
10	2031	2031/2032	\$62.05	\$10,034,080	\$0	\$3,078,000	\$43,250,000	\$2,683,536	\$202,500	\$1,419,989	\$1,622,489	\$1,061,047	39.54%
11	2032	2032/2033	\$63.29	\$10,034,080	\$0	\$3,078,000	\$43,250,000	\$2,737,206	\$240,069	\$1,596,695	\$1,836,764	\$900,443	32.90%
12	2033	2033/2034	\$64.55	\$10,034,080	\$0	\$3,078,000	\$43,250,000	\$2,791,950	\$298,897	\$1,628,628	\$1,927,526	\$864,425	30.96%
13	2034	2034/2035	\$65.84	\$10,034,080	\$0	\$3,078,000	\$43,250,000	\$2,847,789	\$415,089	\$1,661,201	\$2,076,290	\$771,499	27.09%
14	2035	2035/2036	\$67.16	\$10,034,080	\$0	\$3,078,000	\$43,250,000	\$2,904,745	\$479,600	\$1,694,425	\$2,174,025	\$730,720	25.16%
15	2036	2036/2037	\$68.50	\$10,034,080	\$0	\$3,078,000	\$43,250,000	\$2,962,840	\$489,192	\$1,728,314	\$2,217,506	\$745,334	25.16%
16	2037	2037/2038	\$69.88	\$10,034,080	\$0	\$3,078,000	\$43,250,000	\$3,022,097	\$557,456	\$1,762,880	\$2,320,336	\$701,761	23.22%
17	2038	2038/2039	\$71.27	\$10,034,080	\$0	\$3,078,000	\$43,250,000	\$3,082,539	\$628,255	\$1,798,137	\$2,426,392	\$656,147	21.29%
18	2039	2039/2040	\$72.70	\$10,034,080	\$729,458	\$3,078,000	\$43,250,000	\$3,144,190	\$701,663	\$1,834,100	\$2,535,763	\$608,427	19.35%
19	2040	2040/2041	\$74.15	\$10,034,080	\$744,047	\$3,078,000	\$43,250,000	\$3,207,073	\$777,756	\$1,870,782	\$2,648,538	\$558,536	17.42%
20	2041	2041/2042	\$75.64	\$10,034,080	\$758,928	\$3,078,000	\$43,250,000	\$3,271,215	\$856,611	\$1,908,198	\$2,764,809	\$506,406	15.48%
Permanent ⁽³⁾	2042	2042/2043	\$77.15	\$10,034,080	\$774,106	\$3,078,000	\$43,250,000	\$3,336,639					
Estimated Totals⁽¹⁵⁾					\$2,232,433			\$54,558,833	\$7,469,589	\$25,055,792	\$32,525,381	\$22,033,452	

Notes:

(1) For simplification, assumes all proposed individual projects would complete construction at same time and open Jan 1 2022 (vs 2017 study, which assumed a 7-year rolling build-out)

(2) Estimated start of PILOT payments.

(3) Project returns to full taxable status. Totals provided on an annual basis.

(4) Estimated tax rate (without any special ad valorem taxes still payable under PILOT) based on City/County 2021 tax year and School 2021/2022 tax year w/est. escalation of 2% thereafter.

(5) Assessment value based on 2019 City of Albany Tax Rolls, which has been unchallenged since properties were last occupied/taxable

(6) Estimated taxes if proposed project did not occur (i.e. left status quo), currently under not-for-profit ownership and not taxable. Lease by not-for-profit would expire in 2038

(7) Assessment value of based on Fee Simple appraised value of subject properties

(8) Per 2020 CHA Concept Plan Report.

(9) Estimated taxes if the proposed project per CHA Concept Plan Report occurred without PILOT assistance.

(10) Estimated PILOT Payments greater of: community commitment multi-family commercial abatement schedule for projects assessed at \$100,000+ per unit; or \$675/door

(11) Estimated PILOT Payments greater of: community commitment commercial abatement schedule - 336,000 SF (58.333%); \$0.97/SF

(13) Starting in Year 13 the PILOT Payments will be calculated as the greater of the Percent Abatement on Improved Assessment or 11.5% of Gross Sales/Revenue.

(14) Percent Abatement on Total Assessment via PILOT (given additional payments made to produce at least \$675/multifamily door and \$0.97/SF of commercial space.)

(15) Totals for comparison and analysis during PILOT agreement period only.

Analysis is ONLY an estimate

APPENDIX D

Utility Mapping





Figure 28 Dry Utilities Map by PCG

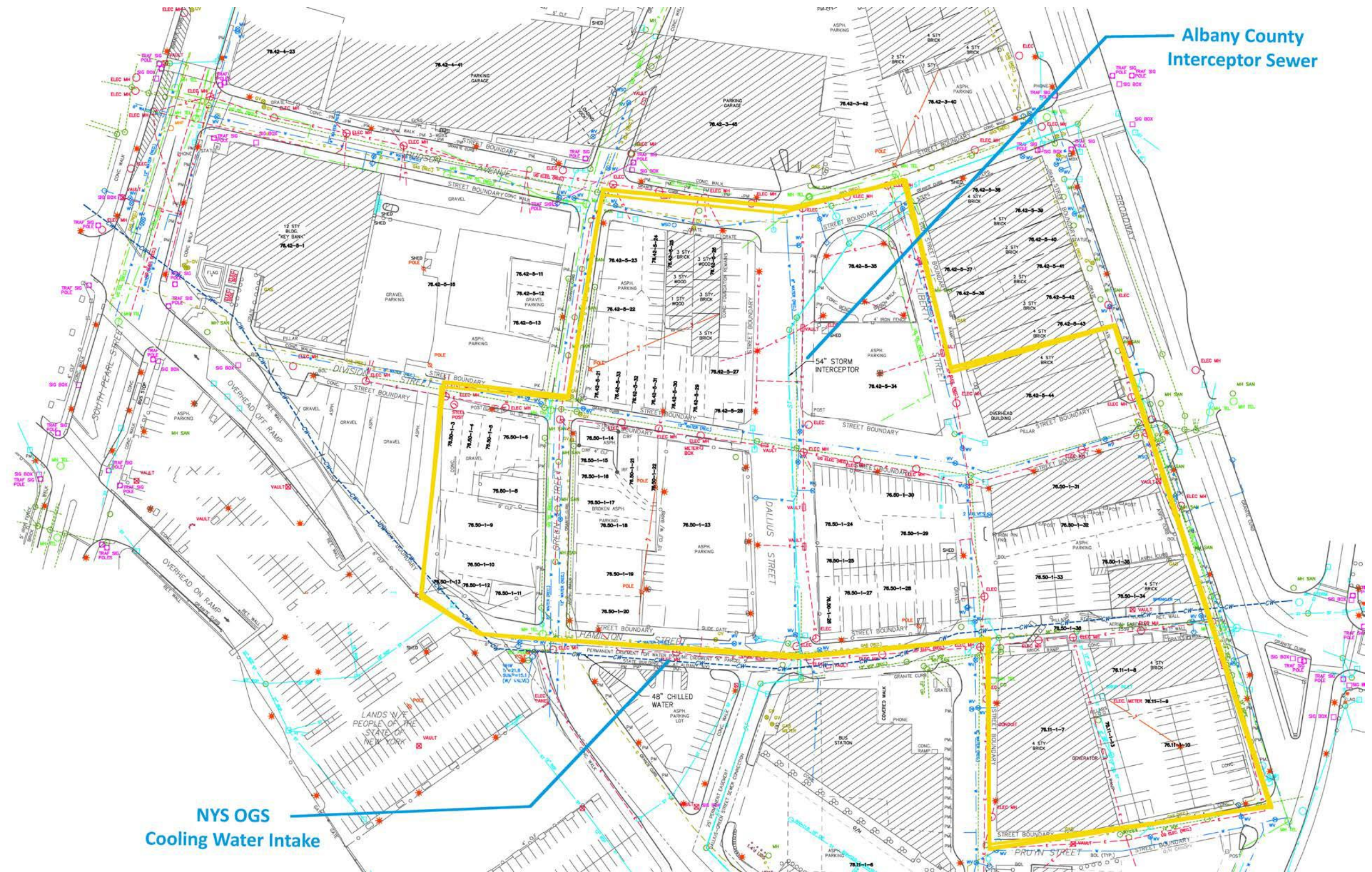


Figure 29 Wet Utilities Map

APPENDIX E

Previous Cultural Resources Reports





Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

www.nysparks.com

16 March 2012

Mr. Duncan Stewart
Executive Director
Albany Convention Center Authority
The R.B. Wing Building
386 Broadway
Albany, NY 12207

Re: ESDC
Albany Convention Center
City of Albany, Albany County
06PR05776

Dear Mr. Stewart:

Thank you for submitting the revised data recovery plan (DRP) prepared by Hartgen Archeological Associates, Inc. dated March 2012. It is the recommendation of the Office of Parks, Recreation, and Historic Preservation (OPRHP) that full implementation of this DRP will mitigate the planned project's anticipated adverse impact on archaeological resources, in accordance with the established Letter of Resolution.

We look forward to continued consultation regarding this project and ultimate receipt of the full report.

If you have any questions please don't hesitate to contact me.

Sincerely,

Philip A. Perazio, OPRHP
Phone: 518-237-8643 x3276; FAX: 518-233-9049
Email: Philip.Perazio@parks.ny.gov

Cc: Teresa Bakner, Whiteman, Osterman & Hanna (via email)
Matt Kirk, HAA (via email)

ARCHEOLOGICAL DATA RECOVERY AND CONSTRUCTION MONITORING PLAN

New York State Convention Center

Hudson-Broadway Historic Archeological Sites B, E, F, G, and L

Hudson Avenue and Dallius, Hamilton, Green, Division, and Liberty Streets.
City of Albany (MCD 00140)
Albany County, New York

HAA # 3924-51
OPRHP 06PR05766

Sponsored by:

Albany Convention Center Authority
The R.B. Wing Building
386 Broadway
Albany, NY 12207

Prepared by:

Hartgen Archeological Associates, Inc.

1744 Washington Avenue Ext.
Rensselaer, New York 12144
p +1 518 283 0534
f +1 518 283 6276
e hartgen@hartgen.com

www.hartgen.com

An ACRA Member Firm
www.acra-crm.org

March 2012

MANAGEMENT SUMMARY

SHPO Project Review Number: 06PR05766

Involved State and Federal Agencies: Empire State Development Corporation

Phase of Survey: Archeological Data Recovery and Construction Monitoring Plan

LOCATION INFORMATION

Location: Hudson Avenue and Dallius, Division, Liberty, Green, and Hamilton Streets

Minor Civil Division: City of Albany (00140)

County: Albany

SURVEY AREA

7.5 Minute Quadrangle Map: 1980 USGS *Albany* and 1993 USGS *Troy South*

Data Retrieval and Construction Monitoring Plan Authors: Corey McQuinn; Matthew J. Kirk

Date of Report: Revised March 2012

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ARCHEOLOGICAL DATA RECOVERY AND CONSTRUCTION MONITORING PLAN

New York State Convention Center

INTRODUCTION AND PROJECT BACKGROUND

The Albany Convention Center Authority (Authority) proposes to construct an approximately 300,000-ft² convention center in downtown Albany, New York (Map 1). The project is partially funded by the Empire State Development Corporation (ESDC), and as per Section 14.09 of the New York State Historic Preservation Act a cultural resources survey was conducted at the request of the New York State Office of Parks, Recreation and Historic Preservation (OPRHP). The cultural resources surveys for this project also adhere to a Letter of Resolution (LOR) between ESDC, the Authority, and OPRHP, which outlines the phased archeological process and focuses the archeological study to features and deposits from the early nineteenth century and earlier (Appendix 1).

Five archeological sites were identified during the Phase IB survey that warranted additional survey and research. A sixth site is within the project area and is not currently part of any proposed construction, but may be impacted by utility installation (those plans have yet to be developed). This site, Hudson-Broadway Site C, is covered under the construction monitoring portion of this document. In another block, Block A, no Phase IB work was conducted due to restricted access. This block will be examined during a pre-construction investigation of selected pilecap locations in much the same fashion as the rest of the project area. In consultation with the OPRHP, a carefully managed Phase II/III survey was agreed to by all parties to minimize costs and to limit the disturbance to a busy downtown commuter area. This data retrieval and construction monitoring plan (DRP) provides research questions based on the results of the 2010 Hartgen survey and other urban archeological studies from downtown Albany; outlines procedures, protocol, and methodologies involved in fulfilling both data retrieval and construction monitoring; and presents maps showing the previous Phase IB archeological field reconnaissance work (Hartgen 2011), proposed Phase II/III excavations, and likely archeological resources at each site. This document will guide and inform the cultural resource process through the site evaluation and data retrieval processes and set expectations for curation of artifacts and public dissemination of the results.

The Authority was enacted in 2004 by the New York State Legislature. Hartgen conducted a Phase IA literature review and archeological sensitivity assessment in 2007 (Hartgen 2007) and Phase IB archeological field reconnaissance in 2008 and 2010 (Hartgen 2011). The Phase IA study presented detailed analyses of all available historical maps for the study area and potential archeological contexts in each block based on historical maps, previous historical documentation, and contemporary archeological and historic publications. Other archeological investigations in Albany, including a few undertaken by Hartgen in the last twenty years, were invaluable in compiling research questions and developing strategies to manage the types of archeological data expected from the study area. The Phase IB survey consisted of the excavation of 22 trenches and one 4 m² unit over six blocks. The results of the survey were presented to the client and OPRHP and form the basis for the recommendations in this DRP.

Both the Phase IA and IB reports were reviewed and approved by OPRHP. That office has determined that the sites identified during the Phase IB reconnaissance are likely eligible for listing on the National Register of Historic Places (Appendix 2). The LOR provides a roadmap for the consultation process that will occur as part of the Phase II/III approach outlined in this document. The Authority, OPRHP, and Hartgen have worked together to create a process by which sites will undergo a Phase II site examination followed by data retrieval, if certain conditions are met. The OPRHP has requested a generic Data Retrieval Plan (DRP) that is presented here. This will be followed by Addenda DRP, as necessary, as the Phase II/III work progresses focusing on more particular resources and objectives. The addendum DRP will be provided by Hartgen as periodic letters and correspondence as fieldwork unfolds. This will help to create a more seamless transition between the phases while addressing both the research objectives of the generic DRP and the logistics of staging and executing the fieldwork.

A number of areas throughout the project area were inaccessible during the Phase IB survey, either in city streets or on private property controlled by others. The DRP also addresses the treatment of these locations, specifically Block A and portions of the city streets. It is expected that most of the Phase II/III fieldwork will occur when the site is under the complete control of the Authority and the site perimeters and streets will be fenced/secured. The utility abandonment and relocation will likely proceed in advance of the Phase II/III work (or simultaneously). Since the archeology will occur as the utility is installed since other active utilities are a concern, these aspects of the project will be conducted during archeological monitoring. In addition, some portions of the project, such as those located under the twentieth century addition of 48 Hudson, will be conducted as part of a monitoring protocol to coincide with the demolition activities. This document also provides a construction monitoring plan that establishes protocols for the monitoring, as well as the procedures for the unlikely, but potential, inadvertent discovery of human remains.

Based on the current plans, five of the six sites discovered during the Phase IB survey are considered in this DRP. The sixth, Site C, is outside of the building envelope and is considered as part of the construction monitoring plan. Deposits from the six sites mostly represent a period of rapid growth and social change from about 1750 to 1830. The sites were designated according to block, so that each site encompasses all of the archeological resources found for that block. Table 1 provides a brief description of each site, its size, and the proposed impacts from the construction of pilecaps at each site (the nature and depth of anticipated impacts are discussed in more detail below).

The Phase IB survey results largely inform the recommendations for the Phase II/III work and helped to identify areas with intact stratigraphy dating in some cases back to the seventeenth century and earlier and also located several map-documented structures. The latter helped to delineate the bounds of the “backyard” areas identified during the Phase IA and corroborated in the Phase IB as areas with high potential for stratified early historic deposits.

Table 1. Archeological Sites and Descriptions for Phase II/III Data Retrieval Plan, New York State Convention Center.

Site	Area	Description	Pile caps
B	0.3 ha (0.8 ac)	Located outside of 17 th -c. stockade and within 18 th -c. stockade. Found several 18 th -c. sheet midden deposits, as well as privies, cisterns, and structural remains.	9
E	0.4 ha (0.9 ac)	Near mapped location of British military structures, c. 18 th -c. Located 18 th -c. sheet middens, 18 th -early 19 th -c. privies and structural remains.	22
F	0.2 ha (0.5 ac)	Site of rapid early 19 th -c. development after Rev. War. Several privies and drainage features, including possible cesspit, as well as early 19 th -c. ceramic deposit, 18 th -c. ground surfaces and sheet middens.	6
G	0.2 ha (0.5 ac)	Late 18 th -c. development outside of stockade. Buried 17 th -c. deposits, 18 th -c. sheet middens, 18 th -early 19 th -c. privies and structural remains.	11
L	0.1 ha (0.3 ac)	Pasture land during 18 th -c. between fort and village. Late 18 th -early 19 th -c. wooden stable foundation. 18 th -early 19 th -sheet middens and privy.	3
Total Pilecaps			51

The most substantial archeological contexts identified in the project area pertain to a period of Albany’s history when the city was rapidly expanding amid national and international conflict and growth, about 1750 through the 1820s. In addition, each site held significant potential for buried seventeenth-century contexts, dating to the end of Dutch rule in Albany. Archeological contexts also were found continuing through the nineteenth century as well. This part of Albany found itself on the edge of the walled settlement until the mid-eighteenth century. As the settlement rapidly grew, the stockade was moved to allow residential growth. The project area, for centuries, was a mix of residences and small shops and artisans, until the late nineteenth century, when many residents began to leave as commercial and industrial concerns expanded in this area.

Each of the archeological sites selected for Phase II/III analyses contains deposits that date to the last half of the eighteenth century through about 1830. During this time, the American Republic was established amid three international wars, constant threat of foreign invasion from every direction, and a gradual inundation of the local market with goods from across the world. In addition, the Phase IB survey offered glimpses of

earlier cultural occupation, including late seventeenth-century and early eighteenth-century artifacts and potential ground surfaces from the same period in four of the five sites. Stratigraphic profiles from the Phase IB trenches revealed strong potential for similar contexts scattered throughout the project area.

ARCHEOLOGICAL RESOURCES AND PILECAP LOCATIONS

Expected Construction Impacts: Grading

At this point in time the specifications for the foundation of the convention center have not been designed. However, the footprint of the convention center has been established, based largely on a number of physical constraints and the desired sized of the center. As a result, the most likely locations for all deep excavation have been determined, including those for pilecaps based upon the building loads, and the grade beam locations based upon the most likely configuration for the distribution of those building loads both dead and live. When establishing the footprint, the assumptions were based upon the most likely outermost dimensions for the excavation. Grading limits have also been established based on the guiding principals mentioned above.

The site for the convention center, located within the project “Study Area,” is bound by Hudson Avenue to the north, the arterial to the Empire State Plaza to the south, Liberty Street to the east, and the rear of the Key Bank building to the west. Portions of Division and Dallius Streets, as they currently exist, become the main entryway to the center and become important reference points when determining the grading limits, as does Green Street.

For the purpose of reviewing the cuts and fills, beginning elevations are presumed to be existing grade and finished elevations are to the underside of slab-on-beam/slab-on-grade. As such, the finished floor will be above these elevations. The site slopes greatest from west to east with the higher elevation at the rear of the Key Bank building (along South Pearl) and lower along Liberty Street (to the east). There are less abrupt slopes evident from north to south that is from Hudson Avenue to the arterial (to the south). The first floor elevation of the center will be at a constant level.

The north to south change is approximately 4' 0" +/- east of Dallius from Hudson Avenue to the arterial. The west to east variation is on average approximately 4' 0" +/-, with the greatest change in elevation occurring over the smallest area, located to the west of Dallius and south of Division, and along Green Street where it is approximately 8' 0" +/- . The area of fill will begin approximately at Division Street to the north, from Liberty to the east and Green to the west. The average depth of fill will be 4' 0" +/- . The area of cut will begin approximately at Hudson Avenue to the north, west of Green Street. The average depth of cut will be 4' 0" +/- .

This outlines the general grading plan, distinct from the pile cap and grade beam excavation, which in areas of fill can occur above the existing grade, and in areas of cut, below the existing grade. Generally speaking, the sub-slab grading within the footprint of the building is a balance of cut and fill. Figure 2 presents a representative section of the project area along Division Street, roughly at the midpoint of the convention center. These constitute the main known impacts to the sites in the convention center building envelope. In general, the area of greatest cutting will be in Areas E and A. These portions of the site were not accessible at the time of the Phase IB and the depths of archeological features and deposits are not fully known relative to the depth of grading. Utilizing surrounding archeological excavations as a guide however, it is assumed that the archeological material of interest (prior to 1850) is likely well below the grading in Area E and the southern portion of Area A. Mid-nineteenth-century deposits were located between 2' and 3' of depth in Area B. It is assumed, that the grading may impact portions of the nineteenth-century deposits, but less likely to impact eighteenth-century deposits in the northern portions of Area A.

Expected Construction Impacts: Pilecaps

The following was provided by Steve Wilson, Project Engineer, CHA Companies, summarizing the proposed construction method of the center;

While the foundation system for the convention center has not been designed, preliminary analysis of the geotechnical investigation indicates that a deep foundation system using driven piles and grade beams will be required.

Prefabricated piles are driven into the ground using a pile driver. Driven piles will typically be either reinforced concrete or steel. Concrete piles are available in square, octagonal, and round cross-sections. They are reinforced with rebar and are often prestressed. Steel piles are either pipe piles or some sort of beam section (like an H-pile). Driven piles, which do not require excavation, are advantageous because the soil displaced by driving the piles compresses the surrounding soil, causing greater friction against the sides of the piles, thus increasing their load-bearing capacity.

The deep foundation system for the convention center will likely rely on a series of four to eight individual piles, which will be tied together via a pilecap (Figure 1). The pilecaps will likely be approximately 8' x 8' x 3' in most locations (4 piles) and up to 12' x 12' x 3' (8 piles) in select locations, where two load bearing walls come together. The pilecaps will be cast in place concrete, so excavation will generally be 12' x 12' x 3' for the smaller pile groups (4 piles) and 16 x 16 x 3' for the larger pile groups (8 piles).

The pilecaps on the perimeter of the building will be tied together with grade beams. A grade beam is a horizontal structural element that spans between supports right at ground level. A continuous grade beam is frequently constructed by digging a trench at least 3-4' wide to the depth needed to span the distance between supports. Typically, the perimeter will consist of a reinforced concrete wall anywhere from 12" to 30" high with only about 8" above ground. The supports it sits on are concrete piers that are buried below the frost line around 4 ft. underground and sit on a footing.

For the purposes of the Phase II/III survey, pilecaps and grade beams were selected for focused investigations. There will be balanced grading and filling of the site, as described above. Each of the pilecaps within the sites was numbered (e.g. B102, C105, etc.) and the locations of the pilecaps and grade beams were evaluated for their potential to contribute to the research objectives. These elements were selected based on their proximity to known archeological resources, the absence of known or obvious disturbance from deep cellar excavations or standing structures, and their location within historically open backyards or common space where no map-documented structures were noted. Limits of impacts are based on the expected excavations required for construction or installation. Pilecaps and grade beams within the existing streets were not included in the evaluation. The construction monitoring plan deals with excavations in the streets. Finally, lot numbers in the pilecap location tables are derived from the 1843 Merchant map which provides a convenient method of succinctly referring to these parcels in a historical sense. Examples of a typical pilecap overlaid on trench profiles from the Phase IB survey are shown in Figures 3–7, these figures do not indicate precise disturbances rather a generalized view of the pilecap systems relative to the depth of known deposits, features, and strata within each block.

Hudson-Broadway Historic Archeological Site B

Historically, Block B was located between the seventeenth-century stockade and the mid-eighteenth-century stockade. Two lunettes or ravelins (attached bastions or bulwarks on the wooden curtain wall) (Muller 2004) associated with both incarnations of the stockade were located at the northwest and southwest corners, respectively, of the block. Maps from the late eighteenth century indicate that the block developed relatively quickly, at least as early as the 1760s. Many of these buildings lasted through the nineteenth and twentieth centuries, a phenomenon which speaks to the persistence of Albany street patterns and the diverse and decentralized nature of downtown business.

Phase IB excavations in Site B identified two broad areas of interest where sheet midden deposits and features were found dating to as early as the mid-eighteenth century. The first area was centered on the former locations of 45 and 47 Division Street, two rowhouses built around the first quarter of the nineteenth

century. Two brick-domed cisterns were found (Features 26 and 28) as well as the stone foundations of both houses. Sheet midden deposits associated with the houses and some earlier occupation were identified as well as a privy near the rear of the yard that may have been adapted and reused from an earlier occupation along Hudson Avenue. At 7–11 Dallius Street, sheet midden deposits dating to about the mid-eighteenth century were located, as well as a trash pit within Division Street.

The archeological contexts found in both areas are representative of other potential deposits in similar locations throughout Site B. Six of the nine pilecaps located in Site B are recommended here for Phase II/III excavation or construction monitoring (Table 2). Pilecap B101 is located on the sidewalk along Green Street very near the map-documented location of the late seventeenth-century stockade blockhouse. This area is also recommended for Phase II/III investigation.

The remaining five pilecaps are in locations that are likely to yield archeological contexts similar to those identified during the Phase IB survey. Each of the pilecaps are located in the large yard area identified on the 1876 Hopkins atlas and have likely had no significant disturbance over the years. Pilecaps B104 and B107 are located within the rear addition of 48 Hudson Avenue. This addition was created between 1892 and 1909, although the location hosted a shed earlier in the nineteenth century. Since the addition is constructed with a concrete floor and fill, any earlier cultural deposits may have been preserved beneath. Pilecaps B103, B105, and B109 are all located in portions of the site where intact sheet midden deposits are likely. In addition, several of the locations are very near features identified during the Phase IB survey or likely locations for potential features. Pilecap B105 is located equidistant between the two intact cisterns found in Trench B4, Features 26 and 28. Intact sheet midden deposits dating to the mid-eighteenth century were found in this location. On average, sheet midden deposits from the eighteenth and early nineteenth centuries were found at a depth of about 0.9–1.4 m (3.0–4.6 ft) below ground surface.

In addition to the pilecaps, an exterior wall grade beam (Map 4) between pilecaps B102, B104, and B109 is also selected for Phase II investigations. This element extends partially under the twentieth-century rear additions of 48 and 50 Hudson Avenue, neither of which have basements, and through an area likely to have eighteenth-century sheet middens at a depth of about 1.2–1.4 m. The grade beam segment will be about 1.2 m (4 ft) wide and extends for about 70.4 m (231 ft) from the west wall of 50 Hudson Avenue to the northwest corner of Site G, covering a total area of 84.5 m² (913 ft²). A total of 30.7 m² (332 ft²) beneath the buildings will be monitored and 53.8 m² (581 ft²) will be investigated as part of the Phase II/III work from the east wall of 48 Hudson Avenue to the northwest corner of Site G.

Pilecaps B102, B106, and B108 are not recommended for any further work (Table 2). Pilecap B102 is located within the cellar of 52 Hudson Avenue, formerly a large boot and shoe factory during the mid to late nineteenth century. Work in the northern end of Trench B5 found a deep, heavy rubble fill deposit associated with the destruction of this building. Since Pilecap B102 is located at the rear of this same building, it is likely that similar deposits would be found there as well. Pilecap B106 is located at the curb on the south side of the site where Trench B24 encountered disturbance from the installation of a water line. Finally, B108 is located within the cellar of 45 Division Street. Based on the relatively shallow depth of the eighteenth-century deposits in Site B, there are likely to be no intact deposits within the footprint of the rowhouses along Division Street.

Table 2. Pilecap Locations in Site B, New York State Convention Center

Pile cap	Size	Location	Potential Resources	Recommendation
B101	23.8 m ² (256 ft ²)	Green Street and sidewalk.	Located near the late 17 th -century stockade and blockhouse.	Phase II/III excavation.
B102	23.8 m ² (256 ft ²)	Lot 175, paved parking lot.	Within footprint of factory (c. 1876). Trench B5 found substantial rubble fill within this building.	No work recommended.
B103	13.4 m ² (144 ft ²)	Lots 170 and 172, paved parking lot	Located in an area with little historic development. Likely to hold intact 18 th -c. or earlier deposits associated with Hudson Avenue residences.	Phase II/III excavation.
B104	23.8 m ² (256 ft ²)	Lot 179, rear of 48 Hudson Avenue.	Located at rear of 48 Hudson Avenue where the 20 th -c. addition is built on a concrete fill platform. Intact deposits associated with the early 18 th -c. occupation of this structure are likely below.	Construction monitoring.
B105	23.8 m ² (256 ft ²)	Lot 174, paved parking lot.	Located between two intact cisterns (F. 26, 28) at 45 and 47 Division Street. Trench B4 also had intact 18 th -c. deposits between the cisterns, likely associated with the houses on Hudson Avenue.	Phase II/III excavation.
B106	23.8 m ² (256 ft ²)	Division Street and sidewalk.	Located near Trench B24, where a water line and associated disturbance were located during Phase IB survey.	No work recommended.
B107	23.8 m ² (256 ft ²)	Lot 179, rear of 48 Hudson Avenue.	Located at rear of 48 Hudson Avenue where the 20 th -c. addition is built on a concrete fill platform. Intact deposits associated with the early 18 th -c. occupation of this structure are likely below.	Construction monitoring.
B108	23.8 m ² (256 ft ²)	Lot 176, paved parking lot.	Located within cellar of 45 Division Street. Based on the depths of neighboring deposits, this location is unlikely to have intact early deposits.	No work recommended.
B109	23.8 m ² (256 ft ²)	Lot 181, paved parking lot.	Located adjacent north of Trench B4, where a dense midden of 18 th -c. materials were found at a depth of about 1 m.	Phase II/III excavation.
Grade Beam	84.5 m ² (913 ft ²)	-	Located adjacent north of Trench B4, where a dense midden of 18 th -c. materials were found at a depth of about 1 m.	53.8 m ² for Phase II/III excavation; 30.7 m ² for monitoring.
Total Area				288.3 m² (3,114 ft²)
Total Phase II/III				138.6 m² (1,497 ft²)
Total Monitoring				78.3 m² (846 ft²)

In all, there are nine pilecaps within Site B. No work is recommended for three pilecaps and construction monitoring is recommended for another two pilecaps covering an area of 47.6 m² (512 ft²), located beneath the twentieth-century addition to 48 Hudson Avenue. Phase II/III excavations are recommended for Pilecaps B101, B103, B105, and B109, covering an area of 85 m² (916 ft²). Additionally, a grade beam segment of about 70.4 m (231 ft) long is recommended for archeological work. About 30.7 m² (332 ft²) of that is beneath the twentieth-century additions of 48 and 50 Hudson Avenue and will be addressed as part of the construction monitoring plan. The other segment, spanning the intersection of Darius and Division Streets, encompassing about 53.8 m² (581 ft²) will be completed during the Phase II/III survey. A total of 138.6 m² (1,497 ft²) will be excavated during the Phase II/III survey.

Hudson-Broadway Historic Archeological Site E

Historical maps of Block E depict this area outside of both possible locations of the stockade. The land may have served as mustering grounds for British and American troops and pasture and cultivated land. Two lunettes of the 1750s stockade extended into Block E, including one at the corner of Division and Green

Streets. Behind the lunette at this corner sits a separate blockhouse as identified by Brasier on his historical map. The lunette at the west end of Division Street appears to have accompanying stables, barracks, and perhaps a magazine (both inside the curtain and outside) although these are not labeled by Brasier. Several structures associated with military activities were noted on the 1759 Brasier map around the western redoubt, located near the former intersection of Division and Pearl Streets. By the turn of the nineteenth century, many of the houses on Block E were built for speculative buyers and the block hosted a Methodist church, which would eventually change to a theatre and meat packing factory.

Deeply buried sheet midden deposits were found along with two privies dating to the late eighteenth- and early nineteenth centuries behind three residences at 54–58 Division Street. These structures were known to be built during the very early 1800s in a row of speculative housing that characterized the second phase of rapid urban growth in the study area. This section of Site E was also situated just outside the 1750s stockade between two lunettes, where evidence of short-term military occupation is possible.

Of the 23 pilecaps planned for Site E (Table 3), 15 are recommended for no additional work and eight will be investigated for the Phase II/III survey. The Phase IB survey trenches encountered several areas of heavy rubble fill from demolition, especially at the east end of the site. Pilecaps E115–E117 and E120–E121 are all located within the footprint of the former theater on Green Street, which later became a warehouse. Pilecaps E103–E107 are within the former footprint of the Capitol Theater on Division Street. Finally, Pilecaps E109, E110, E114, E118, and E123 are all within residential cellars on Hamilton, Green, and Division Streets.

Two of the pilecaps recommended for Phase II/III excavation (E101 and E102) are all located near map-documented military structures dating from the mid-eighteenth century and later. The six remaining pilecap locations (E104, 108, 111–113, and 122) are mostly located in the backyard area between Division and Hamilton Streets, especially behind 58 and 60 Division Street. Phase IB survey work in Trench E20 revealed a stratified deposit of eighteenth-century ceramics and glass beneath the nineteenth-century building fill. The final pilecap location is situated in a former alleyway just west of 67 Hamilton Street. The configuration of the lot and the lack of significant development on the historical maps suggest that this area may still have intact eighteenth-century or earlier deposits.

A grade beam along the rear wall of the proposed convention center connects Pilecaps E104, E108, and E113 (Map 5), crossing an area thought to be largely open backyard space throughout the nineteenth and twentieth centuries. This area may contain similar contexts to those found in Trench E20 and suspected to be within the limits of those connecting pilecaps. The segment is about 1.2 m (4 ft) wide and 27 m (90 ft) long, covering about 38 m² (410 ft²). In summary, Phase II/III excavations at Site E will cover eight pilecaps and a segment of grade beam over an area of 216.9 m² (2,343 ft²).

Hudson-Broadway Historic Archeological Site F

Site F possesses deposits dating to the mid-eighteenth century and early nineteenth century. It was also the home of the nationally acclaimed Gould carriage factory, currently the site of the Greyhound bus parking lot. There were also several sanitation features dating from the late eighteenth or early nineteenth century that were unique to this block, involving the construction of a central cesspit to collect waste from at least five residences. In addition, archeologists found evidence of several landfilling episodes and eighteenth-century occupation, including a broad layer of ceramic vessels dating to about 1800–1810. Information from this ceramic deposit contributes to a better understanding of Albany’s access to the global market and its position in the rapidly growing capital market economy of the former colonies.

Table 3. Pilecap Locations in Site E, New York State Convention Center.

Pilecap	Size	Location	Potential Resources	Recommendation
E101	33.1 m ² (356 ft ²)	Division Street and sidewalk.	Located near several 18 th -c. British military structures. Series of three closely spaced pilecaps.	Phase II/III excavation.

Pilecap	Size	Location	Potential Resources	Recommendation
E102	23.8 m ² (256 ft ²)	Division Street and sidewalk.	Located near several 18 th -c. British military structures.	Phase II/III excavation.
E103	13.4 m ² (144 ft ²)	Lot 22, parking lot.	Located within cellar of Capitol Theater and houses.	No work recommended.
E104	23.8 m ² (256 ft ²)	Lot 19, parking lot	Located behind 66 Division Street, an early 19 th -c. speculative house. Likely intact 18 th -c. and early 19 th -c. sheet midden deposits.	Phase II/III excavation.
E105	13.4 m ² (144 ft ²)	Lot 24, paved parking lot.	Within cellar of 60 Division Street.	No work recommended.
E106–E107	13.4 m ² (144 ft ²)	Lot 22, parking lot.	Located within cellar of Capitol Theater and houses.	No work recommended.
E108	23.8 m ² (256 ft ²)	Lot 22, parking lot.	Located within cellar of Capitol Theater and houses. Pilecap is located at rear of property.	Phase II/III excavation.
E109	13.4 m ² (144 ft ²)	Lot 35, paved parking lot.	Located at north foundation wall and sidewalk of 52 Division Street	No work recommended.
E110	13.4 m ² (144 ft ²)	Lot 37, paved parking lot.	Located within rear cellar of 56 Division Street.	No work recommended.
E111	13.4 m ² (144 ft ²)	Lot 26, parking lot.	Located in backyard of 58 Division Street. High potential for intact 18 th -c. ground surfaces and sheet middens, similar to those found in Trench E20.	Phase II/III excavation.
E112	13.4 m ² (144 ft ²)	Lot 24, parking lot.	Located in backyard of 60 Division Street. High potential for intact 18 th -c. ground surfaces and sheet middens, similar to those found in Trench E20.	Phase II/III excavation.
E113	23.8 m ² (256 ft ²)	Lot 23, parking lot.	Located in backyard of 71 Hamilton Street. High potential for intact 18 th -c. ground surfaces and sheet middens, similar to those found in Trench E20.	Phase II/III excavation.
E114	23.8 m ² (256 ft ²)	Lot 33, paved parking lot.	Located in cellar of 57 Green Street.	No work recommended.
E115–E117	71.4 m ² (771 ft ²)	Lot 31, paved parking lot.	Located in cellar of warehouse at 61–63 Green Street.	No work recommended.
E118	23.8 m ² (256 ft ²)	Lot 25, paved parking lot.	Located in cellar of 69 Hamilton Street.	No work recommended.
E119	23.8 m ² (256 ft ²)	Green Street and sidewalk.	Located on west side of street in front of 59 Green Street.	No work recommended.
E120	23.8 m ² (256 ft ²)	Lot 31, paved parking lot.	Located in cellar of warehouse at 61–63 Green Street.	No work recommended.
E121	23.8 m ² (256 ft ²)	Lot 27, paved parking lot.	Located in cellar of warehouse at 65 Green Street.	No work recommended.
E122	23.8 m ² (256 ft ²)	Lot 27, paved parking lot.	Located partially within a narrow alley on Hamilton Street where buried 18 th -c. deposits may survive.	Phase II/III excavation.
E123	23.8 m ² (256 ft ²)	Lot 25, paved parking lot.	Located within cellar of 69 Hamilton Street.	No work recommended.
Grade Beam	38 m ² (410 ft ²)	-	Located in several Division Street backyards. High potential for intact 18 th -c. ground surfaces and sheet middens, similar to those found in Trench E20.	Phase II/III excavations.
Total Area				512 m² (5,524 ft²)
Total Phase II/III				216.9 m² (2,343 ft²)

There are six pilecaps in or adjacent to Site F (Table 4; Map 6). Pilecap F106 is recommended for construction monitoring. This pilecap is located in the northern sidewalk opposite the former locations of 46 Division Street and 60 Green Street. No further work is recommended for Pilecap F101, where the impact is located within the northwest corner of the former Gould carriage factory. The cellar of this large building is likely to be filled with heavy rubble and, based on the depth of deposits elsewhere in the block, is unlikely to bear intact seventeenth- or eighteenth-century deposits. There are no exterior grade beams in Site F.

There are five pilecaps recommended for Phase II/III survey. All of the locations (F102–F106) are located in areas where no cellars are expected and near portions of the project area where trench excavations found intact eighteenth-century soil horizons. Trench F8 also encountered a rich deposit of broken ceramics which were probably dumped there as part of a landfilling effort. Some of the pilecaps locations may intersect this stratum. Site F was likely a low-lying area during the seventeenth and eighteenth centuries, but there is still potential for early historic period deposits beneath the eighteenth and early nineteenth century fill. Sheet midden deposits dating to the late eighteenth and early nineteenth century were relatively shallow in this site,

with the two ceramic deposits found at a depth of about 1.1 m (3.6 ft) below ground surface and eighteenth-century fill and sheet middens found in layers reaching a depth of about 1.4–1.8 m (4.6–5.9 ft) and very deep eighteenth-century midden and fill at the center of the block reaching depths of about 2.3 m (7.6 ft).

In summary, five of the six pilecaps in Site F are recommended for Phase II/III excavations. No grade beams intersect the site. The five Phase II/III pilecaps encompass a total area of about 119 m² (1,280 ft²).

Table 4. Pilecap Locations in Site F, New York State Convention Center.

Pilecap	Size	Location	Potential Resources	Recommendation
F101	23.8 m ² (256 ft ²)	Lot 168, Greyhound bus parking lot.	Former location of J. Gould Carriage Factory, c. early 19 th -century. Located near the northwest corner of the factory, may be disturbed.	No work in this location.
F102	23.8 m ² (256 ft ²)	Lot 167, Greyhound bus parking lot.	Likely has intact 18 th -c. ground surfaces, based on neighboring trench data.	Phase II/III excavation.
F103	23.8 m ² (256 ft ²)	Lot 157, gravel parking lot.	Likely has intact 18 th -c. ground surfaces, based on neighboring trench data.	Phase II/III excavation.
F104	23.8 m ² (256 ft ²)	Lot 168, Greyhound bus parking lot.	Located more towards the center of the carriage factory, may have ground surface deposits from factory and earlier.	Phase II/III excavation.
F105	23.8 m ² (256 ft ²)	Lot 165, Greyhound bus parking lot.	Formerly site of coalshed and blacksmith shop (1876–1892). Likely has intact 18 th -c. ground surfaces, based on neighboring trench data.	Phase II/III excavation.
F106	23.8 m ² (256 ft ²)	Adjacent to Lots 162 and 163, in sidewalk.	Within street or sidewalk in front of early 19 th -c. houses.	Phase II/III excavation.
Total Area				143 m² (1,536 ft²)
Total Phase II/III				119 m² (1,280 ft²)

Hudson-Broadway Historic Archeological Site G

During the Phase IB survey, archeologists found several privies from the mid- to late eighteenth century and early nineteenth century. In addition, more sheet middens and distinct cultural strata were observed in the many fill layers that make up the site over the past few centuries. A possible seventeenth- or early eighteenth-century context was identified beneath a house foundation on Division Street, raising the potential for deeply buried seventeenth-century contexts within eighteenth- and nineteenth-century building footprints.

Eleven pilecaps are proposed for Site G (Table 5, Map 7). No further work is recommended for pilecaps G106–G111, where the installations will be located along the previous foundation of several structures. These areas are likely disturbed by house construction, utility upgrades, and demolition.

Efforts in Site G will concentrated on Pilecaps G101–G105, which are located in two cellars on Dallius and Division Streets and in the backyards of former houses in the northwest corner of the site. In this area, several privies associated with Dallius Street residences were found as well as intervening sheet midden deposits and stratified fill sequences dating to the post-stockade development of the block. This site was located just outside of the 1750s stockade, although early indications from the Phase IB survey suggest that some of the residential occupations may predate its removal. Privy samples revealed a rich assemblage of high-class ceramics that describe an upper or middle class population in this area. During the Phase IB survey, sheet midden deposits were found from the eighteenth and early nineteenth centuries at a depth of about 0.6–1.0 m (2.0–3.3 ft), with deeper deposits found potentially from the early eighteenth century beneath a cellar at a depth of 1.6 m (5.2 ft).

Table 5. Pilecap Locations in Site G, New York State Convention Center.

Pilecap	Size	Location	Potential Resources	Recommendation
G101	23.8 m ² (256 ft ²)	Lot 258, paved parking lot.	Located within cellar of 14 Dallius Street, may have intact late 17 th -c. or early 18 th -c. deposits beneath cellar.	Phase II/III excavation.

Pilecap	Size	Location	Potential Resources	Recommendation
G102	23.8 m ² (256 ft ²)	Lot 269, paved parking lot.	Located within cellar of 28 Division Street, may have intact late 17 th -c. or early 18 th -c. deposits beneath cellar.	Phase II/III excavation.
G103	23.8 m ² (256 ft ²)	Lot 257, paved parking lot.	Located in backyard behind 18 Dallius Street and near several privies found in Trench G3.	Phase II/III excavation.
G104	23.8 m ² (256 ft ²)	Lots 265 and 269, paved parking lot.	Located within cellar holes of either 26 Division Street or 23 Liberty Street.	Phase II/III excavation.
G105	23.8 m ² (256 ft ²)	Lots 253 and 254, paved parking lot.	Located in cellar holes of 24 Dallius Street or 39 Hamilton Street.	Phase II/III excavation.
G106	23.8 m ² (256 ft ²)	Lot 265, paved parking lot.	Located within cellar of 23 Liberty Street.	No work recommended.
G107	23.8 m ² (256 ft ²)	Liberty Street and sidewalk.	Located on sidewalk and foundation of 23 Liberty Street.	No work recommended.
G108	23.8 m ² (256 ft ²)	Liberty Street and sidewalk.	Located on sidewalk and foundation of 27 Hamilton Street.	No work recommended.
G109	23.8 m ² (256 ft ²)	Hamilton Street and sidewalk.	Located on sidewalk and foundation of 31 Hamilton Street.	No work recommended.
G110	23.8 m ² (256 ft ²)	Hamilton Street and sidewalk.	Located on sidewalk and foundation of 35–37 Hamilton Street.	No work recommended.
G111	23.8 m ² (256 ft ²)	Liberty Street and sidewalk.	Located on sidewalk and foundation of 27 Hamilton Street.	No work recommended.
Grade Beam	55 m ² (592 ft ²)	-	Located in backyards and within shallow cellars. Potential for buried 18 th -c. sheet middens and features.	Phase II/III excavations.
Total Area				317 m² (3,421 ft²)
Total Phase II/III				174 m² (1,879 ft²)

Segments of two grade beams near the corner of the structure are proposed for the northern half of Site G (Map 7). These grade beams connect Pilecaps G101, G103, G102, and G104 and extends through an area known to have late eighteenth-century privies and houses. Much of the alignment covers an area of yards between houses on Dallius and Division Streets. The grade beam segment is about 1.2 m (4 ft) wide and 46 m (152 ft) long, covering an area of approximately 55 m² (592 ft²).

For Site G, five of the eleven pilecaps are recommended for Phase II/III study. These pilecaps cover a total area of about 119 m² (1,285 ft²). In addition, a segment of grade beam in the north end of the site is recommended for Phase II/III study, which covers about 55 m² (592 ft²), bringing the total Phase II/III area in Site G to 174 m² (1,879 ft²).

Hudson-Broadway Historic Archeological Site L

Only three pilecaps are proposed for the modern-day confines of Site L (Table 6, Map 8). Site L represents the nearest extent of the project area to the seventeenth-century Fort Orange. Phase IB survey found buried eighteenth-century artifacts in fill and sheet midden deposits as well as a possible early post-in-ground structure. An early nineteenth-century privy was found in Trench L18, as well. Pilecap L103 is located in modern day Green Street, although historically this was located in the backyard of speculative housing on Green Street. The position of the pilecap is on the northern edge of one of those lots near the former church, but may be in the location of former privies or outbuildings. The other two pilecaps are located toward the north end of what was once a long block reaching south to Madison Avenue. Pilecap L101 is located within the footprint of a mid-nineteenth-century boarding stable. Similar structures rarely had cellars and this location offers an opportunity to view stratified deposits predating the stable. Pilecap L102 is located behind structures on Dallius Street near two outbuildings on the 1892 Sanborn map labeled “old,” offering some potential for eighteenth-century occupation in this site. Sheet midden deposits from the eighteenth and early nineteenth centuries were found on a level with Feature 108, the post-in-ground structure, at a starting

depth of 1.2 m (3.9 ft). The base of this feature was never found. An early nineteenth-century privy reached a depth of 1.8 m (6 ft). Eighteenth-century artifacts were found at depths of 1.5–2.9 m (4.9–9.5 ft).

Table 6. Pilecap Locations in Site L, New York State Convention Center.

Pilecap	Size	Location	Potential Resources	Recommendation
L101	23.8 m ² (256 ft ²)	Lot 82, NYSOGS parking lot.	Likely has intact 18 th -c. and earlier deposits, based on ground surfaces seen in Trench L19, located within 19 th -c. boarding stable.	Phase II/III excavation.
L102	23.8 m ² (256 ft ²)	Lot 83, NYSOGS parking lot.	Located near “old” outbuildings labeled on the 1892 Sanborn. Likely has intact 18 th -c. and earlier deposits, based on ground surfaces seen in Trench L19.	Phase II/III excavation.
L103	23.8 m ² (256 ft ²)	Lot 77, Green Street.	Located in backyard of 80 Green Street, an early 19 th -c. speculative house. Currently is in modern Green Street.	Construction monitoring.
Grade Beam	40 m ² (430 ft ²)	-	Located in backyards and intersects potential 18 th -c. Feature 108.	Phase II/III excavation.
Total Area				71 m² (768 ft²)
Total Phase II/III				87.6 m² (943 ft²)
Total Monitoring				24 m² (256 ft²)

An exterior wall grade beam connecting Pilecaps L101, L102, and L103 runs diagonally through the site as well. This segment crosses the yard space between the various structures on Green, Hamilton, and Dallius Streets. The segment also intersects Feature 108, the post-in-ground stable foundation discovered in Trench L19. The segment is 1.2 m (4 ft) wide and about 33 m (100 ft) long, stopping at the Green Street curb before reaching Pilecap L103. The grade beam covers an area of about 40 m² (430 ft²).

Within Site L, two of the three pilecaps are recommended for Phase II/III work; the third may need to be monitored during construction depending on the need to maintain a loop-road for the nearby bus station. If this area is accessible during the Phase II/III fieldwork it will be excavated at the same time as the other pilecaps. The grade beam and two pilecaps cover an area of about 87.6 m² (943 ft²).

Block A

There was one area of the convention center project area unavailable to archeologists during the Phase IB reconnaissance due to access issues. The area omitted from the Phase IB reconnaissance includes the entirety of Block A. Block A was situated outside of both stockades but was likely a part of the mid-eighteenth-century build-up in this area of the city. Instead of excavating the trenches proposed as part of the Phase IB work scope submission, Hartgen recommends examining five of the pilecap locations in Block A (A101–A103, A105, and A110) as part of the Phase II/III fieldwork to focus efforts on areas of impacts (Table 7). The rest of the 15 pilecaps in Block A are either in the street, cellars, or very near the foundation of the Key Bank building on South Pearl Street. Historic maps indicate that the Phase II/III pilecaps are located in the backyards of several houses on Green and Hudson Streets.

Table 7. Pilecap Locations in Block A, New York State Convention Center.

Pilecap	Size	Location	Potential Resources	Recommendation
A101	23.8 m ² (256 ft ²)	Paved parking lot.	Located within Hudson Avenue cellar near 17 th -c. stockade.	Phase II/III excavation.
A102	23.8 m ² (256 ft ²)	Paved parking lot.	Located within Hudson Avenue cellar near 17 th -c. stockade.	Phase II/III excavation.
A103	13.4 m ² (144 ft ²)	Paved parking lot.	Located within Hudson Avenue cellar near 17 th -c. stockade.	Phase II/III excavation.
A104	23.8 m ² (256 ft ²)	Paved parking lot.	Located within disturbed area adjacent to modern building.	No work recommended.

Pilecap	Size	Location	Potential Resources	Recommendation
A105	13.4 m ² (144 ft ²)	Paved parking lot.	Located in backyard, sheet midden deposits or features possible.	Phase II/III excavation.
A106	13.4 m ² (144 ft ²)	Paved parking lot.	Located within disturbed area adjacent to modern building.	No work recommended.
A107	13.4 m ² (144 ft ²)	Paved parking lot.	Located within disturbed area adjacent to modern building.	No work recommended.
A108	13.4 m ² (144 ft ²)	Paved parking lot.	Located on sidewalk and foundation of 27 Hamilton Street.	No work recommended.
A109	23.8 m ² (256 ft ²)	Paved parking lot.	Located within disturbed area adjacent to modern building.	No work recommended.
A110	13.4 m ² (144 ft ²)	Paved parking lot.	Located in backyard, sheet midden deposits or features possible.	Phase II/III excavation.
A111	13.4 m ² (144 ft ²)	Paved parking lot.	Located within disturbed area adjacent to modern building.	No work recommended.
A112	23.8 m ² (256 ft ²)	Paved parking lot.	Located within disturbed area adjacent to modern building.	No work recommended.
A113	13.4 m ² (144 ft ²)	Paved parking lot.	Located within disturbed area adjacent to modern building.	No work recommended.
A114	13.4 m ² (144 ft ²)	Paved parking lot.	Located within disturbed area adjacent to modern building.	No work recommended.
A115	13.4 m ² (144 ft ²)	Paved parking lot.	Located within cellar of Division Street house.	No work recommended.
Total Area				253 m² (2,732 ft²)
Total Phase II/III				87.8 m² (948 ft²)

Phase II/III and Monitoring Summary

Table 8 provides a breakdown of the proposed impacts and recommended Phase II/III and monitoring work for the convention center project area. In all, the project design depicts 42 pilecaps along the exterior wall, 43 pilecaps on the interior, and an approximate total of 633 m (2,076 ft) of grade beams along the exterior wall. The total area of impact tallying all 85 pilecaps and the exterior wall grade beams is 2,543 m² (27,376 ft²), or 0.25 ha (0.63 ac).

Hartgen recommends additional work (Phase II/III or monitoring) on 28 pilecaps and about 195 m² (2,106 ft²) of the exterior wall. The total area recommended for additional work, including construction monitoring and Phase II/III fieldwork, covers about 688.4 m² (7,410 ft²), or 0.07 ha (0.17 ac), making up less than one-third of the total impact area.

CONSTRUCTION MONITORING

Most of the pilecaps with the exception of B104 and B107 (which are located under the extant addition of 48 Hudson) and L103 (located in Green Street) will be excavated as part of the Phase II/III. These three pilecaps may need to be examined as part of the construction monitoring protocol outlined below, depending on the logistics and staging of the fieldwork.

Table 8. Project Design Elements, Phase II/III, and Monitoring Recommendation Statistics, New York State Convention Center.

Project Element	Length	Width	Area	Number	Total Area
Design Exterior Grade Beam	633 m (2,076 ft)	1.2 m (4 ft)	771 m ² (8,304 ft ²)	-	771 m ² (8,304 ft ²)
Design Exterior Pilecaps	4.9 m (16 ft)	4.9 m (16 ft)	23.8 m ² (256 ft ²)	42	999 m ² (10,752 ft ²)
Design Interior Pilecaps, Small	3.7 m (12 ft)	3.7 m (12 ft)	13.4 m ² (144 ft ²)	24	321 m ² (3,456 ft ²)
Design Interior Pilecaps, Large	4.9 m (16 ft)	4.9 m (16 ft)	23.8 m ² (256 ft ²)	19	452 m ² (4,864 ft ²)
<i>Total Design Area</i>					<i>2,543 m² (27,376 ft²)</i>
Phase II/III Grade Beam	156 m (514 ft)	1.2 m (4 ft)	187 m ² (2,017 ft ²)	-	187 m ² (2,017 ft ²)
Phase II/III Exterior Pilecaps	4.9 m (16 ft)	4.9 m (16 ft)	23.8 m ² (256 ft ²)	16	381 m ² (4,115 ft ²)

Project Element	Length	Width	Area	Number	Total Area
Phase II/III Interior Pilecaps, Small	3.7 m (12 ft)	3.7 m (12 ft)	13.4 m ² (144 ft ²)	6	80 m ² (864 ft ²)
Phase II/III Interior Pilecaps, Large	4.9 m (16 ft)	4.9 m (16 ft)	23.8 m ² (256 ft ²)	7	167 m ² (1,799 ft ²)
Phase II/III Interior Pilecaps, Other	-	-	33 m ² (356 ft ²)	1	33 m ² (356 ft ²)
<i>Total Phase II/III Area</i>					<i>848 m² (9,158 ft²)</i>
Monitoring Grade Beam	34 m (112 ft)	1.2 m (4 ft)	42 m ² (448 ft ²)	-	42 m ² (448 ft ²)
Monitoring Exterior Pilecaps	4.9 m (16 ft)	4.9 m (16 ft)	23.8 m ² (256 ft ²)	3	71 m ² (768 ft ²)
<i>Total Monitoring Area</i>					<i>113 m² (1,220 ft²)</i>

Five additional areas of monitoring are proposed (Table 8). Three are in response to anticipated impacts from utility construction and grade beam installation.

The length of Green Street from its intersection with Division Street into Hudson Avenue is recommended for monitoring. Deposits and features associated with the former stockade are possible particularly at the intersections with Hudson Avenue and Division. In addition, the 1698 Roemer map depicts a small structure somewhere between Hudson Avenue and Division Street. Excavations in Liberty Park by Hartgen (2011:32) found fragments of Rhenish stoneware, common to late seventeenth- and early eighteenth-century sites in Albany. Monitoring within this segment of Liberty Street may encounter intact portions of this structure or sheet midden deposits relating to its occupation.

The grade beam along the rear of 48 Hudson will be monitored coincidentally with the removal of the addition. Due to utility concerns (in particular the large storm sewer interceptor), the grade beam crossing through the intersection of Division and Dallius will also be monitored during construction due to its proximity to the mid eighteenth-century stockade.

Two additional areas are recommended for monitoring along Green Street (Map 3), although there are no known impacts in these areas. In Green Street, monitoring is recommended for both intersections with Hudson Avenue and Division Street where the segments of the seventeenth- and eighteenth-century stockades are documented in historical maps. In addition to the potential for intact remains of the stockade, both intersections hosted blockhouses/lunettes erected to defend and monitor the southern approach to the village of Beverwyck.

Table 9. Recommended Monitoring Locations for Undefined Impacts and Resources, New York State Convention Center.

Location	Resources	Impacts	Total Length	Estimated Monitoring Work Effort
Liberty Street between Hudson Avenue and Hamilton Street	17 th -c. structure depicted on Roemer map, stockade.	Removal of existing utilities and installation of new consolidated, updated utilities.	About 700 ft.	Seven days.
Green Street at intersections with Hudson Avenue and Division Street	17 th and 18 th -c. stockades and blockhouses.	Removal of old utilities and construction of convention center.	100 ft.	One day.
Dallius Street between Sites B and G	18 th -c. stockade.	Exterior wall grade beam.	130 ft.	Two days.

PREVIOUS ARCHEOLOGICAL WORK IN DOWNTOWN ALBANY

The previous work in downtown serves as the basis for our current understanding of the archeology of downtown Albany (Table 9). Much has been learned and new questions have emerged. These previous studies, both collectively and individually, provide important touchstones for the New York State Convention Center project. Taken as a whole, the studies help to create an overarching archeological context for the research design for this DRP. While this review is not an exhaustive list of Albany archeological projects, we have selected projects and sites that best illustrate the substantive thematic issues in this DRP.

The New York State Convention Center project is unique in that the public and professional community has been engaged in the process from the beginning of initial site testing. The DRP and construction monitoring plan have been developed and will be implemented in a responsible fashion.

Although these earlier projects evolved out of the same regulatory and compliance process, each was unique in their approach to managing the archeological resources, in part due to the particular resources discovered at each site. That is to say, there is no standardized method and approach to archeological mitigation at Albany sites. Instead each study was adapted to the constraints of the project plans, its environment, the archeological resources, and the schedule and budget. These archeological projects provide a sense of the larger themes that have been pursued by the archeologists (either explicitly or implicitly) and how they shape current interpretations of Albany's past residents. Most of these studies focused on thematic issues set forth in the respective DRPs. As such, the resulting reports were not exhaustive technical reports describing each archeological context. Instead, some contexts and themes were presented in greater light than others in order to provide clearer archeological narrative, especially for a lay audience.

As part of this discussion, we will present broader results of these studies but also focus on the particular types and classes of archeological data collected at each. This study is focused on the areas of impacts (pilecaps and grade beams) and the comparison of the results of the convention center site study with the results of other relevant past Albany archeological investigations. Map 10 depicts the locations of the discussed archeological sites in relation to the convention center project area.

Fort Orange

The excavation of Fort Orange was conducted in 1974 before the enactment of the New York State Historic Preservation Act of 1980 during the construction of the South Mall Expressway from Interstate 787 to the Empire State Plaza. The resulting reports are set forth in project leader Paul Huey's (1988) doctoral dissertation, and a research paper written by Joseph Sopko (1982) about Dutch bricks recovered from a structure within the fort. The fort was occupied beginning in the 1620s until the British took over the colony in the 1660s. After that, the fort was slowly abandoned and deteriorated. The excavations at the fort focused on limited areas already exposed during the initial phases of highway construction. About 5% of the fort and its internal houses and structures were excavated. Significant finds included the south curtain wall, southern moat, south bastion and the houses of Hendrick Van Deosburg (1651-664), Hans Vos (1657-1658), Jean Labatie and others (1647-1664), and Abraham Staats and others (1648-1668). Also located were a number of precontact features and deposits. The collection is currently housed at the Bureau of Historic Preservation at OPRHP with some objects on display at Fort Crailo in Rensselaer.

Very few comparative contexts have been uncovered in Albany from this time period. Historic documents from the Dutch period and the early British period state that settlers routinely built temporary residences and structures in the pastured area between the fort and the walled city. For military and political reasons, these buildings were intermittently and forcibly vacated by the ruling parties and sometimes burned. The convention center project area is located between the stockade and the fort, creating a potential for finding sites from this time period. Any finds from this time period would be important and could add to our understanding of the fort and early settlement of the village. To date, only a few artifacts from this period have been recovered from the convention center project area.

Key Corp Site

This site was initially excavated as part of the cultural resource management process; however additional archeological fieldwork resulted after early historic artifacts were discovered during construction. Archeologists later determined that the finds were associated with the Lutheran Church almshouse dating from the late seventeenth to mid-eighteenth century. The collection is at the New York State Museum. The report of the site can be found in Pena's (1990) doctoral dissertation treatment of the site relative to her examination of wampum production in the colonial period. The collection includes a wide range of wampum production from the 1750s or so, ceramics from the seventeenth and eighteenth centuries, and the structural remains of the former almshouse.

One of the more important contributions of the Key Corp project was a better understanding of wampum production in the cultural, social and economical context in Albany and former Dutch colonies. Wampum production materials have been found at the convention center project area in Sites B, C, and E. These materials are important to compare with the nearby KeyCorp site especially if determinations can be made regarding who was producing the convention center materials. Pena compared wampum contexts from the almshouse with other contexts in Albany as well and found that wampum production was an economic adaptation to market stress; a rare example of colonizers adopting a native practice for a “culture-specific” use (Pena 2003:121). Evidence of wampum production in Albany at the Picotte site (Hartgen 2002b) and the British guard house (Fisher 2003a) suggests that the practice increased and diversified in the eighteenth century and persisted into the early nineteenth century, providing a broader market with specie for the fur trade and other diplomatic and economic partnerships (Lesniak 2003; Hartgen 2002b).

Broadway, Pearl Street, and State Street

During the 1970s and 1980s, several upgrades to Broadway, State Street, and Pearl Street uncovered archeological features from the seventeenth and eighteenth centuries (Huey 2003). These surveys uncovered the remains of wooden cellars along Broadway from the seventeenth century, the foundation of the eighteenth-century British guard house at the intersection of State and Pearl Streets (Fisher 2003a); and parts of a late seventeenth- and early eighteenth-century burial ground for the Lutheran church on Pearl Street (Huey 2003; Phillips 2003; Fisher 2003b). Each of these surveys made contributions to Albany archeology, in areas including the city stockade, health and sanitation as seen through microscopic analysis of parasites from burials and privies; and the cultural and physical landscape (Davis 2003). The artifacts from these projects are housed at OPRHP and the NYSM.

Picotte Site

Hartgen conducted Phase I and III investigations for the construction of the New York State Department of Environmental Conservation, also known as the Picotte site, in 1998. The survey uncovered several contexts from the seventeenth through nineteenth centuries. Unique to this project was evidence of a broad 1797 fire and landscape development both after the fire and during the gradual formalization and expansion of Albany’s waterfront. The artifact collection is housed at the New York State Museum and the project was the basis of several published articles and chapters (Moody 2003; Kirk 2003; McLaughlin 2003; Rosenswig 1999), as well as public presentations. Several unique contexts were located at the Picotte site which provided specialized analysis of different cultural and economical segments of Albany’s population during the seventeenth and eighteenth centuries. Also found was a ceramic deposit similar to those found in Site F during the Phase IB survey and a late seventeenth-century trader’s hut (Moody 2003). The former deposit is the basis of a display in the New York State Museum’s Albany archeological gallery, “Beneath the City.” Finally, Picotte was one of the first broad studies of parasite and pollen data in Albany through microscopic analyses of privy samples (Fisher et al. 2007). These studies made large contributions to our understanding of health and sanitation in the growing city that were brought to bear on other related analyses at other urban archeological sites.

State University Construction Fund Parking Garage (SUCF)

Located just two blocks south of the Picotte site, the excavations at the SUCF site encountered more contexts dealing with landscape development, including the construction, evolution, and demolition of the eighteenth-century stockade and the rapid build-out of the waterfront after the stockade came down in the 1760s. The study of landscape development at the SUCF site provided detailed analyses of how the city grew beyond its eighteenth-century limits and adapted to new cultural and economic realities after a long period of war and resource scarcity.

Individual contexts within the site as well as broader cultural development were also subjects of many papers and presentations, including articles and presentations on the early nineteenth-century residence of privateer Stewart Dean (Kirk 2010; Hartgen 2002a); the late eighteenth-century remains of the residence of Abraham Eights, a local Albany businessman, and numerous sanitation features, including an early eighteenth-century

cesspool and stone and wood drains and privies from the late eighteenth and nineteenth centuries. Analyses of the latter features provided more information regarding parasites and health in what was a frequently flooded, poorly drained area in Albany. Landscape development analysis showed an effort during the eighteenth century to improve the land in order to address these concerns. The artifacts are curated at the New York State Museum. In addition to written articles and presentations, some of the artifacts from the Dean and Eights residences are on display at the NYSM's Albany archeology exhibit.

Maiden Lane Pedestrian Bridge

Hartgen's survey for the pedestrian bridge construction along Maiden Lane was conducted in 2001 (2002c). Several nineteenth-century infrastructural and residential features were found, as well as the partial remains of the dismantled 1750s stockade and a 1788 stone culvert for an unnamed stream. Although the scale of the survey was small, this project offered more information regarding the development of the city and control of landscape. The dismantling of the stockade was dated to about the 1760s based on an analysis of the ceramics found above the fallen logs. The culvert was filled with at least five layers of sediments, including artifacts and deposits washed into the channelized creek immediately after the devastating fire of 1797 and an earlier fire in 1793. In addition, microscopic analysis of parasites from the culvert contributed to the growing body of health and sanitation information for eighteenth and early nineteenth-century Albany.

Quackenbush Parking Garage

The Hartgen (2005) survey for the Quackenbush parking garage in 2001 revealed a few unique contexts, including an eighteenth-century rum distillery and a seventeenth-century brickmaker's house and shop. This survey was unique for its widely attended public tours of the site and the media's coverage of the remarkably

Table 10. Previous Archeological Surveys in Albany and Time Periods Represented, New York State Convention Center.

Site	Pre-1624–1664	1664–1700	1700–1750	1750–1775	1775–1800	1800-1825
Fort Orange	Precontact features, /Fort Orange including portions of the south curtain wall, moat, and bastions, the east entrance way, and three interior houses (Huey 1988; Sopko 1982).	Deposits associated with Captain John Backer (1665-1668) (Huey 1988)				
KeyCorp	House of Volkert Douw (1647)	Dutch Reformed Almshouse (1685-1700) (Pena 1988; 2003)	Dutch Ref. Almshouse deposits (1700-1750) (Pena 1988; 2003; Lesniak 2003)	Dutch Reformed Almshouse deposits (1750-1775) (Pena 1988; 2003; Lesniak 2003)		
Broadway, State, and Pearl		Gravity-fed water systems (1678), Lutheran Church burials (1670-1790) (Davis 2003; Fisher 2003b; Phillips 2003)	Phillip Schuyler privy (1733), house remains (1750) (Huey 2003)	Brit. guard hs., stockade, other structures (1750-1775) (Fisher 2003a), wooden barrel privy (1750-1800), trash pit (1750-1800) (Huey 2003)		
Picotte	Trader's hut (c. 1650) (Moody 2003)		Waterfront (c. 1750) (Hartgen 2002b)	Barrel privy (1740-1760) (Hartgen 2002b)	John Bogart house and privy (1797) (Kirk 2003), ceramic deposit (1797) (McLaughlin 2003), two wood privies (1775-1800) (Hartgen 2002b; Rosenswig 1999))	Samuel Stevenson house (c. 1820), (Hartgen 2002b)
SUCF			Stockade (1740-1775) (Hartgen 2002a)	Stewart Dean's house (Kirk 2003, 2010), waterfronts (1760, 1770) (Hartgen 2002a)	Waterfronts (1780 and 1790) (Hartgen 2002a)	Stewart Dean well and privy (c. 1805) (Kirk 2003, 2010) A. Eights privy (c. 1805) (Rosenswig 1999; Kirk 2003), cesspool (c.1805) (Rosenswig 1999) (Hartgen 2002a)
Maiden Lane			Stockade (1740-1750) (Hartgen 2002c)	Culvert (1788) (Hartgen 2002c)	Fire deposits (1793 and 1797) (Hartgen 2002c)	
Quackenbush	Brickmaker's house (1657-1686), brickyard deposits (1630-1686) (Hartgen 2005)			Rum distillery (c. 1750-1775) (Hartgen 2005; DiVirgilio 2005)	Rum distillery renovations (1775-1810) (Hartgen 2005; DiVirgilio 2005)	Privy (c. 1800) (Hartgen 2005; Miller 2011)

intact distillery vats. Two partially restored vats are on display at the NYSM in the archeology exhibit. Both industrial contexts, rum and bricks, offered different temporal pictures of Albany's place in a much wider economic market, especially the rum distillery, which placed Albany firmly within the slave trade and markets in the West Indies and England. Like the other two Hartgen surveys, this project was featured in articles and papers (DiVirgilio 2005) and analysis of heavy metals from privy nightsoil samples formed the basis of a master's thesis on Albany health and heavy metal content in patent medicines from the eighteenth and nineteenth centuries (Miller 2011).

RESEARCH OBJECTIVES

Urban archeology in the New World is a burgeoning field and has been greatly aided by cultural resource management studies, which are often the only way of obtaining broad samples of archeological contexts from a densely populated urban area (Mullins and Warner 2008; Staski ed.1987; Young, ed. 2000). Issues salient to Albany archeology in the colonial period through the early nineteenth century may also be useful to understanding the growth of American cities elsewhere. Each city has its own unique cultural background, topography, built environment, resources, and political control and objectives. Albany is unique amongst American cities but also has much in common with the development of the urban landscape in general.

Based just on the surveys mentioned above, several key themes reappear in a discussion of colonial and early nineteenth-century archeology in Albany. These include:

- health, sanitation, and living conditions;
- microscopic analyses of parasites, pollen, floral remains, and heavy metals;
- economic development, especially as measured by ceramic consumption and availability;
- development, maintenance, and improvisation on the built environment, including the stockade, waterfront, and utilities; and
- the larger and more complex nature of urbanization which draws on all these themes to help us understand human response and adaptations to living in a constrained environment. Urban life during this time period could be described as tightly circumscribed with limited resources (construction materials), yet a continually expanding set of material culture (hinted at by the ceramic deposits). This study of cultural response to urban development not only includes the adaptation of the built environment to the physical environment, but also the negotiation of the cultural landscape through establishment of public/private space, scale of agency and control over resources and development, and the rate of growth and development.

The data recovery for the New York State Convention Center will address research questions and objectives specific to the project area as well as broader archeological questions raised by cultural resource surveys in Albany.

Sanitation, Health, and Waste Management

Important to the overarching themes of Albany archeology is the management of human waste and material rubbish and its effects on health and sanitation. Residents in a city managed waste and trash for a while according to personal preferences and cultural experiences. Later, cities enacted policies that mandated the cleaning and construction of privies and water closets as well as the disposal of household trash. Laws varied between locations, but, based on the comparison of documentary and archeological evidence, Albany had early on put in place laws about trash and waste, but institutionalizing those rules was difficult and may never have caught on in some places. At the convention center project area, 21 privies or other sanitation features were found within the five sites. Each of these had well-stratified deposits and several may have dated back to the mid-eighteenth century.

Since the Phase II/III investigations will focus on narrow impact areas, microscopic analysis of heavy metals, floral remains, pollen and parasites will be of prime research value. Other artifacts will be collected to help date the deposit, but once stratigraphy and date are established, the archeology will focus on soil sample collection. The portion of the privies outside of the study area will be preserved in place, albeit beneath impervious surfaces.

Since many of the privies at the sites within the convention center project area date from the late eighteenth and early nineteenth centuries they represent an important new data set for Albany archeology. Previously only seven of these resources have been uncovered and documented (one at Quackenbush Square, four at

SUCF, and two at DEC). Most privies from these large-scale downtown excavations date to later time periods or have been cleaned of early material and replaced with later material. As such, the resources at the convention center will likely be important sources of data since they will likely contain artifacts that will help to date the deposit as well as contain pollen, parasite, and heavy metals that will aid the comparative studies of other Albany archeology projects.

Early Historical Period Contexts

Examination of the soil brought to the surface from the lowest strata during the Phase IB found several fragments of clam shells, tiny unidentifiable pieces of ceramic, and brick fragments which may be interpreted as suggesting the existence of other artifacts and intact cultural horizons. The proposed excavation will include reaching the deepest potentially cultural strata to more closely examine these horizons for evidence of Dutch or Native American occupation. This will allow the opportunity to more closely examine the profile and stratigraphy, which were not easily accessible within the scope of the field reconnaissance. Archeologists will look for early ceramics and other artifacts typical of the seventeenth century as well as Native American artifacts. This may shed light on how this area of the city between the stockade and the fort was used by residents and potentially controlled by others, as well as early attempts at sanitation and landscape formation in the very early years of Beverwyck.

Urban Development and the Creation of the City

One of the unique aspects of this project area and the sites is the seemingly organic and chaotic evolution of the city from the agricultural and contested land between the fort and village to the rapid development during the last half of the eighteenth century. Although Albany was never invaded by foreign forces, there was a sense that the city could be targeted as a strategic junction between the Mohawk and Hudson valleys and New York City to the south. Despite this, historic evidence suggests that people decided to risk building residences outside of the stockade, especially in Site B, where houses like 48 Hudson Avenue were likely built before this block was walled in by the mid-eighteenth century. Besides this, many of the eighteenth-century lots present in this part of the city were subdivided after the Revolutionary War, creating a need for a negotiation on land-use between residents and a new ordering of public and private space. The introduction of speculative housing in the late eighteenth century added another wrinkle to the development of the city and fostered an environment where residents saw a decrease in individual control over property. Examining contexts from multiple lots in this project area and comparing them with other lots from similar time periods elsewhere in Albany will contribute to a better understanding of the cultural, social, and geographical negotiation of space in a growing modern city.

This would be manifested archeologically in several potential ways. One is the stratigraphy of a site and the relation of fill episodes to living surfaces and sheet middens. Indications of residential or industrial occupation before and after fill episodes may suggest landscape improvement in an effort to meet the grade of neighboring properties, or possibly raising the ground surface above formerly low-lying, poorly drained areas. Early ephemeral structures, such as barns hayricks, stables, earth-fast houses, huts, military structures latrines, stockades, and blockhouses, may also inform how the urban landscape took shape. Documentary evidence then can supplement this by providing information on economic status and control over land-use, possibly addressing issues of agency and action in development-control mechanisms.

Landscape Analysis

Other archeological surveys in Albany have analyzed soil horizons for pollen and other microscopic botanical data to interpret the historic landscape. The most recent publication on Albany's historic landscape came from Davis's (2003) discussion of the cultural landscape of the Lutheran church lot and burial ground on Pearl Street in downtown Albany. This work addressed the history of the natural landscape and ecosystem as the city and cultural landscape changed (Davis 2003:80). Palynological data were collected during other data recovery efforts in Albany, including two surveys downtown and one in Sheridan Hollow by Hartgen. Other archeologists in the United States have also approached this topic, in cities like Boston (Beaudry 1986), Harpers Ferry (Rovner 1994; Cummings 1994), and Las Vegas (Schoenwetter and Hohmann 1997). This

study is especially well-suited to the current project area since many of the trenches displayed several strata relating to individual occupation periods and fill episodes. Also, the earliest detailed map of the project area, the 1698 Roemer map, depicts the project area as a patchwork of gardens, orchards, and pasture lots between the fort to the south and the village to the north. While issues of landscape analysis are salient to the themes of urban development and public health, the analysis proposed here builds on work done by Davis and Fisher in beginning to piece together the environment of early Albany and understand what resources, limitations, and changes were present. This analysis would make a major contribution to our understanding of the adaptation of the natural landscape during a period of urbanization and the proposed excavations would provide useful data.

Landscape analysis will also rely heavily on the study of sheet midden contexts. Sheet middens are typical thin, broad deposits of artifacts that represent rapid, daily discard of trash (Versaggi 2000). These can appear on domestic or industrial sites and usually consist of small single fragments of whole vessels, rather than the large nearly complete artifacts typically associated with privies and other shaft features. Sheet middens tend to decrease in density through time as privies and other shaft features are used more often. Then as regulations come into play regarding what can and cannot be discarded in privies, sheet middens again become commonly dense. The use and content of sheet middens can provide information about material culture within a household as well as the daily activities taking place on a property. Since privies and other features may be cleaned out intermittently, sheet midden deposits can provide excellent examples of material culture associated with domestic and industrial activities, such as butchering, dairying, metalsmithing, and other activities, as well as issues of private/public space and community organization (Versaggi 2000:46).

Deed and Census Research

Deeds, tax rolls, and state and federal census data will be examined at the data recovery level of investigation. This information will help to flesh out the household structure of residents and owners at the various sites that meet any of the above research objectives. This information may be garnered from census rolls, city and county tax and deed records, city directories, and other primary documents.

FIELDWORK METHODOLOGY AND PROTOCOL

Phase II Site Examination and Phase III Data Recovery Methods and Techniques

The purpose of the Phase II site examination is to determine National Register eligibility and measure features and deposits against the research objectives set out in this document. If a cultural resource is found to be eligible and/or addresses one or more research objectives, then Phase III data recovery may follow as a nearly simultaneous effort. This transition from Phase II to Phase III will be part of an ongoing conversation with OPRHP and is intended to be nearly seamless. OPRHP has reviewed the Phase IB survey report and has already commented that many of the resources found during that survey were likely eligible for listing (Appendix 2).

Fieldwork will begin with excavations within the limits of the recommended pilecap, grade beam, and site grading impacts identified on Map 2. Within the pilecaps and beam impact limits, these areas will be stripped of pavement and modern fill with power equipment to the depth identified during the Phase IB survey. Archeologists will then scrape and clean the exposed surface with shovels, hoes, and/or trowels to identify features. Then, excavation will continue with hand-excavated units to recover artifacts from the various cultural strata and to identify features. This will aid in finding sterile subsoil and determining the deepest and earliest cultural deposits on the site. Soils from the hand excavations will be passed through quarter-inch steel mesh to recover artifacts. Artifact collection will focus on addressing the research questions and determining eligibility for listing on the National Register of Historic Places. Excavation of features will focus on sampling artifacts to provide a date and cultural context, and recording dimensional and material data.

If Phase III data recovery proceeds, this work will include sampling of pertinent features, possible additional sheet midden excavations or broader stripping with power equipment, and a focus on the collection of soil

samples for subconsultant analysis. Methods for artifact recovery and excavation will be largely the same as with the Phase II work. This work will remain within the pilecap limits, similar to the Phase II efforts.

During stripping and hand excavation, power equipment may be needed to broaden the stripping limits. If a feature is found to exceed the limits of the pilecap or beam impact area, power equipment may be needed to expose enough of this feature to conduct Phase II sampling or Phase III data recovery. However, efforts will be made to collect sufficient artifacts to date features and collect soil samples without the need to further expand the excavations. Also, if hand excavation is not able to reach culturally sterile subsoil, power equipment may be needed to provide a safe work environment by shoring excavations or stepping out the excavated walls. If the excavations need to be stepped, archeologists will continue to focus their efforts within the recognized impact area. Any features encountered while broadening the pilecap or grade beam impact areas will be avoided where possible by power equipment. These may be mapped and assessed for age and function, but no further work will be conducted on them.

Depending on the depth of features, archeologists may have to examine deposits that exceed a depth of 1.2 m (4 ft). Sidewalls of the trenches may need to be sloped or shored to allow archeologists access to deeper deposits. Profiles will be recorded up to the 1.2-m (4-ft) mark; after that excavations can continue to the necessary depth. Care will be taken to install shoring or modify sidewalls in order to protect archeological deposits.

All excavations will be documented with photography and scaled drawings. Site maps will be produced in the field and the sites will be surveyed by a Hartgen technician using a TotalStation. The data from these surveys will be shared with CHA Companies and the Authority in order to assist in any avoidance of cultural resources in the future.

Artifact analysis will be completed at the Hartgen laboratory in North Greenbush, New York. Cultural materials will be identified by provenience, counted and/or weighed. The resulting artifact catalog will be computerized using Microsoft *Access* and appended to the final report. Artifacts will be processed according to federal and state recognized curation standards (Department of Interior Guidelines 1983 and NYAC Guidelines 1994). Objects will be assessed as to material type and stability and will be washed or dry brushed accordingly. Items requiring conservation will be assessed on a case-by-case basis. Artifacts will be labeled when necessary such as for photography, mending, or display.

Hartgen staff will conduct the artifact analysis in concert with other qualified subconsultants. This task includes transporting the artifacts and samples to the laboratory, preparing the list of bags/collection containers, cleaning the artifacts, generating an artifact inventory, preparing the assemblage for storage, conserving select artifacts, reassembling selected items, photographing or otherwise documenting the assemblage, and other related activities. Analysis of the historic artifacts will begin with an inventory that will consist of counts, weights, and descriptors such as material, function, manufacturing technique, decorative technique, and element.

The catalog will be entered into a Microsoft *Access* database. The inventory will be essential for dating each context and determining the integrity of deposits and features.

Use of subconsultants for specialized analyses is contingent on the presence of archeological deposits that would benefit from such research. Soil samples from midden deposits may be submitted for parasite and pollen identification. The presence, type and number of parasites may shed light on nutrition, disease, health, and living conditions, as well as the presence of various livestock. Pollen data are useful in determining local plant species and for distinguishing dietary components. Analysis of the micro and macro faunal remains may be conducted to identify species, cut, minimum number of individuals, and butchering methods. Floral remains may be analyzed to identify floral species and species composition in each soil sample. Much of the landscape study for this project will rely on microscopic analyses by subconsultants. Macro and microscopic analysis of specialized classes of artifacts will be limited to the Phase III work scope.

The NYSM anthropological collections department has accepted the Phase IB artifact collections from Sites B, C, E, F, G, and L from the convention center project area. All artifacts, test unit forms, field notes, and

project maps from the Phase II/III survey and monitoring will be reviewed and, if accepted, curated at the NYSM in Albany. These items will be curated according to state and federal guidelines for the curation of archeological remains as outlined in the *New York State Education Department Cultural Resource Survey Program Work Scope Specifications for Cultural Resource Investigations on New York State Department of Transportation Projects* (NYSED 1998:Appendix D). The NYSM meets state and federal criteria for being a repository for these items.

Data Recovery Protocol

Any data recovery activities would take place after consultation with OPRHP and the Authority (Figures 8 and 9). In a general sense, any cultural resources discovered during the excavations and identified as significant under the DRP research objectives may be subjected to Phase III data recovery. To speed the process, OPRHP will be notified during the fieldwork if significant resources are located, for example but not limited to, seventeenth-century features or deposits or eighteenth-century military features or deposits. Otherwise, within two days of the completion of initial Phase II excavation within each site, Hartgen will provide OPRHP with a letter report detailing the results. If Phase III excavations or sampling are recommended, a brief, site-specific DRP addendum will be prepared for OPRHP review. Additional data recovery work will vary from site to site and pilecap to pilecap and may include additional hand-excavation, analysis of artifacts, or sampling of soils for micro/macroanalysis. During consultation, the rationale for data recovery recommendations will be laid out as well as a proposed course of methodology and schedule.

Depending on the timing and the availability of power equipment, the Phase III work could proceed immediately after the end of Phase II work and consultation with OPRHP. Excavations will be filled once OPRHP has either concurred with recommendations for no additional work or at the end of data recovery.

This process of excavation and evaluation would repeat on a site-by-site basis. Data recovery efforts will largely be confined to the limits of the specific proposed impact (pilecap, grade beam, etc.).

The purpose of the data recovery work will be to mitigate impacts of the construction to significant archeological features and deposits. Such investigations will be focused on particular resources as identified in the summary letter and in keeping with the research questions generated above. To that end, the archeological effort will be focused on documenting features and deposits related to the research questions through excavation, sampling, measurement, photography, and mapping. Where appropriate, archeologists will collect soil samples for pollen, parasite, and heavy metal analyses. Artifact collection will largely focus on sampling features and deposits to assist with dating and to provide comparative samples for similar features (both from the sites and other sites described above). Artifact collection will focus on those artifacts within a feature or context that best address the existing research questions based on a number of factors including the feature's integrity, age of deposits, the density of artifacts, among others. The final sample size for artifact sampling will be determined in coordination with OPRHP and as outlined below.

At the conclusion of the Phase II/III fieldwork, Hartgen will provide the OPRHP with a summary letter and schedule for laboratory processing, subconsultant analyses, additional public outreach efforts, and generating the final report. It is Hartgen's expectation that the Phase II/III excavations will conclude the archeology fieldwork for the project with the exception of the monitoring locations noted above. Upon the acknowledgment of OPRHP, construction of the project can proceed once the summary letter is submitted. No additional preservation measures will be necessary at the excavation locations, and it is anticipated the site will be released for construction without further conditions.

Proposed Artifact Sampling Methodology

Privies, Cesspools, and Cisterns

Typically, these features are characterized by abandonment fill over occupation-period nightsoil or organic deposits. Large privies (>5 x 5 ft) often hold artifact collections from several households or lots. Small privies (<5 x 5 ft) are typically used by single households. Artifacts tend to be larger in size due to the lack of foot and vehicle traffic, especially ceramic and glass vessels. Nightsoil deposits are typically rich in food remains, such as faunal bones, bivalve shells, and botanical remains, which will be sampled for specialized analyses.

Excavation and Recovery Method

Screening 5 to 25% of large privy fill and 25 to 50% of small privy fill within the APE and within the period of significance with full recovery of artifacts. A grab sample of large ceramic and glass vessel fragments will be made in other portions of the privy fill. Grab sample artifacts will be provenienced separately in order to not skew the sampled collection.

Artifact Class Sampling Strategy

- Ceramics: All recovered from screened sample. Large, identifiable fragments (nearly complete or full profile) will be recovered from non-screened soils.
- Glass Vessels: All recovered from screened sample. Large, identifiable fragments (nearly complete or full profile) will be recovered from non-screened soils.
- Architectural Materials: Dimensional bricks (with three or more faces), complete nails and other fasteners (spikes, gimlet screws, etc.), and window glass larger than 2 inches will be recovered from the screened sample. All other fragments of the same will be sorted, counted, weighed, and discarded in the field.
- Personal Items (tobacco pipes, clothing, toys, currency): All of these artifact types will be recovered from the screened sample. Any noted artifacts within the non-screened sample will be recovered as a grab sample and bagged separately.
- Faunal Bones: All recognizable faunal bones will be collected from the screened sample. Any identified clustering or dense deposit of bone will be selected for more thorough sampling as this may indicate a specialized activity or industry.
- Bivalve Shells: Clam and oyster shells will be counted, weighed, and discarded in the field. Complete shells will be counted separately, as these will provide a standard weight for judging the total number of individuals represented by the final discarded weight. Clam shells will be examined for cut marks consistent with wampum production. Clam shells recovered from areas where wampum waste products have already been found during the Phase IB will be completely recovered from the screened sample. No shells will be collected from the non-screened sample.

Sheet Middens

Sheet middens are characterized by thin, broad scatters of artifacts within discrete soil strata. Artifacts from all classes are typically small due to trampling, gardening, and other activities. Architectural materials tend to be more numerous in these contexts as well.

Excavation and Recovery Method

Screening 10 to 100% of the sheet midden deposits within the APE and period of significance. Percentage of recovery will be based on artifact size and density, age of the deposits, and research questions. As an example, an early nineteenth-century deposit with high artifact density and matching correlates in other locations will have a 25% recovery rate. Alternately, a deeply buried sheet midden deposit, with very few, small artifacts will be recovered at a 100% rate. Research questions drive the selected methodology as well. If the age of a construction or demolition episode is being pursued, archeologists may concentrate on architectural items and diagnostic artifacts from a 100% sample. If wampum production is being examined, clam shells may be recovered from a 100% sample, while all other artifact classes may be sampled.

Artifact Class Sampling Strategy:

- Ceramic and Glass Vessels: All ceramic and glass vessels will be collected from the screened sample. Grab samples will be made as appropriate from the non-screened sample and bagged separately.

- **Architectural Materials:** Dimensional bricks (with three or more faces), complete nails and other fasteners (spikes, gimlet screws, etc.), and window glass larger than 2 inches will be recovered from the screened sample. All other fragments of the same will be sorted, counted, weighed, and discarded in the field.
- **Personal Items** (tobacco pipes, clothing, toys, currency): All of these artifact types will be recovered from the screened sample. Any noted artifacts within the non-screened sample will be recovered as grab samples when appropriate and bagged separately.
- **Faunal Bones:** All recognizable faunal bones will be collected from the screened sample. Any identified clustering or dense deposit of bone will be selected for more thorough sampling as this may indicate a specialized activity or industry.
- **Bivalve Shells:** Clam and oyster shells will be counted, weighed, and discarded in the field. Complete shells will be counted separately, as these will provide a standard weight for judging the total number of individuals represented by the final discarded weight. Clam shells will be examined for cut marks consistent with wampum production. Clam shells recovered from areas where wampum waste products have already been found during the Phase IB will be completely recovered from the screened sample. No shells will be collected from the non-screened sample.

Dumps and Other Dense Deposits

In several locations during the Phase IB survey, broad, dense deposits of special classes of artifacts were found that supersede description as sheet middens. Examples include the early nineteenth-century dump of English ceramics in Site F (Context 133, Trench F8), a dense deposit of stoneware kiln furniture in Site H (Contexts 197, 199, and 200, Trench H16), and a pile of mid to late eighteenth-century building debris in Site B (Context 113, Trench B6).

Excavation and Recovery Method

In these cases, we propose using smaller block excavations to collect more controlled samples of materials. For an example, if a resource like the ceramic dump was encountered within a small pilecap space (12 x 12 ft, or 3.7 x 3.7 m), archeologists would excavate 0.5 x 0.5 m units with full recovery of artifacts within that deposit. This would provide a better means of estimating the total number of fragments of individuals represented by the deposit as a whole by collecting controlled, measured samples.

Artifact Class Sampling Strategy

This depends on the type of resource and the research questions and cannot be estimated here.

Construction Monitoring Methodology

The following methodology is for monitoring construction of the project. During monitoring, archeologists may request time to document cultural resources and to assess the integrity of deposits to determine the need for data retrieval. This section lays out archeological methods and techniques as well as criteria and protocol for additional documentation of cultural resources.

An estimate of construction monitoring field time would require about one hour of examination time for every 7.5 m (25 ft) of trench excavated. Archeologists will enter the trench or construction areas to clean, inspect, and record soil profiles with photography and scaled drawings. Construction monitoring can continue elsewhere while this activity is occurring. If excavation continues beyond 1.2 m (4 ft), archeologists will watch the excavation from the ground surface. The trench may need to be excavated in steps to allow archeologists a pedestal at 1.2 m (4 ft) to observe the profile of deeper deposits.

All activities will be coordinated with the Construction Manager (CM) and the general contractor for that portion of the project. The level of recording will be determined by the presence or absence of archeological features in accordance with consultation with OPRHP.

Discovery of intact archeological features will require a pause in construction excavation in order to record the features with drawings and photography, or in order to conduct data recovery. Archeologists will consult with the parties involved to determine the need for and level of additional investigation. The site may need to be secured overnight, which should be accomplished with fencing and signage.

Evidence of intact archeological features may require the initiation of a data recovery protocol, which may take several hours to several days (depending on the type of resource) to more fully identify, investigate, and record features encountered within the construction excavation. Protocol and criteria for data recovery activities would follow the same above and will require close coordination with OPRHP.

Discovery of Human Remains Protocol

This protocol is based on standard policy in the event of the inadvertent discovery of human remains, as typically required by OPRHP. If human remains are recovered during the construction monitoring or excavation, these guidelines will be followed:

- If a burial site, human remains, or bones thought to be human remains, are encountered, the work will be stopped immediately and rescheduled to avoid disturbing the area. The remains will be left in place and protected from further damage.
- The CM will, through proper channels, notify the Authority. The Authority will report the discovery of human remains to the local police, and the county coroner having jurisdiction, and will arrange immediate inspection of the site. The archeologists will notify John Bonafide and Philip Perazio at OPRHP.
- If the site is determined to be part of a criminal investigation, the police will notify the Authority when work in the area may resume.
- If the burial is determined not to be a police matter, then the Authority and HAA will be responsible for reporting the discovery to OPRHP so that appropriate state and federal agencies, and Native American representatives, if appropriate, can be consulted about the removal and/or reburial of the human remains.
- The results of these activities will be summarized in the final report for the project.

Contractor Assistance and Considerations

Archeological Monitoring and Contractor Special Notes

1. Archeologists have the authority to halt mechanical excavation at any time if archeologically sensitive materials are encountered in consultation with the Authority.
2. Archeologists may require the equipment operator to slow excavations in select areas to evaluate soils for the presence of potentially sensitive archeological features. Archeologists will need to enter the excavations to record and interpret soils and deposits. Most recording may be done at the completion of the excavation in an area but archeologists may need to enter the excavation or trench before that point to record features, etc. Short-term interruptions during excavations may take 15-20 minutes each.
3. If shoring is necessary, archeologists may require a pause in excavation to record profiles and features at a depth of 1.2 m (4 ft) before sidewall modification or shoring is made. These

- potential features will likely be impacted by modifications needed to provide a safer deep excavation.
4. The contractor may need to keep excavations dry during monitoring and data recovery with pumps.
 5. The discovery of National Register-eligible features and contexts may require a longer pause in construction for implementation of a data recovery. The time frame for that subsequent study will be determined based on the nature of the deposits and discussion between the various involved parties. Data recovery procedures were discussed above.
 6. In general, the contractor should expect delays due to the discovery and documentation of archeological features and contexts during monitoring and longer delays during data recovery.

Contractor Responsibilities

1. The contractor is required to maintain a safe work area for the archeologists in compliance with OSHA standards.
2. If excavations need to proceed beyond 1.2 m (4 ft) then either a 2:1 slope for construction excavations to maintain a safe slope gradient or shoring as per OSHA standards for excavations is needed. The contractor will provide the box or shoring and pumps to prevent the excavations from flooding.
3. The discovery of National Register-eligible archeological deposits may initiate data recovery. If data recovery is required it may be necessary to leave excavations open overnight or for longer periods of time. It is the contractor's responsibility to secure the excavations during this period and provide adequate covering.
4. The contractor will provide heavy machinery, an operator, and other equipment necessary for the monitoring and data recovery.
5. Hartgen requests that at least one-week notice be given prior to the implementation of the construction monitoring plan for logistical reasons.

Report Preparation

Hartgen will prepare an end-of-fieldwork letter within five days of the completion of the fieldwork to be submitted to OPRHP and the Authority. A final report will be subsequently prepared with submission for Authority approval within one year of the end of fieldwork. The data recovery report will discuss the field methods and field results and subconsultant analysis. The report will also include some comparative analysis as the data allow. The artifact catalog will be appended to the report. Tables, figures, and photographs will be included to illustrate the discussion as appropriate. After the Authority has approved the report, a copy will be submitted to OPRHP for comment. After OPRHP has approved the final report, additional copies will be made available to OPRHP for distribution to local repositories.

Schedule of Tasks

The schedule of tasks is dependent largely on the final construction plans and the discovery of National Register eligible deposits that require data recovery. Based on previous experience and reasonable progress, it is expected that the Phase II/III fieldwork can be completed within 30 to 60 days of initiation. The unlikely, unanticipated discoveries of human remains will delay construction activities. The length of delay is dependant on the number and depth of burial identified. Laboratory processing of artifacts will beginning concurrently with the fieldwork. Processing will be completed within 6 months of the end of fieldwork. An end-of-fieldwork letter will be produced within 5 days of completion of the fieldwork. The final report will be produced within one year of the completion of the monitoring, and data recovery, if necessary.

Dissemination of Project Results

In addition to the final report, one or more of the following items may be completed:

- News releases outlining the results of the project and significant finds may be made available to the media in consultation with the Authority.
- A pamphlet or webpage on the ACCA website may be assembled disseminating the results of the project for the general public. Other presentations can be made in partnership with local historical societies, libraries or schools in an effort to integrate the archeological results with a historical treatment of the local neighborhood.
- Hartgen may present data and findings from the project at professional meetings and conferences, with the permission of the Authority, possibly including publishing articles in scholarly journals.
- Since the project involves a public use facility, erecting historical interpretive signage may be a beneficial addition to the project.

SUMMARY

Five archeological sites have been recommended for Phase II site evaluation and potential simultaneous Phase III data recovery and five locations have been recommended for construction monitoring based on the results of Phase IA and IB surveys of the Albany Convention Center project area. Fieldwork will be undertaken for Block A, which was inaccessible during the Phase IB survey.

The Phase II/III study will focus on research objectives such as health and sanitation, landscape development, early historic period contexts, and the development of the modern city, as well as gathering deed and census data for the properties subjected to data recovery. The goals have been selected in order to relate the convention center project area to the rest of Albany as understood through recent archeology. The initial Phase II fieldwork will cover a sample of the impacts within the project area where the likelihood of finding intact archeological contexts that will answer the research objectives is the greatest. If resources are found that fit the research design or are eligible for listing on the National Register, then Phase III data recovery work would immediately follow along with rapid communication with OPRHP staff. The construction monitoring will follow much the same procedure and may progress to a Phase III data recovery depending on the nature of the cultural resources.

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MAPS

FIGURES

**APPENDIX 1: Letter of Resolution among the Albany Convention Center Authority, the
NYS Office of Parks, Recreation and Historic Preservation Field Services Bureau, and the
Empire State Development Corporation—March 23, 2010**

**APPENDIX 2: Letter of Review and Comment on the Phase IB Archeological Field
Reconnaissance for the New York State Convention Center Project–May 27, 2011**



Eliot Spitzer
Governor

Carol Ash
Commissioner

New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

www.nysparks.com

7 August 2007

Mr. Duncan Stewart
Executive Director
Albany Convention Center Authority
The R.B. Wing Building
386 Broadway
Albany, NY 12207

Re: ACCA, SEQRA
Albany Convention Center
City of Albany, Albany County
06PR05776

Dear Mr. Stewart:

The Office of Parks, Recreation and Historic Preservation (OPRHP) has reviewed the information submitted for this project (*Phase IA Literature Review and Archeological Sensitivity Assessment, Albany Convention Center, Broadway, State Street, South Pearl Street, and Madison Avenue, Division, Hamilton, Green, Dallius, Liberty, Church, and Pruyn Streets, City of Albany, Albany County, New York*, June 2007, prepared by Hartgen Archeological Associates, Inc.). Our review has been in accordance with Section 14.09 of the New York Parks, Recreation and Historic Preservation Law and relevant implementing regulations.

OPRHP concurs with the conclusions and recommendations of this report. Comments on the proposed Phase IB scope of work will be provided separately.

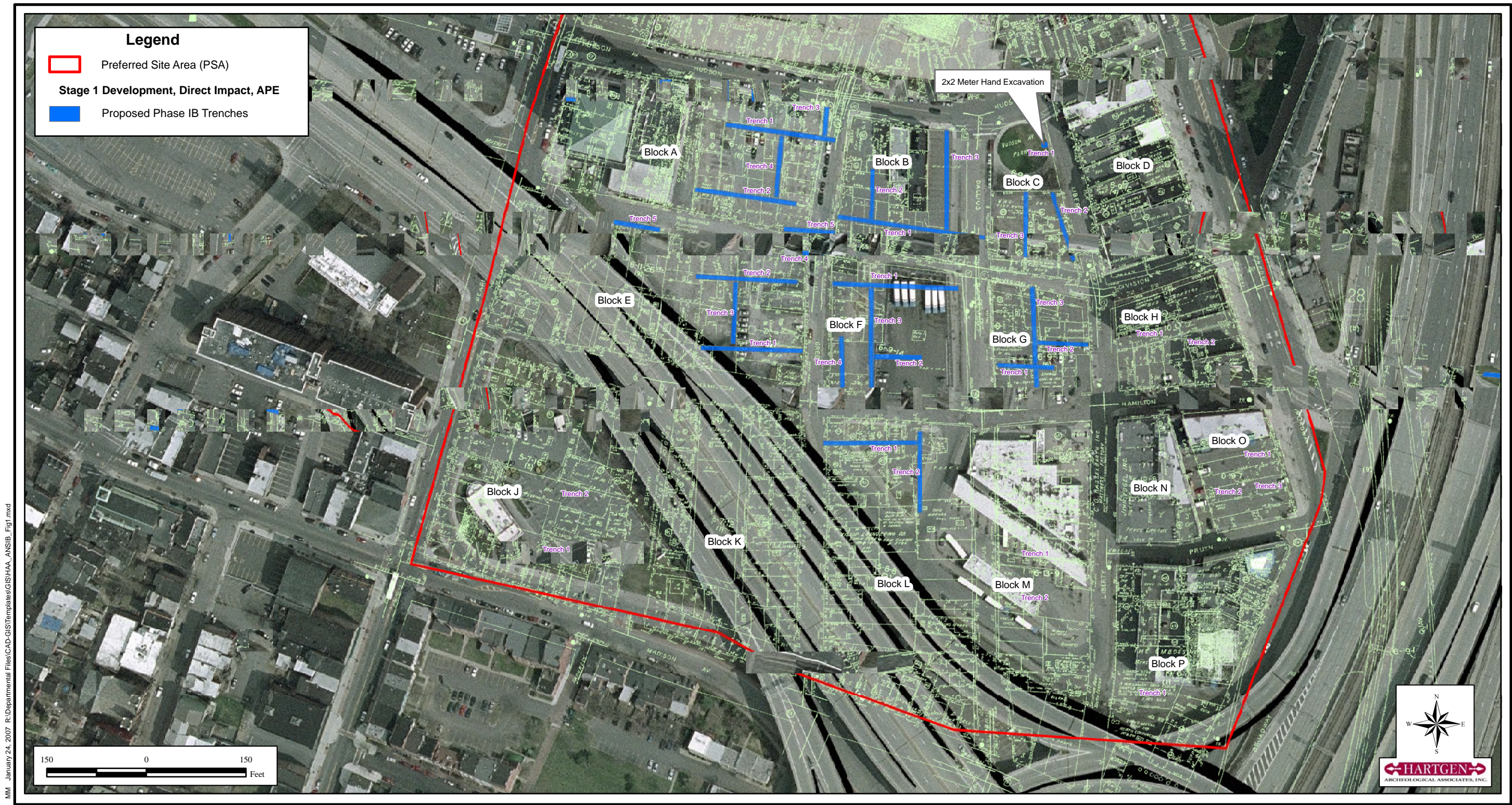
If you have any questions please don't hesitate to contact me.

Sincerely,

Philip A. Perazio, OPRHP
Phone: 518-237-8643 x3276; FAX: 518-233-9049
Email: Philip.Perazio@oprhp.state.ny.us

Cc: J. William Bouchard, Hartgen Archeological Associates, Inc.





MM January 24, 2007 R:\Departmental Files\CAD-GIS\Templates\GIS\HAA_ANSIB_Fig1.mxd

Map
1950 Sanborn Composite Map Overlaid on the Project Ortho with Proposed Phase IB Trench Locations

Proposed Phase IB Test Areas
Albany Convention Center
Hartgen Archeological Associates, Inc., June 7, 2007

Block	Total Area (Acres)	Testable Area (Acres)	Present Use	Historical Use/Features			Proposed Archeological Trenches (Length in Feet) (Trench locations on attached map)
				17 th century	18 th century	19 th century	
A	2.1	1.2	Several structures, parking lots	Blockhouse, stockade, pastures	Blockhouse, stockade	Boarding houses, Afro-American households, Albany Female Seminary	1. 165 2. 150 3. 40 4. 80 5. 75 Total: 510
B	1.0	0.8	18 th - and 19 th - century structures, and parking lots	Blockhouse, stockade, pastures	Residential structures and outbuildings, (18 th -century Radliff House)	Boarding houses, Afro-American household	1. 225 2. 75 3. 165 Total: 465
C	0.7	0.7	Park and parking lots, sanitary sewer line	Possible structures, fence lines	Numerous structures, stockade	Boarding houses, cottage industries	1. 90 2. 155 3. 90 Total: 335 2x2-meter unit in Liberty Park
D	1.3	0.0	19 th -century standing structures	Structures, gardens and orchards	Urban development late in the century	Commercial block	None. <i>Future Opportunistic Growth Area.</i> (Block occupied by standing 19 th -century structures; minor open spaces on lot interiors.)
E	2.4	1.5	Elevated highway, parking lots, cooling water intake	Structure	Redoubt, stockade, magazine	Methodist Church, Green Street Theater	1. 115 2. 150 3. 50 4. 85 5. 100 Total: 500

Block	Total Area (Acres)	Testable Area (Acres)	Present Use	Historical Use/Features			Proposed Archeological Trenches (Length in Feet) (Trench locations on attached map)
				17 th century	18 th century	19 th century	
F	1.1	1.1	Parking lots	Pastures, fence lines	Blockhouse, stockade, road to Fort Orange	Boarding houses, common privy, carriage factory	1. 185 2. 70 3. 150 4. 75 Total: 480
G	0.6	0.6	Parking lots	Pastures, fence lines	Stockade	Boarding houses, privy cluster	1. 85 2. 75 3. 165 Total: 325
H	0.8	0.3	Standing structures, parking lots	Structure, orchards, fence lines	Stockade	Boarding houses, physicians homes	None. Future Opportunistic Growth Area.
J	2.2	2.0	On/off ramps, McDonald's	Orchards, pastures	Fence lines	Cottage industries, physicians house, cluster of privies	None. Future Opportunistic Growth Area.
K	2.0	0.3	Elevated highway, cooling water intake	Pastures, orchard	Road to Fort Orange, fence lines	Residences, small business, malt house, cluster of privies	None. Beneath the I-787 ramps.
L	2.6	0.8	Bus station, roadways, elevated highway, sanitary sewer line, cooling water intake	Pastures	Fence lines, road to Fort Orange	Universalist Church, Afro-American household, Public School No. 4, privy cluster	1. 150 2. 115 Total: 265

Block	Total Area (Acres)	Testable Area (Acres)	Present Use	Historical Use/Features			Proposed Archeological Trenches (Length in Feet) (Trench locations on attached map)
				17 th century	18 th century	19 th century	
M	1.9	0.4	Bus station, elevated highway, gas line	Orchards, pastures, fence lines	Fence lines, road to Fort Orange	Afro-American household, industries, boarding house, privies	None. <i>May be developed by the Capital District Transportation Authority as a separate undertaking.</i>
N	0.6	0.3	19 th century structure	Orchards, pastures, fence lines	Pastures	Industries	None. <i>Future Opportunistic Growth Area.</i> (Block occupied by 19 th -century building)
O	0.6	0.4	19 th century structure, parking lot	Orchards, fence lines	Pastures, fence lines	Commercial structures	None. <i>Convention Center Stage 2 Development.</i>
P	1.8	0.2	Hotel, roads	Orchards, pastures, fence lines	Pastures, road to Fort Orange	Industries, boarding house,	None. <i>Future Opportunistic Growth Area.</i>
Total Length of Backhoe Trenches:							2,880 Feet

PSC Leasehold Parcels

1. 330 Broadway Rear, City of Albany Tax Map Number 76.50-1-35;
2. 338 Broadway, City of Albany Tax Map Number 76.50-1-33;
3. 342 Broadway, City of Albany Tax Map Number 76.50-1-32;
4. 14 Dallius Street, City of Albany Tax Map Number 76.50-1-24;
5. 22 Dallius Street, City of Albany Tax Map Number 76.50-1-25;
6. 28 Division Street, City of Albany Tax Map Number 76.50-1-30;
7. 31 Hamilton Street, City of Albany Tax Map Number 76.50-1-28;
8. 37 Hamilton Street, City of Albany Tax Map Number 76.50-1-27;
9. 39 Hamilton Street, City of Albany Tax Map Number 76.50-1-26; and
10. 23 Liberty Street, City of Albany Tax Map Number 76.50-1-29;

PSC Fee Parcel

11. 69 Green Street, City of Albany Tax Map Number 76.50-1-11

Short Environmental Assessment Form

Part 1 - Project Information

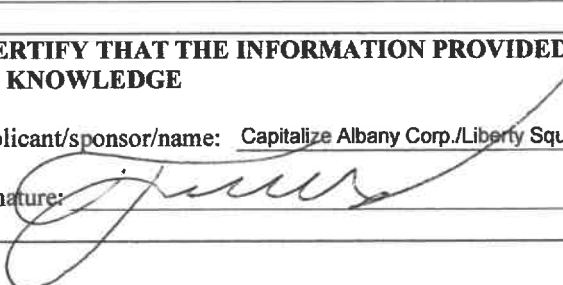
Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Application for acquisition of real property by eminent domain on behalf of Capitalize Albany Corporation ("CAC")			
Name of Action or Project:			
Acquisition of approx. 0.88 acres of underutilized, stagnant surface parking lots in the Liberty Park District of Downtown Albany on behalf of CAC			
Project Location (describe, and attach a location map):			
PT Rear 330, 338, 342 Broadway; 14, 22 Dallius St.; 28 Division St.; 31, 37 39 Hamilton St.; 23 Liberty St.; 69 Green St.			
Brief Description of Proposed Action:			
Liberty Square Development LLC ("LLC") is a wholly-owned subsidiary of CAC, a 501c-3 and local public authority. The proposed action at issue is the acquisition by CAIDA of approx. 0.88 acres (11 tax parcels) of underutilized, stagnant surface parking lots in the heart of Downtown Albany and at the center of one of the Capital Region's most important potential redevelopment sites - Liberty Park, and transferring that land to the LLC for economic development opportunities. CAC has spent the previous 27 months assembling financial resources and adjacent properties. During this period, CAC has made previous unsuccessful attempts to pay fair market value for the 0.88 acres via a negotiated transaction. These parcels are the remaining property required to complete the assemblage necessary to move forward with a future redevelopment of the Liberty Park district which could yield over \$100 million in new investment. The proposed parcels to be acquired have been identified in the Capital Region Economic Development Council's Capital 20.20 regional economic development strategy and outlined in the 2017 Empire State Development Downtown Albany Planning and Feasibility Study as summarized in the Concept Plan Report. CAC is requesting that the CAIDA use eminent domain to acquire the land at issue and transfer the land to CAC, through its subsidiary LLC, so CAC can move forward with the planning and public review and input process for redevelopment.			
Name of Applicant or Sponsor:		Telephone: 518-434-2532	
Capitalize Albany Corporation/Liberty Square Development LLC		E-Mail: sreginelli@capitalizealbany.com	
Address:			
21 Lodge Street			
City/PO:		State:	Zip Code:
Albany		NY	12207
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			YES
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
3. a. Total acreage of the site of the proposed action?			0.88 acres
b. Total acreage to be physically disturbed?			0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			8-9 acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): parking lots			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. 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?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Capitalize Albany Corp./Liberty Square Development LLC</u> Date: <u>06 May 2020</u>		
Signature:  Title: <u>Applicant Counsel (on behalf of Applicant)</u>		