

Quackenderry Commons Mixed-Use Site Plan

PROJECT NARRATIVE

December 4, 2023

INTRODUCTION

The proposed Quackenderry Commons Mixed-Use Site Plan project involves the development of approximately 24.53± acres located between the I-90 Connector, Washington Avenue Extension, and Bloomingrove Drive in the Town of North Greenbush. The tax map numbers for the two parcels that comprise the project area are 144.-10-33.111 and 144.-10-33.112 and the address is 726-728 Bloomingrove Drive. The owner of the parcel and applicant for the project is Bloomingrove Properties Associates, LLC, of Delmar, NY.

The project proposes a mixed-use development consisting of residential and retail/commercial uses. The two project parcels are part of the Quackenderry Commons Planned Development District (PDD). The Town Board recently approved an amendment to the PDD to permit residential uses in the portion of the PDD that was previously approved for commercial uses only. The project sketch plan proposes the construction of two new mixed-use buildings. Building #1 is proposed as a 5-story building with two (2) basement levels of parking, while Building #2 is proposed as a 5-story building with one level of basement parking. The two buildings will provide a total of 260 middle-income apartment rental units, approximately 31,675 SF of retail space on the first floor of the buildings, and indoor and outdoor tenant amenity areas. The project also proposes privately owned access drives, surface level outdoor parking areas, an on-site interconnected trail network, active/passive recreation areas, and associated water, sanitary sewer, and stormwater infrastructure improvements.

Livewell Group Background

The owner and project applicant, Bloomingrove Properties Associates, LLC, is led by the same team behind LiveWell Group (formerly known as The Spinney Group). LiveWell Group is a full-service property development and management company focusing on residential, commercial, and renewable energy properties in the Capital District. LiveWell Group is a second-generation family-business which in recent years has focused on creating vibrant communities. LiveWell Group currently owns and manages Spinney at Pond View in Castleton-on-Hudson, NY, as well as The Spinney at Van Dyke, Woodhill Apartments, and Adams Station Apartments in Delmar, NY. In addition to operating multifamily and active adult rental communities, LiveWell Group also owns and operates over 100,000 sq. ft. of commercial office space.

EXISTING CONDITIONS

Existing Land Use and Zoning

The project parcel is located approximately 215 feet west of the intersection of the US Route 4 (North Greenbush Road) and Bloomingrove Drive, adjacent to and east of the I-90 Connector. The overall project area is 24.53± acres and is currently vacant and primarily wooded.

The project parcels are located within the portion of the Quackenderry Commons PDD that was previously zoned to permit a commercial subdivision. The PDD was approved by the Town of North Greenbush Town Board in 2008. In July 2021, an application was submitted to the Town to amend the original PDD to permit residential uses in the commercial subdivision portion of the PDD. On January 12, 2023, the Town of North Greenbush Town Board adopted Local Law No. 1-2023, which amended the PDD legislation to permit residential uses in the former commercial subdivision area. The immediate areas surrounding the project are zoned Commercial, Neighborhood Business, General Business, and R4 Residential, and feature of a mix of commercial, retail, and mixed-use residential uses.

Wetlands

The project parcel includes approximately 1.00± acres of Army Corps of Engineers (ACOE) jurisdictional freshwater wetlands based on a previous wetland delineation performed at the project site. No impacts are anticipated to the ACOE jurisdictional wetlands. There are no NYSDEC wetlands, one Class “C” stream, and one unclassified stream located on the project parcels.

Soil and Topography

Soils on the project site are predominantly silt loam. The Soil Survey of Rensselaer County, New York prepared by the National Resources Conservation Service (NRCS) indicates the site is mantled with four (4) distinct soil units. These units are Bernardston-Nassau complex (BnC, BnD), Castile gravelly silt loam (CbA), Hudson silt loam (HuB, HuC, HuE), and Rhinebeck silt loam (RhB). The drainage class for the soils on site include well drained (BnC/BnD), moderately well drained (CbA/HuB/HuC/HuE), and somewhat poorly drained (RhB) soils. The site topography generally slopes from the east to the west. Steep slopes have been identified in the western and central portions of the site. Site slopes range from nearly flat to greater than 20%.

PROPOSED CONDITIONS

The Quackenderry Commons Mixed-Use Site Plan project will consist of two new buildings on the 24.53± acre project area. Building #1 will be five stories and will include 105 apartment units, approximately 12,175 SF of commercial/retail space on the first floor, shared meeting and remote working spaces throughout the building, a gym, and an outdoor roof-top tenant amenity area on the fifth floor. Resident parking will primarily be provided by two levels of indoor parking below the first floor of the building. Parking for the commercial/retail space will be provided in front of the building, in close proximity to the main entrances for each business.

Building #2 will provide 155 apartment units, approximately 19,500 SF of commercial/retail space on the first floor, shared meeting and congregation areas, a media room, a game room, a gym, a yoga studio, and indoor and outdoor tenant amenity areas on the fifth floor. Indoor and outdoor parking will be provided for the residents of the building. Outdoor residential parking will be provided at the north, south, and west sides of the building, while indoor parking will be provided at the basement level of the building. Parking for the commercial/retail use will be provided by a parking lot in front of the building.

The two buildings will be linked by an extensive on-site trail network and pedestrian bridge. Both building sites will include active/passive recreation areas, new access roads and parking areas, as well as the associated utilities and stormwater management areas. The buildings will be designed to compliment the architectural style of the surrounding area. It is the goal of the applicant to create a sensible development plan for the parcels to meet the demand for this type of mixed-use development in the Town of North Greenbush.

Allowable & Proposed Density

The adopted amendment to the Quackenderry Commons PDD legislation permits up to 260 residential units on the two parcels that comprise the proposed development. Building #1 proposes 105 apartments, while Building #2 proposes 155 apartments. The proposed density of 260 units complies with the requirements of the PDD.

Open & Green Space

The project proposes several open space areas throughout the development that will provide both active and passive recreation opportunities for future tenants. Section 197-83.F of the Town of North Greenbush code states that the open space system of a PDD shall provide passive and active recreation spaces, undeveloped open space as necessary to preserve outstanding natural features, water areas, and complementary structures, improvements, and equipment as necessary and appropriate for the benefit and enjoyment of its users. The code further requires that not less than 35% of the total area of the developed project parcel, exclusive of the land used primarily for vehicular traffic and accessory uses, shall remain forever as common property reserved for an open space system. The adopted legislation for the Quackenderry Commons PDD includes a required minimum green space of 25% of the overall area of the two parcels included in the site plan application. This results in 8.58 acres of open space required and 6.13 acres of green space required.

The total open space area proposed for the project is 12.38± acres, or approximately 50.5% of the total parcel area, while the total green (pervious) space is 16.25± acres, or approximately 66.2% of the overall project area. The open space proposed for the Quackenderry Commons Mixed-Use Site Plan project includes active and passive recreation areas, the on-site trail system, forested and undisturbed natural areas, and existing wetlands and streams. The project also provides rooftop patio areas for both proposed buildings that shall be incorporated into the overall open space program for the proposed development. The applicant shall own and maintain all open space areas on the project parcel.

A summary of site coverage statistics for the proposed project are presented below:

	ACREAGE	PERCENTAGE
OVERALL PARCEL	24.53	100
BUILDING/PAVED/SIDEWALK AREAS	7.08	28.9
STORMWATER MANAGEMENT	0.28	1.1
TRAIL/PARK AREAS	0.47	1.9
GREEN SPACE/LANDSCAPED AREAS	16.7	68.1

The applicant has carefully reviewed the above data and the Town of North Greenbush’s desire to protect the established or permitted uses in the vicinity while promoting the orderly growth and sound development of the community. The applicant has determined that the proposed density and permanent open space areas will provide the most conservative and environmentally sensitive number of housing units and retail development while still meeting the minimum fiscal requirements to support the development.

Rental Units & Amenities

The two proposed buildings will provide a total of 260 apartment rental units. The rental units will provide a high quality of life in a desirable community without having to purchase a home. The spacious units will feature contemporary layouts and will provide energy efficient appliances, private patios/balconies, window seats, cathedral ceilings, ample closet space, and pet friendly policies. The exterior of each building will be attractively landscaped, which will further enhance the quality of life for the future residents.

In addition to availing themselves of the amenities of their individual residences, residents of the Quackenderry Commons Mixed-Use Site Plan development will have access to several amenities within the buildings and on the site for their enjoyment and convenience. On-site staff will provide the community's leasing and administration functions on the first floor of each building. The buildings will offer residents meeting spaces, remote-work station areas, and congregation areas to join for community activities, clubs, and social events, including but not limited to yoga classes, resident gatherings, game nights and more. Mailboxes will be provided for residents on the first floor of each building.

The top floor of each building will provide outdoor amenity areas for the residents that will feature a patio with outdoor furniture and rooftop gardens. Building #2 will also provide an indoor/outdoor amenity space. Both buildings will include lounges with full-service kitchens, a game room, and exercise space. This additional space will be accessible to all residents of the buildings and will greatly enhance the overall quality of life for residents of the development.

Indoor parking will be provided for residents at the basement level of each building. The indoor parking will be restricted to residents of the building and access will be controlled by a motorized gate. The site will be graded to allow residents to enter and exit the indoor basement level parking at the sides and rear of each building. The basement level of each building will also provide additional storage area for residents, as well as storage for the grounds and maintenance crews that will care for the property.

Throughout the development residents will be provided with passive and active recreation opportunities. The development is intended to be walkable and will provide a network of sidewalks and an on-site trail system that will foster a sense of community for the residents. The two buildings will be linked by the on-site trail system via a pedestrian bridge over Quackenderry Creek. The trail system will link the two buildings as well as provide access to the outdoor amenity areas.

Retail/Commercial Space

In addition to the residential use, retail/commercial space will be offered on the first floor of each building. Building #1 will provide approximately 12,175 SF of retail/commercial space while Building #2 will provide approximately 19,500 SF of retail/commercial space. The exact tenants for the retail/commercial space have yet to be identified, however the space will be flexible in order to be compatible with a variety of potential occupants including retail, commercial/professional office space, and restaurant uses. The retail/commercial space in both buildings will face Bloomingrove Drive and each business will be accessible from the exterior of the building.

Community Resources

The proposed Quackenderry Commons Mixed-Use Site Plan project is anticipated to have a positive impact on the surrounding community by providing attractive, affordable housing options and a community scale retail space that will provide opportunities for independent business owners to operate within the Town of North Greenbush while minimizing negative impacts to existing community resources. All infrastructure on the project parcel, including but not limited to the interior access roads, parking areas, and utilities, will be privately owned and maintained. The development will create a safe community by providing well-lit common areas, on-site staff, and a sense of pride in the community that will work to discourage crime and lessen impacts to local police departments. The development will comply with the Fire Code of New York State and will contribute to the tax base for the North Greenbush Fire District, as well as the Town of North Greenbush as a whole. Since the project seeks to provide an attractive and desirable mixed-use development and the project is conveniently located near major thoroughfares and public transportation options that can

readily connect future residents to the greater Capital Region, it is anticipated that many of the future residents of the Quackenderry Commons Mixed-Use Site Plan project currently reside in the Town, thereby minimizing any additional strain on the East Greenbush Central School District.

Roadways, Sidewalks & Parking

The primary infrastructure for the Quackenderry Commons Mixed-Use Site Plan project includes private access roads, separate resident and retail parking areas, water supply, sanitary sewer, and stormwater management. The proposed project offers efficient land utilization and energy use while creating minimal impacts on the environment and surrounding areas.

Vehicular access to the Quackenderry Commons Mixed-Use Site Plan project will be provided by new access drives to each building from Bloomingrove Drive. The access drives provide a loop road around both new buildings that will function as a fire apparatus access road and will provide access to the indoor and outdoor parking areas. The new roads/access drives will be constructed according to the requirements of the Defreestville Fire Department and the New York State Fire Code. The proposed access drives and parking areas will be owned and maintained by the applicant.

Off-street parking will meet the requirements set forth in the approved PDD legislation. The parking requirements for the residential and retail uses proposed by the Quackenderry Commons Mixed-Use Site Plan project are calculated as follows:

Building #1

Residential Required Parking: 105 units @ 1.5 spaces per unit = 158 spaces
Retail Required Parking: 12,172 SF @ 1 space per 300 SF GFA = 84 spaces

Residential Required Parking =	158 spaces
Residential Provided Parking =	162 spaces
Retail Required Parking =	41 spaces
Retail Provided Parking =	45 spaces

Building #2

Residential Required Parking: 155 units @ 1.5 spaces per unit = 233 spaces
Retail Required Parking: 19,502 SF @ 1 space per 300 SF GFA = 65 spaces

Residential Required Parking =	233 spaces
Residential Provided Parking =	237 spaces
Retail Required Parking =	65 spaces
Retail Provided Parking =	90 spaces

Interior parking for the residential tenants will be provided at the basement level of both buildings. Building #1 will provide 145 interior parking spaces over two basement levels. The finished floor elevation of the first basement parking level will be 11 feet below the first floor of the building. The first basement level will be accessed from the west side of the north end of the north wing of the L-shaped building. Residents will enter and exit the first basement level parking area at this location. The finished floor elevation of the second basement parking level will be 22 feet below the first floor of the building. The second basement level will be accessible at the west end of the west wing of the building. Vehicles will enter and exit the second

basement level parking area at this location. Indoor parking spaces will be assigned to residents of the building. To meet the parking requirements for the development, 17 outdoor parking spaces for residents have also been provided. Outdoor parking for the retail use will be provided at the front of the building for easy access to the exterior entrances of each business.

Building #2 will provide 120 indoor parking spaces at the basement level. The indoor parking spaces will be accessed by one of two entrances at the west ends of the building. The balance of the residential parking spaces will be outdoor spaces located at the sides and rear of the new buildings. Exterior parking for the retail uses will be provided by a parking lot at the front of the building.

Water and Wastewater

The Quackenderry Commons Mixed-Use Site Plan project will connect to existing public water and sewer infrastructure to service the development. A preliminary review of the existing water and sewer mains in the vicinity of the project indicates that adequate capacity exists to service the proposed development. The project proposes to connect to the existing 30" water main in NYS Route 4 via two existing 8" DIP service laterals that were installed when the adjacent CVS Pharmacy was constructed. Similarly, the two new buildings will connect to the existing 4" PVC sanitary sewer force main laterals that were installed at the same time as the water laterals.

The total anticipated water usage and sanitary sewer waste generated by the 260 proposed apartment units and 31,675 SF of retail space is estimated to be 54,534 gallons per day. The proposed water supply system will include a distribution system to service the domestic and fire flow needs of the proposed development. The water appurtenances shall be designed and constructed in accordance with all local, state, and federal requirements and shall be privately owned and maintained by the applicant. Sanitary wastewater flows from the Quackenderry Commons Mixed-Use Site Plan will flow via gravity to on-site pump stations constructed on each parcel of the project before being conveyed to the existing force main along NYS Route 4.

Stormwater

Stormwater will be managed on site through the use of designated stormwater management areas and multiple green infrastructure run-off reduction practices. Stormwater management practices will be addressed in a project specific Stormwater Pollution Prevention Plan (SWPPP). Stormwater control practices will be designed and implemented in accordance with NYSDEC technical standards. In general, the design of the project will follow the natural topography as closely as possible, using existing site topography and drainage features to convey stormwater runoff. Accessibility for cleaning and maintenance will be provided to all stormwater management areas. The stormwater management system and appurtenances shall be designed and constructed in accordance with all local, state and federal requirements and are proposed to be owned, operated and maintained by the property owner.

Traffic

The project site is located along Bloomingrove Drive, which is a Town road. The project is further bound by the I-90 Connector and Washington Avenue Extension. The primary point of access to the project site will be an approximately 215 foot section of Bloomingrove Drive that connects the project site to NYS Route 4. As part of the site plan review process, the applicant intends to update the traffic evaluation that was prepared for the PDD amendment to assess potential traffic related impacts generated by the proposed development. The project parcel is conveniently located within close proximity to NYS Route 4 and the I-90 Connector. The future residents of the development will be able to quickly access these major thoroughfares while minimizing impacts and overcrowding on Town roads. The project parcels are also located near the

Defreestville CDTA Park & Ride facility, which will provide future residents additional options for travelling within the greater Capital District region.

Construction Phasing

Construction of the Quackenderry Commons Mixed-Use Site Plan project is planned to be completed in phases, with the timing of the phases to be based on market demand. Construction of the entire project is anticipated to be completed in two phases over the course of approximately 4 years. The first phase of construction will incorporate the Ambulance Corp building site and Building #1, along with all necessary infrastructure improvements to service the building. The second phase of construction will include Building #2.

Consistency with Community Needs and Planning Objectives

The proposed Quackenderry Commons Mixed-Use Site Plan is an ideal location for this type of development and is consistent with several Town planning and development objectives. The Town's 2009 Comprehensive Plan notes that the "...vertical mix of uses for any multi-story structure should seek to encourage retail, restaurant, and office uses on the ground floor with residential uses in the upper stories" within the hamlet of Defreestville (p. 86). The Comprehensive Plan also recommends that the Town "Encourage mixed-use areas in the hamlets and along Route 4 to provide a rich diversity of housing and small commercial venues" (p. 78, Land Use Objectives & Strategies, LU Action 2.8). Additionally, the 2006 Route 4 & I-90 Connector Corridor Land Use Planning Study recommended the integration of mixed land uses, compact community design, a range of housing prices and types, and walkable neighborhoods. The Quackenderry Commons Mixed-Use Site Plan project seeks to meet the recommendations of both plans by providing a compact and desirable mixed-use development that is consistent with the stated planning and development objectives and the character of the surrounding neighborhood.

The Town's zoning code states that applications for a planned development should feature a "...mix of uses, benefits and service to the Town's residents in a location compatible with the goals and objectives of the Town of North Greenbush zoning and land use plans". (Article XVI, Planned Development Districts; §197-82: Legislative Intent, Objectives). The proposed project meets this criteria as it will provide a mix of uses, is located within an existing mixed-use area, and is compatible with the Town's zoning and land use plans. In addition, and as noted above, the project will integrate with the existing network of multi-modal and public transportation options with proximity to the CDTA Park & Ride and major thoroughfares through the Town.

A Market Study performed by Hafner Valuation Group, Inc. for The Spinney Group in April 2021 points to a demand for mixed-use development in this portion of the Town. Among other things, the study noted that a robust local economy and job growth has increased demand for a greater variety of housing options. Relevant data also supports demand for the proposed project, including Town of North Greenbush Median Age (43.4), the Town of North Greenbush Median Income (\$80,845), and area vacancy rates of +/-5%. This information is also corroborated by up-to-date demographic data maintained by the Capital District Regional Planning Commission.

The proposed Quackenderry Commons Mixed-Use Site Plan project will be positioned as an attractive apartment and retail community that is logically integrated into the existing retail and commercial corridor on Route 4.. With decades of experience owning and operating communities throughout the Capital Region, LiveWell Group has developed a track record of success in meeting and exceeding resident expectations.

SUMMARY

The Quackenderry Commons Mixed-Use Site Plan project strives to meet the development objectives outlined in the Town Code and Comprehensive Plan. The proposed project promotes efficient land use resulting in smaller networks of utilities and streets thus creating a sense of community while maximizing open space and natural resource conservation. The development objectives employed for this project will produce an environmentally sensitive design that offers common open space areas that complement the surrounding area.

Shifting demographic trends point to the need for mixed-use developments within targeted portions of the Town of North Greenbush, and the Quackenderry Commons Mixed-Use Site Plan offers one response to this need. The Town Comprehensive Plan encourages multi-story, mixed-use developments within the Town's hamlets. Quackenderry Commons Mixed-Use Site Plan parcels are ideally located to meet this stated goal of the Comprehensive Plan and will add to the housing and retail options available to residents of the Town. The Quackenderry Commons Mixed-Use Site Plan will meet the development objectives of the Town by providing attractive housing in an ideal setting that is affordable for both families and younger residents, as well as providing an opportunity for businesses to operate within the thriving commercial corridor located along NYS Route 4.

The 2009 Comprehensive Plan clearly identified the benefits associated with locating mixed-uses within the hamlets of the Town of North Greenbush and along the Route 4 corridor, and LiveWell Group is well positioned to develop and manage a high-quality community that will be an asset to local residents. The Quackenderry Commons Mixed-Use Site Plan project will be an attractive addition to the Town that fits in with the surrounding area. As noted above, the applicant has successfully developed and operated similar properties both in Rensselaer County and throughout the greater Capital District region. The Quackenderry Commons Mixed-Use Site Plan project will provide a benefit to all residents of the Town, through both the increased tax revenue realized by the Town and by increasing the available stock of affordable housing options and new retail space for new and existing residents and businesses. The applicant and the applicant's consultants look forward to working with the Town of North Greenbush to advance this project.