



Canal Street Apartments

67 & 89 Canal Street

April 04, 2019

Project Overview:

East House is proposing to redevelop a 5-story historic factory building (totaling approximately 176,300 SF) at 67-89 Canal Street in Rochester, New York into a mixed-use building with 113 special needs and affordable apartment units, support spaces, and 9,400 SF of commercial space. The lower level or terrace level is generally located below the exterior finish grade, however this level has at grade access at the loading dock on the north side and overhead door on the south side.

The 113 proposed apartment units include; 78 one-bedroom units, 34 two-bedroom units, and 1 studio unit. The one-bedroom units average 725 gross square feet, with units ranging from 629 to 821 gross square feet. The two-bedroom units range from 948 gross square feet to 1,100 gross square feet. The support spaces include a terrace level community room with adjacent kitchen, computer lab, and an exercise room, common laundry rooms on each floor, lounge areas, and support staff offices.

An existing one-story concrete masonry loading dock structure, one-story garage and newer portions of the main building will be razed. These removals allow for approximately 62 on-site surface parking spaces, landscaped courtyard for recreation, storage shed and a dumpster/refuse enclosure. Further, light wells will also be retained and created allowing light to enter the terrace level windows.

The property is bound by Canal Street, Wiley Street and Litchfield street providing ample pedestrian and bicycle access. Vehicular access is from Litchfield Street and Wiley Street. The vehicle parking area will be buffered from the right-of-way with landscaping and metal fencing. Bicycle storage for up to 20 bikes is currently planned to be located inside the building.

Utility services will be provided through service connections on the surrounding public rights-of way. The project does not need coverage under the NYS SPDES General Permit as it discharges to a combined sewer. However, erosion and sedimentation control will be provided. The net affect of the project will be to decrease the stormwater runoff rate as new green space is being created.