



# Utica Crescent Mixed-Use Project

PUBLIC HEARING – April 12, 2023

Proposed Modified GPP can be found at:  
<https://esd.ny.gov/utica-crescent>

American Sign Language (ASL) interpretation will be available to all participants during the meeting.

# Utica Crescent Mixed Use Project

Comments on the Proposed Modified General Project Plan (MGPP) may be provided verbally at this public hearing or in writing as follows:

- email comments to: [utiacrescent@esd.ny.gov](mailto:utiacrescent@esd.ny.gov)
- mail comments to: Stacey Teran  
Empire State Development  
633 Third Avenue, 37<sup>th</sup> floor  
New York, NY 10017

**Comments on the Proposed MGPP will be accepted until  
5:00pm on May 12, 2023**





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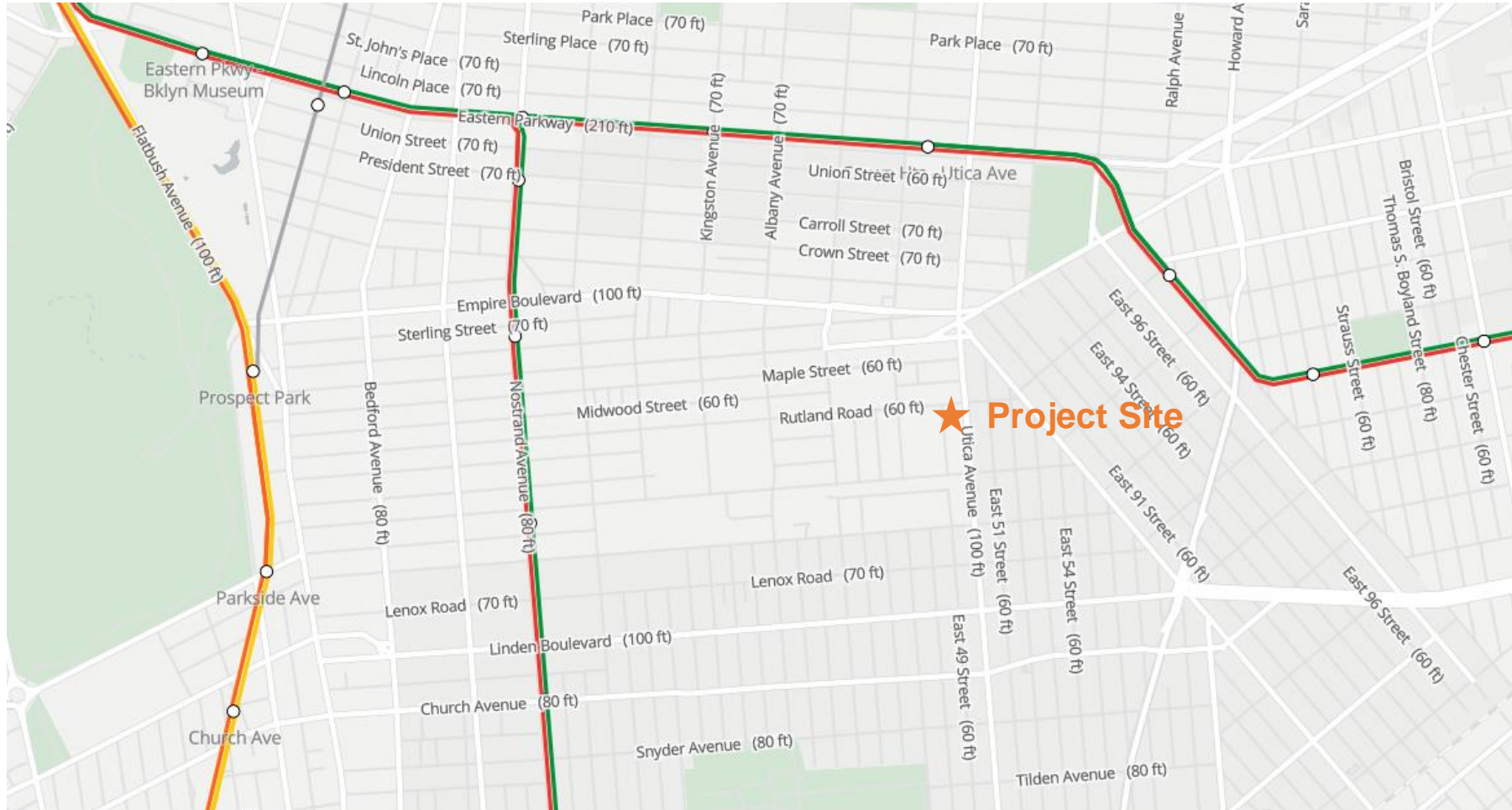
# UTICA CRESCENT MIXED USE PROJECT

## Current Conditions



# UTICA CRESCENT MIXED USE PROJECT

## Locator Map



# UTICA CRESCENT MIXED USE PROJECT Area Map



## Project Components

- Residential – 322 Units affordable to households at 80% AMI or below (89 units for seniors)
- Up to 38,000 Gross SF of combined commercial space and community facility
- Parking for 317 Vehicles

## Summary of Proposed Revisions

DEVELOPMENT PROGRAM		
	Quantity (1 <sup>st</sup> MGPP)	Quantity (Proposed Revisions)
Residential	340,000 gsf (maximum)	Same
Commercial	24,000 gsf (maximum)	Same
Medical Facilities and Offices	10,000 gsf (maximum)	Same
Community Facilities	19,000 gsf (maximum)	Same
Cellar Parking	27,121 (approximate)	25,356 gsf (approximate)
Surface Parking	6,967 (approximate)	11,743 gsf (approximate)

RESIDENTIAL UNIT MIX		
	# of Units (1 <sup>st</sup> MGPP)	# of Units (Proposed Revisions)
Studio	52	58
1BR	163	160
2BR	84	82
3BR	21	20
Super's Unit	2	Same

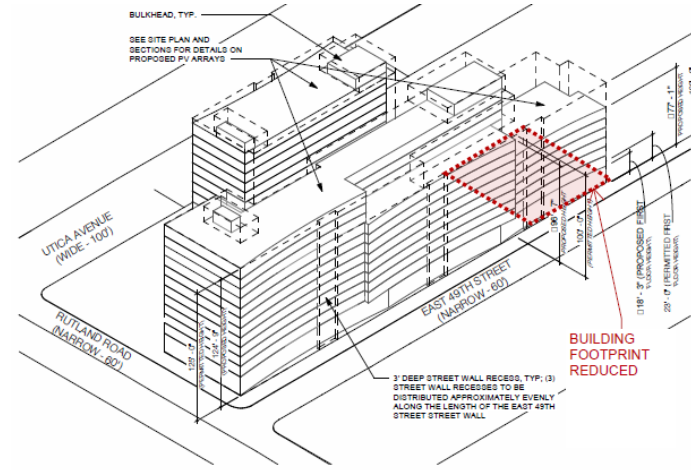
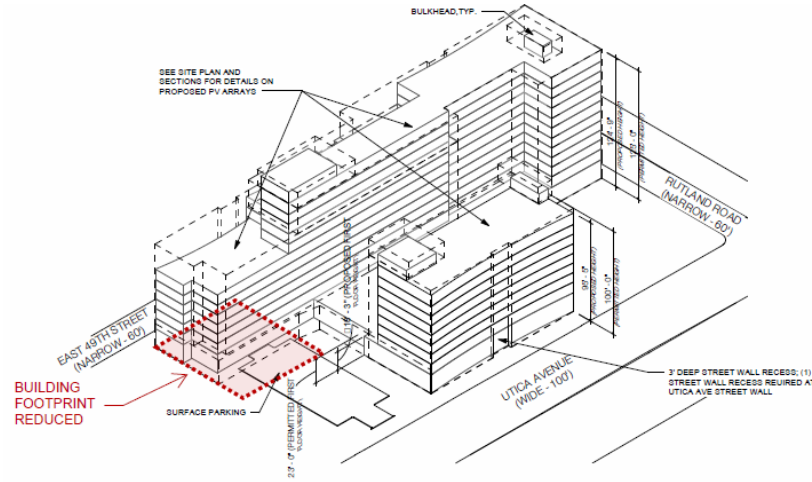
PARKING		
	Spaces (1 <sup>st</sup> MGPP)	Spaces (Proposed Revisions)
Cellar	64	53
Surface	25	39
Kingsbrook – Bridger Lot	225	Same
Total	314	317



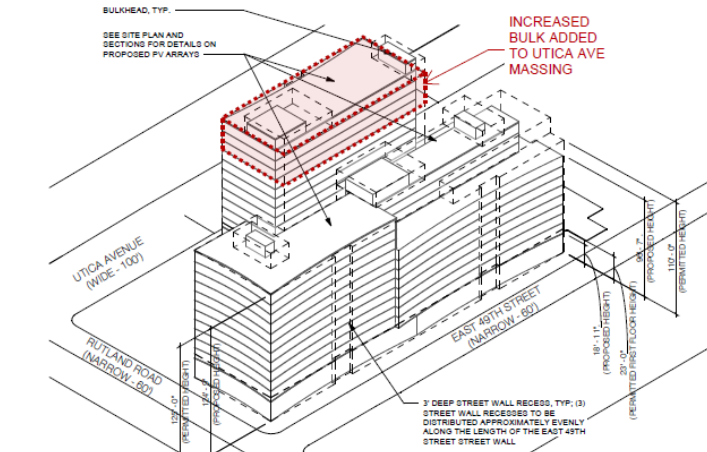
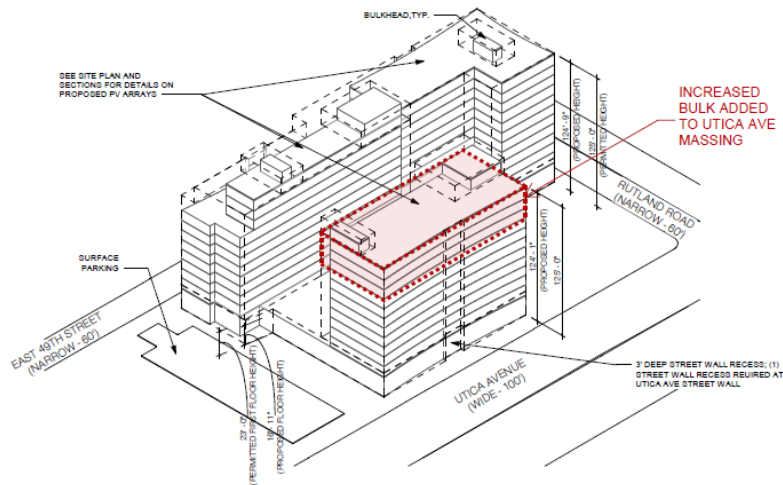
# UTICA CRESCENT MIXED USE PROJECT

## Updates to Building Massing

PROPOSED MASSING FROM PREVIOUSLY APPROVED GPP



UPDATED PROPOSED MASSING



View from SE

View from NW

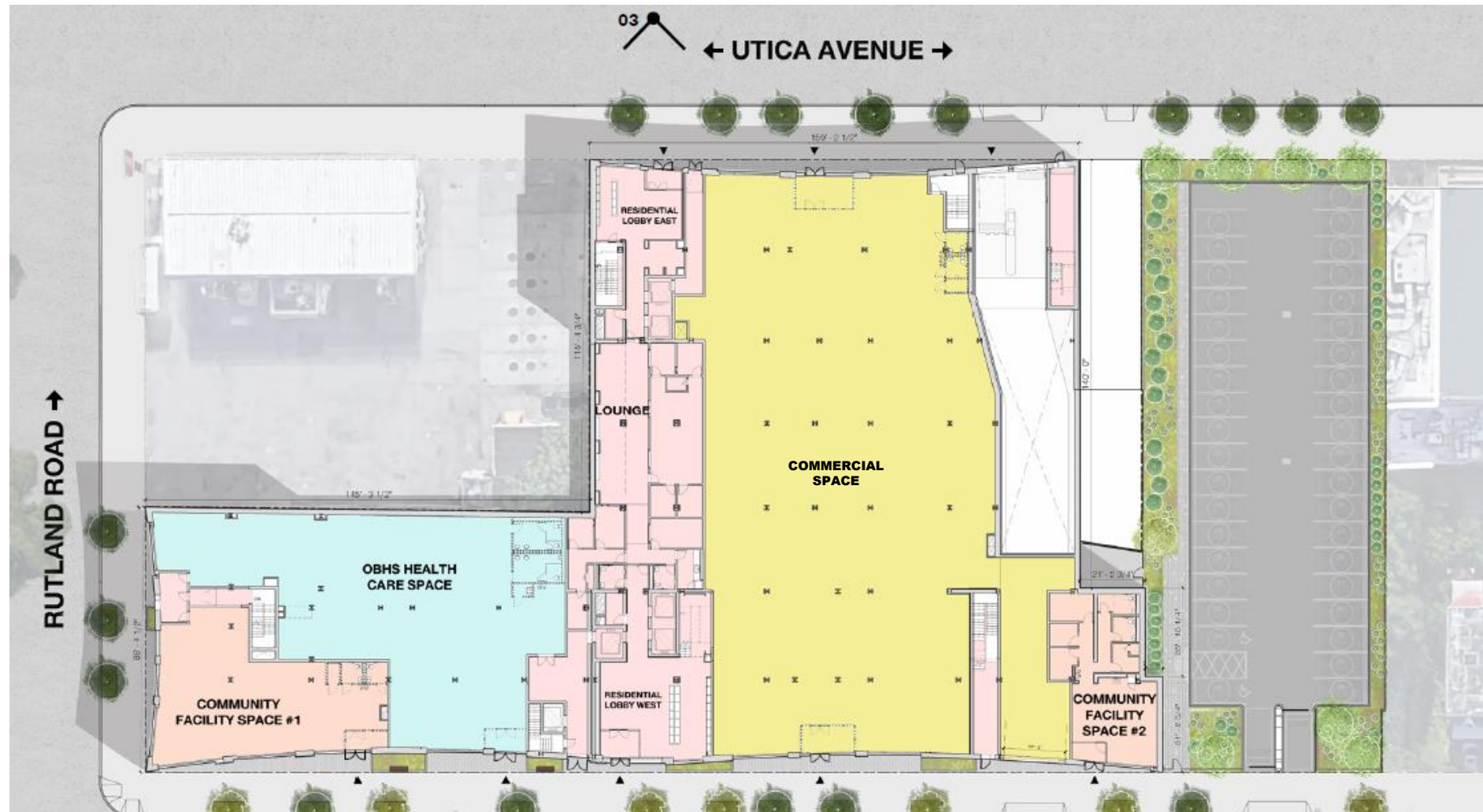
# UTICA CRESCENT MIXED USE PROJECT

## Original Ground Floor Plan



# UTICA CRESCENT MIXED USE PROJECT

## Ground Floor Plan – Proposed Revisions



UTICA CRESCENT MIXED USE PROJECT  
**Rutland Façade – Proposed Revisions**



UTICA CRESCENT MIXED USE PROJECT  
E49th Street Façade – Proposed Revisions



UTICA CRESCENT MIXED USE PROJECT  
**Utica Elevation – Proposed Revisions**



UTICA CRESCENT MIXED USE PROJECT  
Detailed Partial Utica Façade – Proposed Revisions







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