



Real estate and hospitality solutions for business, for leisure, for better living.



Proposed Plattsburgh Mixed Use Development: Corner of Durkee and Bridge Streets

Request for Proposal:
Mixed-Use Development Opportunity in Downtown Plattsburgh, NY

November 2018

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EXECUTIVE SUMMARY

Prime Companies is an experienced, full service real estate company proposing to form a Single Purpose LLC to develop an approximate 3.4 acres site located at 22 Durkee Street, at the corner of Bridge Street, bordering the Saranac River.

The proposed development includes 127+/- Market Rate Apartments, including furnished corporate apartments by ExecuStay, 13,515 square feet of commercial space (retail, restaurants and / or office), 7,883 square feet for the Farmers Market / Civic space and public access to the Saranac River waterfront.

The development will be constructed in 2 buildings to provide connections between the waterfront development project as well as the proposed park improvements across the street. The development also allow for the continuance of city streetscape with street level commercial space on Durkee Street, the residential units above and greenspace and amenities by the River. A combination of on-street street parking, covered and enclosed parking, and surface parking will support the needs of the residence, retailers, office users and public uses on site.

Enclosed in the following proposal are plans for the proposed project, descriptions of past and current projects by Prime Companies and their partners and consultants, and insights as to how Prime Companies' has historically worked with local government officials and municipalities to enhance public beautification and support economic growth.

Thank you.



Aerial illustration of Proposed Durkee Street Design

DESCRIPTION OF PROPOSER

PRIME COMPANIES | Overview & Services
621 Columbia Street, Cohoes, NY 12047

ABOUT PRIME COMPANIES

For over 35 years, Prime Companies has led the industry in offering a full line of real estate and hospitality services. These include: facilitating commercial and residential real-estate acquisition and liquidation, raising debt and equity, developing land and managing ground up projects to include over 20 residential sub-divisions, hotels, commercial office buildings, and over 2,000 luxury apartments as well as retail. Prime Companies' Hospitality Division manages ExecuStay, part of Oakwood Worldwide a preferred corporate housing provider of Marriott. In addition, Prime is affiliated with Coldwell Banker Prime Properties residential and commercial real estate.

ADDITIONAL PRIME COMPANIES ENTITIES ASSOCIATED WITH THIS DEVELOPMENT

PRIME PROPERTY MANAGEMENT

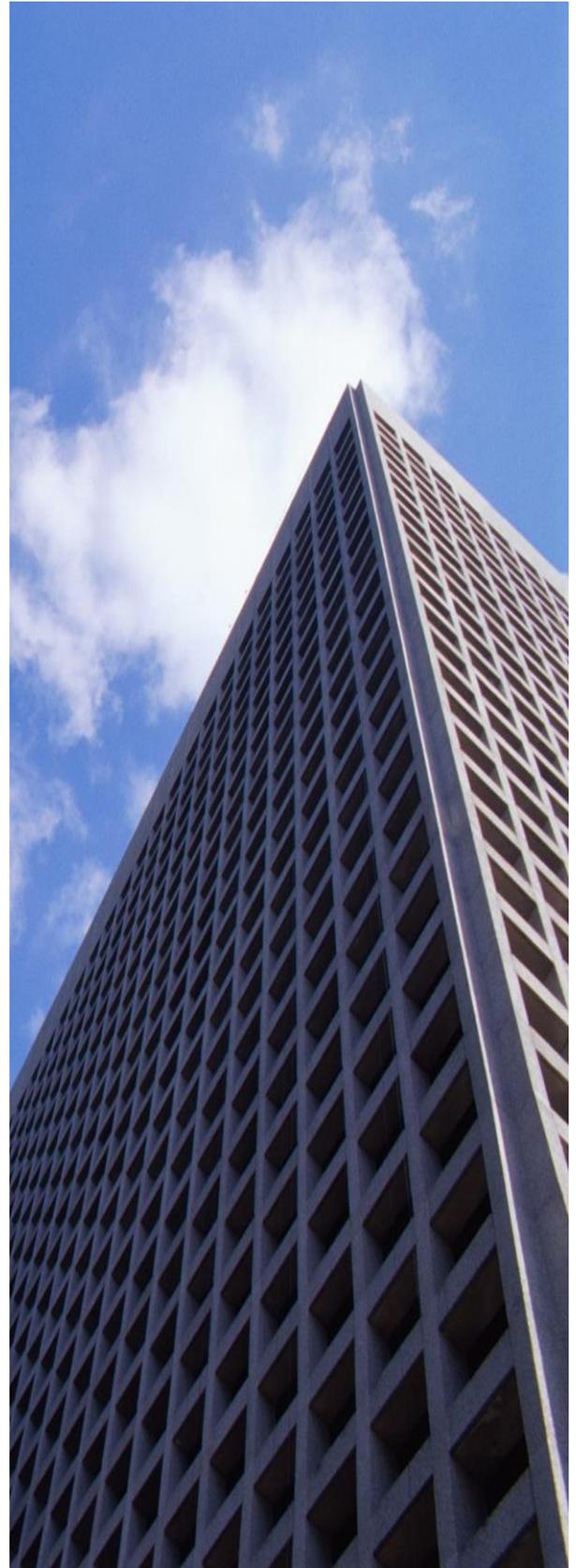
Prime Property Management provides a full range of property management, facility management & leasing services to our clients, including: Accounting, Management, Leasing, Marketing, On Site Management, Revenue Management and Maintenance.

COMMERCIAL REAL ESTATE

Coldwell Banker Commercial Prime Properties, a division of Prime Companies, is the largest CBC office in Upstate NY and offers services including but not limited to buyer and seller representation including acquisition, disposition, leasing, tenant representation, construction, project management, site analysis, development representation, commercial property management and relocation.

SHORT-TERM FURNISHED HOUSING

ExecuStayPrime, a segment of and managed by Prime Companies' Hospitality Division, and part of Oakwood Worldwide. Oakwood is Marriott International's preferred corporate housing provider. Through this partnership, guests enjoy greater flexibility for immediate placement, short- and long-term relocation, and it offers additional revenue opportunities for the apartment community itself.



DESCRIPTION OF PROPOSER



PRIME COMPANIES | Organizational Chart, Principals



KEN RAYMOND, FOUNDER, CHIEF EXECUTIVE OFFICER

Ken Raymond's successful entrepreneurial career spans over 40 years in real estate, finance, and hospitality. He is a Broker/Owner of Coldwell Banker Prime Properties residential and commercial real estate, the largest franchise operation in New York State. He is a long-time partner with Holiday Inn Express, Hilton, Days Inn and Hotel Indigo, providing site selection, development and management of these hotels across New York State.

Ken is also affiliated with SEFCU Mortgage Services, the largest New York state residential mortgage banker in its market. Under Ken's leadership, Prime Companies also develops land for residential sub-division and commercial buildings and continues to expand its construction management and its ownership of large residential, apartment complexes. Ken operates all the companies under the umbrella of Prime Companies.

Ken maintains a strong presence in the community. He is a member of the Executive Committee of the Board of Trustees at Siena College in Loudonville, NY, and Chairman of the Board for Catholic Charities. He is a trustee of Paul Smith's College and Board Member of Friends for Adoption. Ken is also active with Coaches v. Cancer, which raises funds for cancer research, and with many other charitable organizations.

DEAN DEVITO, PRINCIPAL

Dean DeVito has over 29 years of real estate, construction, land development, property management and finance experience and specializes in ground-up development projects. He is a current Partner of Coldwell Banker Commercial Prime Properties, which has won numerous awards as the top Coldwell Banker commercial brokerage firm in New York state, and of Prime Management, which manages luxury apartment complexes, office buildings, and Hotels. He has vast expertise in all facets of the often complicated real estate development process to include: land selection, due diligence, governmental approvals, oversight of architectural and engineering design, management of team professionals, grant/ financing and PILOT coordination, selection of the construction delivery method, construction review through certificate of occupancy as well management of the stabilized project.

Prior to co-founding these ventures, Dean also owned DD&P building and development, which built custom homes in the Albany region from 1994-2009. He also co-founded and owned a full service commercial mortgage and consulting firm that structures and originates permanent, bridge, construction and mezzanine financing on behalf of commercial real estate developers and business owner-occupants.

Dean holds a B.S. Degree in Environmental Science and a minor in Marketing from Syracuse University.

DESCRIPTION OF PROPOSER



PRIME COMPANIES | Principals Contd., Organizational Chart

TODD CURLEY, VICE PRESIDENT

Todd Curley has been responsible for a full-range of real estate development duties for over 40 projects with a total completed value in excess of \$300,000,000. His expertise includes site selection and acquisition; contract and lease negotiation; governmental zoning and planning approval; permitting; general construction; construction management; and coordination of all supervisory personnel, including engineers, architects, attorneys, project managers and superintendents.

Todd also has extensive experience working with banks and other lending institutions on financing real estate projects. He has been involved in over \$100,000,000 in real estate acquisitions and dispositions and he has been recognized as the Top Agent for Coldwell Banker Commercial (CBC) in New York state. He is in the top five percent of all Coldwell Banker Commercial agents globally.

During his real estate career, Todd has also been responsible for a full-range of property management and leasing duties that includes over 150 commercial tenants and 2,000,000 square feet of space. Todd holds a B.S. Degree in Marketing and Management with a concentration in finance from Siena College. He was the recipient of The Business Reviews Top 40 under 40 and sits on many Boards including Catholic Charities, Siena College, and Albany County Land Bank.

MICHAEL RAYMOND, CHIEF FINANCIAL OFFICER

Raymond oversees all aspects of the finance department, including budgeting, internal controls and monthly and annual financial reporting of the company's complex portfolio of real estate brands. Raymond oversees the monitoring of Prime Companies' current real estate portfolio which includes multi-family, hospitality and commercial properties. Prior to joining Prime Companies, Raymond worked with financial firms including Sandler O'Neill & Partners, Interstate Commodities and The Ayco Company, L.P.

Raymond received a BA in Political Science with a minor in Economics from Siena College. He also received a MS in Financial Analytics from the Pace University School of Business in New York.

EXECUTIVE STAFF

BOB FISK, REGIONAL PROPERTY MANAGER

DANIELLE KOONCE, DIRECTOR OF MARKETING AND COMMUNICATIONS

SUSANNE SIMPSON, DIRECTOR OF HOSPITALITY

DESCRIPTION OF PROPOSER



PRIME COMPANIES | Services, Companies



QUALIFICATIONS: MIXED USE DEVELOPMENT PROJECT



THE HAMLET AT SARATOGA SPRINGS
Saratoga Springs, NY

Built: Phase I – 2015
Phase II – 2018

Number of Residential Units: 145

Total Commercial Space: 60,000 +/-SQ.FT.

Uses: Apartments, ExecuStay, Retail, Office

\$65 million Stable Value



A TESTAMENT TO LUXURY LIVING. The Hamlet at Saratoga Springs is a luxury mixed-use apartment community located in the sought-after city of Saratoga Springs, NY. The residential apartments consist of 145 one, two, and three bedroom units as well as penthouse suites, and live-work apartments. The community features covered and private parking, private rooftop pet areas, waterfall/fountain, package room, meeting area, event space, rooftop putting green, salt-water pool, outdoor kitchen, and multiple fitness centers.

The residential buildings share a large public parking lot with popular franchise and local restaurants, high-end retail, and service companies. These commercial spaces are leased and managed by Prime Property Management and Coldwell Banker Commercial Prime Properties. Such companies include The Fresh Market, Smashburger, Charles Schwab, and Kru Coffee.

Located minutes from downtown Saratoga Springs and the historical Saratoga Racetrack this project was created as an ideal location central to all the city has to offer as well as bringing something new to the area.



QUALIFICATIONS: MIXED USE DEVELOPMENT PROJECT

Electric City

ELECTRIC CITY
Schenectady, NY

Built: Under construction, completion est. end of 2018

Number of Residential Units: 104

Total Commercial Space: 12,000 +/-SQ.FT.

Uses: Apartments, ExecuStay, Retail, Office

\$27 million Stable Value



CONTEMPORARY DOWNTOWN LIVING. This luxurious, contemporary, pet-friendly apartment community features studio, one and two bedroom apartments with a rooftop common area overlooking the city.

The community is located on the intersection of historic State Street and Erie Boulevard in the heart of downtown Schenectady, New York. The building boasts ground-floor retail and restaurants, is walking distance to Proctors Theatre, Bowtie Cinemas, and popular area restaurants, and is just minutes away from General Electric, Union College, and the River's Casino and Resort.

The latest development by Prime Companies and slated for completion by the end of 2018, this building is the next step in the expansion and revitalization of Schenectady, NY. The city has a rich history, and the design was to respect the architecture of the past with its brick facades and classic lines, while bringing it in to the future with large courtyards, in-unit technology, and modern commercial spaces located on the ground floor.

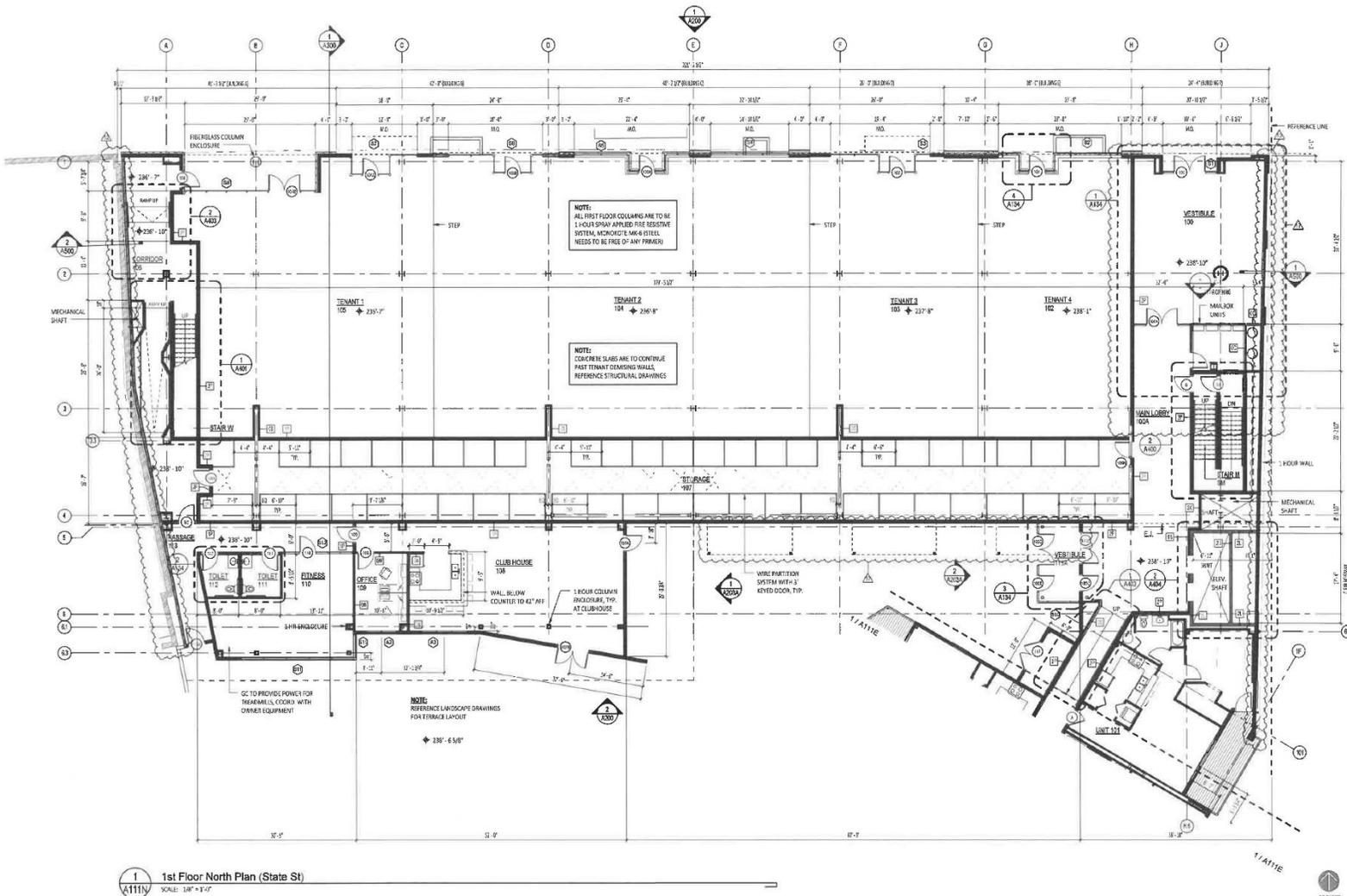


QUALIFICATIONS: MIXED USE DEVELOPMENT PROJECT

Electric City

ELECTRIC CITY
Schenectady, NY

FLOORPLAN: FIRST FLOOR COMMERCIAL SPACES

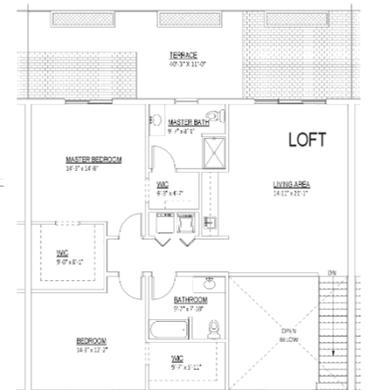
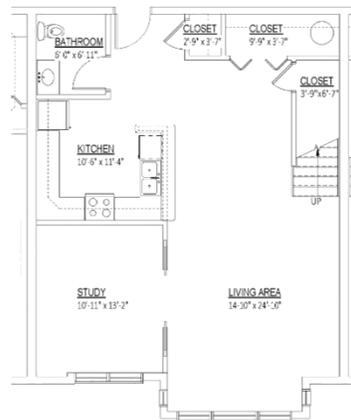


**QUALIFICATIONS:
MIXED USE DEVELOPMENT PROJECT**

Electric City

ELECTRIC CITY
Schenectady, NY

FLOORPLANS: SAMPLES OF BUILDING FLOORPLAN & UNIT FLOORPLAN



The Executive w/ Loft & Office (Unit 405)

Living Space	2,177 sq.ft.
Terrace	449 sq.ft.
Total	2,226 sq.ft.

2BR 3BA

All rent includes:
High Speed Internet and Cable TV
All room sizes are approximate

QUALIFICATIONS: WATERFRONT DEVELOPMENT PROJECT



WATERS VIEW
Cohoes, NY

Built: 2013

Number of Residential Units: 222

Uses: Apartments, ExecuStay

\$44 million



WATERFRONT LUXURY. The Waters View Apartment community certainly lives up to its name. The development sits where the Hudson and Mohawk Rivers meet and next to the historic Peebles Island in Cohoes, NY. This 222-unit luxury community offers one, two, and three bedroom units with attached garages and private balconies that take full advantage of the breathtaking views. The community features a clubhouse, fitness center, waterfront infinity pool, sundeck, and event space.

The vision for this development was to take full advantage of the scenery while still being proximate to major cities such as Albany and Troy. The community was built with the active resident in mind being designed with direct resident access to the river for kayaking and fishing as well as a connection to Peebles Island State Park. It was also a major step in the development of luxury apartment living and overall economic development to the city of Cohoes.



QUALIFICATIONS: WATERFRONT DEVELOPMENT PROJECTS



HUDSON SQUARE
Cohoes, NY

Built: 2018

Number of Residential Units: 165

Uses: Apartments, ExecuStay

\$35 million Stable Value



LUXURY AND LOCALE. Amenities abound at the Hudson Square Apartment Community. Located in Cohoes, New York the property is surrounded by The Hudson River, The Van Schaick Country Club, public tennis and basketball courts, and across the street from the newly expanded Van Schaick Park.

The development is central to major highways and cities while maintaining a quiet, peaceful place to live. The development includes bright, window-filled one and two bedroom apartments letting in the natural light and views, as well as spacious common areas, office spaces, an outdoor salt-water pool, clubhouse, bocce court, putting green, pizza oven, and fire table.

The Hudson Square project was an opportunity to bring the new concept of all-inclusive, luxury amenity-focused apartment living to the City of Cohoes. Working with City officials and Town Recreational Departments, Prime Companies also revitalized the pond across from the development as Hudson Square was being erected to support the City's efforts to increase town beautification.



QUALIFICATIONS: WATERFRONT DEVELOPMENT PROJECT



Shelter Cove
APARTMENTS

SHELTER COVE
North Colonie, NY

Built: 2015

Number of Residential Units: 200

Uses: Apartments, ExecuStay, Single Family Homes

\$49.5 million



BEAUTY AND PROXIMITY. The Shelter Cove Apartments, located in the North Colonie School District, is uniquely situated for easy commuting to any point between downtown Albany and Saratoga Springs. This pet-friendly community offers spectacular river views, direct access to the Town of Colonie Mohawk River Park and the Mohawk-Hudson Bike Trail making this an amazing resort-like living location.

The one, two, and three bedroom units are designed to feel more like a house than an apartment with multi-level living spaces and direct entries from our connected garages. The plans also include a single-family housing development behind the apartments.

The design of this development took its inspiration from the spectacular views of the river and park. Direct access to these features from the development supported the idea of being part of those surroundings rather than separate from them. Those features along with the pool, clubhouse, fitness center, gazebo, fire pit, and sundeck all along the waterfront evokes the feeling of living on a resort rather than an apartment.



QUALIFICATIONS: PUBLIC FUNDING | PROPERTY PORTFOLIO



OPPORTUNITY ZONES | PUBLIC FUNDING

Prime Companies, with over 35 years of real-estate development experience in successfully raising infrastructure grants and public partnerships for improvements including bike paths and related lighting, waterfront development and park improvements, as well as CFA grants and numerous PILOT agreements with several municipalities and counties throughout upstate New York.

Opportunity Zones are new however we have been consulting with both accountants and securities attorneys to get a thorough understanding of the new Opportunity Zone programs and proposed changes. We are currently in the process of putting together a private placement offering for an Opportunity Zone investment offering for a \$30,000,000 mixed use development project in Schenectady NY. We have successfully developed LIHTC projects and are in the approval process for a \$21,000,000 LIHTC project to commence in 2019 in partnership with Catholic Charities. In addition we have done several 221D4 HUD funded projects and are a certified HUD property management company. We currently have not done an NMTC project, however we understand the program and the criteria for the use of this program and may include it as part of this development.

LIST OF OWNERSHIP AND/OR 3RD PARTY MANAGEMENT (*Partial List*)

Commercial - Mixed Use

- The Hamlet at Saratoga Springs, Saratoga Springs NY
- Electric City, Schenectady, NY
- Ellsworth Commons, Malta NY

Apartment Complexes

- Shelter Cove Apartments, Colonie NY
- Tall Oak Apartments, Niskayuna NY
- Waters View Apartments, Cohoes NY
- Riverwalk on the Hudson Apartments, Cohoes NY
- River's Edge Apartments, Green Island NY
- Hudson Square Apartments, Cohoes NY

Commercial Buildings (*Partial List*)

- 63 & 69 State Street (Downtown Office Buildings), Albany NY
- Hannaford Plaza (Retail), Voorheesville NY
- 621 Columbia Street (Office), Cohoes NY
- 1760 Union Street (Medical Office), Niskayuna NY

Hotels

- Pavilion Grand Hotel, Saratoga Springs NY
- Indigo Hotel, Albany NY
- Homewood Suites, Victor NY
- Holiday Inn Express, Victor NY
- Holiday Inn, Allentown PA

DESCRIPTION OF PROPOSED PROJECT: PROJECT ENGINEER



McFARLAND JOHNSON | Project Management Personnel
60 Railroad Pl #402, Saratoga Springs, NY 12866

TURNER C. BRADFORD, PE, PROJECT MANAGER

Mr. Bradford has been involved in all aspects of site design, from due diligence through construction administration. This experience allows Turner to provide our clients with practical design solutions that are proven in the field. Turner's experience includes roadway and parking lot layout, site layout, sanitary sewer (both gravity and force main), water supply, erosion and sediment control, grading, and drainage design. He is also familiar with stormwater and water quality requirements in New York and a number of other states along the East Coast.

STEVEN M. BOISVERT, PE, PROJECT PRINCIPAL - QA/QC ENGINEER

Mr. Boisvert has over 32 years of management and technical experience including leading full service multi-discipline projects and teams with specific expertise in complex building, land development, and transportation projects. He has served a variety of clients ranging from municipalities, economic development agencies to regional and national corporate clients. His supervisory and project management experience encompasses leading teams comprised of architects, interior designers, structural, mechanical, and electrical engineers in the vertical design of multi-story buildings, mixed-use developments, building remodels, and renovations to historic structures. He also has extensive experience with the environmental permitting requirements having completed several Environmental Impact Statements and Environmental Assessment Reports. He is also well versed in navigating municipal regulatory approvals through various federal, state, city, and town agencies

CHRISTOPHER S. KOPEC, PE, LEED AP, FACILITIES GROUP LEADER

Mr. Kopec's responsibilities include project management and the seamless incorporation of sustainable principles into the design of heating, ventilation, and air conditioning systems for institutional, medical, and commercial clients. His areas of specialty include building energy modeling, including analyzing heat transfer characteristics of building envelopes to optimize building energy performance, and working closely with architects to overcome aesthetic challenges without compromising system design. Mr. Kopec has also instructed LEED-accredited classes for office staff.

MICHAEL A. ECKHARDT, PE, SENIOR MECHANICAL/PLUMBING ENGINEER | YEARS WITH MJ: 5; TOTAL YEARS EXPERIENCE: 22

WILLIAM E. FLETCHER, PE, LEED AP, SENIOR ELECTRICAL ENGINEER | YEARS WITH MJ: 20; TOTAL YEARS EXPERIENCE: 21

CHAD E. PHILLIPS, PE, SENIOR STRUCTURAL ENGINEER | YEARS WITH MJ: 19; TOTAL YEARS EXPERIENCE: 26

ADAM J. FROSINO, PE, PTOE, TRAFFIC ENGINEER | YEARS WITH MJ: 6; TOTAL YEARS EXPERIENCE: 13

DESCRIPTION OF PROPOSED PROJECT: PROJECT ENGINEER



McFARLAND JOHNSON | Selected Sample of Projects

STARBUCK ISLAND

GREEN ISLAND NY

McFarland Johnson provided civil/site engineering, an Environmental Assessment Report, SEQRA documentation, site plan and permit approvals. MJ also provided designs for a raised median, dual exit lanes, pedestrian sidewalk ramps and crosswalks. The project is a mixed-use development consisting of commercial uses (including office, retail, personal/professional services and restaurants) and approximately 276 residential multi-family dwelling units, a portion of which are to be designated "senior housing" for the 55 and older demographic. Specifically, the project consists of a multi-tenant, 2-story 26,300 s.f. commercial building that will contain office, retail and restaurant uses with an outdoor sitting area; a 3,500 s.f. branch bank with drive thru lanes; and, four (4), 4-story multi-family residential buildings containing approximately 276 residential units. These residential buildings will include patio or outdoor balcony spaces to supplement the indoor living space. Additional amenities include a private clubhouse with a pool, a public outdoor amphitheater, docks and boat slips, a boardwalk along the entire eastern shoreline of the property, and tennis court and bocce courts. A new traffic signal and boulevard style driveway will provide access to the Project from Federal Street. A guard shack will be located within the median of the boulevard prior to entering the residential portion of the site.



DEL LAGO RESORT AND CASINO ROADWAY & ACCESS IMPROVEMENTS TYRE NY

This project consisted of the preparation of a traffic impact study, transportation design and construction administration for the proposed off-site roadway improvements for the new casino and resort development in the rural town of Tyre, along the NYS I-90 Thruway Corridor. The project is anticipated to generate an average of 9,000 daily visitors. The capacity analysis included trip generation, regional trip distribution, highway safety study and analysis of the NYS Thruway Exit 41 toll plaza. MJ was responsible for expediting approval by NYSDOT, NYSTA, Seneca County and the Town of Tyre, in order to meet casino license application deadlines.



HAWKEYE BAR, RESTAURANT AND COMMERCIAL KITCHEN EXPANSION COOPERSTOWN NY

This project involved renovations to the Hawkeye Bar & Grill area and expansion of the commercial kitchen at the Otesaga Resort Hotel. The renovated restaurant/lounge encompasses more than 2,000 square feet of open floor plan and offers unobstructed views of Lake Otsego. Patrons can enjoy Parisian bistro-inspired seating and a fireplace in the lounge adjacent to the 108-year old bar which was completely restored and placed in a vibrant section of the restaurant. The bar area offers high-top tables for a more casual dining experience. The restaurant's main dining area features a serpentine divider made of crochet mahogany and boasts indoor seating for 110 diners. Outdoor seating for 80 guests is also available on the patio. MJ provided M/E/P design services for this project.



DESCRIPTION OF PROPOSED PROJECT

PROJECT ARCHITECT

MACKENZIE.

MACKENZIE ARCHITECTS SC | Project Architects
162 Battery Street, Burlington, VT, 05401

Established in 2001, Mackenzie Architects, P.C. provides dedicated, innovative, and highly professional services with close personal attention to detail. Specialists in mixed use, multi-family housing, senior living, and health care, we also offer innovative approaches to project delivery. We are committed to delivering the highest level of service and sensitivity to all of our clients, whether not-for-profit or proprietary, small or large, urban or rural. Principal Stephen P. Mackenzie has over 40 years of experience in architecture, planning and construction that is national in scope, and includes more than 200 senior living and health care projects. Worth nearly \$2 billion in construction value, his experience covers a broad array of building sizes and types, with a particular focus on senior living and multi-family housing. His work is characterized by a blend of creativity and innovation, and always reflects solutions customized and tailored to the specific needs of the client.

STRENGTHS

1. **Innovative Design:** Our approach focuses on the development of unique, functional design solutions that address the circumstances and needs of each particular client. We marry originality and resourcefulness in our design.
2. **Client Focus:** The needs of our clients are paramount in all planning and design activities. We guide the collaborative process with user-groups, the client, and technical consultants to reflect the true needs of the project in a workable design and implementation plan.
3. **Leadership:** Our project management functions presuppose active leadership – taking full accountability for achieving objectives and predetermined targets, and for keeping the project on track. Our approach also favors careful initial planning to avoid both costly changes and the need for reactive “crisis management” as the project evolves.
4. **Collaboration:** We build commitment and buy-in around critical decisions, involving stakeholders in the discussion and analysis throughout the process, while keeping the project focused and within defined parameters.
5. **Experience:** With nearly 150 senior living and multifamily housing projects in sizes from 16 to 800 units, we are committed to providing our clients with attractive, flexible, functional, and innovative solutions, illustrated by our commitment to sustainable design and systems built construction.

MARKETS

- Multi-family Housing
- Multi-generational Housing
- Aging In Community/Senior Living
- Systems Built Construction
- Healthcare

DESCRIPTION OF PROPOSED PROJECT

PROJECT ARCHITECT

MACKENZIE.

MACKENZIE ARCHITECTS SC | Personnel & Projects

STEPHEN P. MACKENZIE, AIA, NCARB

Steve’s background offers a rich blend of experience and innovation. His 40+ years of experience include over 30 years of dedicated focus on multi-family/multi-generational housing, senior living, and health care. Steve’s expertise covers the spectrum from rural to academic work over an entire continuum of services and facilities, and includes participation in well over \$1.5 billion in construction work nationwide.

The work of Mackenzie Architects, P.C. is national in scope and broad in focus. Our years of designing elder housing and services—independent, assisted, dementia, and skilled nursing—reflect a commitment to creating communities that honor and respect personal dignity, independence, and the kindness of a residential, homelike environment. Widely regarded as a national expert in the design of new housing options for aging Baby Boomers, Steve’s experience has earned him a reputation as an innovative, creative designer, eager to facilitate a positive, collaborative team experience from design through occupancy.

SANDRA SILLA, LEED AP

Sandra has over 20 years of experience in healthcare and senior living design. She lets her passion for elders drive her professional mission to provide affordable and accessible design to seniors, allowing them to age in place with dignity and purpose. Her commitment to the environment, as illustrated through her LEED Accreditation and number of projects completed, inform her approach to creating sustainable designs and promoting healthy living and working environments.

SELECTED SAMPLE OF PROJECTS

BEACON HARBOR, BETHLEHEM NY

This mixed use community comprises over 2.5M square feet of new construction. The design goal is to maximize the visual appeal of the site by directly linking all buildings to a network of walking paths and encourage residents to avail themselves of the riverwalk experience. The canal complements and enhances the use of the water as a site amenity.



SHELTER COVE, NORTH COLONIE NY

Located on a sloping site along the Mohawk River, the site concept features a terraced and sequence of alternating pedestrian and parking courtyards to maximize the impact of green space and minimize the impact of paved surfaces. Units in higher buildings overlook lower buildings with all having views towards the river. Unit entries are arranged along the pedestrian courtyards to facilitate resident interaction. All units also have attached garages for convenience.



WATERCLUB LUXURY LIVING, POUGHKEEPSIE NY

Located between the Hudson River and Route 9, this project is designed to take best advantage of view and daylight opportunities. Through the use of modular construction oriented on a 45 degree angle, all units are corner units with a bay window for both living and bedroom spaces. This facilitates daylight and views as well as privacy for all units.



DESCRIPTION OF PROPOSED PROJECT

ENCLOSED FOLD-OUT DOCUMENTS INCLUDE:

- Aerial Site Plan
 - Overall Vision
 - Description of Buildings
 - Building Use
 - Schematics - Renderings
 - Parking
-
- PROJECT ASSUMPTIONS: Geotech normal with no sub-surface special requirements, no off-site improvements, no environmental restrictions with monitoring on site and locations, Farmer's Market as tenant, full use of \$4mil grant.
-



Durkee Street Parking, Bridge Street Parking, and existing electrical transformer relocation along Durkee Street to be completed by others.

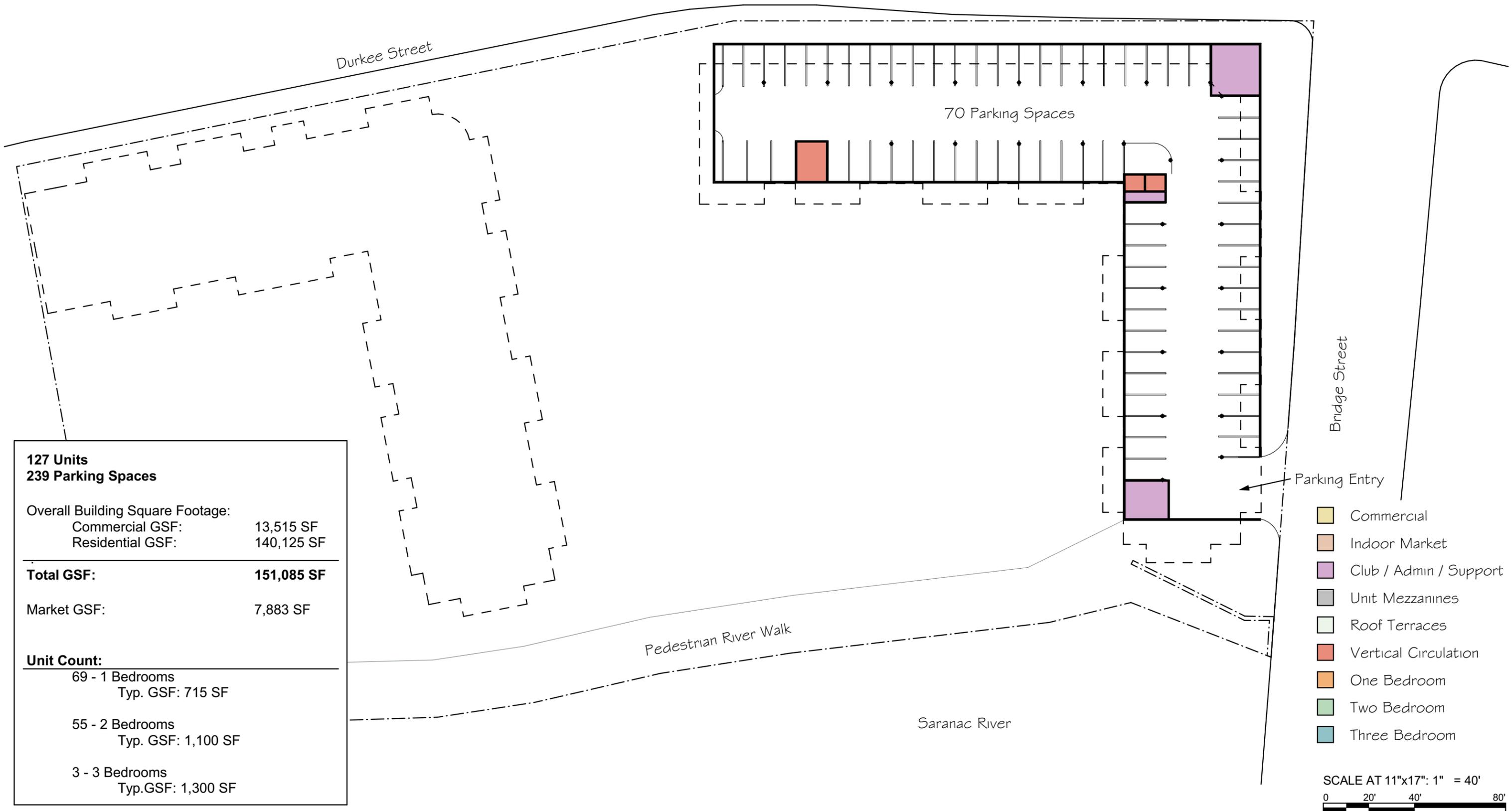


MACKENZIE ARCHITECTS P.C.

162 Battery Street, Burlington, Vermont 05401 802.863.7177 (T) www.mackenziearchitects.com

**Plattsburgh Mixed Use Development
View from Corner of Durkee and Bridge Streets**

**The City of Plattsburgh
Plattsburgh, NY
11/9/2018**



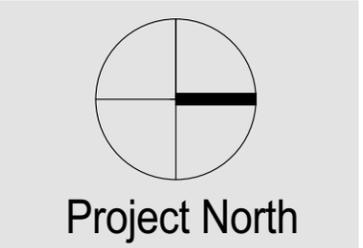
127 Units	
239 Parking Spaces	
Overall Building Square Footage:	
Commercial GSF:	13,515 SF
Residential GSF:	140,125 SF
Total GSF:	151,085 SF
Market GSF:	7,883 SF
Unit Count:	
69 - 1 Bedrooms	Typ. GSF: 715 SF
55 - 2 Bedrooms	Typ. GSF: 1,100 SF
3 - 3 Bedrooms	Typ. GSF: 1,300 SF

- Commercial
- Indoor Market
- Club / Admin / Support
- Unit Mezzanines
- Roof Terraces
- Vertical Circulation
- One Bedroom
- Two Bedroom
- Three Bedroom

SCALE AT 11"x17": 1" = 40'

MACKENZIE ARCHITECTS P.C.
 162 Battery Street, Burlington, Vermont 05401 802.863.7177 (T) www.mackenziearchitects.com

**Plattsburgh Mixed Use
 Development
 Basement Plan**



The City of Plattsburgh
 Plattsburgh, NY
 11/9/2018

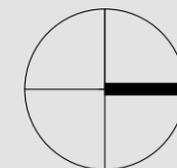
Ownership of Instruments of Service: All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Mackenzie Architects as instruments of service shall remain the property of the Mackenzie Architects. Mackenzie Architects shall retain all common law, statutory and other reserved rights, including the copyright thereto.



MACKENZIE ARCHITECTS P.C.

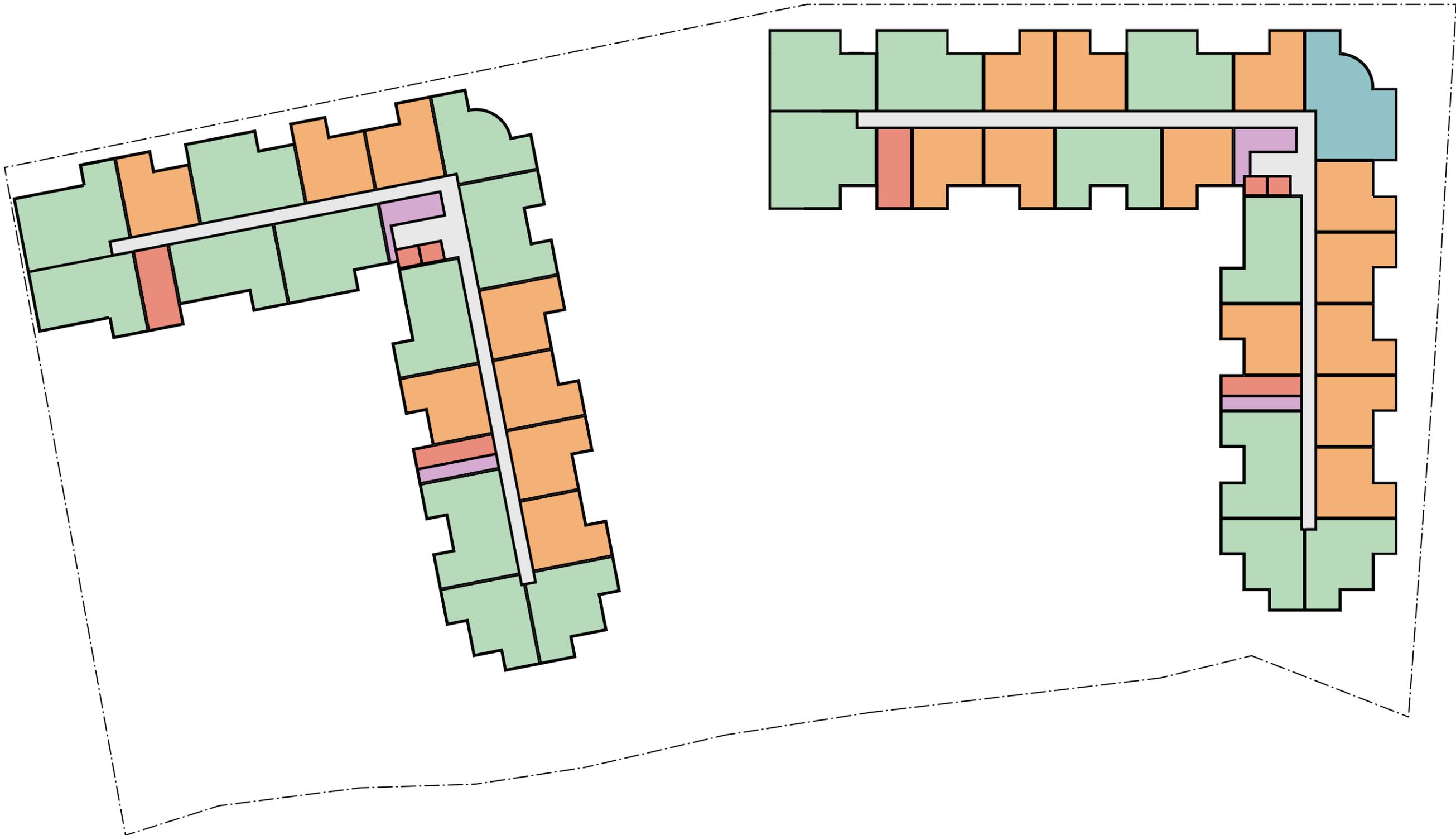
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**Plattsburgh Mixed Use
Development
Level One Plan**



Project North

**The City of Plattsburgh
Plattsburgh, NY
11/9/2018**

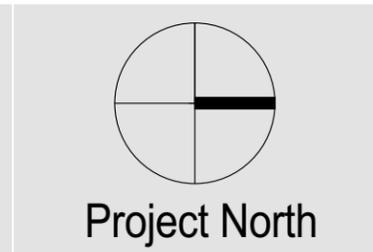


- Commercial
- Indoor Market
- Club / Admin / Support
- Unit Mezzanines
- Roof Terraces
- Vertical Circulation
- One Bedroom
- Two Bedroom
- Three Bedroom

SCALE AT 11"x17": 1" = 40'

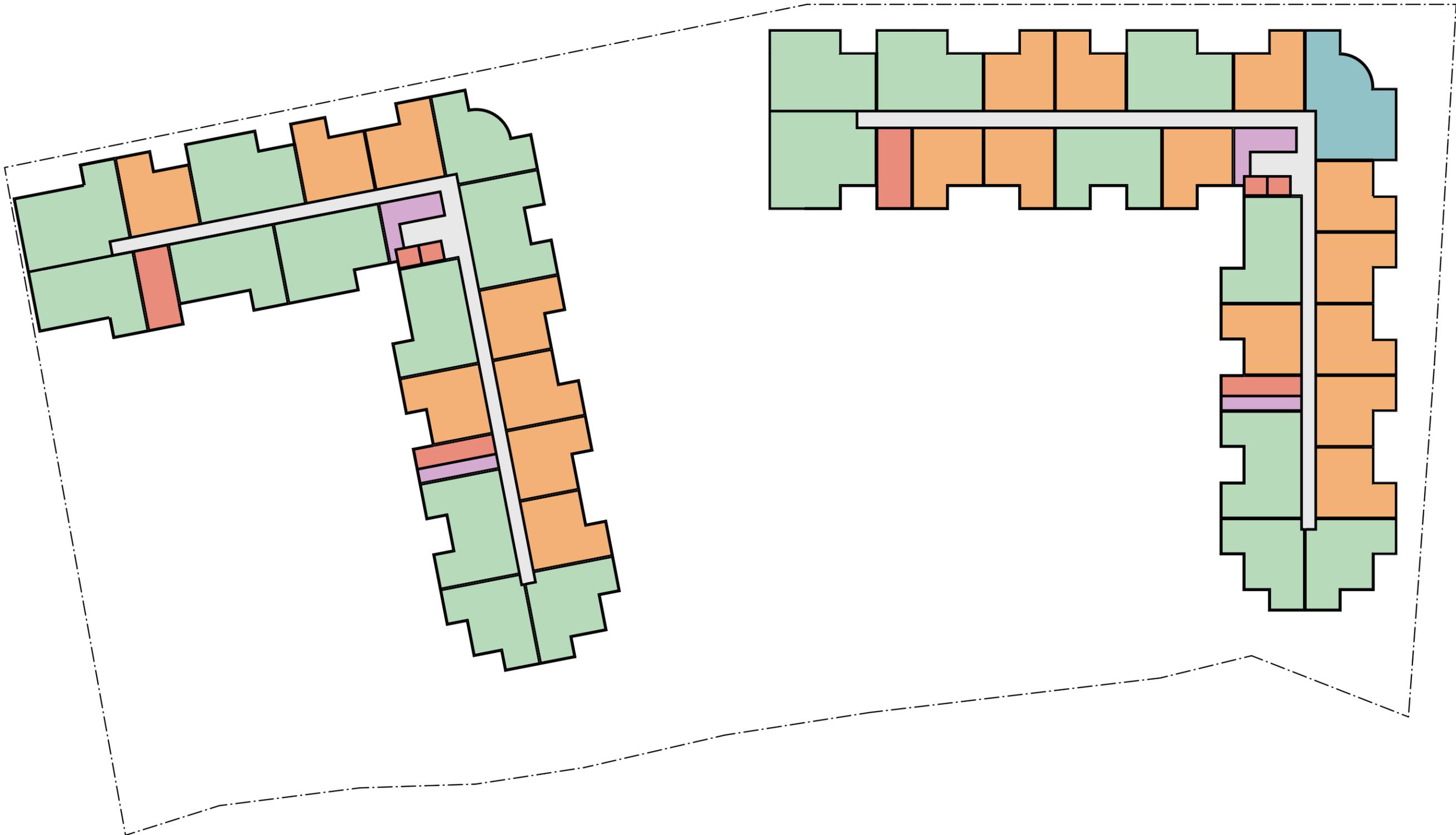
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**Plattsburgh Mixed Use
 Development
 Level Two Plan**



**The City of Plattsburgh
 Plattsburgh, NY
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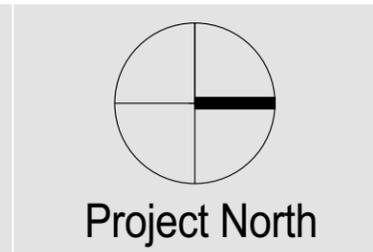


- Commercial
- Indoor Market
- Club / Admin / Support
- Unit Mezzanines
- Roof Terraces
- Vertical Circulation
- One Bedroom
- Two Bedroom
- Three Bedroom

SCALE AT 11"x17": 1" = 40'

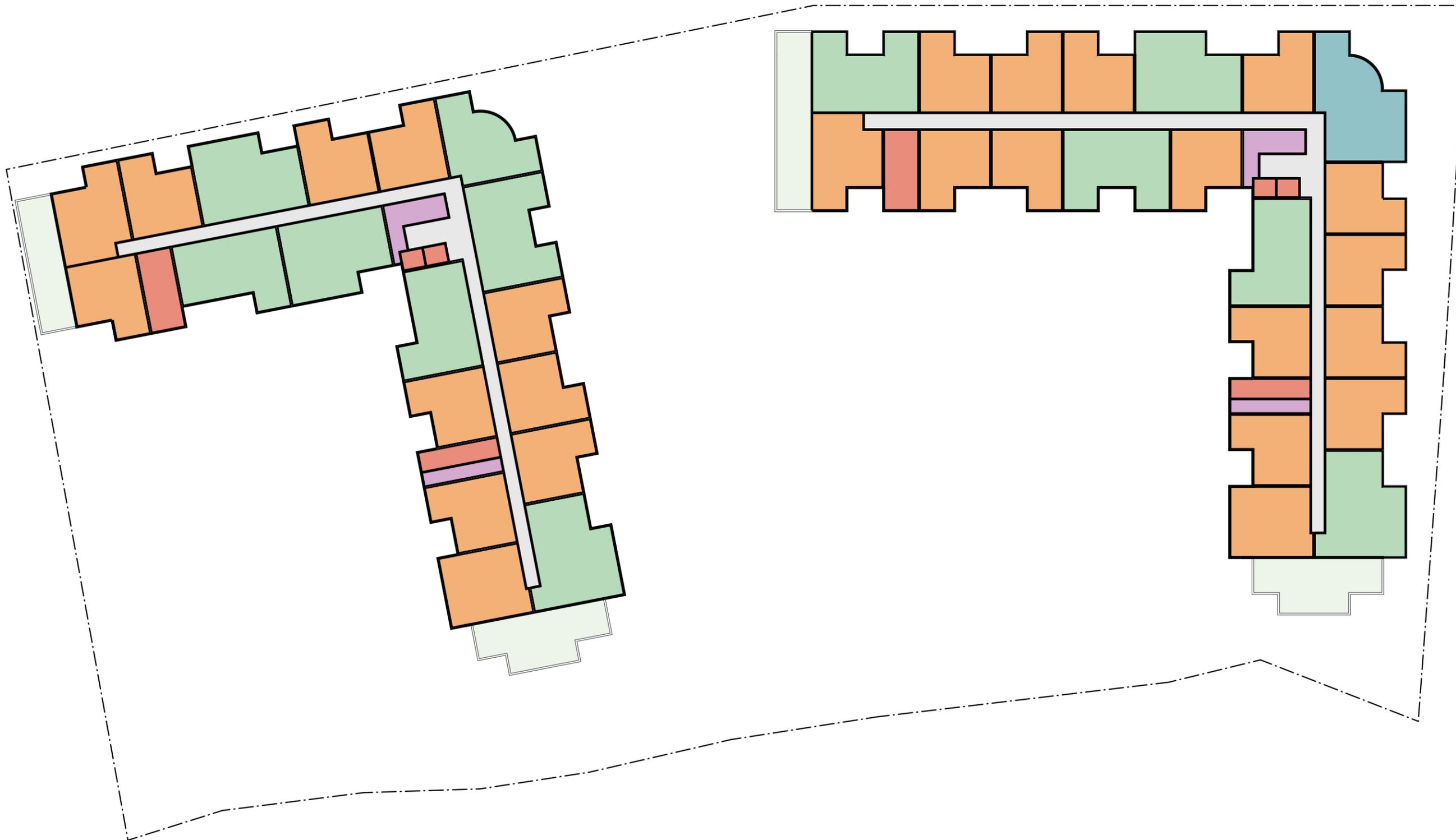
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**Plattsburgh Mixed Use
 Development
 Level Three Plan**



The City of Plattsburgh
 Plattsburgh, NY
 11/9/2018

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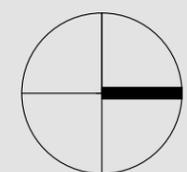
- Commercial
- Indoor Market
- Club / Admin / Support
- Unit Mezzanines
- Roof Terraces
- Vertical Circulation
- One Bedroom
- Two Bedroom
- Three Bedroom

SCALE AT 11"x17": 1" = 40'

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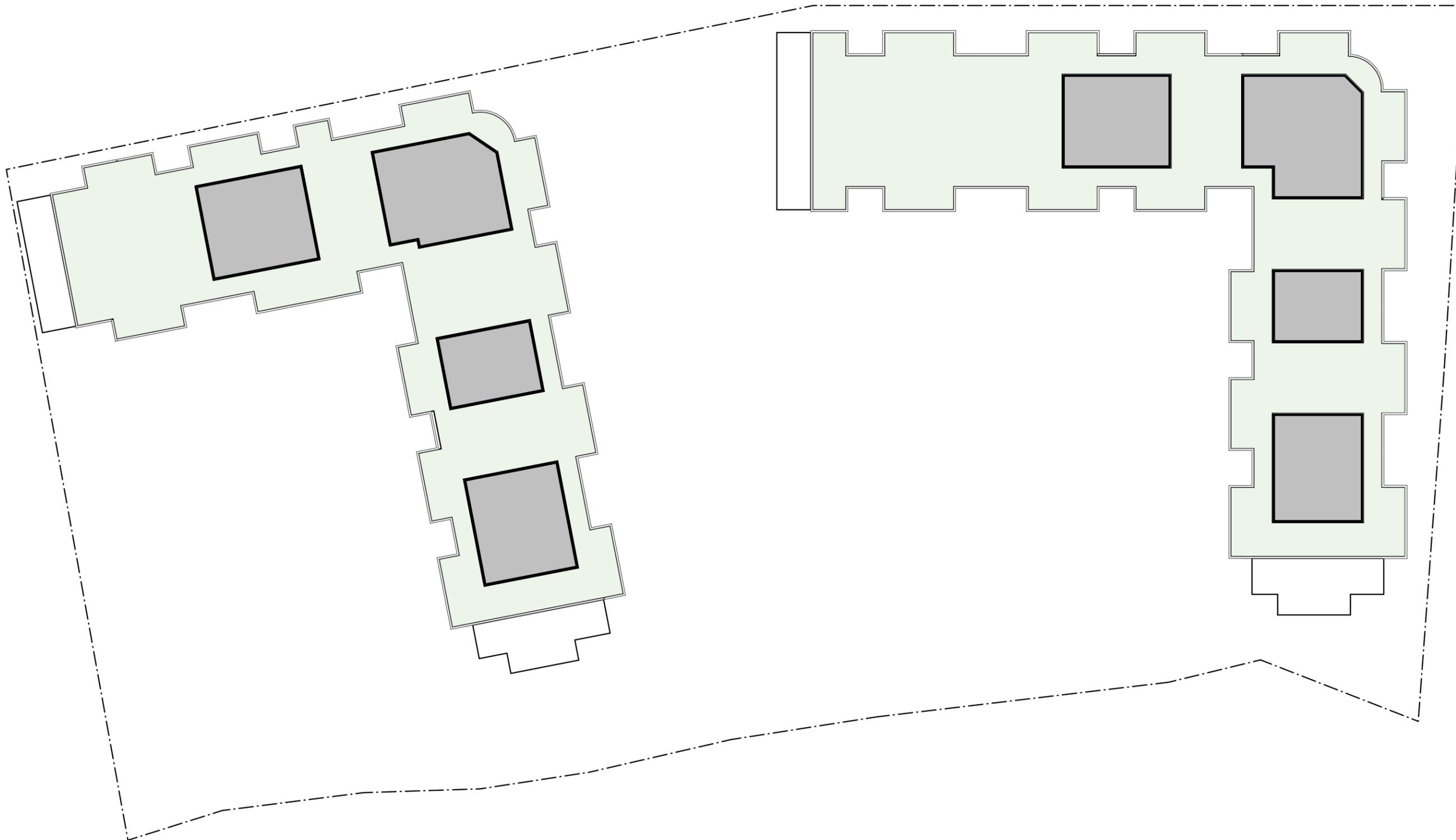
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**Plattsburgh Mixed Use
Development
Level Four Plan**



Project North

**The City of Plattsburgh
Plattsburgh, NY
11/9/2018**



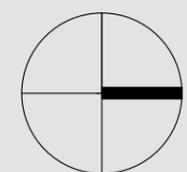
- Commercial
- Indoor Market
- Club / Admin / Support
- Unit Mezzanines
- Roof Terraces
- Vertical Circulation
- One Bedroom
- Two Bedroom
- Three Bedroom

SCALE AT 11"x17": 1" = 40'

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**Plattsburgh Mixed Use
Development
Roof / Mezzanine Plan**



Project North

**The City of Plattsburgh
Plattsburgh, NY
11/9/2018**

DESCRIPTION OF PROPOSED PROJECT

Description of Proposed use of DRI Funds

It is assumed the project will have full use of the DRI funds to be used towards the construction of the project.

Terms of Site Purchase

Project site to be sold to developer for \$1 at the receipt of all unappealable governmental approvals and permits.

Project Schedule

To be determined.

Signed Disclosure Forms *(following pages)*
