



May 11, 2020

Chairperson Ron Nolland
Members of the Zoning Board of Appeals
City of Plattsburgh
41 City Hall Place
Plattsburgh, NY 12901

Re: Durkee Street Mixed Use Development – 05.04.20 Special Meeting Comments
Property: Parcel located north of Broad Street and South of Bridge Street (SLB: 207.20-7-15)

Dear Chairperson Nolland and Members of the Zoning Board of Appeals:

Based upon comments made regarding concerns for the relative elevation and height difference between exterior grade and the first floor residential space; the overall height of the building, and its comparison to various existing buildings across Durkee and Bridge Streets; the 4-foot width of the sidewalk between the building and the south curb of Bridge Street, Prime and its design team has made some revisions. Working with the Architect and Engineer Prime believes these changes will likely increase the cost of the project; however, it appreciates the thoughts presented and feels that they will have a positive effect on the project. A summary of the revisions are as follows:

- Changing the Mezzanine level from a sloped roof to a flat roof to lower the overall height and minimize its visual presence;
- Reducing the corner building sections volume and cornice height by 11 feet;
- Reducing the mezzanine height by 5'; corresponding to an overall building height reduction of 6';
- Shifting the mezzanine (5th level) setback from 8' to 16' from the face of the building diminishing the presence and visibility of the 5th story.
- Shifting balconies in a few locations to consolidate four story volumes and further break down the overall scale so as to read as a series of smaller volumes on all 3 street/walkway sides;
- While the Prime project does not include any revisions to Bridge Street, Prime has worked with the City to show a potential layout that would allow for five parallel parking spaces along the south side of Bridge Street while accommodating a minimum of an 8' wide sidewalk.

Attached please find the following to reflect and support the revisions mentioned above:

- 1 - The Previous View from Bridge St. & Durkee St. (1/24/2020);
- 1 - New View from Bridge St. & Durkee St. (5/11/2020);
- A5.1 Building Elevation West View (from Durkee St. with pedestrian shown);
- A5.2 Building Elevation South View (from Walkway with pedestrian shown);
- A5.3 Building Elevation North View (from Bridge Street with pedestrian shown);
- A6.1 Site Location Plan for site cross sections;
- A6.2 Cross section A-A (relationship between the proposed project and the existing community);
- A6.3 Cross section B-B (relationship between the proposed project and the existing community);

- A6.4 Cross section C-C (relationship between the proposed project and the existing community);
- A6.5 Cross section D-D (relationship between the proposed project and the existing community);
- A6.6 Cross section E-E (relationship between the proposed project and the existing community);
- C-01 Site Plan (showing potential Bridge Street layout to accommodate 8' sidewalk)

We appreciate your comments on this project and believe that they will make this a more attractive and successful project. We hope that the enclosed addresses your concerns and look forward to discussing this at the next Zoning Board of Appeals meeting. If you have any questions or concerns, please feel to contact me at tbradford@mjinc.com or 518-264-6663.

Very Truly Yours,
MCFARLAND JOHNSON, NC.



Turner Bradford, P.E.
Project Engineer

cc: Deb Osterhoudt – Prime Plattsburgh, LLC
Charles Gottlieb – Whiteman Osterman & Hanna, LLP

encl: