

PROPOSED RECOMMENDATION TO HAVE THE FOLLOWING  
CONDITIONS ATTACHED TO THE LAND AGREEMENT BETWEEN  
THE CITY OF SARATOGA SPRINGS AND THE CITY CENTER  
AUTHORITY FOR A PARKING GARAGE

Sustainable Saratoga respectfully requests that the following conditions be attached to the proposed land-lease agreement:

1. In an effort to promote transparency in the design process the City Center shall voluntarily appear before the Saratoga Springs Planning Board and the Design Review Commission to present a preliminary design of the parking garage facility for an advisory opinion. These presentations shall occur before the City Center Authority proceeds with any detailed design plans or working drawings for the facility. In addition the City Center shall hold a public informational meeting at least two weeks before the preliminary design is presented to the Planning Board or Design Review Commission.
  - A. At the above presentations to the Planning Board the City Center shall show preliminary plans for liner buildings, as called for in Article 3.1.2.D of the Zoning Ordinance, along the street frontage of Maple Avenue and High Rock Avenue. At a minimum these future commercial spaces should comprise the entire street frontage. If the City Center has determined that it is not feasible to have in any liner buildings or publicly accessible civic space, they shall submit a written report to both boards documenting their rationale for seeking a waiver of this standard.
  - B. At the above presentation to the Planning Board the City Center shall show preliminary plans for how the streetscape along Maple Avenue and High Rock Avenue will be made to comply with City standards for sidewalk width, street trees, street lighting and street furniture as set forth in Article 3.1.2B and 3.1.5B of the Zoning Ordinance and the Complete Street polices of the City. If the City Center has determined that it is not feasible to meet any or all of the City standards or policies, they shall submit a report a written report documenting their rationale for seeking a waiver of these standards.

- C. At the above presentations the City Center shall present and discuss mitigating measure to minimize any adverse impacts that the design and construction might have on adjacent properties, especially the Mouzon House (1 York Avenue) and the historic High Rock Park.
  
  - D. At the above presentation to the Planning Board the City Center shall show preliminary plans for green infrastructure improvements (such as subsurface water infiltration, air pollution mitigation, charging stations for electric vehicles, solar panels, etc.) that are planned to be incorporated into the facility. The City Center shall submit a written report on what features were considered and which ones will be incorporation and the rationale for not incorporating others.
2. Before the facility construction is bid and before a SEQRA determination has been issued, the City Center shall voluntarily appear before the Saratoga Springs Planning Board and the Design Review Commission to present final design plans for the parking garage facility for an advisory opinion.