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Photos



An artist's rendering of what the new United Group housing project on Broad Street may look like. Photo Illustration Provided /

Published April 01, 2008 10:15 pm - The City of Plattsburgh Planning Board approved plans for the approximately 400-bedroom Plattsburgh College Suites project on the former St. John's Academy property.

College housing project can move forward

Planning Board OKs student-housing construction

By **DAN HEATH**
Staff Writer

PLATTSBURGH -- A 400-bed student-housing complex has been approved by the City of Plattsburgh Planning Board.

Craig Zogby, project manager for the United Group, said the company is looking to start demolition of the former St. John's Academy building in April or May.

Construction of the Plattsburgh College Suites would begin when that is complete and is expected to be done in time to have students lease rooms for fall of 2009.

Zogby said he realizes some area residents have issues with the size of the project but said the United Group has had successes at other colleges.

"When people see how we manage them, see how we come through with what we claimed we would come through with, they're pretty happy we're there."

AESTHETICS

United Development Corp. Executive Vice President Jeff Smetana outlined some recent design changes. The building will be shaped like a giant H, with the southern legs of the building angled inward.

That helps reduce the visual length of the building when viewed from Broad Street. It will also provide easier access for maintenance, daily trash collection, shipping and receiving, he said.

The front of the building will feature a brick facade, while the sides will be a combination of clapboard and brick, with bump outs to make it more aesthetic.

The brick facade provides a match with nearby Macdonough Hall, while the clapboard sides help make a transition to the neighboring residential areas, Zogby said.

Smetana said a cafe, exercise and game room will be located on the first floor. Laundry rooms will be on the second and third floors. Management offices are in the central portion of the first floor.

110 SUITES

There will be about 10 two-bedroom suites and about 100 four-bedroom suites in the two north-south legs of the building. Common areas in the central core provide additional sites for socializing.

Green space in front of the building will include some benches and retaining walls, another place to socialize. There will also be benches in the back, where 120 feet by 225 feet of green space provides enough room for students to throw a Frisbee or play catch.

Smetana said wireless Internet access is included and should extend to the green space in the front and rear of the building. Plans also call for sand volleyball courts and picnic tables on the Steltzer Road side of the building.

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