



FIRST FAIRFIELD

Associates^{LLC}

53 Putnam Street

An urban, adaptive re-use project that will create a vibrant performance, public affairs, and food venue in the heart of downtown Saratoga Springs

Current Building

Location	Site is on the west side of Putnam Street, in the block between Caroline St. and Phila St., across from main entrance/lot for Saratoga Springs Public Library
History	Mid 20 th -century building previously used by the Saratoga Springs Sanitation Department
Square footage	9,104

Municipal Approvals

Design Review Commission	Approved September 9, 2013
Planning Board	Not required

Completed Facility

Developer	First Fairfield Associates, Saratoga Springs
General Contractor	Bonacio Construction, Saratoga Springs
Architect	David D'Amore, AND: Architecture & Design
Finished square footage	8,826

Anticipated completion	Fall 2016
Intended use	<ul style="list-style-type: none"> - Performance/public affairs venue serving light menu during events only - Facility will house flexible performance area, small kitchen, and related amenities including dressing rooms, green room space, storage - Facility will provide additional venue space for Caffe Lena
Capacity	250
Renovations required	<ul style="list-style-type: none"> - Adaptive restoration and construction - Exterior renovations: green scaping, pavement lighting, wall widening, walkways and curb reconstruction, demolition and reconstruction of existing south side addition - Interior renovations: complete reconstruction of facilities to accommodate intended use as performance space
Unique design features	<ul style="list-style-type: none"> - Living green wall (plants) on north side - Steel replica windows to retain industrial character while upgrading energy efficiency
Parking	Adjacent on-street and city parking lots/garages