



SCHENECTADY METROPLEX DEVELOPMENT AUTHORITY

FIVE-YEAR CAPITAL PROJECT PLAN

FISCAL YEARS 2017 – 2021

The Schenectady Metroplex Development Authority (“Metroplex” or the “Authority”) was established by an act of the New York State Legislature as codified in the New York State Public Authorities Law § 2650 et seq. (the “Enabling Statute”). Pursuant to §2655-c of the Public Authorities Law, the Enabling Statute requires that the Authority,

“... [S]hall annually produce, and present at a public hearing for public comment, a five-year capital projects plan, outlining the vision of its intended *capital projects* (italics added) for the next five years. For each project proposed in the plan, the Authority shall provide a detailed description of the:

1. Overall nature, purpose and extent of the project;
2. Proposed amount and sources of capital funding to complete the project;
3. Proposed amount and sources of funding necessary for the project;
4. Relevant urban and community planning completed or proposed;
5. Economic development potential of the project;
6. Financial feasibility of the project;
7. Geographic location and impact of the project;
8. Impact of the project on the community’s natural resources;
9. Tourism, entertainment and arts development potential of the project;
10. Human and physical infrastructure requirements and impact of the project; and,
11. Other factors which have been considered for the purpose of enhancing the viability of the county.”

“Capital Project” is not defined in the Enabling Statute. Metroplex’s counsel conducted a review of all other provisions of New York State law for purposes of defining those projects which should be deemed “capital projects” of the Authority for purposes of this report. Section 99-g(8) of the New York State General Municipal Law defines a “capital project” as follows:

“The term “capital project” as used in this section shall mean: (a) any physical betterment or improvement, including furnishings, machinery, apparatus or equipment for such physical betterment or improvement when first constructed or acquired, or (b) any preliminary studies and surveys relating to any physical betterment or improvement, or (c) land or rights in land, or (d) any combination of (a), (b) and (c).”

Based on this review and consistent with the Enabling Statute, the Metroplex Governance Committee considers a “capital project” as a specific long-term, depreciable capital asset held by the Authority involving physical improvements or preservation of Metroplex-held real property holdings.

Metroplex plans three capital projects in 2017-2021:

1. Gateway Park
2. Former Sons of Italy Lot
3. Eastern Avenue / Nott Terrace Revitalization

Capital Project 1: Gateway Plaza

Metroplex’s contribution of real property totaling 1.01-acres made the Gateway Plaza project possible. The Metroplex-owned properties at 112 Railroad Street and 10 State Street (acquired in 2012) were low-value assets. Both were flooded during Hurricane Irene in 2011. Also, the properties are too small and inefficiently configured for ready reuse as stand-alone properties. In partnership with the City of Schenectady, plans call for demolition of the structures and developing an open urban public space. The plan alters and improves connectivity and walkability of lower State Street, the historic Stockade District, and the emerging Mill Artisan District.

Gateway Plaza transforms the existing, blighted park by removing berms, installing new lighting, and adding amenities, such as, performance space, wifi, and other enhancements. With the abandonment of Water Street and its rights-of-way, the renovation substantially increases open space and provides a new gateway to downtown Schenectady.



Overall nature, purpose and extent of the project;	The project involves redevelopment and expansion of the former Liberty Park on lower State Street. The expanse is renamed Gateway Plaza. Plans call for extensive landscaping of both the original park footprint and several adjoining strips of land. Also planned are new fixtures and amenities, a performance platform, a pedestrian promenade using the old Water Street footprint, and an expanded, redesigned CDTA Bus Plus terminal adjoining the new park on State Street.	
Proposed amount and sources of capital funding to complete the project;	Sources of funds: Total	\$974,000
	Metroplex	\$237,000
	City of Schenectady	\$337,000
	NYS OPRHP	\$400,000

<p>Proposed amount and sources of funding necessary for the project;</p>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Uses of Funds: Total</td> <td style="text-align: right;">\$974,000</td> </tr> <tr> <td>Site preparation and reconstruction</td> <td style="text-align: right;">\$850,000</td> </tr> <tr> <td>Amenities</td> <td style="text-align: right;">\$58,500</td> </tr> <tr> <td>Project soft costs</td> <td style="text-align: right;">\$65,500</td> </tr> </table>	Uses of Funds: Total	\$974,000	Site preparation and reconstruction	\$850,000	Amenities	\$58,500	Project soft costs	\$65,500
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Amenities	\$58,500								
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<p>Relevant urban and community planning completed or proposed;</p>	<ol style="list-style-type: none"> 1. Significantly improves pedestrian safety in and around the area. The current park footprint features unkempt berms and paths hidden from the street. The new project will feature wide sitelines, no hidden conclaves, and improved lighting. 2. The new plaza will improve the connectivity between the historic Stockade District and the Lower State Street area. 3. The park will serve as an amenity to nearby Schenectady County Community College’s campus and student housing as well as existing and planned area residential properties. 4. The project improves the intermodal linkage between intra- and inter-state bus service in and out of the City of Schenectady, and local and regional CDTA service. This is accomplished via an improved pedestrian way between the Trailways Bus Terminal on State Street and the redeveloped CDTA Bus Plus Terminal planned for the park. 								
<p>Economic development potential of the project;</p>	<p>The project builds on recent State Street development activities, while improving a key gateway in downtown Schenectady. It dovetails neatly with the reconstruction of lower State Street from Erie Blvd. to Washington Avenue; the renovated Kindl Building (201 State Street); the current renovation and changeover of the former YMCA to senior apartments opening in mid-2017; the adjoining College Suites, student apartment-style residences; SCCC Music Building addition; and the emerging Mill Artisan District across S. Church Street from the Plaza project.</p>								
<p>Financial feasibility of the project;</p>	<p>Metroplex staff judges the financial feasibility of the project as excellent.</p>								
<p>Geographic location and impact of the project;</p>	<p>The original park site is at the intersection of State Street and Washington Avenue in the City of Schenectady. Gateway Plaza will encompass Water Street (now closed). Metroplex is contributing the former AAA Northway real property holdings located at 10 State Street and 112 Railroad Street to expand the project area and boost the viability and impact of Gateway Plaza.</p>								

<p>Impact of the project on the community's natural resources;</p>	<p>The project's New York State Environmental Quality Review Act (SEQRA) review identified no negative impacts on natural resources. In fact, the project adds to the City of Schenectady's greenspace footprint.</p>
<p>Tourism, entertainment and arts development potential of the project;</p>	<p>The new park will improve the walkability of both the lower State Street District, the historic Stockade District and the emerging Mill Artisan District. By remediating an eyesore, the project improves the overall viewscape of the City of Schenectady.</p>
<p>Human and physical infrastructure requirements and impact of the project;</p>	<p>Project-related infrastructure includes new park amenities (benches, walkways, and lighting, among others) and improved security at the CDTA Bus Plus terminal (security lighting, cameras, and so forth).</p>
<p>Other factors which have been considered for the purpose of enhancing the viability of the county.</p>	<p>The Gateway Park project is a key piece in the State Street redevelopment strategy undertaken by the Schenectady County Metroplex Development Authority.</p>

Capital Project 2: Parking Lot Reconstruction (former Sons of Italy Lot)

Downtown Schenectady’s vitality as a high-tech commercial hub and as a regional entertainment destination is evidenced by the thousands of people working here daily and those who visit our growing entertainment district. Key to the success of Schenectady’s arts, entertainment and technology district downtown is parking. The project’s goal is to help keep downtown neat, clean and safe every day by improving the functionality of the parking system as well as making the downtown experience more comfortable and pleasing.

A Metroplex-owned property located at 423 Liberty Street serves as the second largest surface parking lot in downtown Schenectady. Metroplex acquired the former Sons of Italy building in 2008, demolished and combined with the City’s employee parking lot later that year. The property holds 167 parking spaces dedicated to downtown workers, SCCC students, shoppers and visitors.

The lot has had little investment in nearly 20 years; it is in poor to fair condition with the need for enhanced lighting and improved storm drainage.

Plans call for upgrading the lot to include repaving and restriping, improved lighting, cameras and electrical infrastructure, fencing and greater use of parking technology.



Overall nature, purpose and extent of the project;	The project involves expansion and upgrade of the “Sons of Italy Lot” public parking facility at 423 Liberty Street. The project involves expansion and upgrade of the existing parking lot.
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Proposed amount and sources of capital funding to complete the project;	Sources of funds: Total \$400,000 Metroplex \$400,000
Proposed amount and sources of funding necessary for the project;	Uses of Funds: Total \$400,000 Lot reconstruction \$400,000
Relevant urban and community planning completed or proposed;	The project upgrades and expands off-street parking capacity within Schenectady’s core downtown business district.
Economic development potential of the project;	With more jobs and business-related activities, added parking capacity will support a broad swath of downtown sited businesses.
Financial feasibility of the project;	The project is conditional on General Obligation Bonds issued by the Schenectady County Metroplex Development Authority.
Geographic location and impact of the project;	Intersection of Liberty and Yates Streets, City of Schenectady.
Impact of the project on the community’s natural resources;	Expected to be neutral-to-positive. SEQRA pending.
Tourism, entertainment and arts development potential of the project;	Increased evening and weekend parking capacity will serve several key City attractions and Schenectady’s Arts, Entertainment, and Cultural District generally.
Human and physical infrastructure requirements and impact of the project;	Minimal-to-no-impacts expected. SEQRA pending.
Other factors which have been considered for the purpose of enhancing the viability of the county.	This project is a step in Metroplex’s long-standing effort to increase off-street parking capacity throughout the City of Schenectady’s core Business and Arts, Entertainment, and Cultural districts.

Capital Project 3: Eastern Avenue / Nott Terrace Revitalization

This revitalization effort is covered by an intermunicipal agreement between Metroplex, the City of Schenectady, the City of Schenectady Industrial Development Agency, the Schenectady Urban Renewal Agency, and the Schenectady Land Bank. The project will both remove blight and add to the areas stock of development-ready sites.

To date, Metroplex has purchased several properties, demolished structures, and prepped sites. Plans call for Metroplex to offer the sites for private development.

The project involves the environmental cleanup, remediation, demolition, and site prep of several vacant, abandoned, and underutilized properties located on Eastern Avenue.

Overall nature, purpose and extent of the project;	The focus of the project is the environmental cleanup, remediation, demolition, and site prep of several vacant, abandoned, and underutilized properties located on Eastern Avenue (the “Eastern Avenue Parcels”).								
Proposed amount and sources of capital funding to complete the project;	<table> <tr> <td>Sources of funds: Total</td> <td>\$380,000</td> </tr> <tr> <td> Metroplex grant</td> <td>\$100,000</td> </tr> <tr> <td> Land Bank</td> <td>\$30,000</td> </tr> <tr> <td> City of Schenectady IDA</td> <td>\$250,000</td> </tr> </table>	Sources of funds: Total	\$380,000	Metroplex grant	\$100,000	Land Bank	\$30,000	City of Schenectady IDA	\$250,000
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Relevant urban and community planning completed or proposed;	This project is a step in Metroplex’s ongoing Eastern Parkway Neighborhood remediation strategy. The strategy targets clusters of blighted lots and properties, this aiming to improve the neighborhood’s safety and livability, and to ensure stable property values.								
Economic development potential of the project;	The remediated and prepped sites will be offered to private developers for new construction of both residential and commercial properties.								
Financial feasibility of the project;	The project’s funding is assured; it follows that financial feasibility is excellent.								
Geographic location and impact of the project;	Eastern Avenue from Nott Terrace to Brandywine Avenue.								

<p>Impact of the project on the community's natural resources;</p>	<p>The environmental cleanup and remediation of the Eastern Avenue Parcels add to the long-term environmental remediation throughout the City of Schenectady.</p>
<p>Tourism, entertainment and arts development potential of the project;</p>	<p>None identified.</p>
<p>Human and physical infrastructure requirements and impact of the project;</p>	<p>The project puts no undue infrastructure demands or nuisance on the surrounding area.</p>
<p>Other factors which have been considered for the purpose of enhancing the viability of the county.</p>	<p>This project is listed in the "Safe and Stable Neighborhoods" unit of the City of Schenectady's 2020 Comprehensive Plan.</p> <p>Also, this project represents an example of a key Metroplex development strategy: the acquisition and remediation of properties for development via private investment.</p>

Appendix: Metroplex Properties

Metroplex reports its real property holdings yearly to the New York State Authorities Budget Office (“ABO”). This creates a public record of Metroplex assets identified as possible capital projects, in fulfillment of §2655-c of the Act. The following table identifies the Metroplex’s real property holdings:

Real Property Holdings (2016)

Property Name	Location / Address	Tax Parcel ID
Metroplex Parking Facilities		
Broadway Parking Garage	220 Broadway	39.79-2-1.311
Broadway North Parking Lot	102 N. Broadway	39.72-2-1
Clinton South Parking Lot	314 Clinton Street	39.80-3-1.21
Clinton North Parking Lot	128 Clinton Street	39.72-4-24.11
Little Italy Parking Lot	403, 413 and 415 Warren Street	39.64-2-40.1 39.64-2-40.2 39.64-2-41
State & Erie Parking Lot	320 Liberty Street	39.72-1-1.1, 1.2, 3.4
Franklin / Liberty Parking Lot	422 Liberty Street	39.72-2-7.1
Former Sons of Italy Lot (vacant lot)	423 Liberty Street	39.64-3-25
Jay Street Alleyway	Connecting pedestrian Jay Street with Center City lot and Clinton North Lot	39.72-2-29.2 39.72-4-41.2
Center City Parking Lot (leased from Parking at Center City LLC)	400-428 Franklin Street	39.72-2-35.311
Broadway South Parking Lot (leased from City of Schenectady)	312 Broadway	39.72-2-14.1
Land and Buildings		
Former Custom Kitchens	219 Nott Terrace	39.81-3-31
Former AAA Northway (2) buildings	10 State Street 112 Railroad Street 114 Railroad Street	39.71-1-59.1 39.71-1-61.11 39.71-1-62.1
722 Eastern Avenue (vacant lot)	722 Eastern Avenue	39.73-2-6.1
803 Eastern Avenue (vacant lot)	803 Eastern Avenue	39.74-2-24