



CITY OF UTICA

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MAYOR

SCENIC & HISTORIC PRESERVATION COMMISSION FEBRUARY 22, 2016 4:00 PM

S&H Case No.: 03-16

Zone: S&H

1012 Miller Street
1014 Miller Street
1003 West Street
1007 West Street
1011 West Street
1013, 1019, 1023, 1027 West Street
Applicant: Mercy Abounds Ministries/West Street Apartments LLC

The 9 parcels that comprise the site of the proposed West Street Apartments (WSA) include 8 vacant lots (1003, 1007, 1011, 1019, 1023 and 1027 West Street and 1012/1014 Miller Street) and one parcel (1013 West Street) that contains a vacant, dilapidated, 3-story apartment building that has suffered from years of deferred maintenance and neglect. Five of the vacant parcels (1012 and 1014 Miller Street & 1003, 1007 and 1011 West Street) are located in Utica's Scenic and Historic District. The vacant building (1013 West Street) is not located in the Scenic and Historic District.

WSA is the proposed new construction of an approximately 54,000 square foot, three-story, stepped, slab on grade building with approximately forty-two one (1) and two (2) bedroom affordable workforce apartments. WSA will include parking, common laundry, a community room, and co-located services on approximately 1.28 acres located on the 9 project parcels. One half of the first floor will include the following community services offered by the Rescue Mission: Morris Learning Center; Community Clothing Store; Food Pantry and Meal Program; and Representative Payee Program). Amenities will include common laundry facilities, air-conditioning, community spaces, tenant storage (within units), onsite parking, convenient access to RMU on and offsite programs, and a central location well-served by public transportation. As an urban infill development in a centrally-located neighborhood, WSA will follow Smart Growth principles. The building design incorporates New York State Housing and Community Renewal Green and Energy Efficiency measures, and visit ability, 10% accessible units and an elevator.

The project scope includes the demolition of the dilapidated apartment building at 1013 West Street. While this property is not located in the Scenic and Historic District, it was evaluated for its potential for adaptive reuse/historic rehabilitation. After conferring with a historic rehabilitation consultant, the project team determined rehabilitation is not a feasible option for a number of factors including: overall poor condition; significant structural problems; poor condition of remaining historic elements; and the lack of a historic designation that would enable leverage of historic tax credits as a financing source. The project team consulted with New York State SHPO which issued a no adverse impact letter for the project.

Building Materials

At West Street Apartments, the building exterior materials will be cementitious horizontal lap siding (taupe at main body with Iron Gray at central tower and end stair towers) with white cellular PVC trim, soffits, and brackets. The windows will be vinyl double-hung. The window trim color is shown as "Redwood" to match the aluminum storefront framing shown as Kynar Finished "Redwood". Masonry water table shall be deco-face concrete masonry unit veneer, color shall be "Galway Gravel." The water table cap shall be precast concrete in a warm gray finish.

Site Plan, Fencing, Signage

The site plan incorporates a playground and landscaped area with native, non-invasive plantings on the back (east) side of the residential portion as well as landscaping along the front (west) and back (east) perimeter and as screening along the back parking lot. Fencing along the side perimeters of the building and parking lots is also included.

Ground-mounted monument signs will be installed at the Miller Street parking lot entrance and at the front entrance on West Street. These signs will mirror the design of signs of other nearby Rescue Mission-owned properties. The proposed height of the signs is 5 ft. Proposed dimensions are 2 ft x 6 ft (12 ft area). They will be made of aluminum and their color scheme will complement the colors of the WSA building.

Local Support/Consistency of WSA with Local Plans

The URA has supported the project by authorizing the sale of lots for its use and the City of Utica has committed HOME funding and has authorized a PILOT for the project. Variance applications to the Utica Zoning Board of Appeals have been submitted and were approved at their meeting on December 8, 2015. These include a Use Variance to allow for the apartment building and mixed uses as the project parcels are currently zoned Residential Multifamily Low Density (RM-1) and an Area Variance for a reduced front yard setback, approval of less than the minimum parking requirements, and an increase in the allowable unit density. Planning Board issued Final Site Plan approval on February 17, 2016.

Utica, NY



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 127 feet