ALBANY 2030

The City of Albany Comprehensive Plan



ALBANY 2030

your city. your future.



Adopted April 2, 2012

THE VISION OF ALBANY IN 2030

Albany in 2030 has built on its history and diverse natural, cultural, institutional, and human resources to become a global model for sustainable revitalization and urban livability. The City promotes a balanced approach to economic opportunity, social equity, and environmental quality that is locally driven, encourages citizen involvement and investment, and benefits all residents.

THE VISION COMPONENTS

1. Safe, Livable Neighborhoods

Every neighborhood in Albany is a desirable place to live because of its walkable streets, historic architecture, range of housing choices, mixed-use neighborhood centers, quality schools, parks and recreation facilities, and easy access to Downtown Albany and other job centers.

2. Model Educational System

Albany nurtures its most valuable resources, its children, by promoting excellence in education at all levels. The City's institutions of higher education are valued resources and partners in initiatives to expand economic opportunities, enhance work force skills, and promote lifelong learning.

3. Vibrant Urban Center

As the capital of New York and a destination for work, play, and tourism, Albany is the region's primary center of government, education, health care, employment, and the arts. Downtown Albany is a vibrant mix of business, residential, educational, cultural, and entertainment uses connected to the Hudson River waterfront.

4. Multi-Modal Transportation Hub

Albany's neighborhoods and centers are connected to each other and to the rest of the region by an extensive, efficient, and safe network of complete streets, mass transit, bikeways, trails, and sidewalks.

5. Green City

Albany is a model of community health and sustainability in its planning, restorative development, and conservation of energy, water, and natural resources.

6. Prosperous Economy

The City is a pillar of the regional and global economies, providing good employment opportunities for all residents with a focus on green jobs and technology.

Albany 2030 Acknowledgements

This document was prepared for The City of Albany with funding from the following sources:

New York State Department of State Brownfield Opportunitiy Areas Program

New York State Department of State Quality Communities Program

New York State Department of State Local Waterfront Revitalization Program

Capitalize Albany Corporation

Hudson River Greenway

U.S. Department of Energy's Energy Efficiency Conservation Block Grant

This document was prepared for The City of Albany with assistance from the following individuals:

Mayor Gerald D. Jennings

2011 City of Albany Common Council:

Carolyn McLaughlin, President

Ronald E. Bailey

Dominick Calsolaro

Frank Commisso, Jr.

Richard Conti

Catherine M. Fahey

Lester Freeman

Leah Golby

Daniel Herring

Joseph Igoe

Jacqueline Jenkins-Cox

Anton Konev

Michael O'Brien

John Rosenzweig

James P. Sano

Barbara Smith

Albany 2030 Board:

Daniel Herring, Chair

Michael J. Yevoli, Vice Chair

Faye Andrews

Matt Baumgartner

Samantha Bosshart

Kathleen Cloutier

Nick D'Antonio

Elizabeth Doran

Catherine M. Fahey

Maxine Fantroy-Ford

Jeff Gritsavage

Ryan Hancox

Chris Hawver

Helen Klaeysen

Chief Stephen Krokoff

Carolyn McLaughlin

Herbert McLaughlin

Louise McNeilly

Jeff Mirel

Sandra Misiewicz

Dennis Mosley

Brenda Motley

John Rosenzweig

James P. Sano

Robert Schofield

Gene Solan

Joseph Stellato

Karen Strong

Scott Townsend

Arlene Way

Community Advisory Committee on Sustainability:

Bill Bruce
John Bryant
Yusuf Burgess
Eric Dahl
Laura DeGaetano
Lisa Good
Michael Hartman
Stephen Iachetta
Mike Jacobson
Shridhar Karve
Scott Kellogg
Mark Lowery
Richard Lyons
Mary Ellen Mallia
Sue Nealon
David Riposo
Seth Rosenblum
Patricia Salkin
Robert Schofield
Pete Sheehan
Jodi Smits Anderson
Brian Steinmuller
Carrie Ward

City of Albany Planning Staff:

Michael J. Yevoli, Commissioner
Megan Daly, Deputy Commissioner
Douglas Melnick, AICP, Director
Sarah Reginelli, Principal Planner
Kathleen Bronson, Senior Planner
Brad Glass, Senior Planner
Mary Millus, Senior Planner
Rich Nicholson, Senior Planner

Consultant Teams:

- Albany 2030
    - o Wallace Roberts & Todd (WRT)
    - o PlaceMatters.
    - o Eng-Wong, Taub & Associates
    - o Economic Stewardship, Inc.
- Climate Action Plan
    - o Vanasse Hangen Brustlin, Inc. (VHB)

City of Albany Leadership Team

Faye Andrews
Michael Barber
Sue Cleary
Robert Cross
Megan Daly
John D'Antonio
Nick D'Antonio
William Ferber
Chief Robert Forezzi
Richard Hendrick
Jeffery Jamison, Esq.
Denise Kelly
Chief Stephen Krokoff
Steve Longo
Elizabeth Lyons
Keith McDonald
Doug Melnick, AICP
Luis Perez
John Reilly
Deirdre Rudolph
Jerry Spicer
Bob Van Amburgh
Tara Wells
Nala Woodward
Mike Yevoli

Thank you to the Capital District Regional Planning Commission (CDRPC) for their generous assistance with the creation of the Albany 2030 Data Book.

Thank you to the Albany School District, the Albany Public Libraries, The College of Saint Rose, and Bishop Maginn High School for the use of their facilities and assistance from their excellent technical and maintenance staff for the Albany 2030 public forums.

The City of Albany and the Albany 2030 team are especially grateful for the many community stakeholders, neighborhood groups, civic organizations, public agencies and businesses who contributed their ideas, opinions and resources to help make the Albany 2030 process and plan successful.

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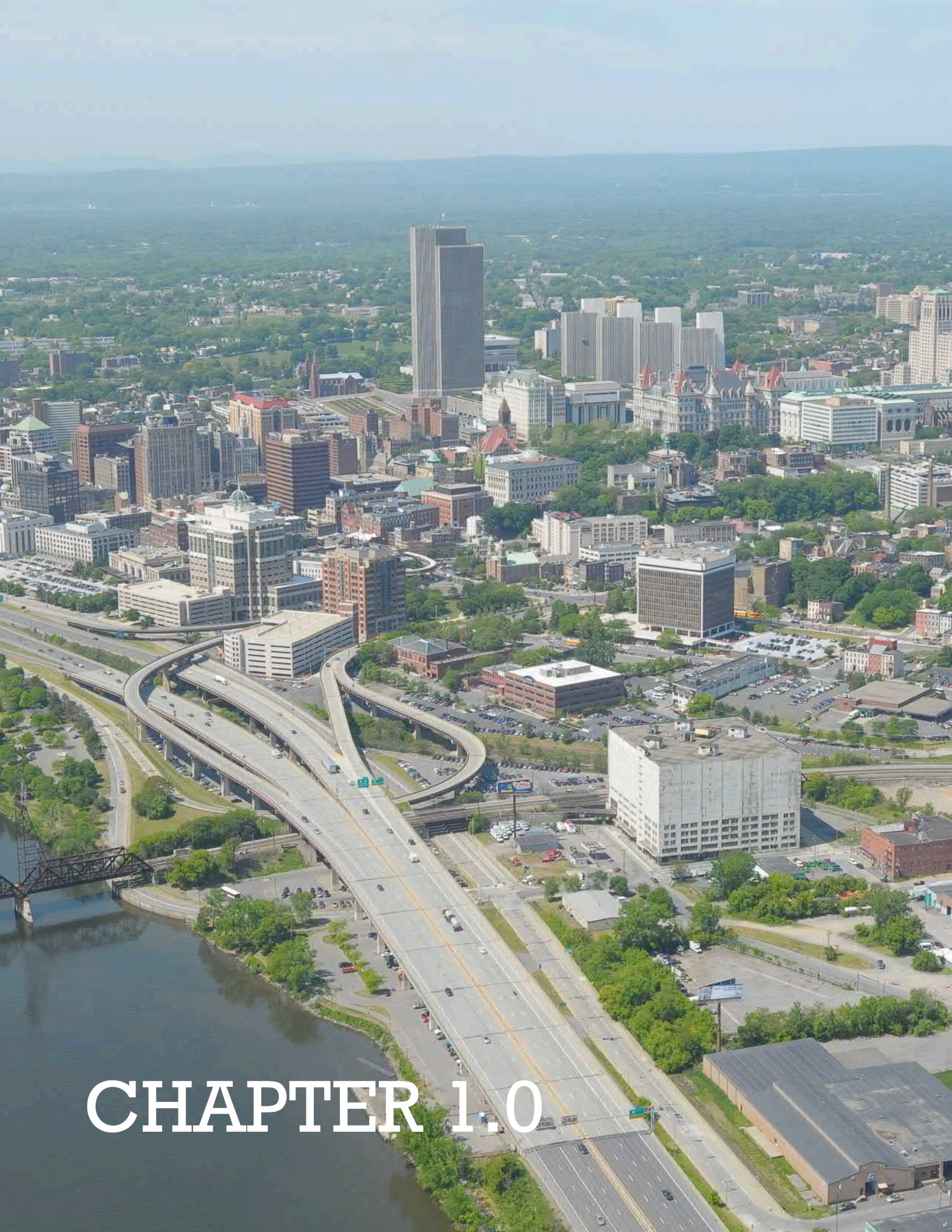
B – Public Outreach Summarized Results

C – Relevant Related Planning Documents

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*Aside from Appendix D, appendices are included for reference purposes only and do not imply ratification by the City of Albany Common Council.



CHAPTER 1.0

1.0 Introduction

1.1 WHY A COMPREHENSIVE PLAN?

Albany, New York's state capital, is a historic city located on the west bank of the Hudson River about 150 miles north of New York City. First settled by the Dutch in 1614, Albany is the one of the oldest surviving settlements of the original thirteen colonies and the longest continuously chartered city in the United States (since 1686). The City's deep history and heritage is reflected in its spectacular natural setting on the Hudson River, historic building stock, major institutions, downtown (the region's prime activity center), and the attachment of its residents to their neighborhoods.

The City of Albany has chosen a key juncture in its 400-year history to prepare its first ever comprehensive plan, given the accelerating rate of transition and change in the 21st century. Looking forward 20 years and beyond, the plan provides the opportunity to set a new direction for a sustainable, prosperous future. To fully appreciate the significance of Albany 2030 for the City and its residents, it is useful to consider the basic purposes of a comprehensive plan:

1. A Comprehensive Plan is an expression of citizens' values, aspirations, and shared vision of the future.

Just as one would not begin a journey without first identifying a destination, the process of developing the Albany 2030 Plan began with citizens articulating in numerous meetings and workshops the kind of place they would like Albany to become. The resulting Vision Statement (Chapter 2) defines citizens' expectations and directions for Albany by the year 2030, sets the mandate for the strategies and actions detailed in this Comprehensive Plan document, and provides the benchmark to measure implementation progress.

2. A Comprehensive Plan sets a citywide framework to define how all of the City's plans, initiatives, investments, etc. fit together.

Albany has prepared many plans over the years for different areas within the City (e.g., neighborhoods and corridors) and topical concerns (e.g., transportation improvements and economic development). City leaders regularly make decisions on capital investments and programs without the benefit of a comprehensive "lens" through which to evaluate broader, citywide implications. The Albany 2030 Plan provides the overall framework to ensure that all of these plans, programs, and investments are aligned to support a common direction for Albany's future.

View of Downtown Albany from the north.

3. A Comprehensive Plan is a guide for the management of change.

If the vision for Albany's future is to be realized, the Albany 2030 Plan must positively and deliberately influence how the City changes over time. To do so, the Plan must be actively used to guide how priorities are established, decisions are made, and actions are taken to advance Albany towards the vision. While city government will take a leadership role in this effort, the Plan calls on citizens, civic organizations, major public and private institutions, other levels of government, and businesses to coordinate efforts with a spirit of partnership and shared sense of direction.

4. A Comprehensive Plan is the foundation and reference point for policy and decision-making.

The "meat" of the Albany 2030 Plan is contained in Chapter 3, which defines specific policy directives (goals, strategies, and actions) for the functional components of the Plan. The Albany 2030 Plan takes a systems approach designed to leverage the interrelationships and synergies between these components (community form, economy, transportation, etc.) to achieve the Albany of the future envisioned by citizens. Integration of the goals, strategies, and actions into day-to-day decision-making, ongoing management and operations, and long-range planning by city government and its partners will be critical to the success of the Albany 2030 Plan.

5. A Comprehensive Plan is Albany's "to do" list.

The Albany 2030 Plan's influence on Albany's future will be a product of the motivating power of its shared vision and the effectiveness of actions taken to turn the vision into reality. The vision will be realized through steady progress made by adhering to a well-defined game plan that sets priorities for effective, short and long-term actions, as well as a process to monitor progress and adapt to changing circumstances. Chapter 4 of the Plan lays out a comprehensive program for action to produce tangible results in achieving the Albany 2030 Vision.

1.2 PLANNING CONTEXT

In accordance with New York State planning law regarding comprehensive planning, the Albany 2030 Plan addresses the City of Albany as a political jurisdiction. However, Albany is part of a larger region defined by natural and economic influences. The City is located in the Lower Hudson River Watershed, which makes up about 40% of the Hudson/Mohawk River Basin, one of the largest drainage areas on the eastern seaboard of

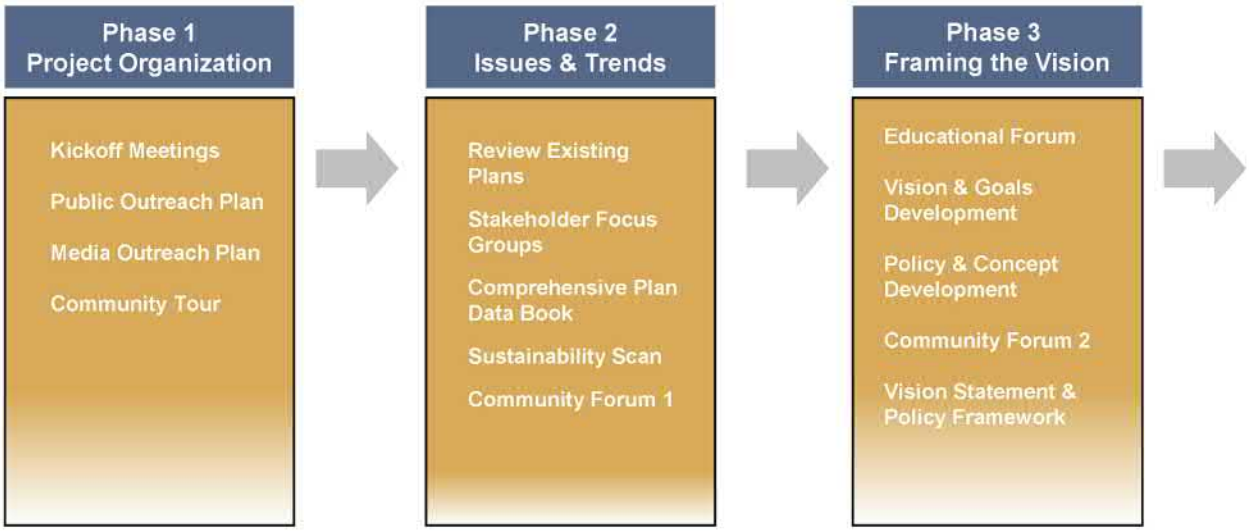
the United States. From the economic perspective, Albany is located in the heart of New York's Capital Region, which encompasses Albany, Rensselaer, Saratoga, and Schenectady Counties. The Capital Region is in turn part of New York's Tech Valley, which stretches from the Canadian border near Montreal to just north of New York City.

The technology sector is a major contributor to the Capital Region economy, spurred by investments such as the NanoTech Complex at the University at Albany and the semiconductor fabrication plant under construction by Global Foundries in Saratoga County. Albany is the largest of the Capital Region's cities (followed by Schenectady, Troy, and Saratoga Springs), and it is the region's major center for state government, higher education, arts and culture, and health care. It is strategically located overlooking the Hudson Valley midway up the Tech Valley from New York City. According to the Tech Valley Chamber Coalition, the "Tech Valley offers rewarding career and business prospects, world-class educational and research facilities, and a fantastic quality of life" as a place to "Live, Work, and Play" (www.techvalley.org).

The challenge and the opportunity for the City of Albany is to leverage its position within these dynamic regions, along with intrinsic assets such as its natural setting, historic building stock, and the spirit of its people, to reverse the national trend of urban disinvestment over many decades and increase quality of life and economic opportunity for residents. Despite this national trend, Albany has been successful in attracting more than $6.5 billion in investment over the last two decades, indicating the strength of Albany's market and the commitment of local stakeholders. Albany can build from this significant investment by striving to achieve the community's vision and goals set forth in Albany 2030. Regional cooperation among municipalities and agencies (e.g., the Capital District Transportation Authority, Capital District Transportation Committee, the Center for Economic Growth and Capital District Regional Planning Commission) and participation by Albany in regional initiatives are key to continuing this investment and achievng the goals outlined in the Vision Statement and are the foundation of the Comprehensive Plan's strategies and actions.

While Albany 2030 is the first comprehensive plan in the City's history, numerous neighborhood, district, corridor, and topical plans (e.g., for economic development or transportation improvements) have been prepared over the years. Examples include the Arbor Hill Neighborhood Plan (July 2003), Midtown Colleges and University Plan Report (2005), Park South Urban Renewal Plan (2006), Capital South Plan (2007), Capitalize Albany (1996-2007), Albany SDAT: A Sustainable Capital for the 21st Century (2007), the Albany Bicycle Master Plan (2009), and the Education District Enhancement Study (2011). In accordance with the second major comprehensive plan purpose described above in Section 1.1, the Albany 2030 goals, strategies, and actions incorporate and align directions set by these and other plans and initiatives.

PLANNING PROCESS — STAGE ONE

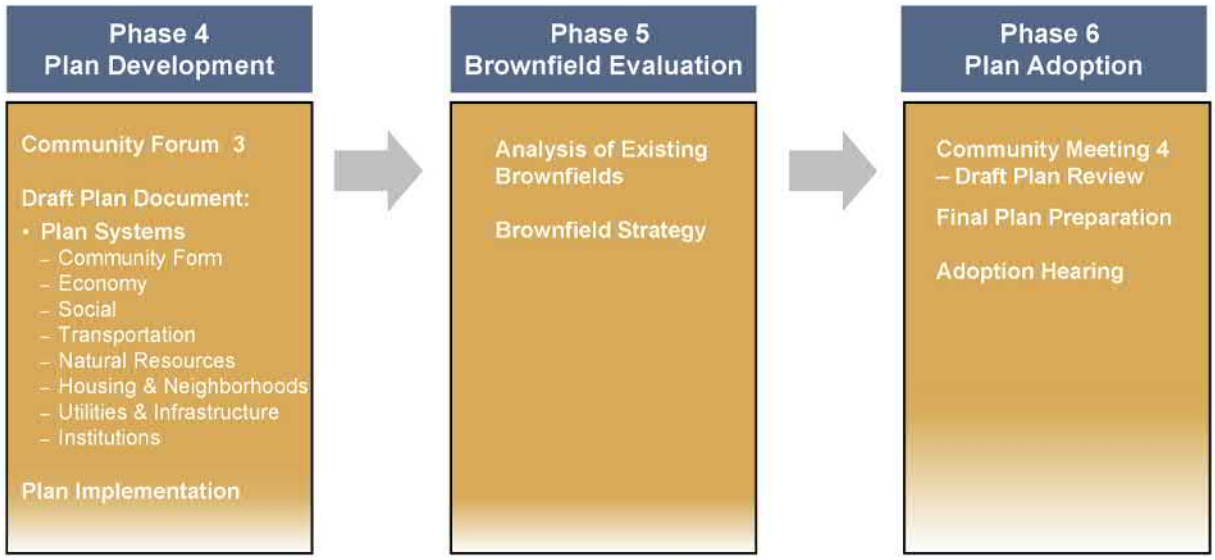


As recent citywide plans, the SDAT report and Capitalize Albany are particularly germane to the Albany 2030 Plan. The SDAT report presents the work of a Sustainable Design Assessment Team sponsored by the American Institute of Architects (AIA) to assist the City and its citizens in addressing key issues facing Albany, framed to inform subsequent development of a comprehensive plan for the City. Recommendations such as addressing the vacant properties in many of the city's neighborhoods, building a more sustainable transportation system, achieving better stewardship of the City's open spaces, and promoting energy efficiency are reflected in the Albany 2030 strategies and actions. Prepared by 49 community stakeholders, the latest report of Capitalize Albany is an economic development strategy that builds on the successes of the original, an economic revitalization vision and strategy prepared in 1996. It addresses opportunities and challenges in three focus areas: Development, Neighborhood Revitalization, and Education. As with the SDAT report, Recapitalize Albany recommendations are integrated throughout the Comprehensive Plan.

1.3 PLANNING PROCESS OVERVIEW

The process of preparing the first comprehensive plan in Albany's 400-year history began in September 2009. Prior to initiation of the process, a Comprehensive Plan Board consisting of citizens, department heads, business owners and stakeholders was appointed by Common Council to provide direction for development of the plan and to make recommendations regarding its adoption. The process consisted of two stages, Community Assessment and Visioning and development of the full Albany 2030 Plan:

PLANNING PROCESS — STAGE TWO



1. Stage One – Community Assessment and Visioning: This stage of the planning process consisted of three phases. In the first phase, city staff worked with the consultant team[1] to finalize the work program, schedule, and means to engage members of the public and representatives of key stakeholder organizations (governmental agencies, neighborhood groups, environmental and economic development interests, etc.) in the process.

   In the second phase, key issues and trends related to Albany's population, economy, and environment were identified through data collection and analysis, review of existing plans and studies, and interviews with a broad range of community stakeholders. These issues and trends are documented in the Comprehensive Plan Data Book.

   The third phase of the process involved extensive community outreach to engage thousands of citizens in articulating a vision for Albany's future. This outreach included two series of community forums (three meetings each in different parts of the City); an interactive Albany 2030 website; house parties (at which residents gathered with their friends and neighbors to generate ideas about Albany's future); "stoop" surveys (engaging residents in their own neighborhoods to discuss issues and complete written surveys), and other means of soliciting input. The results provided the basis for preparing an overarching Vision Statement for Albany in the year 2030 (presented in Chapter 2) and an initial set of policy directions to set the framework for development of the full comprehensive plan in Stage 2.

[1] The consultant team was led by Wallace Roberts & Todd, LLC (WRT) with PlaceMatters (community engagement), Eng-Wong Taub and Associates (transportation), and Economic Stewardship (economics).

2. Stage Two – The Comprehensive Plan: The full Albany 2030 Plan establishes the specific steps to be taken to "change course" by influencing current conditions and trends to achieve the future Albany envisioned by citizens. Stage Two began with a third community forum series, during which citizens reviewed the Vision Statement and policy directions developed in Stage One and identified community priorities for action. City staff and consultants then worked with the Comprehensive Plan Board to translate the community input into:

   - **Strategies and actions** for each of the eight plan components (conceived as interrelated "systems" rather than separate "elements" as is typical of the traditional comprehensive plan);
   - **Projects** synthesized from the system strategies and actions into a short, intermediate, and long-term program for action to implement the Plan; and
   - A **plan monitoring** process to measure progress in implementing and evaluating the Albany 2030 Plan over time.

In addition, Stage Two included an evaluation of existing brownfield areas within Albany, identification of potential brownfield redevelopment sites, and incorporation of a brownfield redevelopment strategy into the Albany 2030 Plan strategies, actions, and implementation projects (see Section 1.5 below).

1.4 PUBLIC OUTREACH

Begun in 2009, the Albany 2030 process was designed to engage all members of the Albany community and regional partners in developing a vision for the city's future. Over a two-year period, the City solicited public input on existing issues within the city and the community's aspirations for its short- and long-term futures. Guided by a Comprehensive Plan Board that consisted of a cross-section of community representatives, the Albany 2030 process ensured that the comprehensive plan is a truly collaborative product that reflects innovative planning strategies fitted to Albany's unique environment and the concerns and values of its community.

Broad and meaningful community engagement is critical to the success of the Albany 2030 plan and a primary goal of the Albany 2030 plan process. To achieve this goal, the City and the plan consultant team developed a detailed framework to guide public outreach. This framework identified a range of ways to go beyond mere plan advertising and involve the community in an interactive, iterative process. All public meetings, focus group interviews, and outreach strategies included the following primary objectives:

- Build understanding of the project and credibility for the process.
- Provide numerous and varied opportunities for public participation and input.
- Understand the needs and interests of the City's diverse constituency.
- Show a clear connection between input and outcomes.

To achieve these objectives, the City developed an innovative outreach and community engagement approach designed to maximize citizen involvement and to maintain interest and enthusiasm throughout the planning process.

Albany 2030 - A Model Outreach Approach

Effective community outreach involves a multitude of techniques to promote the plan and engage Albany's diverse constituents who have different interests, time commitments, mobility needs, and technological capabilities. The Albany 2030 outreach process involved a variety of techniques designed to solicit ideas and aspirations for Albany's future while keeping the process transparent, inclusive, accessible, and fun:

- Branding and Promotion

Branding and promotion is an often overlooked, but extremely important task in the comprehensive planning process. To initiate and capture interest in the comprehensive plan, an identifiable brand was established for the project, including a project logo, a consistent color scheme, and an enthusiastic message.

ALBANY 2030
your city. your future.

In addition, a continual and diverse promotional campaign was developed to maintain community excitement and involvement throughout the planning process, including:

- More than 10,000 fun, eye-catching, and engaging fliers/posters circulated throughout the City at atypical locations, including bars, gas stations, bus shelters, buses, senior living centers – fliers were also sent home with school children.
- Opportunities for text-messaging and social media input at promotional events and public forums.
- Public Service Announcements on a variety of local radio stations.
- Links from local websites.
- Stories in local media.
- Presentations to local civic and business groups.
- Listserv announcements to more than 1,000 people.

Principles of the Albany 2030 Public Participation Plan

- Open to All
- Community Engagement
- Transparency
- Engaging Underrepresented Groups
- Enthusiastic, Fun and Vibrant
- Representative
- Diverse Methods

- Community Forums

The City and consultant team held a series of three community forums to provide the opportunity for Albany's citizens to openly discuss their concerns, values and aspirations, and priorities for Albany's future. Each community forum included a series of meetings located in three strategically accessible locations in the City and at different days and times to maximize participation.

The first community forum meeting series was designed to define areas of consensus on the important issues facing the City. The meeting began with a summary presentation of the findings of the data trends analysis and stakeholder interviews to set the context for facilitated citizen discourse. The citizen participants were then asked to organize into facilitated breakout groups to discuss and build consensus on Albany's strengths, weaknesses, and vision for the future. Keypad polling allowed participants to prioritize the issues by voting on the top five strengths, weaknesses, and vision ideas and receive real-time results.



Community Forum 2 was conducted for the purpose of obtaining public input on the Vision Statement and to build consensus on priorities for goals and objectives based on the vision components. The Vision Statement and vision components, described in more detail in Chapter 2, provide the basis for formulating a set of objectives that were used to develop the policy framework and direct priorities for action in the implementation phase of the Comprehensive Plan. Participants in Community Forum 2 used keypad polling to vote on the degree to which they agreed with the Vision Statement and vision components. Participants were then asked to organize into facilitated breakout groups

based on each of the five vision components and generate goals for that component. Each group then picked their top three goals and submitted them to the consultant's technology team for computerized processing.



The third round of community forums focused on prioritizing investment types and conducting a mock budget allocation exercise to ascertain community preferences for development and investment in Albany based on the goals and objectives of the comprehensive plan systems. The first exercise included keypad polling on the preferences for various investment types within five categories:

- Neighborhood Investment
- Multi-Modal Transportation Hub
- Neighborhood Commercial Centers
- Regional Centers
- Greenways and Open Space

Participants mapped their top three preferred locations for investment in each category, and these locations were mapped electronically using Google Maps. The map can be found in Appendix B - Public Outreach Summarized Results. The second exercise al-

House Parties

For each of the three Community Forums, the City and consultant team created "House Party" materials that mimicked the exercises conducted in the Forums. These "do-it-yourself" versions of the forums provided intimate gatherings held by residents in their homes, allowing for informal discussion among neighbors.

The House Party materials were available at each forum and on the Albany 2030 website. These materials were also used at some of the small group meetings hosted by the City that were held outside the forums.

lowed participants to allocate $100 dollars into each of the eight plan systems, entering the amounts into a shared spreadsheet. The average allocation for each system was quickly calculated using keypad polling. Participant groups were then assigned one system and given the average amount allocated to that system to allocate among the sub-system components. The outcomes of the third round of Forums were a prioritization of types of investment and prioritization with relative dollar amounts for each of the comprehensive plan systems.



A brief overview of the Community Forum results is included at the end of this section. More detailed public outreach results are included in Appendix B.

- Interactive Website and Social Media

While reaching out to constituents of all ages, abilities, and interests is a key component of the public engagement plan, the City recognizes the importance of incorporating contemporary social media and web technology to capture the interest and participation of young professionals and anyone else who relies on access to instant communication. Incorporation of web technology and social media include the following features:

  – The Albany 2030 Interactive Website

The Albany 2030 interactive website provides a comprehensive resource for outreach, feedback, and information sharing. The site has three main areas: Learn, Share, and Participate. The Learn section of the website includes an About section with information about the Albany 2030 process, the consultant team, the Comprehensive Plan Board members, and about comprehensive planning in general. The Participate section in-

cludes a calendar and information on all events, commenting on events, a section to sign up for email updates as well as RSS and SMS feeds [emails (RSS) and text messages (SMS) that are sent when updates to the site are made]. The Share section of the site includes the Citizen Journal, which allows users to upload photos, text, and video describing their opinions about Albany, strengths and challenges, and examples of what they envision for the future. The Share section also includes Online Surveys to provide a quick way of entering feedback during each participation round following the Community Forum themes.

City Staff have been trained on the use of the website content management system so that the City can continue to use the Albany2030.org site for future projects and events.

Albany 2030 and Social Media

Over 500 Facebook "Likes"

Over 390 Twitter Followers



– Social Media

The City set up fully interactive social media sites for the Albany 2030 Plan, including a Facebook page, Twitter account, and LinkedIn group to allow for immediate feedback and to keep a constant open line of communication. The three social media have been used regularly to announce events, send reminders, and launch discussions, allowing the City and consultant team to take the community's temperature on current issues and Albany 2030 topics. The City also utilized Flikr, Google Docs, Surveymonkey and Scribd to provide a variety of free and interactive online participation methods.

- Creative Outreach Techniques

To engage citizens with limited access to computer technology and those who do not normally participate in formal meetings, additional outreach techniques were employed, including reaching out to familiar places and venues, such as neighborhood events and festivals, churches, schools, and stoop surveys. Examples of innovative outreach techniques used to maximize community participation and provide a wider platform for discussing Albany 2030 topics include:

– Stakeholder Roundtables

These were held at the beginning and toward the completion of the planning process to engage "experts" with various interests and knowledge of the Albany community to set the project on the right course. Over 100 community representatives, including leaders in banking/lending, real estate development, social services, housing, economic development, education, etc., participated in the discussions.

– Micro-meetings

Dozens of micro-meetings, or scaled-down versions of the Community Forums, were conducted by the City and consultant team to reach targeted groups who have limited access to centralized public meetings. Specifically, the City held meetings with the City Rescue Mission to hear from the homeless population, a first grade class to engage school children, and assisted living facilities to reach out to seniors. Dozens of meetings were held throughout the planning process. Total attendance numbers and socio-demographic characteristics of attendees were not always captured at these meetings.

– Speed Planning

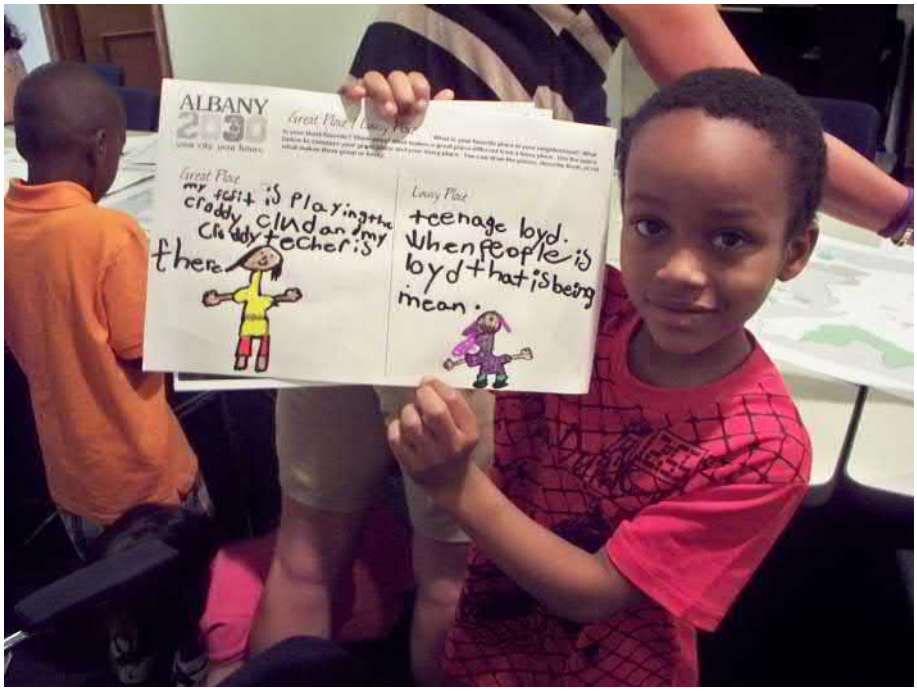
An additional event using a networking mixer format was used to engage young professionals in the planning process. The "Speed Planning" event was based on the "speed dating" concept and allowed participants to have conversations at tables on various topics for about 10 minutes, then move on to the next table. The participants never met with the same group twice. This event, which had 21 attendees, allowed young professionals to meet and have conversations, but also quickly introduced Albany 2030 topics and allowed for input.

– Stoop Surveys

The most effective method employed for engaging hard-to-reach popoulations, (i.e., low-income, minority neighborhoods) was the "Stoop Survey" approach. Comprehensive Plan Board members, City Staff, and Consultants conducted the stoop surveys, which involved walking around underrepresented neighborhoods with paper surveys with a modified version of some of the Community Forum questions. The board members surveyed citizens that they encountered on their front stoops or on the sidewalk and used the quick, five minute informal survey to get input on the comprehensive plan issues, ideas, and process. Over 164 citizens were surveyed using this method, which met with support from the citizens and appreciation that they were proactively involved in the process.



During a micro meeting, first-graders designed improvements to vacant lots and abandoned buildings.



A first-grader from a local public elementary school tells us what makes his neighborhood a "great place" and what makes it a "lousy place."

- Continuing Outreach

The City did not stop the community engagement process with up-front input. A variety of methods were used throughout the planning process to obtain continual validation of the Albany 2030 Vision, including:

– Walk-Shops: used to show how a plan progresses to implementation and to ask participants to submit ideal/not-ideal examples of priorities/projects highlighted in the Plan; YouTube was used to post the Albany 2030 walk-shop routes. More than 50 participants attended this series.

– Community Drop-Ins: on-site opportunities at community hubs like grocery stores to provide input on sections of the Plan. Multiple surveys were completed, and information was distributed to hundreds of passersby.

– Surveys: additional online surveys posted on the Albany 2030 website as well as paper surveys distributed to the community to provide a platform for plan reaction and feedback. Roughly 200 surveys were completed.

– Micro Meetings: participation in neighborhood and stakeholder meetings to gain feedback on the Comprehensive Plan. Nineteen meetings were attended by roughly 250 people.

– Final Town Hall Forum: final centralized public meeting for input on the full comprehensive plan.

Overview of Public Participation Outcomes

Specific results for the exercises and questions raised through the various public outreach techniques used throughout the Albany 2030 process are included in Appendix B. The following figures provide a brief overview and snapshot from four of the outreach methods (community forums, supplemental community meetings, stoop surveys, speed planning) of how many people responded and who was represented in the community engagement process.

Dozens of other neighborhood association, community organization and stakeholder group meetings were also held. These did not collect socio-demographic information. Efforts were made to hold these meetings in neighborhoods throughout the City and with organizations/stakeholders representing typically underserved populations. The hundreds of individuals in attendance at these meetings are not captured in the tables below.

- Community Forums and Supplemental Meetings

690 Total Participants

Demographic	% of Total Participants	2000 Census % of Population
African American	28%	28.1%
Hispanic	2%	5.6%
Asian	1%	3.3%
White	57%	63.1%
Mixed / Other	7%	5.2%
Not Answered	5%	
Age 0 - 19	5%	26%
Age 20 - 34	27%	29.1%
Age 35 - 54	38%	24.7%
Age 55 +	29%	20.1%

- Stoop Surveys

164 Total Participants

Demographic	% of Total Participants	2000 Census % of Population
African American	59%	28.1%
Hispanic	2%	5.6%
Asian	0%	3.3%
White	18%	63.1%
Mixed / Other	8%	5.2%
Not Answered	11%	
Age 15-19	8%	9.2%
Age 20-34	28%	29.1%
Age 35-54	18%	24.7%
Age 55+	17%	20.1%
Not Answered	29%	

- Speed Planning

21 Total Participants

Demographic	% of Total Participants	2000 Census % of Population
African American	0%	28.1%
Hispanic	5%	5.6%
Asian	0%	3.3%
White	81%	63.1%
Mixed / Other	14%	5.2%
Age 15-19	0%	9.2%
Age 20-34	52%	29.1%
Age 35-54	43%	24.7%
Age 55+	5%	20.1%
Age 55+	17%	20.1%
Not Answered	29%	

As indicated in the above tables, the snapshot results of the public outreach events show that the Albany 2030 process has representative participation comparable to the demographic composition of the City of Albany population as a whole. The extensive community outreach process used for the Albany 2030 Comprehensive Plan can be viewed as a model approach for inclusive and transparent community engagement.

1.5 SYSTEMS APPROACH

Following the direction set by enabling legislation in New York and other states, traditional comprehensive plans are typically organized into separate elements that address discrete planning topics (land use, transportation, economic development, etc.). This approach tends to consider issues and develop solutions in isolation, as opposed to accounting for interrelationships between elements or capitalizing on the synergies that can be created by working across elements. **Systems thinking** is a fundamentally different approach that focuses on how constituent parts (such as the comprehensive plan elements) interact with other parts to produce the behavior of a system as a whole. While commonly used by businesses and other organizations to achieve outcomes such as reduced waste and increased profits, systems thinking has rarely been applied to cities, in part because of their complexity. However, the basic notions of systems thinking are well suited to comprehensive planning, both to overcome the limitations of the "silo" approach of discrete plan elements and to help decision-makers prioritize strategies and actions for implementation based on effectiveness in influencing system behavior in the desired direction, or in other words, leveraging limited resources to accomplish more with less.

Leverage Point – a place where intervention can most effectively bring about change throughout the system, i.e., a strategy or action which promotes the highest level of systemic change.

> A system is a set of elements or parts that is coherently organized and interconnected in a pattern or structure that produces a characteristic set of behaviors, often referred to as its "function" or "purpose."
>
> Donella Meadows, Thinking in Systems: A Primer

The Albany 2030 Comprehensive Plan uses a systems approach to develop the overarching direction set by citizens (expressed in the Vision Statement) into strategies and actions for eight plan systems (Chapter 3) and priorities for implementation (Chapter 4). This approach begins with three guiding concepts:

- The City of Albany is a system that operates within a hierarchy of systems at larger (region, state, national, globe) and smaller (neighborhood, site) scales.
- The components of the Comprehensive Plan are interdependent systems that are defined by their functions, comprised of related sub-systems, and interact at different scales, influencing how Albany performs as a system.
- Plan strategies, actions, and implementation projects should be designed to optimize and align the performance of the systems in achieving the Albany 2030 Vision.

Five **system principles** were developed to inform development of the full Comprehensive Plan in Stage Two of the planning process. These principles are:

1. Target **interconnections (overlaps and leverage points)** between components to influence system behavior in the desired direction.
2. Build **feedback loops** that generate momentum for positive change.
3. Increase system **resilience**.
4. Create **synergies** between **different levels** of the system hierarchy.
5. Use an **adaptive management** process to implement the Comprehensive Plan.

1. Target interconnections (overlaps and leverage points) between components to influence the system behavior in the desired direction.

Overlaps are interrelationships between different plan systems (e.g., community form and transportation strategies that promote compact, walkable development and alternatives to auto use). However, merely addressing overlaps is not sufficient to bring about the deeper systemic change needed to change Albany's trajectory towards the Vision Statement. A **leverage point** is a place where intervention can most effectively bring about change throughout the system. In Albany, the leverage points relate to four "keys" to achieving the Albany 2030 Vision. These keys were developed by analyzing and synthesizing input received from the public and community stakeholders, as well as data on existing conditions and trends, to identify what must be accomplished to bring about the deeper systemic changes needed if the Albany citizens envision in the year 2030 is to be realized:

- Improve Albany's image in the region and beyond in concert with improving quality of life for residents
- Increase the fiscal capacity of the City
- Facilitate and mobilize private investment within Albany
- Establish Albany's reputation and leadership as a Green Community

Overlaps and leverage points were a primary mechanism used to identify priorities for comprehensive plan implementation (presented in Chapter 4).

2. Build feedback loops that generate momentum for positive change.

A feedback loop is a circular (as opposed to linear) pathway of cause and effect in which an effect triggered by the behavior of a system returns to its cause and generates either more or less of the same effect. A negative (or regulating) feedback loop maintains the behavior of the system within a certain range over time, for example: how a thermostat controls a heater to keep the indoor temperature within a comfortable range during cold weather. A positive (or reinforcing) feedback loop tends to amplify system behavior or change in a certain direction (i.e., a "snowball" effect). For example, scientists project that global climate change could trigger positive feedback loops in nature that amplify warming trends and impacts such as sea level rise.

The feedback loop principle can be applied in comprehensive plan strategies and actions that maintain the stability of valued system components such as strong neighborhoods (negative feedback loops) or create change by counteracting entrenched patterns of resistance with the system (positive feedback loops). An example of the latter is the use of public "seed" investment to attract private investment to a targeted revitalization area, in turn generating momentum for additional private investment.

3. Increase system resilience.

A hallmark of successful communities, resilience is the ability to recover from or adapt to disturbance or change. For example, a community that controls development in flood-prone areas and establishes emergency management procedures (e.g., safe evacuation routes) in anticipation of natural disasters will suffer less damage and recover more quickly than one that does not should a hurricane or other such disaster strike. Characteristics of resilient communities include diversity, reliance on local resources, "tight" feedback loops (i.e., monitor to prevent crossing a threshold or "tipping point" that triggers undesirable positive feedback loop), capacity to respond effectively to change, and innovation[2]. Examples of plan strategies to increase resilience include:

- Improving the mix of industries, jobs, and worker skill levels (diversity)
- Reducing dependence on imported fossil fuels through energy conservation and development of renewable sources (reliance on local resources)

4. Create synergies between different levels of the system hierarchy.

Related directly to the first guiding concept above, this principle calls for connecting different system levels in order to produce greater benefits than would be achieved if a single level were addressed in isolation. One example is trail or transit development that connects to a regional transportation system, thus attracting more users and providing greater mobility for residents than if the trails or routes were confined to city limits. Another is creating connections among different levels of government (local, regional, and state) in order to build capacity for implementation.

5. Use an adaptive management process to implement the Comprehensive Plan.

Adaptive management is an iterative process of improving management practices and decision-making by learning from the outcomes of previous practices and decisions. This approach is well suited to dealing with the uncertainty of change by tracking the performance of key system attributes over time and adjusting practices, decisions, and actions accordingly. For the Comprehensive Plan, this means using a monitoring program comprised of benchmarks and indicators to assess progress in implementing the plan. The results will provide a systematic basis for making needed "corrections" to action programs as implementation moves forward.

[2] Adapted from Brian Walker and David Salt, Resilience Thinking: Sustaining Ecosystems and People in a Changing World, Island Press, 2006, pp. 145-148

1.6 RELATIONSHIP TO OTHER PLANNING INITIATIVES

While Albany 2030 is the City's first comprehensive planning process, the City has undertaken and implemented numerous neighborhood and topical planning initiatives. Rather than override or duplicate these efforts, the Albany 2030 plan draws themes and recommendations from these plans into a broader citywide context. The City's previous plans have been reviewed and incorporated into the goals, actions, strategies and projects listed throughout the Albany 2030 Plan.

Development of the comprehensive plan has been coordinated with two concurrent planning initiatives by the City of Albany:

- Brownfield Opportunity Areas Pre-Nomination Study
- Climate Action Plan

As summarized below, these planning initiatives are consistent with the vision and goals for the City's future established by the Albany 2030 Comprehensive Plan. They set more specific direction for action related to strategies, actions, and implementation projects contained in the Plan. More information on these initiatives is provided in the appendices.

Brownfield Opportunity Areas Pre-Nomination Study

Administered by the NYS Department of State Brownfield Opportunity Areas (BOA) Program" is designed to help communities foster redevelopment by returning dormant and blighted land into productive and catalytic uses while restoring environmental quality[3]. The BOA program takes a comprehensive, area-wide approach to revitalization through brownfield development (as opposed to focusing on individual properties). It encompasses three steps:

1. Step One: A Pre-Nomination Study involves the selection of a potential redevelopment area for further study based on an initial reconnaissance of brownfield sites and other pertinent conditions within an area.
2. Step Two: The Nomination Study is the second step of the BOA process. This step involves a more intensive study of a potential brownfield redevelopment area (or areas) identified in Step One, including: inventory and evaluation of data and trends affecting the area's redevelopment potential; economic and market analysis; identification of strategic sites for redevelopment; and formulation of recommendations to move redevelopment of the strategic sites forward within the framework of a Master Plan.
3. Step Three: The final step of the BOA program is to develop an Implementation Strategy identifying the specific actions to be taken to implement the Master Plan recommendations for redevelopment of the strategic sites.

[3] A brownfield is an industrial or commercial property that is abandoned or underused and suffers from "real or perceived" environmental contamination from its former use.

As an older city, Albany has a number of potential brownfield sites. Redevelopment of these sites can have a catalytic effect in Albany's revitalization by generating momentum and mobilizing private investment (one of the four keys to achieving the Albany 2030 Vision). Preparation of a BOA Pre-Nomination Study (Step One) for the entire city has been integrated into the Albany 2030 planning process. This study identifies clusters of brownfield and underutilized lands that can be advanced through subsequent steps of the BOA process. The plan system chapters incorporate strategies to promote brownfield redevelopment, thus setting the framework for more detailed analysis of smaller geographic areas within the City and identification of strategic sites in a future BOA Nomination Study.



In the Systems Interrelationships Matrix on page 192, the icon depicted here will indicate specific brownfield-related strategies.

Climate Action Plan

In 2007, the world's foremost authority on climate change, the Intergovernmental Panel on Climate Change (IPCC), declared that the "warming of the climate system is unequivocal, as is now evident from observations of increases in global average air and ocean temperatures, widespread melting of snow and ice, and rising global average sea level" and that "human influence is very likely the leading cause of global warming." The Climate Action Plan, Appendix D, provides additional information and resources related to the projected climate-related impacts that the City of Albany faces.

The Mayor's Office of Energy and Sustainability was established in 2010 to coordinate actions to mitigate Albany's effects on climate change by reducing greenhouse gas emissions in municipal government operations and the City as a whole. In addition, the City is developing strategies to adapt to the anticipated effects of climate change. In upstate New York, these effects are projected to include increased average temperatures, precipitation, and frequency and severity of storms. Specific actions being taken include:

- Compiling a greenhouse gas inventory for Albany (documenting energy use and greenhouse gas emissions from municipal government, transportation and residential, commercial and industrial sectors).
- Conducting comprehensive energy audits and undertaking energy-related improvements to improve the energy efficiency of municipal buildings and facilities.
- Setting a target for reducing the city's greenhouse gas emissions.
- Developing climate action and adaptation plans.

Beginning with the citizen-driven Vision Statement, many of the components of the Albany 2030 Comprehensive Plan are designed with energy and sustainability in mind. Initiatives such as building a multimodal transportation center, creating walkable, mixed-use neighborhoods, and revitalizing Albany's downtown all have potential to reduce greenhouse gas emissions and create a more sustainable city. Comprehensive Plan development has been closely coordinated with development of the Climate Action Plan.

In fact, to ensure consistency between the plans, the Albany 2030 strategies and actions serve as the foundation for the development of the Climate Action Plan (CAP). As a part of the public engagement process, actions and strategies were identified that have direct relationships to climate mitigation and adaptation and were synthesized and elaborated upon in the Climate Action Plan. In addition, a Community Advisory Committee on Sustainability (CAC) was created to help guide CAP development as well as oversee a series of community "Climate Conversations" to solicit input on the CAP. The overall result of the process is a versatile climate document that will be reviewed annually and that will enable the City to track its progress in reducing greenhouse gas emissions and increasing community resiliency.

It is important to note that the City is currently developing, with funding from the New York State Department of State Local Waterfront Revitalization Program, a formal Climate Adaptation Plan that will include a vulnerability assessment and identify and address projected local impacts and responses to climate change. Examples of issues that will be addressed include identifying areas with increased risk to flooding, potential impacts to infrastructure, identification of vulnerable populations, and potential responses in terms of development requirements, insurance vulnerabilities and emergency services.



In the Systems Interrelationships Matrix on page 192, the icon depicted here will indicate specific climate action strategies.



CHAPTER 2.0

2.0 Vision Statement

The Vision Statement defines the place that citizens want Albany to be in the future. It provides the mandate for action to implement the Comprehensive Plan, guidance for planning decisions, and the overall benchmark against which implementation progress will be measured. The Vision Statement directly reflects extensive public input received during Stage One (Community Assessment and Visioning) of the planning process. The City and consultant team hosted two series of community forums (three meetings each in different parts of the City) to provide citizens with the opportunity to openly discuss concerns, community values, and aspirations for Albany's future. Held in January 2010, Community Forum Series #1 was designed to define areas of citizen consensus on the important issues facing the City. The meetings began with a summary presentation of the findings of the data, trends, and issues analysis to set the context for discussion. Citizen participants then broke into facilitated groups to discuss and build consensus on Albany's strengths, weaknesses, and ideas for the future. Keypad polling was used to allow participants to prioritize issues by voting on the top five strengths, weaknesses, and vision ideas.

The results of Community Forum Series #1 and associated outreach activities (an interactive website, "house parties," stakeholder interviews, etc.) were used to create a draft Vision Statement comprised of six components directly reflecting the input received. Community Forum Series #2 was conducted in April 2010 to allow citizens to review and give feedback on the draft. Participants again used keypad polling to indicate the degree to which they agreed with the draft Vision Statement. Eighty-one percent of the participants either agreed somewhat (45%) or strongly agreed (36%) with the Vision Statement. Participants were also provided the opportunity to recommend any proposed changes to the wording of the draft. The final Vision Statement (presented below) incorporates public comments from Community Forum Series #2 as well as input received via the Albany 2030 website. Based on the input, one of the five components of the draft (Sustainable City/Prosperous Economy) was divided into two components of the final Vision Statement (Green City and Prosperous Economy).

In considering the Vision Statement, it is important to understand its perspective, context, and role in the Comprehensive Plan. The Vision Statement expresses citizens' aspirations for the future of Albany in the year 2030. Because it describes the future as citizens choose it to be, it is written from the perspective of a future Albany resident observing the City in 2030 and reflecting on the past two decades of progress – progress guided by the goals, strategies, and actions of the Comprehensive Plan, as maintained and updated over time. The Vision Statement expresses citizens' collective values and motivations – **what we intend Albany to be** – while Chapters 3 (Comprehensive Plan Systems) and 4 (Implementation) lay out in detail what **we must do to achieve the vision**.

The majestic Hudson River and Dunn Memorial Bridge seen from Albany's Riverfront Park.

2.1 THE VISION OF ALBANY IN 2030

Albany in 2030 has built on its history and diverse natural, cultural, institutional, and human resources to become a global model for sustainable revitalization and urban livability. The City promotes a balanced approach to economic opportunity, social equity, and environmental quality that is locally driven, encourages citizen involvement and investment, and benefits all residents.

2.2 THE VISION COMPONENTS

1. Safe, Livable Neighborhoods

Every neighborhood in Albany is a desirable place to live because of its walkable streets, historic architecture, range of housing choices, mixed-use neighborhood centers, quality schools, parks and recreation facilities, and easy access to Downtown Albany and other job centers.

2. Model Educational System

Albany nurtures its most valuable resources, its children, by promoting excellence in education at all levels. The City's institutions of higher education are valued resources and partners in initiatives to expand economic opportunities, enhance work force skills, and promote lifelong learning.

3. Vibrant Urban Center

As the capital of New York and a destination for work, play, and tourism, Albany is the region's primary center of government, education, health care, employment, and the arts. Downtown Albany is a vibrant mix of business, residential, educational, cultural, and entertainment uses connected to the Hudson River waterfront.

4. Multi-Modal Transportation Hub

Albany's neighborhoods and centers are connected to each other and to the rest of the region by an extensive, efficient, and safe network of complete streets, mass transit, bikeways, trails, and sidewalks.

5. Green City

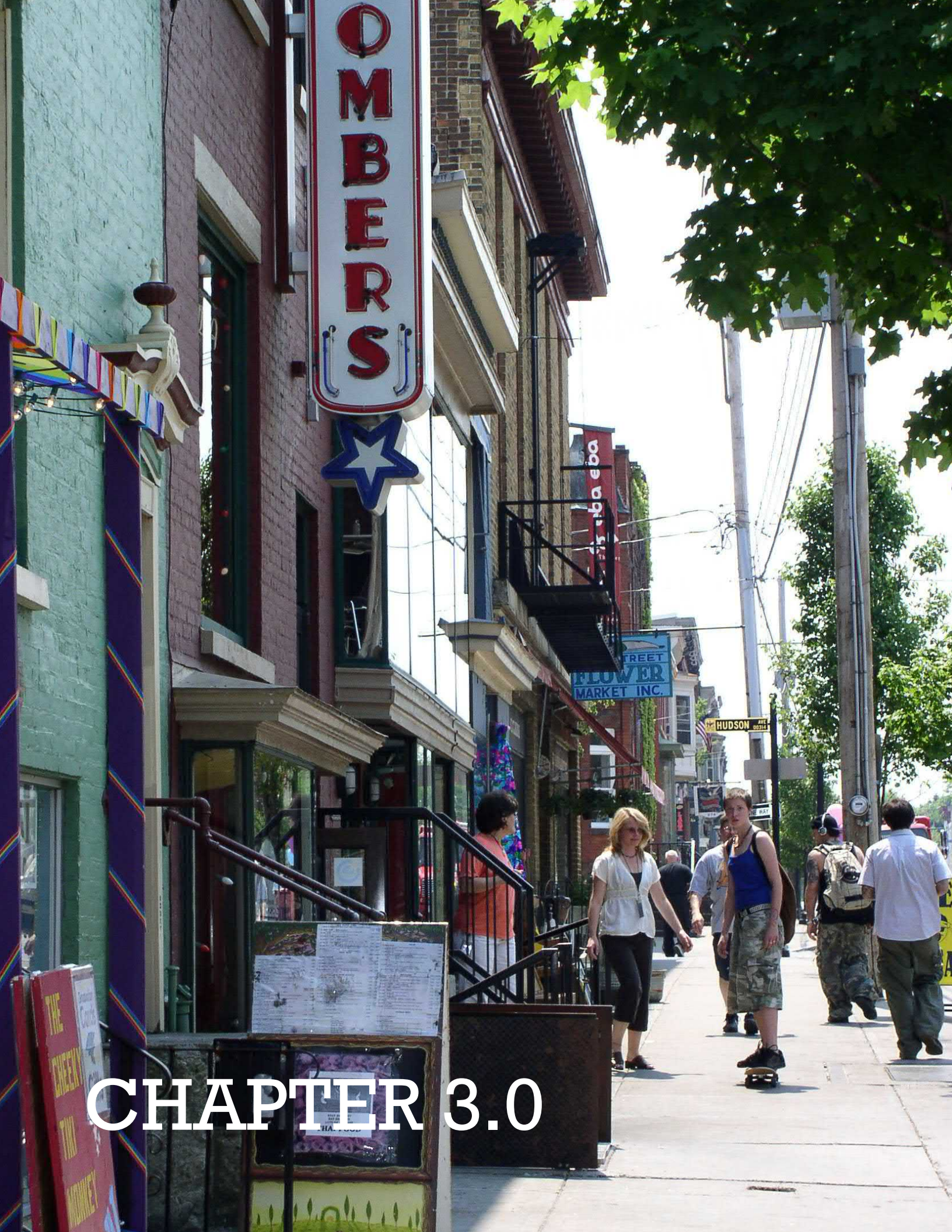
Albany is a model of community health and sustainability in its planning, restorative development, and conservation of energy, water, and natural resources.

6. Prosperous Economy

The City is a pillar of the regional and global economies, providing good employment opportunities for all residents with a focus on green jobs and technology.

Historic row houses in the Center Square neighborhood.



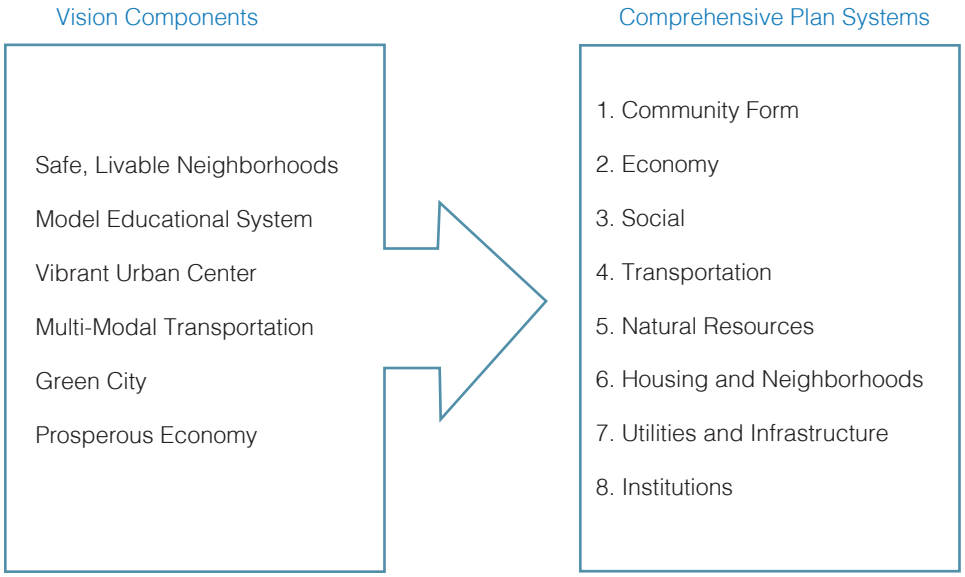


CHAPTER 3.0

3.0 Sustainability Building Blocks: The Comprehensive Plan Systems

This chapter lays out detailed strategies and actions designed to set Albany on the path of achieving the sustainable future city described by the Albany 2030 Vision Statement. These strategies and actions are organized into eight interdependent systems defined by their subject area/function:

In Community Forum #2, participants were asked to build consensus on priorities for goals and objectives based on the Vision Statement and vision components by generating goals for each component and picking their top three goals (detailed results available in Appendix B). The summary of the prioritized goals were synthesized and used as the basis for developing strategic directions for guiding positive change as it pertains to each of the six vision components. This step establishes a bridge to the strategies and actions outlined in Section 3: Sustainability Building Blocks, which ties together the comprehensive plan vision components into a series of eight interrelated systems with sustainability as an overarching direction.



Eclectic Lark Street bustles with activity day and night.

Each system is comprised of a series of components, or sub-systems. The sub-systems for community form, for example, are land use patterns, urban design, and architectural character. How these systems and sub-systems function and interact with other systems and sub-systems largely determines the performance of Albany as a whole system. To help understand the interrelationships between systems and to inform development of the implementation projects and priorities presented in Chapter 4, strategies that link across systems are identified as “interrelated strategies” and are hyperlinked throughout the document.

Introduction
Vision Statement
Sustainability Building Blocks: The Comprehensive Plan System
Plan Implementation





Community form addresses the determinants of the physical form and appearance of the City. Albany's community form is a result of the interaction of the built and natural environments over centuries of human settlement and use. Its foundation is Albany's natural landscape: the west bank of the Hudson River, tributaries such as Patroon Creek and Normans Kill that dissect the landscape, and associated topography and soils. Influences that have altered the landscape over time include development of movement systems such as streets; building for residential, commercial, and institutional purposes; and other ways humans have used the land (e.g., for public spaces and parks). While Albany's physical appearance continue to change and evolve, its historic pattern of buildings and streets remains a defining characteristic of its community form and is a source of pride and identity for residents.

The Mohawk Hudson Bike Hike Trail running through Albany's Corning Preserve is part of the state-wide Canalway Trail that follows the Erie Canal from Buffalo to Albany.

3.1 Community Form

The key components of Albany's community form system are land use patterns, urban design, and architectural character.

Community form addresses the determinants of the physical form and appearance of the City. Albany's community form is a result of the interaction of the built and natural environments over centuries of human settlement and use. Its foundation is Albany's natural landscape: the west bank of the Hudson River, tributaries such as Patroon Creek and Normans Kill that dissect the landscape, and associated topography and soils. Influences that have altered the landscape over time include development of movement systems such as streets; building for residential, commercial, and institutional purposes; and other ways humans have used the land (e.g., for public spaces and parks). While Albany's physical appearance continue to change and evolve, its historic pattern of buildings and streets remains a defining characteristic of its community form and is a source of pride and identity for residents.

LAND USE PATTERN

Albany's land use pattern refers to the spatial distribution across the City of the ways residents, businesses, institutions, and others use the land. The broad categories of use that make up this pattern include residential, commercial, industrial, mixed-use, institutional, infrastructure (e.g., transportation facilities), and recreation and open space.

Goal:

Promote development of a balanced future land use pattern that supports realization of the Albany 2030 Vision Statement (safe, livable neighborhoods; a model educational system; a vibrant urban center; multi-modal transportation; a green city; and a prosperous economy).

Strategies and Actions:

LU-1 Use the Land Use Framework Map to guide land use decisions.

LU-2 Land-use transportation connection.

LU-3 Vacant and abandoned properties reuse.

LU-4 Remediate brownfields to restore vacant, contaminated properties.



Community Form Key Issues

- Vacant and abandoned properties in the City impact adjacent property values and contribute to overall neighborhood blight.
- The City's zoning ordinance does not adequately address design guidelines for new development or redevelopment.
- The waterfront is disconnected from the downtown core and neighborhoods.
- Existing land development and building codes do not encourage adaptive reuse of existing structures.
- The City's existing land use GIS data needs to be updated for accuracy and more detailed land use information.

LU-1 Strategy: Use the Land Use Framework Map (see Map 1) as a guide for policy, decision-making, and action. (Interrelated Strategies: Community Form LU-2, UD-1, UD-2, UD-3; Economy INV-1, INV-2; Social CHR-2; Transportation MM-1, MM-2, TR-2; Natural Resources WW-3, NH-2; Housing and Neighborhoods HDC-2, HDC-6, HDC-8, NS-1, NS-2; Utilities and Infrastructure EN-3)

Actions:

a. Update the City's existing land use data for use in Comprehensive Plan implementation. The City's GIS parcel layer has incomplete land use data for some parcels. The data should be updated to provide the most accurate and current depiction of existing land use.

b. Revise the zoning ordinance and map to be consistent with the land use framework map and related strategies and actions. This may include creation of new zoning or overlay districts, density evaluation and adjustment to bring about desired community vision, elimination of existing zoning districts that are obsolete or ineffective, and re-zoning of areas of the City to existing or new districts. Form-based codes should be considered.

c. Establish criteria to guide land use decision-making (e.g., fiscal costs/benefits and impacts on the tax base; coordination with transportation investments; provision of needed neighborhood services).

d. The land use map should take into account changing land patterns due to climate change (i.e. updated FEMA maps, waterfront areas, areas prone to flooding).

e. Assess areas vulnerable to climate change and incentive development away from flood plains and other vulnerable areas.

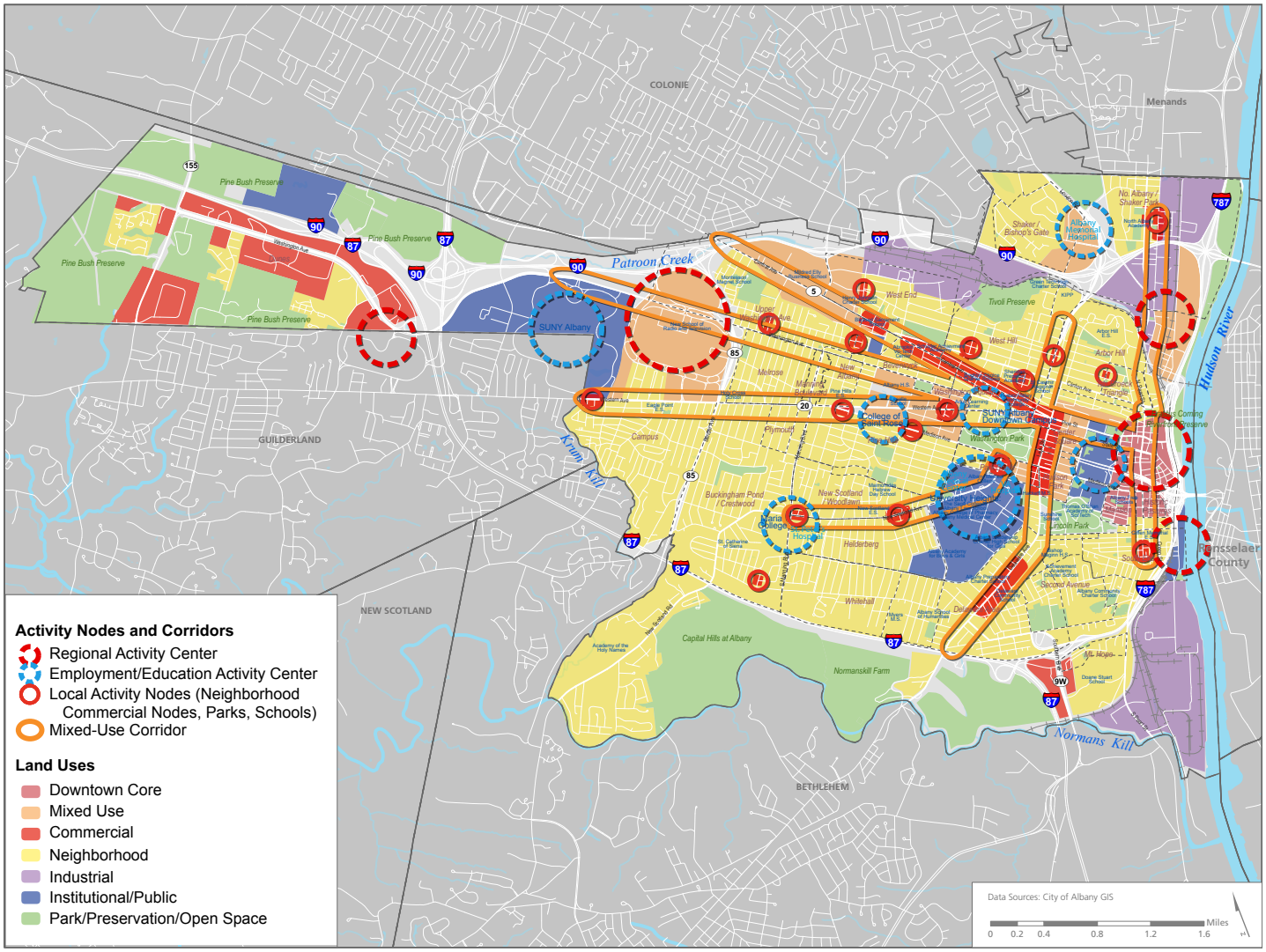
LU-2 Strategy: Land-use transportation connection

Connect land use patterns and the transportation network to maximize transportation efficiency and reduce automobile dependency (Interrelated Strategies: Community Form LU-1, UD-1, UD-3; Economy INV-1; Social CHR-5; Transportation MM-2, TR-2; Natural Resources AQ-1; Housing and Neighborhoods HDC-2, NS-2; Utilities and Infrastructure EN-3; Institutions RP-2)

a. Use zoning to promote mixed use development in neighborhood commercial centers, the downtown, and along transit corridors.

b. Prioritize land use investments (i.e., vacant and abandoned properties acquisition and redevelopment) along transit corridors.

Map 1 Land Use Framework



The Land Use Framework Map (Map 1) provides a generalized representation of the city's vision as expressed through the general land use patterns and activity nodes and centers. As illustrated on Figure 2-1, these nodes and centers are described as follows:

Regional Activity Centers: The major urban hubs that draw residents and visitors from throughout the region and beyond. These typically include a mix of residential, commercial, employment, recreational, or entertainment uses, such as Downtown and the Hudson River waterfront.

Employment/Education Activity Centers: These centers have the highest concentrations of higher education and employment that attract students and employees from across the region. Examples include the NY State office complex, the medical complex, and SUNY.

Local Activity Nodes: These are highly walkable nodes of activity that draw residents from surrounding neighborhoods, including community-serving retail, parks, neighborhood schools, and libraries.

Mixed-Use Corridors: Highly walkable, mixed-use development that extends along a linear corridor. These corridors support transit, bicycles, and pedestrians as well as higher density, mixed-use development.

This map is intended for use as a guide for more detailed planning and Implementation efforts.

BEST PRACTICES: BALTIMORE, MD STRATEGIES FOR REUSE OF VACANT BUILDINGS

As a result of decades of population decline and industrial job loss, there are nearly 16,000 vacant and boarded up buildings in the City of Baltimore. The City's "From Vacant to Value" program encourages the redevelopment of targeted properties and buildings. Using GIS, Baltimore divided vacancies by location: without development demand (65%); with development demand (31%); and emerging markets (4%). Strategies to reduce vacancy include: 1) streamline the disposition process; 2) streamline code enforcement (for properties on transitional blocks); 3) facilitate investment in emerging markets near areas of strengths; 4) offer targeted incentives for homebuyers; 5) support large-scale development in distressed areas with little market demand); 6) maintain, clear, hold, and identify non-housing units in distressed areas (includes demolition, land banking, and marketing to create long-term value). Using these strategies, Baltimore is in the process of consolidating city departments, increasing access to auctions, and reducing further blight in stable and transitional areas.

http://static.baltimorehousing.org/pdf/vacants_to_value.pdf

In 2006, the U.S. Conference of Mayors completed a study: "Combating Problems of Vacant and Abandoned Properties" which summarizes best practices in 27 cities.

www.usmayors.org/bestpractices/vacantproperties06.pdf

LU-3 Strategy: Vacant and abandoned properties reuse

Gain control of vacant and abandoned properties to implement the land use framework.(Interrelated Strategies: Community Form ARCH-2; Social PS-1, AC-6; Housing and Neighborhoods HDC-9, NI-1)

Actions:

a. Prioritize vacant and abandoned property acquisition and redevelopment to implement the land use framework and connect land use and transportation networks. In addition to the assessment criteria outlined in the City's Neighborhood Revitalization Strategic Plan, the following criteria should be prioritized:

- A critical mass of properties located in neighborhoods with excessive vacant and abandoned properties that are experiencing public and/or private reinvestment.
- Properties located along existing and proposed transit routes.
- Properties located in neighborhood commercial areas identified on the land use framework map.
- Properties located in regional destination areas as identified on the land use framework map (downtown, waterfront).

b. Target priority properties as outlined in existing City of Albany vacant and abandoned property strategy reports.

LU-4 Strategy: Remediate brownfields to restore vacant, contaminated properties

Pursue brownfields and land recycling programs to restore properties to the highest and best land use. (Interrelated Strategies: Community Form ARCH-3; Natural Resources WW-4, TS-2)

Actions:

a. Complete a Pre-Nomination Study under the New York State Brownfield Opportunity Areas (BOA) program to inventory potential brownfield redevelopment sites throughout the City, in coordination with the land use framework map (Strategy LU-1) above.[4]

[4] The City has received grant funding from the New York State Department of State to prepare the Pre-Nomination Study in conjunction with the Comprehensive Plan. This funding is being used to develop a brownfield assessment (see Appendix A) that identifies and prioritizes potential brownfields sites for redevelopment.

BEST PRACTICES: OMAHA, NE URBAN DESIGN GUIDELINES AND ROANOKE, VA RESIDENTIAL PATTERN BOOK

Omaha developed a set of design guidelines for its eight urban design overlay districts. While most of the guidelines apply to commercial areas throughout the City, there are specific sections where the standards differ. In addition, the guidelines provide photos to illustrate the intent and desired result of each of the standards.

http://www.cityofomaha.org/planning/urbanplanning/images/stories/UD_pdfs/Urban%20Design%20Handbook%20V1.1.pdf

In 2008, Roanoke, Virginia adopted a residential pattern book to preserve and enhance the character and quality of its residential neighborhoods. It serves as an aid for new construction and renovation of existing buildings. The pattern book provides a dictionary of architectural styles found in different neighborhoods (e.g., downtown, suburban areas) and illustrates the characteristics of each housing type. Recommendations for appropriate renovations, materials, paint colors, new construction and additions, landscape, and "green buildings" practices that will improve and maintain the character of each neighborhood are included.

http://www.roanokeva.gov/

b. Use the results of the Pre-Nomination Study to move key clusters of brownfield and underutilized lands through subsequent stages of the BOA process (Step Two – Nomination, Step Three – Implementation Strategy), with the objective of redeveloping targeted sites for productive uses.

URBAN DESIGN

Albany's urban design character is defined by the arrangement, appearance, functionality and interconnections of its buildings, street and sidewalk network, and public spaces.

Goal:

Promote development patterns that include walkable streets, compact, mixed use development, public spaces, and context sensitivity to historic design and development.

Strategies and Actions:

UD-1 Create design guidelines and a design review process.

UD-2 Improve waterfront and downtown connections.

UD-3 Create multi-modal design guidelines.

UD-1 Strategy: Create design guidelines and a design review process.

Use zoning and development guidelines as a tool to create incentives for achieving desired development patterns. The City currently has a Traditional Neighborhood Design (TND) overlay district that provides limited design direction only to specified residential districts and to all neighborhood commercial districts. This tool should be revised and expanded citywide with context-specific guidelines. (Interrelated Strategies: Community Form UD-3; Transportation MM-2, TR-2; Housing and Neighborhoods HDC-8, NI-2, NS-2; Utilities and Infrastructure EN-3, SW-4)

Action:

a. Apply additional design standards in areas not included in the TND overlay or within a historic district, such as the Harriman Campus development opportunity site and the waterfront districts. Standards will need to be tailored to the unique areas and should be flexible and based on context sensitivity.

b. Create Transit Oriented Development (TOD) overlay districts along existing and proposed transit corridors to encourage mixed use development with higher densities, reduced parking, and walkable streets. Work with community stakeholders to determine the appropriate density levels and mix of uses as well as appropriate locations for TOD.

Albany has changed dramatically over time, most notably with the evolution of the Empire State Plaza site. Albany 2030 will ensure that ongoing development will make sense for the City's future.

Image I Evan Wolff, Parsons The New School for Design, School of Constructed Environments, 3rd Year Master of Architecture Student



c. Develop a design guidelines manual including pattern books for each City neighborhood, or other appropriate contextual breakdown, and include community input regarding design quality. Use existing neighborhood plans and conduct visual preference sessions with community stakeholders to confirm design preferences. Design guidelines should be paired with development incentives.

d. Create development incentives to influence the use and application of the design guidelines manual. Incentives need to be tailored for specific locations and markets and must be considered only after considerable community dialogue, and dialogue specifically with developers, about what would be effective. Incentives may include the following:

- Density, height, and Floor Area Ratio (FAR) bonuses, depending on the district and neighborhood agreement on density limits
- Parking reductions based on availability of on-street parking and transit
- Mix of uses based on neighborhood input
- Permit and fee waivers, depending on the intensity of development
- Fast track permitting depending on the intensity, type and location of development

e. Create a Design Review Board to review projects for consistency with comprehensive plan goals, design guidelines and context sensitivity. The Design Review Board can be an advisory board that makes recommendations to appropriate boards, councils and commissions on development proposals that meet designated thresholds. The Design Review Board may consist of elected officials, City staff, a professional architect, and a historic preservationist.

UD-2 Strategy: Improve waterfront and downtown connections.

Improve connections between the downtown and the Hudson River waterfront and provide waterfront amenities. (Interrelated Strategies: Economy INV-2; Transportation MM-2; Natural Resources WW-5)

Actions:

a. Update the Local Waterfront Revitalization Program (LWRP) to address access to the waterfront from downtown and adjacent neighborhoods[5]. Key components of the updated plan should include:

- Conceptual land use and development plans for key sites along the waterfront.
- Potential long term approach for removing or spanning portions of I-787 to allow for direct pedestrian and vehicular connections to the waterfront.
- Short term access improvements at key locations between downtown and the waterfront, such as Corning Preserve and Riverfront Park.
- Improved transit connections to the waterfront, including water-based modes.
- Plan for development activity, such as new housing, restaurants, and water recreation in key locations that will bring more activity to the waterfront, including negotiations with New York State.
- Plan for the potential impacts of climate change, including the rise of the Hudson River, particularly during extreme storm events.

UD-3 Strategy: Create multi-modal design guidelines.

Use urban design standards and guidelines as a way to support alternative modes of transportation (pedestrian, bicycle, transit and alternative fuel vehicles). (Interrelated Strategies: Community Form LU-2, UD-1; Economy INV-1; Social CHR-2, PS-2, Transportation MM-1, MM-2, TR-1, VEH-4; Utilities and Infrastructure EN-3)

Actions:

a. Allow for mixed-use, compact development to minimize distances and accommodate walking, biking, and transit connections between neighborhoods, jobs, school, and commercial activity.

b. Require build-to lines, which are flexible based on scalable indicators such as building height, right-of-way and sidewalk width, along transit corridors, downtown, in neighborhood commercial areas, the waterfront, and other areas as appropriate to enhance the pedestrian experience.

[5] The City has received grant funding from the New York State Department of State to update the LWRP in coordination with the Comprehensive Plan.

c. Require parking to be located behind or to the side of buildings where feasible to enhance the pedestrian experience. Where it is not feasible to locate parking behind buildings, require decorative screening.

d. Require alternative transportation amenities and parking (e.g. bike racks, shower and changing facilities, bike lockers, bus shelters, crosswalks) for projects that meet designated thresholds.

e. Require electric vehicle and compressed natural gas (CNG) infrastructure for projects that meet designated thresholds.

ARCHITECTURAL CHARACTER

Albany's architectural character is defined by its historic buildings and neighborhoods as well as the integrated design of modern architectural styles.

Goals:

Capitalize on diverse architectural and neighborhood-specific character to maintain and revitalize neighborhoods.

Preserve and restore existing buildings that are vacant or underutilized through adaptive reuse while allowing for new development and new architecture.

Strategies and Actions:

ARCH-1 Create a historic preservation plan.

ARCH-2 Vacant and abandoned properties reuse.

ARCH-3 Adaptively reuse historic and non-historic structures in brownfields remediation projects.

BEST PRACTICES: HISTORIC BUILDING CODES, NEW JERSEY REHAB SUBCODE

In many states, building codes are designed solely for new construction leading to expensive retrofits for existing buildings. In an effort to reduce barriers to building renovation and adaptive reuse, New Jersey adopted a "rehab Code" in 1999. The code requires structural and safety regulations that work with an existing building's height, area, and fire resistance ratings. In the first year of implementation, the amount of money dedicated to renovation in New Jersey increased by 41%. The code has resulted in reduced costs for building owners and increased historic preservation efforts in many older cities across the state.

http://www.state.nj.us/dca/divisions/codes/offices/rehab.html

ARCH-1 Strategy: Develop a historic preservation plan.

Pursue a plan for historic preservation that balances the preservation of designated historic resources and historic districts with the rehabilitation of non-designated buildings and new construction. (Interrelated Strategies: Community Form ARCH-2; Economy INV-2; Housing and Neighborhoods NI-2)

a. Maintain an inventory of all designated and non-designated historic buildings in the City and catalogue architecture and neighborhood typologies. Evaluate existing historic districts, and through public engagement consider the feasibility of new or expanded districts.



Guided by Albany's abandoned property strategies, vacant and underutilized property on Clinton Avenue in Arbor HIll were renovated with Federal Neighborhood Stabilization Program Funds.

b. Create development incentives for preserving historic buildings and facades and ensuring architectural compatibility between new and existing development. Incentives need to be tailored for specific locations and must be considered after considerable community dialogue, discussions with the Historic Resources Commission, and dialogue with developers, and other stakeholders about the effectiveness of incentives. Incentives may include the following:

- Density, height, and Floor Area Ratio (FAR) bonuses, depending on the district and neighborhood agreement on density limits
- Parking reductions and waivers
- Permit and fee waivers
- Relaxation of certain building code requirements that do not fit within the framework of the historic structure, taking into consideration safety concerns.
- Adoption of a Rehabilitation or Historic Building Code that allows restoration or rehabilitation a historic structure to be made without conformance to all of the requirements of the uniform building code when authorized by the building official.
- Promote the use of existing resources such as historic tax credits and the promote creation of new financial incentives to encourage.
- Promote and uphold the city's designation as "Certified Local Government" as per New York State Office of Parks, Recreation and Historic Preservation.

ARCH-2 Strategy: Vacant and abandoned properties reuse.

Gain control of vacant and abandoned properties to adaptively reuse or redevelop both historic and non-historic structures. (Interrelated Strategies: Community Form LU-3; Social PS-1, AC-6.b.; Housing and Neighborhoods NI-1)

Actions:

a. Incorporate architectural guidelines as part of a vacant and abandoned properties reuse program for both public and private development. Guidelines should adhere to historic district standards where applicable. When existing structures are not located within a historic district, guidelines should focus on enhancing the existing architectural character and the character of the surrounding neighborhood through quality architectural design.

b. Investigate models for a revised Rehabilitation Building Code that allows flexibility in restoration or rehabilitation of existing structures to encourage reuse.

ARCH-3 Strategy: Adaptively reuse historic and non-historic structures in brownfields remediation projects.

Pursue brownfields and land recycling programs to adaptively reuse historic and non-historic structures. (Interrelated Strategies: Community Form LU-4, Natural Resources WW-4, TS-2)

Actions:

a. Use the brownfield program to fund projects in neighborhoods with a high level of architectural and/or historic character and with a large number of vacant or abandoned properties.

b. Prioritize funding for brownfield projects to favor projects that reuse existing structures and/or incorporate quality architecture and design guidelines.

Sustainability Building Blocks: The Comprehensive Plan Systems

Community Form

Economy

Social

Transportation

Natural Resources

Housing and Neighborhoods

Utilities and Infrastructure

Institutions

Systems Interrelationships





The economic system encompasses the mechanisms and relationships by which the Albany community creates economic activity and commerce. Generating business investment, quality jobs, and economic opportunities for residents is critical to achieving the Albany 2030 vision of a prosperous, sustainable city. A vital economy engages individuals, businesses, and organizations in working independently and together across the public, private and not-for-profit sectors, and across regional interests, to achieve these basic goals. As the center of state government, Albany is a major player in the dynamic Capital Region and larger Tech Valley economy. Working with regional agencies, such as the Capital District Regional Planning Commission (CDRPC), the Albany County Office of Economic Development, the Albany-Colonie Regional Chamber of Commerce, the Center for Economic Growth, the Capital Region Workforce Investment Board, the Community Loan Fund of the Capital Region and New York's Tech Valley, will help Albany capture its share of regional prosperity in the form of employment, investment, and the economic diversity that drives trade, business/job growth, and tax revenues.

The historic D&H Railroad headquarters, now home to SUNY administration, overlooks tidal basins at the Riverfront Corning Preserve.

3.2 Economy

The key components of Albany's economic system are employment, investment, and diversity.

The economic system encompasses the mechanisms and relationships by which the Albany community creates economic activity and commerce. Generating business investment, quality jobs, and economic opportunities for residents is critical to achieving the Albany 2030 vision of a prosperous, sustainable city. A vital economy engages individuals, businesses, and organizations in working independently and together across the public, private and not-for-profit sectors, and across regional interests to achieve these basic goals. As the center of state government, Albany is a major player in the dynamic Capital Region and larger Tech Valley economy. Working with regional agencies, such as the Capital District Regional Planning Commission (CDRPC), the Albany County Office of Economic Development, the Albany-Colonie Regional Chamber of Commerce, the Center for Economic Growth, the Capital Region Workforce Investment Board, the Community Loan Fund of the Capital Region and New York's Tech Valley, will help Albany capture its share of regional prosperity in the form of employment, investment, and the economic diversity that drives trade, business/job growth, and tax revenues.

EMPLOYMENT

Albany's economic system needs to provide a wide range of jobs capitalizing on the diverse skills residents offer today while, at the same time, ensuring that the workforce can meet the needs of employers tomorrow.

Goal:

Increase employment opportunities at all education/skill levels, and raise local incomes.

Strategies and Actions:

EMP-1 Increase access to jobs.

EMP-2 Increase job opportunities for all residents.

EMP-3 Provide workforce training and continuing education.

EMP-4 Target regional growth industries.

EMP-5 Coordinate economic development and energy/sustainability efforts.

Economy Key Issues

- Downtown Class A office space outperforms suburban markets, however Class B and C offices have high vacancy rates.
- Tight budgets contract spending by state government, SUNY-Albany and other significant employers and important economic actors.
- The ongoing reliance on fading industrial sectors limits job opportunities for Albany's workforce.
- Advancing technology sectors in the Capital Region, such as Albany NanoTech and Global Foundries, are providing new employment opportunities.
- Competition for economic activity from communities within the surrounding region is challenging Albany's ability to attract and retain investment.
- Albany's downtown is challenged to attract spending from area workforce, residents, and visitors and maintain integrity as a business district.

EMP-1 Strategy: Increase access to jobs that meet individual economic needs. (Interrelated Strategies: Economy EMP-2, EMP-3, EMP-5, INV-1; Transportation TR-3; Housing and Neighborhoods NS-2; Utilities and Infrastructure EN-3)

Actions:

a. Nurture entrepreneurship by providing, in partnership with other organizations concerned with economic development as appropriate, technical and financial assistance to new and start-up businesses.

b. Eliminate barriers to the creation and retention of home-based businesses that are consistent with neighborhood character.

c. Work with local employers and the Center for Economic Growth to encourage the creation of quality jobs that include flexible benefits and enable employees to plan for retirement.

d. Work with local employers to improve recruitment by identifying opportunities for "trailing" spouses (person who follows a spouse who takes a new job in different city).

e. Respond to the special needs of low-income persons by devoting attention and budget resources, as appropriate, to how community development, housing, economic development and public infrastructure services can be deployed to increase job opportunities.

f. Collaborate with other community agencies and organizations to develop a specific plan to address disparity in income and employment opportunities.

g. Offer financial/tax incentives to local businesses that utilize apprenticeships and other innovative job training techniques to build a workforce with the appropriate skills for the workforce of tomorrow.

h. Ensure that Albany residents have physical access to jobs, including transit, carpools, etc., and high speed internet access for those who may be able to work from home.

EMP-2 Strategy: Increase job opportunities for all residents. (Interrelated Strategies: Economy EMP-1, EMP-3, INV-1, INV-2; Institutions RP-1)

Actions:

a. Convene a regional effort to recruit and retain basic export industries that bring new money into the community and pay nationally competitive wages.

b. Support the retention, expansion and recruitment of new businesses that pledge to hire local residents.



Albany is at the center of the booming nanotechnology industry with ground-breaking developments occurring and the globally-renowned College of Nanoscale Science and Engineering at the University at Albany.

c. Work with the CDRPC, the Community Loan Fund and the Empire State Development Corporation to develop contingency and intervention plans to launch on an emergency basis should substantial employment losses accompany a retrenchment by any of the City's major employers.

d. Work with high-tech sector employers, such as College of Nanoscale Science and Engineering (CNSE) and Luther Forest Technology Campus to provide job opportunities to city residents, particularly low-income.

EMP-3 Strategy: Provide workforce training and continuing education to equip residents for jobs in the 21st century economy. (Interrelated Strategies: Economy EMP-1, EMP-2, DIV-2; Social ED-3; Institutions RP-1)

Actions:

a. Convene a coalition of Albany's business and education leadership (from both primary and secondary schools), including Albany Workforce Investment Board (WIB), Capital Region Board of Cooperative Education Services (BOCES), and other workforce agencies, to strategize mutually beneficial initiatives and address real and perceived issues, including increasing opportunities for recent high school and/or college graduates to work nearby.

b. Ensure that Albany's Career Center workforce services program and state and local agency partner training programs are customer-driven, competency-based, and focused on achieving results.

c. Improve access to, retain and expand local branches of community colleges. Collaborate with these institutions to provide training for jobs in the new economy (i.e. nanotechnology, green infrastructure, sustainable technologies.)

EMP-4 Strategy: Target regional growth industries by leveraging area intellectual capital.

Actions:

a. Investigate whether current facilities (sites and buildings) meet the needs of Albany's growth industries and nurture an ongoing dialogue to encourage their commitment to the City.

b. Consult with area enterprises—universities (i.e., CNSE at University of Albany), health care institutions, and other businesses—implementing innovative processes, materials, products (i.e., spinoffs from Global Foundries) to identify and facilitate additional opportunities.

c. Work with the major educational, medical and governmental institutions to develop master facility plans and address special requirements such as shared infrastructure improvements.

d. Strategize how the Harriman Campus redevelopment activities can advance Albany's reputation as a player in nanotech and other emerging technologies nationwide.

EMP-5 Strategy: Coordinate the City's economic development and energy / sustainability efforts to promote and incentivize "green" jobs[6]. (Interrelated Strategies: Economy EMP-1; Utilities and Infrastructure EN-1, EN-4)

Actions:

a. Create pilot programs and job training materials to enhance the workforce's access to "green" skills development, such as renewable energy installation and urban agriculture employment.

b. Improve the environmental performance of City of Albany buildings, vehicles and operations practices.

c. Incorporate green improvements into performance and construction requirements associated with City infrastructure development/repair projects.

[6] Green jobs are jobs that reduce waste and pollution and benefit the environment while paying decent wages and benefits that can support a family. Green jobs include jobs in recycling, public transit, the green building industry, and jobs in renewable energy and energy efficiency.

d. Examine City procurement practices to identify opportunities to include green criteria in selection guidelines.

e. Streamline permitting and other regulatory procedures and provide incentives for buildings incorporating green improvements into their construction or renovation plans.

f. Create an awards program to honor businesses that employ environmentally sensitive or green building practices.

g. Identify funding mechanisms to establish a revolving loan fund for municipal and private energy-related improvements.

h. Create a "green corps" to provide green job training to students and low-income residents, e.g. Green Corps Chicago.

INVESTMENT

Albany's policies and practices can influence numerous ingredients of economic activity, such as the availability of infrastructure, land zoned for jobs-producing uses, workforce preparedness, image and identity, incentives and market interventions, and others.

Goal:

Encourage investment and reinvestment throughout Albany that supports economic development and placemaking.

Strategies and Actions:

INV-1 Make Albany attractive for business development.

INV-2 Encourage investment in urban land and buildings for employment and housing.

INV-3 Reinforce, enhance and promote Albany's distinctive character and identity.

INV-4 Foster coalitions and community-initiated economic development partnerships.

INV-5 Provide a foundation for economic activity.

INV-1 Strategy: Make Albany attractive for business development and appealing to regional economic development practitioners. (Interrelated Strategies: Community Form LU-2, LU-4, UD-1, ARCH-1, ARCH-3; Economy EMP-1; Social CHR-7; Transportation MM-2, TR-2, TR-3, VEH-2; Natural Resources WW-4, TS-2; Housing and Neighborhoods HDC-5, NI-1, NI-2, NS-2, NS-6; Utilities and Infrastructure EN-3)

BEST PRACTICES: CREATING A CONSTITUENCY FOR DOWNTOWN PROVIDENCE - WATERFIRE

Downtown Providence sits at the confluence of three rivers that, until the 1980s, lay buried beneath asphalt roadways and parking lots. After the City removed these obstructions, a local artist proposed a singular event: Waterfire, in which musicians provide entertainment along the public pathways bordering the rivers while flames dance on platforms within the river itself. Meanwhile volunteers in small boats feed the fires as people stroll along the water's edge.

Since it first began in 1994, WaterFire has grown to a weekly event, taking place most Saturday evenings over about four months from sundown until well past midnight. Roadways close down and people travel for hours to partake of the experience; at its peak, WaterFire events have attracted over 75,000 people in a single evening.

http://www.waterfire.org/

While Albany's Class A space consistently outperforms its suburban counterparts, Class B and C space remains a challenge.



Actions:

a. Maintain and market inventories of available properties.

b. Use zoning and development regulations as tools to create incentives for business development.

c. Build the downtown residential population by incentivizing high density residential and mixed use development/redevelopment.

d. Increase multi-modal access to and within downtown, neighborhood commercial centers, employment centers, and industrial/manufacturing centers.

e. Develop a parking management strategy for downtown and neighborhoods.

f. Market the downtown, neighborhood commercial centers, and industrial/manufacturing centers.

g. Pursue brownfields and land recycling programs to attract new investment in vacant and underutilized properties.

h. Work with multiple State agencies and the Albany Port District Commission on ways to overcome deed restrictions to commercial development at the Corning Preserve to allow appropriate commercial development at the waterfront.

i. Develop a green technology park focusing on renewable energy production and innovative solid waste management technologies.

INV-2 Strategy: Encourage investment in urban land and buildings for employment and housing opportunities through development, redevelopment, rehabilitation and adaptive reuse.(Interrelated Strategies: Community Form UD-2, LU-1, LU-3, ARCH-1, ARCH-2; Economy INV-1; Social CHR-7, AC-4; Transportation MM-2, PED-2, BIC-2; Housing and Neighborhoods NI-1, NI-2, HDC-2, HDC-3, HDC-4, HDC-5, NS-1; Institutions FP-1, FP-2, FP-6)



Downtown's pedestrian-only Maiden Lane is a lunchtime destination for thousands of employees throughout the week.

Actions:

a. Implement the Capitalize Albany Plan strategic initiatives for downtown diversification, waterfront development, Harriman Campus redevelopment, Port of Albany business development, neighborhood initiatives for blight removal, and neighborhood commercial center revitalization.

b. Support programs, policies and organizations that strengthen Downtown Albany as the region's principal employment, cultural, business, and governmental center.

c. Ensure sufficient inventories of land and buildings suitable for jobs producing uses that reinforce other development goals and foster efficient use of utilities and transportation infrastructure, including parking.

d. Provide a variety of housing types to meet the varied needs of Albany's households, including market, moderate and low income housing.

e. Market the City of Albany to new and current residents and visitors. Frame the marketing campaign around building Albany's future while highlighting the City's cultural, historic, recreational, educational and civic assets as important marketing and image-building tools that draw investment to the City's business districts and neighborhoods.



Business Improvement Districts (BIDs) provide services for dense commercial areas, but small business assistance and merchants' associations can prove to be just as effective where BIDs are not plausible.

f. Promote the use of historic tax credits, as well as green building related incentives to encourage rehabilitation and reuse of historic buildings.

INV-3 Strategy: Reinforce, enhance and promote Albany's distinctive character and identity. (Interrelated Strategies: UD-1, ARCH-1, ARCH-2, ARCH-3; Social PS-1, PS-3, PS-4, PS-7; Housing and Neighborhoods NS-1)

Actions:

a. Reinforce the character and identity of commercial areas as distinct shopping destinations and neighborhood focal points. Where appropriate, convene area businesses, business associations, and neighborhood groups to help define and promote them.

b. Utilize Albany's unique historical and cultural heritage as a basis for developing an innovative and modern marketing and branding campaign.

c. Publicize voluntary private sector investments that improve commercial areas and create enjoyable physical environments that attract shoppers from the region and beyond.

d. Promote public safety enhancements, including design improvements, to ensure that business people, employees and customers feel secure in Albany's commercial areas and deem them attractive, thereby encouraging economic activity.

e. Continue working with local businesses, residents and property owners (and their associations) to identify and designate historical landmarks, Historic Districts, and Neighborhood Conservation Districts[7] that contribute to the experience of Albany's commercial areas.

f. Create design guidelines to ensure that gateways to the City along the region's major arterials develop and redevelop in ways that respect existing businesses, create opportunity for new enterprises, and creates an aesthetically appealing welcome to Albany.

g. Consider tourism opportunities throughout the City's neighborhoods, including the creation of promotional incentives (e.g. citywide attraction passes that allow visitors access to numerous attractions on one voucher.)

[7] Neighborhood conservation districts (NCD) are areas with a distinct physical character that have a goal of preservation, often to prevent teardowns and incompatible alteration or new construction, but may not merit designation as a historic district. NCD's are typically implemented through zoning overlay districts and must be supported by a majority of owners in the designated area.

BEST PRACTICES: QUEEN VILLAGE NEIGHBORHOOD CONSERVATION DISTRICT, PHILADELPHIA, PA

The Queen Village Neighborhood Association (QVNA) formed a committee to address serious development issues in the historic neighborhood, particularly "teardowns," often of historic buildings, which were replaced with architecturally incompatible structures. In the past, the QVNA Board had discussed the possibility of becoming a Historic District, a costly and cumbersome process. The QVNA sought ideas to create a less restrictive set of regulations that would be more "user friendly," but that would nonetheless help QVNA fulfill its mission of preserving and protecting the historic nature of the community. In 2004, the Neighborhood Conservation District ordinance was passed by City Council to enable community groups to work with the City Planning Commission to develop design guidelines that would protect distinctive features of the built environment in neighborhoods that otherwise might not be interested in or eligible for historic district protection. Under the legislation, a neighborhood conservation district can be sought in two ways: through a community group application, or through a petition signed by 30 percent of property owners who live in the community. At least 51 percent of the homeowners must approve the proposal prior to adoption by City Council.

BEST PRACTICES: CLEVELAND EVERGREEN COOPERATIVES – CLEVELAND, OH

The Evergreen Cooperatives of Cleveland, Ohio is a pioneering innovative model of job creation, wealth building, and sustainability. Evergreen's employee-owned, for-profit companies are based locally and hire locally. They create meaningful green jobs and keep financial resources within the community. Workers earn a living wage and build equity in their firms as owners of the business.

Evergreen is a partnership between the residents of six of the city's neighborhoods and some of Cleveland's most important "anchor institutions" – the Cleveland Foundation, the City of Cleveland, Case Western Reserve University, the Cleveland Clinic, University Hospitals, and many others.

The first Evergreen Cooperative businesses launched in 2009 and 2010:

- Evergreen Cooperative Laundry – The region's first LEED certified commercial laundry facility
- Ohio Cooperative Solar - An Evergreen portfolio company that owns and/or installs PV solar panel arrays on institutional, government, and commercial buildings and provides weatherization services to make residential and commercial more energy efficient
- Green City Growers Cooperative - A 100% worker-owned, hydroponic, food production greenhouse creating sustainable jobs and local food in Cleveland.

http://www.evergreencoop.com/index.html

INV-4 Strategy: Foster coalitions and community-initiated economic development partnerships and initiatives that improve neighborhood livability and reinforce the goals set forth in the Capitalize Albany Plan, neighborhood plans, and the Albany 2030 Plan. (Interrelated Strategies: Economy INV-1; Housing and Neighborhoods NI-2, NS-3; Institutions RP-1, RP-5)

Actions:

a. Help locally grown community coalitions—neighborhood groups, business associations, etc.—apply community development concepts to their neighborhood residential and commercial districts.

b. Initiate collaborative activities with other governments, resource organizations, and service providers to promote economic vitality and increase community livability and appeal.

c. As part of a citywide zoning update, involve area businesses and community stakeholders in a review of the impact of Albany's regulatory system. Evaluate the impact of zoning regulations and procedures on neighborhoods, businesses, and retailers.

d. Continue land banking activities implemented via the Strategic Properties Acquisition Fund.

e. Review the performance of exiting Business Improvement Districts (BIDs) to determine their viability and needs.

f. Support the creation and operation of Business Improvement Districts (BIDs), Merchants' Associations or other small business groups where appropriate to stimulate neighborhood business investment and encourage collaborative efforts to manage and market commercial areas.

INV-5 Strategy: Provide a foundation for economic activity through public investment and policy decisions. (Interrelated Strategies: Social ED-2; Housing and Neighborhoods NS-3; Institutions RP-1, FP-5)

Actions:

a. Work with regional economic development partners to develop and implement a regional framework to guide development and public investment decisions and inform how the annual capital and operating budgets allocate City resources. Continue the efforts started with the 2011 Regional Economic Development Council Local Advisory Report, which fosters collaboration and puts local priorities with regional impact forward to the Council.



The 330 acre W. Averell Harriman State Office Campus is an unparalleled opportunity for redevelopment and reinvestment.

b. Link efforts to address quality of life issues and amenities such as crime rate, schools, affordable housing, parks, recreation, libraries, cultural amenities with economic development objectives to foster appreciation for these inter-relationships.

c. Cultivate a customer service culture within City government to ensure that officials and policies support those investing in Albany.

d. Assess and target industries vulnerable to climate change, as well as those that will benefit, and develop policies to support economic adaptation and growth.

e. Investigate best practices and the potential benefits of forming mutual insurance pools to spread the risk of climate change.

DIVERSITY

Trade — exchanging money for goods, services and labor — lies at the heart of the economic system: the greater the economic diversity, the more opportunities for trade and the healthier the economy. As economies shift, change ensues in the trading relationships between economic actors. Change — both beneficial and detrimental — is inevitable. However, a truly sustainable economy is characterized by resilience: the capacity to adapt to economic, social, and environmental change (e.g., rebuilding after

natural disaster, repositioning in response to global economic trends). Obviously much lies beyond local control, but the public sector can create an environment that encourages non-profit, private and public sector organizations to cooperate, collaborate and communicate, which is key to economic resilience.

Goal:

Create economic resilience through diversity.

Strategies and Actions:

DIV-1 Increase economic diversity.

DIV-2 Identify high value, high probability sectors for targeted intervention.

DIV-3 Develop an "adaptive management" approach.

DIV-1 Strategy: Increase diversity by attending to the variety, type, scale, and location of business, industrial and commercial activities. (Interrelated Strategies: Social AC-4; Housing and Neighborhoods NS-1)

Actions:

a. Target "trading sector" (export) companies that bring jobs and dollars to Albany through state-wide, national, and international business relationships special attention and, as appropriate, intervention.

b. Emphasize the use of Albany-based companies to supply other Albany and New York State companies to take advantage of the ways local sourcing and supply chains recirculate capital throughout the local economy and strengthen area businesses.

c. Identify local retailers and restaurateurs with potential for growth within the local market and beyond.

d. Identify gaps in the menu of shopping opportunities and help commercial real estate owners and managers recruit appropriate tenants.

e. Work with Capital Region Local First to develop a strong buy local marketing campaign for Albany. Programs might include sponsoring a Buy Local Bash in Albany or a local currency program to encourage Albany households to shop locally to spur economic activity and hedge against economic downturns.

f. Support arts and cultural organizations and showcase their contributions to the economy as employers, tourism drivers and evidence of Albany's appeal as a place to live, work and visit.

g. Attract businesses to locate in Albany through increased outreach, marketing, targeted incentive packages and streamlined permitting.

DIV-2 Strategy: Identify high value, high probability sectors for targeted intervention (e.g., health services, nanotechnology, etc.). (Interrelated Strategies: Economy EMP-3; Social ED-2; Institutions RP-1)

Actions:

a. For a high value target industry, consider initiating a regional committee involving representatives from area businesses, academic institutions and economic development organizations to identify specific strategies and address any workforce development deficiencies.

b. Determine area competitiveness by benchmarking similar communities and consulting with industry representatives.

c. Devise a comprehensive regional approach to industry recruitment and retention.

d. Pursue development of tailored workforce training programs and curriculum offerings with area academic institutions.

e. Examine the feasibility of offering locally developed industry-specific incentive packages.

DIV-3 Develop an "adaptive management"[8] approach to implementing the City's economic goals and strategies. (Interrelated Strategies: Institutions RP-1, RP-4, RP-6)

Actions:

a. Examine relevant data, analysis and related studies on an ongoing basis.

b. Emphasize a cooperative approach to all economic development efforts involving regional economic development practitioners and agencies working throughout the system.

c. Track progress, measure results, conduct post-mortems and review accomplishments annually.

d. Adjust and modify goals, strategy, and action plan as necessary.

e. Ensure continued stakeholder involvement.

f. Maintain flexibility and resources to ensure adequate capacity to respond to unanticipated threats and opportunities.

BEST PRACTICES: ASHEVILLEHUB INITIATIVE

Greater Asheville, North Carolina sought a means to diversify its economy and introduce a new source of high-paying jobs. The region put together a broad consortium of organizations and individuals with pertinent skills. The group, dubbed "AshevilleHUB," put aside parochial concerns to focus critical attention on the region's economic needs and assets.

Research revealed a confluence of talent in government, business, academia and the arts that pointed to the ability to target climate studies and the growing weather prediction industry: global information systems experts, meteorologists, air quality technicians, botanists, mathematicians, statisticians, digital media specialists and talented professionals in other science and technology segments.

Asheville successfully traded on its unique eco-system and reputation as a hotbed of arts and culture to compete successfully in high-profile facility site selection processes, becoming known as a center for climate analysis and decision-making. Asheville is now home to the National Climatic Data Center, the National Environmental Modeling and Analysis Center and the Renaissance Computing Institute, both at UNC Asheville, the U.S. Forest Service's Southern Research Station, and the Air Force Combat Climatology Center.

http://www.ashevillehub.com/

[8] Adaptive management is an iterative process of improving management practices and decision-making by learning from the outcomes of previous practices and decisions.





Social systems encompass a range of services that together address the City's ability to meet the health, developmental, and intellectual needs of its citizens. These services are critical for an urban population with generally lower incomes and educational attainment levels than surrounding suburban communities. A key priority identified by participants in the Albany 2030 planning process is to improve education and training at all levels to enable students and adults to succeed in the 21st century economy. To achieve this priority, partnerships among the Albany City School District, higher educational institutions (e.g., University at Albany, College of Saint Rose, Albany Law School, Albany College of Pharmacy, Albany Medical College, and Sage College), and the business community are essential.

Delaware Avenue combines vibrant retail, arts, service and entertainment opportunities with a close-knit community.

3.3 Social

Social systems addressed by the Comprehensive Plan include education, community health and recreation, public safety, arts and culture, and social services.

EDUCATION

Albany's education system includes the teaching and learning of specific skills, but also the imparting of knowledge, good judgment and wisdom throughout an individual's lifecycle. It includes formal primary and secondary education for children, higher education for young adults, workforce training to build particular employment skills, and continuing, individualized learning opportunities for persons of all ages. The institutions that encompass the educational system include public and private primary and secondary schools, colleges and universities, technical schools, libraries, community centers, and cultural organizations. See Map 2 for a map of Albany's educational facilities.

Goal:

Elevate the quality of Albany's educational system, including K-12, pre-K, adult education, higher education, libraries, cultural organizations, etc., to a high standard based on established targets.

Strategies and Actions:

ED-1 Champion urban education in Albany.

ED-2 Increase partnerships between institutions and the business community.

ED-3 Increase partnerships with higher education.

ED-4 Partner with arts, music and cultural organizations.

ED-5 Extend digital literacy programs.

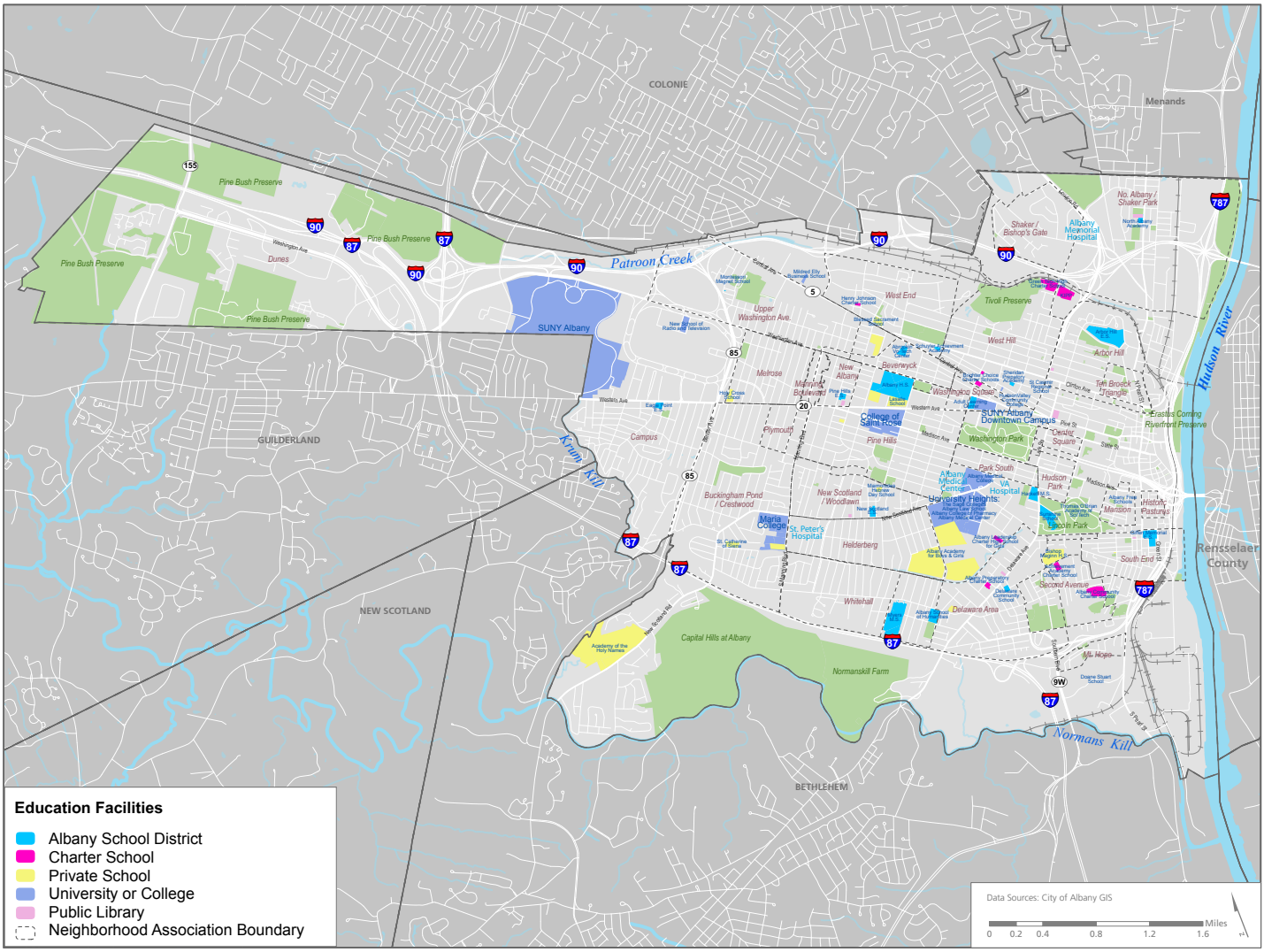


Although the schools struggle with perception issues, Albany's K-12 students are offered exciting and challenging educational programs and activities.

Social Key Issues

- Performance levels among students in the Albany City School District are slowly improving; however, graduation rates are low (53% in 2009) and many families move to surrounding districts.
- Charter schools are run independently of the Albany City School District and local property taxes support both the public and charter schools.
- Despite the many positive benefits from Albany's higher education facilities (e.g., young, creative population), potential negative impacts include tensions between neighborhoods, residents and students, and impact of expanding non-taxable property.
- Overall crime rates have decreased by 30% between 2003 and 2009, but there is still a negative perception of high crime in Albany.
- There are only four full service grocery stores in Albany, and these are not in close proximity to all neighborhoods.
- There are eight seasonal farmers markets in Albany that are accessible to some, but not all neighborhoods.
- Albany is served by over 100 social and human service organizations, many of which have overlapping services.

Map 2 Educational Facilities



ED-1 Strategy: Champion urban education in Albany. (Interrelated Strategies: Social ED-2, ED-3; Institutions FP-6)

Actions:

a. Assist the Albany School District in establishing and meeting targets for measuring educational performance using indicators from the National Cooperative Education Statistics System (e.g., class absence rate and percentage of schools making adequate yearly progress). The full list of indicators is included at the end of this section.

b. Create a "Partners in Education Program" with the Albany School District and charter schools to address and integrate the divided education system.

c. Engage the State Board of Regents to discuss the benefits and potential impacts of charter schools on the Albany City School District.

d. Coordinate school facility planning and use with community and neighborhood needs.

e. Market the positive accomplishments of public schools (e.g., magnet school programs, full-day kindergarten, public-private partnerships, rising test scores).

f. Encourage and support a "sustainability curriculum" in primary and secondary schools to educate students about issues associated with civic responsibility, urban planning, and sustainability and climate change.

g. Highlight the Albany public library system's six newly-renovated, state-of-the-art neighborhood branches and main library.

ED-2 Strategy: Increase partnerships between institutions and the business community. (Interrelated Strategies: Economy EMP-3, DIV-2; Institutions RP-1)

Increase partnerships with government, institutions (e.g., State of New York, Albany County, University at Albany, Albany Medical Center), and the business community to expand learning opportunities for all ages (library service expansion, adult education, workforce training), including green job opportunities.

Actions:

a. Form a permanent public-private partnership that bridges city leaders, the city's schools, institutions, and the business community to share information, advance research and policy discussions, and act as an "incubator" of innovative education programs.

BEST PRACTICES: AUSTIN, TEXAS PARTNERS IN EDUCATION PROGRAM.

The Austin Partners in Education Program recruits volunteer coaches and mentors to work with a small group of students each week for an entire school year, generally in economically disadvantaged schools. The coaches work with the same teacher and students throughout the year and build relationships through mentioning, encouragement, and group work in reading, writing, or math. During the 2007-2008 school year, test scores improved across the board for schools within the partners in education program and the number of college-ready students increased. During 2008-09, businesses, foundations, and volunteers donated over $13 million in cash and services and 580,000 volunteer hours.

http://www.austinpartners.org/

b. Assist in the development of pilot programs between the business community and schools in low-income neighborhoods.

c. Involve the business community in planning for adult education and workforce training to match needed skills with education.

d. Utilize library branches as local educational resources, and the main branch as a hub of educational opportunities.

ED-3 Strategy: Increase partnerships with higher education. (Interrelated Strategies: Economy EMP-3, EMP-4; Institutions RP-1)

Increase partnerships with higher education institutions to increase access to and promote the benefits of higher education for public school students.

Actions:

a. Expand existing and develop new outreach/mentorship programs where students from local universities visit public schools to increase awareness of opportunities for higher education in Albany.

b. Support and expand the efforts of local colleges, universities, and other organizations (e.g., College of Pharmacy, College of St. Rose, Help Yourself Foundation) to expose public school students to the benefits of higher education through college visits, after-school programs, and outreach.

c. Investigate the potential for a collaboration that ensures admission and financial aid to all City of Albany public school students who achieve benchmarks and graduate high school. See the Syracuse University Challenge program as a model.

ED-4 Strategy: Support and partner with arts, music and cultural organizations to improve educational opportunities and cultural learning for residents of all ages. (Interrelated Strategies: Social AC-1, AC-2, AC-3, AC-4, AC-5)

Action:

a. Support existing cultural organizations and partner with them to work with adults and youth toward improved educational attainment.

b. Foster the development of education-focused programs linking students with Albany's strong network of arts, culture, and entertainment organizations (e.g., Albany Symphony Orchestra, USS Slater Foundation, Albany Barn, Albany Institute of History and Art, Capital Repertory, Slater, First Friday Albany).



The renovation and reuse of The Linda, WAMC's performing arts studio, has been a catalyst for revitalization of this section of Central Avenue.

c. Promote and support the formation of new cultural organizations that have a focus on providing creative programs and learning opportunities to neighborhood residents.

ED-5 Strategy: Extend digital literacy programs to all neighborhoods. (Interrelated Strategies: Utilities & Infrastructure COM-2)

Action:

a. Work with City libraries, educational institutions, and neighborhood organizations to expand on the success of the City of Albany/Tech Valley partnership which aims to provide free wireless internet and digital literacy programs.

b. Support the library system in creating programs and accessibility to bridge the digital divide.

BEST PRACTICES: THE FOOD TRUST SUPERMARKET CAMPAIGN

The Food Trust combines research and policy advocacy to forge innovative public/private partnerships that bring supermarkets to underserved urban and rural neighborhoods. The approach is based on the successful Fresh Food Financing Initiative first launched in Philadelphia in 2001. The Pennsylvania Fresh Food Financing Initiative is a first of its kind grant and loan program to promote supermarket development in underserved neighborhoods throughout the state. The initiative has provided funding for 88 fresh-food retail projects.

In 2009, New York State Governor David Paterson created the $10 million Healthy Food / Healthy Communities Initiative, which provides grants and loans to supermarkets who invest in underserved communities throughout the state. The program is modeled on the Pennsylvania Fresh Food Financing Initiative and administered as a public-private partnership by the Low Income Investment Fund, The Reinvestment Fund and The Food Trust.

http://www.thefoodtrust.org/php/programs/super.market.campaign.php

COMMUNITY HEALTH AND RECREATION

Albany's community health and recreation system includes opportunities and access to parks, recreation, and community centers; walking and biking; healthy food; preventative health care; and physical activity.

Goal:

Improve community health through increased access to recreation opportunities, healthy, fresh food, and healthcare.

Strategies and Actions:

CHR-1 Improve connections between neighborhoods and recreation locations.

CHR-2 Promote walkable neighborhoods and complete streets.

CHR-3 Increase access to healthy food options.

CHR-4 Partner with healthcare institutions to promote preventative health measures.

CHR-5 Increase multi-modal connections to healthcare institutions.

CHR-6 Provide intergenerational opportunities for recreation.

CHR-7 Increase opportunities for recreational use of waterways.

CHR-8 Strategy: Improve and enhance public access to institutional facilities and open spaces.

CHR-9 Develop active design guidelines to promote physical activity and health.

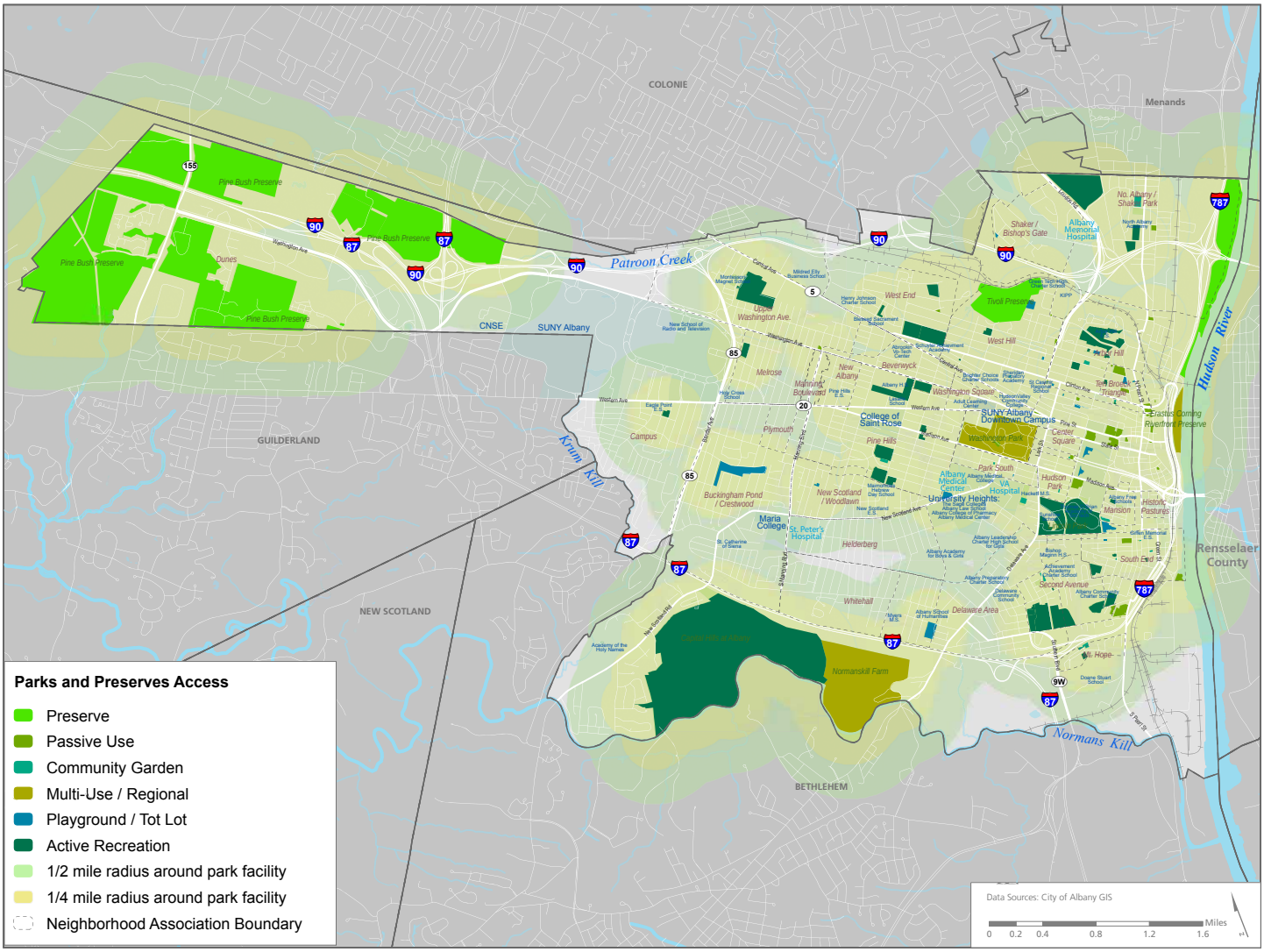
CHR-1 Strategy: Improve connections between neighborhoods and recreation facilities. Provide parks, public spaces, recreation and community centers within walking distance of each neighborhood. (Interrelated Strategies: Social CHR-6, CHR-7; Housing and Neighborhoods NS-4)

Actions:

a. Use service areas for existing parks, public spaces, recreation and community centers (i.e.,1/4 to 1/2 mile walking distance depending on facility type) and develop a parks plan prioritizing neighborhoods in need of facilities based on mapping and quality of recreation facilities. See Map 3, Parks and Open Space Access, for a map of parks and recreation service areas.

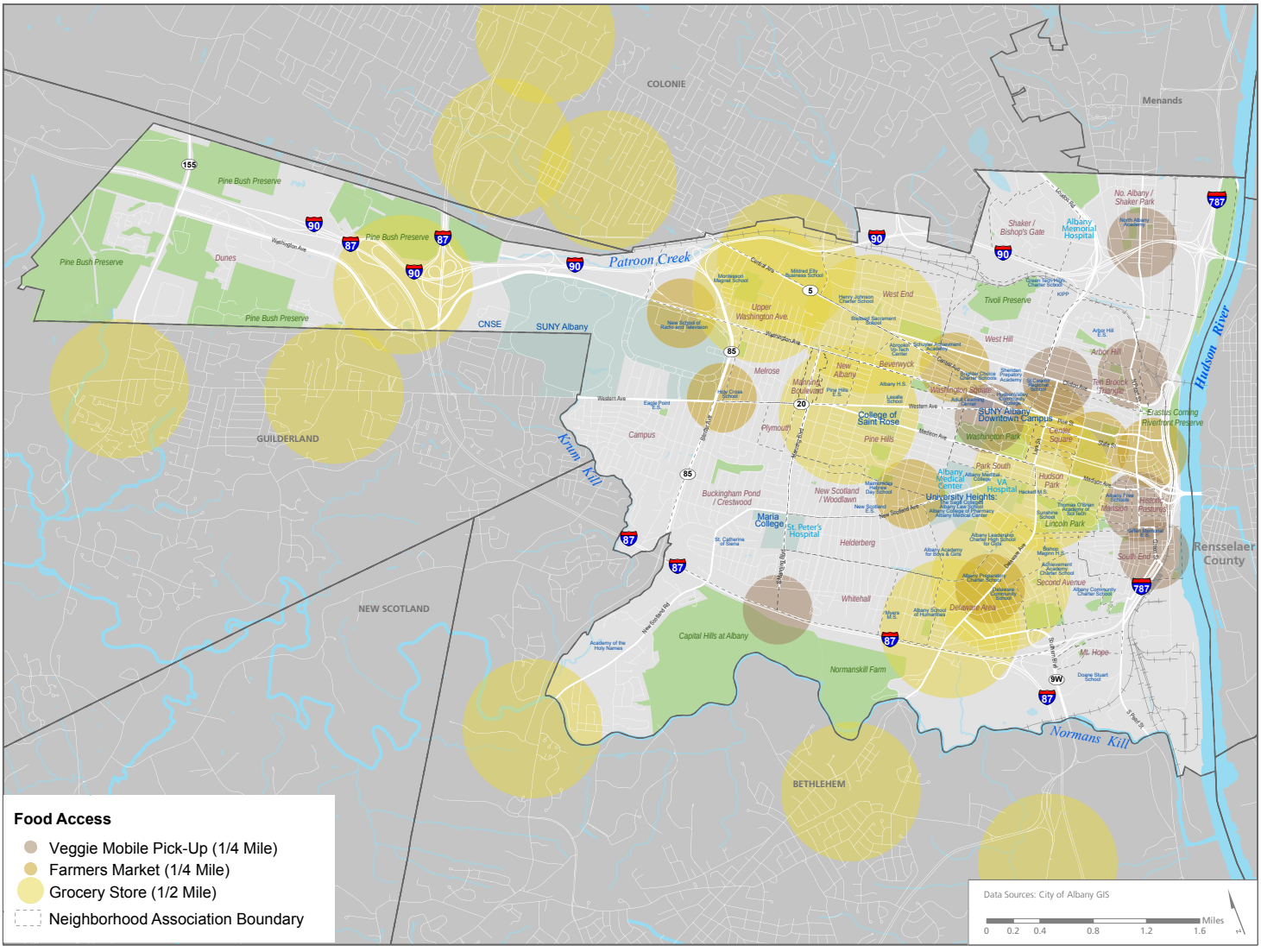
b. Develop a process for tracking facility conditions, usage and need for equipment repair, replacement, or upgrade.

Map 3 Parks and Open Space Access



A detailed list of parks and preserves is located in the Albany 2030 Data Book.

Map 4 Food Access



c. Partner with public and private schools to share resources and increase or allow community access to school playfields and recreational facilities where appropriate.

d. Develop partnerships with private and non-profit organizations to fund recreational facilities.

e. Develop a green infrastructure plan that includes pedestrian, bicycle, and trail connections between neighborhoods, parks, and recreational centers.

f. Investigate access to and recreational opportunities at the City's waterways including the Normans Kill, Patroon Creek and Tivoli Lake.

CHR-2 Strategy: Promote walkable neighborhoods and complete streets to encourage walking and cycling.

Promote walkable neighborhoods and complete streets to encourage walking and cycling. (Interrelated Strategies: Transportation MM-1, BIC-1; Natural Resources AQ-1)

Actions:

a. Adopt policies or guidelines to increase safe, comfortable mobility options for bicyclists, transit users and pedestrians.

b. Continue to implement the City of Albany Bicycle Master Plan.

c. Designate safe routes to schools and improve sidewalk and bicycle networks in these areas.

d. Use traffic calming measures (e.g., landscape medians, pavement treatments, bike lanes or sharrows street trees and planters, etc.) to encourage walking and biking and improve safety.

CHR-3 Strategy: Increase access to healthy food options. See Map 4, Food Access, for a map of grocery stores and farmers markets within a ½ mile and ¼ radii of neighborhoods. (Interrelated Strategies: Social CHR-9; Natural Resources OS-2, OS-3; Housing and Neighborhoods NI-3, NS-7)

Actions:

a. Partner with organizations such as The Food Trust and Low Income Investment Fund to bring full service grocery stores to underserved neighborhoods.

b. Identify and market suitable sites for grocery stores within walking distance of neighborhoods and require pedestrian and bicycle amenities during site design (e.g., sidewalks, bike racks, parking located in garages).

BEST PRACTICES: NYC ACTIVE DESIGN GUIDELINES.

New York City's Active Design Guidelines provide strategies for creating healthier buildings, streets, and urban spaces based on the latest research and best practices. Urban design strategies include improving access to public transit, providing easy access to parks and open space, and design public plazas to support recreational activities. Building design strategies for promoting active living through the placement and design of stairs, elevators, and indoor/outdoor spaces are also included.

http://www.nyc.gov/html/ddc/html/design/active_design.shtml

c. Promote and incentivize community gardens, rooftop gardens, seasonal and year-round farmers markets, and urban gardening.

d. Develop a partnership between farmers markets and the Albany School District to incorporate fresh, healthy food in city schools and improve nutritional education.

e. Revise zoning to permit farmers markets in commercial or industrial zoning districts, with appropriate performance standards to minimize any potential negative impacts.

f. Develop an Urban Agricultural Plan to support efforts to grow and consume more fresh, sustainably produced, and locally grown foods within the city, increasing community health, economic diversity, and local food security.

g. Encourage local restaurants and stores to carry and use locally-sourced fresh produce, dairy and meat.

CHR-4 Strategy: Partner with healthcare institutions to promote preventative health measures (i.e., nutrition, smoking cessation and prevention, exercise). (Interrelated Strategies: Social CHR-9)

Actions:

a. Increase marketing of existing nutrition and healthy living programs and classes.

b. Encourage use of social media in promoting preventative health care measures and programs.

c. Work with local partners to develop media campaigns to encourage children to participate in daily physical activity.

d. Ensure adequate transportation access is available to preventative healthcare institutions and classes.

CHR-5 Strategy: Increase multi-modal and affordable options for connections to healthcare institutions. (Interrelated Strategies: Community Form LU-2; Transportation MM-2)

Actions:

a. Determine the need to improve transit access to and from healthcare institutions.

b. Consider a volunteer ride-share program to connect people with rides to and from doctor's appointments.

CHR-6 Strategy: Provide intergenerational opportunities for recreation. (Interrelated Strategies: Social CHR-1)

Actions:

a. Consider the needs of neighborhood children, teens, adults, and seniors when designing parks and recreational facilities.

b. Design recreational facilities, parks and programming to attract a wide range of users (e.g., attractive public spaces for resting, opportunities for walking and biking, active play areas).

CHR-7 Strategy: Increase opportunities for the recreational use of City waterways. (Interrelated Strategies: Economy INV-1, INV-2; Social CHR-1; Transportation MM-2, PED-2, TR-3; Natural Resources OS-1)

Actions:

a. Increase pedestrian and bicycle access to the Hudson Riverfront and the Mohawk-Hudson River Trail. Extend the Mohawk-Hudson River Trail south from the Corning Preserve along the Hudson River to the proposed Albany County Rail Trail via the existing road network.

b. Improve access to the waterfront, particularly the Albany Rowing Center and Corning Preserve, for all modes of travel to make it easier for residents and visitors to get to water recreation facilities.

c. Develop a feasibility study for adding a marina and increasing dock space on the Albany side of the Hudson River waterfront.

d. Identify and address barriers to boat passage for boats of all sizes, including bridge clearance and channel width and depth.

e. Work with the Albany Rowing Center to improve its appearance and function, including sidewalk repairs, improvements to the parking area, and physical improvements to the existing boathouse or identify a location and funding for a new facility.

f. Work with the Downtown BID and the Albany Rowing Center to develop a marketing campaign for existing special events (e.g., Head of the Hudson Regatta)and consider new events.

g. Work with the State and the Albany Port District Commission to change the policy on commercial development at Corning Preserve to provide retail services (refreshments, bike and kayak rentals, etc.) for water recreators and visitors.

BEST PRACTICES: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

CPTED is a multi-disciplinary approach to designing the physical environment that has proven to be effective in helping to deter criminal behavior. Key CPTED principles include:

- Natural Surveillance: Increase visibility and the ability of neighbors to observe the space (e.g., a park that fronts a street rather than being hidden behind back yards).
- Territorial Reinforcement: Define public and private spaces to create a sense of ownership.
- Natural Access Control: Limit opportunity for crime through the selective placement of entrances and exits, lighting, and landscaping to limit access or control flow.

http://www.cpted.net/

CHR-8 Strategy: Improve and enhance public access to institutional open spaces. (Interrelated Strategies: Institutions FP-4)

Actions:

a. Improve connections and access (e.g., sidewalks, signage, trails, bicycle paths, etc.) between institutional facilities, surrounding neighborhoods, and the waterfront.

CHR-9 Strategy: Promote physical activity and community health through active design guidelines. (Interrelated Strategies: Community Form UD-1, UD-2, UD-3)

Actions:

a. Develop citywide active design guidelines.

b. Incorporate opportunities for physical activity (e.g., walking, stair climbing, plazas and recreation areas, visible activity areas) into new development, while still ensuring universal access.

c. Consider placement of parking, signage for transit stops, and bike racks when designing sites.

d. Consider developing a citywide campaign such as Shape Up Sommerville to increase physical activity and healthy eating through programming, physical infrastructure improvements, and policy work.

PUBLIC SAFETY

Public safety services in Albany refer to police, fire, and emergency medical services (EMS). The Albany Police Department and Department of Fire and Emergency provide public safety services to residents. In addition to formal public safety services, community design, neighborhood condition, and the presence of town watch and other community organizations greatly impact public safety.

Goal:

Improve and maintain public safety in all parts of the City, including crime prevention and pedestrian mobility.



Public safety emerged as a major theme throughout the community participation efforts.

Strategies and Actions:

PS-1 Remove blighting influences.

PS-2 Promote walkable neighborhoods and complete streets.

PS-3 Expand and promote neighborhood watch programs.

PS-4 Focus on a community policing method.

PS-5 Partner with the New York State Police to address the regional nature of crime.

PS-6 Enhance resiliency against natural events.

PS-7 Utilize crime prevention through environmental design (CPTED).

PS-1 Strategy: Remove blighting influences (vacant/substandard properties) to prevent or reverse neighborhood decline. (Interrelated Strategies: Community Form LU-3, ARCH-2; Economy INV-3; Social AC-6; Housing and Neighborhoods NI-1)

Action:

a. Prioritize vacant and abandoned property acquisition and redevelopment to implement the land use framework and connect land use and transportation networks based on criteria and assessment methods established in the City of Albany Neighborhood Revitalization Strategic Plan.

b. Continue the City's national best practice Vacant Building Court, Vacant Building Registry and Vacant Building Inventory. Expand these practices to strategically assess properties, and incorporate new technology.

c. Develop incentives for the rehabilitation and reuse of vacant and substandard properties to promote reuse of financially challenging properties and provide gap financing where strategically necessary.

d. Enhance stabilization code and practices to require artistic board-up and tighter restrictions for building maintenance while vacant.

e. Capitalize and formalize a City of Albany Strategic Acquisition Fund and Land Bank that can acquire and hold strategic properties for stabilization and future reuse. Work with the County to develop a beneficial partnership under the recently approved New York State Landbank legislation.

f. Develop a citywide vacant/abandoned property strategic disposition strategy based on assessment of each property's structural soundness, market value, historic value and other indicators outlined in the Neighborhood Revitalization Strategic Plan.

g. Identify, assess and remediate brownfields using available State funding where appropriate.

PS-2 Strategy: Promote walkable neighborhoods and complete streets to protect pedestrians and keep "eyes on the street." (Interrelated Strategies: Community Form UD-3; Economy INV-3; Transportation MM-1)

Action:

a. Implement complete street design standards (e.g., using design guidelines for different types of streets) to increase visibility and safely accommodate a range of users (e.g., walkers, bikers, transit users, and drivers) as streets are targeted for improvements.



Spectrum 8 Theatres are a premier regional destination for both Hollywood and independent films.

PS-3 Strategy: Expand and promote neighborhood watch programs. (Interrelated Strategies: Economy INV-3; Housing and Neighborhoods HDC-5)

Action:

a. Work with community stakeholders and the Albany Police Department to expand neighborhood watch programs.

PS-4 Strategy: Focus on a community policing method. (Interrelated Strategies: Economy INV-3; Housing and Neighborhoods HDC-5)

Actions:

b. Strengthen relationships between the police department and community leaders and neighbors in areas where crime is an issue.

c. Strengthen the relationship between the police department and schools.

BEST PRACTICES: PADUCAH, KY ARTIST RELOCATION PROGRAM.

A national model for using the arts to foster economic and neighborhood investment, the Paducah, KY program offers financial incentives to artists interested in relocating. The program is managed by the Paducah Renaissance Alliance and offers incentives such as free or low-cost properties, moving assistance, start-up business assistance, and restaurant grants to qualified artists and businesses. Since it began in 2000, the program has relocated more than 50 artists to the LowerTown Arts Districts. Over $30 million has been invested in the neighborhood since 2000.

http://www.paducahalliance.org/artist_relocation_program.php#about

PS-5 Strategy: Partner with the New York State Police to address the regional nature of crime. (Interrelated Strategies: Economy INV-3; Institutions RP-5)

Action:

a. Increase coordination between the City and State police departments through regular communication and information sharing.

PS-6 Strategy: Enhance resiliency against natural events linked to climate change and that threaten the well being of the community. (Interrelated Strategies: Natural Resources OS-3; Housing and Neighborhoods HDC-11; Utilities and Infrastructure EN-1)

Actions:

a. Complete and implement the Albany Climate Adaptation Plan to anticipate ways the city will need to adjust its resource management, infrastructure, and land use planning incrementally to address both current climate variability and future climate change.

b. Identify populations most vulnerable to a changing climate and increase resilience in those populations.



The Downtown BID's annual Sculpture in the Streets exhibit brings nationally-recognized artists to Albany to provide one-year cycles of public art.

c. Assess emergency response plans in anticipation of climate change impacts and develop a citywide natural disaster response plan to anticipate and quickly respond to extreme weather and other emergency events.

d. In the emergency response plan, include provisions for emergency shelter and temporary relief (such as cooling stations in response to rising temperatures and more frequent and intense heat waves) to be directly used for protection from environmental conditions and natural disasters.

e. Partner with the New York State Office of Emergency Management (OEM) to increase coordination between the City of Albany Police and Fire and Emergency Services Departments and the state and region.

PS-7 Strategy: Utilize Crime Prevention through Environmental Design (CPTED) to increase public safety. (Interrelated Strategies: Economy INV-3; Housing and Neighborhoods HDC-5)

Action:

a. Increase coordination between City departments to include best practices for CPTED in site plan review.

b. Communicate CPTED principles to local property owners and neighborhood associations for implantation at the neighborhood level.

ARTS AND CULTURE

Arts and cultural elements in Albany include the City's museums, galleries, theaters, exhibition areas, historic sites, and music venues. A strong emphasis on arts and culture can impact the City's systems in a number of ways (e.g., improving education, public space, livability, etc.).

Goal:

Promote and enhance arts and culture in the City.

Strategies and Actions:

AC-1 Promote cultural identity.

AC-2 Make art education available at all school levels.

AC-3 Foster opportunities for public art.

AC-4 Strengthen the City's arts and cultural districts.

AC-5 Enhance access to arts and cultural facilities.

BEST PRACTICES: HARLEM CHILDREN'S ZONE PROJECT

The Harlem Children's Zone Project is a unique, holistic, and tremendously successful approach to rebuilding a community from the ground up, through programs that focus on the social, health, and educational development of children. "Baby College" is one innovative program that offers a nine-week parenting workshop to expecting parents and those raising a child up to three years old, the years that are proven to be essential for future educational success.

The Harlem Children's Zone Practitioners Institute provides resources and low-cost workshops to communities interested in organizing a similar strategy for early childhood education.

http://www.hcz.org/about-us/hcz-practitioners-institute

BEST PRACTICES: PHILADELPHIA MURAL ARTS PROGRAM

The Mural Arts Program began in 1984 as a component of the Philadelphia Anti-Graffiti Network to reach out to graffiti writers and redirect their energies to constructive mural painting, providing opportunities for them to channel their creative talent. The murals they create on vacant properties and other structures throughout city add color, beauty, and life to an older, industrial city struggling with decades of economic distress.

In 1996, the Anti-Graffiti Network became the Mural Arts Program, which has produced over 3,000 murals throughout the City of Philadelphia. Mural Arts' education programs are offered free and are targeted to at-risk youth. The programs use an intensive curriculum that involves mural-making as a dynamic means to engage youth and to teach transferable life and job skills.

The Mural Arts Program has also become a national leader in arts in criminal and restorative justice, currently offering educational programs in local prisons and rehabilitation centers using the restorative power of art to break the cycle of crime and violence in communities.

http://muralarts.org/

AC-6 Provide opportunities for live-work space for artists.

AC-7 Create a welcoming atmosphere for artists.

AC-1 Strategy: Promote cultural identity through community engagement. (Interrelated Strategies: Social ED-4)

Actions:

a. Work with the City's arts and cultural organizations to expand and promote Albany's offering of cultural programs (e.g., festivals, concerts, art fairs, historic celebrations, etc.).

b. Increase awareness of the City's historic and cultural resources through special events, exhibitions, walking tours, and public art.

AC-2 Strategy: Make art education available at all school levels and through community service. (Interrelated Strategies: Social ED-4)

Actions:

a. Encourage Albany public and private schools to include art and music education as a part of their regular curriculum and increase opportunities for after-school extracurricular participation in the arts.

b. Develop partnerships between the Albany School District and arts organizations to encourage students to participate through community service.

AC-3 Strategy: Foster opportunities for public art. (Interrelated Strategies: Social ED-4)

Actions:

a. Integrate public art into streetscape and transit station improvements (e.g., light poles, gateway signage, bus shelters, etc.) where appropriate.

b. Include public art in planning for parks, plazas, and public buildings.

c. Continue to implement innovative public art programs that encourage public interaction (e.g., Albany Sculpture in the Streets).

d. Explore the creation of a Public Art Review Process to streamline the installation of new public art projects.

AC-4 Strategy: Strengthen the City's arts and cultural districts. (Interrelated Strategies: Economy INV-2, DIV-1; Social ED-4, AC-6, AC-7; Housing and Neighborhoods HDC-5)

Actions:

a. Define and market existing arts and cultural districts in Albany.

b. Include arts and cultural districts in branding and marketing materials to encourage city living and homeownership in Albany's neighborhoods.

c. Increase marketing of the City's public art collection on the City of Albany's website and in promotional materials (e.g., Empire State Plaza Art Collection).

d. Build on the success of 1st Friday Albany and the Art on Lark Festival to expand the location and types of arts and cultural festivals and events (e.g., open studio tours).

e. Support community organizations in efforts to develop low-cost artist studio and performance space.

f. Promote and support the formation of new cultural organizations that have a focus on providing creative programs and learning opportunities to neighborhood residents.

AC-5 Strategy: Enhance access to arts and cultural facilities from and within the City's neighborhoods. (Interrelated Strategies: Social ED-4)

Actions:

a. Promote access for residents to the City's museums and cultural facilities (e.g., through special low-cost admission days or events).

b. Determine the availability and need for arts and cultural programming and educational classes at existing community centers.



Children of all ages have been welcomed to participate in Albany 2030 so their voices are heard in planning for their future.

AC-6 Strategy: Provide opportunities for live-work space for artists. (Interrelated Strategies: Community Form LU-3, ARCH-2; Social PS-1; Housing and Neighborhoods NI-1)

Actions:

a. Develop public/private partnerships to adaptively reuse vacant buildings for live-work studio space.

b. Encourage construction of affordable live-work space through the reuse of vacant land and the City's proposed Land Banking Program.

AC-7 Strategy: Attract artists to relocate to Albany by creating a welcoming atmosphere for artists. (Interrelated Strategies: Social AC-4, AC-6; Housing and Neighborhoods HDC-2)

Actions:

a. Use zoning, such as a live-work overlay, and development regulations to encourage mixed-income and affordable housing units throughout the City (Hyperlink: Housing & Neighborhoods HDC-2).

b. Highlight local artists in exhibition/wall space within the City's public buildings.

c. Invite artists to participate in competitions for public art and other design installations (e.g., lighting, bicycle or transit design elements).

d. Partner with new and emerging arts and cultural organizations to increase opportunities for artists

SOCIAL SERVICES

Goal:

Improve the social well-being of Albany citizens in need.

Strategies and Actions:

SS-1 Maintain access to human service agencies, expand service where needed.

SS-2 Encourage coordinated promotion and access to social services.

SS-3 Focus on strategies for preparing low-income children for K-5 schooling.

SS-4 Consider social and environmental equity in all decisions.

SS-5 Foster collaboration between organizations that provide similar services.

SS-6 Improve and enhance public access to institutional facilities and services.

SS-7 Improve and coordinate homelessness assistance programs.

SS-1 Strategy: Maintain access to existing human service agencies and expand services where needed. (Interrelated Strategies: Social SS-2, SS-6, SS-7)

Action:

a. Review the inventory of social service agencies and identify gaps in services.

b. Support, promote and expand current specialized services for target groups such as veterans and refugee populations.

SS-2 Strategy: Encourage coordinated promotion and access to social service opportunities. (Interrelated Strategies: Social SS-1, SS-4, SS-5, SS-7)

Actions:

a. Co-locate social services agencies and share resources between organizations where feasible to reduce costs, leverage resources of multiple organizations, and mitigate potential inefficiencies.

b. Assist with developing shared outreach materials for the City's social service agencies.

SS-3 Strategy: Focus on proven strategies for preparing low-income children for K-5 schooling (e.g., pre-natal care, home visits from a registered nurse following birth, preschool programs). (Interrelated Strategies: Social ED-1, ED-2)

Actions:

a. Partner with the City's healthcare institutions (e.g., Albany Medical Center, St. Peter's Hospital, non-profit service providers, and others) to increase access for all residents to prenatal and early childhood health care.

b. Develop parenting and early childhood education to prepare children for primary school. Use the Harlem Children's Zone Practitioners Institute as a resource.

SS-4 Strategy: Consider social and environmental equity in all decisions. (Interrelated Strategies: Social SS-2, SS-6, TR-3, TR-4)

Actions:

a. Evaluate the social and environmental equity of all proposed capital improvement projects.

b. Develop a comprehensive map of all social service providers, sites, and organizations to better allow for informed decision making.

SS-5 Strategy: Foster collaboration between organizations that provide similar services to reduce competition for funding and improve service efficiency and effectiveness. (Interrelated Strategies: Social SS-1, SS-2, SS-7)

Actions:

a. Work with existing organizations to partner and share resources and collaborate on marketing the services they offer.

b. Identify gaps in service that are not being met through existing organizations.

SS-6 Strategy: Improve and enhance public access to institutional facilities and services. (Interrelated Strategies: Social SS-1; Institutions RP-4)

Actions:

a. Expand access to the existing network of community facilities and strengthen linkages between health care and social service organizations. Albany has a strong network of health care providers and hospitals. Health care organizations should connect with and support social service providers to improve access to services for residents (e.g., housing assistance, homelessness assistance and prevention, family counseling, preventative health services, etc.) and more efficiently serve a wider demographic.

SS-7 Strategy: Improve and coordinate homelessness assistance programs. (Interrelated Strategies: Social SS-1, SS-2, SS-5; Housing and Neighborhoods HDC-10)

Actions:

a. Work with existing homeless assistance organizations to partner and share resources.

b. Identify gaps in service that are not being met through existing homeless assistance organizations

c. Study the effectiveness of preventative programs, including housing subsidies, supportive services (substance abuse, mental health, etc.) coupled with permanent housing, legal support for evictions, and identifying and overcoming barriers to permanent housing.

d. Consider developing a housing and homelessness strategy that includes the following elements:

- Identify homeless demographics and the root causes of homelessness in Albany
- Evaluate existing programs and identify overlaps and gaps
- Identify proven strategies for homeless prevention, permanent housing solutions, temporary assistance, and continuing services

Best Practices: National Cooperative Education Statistics System Indicators (see Strategy ED-1)

- Class Absence Rate (Teacher & Student)
- Percentage of Schools Making Adequate Yearly Progress (AYP)
- Average Student Assessment Score
- Percentage of Students Demonstrating Proficient or Advanced Performance
- Average Class Size
- Percentage Graduate Participation in College Entrance Testing
- Average Student Score on College Entrance Testing
- Percentage Students Completing (Advanced) Courses
- Percentage Students Enrolling in (Advanced) Courses
- Teacher's Education Level
- Teacher's Experience Level
- Number of Expulsion Incidents Per 100 Students
- Completion Rate / Graduation Rate
- Annual High School Dropout Rate
- Student Retention Rate
- Teacher Retention Rate
- Percentage School Capacity Used
- Student Enrollment Stability Rate
- Instructional Computer / Student Ratio
- Student / Teacher Ratio
- Percentage of Students Receiving Out-of-School Suspensions
- Administrator / Teacher Ratio
- Schoolwide Truancy Rate
- Reported Violent Incidents Per 100 Students
- Percentage Completers of Vocational/Technical Programs





Albany's reason for being is transportation: it was founded in the 17th century as a trading post on the Hudson River. Today, the Port of Albany is an important hub for the movement of goods; and other transportation modes, such as rail, automobile and air travel, have evolved over time. Albany's historic pattern of interconnected streets and buildings is friendly for pedestrians, although the pattern has been disrupted in some locations (most notably by I-787) to accommodate vehicular traffic.

A multi-modal transportation system provides citizens with the ability to safely and efficiently move around, in, and out of the City via different modes of transportation (e.g. bike, transit, walking, auto). By supporting multiple modes, a more balanced, complete transportation system can reduce vehicle miles traveled (VMT) and encourage walking, biking, and transit ridership.

Albany's transportation infrastructure has evolved dramatically over its 400 year history providing connections and creating unique challenges.

3.4 Transportation

The key components of a complete transportation system for Albany are: multi-modal connections; pedestrian, bicycle, transit, and vehicular travel; the port/freight movement; and air transportation.

MULTI-MODAL CONNECTIONS

Albany seeks to diversify the ways that neighborhoods and centers are connected to each other and the region through the development of an extensive, efficient, and safe network of complete streets, mass transit, bikeways, trails and sidewalks. See Maps 5 and 6 for Multi-Modal Transportation Opportunities for transit, roadways and parking.

Goal:

Increase options to the private automobile to move people within and between Albany, the Capital Region, and beyond.

Strategies and Actions:

MM-1 Develop a Complete Streets policy.

MM-2 Coordinate transportation investments to support preferred land uses.

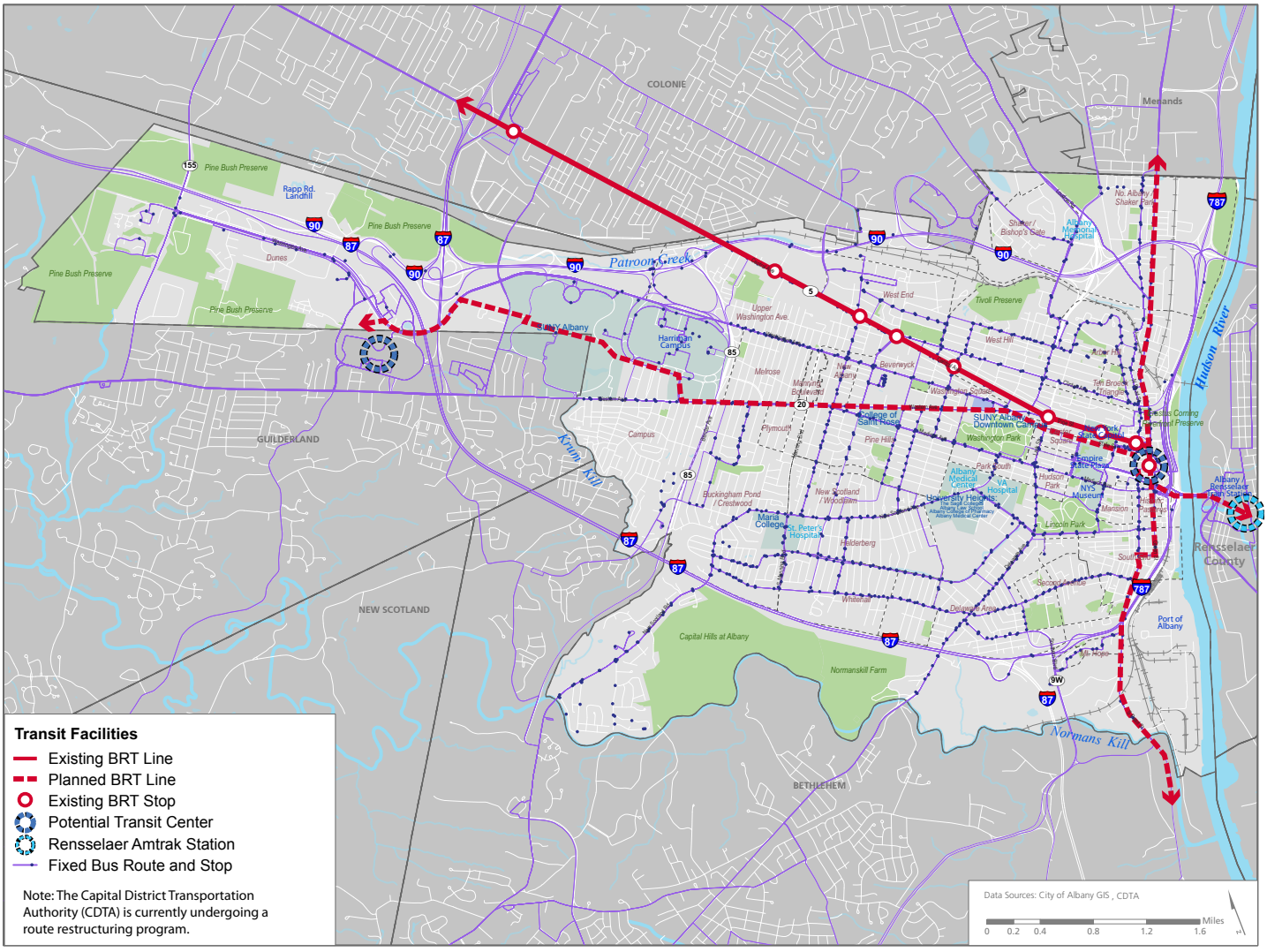


Within only 1.5 years of the completion of the Bicycle Master Plan, more than 8 miles of bicycle infrastructure was installed.

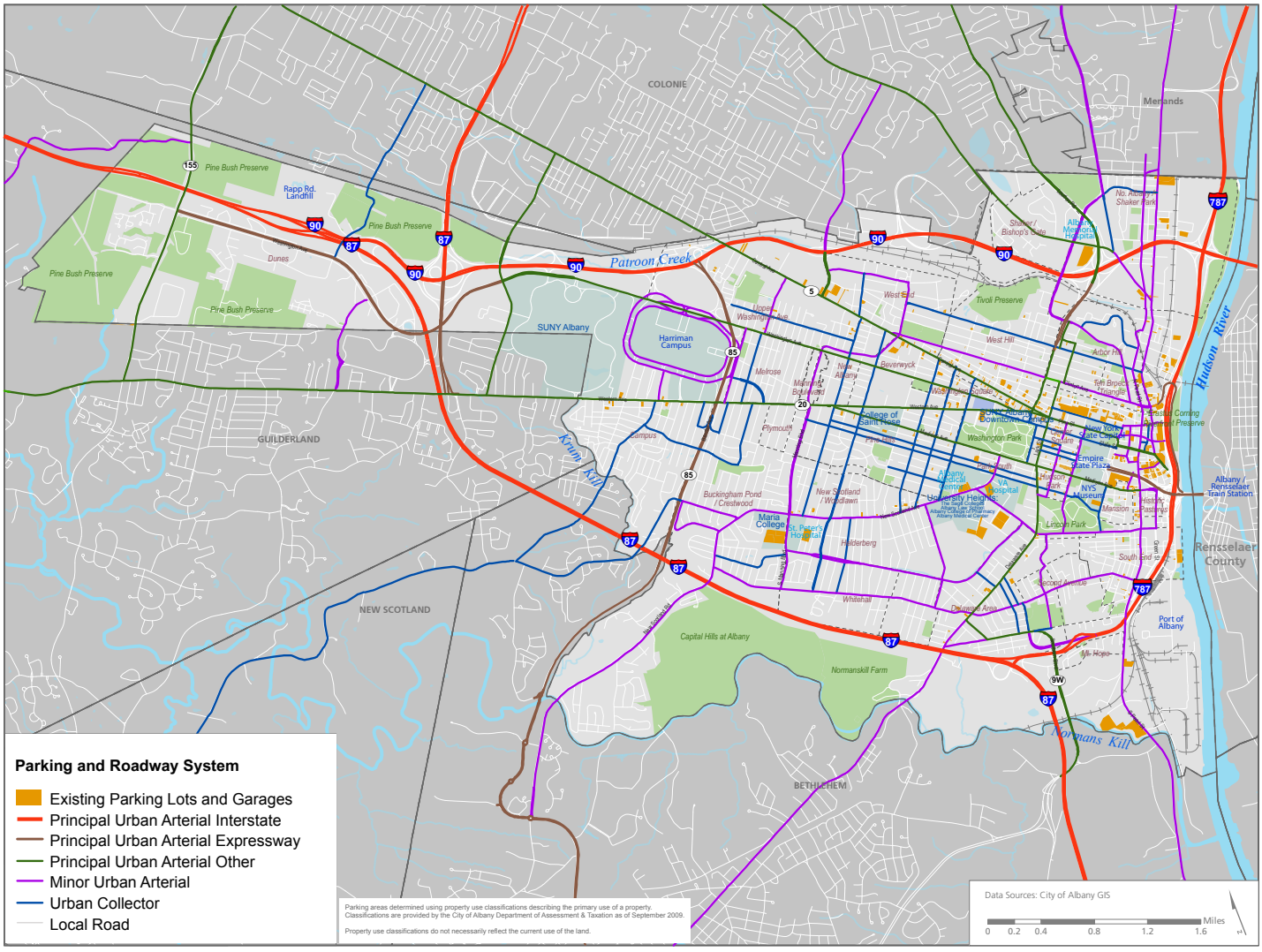
Transportation Key Issues

- The average automobile commute time for Albany residents is 18.3 minutes, shorter than the national average of 25.5 minutes.
- In 2000, 13% of Albany residents used public transportation to travel to work and 1% rode a bike. 11% of Albany residents walk to work, quadruple the national average.
- CDTA ridership increased 17.5% between 2006 and 2008.
- In 2011, CDTA began operation of its first bus rapid transit route, branded BusPlus, on Central Avenue between Albany and Schenectady.
- Highways and rail lines are significant barriers to walking in Albany.
- The Bicycle Master Plan has expanded the network of bikeways and trail access.
- North-south roadways through the City provide inadequate connectivity between neighborhoods and east-west arterials.

Map 5 Multi-Modal Transportation Opportunities: Transit



Map 6 Multi-Modal Transportation Opportunities: Roadways and Parking



BEST PRACTICES: NEW JERSEY'S NETWORK OF COMPLETE STREETS POLICIES

In October 2009, The Township of Montclair, NJ became the first municipality in the state to adopt a Complete Streets policy. The policy ensures that in both new construction and reconstruction, travel by pedestrians, bicyclists, public transit, and motorized vehicles and their passengers shall be safely accommodated.

Later in 2009, the New Jersey Department of Transportation adopted a Complete Streets policy for the state, implemented through any project funded under their capital program. The policy encourages other municipalities to adopt similar legislation, which, to date, has been accomplished by West Windsor Township, Monmouth County, and the Borough of Red Bank.

Complete Streets in New Jersey: A Compilation of State, County and Municipal Policies, Alan M. Voorhees Transportation Center at Rutgers University, August 2010.

www.njbikeped.org

MM-1 Strategy: Develop and Implement a Complete Streets policy.

Maintain and enhance the existing street network to encourage the safe and efficient mobility of all persons, regardless of age or ability, whether walking, biking, riding transit, or driving. Complete streets policies seek to make streets safer and more functional, convenient, and enjoyable for travelers using all modes. In August, 2011, New York State's Complete Streets legislation was signed into law, requiring that all state, county and local transportation facilities that receive both federal and state funding are subject to department of transportation oversight to consider safe travel on the road network by all users.[9] (Interrelated Strategies: Social CHR-2; Transportation BIC-1, VEH-4; Natural Resources AQ-1, SW-3; Utilities and Infrastructure EN-3)

Actions:

a. Develop a Complete Streets program including design standards, land use plans, and zoning regulations that provide the highest level of integration between pedestrians, cyclists and transit riders as appropriate based on the surrounding land use and street types. Adopt Complete Streets legislation that would address the retrofit of existing and design of new and reconstructed roadways.

b. Identify problem areas and implement appropriate traffic calming measures (e.g., landscape medians, pavement treatments, bike lanes, street trees and planters) to increase safety while maintaining efficient traffic flow.

c. Incorporate new transportation modes into redesigned streets, such as electric cars, mopeds and other types of personal mobility devices.

d. Implement "green streets" as part of a Complete Streets program, including porous pavement treatments, street trees, rain gardens, bioswales, and other such techniques. This can be incorporated into a Green Infrastructure plan for the city.

e. Consider climate vulnerabilities when installing new or rehabilitating existing transportation infrastructure.

[9] S5411-2011: Enables safe access to public roads for all users by utilizing complete street design principles. The legislation requires that all state, county and local transportation facilities that receive both federal and state funding are subject to department of transportation oversight to consider safe travel on the road network by all users of all ages, including motorists, pedestrians, bicyclists, and public transportation users through complete design features.

MM-2 Strategy: Coordinate transportation investments to support preferred land uses.

Integrate planning for transportation and land use by coordinating transportation planning decisions, policies and strategies to be supportive of the land use vision (e.g., transit-oriented development). (Interrelated Strategies: Community Form LU-2, UD-1, UD-2; Economy INV-1, INV-2; Social CHR-5, CHR-7; Transportation TR-2; Natural Resources AQ-1, WW-5; Housing and Neighborhoods NS-2 Utilities and Infrastructure EN-3; Institutions RP-2)

Actions:

a. Review all new development from a transportation perspective to ensure adequate roadway facilities, and to advance the implementation of facilities for pedestrians, cyclists, transit and other alternatives to the automobile.

b. Use zoning to promote mixed use and transit-oriented development around transit hubs and along transit corridors, such as neighborhood commercial centers, the downtown, and along bus rapid transit (BRT) corridors.

c. Promote patterns of land uses, such as high density clustered development and mixed-use zoning that encourage maximum potential for pedestrian, bicycling, and transit mobility throughout the city and reduce automobile usage.

d. Develop contextual design standards for complete streets that provide adequate capacity for all users and are coordinated with the type of land use in which the street is located. This includes creating walkable neighborhoods where all trips need not be made by car, and encouraging transit use through easy, user-friendly service and appropriately sized streets that naturally calm traffic while facilitating circulation and improving safety.

e. Work with the NYS Department of Transportation and the Capital District Transportation Committee (CDTC) on the I-787 Integrated Corridor Study. The intent of the study is to evaluate short and long term infrastructure needs for I-787 including near term access improvements to support the City's downtown and waterfront economic development initiatives. In addition, the study will evaluate opportunities for alternative designs (including an urban arterial) that reduce long term maintenance costs and/or improve the compatibility of I-787 with the community. The highway currently represents a visual and physical barrier between the City and its waterfront. Replacing the elevated highway with an urban arterial at or below grade would have a dramatic impact on the visual attractiveness of the City of Albany, walkability and potentially create additional developable land.

BEST PRACTICES: NEW HAVEN, CT ROUTE 34 CONNECTOR REMOVAL.

Cutting through the center of downtown New Haven is the Route 34 Connector – a portion of a highway that was never fully constructed. This highway segment divides the city in two, preventing pedestrian access, limiting development, and creating an eyesore.

In 2004, the City of New Haven convinced the State to allow removal of the highway. After completing initial environmental studies, in 2010, New Haven received $16M in federal grants to redevelop the road as an urban highway. This effort will restore the city street and pedestrian networks, and provide significant developable land for the City. The transformation is expected to create 2,000 construction jobs and 1,000 permanent jobs, while continuing to maintain the effectiveness of the transportation network.

www.cityofnewhaven.com

Albany's historic development pattern naturally lends itself to pedestrian activity.



PEDESTRIAN

Many of Albany's neighborhoods are served by a network of sidewalks, but opportunities exist to improve connections between and within neighborhoods, and in connections to other activity centers in the city and region. An upgraded pedestrian environment will encourage use by people of all ages and abilities, for transportation, recreation and health.

Goal:

Provide for safe pedestrian mobility throughout the City.

Strategies and Actions:

PED-1 Maintain & improve sidewalk connections.

PED-2 Expand greenways.

PED-1 Strategy: Maintain & improve sidewalk connections. (Interrelated Strategies: Transportation MM-1, MM-2; Housing and Neighborhoods NS-4)

Maintain and improve the existing sidewalk network to increase safety and provide connections between residences, schools, transit, activity centers, work, and public facilities for persons of all ages and abilities.

Actions:

a. Develop and fund procedures for regular maintenance of sidewalk infrastructure repair to maintain a state of good repair of all City sidewalks.

b. Develop a regularly updated pedestrian plan for the City of Albany, including a citywide sidewalk inventory identifying condition and gaps, implementation plan, and design standards as part of the Complete Streets program.

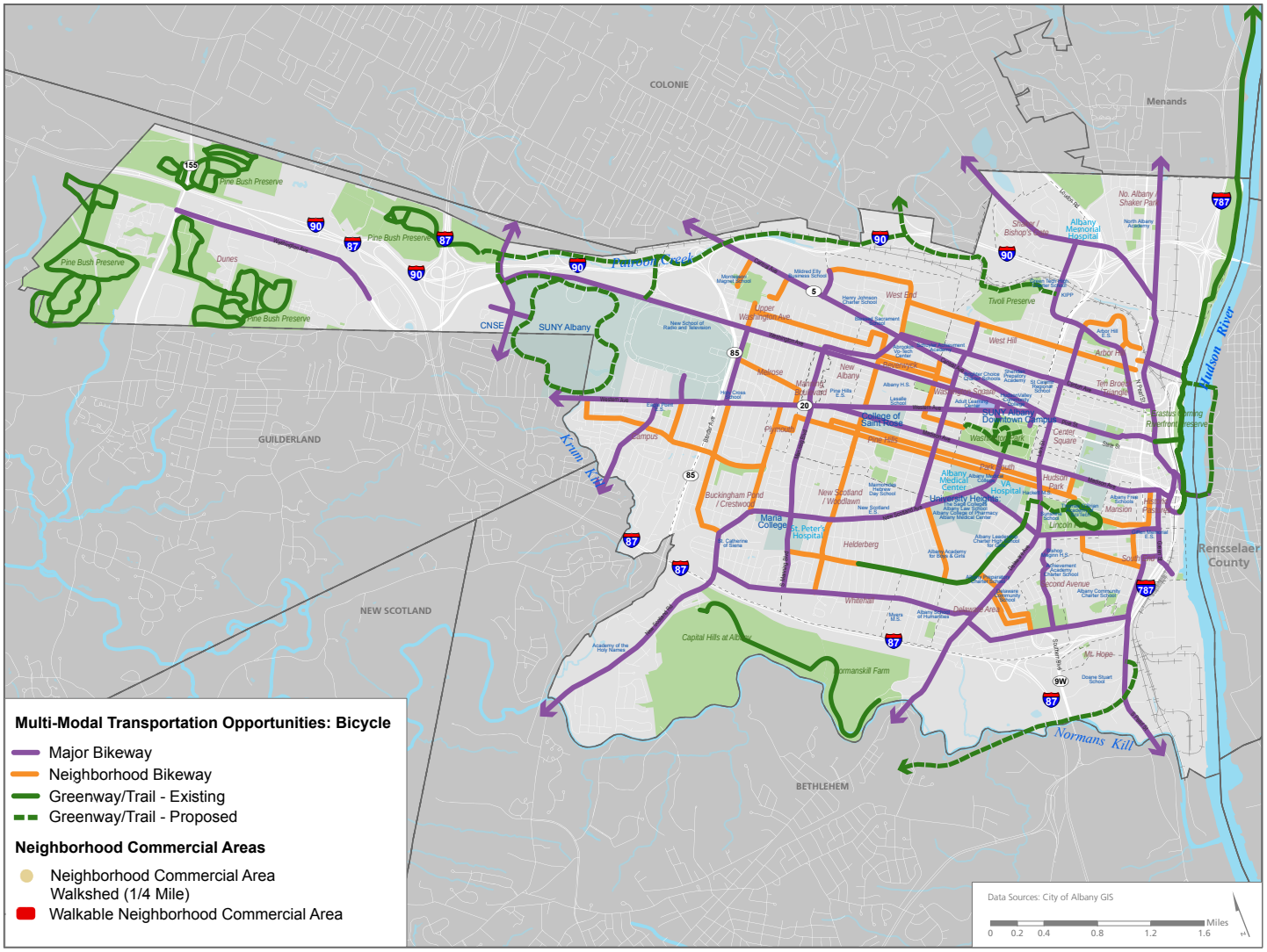
c. Implement a Safe Routes to School program, which enables community leaders, schools and parents to improve safety and encourage more children to safely walk and bicycle to school. See www.saferoutesinfo.org for more information.

d. Improve street crossings to meet the safety standards of the Manual on Uniform Traffic Control Devices (MUTCD), local and state regulations, and the Americans with Disabilities Act. Standards would include elements such as crosswalks, lighting, median refuges, reduced turning radii, corner sidewalk widening, ramps, signs, signals, and landscaping. Give priority to intersections near schools, senior housing, community and senior centers, parks and transit stations and stops.

e. Establish a tracking and monitoring system for vehicle-pedestrian crashes. Such a system will be used by the City as a data driven approach to identifying potential pedestrian improvements. Complete streets and other mechanisms will also be utilized by the City to implement pedestrian improvements and enhance safe walking environments pro-actively throughout the City.

f. Clarify and communicate the responsibilities of property owners for sidewalk maintenance (i.e. snow removal and planting strip upkeep).

Map 7 Multi-Modal Transportation Opportunities: Bicycle



PED-2 Strategy: Expand Greenways. (Interrelated Strategies: Social CHR-7; Transportation BIC-2; Natural Resources OS-1; Institutions RP-2)

Continue to improve and expand the current and planned greenways in the City by connecting with local and regional pedestrian and bicycle infrastructure.

Actions:

a. Identify existing railroad rights-of-way for potential conversion to other uses such as walking and biking trails, or integration with new transit services.

b. Work in cooperation with, and support groups advocating for, the Albany County Rail Trail.

c. Improve key connection points from the bicycle and pedestrian network to greenways, including connections to the waterfront, the Mohawk Hudson trail, the proposed Patroon Creek Multi-use trail, and replacement of the Livingston Avenue Bridge.

BICYCLING

Cycling improves health, is used for commuting or recreation, and can have tourism benefits. The City of Albany's Bicycle Master Plan, completed in partnership with the Capital District Transportation Committee (CDTC), identifies a network of bicycle routes to improve cycling as a viable mode of transportation throughout the City. See Map 7 for a map of the city's Bicycle Master Plan.

Goal:

Provide for safe bicycle mobility throughout the City.

Strategies and Actions:

BIC-1 Promote and Implement the Bicycle Master Plan.

BIC-2 Connect to regional trails.

BIC-3 Educate cyclists and drivers.

RESEARCH: TRANSPORTATION ORIENTED DEVELOPMENT HOUSING PRODUCES LESS TRAFFIC THAN TRADITIONAL HOUSING.

The Transportation Cooperative Research Program, sponsored by the Federal Transit Administration, conducted a 2008 study into the "Effects of TOD on Housing, Parking, and Travel." The report concludes that TOD apartments average around one-half the norm of vehicle trips per housing units. Actual rates varied from 70% to 90% lower for projects near downtowns, to 15% to 25% lower for TODs in low-density suburban areas.

The report suggests that, with lower levels of traffic generated, TOD can be encouraged in several ways: developers could be allowed to pay lower traffic related impact fees and reduce parking costs, making development more affordable; rightsizing parking ratios and traffic generation may encourage local acceptance of higher density development; and with lower levels of traffic, roadway improvements thought to be required could be reduced, saving money.

TCRP Report 128: Effects of TOD on Housing, Parking, and Travel. G.B. Arrington and Robert Cervero, Transportation Research Board, 2008.

BIC-1 Strategy: Promote and Implement the Bicycle Master Plan

The Bicycle Master Plan provides a vision of Albany as a "bikable" city and a plan to implement the vision. (Interrelated Strategies: Social CHR-2; Transportation MM-1, VEH-3; Natural Resources AQ-1; Utilities and Infrastructure EN-3)

Actions:

a. Work cooperatively with the CDTC, New York State Department of Transportation (NYSDOT), Capital District Transportation Authority (CDTA), Albany County, and neighboring communities to coordinate development and implementation of the bikeway network.

b. Implement the Bicycle Master Plan. Key actions included in the plan include the following:

- Encourage bicycle-friendly development by adopting site plan review criteria requiring bikeway routes, bike parking, and other end of trip facilities.
- Develop bicycle infrastructure through design guidelines, implementing the bikeway network, signage, transit integration, and the development and implementation of a Complete Streets program.
- Ensure maintenance of bikeways and develop standards for bikeway maintenance in construction zones.
- Encourage cycling through transportation demand management[10] initiatives, web based information, bike week/month campaigns, and providing bike parking at City events.
- Fund a full or part-time cycling coordinator to work for the City of Albany.
- Determine the feasibility of a citywide bike share program.
- Develop metrics and assessment tools to track use of bicycle infrastructure.
- Develop a webpage dedicated to bicycling in Albany, including the location of existing and future routes, as well as existing bicycle parking.

[10] Transportation Demand Management (TDM) – TDM is a series of measures promoting alternatives to the single occupant vehicle for reducing traffic congestion. These measures include carpooling, vanpooling, transit, walking, bicycling, telecommuting, compressed work weeks, etc.

BIC-2 Strategy: Connect to regional trails.

As noted in the Pedestrian section above, the connection between trails is important for transportation mobility, as well as recreation and health purposes. (Interrelated Strategies: Social CHR-1; Transportation PED-2; Natural Resources OS-1; Institutions RP-2)

Actions:

a. Work cooperatively with regional cycling organizations to support the development of new trails and greenways.

b. Improve key connection points from the bicycle and pedestrian network to greenways including connections to the waterfront, to the Mohawk Hudson trail, the proposed Patroon Creek Multi-use trail, the proposed Albany County Rail Trail, and replacement of the Livingston Avenue Bridge.



In 2011, CDTA launched Bus Plus, the region's first bus rapid transit system, with its first line running between Albany and Schenectady.

BIC-3 Strategy: Educate Cyclists and Drivers (Interrelated Strategies: Transportation BIC-1)

The City should continue to work with the Capital District Transportation Committee (CDTC) to build upon the cyclist and driver education campaign Capital Coexist (www.capitalcoexist.org).

Actions:

a. Work with the CDTC to enhance and market the Capital Coexist bicycle/driver education campaign which provides bicycle educational material, safety tips and information on current bicycle projects and events.

b. Develop and market educational materials about complete streets, cycling routes, street markings, and the specific rights and needs of cyclists in the City of Albany.

TRANSIT

Albany's transit services will provide an array of types of services, located throughout the City, to encourage and enable connections between neighborhoods, jobs, and other destinations. Both local and regional connections are currently being improved and restructured by the CDTA, and these revamped services will support and encourage the needs and vision for transit in Albany. Albany's first Bus Rapid Transit (BRT) corridor opened for service in April 2011 on Central Avenue/Route 5, connecting the City of Albany to Schenectady. A second BRT route is being considered for the Washington or Western Avenue corridors from downtown Albany to Crossgates Mall.

Goal:

Increase transit options and transit use.

Strategies and Actions:

TR-1 Establish an intermodal transit center.

TR-2 Promote Transportation Demand Management to improve transit choices.

TR-3 Increase transit connectivity.

TR-4 Explore transit expansion options.

TR-1 Strategy: Establish an intermodal transit center. (Interrelated Strategies: Community Form UD-3; Transportation TR-3, TR-4, AIR-1; Natural Resources AQ-1)

Establish an Intermodal Transit Center (regional / local bus service) with connections to the Rensselaer Amtrak Station and Albany International Airport.

Actions:

a. Work cooperatively with CDTA, private bus operators, and other parties to develop a new Intermodal Transit Center in downtown Albany adjacent to the site of the proposed Convention Center.

b. Design an Intermodal Transit Center using high quality urban design and planning principles that encourage mass transit use. This includes strong connections for walking between the Center and the downtown, appropriate transit-oriented land uses, adding bike connections and storage, and facilitating bus traffic so as to minimize the impact on nearby streets.

c. Maximize the Intermodal Transit Center's benefit to Downtown by increasing transit services through schedule changes, improved connections, and ensuring the safety and security of transit riders.



Installing electric and other alternative-fueled vehicle infrastructure will provide an economic boost and environmental benefits.

TR-2 Strategy: Promote Transportation Demand Management to improve transit choices. (Interrelated Strategies: Community Form LU-1, UD-1; Transportation VEH-3; Natural Resources AQ-1; Housing and Neighborhoods NS-2; Utilities and Infrastructure EN-3)

Employ transportation demand management techniques to encourage the use of transit, including the use of incentives.

Actions:

a. Work cooperatively with CDTA to improve transit service coverage, speed and frequency, extending hours of service where possible, and serving key destinations such as commercial centers, community facilities and employment centers.

b. Support the development of transit services that encourage transit use through better linkages between jobs and residences, service at all times of day, and make travel from one place to another as easy as possible, therefore encouraging less driving.

c. Create Transit Oriented Development (TOD) overlay districts along existing and proposed transit corridors (such as BRT routes) to encourage mixed use development with higher densities, reduced parking, and walkable streets. Work with community stakeholders to determine the appropriate density levels and mix of uses as well as appropriate locations for TOD.

d. Promote reliability in transit services through coordination with service providers. Encourage published schedules, real time information, and other methods of communication with the transit riding public.

e. Work with CDTA and CDTC to promote and advertise the use of transit, including new routes, financial incentives (such as free or reduced-rate bus passes), and the use of alternates to single-occupancy vehicle commuting through park-and-rides and BRT services.

f. Evaluate, as part of the citywide parking strategy, incentivizing transit use through changes to parking fees that would encourage a shift from driving to riding transit.

g. Work with CDTA to promote the Transportation Demand Management website.

TR-3 Strategy: Increase transit connectivity. (Interrelated Strategies: Economy EMP-1, INV-1; Social CHR-5, CHR-7; Transportation TR-1, AIR-1; Housing and Neighborhoods NS-2; Utilities and Infrastructure EN-3)

Actions:

a. Work cooperatively with the CDTA in their effort to restructure transit routes in Albany. Improve the North and South connections as well as loops within the city so residents can utilize the services in the city, especially employment centers, healthcare facilities, educational facilities, , recreational facilities, retail centers, etc.

b. Improve the access to and attractiveness of bus transit facilities, including sidewalks, shelters, signage, etc.

c. Ensure that all sidewalks and pedestrian access to transit facilities are fully accessible to persons with disabilities.

TR-4 Strategy: Explore transit expansion options. (Interrelated Strategies: Social SS-4; Transportation TR-1, TR-3; Utilities and Infrastructure EN-3)

Explore the potential for expanded bus rapid transit (BRT) service and support the planning process for the implementation of high speed rail.

Actions:

a. Support the operation of the Route 5 BusPlus, the CDTA's first BRT route, which provides service between Albany and Schenectady along Central Avenue. Significant improvement and investment in this corridor is programmed, including new vehicles, stations, park and ride lots, transit signal priority, and potentially off-board fare collection (CDTC TIP).

b. Encourage the development of additional BusPlus routes throughout the City and to regional destinations, including along Western Avenue, as well as routes connecting the Albany, Schenectady, and Troy city centers.

c. Provide adequate and efficient late-night transit between entertainment destinations, neighborhoods and educational institutions (e.g. late-night bus service, taxis and shuttles) to encourage alternatives to driving.

d. Support the development and implementation of the federally-designated high speed rail Empire Corridor, extending from New York City to Albany to Buffalo, with the New York City to Albany route as a priority.

e. Investigate potential opportunities for light rail connections to growing suburbs, city centers and regional activity centers. Explore funding sources and feasibility.

f. Determine the feasibility of re-establishing streetcar lines along highly-travelled intra and inter-City routes.

The Northway Express, operated by CDTA, provides regional commuters with an alternative way to reach employment and activity centers in Albany.



VEHICULAR

While providing improved transportation modal choices is important, the efficient and safe flow of traffic is also crucial. Improvements in traffic circulation and access that increase safety, reduce congestion, rationalize parking, and upgrade and maintain roads within and to the City will make for a more livable Albany.

Goal:

Improve vehicular connections for automobiles, motorcycles, and scooters to and within Albany to facilitate circulation and reduce congestion, while addressing impacts on the City fabric.

Strategies and Actions:

VEH-1 Improve road infrastructure and reduce congestion.

VEH-2 Implement a comprehensive parking strategy.

VEH-3 Promote Transportation Demand Management to reduce vehicle miles traveled.

VEH-4 Promote efficient, hybrid, or alternative-fueled vehicles.

VEH-1 Strategy: Improve road infrastructure and reduce congestion. (Interrelated Strategies: Transportation VEH-3, TR-3, TR-4)

Implement roadway infrastructure and signalization improvements to increase efficiency and safety, reduce congestion and delays, and decrease idling and other vehicular-related pollution issues.

Actions:

a. Develop and fund a maintenance program to preserve the infrastructure investments that have been made to roadways, and continue to plan for maintaining a state of good repair of all other roadways.

b. Identify gaps or needs in the existing street network, such as the relative lack of major north-south connectivity, and establish a plan for future roadway development and connections.

c. Optimize traffic flow and minimize congestion on arterial roadways through the use of management strategies, including:

- Access management techniques on critical corridors to maintain capacity and safety. This includes limiting individual driveways, encouraging shared curb cuts, and potential use of medians or traffic engineering measures to control turning movements.
- Intelligent transportation systems (ITS) and traffic signal optimization.
- Alternative intersection design to increase mobility such as the use of roundabouts where appropriate.

d. Connect neighborhood streets that today may not be connected, to facilitate circulation and minimize traffic congestion on collector roadways.

e. Consider the use of a multi-modal level of service criterion that balances all transportation modes.

f. Evaluate downtown access, circulation and congestion and develop a comprehensive and integrated plan that prioritizes streets by mode, reduces congestion and delay, and promotes the efficient use of downtown streets.

g. Utilize green streets criteria for new and rehabilitation road projects.

h. Investigate the benefit of utilizing heat resistant construction materials for pavement in preparation for climate change.

VEH-2 Strategy: Implement a comprehensive parking strategy. (Interrelated Strategies: Economy INV-1; Housing and Neighborhoods NS-6)

Address all aspects of parking such as parking supply, demand and usage, as well as design. This would also include review and updates to City regulations regarding parking requirements and development, and possible changes to City zoning regulations for on-street parking management.

Actions:

a. Complete a parking study of the City of Albany, including developing a compendium of parking policies (City, State, etc.), and completing a full assessment of existing parking supply, usage, and current and future demand. This study would inform the additional development of parking policies and potential for parking pricing strategies.

b. Work cooperatively with the State of New York, the Albany Parking Authority and others to find opportunities for changes to State-employee parking policies that would better synchronize with City of Albany resident and visitor needs. Such changes could include fee structures, shared parking during off hours and incentives for transit use.

c. As part of the complete parking study, review off-street parking standards and required ratios and consider the use of maximum parking requirements where other modes provide accessibility options, incentives for shared and/or off-site parking, and fees “in lieu of” on-site parking.

d. Develop parking policies and standards that support and encourage the land use and community form desired by the City. This includes development of parking behind buildings, rather than between buildings and the street, structured parking when feasible, encouraging good parking lot/structure design, facilitating pedestrian access and improving traffic circulation.



With its new capacity to handle heavy lift cargo, the Port of Albany continues to distinguish itself as a major player in maritime commerce.

VEH-3 Strategy: Promote Transportation Demand Management to reduce vehicle miles traveled. (Interrelated Strategies: Transportation TR-2; Natural Resources AQ-1; Utilities and Infrastructure EN-3)

Transportation demand management includes a variety of opportunities to reduce automobile use and vehicle miles traveled. Programs can include the encouraging of bicycling, carpooling, transit use, or telecommuting.

Actions:

a. Promote public education and awareness programs about the availability and benefits of alternatives to automobile commuting.

b. Promote CDTC's iPool2 carpooling system, to promote ridesharing.

c. Work with CDTA and CDTC to encourage greater use of transportation demand management tools such as:

- Employee subsidies to encourage employee ridesharing or transit use such as discounted transit passes.
- Incentives to encourage telecommuting and flexible work hours.
- Priority parking spaces or pricing in public parking garages for carpoolers.
- Parking cash out program, where employers who provide subsidized parking for their employees offer a cash allowance or transit pass in lieu of a parking space.

d. Explore the feasibility of a municipal car-sharing program within the City of Albany fleet to reduce the total number of vehicles required for City employees.

e. Support the development of a car-sharing program for residents, as well as commuters, which will reduce local and regional VMT's and GHG emissions, and reduce parking demand.

f. Support CDTA in the development of a Transportation Demand Management website for the Capital Region which will provide educational materials on TDM tools.

VEH-4 Strategy: Promote hybrid/electric, alternative-fueled, and efficient, vehicles. (Interrelated Strategies: Community Form UD-3; Transportation MM-1; Utilities and Infrastructure EN-1)

The inclusion of fuel efficient, hybrid and alternative-fueled vehicles are a desired part of a sustainable transportation network in Albany.

Actions:

a. Promote the use of alternative vehicles, where appropriate, in transportation plans, including facilities for plug-in electric vehicles on streets and in parking facilities.

b. Encourage alternative vehicle use through programs such as priority parking.

c. Develop a program within the City of Albany to share fleet vehicles and use electric, CNG, and hybrid vehicles.

d. Encourage the use of hybrid or alternative-fueled buses, including CDTA fleet, school district buses, and other public fleets.

e. Require electric vehicle and alternative-fueled vehicle infrastructure in the approval process for new projects that meet a minimum development threshold.

f. Incorporate alternative-fueled vehicles into the city fleet.

FREIGHT MOVEMENT/PORT

The Port of Albany is a world-class facility and an economic engine for the region that employs hundreds of people. It receives 800,000 tons of cargo each year and was recently recognized as the most improved port in the nation for handling heavy lift cargo. In 2010, the Albany Port District Commission Master Plan for the Port of Albany was



Albany International Airport completed a multi-million dollar capital redevelopment project included a new 230,000 square foot terminal, parking garage, Air Traffic Control Tower, and cargo facility.

completed. The Master Plan study included a comprehensive review of the facilities of the Port of Albany, the markets it serves, and potential opportunities for future development at the Port, responsive to its mission, and based on the characteristics of the Port and its competitive position.

Goal:

Improve capacity and service at the Port of Albany and increase resilience to future climate change impacts.

Strategies and Actions:

FMP-1 Leverage port assets and integrate with freight rail.

FMP-2 Modernize the port to accommodate increased demand.

FMP-1 Strategy: Leverage port assets and integrate with freight rail. (Interrelated Strategies: Economy INV-2; Transportation FMP-2)

Actions:

a. Encourage land use support for development of major distribution facilities. This could include evaluating land uses near the port to preserve land and locations that are appropriate for the needs of freight distribution companies.

b. Determine requirements and investments to maximize the use of rail operations in support of the Port, and examine potential for incentives that would encourage the use of freight rail rather than trucks.

c. Encourage the use of City residents as a labor pool for port-related businesses and potential distribution facilities. Educating these businesses to the potential labor pool available in the City could assist in attracting or retaining port-related businesses.

FMP-2 Strategy: Modernize the port to accommodate increased demand.

(Interrelated Strategies: Economy INV-2; Transportation FMP-1)

Continue to modernize and enhance the port to meet the needs of today and for growing future demand.

Actions:

a. Support the implementation of the recommendations of Port Master Plan, including the potential increase in open storage space for project cargo, steel or other cargo. Alternatives for creating this space would include the current Cargill Salt leasehold and/or site 11 if the ethanol lease does not eventuate, or the current Hudson River Recycling (HRR) site.

b. Monitor the effects of rail and truck traffic and work cooperatively to implement measures to minimize adverse impacts on the City's land uses and roadway network.

c. Preserve industrial waterfront uses in the vicinity of the port to support future job growth and allow for future expansion if necessary.

d. Support implementation of programmed CDTC TIP elements including security improvements, operational improvements and maintenance dredging, freight wharf and dock repairs, and the bio fuels transfer facility.

e. Encourage the use of heat resistant construction materials for pavement and rail tracks in preparation for climate change.

f. Consider and plan for the potential impacts of climate change, including sea level rise and extreme weather events..

AIR

Although not located within the City of Albany, Albany International Airport is an important component of the City's transportation network. The airport serves as a gateway to visitors and business interests. The airport is less than three miles from major City employment centers and global destinations such as CNSE's Albany Nano Tech Complex and Harriman Campus and is the closest airport to the rapidly expanding Global Foundries. Marketing the airport, and improving access to Downtown Albany are ways the City can contribute to the continued viability of the airport, attraction of new residents and employees as well as increase the number of visitors taking advantage of Albany's cultural and recreational opportunities.

Goal:

Maintain Albany Airport as a regional hub for air travel.

Strategies and Actions:

AIR-1 Support and improve connections between the airport and city.

AIR-2 Support efforts to increase national connections available through Albany International Airport

AIR-1 Strategy: Support and improve connections between the airport and city. (Interrelated Strategies: Economy INV-1; Transportation TR-1, TR-3)

Identify and improve key regional connections where needed

Actions:

a. Facilitate connections between the city and the airport by encouraging the coordination of transportation services (transit and roadways), working with CTDA, NYSDOT, NYS Thruway Authority, and others.

b. Market the airport as an asset to city businesses and tourism.

c. Establish a new Intermodal Transit Center in downtown Albany, incorporating direct, frequent and convenient access to the airport.

AIR-2 Strategy: Support Albany County Airport Authority efforts to increase direct national connections available through Albany International Airport (Interrelated Strategies: Economy INV-1)

Actions:

a. Incorporate the airport's new Air Service Incentive Program, which provides financial incentives to attract new airlines and air service to Albany International Airport, in the city's branding and marketing strategies.





Albany's land, water, vegetation, and air perform essential functions and provide vital benefits for the City and its residents. At a "mega-regional" scale, Albany is located in the Lower Hudson Watershed, which makes up about 40% of the Hudson/Mohawk River Basin, one of the largest drainage areas on the eastern seaboard of the United States. The Hudson River and its tributaries are Albany's major natural features and have shaped its identity and sense of place throughout its history. However, today the downtown and other parts of Albany are cut off from the riverfront by I-787. While Albany's water and other natural resources have been extensively altered by development, opportunities exist to forge a greener, more sustainable future by reintegrating them into the urban fabric.

Open since 2002, with easy access provided by the Hudson River Way Pedestrian Bridge, Albany Riverfront Park is home to an amphitheater with performance space and seating for more than 1,000 spectators, a new bulkhead, floating boat docks, and a bicycle path for recreation.

3.5 Natural Resources

Key natural resource system components include waterways, the urban forest, natural habitat, air quality, topography and soils, and open space. See Map 8 for a map of Albany's natural resources.

WATERWAYS

The City of Albany is located along the western edge of the Hudson River within the Lower Hudson Watershed. In addition to the Hudson River, surface waters include Patroon Creek, Normans Kill, Rensselaer Lake, and Tivoli Lakes. Albany's hydrology has been highly modified by development, with many stream systems buried and incorporated into the City's combined sewer system as the City grew.

Goal:

Preserve and protect the City's waterways.

Strategies and Actions:

WW-1 Implement Long-Term Control Plan to mitigate water quality impacts of CSO's.

WW-2 Control sources of negative environmental impact.

WW-3 Use zoning and environmental review to protect river and stream corridors.

WW-4 Remediate brownfields to reduce runoff and water table contamination.

WW-5 Improve public access to waterways.

WW-6 Encourage water conservation.

WW-1 Strategy: Implement Long-Term Control Plan to mitigate water quality impacts of CSO's. (Interrelated Strategies: Natural Resources WW-2; Utilities and Infrastructure WS-1, SW-1, SW-2)

Develop and implement a Long-Term Control Plan (currently in progress)[11] to mitigate the water quality impacts of combined sanitary and storm sewers overflows (CSOs) into the Hudson River.(Interrelated Strategies: Utilities and Infrastructure WS-1, SW-2 a.)

Actions:

a. Implement New York State Best Management Practices (BMPs) for combined sanitary and storm sewers. Include BMPs that reduce stormwater runoff, restore wetlands, improve riparian corridors, and reduce costs associated with CSO solutions.

b. Implement phased strategies to reduce stormwater runoff, which will mitigate impacts of CSOs, to comply with New York State water quality standards, and Clean Water Act requirements. Potential strategies include new street trees, underground cisterns, green roofs, and rainwater capture and reuse.

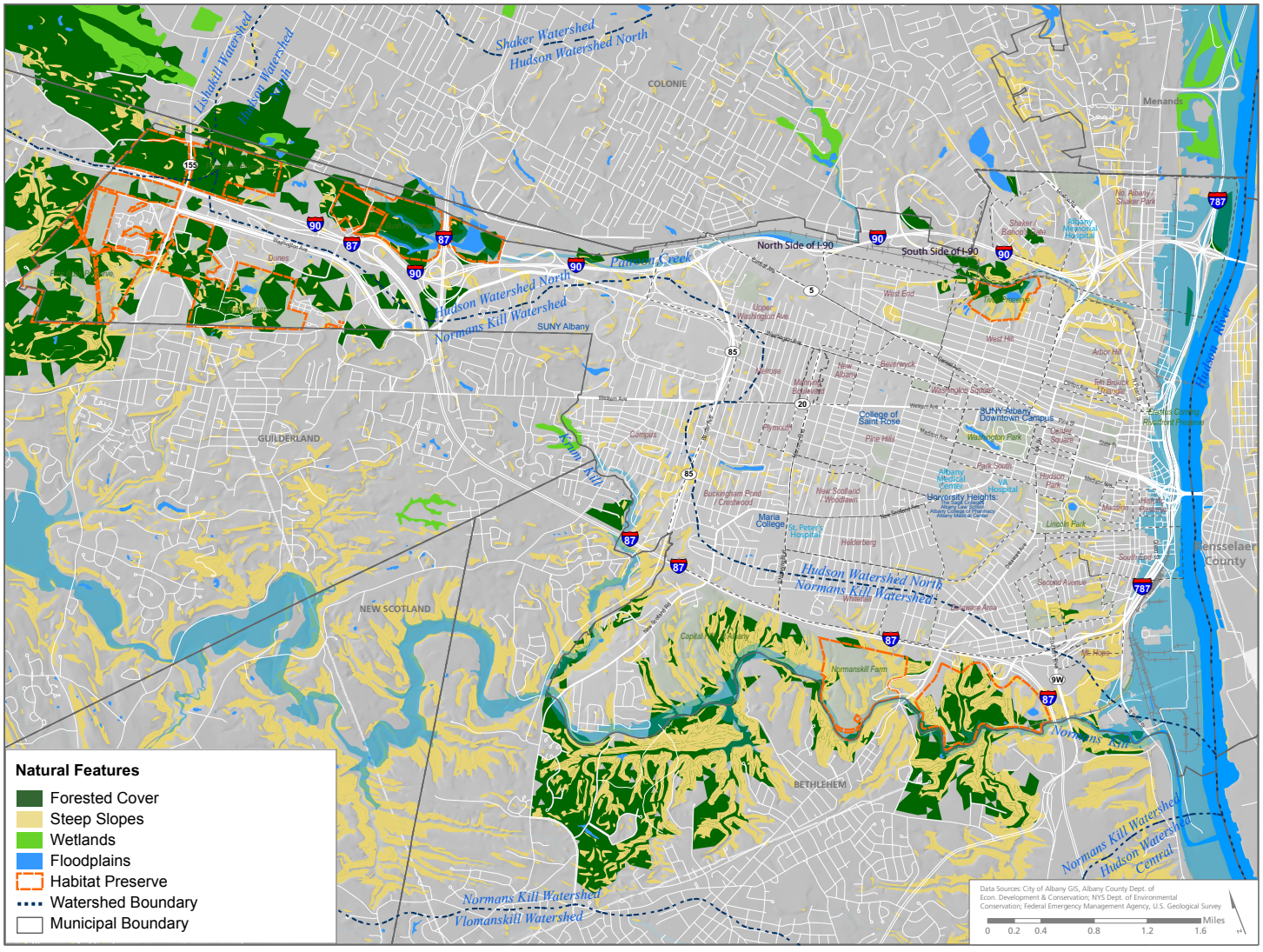
Natural Resources Key Issues

- The shoreline of the Hudson River has been altered so that most natural habitat has been heavily impacted. However, the Hudson River is an important habitat for fish (e.g., Striped Bass, American Shad, and the federally endangered Shortnose Sturgeon).
- Many of the City's streams have been culverted and are now part of the City's combined sewer system. In addition, the majority of wetlands have been filled so that few remain.
- Erosion and stormwater runoff are concerns, especially during heavy rainstorms. The City does not have a slope ordinance for construction.
- The Albany Pine Bush Preserve is a globally rare ecosystem containing over 45 species of greatest conservation need. While most of the natural Albany Pine Bush left in city borders is in conservation ownership and management, there are several small important parcels recommended for protection.

List continues on page 119

[11] The Albany Pool Communities - the City of Albany, City of Cohoes, Village of Green Island, City of Rensselaer, City of Troy, and City of Watervliet - are preparing a Combined Sewer Overflow Long Term Control Plan.

Map 8 Natural Features



WW-2 Strategy: Control sources of negative environmental impact (e.g., construction runoff, illicit discharges, nonpoint source pollutants, etc.) that make the city's waterways too polluted for swimming. (Interrelated Strategies: Natural Resources WW-1, WW-3, TS-1; Utilities and Infrastructure SW-1, WS-3)

Actions:

a. Strengthen development standards to minimize site disturbance during construction near sensitive environmental areas such as waterways, steep slopes, and natural habitat. In general, Albany's waterways are located in highly developed areas where urban runoff from construction, past and current industrial activities, residential and commercial development, and golf courses are a concern.

b. Partner with parks and recreation providers (e.g., Albany Department of Recreation, golf courses, universities, and public schools) to reduce use of potentially harmful chemical fertilizers near waterways and reduce stormwater runoff into waterways.

c. Work toward retrofitting existing impervious surfaces, utilizing green infrastructure to reduce runoff, improve water quality and reduce other negative environmental impacts.

WW-3 Strategy: Use zoning and environmental review as a tool to protect river and stream corridors. (Interrelated Strategies: Natural Resources WW-2, TS-1; Utilities and Infrastructure SW-3, SW-4)

Actions:

a. Enforce the Stormwater Management and Erosion Control section of the Albany code (§133-100) which requires a stormwater pollution plan (including means of controlling erosion from construction) for all activities subject to subdivision and/or site plan review.

b. Require native vegetation to be planted in landscape buffers and setbacks from river and stream corridors.

c. Continue to use the site plan review process to review proposed developments for any potential impacts on river and stream corridors.

- Landfill operations and large-scale commercial development have affected the Albany Pine Bush Preserve. There are concerns about encroachments into the Preserve and the need for better multi-modal transportation access.
- Air quality standards (e.g., sulfur dioxide emissions, inhalable particulates, carbon monoxide emissions, and ozone levels) are in compliance with State and Federal Air Quality Standards for 2007. Measures of healthy air quality have remained stable or improved over the last ten years.
- Albany has a diverse collection of open spaces and natural resources areas. There is, however, a need to improve connections and linkages to open space.

BROWNFIELD OPPORTUNITY AREAS

The seven Brownfield Opportunity Areas (BOAs) depicted on Map 9 were selected from an inventory of approximately 15 potential brownfield sites in the City of Albany for the NYS Department of State's Brownfield Opportunity Areas Program. Criterion used to select the seven BOAs is based primarily on the sites' ability to achieve the State's "key outcomes" for the program:

- Effective strategies to achieve revitalization
- Informing site clean-ups to better understand contamination issues and clean-up options
- Sites that are ripe for redevelopment and investment
- Priorities for public and private investment are established that lead to community renewal
- Environmental justice issues related to negative environmental consequences are addressed
- Marketing - Marketing materials are generated to attract investors.
- Multi-agency and private-sector partnerships are established to leverage investments

To this end, the seven BOAs were identified as having the highest potential for meeting the key outcomes due to the redevelopment potential of sites with many underutilized and/or vacant parcels and potential for environmental improvement of sites with high levels of possible contamination from past use.

Central Warehouse, a former cold-storage facility, has been vacant for more than 20 years and poses a barrier to redevelopment north of Downtown.

WW-4 Strategy: Remediate brownfields to reduce runoff and water table contamination. See Map 9 and refer to Appendix A for more information on potential Brownfield Opportunity Areas in Albany. (Interrelated Strategies: Community Form LU-4, ARCH-3; Economy INV-1; Natural Resources TS-2)

Actions:

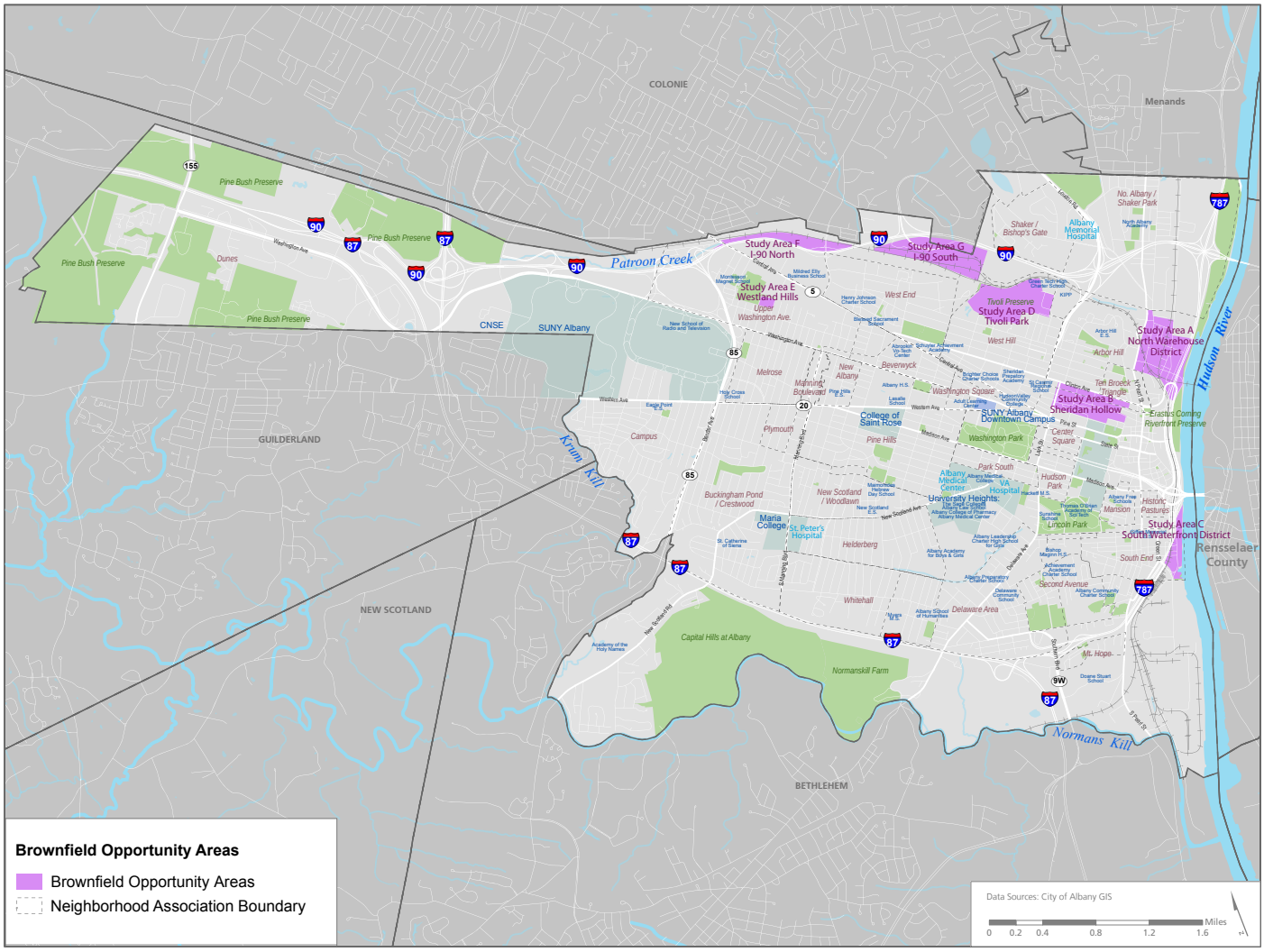
a. Create a GIS database of potential and existing brownfield sites using vacancy and land use data and use the results of the New York State Brownfield Opportunity Areas (BOA) Pre-Nomination Study to move through the state process.

b. Target priority brownfield sites (e.g., sites located near waterways or with the potential for groundwater contamination) for state grant applications through the New York State Environmental Restoration Fund as future funding becomes available for remediation. Contaminants found on former industrial or other brownfield sites have the potential to create hazardous runoff that enters nearby waterways or seep into groundwater.

c. Develop public-private partnerships to explore creative financing techniques for brownfield remediation.



Map 9 Brownfield Opportunity Areas



Areas identified as potential opportunities for the redevelopment of underutilized properties. Areas have been identified in conjunction with the New York State Brownfield Opportunity Areas Program.

BEST PRACTICES: NEW YORK BEST MANAGEMENT PRACTICES (BMPS) FOR COMBINED SEWER SYSTEMS.

The state's 15 BMPs are designed to use the existing treatment facility and collection system to the extent possible and minimize water quality impacts from CSOs. Planning for preservation of natural features (e.g., landscape buffers, reduction of clearing and grading) and conservation design are strategies included in the New York State Stormwater Design Manual:

http://www.dec.ny.gov/chemical/29072.html

WW-5 Strategy: Improve public access to waterways. (Interrelated Strategies: Community Form UD-2; Economy INV-2; Transportation MM-2)

Actions:

a. Develop and improve existing pedestrian and bicycle connections to the Corning Preserve and the Mohawk-Hudson Bike Trail from Downtown and adjacent neighborhoods (e.g., Broadway, Colonie Street). Ensure that Albany's waterfront is linked to the future convention center site.

b. Improve bicycle and pedestrian signage directing residents and visitors to the Mohawk-Hudson Bike Trail.

c. Target key redevelopment sites along the Hudson River, north and south of the Corning Preserve, that provide the opportunity for public use of the waterfront and the river and seek out public-private partnerships to assist in developing public access at these sites.

d. Create multi-use trails within the proposed Normans Kill and Patroon Creek greenways.

e. Develop marketing materials promoting the City's waterways, greenways, and pedestrian and bicycle trails.

f. Investigate potential of daylighting waterways that are currently culverted.

g. Identify barriers to recreational boating and swimming access in the Hudson River.

BEST PRACTICES: GREYWATER REUSE

According to the National Association of Homebuilders, Greywater accounts for 60% of the outflow produced in homes. It contains little or no pathogens and can be recycled for non-potable uses such as irrigation, flushing toilets, and car washing. In addition to reducing water use, when planned into new residential construction, the home's wastewater treatment system can be significantly reduced, resulting in cost and space savings.

WW-6 Strategy: Encourage water conservation. (Interrelated Strategies: Utilities and Infrastructure EN-2, EN-4, WS-2)

Actions:

a. Set city-wide department targets for reducing water use in public facilities and buildings.

b. Partner with public schools, universities, other institutions, and businesses to reduce water use through conservation measures (e.g., reducing the need for landscape watering through native landscaping or rain gardens, replacing older toilets and bathroom fixtures to improve efficiency).



Albany's Tivoli Preserve is the second largest urban nature preserve in New York State.

c. Revise building codes to allow the use of greywater recycling systems (i.e., untreated household wastewater from showers, bathroom sinks, washing machines) for irrigation and other non-potable uses.

d. Develop a marketing campaign and/or incentives to encourage residents to reduce water consumption, install high-efficiency fixtures and appliances, and shift high water use activities (e.g., washing clothes, dishwashing) to non-peak hours.

URBAN FOREST

Albany's urban forest refers to the trees and associated living organisms that grow within the City, including those located within nature preserves, backyards, parks, and along city streets. The preservation and growth of the city's urban forest provides a number of benefits, including improved air and water quality, carbon sequestration, shading and cooling, improved property values, and reduced urban heat island effect.

Goal:

Protect and enhance the City's urban forest, including nature preserves, parks, open space, street trees, and trees planted on private property.

Strategies and Actions:

UF-1 Develop a comprehensive forestry program.

UF-2 Use zoning and environmental review to protect the urban forest.

BEST PRACTICES: WATER CONSERVATION, AUSTIN, TEXAS

The City of Austin, Texas has set aggressive goals for reducing per-capita and overall water use citywide (e.g., government offices, residences, and businesses). Austin's top water conservation successes, in order of estimated savings are lawn watering restrictions, reclaimed water use, utility water rates structuring, reducing water losses in the City's infrastructure, and a mandatory toilet retrofit program.

BEST PRACTICES: ITHACA TREE WORKS AND CITIZEN PRUNERS PROGRAMS, ITHACA, NY.

The City of Ithaca has a long tradition of supporting urban forestry and has been named a "Tree City USA" for the last ten years. Ithaca adopted a master plan that envisions an improved urban forest by 2015 through the use of best practice forestry techniques (e.g., tree inventories), research in bare-roots tree planting to lower costs, and volunteers to help maintain and improve the urban forest.

Ithaca Tree Works is a volunteer-based bare root tree planting initiative involving a cooperative effort between Cornell University's Urban Horticulture Institute and the City of Ithaca Parks and Forestry department. Ithaca's volunteer Citizen Pruner program is a unique partnership between the City, Cornell Cooperative Extension, and Cornell University. Volunteers complete a training course and commit to about 6 hours a month for at least one growing season. They assist the City Forester with maintaining public trees, shrubs, and other landscape beautification projects.

http://www.ci.ithaca.ny.us/index.asp?Type=B_BASIC&SEC={3B881805-DA8B-4AE7-B4EB-0BBDFBBB26E5}

[7] i-Tree is a USDA software that allows municipalities to better quantify the benefits of trees. It provides baseline data that can be used demonstrate value and set priorities for decision-making.

UF-1 Strategy: Develop and implement a comprehensive urban forestry program to increase and maintain the health of Albany's urban tree canopy. (Interrelated Strategies: Natural Resources UF-2, AQ-2)

Actions:

a. Measure the existing tree canopy, quantify its current CO2 sink capacity as a means of climate change mitigation, and set a canopy coverage goal for the next ten years.

b. Update the Urban Forest Management Plan to include best practices for increasing and maintaining the City's urban tree canopy, including replacing aging and diseased trees, managing existing tree inventory in relation to pests and diseases, and planting species resistant to pests and disease, and are low-pollen producers. Consider i-Tree or other tools to build capacity for urban forest assessment and management[7].

c. Set targets for planting trees in parks, along streets, and in sensitive environmental areas (e.g., riparian corridors and areas with steep slopes) based on the existing inventory.

d. Partner with community garden groups and others interested in neighborhood greening to increase participation in Albany's Street Tree Planting Program.

e. Develop a tree maintenance program that utilizes volunteer services in partnership with universities, Capital District Community Gardens (CDCG), and/or other neighborhood groups. The program could be modeled after Ithaca's volunteer Citizen Pruner program, which provides free training to volunteers in exchange for a commitment to assist the City Forester with maintaining trees and other special projects throughout the City.



Corning Preserve provides a variety of habitat types including man-made tidal ponds.

f. Partner with institutions (e.g., universities, hospitals, state government) and public schools to increase the tree canopy on large, urban campuses and reduce stormwater runoff.

g. Quantify and disseminate information on the benefits of the urban forest and best practices for planting and maintenance. For example, shading from trees reduces the urban heat island impact, cooling demands, and heat related illnesses.

h. Identify neighborhoods vulnerable to the heat-related impacts of climate change and assess existing and needed street tree coverage.

UF-2 Strategy: Use zoning and environmental review as a tool to protect the urban forest. (Interrelated Strategies: Natural Resources UF-1, AQ-2)

Actions:

a. Adopt a tree preservation/landscape ordinance that limits disturbance to existing trees and vegetation, requires replacement of trees above a specified size that are removed (e.g., equal caliper inch replacement), and includes provisions requiring native trees and plants be retained in sensitive environmental areas (e.g., Pine Bush Preserve, floodplains, steep slopes).

b. Develop a new landscape standards ordinance requiring new trees, appropriate landscape materials and the avoidance of invasive plant species.

NATURAL HABITAT

Albany's natural habitat areas support native or indigenous species of animals, plants or other type of organisms. The Albany Pine Bush Preserve, Corning Preserve, and Tivoli Preserve are examples of natural habitat areas within the City's boundaries.

Goal:

Protect, enhance, restore, and expand the City's natural habitat areas (e.g., Albany Pine Bush Preserve, Corning Preserve, Tivoli Preserve).

Strategies and Actions:

NH-1 Implement the Albany Pine Bush Preserve Management Plan.

NH-2 Limit encroachment into habitat areas through land use controls.

NH-3 Restore and maintain high quality natural habitat areas.

NH-4 Use existing environmental education centers to promote habitat protection.

The Albany Pine Bush Preserve is one of the best remaining examples of an inland pine barrens ecosystem in the world and is home to a unique diversity of animals and plants, including 20 rare species and two rare natural communities.



NH-1 Work with the Albany Pine Bush Commission to support and implement the recommendations of the 2010 Management Plan/ Final Environmental Impact Statement for the Albany Pine Bush Preserve. Particular recommendations that the city can directly support include: (Interrelated Strategies: Transportation BIC-2, PED-2; Natural Resources NH-2, OS-1; Institutions RP-2)

a. Provide numerous mechanisms for information exchange, particularly between the Commission, the general public, area school districts, local governments, local fire districts, and adjacent private landowners.

b. Continue encouraging public actions that benefit Preserve protection and management (e.g. use of native plants in landscaping).

c. Continue partnering with the APB Commission and the towns of Guilderland and Colonie to advance appropriate public use of, and access to, the Preserve and support for the Preserve's goals.

d. Continue to explore the feasibility of linking the Albany Pine Bush Preserve with other formal paths and trails within the regional context through partnerships and/or access agreements with municipalities, institutions, and private businesses adjacent to the Preserve in areas where public access is desirable, but not currently available.

e. Support the recommendations for areas designated for full protection, partial protection, and open space. Work with the APB Commission, county, and towns to review development proposals for property within these areas to ensure that development will not have a direct adverse impact on the Albany Pine Bush Preserve.

NH-2 Strategy: Limit encroachment into habitat areas through land use controls. (Interrelated Strategies: Natural Resources NH-1, NH-3, NH-4)

Actions:

a. Continue to use the LC Land Conservation Zoning District to designate nature preserves, parks and recreation areas, and wildlife sanctuaries.

b. Revise the City's Site Plan review standards to require a landscape buffer and building setback for properties adjacent to properties in the LC Land Conservation District.

c. Include clear guidelines for applicants and the Planning Board to protect natural habitats.



The Pine Bush Discovery Center offers activities to teach visitors about the Preserve's natural and cultural history and provides many recreational and volunteer opportunities.

NH-3 Strategy: Restore and maintain high quality natural habitat areas. (Interrelated Strategies: Natural Resources NH-1, NH-2, OS-1)

Actions:

a. Partner with community stakeholders, non-profit environmental groups, and businesses to encourage participation in ecological management and restoration activities on city lands (e.g., removal of invasive species, clean-up days, replanting native species, steep slope stabilization).

b. Continue to work with preservation/neighborhood groups such as Inner City Outings, Arbor Hill Environmental Justice Corporation, and other groups to clean up and revitalize the Tivoli Preserve.

c. Investigate the potential of utilizing wetlands mitigation and violation banking as a mechanism to fund waterfront and estuary projects.

d. Plan for the potential impacts of climate change on the City's natural habitat areas, including an increase in invasive species and a potential shift in biotic communities .

NH-4 Strategy: Use the Pine Bush Discovery Center and the W. Haywood Burns Environmental Education Center as resources for promoting habitat protection. (Interrelated Strategies: Natural Resources NH-2)

Actions:

a. Continue to promote and expand the use of educational programming and special events (e.g., land preservation fundraising events, educational events) at the LEED-Gold Certified Pine Bush Discovery Center. Educational events can raise awareness of the sustainable building techniques used in the design of the building itself and the benefits and opportunities for increased habitat protection. In addition, consider renting out the facility for special events in an effort to increase fundraising for habitat protection.

b. Develop a master plan for the Tivoli Preserve for its long-term use as an outdoor environmental preserve classroom and green job training center, as recommended in the Albany NY SDAT Report. Include a strategy for ongoing maintenance that involves residents, schools, and nearby institutions to ultimately reverse the problems the Tivoli Preserve has faced over the years, such as flooding, illegal dumping and public safety issues, and integrate it into the larger Patroon Greenway and Regional Open Space Plan.

c. Participate in marketing efforts (e.g., promotion on the City's website, social media sites) to raise awareness of the City's nature preserves and volunteer opportunities at Albany's nature preserves.

BEST PRACTICES: BROWNFIELD CLEANUP USING BIOREMEDIATION OR PHYTOREMEDIATION.

Bioremediation is a process encouraged by the U.S. E PA to remove contaminants in soil, sediment, and groundwater. This process involves either placing amendments into the soil (e.g., oxygen, carbon-rich vegetable oil, molasses) or transferring the soil for treatment at another location. A similar process, phytoremediation uses plants to remove contaminants in soil, sediment, surface water, and ground water.

www.cluin.org/greenremediation/
www-proxy.engg.ksu.edu/chsr/outreach/resources/

AIR QUALITY

Air quality is closely linked to human health and rates of disease and respiratory infections. According to the EPA, most declines in air quality can be linked back to point sources (e.g., industrial facilities), transportation sources (e.g., automobiles), and natural sources (e.g., wildfires). Albany is currently in compliance with State and Federal Air Quality Standards for 2007.

Goal:

Maintain and improve the air quality in the City of Albany.

Strategies and Actions:

AQ-1 Provide multi-modal transportation choices to reduce vehicle miles traveled.

AQ-2 Enhance the urban forest to absorb CO2 and other pollutants.

AQ-3 Enforce existing Anti-Idling Policy and expand to cover all modes and sectors

AQ-1 Strategy: Provide multi-modal transportation choices to reduce automobile use, vehicle miles traveled, and emissions. (Interrelated Strategies: Community Form LU-2, UD-1; Economy INV-1; Social CHR-2; Transportation MM-1, MM-2, BIC-1, TR-1, TR-2, VEH-3; Housing and Neighborhoods NS-1, NS-2; Utilities and Infrastructure EN-3)

Actions:

a. Work with the Capital District Transit Authority to study the potential of a transit center located in downtown near the proposed convention center.

b. Provide incentives for Transit Oriented Development at potential transit center sites and existing hubs.

c. Implement the Albany Bicycle Master Plan to increase the number of bicycle routes and signage to encourage residents to safely commute by bicycle.

d. Encourage car-sharing and carpooling programs to reduce the number of people who drive alone to work and reduce parking demand.

AQ-2 Strategy: Enhance the urban forest to absorb CO2 and other pollutants. (Interrelated Strategies: Natural Resources UF-1, UF-2).

a. Measure the existing tree canopy, quantify its current CO2 sink capacity as a means of climate change mitigation, and set a canopy coverage goal for the next ten years.

b. Update the Urban Forest Management Plan to include best practices for increasing and maintaining the City's urban tree canopy.

c. Set targets for planting trees in parks, along streets, and in sensitive environmental areas (e.g., riparian corridors and areas with steep slopes) based on the existing inventory.

d. Partner with community garden groups and others interested in neighborhood greening to increase participation in Albany's Street Tree Planting Program.

e. Develop a tree maintenance program that utilizes volunteer services in partnership with universities, Capital District Community Gardens (CDCG), and/or other neighborhood groups.

f. Partner with institutions (e.g., universities, hospitals, state government) and public schools to increase the tree canopy on large, urban campuses and reduce stormwater runoff.

g. Quantify and disseminate information on the benefits of the urban forest and best practices for planting and maintenance. For example, shading from trees reduces the urban heat island impact, cooling demands, and heat related illnesses.

h. Identify neighborhoods vulnerable to the heat-related impacts of climate change and assess existing and needed street tree coverage.

AQ-3 Strategy: Enforce existing Anti-Idling Policy and expand to cover all modes and sectors. (Interrelated Strategies: Transportation VEH-3, VEH-4).

a. Coordinate with city departments to ensure that the policy is being enforced for all city fleet vehicles.

b. Work with CDTA, the Albany School District, colleges and universities, and other institutions with vehicle and bus fleets to establish an anti-idling policy for their vehicles.

c. Explore the potential for developing and implementing a citywide anti-idling policy to include private vehicles.

TOPOGRAPHY AND SOILS

Healthy soils support Albany's urban forest, opportunities for urban agriculture, clean waterways, and quality plant, animal, and human habitat. Albany's soils have been heavily impacted by urban development. Their health is dependent on a number of factors, such as tree preservation, steep slope preservation, reductions in impervious surfaces, and protection from stormwater runoff.

Goal:

Protect steep slopes and soils from development encroachment, erosion, and contamination.

Strategies and Actions:

TS-1 Limit encroachment on steep slopes through land use controls.

TS-2 Encourage brownfield redevelopment to reduce soil contamination.

TS-1 Strategy: Limit encroachment on steep slopes through land use controls. (Interrelated Strategies: Utilities and Infrastructure SW-3, SW-4).

Actions:

a. Adopt a steep slope ordinance to limit development and construction on slopes over a certain percentage (e.g., greater than 15%) in areas such as Normans Kill.

TS-2 Strategy: Encourage brownfield redevelopment, adaptive reuse, and infill development to improve soil quality, reduce contamination, and limit encroachment on steep slopes. (Interrelated Strategies: Community Form LU-4, ARCH-3; Economy INV-1; Natural Resources WW-4)

Actions:

a. Partner with universities to study the potential for innovative brownfield clean up techniques (e.g., bioremediation, phytoremediation) and encourage their use to improve soil quality in order to facilitate site reuse.

b. Provide incentives (e.g., matching grants, design assistance, technical assistance) to encourage brownfield redevelopment, adaptive reuse, and infill development.

BEST PRACTICES: HOMEGROWN MINNEAPOLIS – MINNEAPOLIS, MN

In 2008, the City of Minneapolis initiated Homegrown Minneapolis, an effort to improve the growth, sales, distribution, and consumption of healthy, locally grown foods within the city. Homegrown Minneapolis brought together key partners from local government, area businesses, community organizations, non-profits, and residents to make recommendations and pursue policies to create a healthy, local food system.

One of the actions for the Homegrown Task Force and City departments to pursue was the development of "a city-wide topical plan on community gardens and urban agriculture". This plan will also serve as mechanism for implementing some of the many policies related developing a healthy community, as outlined in the Minneapolis Plan for Sustainable Growth, the comprehensive plan for the City.

The Homegrown Minneapolis report can be found at www.ci.minneapolis.mn.us/dhfs/homegrown-home.asp

OPEN SPACE

Open space includes parks and preserves, greenways, trails, and open space corridors along the City's waterways. Open space supports the region's natural resources systems, encourages healthier communities through opportunities for walking and other types of recreation, improves quality of life, and is a key part of attracting and retaining new residents and businesses.

Goal:

Protect and enhance the City's open space network.

Strategies and Actions:

OS-1 Expand and connect greenways and trails and link to regional networks.

OS-2 Reclaim vacant lots as open space and community gardens.

OS-3 Support local food production.

OS-1 Strategy: Expand and connect greenways and trails throughout the City and link to regional networks. See Map 10 for a map of greenways and potential connections. (Interrelated Strategies: Social CHR-1, CHR-7; Transportation BIC-2, PED-2; Natural Resources NH-1; Institutions RP-2)

Actions:

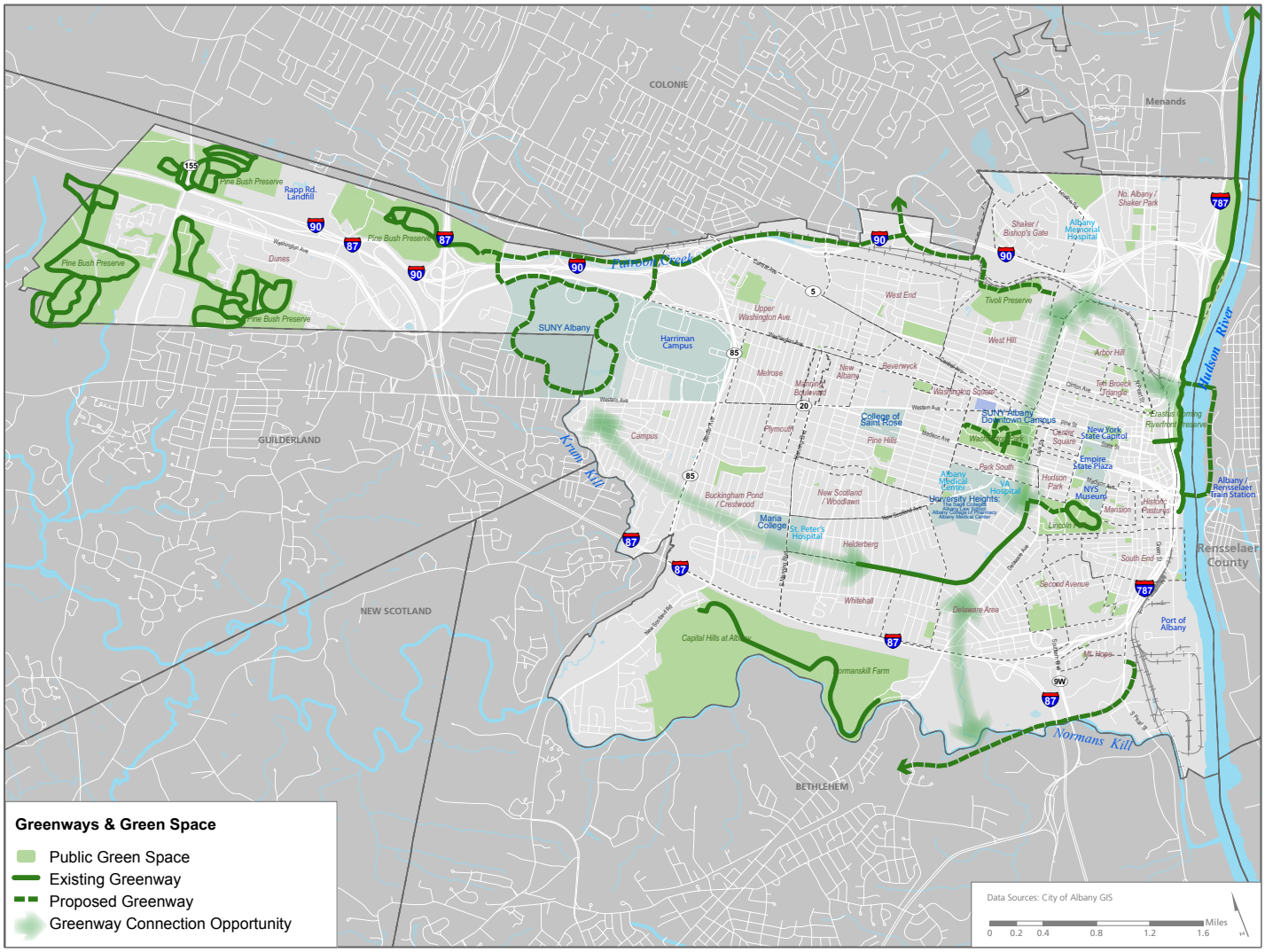
a. Work with neighboring municipalities to develop a regional open space plan that includes greenways and trails to link open spaces throughout the region.

b. Prioritize the development of new trails, bicycle, and sidewalk networks that connect Downtown Albany and its neighborhoods with existing parks and open spaces.

c. Create an "emerald necklace" of open spaces along Albany's southern boundary by improving pedestrian and bicycle access between existing open spaces and targeting key sites for open space acquisition. Access to Normanskill Farm, the Albany Municipal Golf Course, and the cemetery are generally interrupted by I-87 and I-787. The proposed Albany County Rail Trail is an example of a potential multi-use trail in this area that would help to improve pedestrian access to open space.

d. Develop a coordinated citywide signage and/or streetscape plan to direct residents and visitors to public open space areas, including the riverfront, trails, bikeways, parks and preserves raising awareness of and linking existing amenities.

Map 10 Greenways & Open Space Connections



OS-2 Strategy: Continue to reclaim vacant lots as open space and community gardens. (Interrelated Strategies: Social CHR-3; Natural Resources OS-3; Housing and Neighborhoods NI-3)

Actions:

a. Work with groups such as Capital District Community Gardens (CDCG) to encourage innovative reuse of vacant properties (e.g., urban agriculture and community gardens).

b. Partner with neighborhood groups to develop vacant lots as small neighborhood pocket parks and shaded open space areas through initiatives such as the Vacant Lot Beautification Program.

c. Continue implementing the City of Albany's Vacant Lot Stabilization Program.

OS-3 Strategy: Support local food production as a means of economic development and local food security. (Interrelated Strategies: Social CHR-3; Natural Resources OS-2; Housing and Neighborhoods NI-3, NS-7)

Actions:

a. Promote and incentivize community gardens, rooftop gardens, farmers markets, and urban farms.

b. Increase access to local farmers markets and Community Supported Agriculture (CSA) and increase participation by farmers through a year-round marketing campaign.

c. Develop a partnership between farmers markets and institutions (e.g., Albany School District, hospitals, and universities) where institutions agree to purchase local products to support regional agriculture.

d. Develop an Urban Agricultural Plan to support efforts to grow and consume more fresh, sustainably produced, and locally grown foods within the city, increasing community health, economic diversity, and local food security.

e. Develop an urban farm demonstration project.

Sustainability Building Blocks: The Comprehensive Plan Systems
Community Form
Economy
Social
Transportation
Natural Resources
Housing and Neighborhoods
Utilities and Infrastructure
Institutions
Systems Interrelationships





Creating safe, livable, mixed-use, and mixed-income neighborhoods emerged from the Albany 2030 visioning process as the top community priority. The physical character of Albany's neighborhoods is largely defined by their housing stock, which are also critical to the well being of residents. The age of the housing stock contributes to the City's walkable, historic urban fabric but poses issues regarding building condition and adaptability to contemporary lifestyles and market demand. Moreover, the quality of Albany's neighborhoods varies from stable to needing reinvestment as measured by vacancy rate, poverty status, and homeownership rate.

Due to its history and development pattern, Albany has an eclectic mix of housing options from historic row houses and bungalows to modern split levels and colonials.

3.6 Housing and Neighborhoods

See Map 11 for a map of Albany's neighborhoods.

Key housing and neighborhood system components include housing diversity and choice, neighborhood identity, and neighborhood services.

HOUSING DIVERSITY AND CHOICE

Retaining current and attracting new residents to Albany depends on the availability of quality housing choices that meets the needs of residents at different income levels and at different stages in their lifecycles. A diverse housing stock will allow residents to continue to live in Albany as their needs change and will also make the City more competitive in the regional housing market.

Goals:

Provide a range of decent, affordable housing choices, densities, ownership opportunities, and price ranges to accommodate the housing needs of existing and new residents.

Maintain the supply of quality affordable housing while encouraging mixed-income neighborhoods.

Strategies and Actions:

HDC-1 Improve the balance between rentals and owner-occupied homes.

HDC-2 Use zoning as a tool to incentivize a diverse housing stock.

HDC-3 Provide and maintain intergenerational/life-cycle housing options.

HDC-4 Develop creative financing tools to encourage mixed-income housing.

HDC-5 Develop a marketing strategy to promote the City's neighborhoods.

HDC-6 Use zoning to incentivize the development of affordable housing.

HDC-7 Encourage mixed-income housing options throughout the City.

HDC-8 Promote quality affordable housing through design guidelines.

HDC-9 Use building and zoning code enforcement to improve housing quality

HDC-10 Ensure adequate provisions for homelessness prevention, transition and housing

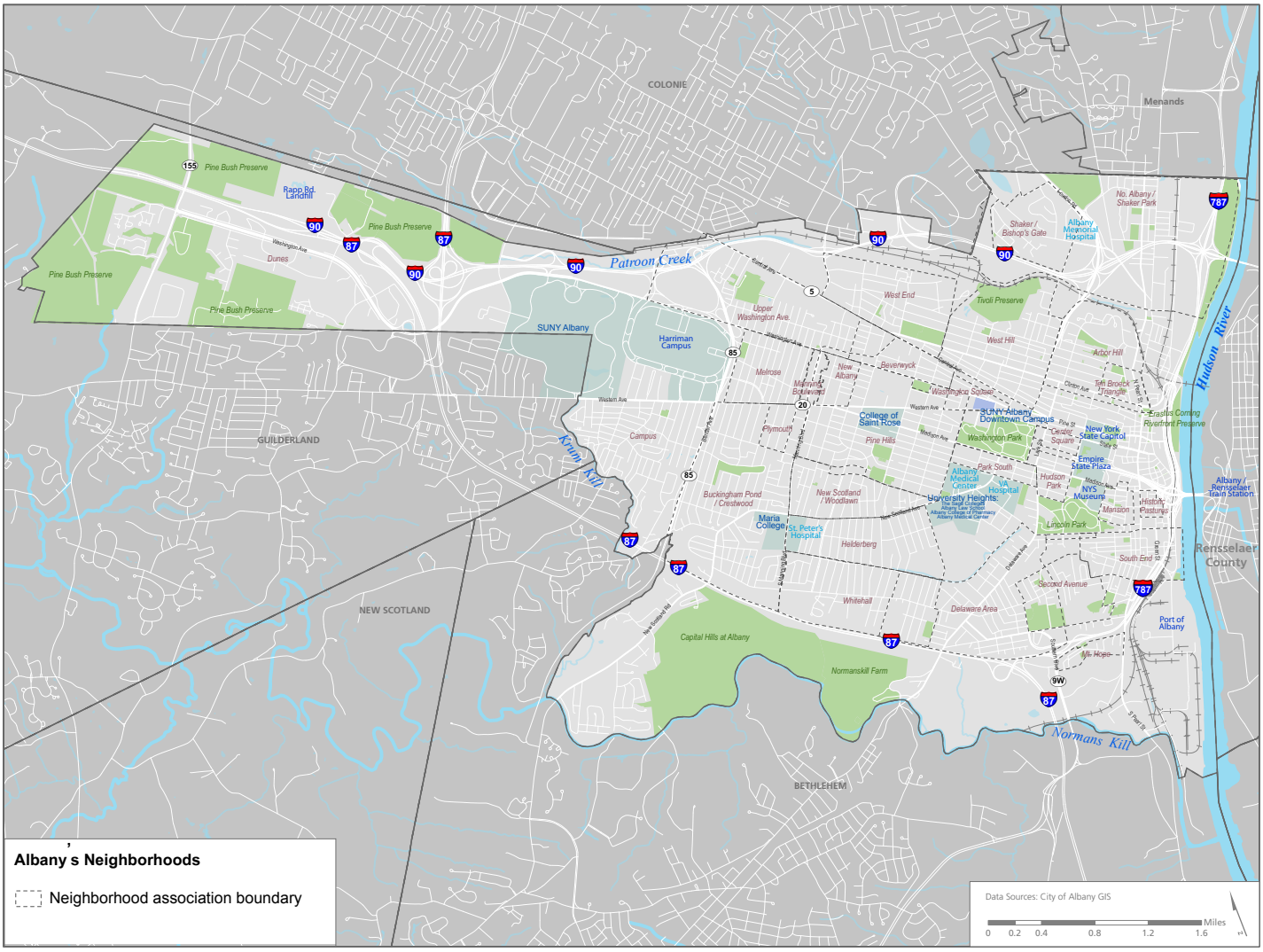
HDC-11 Increase resilience of housing stock to the impacts of climate change.



Housing and Neighborhoods Key Issues

- About 50% of total housing units were built before 1940, indicating an aging housing stock but also a strong historic fabric.
- Housing vacancy in Albany increased by 12% from 1990-2000. The City had the highest ratio of vacant units compared to both the region and the state.
- More than half of Albany's housing is renter occupied, in part due to a large student population.
- In 2000, median monthly housing costs were less than 30% of household income, making Albany a relatively affordable place to live.
- The cost to rehabilitate older buildings and bring them up to code can be prohibitive.

Map 11 Albany's Neighborhoods



HDC-1 Strategy: Improve the balance between rentals and owner-occupied homes. (Interrelated Strategies: Housing and Neighborhoods HDC-2, HDC-3, HDC-4, HDC-7)

Actions:

a. Partner with local employers and institutions to create incentives to encourage employees and renters to purchase homes in targeted neighborhoods.

b. Utilize CDBG program funding and partner with banks or community housing organizations to sponsor mortgage assistance programs (e.g., targeted to low-income households) for potential homebuyers.

c. Develop rehabilitation assistance programs and incentives to promote re-establishment of homeowner occupied housing.

d. Ensure that neighborhoods provide a diverse mix of housing opportunities for both renters and homeowners.

HDC-2 Strategy: Use zoning and regulations as a tool to incentivize a diverse housing stock and mixed-income neighborhoods.(Interrelated Strategies: Community Form LU-1, LU-2; Economy INV-1, INV-2; Social AC-7; Housing and Neighborhoods HDC-6, HDC-7)

Actions:

a. Adopt zoning and other development regulations (e.g., inclusionary zoning, density bonuses, streamlined development review) to maintain and increase housing diversity, promote mixed-income neighborhoods, and make home ownership more affordable by reducing development costs.

b. Promote increased mixed-use housing in downtown, through zoning regulations and incentives, to sustain weekend and evening pedestrian activity and encourage evening hours for retailers.

c. Identify and remove barriers to aging in place.

BEST PRACTICES: MT. TABOR SENIOR HOUSING - PHILADELPHIA, PA

The Mt. Tabor Community Education and Economic Development Corporation developed an apartment building for seniors that is integrated with its larger neighborhood in Philadelphia. The neighborhood includes a mix of families, young adults, and seniors. The building is located adjacent to a church and bus routes and helps to support the revitalization of a nearby retail district. Amenities of the building include access to high-speed internet, technology education, physical fitness, and outdoor gardens.

HDC-3 Strategy: Provide and maintain intergenerational/life-cycle housing options that meet the needs of all age groups. (Interrelated Strategies: Economy INV-2; Housing and Neighborhoods HDC-2, HDC-4)

Actions:

a. Encourage diverse intergenerational housing. Diverse housing includes options for residents throughout different stages of life (e.g., students, couples, families with children, seniors) in the same neighborhood.

b. Encourage non-profit and for-profit developers to design senior housing that is integrated into the neighborhood.

c. Provide opportunities for assisted living, supportive housing and shared services where appropriate.

HDC-4 Strategy: Develop creative financing tools to encourage mixed-income housing development. (Interrelated Strategies: Economy INV-2; Housing and Neighborhoods HDC-1, HDC-7)

Actions:

a. Work with the Albany Housing Authority, other developers and housing groups to explore and create funding opportunities for mixed-income housing development.

b. Seek out public-private partnerships to develop mixed-income, energy-efficient housing.

c. Incentivize middle-class homeownership in targeted strategy areas as a means to improve economic diversity and economic stability in distressed areas.

d. Ensure that affordable housing options are provided in all City neighborhoods.

HDC-5 Strategy: Develop a marketing strategy to promote the City's neighborhoods. (Interrelated Strategies: Economy INV-1, INV-2; Social PS-7, AC-4; Housing and Neighborhoods HDC-1, HDC-4)

Actions:

a. Create a marketing strategy that highlights the benefits of city neighborhoods, including walkability, access to downtown, historic buildings, and lower transportation costs. Work with and build off of the successful efforts of local groups.



Albany's uptown neighborhoods are home to larger lots, more square footage and wider tree-lined lanes.

b. Create a Residents Incentives Package as recommended in Capitalize Albany for all city neighborhoods. The Residents Incentives Package could include a resident rewards card, discounts at local businesses, mass transit discounts, information about local services and businesses, and details about local neighborhood associations.

HDC-6 Strategy: Use zoning and development regulations to incentivize the development and redevelopment of affordable housing. (Interrelated Strategies: Community Form LU-1; Housing and Neighborhoods HDC-2, HDC-7)

Actions:

a. Adopt zoning and other development incentives (e.g., density bonuses, streamlined development review, reduced fees) to encourage affordable housing and mixed-income development. While Albany is relatively affordable (median monthly costs are less than 30% of median incomes), efforts should be made to ensure all neighborhoods provide housing options for low, moderate and high income individuals and families.

BEST PRACTICES: COMMUNITY GARDENS

Communities across the country are realizing the benefits of increasing access to local food and reducing vacant land and buildings. In Chicago, IL, City Council created a nonprofit entity to own, lease, manage, or hold easements for small open spaces for maintenance by neighborhood groups, including tax delinquent parcels. Other cities such as Cleveland, OH established an urban garden zoning district to appropriately locate and protect urban gardens.

HDC-7 Strategy: Encourage mixed-income housing options throughout the City's neighborhoods. (Interrelated Strategies: Housing and Neighborhoods HDC-1, HDC-2, HDC-3, HDC-4)

Actions:

a. Adopt zoning and other incentives to encourage mixed-income housing (e.g., density bonuses, streamlined development review, reduced fees) throughout Albany's neighborhoods.

b. Seek out public-private partnerships and non-profit housing developers to construct mixed-income housing on publically owned low-cost vacant parcels in the City.

HDC-8 Strategy: Promote quality affordable housing through design or land use guidelines. (Interrelated Strategies: Community Form LU-1, UD-1; Housing and Neighborhoods HDC-9)

Actions:

a. Adopt design guidelines focused on scale, design, and density to ensure that housing fits in with and is sensitive to its surrounding neighborhood context while addressing the needs of the modern family.

b. Utilize energy-efficiency and renewable energy technologies in construction and rehabilitation projects as a means of increasing the long-term affordability of housing, as well as reducing greenhouse gas emissions.

c. Work with the Albany Housing Authority, neighborhood associations, and residents to define expectations for quality affordable housing and reduce potential conflicts with proposed projects.

d. Consider identifying alternative housing types that allow increased densities, while having limited neighborhood impact.

BEST PRACTICES: ECO-DENSITY

In, 2008, Vancouver, BC City Council adopted the EcoDensity Charter, committing the City to support housing affordability and livability in all city planning decisions. Priority actions under this program include requiring applications for new rezoning to meet a minimum LEED™ Silver rating, or similar equivalency in green design; requiring applications for new rezoning on large sites to provide a range of types and tenures; and removal of existing zoning or related barriers to green building approaches and affordable housing options (e.g., secondary suites in high density housing).

http://vancouver.ca/commsvcs/ecocity/

HDC-9 Strategy: Use building and zoning code enforcement to improve housing quality and reduce building neglect. (Interrelated Strategies: Community Form LU-3, UD-1; Housing and Neighborhoods HDC-8)

Actions:

a. Prioritize and target key vacant and abandoned properties for mixed-income housing redevelopment.

b. Modernize data systems, including utilizing mobile reporting technology, and integrate interactive opportunities for public access to digital information.



Events, like this Arbor Hill Block Party sponsored by the Housing Authority and the City, create a sense of community and connection to local institutions.

c. Continue and expand the efforts of the Block by Block code enforcement initiative that systematically and proactively addresses code issues at the neighborhood/individual property scale and includes the assessment and improvement of streetscape amenities and infrastructure.

HDC-10 Ensure adequate provisions for homelessness prevention, transition and housing (Interrelated Strategies: Social SS-1, SS-2, SS-5, SS-7)

Actions:

a. Work with existing homeless assistance organizations to partner and share resources.

b. Identify gaps in service that are not being met through existing homeless assistance organizations.

c. Study the effectiveness of preventative programs, including housing subsidies, supportive services (substance abuse, mental health, etc.) coupled with permanent housing, legal support for evictions, and identifying and overcoming barriers to permanent housing.

d. Consider developing a housing and homelessness strategy that includes the following elements:

- Identify homeless demographics and the root causes of homelessness in Albany.

BEST PRACTICES: SCHOOL-CENTERED COMMUNITY REVITALIZATION

Good schools will attract families to a neighborhood while poorly performing schools perpetuate the cycle of disinvestment. In Philadelphia, PA, the University of Pennsylvania worked with the school district to build a new public elementary school, supported by a neighborhood strategy that included housing loans, anti-crime, and business and economic development programs. The school quickly became one of the best performing public schools in the City and property values in the neighborhood have increased significantly. The student body is economically and racially diverse.

1 Reconnecting schools and neighborhoods http://www.practitionerresources.org/

- Evaluate existing programs and identify overlaps and gaps
- Identify proven strategies for homeless prevention, permanent housing solutions, temporary assistance, and continuing services

HDC-11 Strategy: Increase resilience of housing stock to impacts of climate change. (Interrelated Strategies: Housing and Neighborhoods HDC-8, HDC-9; Utilities and Infrastructure EN-4)

Actions:

a. Investigate the potential benefits of forming mutual insurance pools to spread the risk of climate change.

b. Develop a vulnerability assessment to identify areas most prone to the impacts of climate change.

c. Consider adopting a Residential Energy Conservation Ordinance (RECO) that improves housing affordability and reduces environmental impacts by setting baseline energy efficiency requirements for existing rental housing.

NEIGHBORHOOD IDENTITY

Albany's neighborhoods play a key role in the city's quality of life, preservation of historic and cultural resources, residential and commercial property values, and overall investment in the City.

Goal:

Maintain distinct, safe, quality neighborhoods that preserve and enhance the natural beauty, historic/architectural character, and cultural diversity of Albany.

Strategies and Actions:

NI-1 Target blighting influences.

NI-2 Use zoning and development regulations as a tool for investment.

NI-3 Leverage institutional anchors to build neighborhood identity.

NI-4 Create a partnership between neighborood associations and institutions

NI-5 Promote the use of web-based tools for neighborhood information sharing.



This $17 million mixed-use project at 16 New Scotland Avenue epitomizes the success of partnering with institutions, community groups, non-profits and State agencies spur neighborhood transformation.

NI-1 Strategy: Target blighting influences (e.g., vacant/substandard properties, brownfields) to prevent and reverse decline. (Interrelated Strategies: Community Form LU-3, ARCH-2; Economy INV-1, INV-2, INV-3; Social PS-1, AC-6)

Actions:

a. Implement a strategic acquisition and land banking program to combat and reverse decline and vacancy in the City's neighborhoods in partnership with other agencies.

b. Finalize and implement the Neighborhood Revitalization Strategic Plan, including the systematic assessment of vacant properties, the creation of an acquisition fund and land banking program, and the development of strategic disposition strategies.

c. Adopt *Artistic Board Up*, outlined in the Neighborhood Revitalization Strategic Plan, as the standard for vacant and abandoned property board-up.

d. Address foreclosure and its barriers to transfer properties into productive residential and commercial reuse.

e. Continue the practice of escalating fines and fees, and explore escalating assessment for vacant and abandoned properties to deter speculation and encourage reuse.

NI-2 Strategy: Use zoning and development regulations as a tool to encourage and incentivize neighborhood investment. (Interrelated Strategies: Community Form UD-1, ARCH-1, ARCH-2; Economy INV-1, INV-2, INV-4)

Actions:

a. Adopt design guidelines and incentives for adaptive reuse, redevelopment and infill development.

b. Researching best practices in cooperation with New York State, develop and pilot a Rehabilitation Building Code that allows greater flexibility in restoration or rehabilitation of existing structures to encourage reuse rather than demolition of existing structures.

c. Promote the use of historic tax credits and state and federal green building incentives to encourage rehabilitation and reuse of historic buildings.

NI-3 Strategy: Build neighborhood identity, connections, and sense of community by leveraging institutional anchors. (Interrelated Strategies: Neighborhood Identity NI-4; Social CHR-3; Natural Resources OS-2; Institutions FP-3, RP-5)

Actions:

a. Work with community stakeholders, institutions and neighborhood organizations to encourage and enhance community activities and events (e.g. block parties, neighborhood arts and cultural festivals), promote neighborhoods, and develop community projects and incentives (e.g. homeownership programs, community parks).

b. Work with community stakeholders to encourage innovative reuse of vacant properties (e.g., urban agriculture, urban landscaping, vacant lot stabilization and community gardens).



The Albany Public Library completed a major renovation and new construction project to provide state-of-the-art neighborhood branches like this one in Albany's South End.

NI-4 Strategy: Create a partnership between neighborood associations and institutions to reduce the possible negative impacts of institutional facilities and projects on the surrounding community. (Interrelated Strategies: Neighborhood Identity NI-3; Institutions FP-3, FP-6, RP-5, NS-3)

Actions:

a. Encourage neighborhood-level forums to address potential plans and impacts of institutions on adjacent neighborhoods. Encourage institutions to work with the City and community stakeholders early in the project planning phase to address potential concerns.

NI-5 Strategy: Promote the use of web-based tools and social media for neighborhood information sharing. (Interrelated Strategies: Utilities and Infrastructure COM-1, COM-2; Institutions RP-6)

Actions:

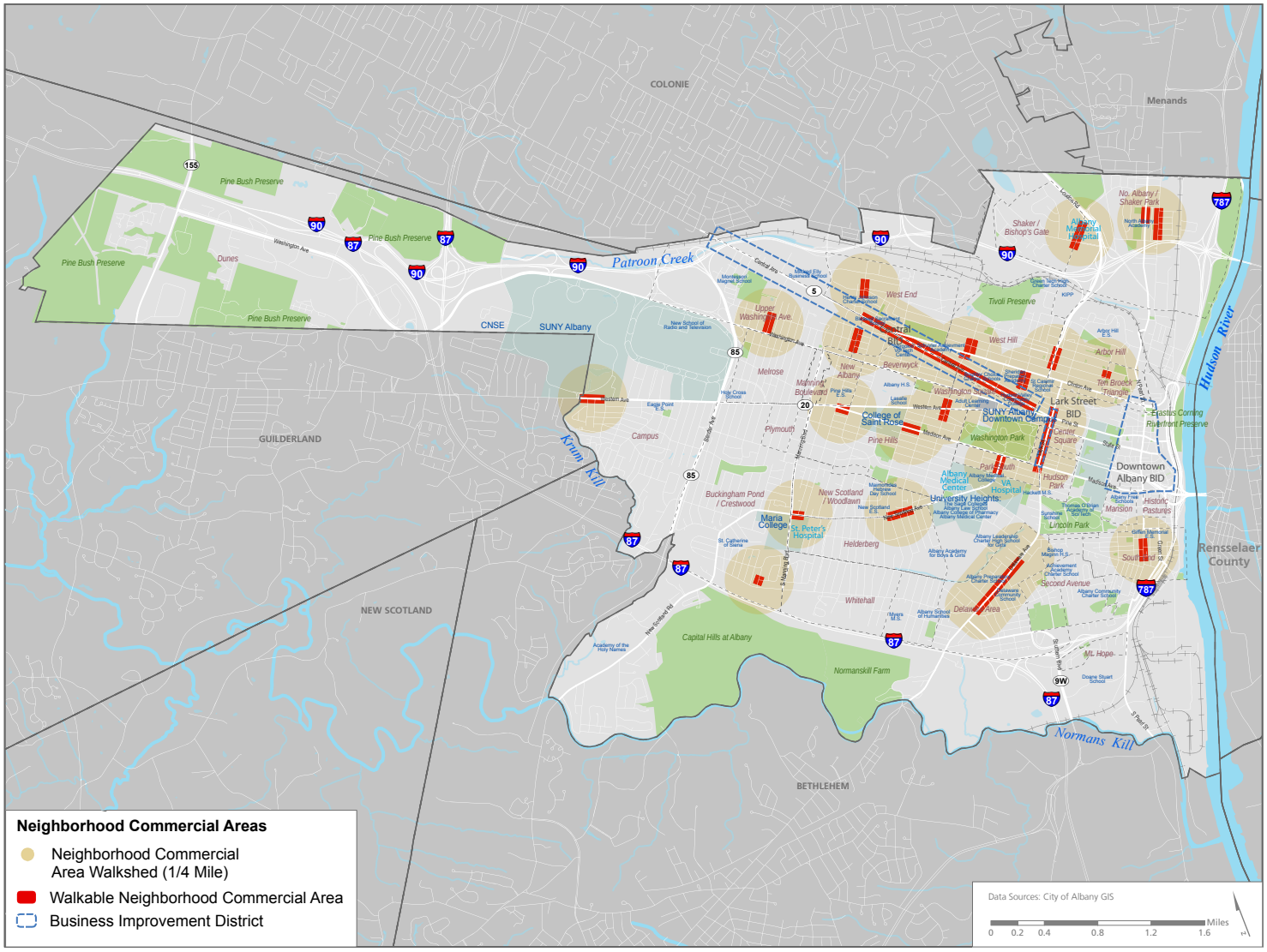
a. Work with neighborhood associations and other neighborhood stakeholders to develop a network of social media, listservs, or other interactive web-based forums to serve as a mechanism for residents to communicate general information such as, current events or public safety concerns.

b. Expand the City of Albany's use of social media and other interactive web-based tools for sharing information and engaging the public.

NEIGHBORHOOD SERVICES

The quality and accessibility of neighborhood services impacts the desirability and health of a neighborhood. Neighborhood services include commercial centers, transit, schools, parks and recreation, health services, libraries, and public safety.

Map 12 Neighborhood Commercial Opportunities



Goal:

Provide access to basic neighborhood services, including commercial centers, parks, schools, transit, police protection, libraries, community centers, etc., for all neighborhoods.

Strategies and Actions:

NS-1 Enhance, promote, and strengthen neighborhood commercial centers.

NS-2 Increase transit connectivity between neighborhoods and employment centers.

NS-3 Partner with institutions to attract investment in surrounding neighborhoods.

NS-4 Locate libraries, schools, parks, and community centers close to neighborhoods.

NS-5 Focus on community policing methods.

NS-6 Address parking issues within neighborhoods.

NS-7 Increase access to healthy food options for all neighborhoods

NS-1 Strategy: Enhance, promote, and strengthen neighborhood commercial centers by supporting small, local businesses. See Map 12 for a map of neighborhood commercial opportunities in Albany.(Interrelated Strategies: Community Form LU-1; Economy INV-2, DIV-1; Institutions RP-5)

Actions:

a. Develop a "buy local" membership campaign for local business or neighborhoods (e.g., local currency, businesses provide discounts on certain days, advertising, and neighborhood festivals).

b. Partner with the BIDs, Community Loan Fund, Albany-Colonie Regional Chamber of Commerce, Albany Center for Economic Success and/or Capitalize Albany Corporation to offer coordinated low-cost or free business planning services and financial incentives to local businesses and start-up companies.

c. Encourage and incentivize anchor retail and restaurant establishments to locate to established neighborhood commercial centers.

d. Create a small business liaison to help businesses navigate City and County regulations and lobby for changes.

NS-2 Strategy: Increase transit connectivity between and among city neighborhoods and employment centers. (Interrelated Strategies: Community Form LU-1, UD-1; Economy EMP-1, INV-1; Transportation MM-2, TR-2, TR-3; Utilities and Infrastructure EN-3)

Actions:

a. Work with the Capital District Transportation Authority to determine areas where improved transit connectivity is needed to serve employment growth areas.

b. Encourage Transit Oriented Development (TOD) at future/planned sites for transit improvements.

NS-3 Strategy: Partner with institutions to attract investment in surrounding neighborhoods. (Interrelated Strategies: Economy INV-4; Institutions RP-1, RP-2, Housing and Neighborhoods NI-4)

a. Work with institutions to develop a strategy for improving investment in adjacent neighborhoods, such as financial investment in neighborhood schools, housing loans for faculty and staff, and neighborhood security.

NS-4 Strategy: Locate libraries, schools, parks, and community centers within walking distance of neighborhoods. (Interrelated Strategies: Social CHR-1, Transportation PED-1)

Actions:

a. Encourage libraries, schools, parks, and community centers to function as centers of neighborhood activity (e.g., parks used as community gathering spaces, schools and libraries used for community meetings).

b. Identify needed pedestrian and bicycle improvements (e.g., missing sidewalks, signed bike routes) to create safe routes to school.

NS-5 Strategy: Increase Neighborhood Watch programs and focus on a community policing method. (Interrelated Strategies: PS-3, PS-4)

Actions:

a. Target quality of life crimes and improve safety/perception of safety in neighborhoods (e.g., improved street lighting and reductions in the number of vacant buildings).

b. Increase neighborhood watch programs and improve communication between the police and neighborhood watch groups.

NS-6 Strategy: Address parking issues within neighborhoods. (Interrelated Strategies: Economy INV-1; Transportation VEH-2)

Actions:

a. Conduct a study of parking issues in commercial districts (e.g., spill-over traffic/congestion from Lark Street) and determine strategies to reduce impacts on neighborhoods.

b. Study impacts of new permit parking regulations in downtown Albany neighborhoods, as well as neighborhoods that may experience spillover from the permit system.

c. Ensure that the design of parking lots and structures is sensitive to neighborhood character.

NS-7 Strategy: Increase access to healthy food options for all neighborhoods. (Interrelated Strategies: Social CHR-3; Natural Resources OS-2, OS-3)

Actions:

a. Partner with organizations such as The Food Trust and Low Income Investment Fund to bring full service grocery stores to underserved neighborhoods.

b. Identify and market suitable sites for grocery stores within walking distance of neighborhoods and require pedestrian and bicycle amenities during site design (e.g., sidewalks, bike racks, parking located in garages).

c. Investigate and incentivize the development of urban, neighborhood-scale grocery stores that provide diverse food options and job opportunities.

d. Improve transit access to grocery stores and farmers markets.

e. Foster the development of community Supported Agriculture (CSA) pick-up locations, farmers markets, markets and co-ops in accessible locations throughout the City.

f. Encourage local institutions, stores and restaurants to use and offer fresh and locally-sourced produce, milk and meat.

g. Encourage the creation and expansion of community gardens accessible to all neighborhoods in the City.





Utility and infrastructure systems are the engineered facilities and conveyance networks required to serve the developmental and operational needs of Albany as a whole and day-to-day functional needs of citizens. While often taken for granted, these systems have an enormous impact on the sustainability and health of the City and its residents. For example, combined discharges from Albany's aging sanitary sewer and stormwater systems are significantly impacting the quality of local water resources, including the Hudson River. In another example, how residents and businesses are supplied with and use energy impacts their personal financial situations, affects local air quality, and contributes to global climate change. "Retooling" utility and infrastructure systems through approaches such as "green" stormwater infrastructure (i.e., that absorbs and filters runoff through techniques that mimic natural hydrology) offers ample opportunities to move towards the sustainable, green city articulated in the Albany 2030 Vision Statement.

Transportation facilities, another type of community infrastructure, are addressed in Section 3.4 above.

The Livingston Avenue Bridge, built in 1901, is an operating swing bridge dedicated to freight and passenger rail at Albany's north waterfront district.

3.7 Utilities and Infrastructure

Key utility and infrastructure system components include energy supply and use, public drinking water, sewer systems, stormwater management, solid waste management, and communications.

ENERGY

The way we produce and use energy has a cumulative effect on human health, environmental resiliency, and economic sustainability. Whenever fossil fuels are used to generate energy for everyday needs – home heating, transportation, manufacturing - greenhouse gases are emitted into the atmosphere. These gases trap heat and the results change the earth's climate in detrimental ways, including higher sea levels, degraded air quality, and extremes in temperature and precipitation. Using energy efficiently and conserving energy and materials will reduce greenhouse gas emissions and mitigate the effects of climate change.

Goal:

Promote energy conservation, efficiency, and use of renewable technologies as a mechanism for climate change mitigation.

Strategies and Actions:

EN-1 Implement the initiatives developed by the Mayor's Office of Energy and Sustainability and as outlined in the City's Climate Action and Adaptation Plans.

EN-2 Develop an education program to communicate energy and sustainability goals.

EN-3 Promote Multi-Modal transportation choices to reduce vehicle miles traveled.

EN-4 Incentivize energy-efficiency / renewable energy technologies in construction projects.



Utilities & Infrastructure
Key Issues

- Albany is establishing itself as a leader in energy and sustainability planning:
  - o It has initiated the creation of an Energy and Sustainability Office.
  - o It has pledged to combat climate change by becoming a New York State Climate Smart Community.
  - o It completed a baseline inventory of Greenhouse Gas Emissions (GHGs) in order to set reduction targets and guide attainment programs.
- In 2007 and 2010, Albany won first prize for the best tasting drinking water in the State during a competition at the New York State Fair. In 2011, it was honored as a top-five best tasting city waters in America. Recent improvements at the Water Filtration Plant have further improved drinking water quality.
- About 2/3 of the City is serviced by an aging combined storm/ sanitary sewer system, which can overflow into the Hudson River during wet weather events.
- The Albany Water Board is currently undertaking a major planning study for mitigation of the combined sewer overflows.

List continues on page 158

- The Rapp Road Landfill is near capacity and is located in a sensitive preserved ecosystem, the Pine Bush Preserve.
- Albany currently diverts 42% of its waste in the form of recycling, reuse and composting. The goal is to divert 65% of the city's waste from the landfill by 2030.
- A poll conducted by Tech Valley Communications found extremely low Internet usage in the city's poorest neighborhoods.

EN-1 Strategy: Implement the initiatives developed by the Mayor's Office of Energy and Sustainability and as outlined in the City's Climate Action and Adaptation Plans for energy efficiency, greenhouse gas emissions, and climate mitigation and adaptation.(Interrelated Strategies: Economy EMP-5; Social PS-6; Transportation VEH-4; Housing and Neighborhoods HDC-11; Utilities and Infrastructure EN-2, EN-3, EN-4)

Actions:

a. Identify funding sources and staffing to continue the operation of the Energy and Sustainability Office.

b. Create a baseline inventory of greenhouse gas (GHG) emissions that identifies all sources of energy and GHG emissions from government operations and the community as a whole. Use the inventory as a benchmark to track progress towards GHG reduction goals.

c. Reduce energy consumption in municipal operations:

- Implement the Green Fleet Program, which aims to replace 25% of the City's gasoline or diesel vehicles with alternative fueled / hybrid vehicles by 2030.
- Develop a Municipal Facility Energy-Efficiency Plan that includes comprehensive energy audits and a multi-year phasing and funding plan to retrofit municipal buildings with green building practices, such as energy efficient lighting, Energy Star appliances, green roofs, recycled materials, and renewable energy sources.
- Incorporate green building practices in all new construction and renovation projects for municipal buildings.
- Explore all options for renewable energy systems at City of Albany properties and facilities and implement demonstration projects.
- Develop a municipal facility managers training program focused on energy-efficiency, operations, and monitoring building performance.
- Develop and implement a Green IT Management Plan.
- Implement the Green Fleet Program, which aims to replace City's gasoline or diesel vehicles with alternative fueled / hybrid vehicles.

d. Develop a Residential Energy-Efficiency Program.

- Work with partners to develop a program to provide residents with low-cost or free energy audits for residential buildings.
- Determine the feasibility of implementing a PACE (Property Assessed Clean Energy) Program to finance energy-efficiency improvements in residential properties.
- Consider adopting a Residential Energy Conservation Ordinance (RECO) that improves housing affordability and reduces environmental impacts by setting baseline energy efficiency requirements for existing rental housing.

e. Work with National Grid and New York State Public Service Commission to develop a plan to convert existing streetlights to more energy-efficient LED's.

EN-2 Strategy: Develop an education program to communicate the City's energy and sustainability goals and accomplishments to residents, businesses, and institutions (Interrelated Strategies: Utilities and Infrastructure EN-1, WS-2, SWM-1)

Actions:

a. Establish a community advisory committee within the Mayor's Office of Energy and Sustainability comprised of neighborhood leaders, business leaders, and institutional leaders to communicate the City's energy and sustainability goals and objectives.

b. Create a marketing program that communicates the relative costs and savings of incorporating energy saving techniques such as alternative energy sources, transit use, Energy Star materials and appliances, etc and provides links to existing state, federal, and private programs.

EN-3 Strategy: Promote multi-modal transportation choices to reduce Vehicle Miles Traveled (VMT)[12]. (Interrelated Strategies: Community Form UD-1; Economy EMP-1, INV-1;Transportation MM-1, MM-2, BIC-1, TR-2, TR-3, TR-4; Natural Resources AQ-1; Housing and Neighborhoods NS-2)

Actions:

a. Develop a Complete Streets program including design standards, land use plans, and zoning regulations that provide the highest level of integration between pedestrians, cyclists and transit riders.

b. Provide incentives for Transit Oriented Development at potential transit center sites and existing hubs.

c. Implement the Albany Bicycle Master Plan to increase the number of bicycle routes and signage to encourage residents to safely commute by bicycle.

d. Employ transportation demand management techniques to encourage the use of bicycling, transit, car pooling, and car sharing.

e. Increase transit connectivity between and among City neighborhoods and employment centers.

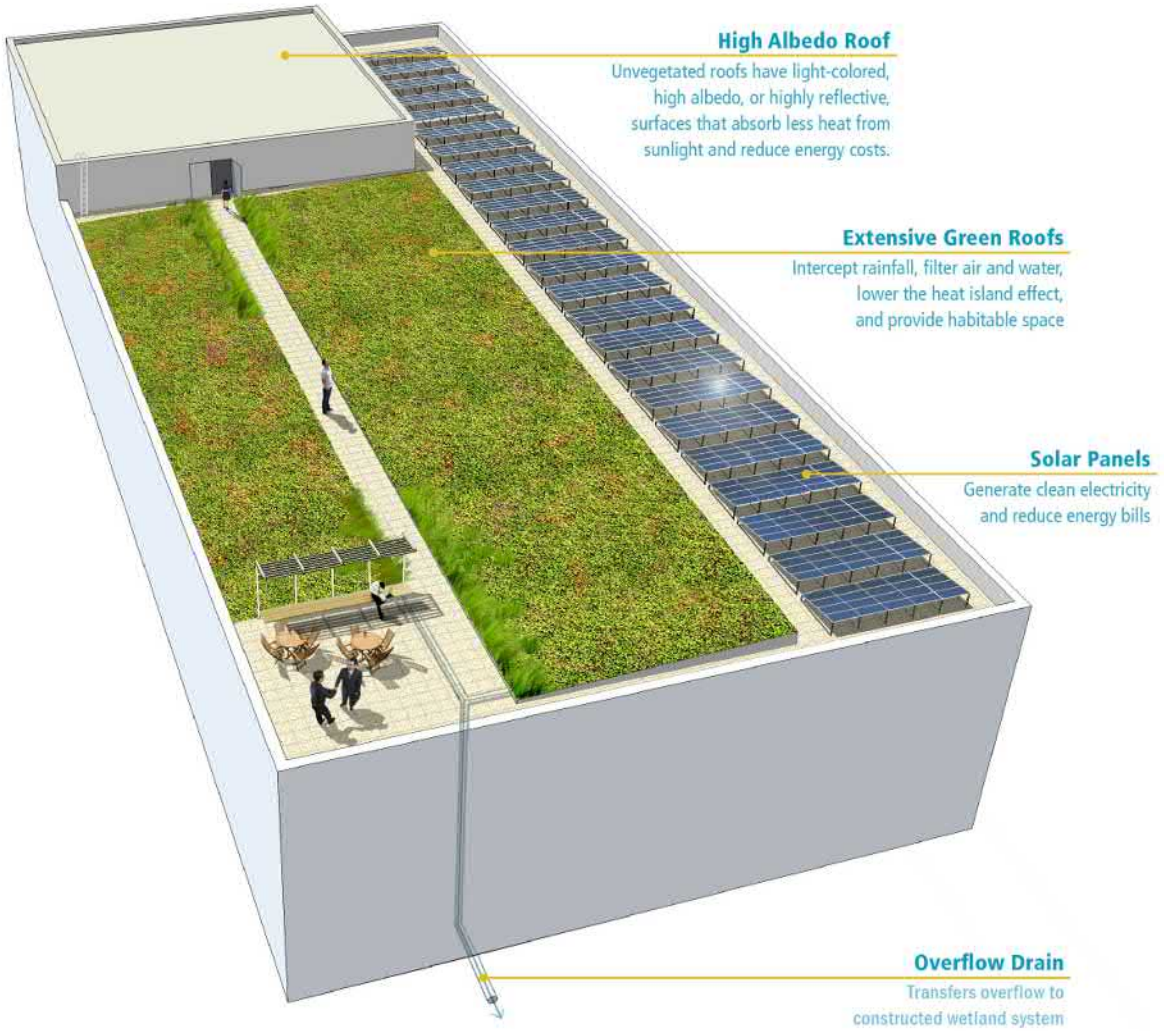
f. Explore transit expansion options, including the potential for bus rapid transit (BRT) service, and support the planning process for the implementation of high speed rail.

[12] Vehicle Miles Traveled (VMT) is the total number of miles driven by all motor vehicles within a given time period and geographic area. The transportation sector accounts for 28% of total greenhouse gas emissions in the US . The primary greenhouse gas is carbon dioxide, and every gallon of gasoline burned produces about 20 pounds of CO2 emissions (Ewing, Reid, et. al., Growing Cooler, ULI, 2007).

Figure 1 Example Green Building Techniques



Designed for Manchester, CT I WRT



Designed for Manchester, CT | WRT

EN-4 Strategy: Incentivize energy-efficiency and renewable energy technologies in construction and rehabilitation projects. See Figure 1 for examples of green building techniques. (Interrelated Strategies: Economy EMP-5; Housing and Neighborhoods HDC-11; Utilities and Infrastructure EN-1)

Actions:

a. Consider a code revision to encourage all new development and major rehabilitation projects to have "cool" roofs (i.e., white or grey roofs with a high solar reflectivity index) or green roofs to reduce the urban heat island effect[13].

b. Require that all new buildings, which meet certain size and/or density thresholds, built or rehabilitated with public-private funding be LEED Certified or meet some other established minimum level of energy-efficiency and sustainable site specifications established by the city.

c. Consider developing a green building overlay that provides incentives, such as height and density bonuses or a green building liaison to assist in fast-tracking projects, to projects that meet specific green building and sustainable site standards.

d. Create tax-rebates or incentives to encourage businesses and residents to replace older, inefficient appliances (e.g., refrigerators, toilets, heaters) with new Energy-Star appliances.

e. Update building codes to reflect the latest in energy-efficient building code standards for new and rehabilitated housing (e.g., International Green Construction Code).

f. Partner with New York State's Weatherization Assistance Program and local utilities (e.g., National Grid) or non-profits to offer low-cost energy audits and services (e.g., weatherization) to Albany residents.

g. Develop municipal renewable energy pilots to showcase and educate the public and development community about the feasibility and benefits of renewable energy.

h. Develop lighting standards that promote energy-efficiency, reduce light pollution, while provide adequate lighting for safety.

i. Investigate a potential site to pilot a district energy project.

[13] The urban heat island effect is created when urban areas develop, and buildings, roads, and other impervious surfaces replace permeable open land and vegetation. These dry, impervious surfaces absorb heat, causing urban regions to become warmer than their rural surroundings, forming an "island" of higher temperatures in the landscape.

WATER AND SEWER

Albany's main drinking water source is the Alcove Reservoir, located on the Hannacroix Creek in the Town of Coeymans. Supplemental drinking water sources include the Loudonville Reservoir and the Six Mile Reservoir. Albany's drinking water is considered very high quality and even won recognition as the "best tasting drinking water in the State of New York". Protecting the quality and conserving the supply of this distinctive resource is critical to the health and welfare of Albany's citizens.

The City's and County's system for wastewater treatment is key to protecting the quality of drinking water supplies, groundwater resources, and surface waters in the City and region. The Albany County Sewer District owns and operates two wastewater treatment facilities, designated North and South. The South Plant is located in the Port of Albany and treats waste only from the City of Albany. About two-thirds of the City's sewers are combined (sanitary/storm) sewers. The combined sewers discharge to the South Plant. During heavy rains, excess water is discharged to the Hudson River. This is referred to as combined sewer overflow (CSO) and has serious impacts on water quality. The Albany Water Board and the Capital District Regional Planning Commission are currently undertaking a major planning study for mitigation of the CSOs, called the CSO Long Term Control Plan.

Goal:

Maintain the quality of the City's wastewater management system, conserve water, and protect the City's drinking water supply.

BEST PRACTICE: RECLAIMED WATER PROGRAM, OLYMPIA, WA

The LOTT Wastewater Alliance, which provides wastewater management services for Lacey, Olympia, Tumwater, and Thurston County, WA, started a Reclaimed Water Program in 2006. LOTT's reclaimed water is treated to Class A Reclaimed Water standards – water that is clean enough for public contact and almost any use except drinking, (including many high demand purposes, thus allowing communities to stretch their water supplies). Class A Reclaimed Water can be used for irrigation, decorative fountains and ponds, industrial processing, pressure washing, toilet flushing, groundwater recharge, and streamflow and wetland enhancement.

http://www.lottcleanwater.org/reclaimed.htm



Since 1994, Albany's Water Department has invested more than $25 million in capital projects to upgrade Albany's water and sewer systems.

Strategies and Actions:

WS-1 Implement Long-Term Control Plan to mitigate water quality impacts of CSO's.

WS-2 Encourage water conservation.

WS-3 Control sources of negative environmental impact.

WS-4 Assess the feasibility and market for selling excess drinking water to regional towns and municipalities.

WS-1 Strategy: Implement the Long Term Control Plan to mitigate the water quality impacts of combined sewer overflows (CSO's). (Interrelated Strategies: Natural Resources WW-1, WW-2; Utilities and Infrastructure SW-1, SW-2)

Actions:

a. Complete the Long Term Control Plan currently under development by the CDRPC on behalf of the Albany Pool Communities.

b. Implement New York State Best Management Practices (BMPs) for combined sanitary and storm sewers. Include BMPs that reduce stormwater runoff, restore wetlands, improve riparian corridors, and reduce costs associated with CSO solutions.

c. Implement phased green infrastructure strategies to reduce stormwater runoff and ultimately mitigate CSOs impacts, to comply with New York State water quality standards, and Clean Water Act requirements. Potential strategies include new street trees, underground cisterns, green roofs, green streets, and rainwater capture.

WS-2 Strategy: Encourage water conservation to reduce volume in sewers and to save energy on heating, pumping, and treating water. (Interrelated Strategies: Natural Resources WW-6, Utilities and Infrastructure EN-2, EN-4)

Actions:

a. Set city-wide department targets for reducing water use in public facilities and buildings.

b. Partner with public schools, universities, other institutions, and businesses to reduce water use through conservation measures (e.g., reduce the need for landscape watering through native landscaping or rain gardens; replace older toilets and bathroom fixtures to improve efficiency).

c. Develop a marketing campaign and/or incentives to encourage residents to reduce water consumption, install high-efficiency fixtures and appliances, and shift high water use activities (e.g., washing clothes, dishwashing) to non-peak hours.

d. Work with New York State to revise the building code to allow the use of greywater recycling systems (i.e., untreated household wastewater from showers, bathroom sinks, washing machines) for irrigation and other non-potable uses.

e. Develop standards for new construction and rehabilitation projects to require the use of high-efficiency toilets and low-flow fixtures.

f. Work with the Albany County Sewer District and Albany Water Board to explore the potential for a Reclaimed Water Program. Reclaimed water is wastewater that is treated and distributed for non-potable use and is commonly known as gray water (safe for uses other than drinking water). This water is often available at a significantly lower rate than potable water.

g. Work with the Cornell Cooperative Extension or the city's Department of General Services to provide a discount to residents to purchase rain barrels.

h. Investigate the feasibility of utilizing the City's gravity fed water and sewer system for renewable energy generation.

i. Develop a citywide comprehensive drought management plan, including the monitoring of water supply storage levels.

WHAT IS GREEN INFRASTRUCTURE?

Green infrastructure is a stormwater management technique that preserves, restores, enhances, or mimics natural hydrology. A green infrastructure system integrates the built environment with soil, water, and plant systems that intercept stormwater, infiltrate a portion of it into the ground, evaporate a portion of it into the air, and in some cases release a portion of it slowly back into the sewer system, resulting in reduced and cleaner discharge into surface waters.



In 2011, the City received a $361,000 grant from the New York State Environmental Facilities Corporation for a green infrastructure demonstration project on Sate Street.

BEST PRACTICE: PHILADELPHIA WATER DEPARTMENT OFFICE OF WATERSHEDS

Philadelphia has a stormwater system that is 60% Combined Sewer and 40% Municipal Separate Storm Sewer System (MS4). To manage stormwater runoff more efficiently, the Philadelphia Water Department (PWD) is institutionalizing green infrastructure across the city through demonstration and restoration projects, a new stormwater fee system, and a new stormwater management ordinance with stringent stormwater regulations for all new construction and redevelopment projects.

The new ordinance focuses on a performance-based approach, requiring developers to manage the first inch of stormwater on-site. The Philadelphia Stormwater Management Guidance Manual was created to assist developers in meeting the requirements of the regulations and includes guidelines for meeting requirements through innovative green infrastructure techniques such as bioswales, green roofs, filtration strips, and porous pavement, etc.

http://phillywatersheds.org/what_were_doing/green_infrastructure
http://www.phillyriverinfo.org/WICLibrary/PSMGM%20V2.0.pdf

WS-3 Strategy: Control other sources of impact on waterways (construction runoff, illicit discharges, nonpoint pollution, etc.). (Interrelated Strategies: Natural Resources WW-1, WW-2, TS-1; Utilities and Infrastructure SW-4)

Actions:

a. The City of Albany, along with other New York communities, will soon be required by the federal Clean Water Act to enact new local ordinances to regulate activities that discharge to municipal separated storm sewer systems (MS4s). These regulations will address illicit discharges of wastewater and toxic chemicals, construction site runoff control, and pollution prevention. The new ordinances should include strengthened development standards to minimize site disturbance during construction near water sources.

WS-4 Assess the feasibility and market for selling excess drinking water to regional towns and municipalities. (Interrelated Strategies: Utilities and Infrastructure WS-2; Institutions RP-6, RP-2)

Actions:

a. Quantify excess capacity in City of Albany water reserves to determine feasibility of distribution.

b. Identify potential market for excess water distribution.

c. Identify infrastructure needs to facilitate distribution.

STORMWATER

Stormwater management is a critical issue in urbanized areas like Albany. When stormwater collects pollutants such as road salt, petroleum products, pesticides, and litter from impervious surfaces and carries them into surface waters, sensitive resources, including drinking water supply, wildlife habitat, and surface water quality, are all impacted. In Albany, the stormwater management system consists primarily of engineered facilities that collect and discharge stormwater via outlets. In the case of combined sanitary and storm sewers, stormwater is discharged into the South Plant wastewater treatment facility. As previously mentioned, when the system is overwhelmed during heavy rain events, excess water containing untreated sewage is discharged to the Hudson River. Separated sewers, referred to as municipal separated storm sewer systems, or MS4s, discharge stormwater directly into natural watercourses such as the Krum Kill, the Normans Kill, the Patroon Creek and the Hudson River.

Stormwater management in Albany is regulated by the City's Stormwater Management and Erosion Control regulations (Article 14 of the City Code). The Code cites the New York State Stormwater Management Design Manual as an official guide and specifications for stormwater management. The Design Manual includes recommendations for green infrastructure techniques in development projects to reduce urban runoff.

Goal:

Use stormwater management best practices to reduce impacts on water quality and mitigate costs of engineered stormwater systems.

Strategies and Actions:

SW-1 Create a green infrastructure system.

SW-2 Incorporate green infrastructure practices in the Long Term Control Plan for CSO's.

SW-3 Reduce impermeable surfaces through land development regulations.

SW-4 Create Low Impact Development Design Guidelines.

SW-1 Strategy: Create a green infrastructure system as an alternative and complement to "grey" (engineered) infrastructure in order to better absorb stormwater runoff and filter pollutants. (Interrelated Strategies: Natural Resources WW-1, WW-2; Utilities and Infrastructure WS-1, SW-2, SW-3, SW-4)

Actions:

a. Develop a green infrastructure plan that sets targets for reductions in impervious surfaces and stormwater sewer inputs. As part of the plan, establish a "toolbox" of green infrastructures techniques (green streets, permeable pavers, green roofs, bioswales, riparian buffers, tree plantings, etc.) and new code language that can be implemented and adopted, respectfully, to achieve targets, and other techniques identified in the New York State Stormwater Management Design Manual. Quantify the potential fiscal benefits of a green infrastructure system.

See Figure 2 for examples of green infrastructure techniques.

b. Develop stormwater management demonstration projects (e.g.,"green streets" with new street trees, tree trenches, permeable pavers, and modified stormwater inlets) in target locations such as parking lots, residential streets, and parks and measure performance in absorbing runoff.

c. Identify and pilot a "green neighborhood" utilizing a comprehensive green infrastruc-

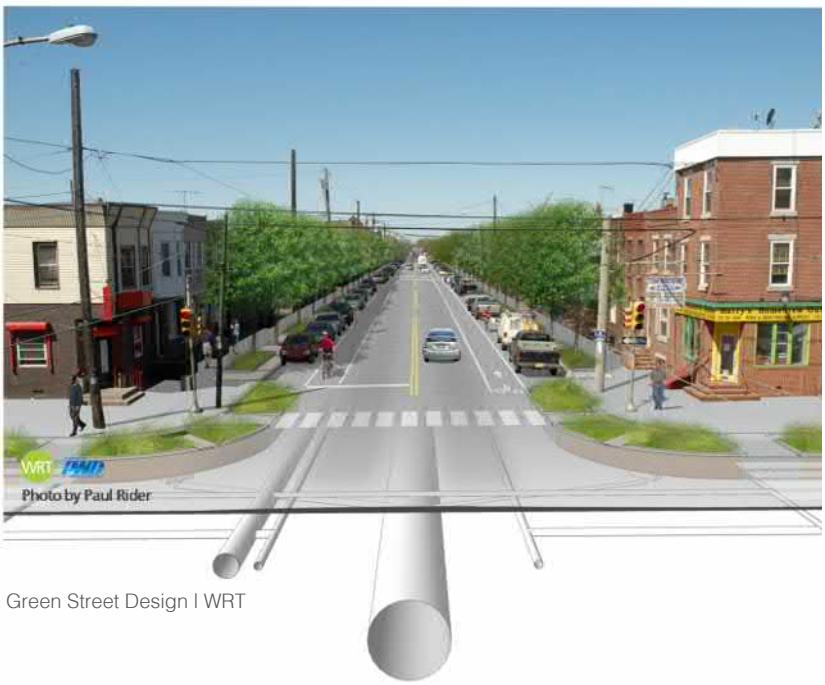
Figure 2 Examples of Green Infrastructure Techniques



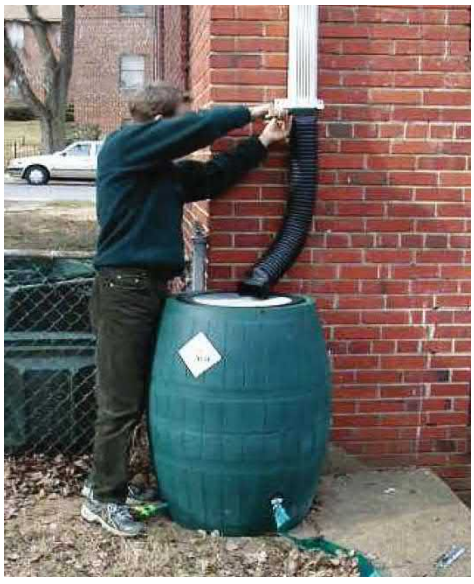
Bioswale | Philadelphia Water Department Stormwater Manual



Pervious Paving | PWD Stormwater Manual



Green Street Design | WRT



Rain Barrel | PWD Stormwater Manual



Riparian Buffer | Designed for Manchester, CT | WRT

ture system built as part of public and private redevelopment activities.

SW-2 Strategy: Incorporate green infrastructure strategies in the Long Term Control Plan to mitigate the water quality impacts of combined sewer overflows (CSO's). (Interrelated Strategies: Natural Resources WW-1, WW-2; Utilities and Infrastructure SW-1)

Actions:

a. Implement New York State Best Management Practices (BMPs) for combined sanitary and storm sewers. Include BMPs that reduce stormwater runoff, restore wetlands, improve riparian corridors, and reduce costs associated with CSO solutions.

b. Implement phased strategies to reduce stormwater runoff and and ultimately mitigate CSOs impacts to comply with New York State water quality standards, and Clean Water Act requirements. Potential strategies include new street trees, underground cisterns, green roofs, and rainwater capture.

c. Retrofit existing impermeable surfaces as feasible.

SW-3 Strategy: Reduce impermeable surfaces through land development regulations. (Interrelated Strategies: Transportation MM-1; Natural Resources WW-2; Utilities and Infrastructure WS-3, SW-1, SW-4)

Actions:

a. Allow for permeable pavements to be used in low-volume traffic areas, such as sidewalks, driveways, parking lots, alleys, and when feasible, roadways.

b. Establish impervious coverage limits for buildings and pavement.

c. Where appropriate, allow reduced road widths and reduced and alternative parking strategies, such as shared parking, off-site parking, and allow on-street parking to count toward parking space requirements.

d. Explore the potential for a fee structure for stormwater management that determines fees by calculating the amount of impervious cover on a given property, providing a financial incentive to develop or retrofit properties with green infrastructure practices that reduce impervious cover.

SW-4 Strategy: Create Low Impact Development Design Guidelines (Interrelated Strategies: Community Form UD-1, Utilities and Infrastructure WS-3, SW-1, SW-3)

Actions:

a. Develop a technical manual that includes Low Impact Development Design Guidelines to meet targets for reduced impervious surfaces and stormwater sewer inputs based on a green infrastructure plan and Long-Term Control Plan. The Low Impact Development (LID) approach promotes the use of techniques that filter water and infiltrate water into the ground rather than sending it into conveyance systems. It promotes the use of natural plant and soil systems with roofs of buildings, parking lots, and other horizontal surfaces to convey water to either distribute it into the ground or collect it for reuse. Examples of LID techniques include rain barrels, rain gardens, green roofs, bioswales, permeable pavement, etc. LID Guidelines should include clear guidelines for low-impact development in construction and reducing runoff.

SOLID WASTE MANAGEMENT

Solid waste management includes the collection, transport, processing, recycling disposal, and monitoring of waste materials, or trash, produced by human activity.

The City of Albany, acting as lead agent for the Capital Region Solid Waste Management Partnership Planning Unit, operates a regional solid waste management system that includes the city-owned and operated Rapp Road Landfill as well as recycling operations.

The Capital Region Recycling Partnership is a committee of The Capital Region Solid Waste Management Partnership and is made up of 14 municipalities[14], including the City of Albany, that work together to improve waste reduction practices in their communities.

The Planning Unit has recently completed an update to the region's solid waste management plan (SWMP Modification) to address goals and objectives for waste reduction, reuse and recycling as well as issues regarding expansion of the Rapp Road Landfill, which is expected to reach capacity by 2016, and related impacts on the adjacent Pine Bush Preserve. The City is addressing goals and objectives for solid waste management, including a target to divert 65% of Albany's waste from the landfill by 2030.

Goal:

Increase recycling and reduce the solid waste stream.

[14] Cities of Albany, Cohoes, Rensselaer, Schenectady, Watervliet; the Villages of Altamont, Voorhesville, and Green Island; and the Towns of Berne, Bethlehem, Coeymans, Guilderland, Knox, New Scotland, Rensselaerville, and Westerlo.

Strategies and Actions:

SWM-1 Maintain and expanding waste reduction, reuse and recycling efforts.

SWM-2 Explore alternatives for solid waste reduction and disposal.

SWM-1 Strategy: Maintain and expand waste reduction, reuse and recycling efforts, including recommendations set forth in the SWMP Modification[15]. (Interrelated Strategies: Utilities and Infrastructure EN-1, SWM-2)

Actions:

a. Appoint a Planning Unit Recycling Coordinator (PURC) as an area-wide resource to promote waste reduction and recycling, monitor compliance with municipal recycling ordinances, provide assistance in applying for available grant funding, and compile annual information about recycling program achievement in each municipality.

b. Enhance education and enforcement to increase reduction and recycling in all sectors.

c. Continue to conduct commercial waste inspections to determine presence of excess recyclables.

d. Encourage backyard composting, organic waste recycling and yard waste management throughout the Planning Unit.

e. Work with the Cornell Cooperative Extension or the city's Department of General Services to provide a discount to residents to purchase composters.

f. Work with institutions, waste haulers, and Planning Unit partners to reduce waste, increase recycling, and improve reuse.

SWM-2 Strategy: Explore alternatives for solid waste reduction and disposal.

Actions:

a. Create incentives for reducing solid waste disposal. As recommended in the SWMP, explore the effectiveness and feasibility of pay-as-you-throw programs, or volume-based disposal charges to create financial incentives for waste reduction and recycling.

b. Expand yard waste composting programs and pilot a neighborhood composting and organics diversion program.

c. Adopt policies to reduce office waste in municipal offices (e.g., double sided printing,

[15] Solid Waste Management Plan Modification for the Capital Region Solid Waste Management Partnership Planning Unit: http://www.capitalregionlandfill.com/documents/SWMP-Modification-final.pdf

electronic filing).

d. Expand alternatives which recover energy from waste, such as the current methane power generation at the Rapp Road Landfill.

e. Develop a building and construction material reuse and recycling program.

f. Increase the percentage of demolition material diversion required as part of demolition permit approval and develop a compliance tracking system.

g. Implement single-stream recycling for residents.

h. Develop a pilot building deconstruction or green demolition program.

BEST PRACTICE: BUFFALO REUSE GREEN DEMOLITION – BUFFALO, NY

Buffalo ReUse is a green demolition and salvage company that reuses construction materials and recycles materials that can't be reused (metal, wood waste, concrete). Buffalo ReUse also accepts donated construction materials and offers a tax deduction letter for the value of donated items.

http://www.buffaloreuse.org/Green-Demolition/GreenDemolition

COMMUNICATIONS

Technology has changed the way people communicate, and a variety of communications options are necessary to keep community voices engaged and connected to local and global networks. As communications technologies continue to grow and innovate, the provision of high-quality and accessible services plays an increasingly important role in economic development and community planning.

The world is becoming a wireless society, and access to wireless networks is not just a luxury, but a necessity for educational and economic competitiveness. Through its Universal Broadband Initiative, the State of New York has committed to having affordable, high-speed internet service available in all parts of the state, and to have a citizenry that is capable of using it. Albany currently provides wireless service through Albany FreeNet, which, although free, has download limits and generally cannot be accessed from homes. The challenge is to affordably expand wireless service to improve educational and economic competitiveness, and to close the "digital divide" by increasing internet access and usage in throughout Albany's diverse neighborhoods.

Goal:

Provide equitable communication opportunities for communities throughout the City.

Strategies and Actions:

COM-1 Improve, develop and maintain communications infrastructure.

COM-2 Improve access to communications technology for all residents.

COM-1 Strategy: Improve, develop and maintain communications infrastructure. (Interrelated Strategies: Housing and Neighborhoods NI-5; Utilities and Infrastructure COM-2; Institutions RP-6)

Actions:

a. Partner with the New York State Office of Technology, communications service providers, the school district, and major institutions to expand wireless internet service for commercial, institutional and residential use throughout Albany and the Capital Region.

b. Work with utilities and communications service providers to develop a long-term plan to address the projected climate change impacts on the existing communications infrastructure.

c. Expand low/no-cost access to high speed internet access across the City.

COM-2 Strategy: Develop strategies to improve access to communications technology for all residents. (Interrelated Strategies: Social ED-5; Housing and Neighborhoods NI-5; Institutions RP-6)

Actions:

a. Partner with Tech Valley Communications on an educational campaign to inform residents in targeted neighborhood about available options for high speed internet access, including locations for free computer access in libraries, schools and community centers, and low cost service plans for in-home use.



The Albany Public Library branches provide public computers with free access to the internet.

b. Expand high-speed internet access in public locations, including libraries, senior centers, community centers, and schools.

c. Expand low/no-cost access to high speed internet access across the City.


R.B.WING & SON

This system addresses both the contributions and impacts of institutional uses, including federal, state, county, and local government, colleges and universities, health care facilities, and authorities. As major employers and stakeholders, Albany's institutions play a key role in shaping the City's economy, land use pattern, and culture.

In addition to the City of Albany, institutions in Albany include the federal and state governments, Albany County and the City of Albany; colleges and universities (e.g., University at Albany, College of Saint Rose, Union University, Sage Colleges); health care facilities (e.g., Albany Medical Center, Albany Memorial Hospital, Albany Veteran's Hospital, St. Peter's Hospital); and authorities (e.g., Capital District Transportation Authority, Albany Housing Authority).



As the State Capital, Albany is home to multiple layers of governmental bodies, education institutions, hospitals, authorities and state-wide non-profits. They impact the City's landscape, as seen here with the gothic SUNY administration headquarters, and also the City's economy, quality of life and infrastructure.

3.8 Institutions

The key components of Albany's institutional system are: relationships and partnerships, facilities and projects, and fiscal impacts.

RELATIONSHIPS AND PARTNERSHIPS

Albany's concentration of institutions is one of the City's greatest strengths. While there are existing connections between the City's institutions, strengthening and creating new relationships and partnerships is essential to the reaching the 2030 Vision for Albany.

Goal:

Foster relationships and create new partnerships among the different levels of government (i.e., local, regional, and state), surrounding municipalities, and institutions that focus on cooperative planning for growth and development.

Strategies and Actions:

RP-1 Work together to attract and support businesses and start-ups.

RP-2 Create, implement and expand regional plans for multi-modal transportation, open space networks, and green infrastructure.

RP-3 Create and maintain open lines of communication between institutions.

RP-4 Position the City as a leader in regional cooperation.

RP-5 Work together to revitalize downtown and key neighborhood mixed-use nodes.

RP-6 Enhance data-sharing partnerships with institutions.

Institutions Key Issues

- Education, health care, and government are major employment sectors in the Albany MSA. Between 1990 and 2008, the number of jobs in education and health services increased, while government jobs decreased.
- The government sector is projected to continue its decline, while education and health service jobs are projected to increase.
- Albany's nine higher education institutions provide many positive impacts, including spinoff enterprises, young creative residents, and diverse employment opportunities.
- Issues related to Albany's colleges and universities can include tensions between neighborhood residents and students and their tax-exempt status.
- A high percentage of land in Albany is tax-exempt: 12% of the total number of properties is tax-exempt; 58% of the total acreage in Albany is tax-exempt. (Albany County Dept. of Management & Budget GIS)

RP-1 Strategy: Work together to develop a strategy for attracting and supporting businesses and start-ups and providing job training, education, and employment.(Interrelated Strategies: Economy EMP-4, INV-4, INV-5, DIV-2; Social ED-2, ED-3; Housing and Neighborhoods NS-3; Institutions RP-3, RP-4)

Actions:

a. Implement the institutional recommendations of Capitalize Albany (the City's economic development strategy), including strengthening relationships with state government and other institutions to foster development and neighborhood revitalization.

b. Partner with organizations in major employment growth sectors (e.g., Albany NanoTech), Capitalize Albany Corporation, and Albany-Colonie Regional Chamber of Commerce to attract and support related businesses and start-ups. This many include implementing incentives such as reduced city fees or the development of business incubator space.

c. Develop partnerships between higher education institutions (e.g., University of Albany, College of Saint Rose), major employers, and the Albany City School District to increase opportunities for job training and retain college graduates.



The New York State Capitol, overlooking Downtown, is a hotbed of policy and legislative activity.

RP-2 Strategy: Work together to create, implement, and expand regional plans for multi-modal transportation ,open space networks, and green infrastructure. (Interrelated Strategies: Transportation MM-2, PED-2, BIC-2; Natural Resources NH-1, OS-1; Institutions RP-3, RP-4)

Actions:

a. Support New Visions 2030, a regional multi-modal transportation plan, in partnership with the Capital District Regional Planning Commission (CDRPC), the Capital District Transportation Authority, and local governments, to prioritize regional multi-modal transportation networks. As a component of Albany's Vision that extends beyond the City limits, creating early regional partnerships will improve the likelihood of implementing and funding projects.

b. Support Tech Valley Trails, a regional open space network plan, to prioritize green networks (e.g., greenways, habitat, trails, riparian buffers, open space, etc.) in partnership with the CDRPC, local and state governments, and local conservation organizations.

RP-3 Strategy: Create and maintain open lines of communication and cooperation between and among institutions. (Interrelated Strategies: Institutions RP-1, RP-5, RP-6, FP-1, FP-2, FP-3, FP-5)

Actions:

a. Develop a regional government coordination group that includes representatives of the City of Albany, nearby municipalities, county, and state government to discuss regional trends, economic development, and other issues.

b. Strengthen communication between institutions and City government and seek ways to collaborate on strategies (e.g., brownfield redevelopment, preventative health measures, access to healthy foods, college/public school mentoring, etc.).

c. Increase coordination and partnerships between universities and the City of Albany to support the City's sustainability and revitalization strategies (e.g., planning and technology departments of local universities and city departments).

RP-4 Strategy: Position the City as a leader in regional cooperation. (Interrelated Strategies: Economy DIV-3; Social SS-6; Institutions RP-1, RP-2, FP-2, FP-5)

Actions:

a. Form a regional Task Force with the Capital District Transportation Committee, Capital District Regional Planning Commission, and other municipalities to improve regional planning and implement regional multi-modal transportation, open space, and sustainability plans. As the largest municipality in the Capital District, the City of Albany can take a leadership role in the cooperation efforts, including the convening of this regional government coordination group.

b. Identify opportunities for shared services with local governments, state agencies, not-for-profits, and institutions.

RP-5 Strategy: Work together to revitalize downtown and key neighborhood mixed-use nodes. (Interrelated Strategies: Economy INV-4; Housing and Neighborhoods NI-3, NI-4, PS-5, NS-1; Institutions FP-1)

Actions:

a. Support and encourage institutional investment in downtown and key neighborhood mixed-use nodes through incentives and public-private partnerships.

b. Explore the creation of a Downtown investment fund to support revitalization efforts.



Opportunities for collaboration and partnerships emerge as the University at Albany evolves and expands.

RP-6 Strategy: Enhance data-sharing partnerships with institutions. (Interrelated Strategies: Economy DIV-1; Housing and Neighborhoods NI-5; Utilities and Infrastructure COM-1, COM-2)

Actions:

a. Identify City and Institutional data needs and opportunities to share data to reduce replication and error.

b. Formalize data-sharing opportunities with local institutions.

c. Work together to analyze data in order to develop City and institutional strategies to achieve mutual goals.

FACILITIES AND PROJECTS

Albany's concentration of institutions includes numerous facilities (e.g., university campuses, hospitals, and public buildings) that serve as centers of learning, provide community services, and offer employment opportunities to the community.

Goal:

Work together to ensure that government and institutional facilities and projects promote mutual benefits.

Strategies and Actions:

FP-1 Communicate the benefits of development and growth in the city.

FP-2 Coordinate with State, County, and regional agencies in the development review process.

FP-3 Work together to reduce potential negative impacts of institutional projects.

FP-4 Improve public access to institutional facilities and open spaces.

FP-5 Work with institutions on climate change planning.

FP-6 Encourage Institutions to locate in, remain in and revitalize City of Albany neighborhoods including Downtown.

BEST PRACTICES: BOSTON PILOT TASK FORCE

In 2009, the City of Boston created a Task Force to study the relationship between the city and tax-exempt institutions (e.g., major universities and hospitals). In Boston, most tax-exempt, land-owning institutions make a voluntary payment in-lieu-of taxes to the City to help cover the cost of police, fire, and snow removal. However, contributions varied widely between institutions. The Task Force found that the core principles of a fair and balanced program are transparency and consistency. The group recommended keeping the voluntary system, applying a PILOT Program to all non-profit groups (with an exception for small organizations), basing contributions on the value of real estate, recognizing and qualifying PILOT Credits for community benefits, and phasing in the system.

http://www.cityofboston.gov/assessing/PILOT.asp

FP-1 Strategy: Communicate the ways in which development and growth in the City benefit or impact all institutions, levels of government, and surrounding municipalities. (Interrelated Strategies: Economy INV-2; Institutions RP-3, FP-2, FP-6)

Actions:

a. Study and share information about the costs and benefits of proposed government and institutional projects. As the impacts of potential projects are determined, work with institutions and surrounding municipalities to reduce negative impacts.

FP-2 Strategy: Coordinate with State, County, and regional agencies in the project review procedures of developments and projects likely to cause land use, transportation, and environmental impacts beyond the political boundaries in which they occur (i.e., developments of regional impact or DRIs). (Interrelated Strategies: Economy INV-2; Institutions RP-4, FP-3)

Actions:

a. Form a Task Force of City, State, County, and regional agencies that meets on an as-needed basis to review developments of regional impact.

FP-3 Strategy: Work together to reduce the possible negative impacts of institutional facilities and projects on their surrounding community. (Interrelated Strategies: Housing and Neighborhoods NI-4, Institutions RP-3, FP-2, FP-1, FP-3)

Actions:

a. Create neighborhood-level forums to address potential plans and impacts of institutions on adjacent neighborhoods. Encourage institutions to work with the City and community stakeholders early in the project planning phase to address potential concerns. Potential negative impacts include conflicts between institutional expansion and surrounding neighborhoods (e.g., traffic concerns, higher density adjacent to lower density neighborhoods).

b. Work with the State Office of General Services (OGS) to encourage state offices to locate in existing downtown buildings and consider adaptive reuse/opportunities for historic preservation. Currently many employees at Albany's major employment centers (e.g., SUNY, Albany Nanotech Complex, Empire State Plaza) have little incentive to patronize businesses outside of their office complexes. However, when buildings are integrated into the existing urban fabric, there are opportunities for employees to support nearby retailers and restaurants at lunch and after hours.

c. Integrate the development of Harriman Research and Technology Park and the proposed Albany Convention Center with the surrounding urban context of Downtown, historic neighborhoods, and nearby institutions. These large economic development projects provide the opportunity to establish linkages between downtown and new employment centers, encourage spinoff development, and create employment opportunities.

FP-4 Strategy: Improve and enhance public access to institutional facilities and open spaces. (Interrelated Strategies: Social CHR-8, SS-6; Institutions RP-2, FP-2)

Actions:

a. Increase opportunities for comfortable public gathering areas and plazas adjacent to or within institutional facilities (e.g., Empire State Plaza, educational campuses) through signage, programming, greening or enhanced amenities.

b. Improve connections (e.g., sidewalks, signage, trails, bicycle paths, etc.) between institutional facilities, surrounding neighborhoods, and the waterfront.

c. Expand access to the existing network of community facilities and strengthen linkages between health care and social service organizations. Albany has a strong network of health care providers and hospitals. Health care organizations should connect with and support social service providers to improve access to services for residents (e.g., housing assistance, family counseling, preventative health services, etc.) and more efficiently serve a wider audience.

FP-5 Work with institutions on climate change planning. (Interrelated Strategies: Economy INV-5; Institutions RP-4)

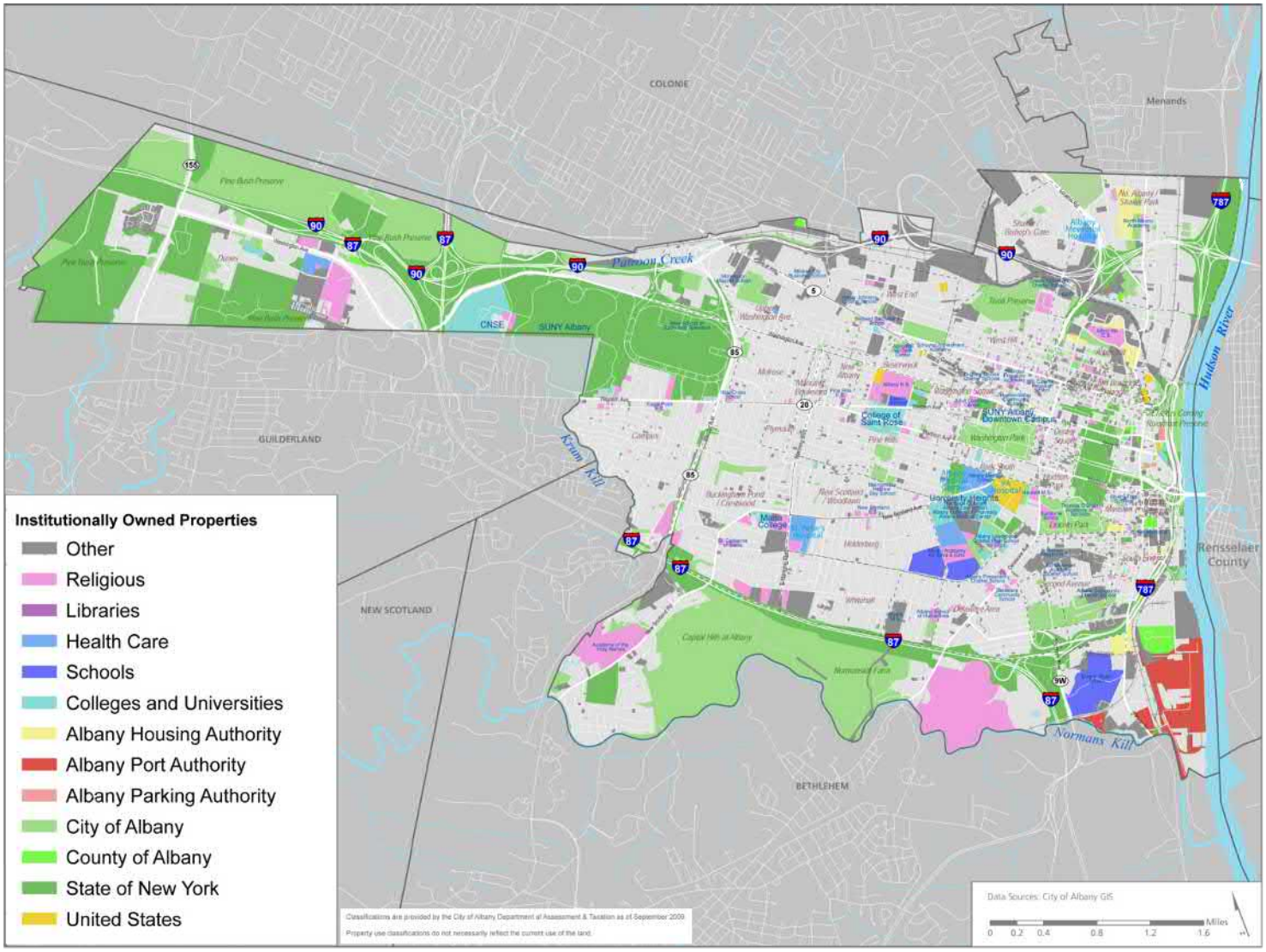
Actions:

a. Work with institutions to establish greenhouse gas reduction targets and climate action plans.

b. Work with institutions to evaluate emergency preparedness plans and how to cooperate with the City's emergency preparedness plan. Evaluation may take the form of scenario planning.

c. Work with institutions to help them reduce their climate change-related impacts and adapt to climate change through information sharing, data collection, and initiatives, such as a Green Institutions Challenge.

Map 13 Institutionally Owned Properties



FP-6 Encourage Institutions to locate in, remain in and revitalize City of Albany neighborhoods including Downtown. (Interrelated Strategies: Economy INV-2; Social ED-1; Housing and Neighborhoods NI-4; Institutions RP-5, FP-1)

Actions:

a. Identify institutional space and facility needs and match them with underutilized properties in the City.

b. Identify opportunities for the re-use of underutilized properties for educational purposes associated with regional institutions.

FISCAL IMPACTS

The fiscal impacts of institutions addresses tax-exempt properties, payments in-lieu of taxes, and recognizing and qualifying the community benefits of different organizations. See Map 13 for a map of tax-exempt properties in Albany.

The City has the burden of being an undercompensated seat of government and an undercompensated urban area; while at the same time providing a high level of services to a largely tax-exempt property base and shouldering the cost of city services centrally so that they are available to all who need them.

Goal:

Address the positive and negative impacts of government and institutional expansion on the City's tax base.

Strategies and Actions:

FI-1 Work together to establish a comprehensive system for implementing PILOTs.

FI-2 Communicate how development and growth in the city benefit or impact all institutions.

FI-3 Assess and lobby for appropriate recommendations outlined in the 2010 Capital Punishment: an analysis of the fiscal impact of State government policies and tax-exempt properties on the City of Albany.

FI-1 Strategy: Work together to establish a system for implementing PILOTs (payment in-lieu of taxes) agreements. (Interrelated Strategies: Institutions RP-3, FP-2, FP-3)

Actions:

a. Partner with the state government, higher education institutions, and other tax-exempt institutions to design a comprehensive and fair approach for implementing PILOTs. PILOTs are federal, state, or institutional payments to local governments to help offset losses in property taxes due to nontaxable properties. Agreements are often negotiated between the tax-exempt organizations and local government. Such a system helps to compensate governments for loss of property tax revenue due to a property's tax-exempt status.

FI-2 Strategy: Communicate the ways in which development and growth in the City benefit or impact all institutions, levels of government, and surrounding municipalities. (Interrelated Strategies: Institutions RP-3, FP-2, FP-1, FP-3)

Actions:

a. Study and share information about the fiscal impacts of tax-exempt institutional development (e.g., loss of taxes from converting residential property to institutional uses compared with job growth).

FI-3 Assess and lobby for appropriate recommendations outlined in the 2010 Capital Punishment: an analysis of the fiscal impact of State government policies and tax-exempt properties on the City of Albany. (Interrelated Strategies: Institutions FP-3, FP-1, FP-2)

Actions:

a. Lobby New York State for appropriate AIM Equity Payments, Empire State Plaza and Harriman PILOTS and Capital City service agreements to reduce the fiscal burden on the City.

Sustainability Building Blocks: The Comprehensive Plan Systems
Community Form
Economy
Social
Transportation
Natural Resources
Housing and Neighborhoods
Utilities and Infrastructure
Institutions
Systems Interrelationships

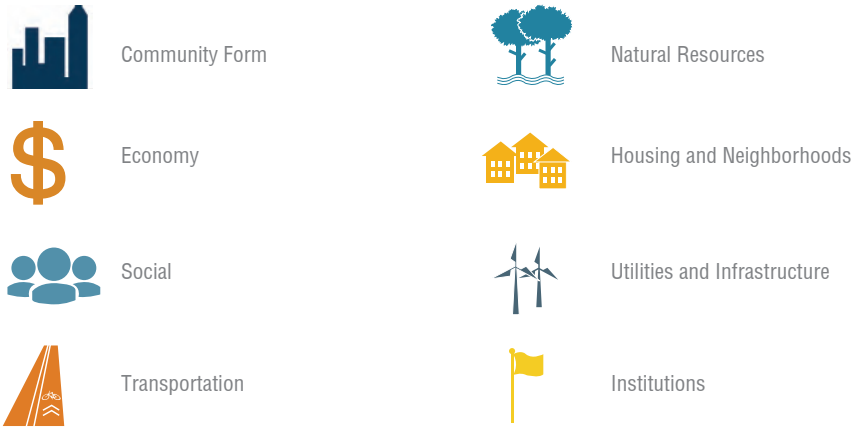


3.9 Systems Interrelationships

Throughout this chapter, strategies that are similar to and overlap with other strategies have been identified and linked to allow the reader to easily navigate interconnections between different systems. Although some degree of connection and influence can be found among all the strategies, the interconnections have been determined based on having a direct reference to key terms, concepts, and techniques that are common among the strategies. For example, strategy OS-3 in the Natural Resources System refers to promoting local and sustainable food production, which is directly related to strategies for promoting healthy food choices through local food production and providing access to fresh local food in the Social System (CHR-3) and Housing and Neighborhood System (NS-3).

Table 1 identifies the specific system interconnections, which are a key criterion used in developing and prioritizing implementation projects (see Chapter 4). Other criteria (described further in Chapter 4) include alignment with community priorities, interconnection with other key planning initiatives (e.g., Brownfield Opportunities and Climate Action plans), and leverage points (i.e., that can most effectively generate desired change throughout the system).

Systems Legend



Numerous perspectives, stakeholders and interests play out on the Albany landscape. Albany 2030 brings these diverse themes together to identify priorities that can affect system-wide change.

Table 1 Systems Interrelationships Matrix

	COMMUNITY FORM									Total
LU-1	Develop a Future Land Use Framework Map to guide land use decisions	LU-2 UD-1 UD-2 UD-3	INV-1 INV-3	CHR-2	MM-1 MM-2 TR-2	WW-3 NH-2	HDC-2 HDC-6 HDC-8 NS-1 NS-2	EN-3		18
LU-2	Land-use transportation connection	LU-1 UD-1 UD-3	INV-1	CHR-5	MM-2 TR-2	AQ-1	HDC-2 NS-2	EN-3	RP-2	12
LU-3	Vacant and abandoned properties reuse	ARCH-2		PS-1 AC-6			NI-1 HDC-9			5
LU-4	Remediate brownfields to restore vacant, contaminated properties	ARCH-3				WW-4 TS-2				3
UD-1	Create design guidelines and a design review process	UD-3			MM-2 TR-2		HDC-8 NI-2 NS-2	EN-3 SW-4		8
UD-2	Improve waterfront and downtown connections		INV-2		MM-2	WW-5				3
UD-3	Create multi-modal design guidelines	LU-2 UD-1	INV-1	CHR-2 PS-2	MM-1 MM-2 TR-1 VEH-4			EN-3		10
ARCH-1	Create a historic preservation plan	ARCH-2	INV-2				NI-2			3
ARCH-2	Vacant and abandoned properties reuse	LU-3		PS-1 AC-6			NI-1			4
ARCH-3	Adaptively reuse historic and non-historic structures in brownfields remediation projects	LU-4				WW-4 TS-2				3

	ECONOMY									Total
EMP-1	Increase access to jobs		EMP-2 EMP-3 EMP-5 INV-1		TR-3		NS-2	EN-3		7
EMP-2	Increase job opportunities for all residents		EMP-1 EMP-3 INV-1 INV-2						RP-1	5
EMP-3	Provide training and continuing education		EMP-1 EMP-2 DIV-2	ED-3					RP-1	5
EMP-4	Target regional growth industries		EMP-1 EMP-2	ED-3					RP-1	4
EMP-5	Coordinate economic development and energy/sustainability efforts		EMP-1					EN-1 EN-4		3
INV-1	Make Albany attractive for business development	LU-2 LU-4 UD-1 ARCH-1 ARCH-3	EMP-1	CHR-7	MM-2 TR-2 TR-3 VEH-2	WW-4 TS-2	HDC-2.b. HDC-5 NI-1 NI-2 NS-2 NS-6	EN-3		20
INV-2	Encourage investment in urban land and buildings for employment and housing	UD-2 LU-1 LU-3 ARCH-1 ARCH-2	INV-1	CHR-7 AC-4	MM-2 PED-2 BIC-2		NI-1 NI-2 HDC-2 HDC-3 HDC-4 HDC-5 NS-1		FP-1 FP-2 FP-6	21
INV-3	Reinforce, enhance and promote Albany's distinctive character and identity	UD-1 ARCH-1 ARCH-2 ARCH-3		PS-1 PS-3 PS-4 PS-7			NS-1			9
INV-4	Foster coalitions and community-initiated economic development partnerships		INV-1				NI-2 NS-3		RP-1 RP-5	5
INV-5	Provide a foundation for economic activity			ED-2			NS-3		RP-1 FP-5	4
DIV-1	Increase economic diversity			AC-4			NS-1			2
DIV-2	Identify high value, high probability sectors for targeted intervention		EMP-3	ED-2					RP-1	3
DIV-3	Develop an "adaptive management" approach								RP-1 RP-4 RP-6	3

	SOCIAL									Total
ED-1	Champion urban education in Albany			ED-2 ED-3					FP-6	3
ED-2	Increase partnerships between institutions and the business community		EMP-3 DIV-2						RP-1	3
ED-3	Increase partnerships with higher education		EMP-3 EMP-4						RP-1	3
ED-4	Support and partner with existing arts and cultural organizations			AC-1 AC-2 AC-3 AC-4 AC-5						5
ED-5	Extend digital literacy programs							COM-2		1
CHR-1	Improve connections between neighborhoods and recreation facilities			CHR-6 CHR-7			NS-4			3
CHR-2	Promote walkable neighborhoods and complete streets				MM-1 BIC-1	AQ-1				3
CHR-3	Increase access to healthy food options			CHR-9		OS-2 OS-3	NI-3 NS-7			5
CHR-4	Partner with healthcare institutions to promote preventative health measures			CHR-9						1
CHR-5	Increase multi-modal connections to healthcare institutions	LU-2			MM-2					2
CHR-6	Provide intergenerational opportunities for recreation			CHR-1						1
CHR-7	Increase opportunities for recreational use of the Hudson River		INV-2 INV-1	CHR-1	MM-2 PED-2 TR-3	OS-1				7
CHR-8	Improve and enhance public access to institutional open spaces								FP-4	1

	SOCIAL									Total
CHR-9	Develop active design guidelines to promote physical activity and health	UD-1 UD-2 UD-3								3
PS-1	Remove blighting influences	LU-3 ARCH-2	INV-3	AC-6			NI-1			5
PS-2	Promote walkable neighborhoods and complete streets	UD-3	INV-3		MM-1					3
PS-3	Expand and promote neighborhood watch		INV-3				NS-5			2
PS-4	Focus on a community policing method		INV-3				NS-5			2
PS-5	Partner with the New York State Police to address the regional nature of crime		INV-3						RP-5	2
PS-6	Enhance resiliency against natural events					OS-3	HDC-11	EN-1		3
PS-7	Utilize crime prevention through environmental design (CPTED)		INV-3				HDC-5			2
AC-1	Promote cultural identity			ED-4						1
AC-2	Make art education available at all school levels			ED-4						1
AC-3	Foster opportunities for public art			ED-4						1
AC-4	Strengthen the City's arts and cultural districts		INV-2 DIV-1	ED-4 AC-6 AC-7			HDC-5			6
AC-5	Enhance access to arts and cultural facilities			ED-4						1
AC-6	Provide opportunities for live-work space for artists	LU-3 ARCH-2		PS-1			NI-1			4
AC-7	Create a welcoming atmosphere for artists			AC-4 AC-6			HDC-2			3



	SOCIAL									Total
SS-1	Maintain access to human service agencies, expand service where needed			SS-2 SS-6 SS-7						3
SS-2	Encourage coordinated promotion and access to social services			SS-1 SS-4 SS-5 SS-7						4
SS-3	Focus on strategies for preparing low-income children for K-5 schooling			ED-1 ED-3						2
SS-4	Consider social and environmental equity in all decisions			SS-2 SS-6	TR-3 TR-4					4
SS-5	Foster collaboration between organizations that provide similar services			SS-1 SS-2 SS-7						3
SS-6	Improve and enhance public access to institutional facilities and services			SS-1					RP-4	2
SS-7	Improve and coordinate homelessness assistance programs			SS-1 SS-2 SS-5			HDC-10			4

	TRANSPORTATION									Total
MM-1	Develop a Complete Streets policy			CHR-2	BIC-1 VEH-4	AQ-1		EN-3 SW-3		6
MM-2	Land use-transportation connection	LU-2 UD-1 UD-2	INV-1 INV-2	CHR-5 CHR-7	TR-2	AQ-1 WW-5	NS-2	EN-3	RP-2	13
PED-1	Maintain & improve sidewalk connections						NS-4			1
PED-2	Expand greenways			CHR-7	BIC-2	OS-1			RP-2	4
BIC-1	Promote and implement the Bicycle Master Plan			CHR-2	MM-1 VEH-3	AQ-1		EN-3		5
BIC-2	Connect to regional trails			CHR-1	PED-2	OS-1			RP-2	4
BIC-3	Educate cyclists and drivers				BIC-1					1
TR-1	Establish an intermodal transit center	UD-3			TR-3 TR-4 AIR-1	AQ-1				5
TR-2	Promote Transportation Demand Management to improve transit choices	LU-1 UD-1			VEH-3	AQ-1	NS-2	EN-3		6
TR-3	Increase transit connectivity		EMP-1 INV-1	CHR-5 CHR-7	TR-1 AIR-1		NS-2	EN-3		8
TR-4	Explore transit expansion options			SS-4	TR-1 TR-3			EN-3		4

	TRANSPORTATION									Total
VEH-1	Improve road infrastructure and reduce congestion				VEH-3 TR-3 TR-4					3
VEH-2	Implement a comprehensive parking strategy		INV-1				NS-6			2
VEH-3	Promote Transportation Demand Management to reduce vehicle miles traveled				TR-2	AQ-1		EN-3		3
VEH-4	Promote efficient, hybrid, or alternative-fueled vehicles	UD-3			MM-1			EN-1		3
FMP-1	Leverage port assets and integrate with freight rail		INV-2		FMP-2					2
FMP-2	Modernize the port to accommodate increased demand		INV-2		FMP-1					2
AIR-1	Maintain and improve connections between the airport and city		INV-1		TR-1 TR-3					3
AIR-2	Support Albany County Airport Authority efforts to increase direct national connections		INV-1							1

		NATURAL RESOURCES								Total
	WW-1	Implement Long-Term Control Plan to mitigate water quality impacts of CSO's					WW-2		WS-1 SW-1 SW-2	4
	WW-2	Control sources of negative environmental impact					WW-1 WW-3 TS-1		SW-1 WS-3	5
	WW-3	Use zoning and environmental review to protect river and stream corridors					WW-2 TS-1		SW-3 SW-4	4
	WW-4	Remediate brownfields to reduce runoff and water table contamination	LU-4 UD-4 ARCH-3	INV-1			TS-2			5
	WW-5	Improve public access to waterways	UD-2	INV-2		MM-2				3
	WW-6	Encourage water conservation							WS-2 EN-2 EN-4	3
	UF-1	Develop an urban forestry program					AQ-2 UF-2			2
	UF-2	Use zoning and environmental review to protect the urban forest					UF-1 AQ-2			2
	NH-1	Limit encroachment into habitat areas through land use controls				BIC-2 PED-2	NH-2 OS-1			RP-2	5
	NH-2	Implement the Albany Pine Bush Preserve Management Plan					NH-1 NH-3 NH-4				3
	NH-3	Restore and maintain high quality natural habitat areas					NH-1 NH-2 OS-1				3
	NH-4	Use existing environmental education centers to promote habitat protection					NH-2				1
	AQ-1	Provide multi-modal transportation choices to reduce vehicle miles traveled	LU-2 UD-1	INV-1	CHR-2	MM-1 MM-2 BIC-1 TR-1 TR-2 VEH-3		NS-1 NS-2	EN-3		13
	AQ-2	Enhance the urban forest to absorb CO2 and other pollutants					UF-1 UF-2				2

	NATURAL RESOURCES									Total
AQ-3	Enforce existing Anti-Idling Policy and expand to cover all modes and sectors				VEH-3 VEH-4					2
TS-1	Limit encroachment on steep slopes through land use controls							SW-3 SW-4		2
TS-2	Encourage brownfield development to reduce soil contamination	LU-4 ARCH-3	INV-1			WW-4				4
OS-1	Expand and connect green-ways and trails and link to regional networks			CHR-1 CHR-7	BIC-2 PED-2	NH-1			RP-2	6
OS-2	Reclaim vacant lots as open space and community gardens			CHR-3		OS-3	NI-3			3
OS-3	Support local food production			CHR-3		OS-2	NI-3			3

	HOUSING & NEIGHBORHOODS									Total
HDC-1	Improve the balance between rentals and owner-occupied homes						HDC-2 HDC-3 HDC-4 HDC-7			4
HDC-2	Use zoning as a tool to incentivize a diverse housing stock	LU-1 LU-2	INV-1 INV-2	AC-7			HDC-6 HDC-7			7
HDC-3	Provide and maintain intergenerational/life-cycle housing options		INV-2				HDC-2 HDC-4			3
HDC-4	Develop creative financing tools to encourage mixed-income housing		INV-2				HDC-1 HDC-7			3
HDC-5	Develop a marketing strategy to promote the City's neighborhoods		INV-1 INV-2	PS-7 AC-4			HDC-1 HDC-4			6
HDC-6	Use zoning to incentivize the development of affordable housing	LU-1					HDC-2 HDC-7			3
HDC-7	Encourage mixed-income housing options throughout the City						HDC-1 HDC-2 HDC-3 HDC-4			4
HDC-8	Promote quality affordable housing through design guidelines	LU-1 UD-1					HDC-9			3
HDC-9	Use building and zoning code enforcement to improve housing quality	LU-3					HDC-8			2
HDC-10	Ensure adequate provisions for homelessness prevention, transition and housing			SS-1 SS-2 SS-5 SS-7						4
HDC-11	Increase resilience of housing stock to impacts of climate change						HDC-8 HDC-9	EN-4		3

	HOUSING & NEIGHBORHOODS									Total
NI-1	Target blighting influences	LU-3 ARCH-2	INV-1 INV-2 INV-3	PS-1 AC-6						7
NI-2	Use zoning and development regulations as a tool for investment	UD-1 ARCH-1 ARCH-2	INV-1 INV-2 INV-4							6
NI-3	Leverage institutional anchors to build neighborhood identity			CHR-3		OS-2			FP-3 RP-5	4
NI-4	Create a partnership between neighborood associations and institutions						NS-3		FP-3 RP-5 FP-6	4
NI-5	Promote the use of web-based tools for neighborhood information sharing							COM-1 COM-2	RP-6	3
NS-1	Enhance, promote, and strengthen neighborhood commercial centers	LU-1	INV-2 DIV-1						RP-5	4
NS-2	Increase transit connectivity between neighborhoods and employment centers	LU-1 UD-1	EMP-1 INV-1		MM-2 TR-2 TR-3			EN-3		8
NS-3	Partner with institutions to attract investment in surrounding neighborhoods		INV-4				NI-4		RP-1 RP-5	4
NS-4	Locate libraries, schools, parks, and community centers close to neighborhoods			CHR-1	PED-1					2
NS-5	Increase Neighborhood Watch Programs and focus on a community policing method			PS-3 PS-4						2
NS-6	Address parking issues within neighborhoods		INV-1		VEH-2					2
NS-7	Increase access to healthy food options for all neighborhoods			CHR-3		OS-2 OS-3				3

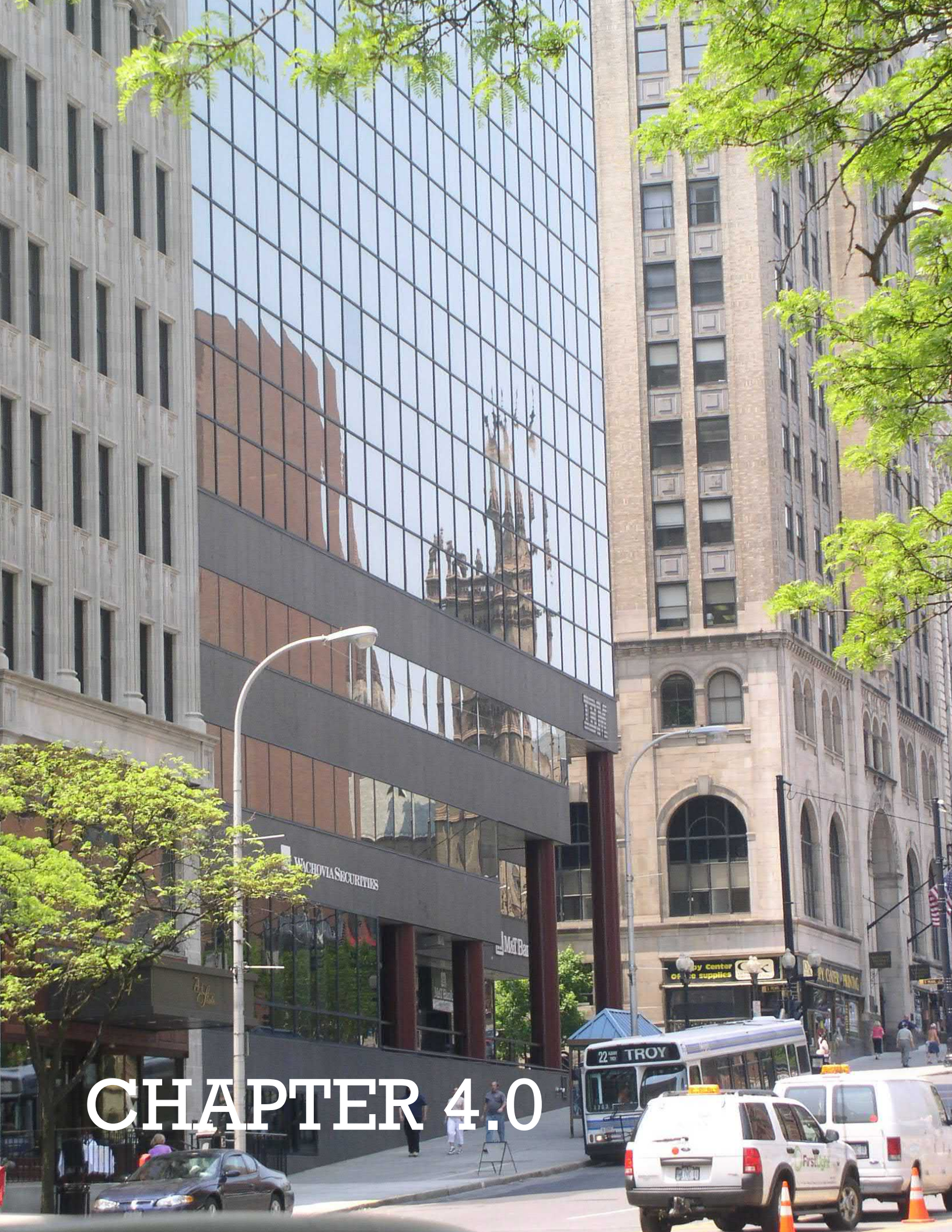
	UTILITIES & INFRASTRUCTURE									Total
EN-1	Implement the initiatives developed by the Mayor's Office of Energy and Sustainability and as outlined in the City's Climate Action and Adaptation Plans		EMP-5	PS-6	VEH-4		HDC-11	EN-2 EN-3 EN-4		7
EN-2	Develop an education program to communicate energy and sustainability goals							EN-1 WS-2 SWM-1		3
EN-3	Promote Multi-Modal transportation choices to reduce vehicle miles traveled	UD-1	EMP-1 INV-1		MM-1 MM-2 BIC-1 TR-2 TR-3 TR-4 VEH-3	AQ-1	NS-2			12
EN-4	Incentivize energy-efficiency / renewable energy technologies in construction projects		EMP-5				HDC-11	EN-1		3
WS-1	Implement Long-Term Control Plan to mitigate water quality impacts of CSO's					WW-1 WW-2		SW-1 SW-2		4
WS-2	Encourage water conservation					WW-6		EN-2 EN-4		3
WS-3	Control sources of negative environmental impact					WW-1 WW-2 TS-1		SW-4		4
WS-4	Assess the feasibility and market for selling excess drinking water to regional towns and municipalities							WS-2	RP-6 RP-2	3
SW-1	Create a green infrastructure system					WW-1 WW-2		SW-2 SW-3 SW-4 WS-1		6

	UTILITIES & INFRASTRUCTURE									Total
SW-2	Incorporate green infrastructure practices in the Long Term Control Plan for CSO's					WW-1 WW-2		SW-1		3
SW-3	Reduce impermeable surfaces through land development regulations				MM-1	WW-2		SW-1 SW-4 WS-3		5
SW-4	Create Low Impact Development Design Guidelines	UD-1						SW-1 SW-3 WS-3		4
SWM-1	Maintain and expanding waste reduction, reuse and recycling efforts							EN-1 SWM-2		2
SWM-2	Explore alternatives for solid waste reduction and disposal							EN-1 SWM-1		2
COM-1	Improve, develop and maintain communications infrastructure						NI-5	COM-2	RP-6	3
COM-2	Improve access to communications technology for all residents			ED-5			NI-5	COM-1	RP-6	4

	INSTITUTIONS									Total
RP-1	Work together to attract and support businesses and start-ups		EMP-3 EMP-4 INV-4 INV-5 DIV-2	ED-2 ED-3			NS-3		RP-3 RP-4	10
RP-2	Create, implement and expand regional plans for multi-modal transportation, open space networks, and green infrastructure				MM-2 PED-2 BIC-2	NH-1 OS-1			RP-3 RP-4	7
RP-3	Create and maintain open lines of communication between institutions								RP-1 RP-5 RP-6 FP-1 FP-2 FP-3 FP-5 FI-2	8
RP-4	Position the City as a leader in regional cooperation		DIV-3	SS-6					RP-1 RP-2 FP-2 FP-5	6
RP-5	Work together to revitalize downtown and key neighborhood mixed-use nodes		INV-4	PS-5			NI-3 NI-4 NS-1 NS-3		FP-1	7
RP-6	Enhance data-sharing partnerships with institutions		DIV-1				NI-5	COM-1 COM-2		4
FP-1	Communicate the benefits of development and growth in the city		INV-2						RP-3 FI-2 FP-6	4
FP-2	Coordinate with State, County, and regional agencies in the development review process		INV-2						RP-4 FP-3	3

	INSTITUTIONS									Total
FP-3	Work together to reduce potential negative impacts of institutional projects						NI-4		RP-3 FP-2 FI-1 FI-3	5
FP-4	Improve public access to institutional facilities and open spaces			CHR-8 SS-6					RP-2 FI-2	4
FP-5	Work with institutions on climate change planning		INV-5						RP-4	2
FP-6	Encourage Institutions to locate in, remain in and revitalize City of Albany neighborhoods		INV-2	ED-1			NI-4		RP-5 FP-1	5
FI-1	Work together to establish a comprehensive system for implementing PILOTs								RP-3 FI-2 FI-3	3
FI-2	Communicate how development and growth in the city benefit or impact all institutions								RP-3 FP-2 FI-1 FI-3	4
FI-3	Assess and lobby for appropriate recommendations outlined in the 2010 Capital Punishment report								FP-3 FI-1 FI-2	3

Several strategies are shown to have one or few interconnections. The interconnections displayed here represent direct associations with other strategies throughout the plan, and do not cover the many indirect connections among the full set of Albany 2030 strategies.



CHAPTER 4.0

Plan Implementation

Plans are turned into reality by taking action. The Albany 2030 Comprehensive Plan uses a systems approach to develop the direction for Albany's future set by citizens (expressed in the Vision Statement presented in Chapter 2) into strategies and actions (the eight plan systems presented in Chapter 3) and priorities for implementation. Five principles[16] were used to apply the systems approach to development of the Comprehensive Plan in Stage Two of the planning process:

1. Target **interconnections (overlaps and leverage points)** between components to influence system behavior in the desired direction.
2. Build **feedback loops** that generate momentum for positive change.
3. Increase system **resilience**.
4. Create **synergies** between **different levels** of the system hierarchy.
5. Use an **adaptive management** process to implement the Comprehensive Plan.

Principles #2, 3, and 4 were considered in formulating strategies and actions for the plan systems presented in Chapter 3, which also identifies interconnections (specifically overlaps) between systems (principle #1). Chapter 4 lays out a program for plan implementation using principle #1 (overlaps and leverage points) in identifying and prioritizing projects and principles #2 and 5 to inform the monitoring process after plan adoption. It contains three sections:

- Section 4.1 describes the process used to develop and prioritize projects (consisting of combinations or "bundles" of related strategies and actions from Chapter 3) for implementation using system principle #1 and other evaluation criteria.
- Section 4.2 describes the implementation projects, organized into timeframes based on the prioritization process.
- Section 4.3 describes the process proposed to monitor implementation progress following plan adoption.

[16] See Section 1.4 for further explanation of these principles.

State Street blends the old with the new to serve as Downtown's east-west spine.

4.1 Prioritization Process

The system strategies and actions described in Chapter 3 have been integrated into a series of implementation projects that cut across plan systems to produce tangible results in achieving the Albany 2030 Vision. The approach to developing and prioritizing implementation projects includes the following steps:

1. Identify **Community Priorities** (i.e., relative importance of systems and system components for plan implementation based on public input received in Community Forum 3).
2. Identify and quantify **System Overlaps** (i.e., strategies and actions that connect two or more systems).
3. Identify **Leverage Points** (i.e., strategies and actions that will effectuate change across multiple systems and subsystems by targeting deep systemic problems).
4. Use the results of steps 1 to 3 to inform the development of strategies and actions into **Implementation Projects**. Project types include capital, regulatory, planning/program, and partnerships.
5. **Prioritize** Implementation Projects into **short term, intermediate term**, and **long term**, and **ongoing** time frames based on the following criteria:
   - Alignment with priorities expressed by citizens in Community Forum 3 and supplemental outreach efforts.
   - Combined strategies and actions that yield the most overlaps among systems.
   - Strategies and actions that can act as leverage points.
   - Intersection with other priority planning initiatives (e.g., the Brownfield Opportunity and Climate Action plans)
   - Leadership capacity, staff capacity, partnerships, and financial capacity.
   - Time required to initiate and complete the project.

Community Priorities (Step 1)

Community priorities are based on the results of Community Forum 3, which was held at the beginning of Stage 2 of the comprehensive planning process to review the Vision Statement generated by the public in Stage 1 and to set the direction for implementation. A series of three public meetings was held over three days in different locations in Albany, supplemented by other means of outreach. To prioritize the Vision Statement com-

ponents and goals as translated into the eight comprehensive plan systems, attendees were first asked to allocate a hypothetical budget of $100 among the systems and then to break out into groups, each of which addressed an individual plan system. Participants in each group were asked to further allocate the money assigned to the system in the prior exercise to each of the system subcomponents (e.g., land use patterns, urban design, and architectural character for the community form system). The combined and averaged results of these exercises, listed in order of priority, are shown in Table 2.

Table 2 Results of Community Forum 3 Budget Allocation Exercise

System	Averaged Funding	Highest Funded Component(s)
Housing and Neighborhoods	18.56%	Neighborhood Services
Social	17.24%	Education, Public Safety
Economy	15.49%	Employment, Investment
Utilities and Infrastructure	14.70%	Water and Sewer, Solid Waste
Transportation	12.11%	Pedestrian
Natural Resources	8.77%	Air Quality, Waterways
Community Form	8.21%	Land Use Pattern, Urban Design
Institutions	4.81%	Relationships and Partnerships, Facilities and Projects

The complete results of the Community Forum 3 budget allocation exercise are provided in Appendix D.

Systems Overlaps (Step 2)

System overlaps are strategies and actions that connect different plan systems (e.g., community form and transportation strategies that promote compact, walkable development and alternatives to auto use). Overlaps between the strategies and actions of different systems are presented in the Systems Interrelationships Matrix (Section 3.9, Table 1). As indicated in the matrix, the strategies with the most overlaps include:

As indicated in the matrix, the strategies with the most overlaps include:

- **Economy** INV-2: Encourage investment in urban land and buildings for employment and housing (21 overlaps)
- **Economy** INV-1: Make Albany attractive for business development (19 overlaps)
- **Community Form** LU-1: Develop a Land Use Framework Map to guide land use decisions (18 overlaps)
- **Transportation** MM-2: Coordinate transportation investments to support preferred land uses (13 overlaps)
- **Natural Resources** AQ-1: Provide multi-modal transportation choices to reduce vehicle miles traveled to improve air quality (13 overlaps)
- **Utilities and Infrastructure** EN-3: Promote multi-modal transportation choices to reduce vehicle miles traveled to reduce energy use and mitigate climate change (11 overlaps)

Based on the number of system overlaps, projects involving business development, investment, and multi-modal transportation are clear priorities for implementation. However, addressing overlaps is not sufficient in and of itself to change Albany's trajectory towards the Vision Statement, and the number of overlaps between systems is only one of the criteria used to develop and prioritize implementation projects. Others include alignment with community priorities (Step 1), leverage points (Step 3), and additional factors used to further prioritize projects for implementation (e.g., intersection with other planning initiatives such as the Brownfield Opportunities and Climate Action plans).

LEVERAGE POINTS (STEP 3)

Leverage points are places where intervention can most effectively bring about change throughout the system. In Albany, the leverage points relate to four interrelated **keys** to achieving the Vision Statement:

1. **Improve Albany's image and quality of life:** Change Albany's reputation in the region and beyond to become known as a great place to live, visit, and do business by building on assets, marketing positive attributes, and countering negative perceptions (particularly related to schools and public safety).

2. **Increase fiscal capacity:** Provide quality, cost-effective City public facilities and services by increasing the tax base and seeking equitable revenue contributions from tax-exempt institutions.

3. **Facilitate and mobilize private investment:** Remove barriers and provide incentives for infill development, adaptive reuse, and redevelopment, and leverage institutional resources to attract private investment.

4. **Establish Albany's reputation as a Green Community:** Employ green development and operational practices that protect natural resources, enhance opportunities for physical activity and reduce energy consumption.

These keys were developed by analyzing and synthesizing input received from the public and community stakeholders, as well as data on existing conditions and trends, to identify broad "strategic directions" for accomplishing the deeper systemic changes needed if the Albany citizens vision in the year 2030 is to be realized. Leverage points were identified to inform development and prioritization of implementation projects by asking and answering two questions for each key:

- What must change in Albany as a system to make the key happen?
- Which strategies target the needed changes?

Key 1. Improve Albany's image and quality of life

What must change in Albany as a system to make the key happen?

- The population must stabilize; in-migration to the City must increase, out-migration must decrease.
- The number and type of different jobs (job diversity) must increase.
- The poverty rate must decrease.
- The crime rate must continue to decrease and perceptions of crime must be curbed.
- Educational quality must improve, including increased graduation rates, test scores, and closing the achievement gap.
- Vacant, abandoned, and blighted properties must be reused / redeveloped.
- The quality and diversity of housing options must increase.
- Historic and architectural character of neighborhoods must be preserved and restored.

Examples of strategies that target the needed changes:

- Vacant and abandoned properties reuse (LU-3, ARCH-2)
- Improve waterfront and downtown connections (UD-2)
- Adaptively reuse historic and non-historic structures in brownfields remediation projects (ARCH-3)
- Increase jobs for all residents (EMP-2)
- Make Albany attractive for business development (INV-1)

- Reinforce, enhance and promote Albany's distinctive character and identity (INV-3)
- Increase economic diversity (DIV-1)
- Champion urban education in Albany (ED-1)
- Focus on strategies for preparing low-income children for K-5 schooling (SS-3)
- Remove blighting influences (PS-1, NI-3)
- Develop a marketing strategy to promote the City's neighborhoods (HDC-5)
- Work together to attract and support businesses and start-ups (RP-1)

Key 2. Increase fiscal capacity

What must change in Albany as a system to make the key happen?

- The tax base must increase by attracting new private sector businesses and new residents with a range of incomes.
- Tax-exempt properties must provide payments in lieu of taxes to offset financial burden of providing city services to said properties.

Examples of strategies that target the needed changes:

- Target regional growth industries (EMP-4)
- Make Albany attractive for business development (INV-1)
- Encourage investment in urban land and buildings for employment and housing (INV-2)
- Increase economic diversity (DIV-1)
- Identify high value, high probability sectors for targeted intervention (DIV-2)
- Develop creative financing tools to encourage mixed-income housing (HDC-4)
- Develop a marketing strategy to promote the city's neighborhoods and downtown (HDC-5, INV-1, INV-2)
- Enhance, promote, and strengthen neighborhood commercial centers (NS-1)
- Work together to attract and support businesses and start-ups (RP-1)
- Work together to establish a comprehensive system for implementing PILOTs (FI-1)

Key 3. Facilitate and mobilize private investment

What must change in Albany as a system to make the key happen?

- Land development regulations must be fair, transparent, and easy to navigate to attract developers and investors.
- Taxes must not be prohibitively high so as to discourage private investment.
- Commercial, office, and residential lease properties must be of high enough quality to attract tenants.
- Transportation infrastructure must be able to support a range of commuters.
- Albany 's quality of life must become more attractive for private investors.

Examples of strategies that target the needed changes:

- Improve waterfront and downtown connections (UD-2)
- Make Albany attractive for business development (INV-1)
- Encourage investment in urban land and buildings for employment and housing (INV-2)
- Provide a foundation for economic activity (INV-5)
- Increase transit connectivity (TR-3)
- Implement a comprehensive parking strategy (VEH-2)
- Modernize the port to accommodate increased demand (FP-2)
- Develop creative financing tools to encourage mixed-income housing (HDC-4)
- Market the city's neighborhoods and downtown (HDC-5, INV-1, INV-2)
- Work together to attract and support businesses and start-ups (PR-1)
- Improve, develop and maintain communications infrastructure (COM-1)

Key 4. Establish Albany's reputation as a Green Community

What must change in Albany as a system to make the key happen?

- Energy consumption, and corresponding greenhouse gas emissions (GHG), must be reduced.
- Vehicle miles traveled must be reduced.
- Natural resources, including waterways, open space, natural habitats, wetlands, steep slopes, and trees must be protected and enhanced.
- Municipal solid waste disposal must be reduced.

Examples of strategies that target the needed changes:

- Coordinate transportation investments to support preferred land uses (LU-2, MM-2)
- Promote and implement the Bicycle Master Plan (BIC-1)
- Increase transit connectivity (TR-3)
- Implement Long-Term Control Plan to mitigate water quality impacts of CSO's (WW-1, WS-1)
- Use zoning and environmental review to protect environmental resources (WW-3, UF-2, NH-1)
- Develop an urban forestry program (UF-1)
- Provide multi-modal transportation choices to reduce vehicle miles traveled (AQ-1, EN-3)
- Implement the initiatives of the Mayor's Office of Energy and Sustainability Program (EN-1)
- Create a green infrastructure system (SW-1)
- Maintain and expand waste reduction, reuse and recycling efforts (SWM-1)

For the purpose of the prioritization process, strategies that repeat across multiple keys to achieving the Vision Statement are considered to have greater potential effect as leverage points than strategies that only address one key. Identifying leverage points in combination with system overlaps (Step 2) and community priorities (Step 1) provides the basis for developing and prioritizing the implementation projects presented in Section 4.2. For example, two Economy strategies (INV-1 and INV-2) address several of the keys and also have the highest number of overlaps per the Systems Interrelationships Matrix. The Economy system was also given the second highest priority, with Investment ranking a close second to Employment among its system components, in the Community Forum 3 budget allocation exercise. Other overlaps and community priorities can be found among strategies for marketing the city's assets and neighborhoods, reducing blight and targeting vacant/abandoned properties, and increasing multi-modal transportation opportunities, among others.

4.2 Implementation Projects

Table 3 identifies projects that "bundle" the system strategies and actions from Chapter 3 into implementation projects that can be accomplished by the City or its partner organizations (step 4 of the prioritization process). Four types of projects are included:

- **Capital** projects are physical development projects that will require significant financial investments to implement.
- **Regulatory** projects involve changes to zoning and development regulations, standards, and processes.
- **Planning/Program** projects involve preparation and implementation of more detailed, issue or area-focused plans and programs.
- **Partnership** projects require the involvement of other agencies and organizations to implement.

The projects are divided into the following timeframes based on priority and other considerations such as resources and time required for implementation:

- Short term (initiate within 2 years from plan adoption)
- Intermediate term (initiate within 2-5 years from plan adoption)
- Long term (initiate within 5-10 years from plan adoption)
- Ongoing (new programs or continuation of existing ones that would operate throughout the 20-year implementation period)

Other information presented in Table 3 includes references to applicable strategies from Chapter 3, the total number of system interconnections based on the applicable strategies and their interconnections tabulated in Table 1, the targeted "keys to achieving the Vision Statement" used to determine Leverage Points, the party or parties responsible for implementation, partnership agencies and organizations, and potential funding sources. Descriptions of the individual projects are presented after Table 3.

Table 3 Implementation Project Prioritization

Short Term Projects		Project Type	Applicable System Strategies	System Interconnections	Targeted Keys	Lead Agency	Partnerships	Potential Funding Source(s)
ST-1	Create a Capital Improvement Program (CIP)	Planning / Program	LU-2, PS-2, EMP-4, INV-2, MM-1, MM-2, PED-1, HDC-3, HDC-4, HDC-7, TR-1, TR-3, AQ-1, CHR-2, BIC-1, VEH-3, EN-3	120	Key 2	Albany Mayor's Office	All city departments	Staff Resources
ST-2	Establish baseline Citywide Community Assessments	Planning / Program	HDC-1, HDC-2, HDC-3, HDC-4, HDC-5, HDC-6, HDC-7, HDC-8, HDC-9, NI-1, NI-2, NI-3, NI-4, NS-1, NS-2, NS-3, NS-4, NS-5, NS-6, NS-7	79	Key 1	Albany Dept. of Development and Planning	City departments, CDRPC, SUNY, neighborhood associations	Staff Resources
ST-3	Hire a marketing consultant to develop a city-wide marketing strategy	Planning / Program	HDC-5, INV-1, INV-2, AC-4, EN-2, INV-3, ED-1, CHR-4, AC-1, BIC-3, TR-2, WW-6, NH-4	77	Key 3	Albany Dept. of Development and Planning, Capitalize Albany Corporation	Downtown BID, Lark Street BID, Central BID, Empire State Development Corp., Albany-Colonie Chamber of Commerce, local institutions, City Historian, Albany Convention Center and Visitors Bureau, Partners for Albany Stories	Partner cost-share
ST-4	Develop a system for inter-deparmental and community data sharing to improve government efficiency	Capital / Partnership	INV-2, RP-1, RP-3, RP-5, FP-2, FI-1, HDC-9	49	Key 2	Albany Office of the Treasurer	City departments, key institutions (Albany School District, colleges and universities, major industries, Chamber of Commerce, Albany County, state departments, etc.)	NYS Archives LGRMIF grant

Short Term Projects		Project Type	Applicable System Strategies	System Interconnections	Targeted Keys	Lead Agency	Partnerships	Potential Funding Source(s)
ST-5	Develop a Comprehensive Urban Agricultural Plan	Planning / Program	CHR-3, OS-2, OS-3, NI-3, NS-7, EMP-2, INV-2, DIV-1	47	Key 1	Albany Dept. of Development and Planning	Albany County Office of Natural Resource Conservation, the Food Trust, local farmers markets, Cornell Cooperative Extension of Albany County, Capital District Community Gardens, Albany County Dept. of Health	USDA Community Food Projects (CFP) Grant Program, partner contribution, private foundation, Albany County Dept. of Health
ST-6	Create a PILOT task force and implement a fair and consistent PILOT program	Planning / Program	FI-1, RP-3, FI-2, FI-3, EMP-4, ED-3, CHR-5, CHR-8, TR-4, HDC-1, NI-3, NI-4, NS-3	45	Key 2	Albany Mayor's Office, Common Council	NYS Office of General Services, Albany County, Albany School District, SUNY, College of St. Rose, Albany Law School, Albany Medical College, Albany College of Pharmacy, Sage Colleges, Albany Medical Center, Albany Memorial Hospital, Albany Veteran's Hospital, St. Peter's Hospital, Albany Housing Authority	Volunteer members, partner staff resources
ST-7	Create an Access to Healthy Foods program	Planning / Program	CHR-3, OS-2, OS-3, NI-3, NS-7	19	Key 1	Albany Dept. of Development and Planning	Albany County Department of Health, The Food Trust, Low Income Investment Fund, local farmers markets, Cornell Cooperative Extension of Albany County, Capital District Community Gardens, local community garden associations	Partner cost-share, partner technical assistance, USDA Community Food Project, NYS Healthy Foods, Healthy Communities Fund

Short Term Projects		Project Type	Applicable System Strategies	System Interconnections	Targeted Keys	Lead Agency	Partnerships	Potential Funding Source(s)
ST-8	Expand the current street tree management plan into a comprehensive urban forestry program	Planning / Program	UF-1, UF-2, AQ-2	6	Key 1 Key 4	Albany Dept. of General Services	Albany Dept. of Development and Planning, local institutions	NY DEC Urban and Community Forestry Grant, partner contribution, volunteers
Intermediate Term Projects		Project Type	Applicable System Strategies	System Interconnections	Targeted Keys	Lead Agency	Partnerships	Potential Funding Source(s)
IT-1	Prepare a comprehensive update to the city's zoning ordinance	Regulatory	LU-1, LU-2, LU-3, UD-1, ARCH-2, INV-1, INV-2, INV-4, AC-7, MM-2, HDC-2, HDC-6, HDC-9, NI-2, WW-3, UF-2	132	Key 1 Key 3	Albany Dept. of Development and Planning	Common Council, Board of Zoning Appeals, Planning Board, Historic Resources Commission, Mayor's Office of Energy and Sustainability, neighborhood associations, community stakeholders, Division of Building and Codes, Corporation Counsel	HUD grant, Hudson River Valley Greenway
IT-2	Create and implement a comprehensive waterfront development strategy for the Hudson River waterfront	Planning / Program	UD-2, CHR-1, CHR-7, INV-1, INV-2, MM-2, WW-5, PED-2, TR-3, OS-1, FMP-1, FMP-2	91	Key 1 Key 3	Albany Dept. of Development and Planning, Albany Port District Commission	Dept. of General Services, NYS Office of General Services, Mayor's Office of Energy and Sustainability, Albany County, Albany Rowing Center, Hudson River Valley Greenway, NYS DOT, USS Slater, Downtown BID, neighborhood associations, Albany County Convention and Visitors Bureau, City of Rensselaer	NYS DOS – LWRP, Hudson River Valley Greenway

Intermediate Term Projects		Project Type	Applicable System Strategies	System Interconnections	Targeted Keys	Lead Agency	Partnerships	Potential Funding Source(s)
IT-3	Create a Strategic Arts Welcoming program	Planning / Program	LU-3, ARCH-2, ED-4, PS-1, AC-4, AC-6, AC-7, INV-2, DIV-1, HDC-2, NI-1	69	Key 1 Key 3	Local non-profit	Local arts and cultural organizations, Albany BARN, SUNY Art Dept., College of St. Rose Center for Art and Design, Sage Colleges Visual Art Program, Downtown BID, Lark Street BID, Central BID, NYS Council on the Arts (NYSCA), Dept. of Development and Planning	Partner cost-share, NYSCA Planning Grant
IT-4	Grow and strengthen the local Small Business Development Community	Planning / Program	EMP-1, EMP-2, INV-1, INV-2, DIV-1, DIV-2	57	Key 3	Capitalize Albany Corporation	Albany Center for Economic Success, Albany-Colonie Chamber of Commerce, New York Small Business Development Center, Center for Economic Growth, Capital District Community Loan Fund	NYS Entrepreneurial Assistance Program, partner technical assistance
IT-5	Develop a commercial / office space reuse plan and program	Planning / Program	INV-1, INV-2, ARCH-1, ARCH-2, HDC-7, NI-2	57	Key 3	Capitalize Albany Corporation	Downtown BID, Lark Street BID, Central BID, Dept. of Development and Planning, local realtors, private developers, property owners	Staff resources, partner cost-share
IT-6	Develop a complete streets plan, policy, and design guidelines.	Policy / Regulatory	CHR-2, MM-1, BIC-1, AQ-1, SW-3, EN-3	43	Key 1 Key 4	Department of Development and Planning, Department of General Services, Division of Traffic Safety	NYS DOT, CDTC, CDTA, BIDs	NY DOT SAFETEA-LU; NY DOT TIGER II Discretionary Grant Program

Intermediate Term Projects		Project Type	Applicable System Strategies	System Interconnections	Targeted Keys	Lead Agency	Partnerships	Potential Funding Source(s)
IT-7	Develop a green infrastructure system	Planning / Capital	WW-1, WW-6, EN-1, WS-1, WS-2, WS-3, SW-1, SW-2, SW-3, SW-4	39	Key 1 Key 4	Albany Dept. of Water and Water Supply, Albany Dept. of General Services - Division of Engineering	Mayor's office of Energy and Sustainability, Albany County Dept. for Economic Development, Conservation and Planning, CDRPC, Albany County Soil and Water Conservation District, Division of Building and Codes, NYS DEC, NYS DOT	NYS DEC Water Quality Management Planning Projects, NYS DEC Water Quality Improvement Project Program; US EPA Community Action for a Renewed Environment (CARE) Grant, NYS Environmental Facilities Corp
IT-8	Create an "Albany Local" buy local/use local program	Planning / Program	EMP-1, INV-2, DIV-1	30	Key 1 Key 3	Albany Dept. of Development and Planning, Capitalize Albany Corporation	Capital Region Local First, Albany Office of Special Events, BIDS, local employers, neighborhood associations, Albany Office of the Treasurer, local institutions	Partner technical assistance and cost-share, USDA
IT-9	Develop a city-wide parking management strategy	Planning / Regulatory	INV-1, VEH-2, NS-6	23	Key 3	Albany Parking Authority, Division of Traffic Safety	Downtown BID, Lark Street BID, Central BID, NY Office of General Services, SUNY, College of St. Rose, neighborhood associations, Dept. of Development and Planning, Capitalize Albany Corporation	Staff resources, partner cost-share

Long Term Projects		Project Type	Applicable System Strategies	System Interconnections	Targeted Keys	Lead Agency	Partnerships	Potential Funding Source(s)
LT-1	Develop intermodal transit centers	Capital	UD-3, MM-1,TR-1, TR-3, TR-4, AIR-1, AQ-1	49	Key 1 Key 4	CDTA, Albany Convention Center Authority, Dept. of Development and Planning	CDTC, Mayor's Office of Energy and Sustainability, NY Office of General Services, Amtrak, Adirondack Trailways, Greyhound, Albany County Airport Authority	NY DOT SAFETEA-LU, NY DOT TIGER II Discretionary Grant Program, NY DOT TIP
LT-2	Work with the State of New York to research and pilot a model urban rehabilitation building code	Regulatory	ARCH-1, ARCH-2, INV-2, NI-2	34	Key 3	Albany Division of Building and Codes	Mayor's Office of Energy and Sustainability, NY Dept. of State	Staff Resources
LT-3	Develop context appropriate design guidelines, manuals and pattern books.	Planning / Regulatory	UD-1, INV-3, HDC-8	20	Key 1	Albany Dept. of Development and Planning	Neighborhood stakeholders, Albany Division of Building and Codes, Educational Institutions	HUD, NYS Council of the Arts, partner in-kind services

Ongoing Programs		Project Type	Applicable System Strategies	System Interconnections	Targeted Keys	Lead Agency	Partnerships	Potential Funding Source(s)
O-1	Establish a formal lobbying presence at the State and Federal level	Partnership	FI-1, FI-3, INV-1, INV-4, ED-1, EN-1, NS-3, MM-1, MM-2, TR-4, RP-1, LU-2, WW-2, AQ-1, OS-1	112	Key 2	Albany Mayor's Office	NYS DOS, NYS Senate and House of Representatives, US Senate and House of Representatives (New York), Albany County	City and stakeholder resources
O-2	Develop a formal Regional Economic Development Program	Partnership	RP-1, EMP-1, EMP-2, EMP-3, EMP-4, EMP-5, INV-1, INV-2, INV-4, INV-5, DIV-1, DIV-2, DIV-3, ED-2, ED-3, NS-3	99	Key 3	Center for Economic Growth, Albany Mayor's Office, Capitalize Albany Corporation	Albany Mayor's Office, Common Council, SUNY, College of Saint Rose, Union University, Sage Colleges, regional colleges and universities, Albany Medical Center, Albany Memorial Hospital, St. Peter's Hospital, Albany Veteran's Hospital, regional hospitals, Albany Port District Commission, Albany County Airport Authority, Global Foundries, CNSE, Tech Valley Chamber Coalition, regional municipalities, other members of the Capitalize Albany Committee	Partner contributions, volunteer members, staff resources
O-3	Develop the Harriman Campus as a mixed-use, transit-oriented community	Capital	LU-1, LU-2, PS-2, EMP-4, INV-2, MM-1, MM-2, PED-1, HDC-3, HDC-4, HDC-7	90	Key 2 Key 3	Harriman Research and Technology Development Corporation, Albany Mayor's Office	Dept. of Development and Planning, NYS Office of General Services, University at Albany, Private Developers, City School District, Mayor's Office of Energy and Sustainability	Private and state funding

Ongoing Programs		Project Type	Applicable System Strategies	System Interconnections	Targeted Keys	Lead Agency	Partnerships	Potential Funding Source(s)
O-4	Implement the initiatives outlined in the Mayor's Office of Energy and Sustainability	Planning / Capital	EN-1, EN-2, EN-3, EN-4, EMP-5, MM-2, AQ-1, WS-2, SW-1, SWM-1, SWM-2	67	Key 4	Albany Mayor's Office	CDRPC, Albany Dept. of General Services, NY Department of State, NY DEC, Albany County, CDTA	Climate Smart Communities Grants, NYSERDA Existing Facilities Program, NYSERDA New Construction Program, NYSERDA Alternative-Fuel Vehicle Program, NY DEC Waste Reduction, Recycling Household Hazardous Waste Program
O-5	Lead and support an education task force to develop a new urban education agenda	Partnership	ED-1, ED-2, ED-3, ED-4, ED-5, SS-3, SS-6, EMP-3, EMP-4, DIV-2, RP-1	52	Key 1	Albany School District, Albany Mayor's Office	Common Council, Albany Dept. of Development and Planning, charter schools, the State Board of Regents, SUNY, College of St. Rose, Union University, Sage Colleges, Albany Medical Center, Albany Memorial Hospital, Albany Veteran's Hospital, St. Peter's Hospital, major private sector employers, NYS Department of Education, Albany Housing Authority	Partner contributions, volunteer members, Promise Neighborhood Grant

Ongoing Programs		Project Type	Applicable System Strategies	System Interconnections	Targeted Keys	Lead Agency	Partnerships	Potential Funding Source(s)
O-6	Implement the Bicycle Master Plan	Capital	CHR-2, MM-1, BIC-1, BIC-2, BIC-3, VEH-3, AQ-1, EN-3	46	Key 4	Dept. of Development and Planning, Dept. of General Services, Division of Traffic Safety	Albany Bicycle Coalition, NYS DOT, CDTC, Albany County Dept. of Public Works, Adjacent Municipalities	NY DOT SAFETEA-LU; NY DOT TIGER II Discretionary Grant Program, NYS DOS – LWRP grant
O-7	Complete and implement the Neighborhood Revitalization Strategic Plan	Planning / Program	LU-3, LU-4, ARCH-2, ARCH-3, INV-2, NI-1	43	Key 1	Dept. of Development and Planning	Dept. of Fire and Emergency Services, Albany Police Dept., Division of Building and Codes, Corporation Counsel, Board of Zoning Appeals, Planning Board, Historic Resources Commission, Albany County, community development corporations, Affordable Housing Partnership, Empire State Future, Capital City Housing, Habitat for Humanity	Corporate sponsorships, local lending institutions, foundation grants, donation, staff resources, HUD
O-8	Implement a brownfield redevelopment strategy, starting with preparation of a Step Two Brownfields Opportunities Area (BOA) Nominations Study	Planning / Program	LU-4, ARCH-3, INV-2, WW-4, TS-2	39	Key 3 Key 4	Albany Dept. of Development and Planning	NYS DOS	NYS DOS – Brownfield Opportunity Areas (BOA) Program, NYS DEC, NYS EPA

IMPLEMENTATION PROJECT DESCRIPTIONS

Short Term Projects

ST-1. Create a Capital Improvements Program (CIP)

Many small, medium, and large cities have a Capital Improvement Program (CIP) to manage capital spending. The CIP is a multiyear plan that forecasts spending for all anticipated capital projects. The CIP typically includes, but is not limited to the following capital projects:

- Repair and replacement of existing infrastructure (streets, bridges, utilities, etc.)
- Construction of new infrastructure.
- Renovation existing public buildings/facilities.
- Development of new public buildings/facilities.
- Acquisition of property for public use.
- Purchase of major equipment (HVAC, fleet/motor vehicles, computer networks, etc.)
- Other major public improvements.

Currently, the City of Albany does not have a formal CIP to effectively forecast and manage capital spending. The city should establish a CIP that is in alignment with the prioritization of capital projects established in the comprehensive plan and in subsequent plan updates.

Having a CIP will help the city more effectively manage its budgeting process, which is integral to increasing fiscal capacity by keeping track of capital spending and proactively identifying funding capacity for future projects.

Lead Agency: Albany Mayor's Office

Partnerships: All city departments

Potential Funding sources: Staff Resources

ST-2. Establish baseline Citywide Community Assessments.

To achieve the Albany 2030 vision, a deeper understanding of the issues, values and aspirations of the city's neighborhoods, as expressed by a neighborhood assessment, is warranted as a basis for the comprehensive plan strategies and projects, including zoning updates, pattern books, transit service improvements, public facilities and service upgrades, etc.

To ensure that the assessments are strategic, can be accomplished in a short time period, and are in alignment with the vision of the Comprehensive Plan, the assessments should be geographically and topically focused. The City of Albany Department of Development and Planning will create and map Neighborhood Assessment Areas of up to ten locations throughout the city to be used as the geographic basis for conducting the assessments. The following issues could be included in the assessments of each area:

- How many vacant, abandoned, and blighted properties exist within the neighborhood and where are they located?
- What is potential use of the vacant, abandoned, and blighted properties?
- What are potential development patterns on the blocks within the neighborhood?
- Where are potential development opportunities in the neighborhood and what could new development look like?
- What services are lacking in the neighborhood (retail, grocery, library, park space, etc.) and where should they be located?
- What is the mix of housing type throughout the neighborhood, is there a need for additional housing types (condominium, senior, multi-family)?
- What is the condition of the neighborhood school(s) in terms of physical structure, test scores, student/teacher ratio, reputation, etc.?
- Do children feel safe walking to and from school? If not, why not?
- How many incidents of crime occur in the neighborhood and are there particular areas where crime typically occurs? Is there a Neighborhood Watch program in place?
- How is transit connectivity in the neighborhood? Are there transit connections that could be improved?
- How walkable is the neighborhood? Are there gaps in the sidewalk network or sidewalks in disrepair?
- What is the relationship like between the neighborhood and local institutions, including universities, colleges, and hospitals?
- Are there issues with parking in the neighborhood? Where are the areas of concern?

The development of neighborhood assessments incorporates many strategies from across the comprehensive plan systems, including Community Form, Economy, Transportation, Social, Housing and Neighborhoods, and Institutions. The Housing and Neighborhoods system was also given the highest priority by the community in Community Forum 3. The plans could realistically be completed within one year and the cost could be kept to a minimum with city staff and volunteers. Volunteers and agency partners would be needed to supplement the City Planning Department for resources and assessment assistance.

Lead Agency: Albany Dept. of Development and Planning

Partnerships: City departments, CDRPC, SUNY, neighborhood associations

Potential Funding source: Staff Resources

ST-3. Hire a marketing consultant to develop a city-wide marketing strategy.

Albany has a vast number of assets and resources, including historic architecture, beautiful parks, the Hudson Waterfront, affordable housing, walkable neighborhoods, prestigious educational institutions, and an emerging technology sector, that could potentially draw additional visitors, new residents, and businesses. Individual local organizations do a good job marketing their respective neighborhoods or arenas, but Albany needs a citywide, comprehensive branding and marketing strategy to capitalize on these assets and attract new investment. There are many consultants that specialize in city branding and marketing that can provide a targeted strategy for building the city's image.

The Albany 2030 process itself has built a large pool of community stakeholders who have proven to be a receptive and engaged audience. The participation and positive engagement experienced throughout this endeavor has demonstrated the City's ability to disseminate a positive message through various media. A marketing strategy should build off of this momentum. The City should work with partners like the Albany – Colonie Chamber of Commerce, the Convention and Visitors Bureau, the Business Improvement Districts, the City's education institutions and hospitals, and the Albany Visitor Center to ensure that the strategy is carried out by all major stakeholders.

This Citywide strategy must incorporate social media and web 2.0 applications. These new technologies offer exciting opportunities for enhanced communications and marketing. Today's consumer demands a social media component to any marketing campaign, which allows for instantaneous news as well as feedback. The City and its partners should capitalize on these cost-effective and efficient methods.

The marketing strategy should emphasize the following messages:

- Livability
- Business Friendliness
- International Appeal
- Technological Hub
- Sustainability Trailblazer
- Key Educational Center
- Innovative Healthcare Community
- Recreation, Culture and Tourism Destination

It should be emphasized that this marketing strategy should focus internally as well as externally. Albany residents and stakeholders often demonstrate a negative sense of place epitomized by the "Smallbany" mentality. Efforts should be made to promote the City's assets within the community as well. This will not only affect local perceptions, but increase positive word-of-mouth.

Marketing the city's assets and resources is a strategy that appears in the Economy (INV-1, INV-2) and Housing and Neighborhoods (HDC-5) systems, which were given the highest priority in the community forum budget exercise. Staff capacity should not be significant. The cost to hire a consultant could be moderately expensive, but not prohibitive.

Lead Agencies: Albany Dept. of Development and Planning, Capitalize Albany Corporation

Partnerships: Downtown BID, Lark Street BID, Central BID, Empire State Development Corp., Albany-Colonie Chamber of Commerce, local institutions

Potential Funding source: Partner cost-share

ST-4. Develop system for inter-departmental and community data sharing to improve government efficiency

Consistent and coordinated access to data and information among city departments, other key non-city agencies and institutions (school district, housing authority, parking authority, state department, etc.), as well as the public, is critical to optimizing governmental efficiency. Currently, the city does not have a coordinated system for sharing data. A new inter-departmental and community information sharing system should be developed that includes the following features:

- E-commerce (the process of buying and selling of goods and services on the Internet)

- GIS (interface of geographic mapping for parcels, roads, environmental features, etc. with descriptive database information)
- Public notification
- Crowd-sourcing and other interactive social media applications for two-way communication.
- Information sharing and tracking (crime statistics, building permits issued/denied, zoning requests/approvals, business licenses issued, sales tax receipts, etc.)
- Utilization of PEG (Public, Education, and Government) Access Board and Channel to disseminate pertinent public information.
- Promotion and dissemination of program and special interest information (i.e. bicycling awareness, planning activities, special events, emergency preparedness).

Improving governmental and community efficiency is a key strategy for improving institutional and community relations and contributes to improving fiscal capacity by streamlining governmental operations. Leadership capacity, staff capacity, and fiscal requirements would be moderate.

Lead Agency: Albany Office of the Treasurer

Partnerships: City departments, key institutions (Albany School District, colleges and universities, major industries, Chamber of Commerce, Albany County, state departments, etc.)

Potential Funding sources: NYS Archives LGRMIF grant

ST-5. Develop a Comprehensive Urban Agricultural Plan.

Access to healthy food has been identified as a significant issue impacting the health and welfare of Albany's residents. Urban agriculture, the practice of cultivating, processing and distributing food in, or around the city, is an innovative approach to increasing access to fresh, healthy, affordable food while stimulating the local economy. However, food cultivation and livestock practices don't always integrate well with the compact nature of urban neighborhoods, and a comprehensive urban agriculture strategy will need to be developed for supporting efforts to grow and consume more fresh, sustainably produced, and locally grown foods within the city. A comprehensive urban agriculture plan should include the following elements:

- Identify the various forms of urban farming (community gardens, rooftop gardens, residential gardens, etc.)
- Identify appropriate locations for urban farms according to the intensity of use and community engagement.

- Identify opportunities to make more land available for urban agriculture (vacant land reuse, acquisition, leasing, etc).
- Create economic opportunity for local growers of food as well as local residents.
- Promote innovative design for food cultivation.
- Identify and reduce regulatory barriers to the creation of fresh/farmers markets, food cooperatives and appropriate urban agriculture and develop performance standards for better regulation where necessary.
- Address the role that livestock may play in the urban food system.

A comprehensive plan for urban agriculture addresses key strategies for community health, neighborhood services, and economic investment. This program would require moderate leadership and staff capacity that can be supplemented with partnerships with the Food Trust, the Cornell Cooperative Extension, Capital District Community Gardens, etc.

Lead Agency: Albany Dept. of Development and Planning

Partnerships: Albany County Office of Natural Resource Conservation, the Food Trust, local farmers markets, Cornell Cooperative Extension of Albany County, Capital District Community Gardens, Albany County Dept. of Health

Potential Funding sources: USDA Community Food Projects (CFP) Grant Program, partner contribution, private foundation, Albany County Dept. of Health, Albany Convention Center and Visitors Bureau, City Historian, Partners for Albany Stories

ST-6. Create a PILOT task force and implement a fair and consistent PILOT program.

A City-led task force should be created that includes the City of Albany Common Council, the NYS Office of General, Albany County, representatives from University at Albany, College of Saint Rose, Union University (Albany Law School, Albany College of Pharmacy, Albany Medical College), Sage Colleges, Albany Medical Center, Albany Memorial Hospital, Albany Veteran's Hospital, St. Peter's Hospital, the City of Albany School District, the Albany Housing Authority, religious institutions and other tax-exempt properties that own one acre or more of land in the city to design a comprehensive, consistent, and fair approach for implementing PILOT to help cover the cost of providing the institutions with essential city services (i.e. police, fire, snow removal). This approach can be very similar to Boston's program for calculating the PILOT.

- Keep the program voluntary. Maintain a spirit of partnership among institutions.
- Apply the PILOT program to all nonprofit groups. All nonprofits should participate in the program, although an exception should be made for smaller nonprofits that might lack the resources to fully engage in the PILOT process. In Boston, the task-

force members suggested a total property value threshold of $15 million for program participation. Since Albany's property values are much lower than Boston's, a more appropriate threshold should be applied, which should be negotiated among the task force partners.

- Base PILOT contributions on the value of real estate owned by an institution. Payments should reflect the size and quality of the institution's real estate holdings and be consistent with the approach taken for taxable properties. In Boston, the PILOT is recommended to be calculated as 25% of what the institution's property would yield if taxable, but this percentage should be negotiated among Albany task force partners.
- Give credit for community benefits offered by the institution. Examples of community benefits may include targeted scholarships for Albany High School students, jobs for residents and students, free healthcare screenings for Albany residents, neighborhood tree planting, etc. In Boston, recommended credits for community benefits are limited to 50% of full PILOT payment. This should be negotiated among Albany task force partners.
- Allow for an adjustment period for institutions and the city to fully implement the new PILOT calculation formula. Apply a gradual approach that will allow for a smooth transition to the new program. The Boston program recommends that the new formula should be phased in over a period of five years. The timeframe should be negotiated among Albany task force partners.

Tax-exempt properties constitute over 50% of the total acreage of properties in Albany and create significant budget issues for the city. A consistently applied PILOT program would help increase the city's capacity to provide more services and implement projects. Also, the recommended credit for community benefits can leverage additional strategies identified across systems, particularly for education, job training, and neighborhood investment. The cost of forming the task force would not be significant, but a high level of staff and leadership capacity would be required. The formation of the task force is a high priority project that should be initiated within one year, with the understanding that actual application of the PILOT program could take up to five years.

Lead Agencies: Albany Mayor's Office, Common Council

Partnerships: NYS Office of General Services, Albany County, Albany School District, SUNY, College of St. Rose, Albany Law School, Albany Medical College, Albany College of Pharmacy, Sage Colleges, Albany Medical Center, Albany Memorial Hospital, Albany Veteran's Hospital, St. Peter's Hospital, Albany Housing Authority

Potential Funding sources: Volunteer members, partner staff resources

ST-7. Create an Access to Healthy Foods program.

Access to full service grocery stores and fresh local produce is key to improving community health and neighborhood investment. Several neighborhoods in Albany do not have grocery stores and markets in close proximity and may too often rely on convenience facilities with limited options for fresh food.

- Partner with organizations such as The Food Trust and Low Income Investment Fund to bring full service grocery stores to underserved neighborhoods.
- Identify and market suitable sites for grocery stores within walking distance of neighborhoods and require pedestrian and bicycle amenities during site design.
- Promote and incentivize community gardens, rooftop gardens, and farmers markets.
- Develop a partnership between farmers, farmers markets, and the Albany School District to incorporate fresh, healthy food in city schools and improve nutritional education.

Access to healthy food addresses key strategies for neighborhood services, economic investment, and community health. This program would require significant leadership and staff capacity but financial commitments would not be substantial.

Lead Agencies: Albany Dept. of Development and Planning

Partnerships: Albany County Health Dept., The Food Trust, Low Income Investment Fund, local farmers markets, Cornell Cooperative Extension of Albany County, Capital District Community Gardens, local community garden associations, the Radix Center

Potential Funding sources: Partner cost-share, partner technical assistance, USDA Community Food Project, NYS Healthy Foods, Healthy Communities Fund, American Farmland Trust

ST-8. Expand the current street-tree management plan into a comprehensive urban forestry program.

A comprehensive urban forestry program should be developed through the City's Department of General Services with support from the Mayor's Office of Energy and Sustainability to increase and maintain the health of Albany's urban tree canopy, including the following steps:

- Measure the existing tree canopy, quantify its current CO2 sink capacity as a means of climate change mitigation, and set a canopy coverage goal for the next ten years.
- Develop an Urban Forest Management Plan that includes best practices for increasing and maintaining the City's urban tree canopy, including replacing aging and

diseased trees, and protecting existing trees from pests. Consider i-Tree or other tools to build capacity for urban forest assessment and management.

- Set targets for planting trees in parks, along streets, and in sensitive environmental areas (e.g., riparian corridors and areas with steep slopes) based on the existing inventory.
- Partner with community garden groups and others interested in neighborhood greening to increase participation in Albany's Street Tree Planting Program.
- Develop a tree maintenance program that utilizes volunteer services in partnership with universities, Capital District Community Gardens (CDCG), and/or other neighborhood groups. The program could be modeled after Ithaca's volunteer Citizen Pruner program, which provides free training to volunteers in exchange for a commitment to assist the City Forester with maintaining trees and other special projects throughout the City.
- Partner with institutions (e.g., universities, hospitals, state government) and public schools to increase the tree canopy on large, urban campuses and reduce stormwater runoff.
- Disseminate information on the benefits of the urban forest and best practices for planting and maintenance. For example, shading from trees reduces the urban heat island impact, cooling demands, and heat related illnesses.
- Adopt a tree preservation/landscape ordinance that limits disturbance to existing trees and plants, requires replacement of trees above a specified size that are removed and includes provisions requiring native trees and plants to be retained or replaced in sensitive environmental areas (e.g. Pine Bush Preserve.) This ordinance should be included in the site plan review process.

The urban forestry program is an important leverage point for establishing Albany as a green community and priority strategies for protecting natural resources and improving air quality. Significant leadership and staff capacity will be required and the cost would be moderate.

Lead Agency: Albany Dept. of General Services

Partnerships: Albany Dept. of Development and Planning, local institutions

Potential Funding sources: NY DEC Urban and Community Forestry Grant, partner contribution, volunteers

Intermediate Term Projects

IT-1. Prepare a comprehensive update to the city's zoning ordinance.

New zoning techniques and incentives appeared as strategies or actions within strategies across multiple systems, including Community Form, Economy, Transportation, Natural Resources, Housing and Neighborhoods, and Utilities and Infrastructure. Preparing a comprehensive update to the city's zoning ordinance that incorporates all of the recommended strategies and actions is a logical implementation project.

- Hire an outside consulting team to provide capacity and build from existing staff expertise.
- Revise the zoning ordinance and map to be consistent with the Albany 2030 land use framework map.
- Promote mixed use development in neighborhood commercial centers, the downtown, and along transit corridors.
- Create Transit Oriented Development overlay districts along existing and proposed transit corridors.
- Apply additional design standards in areas not included in the TND overlay or within a historic district, such as the Harriman Campus development opportunity site and the waterfront districts.
- Update the sign code to address neighborhood context.
- Create development incentives to attract investment in particular areas and to encourage use of design guidelines, development of affordable housing, green building design, and historic preservation. Examples may include:
    - Density, height, and Floor Area Ratio (FAR) bonuses, depending on the district and neighborhood agreement on density limits
    - Parking reductions based on availability of on-street parking and transit
    - Mix of uses based on neighborhood input
    - Permit and fee waivers, depending on the intensity of development
    - Fast track permitting depending on the intensity, type and location of development
- Create tree protection and tree replacement standards and require native trees and plants to be retained in sensitive environmental areas.
- Create a steep slope ordinance to limit development and construction on slopes over a certain percentage (e.g., greater than 15%).
- Include clear guidelines for applicants and the Planning Board to protect natural habitats.

- Clarify and streamline the review process.

A comprehensive zoning ordinance amendment addresses strategies and actions that overlap significantly across systems. Zoning strategies and actions also appear in several strategies identified as leverage points. A comprehensive zoning update would take at least two years to complete and would require a significant amount of staff time and likely significant financial expenditure if a consultant is used. In the event that additional resources and capacity are secured prior to the intermediate term, this project may be initiated within the short term. This project should be initiated after the Citywide Community Assessments have been completed.

Lead Agency: Albany Dept. of Development and Planning

Partnerships: Common Council, Board of Zoning Appeals, Planning Board, Historic Resources Commission, Mayor's Office of Energy and Sustainability, neighborhood associations, community stakeholders, Division of Building and Codes, Corporation Counsel

Potential Funding source: HUD grant, Hudson River Valley Greenway

IT-2. Create and implement a comprehensive waterfront development strategy for the Hudson River waterfront.

Several plans have been created for Albany's Hudson River waterfront, including the Port of Albany Master Plan, the Living History Plan, the North Waterfront Redevelopment Strategy, the Mohawk Hudson Hike Bike Trail Plan, the Hudson River Crossing Plan, and the Patroon Greenway Project. A new comprehensive strategy for waterfront access and development needs to be created to tie all of these plans together into cohesive short and long term implementation program.

A Waterfront Development Task Force should be created to develop a comprehensive waterfront development strategy. This team should include representatives from Federal and State regulatory and funding agencies, local waterfront attractions and business, the Port of Albany and other stakeholders. The comprehensive waterfront development strategy needs to include an implementation program that is longer term to account for large projects such as addressing the I-787 and active rail line barriers and a phased development approach in the north waterfront area. The comprehensive strategy should include:

- Short term strategies for improving access to the waterfront - including bus connections to the Corning Preserve and a signage and way-finding plan to guide visitors to the waterfront from the highway, surface roads, and trails/bike paths.
- Long term strategies for improving access to the waterfront – address the barriers of I-787 and the active rail line; incorporate the findings of NYS DOT's and CDTC's current initiative to create alternative designs for the I-787 Integrated Corridor Study.

- Coordination with the State and Albany Port District Commission on ways to overcome the policy on commercial development at Corning Preserve to allow limited commercial development at the waterfront.
- Expanding greenway connections to and along the waterfront, including implementation of the Patroon Greenway and extending the Mohawk-Hudson River Trail south from the Corning Preserve along the Hudson River to the proposed Albany County Rail Trail.
- A phased development and redevelopment approach for the north waterfront, evaluating and incorporating recommendations from the North Waterfront Redevelopment strategy.
- Increasing dock space on the Albany side of the Hudson River waterfront and the feasibility of a marina.
- Identifying and addressing barriers to boat passage for boats of all sizes, including bridge clearance and channel width and depth.
- Improving the appearance and function of the Albany Rowing Center, including sidewalk repairs, improvements to the parking area, and physical improvements to the boathouse.
- Improving the appearance of parking areas near the waterfront.
- Marketing waterfront events and assets, including Alive at Five, Head of the Hudson Regatta, the Riverfront Bar and Grille, and identifying opportunities for new events.

A comprehensive waterfront development strategy should build on the LWRP to include longer term strategies that will optimize use and enjoyment of the waterfront. Improving access to the Hudson River waterfront and capitalizing on the waterfront assets were included as strategies and actions across multiple systems, including Community Form, Economy, Social, Transportation, and Natural Resources. Capitalizing on the waterfront was also raised as a high priority issues in each of the community forums and was included as an action in several strategies identified as leverage points, particularly in Economy INV-1 and 2 and Community Form UD-2 for mobilizing private investment.

The comprehensive waterfront development strategy can be considered and intermediate project since the Local Waterfront Revitalization Program and I-787 Integrated Corridor Study will take time to complete and will need to be incorporated into the plan. Since so much work on the waterfront has been completed, albeit in a fragmented way, creation of the waterfront strategy need not be a long or expensive process. Significant staff and leadership capacity will be required.

Lead Agencies: Albany Dept. of Development and Planning, Albany Port District

Commission

Partnerships: Dept. of General Services, NYS Office of General Services, Mayor's Office of Energy and Sustainability, Albany County, Albany Rowing Center, Hudson River Valley Greenway, NYS DOT, USS Slater, Downtown BID, neighborhood associations, Albany County Convention and Visitors Bureau, City of Rensselaer

Potential Funding source: NYS DOS – LWRP, Hudson River Valley Greenway

IT-3. Create a Strategic Arts Welcoming Program.

The artist community provides a valuable asset to Albany by enhancing the cultural environment and attracting visitors and investment. A strategic program for artist support would incorporate the live-work initiative and add additional programs to attract, support, and retain artists in Albany by creating a welcoming atmosphere for artists.

- Encouraging construction of affordable live-work space through the reuse of vacant land and the City's proposed Land Banking Program.
- Using zoning and development regulations to encourage mixed-income and affordable housing units.
- Highlighting local artists in exhibition/wall space within the City's public buildings.
- Inviting artists to participate in competitions for public art and other design installations (e.g., lighting, bicycle or transit design elements).
- Partnering with new and emerging arts and cultural organizations to increase opportunities for artists.
- Exploring the creation of a Public Art Review Process to streamline the installation of new public art projects.
- Developing an artist live-work strategy to attract and retain artists in Albany.

Providing a welcoming atmosphere to attract and retain artists addresses key strategies for arts and culture, neighborhood identity, cultural education, and economic investment.

Lead Agency: Local non-profit

Partnerships: Local arts and cultural organizations, Albany BARN, SUNY Art Dept., College of St. Rose Center for Art and Design, Sage Colleges Visual Art Program, Downtown BID, Lark Street BID, Central BID, NYS Council on the Arts (NYSCA), Dept. of Development and Planning

Potential Funding sources: Partner contribution, NYSCA Planning Grant, private foundation, National Endowment for the Arts

IT-4. Grow and strengthen the local Small Business Development Community.

A partnership with small business support organizations like Albany Center for Economic Success, the Chamber of Commerce, the Entrepreneurial Association Center (EAC) and the New York Small Business Development Center should be developed to highlight and enhance the technical and financial assistance to new and start-up businesses who locate in Albany. Capitalize Albany Corporation could play a role in working with this niche community of small and micro business support organizations to better promote how to access the services provided by each of these organizations. As a part of this initiative, a welcome program could be standardized to familiarize new businesses with neighborhood and local issues, as well as funding and service opportunities.

This community could also be augmented to act as an advocacy tool for small business interests at the local, County and State level. This would open a formal line of communication with the City, County and State on upcoming legislation that would affect local businesses. Issues could include:

- Local government and code liaison
- Start-up barriers
- Taxes and fees

This program should include the development of goals and targets for local business development and coordination with the small business development community to meet these goals.

Building investment in the city and creating jobs by nurturing local entrepreneurship is a strong leverage point for building fiscal capacity and mobilizing private investment in Albany. Strong leadership capacity will be required as well as staff capacity to provide technical assistance, and time will be needed to allocate funds for financial assistance.

Lead Agency: Capitalize Albany Corporation

Partnerships: Albany Center for Economic Success, Albany-Colonie Chamber of Commerce, New York Small Business Development Center, Center for Economic Growth, Capital District Community Loan Fund

Potential Funding sources: NYS Entrepreneurial Assistance Program, partner technical assistance.

IT-5 Develop a commercial / office space reuse plan and program

Recent commercial and office vacancy trends indicate that, while Downtown Class A space in Albany is outperforming suburban markets, Class B and C space have high

vacancy rates. A new program is needed to support and encourage the adaptation of Class B and C commercial/office space to more productive use, including mixed use, residential, hotel, live-work etc. The commercial / office space reuse plan and program should include the following steps:

- Identify underperforming Class B and C commercial and office spaces.
- Study individual spaces and identify feasible opportunities for reuse based on size, configuration, and market potential.
- Identify target markets for different reuse opportunities and develop an advertising and marketing program for the properties.
- Develop incentives and strategies for encouraging reuse and renovation of spaces for target markets, including:
    - Financial support for relocation and renovation
    - Tax incentives for reuse and renovation of identified properties
    - Flexibility in code requirements for adaptively reusing historic properties and other buildings that may not be able to accommodate strict adherence to the code (without sacrificing safety).
    - Flexibility in zoning and code requirements for accommodating creative use of space, such as live-work space.

Creating a plan for the reuse of underperforming commercial and office space addresses several system strategies for Economy, Community Form, and Housing and Neighborhoods. Reuse of underutilized space also encourages new investment, a significant leverage point for increasing fiscal capacity and mobilizing private investment. Significant staff capacity would be needed and time would be needed to establish financial incentives.

Lead Agency: Capitalize Albany Corporation

Partnerships: Downtown BID, Lark Street BID, Central BID, Dept. of Development and Planning, local realtors, private developers, property owners

Potential Funding source: Staff resources, partner cost-share

IT-6. Develop a complete streets plan, policy, and design guidelines.

A citywide complete streets policy should be developed in compliance with NYS 2011 legislation that ensures that in new street construction and reconstruction, travel by pedestrians, bicyclists, public transit, and motorized vehicles and their passengers are safely accommodated.

- A traffic calming plan in appropriate areas of the City to increase safety while maintaining efficient traffic flow.
- Incorporation of bike infrastructure in accordance with the Bicycle Master Plan.
- Multi-modal design guidelines to support alternative modes of transportation:
  - Mixed-use, compact development.
  - Build-to lines.
  - Parking required to be located behind or to the side of buildings
  - Transportation amenities and parking (e.g. bike racks, bike lockers, bus shelters, crosswalks).
  - Incorporation of new transportation modes into redesigned streets, such as electric cars, mopeds and other types of personal mobility devices.
  - Incorporation of "green streets", including porous pavement treatments, street trees, rain gardens, bioswales, etc.

Strategies for multi-modal transportation have a high degree of interconnection across systems and are significant leverage points for establishing Albany as a green community. Significant leadership capacity and staff capacity would be required and costs would be moderate. The city's complete streets policy should be coordinated with the state's policy.

Lead Agencies: Department of Development and Planning, Department of General Services, Division of Traffic Safety

Partnerships: NYS DOT, CDTC, CDTA, BIDs

Potential Funding sources: NY DOT SAFETEA-LU; NY DOT TIGER II Discretionary Grant Program

IT-7. Develop a green infrastructure system.

A green infrastructure plan should be developed that sets targets for reductions in impervious surfaces and stormwater sewer inputs to reduce stormwater runoff and mitigates CSOS, and comply with New York State water quality standards and Clean Water Act requirements. As part of the plan:

- Establish a "toolbox" of green infrastructures techniques (green streets, permeable pavers, green roofs, bioswales, riparian buffers, tree plantings, etc.) and new code language that can be implemented and adopted respectfully, to achieve targets, and other techniques identified in the New York State Stormwater Management Design Manual.

- Initiate and track the progress of stormwater management demonstration projects (e.g.,"green streets" with new street trees, tree trenches, permeable pavers, and modified stormwater inlets) in target locations such as parking lots, residential streets, and parks and measure performance in absorbing runoff.
- Develop a technical manual that includes Low Impact Development Design Guidelines to meet targets for reduced impervious surfaces and stormwater sewer inputs based on a green infrastructure plan and Long- Term Control Plan.
- Pilot a "green neighborhood" through the development of a comprehensive green infrastructure system as part of new and redevelopment activities.

Controlling the impacts of stormwater runoff and Combined Sewer Overflows through green infrastructure was considered a high priority in Community Forum 3 and has multiple system interconnections between the Natural Resources, Utilities and Infrastructure, and Transportation systems. Significant leadership and staff capacity would be required and the cost for planning, demonstration projects and the technical manual would be moderately high.

Lead Agencies: Albany Dept. of Water and Water Supply, Albany Dept. of General Services - Division of Engineering

Partnerships: Mayor's Office of Energy and Sustainability, Albany County Dept. for Economic Development, Conservation and Planning, CDRPC, Albany County Soil and Water Conservation District, Division of Building and Codes, NYS DEC, NYS DOT

Potential Funding sources: NYS DEC Water Quality Management Planning Projects, NYS DEC Water Quality Improvement Project Program; US EPA Community Action for a Renewed Environment (CARE) Grant, NYS Environmental Facilities Corp

IT-8. Create an "Albany Local" buy local/use local program.

A partnership with Capital Region Local First should be established to develop a strong buy local program designed specifically for businesses located in Albany to spur economic activity and hedge against economic downturns. This program could include several components:

- Partnering with the City's new marketing strategy and existing local business service agencies to highlight local businesses and the importance of supporting local commercial activity.
- Partnering with local business service agencies to provide business development assistance for local business start-ups and support for existing local businesses, particularly for minority and women-owned businesses.
- Encouraging Albany businesses and residents to use services and purchase products provided by local companies. This could include a local challenge asking busi-

nesses and residents to set and meet goals for buying and using local services and products.

- Expanding access to and use of locally-grown produce, including identifying and accessing State and Federal funding for locally-grown produce initiatives.
- Sponsoring a Buy Local Bash in Albany. Capital Region Local First sponsors Buy Local Bashes, trade shows allowing local businesses to display their products and services and to celebrate the strength of the local economy.
- Exploring a local currency program to encourage Albany households to shop locally. A model program is Ithaca, New York's Ithaca Hours, in which the local currency – Ithaca Hours - is bought with U.S. dollars and can be traded with local shops for products or services.

Local business growth and support is interconnected with several system strategies for investment, job growth and neighborhood services. It is also part of leverage points for increasing fiscal capacity and mobilizing private investment. Leadership and staff capacity would be moderate if partnering with Local First.

Lead Agencies: Albany Dept. of Development and Planning, Capitalize Albany Corporation

Partnerships: Capital Region Local First, Albany Office of Special Events, BIDS, local employers, neighborhood associations, Albany Office of the Treasurer, local institutions

Potential Funding sources: Partner technical assistance and cost-share, USDA

IT-9. Develop a city-wide parking management strategy.

The City should work with the Albany Parking Authority, the City's Division of Traffic Safety and Capital District Transportation Authority and other stakeholders to develop a city-wide parking management strategy that addresses all aspects of parking, including parking supply, demand and usage, design, impacts on neighborhoods, and management of on-street parking. The parking management strategy should include the following:

- A parking study of all city neighborhoods, including a full assessment of existing parking supply, usage, current and future demand, and impacts on neighborhoods.
- Working cooperatively with the State of New York, the Albany Parking Authority and others to find opportunities for changes to State-employee parking policies that would better synchronize with City of Albany resident and visitor needs. Such changes could include fee structures, shared parking during off hours and incentives for transit use.
- A review of off-street parking standards and required ratios, considering the use of maximum parking requirements where other modes provide accessibility options, incentives for shared and/or off-site parking, and fees "in lieu of" on-site parking.
- Study the potential benefits and impacts of new permit parking regulations in Albany

neighborhoods.

- Development of parking policies and standards that support and encourage the land use and community form desired by the City. This includes development of parking behind buildings, rather than between buildings and the street, encouraging good street design, facilitating pedestrian access and improving traffic circulation.
- Developing a compendium of parking policies (City, State, etc.) and potential for coordinated parking pricing strategies.
- Consider privatization of public facilities in order to fund further economic development strategies.

Parking management is tied to system strategies and leverage points for mobilizing private investment and improving neighborhood services. This project would require a coordinated effort between the city, parking authority, and a parking management consultant. Moderate leadership and staff capacity and financial capacity would be required.

Lead Agencies: Albany Parking Authority, Division of Traffic Safety

Partnerships: Downtown BID, Lark Street BID, Central BID, NY Office of General Services, SUNY, College of St. Rose, neighborhood associations, Dept. of Development and Planning, Capitalize Albany Corporation

Potential Funding source: Staff Resources, Partner cost-share

Long Term Projects

LT-1. Develop intermodal transit centers.

Work cooperatively with CDTA, CDTC, and private bus operators to develop new Intermodal Transit Centers.

- The first of these centers should be in downtown Albany adjacent to the site of the proposed Convention Center with connections to the Rensselaer Amtrak Station and Albany International Airport. Design the Intermodal Transit Center using high quality urban design and planning principles that encourage mass transit use. This includes strong connections for walking between the Center and the downtown, appropriate transit-oriented land uses, adding bike connections and storage, and facilitating bus traffic so as to minimize the impact on nearby streets.
- The second Intermodal Transit Center is proposed for the intersection of the Northway, the New York State Thruway and Washington Avenue Extension, adjacent to Crossgates Mall. This location will provide better connections for residents, as well as the opportunity for commuters to access alternative modes of transportation into Albany's

commercial centers, thereby reducing traffic congestion and local demand for parking.

Maximize the Intermodal Transit Center's benefit to downtown Albany by increasing transit services through schedule changes, improved connections, and ensuring the safety and security of transit riders.

The development of the multi-modal transit center is tied to multi-modal strategies that are interconnected across multiple systems and actions. The project would require extensive leadership capacity for coordination, but would primarily be implemented by the CDTC and state rather than the city. Planning and design work would take several years and significant funding would be required.

Lead Agencies: CDTA, Albany Convention Center Authority, Dept. of Development and Planning

Partnerships: CDTC, Mayor's Office of Energy and Sustainability, NY Office of General Services, Amtrak, Adirondack Trailways, Greyhound, Albany County Airport Authority

Potential Funding sources: NY DOT SAFETEA-LU, NY DOT TIGER II Discretionary Grant Program, NY DOT TIP

LT-2. Work with the State of New York to research and pilot a model urban rehabilitation building code.

Conventional building codes are typically designed for new construction, which can create expensive retrofits for existing buildings, particularly historic buildings. In an effort to reduce barriers to building renovation, adaptive reuse, and historic preservation, research model building codes that express necessary changes for reducing barriers to redevelopment, including flexibility in restoration or rehabilitation of existing structures to encourage reuse rather than demolition of existing structures.

- Structural and safety regulations that work with an existing building's height, area, and fire resistance ratings.
- Timeliness of processing and enforcement (i.e., most projects should be handled routinely rather than as special cases).
- Predictability, i.e., people should know the law applicable to them and be free from arbitrary treatment.
- Reasonableness, i.e., provide a reasonable level of safety without imposing excessive additional costs.

The model rehabilitation building code can be used as a basis for developing pilot rehabilitation projects under the recommended standards and working with the New York

Department of State to adopt a statewide rehabilitation building code.

Model rehabilitation codes include the New Jersey Rehabilitation Subcode (http://www.state.nj.us/dca/divisions/codes/offices/rehab.html) and the Maryland Building Rehabilitation Code (http://mdcodes.umbc.edu/dhcd2/rehab-new.htm). The rehabilitation building code addresses several system strategies under Community Form and Housing and Neighborhoods for encouraging adaptive reuse and eliminating blighting influences. Significant leadership and staff capacity would be required, including extensive coordination with state agencies, building associations, the Housing Authority, and other development agencies.

Lead Agency: Albany Division of Building and Codes

Partnerships: Mayor's Office of Energy and Sustainability, NY Dept. of State

Potential Funding source: Staff Resources

LT-3. Develop context appropriate design guidelines, manuals and pattern books.

The city-wide design guidelines manual should provide examples and direction for preferred design elements that affect the entire city landscape, including:

- Signage standards
- Landscape standards
- Lighting standards
- Parking standards

The pattern books should consider resident preferences for design quality. Building on existing neighborhood plans and new neighborhood assessments, conduct visual preference sessions with neighborhood associations and residents to confirm design preferences. Design guidelines should be paired with development incentives, including:

- Density, height, and Floor Area Ratio (FAR) bonuses, depending on the district and neighborhood agreement on density limits.
- Parking reductions based on availability of on-street parking and transit.
- Mix of uses based on neighborhood input.
- Permit and fee waivers, depending on the intensity of development
- Fast track permitting depending on the intensity, type and location of development

This project is tied to strategies that address Community Form and Housing and Neighborhood systems primarily and contribute to improving Albany's image by maintaining and improving neighborhood identity. Significant staff capacity and a design and public outreach consultant will be required. This project should be initiated after completion

of the strategic neighborhood plans and in coordination with a comprehensive zoning update.

Lead Agency: Albany Dept. of Development and Planning

Partnerships: Neighborhood stakeholders, Albany Division of Building and Codes, Educational Institutions

Potential Funding sources: HUD, NYS Council of the Arts, partner in-kind services

Ongoing Programs

O-1. Establish formal lobbying presence at the State and Federal level.

The City of Albany currently leans on existing staff and the Mayor's office for all lobbying efforts. In order to provide more effective and consistent influence at the state and federal levels, an on-site presence and ongoing activities should be established. Particularly in the current economic climate with dwindling resources, the City of Albany must be proactive in highlighting local needs and issues. This should include establishing partnerships with local organizations to create a lobbying agenda.

Key issues that should be emphasized include:

- Current grant applications and future grant opportunities
- Promoting and improving urban education
- Economic development
- Energy and sustainability funding
- Housing, neighborhood and community development funding and support
- Natural resource protection funding and support
- A consistent approach for implementing Payment in Lieu of Taxes (PILOTs)
- Transportation and infrastructure project funding and support

A dedicated on-site presence will allow for better communication of local concerns and needs to our representatives, which will translate into additional resources and more efficient governmental response. This will also enable the City to stay current on emerging trends, funding sources and technical issues, while networking and leveraging the influence of other lobbyists and organizations that support the City's agenda.

Establishing a dedicated on-site lobbying presence in the City to provide funding and political support for implementation projects and ongoing policy development addresses

strategies across all comprehensive plan systems. Significant funding would be required to retain a firm, but would substantially reduce demands on staff capacity.

Lead Agency: Albany Mayor's Office

Partnerships: NYS DOS, NYS Senate and House of Representatives, US Senate and House of Representatives (New York), Albany County

Potential Funding source: City and stakeholder resources

O-2. Develop a formal Regional Economic Development Program

Current National trends are changing the way State economic development policies are formed and funding is distributed. In 2011, New York State instituted an Economic Development Council system, dividing the state into ten councils that compete for State resources. The Capital Region is identified as one of these Councils. The City of Albany should position itself as the regional driver for coordination and participation among the Capital Region's local jurisdictions by developing a regional Economic Development Program, including a Task Force and local engagement on regional economic development initiatives.

The Regional Economic Development Task Force should expand from the Capitalize Albany committee to ensure the inclusion of the following partners:

- County Executives
- Regional municipalities, towns and villages
- The Chamber of Commerce
- The Center for Economic Growth
- Center for Nanoscale Science and Engineering
- Global Foundries
- Economic development organizations
- Albany International Airport
- Albany Port District Commission
- Major regional industry leaders

The Capitalize Albany plan sets out the economic development agenda for Albany, but this effort could be expanded to include a new regional focus to address the economic health of the Capital District, which has direct implications for Albany's growth. The Capitalize Albany committee should reconvene to address regional economic development issues, particularly competition among municipalities for investment, developments of

regional impacts, and a regional strategy for attracting and supporting businesses and start-ups, job training, education, and employment.

The Capitalize Albany Corporation should also continue its efforts to develop locally transformational projects with a regional economic development impact. The Corporation's 2011 partnership with the City of Albany to produce a local advisory report to the Capital District Regional Economic Development Council by engaging the local community on project priorities and regional economic development issues should be replicated and sustained.

Lead Agencies: Capitalize Albany Corporation, Center for Economic Growth, City of Albany Mayor's Office

Partnerships: Albany Mayor's Office, Common Council, SUNY, College of Saint Rose, Union University, Sage Colleges, regional colleges and universities, Albany Medical Center, Albany Memorial Hospital, St. Peter's Hospital, Albany Veteran's Hospital, regional hospitals, Albany Port District Commission, Albany County Airport Authority, Global Foundries, CNSE, Tech Valley Chamber Coalition, regional municipalities, other members of the Capitalize Albany Committee

Potential Funding sources: Partner contributions, volunteer members, staff resources

O-3. Develop the Harriman Campus as a mixed-use, transit-oriented community.

Redevelopment of the 300-acre Harriman Campus is the city's primary large-scale real estate development opportunity. The redevelopment of Harriman Campus as private taxable property would offer an unparalleled opportunity for much-needed new jobs and new tax revenue in the City of Albany. A master plan has been completed, but leadership changes in New York State government as well as the recent dramatic changes to local, State and National economic conditions have put the redevelopment plans on hold. The city and project partners (Harriman Research and Technology Development Corporation (HRTDC),NYS, University at Albany) must ensure that the development plans maximize opportunities for sustainable economic growth and incorporate key strategies of the comprehensive plan. It is important that the Harriman Campus is considered in conjunction with the entire Upper Washington corridor as an opportunity to re-knit the uptown campuses with the surrounding neighborhoods and the City's Midtown.

Strategies for the redevelopment of Harriman Campus must include the following:

- Clear and appropriate connection to surrounding neighborhoods and street grid.
- The appropriate mix of office, retail, hospitality/entertainment, institutional, and residential uses based on market conditions.
- Walkable, high density compact development.

- Clear pedestrian connections to transit stops.
- Complete streets in all new and reconstructed streets, including sidewalks, bike lanes, and transit.
- Green infrastructure design.
- A tree protection and landscaping plan.
- Incentives for energy efficient buildings.
- A mix of housing types, including apartment, condominiums, townhouses, senior housing and continuing care facilities.
- Design guidelines and architectural standards for high quality development.

The Harriman Campus redevelopment has the opportunity to attract investment in Albany while also addressing key strategies across systems for job creation, multi-modal transportation, natural resource protection, quality design, and diverse housing opportunities. This is a high priority project that has multiple partners for leadership capacity.

Lead Agencies: Harriman Research and Technology Development Corporation, Albany Mayor's Office

Partnerships: Dept. of Development and Planning, NYS Office of General Services, University at Albany, Private Developers, City School District, Mayor's Office of Energy and Sustainability

Potential Funding sources: Private and state funding

O-4. Implement the initiatives outlined in the Mayor's Office of Energy and Sustainability.

The Mayor's Office of Energy and Sustainability Program establishes a thorough agenda for coordinating the city's energy conservation and sustainability initiatives.

- Creating a baseline inventory of greenhouse gas (GHG) emissions that identifies all sources of energy and GHG emissions from government operations and the community as a whole (completed).
- Reducing energy consumption in municipal operations.
- Communicating the city's energy and sustainability goals and accomplishments to residents, businesses, and institutions.
- Educating residents and businesses about energy conservation and sustainability initiatives.
- Promoting multi-modal transportation choices to reduce Vehicle Miles Traveled (VMT).
- Incentivizing energy-efficiency and renewable energy technologies in construction and rehabilitation projects.
- Water conservation.

- Green infrastructure.
- Natural resource protection.
- Increase recycling and reduce the solid waste stream.

The energy conservation and sustainability initiatives of the Mayor's Office of Energy and Sustainability address strategies across multiple systems, including Transportation, Natural Resources, and Utilities and Infrastructure and is a significant leverage point for establishing Albany as a green community. Many initiatives are either completed or are well underway. This is considered an ongoing program that will operate throughout the planning period.

Lead Agency: Albany Mayor's Office

Partnerships: Dept. General Services, NYS DEC, Albany County, CDTA, NYSERDA, NYS Climate Change Office

Potential Funding sources: Partner contributions, volunteer members, Promise Neighborhood Grant

O-5. Lead and support an education task force to develop a new urban education agenda

The City should play a leadership role in and actively support the Albany Promise project, a multi-disciplinary consortium of partners dedicated to improving public education in the City of Albany.

The Albany Promise will serve the children and families of the Arbor Hill, West Hill and South End neighborhoods within the City of Albany, NY. The targeted communities are the most impoverished in the city and county and are designated as Federal Enterprise and/or Empowerment Zones because of their concentrated levels of poverty and high unemployment. Students living in the target neighborhoods generally attend Albany High School, a Persistently Lowest-Achieving school, with a 54% graduation rate in 2010. SUNY and its partners propose to create a continuum of solutions to significantly improve the educational and developmental outcomes of the children and youth of the target neighborhoods by building on their existing Albany Cradle-through-Career Network, a community of practice with over 75 members representing stakeholder groups that include community residents, education leaders, business leaders, public officials and local, State and Federal agencies.

The task force should consist of the Mayor, city planning staff, and key elected officials, representatives from the Albany School District, charter schools, the State Board of Regents, University at Albany-SUNY, College of St. Rose, Union University, Sage Colleges,

Albany Medical Center, Albany Memorial Hospital, Albany Veteran's Hospital, St. Peter's Hospital, and major private sector employers. The areas of focus for this project should include:

- Form a partnership that bridges city leaders, the city's schools, institutions, and the business community to share information and act as an "incubator" of innovative education programs.
- Establish and work to meet targets for measuring educational performance using indicators from the National Cooperative Education Statistics System.
- Address and integrate the divided education system.
- Discuss the benefits and potential impacts of charter schools on the Albany City School District.
- Coordinate school facility planning with community and neighborhood needs.
- Market the positive accomplishments of public schools.
- Develop pilot programs between the business community and schools in low-income neighborhoods.
- Involve the business community in planning for adult education and workforce training to match needed skills with education.
- Develop an outreach/mentorship program where students from local universities visit public schools to increase awareness of opportunities for higher education in Albany.
- Support and expand the efforts of local colleges, universities, and other organizations to expose public school students to the benefits of higher education through college visits, after-school programs, and outreach.

Preparing low-income children for K-5 schooling, and monitoring their success throughout their school career is critical to improving educational performance and addressing performance gap for success in high school and beyond. Strategies for preparation in early childhood include pre-natal care, home visits from a registered nurse following birth, and pre-school programs to prepare children for primary school. With this in mind, one of the highest priority projects overseen by the Task Force should include:

- Partnering with the city's healthcare institutions (e.g., Albany Medical Center, Albany Memorial Hospital, Albany Veteran's Hospital, St. Peter's Hospital) to increase access for all residents to prenatal and early childhood health care.
- Baby College, a nine-week parenting workshop to expectant parents and those raising a child up to three years old. The workshops promote reading to children and verbal discipline over corporal punishment.
- An all-day pre-kindergarten program that gets children ready to enter kindergarten.

- Extending school hours to accommodate after school programs, including academic enrichment, homework support, sports and recreation activities, arts and cultural activities, and community service projects.

Early childhood health care and primary school preparation is strongly tied to social service strategies and especially educational improvement for low income residents. This project would require significant leadership, staff capacity and coordination among agencies. Substantial financial investment would also be required but could be shared among partners. This should be project should be coordinated under the Education task force.

Education was identified as the highest priority component in the Social system, which was given the second highest priority among all systems by participants in Community Forum 3. Forming education partnerships is also interconnected between the Social and Institutions systems. Improving public education is considered a significant leverage point for improving Albany's image and quality of life. The cost of forming an education task force is low, relying mostly on volunteers, but the leadership capacity required would be high. Given the importance of improving educational opportunities in the city, this should be initiated immediately and considered an ongoing program that continues through the planning period.

Lead Agencies: Albany School District, Albany Mayor's Office

Partnerships: Common Council, Albany Dept. of Development and Planning, charter schools, the State Board of Regents, SUNY, College of St. Rose, Union University, Sage Colleges, Albany Medical Center, Albany Memorial Hospital, Albany Veteran's Hospital, St. Peter's Hospital, major private sector employers, NYS Department of Education, Albany Housing Authority, City of Albany, City School District of Albany, Trinity Alliance of the Capital Region, Albany Family Education Alliance, University at Albany, United Way of the Greater Capital Region, Center for Economic Growth, Albany-Colonie Regional Chamber of Commerce, Hudson Valley Community College, Turner Construction Company, Empire State College, Whitney M. Young Health Services

Potential Funding sources: Partner contributions, volunteer members, Promise Neighborhood Grant

O-6. Implement the Bicycle Master Plan.

The City should work cooperatively with the CDTC, New York State Department of Transportation (NYSDOT), Capital District Transportation Authority (CDTA), Albany County, and neighboring communities to coordinate development and implementation of the bikeway network.

- Encourage bicycle-friendly development by adopting site plan review criteria re-

quiring bikeway routes, bike parking, and other end of trip facilities.

- Develop bicycle infrastructure through design guidelines, implementing the bikeway network, signage, transit integration, and the development and implementation of a Complete Streets program.
- Ensure maintenance of bikeways and develop standards for bikeway maintenance in construction zones.
- Encourage cycling through transportation demand management initiatives, web based information, bike week/month campaigns, bike-share programs, and providing bike parking at City events.
- Fund a full or part-time cycling coordinator to work for the City of Albany.
- Incorporate a public education campaign.

Implementation of the bicycle master plan has multiple system interconnections, including Transportation, Social, Natural Resources, and Utilities and Infrastructure. The Bicycle Master Plan is also a significant leverage point for establishing Albany as a green community. This project includes a number of capital improvements that will take significant time and capital.

Lead Agencies: Dept. of Development and Planning, Dept. of General Services, Division of Traffic Safety

Partnerships: Albany Bicycle Coalition, NYS DOT, CDTC, Albany County Dept. of Public Works, Adjacent Municipalities

Potential Funding sources: NY DOT SAFETEA-LU; NY DOT TIGER II Discretionary Grant Program, NYS DOS – LWRP grant

O-7. Complete and implement the Neighborhood Revitalization Strategic Plan.

The City has already developed an extensive inventory of vacant and abandoned properties and administers the Albany Vacant Building Registry, a national best practice. Albany also maintains an extremely successful Vacant Building Court – a monthly court date reserved specifically for vacant building registry and code violation cases. Neighborhood Revitalization Strategic Plan, which augments these programs and aims to reverse the trend of neighborhood disinvestment and abandonment throughout the City. This plan emphasizes key focus areas to combat abandonment and blight:

- Review and Diagnosis
- Acquisition and Land Banking
- Strategic Disposition
- Abandonment Prevention

Major programs that will be created and administered by the Neighborhood Revitaliza-

tion team include a strategic property acquisition fund, the City of Albany Land Bank, a comprehensive disposition strategy and the creation of Choose Albany – the City's campaign to promote homeownership and City living, which began its pilot program in 2011. The Strategic Plan should be completed and the projects outlined should be implemented. Suggested code and process changes should be considered and made to facilitate the success of this initiative.

Controlling vacant and abandoned properties and encouraging adaptive reuse is a major strategy within the Housing and Neighborhoods system that also overlaps with the Economy and Community Form systems. Since the city is currently working on a vacant and abandoned properties strategy, a formal adaptive reuse strategy could be incorporated into that effort, limiting cost and staff capacity. The strategic plan is already underway, with staff and leadership capacity established.

Lead Agencies: Dept. of Development and Planning

Partnerships: Dept. of Fire and Emergency Services, Albany Police Dept., Division of Building and Codes, Corporation Counsel, Board of Zoning Appeals, Planning Board, Historic Resources Commission, Albany County, community development corporations, Affordable Housing Partnership, Empire State Future, Capital City Housing, Habitat for Humanity

Potential Funding sources: Corporate sponsorships, local lending institutions, foundation grants, donation, staff resources, HUD

O-8. Implement a brownfield redevelopment strategy, starting with preparation of a Step Two Brownfield Opportunities Area (BOA) Nominations Study.

The BOA program encompasses three steps: the Pre-Nomination Study, the Nomination Study, and the Implementation Strategy. The Step One Pre-Nomination Study has been completed for Albany in coordination with the Comprehensive Plan and can be found in Appendix A. The remaining steps should be the focus of a brownfield redevelopment implementation project for Albany:

- Step 2: The Nomination Study is the second step of the BOA process. This step entails an extensive inventory and evaluation of data and trends impacting the study area's redevelopment potential, including market and economic analysis, identification of redevelopment strategic sites, and formulation of strategies to move redevelopment forward within the framework of a Master Plan. Effective and inclusive community participation is a key part of the Step 2 planning process.
- Step 3: The final step of the BOA program is to develop an Implementation Strategy, which identifies the specific actions that will be taken to implement the Master Plan

recommendations for redevelopment of the strategic sites.

Brownfield remediation and redevelopment has been identified as a strategy across multiple systems, including Community Form, Economy, Housing and Neighborhoods, and Natural Resources. Brownfield redevelopment is also indicated under several strategies as a leverage point for improving Albany's image and quality of life.

Lead Agency: Albany Dept. of Development and Planning

Partnerships: NYS DOS

Potential Funding sources: NYS DOS – Brownfield Opportunity Areas (BOA) Program, NYS DEC, NYS EPA

4.3 Plan Monitoring

If the Albany 2030 Comprehensive Plan is to have maximum value and remain useful over time, it is important to establish ways to monitor success in achieving its vision and goals and implementing the projects described in Section 4.2, as well as to keep it current as circumstances change and new information becomes available. Thus the plan should be thought of not as a static document fixed in time, but rather as an ongoing process and framework to inform more detailed planning, programs, and decision-making as implementation moves forward. This process should incorporate an adaptive management approach (system principle #5) by adjusting implementation actions based on the results of plan monitoring.

Measures of success should be developed for use in the monitoring process to evaluate the effectiveness of plan implementation, including:

- **Timeframes** for initiation of specific actions. Table 3 sets a framework of short, intermediate, long-term, and ongoing timeframes for initiation of the implementation projects. A work plan defining more specific priorities, tasks, timeframes, and resource commitments should be developed as an early implementation action and reviewed and updated throughout the lifespan of the document.
- **Indicators** (metrics) to measure progress in achieving the plan vision and goals. Numeric indicators are used in plan implementation to measure whether or not the outcomes desired by the community are being met. For example, available data on employment and household incomes, educational attainment, and greenhouse gas emissions (baseline inventory developed by the Mayor's Office of Energy and Sustain-

ability) could be tracked to monitor progress in achieving Albany 2030 goals related to employment, education, and climate change mitigation, respectively. Indicators to measure success should be identified as an early implementation action and incorporated into the annual Comprehensive Plan reviews. A list of example indicators for the different plan systems is provided for illustrative purposes in Table 4. Identification of specific indicators to be used in plan monitoring should be based on available data sources (using the Comprehensive Plan data book as a starting point), ease of monitoring, and relevance to the system goals.

Plan System	Potential Indicators
Community Form	• Vacant and abandoned properties restored to productive use • Waterfront access points / connections to downtown • Historic properties recognized / preserved
Economy	• Jobs created and retained • Household incomes • Downtown vacancy rate (class a, b, c space)
Social	• Educational attainment (high school graduation rate, residents attending college) • Public health (occurrence of asthma, diabetes, obesity) • Public safety (crime rates)
Transportation	• Modal split (vehicular, transit, biking, walking) • Vehicle miles traveled (VMT) • Bike infrastructure developed

Table 4 Potential Plan Monitoring Indicators

Natural Resources	• Air quality • Brownfields remediated • Citywide tree canopy coverage
Housing and Neighborhoods	• Ratio of homeowner to rental households • Mixed-income housing balance (affordable vs. market-rate housing development) • Population
Utilities and Infrastructure	• Energy consumption / greenhouse gas emissions (by sector) • Number of "green" projects (buildings, infrastructure) • Combined sewer overflow flooding events
Institutions	• Payments in lieu of taxes by institutions • Number of partnerships/partners on City of Albany and regional initiatives • Institutional investment in Downtown and neighborhoods

- **Dialogue** should be maintained with local citizens, civic groups, implementation partners, regional agencies and municipalities, business and development interests, and other stakeholders on a periodic, ongoing basis to assist in monitoring the effectiveness of plan implementation.

The following checklist is proposed to guide the process of monitoring implementation progress and making periodic updates to the Comprehensive Plan:

REVIEW, ASSESSMENT AND UPDATE

Annual review

The Planning Board (with assistance from the Planning Department) should submit an annual brief to the Common Council on the Comprehensive Plan, outlining implementation progress during the previous year and defining project priorities for implementing the plan over the next year.

The Data Book will also be reviewed annually as new information becomes available to identify new and changing trends. The annual report and review of implementation progress should be coordinated with the City's capital improvement program to address investment priorities called for by the Comprehensive Plan.

Five-Year Assessment

The five-year assessment will be a more detailed and formal report on plan progress. This will include a description of what significant changes have occurred since plan adoption (or previous assessment or update) and will include an update of specific sections the Data Book. An assessment of indicated performance metrics will also be included.

The five-year assessment will allow for minor amendments and modifications based on changing local dynamics, completion of outlined projects, or the occurrence of major changes in local, regional, state and national trends. Any minor amendment should have opportunity for public input. This assessment will also update and modify project timeframes, and include a more robust revision of the Data Book.

This assessment will be performed by the City of Albany Planning Department and coordinated with the Common Council, Planning Board and an appointed review committee.

10-Year Update

To keep the Comprehensive Plan current and relevant, a process to revise and adopt an updated plan will occur at the 10-year mark after plan adoption. The process of annual reviews and five-year assessments outlined above will reduce the level of effort required to undertake the mid-point update. The update process should include the following:

- Citizen input to ascertain updated needs, priorities, and aspirations for the future.
- Creation of a new Comprehensive Plan Board to guide the update process.
- Analysis of conditions and trends and indicators related to the plan systems since adoption of the Albany 2030 Comprehensive Plan.
- Preparation of a Comprehensive Plan Evaluation Report that analyzes the effectiveness of actions taken to implement the plan, identifies opportunities and constraints to implementation, and summarizes trends and challenges that have emerged or changed in the period since plan adoption.
- Revisions to the vision and goals and identification of new strategies, actions, and implementation projects as necessary to address changed circumstances, emerging needs and opportunities, and expressed citizen priorities

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WRT

ALBANY 2030

The City of Albany Comprehensive Plan

Appendix A. Brownfield Opportunity Areas



ALBANY 2030
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This document was prepared for the New York State Department of State with funds provided under the Brownfield Opportunities Area Program.



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1.0 Albany 2030 Brownfield Opportunity Areas Introduction

For a community, the word "brownfields" has a variety of different meanings and implications. Legally, the U.S. Environmental Protection Agency defines a brownfield as any real property, where development, redevelopment, expansion or reuse is complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant. In practical terms, this means any property that was previously used for certain industrial or commercial activities that may have potentially contaminated the site with low concentrations of pollution.

Whether real or perceived, the potential for onsite contamination often deters investment, making brownfield properties an unwanted addition to any neighborhood. These sites often become abandoned, devoid of commercial business activity, and an invitation for negative activity and crime. As "eye sores" they have an adverse affect on neighboring property values, economic development, job creation and other important inter-connective aspects of neighborhood growth and stability.

For this study, a brownfield has been defined as a vacant or abandoned property that burdens the community, is blighted, underdeveloped, and economically disadvantaged and may or may not be contaminated. Additionally, underutilized properties were identified as they may not be performing to their highest and best use potential based upon the redevelopment opportunities of the larger district in which it is located.

Overall, brownfields negatively impact the environment and surrounding area, leaving the onlooker with a poor perception of the quality of life within the community. For this, brownfields often serve as a significant focal point for citywide revitalization plans and implementation strategies.

The Albany 2030 Comprehensive Plan includes strategies across multiple systems addressing remedial and redevelopment actions to return these dormant and underutilized sites back to productive use, while simultaneously restoring their environmental quality.

The Albany 2030 process was made possible, in part, by the New York State Department of State's Brownfield Opportunity Areas (BOA) Program. The Albany 2030 team recognized early on that in order for the plan to achieve the community's vision by 2030, revitalizing potential brownfields must and will play a central role. Any brownfield redevelopment should be consistent with a broad community vision, such as Albany 2030.

This document outlines the City of Albany's process for investigating the impact of brownfields within the community, the methodology for completing a Pre-Nomination Study, and the methodology for selecting target areas for potential future redevelopment scenarios, in alignment with the Albany 2030 vision and those goals of the Albany 2030 Plan.

The efforts described below have not only identified specific opportunity areas, but have served as the foundation for creating a strategic brownfields program in the City's Department of Development and Planning. In addition to pursuing the redevelopment of the priority areas outlined here, the City will now be able to move forward on the assessment and revitalization of underutilized sites citywide using the established inventory and methodology as its basis.



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2.0 History of City of Albany Brownfields Efforts

Historically, the City of Albany was a successful market for craftsman, lumber, transportation, and a variety of commercial and industrial services. However, as lifestyle, business demands and infrastructure changed throughout the 1900s, Albany's more prominent industrial businesses and services closed or downsized, leaving dependent neighborhoods in transition. Although City markets evolved with new establishments, some neighborhoods still reflected the impacts of industrial business and urban sprawl with their collection of brownfield sites and underutilized properties.

The City began its endeavor to research brownfields in the early 1990s in response to dropping population rates and the need for readily available developable land due to a changing economy and an expansion of State government ownership. Having a large quantity of government and educational institutions, the City is challenged by a disproportional amount of tax exempt property that is not available for redevelopment. Looking to reverse trends and overcome lucrative misfortunes, the City began to investigate brownfields and other dormant sites for market opportunities, setting a path towards economic recovery.

Since 1999, the City has been aggressively pursuing the redevelopment of potential brownfields through funding made possible by the U.S. Environmental Protection Agency (EPA) and the NYS Department of State. The following summary represents actions specifically associated with brownfields activities within the City under State and Federally funded brownfield programs.

1999 PILOT STUDY

The EPA acknowledged the City of Albany as being an ideal center for commercial and industrial business with a convenient location along the Hudson River in upstate New York, and within close proximity to interstate and Port accessibility.

In 1999, through EPA's Brownfields Program, the City of Albany was awarded competitive grant funding to complete a pilot study, assessing municipally-owned brownfield properties in North Albany, Arbor Hill, West Hill, Sheridan Hollow, the South End and the Port of Albany.

The Pilot Study focused on neighborhoods with known historic uses for industrial activities, and where brownfields had contributed the greatest percentage toward economic decline. These neighborhoods also comprised of a state Economic Development Zone (EDZ) and a U.S. Department of Housing and Urban Development Enterprise Community (EC). The Pilot Study also covered more than 4.8 square miles along the Hudson River.

One objective of the Pilot Study was to stimulate economic development and job creation within the City's EDZ and EC areas by establishing a sustainable, community-based brownfields redevelopment program that creates a comprehensive inventory of contaminated sites and to perform environmental site assessments on select properties.

With funding from the Pilot Study, the City conducted further environmental and subsurface analysis of three select sites. Two of these sites are located in Arbor Hill and one is in the Corning Preserve. Environmental assessments were completed at the Arbor Hill Gateway Properties Site (also known as Forlani's Garage Site). Based on the results of the investigations conducted as part of the EPA Pilot grant, the City applied for and received funding from the New York State Department of Environmental Conservation (NYSDEC) under the 1996 Clean Water/Clean Air Bond Act Environmental Restoration Program (ERP). ERP funds were used to remove 13 underground storage tanks (USTs) and associated contaminated soil from the property. This remediation prepared the site for redeveloped into the Henry Johnson Boulevard public park. On-going groundwater monitoring has shown that the UST and soil removal have caused groundwater quality to improve dramatically.

With funding from the Pilot Study, environmental investigations were completed at the Henry Johnson Boulevard Site. This site includes 17 properties (11 properties are along Henry Johnson Boulevard, 3 along Clinton Avenue, and 3 along Second Street). Former site uses included several vehicle maintenance and refueling stations, and a laundromat. Based on the results of these investigations, the City applied for and received funding from the NYSDEC under the ERP. ERP funds were used to remove soil from a former service station that was contaminated with chlorinated solvents. ERP funding is being used to treat groundwater at this location. The Arbor Hill Library, which was completed in 2010, was a successful redevelopment project within this brownfield site.

The third area for which the City used the Pilot grant funds was the Corning Preserve, adjacent to the Hudson River. Prior to the development of Interstate 787 and the creation of the Corning Preserve this area had been used as a railroad yard. As the City evaluated the expansion of entertainment venues in the Corning Preserve it used the EPA Pilot funds to conduct an environmental evaluation of this area, including soil and groundwater sampling. No significant environmental issues were identified.

OTHER EPA GRANT FUNDING

In 2005, EPA awarded the City of Albany a Hazardous Substances Assessment grant to perform environmental site assessments, review remediation alternatives, and to develop remediation plans for sites contaminated by hazardous waste. This includes properties impacted by dry cleaning operations, repair facilities, industrial/commercial operations, or properties that may contain contaminated urban fill.

One year later, EPA also awarded the City a Petroleum Assessment grant to perform environmental site assessments, develop cleanup plans, and conduct community outreach activities on properties contaminated by petroleum.

Assessment and cleanup of these compromised properties will help the City avoid potential public health risks from environmental exposures, while reducing any potential for

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negative local or regional environmental impacts. Target areas within the City include underserved neighborhoods that contain a disproportionate number of brownfield sites, where remediation and economic development is needed the most.

The City continues its effort to improve the economic stability, reduce blight, stimulate job creation, and expand the tax base within the community.

BROWNFIELDS TO DATE

Since 2006, the Albany Community Development Agency (ACDA) has received over **$1,750,000** in Federal and State Brownfields grants. These grants are used to restore polluted properties so that they may be safely returned to productive use.

Since January 2008, ACDA has received an additional **$262,000** in NYS Brownfields grants. This funding has contributed to the Albany 2030 Comprehensive Plan with a BOA Step One Pre-nomination Study and led to the selection of two Priority BOAs for further assessment. Brownfield goals, strategies and projects have been woven throughout the Plan and possible redevelopment scenarios for the two priority sites are described below. This project has also assisted in establishing the City of Albany's first citywide identification and assessment of potential brownfield sites and will serve as the foundation for the City's comprehensive brownfield strategy.

ACDA has also received funding from the EPA. To date, ACDA has received over **$965,000** in both Environmental Restoration Program Grants and Brownfields Assessment Grants. This funding has been and will continue to be used for investigation of potential hazardous sites, as well as remediation and restoration of these contaminated sites.


Curbside
Pick-Up

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3.0 Brownfields in Albany 2030

BROWNFIELDS AND THE ALBANY 2030 VISION STATEMENT

The Albany 2030 Vision Statement represents the City's ideal future and provides guidance for planning decisions. It articulates community values and expresses a common desire for positive change.

The Vision Statement articulates the relationship between community values, vision, and planning objectives through a detailed community vision narrative that includes the overall Vision Statement and six vision components describing principles through which the vision can most successfully be achieved. Brownfields redevelopment relates to the Vision Statement by providing a mechanism for achieving the vision through the vision components:

Safe, Livable Neighborhoods – Brownfields redevelopment provides opportunities to enhance existing neighborhoods with diverse residential options, neighborhood supporting retail, recreation opportunities, and replacement and rehabilitation of vacant and abandoned properties.

Model Educational System – Brownfields redevelopment can help to attract new businesses, which can provide educational mentorship and continuing education opportunities for Albany residents.

Vibrant Urban Center – Brownfields redevelopment provides the opportunity to connect Downtown Albany with new residential and commercial activity centers and removal of blighted properties.

Multi-Modal Transportation Hub – Brownfields redevelopment provides high density development patterns and new destinations to support and enhance new and existing transit, pedestrian, and bicycle facilities.

Green City - Brownfields redevelopment restores potentially contaminated and hazardous properties, provides opportunities for high density mixed use development, allows for new energy efficient building techniques, and promotes green infrastructure development.

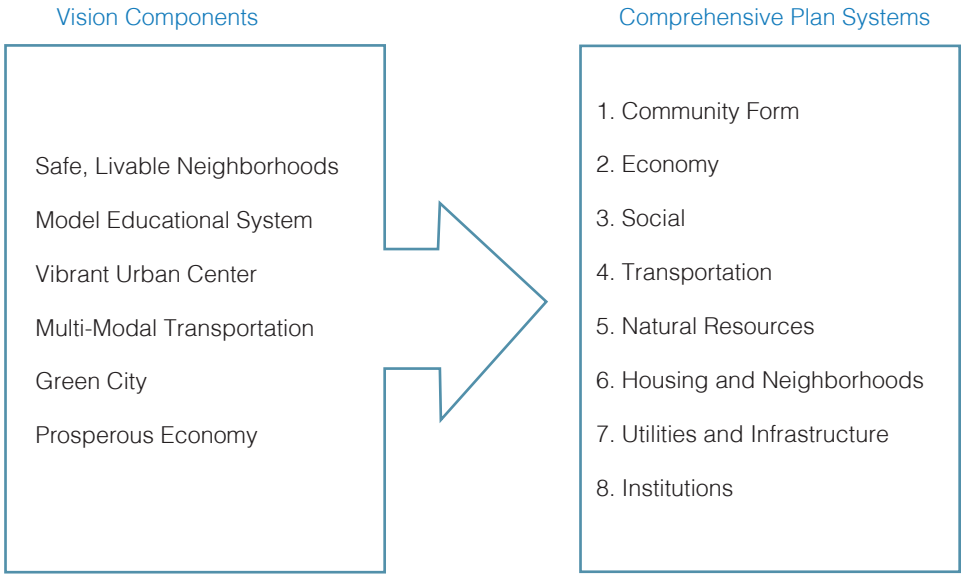
Prosperous Economy – Brownfields redevelopment provides opportunities to attract new investment on cleaned sites with related employment opportunities.

BROWNFIELDS AND THE ALBANY 2030 SYSTEMS AND STRATEGIES

Chapter 3 of the Albany 2030 Comprehensive Plan ties together the comprehensive plan vision components into a series of eight interrelated systems with sustainability as an overarching direction.

ALBANY 2030 VISION STATEMENT

Albany in 2030 has built on its history and diverse natural, cultural, institutional, and human resources to become a global model for sustainable revitalization and urban livability. The City promotes a balanced approach to economic opportunity, social equity, and environmental quality that is locally driven, encourages citizen involvement and investment, and benefits all residents.



For each system, a series of strategies and actions were developed to set Albany on the path of achieving the sustainable future city described by the Albany 2030 Vision Statement. How these system strategies function and interact with other systems largely determines the performance of Albany as a whole system. To help understand the interrelationships between systems and to inform development of implementation projects and priorities, strategies that link across systems are identified as "interrelated strategies." Brownfields redevelopment features prominently throughout the system strategies, with 39 interconnections across the eight systems. The following table provides an excerpt from the Systems Interrelationships Matrix in Chapter 3 of the Albany 2030 Comprehensive Plan that emphasizes the interconnections involving brownfields strategies.



	COMMUNITY FORM									**Total**
LU-4	Remediate brownfields to restore vacant, contaminated properties	UD-4 ARCH-3				WW-4 TS-2				4
ARCH-3	Adaptively reuse historic and non-historic structures in brownfields remediation projects	LU-4 UD-4				WW-4 TS-2				4
	Economy									**Total**
INV-1	Make Albany attractive for business development	LU-2 LU-4 UD-1 ARCH-1 ARCH-3	EMP-1	CHR-7	MM-2 TR-2 TR-3 VEH-2	WW-4 TS-2	HDC-2.b. HDC-5 NI-1 NI-2 NS-2 NS-6	EN-3		20
	Social									**Total**
PS-1	Remove blighting influences	LU-3 ARCH-2	INV-3	AC-6			NI-1			5
	Natural Resources									**Total**
WW-4	Remediate brownfields to reduce runoff and water table contamination	LU-4 UD-4 ARCH-3	INV-1			TS-2				5
TS-2	Encourage brownfield development to reduce soil contamination	LU-4 UD-4 ARCH-3	INV-1			WW-4				5
	Housing and Neighborhoods									**Total**
NI-1	Target blighting influences	LU-3 ARCH-2	INV-1 INV-2 INV-3	PS-1 AC-6						7
	Institutions									**Total**
RP-3	Create and maintain open lines of communication between institutions							RP-1 RP-5 RP-6 FP-1 FP-2 FP-3 FP-5 FI-2		8

The following lists the detailed strategies and actions pertaining directly to brownfields in the Albany 2030 Plan:

LU-4 Strategy: Remediate brownfields to restore vacant, contaminated properties. Pursue brownfields and land recycling programs to restore properties to the highest and best land use. (Interrelated Strategies: Community Form UD-3, ARCH-3; Natural Resources WW-4, TS-2)

Actions:

a. Complete a Pre-Nomination Study under the NYS Department of State's BOA program to inventory potential brownfield redevelopment sites throughout the City, in coordination with creation of a land use framework map (Strategy LU-1) above

b. Use the results of the Pre-Nomination Study to move key clusters of brownfield and underutilized lands through subsequent stages of the BOA process (Step Two – Nomination, Step Three – Implementation Strategy), with the objective of redeveloping targeted sites for productive uses.

ARCH-3 Strategy: Adaptively reuse historic and non-historic structures in brownfields remediation projects. Pursue brownfields and land recycling programs to adaptively reuse historic and nonhistoric structures. (Interrelated Strategies: Community Form LU-4, Natural Resources WW-4, TS-2)

Actions:

a. Use the brownfield program to fund projects in neighborhoods with a high level of architectural and/or historic character and with a large number of vacant or abandoned properties.

b. Prioritize funding for brownfield projects to favor projects that reuse existing structures and/or incorporate quality architecture and design guidelines.

INV-1 Strategy: Make Albany attractive for business development and appealing to regional economic development practitioners. (Interrelated Strategies: Community Form LU-2, LU-4, UD-1, ARCH-1, ARCH-3; Economy EMP-1; Social CHR-7; Transportation MM-2, TR-2, TR-3, VEH-2; Natural Resources WW-4, TS-2; Housing and Neighborhoods HDC-5, NI-1, NI-2, NS-2, NS-6; Utilities and Infrastructure EN-3)

Actions:

g. Pursue brownfields and land recycling programs to attract new investment in vacant and underutilized properties.

PS-1 Strategy: Remove blighting influences (vacant/substandard properties) to prevent or reverse neighborhood decline. (Interrelated Strategies: Community Form LU-3, ARCH-2; Economy INV-3; Social AC-6; Housing and Neighborhoods NI-1)

g. Identify, assess and remediate brownfields using available State funding where appropriate.

WW-4 Strategy: Remediate brownfields to reduce runoff and water table contamination. See Map 9 and refer to Appendix A for more information on potential Brownfield Opportunity Areas in Albany. (Interrelated Strategies: Community Form LU-4, ARCH- 3; Economy INV-1; Natural Resources TS-2)

Actions:

a. Create a GIS database of potential and existing brownfield sites using vacancy and land use data and use the results of the BOA Pre-Nomination Study to move through the state process.

b. Target priority brownfield sites (e.g., sites located near waterways or with the potential for groundwater contamination) for state grant applications through the New York State Environmental Restoration Program as future funding becomes available for remediation. Contaminants found on former industrial or other brownfield sites have the potential to create hazardous runoff that enters nearby waterways or seep into groundwater.

c. Develop public-private partnerships to explore creative financing techniques for brownfield remediation.

TS-2 Strategy: Encourage brownfield development, adaptive reuse, and infill development to improve soil quality, reduce contamination, and limit encroachment on steep slopes. (Interrelated Strategies: Community Form LU-4, ARCH-3; Economy INV-1; Natural Resources WW-4)

Actions:

a. Partner with universities to study the potential for innovative brownfield clean up techniques (e.g., bioremediation, phytoremediation) and encourage their use to improve soil quality and reuse sites.

b. Provide incentives (e.g., matching grants, design assistance, technical assistance) to encourage brownfield development, adaptive reuse, and infill development.

NI-1 Strategy: Target blighting influences (e.g., vacant/substandard properties, brownfields) to prevent and reverse decline. (Interrelated Strategies: Community Form LU-3, ARCH-2; Economy INV-1, INV-2, INV-3; Social PS-1, AC-6)

Actions:

a. Implement a strategic acquisition and land banking program to combat and reverse decline and vacancy in the City's neighborhoods.

b. Finalize and implement the City's Neighborhood Revitalization Strategic Plan.

c. Adopt Artistic Board Up, outlined in the City's Neighborhood Revitalization Strategic Plan, as the standard for vacant and abandoned property board-up.

d. Address foreclosure and its barriers to transfer into productive residential and commercial reuse.

e. Explore the possibility of escalating fines, fees and assessment of vacant and abandoned property to deter speculation and encourage reuse.

RP-3 Strategy: Create and maintain open lines of communication and cooperation between and among institutions. (Interrelated Strategies: Institutions RP-1, RP-5, RP-6, FP-1, FP-2, FP-3, FP-5)

Actions:

a. Develop a regional government coordination group that includes representatives of the City of Albany, nearby municipalities, county, and state government to discuss regional trends, economic development, and other issues.

b. Strengthen communication between institutions and City government and seek ways to collaborate on strategies (e.g., brownfield redevelopment, preventative health measures, access to healthy foods, college/public school mentoring, etc.).

c. Increase coordination and partnerships between universities and the City of Albany to support the City's sustainability and revitalization strategies (e.g., planning and technology departments of local universities and city departments).

IMPLEMENTATION PROJECTS

As indicated in Chapter 4 of the Albany 2030 Comprehensive Plan, ongoing brownfields investigation, remediation and redevelop efforts as part of a BOA Program have been recommended. Step One of the BOA Program, the completion of a Pre-Nomination Study, has been completed in coordination with the Albany 2030 Plan, and is outlined within this Appendix.

Steps Two and Three of the BOA Program are indicated as a future projects:

O-7. Implement a brownfield redevelopment strategy, starting with preparation of a Step Two Brownfields Opportunities Area (BOA) Nominations Study.

The BOA program encompasses three steps: the Pre-Nomination Study, the Nomination Study, and the Implementation Strategy. The remaining steps should be the focus of a brownfield redevelopment implementation project for Albany:

- Step 2: The Nomination Study is the second step of the BOA process. This step entails an extensive inventory and evaluation of data and trends impacting the study area's redevelopment potential, including market and economic analysis, identification of redevelopment strategic sites, and formulation of strategies to move redevelopment forward within the framework of a Master Plan. Effective and inclusive community participation is a key part of the Step 2 planning process.

- Step 3: The final step of the BOA program is to develop an Implementation Strategy, which identifies the specific actions that will be taken to implement the Master Plan recommendations for redevelopment of the strategic sites. Brownfield remediation and redevelopment has been identified as a strategy across multiple systems, including Community Form, Economy, Housing and Neighborhoods, and Natural Resources. Brownfield redevelopment is also indicated under several strategies as a leverage point for improving Albany's image and quality of life.

BROWNFIELDS AND SUSTAINABILITY

Brownfields revitalization promotes sustainability in numerous ways, including returning abandoned or underutilized properties to productive use, cleaning up environmentally contaminated sites, creating jobs by attracting new investment, and strengthening the social fabric of communities by removing blight and enhancing neighborhoods. Brownfield sites are predominantly located in urban areas like Albany, which typically accommodate higher densities and opportunities for infill and mixed use development patterns that reduce automobile dependency and encourage alternative modes of transportation, such as walking and bicycling. In addition, brownfields redevelopment provides the opportunity to incorporate green building design and green infrastructure techniques in new and rehabilitated buildings to reduce energy consumption, energy costs, and stormwater runoff.

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4.0 Pre-Nomination Study Areas

Implementing a BOA Program within a community is an involved step-by-step process. To begin, the City of Albany used results from a citywide review to determine focus areas that otherwise have potential to benefit the economy and well-being of the community, yet are largely affected by a dense population of brownfields. These focus areas were center to completing a Pre-Nomination Study, "Step 1" of a continued process to investigate brownfields within the City, and implement cleanup and revitalization strategies.

A Pre-Nomination Study provides a preliminary analysis of a potential redevelopment area based on an evaluation of existing brownfield sites and other significant conditions. The City has defined seven BOA Redevelopment Areas and has conducted a field reconnaissance of underutilized lots, vacant and abandoned buildings, and existing use, conditions and activities within each of these study areas. Of these seven study areas, two have been selected for next step assessments and redevelopment scenarios.

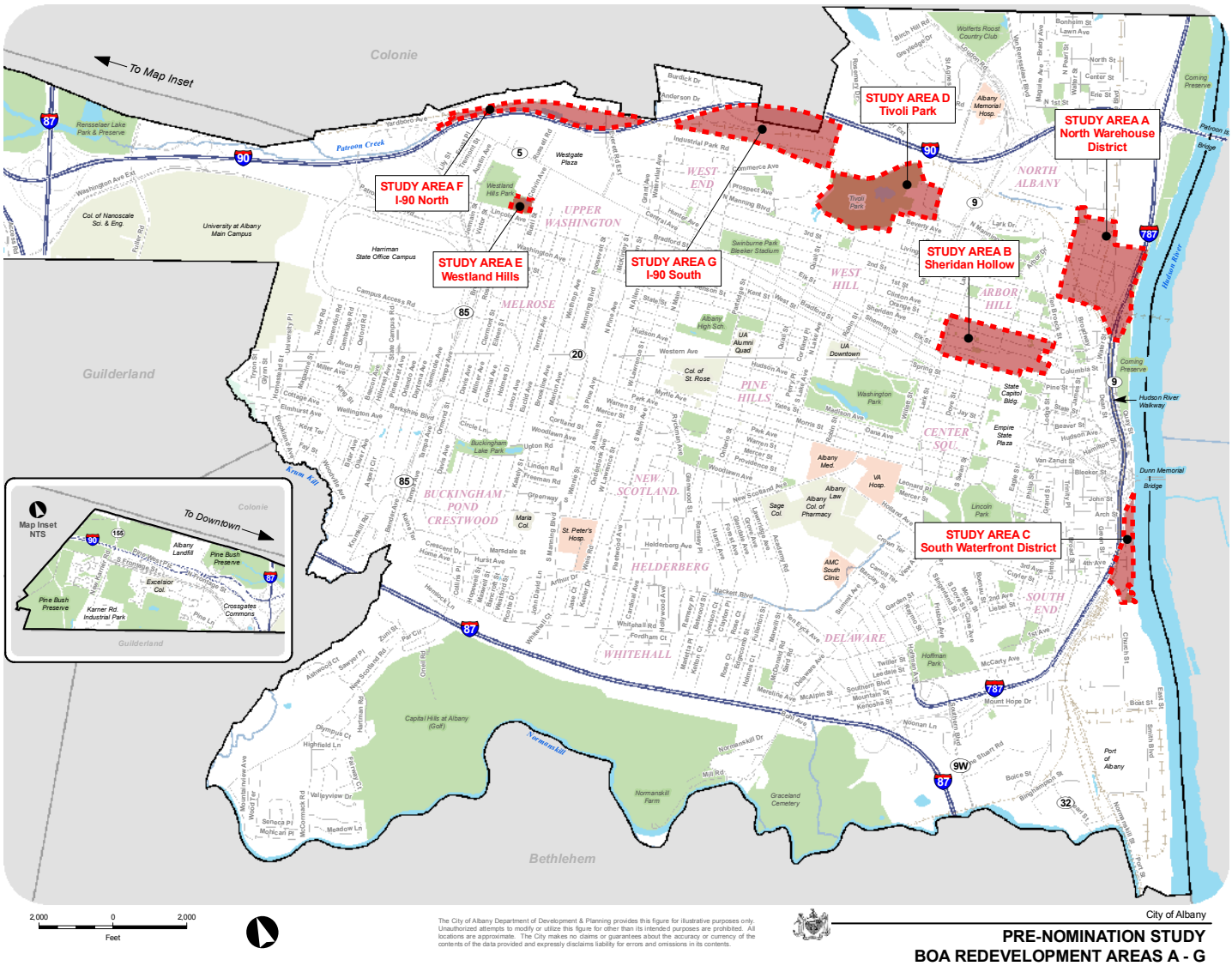
Using a Geographic Information System (GIS), datasets were analyzed to delineate the boundaries for the seven redevelopment areas. The limits for the areas were justified based on GIS data, such as current land use distribution, industrial and commercial zoning districts, topography, and existing natural resources. Other information used to characterize the areas included site observations, historic use resources, the potential for economic growth and revitalization, and other community vested interests.

The seven BOA Redevelopment Areas were identified through research and analysis conducted by the Department of Development and Planning along with historical background of these areas. To fully understand the environmental conditions of these BOA Redevelopment Areas, further investigation needs to be undertaken to determine if there is in fact any level of contamination or if a property is in fact underutilized. This will be addressed in future steps of the BOA Program. Any conditions expressed in characterizing these areas during the Pre-Nomination Study are based on public information, documented historical use, and field reconnaissance observations.

Attached are a series of two maps for each BOA Redevelopment Area (Study Areas A to G). A Location Map shows existing conditions, zoning, vacant buildings, empire zones (2006) and potential brownfields. A Land Use Map shows land use based on property use classification codes as assigned by the City's Tax Assessor, as well as historic district boundaries and other neighborhood characteristics.

Sub Appendix A outlines property information including land use and zoning for each property within all seven BOA Redevelopment Study Areas. Bolded properties indicate potential brownfields as required by goals defined by the NYSDOS BOA Program.

MAP 4: BOA REDEVELOPMENT AREA LOCATION MAP



This map is for discussion purposes only and does not represent an actual endorsement by the City of Albany of the depicted redevelopment scenario for the entire area or any specific parcel.

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BOA REDEVELOPMENT STUDY AREAS A – G

Study Area A: North Warehouse District

Study Area A includes primarily commercial properties, zoned for general and light industrial use. This Study Area is north of Downtown Albany, bounded by railroad tracks and highway infrastructure. This area is in close proximity to the west of the Corning Preserve and Hudson River.

Study Area A has historically been used for commercial and industrial business, including ironworks, lumber manufacturing, auto services, as well as for coal storage and distribution. Currently, business in this area includes, metal working, auto services, stone masonry and building supplies and services, warehouse receiving and distribution, as well as some retail stores and commercial business. Additionally, there is a growing activity node centered on food and drink establishments that is spurring a rethinking of the future of this district. Most properties are privately owned, active businesses. Some stakeholders include, Adam Ross Cut Stone, United Trading Co., Whitney M. Young Jr. Health Center Inc. and CW Development LLC.

Although Study Area A contains vacant properties and underutilized industrial buildings, it is an active commercial center. There has been recent improvement with new retail and entertainment establishments occupying formerly vacant space along Broadway. As business and public transportation improves, Study Area A could redevelop as a vibrant mixed-use warehouse district with excellent connections to Arbor Hill, North Albany, the Hudson River, and Downtown.

Study Area A was the subject of the North Waterfront Redevelopment Strategy in 2002. The concepts presented in the 2002 study must be re-evaluated and updated taking into account current market trends and recent local dynamics. This 2002 study has been reviewed and incorporated into the potential redevelopment scenarios presented below.

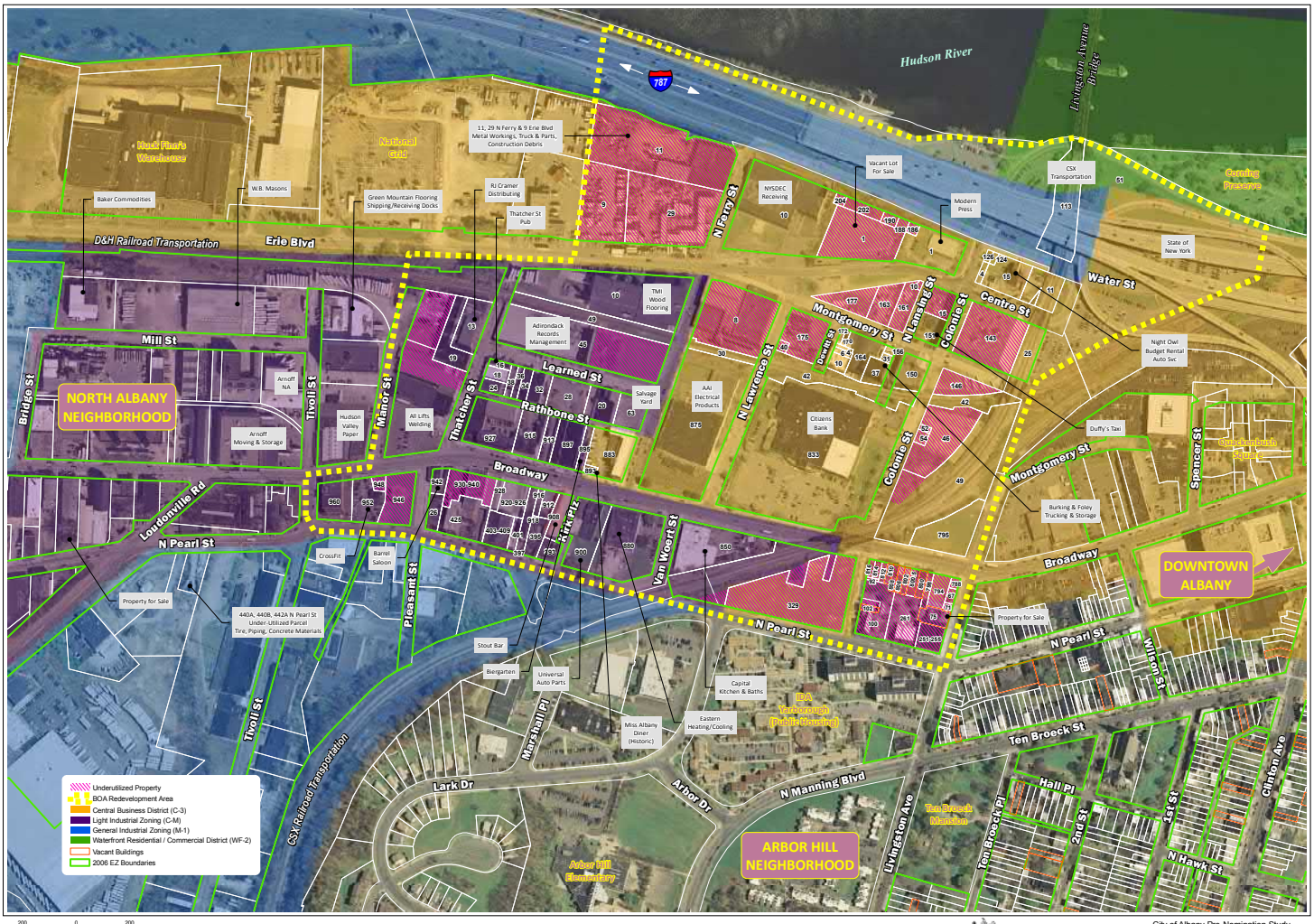




Study Area A Descriptive Profile	
Location Description	Study Area A is bounded to the north by I-787 Interstate Highway, to the east by railroad tracks and Livingston Avenue, to the south along N Pearl Street, and to the west on Manor Street. This Study Area is north of Downtown Albany, south of the North Albany Neighborhood, and west of Corning Preserve and Hudson River.
Total Land Area (acres)	102 acres
Zoning	C-3, C-M, M-1
Land Use	Industrial and commercial mixed use. Larger percentages include: 51% Commercial, 27% Community Service, 8% Public Service, and 7% Vacant Land
Natural Resources	Hudson River, Urban Street Tree Canopy
Cultural Resources	Corning Preserve, Historic Miss Albany Diner, Historic Church of Holy Innocents
Economic Resources	Retail and Entertainment Facilities
Local Laws of Influence	LWRP, Former Empire Zones (2006), Historic Resources Commission, City Code, City Zoning Ordinance
Historic Use	This is the former Lumber District, flanking the former Erie Canal (now the route of Erie Boulevard). Mostly 20th-century industrial development.
Use Potential	Selected as a priority site. See Section 6 for detailed potential redevelopment scenarios.

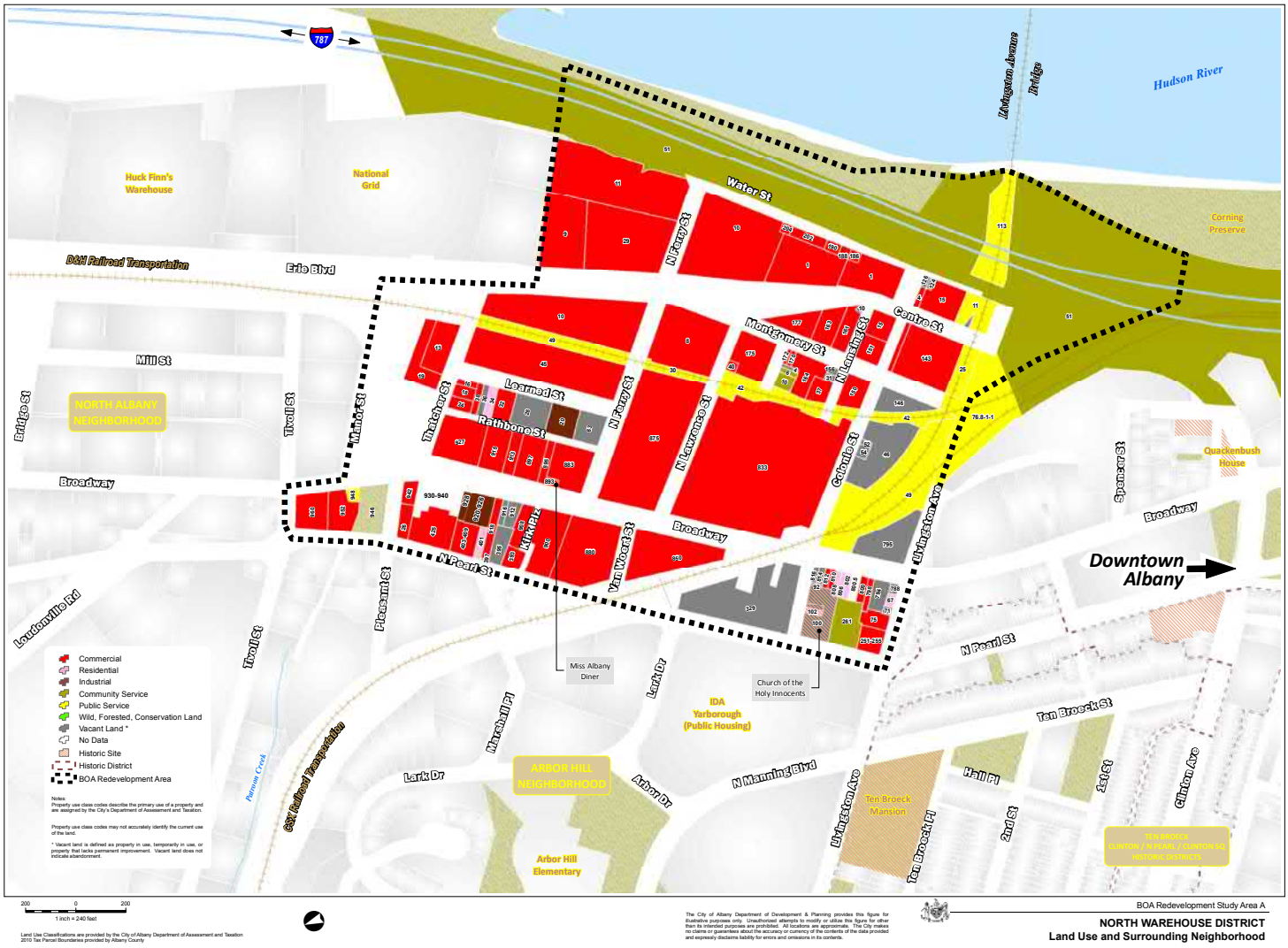
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MAP 4A: NORTH WAREHOUSE DISTRICT EXISTING CONDITIONS



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MAP 4A: NORTH WAREHOUSE DISTRICT LAND USE



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Study Area B: Sheridan Hollow

Study Area B is Sheridan Hollow, a neighborhood historically known for its ethnically diverse immigrant population and its awkward and sloped topography. Sheridan Hollow rests at the bottom of a ravine in between Elk Street and the Center Square neighborhood and the southern edge of the Arbor Hill Neighborhood.

By the late 1800s, Sheridan Hollow was a mixed use neighborhood including businesses such as commercial printing and auto services. The neighborhood experienced frequent shifts in its population as immigrants moved in and out of the area. Currently, Sheridan Hollow is also overwhelmed with large private and State-owned parking lots that negatively impact neighborhood urban design and quality of life.

Most of the properties are privately owned. Some stakeholders for the area include, E W Tompkins Co. Inc., Omni Development Corp., Albany Empire Partners LLC, and Touhey Homeownership.

Though currently in a rundown state, Study Area B is on the western fringe of many downtown hot spots, including a new high-end condominium redevelopment project. Removing sources of blight, leveraging private investment and increasing residential improvements, Sheridan Hollow could transition into a unique eclectic neighborhood, and a draw for the Downtown market, all while maintaining affordable housing options for current and future residents.

Sheridan Hollow has active and engaged stakeholders that will anchor redevelopment efforts. The partners at 255 Orange Street – Albany Center for Economic Success, Affordable Housing Partnership, Community Loan Fund of the Capital District, Community Realty et. al. – have been systematically making strides to move revitalization of this area forward through collaboration with the City of Albany, University at Albany, Touhey Homeownership Foundation, Habitat for Humanity and local property owners.

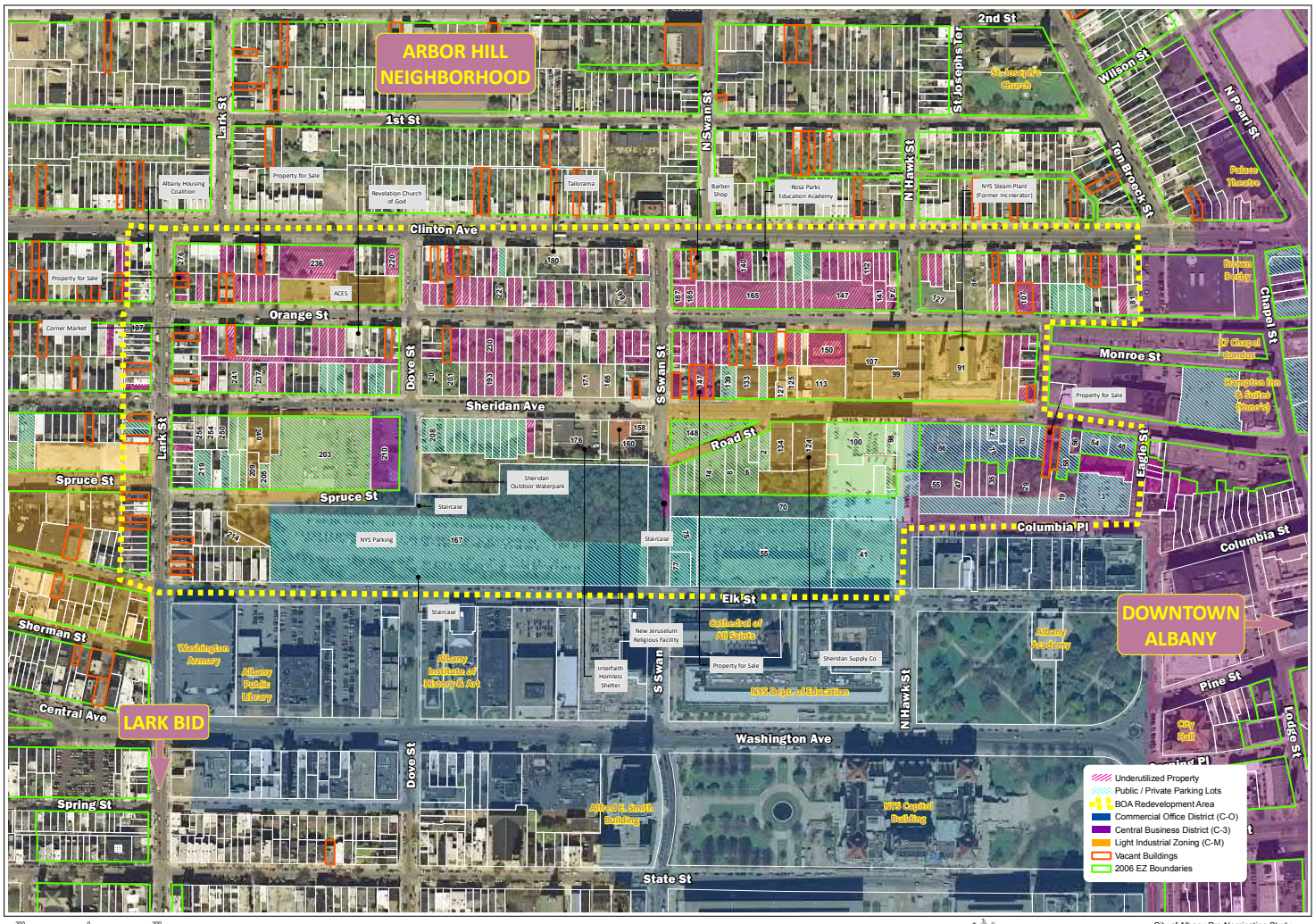




Study Area B Descriptive Profile	
Location Description	Study Area B is bounded to the north by Clinton Avenue, to the east by Theatre Row and Eagle Street, to the south along Columbia Place and Elk Street, and to the west along Lark Street. This Study Area is a residential neighborhood known as Sheridan Hollow, adjacent to Downtown Albany, south of the Arbor Hill Neighborhood, and north of the Lark Street Business Improvement District.
Total Land Area (acres)	68.6 acres
Zoning	C-M, C-3, C-O
Land Use	Commercial, vacant and residential mixed use. Larger percentages include: 47% Commercial, 21% Vacant Land, 20% Residential
Natural Resources	Sheridan Hollow was developed at the base of a ravine and is challenged with steep topography, Street Tree Canopy, Fox Creek culverted
Cultural Resources	Clinton Ave/N Pearl/Clinton Sq Historic District, Rosa Parks Education Academy, Sheridan Outdoor Water Park
Economic Resources	Retail Facilities, Albany Center for Economic Success (ACES)
Local Laws of Influence	Former Empire Zones (2006), Historic Resources Commission, City Code, City Zoning Ordinance
Historic Use	Sheridan Hollow has historically developed with mixed residential and light-industrial business (i.e., Capitol Power House, Warehouses).
Use Potential	Infill development including mixed-income residential and mixed-use opportunities, connect to Downtown and adjacent neighborhoods

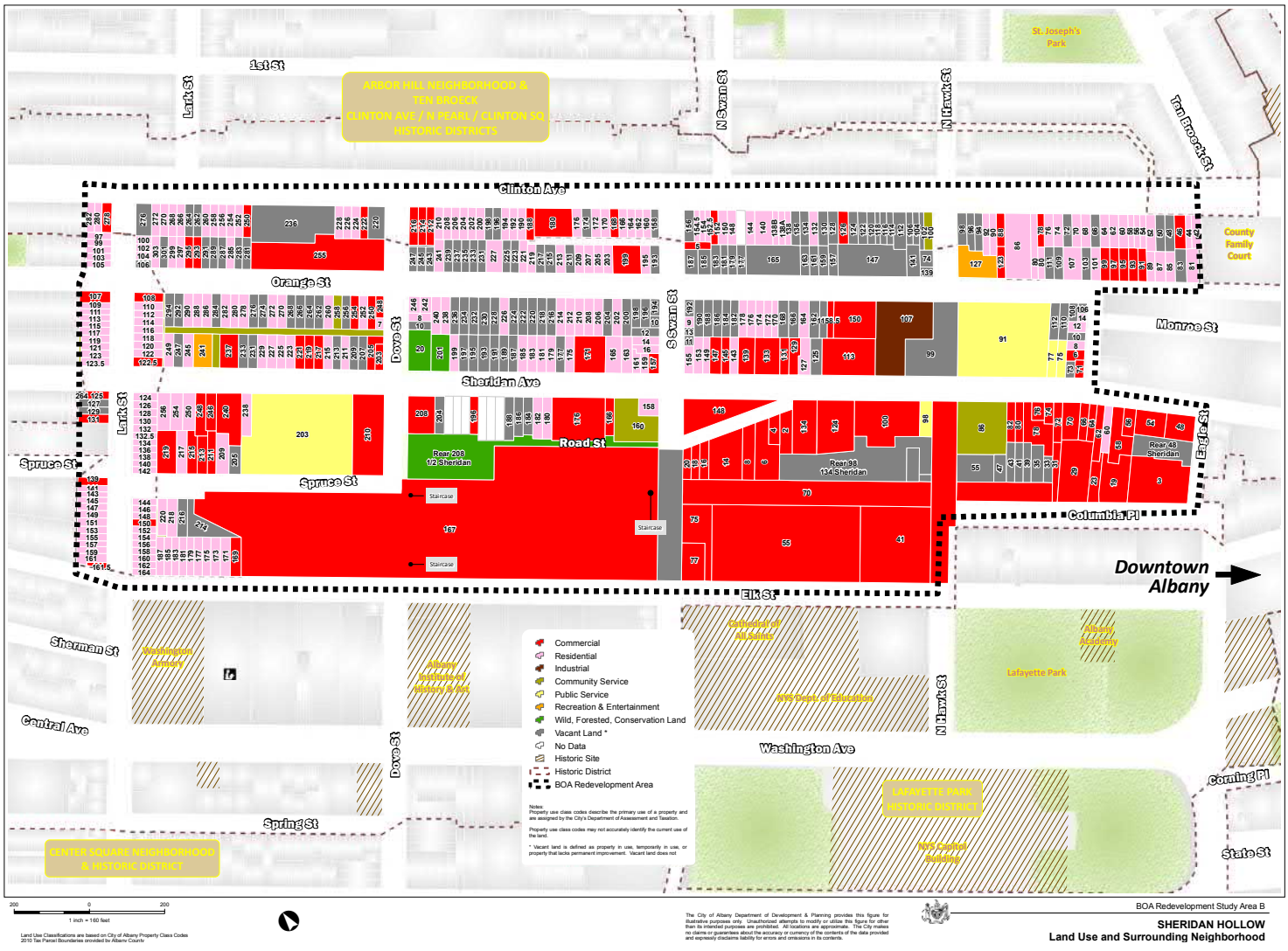
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MAP 4B: SHERIDAN HOLLOW DISTRICT EXISTING CONDITIONS



This map is for discussion purposes only and does not represent an actual endorsement by the City of Albany of the depicted redevelopment scenario for the entire area or any specific parcel.

MAP 4B: SHERIDAN HOLLOW DISTRICT LAND USE



This map is for discussion purposes only and does not represent an actual endorsement by the City of Albany of the depicted redevelopment scenario for the entire area or any specific parcel.

Study Area C: South Waterfront District





Study Area C is north of the Port of Albany and southeast of Downtown Albany. It includes industrially zoned, commercial and vacant land bounded by railroad tracks to the west and the Hudson River to the east. The area is highly visible from the Hudson River and the neighboring I-787 highway.

With the exception of two properties, all are privately owned and include stakeholders such as, Fourteen Sac Self-Storage, Adirondack Transit Lines, and D & H Railroad.

In 2002 the Living History study was completed for a potential waterfront redevelopment project in this area. According to the feasibility study, six combined sewer overflows (CSOs) enter the Hudson River in this area. Discharges from the CSOs contain significant waste components, grease, oil and suspended solids. Though discharges from the CSOs into the Hudson River are allowed by the City's NYS State Pollution Discharge Elimination System (SPDES) permit, they have a negative aesthetic impact on the area, and at certain times produce a noticeable sewer odor.

The feasibility study also indicated that any dredging involved during redeveloping the waterfront in this area will likely include disturbing or removing sediments potentially contaminated with polychlorinated biphenyls (PCBs) and other chemical residuals from neighboring CSO discharges.

The feasibility study's narrow focus on only cultural tourism did not provide adequate momentum to overcome these barriers and induce redevelopment. While tourism resources like the U.S.S. Slater and Half Moon replica are major assets to this district and should play a signature role in its redevelopment, a new more diverse vision for the South Waterfront District must be developed.

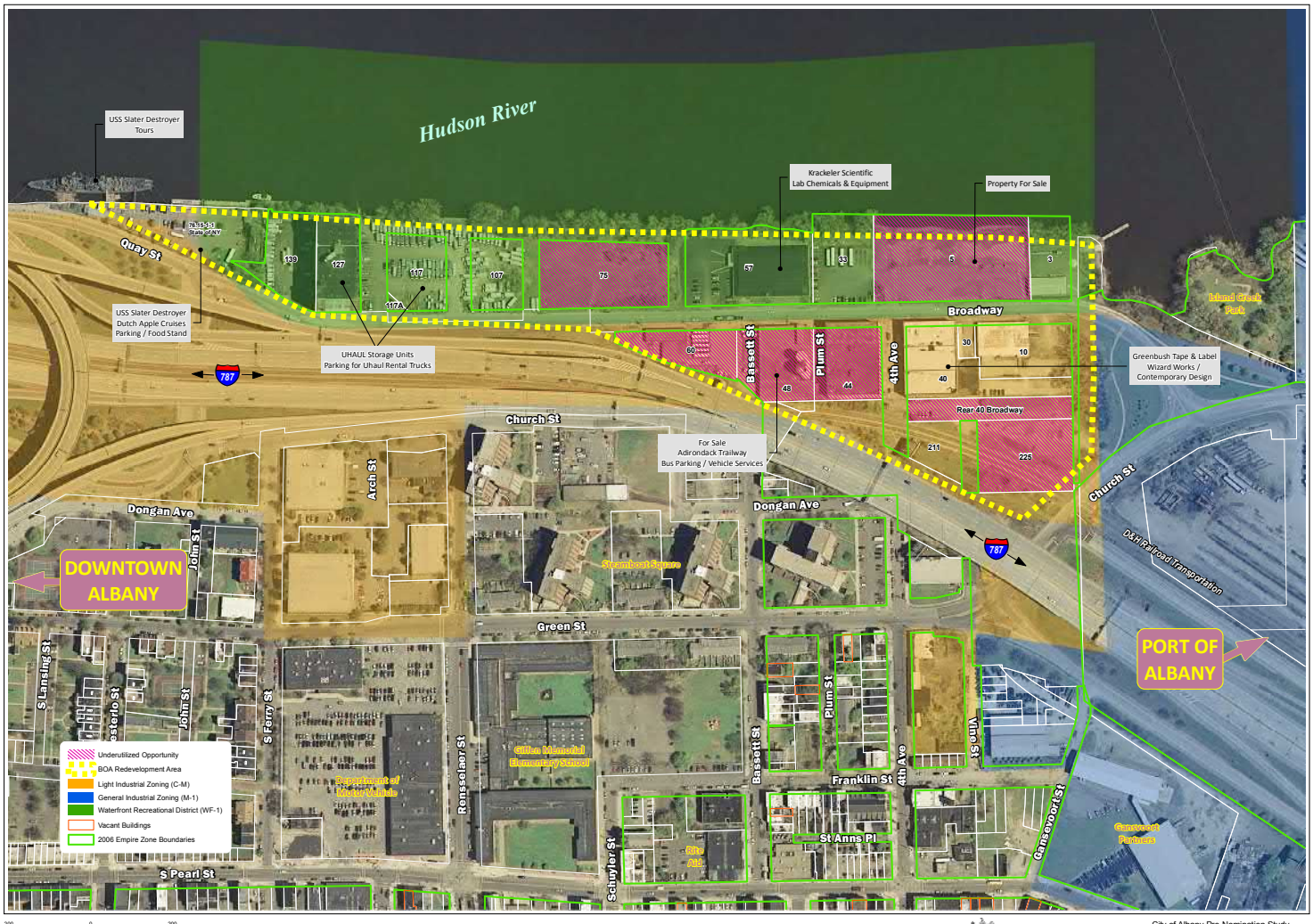
Overall, this Study Area, with its underutilized lots and vacant buildings, undermines its accessibility and proximity to historic culture and public parks. Study Area C includes valuable land that can connect Albany neighborhoods to its waterfront, inviting high-end residential living and commercial investment.

This site has been selected as a priority BOA site. More detail can be found in Section 6 below.

Study Area C Descriptive Profile	
Location Description	Study Area C is bounded to the north by Quay Street, to the east by the Hudson River, to the south along Church Street, and to the west by railroad tracks and I-787 interstate highway. This Study Area within the South End Neighborhood, south of Downtown Albany, and adjacent to the Pastures Neighborhood and Historic District.
Total Land Area (acres)	18.7 acres
Zoning	C-M, M-1
Land Use	Commercial and vacant property. Larger percentages include: 26% Vacant Land, 15% Public Service, and 6% Commercial
Natural Resources	Hudson River
Cultural Resources	USS Slater Historic Site, Mendelson, A. & Son Company Historic Building, Island Creek Park, South End and the Pastures Historic Districts, Dutch Apple Cruises
Economic Resources	Retail Facilities and Tourism
Local Laws of Influence	LWRP, Former Empire Zones (2006), Historic Resources Commission, City Code, City Zoning Ordinance
Historic Use	This Study Area was the original southern City boundary until 1870. It is adjacent to the original location of the Dunn Memorial Bridge, which replaced the Greenbush Bridge in early 1930s. Prior uses include mostly 20th-century industrial development.
Use Potential	Selected as a priority site. See Section 6 for detailed potential redevelopment scenarios.

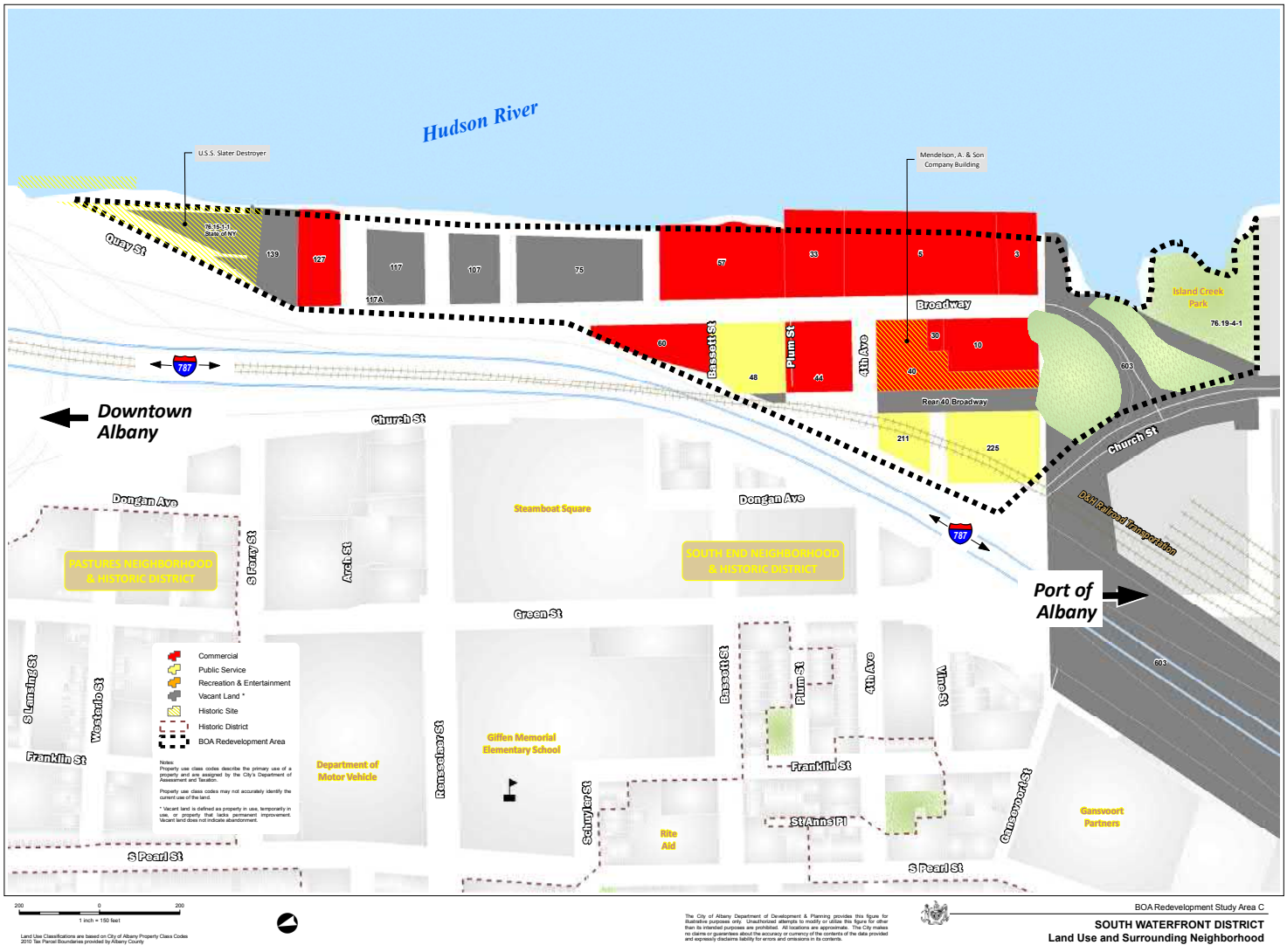
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MAP 4C: SOUTH WATERFRONT DISTRICT EXISTING CONDITIONS



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MAP 4C: SOUTH WATERFRONT DISTRICT LAND USE



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Study Area D: Tivoli Park

Study Area D is Tivoli Park, the second largest urban nature preserve in NYS, after Central Park in New York City. Located within the Arbor Hill Neighborhood, Tivoli Park is 80-acres of wetlands, woods, and open water. The property is owned by the City of Albany.

In the 1800s, the City of Albany created a new water supply system consisting of a series of reservoirs, receiving bodies and distribution points, which included the Tivoli Park Preserve. The reservoir system was eventually disbanded due to costly engineering and maintenance upkeep, leaving Tivoli Park as a dumping ground for landfill materials and an outlet for raw sewage. Despite cleanup efforts, Tivoli Park still experiences illegal dumping issues.

Tivoli Park also suffers from overgrown invasive vegetation, stagnant anaerobic water bodies, and ongoing drainage issues and flooding events. There is concern regarding contaminated sediments in Tivoli Park Lake due to historic releases from a refining company upgradient.

Study Area D and the surrounding area would benefit from environmental remediation efforts, a water and drainage management plan, and a professional urban park design. With proper engineering and oversight, Tivoli Park can become a valuable natural resource, wildlife refuge and sanctuary for community activity and provide green job training opportunities around urban environmental education, urban park management, phytoremediation, and green infrastructure development and management.

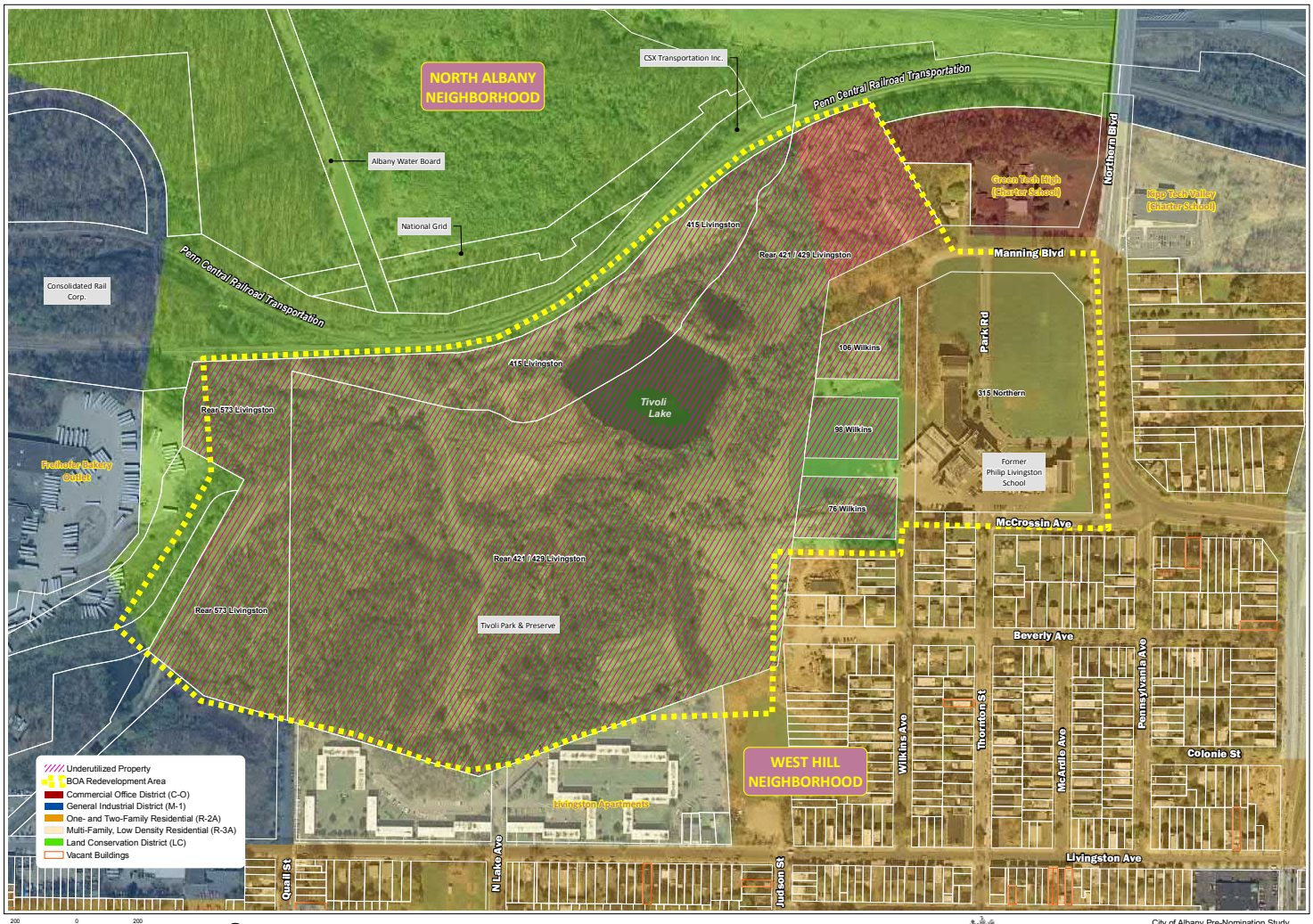




Study Area D Descriptive Profile	
Location Description	Study Area D is bounded to the north by railroad tracks, to the east by Northern Boulevard, and along the southern and western border of Tivoli Park. This Study Area consists primarily of Tivoli Park and a few adjacent properties. The Study Area is part of the West Hill Neighborhood, south of North Albany Neighborhood.
Total Land Area (acres)	90.2 acres
Zoning	LC, R-2A
Land Use	Vacant land, residential and community service land uses. Larger percentages include: 79% Vacant Land
Natural Resources	Tivoli Park Lake, Patroon Creek, Wetlands, Wildlife, Forest Canopy
Cultural Resources	Tivoli Park Preserve, Recreational and potential archaeological sites
Economic Resources	Tourism, Stormwater management
Local Laws of Influence	Former Empire Zones (2006), City Code, City Zoning Ordinance
Historic Use	This Study Area was part of the City of Albany's water supply system. Tivoli Lake acted as a reservoir and settling pond. The area fell into disuse and became a dumping ground for commercial and residential garbage, as well as an outfall for City sewer systems.
Use Potential	Environmental remediation, environmental center, green job education center, improved access to park, wildlife/habitat refuge

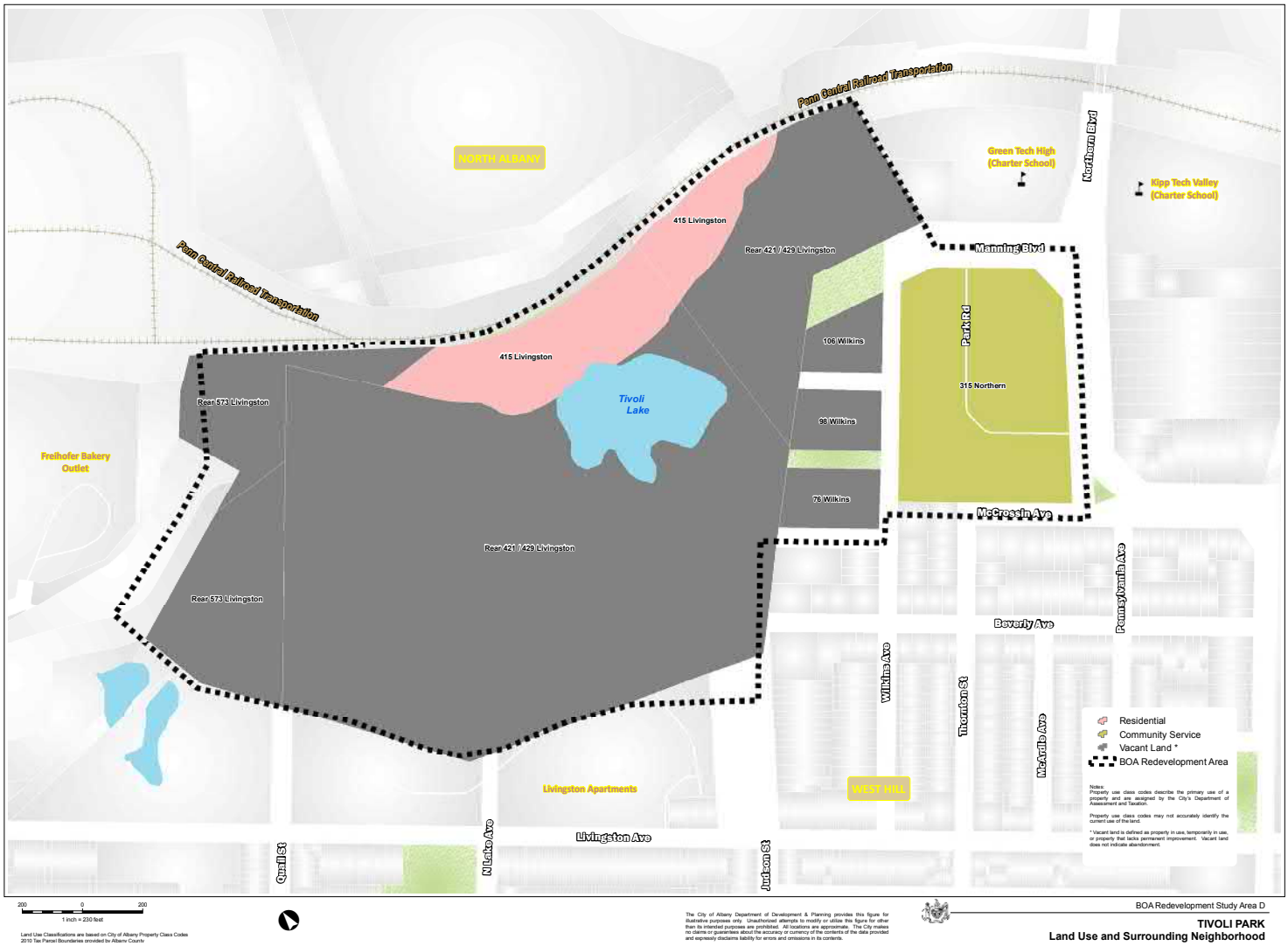
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MAP 4D: TIVOLI PARK DISTRICT EXISTING CONDITIONS



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MAP 4D: TIVOLI PARK DISTRICT LAND USE



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Study Area E: Westland Hills Park

Study Area E includes two vacant properties adjacent to the Westland Hills Park, along Colvin Avenue, south of the Central Avenue Business Improvement District and in close proximity to NYS facilities. One property is 1.8 acres and is owned by Lodi Realty Corp., the other is 2.4 acres, owned by the City of Albany.

Historically, this area was used by a wrecking and lumber company that stored auto parts and building debris. According to a Phase I environmental assessment of the property, it was also used as a junk yard for over 30 years. According to findings from a potential development review and the environmental assessment, surface and subsurface soils have been impacted by asbestos, heavy metals and other hazardous compounds. The Study Area is currently undeveloped and forested land, zoned for both commercial and residential use.

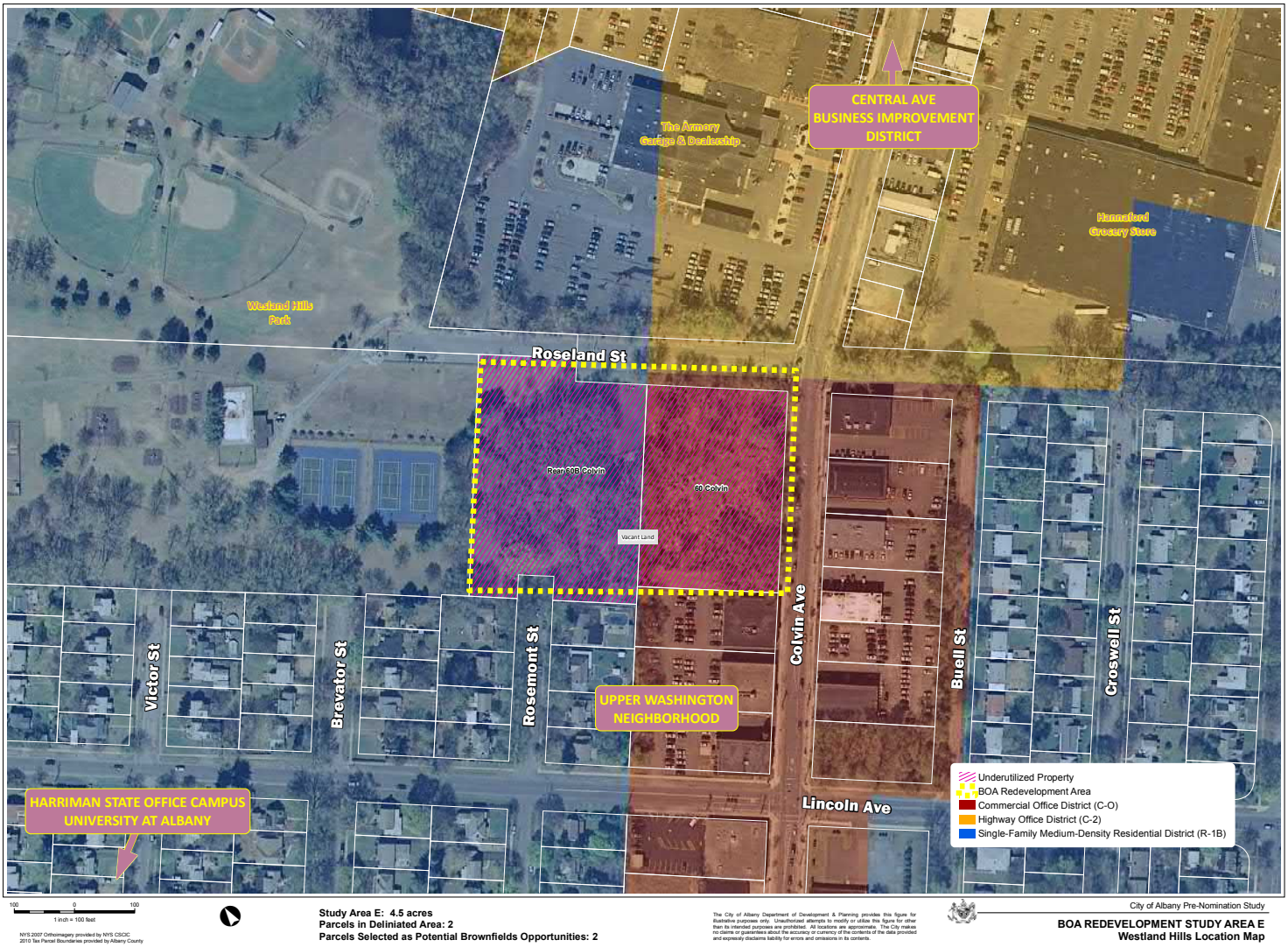
Study Area E is strategically located along a successful commercial corridor, and has remained undeveloped due to concerns over environmental contamination.





Study Area E Descriptive Profile	
Location Description	Study Area E includes two parcels in the Upper Washington Neighborhood, along Colvin Avenue, and abutting the east entrance of Westland Hills Park. Roseland Street, the entrance to Westland Hills Park is the north boundary and Colvin Avenue is the east boundary for this Study Area
Total Land Area (acres)	4.5 acres
Zoning	C-O, R-1B
Land Use	The BOA Study Area is currently vacant land.
Natural Resources	Local unmapped wetlands, Tree Canopy
Cultural Resources	Westland Hills Park
Economic Resources	Retail Facilities
Local Laws of Influence	Former Empire Zones (2006), City Code, City Zoning Ordinance
Historic Use	This Study Area was previously used as a junk yard.
Use Potential	Additional park space, commercial infill development at Colvin Ave.

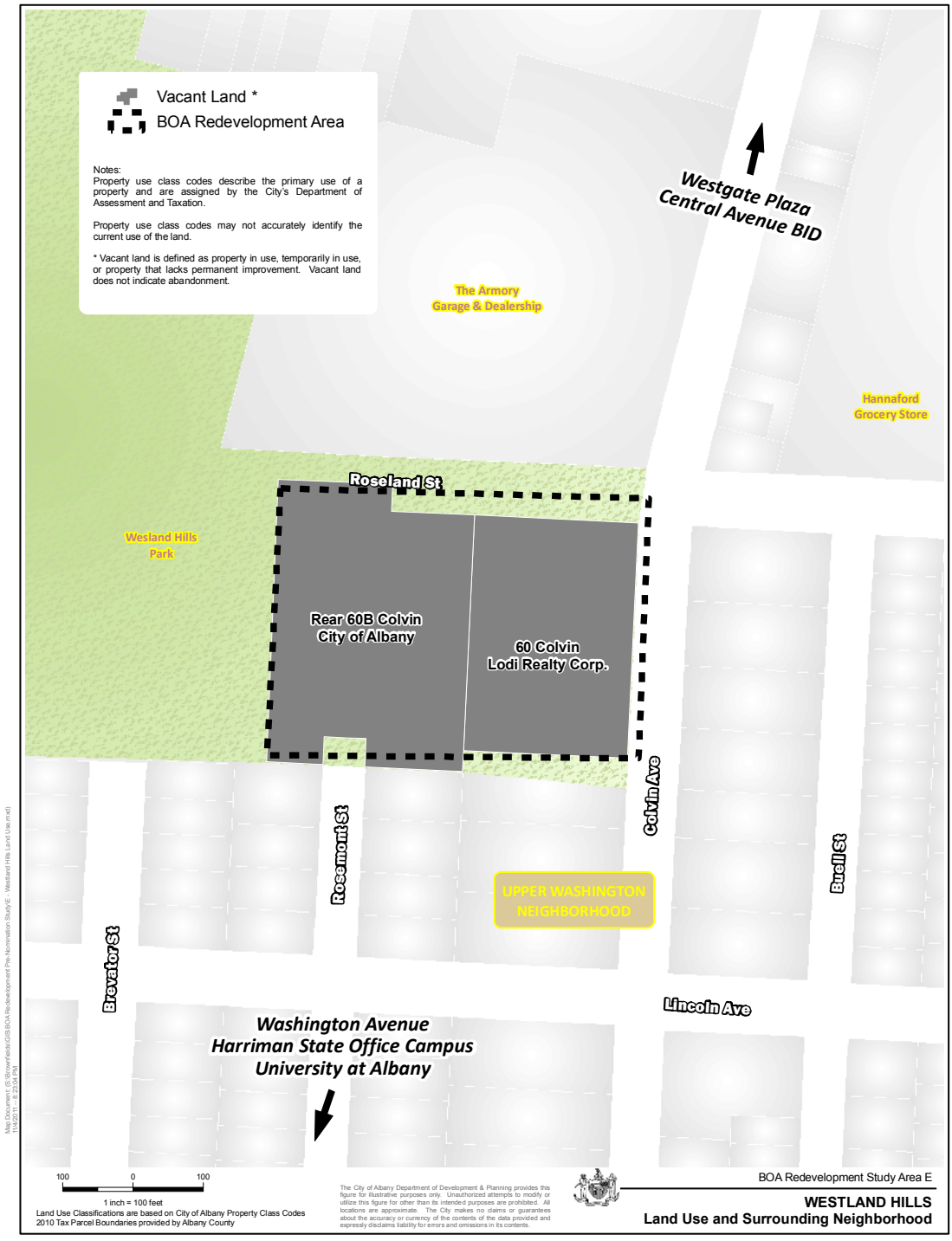
MAP 4E: WESTLAND HILLS DISTRICT EXISTING CONDITIONS



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MAP 4E: WESTLAND HILLS DISTRICT LAND USE



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Study Area F: I-90 North

Study Area F incorporates land to the north side of Interstate 90. This Study Area is a mix of underutilized commercial properties and vacant lands.

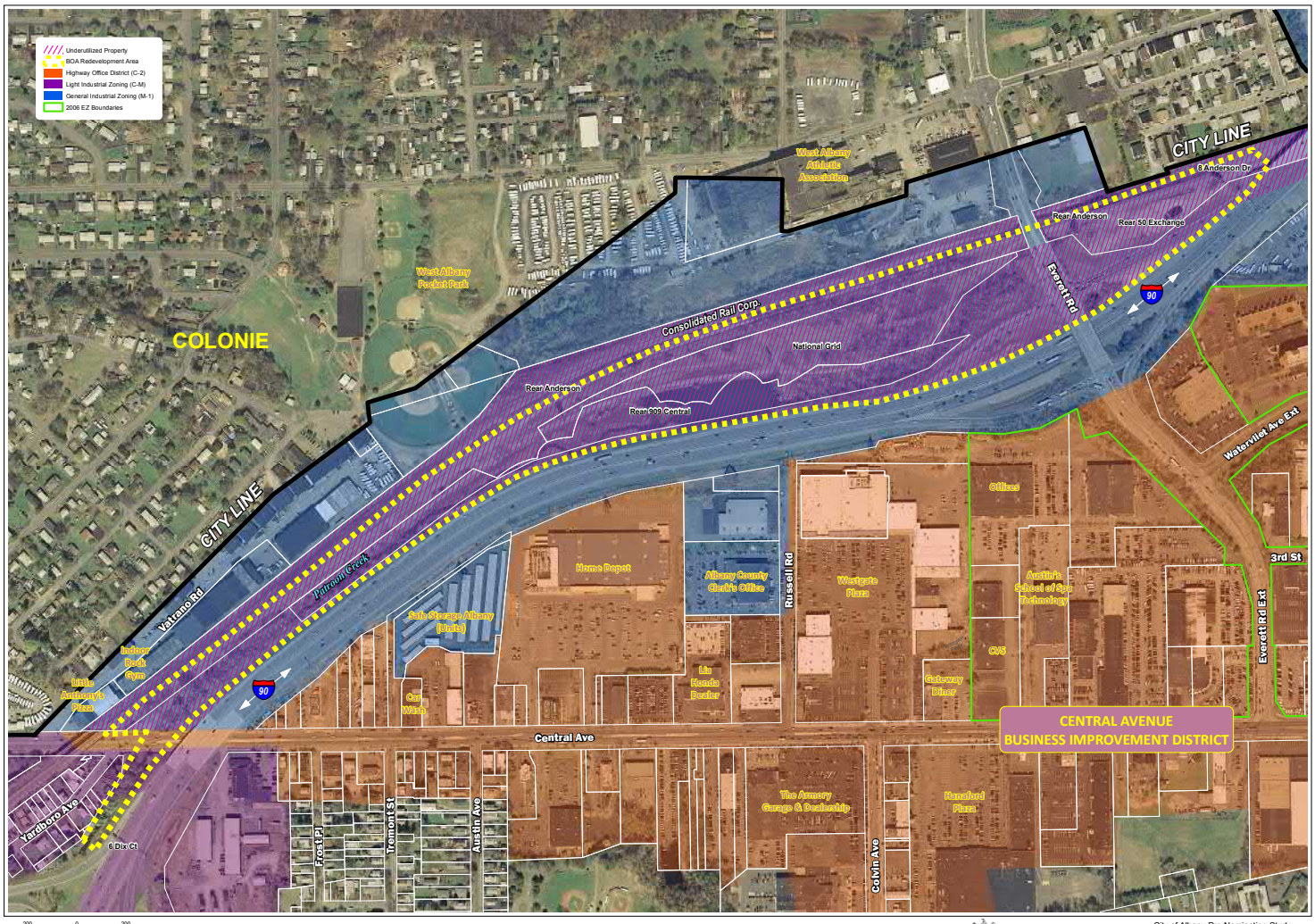
Primary stakeholders in Study Area F include the City of Albany, Consolidated Rail Corporation and National Grid Electric and Gas. The Patroon Creek, which starts in Rensselaer Lake and flows east to the Hudson River, daylights through a wetland area within the Study Area. Patroon Creek has been contaminated by upgradient sources such as historic releases from a refining company and potentially the Albany Landfill, and is an environmental concern for Study Area F.

As in the following Study Area (G), this area was delineated not only because they are underutilized and have potential for environmental concern, but also because their redevelopment includes the Patroon Greenway Trail, a proposed bike trail connecting the Pine Bush, Tivoli Preserve, and the Corning Preserve, as defined by Albany's Bicycle Master Plan.

Study Area F Descriptive Profile	
Location Description	Study Area F includes land adjacent to the north of I-90 interstate highway, and south of the City border, between Everett Road and Yardboro Avenue. This Study Area is bounded to the north by railroad tracks and I-90 to the south. No property information is available for parcels within this Study Area that include interstate I-90.
Total Land Area (acres)	36 acres
Zoning	M-1
Land Use	Vacant Land, Public Service and Commercial.
Natural Resources	Local, unmapped wetlands, Patroon Creek, Riparian Zones
Cultural Resources	No cultural resources are within this BOA Study Area.
Economic Resources	Railroad Services and Retail Facilities
Local Laws of Influence	Former Empire Zones (2006), City Code, City Zoning Ordinance
Historic Use	This Study Area was historically and currently remains in use for railroad services.
Use Potential	Improved multi-use trail, improved access to public space

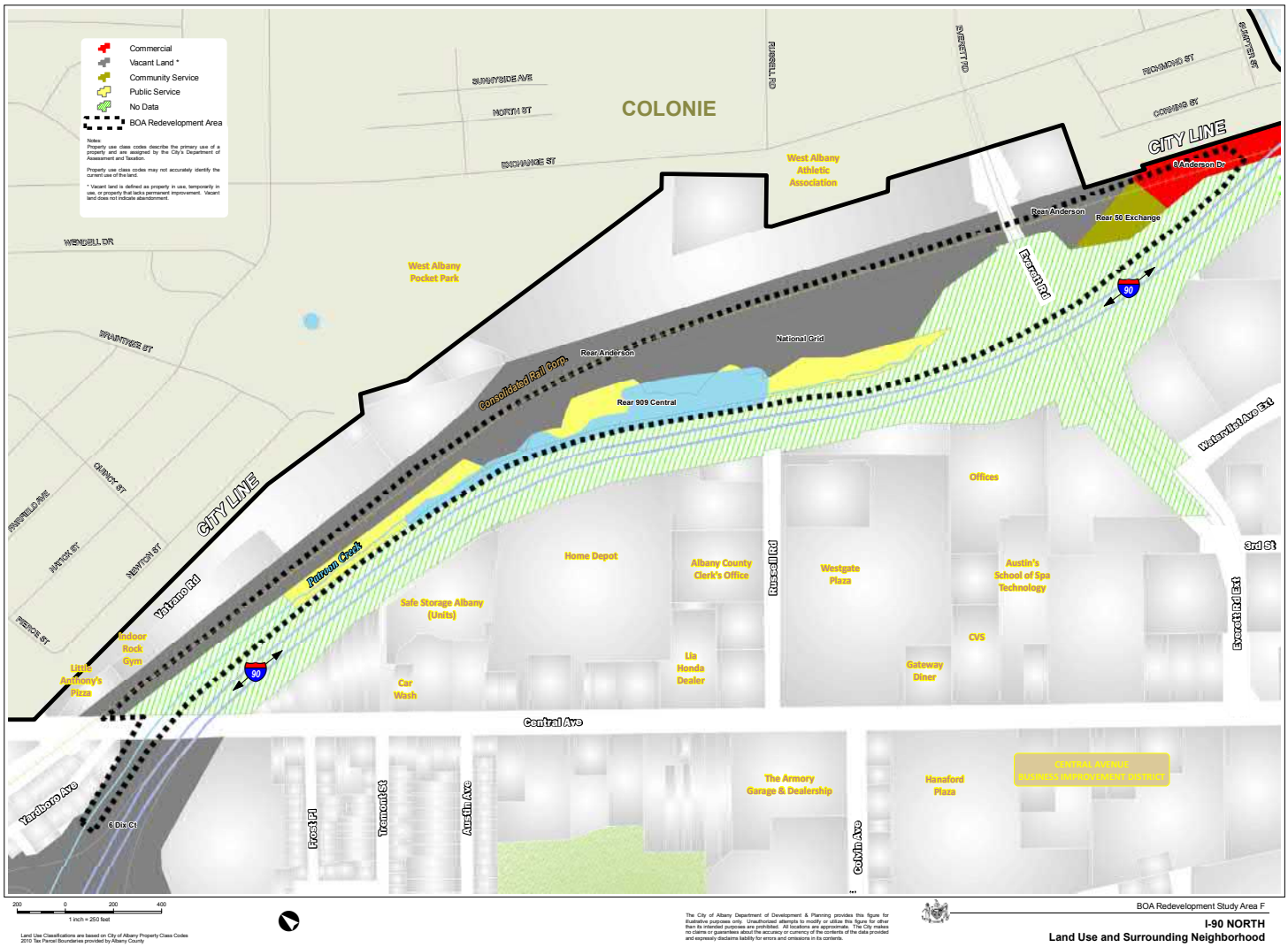
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MAP 4F: I-90 NORTH DISTRICT EXISTING CONDITIONS



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MAP 4F: I-90 NORTH DISTRICT LAND USE



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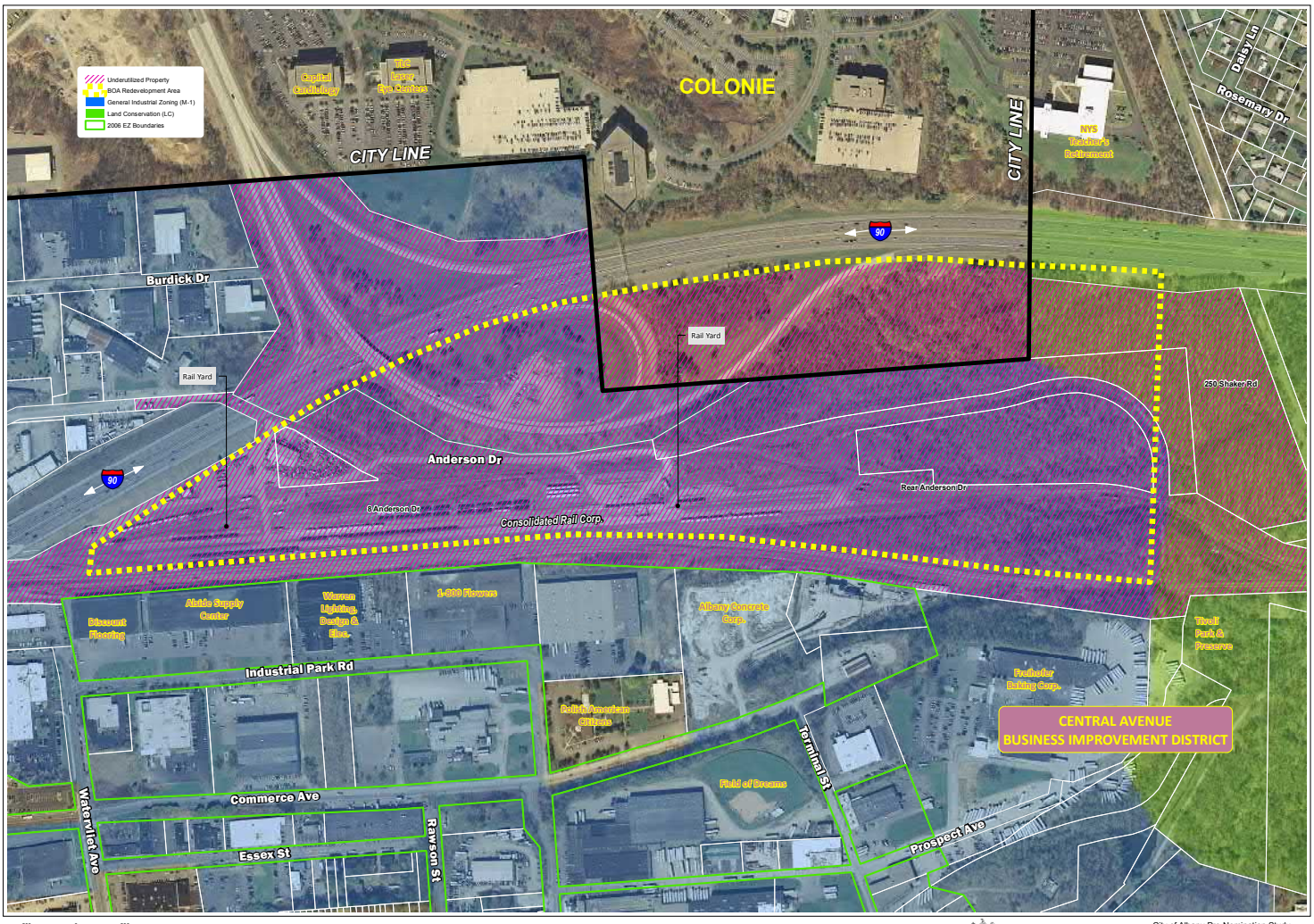
Study Area G: I-90 South

Study Area G is land south of Interstate 90. Like Study Area F, this Area comprises a mix of underutilized commercial property and vacant lands. There are environmental concerns associated with Study Area G from its current and historic use as a railroad yard. Primary stakeholders in Study Area G include 8 Anderson Drive, LLC. and Consolidated Rail Corporation.

This site has implications for the Tivoli Preserve, and the Corning Preserve in terms of stormwater management and combined sewer overflow. Study Area G also has significant underutilized properties and a potential for environmental concerns. Additionally, this is a high-visibility site as Interstate 90 abuts the area to the north. Due to current use, grade and ownership, this site presents unique and difficult challenges, however potential expansion of Tivoli Park, environmental remediation, and the improvement and/or expansion of existing industrial uses could be explored.

Study Area G Descriptive Profile	
Location Description	Study Area G includes land adjacent to the south of I-90 interstate highway. This Study Area is bounded to the north by interstate I-90 and to the south by railroad tracks. The east side of the Study Area is in alignment with the west boundary of Tivoli Park and the west side is in alignment with Watervliet Avenue.
Total Land Area (acres)	90 acres
Zoning	M-1, LC
Land Use	Commercial and Vacant Land. Larger percentages include: 50% Vacant Land, 26% Commercial
Natural Resources	Patroon Creek, Riparian Zones
Cultural Resources	No cultural resources are within this BOA Study Area.
Economic Resources	Railroad Services
Local Laws of Influence	Former Empire Zones (2006), City Code, City Zoning Ordinance
Historic Use	This Study Area was historically and currently remains in use for railroad services.
Use Potential	Potential expansion of Tivoli Park Preserve, environmental remediation, improvement and/or expansion of existing industrial uses.

MAP 4G: I-90 SOUTH DISTRICT EXISTING CONDITIONS



200 0 200
1 inch = 250 feet

NYS 2007 Orthoimagery provided by NYS GIS/IC
2010 Tax Parcel Boundaries provided by Albany County

Study Area G: 90 acres
Parcels in Deliniated Area: 3
Parcels Selected as Potential Brownfields Opportunities: 3

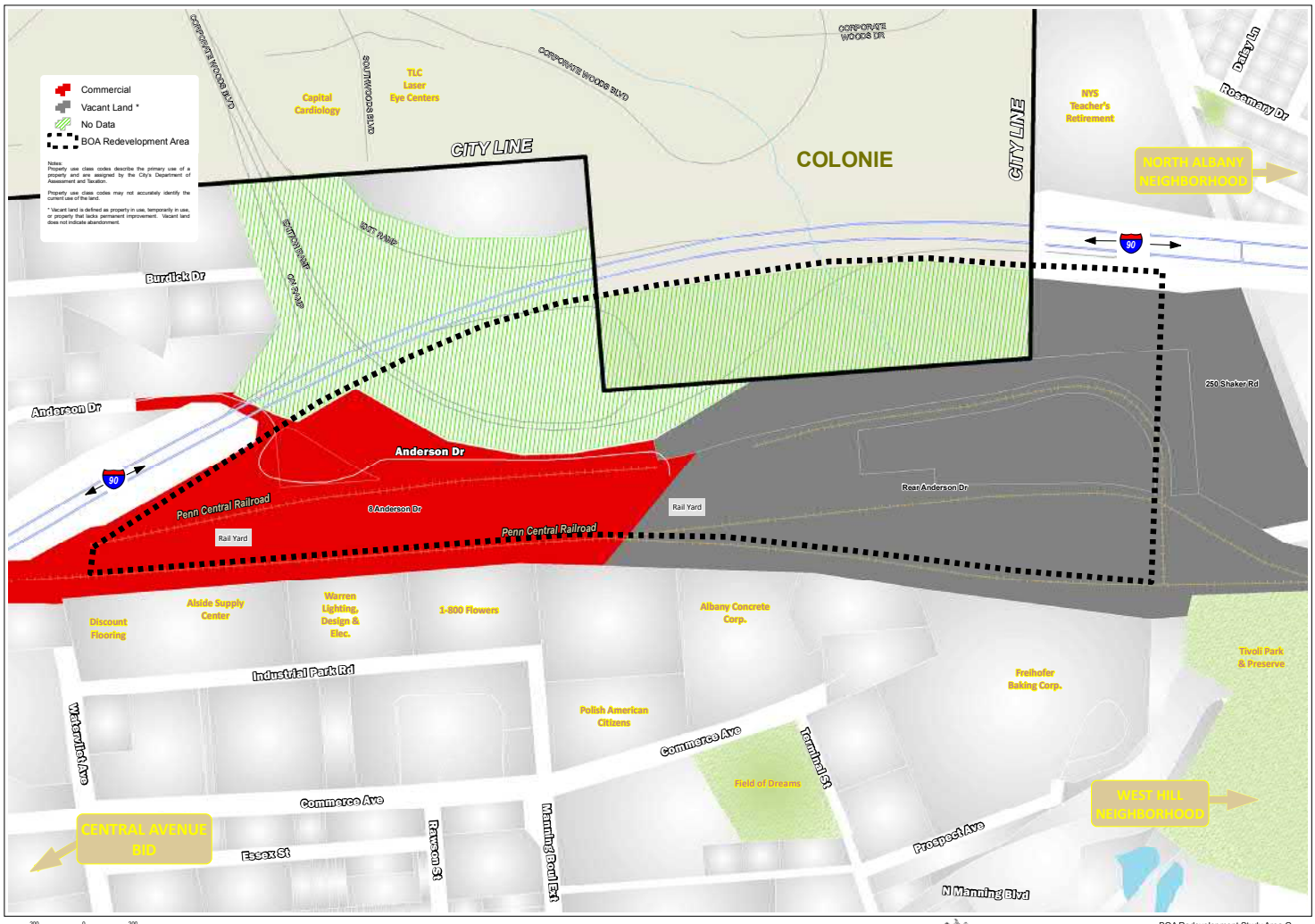
The City of Albany Department of Development & Planning provides this figure for illustrative purposes only. Unauthorized attempts to modify or utilize this figure for other than its intended purposes are prohibited. All locations are approximate. The City makes no claims or guarantees about the accuracy or currency of the contents of the data provided and expressly disclaims liability for errors and omissions in its contents.

City of Albany Pre-Nomination Study
BOA REDEVELOPMENT STUDY AREA G
I-90 South Location Map

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MAP 4G: I-90 SOUTH DISTRICT LAND USE



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5.0 Potential Brownfields Identification Methodology

The City of Albany conducted a citywide review in order to identify concentrations of brownfield properties. The City used a variety of information to complete this review, such as historical resources, neighborhood revitalization plans, environmental site assessment reports, and pertinent databases and geographic maps. The City also examined current land use and neighborhood built environments, as well as commercial and industrial zoning district boundaries to assess brownfield locations.

The following data sources were used to conduct analysis and research of the BOA Redevelopment Areas.

GIS Data Sources:

- City of Albany GIS Datasets
- Albany County GIS Datasets
- The NYS Office of Cyber Security GIS Clearinghouse
- The U.S. Census Bureau

Other Documents:

Polk City Directories (1928 – 1988)

University at Albany, 2010 Planning Studio Report, Sheridan Hollow: Steps Forward (Fall 2010)

Brighter Choice Foundation Phase I Environmental Assessment Reports:

Evergreen Testing & Environmental Services

- Phase I ESA, Parking Lot, 540 Bradford Street, Albany, NY (March 2010)
- Phase I ESA, Vacant Land Parcel, 21-21A Hackett Boulevard, Albany, NY (October 2008)
- Phase I ESA, Albany Community Charter School, 65 Krank Street, Albany, NY (February 2010)
- Phase I ESA, 600-612 Manning Boulevard, Albany, NY (November 2005)
- Phase I ESA, Residential Properties, 375, 377, 379, 381, 383, 385, 387 & 391 Elk Street, 118, 120, 122, 124, 126, 128 & 130 North Lake Avenue, Albany, NY (November 2008)
- Phase I ESA, 116 North Lake Ave, Albany, NY (December 2005)
- Phase I ESA, Vacant Land Subsection of 42 South Dove Street, City of Albany, Albany County, NY (January 2005)
- Phase I ESA, Vacant Office / Former School, 30 Watervliet Avenue, Albany, NY (December 2006) Clough Harbour & Associates LLP
- Draft NYSDEC Environmental Restoration Program Application for a Portion of the Westland Hills Park Site City of Albany, New York (July 2006)

While the data sources utilized were sufficient to identify potential Brownfield Opportunity Areas, there are additional resources that will be searched in subsequent BOA analyses. These additional sources include, but are not limited to:

- U.S. Geological Survey
- NYSDOT Aerial Photos
- EPA, NPL
- EPA, CERCLIS
- EPA, RCRA
- Coast Guard, ERNS
- EDR
- Environmental FirstSearch
- MacRae's Industrial Directory
- Sanborn Fire Insurance Maps
- Toxics Targeting
- NYSDEC, Inactive Hazardous Waste Sites
- NYSDEC, Spills
- NYSDEC, Solid Waste
- NYSDEC, Storage Tanks
- National/State Register of Historic Places, State Historic Preservation Office (SHPO)
- NYSDEC, Natural Heritage
- Natural Resource Conservation Service
- Soil Conservation District
- Claritas
- Demographics USA
- Moody's Economy.com
- NPA Data
- Wharton Econometrics Forecasting, Assoc. (WEFA)
- Woods & Poole Economics

HISTORIC USES

The City reviewed Polk City Directories from 1928 to 1986 for information on historic uses of properties. The City took inventory of site addresses with certain historic uses or activities which may have a potential impact on the environment or community. For example, inventories were created for sites with a prior use of auto services, laundry services (dry cleaning and dyeing), gas stations, metal workings, printing services, and lumber activi-

ties. The following table summarizes the approximate counts from the inventory. It should be noted that these businesses did not necessarily all function simultaneously or remain in operation for the entire duration between 1928 and 1986. Some addresses may be counted multiple times if business ownership changed. Map 1 highlights approximate historic locations for these uses and activities.

INDUSTRIAL DISTRICTS

Historic Use	Facility Count between 1928 and 1986
Auto Services	799
Laundry Services (Dry Cleaning & Dyeing)	492
Gas Stations	349
Metal Workings	171
Printing Services	189
Lumber Activities	52

Approximately 4% of City land is zoned for light industrial use and approximately 9% is zoned for general industrial use. These districts have been zoned primarily in the North Albany Neighborhood, along the northern City boundary adjacent to the I-90 and I-87 interstate highways, and within the South End along the waterfront and at the Port of Albany. Map 2 outlines these industrially zoned districts within the City.

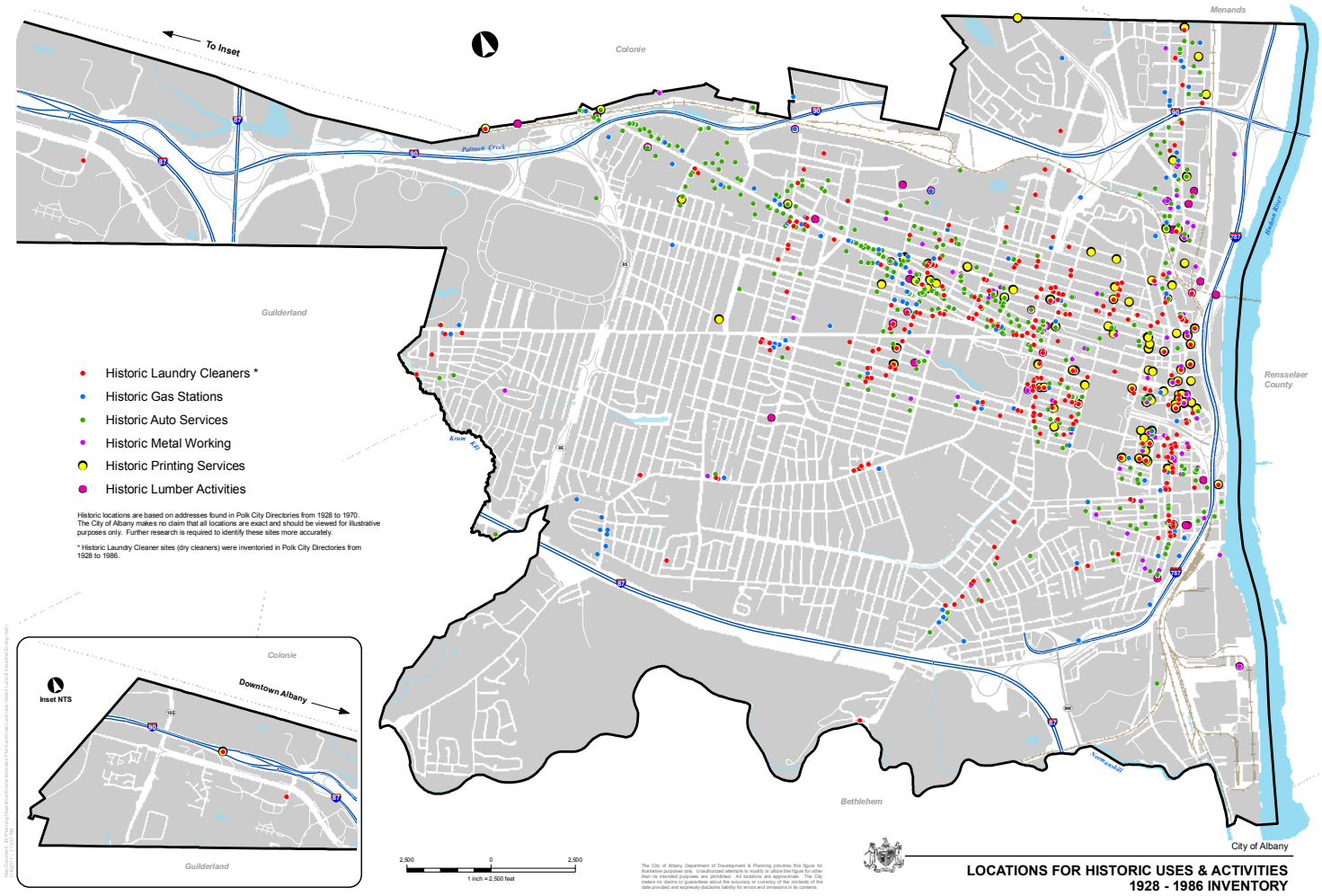
VACANT BUILDINGS

According to the City of Albany, a vacant building is defined as a building that is unoccupied and left unsecured or secured by abnormal means, or has code violations according to City Code. As of 2000, the City requires owners to register their vacant buildings and secure them in accordance with City Code. If a building is illegally occupied or ordered unsafe by the Department of Fire, Emergency and Building Services, owners can be cited for code violations. The Division of Building and Codes maintains a list of registered buildings in a Vacant Building Registry. Currently, there are 730 buildings registered within the City. Most vacant buildings are within the West Hill, Arbor Hill and South End Neighborhoods. Map 3 outlines vacant building locations within the City.

VACANT LAND

The City of Albany's Department of Assessment and Taxation defines vacant land as properties that are underutilized, the City is active with neighborhood level planning and

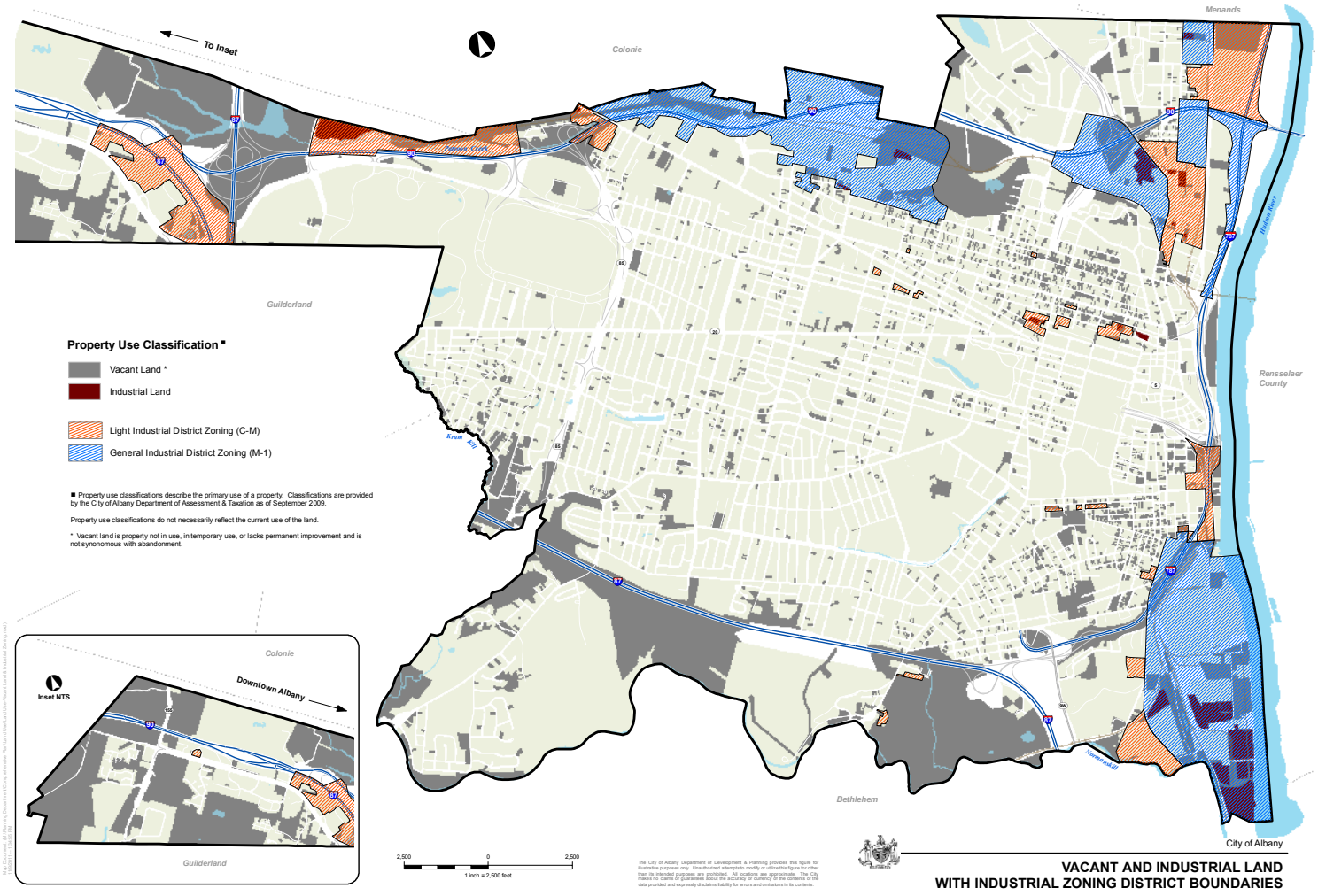
MAP 1: LOCATIONS FOR HISTORIC USES AND ACTIVITIES



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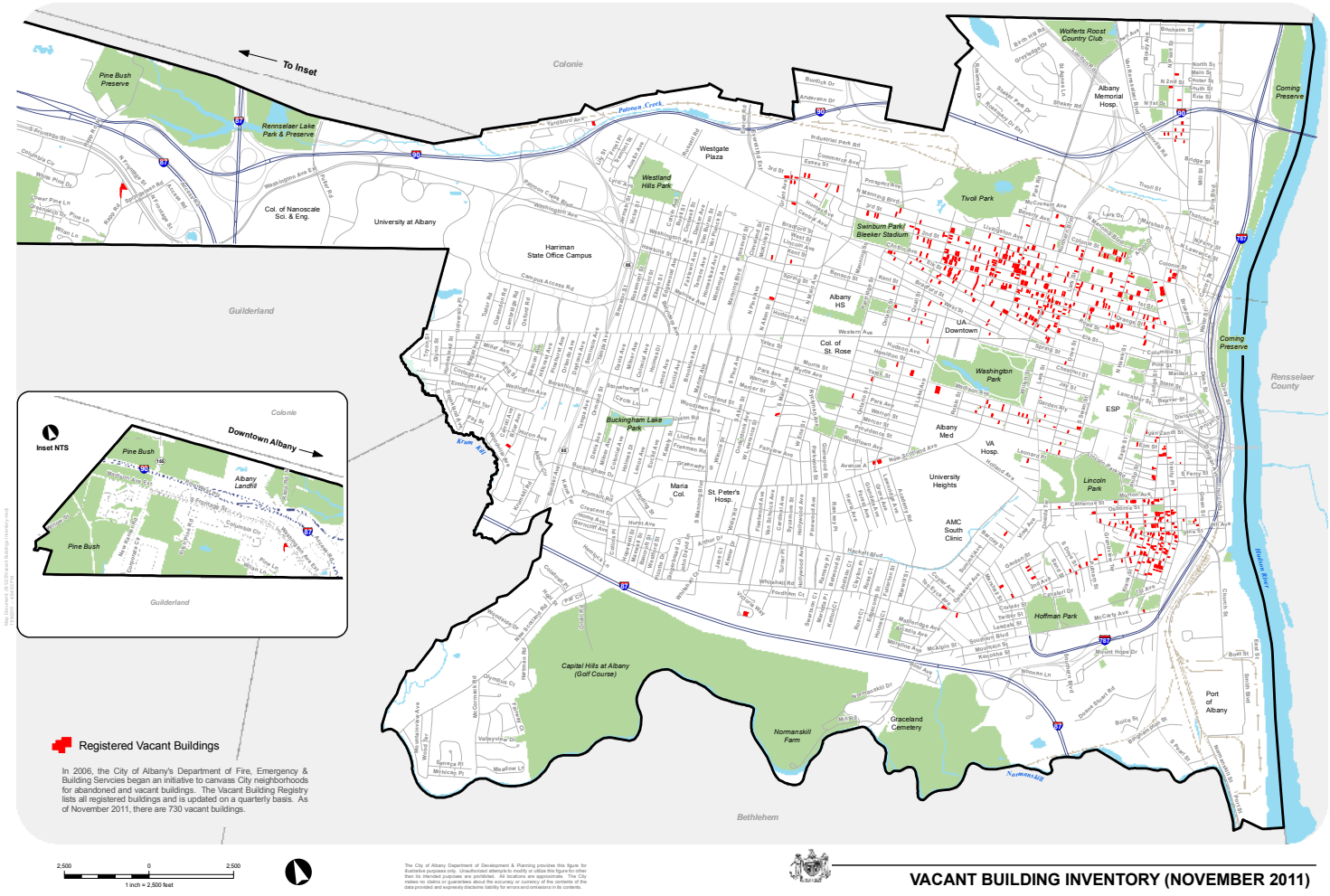
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MAP 2: VACANT AND INDUSTRIAL LAND



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MAP 3: VACANT BUILDING INVENTORY



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land-use activities and often identifies underutilized properties during field research. Assigned property use classifications do not always accurately reflect the current use of a property. For example, a property may be classified as vacant land but is currently in use as a community garden or pocket park by a neighborhood. Approximately 25% of City land is vacant. Map 2 outlines vacant land within the City.

UNDERUTILIZED PROPERTY

A property is considered underutilized if it is partially maintained or improved, and may only be in use intermittently by the owner. In these cases, the property may not be operating as its highest and best use in the context of a larger area-wide redevelopment scenario.

Though the City does not have a property use classification code for properties that are underutilized, the City is interconnected with neighborhood activities and often identifies underutilized lots during field research when planning neighborhood projects or working with neighborhood stakeholders. During a field reconnaissance, the BOA Redevelopment Areas were inspected for concentrations of vacant buildings, parking lots, and properties otherwise considered underutilized in the light of area-wide redevelopment.

PUBLIC ENGAGEMENT

Albany 2030 involved extensive outreach to community members and key stakeholders for the City. During this outreach, participants identified local challenges and opportunities including specific sites which were seen as underutilized. In addition, the public was asked to pinpoint redevelopment opportunities in a mapping exercise. These thoughts were collected throughout the two year comprehensive planning process and used to determine community priorities. Sites that were frequently noted during the outreach activities were included in the identification and assessment of the BOA Redevelopment Areas. See the Albany 2030 Plan for a full description of the public engagement efforts.

BOA REDEVELOPMENT AREAS

The BOA Redevelopment Areas are those opportunity areas selected based on the evaluation of the above data sources and consist primarily of light and general industrial zoning and some commercial zoning. Land use within the BOA Redevelopment Areas is a mix of commercial, vacant and industrial uses. Though some areas include parcels used for community or public services and parks and recreation. Two maps are provided for each BOA Redevelopment Area. One map provides existing conditions, zoning, empire zones (2006) and potential brownfields opportunities. The second map provides land use information, as well as historic district boundaries and other area information. Table 1 outlines properties within each of the seven BOA Redevelopment Areas. The table also identifies land use and zoning for each property.

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6.0 Priority Brownfield Opportunity Area Sites

SELECTION METHODOLOGY AND RATIONALE

Through careful research the City delineated seven potential redevelopment areas based on a variety of criteria. Of the seven BOA study areas, two were selected to further research and potential redevelopment scenario design.

Within each BOA redevelopment area, potential brownfield opportunities were identified utilizing a variety of criteria including: the concentration of sites having historic activities suggestive of potential environmental concern, vacant buildings and lots, historic and existing industrial districts and land use, and existing development activities and opportunities. Based upon this analysis, all seven study areas have merit for further evaluation and planning initiatives. However, keeping in alignment with Albany 2030's vision and goals, two study areas were prioritized for alternative redevelopment scenarios and concept plans.

The following Albany 2030 vision components and interconnected keys outlined below were used to prioritize the BOA redevelopment areas.

1. Safe, Livable Neighborhoods

Every neighborhood in Albany is a desirable place to live because of its walkable streets, historic architecture, range of housing choices, mixed-use neighborhood centers, quality schools, parks and recreation facilities, and easy access to Downtown Albany and other job centers.

2. Model Educational System

Albany nurtures its most valuable resources, its children, by promoting excellence in education at all levels. The City's institutions of higher education are valued resources and partners in initiatives to expand economic opportunities, enhance work force skills, and promote lifelong learning.

3. Vibrant Urban Center

As the capital of New York and a destination for work, play, and tourism, Albany is the region's primary center of government, education, health care, employment, and the arts. Downtown Albany is a vibrant mix of business, residential, educational, cultural, and entertainment uses connected to the Hudson River waterfront.

4. Multi-Modal Transportation Hub

Albany's neighborhoods and centers are connected to each other and to the rest of the region by an extensive, efficient, and safe network of complete streets, mass transit, bikeways, trails, and sidewalks.

5. Green City

Albany is a model of community health and sustainability in its planning, restorative development, and conservation of energy, water, and natural resources.

6. Prosperous Economy

The city is a pillar of the regional and global economies, providing good employment opportunities for all residents with a focus on green jobs and technology.

Additionally, the Four Interrelated Keys to Achieving the Vision Statement served as a guide for evaluation for prioritizing the BOA redevelopment areas:

1. Improve Albany's image and quality of life: Change Albany's reputation in the region and beyond to become known as a great place to live, visit, and do business by building on assets, marketing positive attributes, and countering negative perceptions (particularly related to schools and public safety).

2. Increase fiscal capacity: Provide quality, cost-effective City public facilities and services by increasing the tax base and seeking equitable revenue contributions from tax-exempt institutions.

3. Facilitate and mobilize private investment: Remove barriers and provide incentives for infill development, adaptive reuse, and redevelopment, and leverage institutional resources to attract private investment.

4. Establish Albany's reputation as a Green Community: Employ green development and operational practices that protect natural resources, enhance opportunities for physical activity and reduce energy consumption.

These four interrelated keys are of particular importance when considering the redevelopment of large land areas, as their language was synthesized directly from input provided by public and community stakeholders during outreach activities, as well as data on existing conditions and trends, to identify broad "strategic directions" for accomplishing the deeper systemic changes needed if the 2030 vision is to be realized.

After comparing the seven BOA redevelopment areas against the Albany 2030 vision statement and associated keys, each of the seven sites was ranked according to the table below. The two study areas most suited for alternative redevelopment scenarios and concept designs were the North Albany Warehouse District and the South Waterfront District. Both of these study areas have particular appeal for the community and the potential for the greatest overall redevelopment impact.

Priority Points: L – Low (1) M – Medium (2) H – High (3)

BOA	Safe, Livable Neighborhoods	Model Education System	Vibrant Urban Center	Multi-Modal Transportation	Green City	Prosperous Economy	Improve Albany's Image & Quality of Life	Increase Fiscal Capacity	Facilitate & Mobilize Investment	Establish Albany as a Green Community	Redevelopment Potential	Priority Points
Sheridan Hollow	H	L	M	L	H	M	M	M	M	L	H	22
Tivoli Park	M	H	L	M	H	L	H	L	L	H	L	20
Westland Hills	H	L	L	L	M	L	M	L	L	L	L	15
I-90 North	L	L	L	H	M	L	M	L	L	M	L	16
I-90 South	L	L	L	M	M	L	M	L	L	M	L	15
North Warehouse District	H	M	H	H	H	H	H	H	H	H	H	32
South Waterfront District	H	L	H	H	H	H	H	H	H	H	H	31

BOA REDEVELOPMENT STUDY AREA A – NORTH WAREHOUSE DISTRICT

The North Warehouse District is a varied and dynamic district with tremendous opportunity for redevelopment. Bound by the Hudson River to the east, Manor and Tivoli Streets to the north, N. Pearl Street to the west, and Livingston Avenue and the Corning Preserve to the south, this area is predominately industrial in nature with supplemental residential, commercial, and recreational uses. The potential redevelopment scenarios described later in this section build upon the many assets and opportunities found in a district that has had a long history as a working waterfront. Long-standing landmarks, such as the Miss Albany Diner are currently anchoring the rejuvenation of the district into a burgeoning activity center focused on food, drink, and entertainment. This new activity center, coupled with existing speciality businesses, a strong industrial job base, a growing downtown residential market, a residential base in the Arbor Hill neighborhood to the west, and the recreational opportunities associated with the Corning Preserve, makes the North Warehouse District a prime priority brownfield opportunity area.

In addition to these existing assets and the many underutilized structures and parcels, the district is in the ideal situation to take advantage of future opportunities. The proposed rehabilitation or replacement of the Livingston Avenue Bridge would provide a direct pedestrian and bicycle link across the Hudson River, as well as the opportunity for a direct stop of the Empire Corridor High Speed Rail Line. The potential for the deconstruction and redesign of Interstate 787, would not only allow for improved access to the waterfront, but open up additional land for recreational and mixed commercial and residential use.

RELATIONSHIP TO ALBANY 2030 SYSTEMS

1. Community Form

The goals of the Community Form System are to promote development of a balanced future land use pattern that supports realization of the Albany 2030 Vision Statement; promote development patterns that include walkable streets, compact, mixed use development, public spaces, and context sensitivity; capitalize on diverse architectural and neighborhood-specific character to maintain and revitalize neighborhoods; and preserve and restore existing buildings that are vacant or underutilized through adaptive reuse while allowing for new development and new architecture.

Redevelopment of the North Warehouse District supports each of these goals by:

- Following the Land Use Framework Map by establishing a mixed use, regional activity center at the North Warehouse brownfield opportunity site.
- Extending the downtown and adjacent compact neighborhood development patterns to the waterfront and enhancing multi-modal connections to the waterfront.
- Restoring existing structures and underutilized properties to productive use.
- Preserving the existing warehouse district character and historic architecture while incorporating new, context sensitive architectural and urban design features.

2. Economy

The goals of the economy system are to increase employment opportunities at all education/skill levels, and raise local incomes; encourage investment and reinvestment throughout Albany that supports economic development and placemaking; and create economic resilience through diversity.

Redevelopment of the North Warehouse District supports each of these goals by:

- Attracting investment and reinvestment to an area with ample development opportunity, access to the regional transportation network, multi-modal access, and the amenity of the waterfront.
- Incorporating retail and commercial opportunities to support local businesses and provide local employment.

3. Social

The goals of the social system are to elevate the quality of Albany's educational system to a high standard based on established targets; Improve community health through increased access to recreation opportunities, healthy food, and healthcare; improve and maintain public safety in all parts of the City; promote and enhance arts and culture in the City; and improve the social well-being of Albany citizens in need.

Redevelopment of the North Warehouse District supports several of these goals by:

- Improving community health by cleaning contaminated sites.
- Providing new recreational opportunities at the waterfront, including pedestrian connections to waterfront trails.
- Improving public safety by revitalizing blighted properties and enhancing street activity.

4. Transportation

The goals of the transportation system are to increase options to the private automobile to move people within and between Albany, the Capital Region, and beyond; provide for safe pedestrian and bicycle mobility throughout the City; increase transit options and transit use; improve vehicular connections to and within Albany to facilitate circulation and reduce congestion, while addressing impacts on the City fabric; Improve capacity and service at the Port of Albany; and maintain Albany Airport as a regional hub for air travel.

Redevelopment of the North Warehouse District supports several of these goals by:

- Improving pedestrian, bicycle, and transit connections to the waterfront and connecting to regional trails.
- Improving vehicular circulation to and around the waterfront with improved signage, parking and street connections.
- Creating mixed use, compact development patterns that reduce automobile dependency and provide safe pedestrian and bicycle mobility.

5. Natural Resources

The goals of the natural resources system are to preserve and protect the City's waterways; protect and enhance the City's urban forest, including nature preserves, parks, open space, street trees, and trees planted on private property; protect, enhance, restore, and expand the City's natural habitat areas; maintain and improve the air quality; protect steep slopes and soils from development encroachment, erosion, and contamination; and protect and enhance the City's open space network.

Redevelopment of the North Warehouse District supports several of these goals by:

- Cleaning contaminated sites to reduce stormwater runoff and water table contamination.
- Providing opportunities to plant new trees and landscaping to enhance the urban forest.
- Cleaning contaminated soils
- Providing opportunities for new pocket parks and buffer zones to enhance the open space network.
- Providing improved access to the Hudson River waterfront.

6. Housing and Neighborhoods

The goals of the housing and neighborhoods system are to provide a range of decent, affordable housing choices, densities, ownership opportunities, and price ranges to accommodate the housing needs of existing and new residents; maintain distinct, safe, quality neighborhoods that preserve and enhance the natural beauty, historic/architectural character, and cultural diversity of Albany; and provide access to basic neighborhood services, including commercial centers, parks, schools, transit, police protection, libraries, community centers, etc., for all neighborhoods.

Redevelopment of the North Warehouse District supports all of these goals by:

- Providing opportunities for new high to medium density residential development.
- Connecting existing neighborhoods to the waterfront and enhancing adjacent neighborhoods.
- Providing new opportunities for neighborhood serving retail, employment, recreation and transit.
- Preserving the existing warehouse district character and historic architecture while incorporating new, context sensitive architectural and urban design features.
- Providing improved access to the Hudson River waterfront.

7. Utilities and Infrastructure

The goals of the utilities and infrastructure system are to promote energy conservation, efficiency, and use of renewable technologies as a mechanism for climate change mitigation; maintain the quality of the City's wastewater management system, conserve water, and protect the City's drinking water supply; use stormwater management best practices to reduce impacts on water quality and mitigate costs of engineered stormwater systems; increase recycling and reduce the solid waste stream; and provide equitable communication opportunities for communities throughout the City.

Redevelopment of the North Warehouse District supports several of these goals by:

- Providing opportunities for green building design and green infrastructure in new and renovated buildings to conserve energy, water, and reduce stormwater runoff.
- Creating mixed use, compact development patterns that reduce vehicle miles travelled and greenhouse gas emissions.

8. Institutions

The goals of the institutions system are to foster relationships and create new partnerships among the different levels of government, surrounding municipalities, and institutions that focus on cooperative planning for growth and development; work together to ensure that government and institutional facilities and projects promote mutual benefits; and to address the positive and negative impacts of government and institutional expansion on the City's tax base.

Redevelopment of the North Warehouse District supports these goals by:

- Attracting private investment to offset the fiscal impacts of institutional development.
- Working cooperatively with institutional and corporate partners such as CSX and Amtrak.

EFFECT ON ALBANY 2030 KEYS TO ACHIEVING THE VISION STATEMENT

The four keys to achieving the Albany 2030 Vision Statement, as described in Chapter 4.0, were developed by analyzing and synthesizing input received from the public and community stakeholders, as well as data on existing conditions and trends, to identify broad "strategic directions" for accomplishing the deeper systemic changes needed if the Albany citizens vision in the year 2030 is to be realized.

KEYS TO ACHIEVING THE VISION STATEMENT

1. Improve Albany's image and quality of life.
2. Increase fiscal capacity.
3. Facilitate and mobilize private investment.
4. Establish albany's reputation as a Green Community.

Brownfields revitalization in general most directly targets Keys 3 and 4, which emphasize attracting private investment through reuse and redevelopment and cleaning sites to improve environmental quality. Redevelopment of the North Warehouse District brownfields opportunity site affects all of the keys in several ways, which makes it a significant leverage point for achieving the Albany 2030 vision.

Several example strategies were identified for each of the keys to target the needed change in Albany as a system to make the key happen. Redevelopment of the North Warehouse District directly incorporates the following strategies:

1. Improve Albany's image and quality of life:

Examples of strategies that target the needed changes through redevelopment of the North Warehouse District opportunity site:

- Vacant and abandoned properties reuse (LU-3, ARCH-2)
- Improve waterfront and downtown connections (UD-2)
- Adaptively reuse historic and non-historic structures in brownfields remediation projects (ARCH-3)
- Make Albany attractive for business development (INV-1)
- Reinforce, enhance and promote Albany's distinctive character and identity (INV-3)
- Increase economic diversity (DIV-1)
- Remove blighting influences (PS-1, NI-3)

2. Increase fiscal capacity:

Examples of strategies that target the needed changes through redevelopment of the North Warehouse District opportunity site:

- Make Albany attractive for business development (INV-1)
- Encourage investment in urban land and buildings for employment and housing (INV-2)
- Increase economic diversity (DIV-1)
- Enhance, promote, and strengthen neighborhood commercial centers (NS-1)

3. Facilitate and mobilize private investment

Examples of strategies that target the needed changes through redevelopment of the North Warehouse District opportunity site:

- Improve waterfront and downtown connections (UD-2)
- Make Albany attractive for business development (INV-1)
- Encourage investment in urban land and buildings for employment and housing (INV-2)
- Provide a foundation for economic activity (INV-5)
- Increase transit connectivity (TR-3)

4. Establish Albany's reputation as a Green Community

Examples of strategies that target the needed changes through redevelopment of the North Warehouse District opportunity site:

- Promote and implement the Bicycle Master Plan (BIC-1)
- Increase transit connectivity (TR-3)
- Implement Long-Term Control Plan to mitigate water quality impacts of CSO's (WW-1, WS-1)
- Provide multi-modal transportation choices to reduce vehicle miles traveled (AQ-1, EN-3)

- Implement the initiatives of the Mayor's Office of Energy and Sustainability Program (EN-1)
- Create a green infrastructure system (SW-1)

REDEVELOPMENT SCENARIOS AND RELATIONSHIP TO ALBANY 2030

Four conceptual scenarios for redeveloping the North Warehouse District opportunity site were designed to provide a general sense of development and land use options that would implement the goals of the Brownfield Opportunity Areas Pre-Nomination Study and the Albany 2030 Comprehensive Plan, while working with the site's opportunities (vacant properties, waterfront amenity, transit and trail access, established neighborhoods) and constraints (physical barriers to waterfront access, multiple private owners, market conditions).

Several nuanced scenario options are presented here in order to guide the BOA Step Two process while allowing for/reinforcing the flexibility necessary to effectively revitalize this District. These concepts portray general use plans and are designed to stimulate conversation about and assessment of revitalization plans for the District.

Due to the positive activity occurring in the West Warehouse and Gateway zones, redevelopment plans for these areas remain consistent across each scenario. The relatively underutilized nature of the East Warehouse zone, however, lends itself to more diversity and flexibility in revitalization plans. Each scenario, therefore, focuses on varied use opportunities for this zone.

Key development opportunity sites are highlighted on the development concept maps provided for each scenario. These sites have greater potential for redevelopment because of their location, existing building condition, and potential for acting as catalysts for ongoing redevelopment in the district. For each development concept map, the same streetscaping improvements and circulation improvements are proposed to enhance the visual character, pedestrian experience, and transportation access throughout the sites.

Scenario One – Large-Scale Specialty Retail Concept

Overview

Scenario One provides a mix of medium and high density residential, neighborhood scale retail, entertainment, and commercial land uses with large-scale specialty retail uses as the central theme. This concept plan consists of three primary development zones: The East Warehouse District, the West Warehouse District, and the Gateway District.

Conceptual Uses

The East Warehouse District includes the area along I-787 and the waterfront, which consists of a mix of large-scale specialty retail stores, luxury high rise residential living, and specialty neighborhood supporting retail fronting primarily on Montgomery St. and Erie Blvd. The large-scale specialty retail stores are characterized by medium to large building footprints that can accommodate, for example, full service grocery stores, furniture stores, home improvement, department stores, etc. These facilities are ideally located in this district due to direct access to I-787, high visibility from I-787, and roadways able to accommodate associated heavy traffic flow (Erie Blvd., Montgomery St., Broadway). Structured parking is provided to accommodate the high intensity of uses without disrupting the high density urban land use pattern. Structured parking in this district could be "wrapped" in retail uses to protect the views of the City from the waterfront. Pocket parks are also proposed for this district to provide an open space amenity for residents, shoppers, and visitors.

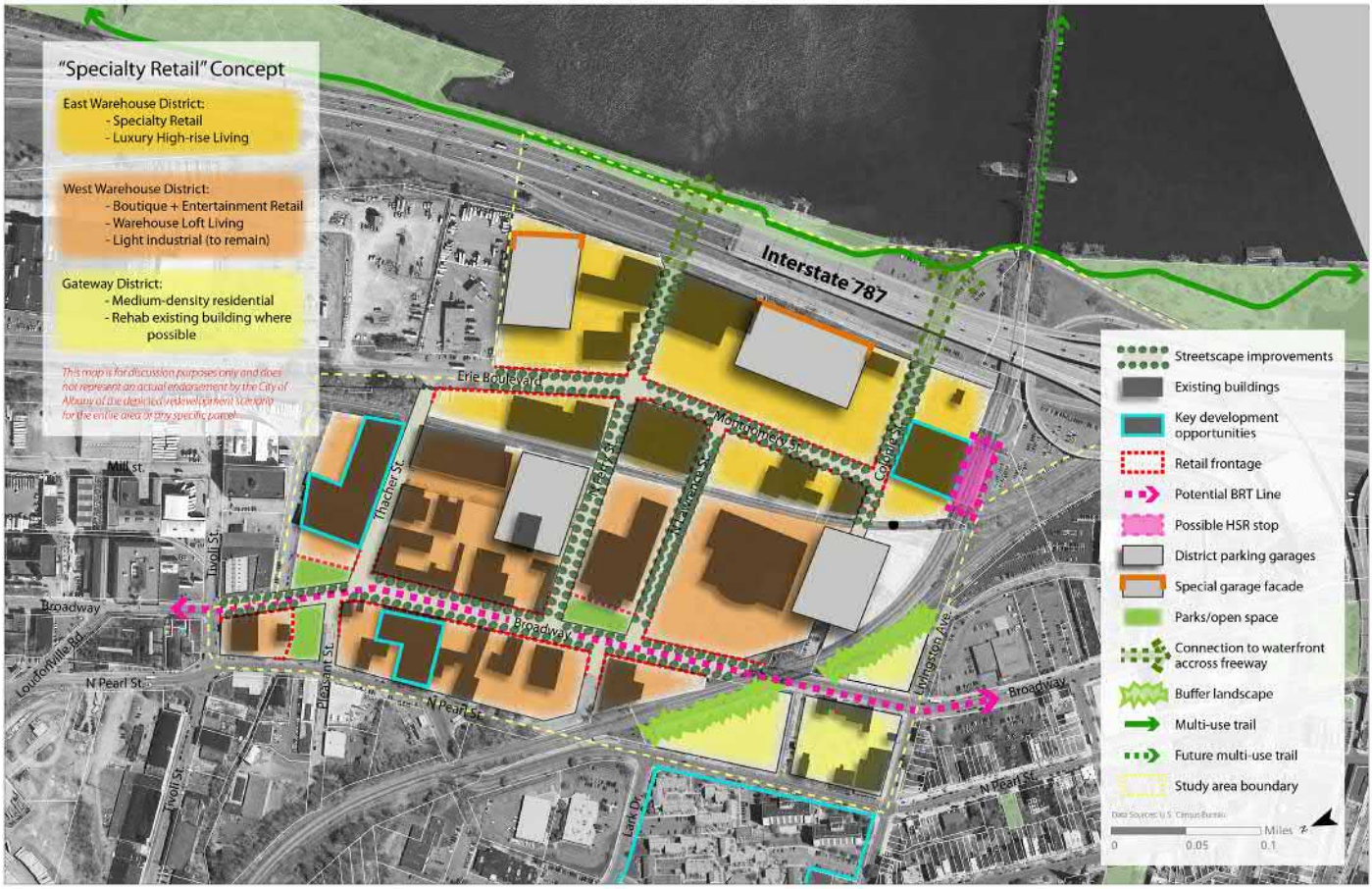
The West Warehouse District includes the area between Erie Blvd., the west side of Broadway, and the rail line. This district consists of a mix of converted warehouses to residential loft living, existing light industrial uses, and boutique entertainment and retail uses – enhancing the emerging restaurant and entertainment corridor along Broadway. The entertainment corridor should include a mix of residential, retail, restaurants, and bars to attract night life, but should also include some restrictions on noise levels and proliferation of night clubs to protect existing neighborhoods and proposed new residential areas from associated nuisance activities. The West Warehouse District also includes structured parking to accommodate the proposed residential, light industrial, and entertainment uses while maintaining the existing urban character. Pocket parks are also included in this district to provide an open space amenity for residents and visitors and to improve the visual appearance of the street frontage on Broadway.

The Gateway District consists of existing historic row houses adjacent to the active rail line that are primarily vacant and in poor condition. The Gateway District concept proposes to reuse the existing structures where feasible and add new context sensitive medium density residential development to provide a transition from surrounding historic neighborhoods to the high intensity North Warehouse District. A landscaped buffer zone is proposed to protect the new residential area from the active rail line.

Key development opportunities are highlighted on the maps. These sites have greater potential for redevelopment because of their location, existing building condition, and potential for acting as catalysts for ongoing redevelopment in the district. Throughout the North Warehouse District redevelopment scenario, streetscaping improvements and circulation improvements are proposed to enhance the visual character, pedestrian experience, and transportation access through the site. Sidewalk improvements with street

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MAP 5A: WAREHOUSE DISTRICT - SPECIALTY RETAIL CONCEPT



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trees, lighting and other streetscape amenities are concentrated along all major and side streets, with a special emphasis on through streets that cross under I-787 to provide safe and comfortable access to the waterfront trail, Corning Preserve, and the proposed pedestrian and bicycle trail on the replaced Livingston Avenue Bridge. The potential Bus Rapid Transit line along Broadway will be enhanced with streetscape and transit amenities, as well as high density, transit supportive development along the Broadway corridor.

Scenario Two – Urban Square Concept

Overview

Scenario Two provides a mix of medium and high density residential, neighborhood scale retail, and entertainment land uses with a large urban square providing a central placemaking focal point. Like Scenario One, this concept plan consists of three primary development zones: The East Warehouse District, the West Warehouse District, and the Gateway District.

Conceptual Uses

The East Warehouse District includes the area along I-787 and the waterfront, which consists of mixed income high rise residential development with neighborhood scale retail surrounding a large urban square. The urban square anchors the district, providing an open space amenity as well as a central venue for potential outdoor concerts, festivals, art fairs, and other cultural activities. One structured parking facility is provided to accommodate the high density residential and retail uses. As in Scenario One, the parking structure could be "wrapped" in retail uses to protect the views of the City from the waterfront. Providing pedestrian connections between other areas of the warehouse district and the Corning Preserve will also be a key element of this concept.

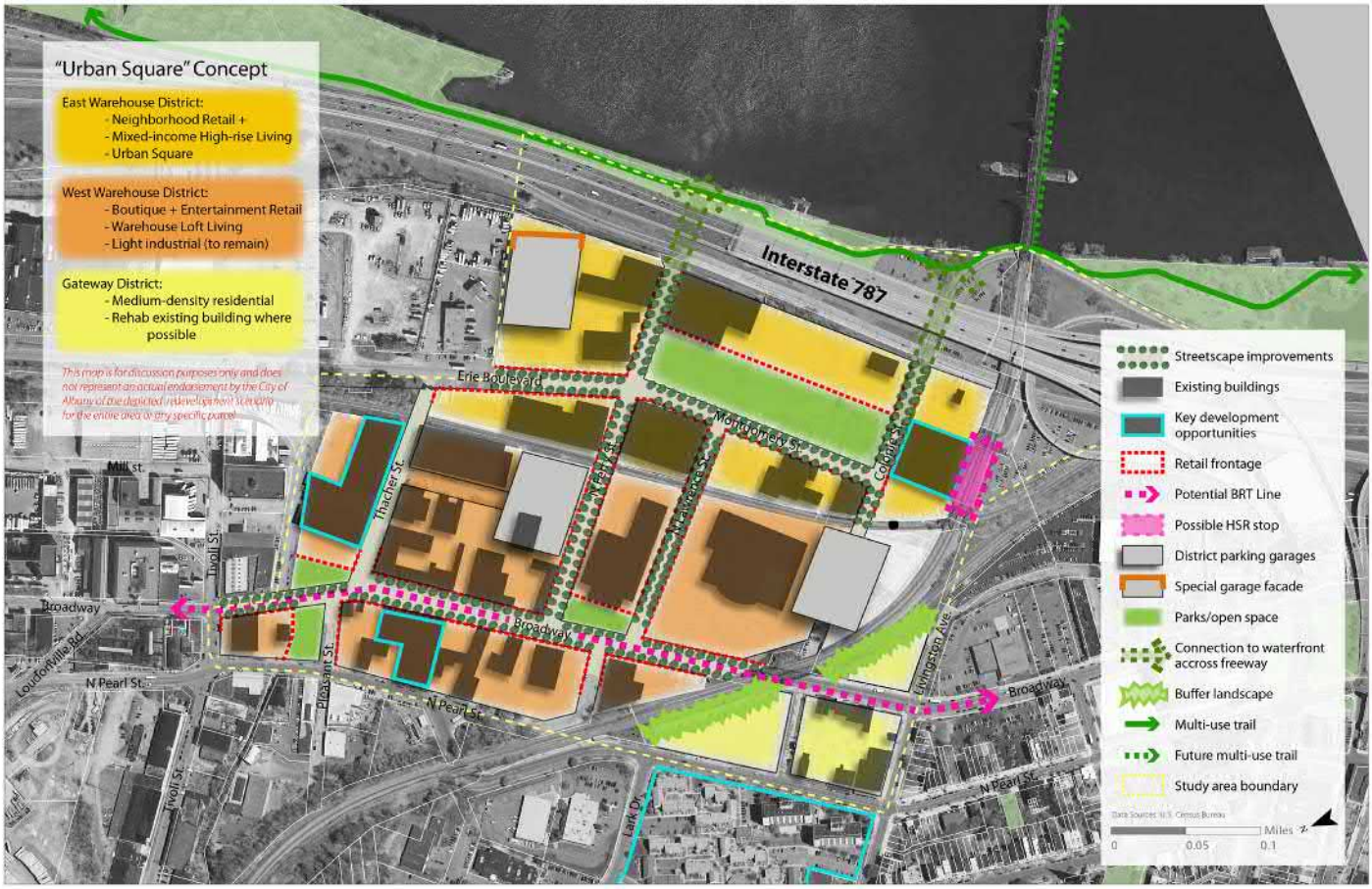
The West Warehouse District is unchanged between Scenario One and Scenario Two, featuring a mix of converted warehouses to residential loft living, existing light industrial uses, and boutique entertainment and retail uses; structured parking; and pocket parks.

The Gateway District is unchanged between Scenario One and Scenario Two, featuring reuse of the existing historic row houses where feasible, new context sensitive medium density residential development; and a landscaped buffer zone to protect the new residential area from the active rail line.

Key development opportunities are highlighted on the maps. These sites have greater potential for redevelopment because of their location, existing building condition, and potential for acting as catalysts for ongoing redevelopment in the district. As in Scenario One, the same streetscaping improvements and circulation improvements are proposed to enhance the visual character, pedestrian experience, and transportation access throughout the site.

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MAP 5B: WAREHOUSE DISTRICT - URBAN SQUARE CONCEPT



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Scenario Three – Sports and Recreation Concept

Overview

Scenario Three provides a mix of indoor recreational facilities, medium and high density residential development, neighborhood scale retail, sports facility related retail, and entertainment land uses, with large scale indoor recreation facilities as the central focus. Like Scenario One, this concept plan consists of three primary development zones: The East Warehouse District, the West Warehouse District, and the Gateway District.

Conceptual Uses

The East Warehouse District includes the area along I-787 and the waterfront, which consists of a mix of medium density residential development and large scale indoor recreation facilities and related small scale retail. The large-scale indoor recreation facilities provide a regional destination to the waterfront with excellent access from I-787, access from the planned BRT line along Broadway. The sport facilities can accommodate indoor soccer, hockey, and other sport fields; tennis, basketball, and other court games; indoor swimming; and other sports activities for leagues and persons of all ages. The facilities also complement the recreational trails and activities in the Corning Preserve.

The West Warehouse District is unchanged between Scenario One and Scenario Two.

The Gateway District is unchanged between Scenario One and Scenario Two

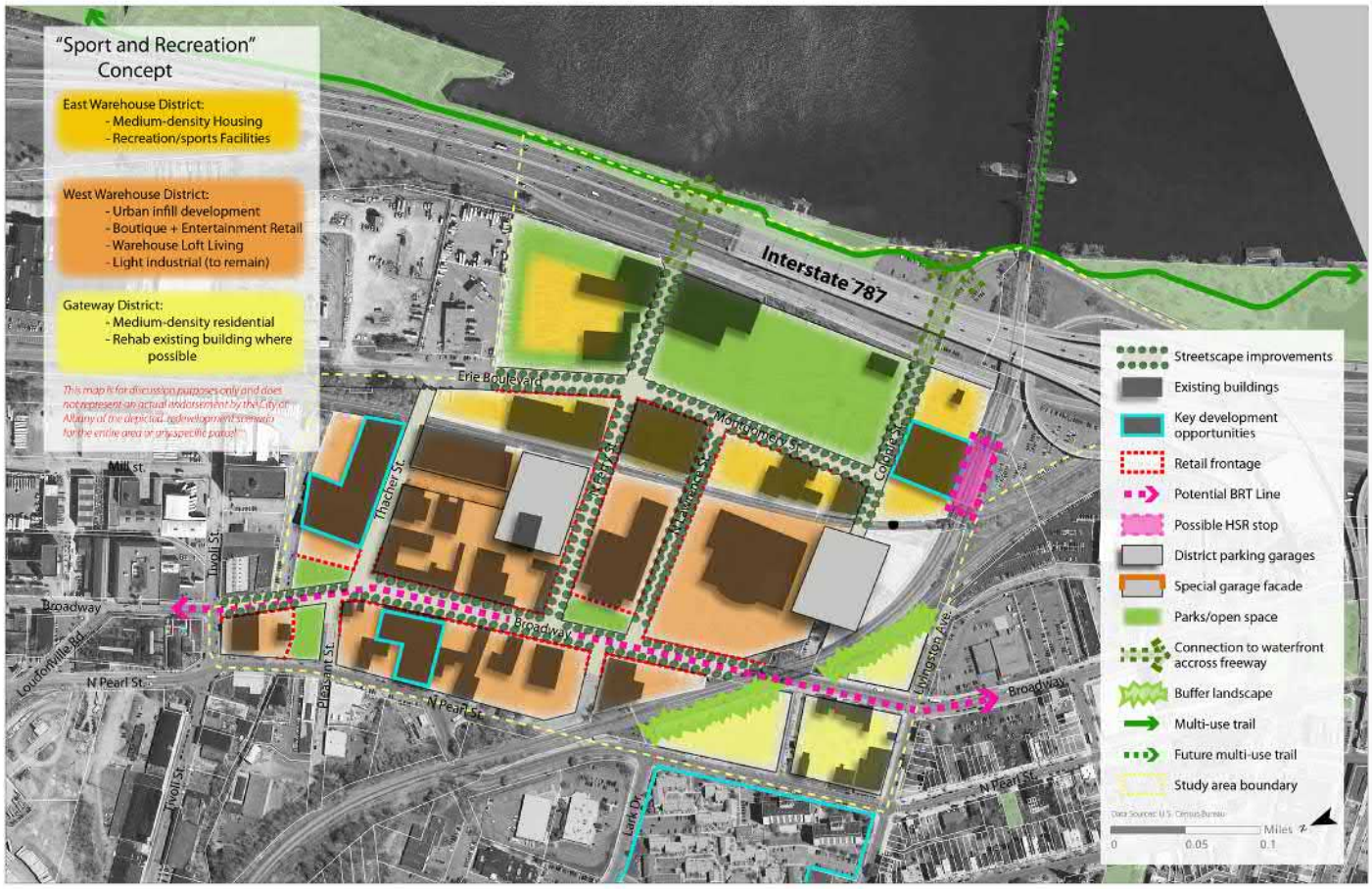
Key development opportunities are highlighted on the maps. These sites have greater potential for redevelopment because of their location, existing building condition, and potential for acting as catalysts for ongoing redevelopment in the district. As in Scenario One, the same streetscaping improvements and circulation improvements are proposed to enhance the visual character, pedestrian experience, and transportation access throughout the site.

Scenario Four – Marina

Overview

Scenario Four provides a mix of outdoor and indoor recreational facilities, marina-associated retail, medium and high density residential development, neighborhood scale retail, boutique and entertainment retail, warehouse loft-style residential development, and light industrial (existing) uses. Like Scenario One, this concept plan consists of three primary development zones: the East Warehouse District, the West Warehouse District, and the Gateway District.

MAP 5C: WAREHOUSE DISTRICT - SPORTS AND RECREATION CONCEPT



This map is for discussion purposes only and does not represent an actual endorsement by the City of Albany of the depicted redevelopment scenario for the entire area or any specific parcel.

Conceptual Uses

The East Warehouse District includes the area along I-787 and the waterfront, which consists of a mix of medium density residential development, marina, Hudson River Environmental Center, and an enhanced or relocated rowing facility. The large-scale marina and enhanced rowing facility will provide a regional destination to the waterfront with excellent access from I-787 and access from the planned BRT line along Broadway. This concept also has the potential to accommodate an indoor sports facility (as proposed in Scenario Three) that could house indoor soccer, hockey, and other sport fields; tennis, basketball, and other court games; indoor swimming; and other sports activities for persons of all ages. These facilities complement and would be connected to the recreational trails and activities in the Corning Preserve.

The West Warehouse District is unchanged between Scenarios One, Two, and Three.

The Gateway District is unchanged between Scenarios One, Two, and Three.

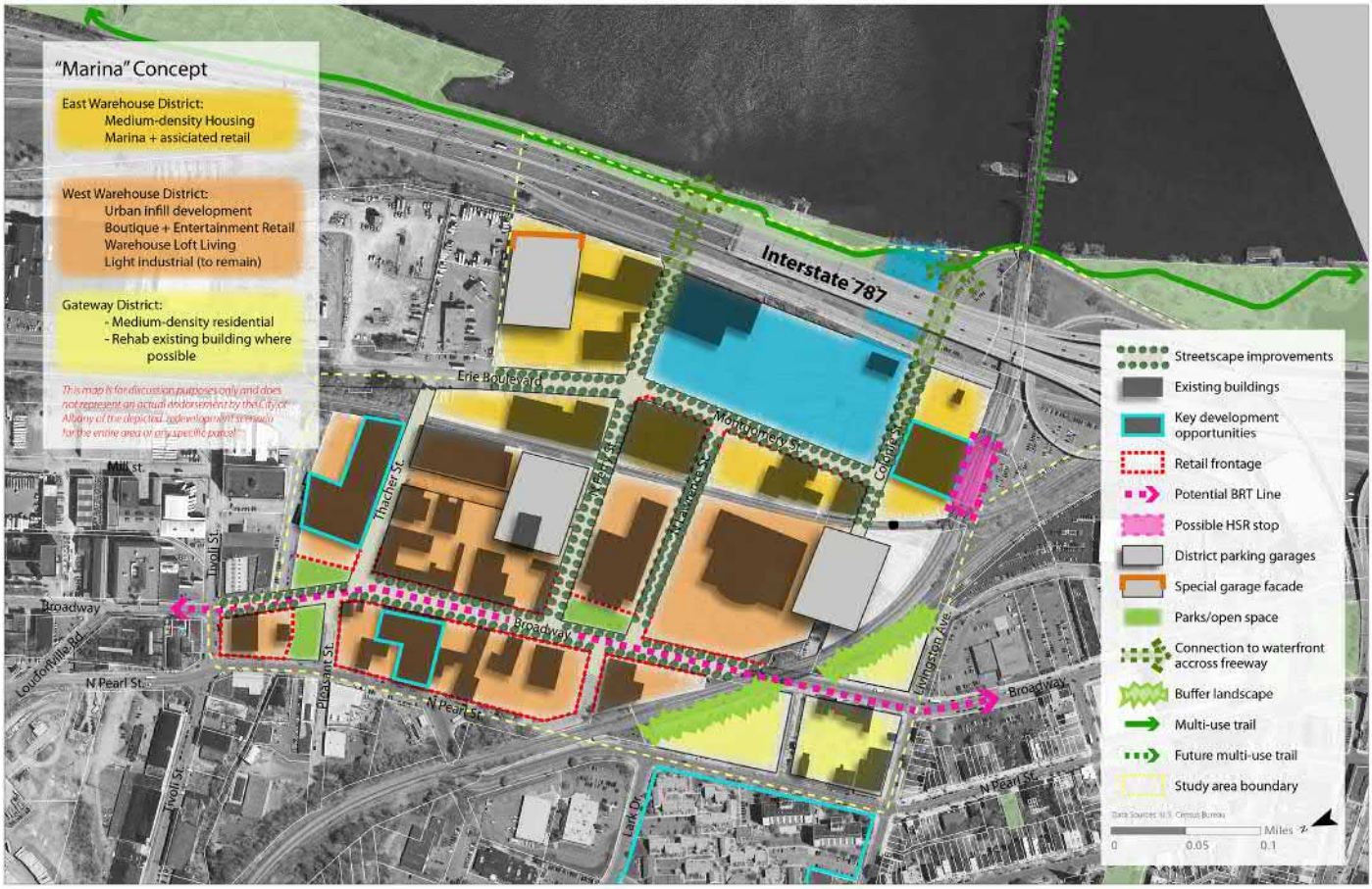
Relationship to Albany 2030

Although each of the redevelopment concept scenarios for the North Warehouse District have a different central theme, each concept plan targets many system strategies identified in the Albany 2030 Comprehensive Plan, most notably those that address investment, neighborhood quality, community health and recreation, multi-modal transportation access, and environmental quality, including:

- Cleaning of environmentally contaminated sites
- Replacement and/or reuse of vacant and abandoned properties
- Protecting existing architectural character
- Enhancing safety and visual quality for adjacent neighborhoods
- Improving visual quality of the waterfront
- Improving multi-modal access to the waterfront
- Increasing private investment and contributing to the tax base
- Retaining existing industrial businesses and jobs
- Providing transportation options
- Providing retail service opportunities at various scales (neighborhood, city-wide, regional)
- Providing opportunities for full service grocery facilities and access to healthy food
- Providing diverse housing options and increasing the downtown residential population
- Increasing residential and commercial activity in the downtown
- Increasing the urban forest and improving air quality with new landscaping and street trees

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MAP 5D: WAREHOUSE DISTRICT - MARINA CONCEPT



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- Protecting water quality by reducing contaminated stormwater runoff into the Hudson River
- Providing year-round recreational opportunities for persons of all ages (Sports and Recreation and Marina scenarios)

NYS DOS BOA Program Next Steps

The four scenarios outlined above provide visions with minor variations for the redevelopment of this vital district; however, the challenges and next steps are similar for all. The NYS BOA Program can provide the necessary funding to help the City move one these visions forward. District specific next steps that could aid in redevelopment and be eligible for future BOA funding include:

- An evaluation of the feasibility of developing a district energy system;
- A study evaluating the economic potential for decking over I-787 to provide additional mixed-use/recreational development and better connections to the Hudson River;
- A study evaluating the feasibility of a commuter rail stop within the district;
- A market study to determine the potential for market-rate housing and commercial (re)development within the district;
- An engineering study identifying existing infrastructure condition and capacity;
- A mobility study evaluating connections between the district, downtown, and adjacent neighborhoods; and
- A building inventory of existing condition and market potential

BOA REDEVELOPMENT STUDY AREA C - SOUTH WATERFRONT DISTRICT

The South Waterfront district is a small industrial district that offers unparalleled Hudson River waterfront access and views, but which is substantially disconnected from the rest of the city by Interstate-787 to the west and north and the Port of Albany to the South. The obvious opportunities for this district revolve around a concentration of underutilized structures and parcels within a prime waterfront location that particularly lends itself to diverse uses such as residential, commercial, and water-related activities. The district is in close proximity to Downtown Albany and the historic South End neighborhood and has good pedestrian and bicycle access to the Corning Preserve and the proposed Albany County Rail Trail. Additionally, there is a growing art and culture presence within the district and that coupled with existing commercial and industrial uses provides a strong basis for visionary redevelopment. However, the isolation noted above creates key barriers that need to be addressed.

This district has historically been a waterfront-based industrial district, as can be seen in terms of its location next to the Port of Albany and an active CSX rail line. These two barriers, in concert with Interstate-787 need to be addressed to fully realize the redevelopment scenarios outlined below. Similar to the North Warehouse District, the South Waterfront District would benefit from the deconstruction and redesign of Interstate-787 into a less intensive boulevard that allows for better multi-modal connections and redevelopment opportunities. Additionally, the existing port-related truck traffic will need to be evaluated and potentially rerouted, in order to allow for the inclusion of additional non-industrial uses that would otherwise have difficulty co-existing with more intensive industrial uses. Another potential barrier that needs to be evaluated is the five combined sewer overflow outfalls located in the study area. The development scenarios outlined below build upon the Albany 2030 vision and set initial concepts for sustainable waterfront development that fully incorporate the economic, social, and environmental factors needed to create a vibrant mixed-use district that reconnects to the rest of the City.

RELATIONSHIP TO ALBANY 2030 SYSTEMS

1. Community Form

The goals of the Community Form System are to promote development of a balanced future land use pattern that supports realization of the Albany 2030 Vision Statement; promote development patterns that include walkable streets, compact, mixed use development, public spaces, and context sensitivity; capitalize on diverse architectural and neighborhood-specific character to maintain and revitalize neighborhoods; and preserve and restore existing buildings that are vacant or underutilized through adaptive reuse while allowing for new development and new architecture.

Redevelopment of the South Waterfront District supports each of these goals by:

- Following the Land Use Framework Map by establishing a mixed use, regional activity center at the south waterfront brownfield opportunity site.
- Extending the downtown and adjacent compact neighborhood development patterns to the waterfront and enhancing multi-modal connections to and along the waterfront.
- Restoring existing structures and underutilized properties to productive use.
- Preserving the existing neighborhood character of the south end and historic architecture while incorporating new, context sensitive architectural and urban design features.

2. Economy

The goals of the economy system are to increase employment opportunities at all education/skill levels, and raise local incomes; encourage investment and reinvestment throughout Albany that supports economic development and placemaking; and create economic resilience through diversity.

Redevelopment of the South Waterfront District supports each of these goals by:

- Attracting investment and reinvestment to an area with ample development opportunity, access to the regional transportation network, multi-modal access, and the amenity of the waterfront.
- Reusing and reinvesting in existing building stock.
- Incorporating retail and commercial opportunities to support local businesses and provide local employment.

3. Social

The goals of the social system are to elevate the quality of Albany's educational system to a high standard based on established targets; Improve community health through increased access to recreation opportunities, healthy food, and healthcare; improve and maintain public safety in all parts of the City; promote and enhance arts and culture in the City; and improve the social well-being of Albany citizens in need.

Redevelopment of the South Waterfront District supports several of these goals by:

- Improving community health by cleaning contaminated sites.
- Providing new walking, biking, and other recreational opportunities at the waterfront, including pedestrian connections along the waterfront and to waterfront trails.
- Providing opportunities for arts and cultural activities along the waterfront or within a newly created waterfront park.
- Improving public safety by revitalizing blighted properties and enhancing street activity.

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4. Transportation

The goals of the transportation system are to increase options to the private automobile to move people within and between Albany, the Capital Region, and beyond; provide for safe pedestrian and bicycle mobility throughout the City; increase transit options and transit use; improve vehicular connections to and within Albany to facilitate circulation and reduce congestion, while addressing impacts on the City fabric; Improve capacity and service at the Port of Albany; and maintain Albany Airport as a regional hub for air travel.

Redevelopment of the South Waterfront District supports several of these goals by:

- Improving pedestrian, bicycle, and transit connections to the waterfront and connecting to regional trails.
- Improving access to and opportunities for water recreational uses, such as boating and fishing.
- Improving vehicular circulation to and around the waterfront with improved signage, parking, street configurations, and street connections.
- Creating mixed use, compact development patterns that reduce automobile dependency and provide safe pedestrian and bicycle mobility.

5. Natural Resources

The goals of the natural resources system are to preserve and protect the City's waterways; protect and enhance the City's urban forest, including nature preserves, parks, open space, street trees, and trees planted on private property; protect, enhance, restore, and expand the City's natural habitat areas; maintain and improve the air quality; protect steep slopes and soils from development encroachment, erosion, and contamination; and protect and enhance the City's open space network.

Redevelopment of the South Waterfront District supports several of these goals by:

- Cleaning contaminated sites to reduce stormwater runoff and water table contamination.
- Providing opportunities to plant new trees and landscaping to enhance the urban forest.
- Cleaning contaminated soils.
- Providing opportunities for new parks, trails, and buffer zones to enhance the open space network.
- Reducing stormwater runoff from impervious surfaces by planting new trees and landscape materials and creating new parks, ultimately reducing pervious surfaces.

6. Housing and Neighborhoods

The goals of the housing and neighborhoods system are to provide a range of decent, affordable housing choices, densities, ownership opportunities, and price ranges to accommodate the housing needs of existing and new residents; maintain distinct, safe, quality neighborhoods that preserve and enhance the natural beauty, historic/architectural character, and cultural diversity of Albany; and provide access to basic neighborhood services, including commercial centers, parks, schools, transit, police protection, libraries, community centers, etc., for all neighborhoods.

Redevelopment of the South Waterfront District supports all of these goals by:

- Providing opportunities for new high to medium density residential development.
- Connecting existing neighborhoods to the waterfront and enhancing adjacent neighborhoods.
- Providing new opportunities for neighborhood serving retail, employment, recreation and transit.
- Preserving the existing south end character and historic architecture while incorporating new, context sensitive architectural and urban design features.
- Reducing blight and vacancy

7. Utilities and Infrastructure

The goals of the utilities and infrastructure system are to promote energy conservation, efficiency, and use of renewable technologies as a mechanism for climate change mitigation; maintain the quality of the City's wastewater management system, conserve water, and protect the City's drinking water supply; use stormwater management best practices to reduce impacts on water quality and mitigate costs of engineered stormwater systems; increase recycling and reduce the solid waste stream; and provide equitable communication opportunities for communities throughout the City

Redevelopment of the South Waterfront District supports several of these goals by:

- Providing opportunities for green building design and green infrastructure in new and renovated buildings to conserve energy, water, and reduce stormwater runoff.
- Creating mixed use, compact development patterns that reduce vehicle miles travelled and greenhouse gas emissions.
- Reducing impervious cover by increasing parks and open space.
- Creating opportunities for building reuse and recycling of building materials.

8. Institutions

The goals of the institutions system are to foster relationships and create new partnerships among the different levels of government, surrounding municipalities, and institutions that focus on cooperative planning for growth and development; work together to ensure that government and institutional facilities and projects promote mutual benefits; and to address the positive and negative impacts of government and institutional expansion on the City's tax base.

Redevelopment of the South Waterfront District supports these goals by:

- Attracting private investment to offset the fiscal impacts of institutional development.

EFFECT ON ALBANY 2030 KEYS TO ACHIEVING THE VISION STATEMENT

Redevelopment of the South Waterfront District directly incorporates the following strategies related to the four keys to achieving the Albany 2030 Vision Statement::

1. Improve Albany's image and quality of life:

Examples of strategies that target the needed changes through redevelopment of the North Warehouse District opportunity site:

- Vacant and abandoned properties reuse (LU-3, ARCH-2)
- Improve waterfront and downtown connections (UD-2)
- Adaptively reuse historic and non-historic structures in brownfields remediation projects (ARCH-3)
- Make Albany attractive for business development (INV-1)
- Reinforce, enhance and promote Albany's distinctive character and identity (INV-3)
- Increase economic diversity (DIV-1)
- Remove blighting influences (PS-1, NI-3)

2. Increase fiscal capacity:

Examples of strategies that target the needed changes through redevelopment of the North Warehouse District opportunity site:

- Make Albany attractive for business development (INV-1)
- Encourage investment in urban land and buildings for employment and housing (INV-2)
- Increase economic diversity (DIV-1)
- Enhance, promote, and strengthen neighborhood commercial centers (NS-1)

3. Facilitate and mobilize private investment:

Examples of strategies that target the needed changes through redevelopment of the North Warehouse District opportunity site:

- Improve waterfront and downtown connections (UD-2)
- Make Albany attractive for business development (INV-1)
- Encourage investment in urban land and buildings for employment and housing (INV-2)
- Provide a foundation for economic activity (INV-5)
- Increase transit connectivity (TR-3)

4. Establish Albany's reputation as a Green Community:

Examples of strategies that target the needed changes through redevelopment of the North Warehouse District opportunity site:

- Promote and implement the Bicycle Master Plan (BIC-1)
- Increase transit connectivity (TR-3)
- Implement Long-Term Control Plan to mitigate water quality impacts of CSO's (WW-1, WS-1)
- Provide multi-modal transportation choices to reduce vehicle miles traveled (AQ-1, EN-3)
- Implement the initiatives of the Mayor's Office of Energy and Sustainability Program (EN-1)
- Create a green infrastructure system (SW-1)

REDEVELOPMENT SCENARIOS AND RELATIONSHIP TO ALBANY 2030

Three conceptual scenarios for redeveloping the South Waterfront District opportunity sites were designed to provide a general sense of development and land use options that would implement the goals of the Brownfield Opportunity Areas Pre-Nomination Study and the Albany 2030 Comprehensive Plan, while working with the site's opportunities (vacant properties, waterfront amenity, transit and trail access, vacant buildings) and constraints (physical barriers to waterfront access, multiple private owners, market conditions). The three redevelopment scenarios offer a range of intervention options, from lower-intensity to high-intensity redevelopment.

Several nuanced scenario options are presented here in order to guide the BOA Step Two process while allowing for/reinforcing the flexibility necessary to effectively revitalize this District. These concepts portray general use plans and are designed to stimulate conversation about and assessment of revitalization plans for the District.

Several recommendation areas remain consistent across all scenarios. Streetscaping and improved roadway connectivity and traffic flow must be addressed. The creation of a waterfront promenade and connection to the existing Island Creek Park are necessary for maximized revitalization. And, finally, the tourism/cultural resources of the U.S.S. Slater and Half Moon replica should be integrated into the overall area concept. These assets could potentially be relocated to a more central District location to act as the focal point of the District."

Several recommended improvements remain consistent across all scenarios. First, throughout the South Waterfront District, streetscaping improvements and circulation improvements are proposed to enhance the visual character, pedestrian experience, and pedestrian and transportation access through the site. Sidewalk improvements with street trees, lighting and other streetscape amenities are concentrated along all major and side streets, with a special emphasis on Broadway to provide safe and comfortable access to the waterfront trail, Corning Preserve, and the proposed pedestrian and bicycle trail on the replaced Livingston Avenue Bridge. Also, the creation of a waterfront promenade and connection to the existing Island Creek Park are proposed in all scenarios to increase recreational amenities and maximize revitalization. And finally, the tourism/cultural resources of the U.S.S. Slater and Half Moon replica are integrated into each scenario to provide a water-based museum focal point for the District, including potential relocation of the docks to a more central location and enhanced amenities to attract more visitors.

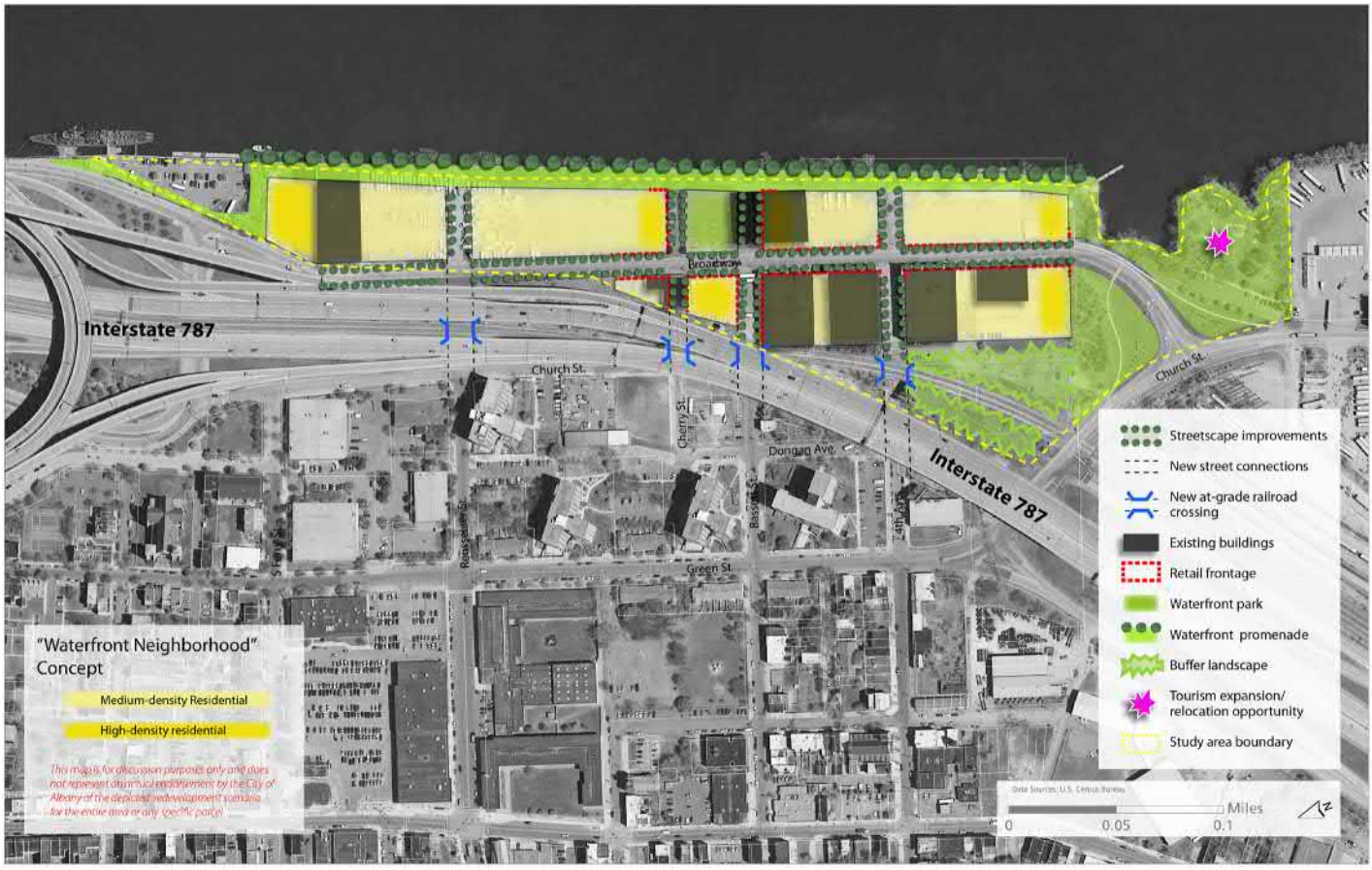
While I-787 provides necessary north-south access to, from and around the City of Albany, it is a formidable barrier. The opportunity exists and is now being evaluated to mitigate that impact through either boulevarding or decking over the roadway. While this option is only highlighted in Scenario Three, the mitigation of I-787 would be embraced for all concepts at this site.

Scenario One – Waterfront Neighborhood Concept

Overview

Scenario One provides a mix of medium and high density residential throughout the site. This concept plan consists of one primary development zone that includes a mix of residential uses, a waterfront park, and waterfront trails. This concept would transform the district into a predominantly residential neighborhood, with limited retail frontage at key sites. The concept plan also includes significant landscape buffering to separate the potential residential uses from the I-787 and CSX rail lines.

MAP 6A: SOUTH WATERFRONT - WATERFRONT NEIGHBORHOOD CONCEPT



This map is for discussion purposes only and does not represent an actual endorsement by the City of Albany of the depicted redevelopment scenario for the entire area or any specific parcel.

Conceptual Uses

The Waterfront Neighborhood concept includes the area between I-787 and the waterfront, which would consist of a mix of medium density and high density residential development with views of the waterfront and proposed park and waterfront trail. This concept proposes redeveloping residential uses throughout the site and requires creating a more attractive streetscape along Broadway, as well as creating new at-grade street connections between downtown and the waterfront. New street connections are proposed to extend 4th Street, Bassett Street, Cherry Street, and Rensselaer Street to the waterfront and proposed promenade and will require designing the streets for safe crossing with the CSX tracks and implementing rail signalization.

Residential development in this district will take advantage of access to I-787 and close proximity to downtown Albany, the historic South End neighborhood, and major employers. The waterfront park and promenade will provide an open space amenity for residents, shoppers, and visitors. In addition the newly created street connections from neighborhoods directly west of the South Waterfront site will provide existing residents with opportunities for recreation and waterfront access, and reduce the visual and physical barrier created by I-787.

There is heavy truck traffic that occurs along Broadway between I-787 and the Port, directly south of the site. The Waterfront Neighborhood Concept proposes improving Broadway through new streetscape, pedestrian and bicycle improvements, and traffic calming measures. For example, the concept would benefit from timed traffic signalization to allow trucks to slowly and safely pass through the residential neighborhood, while reducing congestion and noise.

Scenario Two – Mixed-Use Waterfront Concept

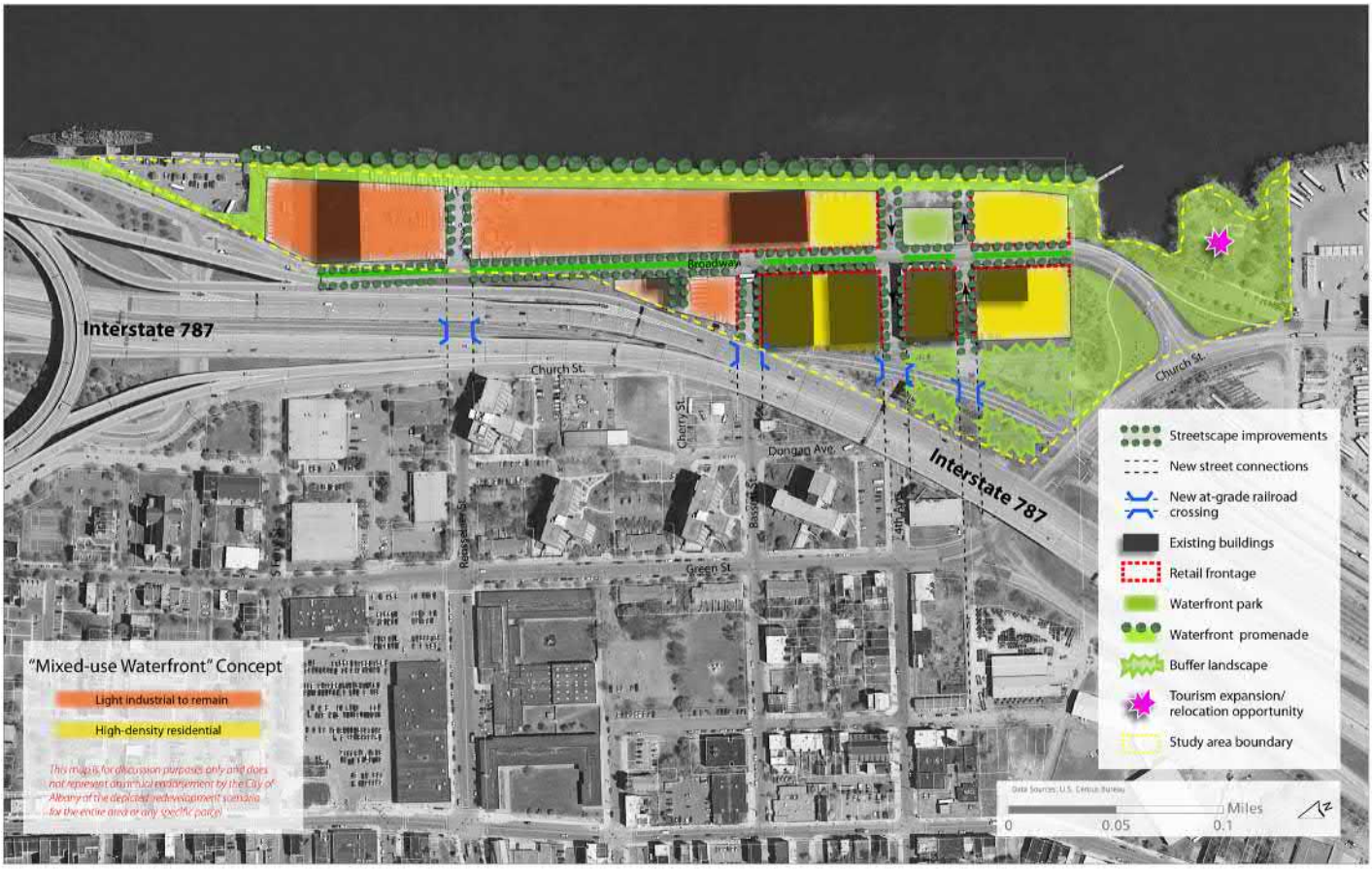
Overview

Scenario Two provides a mix of high-density residential, neighborhood scale retail, and existing light industrial uses. Like Scenario One, this concept consists of one primary development zone , but proposes higher-density residential concentrated on the south end of the site, while allowing existing industrial uses on the north side of the site to remain. This concept also includes a new waterfront park and waterfront promenade. In addition, Scenario Two includes significant landscape buffering to separate the residential uses from the I-787 and CSX rail lines and extends streets west of the site across I-787 and connecting with the waterfront.

Conceptual Uses

The Mixed-Use Waterfront concept includes the area between I-787 and the waterfront, which would consist of a mix of high density residential, ground floor retail, and existing industrial uses. The proposed residential uses are concentrated on the south end of the

MAP 6B: SOUTH WATERFRONT - MIXED-USE WATERFRONT CONCEPT



This map is for discussion purposes only and does not represent an actual endorsement by the City of Albany of the depicted redevelopment scenario for the entire area or any specific parcel.

site and will have views of the waterfront, as well as direct access to the proposed park and waterfront trail. This concept requires creating a more attractive streetscape along Broadway and creating new at-grade street connections between downtown and the waterfront. New street connections are proposed at grade across I-787 and the CSX rail lines. In this concept, the new street connections will extend Vine Street, 4th Avenue, Bassett Street, and Rensselaer Street and will require designing the streets for safe crossing with the CSX tracks by implementing rail signalization.

This scenario also has excellent regional and local access and includes improvements to Broadway through new streetscape, pedestrian and bicycle improvements, traffic calming measures, and timed signalization for truck traffic.

Scenario Three – Mixed-Use Boulevard Concept

Overview

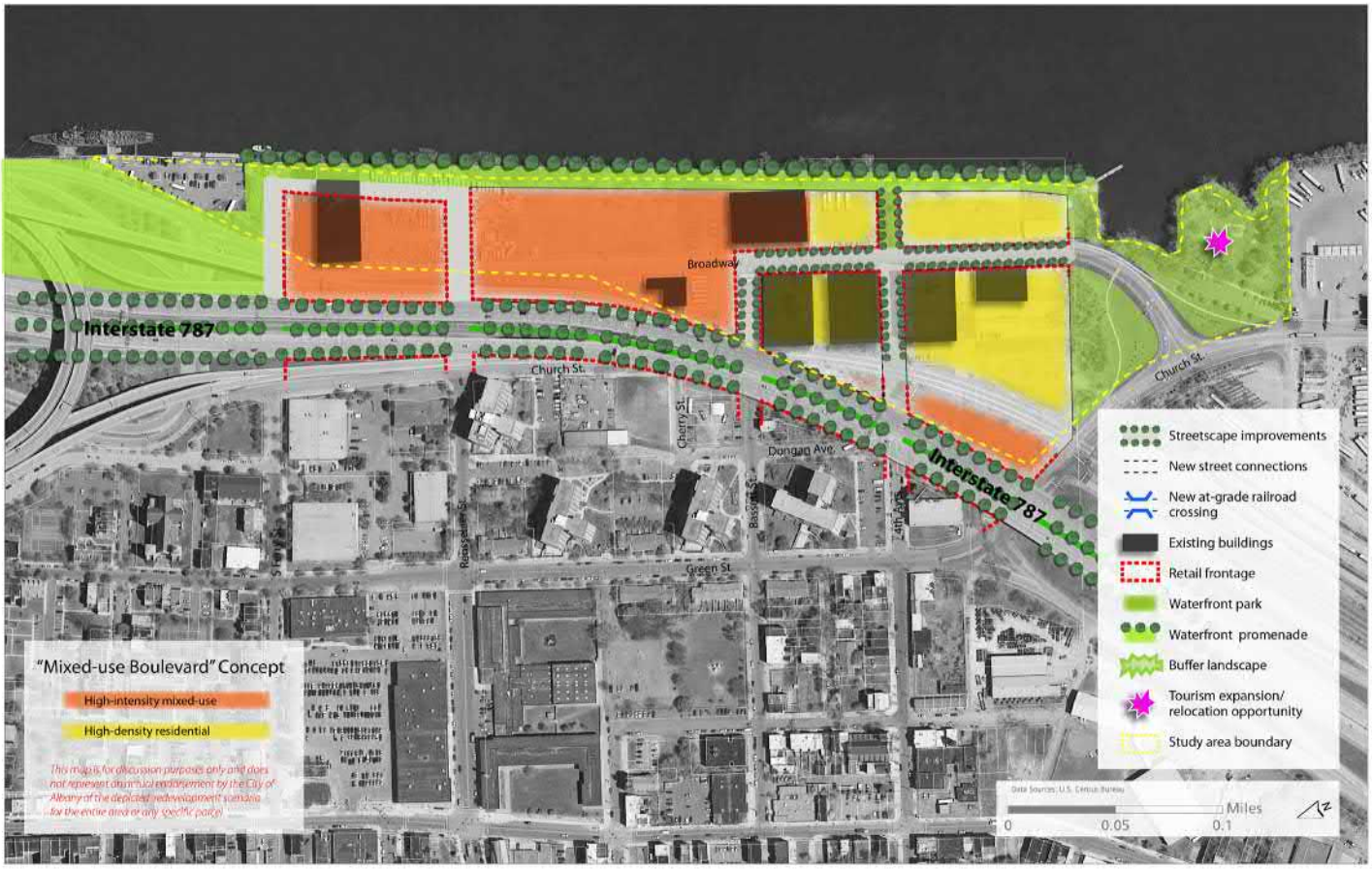
Scenario Three represents the highest degree of intervention and proposes a Boulevard concept along I-787. The Boulevard would benefit from new retail frontage and mixed-use buildings and creates larger parcels that are appropriate for larger-scale specialty retail (e.g., grocery store) with high-density residential above. Like Scenarios One and Two, this concept consists of one primary development zone, but creates larger parcels with the new configuration for Broadway. This concept also includes a new waterfront promenade and significant landscape buffering to separate the residential uses from the I-787 and CSX rail lines.

Conceptual Uses

The Mixed-Use Boulevard concept includes the area between I-787 and the waterfront and consists of a mix of large-scale mixed-use buildings (specialty retail on the ground flood, high density residential above) with higher density residential and neighborhood retail on the south end of the site. The proposed uses will have views of the waterfront and direct access to the pedestrian promenade proposed along the waterfront. This concept requires creating a more attractive streetscape along Broadway and creating new at-grade street connections between downtown and the waterfront. New street connections are proposed at grade across I-787 and the CSX rail lines. In Scenario Three, the new street connections will extend 4th Avenue, Bassett Street, and Rensselaer Street and will require designing the streets for safe crossing with the CSX tracks by implementing rail signalization. The Boulevard concept will redesign I-787 into a slower moving separated roadway and provide streetscape improvements to create a more attractive and safe environment.

Like the previous scenarios, the Mixed-Use Boulevard Concept provides excellent access for new residential development to I-787, downtown Albany, and new and existing waterfront amenities.

MAP 6C: SOUTH WATERFRONT - MIXED-USE BOULEVARD CONCEPT



This map is for discussion purposes only and does not represent an actual endorsement by the City of Albany of the depicted redevelopment scenario for the entire area or any specific parcel.

Relationship to Albany 2030

Although each of the redevelopment scenarios for the South Waterfron District have a different central theme, each concept plan targets many system strategies identified in the Albany 2030 Comprehensive Plan, most notably those that address investment, neighborhood quality, community health and recreation, multi-modal transportation access, and environmental quality, including:

- Cleaning of environmentally contaminated sites
- Providing year-round recreational opportunities for persons of all ages
- Replacement and/or reuse of vacant and abandoned properties
- Protecting existing architectural character
- Enhancing safety and visual quality for adjacent neighborhoods
- Improving visual quality of the waterfront
- Improving multi-modal access to the waterfront
- Increasing private investment and contributing to the tax base
- Retaining existing industrial businesses and jobs
- Providing transportation options
- Providing retail service opportunities at various scales (neighborhood, city-wide, regional)
- Providing opportunities for full service grocery facilities and access to healthy food
- Providing diverse housing options and increasing the downtown residential population
- Increasing residential and commercial activity in the downtown
- Increasing the urban forest and improving air quality with new landscaping and street trees
- Protecting water quality by reducing contaminated stormwater runoff into the Hudson River

NYS DOS BOA Program Next Steps

The three scenarios outlined above provide visions with minor variations for the redevelopment of this vital district; however, the challenges and next steps are similar for all. The NYS BOA Program can provide the necessary funding to help the City move one these visions forward. District specific next steps that could aid in redevelopment and be eligible for future BOA funding include:

- An evaluation of the feasibility of developing a district energy system;
- A study evaluating the potential for boulevarding I-787 to provide better connections between the South end Neighborhood, the District, and the Hudson River;
- A market study to determine the potential for market-rate housing and commercial (re)development within the district;

- An engineering study identifying existing infrastructure condition and capacity;
- A tourism study to identify the potential for establishing a centralized destination within the district;
- A study to identify the potential redevelopment impacts sea-level rise might have on infrastructure and building costs;
- A mobility study evaluating connections between the district, downtown, and adjacent neighborhoods; and
- A building inventory of existing condition and market potential.

7.0 Conclusions

The City of Albany has had the unique opportunity to leverage numerous funding sources and planning projects together under the umbrella of Albany 2030. The benefit of such an approach is the ability to integrate concepts and projects that would otherwise have been looked at as independent, and ensures that multiple potential impacts and benefits are evaluated in a comprehensive manner. Cities are complex entities that require a holistic approach to planning and management. The integration utilized in the development of this appendix highlights the benefits to this approach.

The New York State Department of State's (NYSDOS) Brownfield Opportunity Areas (BOA) Program was created to provide municipalities and community organizations with assistance to complete revitalization plans and implementation strategies for areas affected by brownfield sites. The program specifically enables communities to put strategies in place to return dormant sites and areas back into productive use and simultaneously restore environmental quality. The key caveat to this strategy, however, relies heavily upon the definition of productive use. This is of particular importance when the identified brownfield opportunity areas encompass significant acreage, abut key residential, commercial, and natural areas, and are located in high visibility locations.

Partnering the development of a citywide brownfield assessment and selection of priority Brownfield Opportunity Areas with a community-based effort to develop the City's first comprehensive plan offered the opportunity to align the community's twenty year vision with the redevelopment of underutilized and potential brownfield sites. The Vision of Albany in 2030 states:

> Albany in 2030 has built on its history and diverse natural, cultural, institutional, and human resources to become a global model for sustainable revitalization and urban livability. The city promotes a balanced approach to economic opportunity, social equity, and environmental quality that is locally driven, encourages citizen involvement and investment, and benefits all residents.

Introduction
Previous City Brownfield Projects and History
Brownfields in Albany 2030
Pre-Nomination Study Areas
Potential Brownfields Identification Methodology
Priority Brownfield Opportunity Area Sites
Conclusions and Next Steps

As part of the City's Pre-Nomination Study, the BOA Redevelopment Areas delineated, and the two priority study areas selected for redevelopment scenarios and concept design, are thoroughly consistent with the Albany 2030 vision and directly support its realization. It is the hope of the City of Albany, the Albany 2030 Comprehensive Plan Board, and the Community Advisory Committee on Sustainability that the underutilized sites identified can be transformed into dynamic and sustainable places that epitomize the future that the citizens of Albany have envisioned.

This Appendix completes Step One as defined by the NYS DOS BOA Program:

Step 1: Pre-Nomination Study

The Pre-Nomination Study is intended for communities that are very uncertain about existing conditions and have minimal or no information about brownfields that are impacting their community. The Pre-Nomination Study provides a preliminary description and analysis of the proposed BOA Redevelopment Areas.

The NYS DOS BOA Program has two additional steps as outlined in the Albany 2030 Comprehensive Plan:

- Step 2: The Nomination Study is the second step of the BOA process. This step entails an extensive inventory and evaluation of data and trends impacting the study area's redevelopment potential, including market and economic analysis, identification of redevelopment strategic sites, and formulation of strategies to move redevelopment forward within the framework of a Master Plan. Effective and inclusive community participation is a key part of the Step 2 planning process.
- Step 3: The final step of the BOA program is to develop an Implementation Strategy, which identifies the specific actions that will be taken to implement the Master Plan recommendations for redevelopment of the strategic sites. Brownfield remediation and redevelopment has been identified as a strategy across multiple systems, including Community Form, Economy, Housing and Neighborhoods, and Natural Resources. Brownfield redevelopment is also indicated under several strategies as a leverage point for improving Albany's image and quality of life.

The City of Albany will apply for grant funding to prepare a Step Two: A Nomination Study for one or both of prioritized redevelopment areas (Study Area A and Study Area C). Additionally, the City will continue development of its comprehensive citywide brownfields program under the coordination of the Albany Community Development Agency and the Department of Development and Planning.

Additional Analysis and Study

All of the scenarios previously described provide conceptual frameworks for a myriad of possible futures for the redevelopment of the North Warehouse and South Waterfront Districts. However, in order to facilitate the realization of any of those concepts, it is necessary to have a clear understanding of next steps.

As one or both of the North Warehouse District and South Waterfront BOA's proceed through Step Two of the NYSDOS BOA Program, key areas of analysis and study will be essential to foster an environment of positive redevelopment. Examples of next steps include:

- Refining the vision, goals, and objectives for the district through additional public meetings and charrettes, particularly engaging neighborhood residents, business owners, and the development community in the desire and viability of identified scenarios.
- Undertaking a more comprehensive inventory and analysis of brownfield, abandoned, and vacant sites,
- Identifying specific environmental, social or economic barriers to redevelopment,
- Identifying strategic sites for redevelopment ,
- Assessing the potential impacts of climate-related impacts, such as rise in the level of the Hudson River, and
- Completing an economic and market trend analysis to further identify barriers and opportunities to redevelopment.




BROADWAY

Sub-Appendix A: Tax Parcels and Ownership

Tables A-G below correspond to properties identified on the Study Area Maps A-G (p#-). **Bolded** properties in the tables below are defined as underutilized in Study Area Maps A-G.

BOA Redevelopment Study Area A	Tax ID	Address	Owner	Acres	Land Use	Land Use Code	Zoning
North Warehouse District	**65.75-2-19**	**788 Broadway**	**A Lot In Downtown Albany**	**0.032**	**Vacant Land**	**330**	**C-3**
	65.75-2-18	**794 Broadway**	**A Lot In Downtown Albany**	**0.184**	**Vacant Land**	**330**	**C-3**
	65.83-1-3	**795 Broadway**	**Peacock Inc.**	**0.718**	**Vacant Land**	**330**	**C-3**
	65.75-2-16	**798 Broadway**	**Courtney, Delton**	**0.071**	**Commercial**	**481**	**C-3**
	65.75-2-15	**800 Broadway**	**Kamara, Alie**	**0.069**	**Commercial**	**481**	**C-3**
	N/A	**800.5 Broadway**	**N/A**	**0.83**	**N/A**	**N/A**	**C-3**
	65.75-2-13	**802 Broadway**	**Sunny Real Property, LLC**	**0.051**	**Residential**	**230**	**C-3**
	65.75-2-12	**806 Broadway**	**Butler, Hattie M**	**0.052**	**Residential**	**230**	**C-3**
	65.75-2-11	**808 Broadway**	**Hughes, William**	**0.049**	**Residential**	**220**	**C-3**
	65.75-2-10	**810 Broadway**	**Engert, Richard**	**0.039**	**Commercial**	**481**	**C-3**
	65.75-2-9	**812 Broadway**	**Engert, Richard Et A**	**0.038**	**Commercial**	**481**	**C-3**
	65.75-2-8	**814 Broadway**	**United Trading Group LLC**	**0.038**	**Vacant Land**	**330**	**C-3**
	65.75-2-7	**816 Broadway**	**United Trading Group LLC**	**0.035**	**Vacant Land**	**330**	**C-3**
	65.20-3-2	833 Broadway	Citizens Bank / Charter One	6.323	Commercial	463	C-3
	65.20-3-1	850 Broadway	Hyan Holding Corp	1.112	Commercial	449	C-M
	65.20-1-19	875 Broadway	Crisafulli Frank J	3.13	Commercial	449	C-3
	65.16-3-10	880 Broadway	880 Broadway Associates	1.321	Commercial	449	C-M
	65.16-4-33	883 Broadway	Broadway Material	0.6	Commercial	449	C-3
	65.16-4-32	893 Broadway	Somewhat Ltd	0.035	Commercial	422	C-3
	65.16-4-31	895 Broadway	Cutler Properties LLC	0.122	Commercial	425	C-M
	65.16-4-30	897 Broadway	Mangine, Louis G	0.405	Commercial	449	C-M
	65.16-3-9	900 Broadway	Universal Auto Parts Corp	0.701	Commercial	449	C-M
	65.16-3-8	908 Broadway	Cutler Properties LLC	0.212	Commercial	449	C-M
	65.16-3-7	912 Broadway	Schaller, Joseph J	0.118	Vacant Land	340	C-M
	65.16-4-29	913 Broadway	Broadway 915 LLC	0.181	Commercial	438	C-M
	65.16-4-28	915 Broadway	Broadway 915 LLC	0.402	Commercial	464	C-M

BOA Redevelopment Study Area A	Tax ID	Address	Owner	Acres	Land Use	Land Use Code	Zoning
	65.16-3-6	916 Broadway	Schaller, Georgianna	0.055	Vacant Land	340	C-M
	65.16-3-5	918 Broadway	Schaller, Georgianna	0.182	Commercial	433	C-M
	65.16-4-27	927 Broadway	925-929 BROADWAY LLC	0.748	Commercial	464	C-M
	65.16-3-4.1	928 Broadway	Howes Real Estate LLC	0.281	Industrial	710	C-M
	65.16-3-4.2	930-940 Broadway	Howes Real Estate LLC	0.081	Industrial	710	C-M
	65.16-3-2	942 Broadway	Wolff's Real Estate LLC	0.128	Commercial	484	C-M
	65.16-1-29	**946 Broadway**	**City of Albany**	**0.488**	**Parks / Forest**	**963**	**C-M**
	65.16-1-32	**948 Broadway**	**City of Albany**	**0.063**	**Public Services**	**822**	**C-M**
	65.16-1-30	952 Broadway	Peek, Bret	0.392	Commercial	431	C-M
	65.16-1-31	960 Broadway	Sukljian, Nubar	0.432	Commercial	449	C-M
	65.20-2-33	15 Centre St	Wolf Coal Co Inc	0.458	Commercial	432	C-3
	65.20-2-32	Centre St	CW Montgomery LLC	0.018	Vacant Land	340	C-3
	65.83-2-14	1 Colonie St	Ryan, Michael J	0.698	Commercial	449	C-3
	65.75-2-2	**100 Colonie St**	**H H Funding Corp**	**0.535**	**Vacant Land**	**330**	**C-3**
	65.75-2-2	**100 Colonie St**	**H H Funding Corp**	**0.035**	**Vacant Land**	**330**	**C-3**
	65.75-2-1	**102 Colonie St**	**H H Funding Corp**	**0.034**	**Residential**	**210**	**C-3**
North Warehouse District	65.20-2-36	4 Colonie St	Wolf Coal Co Inc	0.044	Commercial	438	C-3
	65.20-3-18.1	42 Colonie St	D & H Corporation	0.359	Public Services	842	C-3
	65.20-3-21.2	**46 Colonie St**	**Albany Water Board**	**0.953**	**Vacant Land**	**340**	**C-3**
	65.20-3-19	**52 Colonie St**	**City of Albany**	**0.022**	**Vacant Land**	**340**	**C-3**
	65.20-3-20	**54 Colonie St**	**City of Albany**	**0.051**	**Vacant Land**	**340**	**C-3**
	65.75-2-6	**92 Colonie St**	**United Trading Group LLC**	**0.01**	**Vacant Land**	**330**	**C-3**
	65.20-3-16	Colonie St	D & H Corporation	0.146	Public Services	842	C-3
	65.20-2-37	Colonie St	CW Montgomery LLC	0.095	Commercial	438	C-3
	76.8-1-1	Columbia St	State of New York	1.957	Public Services	846	C-3
	65.20-3-6	10 Dewitt St	Whitney M Young Jr Health	0.107	Community Services	642	C-3
	65.20-3-8	4 Dewitt St	Whitney M Young Jr Health	0.022	Vacant Land	341	C-3
	65.20-3-7	6 Dewitt St	Whitney M Young Jr Health	0.034	Community Services	642	C-3
	65.20-2-22	**1 Erie Blvd**	**Gimondo, Joseph D**	**1.046**	**Commercial**	**438**	**C-3**
	65.20-1-15	10 Erie Blvd	TMI Properties, LLC.	2.232	Commercial	449	C-M

BOA Redevelopment Study Area A	Tax ID	Address	Owner	Acres	Land Use	Land Use Code	Zoning
	65.20-1-16	**8 Erie Blvd**	**Kommit Partnership Llc**	**1.437**	**Commercial**	**449**	**C-3**
	65.20-2-2	**9 Erie Blvd**	**Sherbro Inc**	**1.155**	**Commercial**	**438**	**C-3**
	65.20-3-4	**40 Lawrence St**	**Kommit Partnership Llc**	**0.037**	**Commercial**	**438**	**C-3**
	65.20-3-3	42 Lawrence St	D & H Corporation	0.649	Public Services	842	C-3
	65.20-1-9	20 Learned St	Spring Road Corp	0.332	Industrial	714	C-M
	65.20-1-8	28 Learned St	Spring Road Corp	0.421	Vacant Land	341	C-M
	65.20-1-7	32 Learned St	USRP Funding 2002-A, L.P.	0.218	Commercial	449	C-M
	65.20-1-6	34 Learned St	Baumgartner, Matthew	0.098	Residential	220	C-M
	65.20-1-5	36 Learned St	Baumgartner, Matthew	0.071	Vacant Land	340	C-M
	65.20-1-4	38 Learned St	Cuttler Properties Inc	0.074	Commercial	439	C-M
	65.20-1-12.1	**45 Learned St**	**Krakower, Richard**	**2.153**	**Commercial**	**449**	**C-M**
	65.20-2-31	11 Livingston Ave	Conrail Corp	0.389	Public Services	843	C-3
North Warehouse District	65.20-2-30	25 Livingston Ave	CSX Transportation Inc	0.328	Public Services	842	C-3
	65.20-3-21.1	49 Livingston Ave	CSX Transportation Inc	2.556	Public Services	842	C-3
	65.75-2-20	**67 Livingston Ave**	**Courtney, Delton**	**0.045**	**Residential**	**220**	**C-3**
	65.75-2-23	**71 Livingston Ave**	**Lynch, Rudy**	**0.025**	**Vacant Land**	**330**	**C-3**
	65.75-2-24	**75 Livingston Ave**	**Lynch, Rudy**	**0.162**	**Commercial**	**449**	**C-3**
	65.20-2-29	**143 Montgomery St**	**CW Montgomery LLC**	**1.097**	**Commercial**	**449**	**C-3**
	65.20-3-18.2	**146 Montgomery St**	**CW Development LLC**	**0.332**	**Vacant Land**	**330**	**C-3**
	65.20-3-17	150 Montgomery St	Burkins and Foley Tracking	0.29	Commercial	449	C-3
	65.20-2-28	151 Montgomery St	DeSantis, Michael	0.231	Commercial	449	C-3
	65.20-3-12	156 Montgomery St	Burkins, Brian E	0.028	Vacant Land	340	C-3

BOA Redevelopment Study Area A	Tax ID	Address	Owner	Acres	Land Use	Land Use Code	Zoning
	65.20-2-25.1	**161 Montgomery St**	**County of Albany**	**0.259**	**Commercial**	**438**	**C-3**
	65.20-2-25.2	**163 Montgomery St**	**DiNovo, Lawrence**	**0.306**	**Commercial**	**438**	**C-3**
	65.20-3-11	164 Montgomery St	DiNovo, Joseph	0.356	Commercial	433	C-3
	65.20-3-10	170 Montgomery St	Whitney M Young Jr Health	0.028	Commercial	438	C-3
	65.20-3-9	172 Montgomery St	Whitney M Young Jr Health	0.023	Commercial	438	C-3
	65.20-3-5	**175 Montgomery St**	**Kommit Partnership LLC**	**0.561**	**Commercial**	**438**	**C-3**
	65.20-2-23	**177 Montgomery St**	**Alvaro, Michael J III**	**0.326**	**Commercial**	**422**	**C-3**
	65.20-2-9	10 N Ferry St	J Treffiletti & Sons	2.401	Commercial	449	C-3
	65.20-2-7	**11 N Ferry St**	**Moment Metals LLC**	**2.426**	**Commercial**	**449**	**C-3**
	65.20-2-3	**29 N Ferry St**	**Ditonno, Daniel**	**1.869**	**Commercial**	**449**	**C-3**
North Warehouse District	65.20-1-17	30 N Ferry St	D & H Corporation	0.186	Public Services	842	C-3
	65.20-1-14	49 N Ferry St	D & H Corporation	0.707	Public Services	842	C-M
	65.20-1-10	63 N Ferry St	Spring Road Corp	0.311	Vacant Land	341	C-M
	65.20-2-26	**10 N Lansing St**	**Burkins and Foley Tracking**	**0.017**	**Vacant Land**	**340**	**C-3**
	65.20-2-27	**15 N Lansing St**	**DeSantis, Michael**	**0.237**	**Commercial**	**438**	**C-3**
	65.20-3-13	31 N Lansing St	Burkins, Brian E	0.029	Vacant Land	340	C-3
	65.20-3-15	37 N Lansing St	Burkins & Foley Trucking	0.178	Commercial	449	C-3
	65.75-2-25	**251-255 N Pearl St**	**Gomez, Joseph A**	**0.221**	**Commercial**	**449**	**C-3**
	65.75-2-26	**261 N Pearl St**	**Hope House, Inc**	**0.477**	**Community Services**	**632**	**C-3**
	65.75-1-1	**329 N Pearl St**	**As Realty USA, LLC**	**1.812**	**Vacant Land**	**330**	**C-3**
	65.16-3-11.2	393 N Pearl St	Homeless Action Committee	0.145	Commercial	418	C-M
	65.16-3-11.1	395 N Pearl St	Schaller, Georgianna	0.213	Vacant Land	330	C-M
	65.16-3-12	397 N Pearl St	Schaller, Georgianna	0.006	Vacant Land	340	C-M

BOA Redevelopment Study Area A	Tax ID	Address	Owner	Acres	Land Use	Land Use Code	Zoning
	65.16-3-13	401 N Pearl St	Rose, Carol A	0.092	Residential	230	C-M
	65.16-3-14	403-409 N Pearl St	Rose, Grover	0.284	Commercial	449	C-M
	65.16-3-16	425 N Pearl St	Howes Real Estate LLC	0.562	Commercial	464	C-M
	N/A	**930-940 N Pearl St**	**N/A**	**0.437**	**N/A**	**N/A**	**C-1**
	65.16-3-1	26 Pleasant St	Howes Real Estate LLC	0.157	Commercial	438	C-M
	66.9-3-2	51 Pro Erie Blvd	State of New York	20.859	Community Services	692	M-1
	65.16-4-24	13 Thacher St	Blake Equipment Company	0.446	Commercial	449	C-M
North Warehouse District	65.20-1-3	16 Thacher St	TML of Albany Inc	0.05	Commercial	483	C-M
	65.20-1-2	18 Thacher St	Lustenader, Robert A	0.099	Commercial	449	C-M
	65.16-4-25	19 Thacher St	Blake Equipment Company	0.42	Commercial	449	C-M
	65.20-1-1	24 Thacher St	Cuttler Properties Inc	0.106	Commercial	449	C-M
	65.16-4-26	**27 Thacher St**	**McCuda, LLC**	**1.108**	**Commercial**	**449**	**C-M**
	65.20-4-1	113 Water St	CSX Transportation Inc	0.988	Public Services	842	M-1
	65.20-2-34	124 Water St	Wolf Coal Co Inc	0.023	Vacant Land	340	C-3
	65.20-2-35	126 Water St	Wolf Coal Co Inc	0.024	Vacant Land	330	C-3
	65.20-2-21	**186 Water St**	**Ryan, Michael**	**0.041**	**Commercial**	**438**	**C-3**
	65.20-2-20	**188 Water St**	**Ryan, Michael Y**	**0.041**	**Commercial**	**438**	**C-3**
	65.20-2-19	**190 Water St**	**Ryan, Michael**	**0.06**	**Commercial**	**438**	**C-3**
	65.20-2-18	**202 Water St**	**Ryan, Michael**	**0.144**	**Commercial**	**438**	**C-3**
	65.20-2-17	**204 Water St**	**Ryan, Michael**	**0.039**	**Commercial**	**438**	**C-3**

BOA Redevelopment Study Area B	Tax ID	Address	Owner	Acres	Land Use	Land Use Code	Zoning
	76.26-1-17	42 Clinton Ave	WILLIAMS, JASON R	0.051	Residential	220	R-2B
	76.26-1-16	44 Clinton Ave	Kuhn, Heather D	0.032	Residential	220	R-2B
	76.26-1-15	46 Clinton Ave	Vesta Community	0.062	Commercial	482	R-2B
	76.26-1-14	**48 Clinton Ave**	**Webb, Eadwine**	**0.057**	**Vacant**	**311**	**R-2B**
	76.26-1-13	**50 Clinton Ave**	**Bauman, Peter**	**0.056**	**Vacant**	**311**	**R-2B**
	76.26-1-12	52 Clinton Ave	FIFTY TWO RENTALS, LLC	0.056	Residential	230	R-2B
	76.26-1-11	54 Clinton Ave	Ferran, Nadia	0.033	Residential	220	R-2B
	76.26-1-10	56 Clinton Ave	Pinkowski, David	0.032	Residential	220	R-2B
	76.26-1-9	58 Clinton Ave	Springer, Marilyn	0.032	Residential	220	R-2B
	76.26-1-8	60 Clinton Ave	Vonguiness AKA Smith, Jason	0.052	Residential	230	R-2B
	76.26-1-7	62 Clinton Ave	Hamilton Arbor Associates LLC	0.051	Residential	220	R-2B
	76.26-1-6	64 Clinton Ave	Clinton Revival Housing	0.05	Residential	230	R-2B
	76.26-1-5	**66 Clinton Ave**	**City of Albany**	**0.051**	**Vacant**	**311**	**R-2B**
Sheridan Hollow	76.26-1-4	68 Clinton Ave	Clinton Revival Housing	0.051	Residential	220	R-2B
	76.26-1-3	70 Clinton Ave	Clinton Revival Housing	0.048	Residential	230	R-2B
	76.26-1-2	**72 Clinton Ave**	**Waugaman, James**	**0.049**	**Vacant**	**311**	**R-2B**
	76.26-1-1	74 Clinton Ave	Bertoni, Daniel	0.051	Residential	220	R-2B
	65.82-3-31	76 Clinton Ave	Town, John J	0.05	Residential	230	R-2B
	65.82-3-30	78 Clinton Ave	Waugaman, James	0.036	Commercial	411	R-2B
	65.82-3-29	**80 Clinton Ave**	**Waugaman, James S**	**0.071**	**Residential**	**230**	**R-2B**
	65.82-3-29	80 Clinton Ave	Waugaman, James S	0.035	Residential	230	R-2B
	65.82-3-26	86 Clinton Ave	Waugaman, James S	0.275	Residential	220	R-2B
	65.82-3-25	88 Clinton Ave	Breen, Nora	0.045	Commercial	411	R-2B
	65.82-3-24	90 Clinton Ave	Breen, Nora	0.047	Residential	220	R-2B
	65.82-3-23	92 Clinton Ave	Johnson, Shirley A	0.047	Residential	210	R-2B
	65.82-3-22	**94 Clinton Ave**	**Capital District Comm Gardens**	**0.049**	**Vacant**	**311**	**R-2B**
	65.82-3-21	**96 Clinton Ave**	**Capital District Comm Gardens**	**0.047**	**Vacant**	**311**	**R-2B**
	65.82-3-20	**98 Clinton Ave**	**Capital District Comm Gardens**	**0.049**	**Vacant**	**311**	**R-2B**

BOA Redevelopment Study Area B	Tax ID	Address	Owner	Acres	Land Use	Land Use Code	Zoning
	65.82-3-11	100 Clinton Ave	Rehabilitation Support Service	0.053	Community Services	632	R-2B
	65.82-3-10	**102 Clinton Ave**	**Pusatere, Deborah**	**0.027**	**Vacant**	**311**	**R-2B**
	65.82-3-9	**104 Clinton Ave**	**Pusatere, Deborah**	**0.036**	**Vacant**	**311**	**R-2B**
	65.82-3-8	**106 Clinton Ave**	**Pusatere, Deborah**	**0.035**	**Vacant**	**311**	**R-2B**
	65.82-3-7	**112 Clinton Ave**	**Pusatere, Deborah**	**0.078**	**Vacant**	**311**	**R-2B**
	65.82-3-6	**114 Clinton Ave**	**Pusatere, Deborah**	**0.035**	**Vacant**	**311**	**R-2B**
	65.82-3-5	**116 Clinton Ave**	**Pusatere, Deborah**	**0.035**	**Vacant**	**311**	**R-2B**
	65.82-3-4	**118 Clinton Ave**	**Pusatere, Deborah**	**0.026**	**Vacant**	**311**	**R-2B**
	65.82-3-3	**120 Clinton Ave**	**Pusatere, Deborah**	**0.042**	**Vacant**	**311**	**R-2B**
	65.82-3-2	**122 Clinton Ave**	**Pusatere, Deborah**	**0.049**	**Vacant**	**311**	**R-2B**
	65.82-3-1	**124 Clinton Ave**	**Pusatere, Deborah**	**0.051**	**Vacant**	**311**	**R-2B**
	65.81-6-20	126 Clinton Ave	E W Tompkins Co Inc	0.053	Commercial	449	R-2B
	65.81-6-19	128 Clinton Ave	E W Tompkins Co Inc	0.054	Vacant	311	R-2B
	65.81-6-18	130 Clinton Ave	E W Tompkins Co Inc	0.055	Vacant	311	R-2B
	65.81-6-17	132 Clinton Ave	Clinton Revival Housing	0.051	Residential	230	R-2B
Sheridan Hollow	**65.81-6-16**	**134 Clinton Ave**	**E W Tompkins Co Inc**	**0.05**	**Vacant**	**311**	**R-2B**
	65.81-6-15	**136 Clinton Ave**	**E W Tompkins Co Inc**	**0.051**	**Vacant**	**311**	**R-2B**
	65.81-6-14	138 Clinton Ave	Smith, Noelene	0.034	Residential	220	R-2B
	65.81-6-13	138A Clinton Ave	Johnson, Dorian	0.034	Residential	230	R-2B
	65.81-6-12	138B Clinton Ave	Jones, Harvet	0.034	Residential	230	R-2B
	65.81-6-11	**140 Clinton Ave**	**Walters, Michael**	**0.101**	**Residential**	**220**	**R-2B**
	65.81-6-9	144 Clinton Ave	Clinton Revival Housing	0.052	Residential	230	R-2B
	65.81-6-7	148 Clinton Ave	King, Thomas	0.05	Residential	220	R-2B
	65.81-6-6	150 Clinton Ave	Clinton Revival Housing	0.054	Residential	230	R-2B
	65.81-6-5	152 Clinton Ave	Thompson, Aroma	0.041	Commercial	481	R-2B
	65.81-6-4	152.5 Clinton Ave	Gailliard, Glinnesa D	0.029	Residential	220	R-2B
	65.81-6-3	154 Clinton Ave	Albany Community Land Trust	0.028	Residential	220	R-2B
	65.81-6-2	154.5 Clinton Ave	Fiske, Michael I	0.028	Residential	220	R-2B

BOA Redevelopment Study Area B	Tax ID	Address	Owner	Acres	Land Use	Land Use Code	Zoning
	65.81-6-1	**156 Clinton Ave**	**Albany Community Land Trust**	**0.052**	**Vacant**	**311**	**R-2B**
	65.81-2-29	158 Clinton Ave	New Covenant Christian	0.037	Vacant	311	R-2B
	65.81-2-28	160 Clinton Ave	Clinton Revival Housing	0.037	Residential	220	R-2B
	65.81-2-27	162 Clinton Ave	Archer, Allan	0.036	Residential	230	R-2B
	65.81-2-26	164 Clinton Ave	Robinson, Rasheem	0.037	Residential	210	R-2B
	65.81-2-25	166 Clinton Ave	Ellis, Sandra	0.04	Residential	230	R-2B
	65.81-2-24	168 Clinton Ave	March, Kenneth	0.041	Commercial	411	R-2B
	65.81-2-23	170 Clinton Ave	Young, Henry L Sr	0.043	Residential	220	R-2B
	65.81-2-22	172 Clinton Ave	Howard, Edna M	0.043	Residential	220	R-2B
	65.81-2-21	**174 Clinton Ave**	**SOA of Albany LTD**	**0.044**	**Vacant**	**311**	**R-2B**
	65.81-2-20	176 Clinton Ave	SOA of Albany LTD	0.044	Residential	220	R-2B
	65.81-2-19	180 Clinton Ave	DeLuca, Armando	0.177	Commercial	484	R-2B
	65.81-2-15	188 Clinton Ave	Thompson, Mathew	0.042	Commercial	481	R-2B
	65.81-2-14	190 Clinton Ave	Schloss, Lois	0.044	Residential	220	R-2B
Sheridan Hollow	65.81-2-13	192 Clinton Ave	Witherspoon-El-Amin, Gwendolyn	0.043	Residential	230	R-2B
	65.81-2-12	194 Clinton Ave	Robinson, Sharon D	0.043	Residential	220	R-2B
	65.81-2-11	196 Clinton Ave	Robinson, Sharon	0.044	Vacant	311	R-2B
	65.81-2-10	**198 Clinton Ave**	**Robinson, Sharon**	**0.043**	**Vacant**	**311**	**R-2B**
	65.81-2-9	200 Clinton Ave	Jean E Enterprises, LLC	0.045	Residential	230	R-2B
	65.81-2-8	202 Clinton Ave	HMW Group LLC	0.043	Residential	210	R-2B
	65.81-2-7	204 Clinton Ave	Bourdeau, Dominique	0.044	Residential	220	R-2B
	65.81-2-6	206 Clinton Ave	Fagan, Andrea	0.043	Residential	220	R-2B
	65.81-2-5	208 Clinton Ave	Clinton Revival Housing	0.043	Residential	230	R-2B
	65.81-2-4	**210 Clinton Ave**	**County of Albany NY**	**0.046**	**Residential**	**220**	**R-2B**
	65.81-2-3	212 Clinton Ave	Clinton Revival Housing	0.05	Commercial	411	R-2B
	65.81-2-2	214 Clinton Ave	Leary, Desiree	0.051	Commercial	411	R-2B
	65.81-2-1	216 Clinton Ave	Dudo, Thomas	0.056	Commercial	481	R-2B
	65.73-2-14.3	**220 Clinton Ave**	**Albany Center for**	**0.089**	**Vacant**	**330**	**R-2B**
	65.73-2-18	222 Clinton Ave	Keyser, Joseph C	0.042	Commercial	411	R-2B

BOA Redevelopment Study Area B	Tax ID	Address	Owner	Acres	Land Use	Land Use Code	Zoning
	65.73-2-17	224 Clinton Ave	Keyser, Joseph C	0.045	Residential	220	R-2B
	65.73-2-16	226 Clinton Ave	Fabian, Ricardo	0.043	Residential	230	R-2B
	65.73-2-15	228 Clinton Ave	Hardie, Thomas	0.045	Residential	230	R-2B
	65.73-2-14.1	**236 Clinton Ave**	**Albany Center For**	**0.479**	**Vacant**	**331**	**R-2B**
	65.73-2-13	250 Clinton Ave	Arbor Hill Alcoholism	0.043	Commercial	464	R-2B
	65.73-2-12	252 Clinton Ave	COLLINS, KARA D	0.044	Residential	230	R-2B
	65.73-2-11	**254 Clinton Ave**	**Pallis LLC**	**0.044**	**Residential**	**230**	**R-2B**
	65.73-2-10	256 Clinton Ave	Clinton Revival Housing	0.043	Residential	230	R-2B
	65.73-2-9	258 Clinton Ave	Clinton Revival Housing	0.043	Residential	230	R-2B
	65.73-2-8	260 Clinton Ave	Mc Coy, Colin	0.044	Residential	220	R-2B
	65.73-2-7	**262 Clinton Ave**	**Mc Coy, Colin**	**0.044**	**Vacant**	**311**	**R-2B**
	65.73-2-6	**264 Clinton Ave**	**Mc Coy, Colin**	**0.045**	**Vacant**	**311**	**R-2B**
	65.73-2-5	266 Clinton Ave	Clinton Revival Housing	0.043	Residential	230	R-2B
Sheridan Hollow	65.73-2-4	268 Clinton Ave	Clinton Revival Housing	0.044	Residential	230	R-2B
	65.73-2-3	270 Clinton Ave	Clinton Revival Housing	0.044	Residential	230	R-2B
	65.73-2-2	272 Clinton Ave	Clinton Revival Housing	0.045	Residential	230	R-2B
	65.73-2-1	276 Clinton Ave	City of Albany	0.083	Vacant	311	R-2B
	65.72-6-23	278 Clinton Ave	The Albany Housing	0.048	Commercial	481	R-2B
	65.72-6-22	280 Clinton Ave	The Albany Housing	0.035	Residential	220	R-2B
	65.72-6-21	282 Clinton Ave	Albany Housing Coalition	0.039	Residential	230	R-2B
	65.73-2-59	7 Dove St	O'Brien, Vicky	0.015	Residential	210	R-2B
	65.81-3-57	8 Dove St	Archibald, Andrew	0.032	Residential	210	R-2B
	65.81-3-56	**10 Dove St**	**City of Albany**	**0.031**	**Vacant**	**311**	**R-2B**
	65.81-3-55	20 Dove St	City of Albany	0.155	Parks / Forest	963	R-2B
	65.81-2-58	**Dove St**	**Common Alley**	**0.006**	**Vacant**	**311**	**R-2B**
	65.73-2-60	**Dove St**	**Common Alley**	**0.238**	**Community Services**	**692**	**R-2B**
	76.25-2-4	41 Elk St	State of New York	0.875	Commercial	438	C-O
	76.25-2-3	55 Elk St	West Bradford Corp	1.84	Commercial	464	C-O
	76.25-2-2	75 Elk St	State of New York	0.231	Commercial	438	C-O

BOA Redevelopment Study Area B	Tax ID	Address	Owner	Acres	Land Use	Land Use Code	Zoning
	76.25-2-1	77 Elk St	State of New York	0.142	Commercial	438	C-O
	65.81-5-1	167 Elk St	State of New York	7.486	Commercial	438	C-O
	65.80-4-6	169 Elk St	Portolese, John W	0.067	Commercial	411	R-2B
	65.80-4-7	171 Elk St	Sherman, Alene	0.063	Residential	230	R-2B
	65.80-4-8	173 Elk St	Sherman, Alene	0.061	Residential	220	R-2B
	65.80-4-9	175 Elk St	Sherman, Alene	0.055	Residential	230	R-2B
	65.80-4-10	177 Elk St	Oliphant, Thomas P	0.052	Residential	220	R-2B
	65.80-4-11	179 Elk St	Joy, Jancy	0.047	Residential	220	R-2B
	65.80-4-12	181 Elk St	Joy, Jancy	0.047	Residential	230	R-2B
	65.80-4-13	183 Elk St	Sharkey, Ryan	0.047	Residential	220	R-2B
	65.80-4-14	185 Elk St	Plaat, Nancy Marie	0.048	Residential	230	R-2B
	65.80-4-15	187 Elk St	Plaat, Nancy Marie	0.05	Residential	220	R-2B
	65.81-5-2	**Elk St**	**State of New York**	**0.524**	**Vacant**	**331**	**C-O**
	65.82-3-12	**74 Hawk St**	**Rehabilitation Support Service**	**0.036**	**Vacant**	**311**	**R-2B**
	65.72-6-24	97 Lark St	Montrose, Steve A	0.028	Residential	230	R-2B
	65.72-6-25	99 Lark St	Montrose, Steve A	0.028	Residential	230	R-2B
Sheridan Hollow	**65.73-2-31**	**100 Lark St**	**Capital Affordable Housing**	**0.019**	**Residential**	**230**	**R-2B**
	65.72-6-26	101 Lark St	Montrose, Steve A	0.029	Residential	230	R-2B
	65.73-2-32	102 Lark St	Capital Affordable Housing	0.02	Residential	230	R-2B
	65.72-6-27	103 Lark St	Montrose, Steve A	0.029	Residential	230	R-2B
	65.73-2-33	104 Lark St	Broughton, Ronald D	0.02	Residential	220	R-2B
	65.72-6-28	105 Lark St	Spriggs, Henri W	0.027	Residential	220	R-2B
	65.73-2-34	**106 Lark St**	**Broughton, Ronald D**	**0.021**	**Vacant**	**311**	**R-2B**
	65.72-5-20	107 Lark St	Duff, Fred E	0.058	Commercial	482	R-2B
	65.73-2-91	108 Lark St	Saleh, Hasan-A	0.044	Commercial	481	R-2B
	65.72-5-21	109 Lark St	Adekoya, Alexander	0.03	Residential	230	R-2B
	65.73-2-90	110 Lark St	Dederick, Ronnie E	0.04	Residential	220	R-2B
	65.72-5-22	111 Lark St	Darguste, Fred	0.03	Residential	220	R-2B
	65.73-2-89	112 Lark St	Chaney, Dorothy	0.035	Residential	230	R-2B
	65.72-5-23	113 Lark St	Denny, David C	0.031	Residential	220	R-2B
	65.73-2-88	114 Lark St	Wansley, Terrance	0.039	Residential	230	R-2B
	65.72-5-24	115 Lark St	Parker, Eva M	0.031	Residential	220	R-2B
	65.73-2-87	116 Lark St	Wilford, Edward	0.037	Residential	230	R-2B

BOA Redevelopment Study Area B	Tax ID	Address	Owner	Acres	Land Use	Land Use Code	Zoning
	65.72-5-25	117 Lark St	Brace, Georgia Mae	0.039	Residential	220	R-2B
	65.73-2-86	118 Lark St	Scott & Scott Associates, LLC	0.038	Residential	230	R-2B
	65.72-5-26	119 Lark St	Ottaviano, Richard	0.035	Residential	230	R-2B
	65.73-2-85	120 Lark St	Wansley, Terrence	0.038	Residential	230	R-2B
	65.72-5-27	121 Lark St	Lawrence-Mitchell, Sharon	0.035	Residential	230	R-2B
	65.73-2-84	122 Lark St	Osifo, Patience	0.039	Residential	230	R-2B
	65.73-2-83	122.5 Lark St	Osifo, Patience	0.045	Commercial	481	R-2B
	65.72-5-28	123 Lark St	Seide, Marie	0.036	Residential	230	R-2B
	65.72-5-29	**123.5 Lark St**	**Hardamon, Richard P**	**0.04**	**Residential**	**230**	**R-2B**
	65.72-4-51	124 Lark St	Cox, Heidi	0.032	Residential	230	R-2B
	65.72-5-66	125 Lark St	Grant, Dennis C	0.032	Commercial	484	R-2B
	65.72-4-50	126 Lark St	Ricot, Carlo	0.031	Residential	230	R-2B
	65.72-5-67	127 Lark St	Grant, Dennis C	0.039	Vacant	311	R-2B
	65.72-4-49	128 Lark St	128 Lark Street LLC	0.031	Residential	230	R-2B
	65.72-5-68	129 Lark St	Grant, Dennis C	0.036	Vacant	311	R-2B
	65.72-4-48	130 Lark St	Royal, Helen G	0.031	Residential	220	R-2B
Sheridan Hollow	65.72-5-69	131 Lark St	A Y T N CORP	0.044	Commercial	481	R-2B
	65.72-4-47	**132 Lark St**	**Albany Community**	**0.031**	**Residential**	**220**	**R-2B**
	65.72-4-63	132.5 Lark St	Albany Community	0.026	Residential	220	R-2B
	65.72-4-46	134 Lark St	Albany Community	0.026	Residential	220	R-2B
	65.72-4-45	136 Lark St	St Joseph's Housing Corp	0.027	Residential	220	R-2B
	65.72-4-44	138 Lark St	Zabriskie, Earl	0.029	Residential	220	R-2B
	65.72-4-29	139 Lark St	IEURO-MAASTRICHT, INC	0.039	Commercial	481	R-2B
	65.72-4-43	140 Lark St	Middlesex Associates LLC.	0.027	Residential	220	R-2B
	65.72-4-30	141 Lark St	Darnowski, John F	0.031	Residential	220	R-2B
	65.72-4-42	142 Lark St	Spickerman, Timothy	0.026	Residential	220	R-2B
	65.72-4-31	143 Lark St	Wilson, Gary	0.027	Residential	220	R-2B
	65.80-4-16	144 Lark St	JOHNSON, MICHAEL J	0.027	Residential	230	R-2B
	65.72-4-32	145 Lark St	Craig, Timothy	0.029	Residential	220	R-2B
	65.80-4-17	146 Lark St	MCLENDON, DONNA	0.028	Residential	210	R-2B
	65.72-4-33	147 Lark St	TONGE, ANTHONY	0.035	Residential	220	R-2B

BOA Redevelopment Study Area B	Tax ID	Address	Owner	Acres	Land Use	Land Use Code	Zoning
	65.80-4-18	148 Lark St	JJP-1 ALBANY CO INC	0.027	Residential	220	R-2B
	65.72-4-34	149 Lark St	St Joseph's Housing Corp	0.037	Residential	220	R-2B
	65.80-4-19	150 Lark St	CRUZ, ROBERT	0.028	Commercial	411	R-2B
	65.72-4-35	151 Lark St	AMJAD, AFSHAN	0.04	Residential	230	R-2B
	65.80-4-20	152 Lark St	Johnson, MICHAEL J	0.028	Residential	230	R-2B
	65.72-4-36	153 Lark St	Scarpa, Nicholas	0.036	Residential	230	R-2B
	65.80-4-21	154 Lark St	SOLIS, LARRY	0.027	Residential	230	R-2B
	65.72-4-37	155 Lark St	Dobbs, Erika N	0.035	Residential	230	R-2B
	65.80-4-22	156 Lark St	Elkayam, Asaf	0.028	Residential	230	R-2B
	65.72-4-38	157 Lark St	Portolese, John W	0.028	Residential	220	R-2B
	65.80-4-23	158 Lark St	AURORA LOAN SERVICES LLC	0.028	Residential	230	R-2B
	65.72-4-39	159 Lark St	SMITH, MATTHEW S	0.033	Residential	230	R-2B
	65.80-4-24	160 Lark St	Furlong, James M	0.027	Residential	210	R-2B
Sheridan Hollow	65.72-4-40	161 Lark St	SPRINGFIELD STORAGE LLC.	0.047	Residential	230	R-2B
	65.72-4-41	161.5 Lark St	Lewis, Jeff W	0.016	Commercial	481	R-2B
	65.80-4-25	162 Lark St	162 LARK ASSOCIATES, INC.	0.027	Residential	210	R-2B
	65.80-4-26	164 Lark St	Trott, Erma A	0.027	Residential	220	R-2B
	76.26-1-33	81 Orange St	SECRETARY OF HOUSING &	0.066	Residential	220	R-2B
	76.26-1-34	**83 Orange St**	**Morgan, Alvin**	**0.062**	**Vacant**	**311**	**R-2B**
	76.26-1-35	85 Orange St	Smith, Delores	0.047	Residential	220	R-2B
	76.26-1-36	87 Orange St	Morgan, Alvin	0.052	Residential	220	R-2B
	76.26-1-37	89 Orange St	Morgan, Alvin	0.041	Residential	220	R-2B
	76.26-1-38	91 Orange St	25 Monroe Street Realty, LLC	0.046	Commercial	438	R-2B
	76.26-1-39	93 Orange St	25 Monroe Street Realty, LLC	0.052	Commercial	438	R-2B
	76.26-1-40	95 Orange St	25 Monroe Street Realty, LLC	0.051	Commercial	438	R-2B
	76.26-1-41	97 Orange St	25 Monroe Street Realty, LLC	0.051	Commercial	438	R-2B

BOA Redevelopment Study Area B	Tax ID	Address	Owner	Acres	Land Use	Land Use Code	Zoning
	76.26-1-42	99 Orange St	25 Monroe Street Realty, LLC	0.05	Commercial	438	R-2B
	76.26-1-43	101 Orange St	THOMPSON, AROMA	0.051	Residential	230	R-2B
	76.26-1-44	**103 Orange St**	**JOHNSON, DERIC L**	**0.051**	**Vacant**	**311**	**R-2B**
	76.26-2-4	**106 Orange St**	**Fyvie, Bill**	**0.015**	**Vacant**	**340**	**R-2B**
	76.26-1-46	**107 Orange St**	**JOHNSON, DERIC L**	**0.097**	**Residential**	**210**	**R-2B**
	76.26-2-3	**108 Orange St**	**Fyvie, Bill**	**0.027**	**Vacant**	**340**	**R-2B**
	76.26-1-47	109 Orange St	Waugaman, James S	0.05	Vacant	311	R-2B
	76.26-2-2	**110 Orange St**	**Fyvie, Bill**	**0.055**	**Vacant**	**340**	**R-2B**
	65.82-3-32	111 Orange St	Waugaman, James S	0.05	Vacant	311	R-2B
	76.26-2-1	**112 Orange St**	**Fyvie, Bill**	**0.055**	**Vacant**	**340**	**R-2B**
	65.82-3-38	123 Orange St	Scavo, Brian	0.043	Commercial	433	R-2B
	65.82-3-39	127 Orange St	City of Albany	0.17	Recreation / Entertainment	591	R-2B
	65.82-3-13	**139 Orange St**	**E W Tompkins Co Inc**	**0.021**	**Vacant**	**311**	**R-2B**
	65.82-3-14	**141 Orange St**	**Waugaman, James**	**0.07**	**Vacant**	**311**	**R-2B**
	65.82-3-16	**147 Orange St**	**E W Tompkins Co Inc**	**0.348**	**Vacant**	**311**	**R-2B**
	65.81-6-56	**150 Orange St**	**E W Tompkins Co Inc**	**0.257**	**Commercial**	**449**	**C-M**
Sheridan Hollow	**65.81-6-22**	**157 Orange St**	**E W Tompkins Co Inc**	**0.049**	**Vacant**	**311**	**R-2B**
	65.81-6-55	158.5 Orange St	E W Tompkins Co Inc	0.04	Commercial	482	C-M
	65.81-6-23	**159 Orange St**	**E W Tompkins Co Inc**	**0.048**	**Vacant**	**311**	**R-2B**
	65.81-6-54	**160 Orange St**	**E W Tompkins Co Inc**	**0.046**	**Vacant**	**340**	**C-M**
	65.81-6-24	**161 Orange St**	**E W Tompkins Co Inc**	**0.044**	**Vacant**	**311**	**R-2B**
	65.81-6-53	**162 Orange St**	**E W Tompkins Co Inc**	**0.063**	**Vacant**	**340**	**C-M**
	65.81-6-25	**163 Orange St**	**E W Tompkins Co Inc**	**0.045**	**Vacant**	**311**	**R-2B**
	65.81-6-52	164 Orange St	MOLLA, ABDURRAB	0.063	Residential	230	R-2B
	65.81-6-26	**165 Orange St**	**E W Tompkins Co Inc**	**0.267**	**Vacant**	**311**	**R-2B**
	65.81-6-51	**166 Orange St**	**E W Tompkins Co Inc**	**0.063**	**Vacant**	**311**	**R-2B**
	65.81-6-50	**168 Orange St**	**E W Tompkins Co Inc**	**0.064**	**Vacant**	**311**	**R-2B**
	65.81-6-49	170 Orange St	Van Wie, Robert W	0.038	Residential	210	R-2B
	65.81-6-48	172 Orange St	Sarlo, Joseph	0.047	Residential	220	R-2B
	65.81-6-47	174 Orange St	Collins, Tina S	0.051	Residential	220	R-2B
	65.81-6-46	176 Orange St	Sansy, Debra	0.052	Residential	230	R-2B
	65.81-6-32	**177 Orange St**	**E W Tompkins Co Inc**	**0.044**	**Vacant**	**311**	**R-2B**
	65.81-6-45	**178 Orange St**	**Onyenwena, Janet**	**0.051**	**Residential**	**230**	**R-2B**
	65.81-6-33	**179 Orange St**	**E W Tompkins Co Inc**	**0.044**	**Vacant**	**311**	**R-2B**
	65.81-6-34	**181 Orange St**	**E W Tompkins Co Inc**	**0.036**	**Vacant**	**311**	**R-2B**

BOA Redevelopment Study Area B	Tax ID	Address	Owner	Acres	Land Use	Land Use Code	Zoning
	65.81-6-44	**182 Orange St**	**E W Tompkins Co Inc**	**0.05**	**Vacant**	**311**	**R-2B**
	65.81-6-35	**183 Orange St**	**E W Tompkins Co Inc**	**0.047**	**Vacant**	**311**	**R-2B**
	65.81-6-43	**184 Orange St**	**E W Tompkins Co Inc**	**0.051**	**Vacant**	**311**	**R-2B**
	65.81-6-36	**185 Orange St**	**E W Tompkins Co Inc**	**0.053**	**Vacant**	**311**	**R-2B**
	65.81-6-42	**186 Orange St**	**E W Tompkins Co Inc**	**0.056**	**Vacant**	**311**	**R-2B**
	65.81-6-37	**187 Orange St**	**Twum-Barima, Patience**	**0.055**	**Vacant**	**311**	**R-2B**
	65.81-6-41	**188 Orange St**	**City of Albany**	**0.057**	**Vacant**	**311**	**R-2B**
	65.81-6-40	**190 Orange St**	**Johnson, Estella W**	**0.057**	**Vacant**	**311**	**R-2B**
	65.81-6-39	**192 Orange St**	**Johnson, Estella W**	**0.027**	**Vacant**	**311**	**R-2B**
	65.81-2-30	**193 Orange St**	**E W Tompkins Co Inc**	**0.043**	**Vacant**	**311**	**R-2B**
	65.81-3-27	**194 Orange St**	**E W Tompkins Co Inc**	**0.026**	**Vacant**	**311**	**R-2B**
	65.81-2-31	195 Orange St	Hill, William B	0.044	Residential	220	R-2B
	65.81-3-26	**196 Orange St**	**E W Tompkins Co Inc**	**0.045**	**Vacant**	**311**	**R-2B**
	65.81-3-25	**198 Orange St**	**Lamb, John**	**0.043**	**Vacant**	**311**	**R-2B**
	65.81-2-33	199 Orange St	Lamb, John	0.131	Commercial	439	R-2B
	65.81-3-24	**200 Orange St**	**Lamb, John W**	**0.059**	**Vacant**	**311**	**R-2B**
Sheridan Hollow	65.81-3-23	202 Orange St	Hughes, Ruby A	0.058	Residential	210	R-2B
	65.81-2-35	203 Orange St	Dupoux, Michael	0.043	Residential	220	R-2B
	65.81-3-22	**204 Orange St**	**Hughes, Ruby**	**0.057**	**Vacant**	**311**	**R-2B**
	65.81-2-36	205 Orange St	Clay, Michael M	0.043	Residential	220	R-2B
	65.81-3-21	206 Orange St	Ho, Sontony	0.057	Residential	230	R-2B
	65.81-2-37	207 Orange St	Ho, Sontony C	0.045	Residential	220	R-2B
	65.81-3-20	208 Orange St	Wallace, Iley	0.059	Residential	220	R-2B
	65.81-2-38	209 Orange St	Secretary of Housing &	0.044	Residential	210	R-2B
	65.81-3-19	210 Orange St	Pulliam, Argusta Lfest	0.057	Residential	210	R-2B
	65.81-2-39	**211 Orange St**	**Secretary of Housing &**	**0.044**	**Vacant**	**311**	**R-2B**
	65.81-3-18	212 Orange St	Carter, Nichole	0.057	Residential	210	R-2B
	65.81-2-40	213 Orange St	Krasher, Peter Paul Sr	0.044	Residential	210	R-2B
	65.81-3-17	214 Orange St	Carter, Nichole	0.058	Residential	210	R-2B
	65.81-2-41	**215 Orange St**	**Secretary of Housing &**	**0.051**	**Vacant**	**311**	**R-2B**
	65.81-3-16	**216 Orange St**	**Mounteer, Mary E**	**0.058**	**Vacant**	**311**	**R-2B**
	65.81-2-42	**217 Orange St**	**Prince, Keith Devon**	**0.042**	**Vacant**	**311**	**R-2B**
	65.81-3-15	**218 Orange St**	**City of Albany**	**0.057**	**Vacant**	**311**	**R-2B**

BOA Redevelopment Study Area B	Tax ID	Address	Owner	Acres	Land Use	Land Use Code	Zoning
	65.81-2-43	219 Orange St	DESTINY VENTURES INC	0.039	Residential	210	R-2B
	65.81-3-14	**220 Orange St**	**City of Albany**	**0.059**	**Vacant**	**311**	**R-2B**
	65.81-2-44	221 Orange St	Barrett, Ronald D	0.044	Residential	210	R-2B
	65.81-3-13	**222 Orange St**	**Pallis 25 LLC**	**0.057**	**Vacant**	**311**	**R-2B**
	65.81-2-45	**223 Orange St**	**Barrett, Ronald**	**0.044**	**Vacant**	**311**	**R-2B**
	65.81-3-12	**224 Orange St**	**Pallis 25 LLC**	**0.057**	**Vacant**	**311**	**R-2B**
	65.81-2-46	**225 Orange St**	**Barrett, Brenda**	**0.043**	**Vacant**	**311**	**R-2B**
	65.81-3-11	226 Orange St	Mc Call, R G	0.057	Residential	210	R-2B
	65.81-2-47	227 Orange St	KARNER, JOSEPH	0.087	Residential	210	R-2B
	65.81-3-10	**228 Orange St**	**HOLMES, CAROL**	**0.057**	**Vacant**	**311**	**R-2B**
	65.81-3-9	**230 Orange St**	**Albany Community Development**	**0.071**	**Vacant**	**311**	**R-2B**
	65.81-2-49	**231 Orange St**	**Jaouni, Zafer Z**	**0.044**	**Vacant**	**311**	**R-2B**
	65.81-3-8	**232 Orange St**	**Albany Community Development**	**0.058**	**Vacant**	**311**	**R-2B**
	65.81-2-50	**233 Orange St**	**Jaouni, Zafer Z**	**0.043**	**Vacant**	**311**	**R-2B**
	65.81-3-7	**234 Orange St**	**City of Albany**	**0.059**	**Vacant**	**311**	**R-2B**
Sheridan Hollow	**65.81-2-51**	**235 Orange St**	**Jaouni, Zafer Z**	**0.042**	**Vacant**	**311**	**R-2B**
	65.81-3-6	**236 Orange St**	**Omni Development Co Inc**	**0.056**	**Vacant**	**311**	**R-2B**
	65.81-2-52	**237 Orange St**	**Jaouni, Zafer Z**	**0.045**	**Vacant**	**311**	**R-2B**
	65.81-3-5	**238 Orange St**	**Graham, Sam L**	**0.057**	**Residential**	**220**	**R-2B**
	65.81-2-53	**239 Orange St**	**Brander, Jonah**	**0.046**	**Vacant**	**311**	**R-2B**
	65.81-3-4	240 Orange St	Albany Advanced Apartments LLC	0.057	Residential	230	R-2B
	65.81-2-54	241 Orange St	Marcus, Tabora	0.052	Residential	220	R-2B
	65.81-3-3	242 Orange St	Irvine, James	0.031	Residential	210	R-2B
	65.81-2-55	**243 Orange St**	**Irvine, James**	**0.034**	**Vacant**	**311**	**R-2B**
	65.81-2-56	**245 Orange St**	**City of Albany**	**0.034**	**Vacant**	**311**	**R-2B**
	65.81-3-1	246 Orange St	Dorsey, Luther	0.031	Residential	220	R-2B
	65.81-2-57	**247 Orange St**	**Revelation Church of God**	**0.034**	**Vacant**	**311**	**R-2B**
	65.73-2-58	248 Orange St	Revelation Church of God	0.028	Commercial	481	R-2B
	65.73-2-57	250 Orange St	Kasper, Stephen J	0.044	Commercial	481	R-2B
	65.73-2-56	252 Orange St	The Revelation Church Of	0.048	Residential	230	R-2B

BOA Redevelopment Study Area B	Tax ID	Address	Owner	Acres	Land Use	Land Use Code	Zoning
	65.73-2-55	254 Orange St	Revelation Church of God	0.046	Commercial	411	R-2B
	65.73-2-14.2	255 Orange St	Albany Center For	0.654	Commercial	464	C-M
	65.73-2-54	256 Orange St	Trotter, Leo	0.047	Vacant	311	R-2B
	65.73-2-53	258 Orange St	Revelation Church of God	0.047	Community Services	620	R-2B
	65.73-2-52	260 Orange St	Revelation Church of God	0.052	Residential	220	R-2B
	65.73-2-51	**262 Orange St**	**Revelation Church of God**	**0.051**	**Vacant**	**311**	**R-2B**
	65.73-2-50	**264 Orange St**	**Revelation Church of God**	**0.052**	**Vacant**	**311**	**R-2B**
	65.73-2-49	**266 Orange St**	**Revelation Church of God**	**0.053**	**Vacant**	**311**	**R-2B**
	65.73-2-48	**268 Orange St**	**Findlay, Esther M**	**0.047**	**Vacant**	**311**	**R-2B**
	65.73-2-47	270 Orange St	Mekkatte, Joy	0.052	Residential	230	R-2B
	65.73-2-46	272 Orange St	Tobin, Gregory J	0.052	Residential	220	R-2B
Sheridan Hollow	**65.73-2-45**	**274 Orange St**	**Touhey Homeownership**	**0.052**	**Vacant**	**311**	**R-2B**
	65.73-2-44	**276 Orange St**	**Touhey Homeownership**	**0.052**	**Vacant**	**311**	**R-2B**
	65.73-2-43	278 Orange St	Capital Affordable Housing	0.056	Residential	230	R-2B
	65.73-2-42	280 Orange St	Carmelle-Souffrant, Marie R	0.044	Residential	220	R-2B
	65.73-2-19.2	**281 Orange St**	**Amrossi, Tom**	**0.045**	**Vacant**	**311**	**R-2B**
	65.73-2-41	282 Orange St	Holmes, Kenneth	0.052	Residential	220	R-2B
	65.73-2-19.1	**283 Orange St**	**Mc Coy, Colin**	**0.039**	**Vacant**	**311**	**R-2B**
	65.73-2-40	**284 Orange St**	**Holmes, Kenneth W**	**0.052**	**Vacant**	**311**	**R-2B**
	65.73-2-21	**285 Orange St**	**County of Albany NY**	**0.043**	**Residential**	**230**	**R-2B**
	65.73-2-39	286 Orange St	Jackson, Mary Ann	0.051	Residential	220	R-2B
	65.73-2-22	**287 Orange St**	**Mc Coy, Colin**	**0.042**	**Vacant**	**311**	**R-2B**
	65.73-2-38	**288 Orange St**	**Pallis 25 LLC**	**0.051**	**Residential**	**220**	**R-2B**
	65.73-2-23	**289 Orange St**	**Burke, Paul**	**0.042**	**Vacant**	**311**	**R-2B**
	65.73-2-37	290 Orange St	Conway, Emma Geneva	0.051	Residential	220	R-2B

BOA Redevelopment Study Area B	Tax ID	Address	Owner	Acres	Land Use	Land Use Code	Zoning
Sheridan Hollow	**65.73-2-24**	**291 Orange St**	**Mc Coy, Colin**	**0.043**	**Vacant**	**311**	**R-2B**
	65.73-2-36	**292 Orange St**	**Conway, Emma**	**0.051**	**Vacant**	**311**	**R-2B**
	65.73-2-25	293 Orange St	Pounds, Charles R	0.043	Commercial	433	R-2B
	65.73-2-35	**294 Orange St**	**County of Albany NY**	**0.052**	**Vacant**	**311**	**R-2B**
	65.73-2-26	295 Orange St	Pounds, Charles R	0.044	Commercial	433	R-2B
	65.73-2-27	297 Orange St	JTC Works LLC	0.043	Residential	210	R-2B
	65.73-2-28	299 Orange St	Proper, Gregory	0.043	Residential	230	R-2B
	65.73-2-29	**301 Orange St**	**Macaabi Realty, LLC.**	**0.043**	**Vacant**	**311**	**R-2B**
	65.73-2-30	303 Orange St	JTC Works LLC	0.044	Residential	220	R-2B
	65.73-2-92	**Orange St**	**Common Alley**	**0.005**	**Community Services**	**692**	**R-2B**
	65.81-4-7.1	Rear 208 1/2 Sheridan Ave	City of Albany	0.802	Parks / Forest	963	R-2B
	76.26-2-51	Rear 48 Sheridan Ave	Albany Empire Partners LLC.	0.208	Vacant	330	C-3
	76.25-1-8	Rear 73 Elk St	State of New York	0.675	Commercial	438	C-3
	76.25-1-7	Rear 98 134 Sheridan Ave	State of New York	0.766	Vacant	340	C-M
	65.81-4-42	14 Road St	State of New York	0.251	Commercial	438	C-M
	65.81-4-43	16 Road St	State of New York	0.056	Commercial	438	C-M
	65.81-4-44	18 Road St	State of New York	0.048	Commercial	438	C-M
	65.81-4-37	2 Road St	E W Tompkins Co Inc	0.086	Commercial	438	C-M
	65.81-4-45	20 Road St	State of New York	0.042	Commercial	438	C-M
	65.81-4-39	4 Road St	State of New York	0.051	Commercial	438	C-M
	65.81-4-40	6 Road St	State of New York	0.196	Commercial	438	C-M
	65.81-4-41	8 Road St	State of New York	0.112	Commercial	438	C-M
	65.81-3-28	**10 S Swan St**	**E W Tompkins Co Inc**	**0.018**	**Vacant**	**311**	**R-2B**
	65.81-6-82	11 S Swan St	Mc Clendon, Evelyn	0.016	Vacant	311	R-2B
	65.81-3-29	**12 S Swan St**	**E W Tompkins Co Inc**	**0.041**	**Vacant**	**311**	**R-2B**
	65.81-6-81	**13 S Swan St**	**Johnson, William**	**0.013**	**Vacant**	**311**	**R-2B**
	65.81-3-30	14 S Swan St	Morgan, Alvin	0.037	Residential	220	R-2B
	65.81-3-31	16 S Swan St	Barry, Romona	0.034	Residential	220	R-2B
	65.81-6-38	**5 S Swan St**	**Glass, David**	**0.032**	**Commercial**	**449**	**R-2B**
	65.81-6-83	**9 S Swan St**	**McClendon-Kennedy, Evelyn**	**0.016**	**Residential**	**220**	**R-2B**
	76.26-2-49	48 Sheridan Ave	Albany Empire Partners LLC.	0.12	Commercial	438	C-3

BOA Redevelopment Study Area B	Tax ID	Address	Owner	Acres	Land Use	Land Use Code	Zoning
	76.26-2-47	54 Sheridan Ave	District Attorney's Assoc - NY	0.125	Commercial	438	C-3
	76.26-2-45	56 Sheridan Ave	NY Idea LLC	0.055	Commercial	481	C-3
	76.26-2-44	58 Sheridan Ave	Backer, Ronald H	0.141	Commercial	438	C-3
	76.26-2-43	60 Sheridan Ave	HORN, SANG H	0.062	Residential	230	C-3
	76.26-2-42	**62 Sheridan Ave**	**HORN, SANG H**	**0.072**	**Commercial**	**439**	**C-3**
	76.26-2-41	64 Sheridan Ave	Backer, Ronald H	0.045	Commercial	438	C-3
	76.26-2-40	66 Sheridan Ave	Backer, Ronald H	0.052	Commercial	438	C-3
	76.26-2-39	70 Sheridan Ave	Sheridan Parking LLC	0.106	Commercial	438	C-3
	76.26-2-10	**71 Sheridan Ave**	**Brown, Michael**	**0.027**	**Commercial**	**425**	**R-2B**
	76.26-2-38	72 Sheridan Ave	Sheridan Parking LLC	0.057	Commercial	438	C-3
	76.26-2-11	**73 Sheridan Ave**	**Brown, Michael**	**0.025**	**Vacant**	**311**	**R-2B**
	76.26-2-37	74 Sheridan Ave	Backer, Ronald	0.032	Commercial	438	C-3
	76.26-2-12	75 Sheridan Ave	State of New York	0.056	Public Services	851	C-M
	76.26-2-36	76 Sheridan Ave	Backer, Ronald	0.037	Commercial	438	C-3
	76.26-2-13	77 Sheridan Ave	State of New York	0.056	Public Services	851	C-M
	76.26-2-35	78 Sheridan Ave	Backer, Ronald	0.151	Commercial	438	C-3
Sheridan Hollow	76.26-2-34	80 Sheridan Ave	Backer, Ronald H	0.055	Commercial	438	C-3
	76.26-2-33	82 Sheridan Ave	Backer, Ronald H	0.055	Commercial	438	C-3
	76.26-2-32	86 Sheridan Ave	State of New York	0.427	Community Services	653	C-3
	76.26-2-14	91 Sheridan Ave	State of New York	1.104	Public Services	851	C-M
	76.25-1-4	98 Sheridan Ave	NYS General Services	0.072	Public Services	851	C-M
	65.81-6-63	99 Sheridan Ave	State of New York	0.469	Vacant	340	C-M
	76.25-1-3	100 Sheridan Ave	NYS General Services	0.428	Commercial	437	C-M
	65.81-6-64	107 Sheridan Ave	County of Albany	0.526	Industrial	710	C-M
	65.81-6-67	113 Sheridan Ave	E W Tompkins Co Inc	0.321	Commercial	449	C-M
	76.25-1-2	124 Sheridan Ave	E W Tompkins Co Inc	0.318	Commercial	449	C-M
	65.81-6-68	125 Sheridan Ave	E W Tompkins Co Inc	0.07	Vacant	340	C-M
	65.81-6-69	127 Sheridan Ave	Gaspary, Leonard F III	0.067	Residential	210	C-M
	65.81-6-70	129 Sheridan Ave	McMullen, Kathleen C	0.062	Commercial	449	C-M

BOA Redevelopment Study Area B	Tax ID	Address	Owner	Acres	Land Use	Land Use Code	Zoning
	65.81-6-71	131 Sheridan Ave	McMullen, Kathleen C	0.056	Commercial	438	C-M
	65.81-6-72	133 Sheridan Ave	E W Tompkins Company Inc	0.151	Commercial	449	C-M
	76.25-1-1	134 Sheridan Ave	E W Tompkins Co Inc	0.217	Commercial	449	C-M
	65.81-6-73	139 Sheridan Ave	E W Tompkins Co Inc	0.099	Commercial	438	R-2B
	65.81-6-75	143 Sheridan Ave	Anderson, Marshall J	0.049	Residential	220	R-2B
	65.81-6-76	**145 Sheridan Ave**	**Sixth Son Holdings, LLC**	**0.05**	**Commercial**	**481**	**R-2B**
	65.81-6-77	**147 Sheridan Ave**	**Sixth Son Holdings, LLC**	**0.07**	**Commercial**	**481**	**R-2B**
	65.81-4-34	148 Sheridan Ave	Sheridan Parking Llc	0.289	Commercial	438	C-M
	65.81-6-78	**149 Sheridan Ave**	**Albany Community Development**	**0.041**	**Residential**	**220**	**R-2B**
Sheridan Hollow	65.81-6-79	153 Sheridan Ave	Johnson, Estelle	0.056	Residential	220	R-2B
	65.81-6-80	**155 Sheridan Ave**	**White, Jatasha**	**0.043**	**Residential**	**220**	**R-2B**
	65.81-3-32	157 Sheridan Ave	Kuhsel, Maria	0.034	Commercial	481	R-2B
	65.81-4-30	158 Sheridan Ave	New Jerusalem Home	0.058	Residential	210	R-2B
	65.81-3-33	159 Sheridan Ave	Murray, Claire	0.026	Residential	220	R-2B
	65.81-4-29	160 Sheridan Ave	New Jerusalem Home Of The	0.257	Community Services	620	R-2B
	65.81-3-34	161 Sheridan Ave	Moore, Neville	0.029	Residential	220	R-2B
	65.81-3-35	163 Sheridan Ave	Larue, Stacy	0.065	Residential	220	R-2B
	65.81-3-36	165 Sheridan Ave	Interfaith Partnership for the, Homeless	0.096	Residential	220	R-2B
	65.81-4-28	166 Sheridan Ave	New Jerusalem Home Of The	0.055	Commercial	438	R-2B

BOA Redevelopment Study Area B	Tax ID	Address	Owner	Acres	Land Use	Land Use Code	Zoning
	65.81-3-39	171 Sheridan Ave	Interfaith Partnership for the, Homeless	0.188	Commercial	411	R-2B
	65.81-3-41	175 Sheridan Ave	Interfaith Partnership for the, Homeless	0.056	Residential	210	R-2B
	65.81-4-24	176 Sheridan Ave	Interfaith Partnership for the, Homeless	0.374	Commercial	464	R-2B
	65.81-3-42	**177 Sheridan Ave**	**Interfaith Partnership for the**	**0.057**	**Vacant**	**311**	**R-2B**
	65.81-3-43	179 Sheridan Ave	Van Wie, Robert W	0.056	Residential	230	R-2B
	65.81-4-23	180 Sheridan Ave	West, Gloria	0.063	Residential	210	R-2B
	65.81-3-44	181 Sheridan Ave	RV Complete Property	0.056	Residential	220	R-2B
	65.81-4-22	182 Sheridan Ave	Haviland, John Sr	0.065	Residential	220	R-2B
	65.81-3-45	**183 Sheridan Ave**	**Landy, Clinton Sr**	**0.058**	**Residential**	**210**	**R-2B**
Sheridan Hollow	**65.81-4-21**	**184 Sheridan Ave**	**Sheridan Parking LLC**	**0.059**	**Vacant**	**311**	**R-2B**
	65.81-3-46	185 Sheridan Ave	Wilmot, Phillip	0.056	Residential	230	R-2B
	65.81-4-20	186 Sheridan Ave	Sheridan Parking LLC	0.06	Vacant	311	R-2B
	65.81-3-47	**187 Sheridan Ave**	**Omni Development Co Inc**	**0.056**	**Vacant**	**311**	**R-2B**
	65.81-4-19	188 Sheridan Ave	Sheridan Parking LLC	0.067	Vacant	311	R-2B
	65.81-3-48	**189 Sheridan Ave**	**Omni Development Co Inc**	**0.056**	**Vacant**	**311**	**R-2B**
	65.81-3-49	**191 Sheridan Ave**	**Omni Development Inc**	**0.056**	**Vacant**	**311**	**R-2B**
	65.81-3-50	**193 Sheridan Ave**	**Omni Development Corp Inc**	**0.071**	**Vacant**	**311**	**R-2B**
	65.81-3-51	**195 Sheridan Ave**	**Omni Development Co Inc**	**0.057**	**Vacant**	**311**	**R-2B**
	65.81-4-15	196 Sheridan Ave	Sheridan Parking LLC	0.052	Commercial	438	R-2B

BOA Redevelopment Study Area B	Tax ID	Address	Owner	Acres	Land Use	Land Use Code	Zoning
	65.81-3-52	**197 Sheridan Ave**	**Omni Development Co Inc**	**0.058**	**Vacant**	**311**	**R-2B**
	65.81-3-53	199 Sheridan Ave	Panchick, Anna	0.055	Residential	220	R-2B
	65.81-3-54	201 Sheridan Ave	City of Albany	0.112	Parks / Forest	963	R-2B
	65.73-2-61	203 Sheridan Ave	Sheridan Parking LLC	0.034	Commercial	438	R-2B
	65.81-4-11	204 Sheridan Ave	Sheridan Parking LLC	0.061	Vacant	311	R-2B
	65.73-2-62	205 Sheridan Ave	Sheridan Parking LLC	0.055	Commercial	438	R-2B
	65.73-2-63	207 Sheridan Ave	City of Albany	0.048	Vacant	311	R-2B
	65.81-4-9	208 Sheridan Ave	Sheridan Parking Llc	0.164	Commercial	438	R-2B
	65.73-2-64	209 Sheridan Ave	City of Albany	0.049	Vacant	311	R-2B
Sheridan Hollow	**65.81-4-6**	**210 Sheridan Ave**	**Sheridan Parking LLC**	**0.413**	**Commercial**	**449**	**C-O**
	65.73-2-65	211 Sheridan Ave	Singh, Vedanand J	0.047	Residential	220	R-2B
	65.73-2-66	**213 Sheridan Ave**	**Barat, Usha**	**0.047**	**Vacant**	**311**	**R-2B**
	65.73-2-67	215 Sheridan Ave	Barat, Usha	0.05	Residential	220	R-2B
	65.73-2-68	217 Sheridan Ave	Sheridan Parking LLC	0.052	Commercial	438	R-2B
	65.73-2-69	219 Sheridan Ave	Sheridan Parking LLC	0.052	Commercial	438	R-2B
	65.73-2-70	221 Sheridan Ave	Sheridan Parking LLC	0.053	Commercial	438	R-2B
	65.73-2-71	223 Sheridan Ave	Callahan, Thomas E	0.051	Residential	220	R-2B
	65.73-2-72.1	225 Sheridan Ave	Chalmers, Renee	0.049	Residential	220	R-2B
	65.73-2-72.2	227 Sheridan Ave	Gibson, Valerie	0.055	Residential	220	R-2B

BOA Redevelopment Study Area B	Tax ID	Address	Owner	Acres	Land Use	Land Use Code	Zoning
	65.73-2-73	229 Sheridan Ave	Nelson, Vella	0.051	Residential	220	R-2B
	65.73-2-74	**231 Sheridan Ave**	**Doonachar, Rabin**	**0.051**	**Vacant**	**311**	**R-2B**
	65.73-2-75	**233 Sheridan Ave**	**Shore, Donald**	**0.053**	**Vacant**	**311**	**R-2B**
	65.73-2-76	237 Sheridan Ave	Shore, Donald W	0.103	Commercial	449	R-2B
	65.81-4-2	238 Sheridan Ave	Sixth Son Holdings LLC	0.069	Residential	220	C-M
	65.81-4-1	240 Sheridan Ave	Capital District Lofts LLC.	0.19	Commercial	482	C-M
	65.73-2-78	241 Sheridan Ave	City of Albany	0.102	Recreation / Entertainment	591	R-2B
	65.73-2-79	245 Sheridan Ave	Rice, Natashua	0.056	Residential	220	R-2B
	65.72-4-56	246 Sheridan Ave	Capital District Lofts LLC.	0.064	Commercial	438	C-M
Sheridan Hollow	**65.73-2-80**	**247 Sheridan Ave**	**Gonzalez, John**	**0.052**	**Vacant**	**311**	**R-2B**
	65.72-4-55	248 Sheridan Ave	Capital District Lofts LLC.	0.074	Commercial	438	C-M
	65.73-2-81	249 Sheridan Ave	Denny, David	0.052	Residential	220	R-2B
	65.72-4-54	250 Sheridan Ave	Lickleman LLC	0.077	Residential	230	R-2B
	65.72-4-53	254 Sheridan Ave	Montrose, Steve	0.076	Residential	230	R-2B
	65.72-4-52	256 Sheridan Ave	Solomon Building Group	0.08	Residential	230	R-2B
	65.72-5-65	**264 Sheridan Ave**	**Grant, Dennis C**	**0.008**	**Vacant**	**311**	**R-2B**
	65.73-2-82	Sheridan Ave	City of Albany	0.01	Community Services	692	R-2B
	65.73-2-77	**Sheridan Ave**	**Common Alley**	**0.042**	**Community Services**	**692**	**R-2B**
	65.72-5-30	**Sheridan Ave**	**Common Alley**	**0.01**	**Community Services**	**692**	**R-2B**

BOA Redevelopment Study Area B	Tax ID	Address	Owner	Acres	Land Use	Land Use Code	Zoning
	76.26-2-53	3 Spruce St	County of Albany	0.429	Commercial	437	C-3
	76.26-2-54	19 Spruce St	New York State Health	0.213	Commercial	438	C-3
	76.26-2-57	31 Spruce St	Fuller, Justine A	0.065	Commercial	438	C-3
	76.26-2-58	33 Spruce St	Albany Parking Services	0.038	Vacant	330	C-3
	76.26-2-59	35 Spruce St	Albany Parking Services	0.077	Vacant	330	C-3
	76.26-2-60	39 Spruce St	Albany Parking Services	0.053	Vacant	330	C-3
	76.26-2-61	41 Spruce St	Albany Parking Services	0.054	Vacant	330	C-3
	76.26-2-62	43 Spruce St	Albany Parking Services	0.054	Vacant	330	C-3
	76.26-2-63	47 Spruce St	Albany Parking Services	0.056	Vacant	330	C-3
	76.26-2-64	55 Spruce St	Albany Parking Services	0.168	Vacant	330	C-3
Sheridan Hollow	65.81-4-5	203 Spruce St	New York Telephone Co	1.394	Public Services	831	C-M
	65.81-4-4	205 Spruce St	SFEIR, MAGDA	0.056	Vacant	340	C-M
	65.81-4-3	209 Spruce St	Ebron, Evelyn	0.086	Residential	220	C-M
	65.72-4-57	211 Spruce St	Capital District Lofts LLC.	0.058	Commercial	438	C-M
	65.72-4-58	213 Spruce St	Capital District Lofts LLC.	0.064	Commercial	438	C-M
	65.80-4-5	214 Spruce St	City of Albany	0.13	Vacant	311	C-M
	65.72-4-59	215 Spruce St	Capital District Lofts LLC.	0.069	Commercial	438	R-2B
	65.80-4-4	216 Spruce St	Gilmore, Anthony E	0.064	Vacant	311	R-2B
	65.72-4-60	217 Spruce St	Gem In Albany LLC.	0.075	Residential	230	R-2B
	65.80-4-3	218 Spruce St	Gilmore, Anthony E	0.065	Residential	220	R-2B
	65.72-4-61	219 Spruce St	St Joseph's Housing Corp	0.138	Commercial	438	R-2B
	65.80-4-2	220 Spruce St	Miller, George	0.056	Residential	220	R-2B
	76.26-2-55	23 Spruce St	New York State Health	0.074	Commercial	438	C-3
	76.26-2-56	29 Spruce St	Fuller, Justine A	0.313	Commercial	438	C-3
	65.80-4-1	**Spruce St**	**Common Alley**	**0.008**	**Community Services**	**692**	**R-2B**

BOA Redevelopment Study Area B	Tax ID	Address	Owner	Acres	Land Use	Land Use Code	Zoning
	76.25-1-5	Spruce St	State of New York	0.015	Vacant	340	C-M
	76.25-1-6	Spruce St	State of New York	0.069	Vacant	340	C-M
	76.26-2-65	Spruce St	Albany Parking Services	0.298	Commercial	438	C-3
Sheridan Hollow	76.26-2-9	6 Theater Row	Segal, Donald	0.031	Commercial	481	R-2B
	76.26-2-7	**10 Theater Row**	**Adams, Monet**	**0.025**	**Vacant**	**311**	**R-2B**
	76.26-2-6	12 Theater Row	Segal, Donald P	0.032	Residential	230	R-2B
	76.26-2-5	14 Theater Row	Segal, Donald P	0.012	Residential	220	R-2B
	76.26-2-8	8 Theater Row	Segal, Donald	0.027	Residential	230	R-2B
	75.25-1-8	70 Weis Rd	Adams, Park Ldt	1.008	Commercial	411	C-O

BOA Redevelopment Study Area C	Tax ID	Address	Owner	Acres	Land Use	Land Use Code	Zoning
	76.19-2-11.3	3 Broadway	City of Albany	0.478	Commercial	449	WF-1
	76.19-2-11.1	**5 Broadway**	**Albany Port District Comm**	**1.842**	**Commercial**	**438**	**WF-1**
	76.19-2-3	10 Broadway	Greco, Samuel V Jr	0.698	Commercial	449	C-M
	76.19-2-4	30 Broadway	Greco, Samuel V Jr	0.074	Commercial	438	C-M
	76.19-2-11.2	33 Broadway	Adirondack Transit Lines	0.746	Commercial	438	WF-1
South Waterfront District	76.19-2-5	40 Broadway	Chenot, William	0.878	Commercial	449	C-M
	76.19-2-12	**Rear 40 Broadway**	**Chenot, Willian**	**0.51**	**Vacant Land**	**340**	**C-M**
	76.19-2-6	**44 Broadway**	**44 Broadway Realty, LLC**	**0.68**	**Commercial**	**449**	**C-M**
	76.19-2-8	**48 Broadway**	**Adirondack Transit Lines**	**0.727**	**Public Services**	**841**	**C-M**
	76.15-1-8	57 Broadway	Krackeler, Associates	1.339	Commercial	449	WF-1
	76.15-1-9	**60 Broadway**	**Adirondack Transit Lines**	**0.55**	**Commercial**	**449**	**C-M**
	76.15-1-7	**75 Broadway**	**Fourteen Sac Self-Storage**	**1.171**	**Vacant Land**	**300**	**WF-1**

BOA Redevelopment Study Area C	Tax ID	Address	Owner	Acres	Land Use	Land Use Code	Zoning
South Waterfront District	76.15-1-6	107 Broadway	Fourteen Sac Self-Storage	0.506	Vacant Land	300	WF-1
	76.15-1-5	117 Broadway	Fourteen Sac Self-Storage	0.588	Vacant Land	300	WF-1
	76.15-1-4	117A Broadway	State of New York	0.028	Vacant Land	300	WF-1
	76.15-1-3	127 Broadway	Fourteen, Sac Self-Storage	0.594	Commercial	449	WF-1
	76.15-1-2	139 Broadway	Fourteen, Sac Self-Storage	0.663	Vacant Land	300	WF-1
	76.19-2-1	**211 Church St**	**D & H Corporation**	**0.361**	**Public Services**	**842**	**C-M**
	76.19-2-2	**225 Church St**	**D & H Corporation**	**0.953**	**Public Services**	**842**	**C-M**
	76.19-4-1	Church St	City of Albany	1.347	Recreation / Entertainment	591	WF-2
	87.6-1-1	S Pearl St	State of New York	16.529	Vacant Land	311	M-1

BOA Redevelopment Study Area D	Tax ID	Address	Owner	Acres	Land Use	Land Use Code	Zoning
Tivoli Park	**65.10-2-3**	**415 Livingston Ave**	**Opey, Grace**	**2.207**	**Residential**	**210**	**LC**
	65.10-2-3	**415 Livingston Ave**	**Opey, Grace**	**5.213**	**Residential**	**210**	**LC**
	65.10-2-1	**Rear 421 / 429 Livingston Ave**	**City of Albany**	**42.114**	**Vacant Land**	**300**	**LC**
	65.10-2-1	**Rear 421 / 429 Livingston Ave**	**City of Albany**	**8.787**	**Vacant Land**	**300**	**LC / R-2A**
	65.10-1-3	**Rear 573 Livingston Ave**	**City of Albany**	**5.226**	**Vacant Land**	**300**	**LC**
	65.10-1-3	**Rear 573 Livingston Ave**	**City of Albany**	**3.898**	**Vacant Land**	**300**	**LC**
	65.11-1-7	315 Northern Blvd	Albany City School District	9.836	Community Services	612	R-2A
	65.11-1-8	**76 Wilkins Ave**	**Albany City School District**	**1.479**	**Vacant Land**	**300**	**LC**
	65.11-1-9	**98 Wilkins Ave**	**Albany City School District**	**1.338**	**Vacant Land**	**300**	**LC**
	65.11-1-10	**106 Wilkins Ave**	**Albany City School District**	**1.223**	**Vacant Land**	**300**	**LC**

BOA Redevelopment Study Area E	Tax ID	Address	Owner	Acres	Land Use	Land Use Code	Zoning
Westland Hills	**53.82-1-65**	**60 Colvin Ave**	**Lodi Realty Corp**	**1.797**	**Vacant Land**	**330**	**C-O**
	53.82-1-66	**Rear 60B Colvin Ave**	**City of Albany**	**2.431**	**Vacant Land**	**330**	**R-1B**

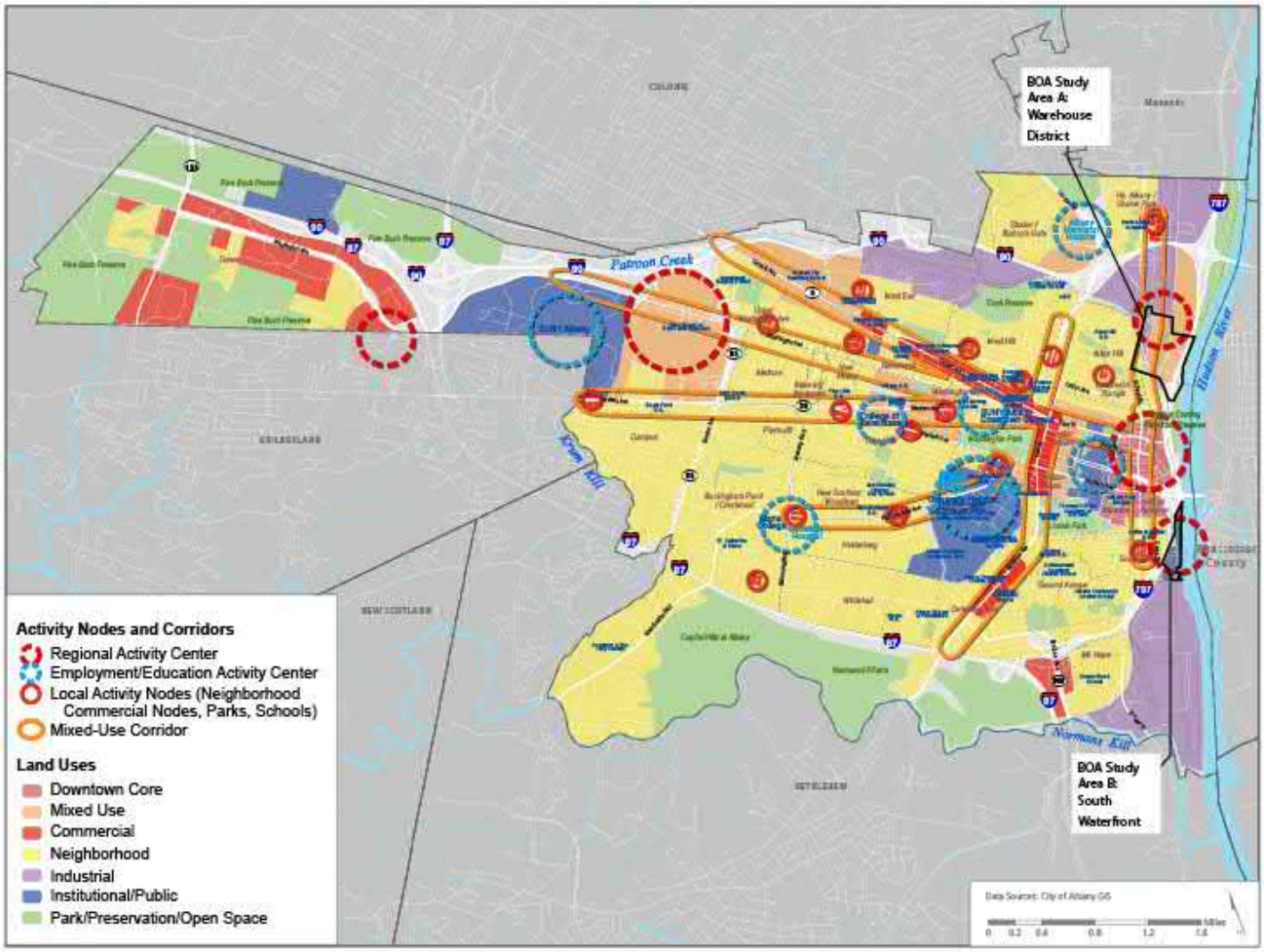
BOA Redevelopment Study Area F	Tax ID	Address	Owner	Acres	Land Use	Land Use Code	Zoning
I-90 North	**54.17-5-1**	**8 Anderson Dr**	**8 Anderson Drive, LLC**	**32.699**	**Commercial**	**447**	**M-1**
	53.68-1-1	**Rear Anderson Dr**	**Consolidated Rail Corp**	**16.705**	**Vacant Land**	**341**	**M-1**
	53.67-2-1	**Rear 909 Central Ave**	**City of Albany**	**6.19**	**Public Services**	**822**	**M-1**
	53.57-1-34	**6 Dix Ct**	**Govel, Gregory**	**45.588**	**Vacant Land**	**311**	**C-M / C-2**
	53.68-1-2	**N/A**	**National Grid**	**7.169**	**Commercial**	**380**	**M-1**
	53.68-2-1	**Rear 50 Exchange St**	**West Albany Italian**	**1.1**	**Community Services**	**632**	**M-1**

BOA Redevelopment Study Area G	Tax ID	Address	Owner	Acres	Land Use	Land Use Code	Zoning
I-90 South	**54.17-5-1**	**8 Anderson Dr**	**8 Anderson Drive, LLC**	**1.272**	**Commercial**	**447**	**M-1**
	65.6-1-8.3	**Rear Anderson Dr**	**Consolidated Rail Corp**	**8.949**	**Vacant Land**	**340**	**M-1 / LC**
	65.6-2-1	**250 Shaker Rd**	**Parente, Clemente**	**7.851**	**Vacant Land**	**300**	**LC**

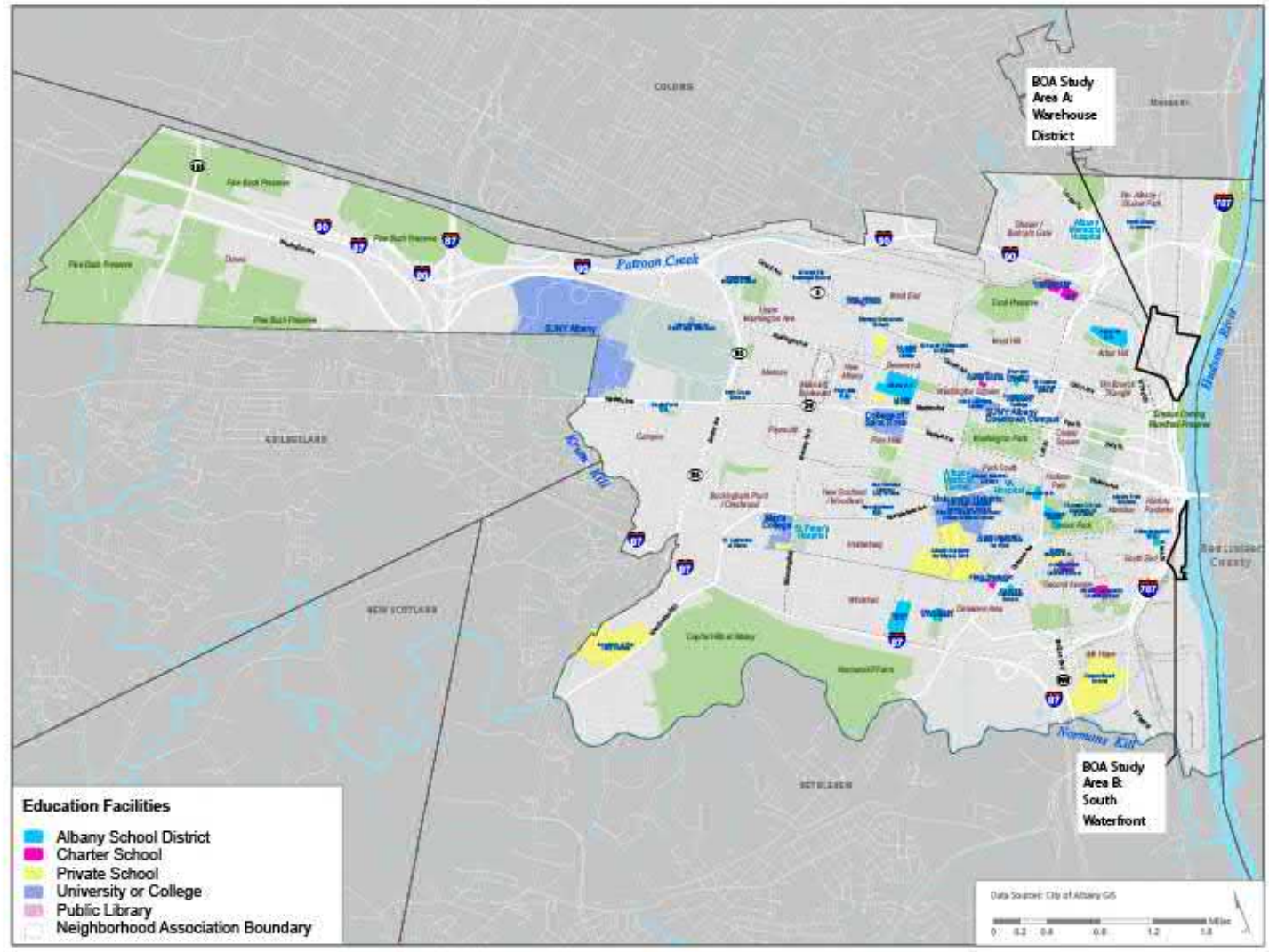
Sub-Appendix B: BOA Sites Relative to Albany 2030 Mapping

The following maps overlay the Priority Brownfield Opportunity Area Sites on the nine Albany 2030 citywide thematic maps. The maps will be useful as the scenarios progress not only because they depict additional opportunities and challenges associated with the redevelopment of each site, but because they place them in the larger framework of the city as a comprehensive system and visually reinforce their importance based upon the Albany 2030 vision.

MAP B-1: COMPILATION OF ALBANY 2030 MAPS: LAND USE FRAMEWORK

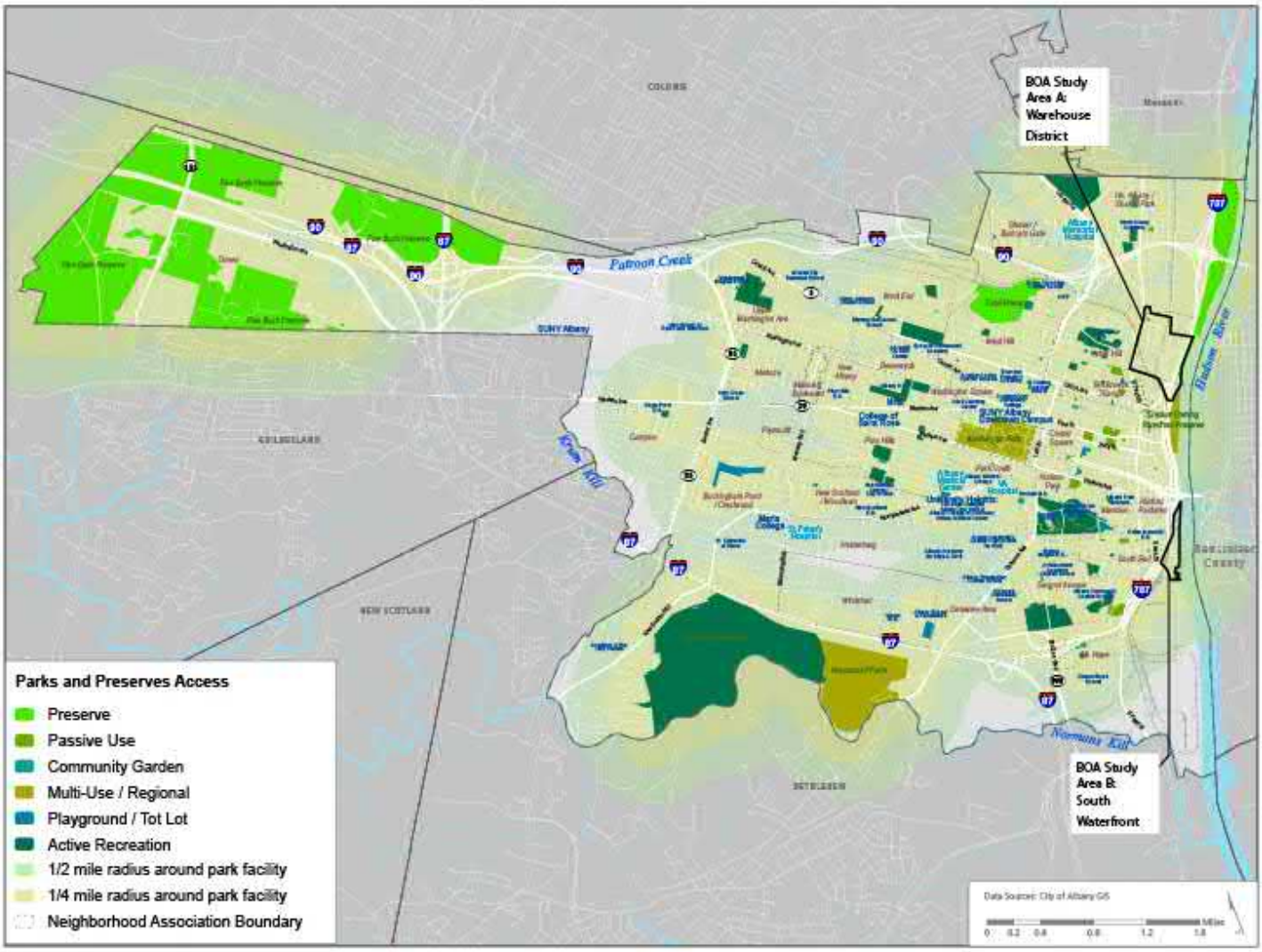


MAP B-2: COMPILATION OF ALBANY 2030 MAPS: EDUCATIONAL FACILITIES



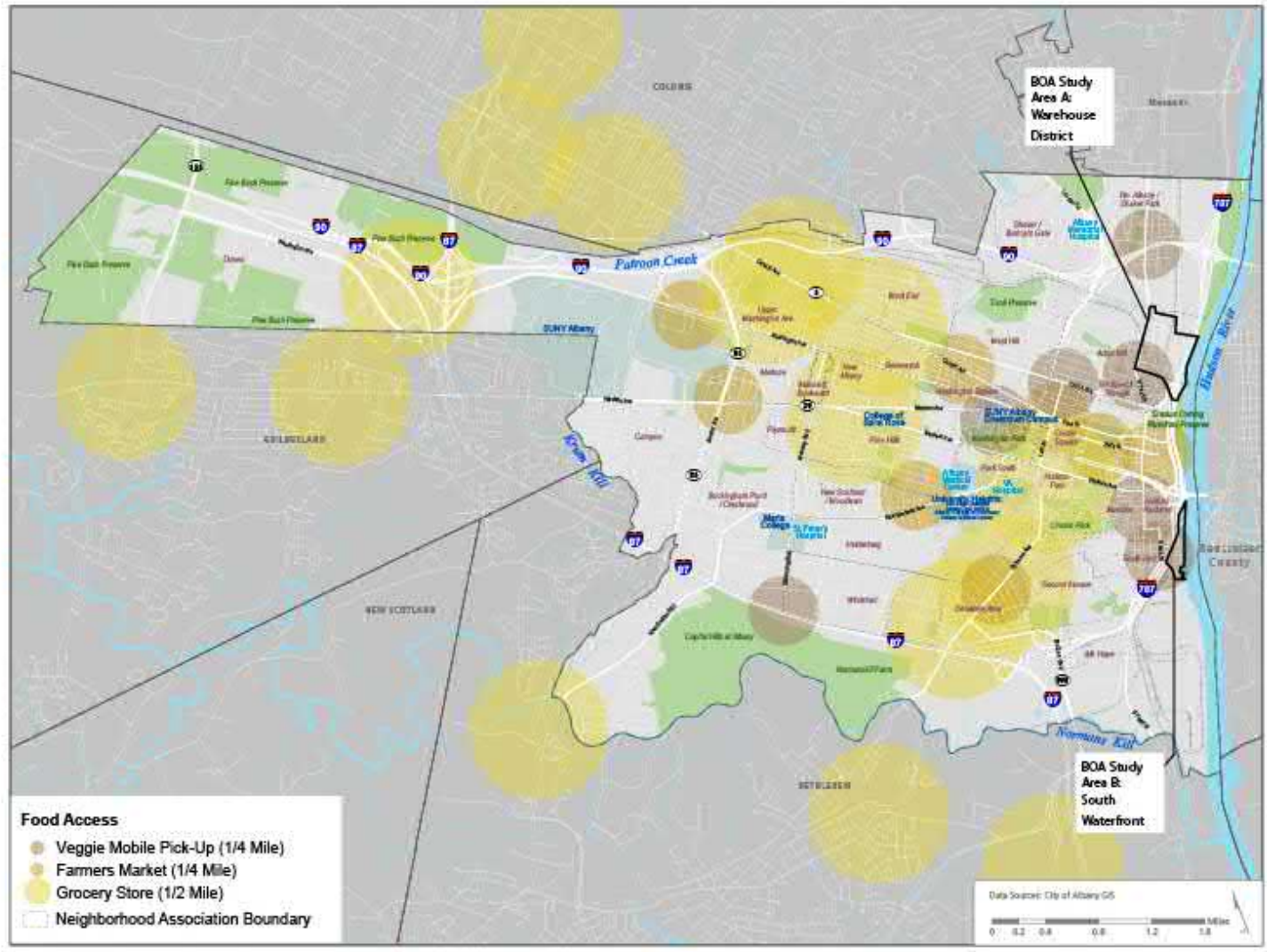
This map is for discussion purposes only and does not represent an actual endorsement by the City of Albany of the depicted redevelopment scenario for the entire area or any specific parcel.

MAP B-3: COMPILATION OF ALBANY 2030 MAPS: PARKS AND OPEN SPACE ACCESS



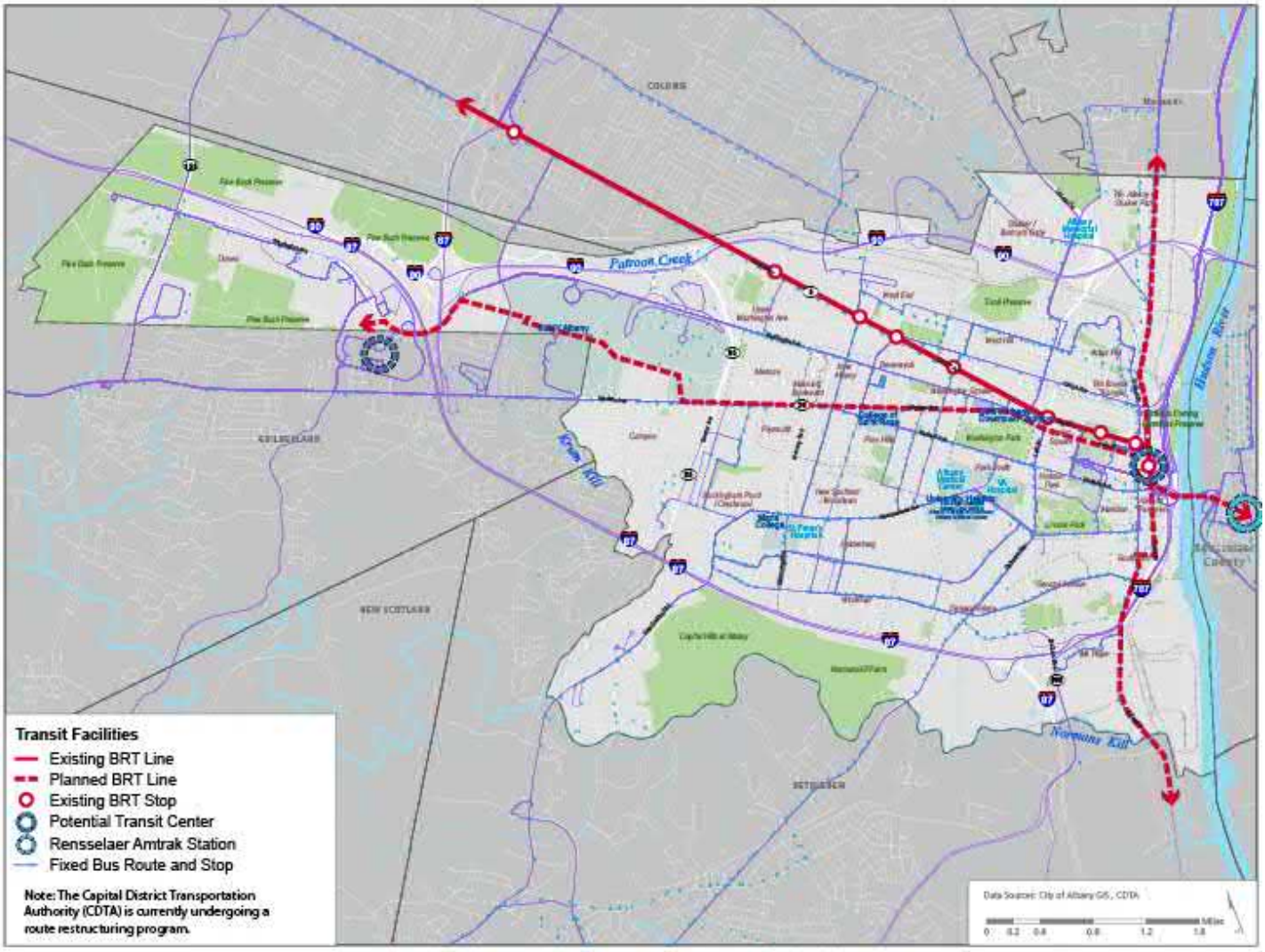
This map is for discussion purposes only and does not represent an actual endorsement by the City of Albany of the depicted redevelopment scenario for the entire area or any specific parcel.

MAP B-4: COMPILATION OF ALBANY 2030 MAPS: FOOD ACCESS



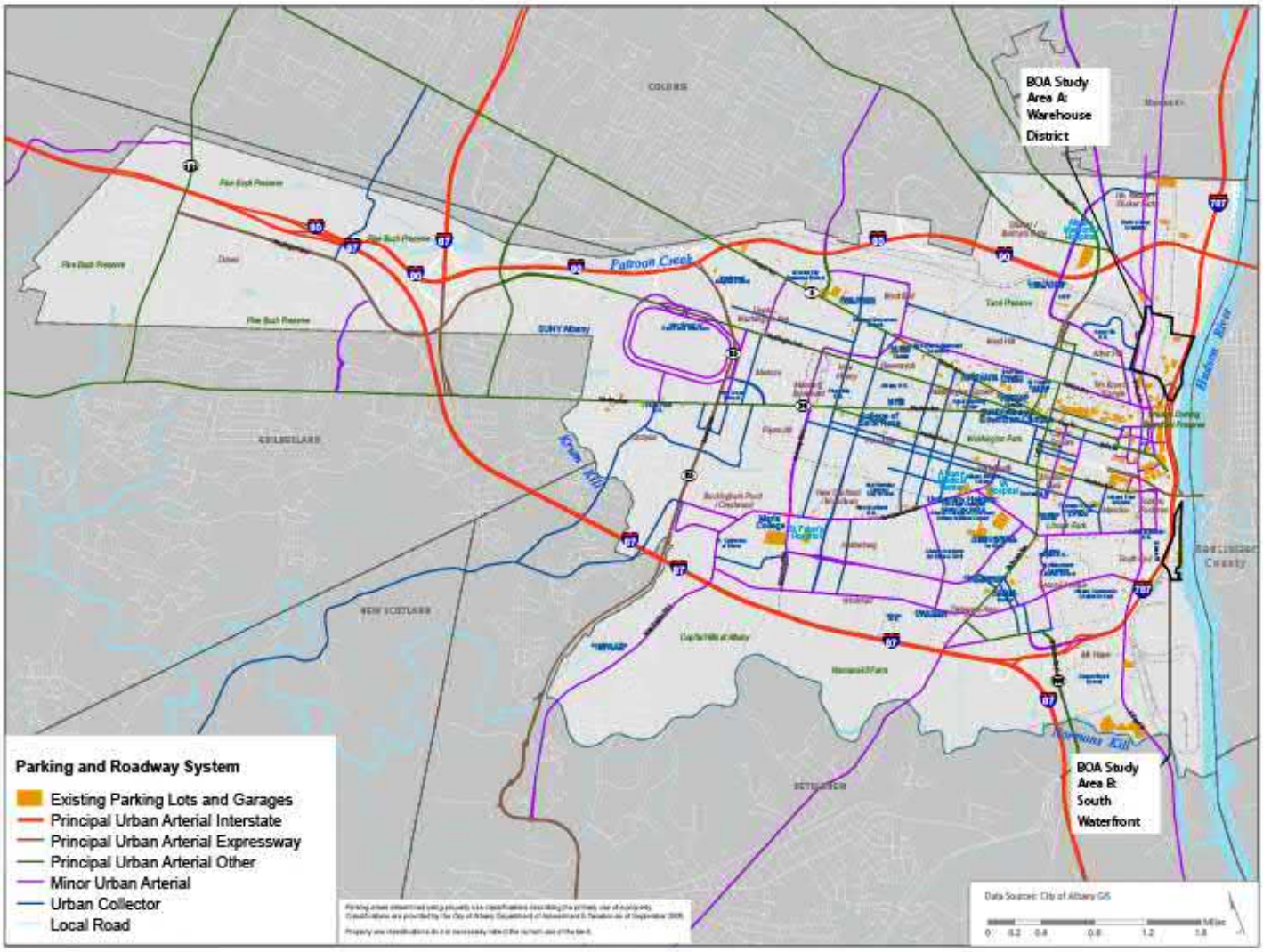
This map is for discussion purposes only and does not represent an actual endorsement by the City of Albany of the depicted redevelopment scenario for the entire area or any specific parcel.

MAP B-5: COMPILATION OF ALBANY 2030 MAPS: MULTI-MODAL TRANSPORTATION OPPORTUNITIES: TRANSIT



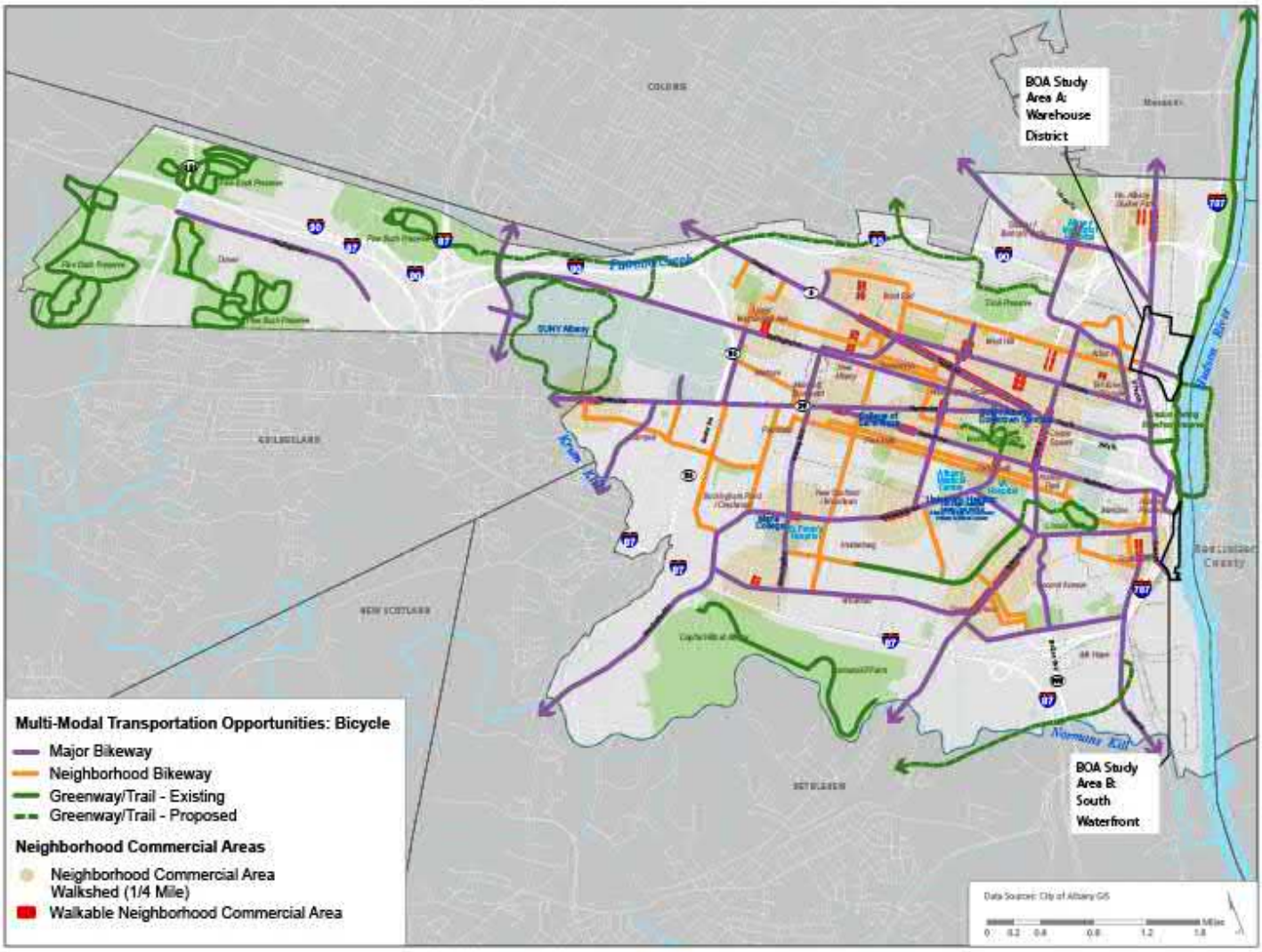
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MAP B-6: COMPILATION OF ALBANY 2030 MAPS: MULTI-MODAL TRANSPORTATION OPPORTUNITIES: ROADWAYS AND PARKING



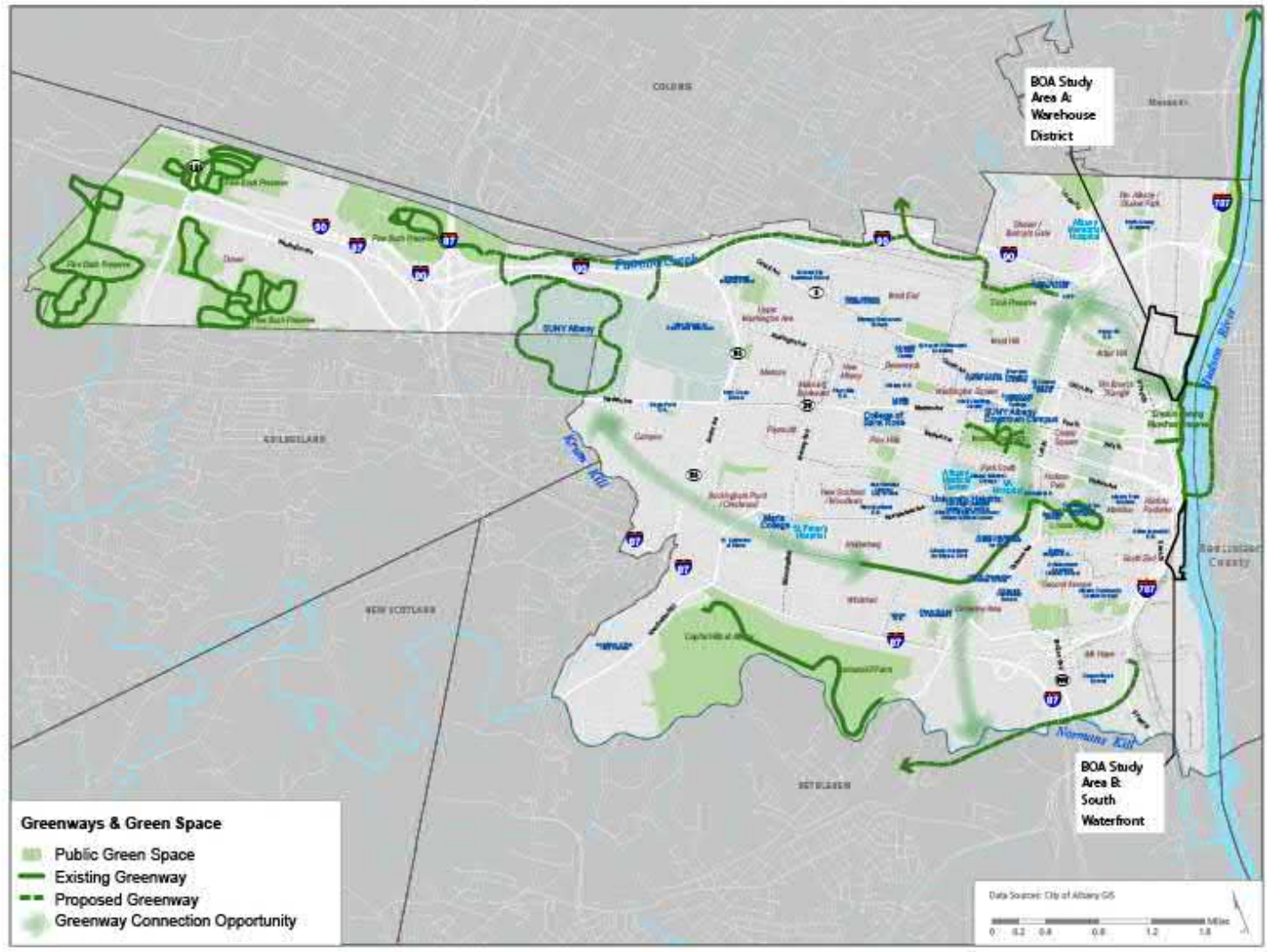
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MAP B-7: COMPILATION OF ALBANY 2030 MAPS: MULTI-MODAL TRANSPORTATION OPPORTUNITIES: BICYCLES



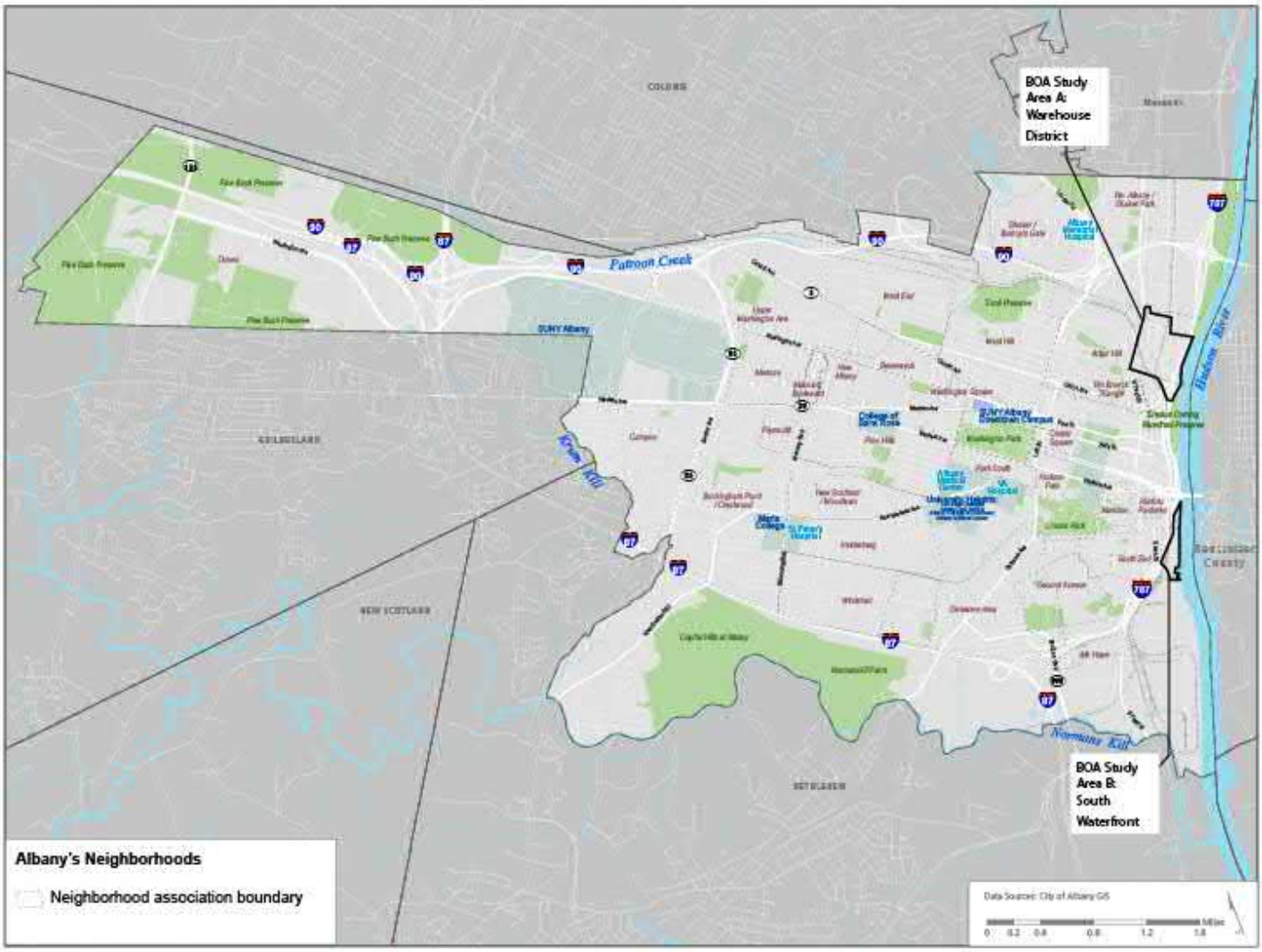
This map is for discussion purposes only and does not represent an actual endorsement by the City of Albany of the depicted redevelopment scenario for the entire area or any specific parcel.

MAP B-8: COMPILATION OF ALBANY 2030 MAPS: GREENWAYS AND OPEN SPACE CONNECTIONS



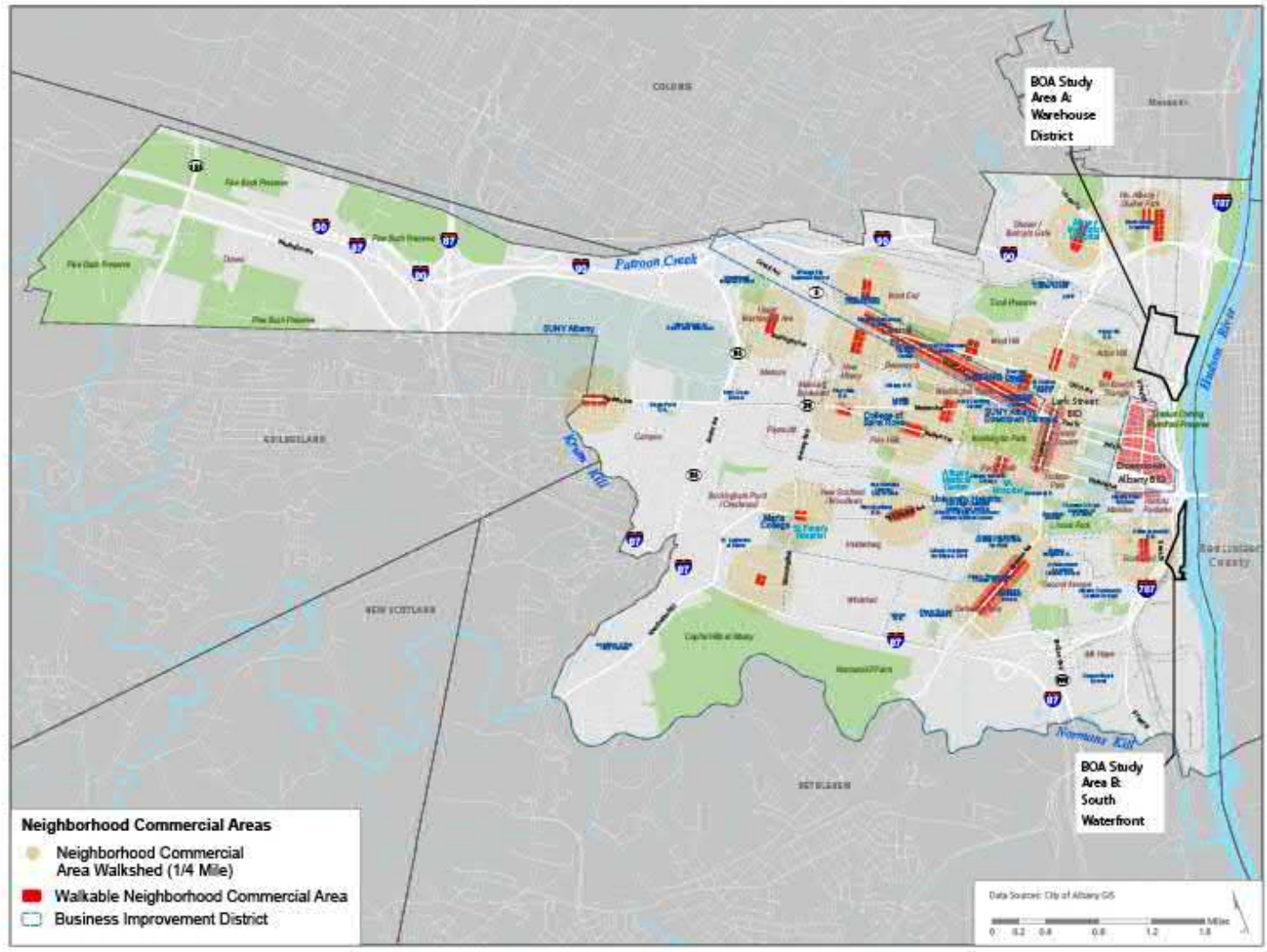
This map is for discussion purposes only and does not represent an actual endorsement by the City of Albany of the depicted redevelopment scenario for the entire area or any specific parcel.

MAP B-9: COMPILATION OF ALBANY 2030 MAPS: ALBANY'S NEIGHBORHOODS



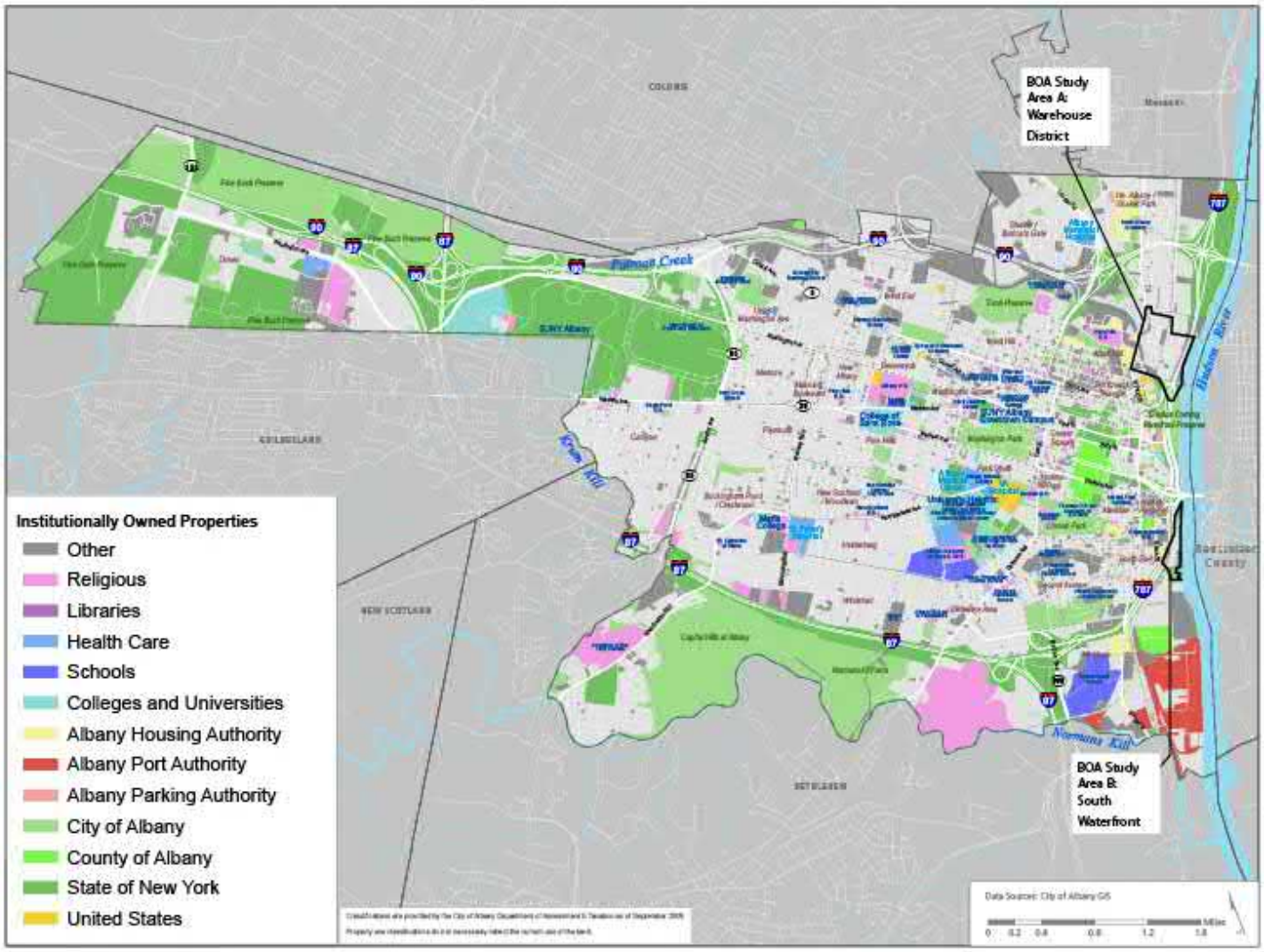
This map is for discussion purposes only and does not represent an actual endorsement by the City of Albany of the depicted redevelopment scenario for the entire area or any specific parcel.

MAP B-10: COMPILATION OF ALBANY 2030 MAPS: NEIGHBORHOOD COMMERCIAL OPPORTUNITIES



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MAP B-11: COMPILATION OF ALBANY 2030 MAPS: INSTITUTIONALLY OWNED PROPERTIES



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ALBANY 2030

The City of Albany Comprehensive Plan

Appendix B. Public Outreach Summarized Results



ALBANY 2030
your city. your future.



The Albany 2030 Public Outreach Process 1

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View of Downtown Albany from the north.

The Albany 2030 Public Outreach Process

Begun in 2009, the Albany 2030 process was designed to engage all members of the Albany community and regional partners in developing a vision for the city's future. Over a two-year period, the City solicited public input on existing issues within the city and the community's aspirations for its short- and long-term futures. Guided by a Comprehensive Plan Board that consisted of a cross-section of community representatives, the Albany 2030 process ensured that the comprehensive plan is a truly collaborative product that reflects innovative planning strategies fitted to Albany's unique environment and the concerns and values of its community.

Broad and meaningful community engagement is critical to the success of the Albany 2030 plan and a primary goal of the Albany 2030 plan process. To achieve this goal, the City and the plan consultant team developed a detailed framework to guide public outreach. Concurrently with selecting a consultant team, staff and the Albany 2030 Board worked together to develop an Outreach Strategic Plan. This Plan began with a situation analysis that identified hard-to-reach populations and key messages that should be relayed throughout the Albany 2030 planning process. The team developed a series of strategies to be deployed over the course of two years that would effectively reach and engage each target population. The result was a diverse collection of digital tools, grassroots direct address methods, and creative promotion that reached a representative sample of the City of Albany population. The Albany 2030 team focused on three phases of public engagement: visioning, priority setting, and Plan review. The goal in each case was to engage a wide-sweeping and diverse group of local stakeholders, soliciting input into the creation of the Albany 2030 plan, and then reviewing each element to verify that the community's needs were being met.

The Albany 2030 outreach process involved a variety of techniques designed to solicit ideas and aspirations for Albany's future while keeping the process transparent, inclusive, accessible, and fun:

- Branding and Promotion: Branding and promotion is an often overlooked, but extremely important task in the comprehensive planning process. In addition, a continual and diverse promotional campaign was developed to maintain community excitement and involvement throughout the planning process, including the following activities:
  - To initiate and capture interest in the comprehensive plan as well as sustain recognition of the project from initiation through implementation, an identifiable brand was established for the project, including a project logo, a consistent color scheme, and an enthusiastic message.

Principles of the Albany 2030 Public Participation Plan

- Open to All
- Community Engagement
- Transparency
- Engaging Underrepresented Groups
- Enthusiastic, Fun and Vibrant
- Representative
- Diverse Methods

ALBANY 2030
your city. your future.


Create the strategies that will re-create Albany.
ALBANY 2030
your city. your future.
participate!
Is your voice being heard?
New Ways to Participate!
Welcome!
Share Your Vision
Sarah


Some things you just can't plan for...
We'll cover the rest.
ALBANY 2030
your city. your future.
Future Housing in Albany?
Decisions we make today have a significant impact tomorrow!
Big ideas for Albany's future?
Let us know what you want
(and what you don't want)
Who's planning for your future?
Decide for yourself what the future holds for Albany

- More than 10,000 fun, eye-catching, and engaging flyers/posters circulated throughout the City at a variety of locations, including coffee shops, bars, gas stations, bus shelters, buses, senior living centers, grocery stores and libraries
- Flyers with information about Albany 2030 and upcoming events were sent home with all of the Albany City School District's nearly 8,700 school children.
- Opportunities for text-messaging and social media input were provided at information tables, on flyers and at promotional events and public forums.
- Public Service Announcements were run during every phase of public engagement on a variety of local radio stations representing diverse music genres and talk formats.
- Local high-traffic websites linked to Albany2030.org (42 percent of Albany2030.org's traffic was referred from outside sites.)
- Staff actively engaged local media outlets resulting in consistent news coverage of Albany 2030 events and progress.
- Informational presentations were made to local civic and business groups.
- Listserv announcements were made to more than 1,000 people.

- Community Group Meetings & Local Events: City of Albany Department of Development and Planning Staff and Albany 2030 Board members attended dozens of community group meetings and local events – from neighborhood association meetings to Alive at Five concerts to community block parties – throughout the two-year planning process, reaching thousands of community members in the process. These volunteers made announcements about upcoming events, handed out information about Albany 2030 and directed attendees to participation methods.
- Community Forums: The City and consultant team held three community forum series to provide the opportunity for Albany's citizens to openly discuss their concerns, values and aspirations, and priorities for Albany's future. Each community forum included a series of meetings located in three strategically accessible locations in the City and at different days and times to maximize participation. These forums provided the opportunity for Albany's citizens to openly discuss their concerns, values and aspirations, and priorities for Albany's future. See Page18 for an overview of results.
- Interactive Website and Social Media: While reaching out to constituents of all ages, abilities, and interests is was a key component of the public engagement plan, the City recognized the importance of incorporating contemporary social media and web technology to capture the interest and participation of young professionals and anyone else who relies on access to instant communication.

  Incorporation of web technology and social media include the following features:



The Albany 2030 Interactive Website

The Albany 2030 interactive website provides a comprehensive resource for outreach, feedback, and information sharing. The site was designed for ease-of-use and transparency. Results of each round of forums were posted so that the community could review and verify the comments made during these participation methods.

The site has three main areas: Learn, Share, and Participate. The Learn section of the website includes an About section with information about the Albany 2030 process, the consultant team, the Comprehensive Plan Board members, and about comprehensive planning in general. The Participate section includes a calendar and information on all events, commenting on events, a section to sign up for email updates as well as RSS and SMS feeds [emails (RSS) and text messages (SMS) that are sent when updates to the site are made]. The Share section of the site includes the Citizen Journal, which allows users to upload photos, text, and video describing their opinions about Albany, strengths and challenges, and examples of what they envision for the future. Dozens of users shared their input through this method. The Share section also includes Online Surveys to provide a quick way of entering feedback during each participation round following the Community Forum themes. Hundreds of surveys were completed throughout the two-year planning process.



Since the launch of the website in November 2009, nearly 15,000 unique visits and more than 50,000 page views have been made at Albany2030.org. Of the total visits, 64 percent (9,608) have been new users, and 38% have been return visitors (5,553.) This means the Albany 2030 website has had nearly 10,000 unique visitors throughout the planning process, with a solid core of consistent followers.

City Staff have been trained on the use of the website content management system so that they could manage and update the site throughout the project and can continue to use the Albany2030.org site for future projects and events.



Social Media

The City set up a fully interactive social media presence for the Albany 2030 plan, including a Facebook page (500+ Likes reaching nearly 170,000 Friends of Fans), Twitter account (400+ Followers), and LinkedIn group (65 Members) to allow for immediate feedback and to keep a constant open line of communication. These three social media have been used regularly to announce events, send reminders, launch discussions, and, provide immediate feedback to comments and inquiries allowing the City and consultant team to take the community's temperature on current issues and Albany 2030 topics.

In addition to these well-known media, the City also utilized a variety of other digital/interactive online tools to offer new participation methods and make the Albany 2030 process and product more user-friendly. Google Docs and Survey Monkey were used extensively throughout the process to provide stakeholders who did not attend community forums a way to weigh-in on the Plan. The results of these surveys are discussed in more detail below. A Flikr account was created and shared with the public during the Walkshop exercises. Participants were encouraged to upload their own photos of Albany – both of things they'd like to see more of, and things they would like to see changed – and comment on others' photos. Roughly 200 photos were uploaded. Scribd, a free online host for public documents, was also utilized so community members could read Plan documents, view presentation and share project overviews without needing to download bulky files on their personal computers.

- Online Surveys The City created four content surveys and 13 general Plan section review surveys using both Surveymonkey.com and Google Docs throughout the Albany 2030 planning process. The survey administration was broken down into two phases: Plan Creation and Plan Review.

  Plan Creation

  Three surveys were created for this phase of the process: one geared toward a SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis of Albany and the development of a community Vision; one aimed at testing the Vision to verify its consistency with the general public's views; and one to specifically discuss the economic climate in Albany as part of the New York State Regional Economic Development Council (REDC) local advisory effort. Hundreds of local stakeholders completed these surveys online, with nearly 200 responding to the REDC survey alone.

  Plan Review

  Fourteen surveys were developed for the five-month Plan review period. The bulk of these – 12 in all – were tailored to specific sections of the plan (e.g. "Rate the Transportation System Section," "Rate the Albany 2030 Process and Approach," "Rate the Draft Executive Summary.") This gave stakeholders the option to review the Plan section by section in order to avoid reader fatigue or inability to remember specific sections of the Plan. Rating responses averaged in the 4-5 range (where 5 indicated the highest quality.) A general comment form was also provided, so readers could make specific line-item recommendations or propose specific additions. The final online survey mirrored the final Albany 2030 Stoop Survey, and focused on recommended implementation projects. In addition to asking respondents to rate the usefulness of each proposed project in reaching

the Albany 2030 Vision, this survey asked respondents to volunteer their favorite thing about Albany and the biggest change Albany needs to make. Overall, respondents scored developing a buy local/use local program; creating a comprehensive waterfront strategy; assisting small businesses; and implementing the neighborhood revitalization strategic plan as most useful to achieving the Albany 2030 Vision. The answers to these questions were used to verify that major themes addressed by the community were included in the Plan. More than 200 online surveys were completed throughout the review period. The results from these surveys helped to revise the Plan to meet the community's needs.

- Stakeholder Roundtables: Early in the planning process, the consultant team conducted focused interviews with members of the community, identified with the City, to represent a cross-section of government, business, nonprofit, academic, and citizen interests. These interviews provided insights into the range of perspectives regarding key issues for Albany's future, laying the groundwork for involving potential partners in the planning process and, ultimately, plan implementation. To expand the number of persons reached and to encourage dialogue among the participants, the interviews were conducted as small focus groups. More than100 community representatives and experts participated in discussions to set the project on the right course. These groups were reconvened during the five-month Plan review period and provided with an overview of the Draft Albany 2030 Plan and asked for their feedback. Follow-up meetings were held with individual stakeholders and the communities they represent at the request of each organization. See page 11 for an overview of the results.

  Stakeholder groups included the following:

  - Neighborhood Association Presidents
  - Business Improvement Districts
  - Institutional Leaders
  - Higher Government Representatives
  - State Authorities
  - High School / Middle School Students
  - K-12 School Administrators
  - Regional Organizations
  - Neighboring Municipalities
  - City Department Heads
  - Albany Housing Authority
  - Social Service Organizations
  - Senior Services of Albany
  - Local Realtors
  - Environment & Energy
  - Albany Bicycle Coalition
  - Transportation
  - Historic Preservation Agencies
  - Arts & Cultural Organizations
  - State Agencies
  - Land Use Boards
  - College Students
  - County of Albany
  - Common Council

- Micro-meetings: Dozens of micro-meetings, or scaled-down versions of the Community Forums, were conducted by the City and consultant team to reach targeted groups who have limited access to centralized public meetings. Examples include:
  - City Rescue Mission
  - First grade public elementary school class
  - The Albany Housing Authority's Westview Homes Senior Center
  - Dozens of individual neighborhood association meetings
  - Business Improvement District Board Meetings
  - City of Albany Youth Workforce Services Enrollees

  Each meeting was designed specifically for the target audience. Where a group of 40+ homeless men were engaged in a brainstorming discussion session, first graders were asked to draw and write about what made their neighborhoods "great" and "lousy" and what they would like to see in place of vacant lots and buildings. The meetings ranged from four to 60 participants and lasted between 30 minutes and three hours.

  Dozens of these meetings were held throughout the planning process. Total at-











tendance numbers and socio-demographic characteristics of attendees were not always captured at these meetings due to their varied nature, however by design these meetings targeted populations who were underrepresented at large public forums or with online methods. Because all micro meetings mirrored the intent of whichever planning phase the project was in, feedback was able to be directly incorporated.

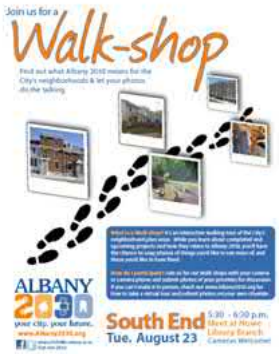
- Speed Planning: An additional event using a networking mixer format was used to engage young professionals in the planning process. Developed by City staff and sponsored by the Stakeholders Foundation, the "Speed Planning" event was based loosely on the "speed dating" concept and allowed participants to have intense conversations about all of the Albany 2030 systems at individual tables for 10 minutes each, then move on to the next table/topic. Because each participant was assigned an individualized order of topic tables to move through, they never met with the same group twice. This gave each participant an independent voice and exposed them to a variety of ideas and points of view.

  This fun format, which condensed the Albany 2030 three-hour workshop into an engaging and efficient one-hour event, appealed a young professional crowd that was interested in the future of Albany. The input garnered from this event was consistent with other Albany 2030 participation methods, but succeeded in reaching a previously underrepresented group and spreading word about the Plan. This event, which had 21 attendees, allowed young professionals to meet and have conversations, but also quickly introduced Albany 2030 topics and allowed for input.

- Stoop Surveys: The most effective method employed for engaging hard-to-reach populations (i.e., low-income, minority neighborhoods) was the "Stoop Survey" approach developed by staff. This method was deployed in neighborhoods that had low representation at the community forums and through other methods. Comprehensive Plan Board members conducted the stoop surveys, which involved walking through underrepresented neighborhoods and engaging residents on their stoops and porches with paper surveys that asked a modified version of the Community Forum questions. The board members surveyed citizens that they encountered on their front stoops or on the sidewalk and used the quick, five minute informal survey to get input on the comprehensive plan issues, ideas, and process. Over 164 citizens were surveyed using this method, which met with support from the citizens and appreciation that they were proactively being sought to be involved in the process. See page 47 for an overview of results from the Summer 2010 surveys.

- Walk-Shops: Based on a technique used by PlaceMatters, City staff developed a series of walk-shops during the Plan review phase of public outreach. Albany 2030 Walk-shops were interactive walking tours of the City's neighborhood plan areas highlighting Plan themes. While participants learned about completed and upcoming projects and how they relate to Albany 2030, they had the opportunity to snap photos of things they would like to see more of, and those they would like to have fixed.

  Once back at the meeting location, participants were given an opportunity to share their ideas related to the various systems and photos that were captured along the walk.





The main purpose of the walk-shops was not only to heighten visibility of the Albany 2030 Plan in the City's revitalization plan communities, but also to give participants concrete examples of what the Albany 2030 Plan will mean at the neighborhood scale. The Albany 2030 walk-shop had three goals:

1) Demonstrate how a planning effort moves from conception to implementation, highlighting several of the City's active plan areas

2) Provide concrete examples of the ways that Albany 2030 strategies or projects can work in and improve the City of Albany and its neighborhoods

3) Collect feedback from the public on existing conditions, examples of Albany 2030 strategy successes, opportunities for implementation of Albany 2030 strategies.

More than 50 participants joined staff for the walk-shop series, which included three neighborhood walk-shops and one bike-shop cycling tour. Roughly 200 photos from these events were uploaded to Flikr for public review and comment.



- Community Drop-Ins In addition to information tabling at numerous community events, the Albany 2030 team coordinated community drop-in tables to reach out to the public about the Draft Plan. This series of three tables was hosted at three City of Albany Price Chopper grocery store locations on the Saturday before Thanksgiving. These tables exposed thousands of community stakeholders to Albany 2030 over a three-hour period.

  Each table, staffed by Albany 2030 Board members featured poster boards highlighting sections of the draft plan and asking passersby to rate their approval of each section. For those who did not stop at the table to discuss the plan or fill out a survey, Plan summary sheets and directions to the online survey were provided. Hundreds of these sheets were distributed.

- Climate Conversations In June 2011, the Mayor's Office of Energy & Sustainability held three successful Climate Conversations aiming to inform area residents and other stakeholders on climate change and what can be done to address its impacts. The City is in the early phase of preparing its first Climate Action and Adaptation plan as part of the Albany 2030 Plan. The Conversations were held at two local library branches and the College of St. Rose and were well-attended by a diverse range of roughly 60 concerned citizens, businesses, and public and private institutional representatives.

  The goals for the forums were three-fold. First, the City wanted to gauge the level of understanding that citizens had regarding climate change and how it impacts Albany. Second, there was interest in finding out what residents and business owners might be willing to do to mitigate the impacts of climate change. Third, breakout groups were convened to get input on specific issues related to climate change such as transportation, energy conservation, and waste generation.

  After an introduction, participants were asked a series of questions regarding their knowledge and attitude toward climate change. A keypad polling program called TurningPoint was used which allows users to answer survey questions, which are recorded and tabulated instantly on the screen. The results helped to integrate the Climate Action Plan strategies into the Albany 2030 Plan.

- Capital Region Economic Development Council Local Advisory Workshop & Survey In response to Governor Cuomo's 2011 Regional Economic Development Council initiative, the Capitalize Albany Corporation and the City's Department of Development and Planning acted swiftly to engage the public and solicit public about local economic conditions and priorities. In October 2011, these partners conducted an online survey taken by 200 local stakeholders. More than 50 local business owners, local elected officials, non-profit representatives and real estate/development professionals followed up the survey with an intensive, interactive workshop ses-

sion, Prioritizing Albany, to assist with the development of a report outlining issues, opportunities, and potential projects specific to the Capital District's economy. At this meeting, participants built consensus on where economic and business development funding is most critical and projects that would create the most sustainable regional benefits. Participants in on business and economic development; quality of life and neighborhood revitalization; education; arts, culture, recreation and tourism; workforce Project Prioritization training; infrastructure; and potential projects.

The results of this outreach were combined with the thousands of comments provided to Albany 2030 to produce a local advisory report to the Capital Region Economic Development Council (CREDC) to help provide local detail concerning our local business climate, economic development and neighborhood revitalization efforts. Tying this effort to Albany 2030 and providing a mechanism for local input into this statewide program was critical to ensure that the Vision supported by Albany 2030 was integrated into the regional plan that will guide what could be billions in state resource for the next several years.

- Final Town Hall Forum: The final town hall forum was the culmination of five months of public outreach to review the Albany 2030 Plan. Sixty community members attended this final meeting, bringing the total number of active Plan reviewers to just fewer than 600. As in the summer and fall 2011 micro meetings, attendees were given an overview of the Albany 2030 process and a snapshot of recommended strategies and projects. The participants were also walked through at top-ten list of "Reasons you should care about Albany 2030" that could serve to dispel project myths and be used to open a conversation with neighbors, colleagues and acquaintances about Albany 2030.

  During the presentation, the 60 participants were asked to vote on three questions via text message polling site TexttheMob.com. Housing and Neighborhoods came out on top when the crowd was asked which system's recommended strategies they were most excited about. More than half of the room was either "optimistic" or "extremely optimistic" that the full Plan would be able to be implemented based on the provisions set forth in the document. Everyone polled was at least somewhat optimistic – no one responded that they were not optimistic. Finally, when asked how they would help implement the Albany 2030 Plan, 96 percent of respondents said they would actively assist the City and its partners in achieving the Albany 2030 Vision. In fact, 74 percent said they would use numerous methods to help implement the Plan.

  Following the presentation, the Albany 2030 team took attendee questions and comments about the Final Plan. Questions ranged from desiring an explanation of a specific project or strategy recommendation to clarifying the public engagement efforts made throughout the process.

Overview of Results by Method

STAKEHOLDER ROUNDTABLES

The input from each of the stakeholder interviews represents the various perspectives of a broad constituency. The following is a summary of responses focusing on Albany's issues, strengths, and opportunities for the future:

Issues:

- Albany school district – urban school district problems, charter school competition
- Lack of resources, competition from suburban communities
- Lack of available undeveloped land
- Aging water and sewer infrastructure
- High cost of addressing combined storm / sewer overflows (CSO - part of aging water and sewer infrastructure)
- Aging city and housing stock, suburban competition
- Aging city and housing stock, suburban competition
- School district is a disincentive for people to move to, stay in Albany
- High proportion of rental housing
- Impacts of tax-exempt status of institutions and their expansion plans on the city's tax rolls
- High proportion of tax-exempt land, lack of revenue in exchange for services provided
- Albany receives lesser per capita amounts of state aid, compounding the tax burden on residents
- High number of daytime workers who spend relatively little in the city
- High school tax burden, including having to support what essentially is 2 school districts (charter schools, Albany public schools)
- Lack of benefits from economic engines because of their tax-exempt status
- Competition from retail development in surrounding communities (and at state complexes)
- Weak market support for community retail (e.g., Lark Street) in surrounding neighborhoods
- Weak market, low return on investment is a disincentive to redevelopment
- Isolation of regional developments such as The Foundries, Harriman Campus from the city
- Real estate speculators who "sit" on properties rather than investing in them

- Costs of rehabbing older buildings, bringing them up to code
- Lack of economic development tools (e.g., TIF is not viable because school districts are exempt)
- Competition for downtown from suburban locations with cheaper office rents
- Funding programs threatened by current fiscal climate
- Gap in population between young people living in starter homes and elderly (not attracting the 30-55 year age range)
- School district / realtors who don't even show properties in Albany
- Neighborhoods are very different requiring tailored strategies
- Housing stock nearing the end of its life span
- Vacant building concentrations in neighborhoods like Arbor Hill, West Hill
- Barriers, disincentives to acquiring and rehabilitating vacant buildings (e.g., fines for buildings that don't have water meters)
- High cost of doing business in city
- Lack of residential development, activity after 5:00 pm downtown
- Lack of current marketing of our past, historic resources
- Lack of retail development downtown (just restaurants, bars)
- Lack of leadership in school district
- Transient, unstable families
- Inadequate code enforcement
- Absentee landlords, pressures to subdivide properties based on economic hardship
- Parking throughout city
- Need for a central transportation hub
- Barrier created by 787
- High employment rate
- Lack of regionalization
- Crime
- High proportion of renters / need to involve in the process
- Inappropriate (state) development on Harriman Campus and its impact on the master plan
- Barriers to pedestrian and bicycle travel created by natural and transportation corridors
- Need for bicycle education, enforcement (adults who don't know the rules, kids who take risks)
- Bicycle "unfriendly" corridors such as Central, Delaware Avenues

- Loss of middle class families because of schools
- Dysfunctional families and their impacts on kids' attitudes towards schools and learning
- Albany is disproportionately saturated with charter schools. School district, public have no voice in creation of new charter schools (done by SUNY)
- School District finds it difficult to plan because of impacts of charter schools. (Charter Schools have a similar issue because enrollments are uncertain from year to year)
- Fragmentation of political jurisdictions, school districts, etc.
- Neighborhood quality-of-life issues (burglaries / other quality of life crimes, parking, absentee landlords / pressure to subdivide single-family homes, trash, vacant / rundown buildings, etc.)
- Relationships between institutions and adjacent neighborhoods
- Public safety and its impact on educational institutions (people outside of Albany perceive it as unsafe because of two highly publicized murders of students)
- Lack of coordination between governments, commitment at policy levels to meeting needs of underserved populations
- Large proportion of population pay a high proportion of their income for housing / exacerbated by the economic recession
- Code enforcement / impact of substandard properties on renters
- Language and cultural barriers for growing Hispanic community
- Need to integrate immigrants, refugees with serious language and cultural barriers but skills to offer into the community
- Relative costs of doing business, lack of greenfield development are issues for economic development
- Road maintenance costs borne by the city that are not imposed on suburban communities
- Winter conditions (snow and ice) implications for consolidating bus stops in stations along BRT corridors
- Impact of inexpensive parking on transit use
- Impacts of deteriorated neighborhoods with vacant / boarded up buildings, etc. on public school students
- Difficulty of getting to Rensselaer Train Station for students
- School district needs more recreational facilities
- Disconnect between the school district and the city in providing recreational facilities
- Need for education on traffic safety, speeding

- Redevelopment of Tobin property at gateway between Albany and Colonie (need for interjurisdictional cooperation)

Strengths:

- Programs for top students at Albany High
- Progressive housing authority
- Progress made in recent years in revitalizing the city
- Central location within a strong capital region
- Ethnic restaurants along Central Avenue
- Walkable, mixed-use community
- Strong infrastructure of community-based organizations
- Excellent infrastructure
- Colleges and universities
- Neighborhoods that are walkable, livable, have good transportation access
- Relatively stable real estate prices during recession
- Cultural institutions (e.g., Albany Institute, NYS Library)
- Convenient, central locations relative to northeast metropolitan regions
- Small-town feel combined with big city image (part of livability)
- Status of SUNY Albany as one of only four designated research centers within overall 60-unit SUNY system
- 21 colleges and universities within 100 miles
- Walkable, livable neighborhoods with a mix of uses (stores, services, etc. that you can walk to)
- Religious institutions are community anchors
- Normanskill Farm and its educational programs
- The Council of Albany Neighborhood Associations (CANA) is a great social asset of the City
- College of St. Rose programs in arts, music, education / outreach to public schools
- Institutions such as Maria College, Albany Law placing graduates into jobs in the region
- Programs provided by educational institutions in Albany schools (e.g., College of Pharmacy, College of St. Rose / Help Yourself Foundation)
- Strong network of social service organizations serving Albany
- Amazing history / the oldest original settlement in the 13 colonies
- Very strong arts, cultural, and entertainment organizations

- Contribution of the arts to the local economy (e.g., First Friday Albany)
- Involvement of arts institutions such as the Steamer 10 Theater, Albany Symphony in Albany public schools
- National reputation of Albany Symphony
- International reputation of the Capital region, in which Albany occupies a central location, as a center of high technology
- Albany is in the top 10 small cities in the country in Richard Florida's creative class rankings
- Airport located nearby in Colonie

Opportunities:

- Public / private partnerships to promote neighborhood revitalization
- Develop a plan to market the city to investors
- School district / Housing Authority partnership (North Albany / YMCA example)
- Define a positive image of the city's future development that citizens understand, support
- Cultural tourism to draw people into city
- Entice state workers, other commuters to spend more $ in the city
- Market terrific historic architecture
- Aging housing stock with little historic integrity presents an opportunity for redevelopment
- Aging boomers, people interested in downtown condos moving into the community
- Urban homesteading program (SDAT recommendation)
- Coming influx of high tech workers who might be interested in living, investing in city neighborhoods
- Green economy, technology tied to state capital
- Reserve future transportation corridors
- Create a walkable, livable city
- Attract more families to the city
- Revitalize the South End as a safe, walkable, mixed-use community
- Take a regional approach to revitalizing city and protecting farmland in outlying areas
- Community gardens in neighborhoods (NYC's successful program as a model)
- Transform vacant lots into neighborhood resources (community gardens, stormwater management, greening, etc.)
- Develop incentives to live, invest in city

- Green infrastructure
- Private development on Harriman Campus that generates tax revenue, connects to surrounding neighborhoods per master plan.
- Bus Rapid Transit connecting SUNY / Nanotech, Harriman campus, and downtown
- Partner with SUNY to develop a research park on Harriman campus (Rochester Institute of Technology as a model)
- Develop Albany County Rail Trail and connect it through the city to the Mohawk Hudson Bikeway along the river
- Promote utilitarian bicycle usage in city, commuting by implementing Bicycle Master Plan
- City, school administration working together to address shared issues
- Strengthen schools as community resource (after-school programs, etc., community activities after hours)
- Create a magnet school like Bronx Science that kids from the surrounding region would want to go to.
- Market city in a unified way across neighborhoods
- Recreational development in Tivoli Park connecting to Patroon Creek
- Capitalize on potential of Albany to be a great outdoor city
- Develop more sidewalks, bicycle facilities to make Albany a truly walkable, bikable city
- Improve bus service in city (routes, schedules)
- There is a pending agreement between city, College of St. Rose to develop Hoffman Park as a major recreational / athletic resource
- Develop better pedestrian connections serving institutions
- Increase energy efficiency of institutions
- Tech Valley is working to provide wireless internet service throughout entire community
- Reverse decline in places like Arbor Hill to rebuild them as sustainable neighborhoods where people choose to live
- Create better linkages, leverage resources across institutions, social service organizations (SDAT report recommendation)
- Promote involvement of nonprofits in decision-making (e.g., planning boards)
- Recognize and promote our educational, architectural, social history.
- Retain a city grant writer to take advantage of opportunities (e.g., for historic preservation)
- Build a green, walkable community based on our urban assets and lifestyle (do not

recreate a suburban community)

- Build on Certified Local Government status to create capacity for historic preservation
- Link affordable housing to historic preservation to promote restoration, rehabilitation of older buildings
- Use the neighborhood associations and other means to promote maintenance of older properties
- Promote public / private partnerships to invest in older properties
- The potential of the Albany Barn artists' initiative as a revitalization anchor for the Arbor Hill neighborhood
- Tap the under 45 generation for philanthropy, volunteerism in Albany (Stakeholders Inc.)
- Connect strong arts community to quality of life-based economic development (attract companies and the creative class)
- Create a pedestrian-friendly, walkable, energy efficient city to address the coming energy transition
- Improve connections between downtown and the airport, train station
- Develop high speed rail service to Albany
- Use transit, planned BRT corridors as an opportunity for urban revitalization (e.g., transit-oriented development around stations)
- Potential of student populations to support alternative transportation (transit, biking, walking)
- Restructure bus routes to have better cross town connections, better serve the Albany Medical Center and other destinations
- Positive impact of developing transportation/BRT corridors on mobility of public school students
- Establish a walking connection across river between Rensselaer and Albany on the Livingston Avenue bridge
- Regional cooperation to promote economic development that benefits all, rather than competing among ourselves
- Economic development based on green jobs, green tech, energy efficiency

COMMUNITY FORUMS

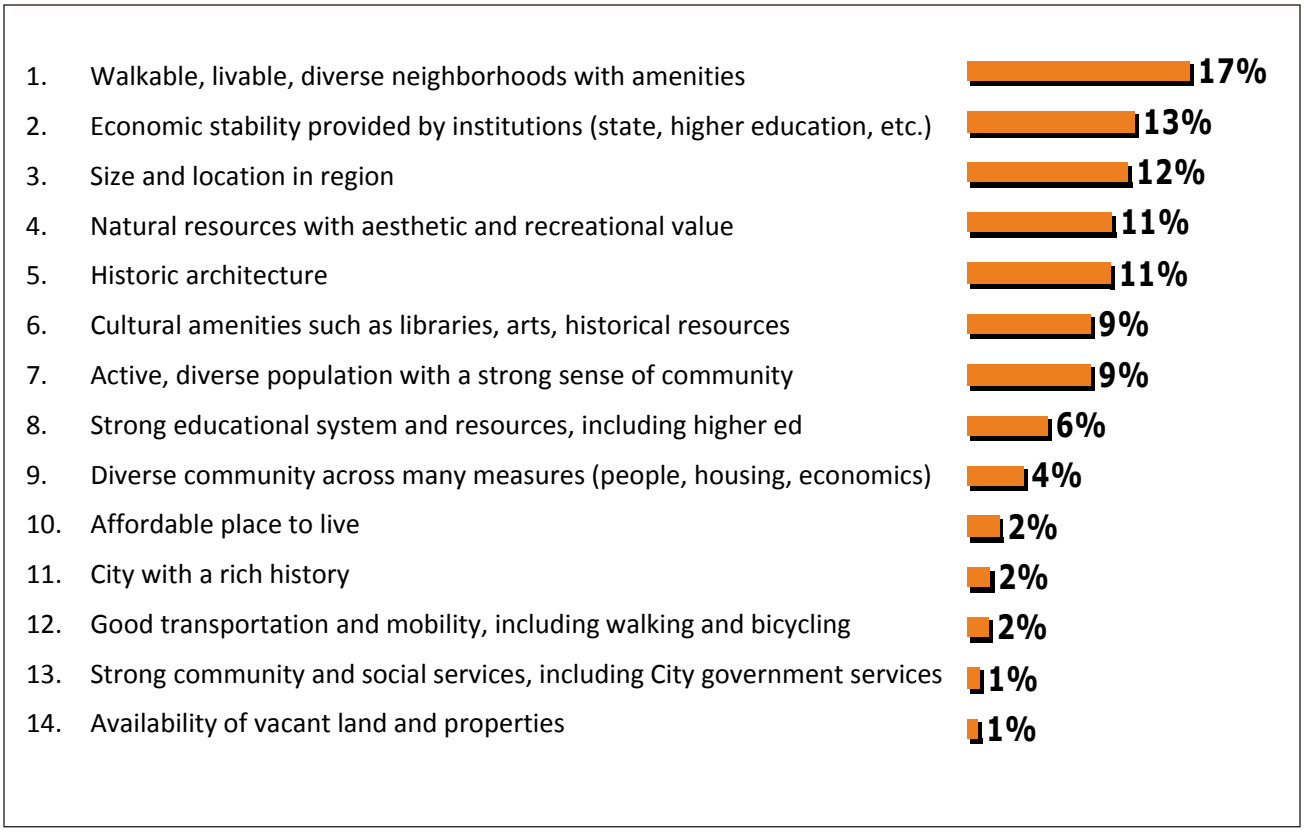
The City and consultant team held three community forum series to provide the opportunity for Albany's citizens to openly discuss their concerns, values and aspirations, and priorities for Albany's future. Each community forum included a series of meetings located in three strategically accessible locations in the City and at different days and times to maximize participation.

The first community forum meeting series was designed to define areas of consensus on the important issues facing the City. The meeting began with a summary presentation of the findings of the data trends analysis and stakeholder interviews to set the context for facilitated citizen discourse. The citizen participants were then asked to organize into facilitated breakout groups to discuss and build consensus on Albany's strengths, weaknesses, and vision for the future. Keypad polling allowed participants to prioritize the issues by voting on the top five strengths, weaknesses, and vision ideas and receive real-time results. The results of the keypad polling were compiled and summarized as follows:



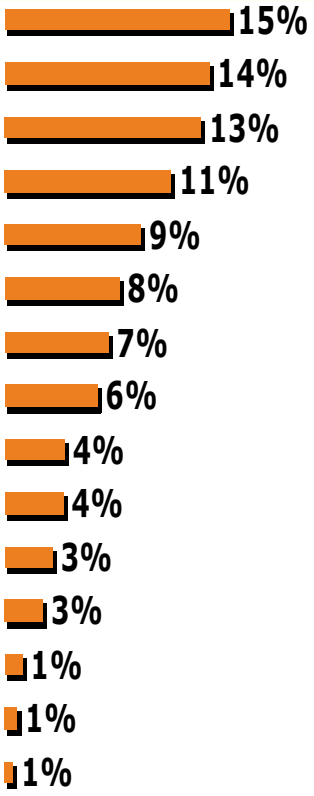
COMMUNITY FORUM 1 POLLING RESULTS

Albany's Strengths

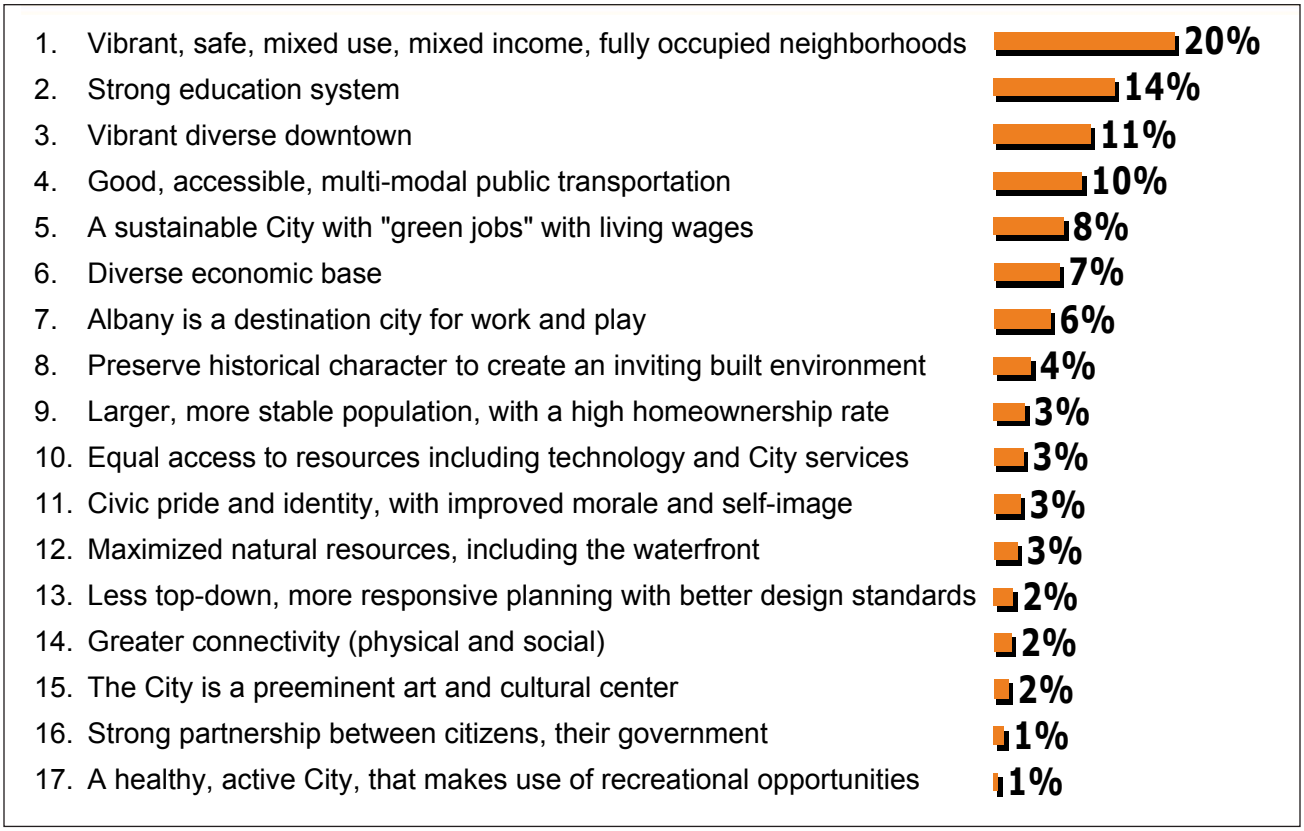


Albany's Weaknesses

1. Neighborhood disinvestment, including vacant properties, absentee landlords , poor lighting, etc.
2. Poor education system and services for youth (actual and/or perceived)
3. Crime issues (actual and/or perceived), including gangs and policing
4. Socio-economic issues including poverty, inequitable resource access and allocation, disparity in treatment of poor
5. Transportation issues including poor public transit, lack of parking, and auto-dependency
6. City government problems, including lack of transparency and responsiveness
7. Suburbanization and disinvestment in the City core
8. Underutilized resources, including Downtown and the waterfront
9. Economic and employment issues, such as City's lack of investment desirability, and lack of diverse and high quality employment
10. Poor quality or deteriorating built environment and infrastructure
11. High taxes (property)
12. Negative self perception and self defeating mentalities
13. Revenue issues (tax free properties)
14. Lack of coordination and/or awareness of available services
15. Failure to embrace diversity

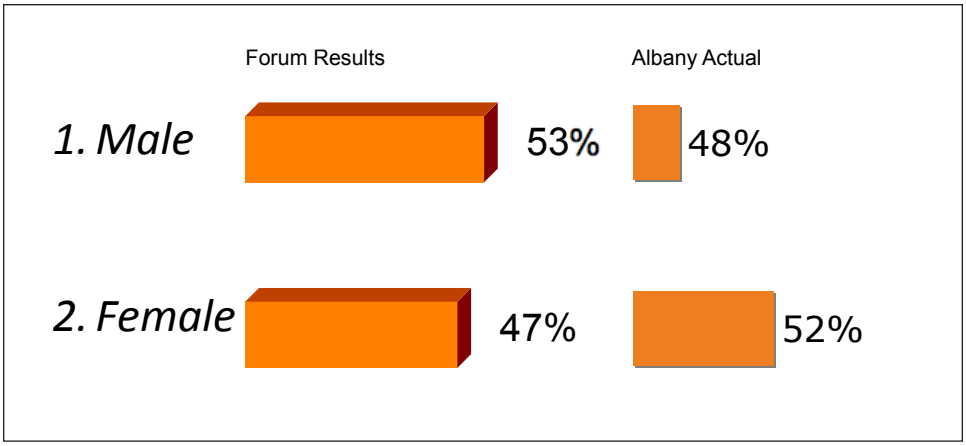


Visions for Albany's Future

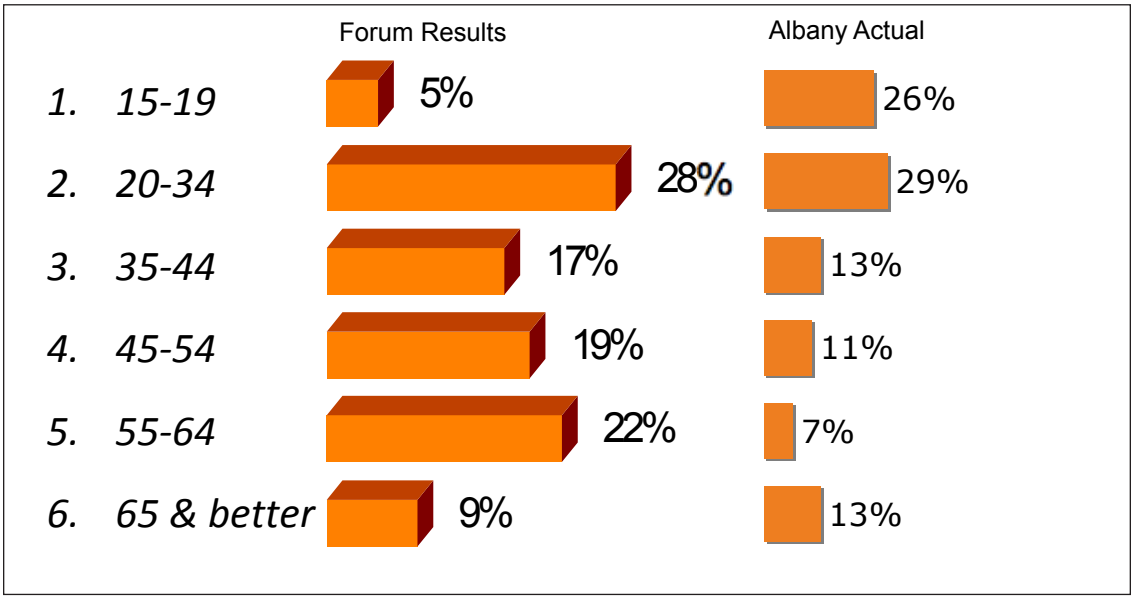


Demographic Characteristics of Community Forum 1 Participants

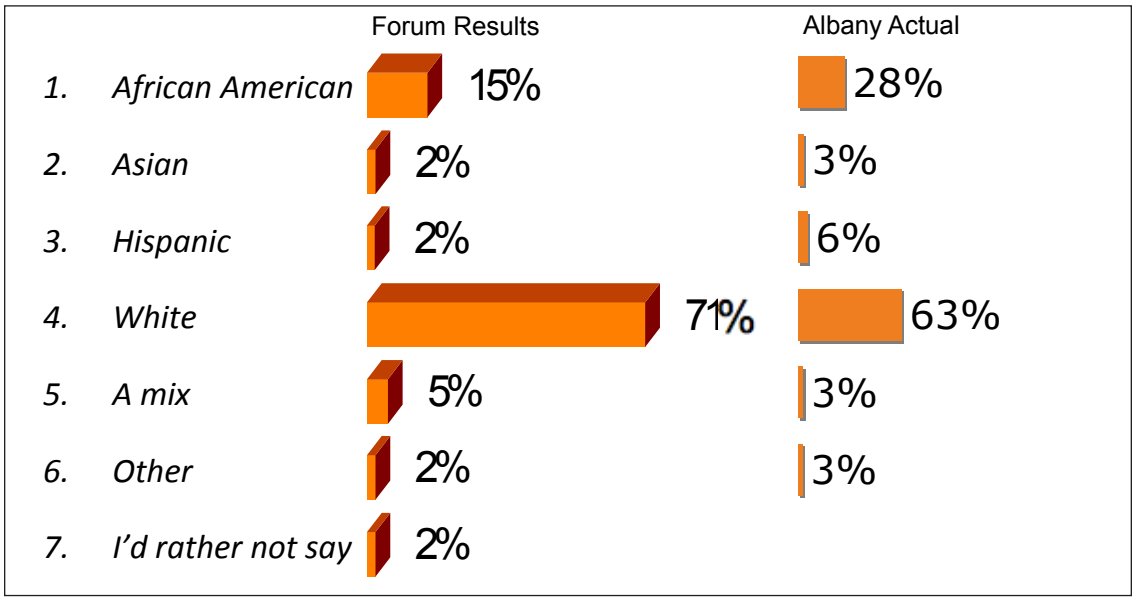
Gender



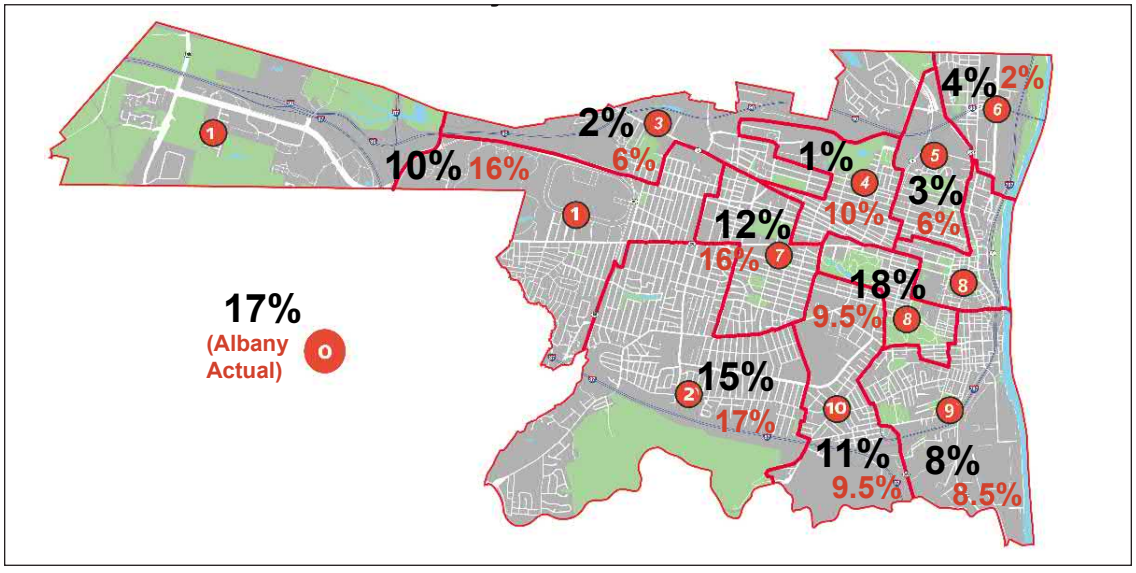
Age



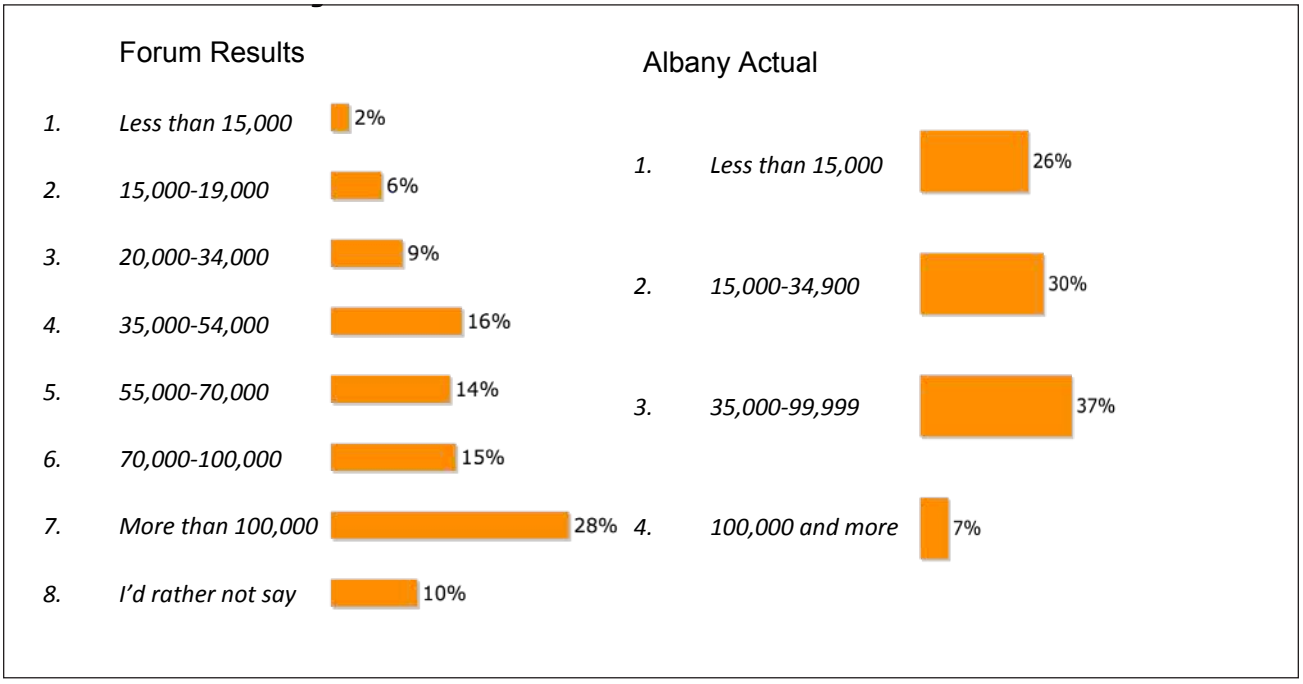
Ethnicity

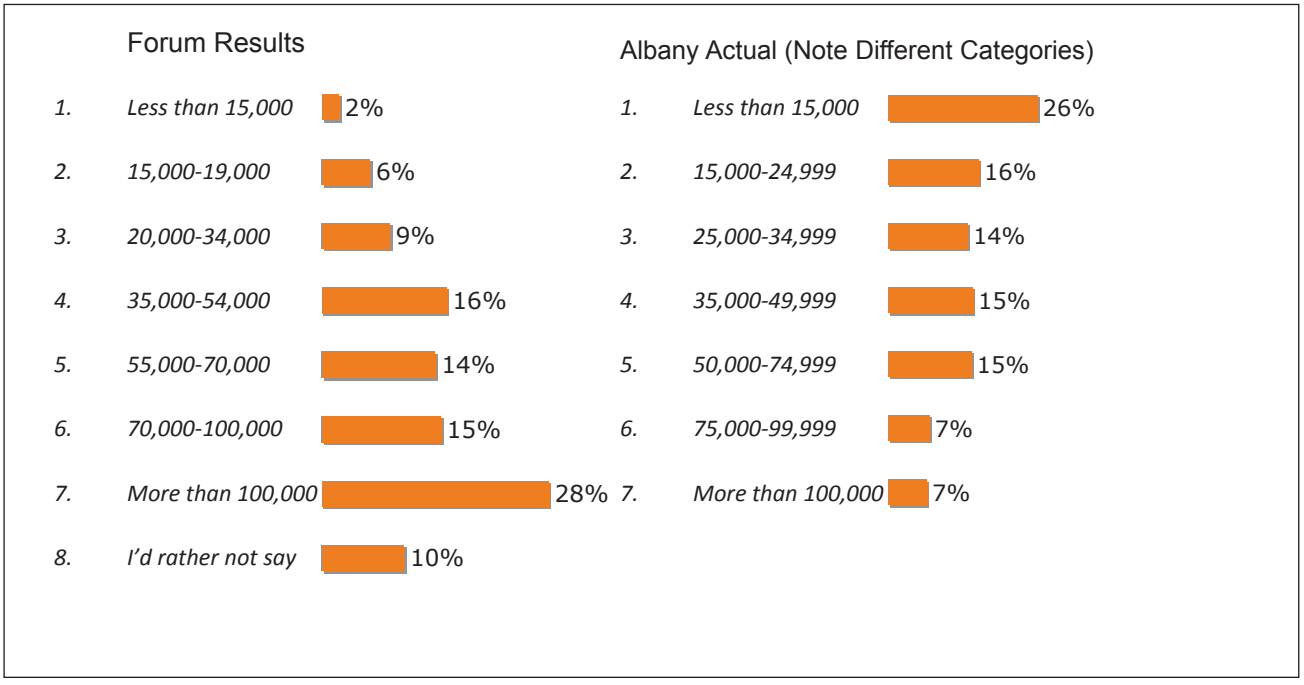


Location in Albany

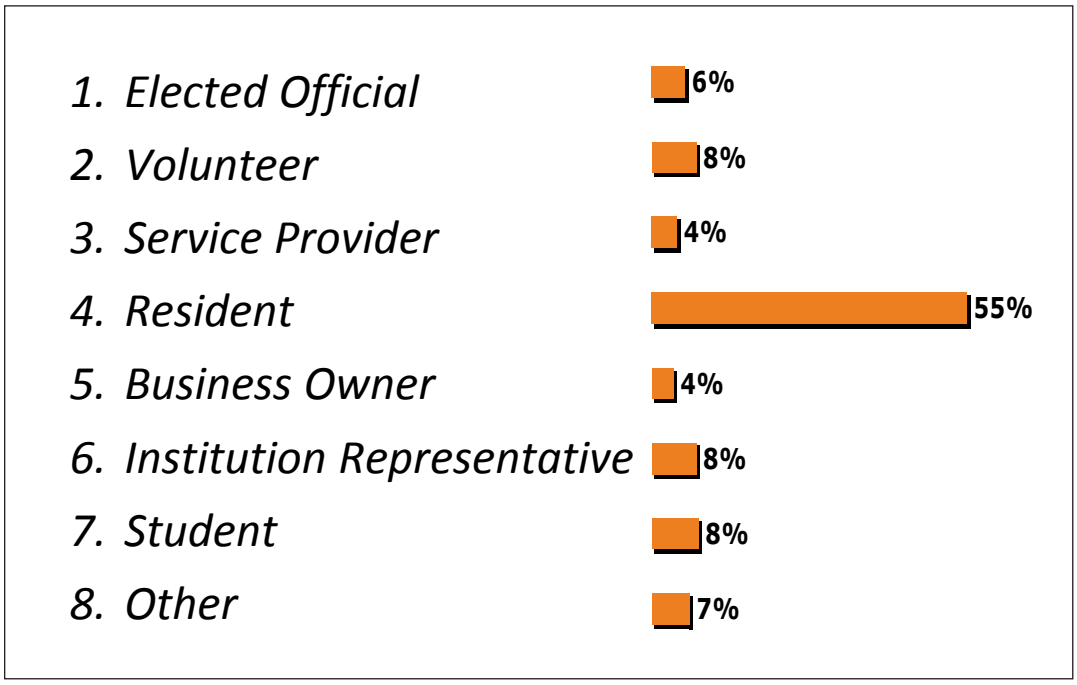


Household Income





Personal Profile



Community Forum 2 was conducted for the purpose of obtaining public input on the Vision Statement and to build consensus on priorities for goals and objectives based on the vision components. The Vision Statement is a statement that communicates a compelling vision of the future and answers the question "What do we want Albany to be in twenty years?" The Vision Statement is accompanied by a series of vision components developed based on common themes derived from the outreach process:

Albany 2030 Vision Statement

Albany in 2030 has built on its history and diverse natural, cultural, institutional, and human resources to become a global model for sustainable revitalization and urban livability. The city promotes a balanced approach to economic opportunity, social equity, and environmental quality that is locally driven, encourages citizen involvement and investment, and benefits all residents.

The Vision Components

1. Safe, Livable Neighborhoods

Every neighborhood in Albany is a desirable place to live because of its walkable streets, historic architecture, range of housing choices, mixed-use neighborhood centers, quality schools, parks and recreation facilities, and easy access to Downtown Albany and other job centers.

2. Model Educational System

Albany nurtures its most valuable resources, its children, by promoting excellence in education at all levels. The City's institutions of higher education are valued resources and partners in initiatives to expand economic opportunities, enhance work force skills, and promote lifelong learning. 3. Vibrant Urban Center

As the capital of New York and a destination for work, play, and tourism, Albany is the region's primary center of government, education, health care, employment, and the arts. Downtown Albany is a vibrant mix of business, residential, educational, cultural, and entertainment uses connected to the Hudson River waterfront.

4. Multi-Modal Transportation Hub

Albany's neighborhoods and centers are connected to each other and to the rest of the region by an extensive, efficient, and safe network of complete streets, mass transit, bikeways, trails, and sidewalks.

5. Green City

Albany is a model of community health and sustainability in its planning, restorative development, and conservation of energy, water, and natural resources.

6. Prosperous Economy

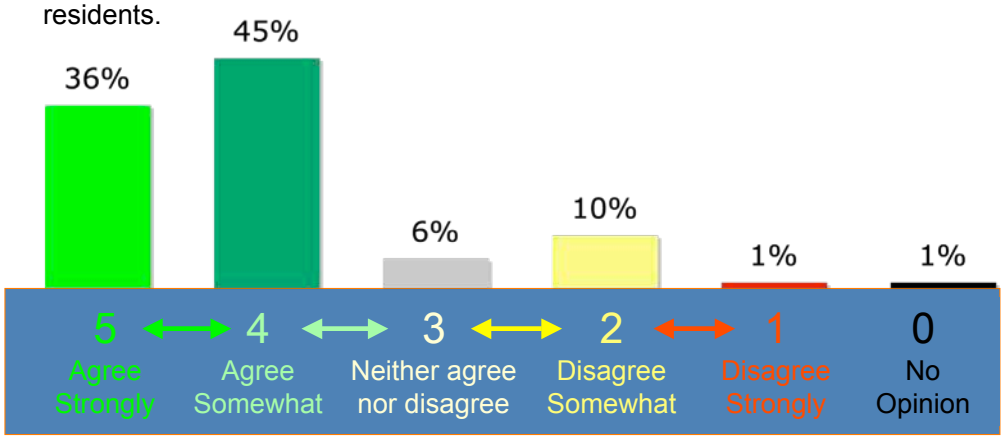
The city is a pillar of the regional and global economies, providing good employment opportunities for all residents with a focus on green jobs and technology.

Participants in Community Forum 2 used keypad polling to vote on the degree to which they agreed with the Vision Statement and vision components. Participants were then asked to organize into facilitated breakout groups based on each of the five vision components and generate goals for that component. Each group then picked their top three goals and submitted them to the technology group for computerized processing.

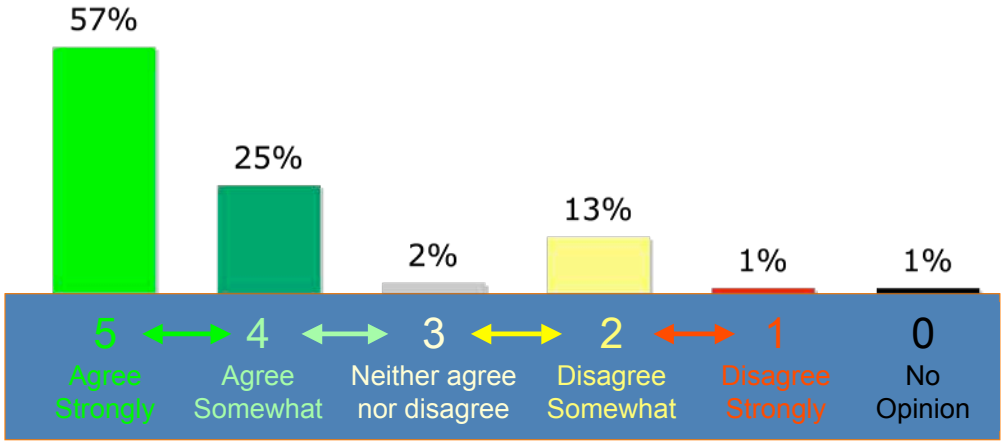
COMMUNITY FORUM 2 POLLING RESULTS

Agreement with the Vision Statement and Vision Components

The Vision of Albany in 2030:
Albany in 2030 has built on its history and diverse natural, cultural, institutional, and human resources to become a global model for sustainable revitalization and urban livability. The city promotes a balanced approach to economic opportunity, social equity, and environmental quality that is locally driven, encourages citizen involvement and investment, and benefits all residents.

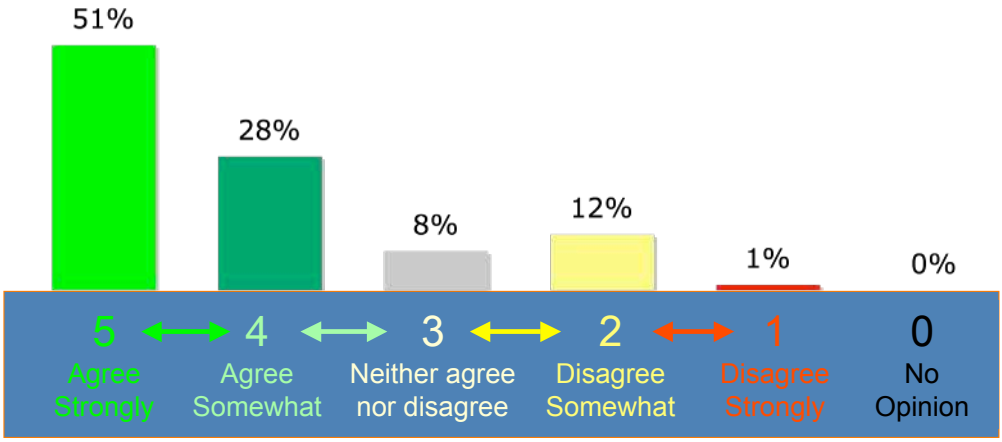


A. Safe, Livable Neighborhoods
Every neighborhood in Albany is a desirable place to live because of its walkable streets, historic architecture, range of housing choices, mixed-use neighborhood centers, quality schools, parks and recreation facilities, and easy access to Downtown Albany and other job centers.



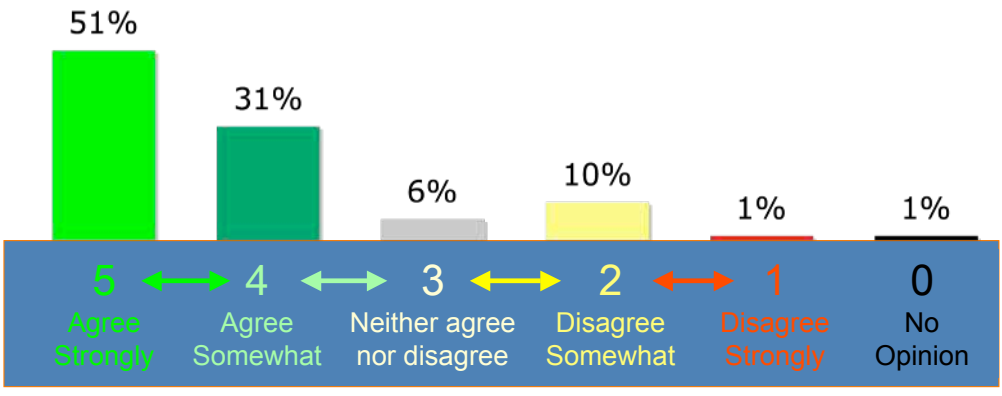
B. Model Educational System

Albany nurtures its most valuable resources, its children, by promoting excellence in education at all levels. The City's institutions of higher education are valued resources and partners in initiatives to expand economic opportunities, enhance work force skills, and promote lifelong learning.



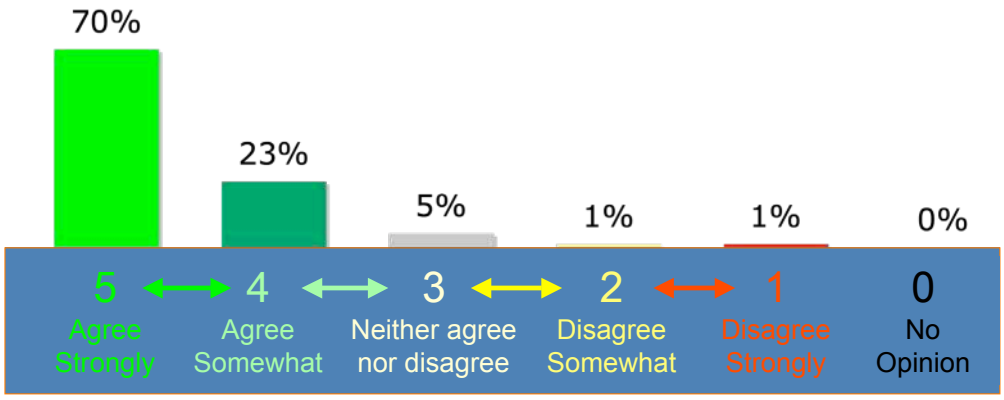
C. Vibrant Urban Center

As the capital of New York, Albany is the region's primary center of government, education, health care, employment, and culture. Downtown Albany is a vibrant mix of business, residential, educational, arts, culture, cultural, and entertainment uses connected to the Hudson River.



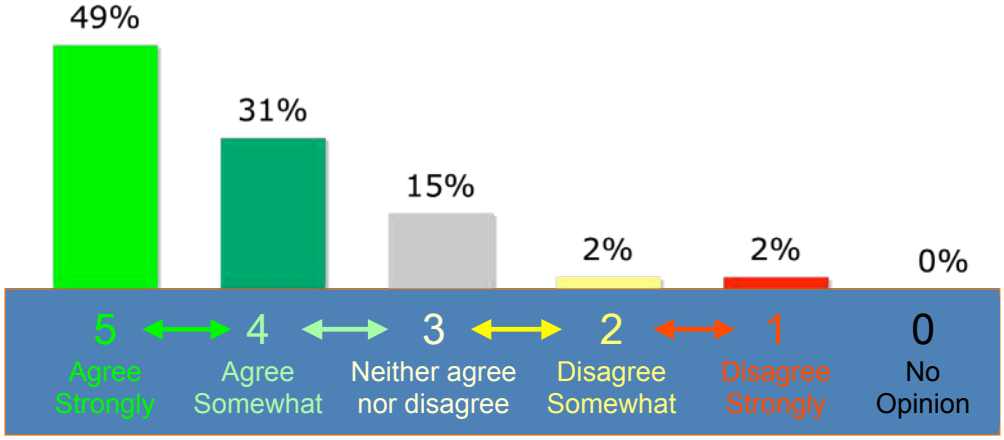
D. Multi-Modal Transportation Hub

Albany's neighborhoods and centers are connected to each other and to the rest of the region by an extensive, efficient, and safe network of complete streets, mass transit, bikeways, trails, and sidewalks.



E. Sustainable City / Prosperous Economy

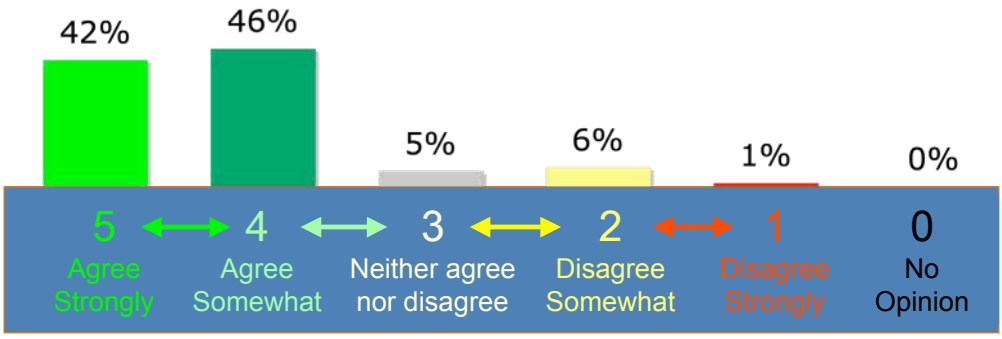
Albany is a model of community health and sustainability in its planning, restorative development, and conservation of energy, water, and natural resources. The city is a pillar of the regional and global economies, providing quality employment opportunities for all residents with a focus on green jobs and technology.



Note: The Vision Components were revised after Community Forum 2 to divide the Sustainable City / Prosperous Economy component into two separate components: Green City and Prosperous Economy.

Albany in 2030 has built on its history and diverse natural, cultural, institutional, and human resources to become a global model for sustainable revitalization and urban livability. The city promotes a balanced approach to economic opportunity, social equity, and environmental quality that is locally driven, encourages citizen involvement and investment, and benefits all residents.

A. Safe, Livable Neighborhoods
B. Model Educational System
C. Vibrant Urban Center
D. Multi-Modal Transportation Hub
E. Sustainable City / Prosperous Economy



Summarized Goals

1. Safe, Livable Neighborhoods

- Improved Neighborhood and Community Pride: Familiarity with neighbors, more community investment, neighborhood oriented events
- Improve Pedestrian Streetscape: Safe, comfortable to walk/bike, encourage pedestrian oriented development
- Neighborhood Identity: Neighborhoods have distinct identity with commercial hubs serving as community centers
- Housing/Built Environment: Stabilize and restore existing housing stock, preserve historical aesthetics
- Diversity: People are knowledgeable and feel safe in all neighborhoods, mixed income housing
- Local Focus: Increase locally owned business, create neighborhood specific destinations like parks, entertainment venues
- Downtown Mixed Use and Commercial Areas revitalized and reconnected to waterfront
- Reduce city-wide vehicle traffic

2. Model Educational System

- No family should leave the City because they think they cannot get a good education
- Better integration between institutions of higher education, school district, and community
- Better integration of schools into the community of which they are a part, including more after school programs and availability of school buildings for community activities
- More holistic/broad education: better mentoring, partnerships with business, vocational training, use Normanskill farm
- Encourage all children to attend college or get some higher education
- Create equity in access: equal access to transportation and education for all, community center in every neighborhood, accessible and affordable continuing education
- Make educational system more efficient, use best practices
- More parental support
- Make class work relevant to students' lives

3. Vibrant Urban Center

- Improved Downtown Parking and Transportation
- Encourage more residential use and development Downtown
- Create a coherent Downtown District
- Create better connections to the waterfront
- Create a regional attraction such as a zoo, aquarium, museum that is also affordable for families
- Rehabilitate existing empty properties Downtown and fill them with mixed use
- Diversify businesses to serve residents and provide diverse job opportunities, including entry level
- Create vibrant and active after businesses hours activity
- Improve/increase arts and cultural events
- Improve Image, combat perceptions of lack of parking and safety
- Create more sustainable job opportunities, stronger green agenda
- Create more green spaces and trails

4. Multi-Modal Transportation Hub

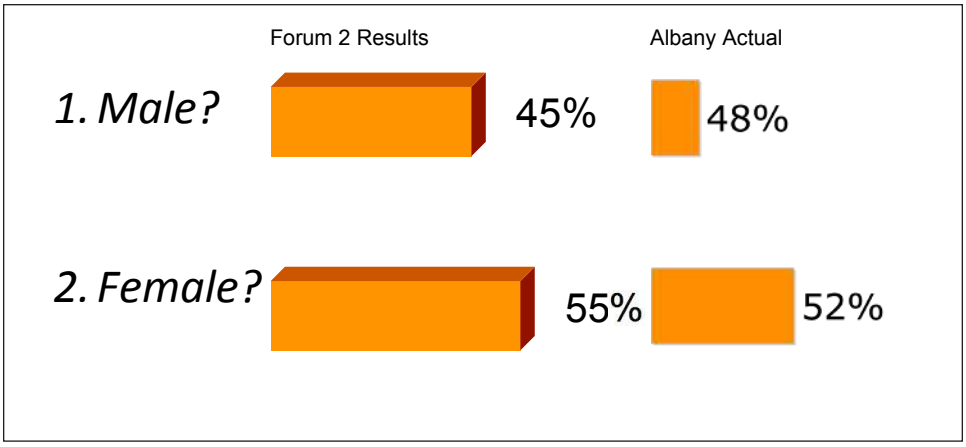
- Create regional rail system
- Increase pedestrian safety
- Increased bicycle infrastructure and access: all major routes multi-modal, regional bikeway system
- Increased affordable transit access and convenience in all neighborhoods
- Encourage residents to live closer to Albany
- Change culture to consider and create viable transportation alternatives
- Encourage/require employers to have a transportation plan for employees
- Explore ways to lessen the impacts of 787
- Disincentivize single-driver commuting
- Increase access to river
- Work with other levels of government to provide interregional transportation
- City government prioritizing funding for all transportation
- Safer bus stops with better maintenance

5. Sustainable City / Prosperous Economy

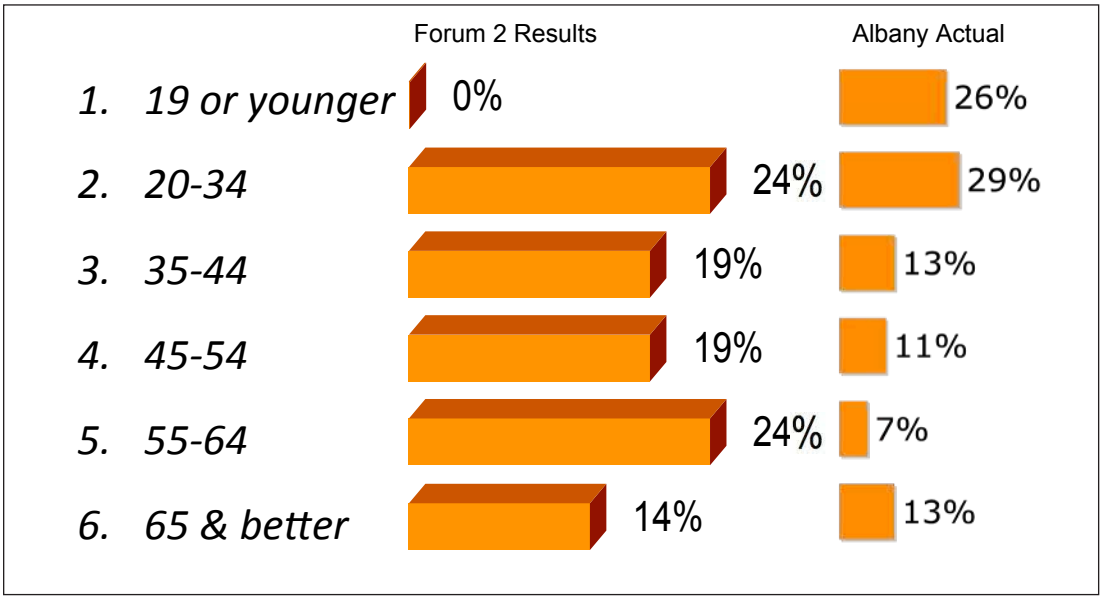
- Create range of living wage green jobs for all skill levels
- Create incentives for businesses and residents for making buildings more energy efficient
- Work toward becoming a zero waste community by increasing recycling, etc.
- Create strategic plan to make productive use of vacant lots, buildings
- Create a green city with local power and efficient infrastructure
- Create waterfront that attracts people and business, reflects balance of environmental development and recreation
- Redesign public transportation to better get inner city residents to job centers
- Create denser communities, compact activities
- Tie in educational institutions at every level with green technologies training
- Healthy food options offered in all communities and retailers

Demographic Characteristics of Community Forum 2 Participants

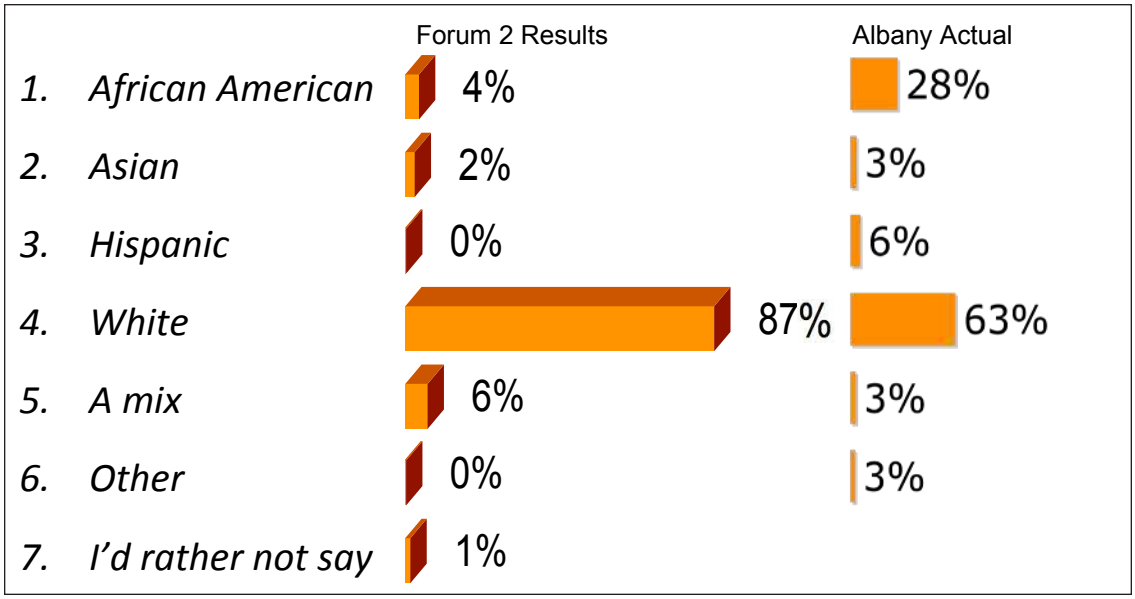
Gender



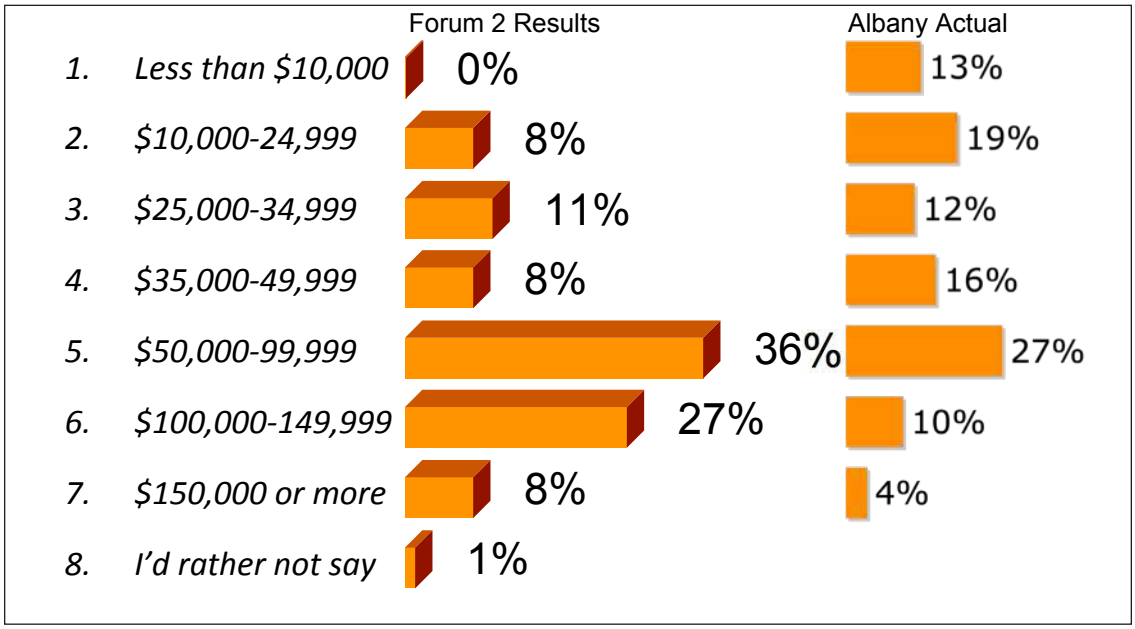
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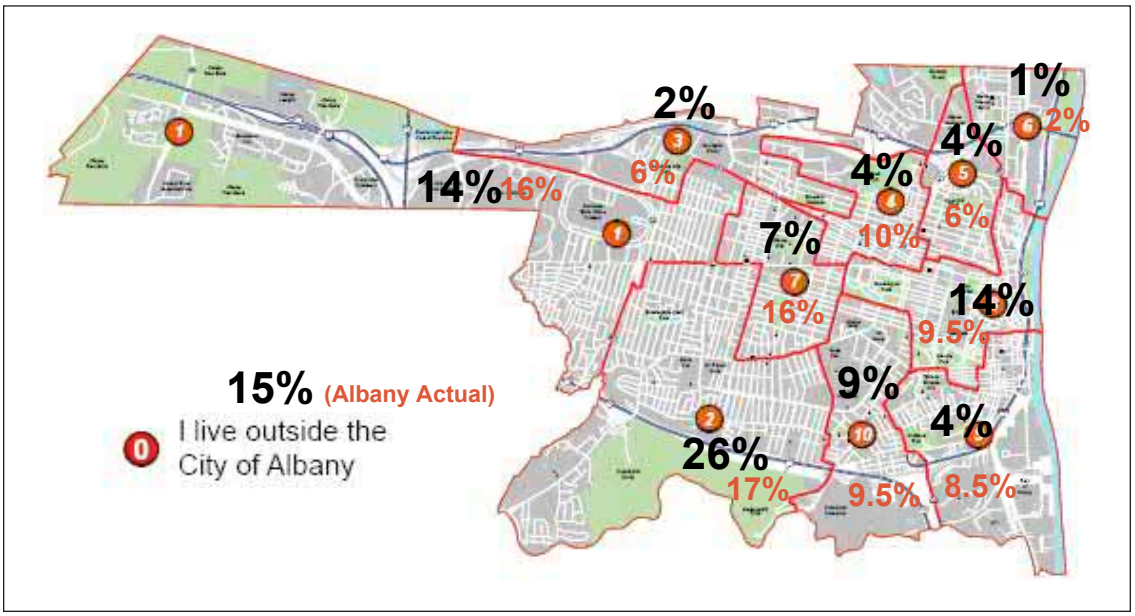
Ethnicity



Household Income



Location in Albany



The third round of community forums focused on prioritizing investment types and conducting a mock budget allocation exercise to ascertain community preferences for development and investment in Albany based on the goals and objectives of the comprehensive plan systems. The first exercise included keypad polling where participants were asked to rank their preferences for where investment should be increased in the following categories:

- Neighborhood Investment
- Multi-Modal Transportation Hub
- Neighborhood Commercial Centers
- Regional Centers
- Greenways and Open Space

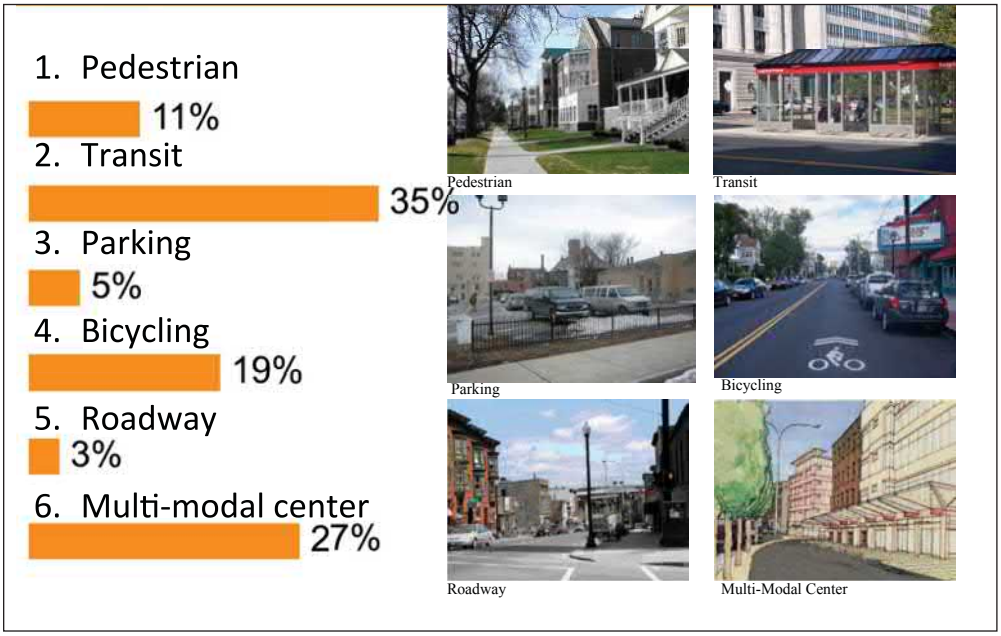
COMMUNITY FORUM 3 POLLING RESULTS

Community Investment Priorities

Neighborhood Investment



Transportation Investment



Commercial Activity Type

1. Neighborhood Comm. 52%
2. Strip Mall 1%
3. Indoor Market 21.6%
4. Outdoor Pedestrian Mall 22.6%
5. Auto-oriented Single Use 0%
6. Single Convenience Store 2.90%


Traditional Commercial Re-use


Strip Mall



Indoor Market


Outdoor Pedestrian Mall


Auto-oriented single use


Single convenience store

Regional Destinations

1. Washington Park 6.1%
2. Convention Center 6.1%
3. Downtown 25.2%
4. Harriman Campus 8.1%
5. Pine Bush Preserve 4%
6. Waterfront 50.5%


Washington Park


Convention Center


Downtown


Harriman Campus


Pine Bush Preserve


Waterfront

Open Space / Green Space

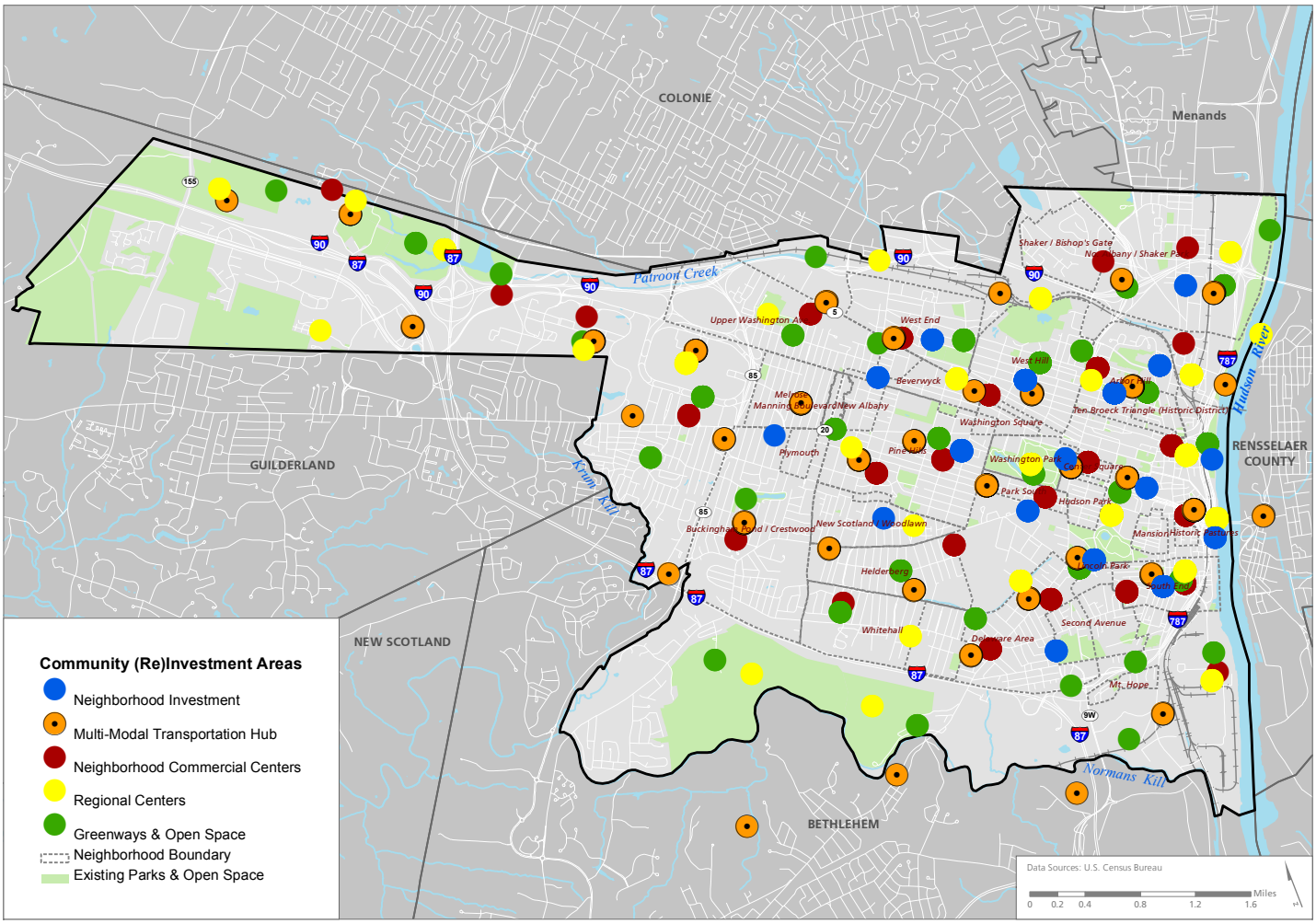


After voting on their preferences, participants at each table were asked to place a colored dot on a map of Albany to indicate where they would like to see each type of (re) investment occur in the city. The maps were then collected and the information was compiled and entered into a shared digital map with points that indicate desired areas for each type of (re)investment according to the colors listed below:

- Neighborhood Investment - Blue
- Multi-Modal Transportation Hub - Orange / Black Dot
- Neighborhood Commercial Centers – Red
- Regional Centers – Yellow
- Greenways and Open Space – Green

The *Community (Re)Investment Areas Map* on the following page illustrates the compiled results of the mapping exercise from the Community Forum 3 series. The dots on the map represent an *integration* of the preferred locations submitted by all Forum 3 participants, meaning the results were merged into groupings of preferred locations.

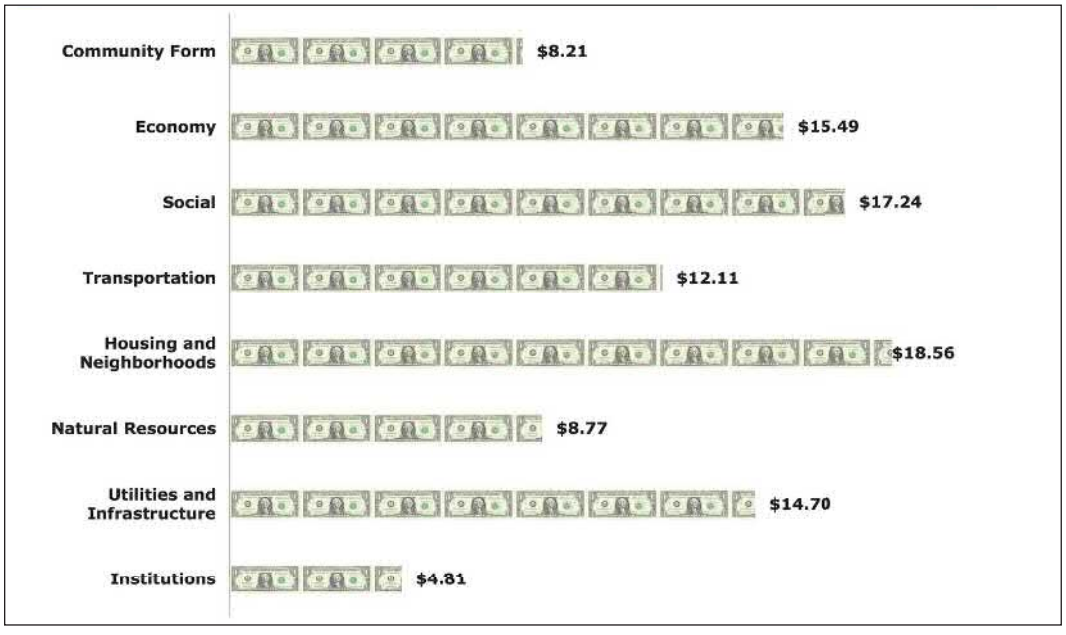
Community (Re)Investment Areas Map



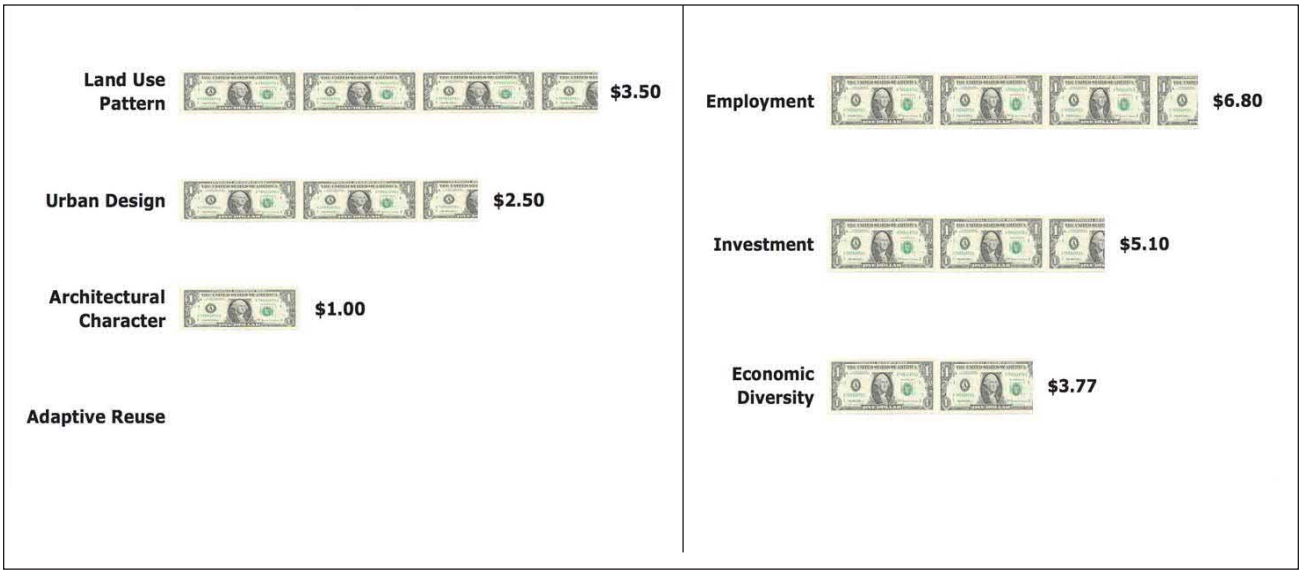
The second exercise in Community Forum 3 allowed participants to allocate $100 dollars into each of the eight plan systems, entering the amounts into a shared spreadsheet. The average allocation for each system was quickly calculated using keypad polling. Participant groups were then assigned one system and given the average amount allocated to that system to allocate among the sub-system components. The outcomes of the third round of Forums were a prioritization of types of investment and prioritization with relative dollar amounts for each of the comprehensive plan systems.

Budgeting Exercise

Average Systems Allocation



Community Form

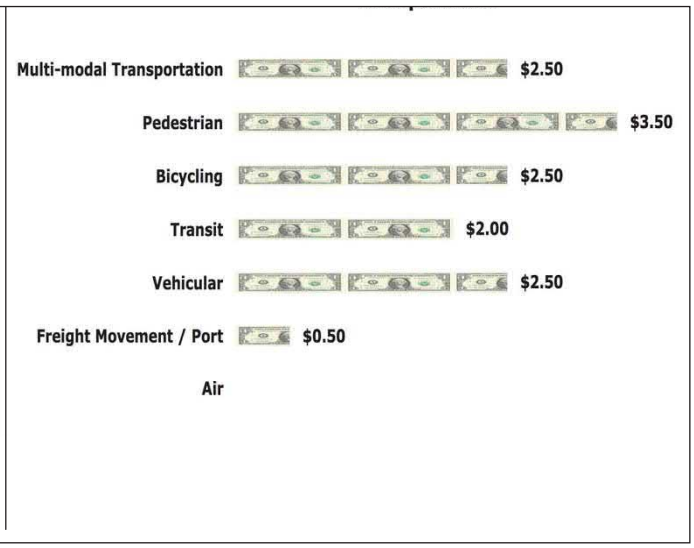


Economy

Social



Transportation



Housing & Neighborhoods



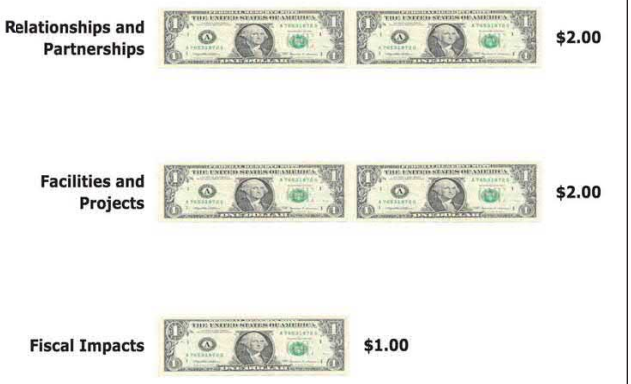
Natural Resources



Utilities & Infrastructure

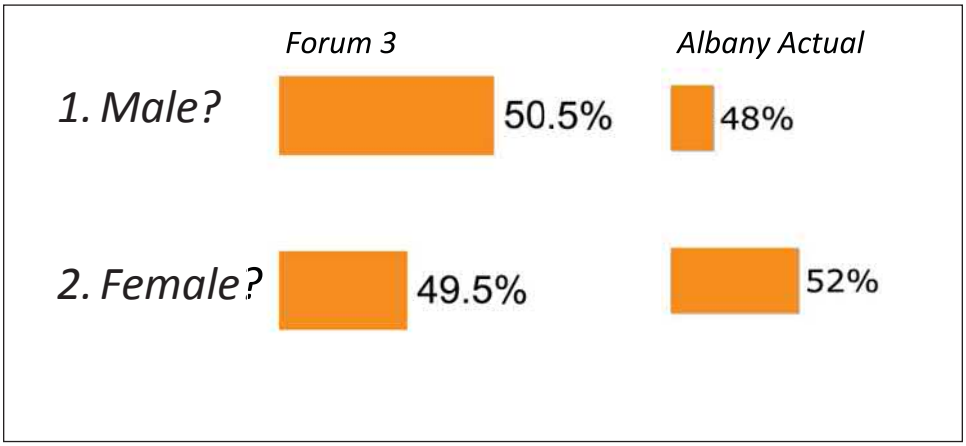


Institutions

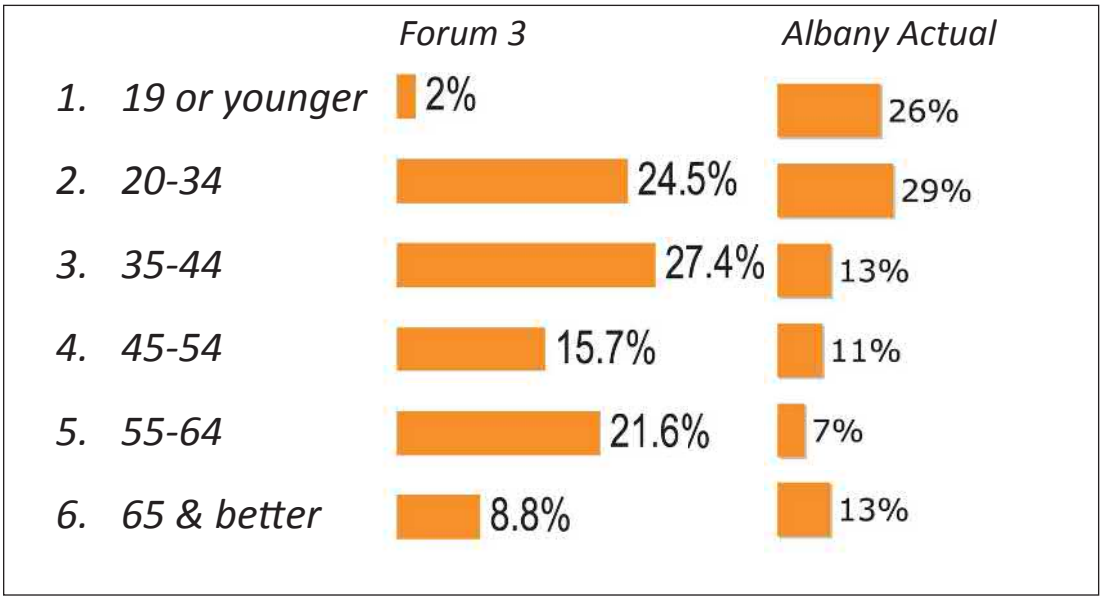


Demographic Characteristics of Community Forum 3 Participants

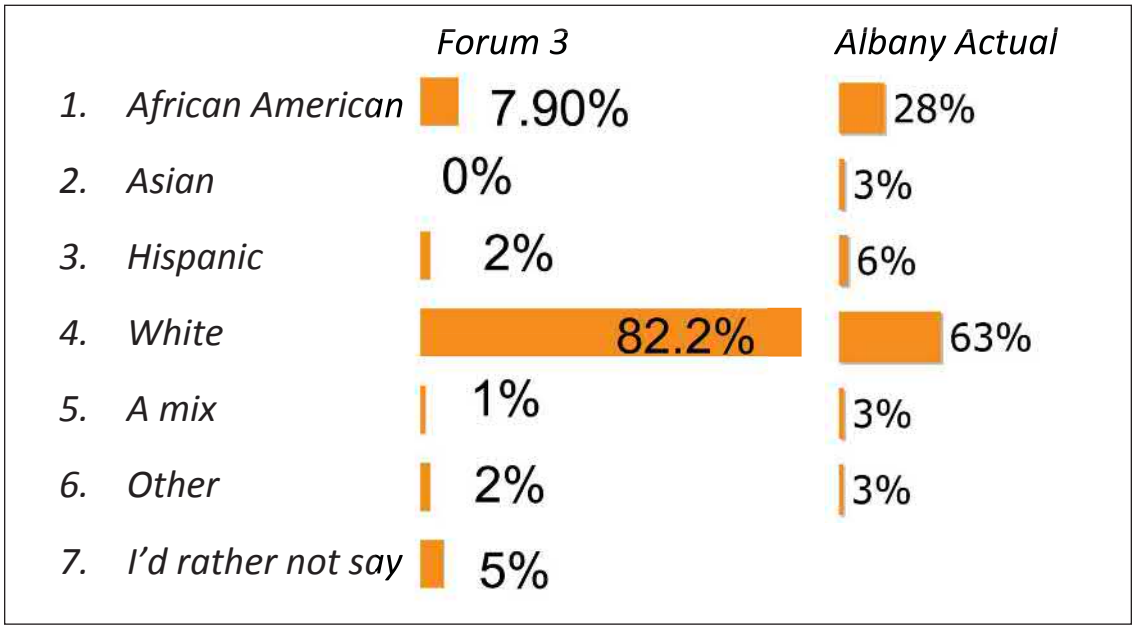
Gender



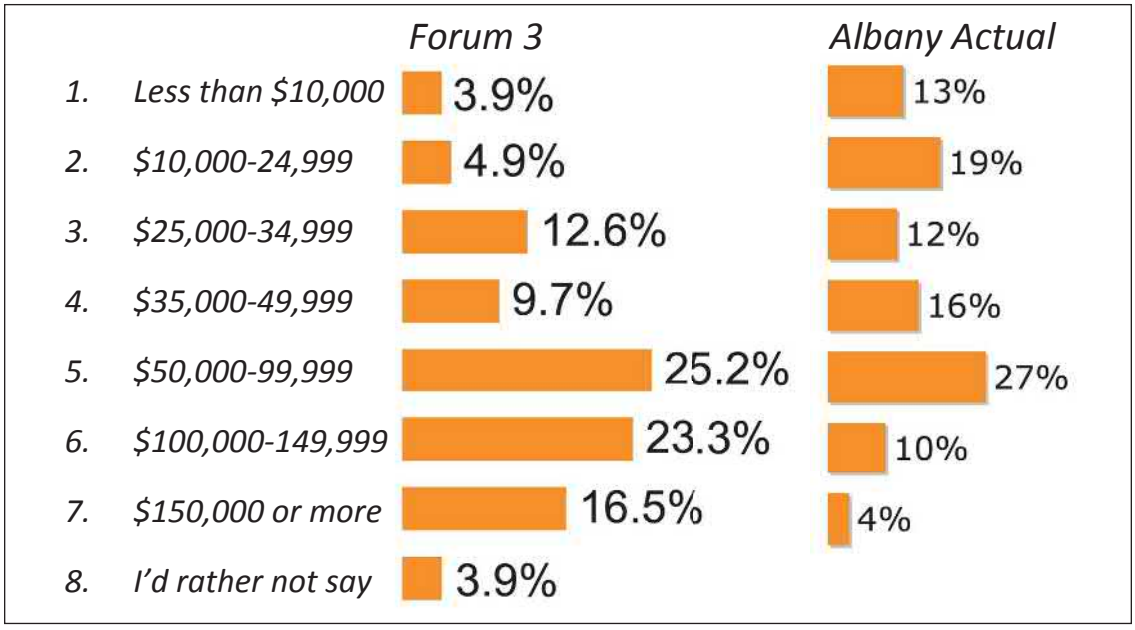
Age



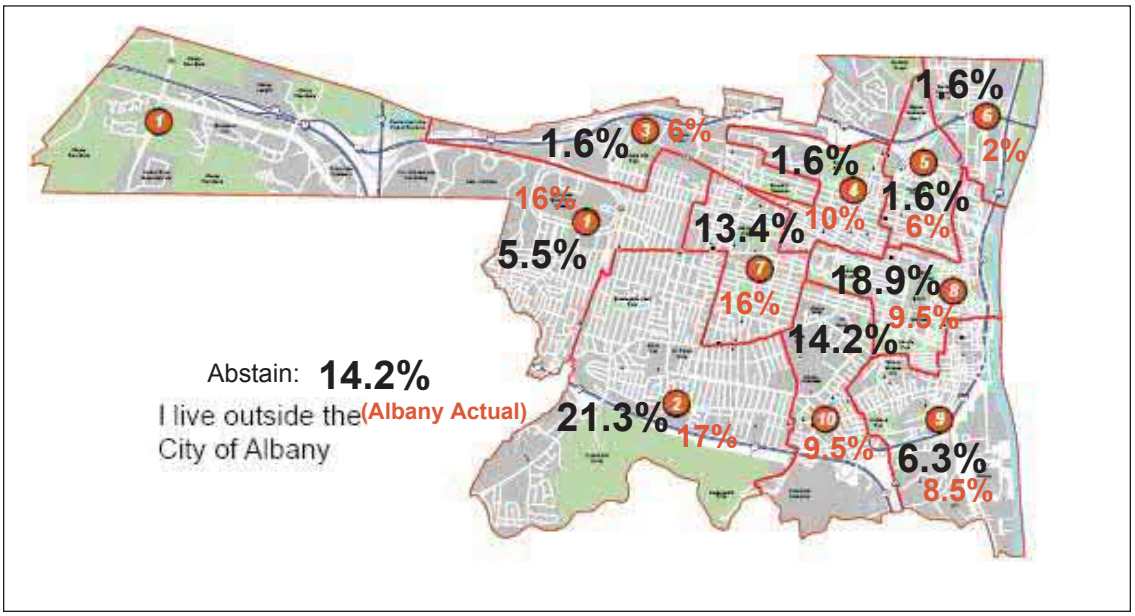
Ethnicity



Household Income



Location in Albany



STOOP SURVEYS: SUMMER 2010

Stoop survey participants were first asked to rank their priorities for the eight comprehensive plan systems, giving each system a score of one through eight, with one being the most important. Participants were then asked what they thought were Albany's greatest strengths and challenges based on the five themes of the Vision Statement:

- Neighborhoods
- Education
- Urban Center/Downtown
- Transportation
- Economy
- Sustainability
- Other

Finally, participants were asked a series of questions regarding their vision for Albany's future, including:

- If you could change one thing in Albany what would it be?
- If you could keep one thing in Albany the same what would it be?
- What should be Albany's biggest priority over the next 20 years?

STOOP SURVEY RESULTS

System Priorities

	1	2	3	4	5	6	7	8	Total Points	Rank
Community Form	19	11	15	26	22	8	15	26	661	**4**
Economy	67	27	18	15	10	6	7	8	434	**2**
Green Infrastructure*	11	3	8	13	13	11	13	9	387	**x**
Natural Resources	7	7	7	8	11	9	15	10	755	**6**
Housing & Neighborhoods	64	33	22	13	6	9	6	7	430	**1**
Institutional	16	11	8	19	29	21	26	24	783	**8**
Multi-Modal Transportation	15	8	22	21	19	27	18	25	764	**7**
Social	42	27	26	25	9	9	8	13	533	**3**
Utilities	21	25	14	30	13	12	21	24	709	**5**

*Note: Green Infrastructure was combined with the Utilities system after the stoop surveys were conducted

Albany's Biggest Assets and Challenges

	Albany's Biggest Asset/ Positive Feature	Albany's Biggest Challenge/ Weakness
1. Neighborhoods	53	72
2. Education	48	43
3. Urban Center/Downtown	22	15
4. Transportation	27	11
5. Economy	13	42
6. Sustainability	8	7
7. Other	5	10
	Charter Schools	Lack of Opportunities for Teens
	Albany has the ability to be a great City	Activities for Kids
	Small business	Housing
	History	Lack of Employment
	Pine Bush	Public Safety
	Sense of history	Place for kids to go
	Diversity	More affordable housing
		Public Transportation
		Government
		Corrupt Politics
		Absentee Landlords - Code Violations
		Crime
		Quality of Life Issues
		Urban Blight
		Vacancy
		By far we are too dependent on Globalization
		Affordable Housing
		Absentee Landlords
		winter "snow emergency" extortion
		Diversity

If you could change one thing in Albany what would it be?

- Job Market
- Better public transportation
- Less Crime
- Violence
- Replace the mayor
- More activities for kids
- Better education for our children
- Housing
- Safe places for kids to play
- Less Corruption in Politics
- More police
- Downtown Environment/Cultural Center
- Green Jobs
- More Downtown retail
- Increased support for Arts institutions
- Improve Schools (build on strengths such as dual language programs
- Potholes
- City cooperates better with community groups
- Get rid of Charter Schools
- Cleanliness of streets
- Movement from the suburbs
- Make downtown more desirable
- More bicycle friendly
- More Shops/Restaurants
- Access/use of river
- Cleaning up waste in river
- More community events
- More citizen participation in government
- Instant runoff voting
- More income based rentals
- Family Activities
- New Playgrounds
- Neighborhoods
- Better access to valuable information
- The way the law goes about things
- Poor quality housing
- More affordable housing

- More investment in education
- Protection for local neighborhoods
- More services
- More recreation
- More entertainment not involving drinking
- More parks for kids
- More entertainment
- Blocks on streets
- More youth advocate programs
- All the fighting
- Gun violence
- Services to help home owners stay in homes
- Better education of city programs
- Neighborhoods
- Politicians working against us
- Lower property taxes
- Abandoned buildings
- More recreational centers
- They way the houses look
- Everything
- The urban areas should be built up
- Community Center
- Health
- Housing in low-income neighborhoods
- Work Program instead of Social Services
- More jobs for young black men
- Drugs
- Cars
- Gang Violence
- Large Attraction such as Aquarium/Zoo
- Easier Access to Major Shopping Centers
- More Public High Schools
- A more “in touch” mayor
- Expanded Library hours
- Rent Stabilization for housing
- Cable T.V.
- Dependence on the rest of the nation/globe for food

If you could keep one thing in Albany the same what would it be?

- Architecture
- Education
- Neighborhoods
- The Parks
- The downtown Area
- Nothing
- Diversity
- Transportation
- Cleanliness
- People
- Community Events
- Historic Character
- Calm
- The institutions
- Mayor Jennings
- Alive at 5
- A place to leave
- Peace
- Open Parks
- Boys and Girls Club
- The Busline
- My Neighborhood
- Grassroots people who didn't jump ship
- Housing
- Public Places (museums, pools)
- Public Service Programs (DSS, AHA)
- Police
- The Restaurants
- The land growth of the city
- Nothing-Keep Changing
- Hope
- History
- Preserve Historic Neighborhoods
- Diverse Neighborhoods
- Open Spaces

- Art Venues (Park Playhouse)
- Dana Neighborhood
- The Highway System
- Pine Bush
- The dedication of their people to their communities
- Neighborhood Diversity (arts, music, etc)
- Smaller mom+pop businesses
- The people
- Farmer's Markets
- Free Concerts
- Community Gatherings
- Culture
- Delaware Ave
- Infrastructure
- Veterans Hospital
- Programs
- Low housing
- Anton Konev as my rep
- Drinking Water



ALBANY 2030

The City of Albany Comprehensive Plan

Appendix C. Relevant Related Planning Documents



ALBANY 2030
your city. your future.

Considerable planning has occurred in the City of Albany leading up to the development of Albany 2030 and since considerable resources, both financial and community, were involved in their preparation, it was essential that they served as the foundation for the development of the Albany 2030 Plan. As the initial phase of the Albany 2030 Plan development, the plans listed below were thoroughly reviewed for thematic and project concepts to ensure that the final Albany 2030 Plan represents a true synthesis of the vision and ideals found in the individual plans.

- Albany Bicycle Master Plan
- Albany Pine Bush Preserve Management Plan
- A Living History Development for the Hudson River Waterfront
- Arbor Hill Neighborhood Plan
- AveNew2000 – A Strategic Revitalization Plan for the Central Avenue
- Commercial Corridor
- Capital South Plan: SEGway to the Future
- Capitalize Albany Strategy Reports (1996, 2003, 2007)
- City of Albany Street Tree Management Plan
- Harriman Campus- University at Albany Transportation Linkage Study
- Harriman Research and Technology Park Master Plan
- Hudson River Crossing Study
- Local Waterfront Revitalization Plan
- Midtown Colleges and University Study
- Midtown Education District Enhancement Study
- New York Route 5 Corridor Land Use and Transportation Study
- North Swan Street Multimodal Accessibility Study
- North Waterfront Redevelopment Strategy
- Park South Urban Renewal Plan
- Patroon Greenway Project
- Port of Albany 2010 Master Plan
- Regional Solid Waste Management Plan
- Regional Trail Perspectives – A survey of Capital District Trail Facilities
- Sustainable Design Assessment Team (SDAT) Report
- Upper Madison Block Planning Initiative
- Upper New Scotland – Krumkill Road Neighborhood Plan

ALBANY 2030

The City of Albany Comprehensive Plan

Appendix D. Climate Action Plan



ALBANY 2030
your city. your future.



Adopted by Resolution of the City of Albany Common Council on April 2, 2012.

1.0 Current Climate Science Summary

Climate change is one of the most significant social, environmental, and economic challenges facing our society today. In Albany, a warmer overall climate can result in many adverse impacts, such as more intense and frequent storms, sea level rise along the tidal Hudson River, and an increase in high heat days and heat waves.[1] Climate change is expected to cause an increase in precipitation during the winter months, with more precipitation falling as heavy downpours rather than light rain or snow.[2] Tropical Storm Irene, which hit the region in September 2011, demonstrated that intense storms can have tremendous impact on Albany economically and socially. In Albany County alone, the storm led to over $17 million in public assistance applications to FEMA as well as $3 million in individual assistance applications.[3] Across New York State, the storm caused over $1 billion worth of damage, destroying over 600 homes, closing over 22 bridges and causing damage to over 150 major highways.[4] In addition to property damage and disruption to businesses, Albany County experienced its first human case of West Nile Virus, which the County Public Health Commissioner attributed to the ideal conditions for mosquito breeding grounds created by the massive flooding and associated standing water created from the storm.[5]

Since the industrial revolution, humans have been altering the earth's climate by releasing large quantities of carbon dioxide and other heat trapping gases, known as greenhouse gases, into the atmosphere.[6] As shown in Figure 1, the earth's atmosphere naturally contains greenhouse gases, which trap heat from the sun and creates a climate that is warm enough to support life. However, as the concentration of greenhouse gases in the atmosphere increases, too much heat becomes trapped, disrupting the natural balance and creating changes in the overall climate.

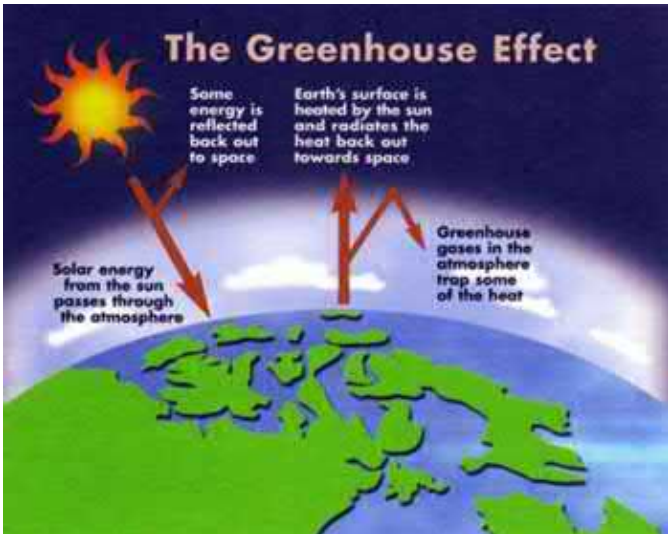


Figure 1: The Greenhouse Gas Effect
Image Credit: http://effectsglobalwarming.org/wp-content/ uploads/2011/04/A-New-Explanation-of-Global-Warming-2.jpg

[1] Responding to Climate Change in New York State, Technical Report, NYSERDA ClimAID Team. 2011
[2] Ibid
[3] Albany County Office of Emergency Management
[4] Central New York YNN, August 2011 http://centralny.ynn.com/content/top_stories/555526/cuomo-says-damage-from-irene-to-hit--1-billion/
[5] Albany County Department of Public Health News Release, September 2011 http://www.albanycounty.com/departments/health/news.asp?id=3109
[6] EPA, Climate Change – Science, http://www.epa.gov/climatechange/science/recentcc.html

New York State has recognized the threat of a changing climate and is already taking action to reduce the State's greenhouse gas emissions and to prepare for unavoidable climate impacts. Through Executive Order 24, New York established a statewide goal of reducing greenhouse gas emissions by 80 percent below 1990 levels by 2050, the level of reduction that scientists agree must occur globally to avoid potentially catastrophic impacts from climate change.[7] Through an extensive stakeholder engagement process, the State has created a Climate Action Plan to help meet this goal. By addressing the causes if and impacts from climate change, Albany is not only helping New York reach its greenhouse gas emissions reduction target, but is also taking steps to increase the City's social, economic, and environmental resiliency.

Figure 2: Projected Annual Temperature and Precipitation Change, 2080

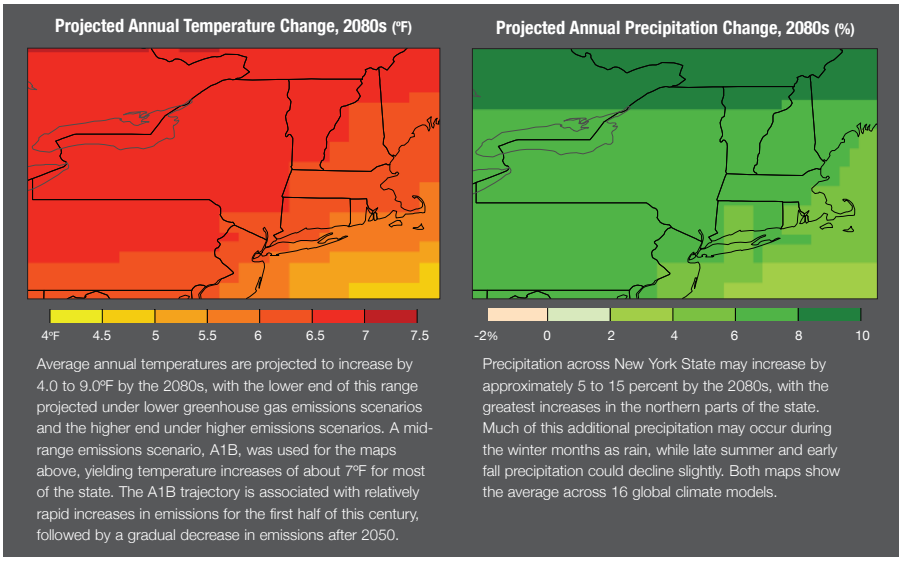


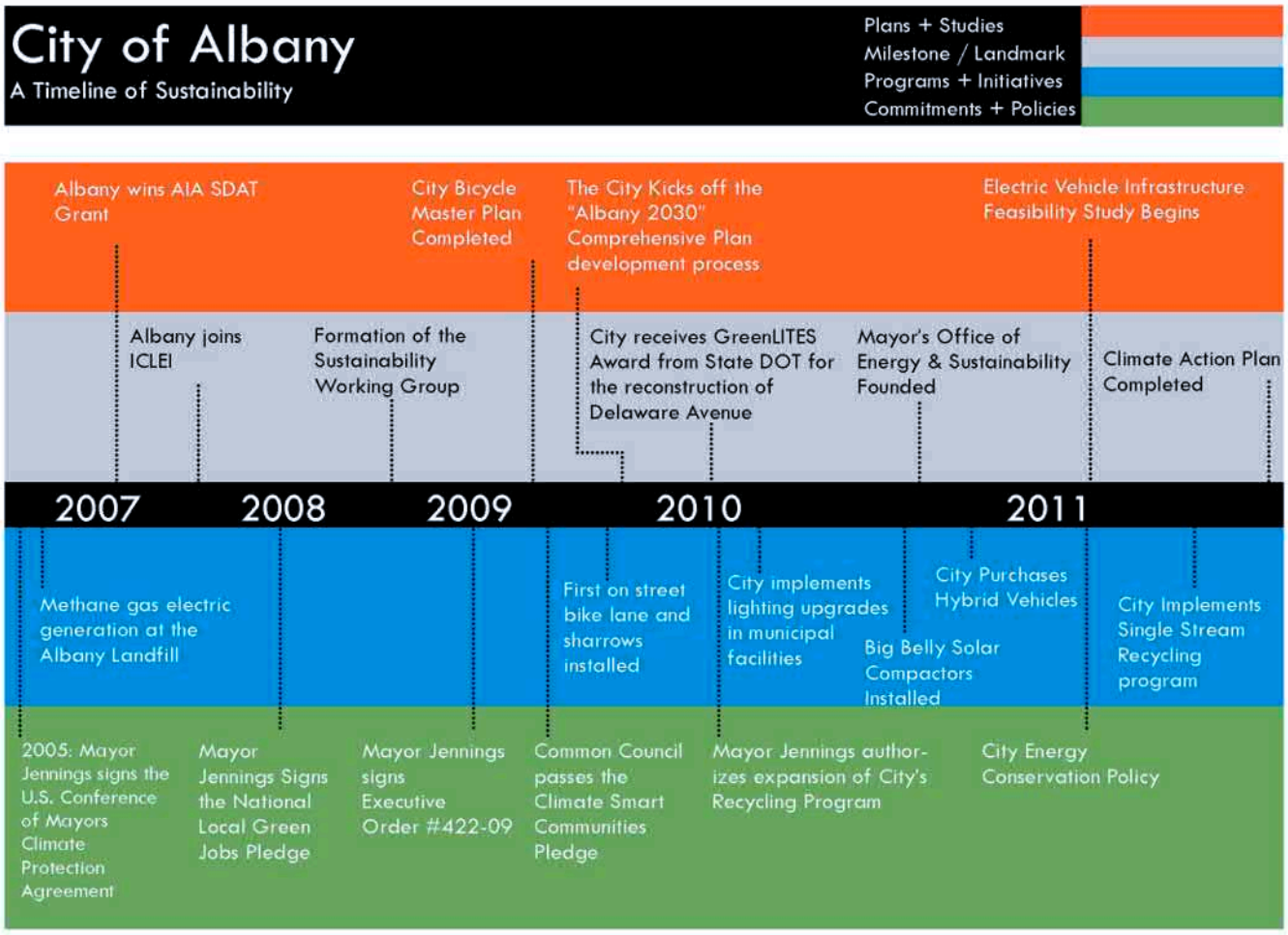
Image Credit: Responding to Climate Change in New York State, Technical Report, NYSERDA ClimAID Team. 2011

OVERVIEW OF CLIMATE ACTION IN ALBANY

The City of Albany has been taking action to address greenhouse gas emissions since 2005 when Mayor Jennings joined an inaugural group of mayors from around the country in signing on to the Mayors' Climate Protection Agreement. Since then more than 1,000 mayors have signed on, committing to reduce the greenhouse gas (GHG) emissions in their communities. The City has moved forward steadily on its efforts to reduce GHG emissions and become a more sustainable community. With the creation of the Mayor's Office of Energy & Sustainability, the City is now better positioned to expedite the implementation of activities to reduce energy use and costs for both the government and the community at large. Since the creation of the Office, the City has completed a comprehensive GHG emissions inventory, installed more than 100 Big Belly solar trash compac-

[7] New York State Climate Change Action Plan, Interim Report November 9, 2010 http://www.nyclimatechange.us/InterimReport.cfm

tors and recycling bins around the City, developed a municipal energy conservation policy, and is working to become an electric vehicle ready community. The development of this climate action plan and its integration with Albany 2030 is another step towards a more sustainable future for the entire Capital Region.



GREENHOUSE GAS EMISSIONS INVENTORY OVERVIEW

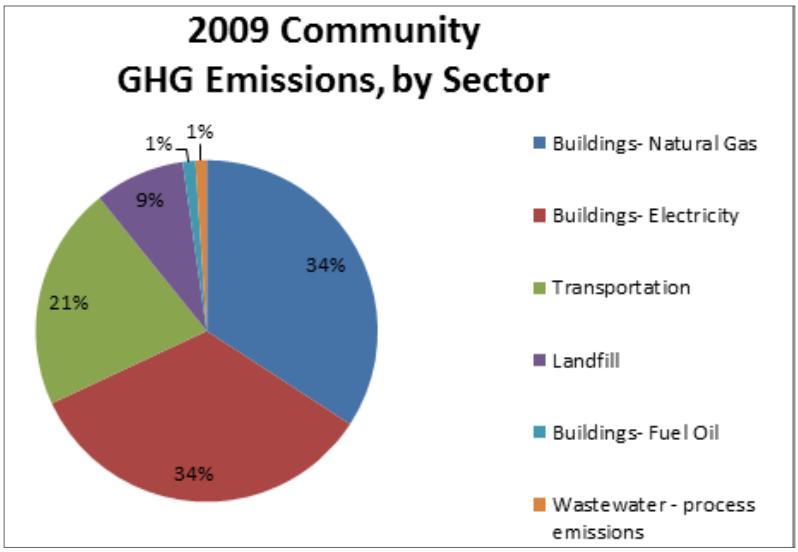
In 2010, the City of Albany completed its first comprehensive assessment of greenhouse gas (GHG) emissions from both government operations and community wide. Following standard GHG protocols, a community wide GHG emissions inventory was conducted for a baseline year of 2009. The community inventory includes all the GHG emissions generated within the boundaries of the City of Albany, such as those generated by energy use in homes, buildings, cars, and other vehicles, the methane emissions from the Rapp Rd. landfill, and process emissions from wastewater treatment. The Community Inventory also includes all of the local government's emissions; where emissions are applicable to both the Community Inventory and Government Inventory, they are reported in each. Details of the government GHG Inventory can be found on the City's website at www.albanysustainability.org/climate.asp. The details of the community GHG inventory are summarized here.

Table 1: City of Albany GHG Emissions Inventory Summary by Sector- 2009 Baseline Year

Sectors	Total GHG Emissions (Metric Tons CO_2e)
Buildings- Natural Gas	445,963
Buildings- Electricity	441,764
Transportation*	276,097
Landfill*	111,514
Buildings- Fuel Oil	15,550
Wastewater - process emissions*	13,797
TOTAL	1,304,685

* Emissions from the Transportation, Landfill, and Wastewater sectors were calculated utilizing a Scope 1 methodology, which incorporates all emissions generated within the boundaries of the City, regardless of who is responsible for them and excludes emissions from sources outside the City's boundaries even if the City is responsible for them.

Figure 3: City of Albany GHG Emissions Inventory Summary by Sector- 2009 Baseline Year



CITY OF ALBANY GREENHOUSE GAS EMISSIONS FORECAST FOR 2030

While it is necessary to have a baseline of community GHG emissions, it is helpful to forecast the City's future GHG emissions for 2030 as well. Using the 2009 baseline GHG emissions as a benchmark for future emissions, this forecast was developed to provide an estimate of GHG emissions given a Business As Usual (BAU) scenario for the year 2030.

The sources of GHG emissions included in this forecast are:

- Consumption of natural gas
- Consumption of fuel oil (used in buildings)
- Electricity purchased from the grid
- Combustion of vehicle fuel
- Methane from decomposition of waste in the landfill
- Process and fugitive emissions from wastewater treatment

The result when totaling emissions from all sectors is an overall 9% increase in emissions for 2030 under a BAU scenario. The BAU scenario incorporates only the anticipated changes in standard population growth, in vehicle fuel efficiency, and the regional energy profile. Additionally, this scenario has incorporated the City's goal of a 65% waste

diversion rate, which would reduce the overall amount of solid waste that ends up in the Rapp Road Landfill by 20%. No other significant policy, program, or technical change that would impact consumption of energy, volume of wastewater treated, or vehicle use is accounted for in any of these sectors. The following table shows the detailed results.

Table 2: City of Albany GHG Emissions Forecast 2030

City of Albany 2030 Emissions Forecast					
Sector	**Emissions Source**	**CY 2009 CO2e (metric tons)**	**Change**	**Data Source**	**Projected CO2e (metric tons) for 2030**
Buildings and Facilities					
	Natural gas consumption	445,963	39% increase in emissions	Annual Energy Outlook 2011	619,889
	Fuel oil consumption	15,550	9% decrease	Annual Energy Outlook 2011	14,151
Wastewater					
	Process and fugitive emissions	13,797	0.11% increase based on population	Capital District Regional Planning Commission (CDRPC) Population Projections	13,812
Transportation					
	Mobile combustion of fuel	276,097	14% decrease in emissions	Annual Energy Outlook 2011	237,443
Landfill					
	Methane emissions from waste decomposition	111,514	meeting 65% diversion rate by 2020	Solid Waste Management Plan	89,211
Buildings and Facilities					
	Purchased electricity	441,764	1% increase in emissions	Annual Energy Outlook 2011	446,182
TOTAL		**1,304,685**	**results in an overall 9% increase in emissions**		**1,420,688**

Introduction
Climate Protection Strategies
Education and Outreach
Annual Review
Glossary of Terms

2.0 Climate Protection Strategies

The City of Albany identified the following actions to address greenhouse gas (GHG) emissions from the community and to prepare for a changing climate. The Albany 2030 Comprehensive Plan includes an underlying theme of sustainability. Therefore, the plan development process, which included rigorous engagement of key stakeholders and the public at large, lent itself to the identification of climate protection strategies. The City reviewed all of the Albany 2030 strategies and highlighted those that directly impact the reduction of GHG emissions or the enhancement the City's resiliency to the projected impacts of climate change. The determination was made based on whether the intent of each strategy, when implemented, would result in a reduction of GHG emissions or the enhancement of the City's resiliency to a changing climate. Once the existing strategies were identified, the City worked with the Community Advisory Committee, consisting of members of the Albany community with diverse expertise in building energy, transportation, wastewater treatment, and natural resources, to identify and make recommendations to address any gaps in the existing strategies. The result of this effort is provided below.

This portion of the Climate Action Plan is divided into two parts. The first section includes those strategies focused on the reduction of GHG emissions from the Albany community – these are climate mitigation strategies. The second section includes those strategies focused on enhancing the resiliency of the Albany community to the anticipated impacts of climate change, as detailed above – these are climate adaptation strategies. The strategies from Albany 2030 are listed by their Albany 2030 identifier. Additional strategies, recommended by the Community Advisory Committee (CAC), that do not appear in Albany 2030, are listed by the identifier CAC and then the number.

CLIMATE MITIGATION STRATEGIES

The climate mitigation strategies are organized by GHG emissions inventory sectors, buildings, transportation, solid waste (landfill) and wastewater/water. Additionally, there are strategies listed that address the urban forest and its potential as a carbon dioxide sink.

Buildings (Residential, Commercial, Industrial)

GHG Emissions	903,226 metric tons of CO2e (69% of emissions)
Target	Reduce emissions 10%

Electricity, natural gas, and fuel oil consumption in buildings was responsible for 903,226

metric tons of CO_2e in 2009, which is equivalent to the annual greenhouse gas emissions from 177,103 passenger vehicles. In an urban center, like Albany, it is common that the building sector dominates the emissions profile. For Albany, the fact that there are a significant number of state government buildings, hospitals, universities, and other institutions, impacts those emissions even further. Based on data provided by National Grid, 67% of building electricity demand is consumed by the city's largest institutions and industries, while 18% is attributed to city residences. The results highlight the importance of addressing community energy efficiency and renewable energy opportunities in Albany. The City will need to work in collaboration with institutional and commercial partners to design, resource, and implement sustainability programs to address energy needs.

Figure 4: City of Albany Electricity-related GHG Emissions by Building Sector- 2009 Baseline Year

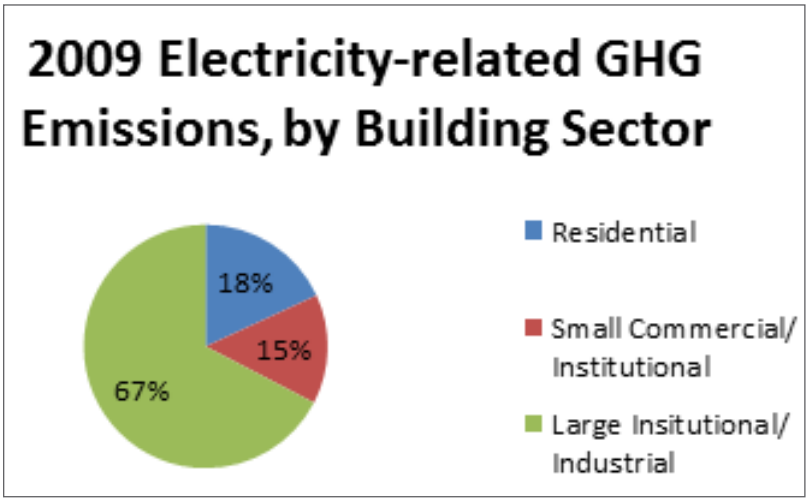


Table 3: Buildings Climate Mitigation Strategies

Building Strategies		
Strategies	**Descriptions**	**GHG Benefits/Metrics**
EN-4 Incentivize energy-efficiency and renewable energy technologies in construction and rehabilitation projects.	Incentivize energy-efficiency and renewable energy technologies in construction and rehabilitation projects. Incentive options could include: • Promoting existing energy efficiency programs through NYSERDA and the utilities • Informing residents of tax rebates on energy efficient appliances • Updating building codes to incorporate green building standards	**Benefits:** Increasing energy efficiency within buildings will reduce heating and electricity use, costs, and associated GHG emissions. Installing renewable energy systems will further assist with the reductions in fossil fuel use and GHG emissions. **Metrics:** Electricity and natural gas usage data; participation rates in utility and NYSERDA programs
CAC-1 Develop a Green Business & Institution Program	The City of Albany has a large number of commercial and institutional facilities that contribute significantly to the GHG emissions in the City. A Green Business Program will focus on assisting businesses within the City to reduce their overall energy use and GHG emissions from their facilities and operations.	**Benefits:** Increasing energy efficiency within buildings will reduce heating and electricity use, costs, and associated GHG emissions. Engaging a broad audience at the office also helps them learn to take these actions at home as well. **Metrics:** Number of businesses actively engaged in the program; electricity and natural gas usage in the commercial, industrial, institutional sectors
CAC-2 Develop a Residential Energy Efficiency Program	Various residential energy efficiency programs already exist for the Capital Region. The City of Albany could develop its own program that pulls all of these opportunities together to make it easy for residents to leverage all of the funding and technical resource opportunities. The City can also conduct a study to determine the feasibility of implementing a PACE (Property Assessed Clean Energy) financing program, which would allow residents to finance energy efficiency and clean energy projects through their property assessments. These types of mortgage liens are currently being argued in federal court, pending results the City can consider pursuing.	**Benefits:** Increasing energy efficiency in homes will reduce heating and electricity use, costs, and associated GHG emissions. Installing renewable energy systems will further assist with the reductions in fossil fuel use and GHG emissions. **Metrics:** Electricity and natural gas usage data; participation rates in utility and NYSERDA programs

Transportation

GHG Emissions Baseline: 276,097 metric tons of CO2e (21% of emissions)
Target: Reduce VMT 20% by 2030

Transportation is the second largest emitter of greenhouse gases in Albany accounting for 21% of the total community inventory. The Transportation sector generated 276,097 metric tons of CO_2e from 621,062,681 vehicle miles traveled. This includes emissions from gasoline and diesel of all private, commercial, and public on-road cars, vans, buses, trucks, and heavy-duty vehicles. Per standard GHG accounting protocols, vehicle miles traveled were only calculated for trips within the geographical boundary of the City of Albany. The City has a great opportunity to reduce its emissions through planning for and around public transit and alternative modes of transportation.

Table 4: Transportation Climate Mitigation Strategies

Transportation Strategies		
Strategies	**Descriptions**	**GHG Benefits/Metrics**
LU-2 Land use transportation connection	Connect land use patterns and the transportation network to maximize transportation efficiency and reduce automobile dependency.	**Benefits:** Increases opportunities to walk, bike, or take transit- thereby reducing VMT **Metrics:** VMT
UD-3 Create multi-modal design guidelines	Use urban design standards and guidelines as a way to support alternative modes of transportation (pedestrian, bicycle, transit and alternative fuel vehicles).	**Benefits:** Increases opportunities to walk, bike, or take transit- thereby reducing SOVs and VMT **Metrics:** VMT, Transit Use, purchases of alternative fuel vehicles
CHR-2 Promote walkable neighborhoods and complete streets	Promote walkable neighborhoods and complete streets to encourage walking and cycling.	**Benefits:** Increases opportunities to walk, bike, or take transit- thereby reducing VMT **Metrics:** VMT

Transportation Strategies Continued		
MM-1 Develop and Implement a Complete Streets Policy	Maintain and enhance the existing street network to encourage the safe and efficient mobility of all persons, regardless of age or ability, whether walking, biking, riding transit, or driving. Complete streets policies seek to make streets safer and more functional, convenient, and enjoyable for travelers using all modes. In January 2011, Complete Streets legislation was reintroduced into the New York State Senate, which passed Complete Streets legislation in 2010.	**Benefits:** Increases opportunities to walk, bike, or take transit- thereby reducing VMT **Metrics:** Bike and bus ridership
MM-2 Coordinate transportation investments to support preferred land uses	Integrate planning for transportation and land use by coordinating transportation planning decisions, policies and strategies to be supportive of the land use vision (e.g., transit-oriented development).	**Benefits:** Creating more livable spaces within walking distance to transit, reduces VMT **Metrics:** VMT
PED-2 Expand Greenways	Continue to improve and expand the current and planned greenways in the City by connecting with local and regional pedestrian and bicycle infrastructure.	**Benefits:** Improvements to the greenways will increase use of bicycles throughout the region, increasing the ability of employees to commute via bike, which reduces VMT **Metrics:** VMT, number of bikes on the trails during rush hour
BIC-1 Promote and Implement the Bicycle Master Plan	The Bicycle Master Plan provides a vision of Albany as a “bikeable” city and a plan to implement the vision.	**Benefits:** A bikeable City accommodates bicyclists more readily increasing the likelihood of commuting by bike, reducing SOVs and VMT **Metrics:** Bike Ridership, VMT
TR-1 Establish an intermodal transit center	Establish an Intermodal Transit Center (regional / local bus service) with connections to the Rensselaer Amtrak Station and Albany International Airport.	**Benefits:** An intermodal center with easy connections to the train station and airport will allow for visitors and business travelers to avoid renting vehicles, reducing VMT **Metrics:** VMT

Transportation Strategies Continued		
TR-2 Promote Transportation Demand Management to improve transit choices	Employ transportation demand management techniques to encourage the use of transit, including the use of incentives.	**Benefits:** Incentivizing transit and alternative modes of transportation will reduce the number of SOVs on the road and associated VMT **Metrics:** VMT, transit use numbers
VEH-3 Promote Transportation Demand Management to reduce vehicle miles travelled	Transportation demand management includes a variety of opportunities to reduce automobile use and vehicle miles traveled. Programs can include the encouraging of bicycling, carpooling, transit use, or telecommuting.	**Benefits:** Incentivizing transit and alternative modes of transportation will reduce the number of SOVs on the road and associated VMT **Metrics:** VMT, transit use numbers
VEH-4 Promote hybrid/electric, alternative- fueled, and efficient vehicles	The inclusion of fuel efficient, hybrid and alternative-fueled vehicles are a desired part of a sustainable transportation network in Albany. Municipal and Public car share should also be explored.	**Benefits:** Alternative fueled vehicles, reduce gasoline and diesel consumption and dependency on foreign oil **Metrics:** Number of alternative fueled vehicles, reductions in gasoline purchases
AQ-1 Provide multi-modal transportation choices to reduce automobile use, vehicle miles traveled, and emissions	Provide multi-modal transportation choices to reduce automobile use, vehicle miles traveled, and emissions.	**Benefits:** Increases opportunities to walk, bike, or take transit- thereby reducing SOVs and VMT **Metrics:** VMT, Transit Use
NS-2 Increase transit connectivity between and among city neighborhoods and employment centers	Increase transit connectivity between and among city neighborhoods and employment centers.	**Benefits:** Increases opportunities to walk, bike, or take transit- thereby reducing SOVs and VMT **Metrics:** VMT, Transit Use
EN-3 Promote multi-modal transportation choices to reduce vehicle miles travelled	Promote multi-modal transportation choices to reduce vehicle miles travelled.	**Benefits:** Increases opportunities to walk, bike, or take transit- thereby reducing SOVs and VMT **Metrics:** VMT, Transit Use

Solid Waste

GHG Emissions Baseline	111,514 metric tons of CO2e (9% of emissions)
2030 Target	Divert 65% of Solid Waste from the Landfill

Methane emissions from the Rapp Rd landfill account for 111,514 metric tons, or 9% of the total community GHG baseline inventory for 2009. Emissions are associated with waste collected and processed by the City from all over the Capital District. In future inventory years, as a policy tool, the City will also attempt to extract and report emissions from municipal solid waste generated only by Albany City residents. This will enable the City to better track the impact of waste reduction measures.

Table 5: Solid Waste Climate Mitigation Strategies

Solid Waste Strategies		
Strategies	**Descriptions**	**GHG Benefits/Metrics**
SWM-1 Maintain and expand waste reduction, reuse and recycling efforts, including recommendations set forth in the SWMP Modification	Both the desire to reduce GHG emissions and the fact that the Rapp Rd. Landfill is running out of space are motivating factors in the City's 65% diversion rate target. There are various ways in which the City can encourage waste reduction and an expansion of reuse and recycling. These could include: • Appointing a Planning Unit Recycling Coordinator as a resource for the region • Enhancing education and enforcement efforts • Establishing a Green Office Challenge that includes a reduction in office waste • Continuing commercial waste inspections for the presence of recyclables • Encouraging backyard composting through educational programs and offering discounts on composters	**Benefits:** A reduction in the amount of waste, particularly organic waste into the landfill will reduce methane emissions and increase the longevity of the landfill. **Metrics:** tons of solid waste entering the landfill; number of composters purchased; percentage of organic waste in the solid waste stream; percent of recyclables in the solid waste stream

Solid Waste Strategies Continued		
SWM-2 Explore alternatives for solid waste reduction and disposal	Both the desire to reduce GHG emissions and the fact that the Rapp Rd. Landfill is running out of space are motivating factors in the City's 65% diversion rate target. There are alternative programs and technologies the City can pursue to encourage waste reduction and an expansion of reuse and recycling. These could include: • Investigate the viability of a pay as you throw program • Create volume based disposal charges to create financial incentives to reduce • Expanding the organics diversion program • Explore additional alternatives that recover energy from the waste (Rapp Rd currently as a methane power generator) • Develop a building and construction material reuse and recycling program • Require an increased percentage of demolition material diversion as part of the permit approval process • Create a green demolition pilot program	**Benefits:** A reduction in the amount of waste, particularly organic waste into the landfill will reduce methane emissions and increase the longevity of the landfill. Utilizing the methane for other energy needs reduces overall GHG emissions. **Metrics:** tons of solid waste entering the landfill; number of composters purchased; percentage of organic waste in the solid waste stream; percent of recyclables in the solid waste stream; percent of methane emissions captured; number of businesses actively engaged in a green demolition pilot program; number of demolition permits exceeding the basic requirement for diversion.

Wastewater/Water

Emissions	13,797 metric tons CO2e (1% of emissions)
2030 Target	10% reduction of CO2e emissions

In 2009, 1,034 million gallons of wastewater from Albany was treated in an aerobic digester process at the Albany County Sewer District. Although aerobic, the treatment process pro¬duces some residual CH4 (methane) and N2O (nitrous oxide) emissions (21 times and 310 times the global warming potential of CO2 respectively). The CO2e process emissions from wastewater treatment are 13,797 metric tons. Electricity consumption by the wastewater treatment facility is accounted for in the buildings portion of the community inventory. Although wastewater process emissions are small, this is still an important area to mitigate. The City and its residents pay by volume of wastewater treated, much of which is stormwater sent via combined storm and sewer system. Working to reduce excess outflow will also save money and reduce pollution to the Hudson River.

Albany's water system is gravity fed so there are no direct emissions associated with moving water through the system.

Table 6: Wastewater/Water Climate Mitigation Strategies

Wastewater/Water Strategies		
Strategies	**Descriptions**	**GHG Benefits/Metrics**
WW-6 Encourage water conservation	Water is a vital resource and conservation of water is always a best management practice. The City can continue to encourage water conservation through actions such as: • Developing standards for new construction and rehabilitation projects to require the use of high-efficiency toilets and low-flow fixtures • Work with New York State to revise building codes to allow the use of greywater recycling systems (i.e., untreated household wastewater from showers, bathroom sinks, washing machines) for irrigation and other non-potable uses.	**Benefits:** Because the City does not require energy to move water, there are no specific GHG mitigation benefits, however, water conservation can also be a climate adaptation strategy and is always a smart, sustainable practice **Metrics:** None

Wastewater/Water Strategies Continued		
WS-3 Encourage water conservation to reduce volume in sewers and to save energy on heating, pumping, and treating water	Currently the City has combined sanitary and storm sewers causing stormwater to be filtered through the South Plant wastewater treatment facility. The more water treated the higher the energy use and process emissions.	**Benefits:** Currently the City has combined sewer overflows (CSOs), which causes storm runoff to be filtered through the South Plant wastewater treatment facility. The more water treated the higher the energy use and process emissions. Any efforts to reduce the volume of water that enters the plant will reduce the energy use and GHG emissions associated with the water treatment process. **Metrics:** Volume of water treated
SW-1 Create a green infrastructure system as an alternative and complement to "grey" (engineered) infrastructure in order to better absorb stormwater runoff and filter pollutants	Green infrastructure is a stormwater management technique that preserves, restores, enhances, or mimics natural hydrology. A green infrastructure system integrates the built environment with soil, water, and plant systems that intercept stormwater, infiltrate a portion of it into the ground, evaporate a portion of it into the air, and in some cases release a portion of it slowly back into the stormwater system, resulting in reduced and cleaner discharge into surface waters.	**Benefits:** Currently the City has combined sewer overflows (CSOs), which causes storm runoff to be filtered through the South Plant wastewater treatment facility. The more water treated the higher the energy use and process emissions. Any efforts to reduce the volume of water that enters the plant will reduce the energy use and GHG emissions associated with the water treatment process. **Metrics:** Percent area of the City covered by green infrastructure projects; Volume of water treated
CAC- 3 Investigate the feasibility of utilizing the City's water system for renewable energy generation	The City's water system is gravity fed. Therefore, it does not require energy to move most of the water through the system. In fact, the speed with which the water naturally flows is actually faster than is needed for the system to function. This presents an opportunity for the City to capture some of that excess energy and utilize it as a power source for other facilities.	**Benefits:** The City's water system has the potential to become a renewable energy source for electricity. This could result in significant savings in electricity costs and GHG emissions. **Metrics:** Electricity generated from the water system

URBAN FOREST

The urban forest can play an important role in reducing GHG emissions. Trees absorb CO2 from the air, create shading to reduce energy costs, and absorb stormwater that can overflow into the sewer system. Enhancing the urban forest in Albany is a GHG mitigation strategy that provides significant additional benefits, such as providing habitat for wildlife, improving air quality, and enhancing neighborhoods. For the purposes of the City of Albany's GHG Inventory, trees are not considered sources of GHG emissions, but rather potential sinks, which were not calculated for this inventory.

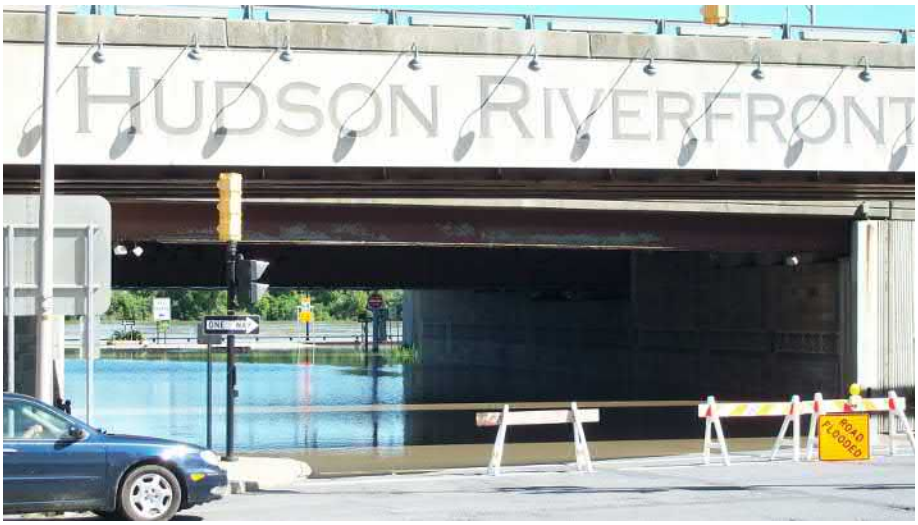
Table 7: Urban Forest Climate Mitigation Strategies

Urban Forest Strategies		
Strategies	**Descriptions**	**GHG Benefits/Measures**
UF-1 Develop and implement a comprehensive urban forestry program to increase and maintain the health of Albany's urban tree canopy.	The urban forest provides an important service to the City through the absorption of CO2 and heat. A comprehensive urban forestry program will ensure that Albany is maximizing these benefits for the greater good.	**Benefits:** Trees naturally absorb CO2 and can also create decreases in energy costs by shading homes and businesses. **Metrics:** Percent of City covered by tree canopy; number of new trees planted; number of trees saved from removal
AQ-2 Enhance the urban forest to absorb CO2 and other pollutants	To ensure the City is maximizing the potential of its urban forest, it should establish a baseline and target for its urban canopy. This can be accomplished by the following steps: • Measuring the existing tree canopy • Determine the current CO2 sink capacity • Assess existing urban forest management practices and programs • Identify opportunities to enhance those programs • Identify core partners • Establish appropriate urban forest goals	**Benefits:** Trees naturally absorb CO2 and can also create decreases in energy costs by shading homes and businesses. **Metrics:** Percent of City covered by tree canopy; number of new trees planted; number of trees saved from removal

CLIMATE ADAPTATION STRATEGIES

As of the date of this Climate Action Plan, the City of Albany was completing a community-wide climate change vulnerability assessment. While many of the climate adaptation strategies identified here will still be relevant following the release of the vulnerability assessment, it is anticipated that additional strategies will be identified for the climate adaptation plan, which is anticipated to be complete in early 2012. From the New York State ClimAID report, however, we know that Albany can anticipate the following climate change impacts:

- Increase in average temperatures
- Increase in the number of days of 90 degrees Fahrenheit
- A rise in the water table for the tidal Hudson River, due to sea level rise
- Increase in precipitation amounts
- Increase in the number and severity of storm events



View of Hudson River Flooding from Broadway in Albany, New York following Tropical Storm Irene. Photo Credit: Laura DeGaetano, Albany County Senior Natural Resource Planner

Table 8: City of Albany Climate Adaptation Strategies

Climate Adaptation Strategies		
Strategies	**Descriptions**	**Climate Impact Addressed**
PS-6 Enhance resiliency against natural events linked to climate change and that threaten the well being of the community.	This strategy is focused on the broader safety of the community during a climate related storm or hazard event. This will be further defined through the Climate Adaptation Plan. Example strategies the City could implement to reduce the threat to its population: • Identify populations most vulnerable to a changing climate and increase resilience in those populations. • Assess emergency response plans in anticipation of climate change impacts and develop a citywide natural disaster response plan to anticipate and quickly respond to extreme weather and other emergency events. • Partner with the New York State Office of Emergency Management (OEM) to increase coordination between the City of Albany Police and Fire and Emergency Services Departments and the state and region	All
NH-1 Limit encroachment into habitat areas through land use controls	Natural habitat areas are vital for the survival of certain species. Natural areas are better able to absorb increases in precipitation and runoff, reducing the potential for flooding, as compared to urban spaces. Additionally, forested habitat areas can provide shade to reduce the local ground temperature. Protection of natural habitats is vital to Albany's resiliency.	Increased temperatures Increased precipitation Increased storm events Rise in Hudson River
NH-3 Restore and maintain high quality natural habitats.	Natural habitat areas are vital for the survival of certain species. Natural areas are better able to absorb increases in precipitation and runoff, reducing the potential for flooding, as compared to urban spaces. Additionally, forested habitat areas can provide shade to reduce the local ground temperature. Protection of natural habitats is vital to Albany's resiliency.	Increased temperatures Increased precipitation Increased storm events Rise in Hudson River

Climate Adaptation Strategies Continued		
TS-1 Limit encroachment on steep slopes through land use controls	Steep slopes can contribute to landslides during extreme rain events and create significant liabilities.	Increased precipitation
OS-3 Support local food production as a means of economic development and local food security	In the event of a climate related disaster, it is possible that transportation routes connecting Albany to the rest of the region could be destroyed, preventing goods to make it to Albany in a timely fashion. Local food options can enhance the City's ability to feed its population following significant storm events.	N/A
FP-2 Modernize the port to accommodate increased demand	As expected, the Port of Albany is located along the Hudson River to the southeast of Albany's downtown core. In this location, the Port is particularly vulnerable to the rising tides of the Hudson River. Coupled with an increase in precipitation, a winter storm event occurring at high tide could severely impact the Port's ability to operate. Through the modernization process, the Port should factor in the potential impacts of sea level rise, storm surge, and an increase in precipitation and ensure that strategies to address these impacts are incorporated into new development plans. One example strategy could be investigating the feasibility of utilizing alternative construction materials for pavement and rail tracks in preparation for climate change.	Rise in Hudson River Increased precipitation Increased storm events
HDC-11 Increase resilience of housing stock to impacts of climate change	The vulnerability assessment that the City has undertaken will reveal more information on those areas most prone to the impacts of climate change. However, there are opportunities now to investigate resiliency strategies such as the formation of mutual insurance pools to spread the risk of climate change.	To Be Determined

Climate Adaptation Strategies Continued		
SW-1 Create a green infrastructure system as an alternative and complement to "grey" (engineered) infrastructure in order to better absorb stormwater runoff and filter pollutants	Green infrastructure is a stormwater management technique that preserves, restores, enhances, or mimics natural hydrology. A green infrastructure system integrates the built environment with soil, water, and plant systems that intercept stormwater, infiltrate a portion of it into the ground, evaporate a portion of it into the air, and in some cases release a portion of it slowly back into the stormwater system, resulting in reduced and cleaner discharge into surface waters. These types of systems throughout the City will lessen the damage from increased precipitation and avoid possible flooding. Depending on the size of the greenery associated with the green infrastructure system, there is also the possibility to create shade and reduce local temperatures	Increased precipitation Increased storm events Increased temperatures
SW-3 Reduce impermeable surfaces through land development regulations	The less impermeable surface the less runoff and flooding during and after significant precipitation events. Also, a reduction in the amount of asphalt and other impermeable materials also reduces local temperatures.	Increased precipitation Increased storm events Increased temperatures
UD-2 Improve connections between the downtown and the Hudson River waterfront and provide waterfront amenities	This strategy is identified because in order to implement, the projected impacts of climate change should be considered. The Hudson River waterfront is anticipated to be an area that is highly vulnerable to the impacts of a changing climate.	N/A
UF-2 Use zoning and environmental review as a tool to protect the urban forest	The urban forest can play a large role in reducing the urban heat island effect or the local temperatures. Trees provide shade from the sun and absorb precipitation and runoff. Efforts to protect the urban forest should be prioritized.	Increased temperatures Increased precipitation

Introduction
Climate Protection Strategies
Education and Outreach
Annual Review
Glossary of Terms

3.0 Education and Outreach

Education and outreach are fundamental to the success of any program. Throughout the Albany 2030 Comprehensive Plan document, the City has identified many education and outreach opportunities. There are also several ways in which the general population can become more informed on climate change, its impacts, and the opportunities to address and prepare for them. Some of the key strategies focused on outreach programs related to climate protection from Albany 2030 include:

NH-4
Use the Pine Bush Discovery Center and the W. Haywood Burns Environmental Education Center as resources for promoting habitat protection

EN-2
Develop an education program to communicate the City's energy and sustainability goals and accomplishments to residents, businesses, and institutions

FP-5
Work with institutions on climate change planning

4.0 Annual Review

This Climate Action Plan is designed to be a living document, meaning that as opportunities arise and circumstances change the City will revisit the identified strategies to ensure they are appropriate and revise implementation plans or priorities as necessary. At any given point in time, this climate action plan should reflect the most effective ways in which the City of Albany can reduce its overall greenhouse gas emissions and meet its identified targets for 2030. The annual review process will consist of an analysis by the Mayor's Office of Energy & Sustainability to determine if changes are needed and to make recommendations on how to address. If changes are needed, the Mayor will convene the Sustainability Working Group and/or the Community Advisory Committee to review the recommendations from the Mayor's Office of Energy & Sustainability to determine which will be incorporated. The draft of the revised Climate Action Plan will be available for online comment for up to two weeks. Once comments have been reviewed and addressed, as appropriate, the Mayor will approve the updated version and it will be posted on the City's website. This review will be coordinated with the annual review process for the Albany 2030 Plan.

5.0 Glossary of Terms

Alternative Fueled Vehicle: A vehicle that operates on a non-traditional fuel, including natural gas, electricity, propane, biofuels, compressed air, or hybrid power systems.

Bus Rapid Transit (BRT): A bus line that offers quicker and more efficient service along a line, typically through reduced stops and timed traffic lights. CDTA's 905 line is the only line currently in operation in the Capital District.

CDTA: Capital District Transportation Authority, operator of Albany's bus system.

CDTC: Capital District Transportation Committee, the regional Metropolitan Planning Organization (MPO).

Climate Adaptation: Adjustments to climate change (including climate variability and extremes) to moderate potential damage, to take advantage of opportunities, or to cope with the consequences.

Climate Change: Any change in global temperatures and precipitation over time due to natural variability or to human activity.

Climate Mitigation: Any action taken to permanently eliminate or reduce greenhouse gas emissions.

Combined Sewer Overflows (CSOs): Combined sewer overflows (CSO) are discharges of untreated wastewater from a combined sewer system (CSS) at a point prior to the headworks of the Wastewater Treatment Plant (WWTP).

Complete Streets: Streets that are designed to be used by all modes of traffic equally, including vehicles, bicycles, and pedestrians.

Greenhouse Gas (GHG): Atmospheric gases that absorb or re-radiate solar radiation. In excess they have been shown to increase the temperature of the planet. GHGs include carbon dioxide (CO2), methane (CH4), and water vapor (H2O).

Greenhouse Gas Inventory: A comprehensive overview of the GHG emissions by a municipality, population, or organization.

Greywater: Wastewater that is reused for irrigation and other uses. Greywater typically originates from laundry, bathing, and dishwashing and does not use water that has come into contact with human waste (blackwater).

LEED Certification: Leadership in Energy and Environmental Design. A building can receive certification by the U.S. Green Building Council (USGBC) if it is constructed or rehabilitated and meets the USGBC's standards for sustainable design and construction techniques.

Single Stream Recycling: A method of collecting recycling where all recyclables are collected in one container, eliminating the need to separate each type at the source. Separation is done later at a dedicated facility.



Albany 2030
The City of Albany Comprehensive Plan
Appendix E: Albany 2030 Data Book

Developing the Data Book

The data behind Albany 2030

David Lockney, Data Analysis Intern

The collection and analysis of data is important to understanding the characteristics of a city when creating a Comprehensive Plan, such as the Albany 2030 plan. When packaged together, this data creates a snapshot of all aspects of our City, covering trends in demographics, housing and economic development, as well as public services and historic and cultural resources. In an effort to share this information in a concise and accessible format, a Data Book was released in conjunction with the Albany 2030 plan.

Although the current version of the City of Albany Data Book will serve as a snapshot of our city, it is important to note that it is a living document which will be regularly updated to reflect our city's growth and changes. Data included in this publication came from a variety of local, state, and federal sources. One of the biggest sources of information has been the U.S. Census Bureau, particularly with data from the 5-year estimates for the American Community Survey and the 2000 Decennial Census.

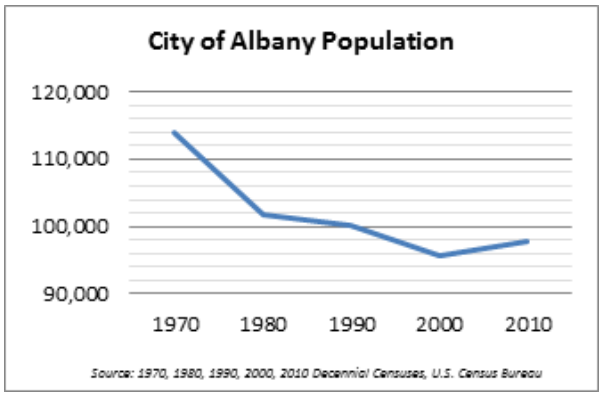
The American Community Survey (ACS) is the replacement for Decennial Census Long Form, which was phased out after the 2000 Decennial Census. ACS forms were sent out to 1.9 million households in 2009, asking questions about household characteristics ranging from household income to housing type to educational attainment.

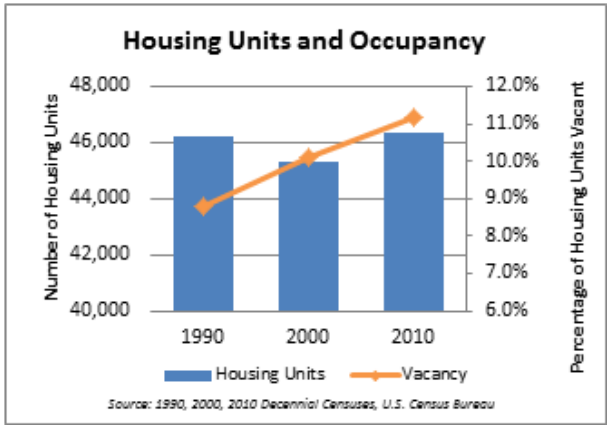
Because these responses comprise such a small portion of the population, estimates are derived from them and released as 1, 3, and 5-year estimates, with accuracy increasing as the time frame increases. ACS data is best seen as a snapshot of how people live, while Decennial Census data is best used as a count of how many people live in the United States. Comparing ACS and Decennial Census data requires caution, as their collection and analysis methods are different. The Decennial Census is generally seen as more accurate, whereas the ACS data is seen as more timely.

The 2010 Decennial Census collects basic demographic information such as population, race & ethnicity and housing units, and serves as an official count of the number of people living in the United States. Currently the Census Bureau is issuing the results from the 2010 Decennial Census on a rolling basis. As 2010 Census results become available, the Albany 2030 Data Book will be updated with analysis of these figures.

2010 Decennial Census Highlights

- **Population: 97,856 (an increase of 2,198 residents)**
- **Albany gained 1,074 housing units between the 2000 and 2010 Decennial Censuses, for a total of 46,362 housing units**
- **The housing unit vacancies increased from 10.1% in 2000 to 11.2% in 2010.**
- **Similar to the national trend, the City of Albany is becoming more diverse with race and ethnic background.**
- **In 2010 Census, 8.6% of the population is Hispanic and Latino, compared to 6% in the 2000 Census.**





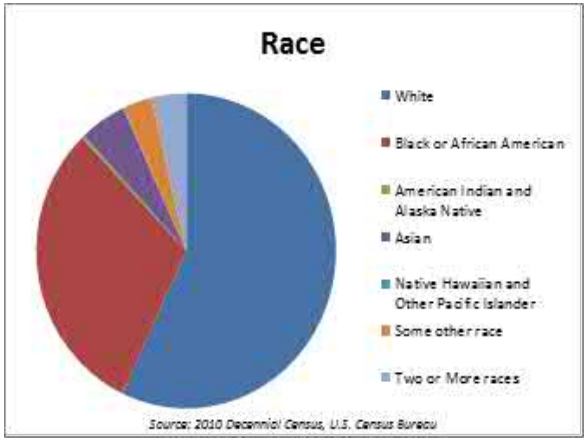


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1.0 DEMOGRAPHIC AND HOUSING TRENDS

This section of the Data Book provides basic demographic and housing information for the City, largely drawn from the most recent census data and population projections.

1.0 DEMOGRAPHIC AND HOUSING TRENDS

Population Trends

Historical Population Trends

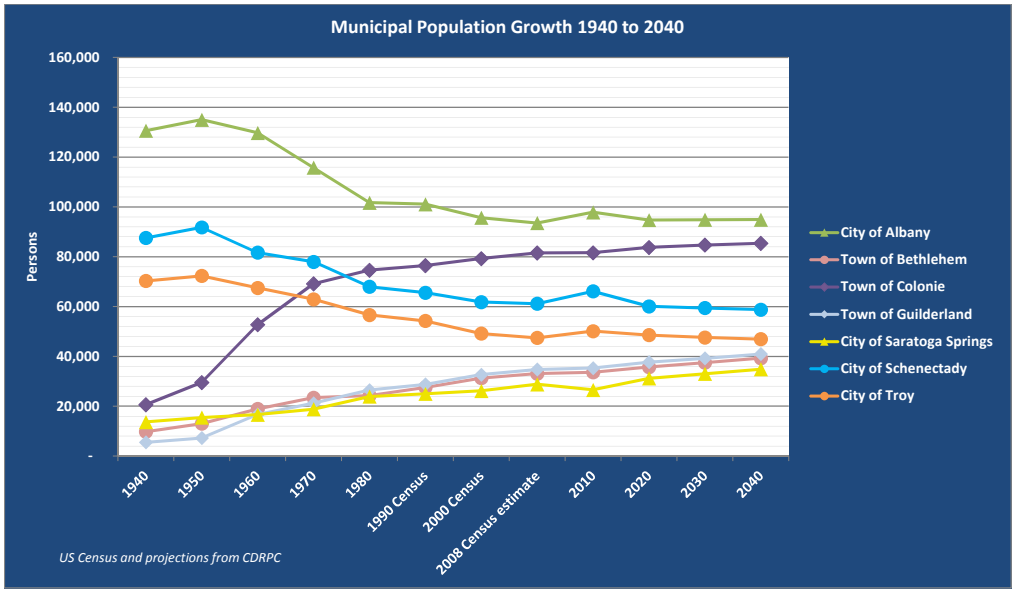
- With a peak of 134,995 in 1950, the City of Albany has seen a decline in population between1950 and 2000. The population remained relatively stable from 1980 to 2000.

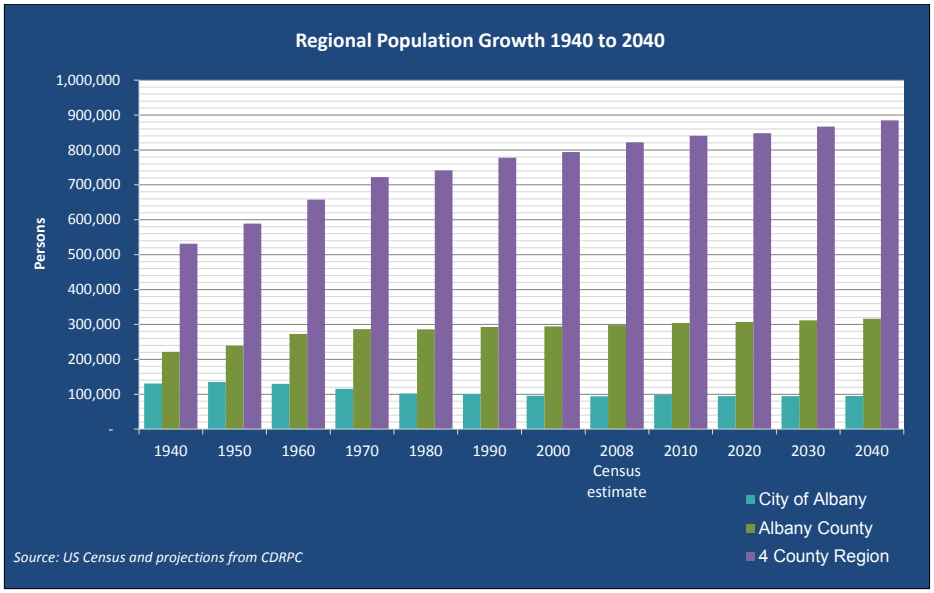
US Census Population 2000-2010

- Between 1990 and 2010, Albany's population increased from 95,658 to 97,856.

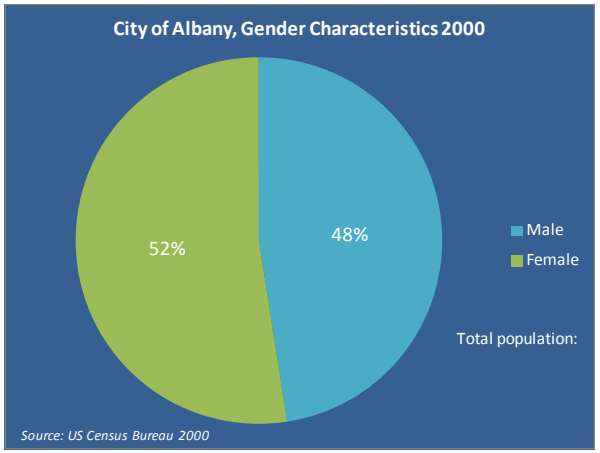
Local and Regional Projections (2010-2040)

- Capital District Regional Planning Committee (CDRPC) population projections indicate that the City's population will remain stable over the next 30 years.
- Both Albany County and the Capital District Region have experienced steady growth since 1940.
- Albany County and the Region are projected to continue growing over the next 30 years.
- Albany County is projected to grow by 7% and the Region is projected to increase by 11% while the City's population is projected to remain stable from 2010 to 2040.





- Rensselaer County's population grew by 25% between 1940 and 2000. The projected population shows an increase of 6% between 2000 and 2040.
- Schenectady County's population increased by 20% between 1940 and 2000. The County is only projected to increase by 2% from 2000 to 2040.
- Saratoga County saw tremendous growth between 1940 and 2000. The County's population increased by over 200% between 1940 and 2000 and is expected to add an additional 29% by 2040.
- In 2000, Albany had a density of over 4,000 persons per square mile.
- Albany's density was not as high as the cities of Schenectady or Troy, but was significantly higher than surrounding suburban municipalities.



Population in the Capital District from 1940 to 2040

County	1940	1950	1960	1970	1980	1990	2000	2009 Census estimate	2010	2020	2030	2040
Albany County	221,315	239,386	272,926	286,742	285,909	292,594	294,565	298,284	307,201	307,201	311,707	316,197
Rensselaer County	121,834	132,607	142,858	152,510	151,966	154,429	152,538	155,541	159,429	158,579	159,895	161,379
Saratoga County	65,606	74,869	89,096	121,679	153,759	181,276	200,635	220,069	219,607	233,633	246,647	258,305
Schenectady County	122,494	142,497	152,896	160,979	149,946	149,285	146,555	152,169	154,727	148,694	148,751	148,950

Densities for Municipalities - 2000

Municipality	Population	Total Area (sq. mi.)	Persons/ Household	Persons /Sq. mi.
Bethlehem	31,304	50	2.53	631
City of Albany	95,658	22	2.11	4,379
Colonie	79,258	58	2.43	1,370
Guilderland	32,688	59	2.40	557
Saratoga Springs	26,186	29	2.21	901
Schenectady	61,821	11	2.23	5,626
Troy	49,170	11	2.26	4,464

US Census and CDRPC

Household Trends

- The number of households in the City of Albany is projected to decrease modestly by 2040.
- In comparison, the surrounding suburban communities, Albany County, and the Capital District are projected to experience significant increases in population and households by 2040.
- In 2000, 42% of the households in Albany were single person households.
- 45% of the households in Albany were family households, meaning 2 or more immediate family members live in the household together.
- Of the total family households (18,397), 25% were headed by married couples, 4% were headed by a single male, and 16% were headed by a single female.
- 13% of the total households in Albany were non-family, meaning unrelated people living in the household together.

Municipal and Regional Household Projections

	1990	2000	2010	2020	2030	2040	1990 to 2040 % Change
City of Albany	42,323	40,709	40,972	41,072	41,272	41,472	-2.0%
Town of Bethlehem	10,341	12,112	13,595	14,615	15,600	16,550	60.0%
Town of Colonie	28,578	30,980	32,890	34,275	35,300	36,050	26.1%
Town of Guilderland	11,450	13,422	14,550	15,550	16,550	17,450	52.4%
City of Troy	20,761	19,996	19,627	19,390	19,170	19,000	-8.5%
City of Saratoga Springs	9,688	10,784	12,168	13,170	14,074	14,964	54.5%
City of Schenectady	27,748	26,265	26,028	25,752	25,548	25,350	-8.6%
Albany County	116,026	120,512	125,729	129,568	133,135	136,282	17.5%
Capital District	299,244	318,255	337,701	352,694	366,081	378,151	26.4%

Source: US Census and CDRPC

Municipal and Regional Population Projections

	1990	2000	2010	2020	2030	2040	1990 to 2040 % Change
City of Albany	100,031	94,301	94,741	94,740	94,846	94,922	-5.1%
Town of Bethlehem	27,552	31,304	33,922	35,730	37,510	39,296	42.6%
Town of Colonie	76,497	79,258	81,970	83,725	84,731	85,402	11.6%
Town of Guilderland	30,011	34,045	36,093	37,715	39,238	40,964	36.5%
City of Troy	54,269	49,170	49,568	48,558	47,599	46,950	-13.5%
City of Saratoga Springs	25,001	26,186	29,300	31,228	33,058	34,861	39.4%
City of Schenectady	65,566	61,821	60,922	60,104	59,450	58,788	-10.3%
Albany County	292,793	294,565	302,162	307,201	311,707	316,197	8.0%
Capital District	777,783	794,293	826,094	848,107	867,000	884,831	13.8%

Source: US Census and CDRPC

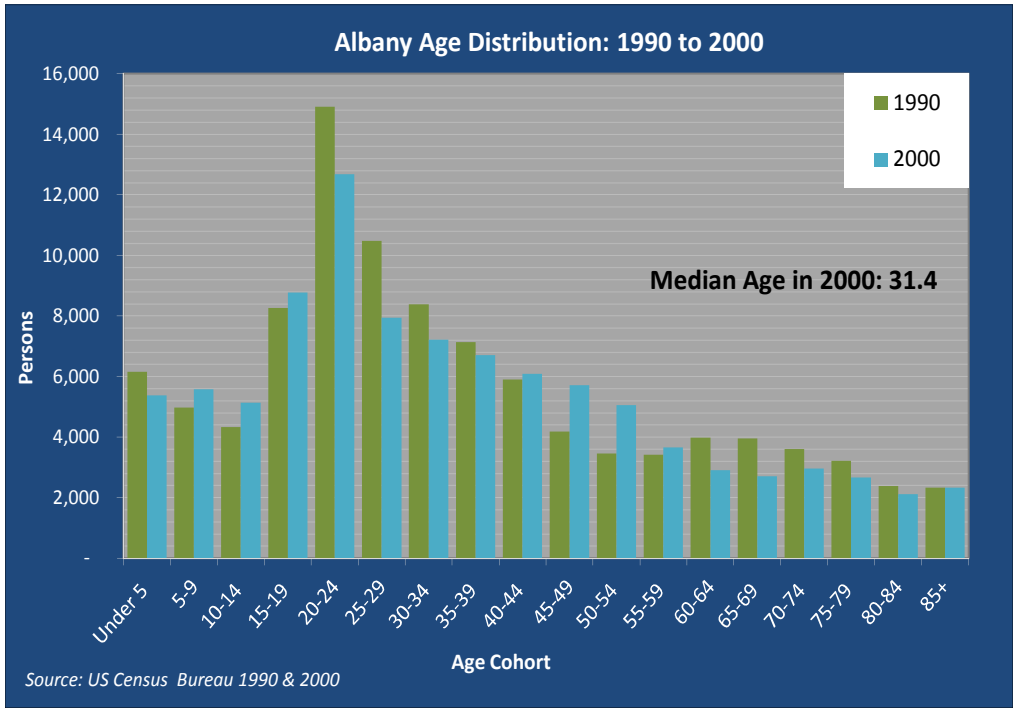
Household Types

	City of Albany
1-person households:	**17,075**
Male householder	7,812
Female householder	9,263
2-or-more person households:	**23,634**
Family households:	18,397
Married-couple family:	10,301
With own children under 18 years	3,963
No own children under 18 years	6,338
Other family:	8,096
Male householder, no wife present:	1,538
With own children under 18 years	713
No own children under 18 years	825
Female householder, no husband present:	6,558
With own children under 18 years	4,285
No own children under 18 years	2,273
Nonfamily households:	5,237
Male householder	2,769
Female householder	2,468
Total:	**40,709**

Source: US Census 2000

Age Distribution

- In 2000, the median age in City of Albany was 31.4 years.
- The largest age cohort in Albany in both 1990 and 2000 was the 20 to 24 year-old age group, which is consistent with the large college population in the City.
- The 25 to 29 year-old age group decreased by 24% from 1990 to 2000, indicating a significant loss in young professionals.
- The age groups that gained population were children aged 5 to 19 and middle aged persons 40 to 59. This indicates a modest increase in families with school age children.
- The largest increase was in the 50-54 year old age group (46%). The largest decrease was in the 65 to 69 year-old age group (-32%).
- Overall, the senior age groups seem to be steadily decreasing.



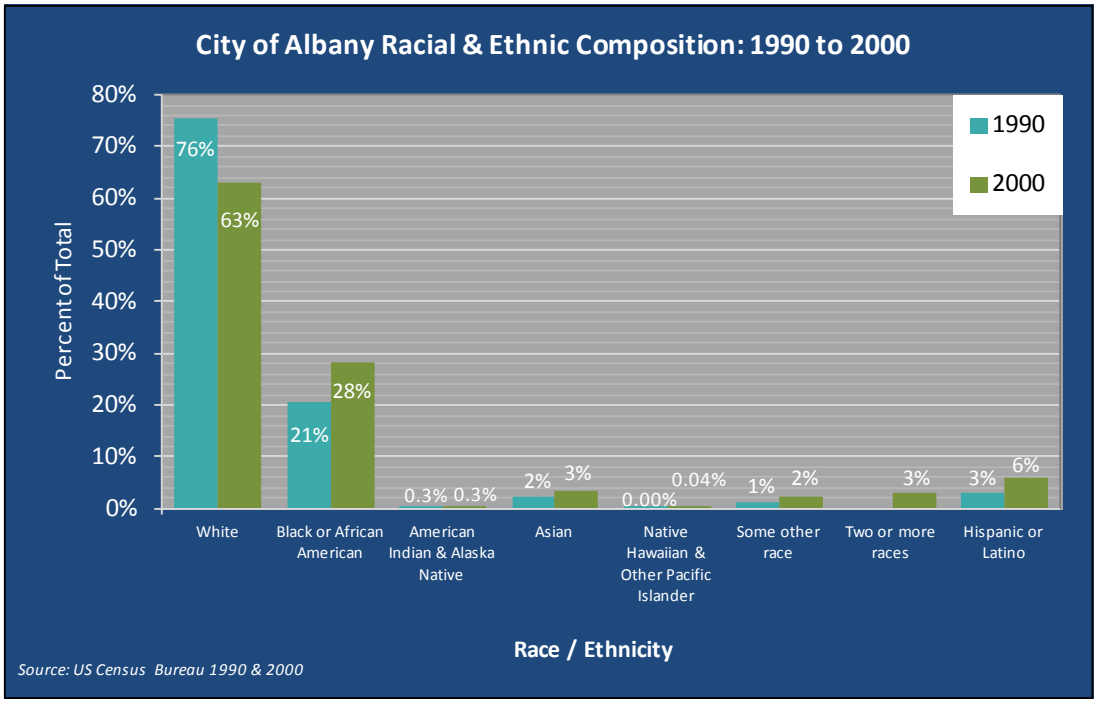
Age Characteristics for the City of Albany (2000)

	Male	Female	Total	% of Total
Under 5	2,830	2,554	5,384	5.6%
5-9	2,868	2,716	5,584	5.8%
10-14	2,680	2,462	5,142	5.4%
15-19	4,261	4,511	8,772	9.2%
20-24	6,088	6,590	12,678	13.3%
25-29	3,820	4,127	7,947	8.3%
30-34	3,587	3,632	7,219	7.5%
35-39	3,353	3,358	6,711	7.0%
40-44	3,009	3,085	6,094	6.4%
45-49	2,870	2,844	5,714	6.0%
50-54	2,477	2,577	5,054	5.3%
55-59	1,747	1,917	3,664	3.8%
60 and 61	548	633	1,181	1.2%
62 to 64	795	938	1,733	1.8%
60-64	1,343	1,571	2,914	3.0%
65-66	486	579	1,065	1.1%
67- 69	667	975	1,642	1.7%
65-69	1,153	1,554	2,707	2.8%
70-74	1,227	1,740	2,967	3.1%
75-79	936	1,733	2,669	2.8%
80-84	705	1,407	2,112	2.2%
85 and over	513	1,813	2,326	2.4%
Total	45,467	50,191	95,658	100%
Median Age	30.2	31.8	31.4	
Percent of Total	48%	52%		

Source: Census 2000

Racial and Ethnic Composition

- In 2000, 63% of the total population was White, a decrease from 1990 by 21%.
- In 2000, 28% of the total population was African American (Black), an increase of 29% from 1990.
- The Asian population increased from 2% of the population in 1990 to 3% of the population in 2000.
- The Hispanic or Latino population increased from 3% of the population in 1990 to 6% of the population in 2000 and is expected to increase in the future.
- Overall, the City is slowly becoming more ethnically diverse.



Net Migration

- Between 2000 and 2007 Albany County lost 1,276 people through internal migration. Albany County saw the largest loss in population through internal migration between 2006 and 2007.
- 2006 to 2007 saw the largest loss of population through internal migration in Albany County.
- Rensselaer County also lost population through internal migration. However, Saratoga and Schenectady Counties gained population through internal migration between 2000 and 2007.
- Between 2000 and 2007 Albany County gained 4,607 people through international migration.
- Overall, the Capital District had a net increase of 8,284 in population due to internal migration and a net increase of 8,893 in population due to international migration between 2000 and 2007.
- Between 2000 and 2007 Albany County gained 4,607 people to international migration.
- Rensselaer County and Schenectady Counties also gained population to international migration between 2000 and 2007. Saratoga County saw the smallest increase in population due to international migration between the same years.
- Saratoga County saw the smallest increase in internal migration (865 people) while the Capital District gained the largest amount (8,893 people) due to internal migration.
- For each county and the District, the largest increase in internal migration happened between 2000 and 2001.

Net Migration by Type (2000 - 2007)

Area	Internal 2000-2007	International 2000-2007	Total 2000-2007
Albany County	-1,276	4,607	3,331
Rensselaer County	-343	1,784	1,441
Saratoga County	8,549	865	9,414
Schenectady County	1,354	1,637	2,991
Capital District	8,284	8,893	17,177

Source: CDRPC www.cdrpc.org/PopEstComponents.html

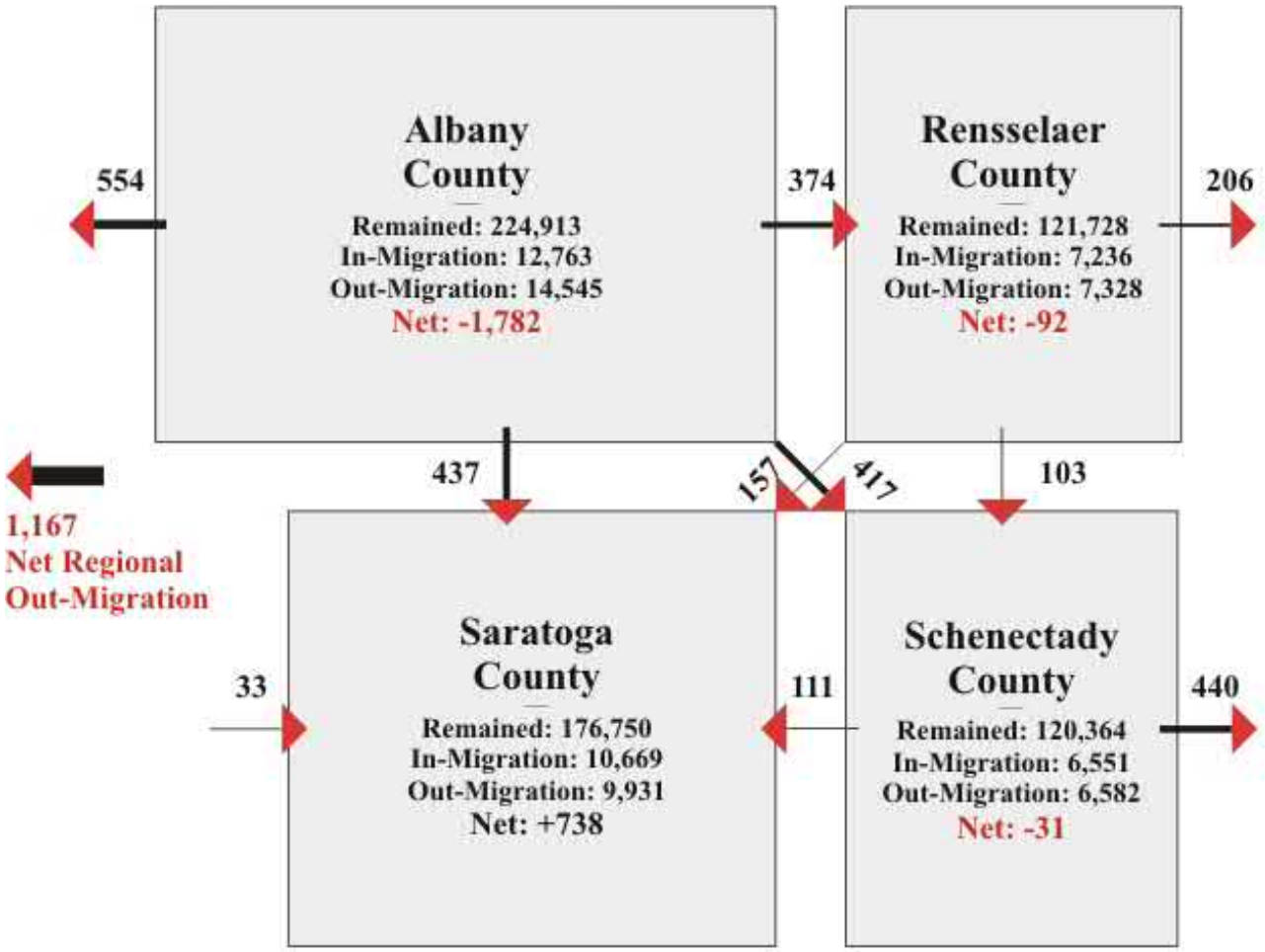
Definitions:
Net Migration - The difference between in-migration and out-migration during a given time.
Internal Net Migration - Movement within the United States.
International Net Migration - Movement into and out of the United States.
Total Net Migration - Internal plus International Net Migration

Net Total Migration (2000 - 2007)

Area	Net Total Migration								
	4/1/2000 - 7/1/2000	7/1/2000 - 7/1/2001	7/1/2001 - 7/1/2002	7/1/2002 - 7/1/2003	7/1/2003 - 7/1/2004	7/1/2004 - 7/1/2005	7/1/2005 - 7/1/2006	7/1/2006 - 7/1/2007	4/2000 - 7/2007
Albany County	190	423	1,163	1,856	288	-107	410	-892	3,331
Rensselaer County	39	-466	-31	652	785	-28	340	150	1,441
Saratoga County	640	1,659	1,919	2,155	1,310	981	582	168	9,414
Schenectady County	-159	-503	604	336	593	824	1,179	117	2,991
Capital District	710	1,113	3,655	4,999	2,976	1,670	2,511	-457	17,177

Source: CDRPC www.cdrpc.org/PopEstComponents.html

2007 Capital District Net Migration of Taxpayers & Dependents

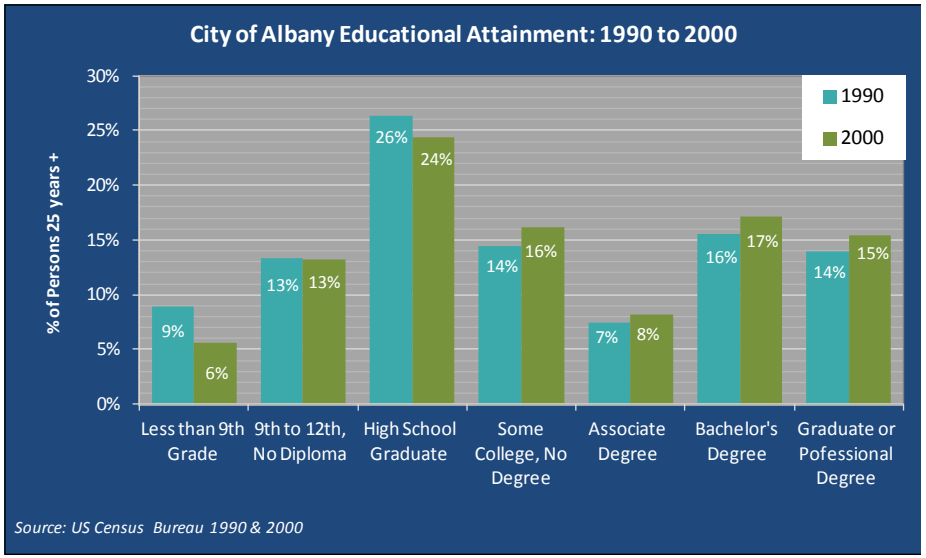


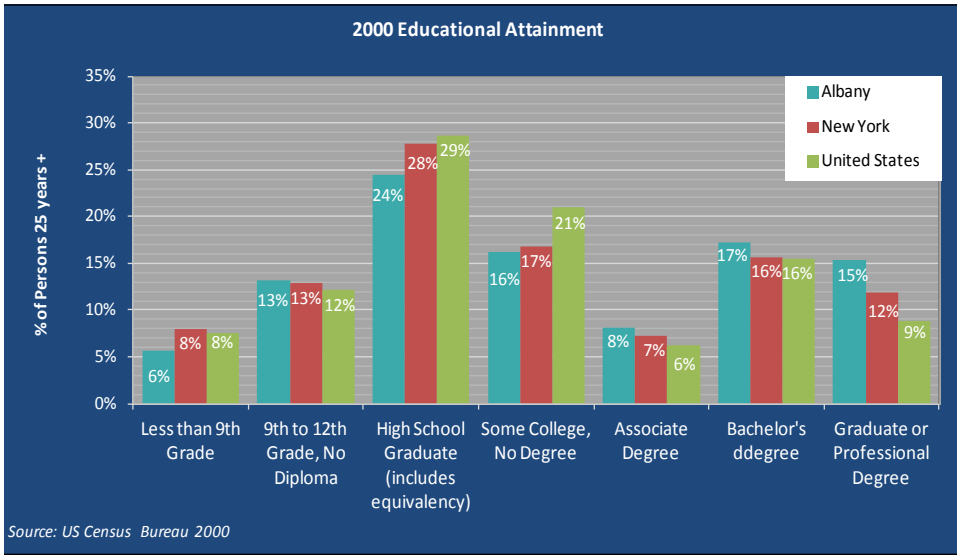
The areas of the rectangles and the arrow shafts (not including the triangular heads) are proportional to their associated values.

Prepared by the Capital District Regional Planning Commission. Source: U.S. Dept. of the Treasury, Internal Revenue Service.

Educational Attainment

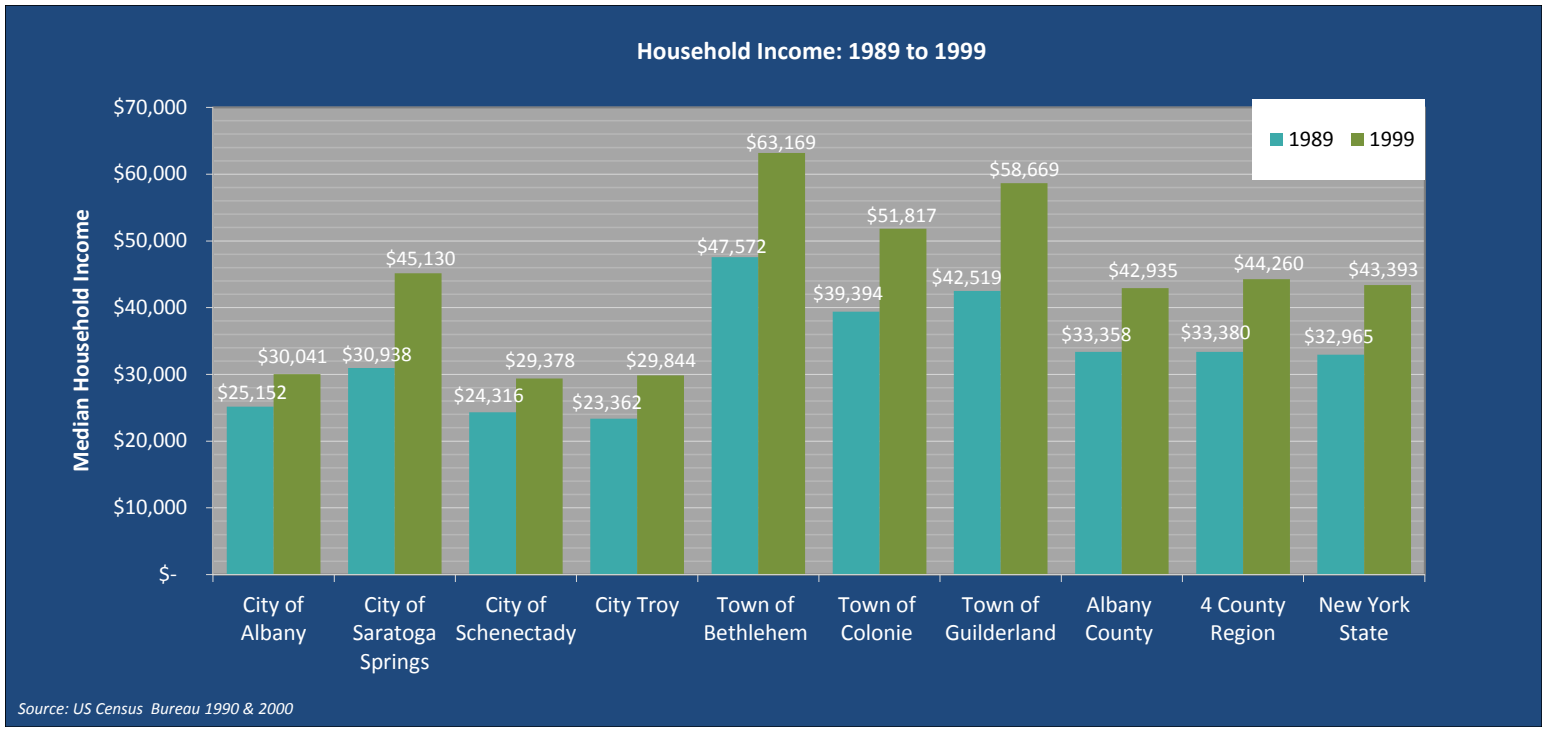
- The City of Albany saw a decrease in the number of high school graduates between 1990 and 2000, but an increase in "some college education or higher".
- The number of persons with advanced degrees increased since 1990. In 2000, 8% received an Associate's Degree, 17% received a Bachelor's Degree and 15% received a Graduate or Professional degree.
- In 2000, 32% of the population had a Bachelor's Degree or higher.
- The number of persons with a less than ninth-grade education decreased from 9% in 1990 to 6% in 2000.
- In comparison to New York State and the United States, Albany has more residents with a Bachelor's Degree or higher, compared to the state and national averages. In Albany, 32.6% of the total population has a Bachelor's Degree or higher, where as only 27.4% of New York State's total population (and 24.4% of the U.S.) has a Bachelor's Degree or higher.





Household Income

- In 1999, the City of Albany had among the lowest median household income compared to Albany County, the Capital District and the State of New York. Rensselear and Schenectady Counties had slightly lower median incomes.
- The City of Albany had the lowest percent increase between 1989 and 1999 (19%) compared to the surrounding counties, Region and State.
- The cities of Albany, Schenectady and Troy have among the lowest median household income in the Capital District, with a median of $30,041, $29,378 and $29,844, respectively.
- In 1999, the cities of Albany, Schenectady and Troy were all below the NYS household income of $43,393.



Source: US Census Bureau 1990 & 2000

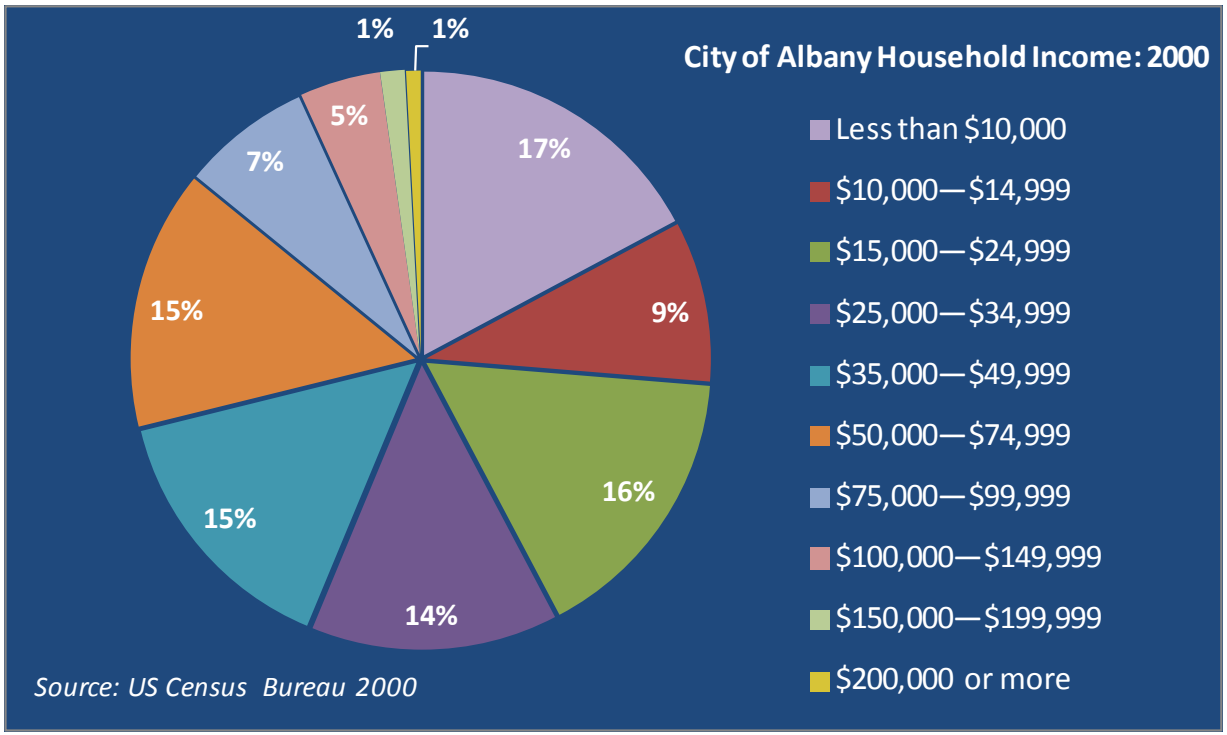
Poverty Status

- In 2000, the poverty level for a single person, as established by the US Department of Health and Human Services was $8,350. For a family of four it was $17,050.
- In 2000, 26% of the households in the City of Albany earned less than $15,000 per year.
- In 2000, 16% of the family population in Albany was below the poverty level. The percentage dropped between 1980 and 1990, but then increased by 47% between 1990 and 2000.

Families Below Poverty Level

	1980	1990	2000
City of Albany	2,468	2,008	2,960
% of total	11.2%	9.8%	16.0%

Source: 1980 msa book page p-92, 1990 p122. Poverty Status in 1989 by Age by Household Type and Relationship - Universe, 2000 fact sheet



About American Community Survey Data

The figures presented in this section are derived from 2005-2009 American Community Survey 5-year estimates, obtained from the U.S. Census Bureau. The American Community Survey is an annual survey of American households' demographic, social, and economic characteristics. Survey question topics include, but are not limited to: race and ethnicity, household income, veteran status, educational attainment, and housing characteristics. Surveys are mailed monthly to a small sample of the U.S. population, with 1.9 million surveys mailed in 2009. Response are compiled and aggregated, with data controls implemented to mitigate the risk of identifying individual respondents. Using the aggregated responses, estimated counts for each cohort are defined for each geographic area.

The American Community Survey provides users with a snapshot of the characteristics of the residents in a given area during a specified period of time than its predecessor, the Decennial Census Long Form. Because these responses comprise such a small portion of the population, estimates are derived from them and released as 1, 3, and 5-year estimates, with accuracy increasing as the time frame increases. ACS data is best seen as a snapshot of how people live, while Decennial Census data is best used as a count of how many people live in the United States. The Decennial Census is generally seen as more accurate, whereas the ACS data is seen as more timely. It is important to note that comparisons between Decennial Census and American Community Survey data is generally not possible, as the Decennial Census provides a count of the population at a certain point in time (April 1st of the Census year), while American Community Survey data provides an estimate of the characteristics of a population over a specific period of time. For the purposes of this analysis, increased accuracy was desired over having the most recent data and as such the 2005-2009 5-year estimates, which were released in December 2010, were selected.

Summary of 2005-2009 American Community Survey (ACS)

5-year Estimate Data for the City of Albany

In the years 2005-2009, there were an estimated 94,083 residents in the City of Albany. An estimated 47.7% of the population was male, while 52.3% were female. Interestingly, a larger proportion of female residents were over the age of 60 than male residents (18.6% to 12.7%, respectively). 10.1% of the total population was below the age of 10, while just over a quarter (26.1%) of the City's population was below the age of 20.

During the years of 2005-2009, there were an estimated 40,193 households in the City of Albany, of which 44.8% were family households. 21.2% of households were householders without a spouse present. 40.6% of households were made up of individuals living alone, while 14.6% of households were non-family households with multiple residents, attributable to households made up of roommates or other housing arrangements. 86.7% of housing units in Albany were occupied; the majority of these housing units were renter occupied (59.1%).

During the period from 2005 to 2009, 18.8% of Albany residents had earned a bachelor's degree, while 17.6% had earned at graduate or professional degree, representing 36.4% of the population over 25 years of age. These figures are higher than those for New York State during the same period of time (18.2% and 13.6% respectively). Part of this may be attributable to the presence of the state offices as well as several colleges and universities within the City. For the years 2005 to 2009, 26.9% of Albany households earned less than $20,000 annually, while 23.2% earned over $75,000. The median income is estimated to be $38,642.

Age, by Sex

Age Groups	Male			Female		
	Estimate	Percentage of Male Population	Percentage of Total Population	Estimate	Percentage of Female population	Percentage of Total Population
Total	44,859	---	47.7%	49,224	---	52.3%
Under 10 years	4,639	10.3%	4.9%	4,929	10.0%	5.2%
10-19 years	7,361	16.4%	7.8%	7,673	15.6%	8.2%
20-29 years	11,319	25.2%	12.0%	11,101	22.6%	11.8%
30-39 years	4,807	10.7%	5.1%	5,183	10.5%	5.5%
40-49 years	6,087	13.6%	6.5%	5,844	11.9%	6.2%
50-59 years	4,939	11.0%	5.2%	5,370	10.9%	5.7%
60-69 years	2,709	6.0%	2.9%	3,190	6.5%	3.4%
Over 70 years	2,998	6.7%	3.2%	5,934	12.1%	6.3%

Source: 2005-2009 American Community Survey 5-year Estimates; U.S. Census Bureau

Households

Household Type	Estimate	Percentage
Total	40,193	---
Family Households	17,997	44.8%
Married-couple family	9,463	23.5%
Other family	8,534	21.2%
Male householder, no wife present	1,768	4.4%
Female householder, no husband present	6,766	16.8%
Non-family households	22,196	55.2%
Householder living alone	16,308	40.6%
Householder not living alone	5,888	14.6%

Source: 2005-2009 American Community Survey 5-year Estimates; U.S. Census Bureau

Occupancy Status

	Estimate	Percentage
Total Housing Units	46,345	---
Occupied	40,193	86.7%
Vacant	6,152	13.3%

Source: 2005-2009 American Community Survey 5-year Estimates; U.S. Census Bureau

Housing Tenure

	Estimate	Percentage
Total Occupied Housing Units	40,193	---
Owner occupied	16,448	40.9%
Renter occupied	23,745	59.1%

Source: 2005-2009 American Community Survey 5-year Estimates; U.S. Census Bureau

Household Income in the Past 12 Months

Income Level	Estimate	Percentage
Total Households	40,193	---
Median Household Income	$38,642	---
Less than $10,000	5,485	13.6%
$10,000 to $19,999	5,350	13.3%
$20,000 to $29,999	5,164	12.8%
$30,000 to $39,999	4,594	11.4%
$40,000 to $49,999	4,047	10.1%
$50,000 to $74,999	6,205	15.4%
$75,000 to $99,999	4,088	10.2%
$100,000 to $149,999	3,433	8.5%
$150,000 and up	1,827	4.5%

Source: 2005-2009 American Community Survey 5-year Estimates; U.S. Census Bureau

Race (alone or in combination with one or more races)

Household Type	Count	Percentage
Total	94,083	---
White	59,647	63.4%
Black or African American	28,848	30.7%
American Indian and Alaska Native	1,259	1.3%
Asian	4,097	4.4%
Native Hawaiian and Other Pacific Islander	98	0.1%
Some other race	3,615	3.8%

Source: 2005-2009 American Community Survey 5-year Estimates; U.S. Census Bureau

Hispanic or Latino Ethnicity

	Estimate	Percentage
Total	94,083	---
Hispanic or Latino (any race)	6,152	6.5%
Not Hispanic or Latino	87,931	93.5%

Source: 2005-2009 American Community Survey 5-year Estimates; U.S. Census Bureau

Educational Attainment

	Estimate	Percentage
Population 25 years and over	53,441	---
Less than 9th grade	2,155	4.0%
9th to 12th grade, no diploma	4,677	8.8%
High school graduate (includes equivalency)	14,005	26.2%
Some college, no degree	8,898	16.7%
Associate's degree	4,238	7.9%
Bachelor's degree	10,046	18.8%
Graduate or professional degree	9,422	17.6%
Percent high school graduate or higher	87.2%	
Percent bachelor's degree or higher	36.4%	

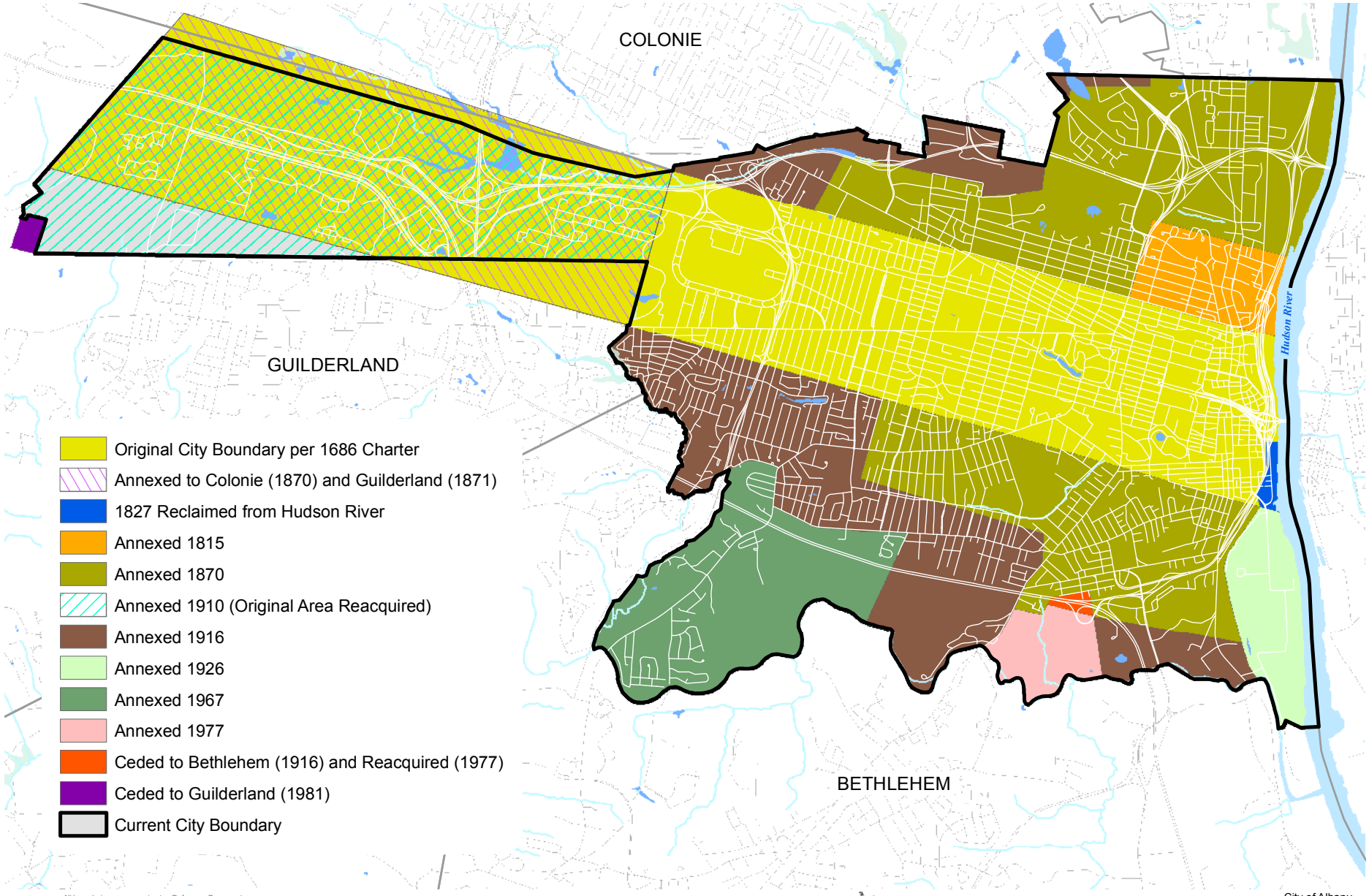
Source: 2005-2009 American Community Survey 5-year Estimates; U.S. Census Bureau

2.0 LAND USE

This section of the Data Book describes existing land use patterns in the City and documents recent and proposed major development projects.

2.0 LAND USE

Figure 1: Historic Development Patterns



Existing Land Use

- The City of Albany's total land is 10,714 acres (22 square miles). Approximately 26% of Albany's total land acreage is open space and vacant, the highest percent by total of all land use. However, 3% of this 26% open space/ vacant land is currently being used for park, playground, community garden or beautification purposes.
- 19% of the acreage in Albany is commercial,18% is single-family residential, and 6% is multi-family residential.
- Institutional uses make up 11% of the total acreage in Albany.
- Manufacturing and industrial uses make up the smallest percentage of land use in the City, at less than 1%.

Land Use in the City of Albany

Land Use*	Parcels	Acres	Percent of Total (acres)
Agriculture	0	0	0%
Commercial	3,700	1,999	19%
Industrial	2	9	0.1%
Institutional	324	1,182	11%
Manufacturing	23	97	1%
Multi-Family Residential	7,789	672	6%
Open Space/Vacant Land	3,968	2,808	26%
Recreation	184	684	6%
Single-Family Residential	13,189	1,967	18%
Utilities	67	407	4%
Water	14	44	0.4%
Unclassified	1,028	845	8%
Total		10,714	100%

*There is a 3.4% percent margin of error

Notes:

1. There are 30,521 parcels as of March 2009, per Albany County Dept. of Management & Budget. Property information is provided by the City of Albany Tax Assessor's Office. Property information is not available for 1,028 parcels.

2. Land use classifications are based on property class codes assigned by the City of Albany Tax Assessor. Some property class codes may inaccurately reflect the current use of the property.

3. Vacant land, as defined by the City, is property not in use, is in temporary use, or lacks permanent improvement. Although a property may be classified as vacant by the Tax Assessor's Office, this does not mean the property is not in use or has been abandoned.

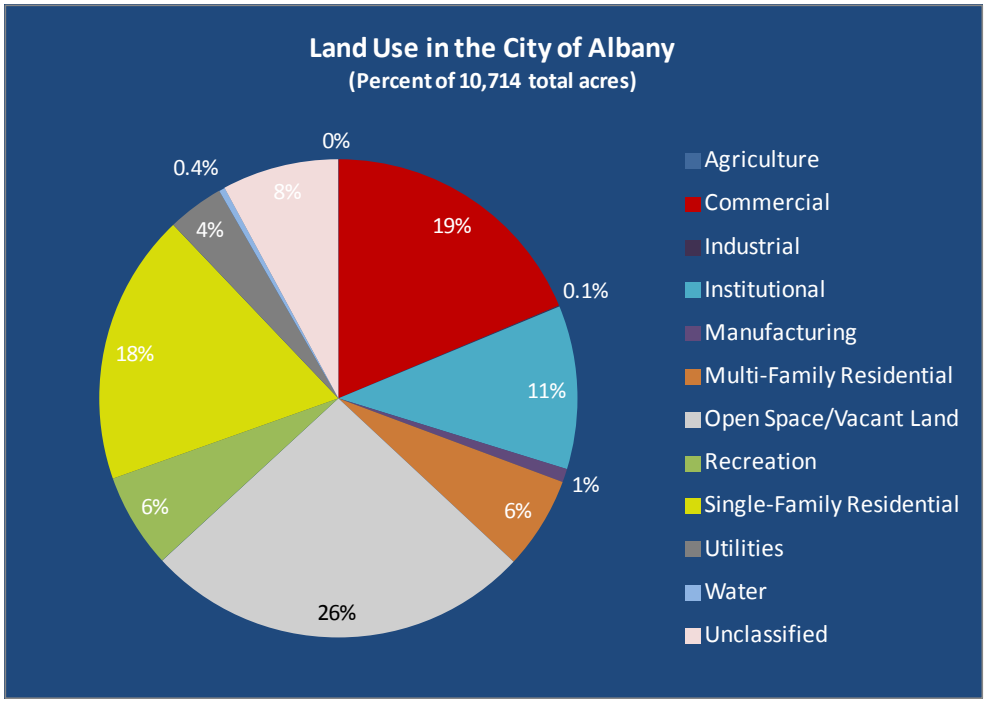
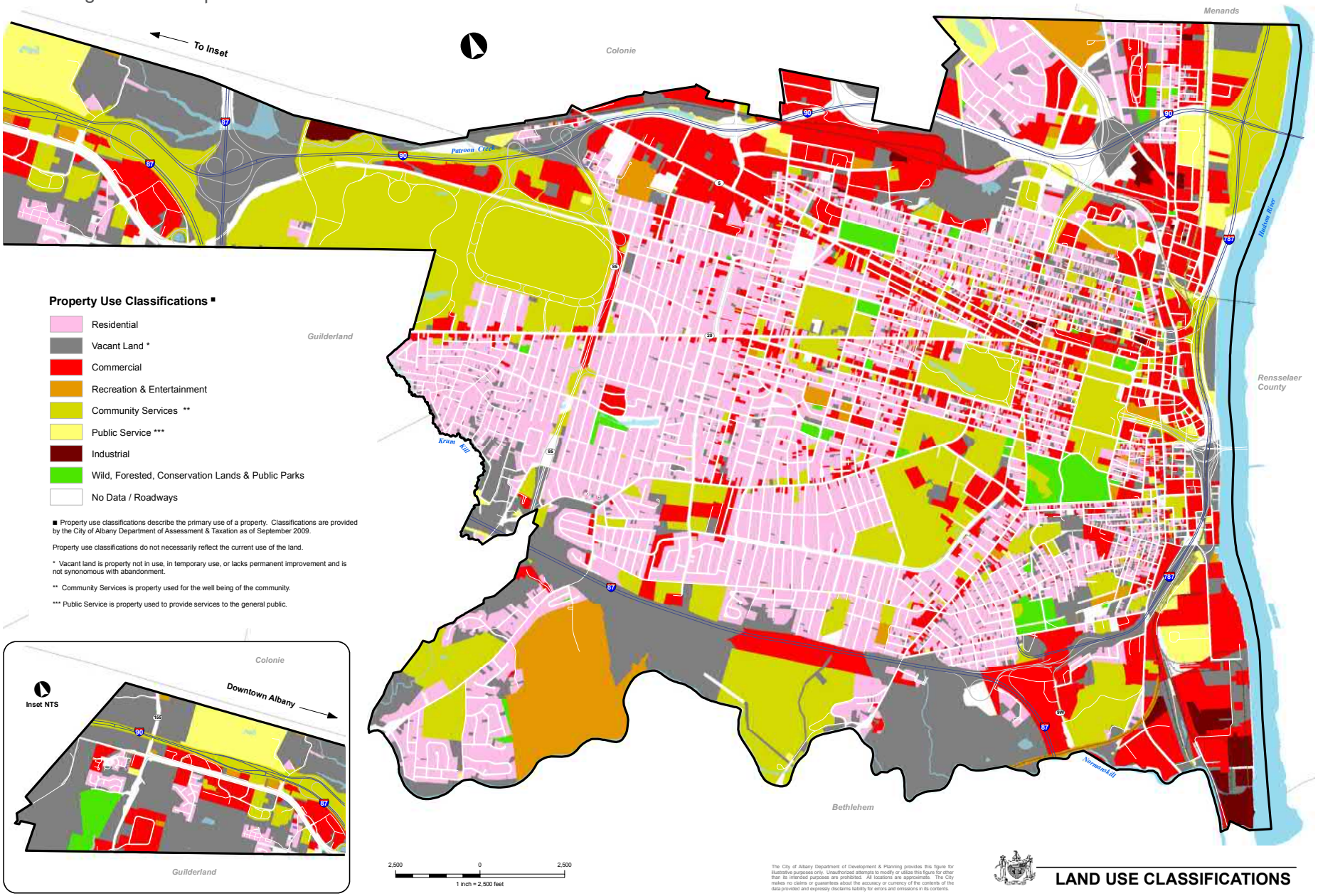


Figure 2: Existing Land Use Map



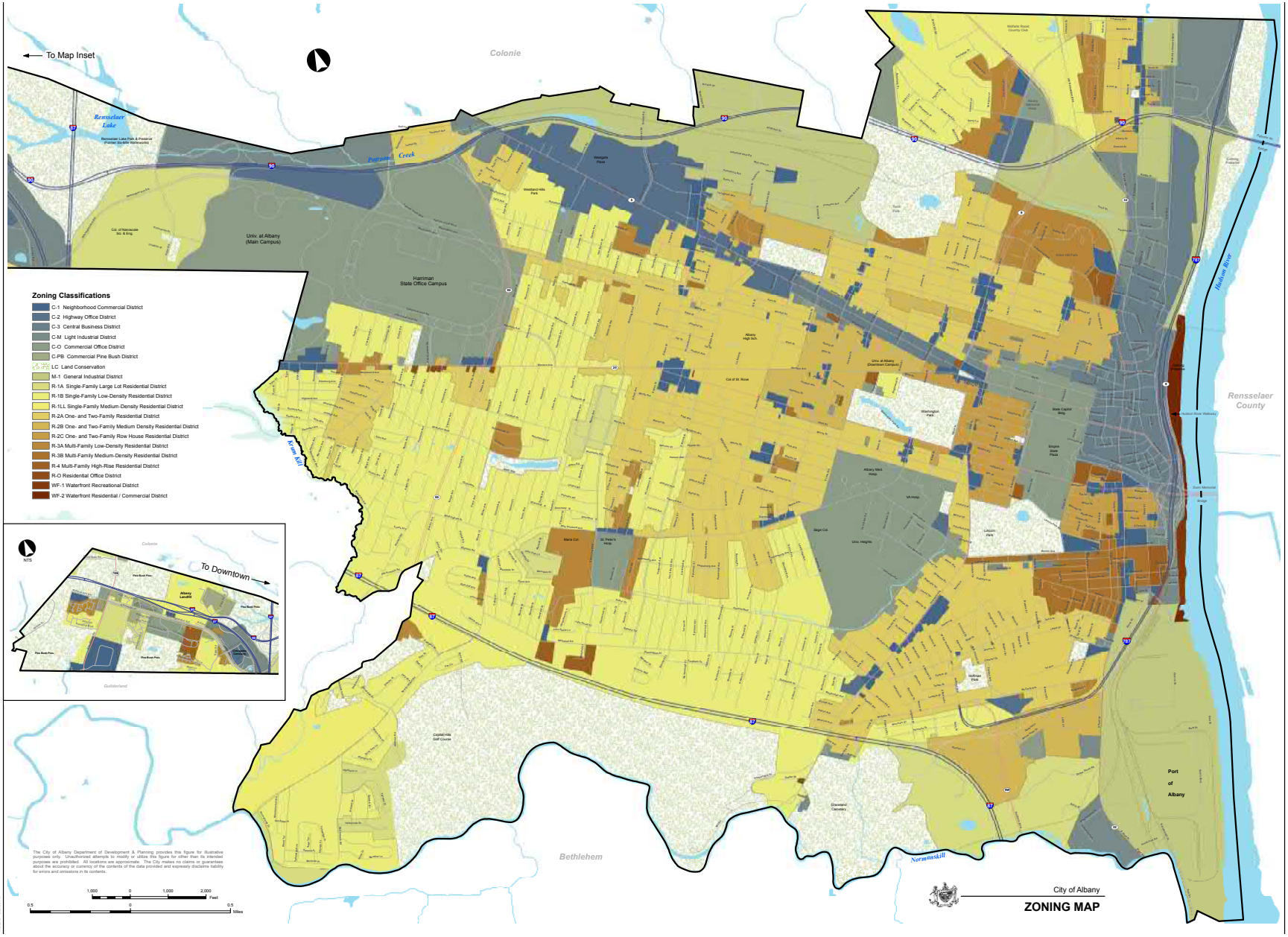
Existing Zoning

- In 2008, approximately 33% of zoning appeals resulted from citations of zoning violations already in existence
- In 2008, approximately 57% of zoning appeals were related to reuse or expansion of existing structures, while just 11% related to new construction; 32% could be described as "other." Other includes smaller projects such as fences, satellite dishes, signs etc…
- In 2008, approximately 52% of zoning appeals involved residential properties, while 46% involved commercial properties
- The current zoning ordinance does not reflect or accommodate preexisting uses and lot sizes, and does not offer flexibility in regard to classifying new uses.

Most Frequent Zoning Requests, 2008: Top Ten

Common subject or request	# of Total Cases	% of Total Cases
Deficient yard requirements – i.e. lot coverage, area, width, depth, building setbacks, building height, etc.	18	11%
Existing commercial spaces located within residential zoning districts where commercial uses are currently prohibited	17	11%
Provision of solar collection equipment, telecommunications equipment, radio antennas and satellite dishes	16	10%
Institutional, charitable and/or religious projects with uses and boundaries often not clearly defined or delineated	16	10%
Existing residential properties with dwelling units found to be in excess of the number that are legally permitted	12	8%
Alcohol-related establishments of variable distinction – i.e. restaurants, taverns, nightclubs, private clubs, etc.	11	7%
Requests for exemptions from the number of parking spaces required for use that is being proposed	8	5%
Vacant, multifamily properties that have lost their legal nonconforming use after 180 days of vacancy	8	5%
Community residences and transitional housing	8	5%
Establishments seeking to provide live entertainment, where the current definition classifies all entertainment providers as nightclubs	6	4%

Figure 3: Existing Zoning Map



Development Activity

- Between 2000 and 2010, 69% of the total building permits issued in the City of Albany were for residential properties. The number of residential building permits increased by 53% from 2000 to 2010.
- 22% of the total building permits issued were for commercial use. Commercial building permits increased by 84% between 2000 and 2010.
- The largest percent increase in building permits was for institutional uses at 202%, with the vast majority of permits issued in 2010.
- The number of building permits issued decreased significantly for office (-59%) and industrial (-68%) uses between 2000 and 2010. Permit issuance for mixed use development was relatively flat over the ten year period.
- Overall, the total number of building permits issued increased by 56% from 2000 to 2010.
- Of the 23,656 building permits issued in the City of Albany between 2000 and 2010, 66% were for minor repairs or interior renovations, 28% were for additions or exterior renovations, 3% were for demolition, and 2% were for new construction.
- Assuming building permit issuance resulted in actual development activity, it can be assumed that, since the number of demolition permits exceeded the number of new construction permits, there was a decrease in the number of buildings in the City between 2000 and 2010. The majority of demolition and new construction permits issued were for residential structures.

Total Permits[2]

Use	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	Total	% Change 2000-2010
Residential	1190	1130	1240	1264	1388	1511	1619	1659	1721	1702	1825	16249	53%
Commercial	301	291	418	482	533	588	563	537	518	485	547	5263	82%
Office	114	120	46	27	31	36	73	52	49	38	47	633	-59%
Institutional	84	81	57	40	57	75	68	96	66	60	254	938	202%
Industrial	19	23	10	4	10	18	18	15	6	12	8	143	-58%
Mixed Use	45	49	39	26	30	28	45	48	38	36	46	430	2%

Source: City of Albany Building Permit Data, 2000-2010

Addition or Exterior Renovation

Use	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	Total	% Change 2000-2010
Residential	379	311	392	365	341	342	308	363	298	280	296	3675	-22%
Commercial	166	155	197	211	237	225	209	202	167	156	155	2080	-7%
Office	38	35	9	16	15	12	35	12	3	7	11	193	-71%
Institutional	38	25	24	19	26	18	17	39	11	6	178	401	368%
Industrial	9	11	5	3	3	10	7	9	6	7	2	72	-78%
Mixed Use	19	17	22	7	13	10	13	15	12	7	8	143	-58%

Source: City of Albany Building Permit Data, 2000-2010

Minor Repairs or Interior Renovation

Use	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	Total	% Change 2000-2010
Residential	755	736	768	797	972	1072	1236	1210	1362	1327	1431	11666	90%
Commercial	127	122	217	259	281	344	338	319	337	297	376	3017	196%
Office	72	83	34	10	16	22	36	39	45	26	36	419	-50%
Institutional	40	40	28	21	26	52	48	55	53	46	61	470	53%
Industrial	8	11	5	0	7	7	10	5	0	5	6	64	-25%
Mixed Use	24	32	17	19	17	18	32	31	25	29	37	281	54%

Source: City of Albany Building Permit Data, 2000-2010

Demolition

Use	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	Total	% Change 2000-2010
Residential	34	59	42	82	47	53	48	35	28	64	46	538	35%
Commercial	5	12	2	8	9	5	6	6	9	10	12	84	140%
Office	1	0	0	0	0	1	0	0	0	5	0	7	-100%
Institutional	4	12	2	0	3	5	0	1	2	2	12	43	200%
Industrial	2	1	0	0	0	1	1	0	0	0	0	5	-100%
Mixed Use	2	0	0	0	0	0	0	0	1	0	1	4	-50%

Source: City of Albany Building Permit Data, 2000-2010

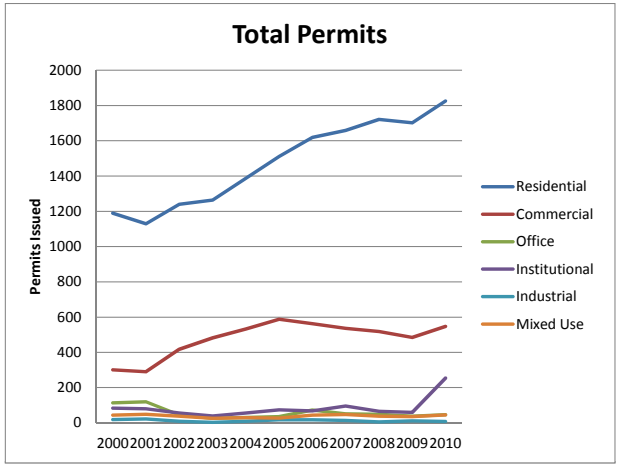
Note: Demolition includes both complete demolition of standing buildings, as well as partially collapsed buildings and substantial secondary structures (ie garage, carraige house, etc.) Where demolition was completed at the same time as new construction, a new construction permit class was assigned. Demolition of smaller built objects, such as sheds, porches, and fences, were generally classified as external renovations.

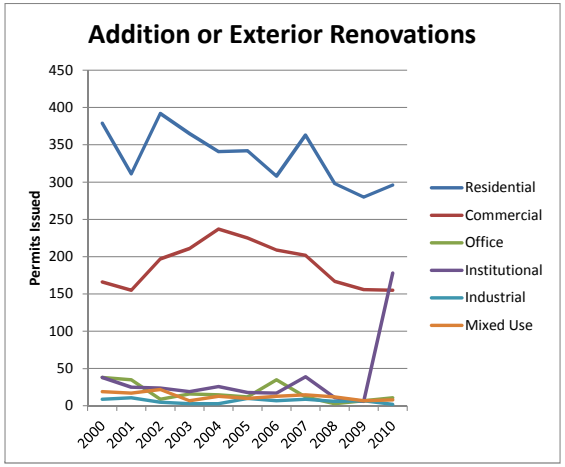
New Construction

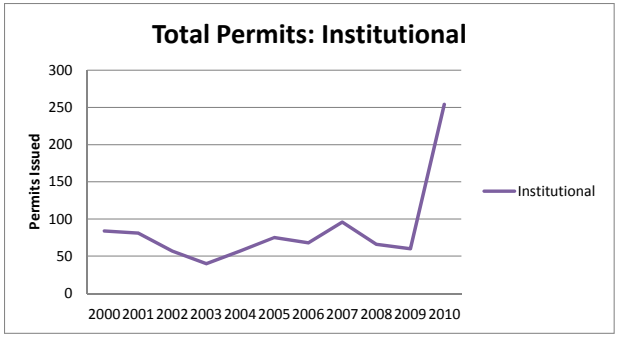
Use	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	Total	% Change 2000-2010
Residential	22	24	38	20	28	44	27	51	31	31	52	368	136%
Commercial	2	2	1	4	6	14	10	8	4	22	3	76	50%
Office	3	2	3	1	0	1	2	1	1	0	0	14	-100%
Institutional	2	4	3	0	2	0	3	1	0	6	3	24	50%
Industrial	0	0	0	1	0	0	0	1	0	0	0	2	0%
Mixed Use	0	0	0	0	0	0	0	1	0	0	0	1	0%

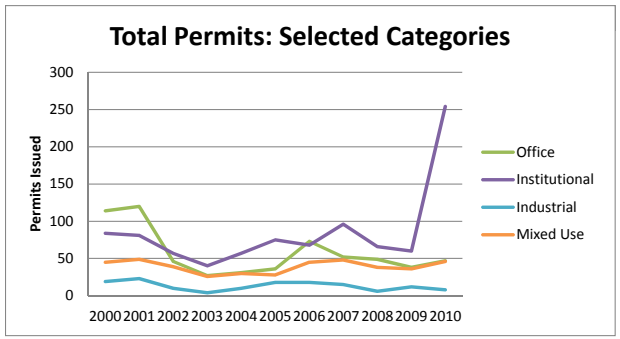
Source: City of Albany Building Permit Data, 2000-2010

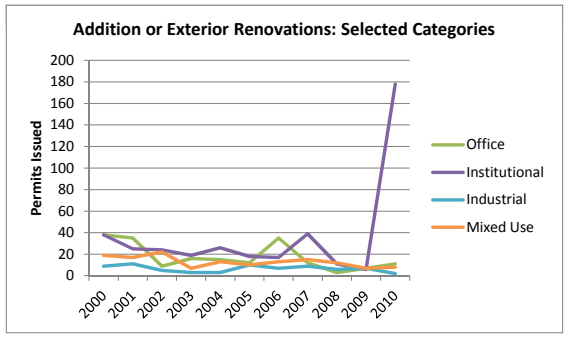
Notes: In 2010, there were a significant number of 'Institutional' permits taken out by Albany Medical Center and the College of St. Rose. The resulting figures have skewed the % change.

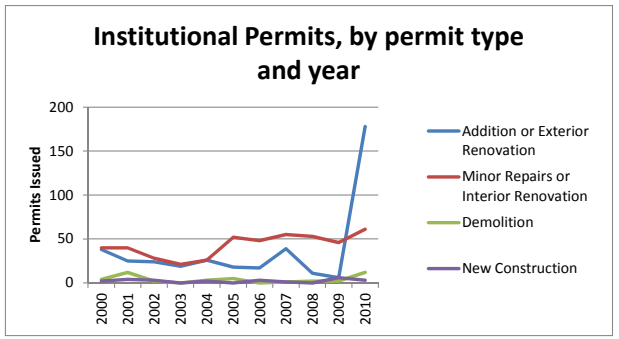

Total Permits
Permits Issued
2000
1800
1600
1400
1200
1000
800
600
400
200
0
2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010
Residential
Commercial
Office
Institutional
Industrial
Mixed Use

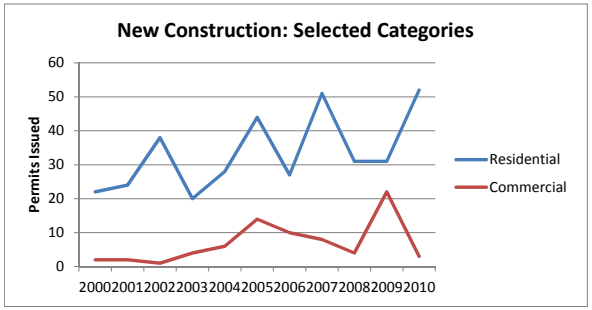

Addition or Exterior Renovations
Permits Issued
450
400
350
300
250
200
150
100
50
0
2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010
Residential
Commercial
Office
Institutional
Industrial
Mixed Use


Total Permits: Institutional
Permits Issued
300
250
200
150
100
50
0
2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010
Institutional


Total Permits: Selected Categories
Permits Issued
300
250
200
150
100
50
0
2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010
Office
Institutional
Industrial
Mixed Use


Addition or Exterior Renovations: Selected Categories
Permits Issued
200
180
160
140
120
100
80
60
40
20
0
2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010
Office
Institutional
Industrial
Mixed Use


Institutional Permits, by permit type and year
Permits Issued
200
150
100
50
0
2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010
Addition or Exterior Renovation
Minor Repairs or Interior Renovation
Demolition
New Construction


New Construction: Selected Categories
Permits Issued
60
50
40
30
20
10
0
2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010
Residential
Commercial

Brownfield Opportunitites

Overall, Brownfield sites are detrimental to a healthy and vibrant community. However, it is not inconceivable to rehabilitate these sites for appropriate reuse. Through financial assistance and proper marketing, Brownfields can be remediated into viable sites for development and a contributing source of revenue for the municipality.

- Challenges associated with parcel assemblage.
- Stagnant market and high cost of conversion leads to low return on investment.
- Challenges associated with re/developing historic structures, including cost and required local and state approvals.
- Challenges associated with brownfield clean-up.
- Competition with stronger suburban markets and other weak market cities.
- Increased costs of development in an urban environment.
- Higher tax burden compared with other local municipalities and regions.

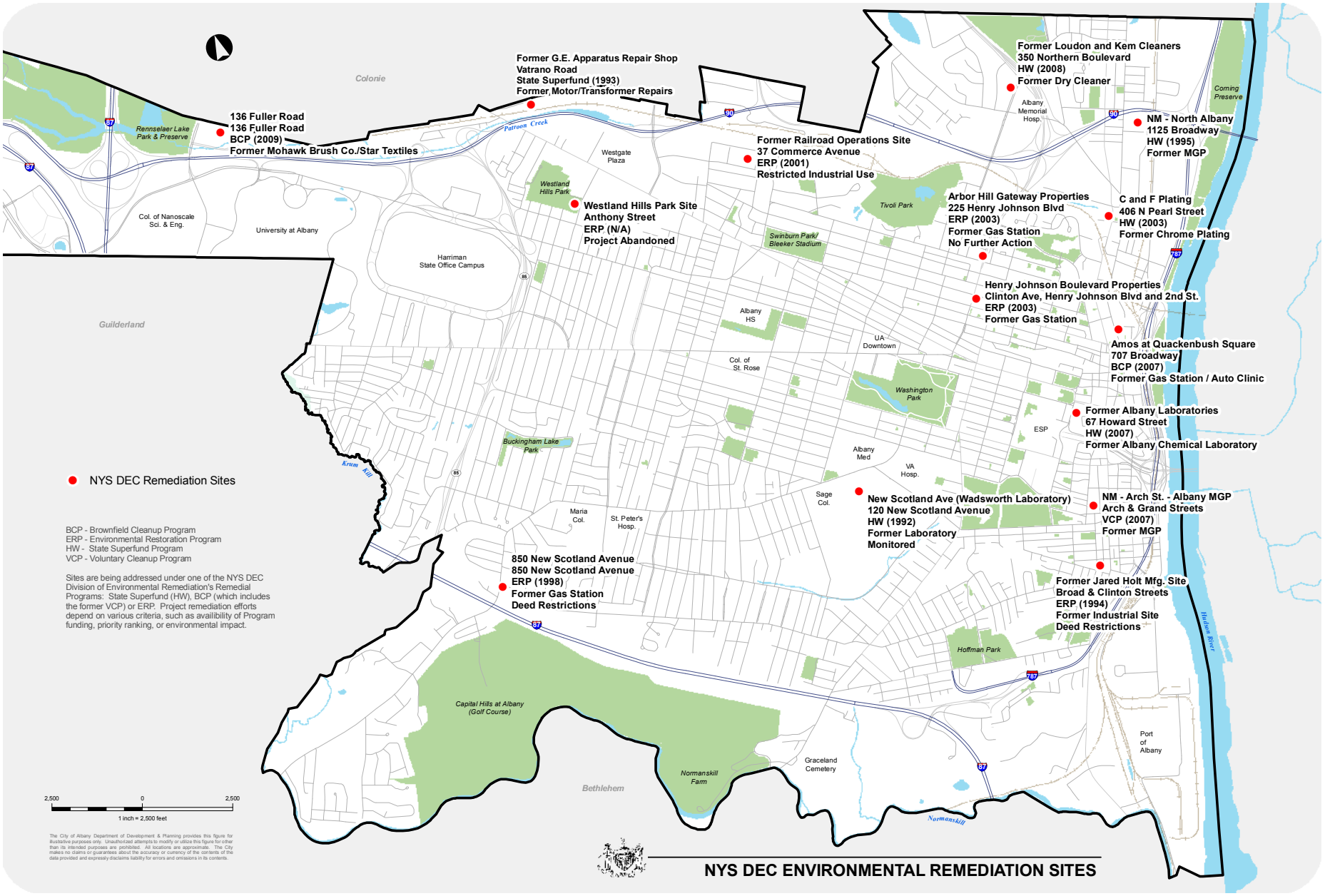
Cleaned Environmental Remediation Sites in the City of Albany

Site Name	Program	Class	Address
Amos at Quackenbush Square	Brownfield Cleanup Program	A	Corner of Broadway and Spencer Street
136 Fuller Road	Brownfield Cleanup Program	A	136 Fuller Road
Former Jared Holt Mfg. Site	Environmental Restoration Program	A	Broad & Clinton Streets
850 New Scotland Avenue	Environmental Restoration Program	C	850 New Scotland Avenue
Former Railroad Operations Site	Environmental Restoration Program	C	37 Commerce Avenue
Arbor Hill Gateway Properties	Environmental Restoration Program	A	221;219;215 Henry Johnson Blvd
Henry Johnson Boulevard Properties	Environmental Restoration Program	A	Clinton Ave; Henry Johnson Blvd and 2nd St.
Westland Hills Park Site	Environmental Restoration Program	A	Anthony Street
Albany Karner Road Site	Hazardous Waste Disposal (Superfund)	C	New Karner Rd. & Albany Street
New Scotland Ave. (Wadsworth Laboratory)	Hazardous Waste Disposal (Superfund)	4	120 NEW SCOTLAND AVE
Former G.E. Apparatus Repair Shop	Hazardous Waste Disposal (Superfund)	4	Vatrano Road
NM - North Albany	Hazardous Waste Disposal (Superfund)	A	1125 Broadway
Albany Karner Road IHWDS	Voluntary Cleanup Program	C	New Karner Rd. & Albany Street
NM - Arch St. - Albany MGP	Voluntary Cleanup Program	A	Arch & Grand Sts.
12 Jupiter Lane	Voluntary Cleanup Program	C	12 Jupiter Lane

Source: NYS DEC website

Class 4 Site: Site properly closed - requires continued management

Figure 4: Brownfield Remediation SIte



Brownfields Accomplishments

The following is a list of ACDA accomplishments with Brownfields to date:

- Reviewed properties in the Brownfields Target Areas and generated a Geographical Information System (GIS) database containing property use information. Used the GIS database to show the number and distribution of potential Brownfields properties throughout the target areas.
- Prepared a Citizen Involvement Plan (CIP) outlining the procedures to promote and encourage community participation in the City's Brownfields program.
- Prepared two fact sheets describing Brownfields activities and distributed them to the project mailing list contained in the CIP. Held a series of public meetings throughout the City to inform the public of Brownfields program activities.
- Based on recommendations from City Community Development personnel and community input, selected three-target site for further investigation. These sites were:
  - o Henry Johnson Boulevard Site (composed of 17 properties on the east side of Henry Johnson Boulevard between Clinton and Second Streets);
  - o Arbor Hill Gateway Site (composed of the Former Forlanis Garage property and an adjacent property at the corner of Henry Johnson Boulevard and Colonie Streets); and
  - o Corning Preserve Tidal Ponds.
- Performed Phase I Environmental Site Assessments (ESAs) at all three sites. The Phase I ESAs included a review of environmental databases and historical records to ascertain past uses and environmental conditions, interviews with local officials, and site visits to document current site conditions. The results of the Phase I ESAs, which were approved by the USEPA, indicated the need for further investigation of environmental conditions at all three sites.
- Prepared Phase II ESA Work Plans for all three sites, which were subsequently approved by the USEPA.
- Conducted Phase II ESAs at the Henry Johnson Boulevard and Arbor Hill Gateway site.
- The Phase II ESAs included:
  - o Drilling of soil borings and the installation of groundwater monitoring wells.
  - o The collection of the surface soil samples, subsurface soil samples, and groundwater samples for analytical laboratory analyses.
  - o Topographic survey of sampling locations and site features.
  - o Preparation of Phase II ESA reports for submittal to the USEPA.
- Prepared conceptual end-use plans for the Arbor Hill Gateway properties based on an assumed end use as a memorial park.
- Prepared and submitted application packages for grant funding for additional work at the Arbor Hill Gateway and Henry Johnson Boulevard Site under the New York State Department of Environmental Conservation (NYSDEC) Environmental Restoration Program (Brownfields).
- Prepared and submitted a grant application package for further inventory and investigation of potential Brownfields sites throughout the City under the New York State Department of State Brownfields Opportunity Areas (BOA) program.

3.0 NATURAL ENVIRONMENT

This section of the Data Book describes natural features in the City, including surface waters, topography, floodplain, wetlands, watersheds, woodlands, open space, soil conditions and habitat.

3.0 NATURAL ENVIRONMENT

Watersheds and Waterbodies

The City of Albany is 14,054 acres (21.96 sq mi) of which 2.5% is water and 11.8% is forested. Parks & recreation comprise 17% of the City's total land acres. The Albany Pine Bush, the City's most valued nature preserve and bird conservation area is 956 acres (7% of the City's total land acres).

Albany is bounded to the west by the Krum Kill and to the south by the Normanskill. Both are major water systems, fed by tributaries from the Krum Kill subwatershed. Patroon Creek, a minor water system along the northern border of the City is fed by tributaries from the Patroon Creek subwatershed. Both subwatersheds are subsidiary to the encompassing Normanskill and Hudson North watersheds of the Capital District.

- The City of Albany is located in the Lower Hudson Watershed, which is one of the largest drainage areas on the eastern seaboard of the United States.
- Sub-watershed basins includes Normanskill, Patroon Creek, and Krum Kill.
- Albany's water bodies are located in highly developed areas in the Capital Region and runoff is a concern for the water quality. The streams are subject to impacts from combined sewer overflows, other sanity discharges, storm sewers urban runoff, past and current industrial activities, recent residential and commercial development, and golf course runoff.
- The streams, lakes, rivers and ponds are a multi-municipality issue and needs to be addressed regionally
- Erosion control is a concern for surrounding parcels
- PCB's, heavy metals and other toxics primarly from past industrial discharges impair the Hudson River water.
- Water quality impairments from urban stormwater runoff and CSO overflows, especially Patroon Creek, Krumkill and Normanskill
- Use of fertilizer/pesticides on city-owned, residential and commercial land impairs water quality in the water bodies.
- Control of invasive species along stream corridors, lakes.
- A number of Albany waterbodies are affected by what happened in its upstream in other communities, protecting this resource is best done intermunicipally.
- Wetlands not only provide quality habitat for unique plants and animals, but provide important services for human communities, including pollutant removal, flood storage, and carbon sequestration.
- Albany's hydrology has been highly altered by urban development, with most of the stream systems buried and integrated into the sewer system. Most of the wetlands in Albany have been long filled, and there are few left.

Figure 5: Watersheds and Waterbodies

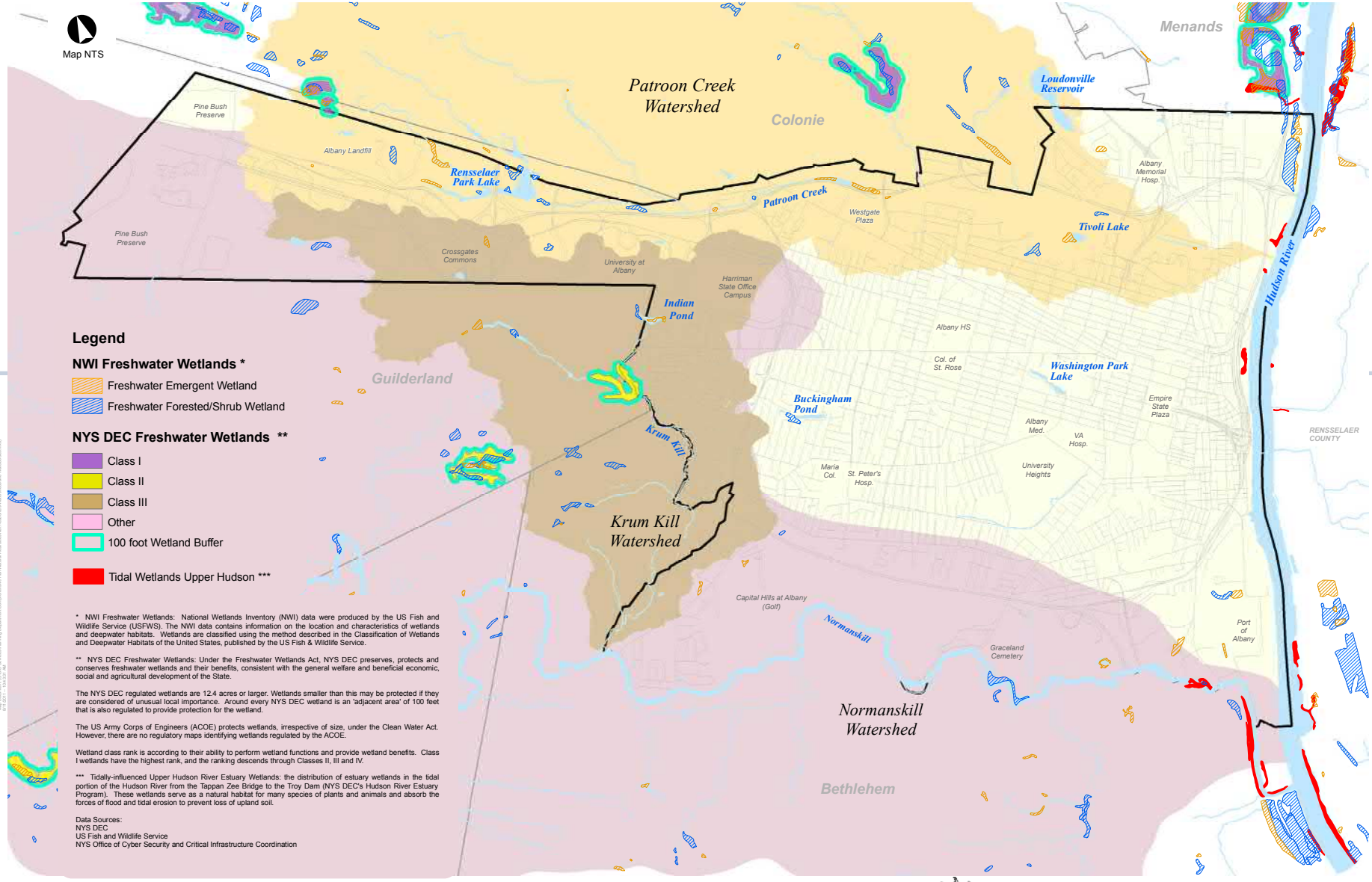
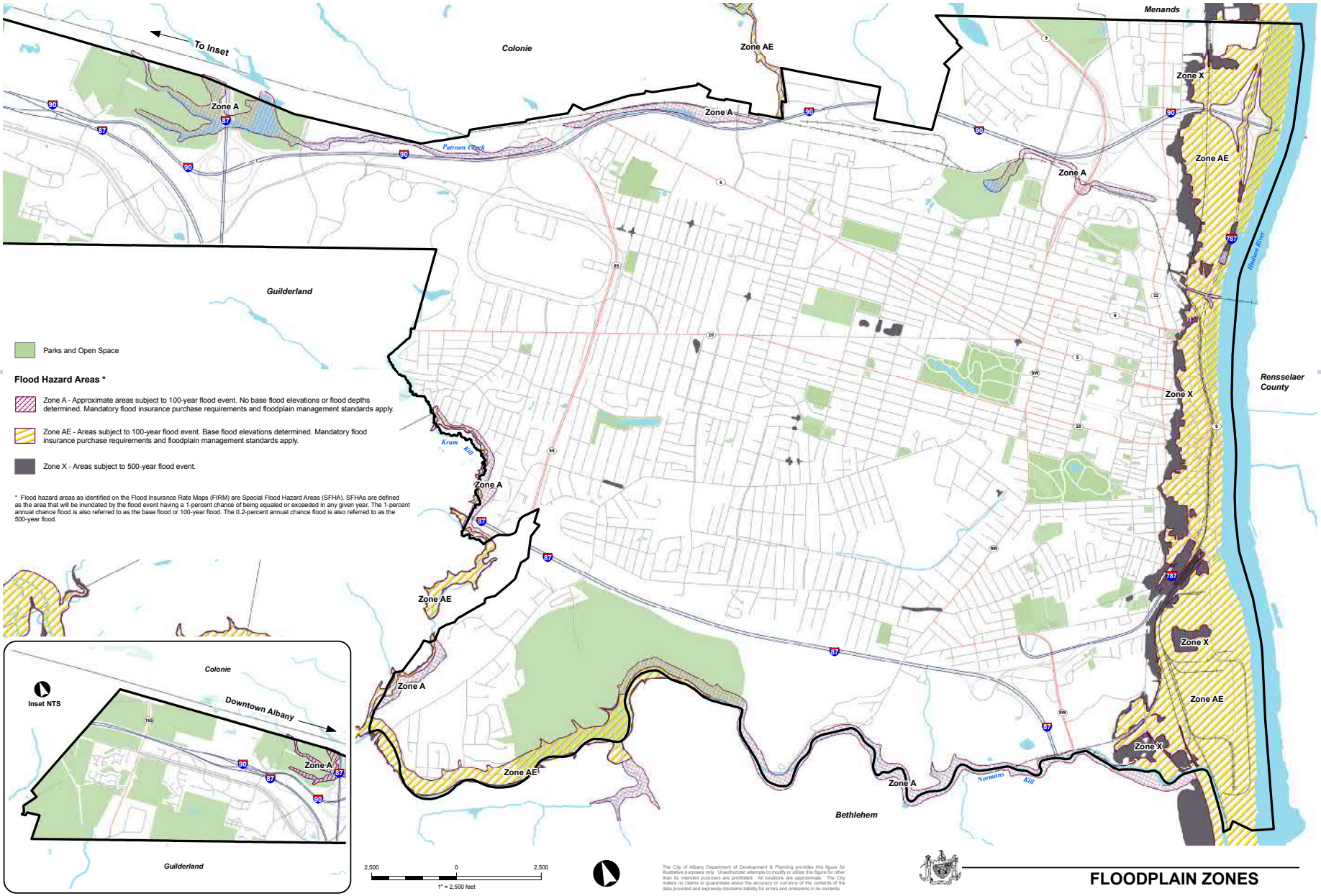


Figure 6: Floodplain Zones



Soils & Topography

- Stormwater management regulation can assist with erosion control for areas along waterbodies and steep slopes.
- Drainage is a concern, especially during heavy rainstorms
- The City does not have a slope ordinance for construction.
- Slippage-prone soils in the Normanskill and Krumkill Corridors should get special consideration and protection

Habitat

Albany Pine Bush

- The Albany Pine Bush is s globally rare inland pine barrens ecosystem with at least 45 rare, declining, or vulnerable animal species and six rare plant species and is the most biologically significant natural area in the City of Albany.
- The Albany Pine Bush is the largest remaining inland pine barrens in the Hudson River Estuary corridor.
- The Albany Pine Bush is nationally recognized for its populations of rare butterflies and moths.
- The Albany Pine Bush once covered between 25,000 and 68,000 acres between Albany and Schenectady Counties. There are now only 13,000 acres in the Pine Bush Project Review Area, of which 3,200 are in conservation management.
- The Albany Pine Bush is highly fragmented by major roads, large developed areas, and the city's landfill. Most of the natural Pine Bush left in city borders is already in conservation ownership and management but several small important parcels are recommended for protection.

In 1988, the State Legislature created the Albany Pine Bush Preserve Commission, which includes representatives from state and local governments, as well as private citizens. The Commission is charged with creating and managing the preserve for its conservation, recreation and education benefits.

- The Bird Conservation Area

  The New York State Bird Conservation Area (BCA) Program was established in 1997 to safeguard and enhance bird populations and their habitats on State lands and waters. The goal of the BCA Program is to integrate bird conservation interests into agency planning, management and research projects, within the context of agency missions.

  The BCA Program is modeled after the National Audubon Society's Important Bird Areas program, which began in New York in 1996.

  The Albany Pine Bush BCA consists of 1,514 acres under the jurisdictions of the NYS Department of Environmental Conservation (DEC) and the Office of Parks, Recreation and Historic Preservation (OPRHP).

  The Albany Pine Bush Preserve meets four of the BCA criteria: migratory concentration site; diverse species concentration site; individual species concentration site; and species at risk site

Upper Hudson River Estuary

- The Upper Hudson River Estuary is identified as a significant biodiversity area by the NYSDEC Hudson River Estuary Program and extends from the Federal Dam at Troy to the Atlantic Ocean.

- The Hudson River Estuary contains significant freshwater and brackish tidal wetlands, as well as other riverine and estuarine habitats, islands, riparian zones, and important tributaries. These habitats support a high diversity of fish, birds, and mammals.
- There are significant biological resources in the river (rare fish) and over the river (rare birds), however, like many cities, the shoreline in the City of Albany has been so altered that it has little habitat value.
- Despite the reduced habitat value, the Hudson River near Albany remains an important habitat for Striped Bass, American Shad and Shortnose Sturgeon (federally endangered).

Normanskill Corridor

- The Normanskill corridor has some of the highest quality habitat in the city, and is a terrific resource for the city residents. It is a warmwater stream, supporting a substantial population of smallmouth bass, making it popular with fisherman.
- Although the stream channel near the confluence with Hudson River was moved and channelized to accommodate the port, most of the channel has not been modified, and the corridor itself is in a surprisingly natural condition.
- The tidal portion of the Normanskill is an important spawning area for migratory
- fishes like alewife, blueback herring, and white perch.
- The Albany County Department of Economic Development, Conservation, and Planning completed a Normanskill Riparian Corridor Study downstream of the reservoir.

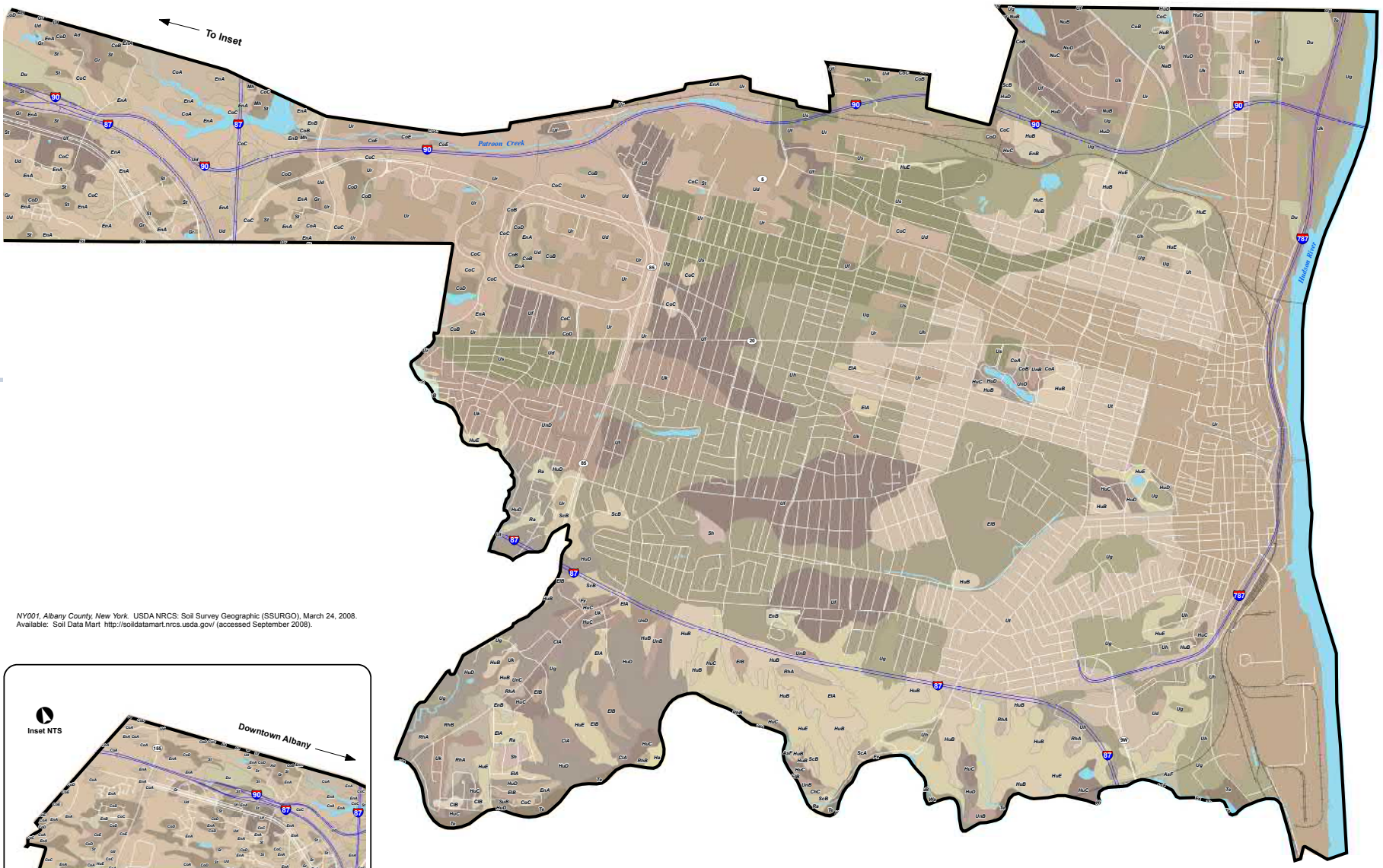
Tivoli Preserve

- The Tivoli Preserve is located along the Patroon Creek, which has a highly modified stream channel, some of which is underground and part of the wastewater system.
- Tivoli has one of the larger woodland areas in the city, and is home to at least one rare plant species, the Yellow-Giant Hyssop. There are only 10 yellow-giant hyssop populations in the state, and most are in urbanized areas like Tivoli Preserve. Threats to this plant include cutting, herbicide, encroaching invasive species, and succession (woody growth).

Corning Preserve

- The Corning sits on a parcel of land adjacent to the downtown business district and is bordered by I-787, a major roadway, and the river. Features of the preserve include a riverfront promenade, open green space, an amphitheater and two tidal ponds total approximately 302 surface acres.
- The tidal ponds were created in the late 1970s as part of the initial Corning Preserve development. They total approximately 3.2 surface acres and are directly connected to the Hudson River via culverts.
- The tidal ponds are polluted with surface solids and garbage.
- The landscape of these locations, adjacent to the Hudson River, was severely impacted during construction of I-787 and I-90.

Figure 7: Soils



NY001, Albany County, New York. USDA NRCS: Soil Survey Geographic (SSURGO), March 24, 2008. Available: Soil Data Mart `http://soildatamart.nrcs.usda.gov/` (accessed September 2008).

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Figure 8: Topography

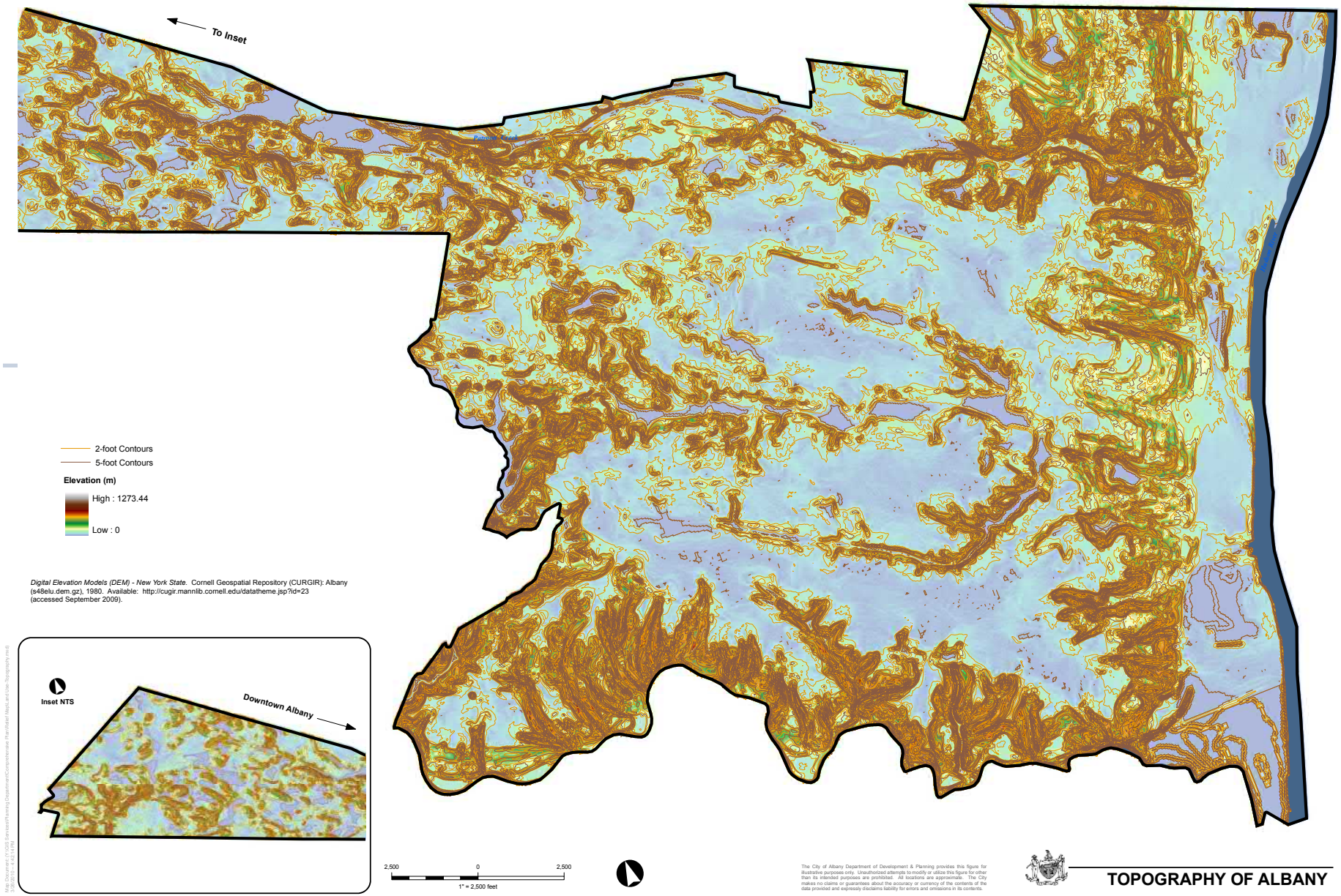
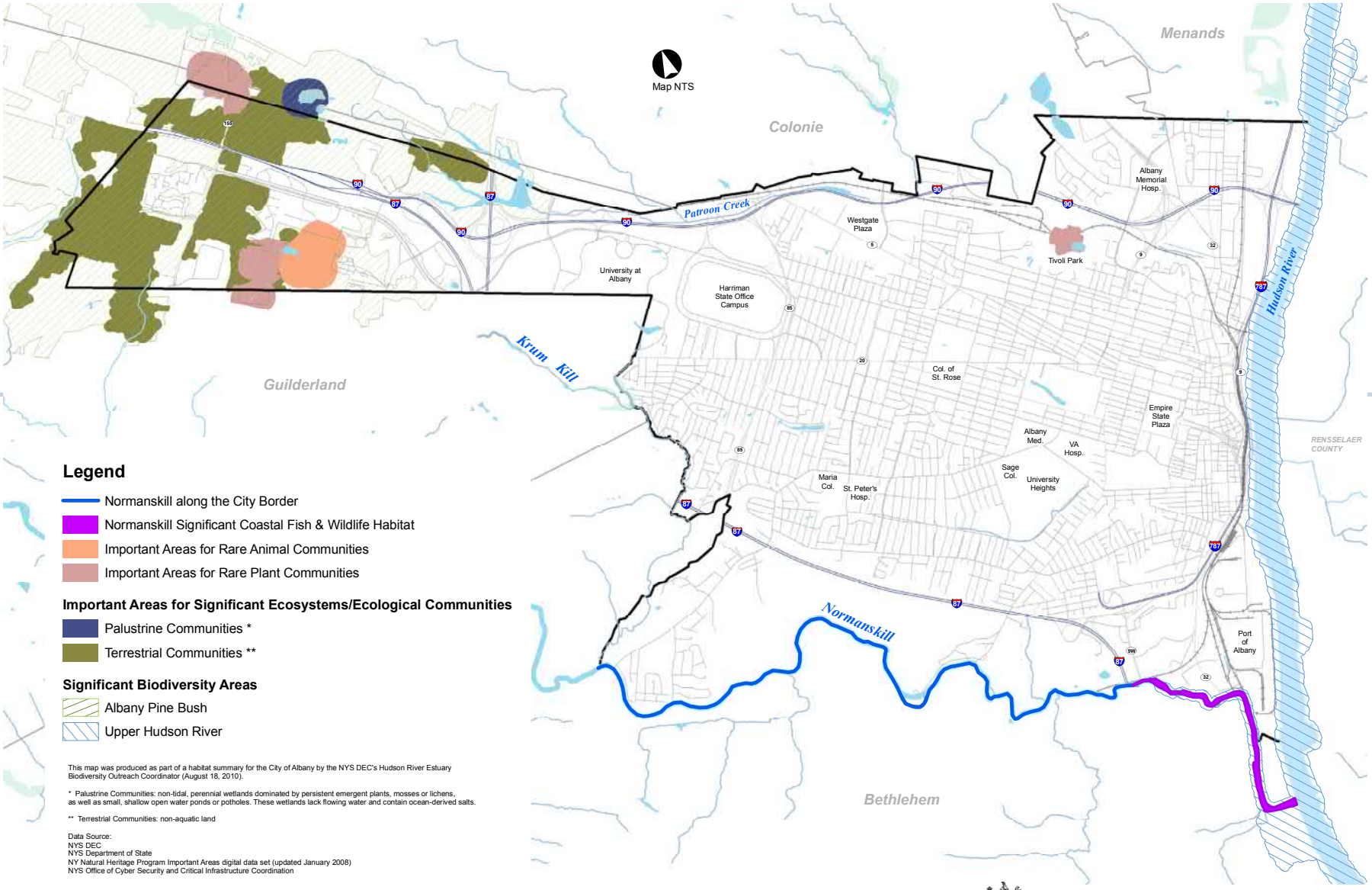


Figure 9: Surficial Geology



Figure 10: Significant Bio Communities



Species Lists

Table 1. Rare and Significant Reptiles and Amphibians in the City of Albany. Data are from the NY Amphibian and Reptile Atlas. Other species have been reported from town, but only those that indicate high quality habitat are included here.

Common Name	Scientific Name	Significance
Eastern Box Turtle*	*Terrapene carolina*	NYS Species of Special Concern
Eastern Hognose Snake*	*Heterodon platirhinos*	NYS Species of Special Concern
Eastern Spadefoot*	*Scaphiopus holbrookii*	NYS Species of Special Concern
Smooth Greensnake*	*Opheodrys vernalis*	
Wood Frog	*Rana sylvatica*	Vernal Pool Indicator

*denotes NYS Species of greatest conservation need

Table 2. Known Significant Birds of the City of Albany. Data from New York Breeding Bird Atlas 2000 [Internet]. 2000 - 2005. Release 1.0. Albany (New York): New York State Department of Environmental Conservation. [updated 2007 Jun 11; cited 2010 Sept]. Conservation Priority, habitat type, and links from Audubon NY (2009). Data are from blocks that are more than 50% in Albany, Shown here is a subset of that list, we selected birds identified as a special conservation responsibility for the Hudson Valley (Audubon NY) and those especially sensitive to fragmentation (Dewan 2008).

Common Name	Scientific Name	General habitat type	More information from…
Forest Birds			
American Redstart	*Setophaga ruticilla*	forest	
Baltimore Oriole	*Icterus galbula*	forest	
Broad-winged hawk	*Buteo platypterus*	forest	Audubon
Cooper's Hawk**	*Accipiter cooperii*	forest	Audubon
Blackburnian Warbler	*Dendroica fusca*	forest	Audubon
Downy Woodpecker	*Picoides pubescens*	forest	Audubon
Eastern Wood-Pewee	*Contopus virens*	forest	Audubon
Northern Flicker	*Colaptes auratus*	forest	Audubon
Ruffed Grouse*	*Bonasa umbellus*	forest	Audubon
Scarlet Tanager*	***Piranga olivacea***	**forest**	**Audubon**
Sharp-shinned Hawk**	*Accipiter striatus*	forest	Audubon
Veery	*Catharus fuscescens*	forest	Audubon
Wood Thrush*	*Hylocichla mustelina*	forest	Audubon
Yellow-throated Vireo	*Vireo flavifrons*	forest	Audubon
Grassland Birds			
American Kestrel	*Falco sparverius*	grassland	Audubon
Eastern Kingbird	*Tyrannus tyrannus*	grassland	Audubon
Shrubland Birds			
Chestnut-sided Warbler	***Dendroica pensylvanica***	**shrubland**	
Indigo Bunting	***Passerina cyanea***	**shrubland**	**Audubon**
Willow Flycatcher*	*Empidonax traillii*	shrubland	Audubon
Birds of Other Habitats			
Chimney Swift	*Chaetura pelagica*	urban	

Common Name	Scientific Name	General habitat type	More information from…
Belted Kingfisher	*Megaceryle alcyon*	open water	Audubon
American Woodcock*	*Scolopax minor*	open/forest	Audubon
Green Heron	***Butorides virescens***	**wetland**	
Peregrine Falcon	*Falco peregrinus*	cliffs	DEC

*denotes NYS Species of greatest conservation need
** denotes NYS Species of Special Concern and NYS Species of greatest conservation need
***denotes NYS Endangered Species and NYS Species of greatest conservation need
Species in bold are known to be particularly sensitive (Dewan et al 2009)

Table 3. Rare plants, rare animals and significant ecosystems *in the City of Albany*. This information comes from the New York Natural Heritage Program Biodiversity Databases and is publically available from the New York Nature Explorer. More information on each of these of these can be found at http://guides.nynhp.org.

Common Name	Description	Scientific Name	State listing
Albany Pine Bush Plants, Animals and Ecosystems			
Pitch Pine-Oak Forest	Rare natural community		
Pitch Pine-Scrub Oak Barrens	Rare natural community		
A Noctuid Moth	Rare moth	*Chytonix sensilis*	
Bird Dropping Moth	Rare moth	*Cerma cora*	
Dusted Skipper	Rare moth	*Atrytonopsis hianna*	
Edwards' Hairstreak	Rare moth	*Satyrium edwardsii*	
Frosted Elfin	Rare moth	*Callophrys irus*	Threatened
Inland Barrens Buckmoth	Rare moth	*Hemileuca maia maia*	Special Concern
Karner Blue	Rare butterfly	*Plebejus melissa samuelis*	Endangered (also federal)
Pine Barrens Zanclognatha	Rare moth	*Zanclognatha martha*	
Toothed Apharetra	Rare moth	*Apharetra dentata*	
Two-striped Cord Grass Moth	Rare moth	*Macrochilo bivittata*	
Waxed Sallow	Rare moth	*Chaetaglaea cerata*	
Bayard's Adder's-mouth Orchid	Rare plant	*Malaxis bayardii*	Endangered
Schweinitz's Flatsedge	Rare plant	*Cyperus schweinitzii*	Rare
Eastern Spadefoot	Rare amphibian	*Scaphiopus holbrookii*	Special Concern
Eastern Wormsnake	Rare reptile	*Carphophis amoenus*	Special Concern
Historic records from the Albany Pine Bush			
Barrens Dagger Moth	Rare moth	Acronicta albarufa	
Barrens Itame	Rare moth	*Itame* sp. 1 nr. inextricata	
Broad-lined Catopyrrha	Rare moth	Erastria coloraria	
Persius Duskywing	Rare moth	Erynnis persius persius	Endangered
Georgia Bulrush	Rare plant	Scirpus georgianus	Endangered
Carey's Smartweed	Rare plant	Persicaria careyi	Threatened
Chaffseed	Rare plant	Schwalbea americana	
Dune Sandspur	Rare plant	Cenchrus tribuloides	Threatened
Hooker's Orchid	Rare plant	Platanthera hookeri	Endangered
Whip Nutrush	Rare plant	Scleria triglomerata	Threatened

Species Lists

Common Name	Description	Scientific Name	State listing
Hudson River Plants, Animals, and Ecosystems			
Tidal River	Rare natural community		
Peregrine Falcon	Rare bird	*Falco peregrinus*	Endangered
Shortnose Sturgeon	Rare fish	*Acipenser brevirostrum*	Endangered (federal)
Historic from Hudson River			
Alewife Floater	Rare freshwater mussel	*Anodonta implicata*	
Yellow Lampmussel	Rare freshwater mussel	*Lampsilis cariosa*	
Delmarva Beggar-ticks	Rare plant	*Bidens bidentoides*	Rare
Hop Sedge	Rare plant	*Cyperus lupulinus* ssp. *lupulinus*	Threatened
Mock-pennyroyal	Rare plant	*Hedeoma hispida*	Threatened
Small's Knotweed	Rare plant	*Polygonum aviculare* ssp. *buxiforme*	Endangered
Historic from Normanskill			
Eastern Pondmussel	Rare freshwater mussel	*Ligumia nasuta*	
Tidewater Mucket	Rare freshwater mussel	*Leptodea ochracea*	
Yellow Lampmussel	Rare freshwater mussel	*Lampsilis cariosa*	
Nodding Pogonia	Rare plant	*Triphora trianthophora*	Endangered
Other Albany			
Yellow Giant-hyssop	Rare plant	*Agastache nepetoides*	Threatened
Historic from elsewhere in Albany			
Swamp Lousewort	Rare plant	*Pedicularis lanceolata*	Threatened
Tawny Crescent	Rare butterfly	*Phyciodes batesii batesii*	Special Concern
Large Twayblade	Rare plant	*Liparis liliifolia*	Endangered
Purple Everlasting	Rare plant	*Gamochaeta purpurea*	Endangered
Troublesome Sedge	Rare plant	*Carex molesta*	Threatened

4.0 TRANSPORTATION

This section provides information on the transportation system in Albany. This includes data on the behavior of transportation users as well as the transportation system itself.

4.0 TRANSPORTATION

Roadway Functional Classification

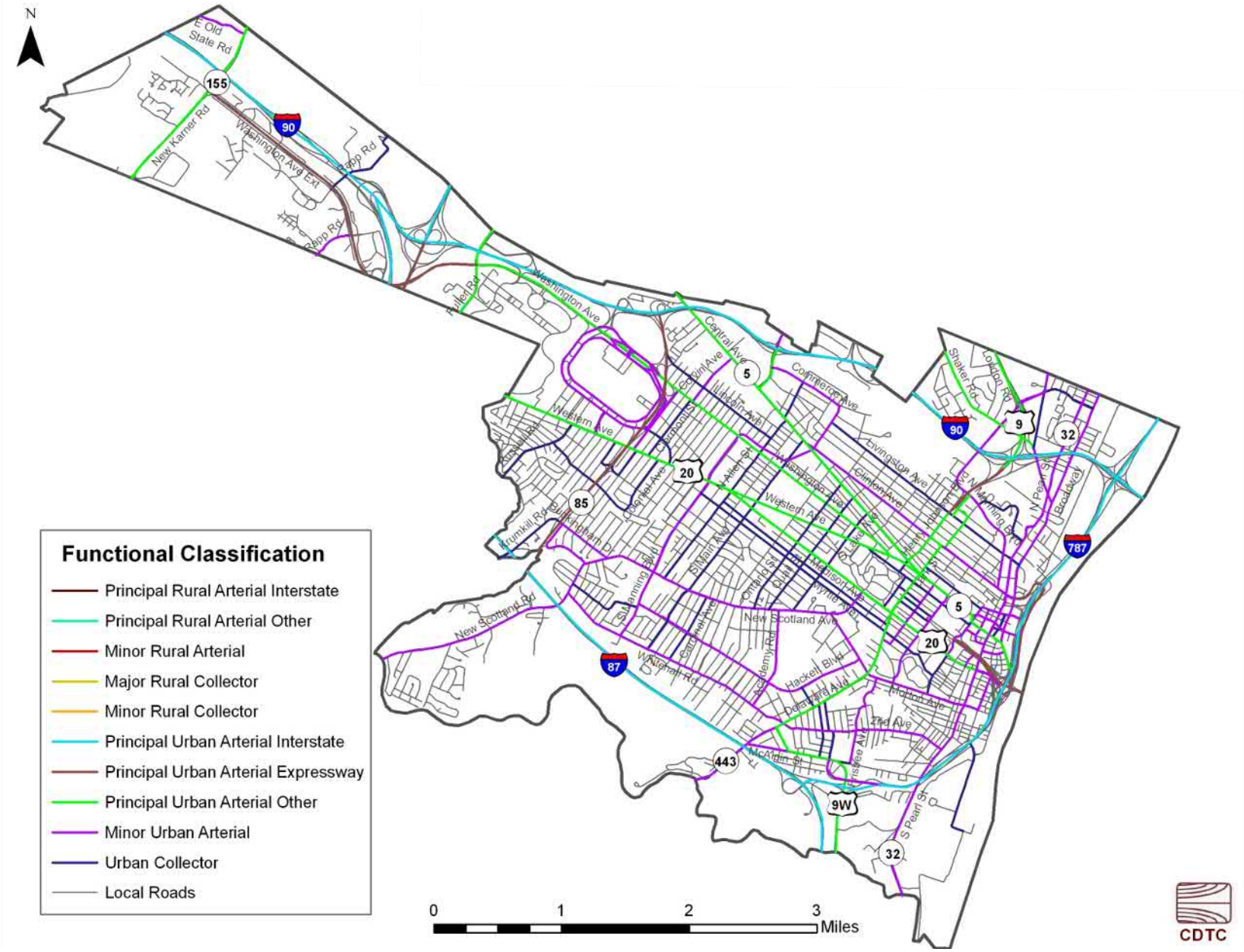
A road network provides multi-use access and movement of people, goods and services through an area. Within the overall transportation network there is a hierarchy of minor and major roadways that interconnect, while providing different levels of functionality.

- Principal Arterial – Long-distance, continuous routes, carrying high volumes of traffic at high speeds, and primarily used for through-travel. Highways are the highest level, connecting urban areas, and other Principal Arterials provide intra-area travel such as between downtown and outlying residential areas, inner-city communities, or major suburban centers.
- Minor Arterial – The backbone of the urban street network, these are continuous routes through urban areas that contain most of a city's commercial and institutional uses. They connect to Principal Arterials.
- Collector – These roads are "minor tributaries," gathering traffic from numerous smaller local streets and delivering it to and from the minor arterials.
- Local – The typical city street, providing direct access to land, such as homes or businesses. Typically shorter, with many driveways, stop signs or signals, low speeds, and smaller traffic volumes.



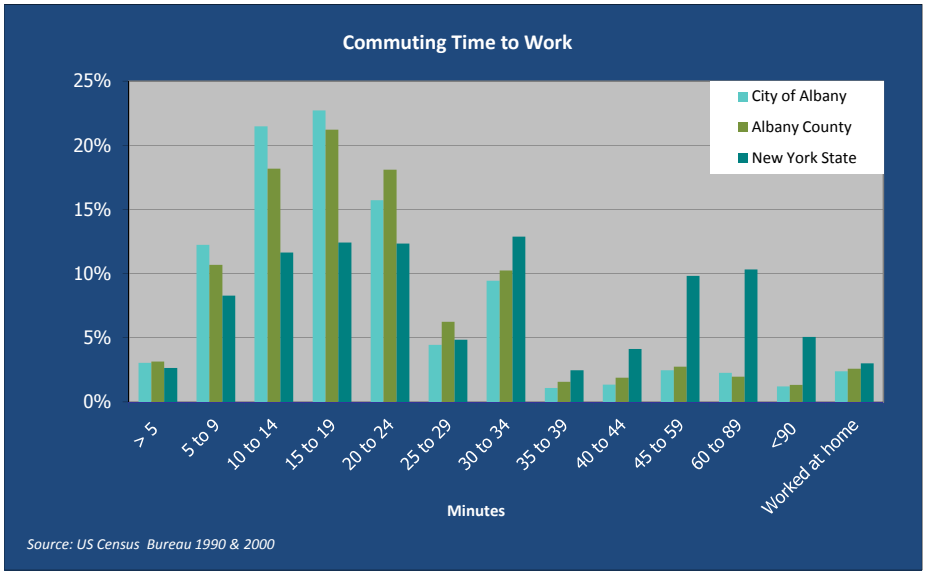


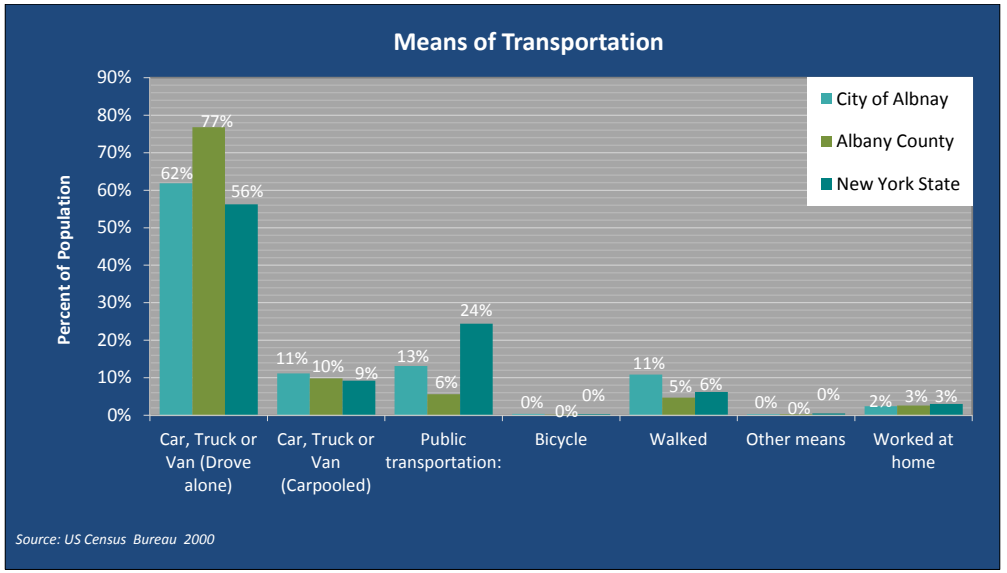
Figure 11: Roadway Functional Classification

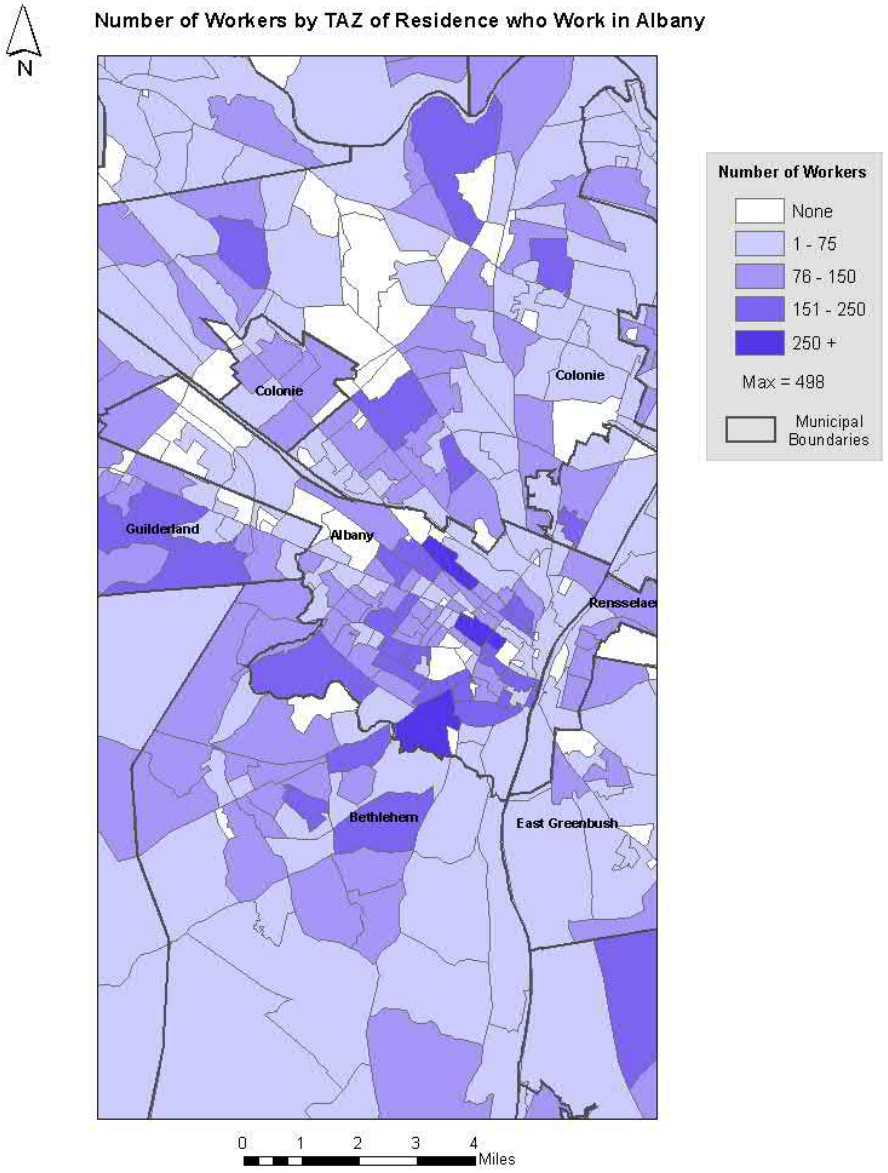


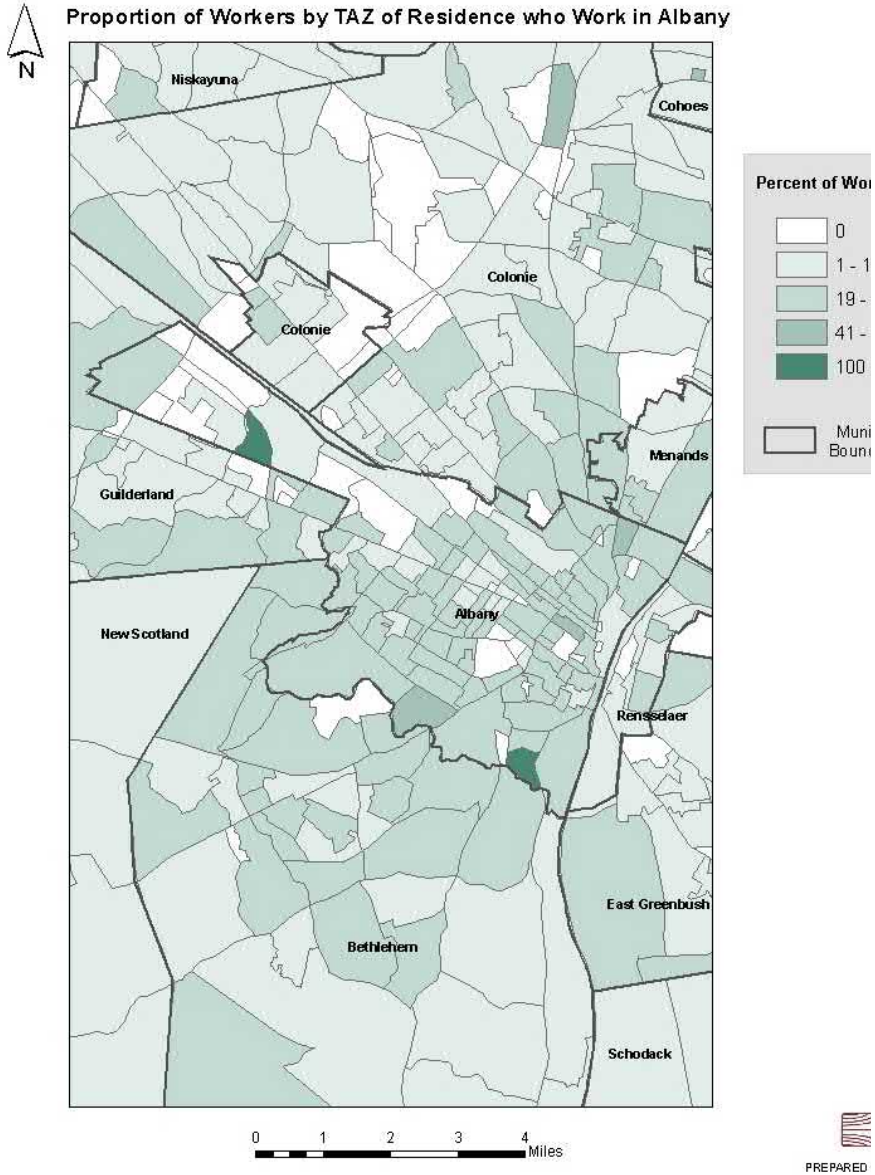
Commuting Patterns and Modes of Travel

- The average commute time for Albany residents is 18.3 minutes
- The average commute time for US is 25.5 minutes
- A short commute time is generally a positive trend, however it makes it easier to drive in from outside of the City, encouraging suburban development.
- A majority of City residents commute alone (62%), while 11% carpool, 13% take public transit, 11% walk and 2% work from home
- The City of Albany has a high percentage of residents that walk to work (11%), compared to 6%, the NYS average and 5%, the Albany County average.
- CDTA ridership increased 17.5 percent from 2006 to 2008
- CDTA recently started "BusPlus" Bus Rapid Transit service on the Route 5 corridor between Albany and Schenectady
- Older neighborhoods have more walkable destinations than neighborhoods west of Pine Hills.
- A significant number of sidewalks in the City have been classified in poor condition by the CDTC.
- Significant barriers to walking include highways, rail lines, and the urban design characteristics of large State institutions.
- There is no "Safe Routes to School" program in Albany.





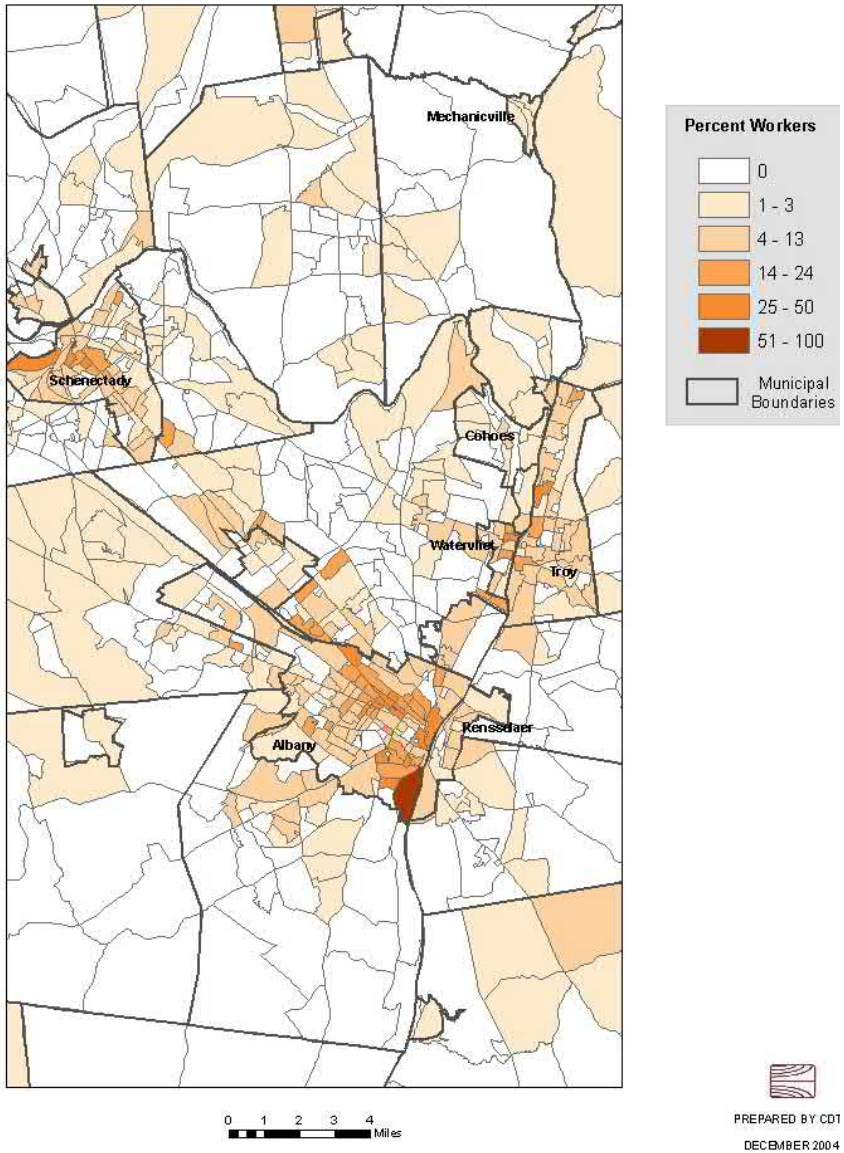




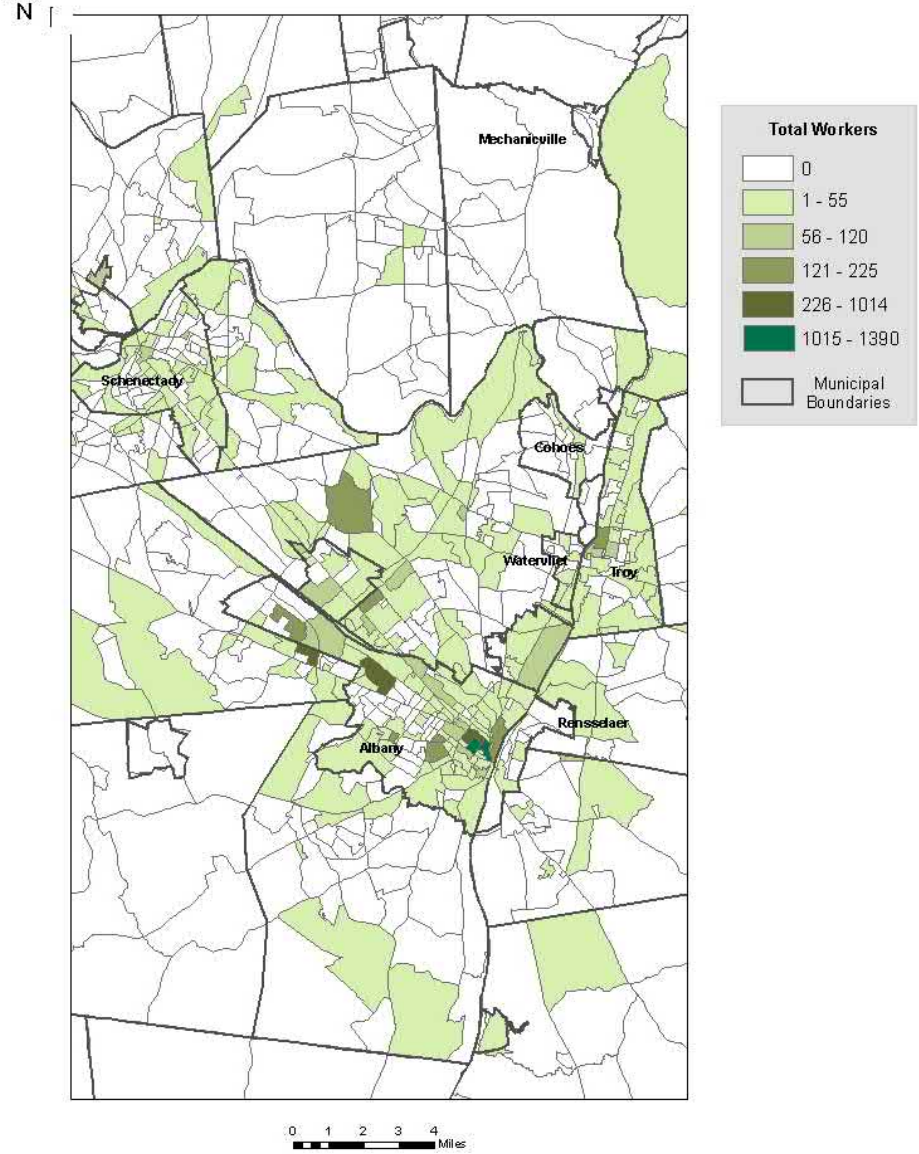
Traffic Analysis Zone. ATAZ is a special area delineated by transportation officials for tabulating traffic-related data. A TAZ usually consists of one or more census blocks, block groups, or census tracts.

PREPARED
DECEMBE

Percent of Workers by TAZ of Residence that Commute by Transit



Total Workers by TAZ of Work that Commute by Transit



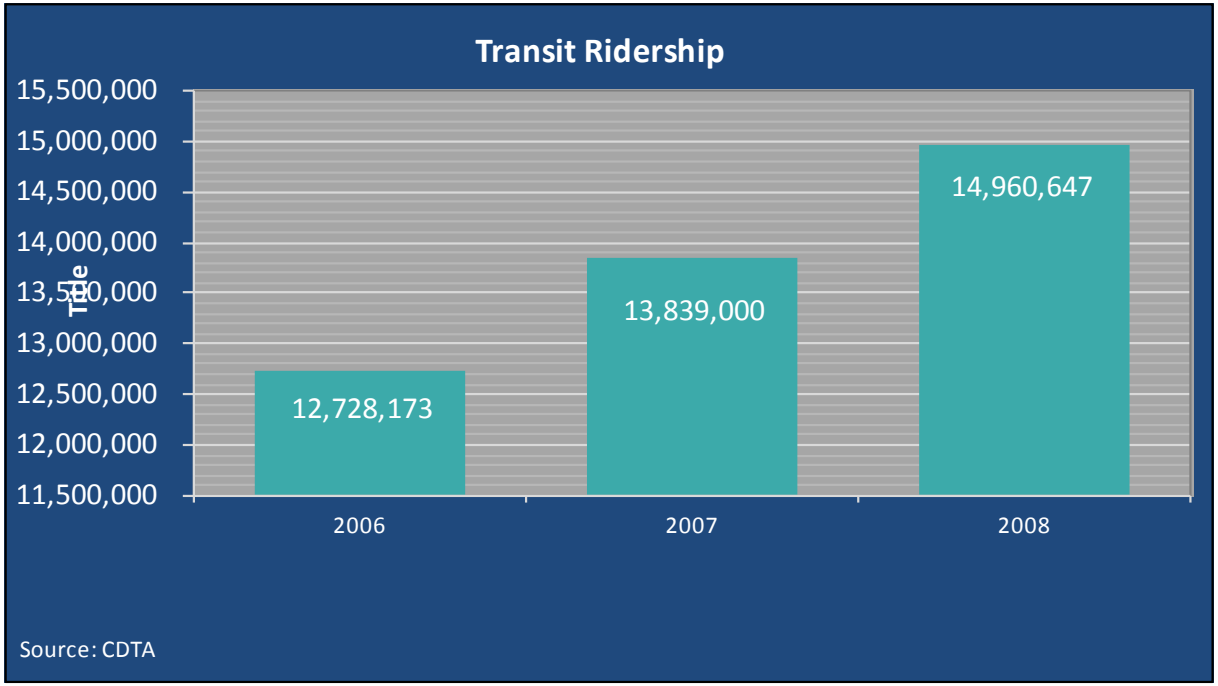
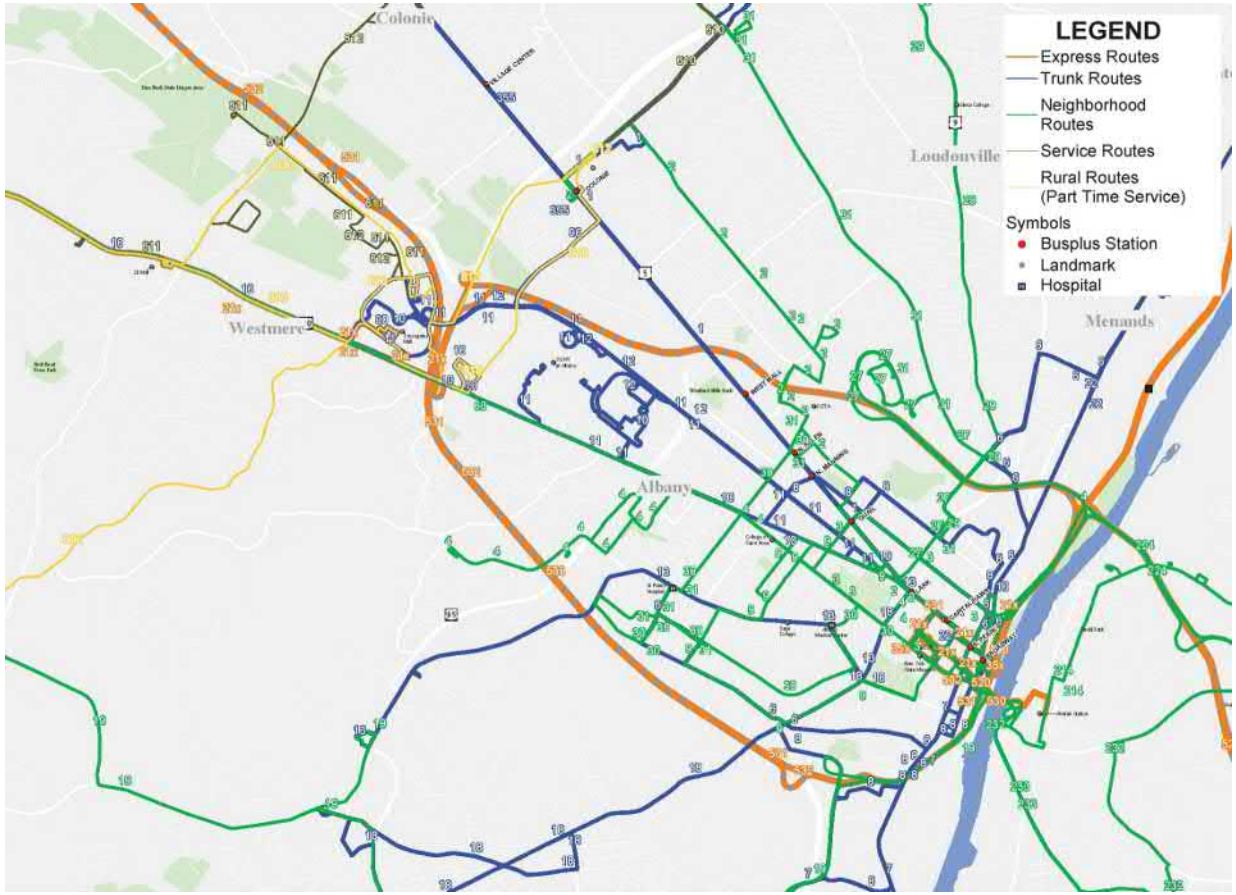

Transit Ridership
15,500,000
15,000,000
14,500,000
14,000,000
13,500,000
13,000,000
12,500,000
12,000,000
11,500,000
Trips
12,728,173
13,839,000
14,960,647
2006
2007
2008
Source: CDTA

Figure 12: Existing Transit Routes



Source: CDTA



Parking

- The City does not have a lack of parking, but access and location of parking garages and lots
- Hudson Park, Center Square, and Washington Park neighborhoods are among some of the neighborhoods that have a parking shortage, but building a parking garage in the historic districts may be problematic.
- Parking creates an access to services and local business districts, which include Lark Street, Delaware Ave and Downtown.
- The relationship between parking and movement throughout the City need to addressed together to create a cohesive transportation solution.

Public Parking Space	Totals
Surface Lot Inventory	2,823
Garage Inventory	6,892
On-Street Parking Meters	1,948
Total Public Parking Inventory	11,663

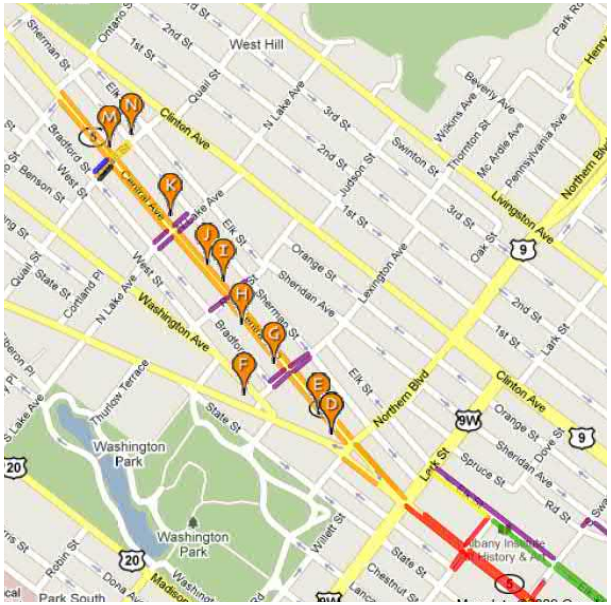
Average Parking Fees	Monthly	Daily
Average Garage Fees	$137.05	$11.75
Median Garage Fees	$135.00	$11.00
Average Surface Lot Fees	$95.78	$7.00
Median Surface Lot Fees	$95.00	$7.00
Average Fees for All Public Parking Facilities	$111.27	$8.53

Public Parking Garages

Number of Spaces	Location	Monthly Rate	Daily Rate
125	180 Lancaster	$175.00	n/a
150	194 Washington	$175.00	$14.00
425	11-19 S.Pearl	$140.40	$10.00
130	Rear 111 Washington	$137.50	$16.25
1,000	Pepsi Arena	$135.00	$8.50
180	49-51 Columbia	$135.00	n/a
220	93 N.Pearl	$135.00	n/a
712	16 Lodge	$129.60	$12.50
420	99 Washington	$175.00	$20.00
200	Howard / Wendell Sts.	$129.60	n/a
850	2 Columbia	$140.00	$11.00
900	45-65 Hudson Avenue	$140.00	$11.00
900	Broadway & Orange	$140.00	$11.00
680	Empire State Plaza	n/a	$8.00
6,892	**Total**		

Public Parking Surface Lots

Number of Spaces	Location	Monthly Rate	Daily Rate
130	55 Elk Street	$125.00	$8.00
160	55 Division	$125.00	$7.00
160	15 Sheridan	$125.00	$7.00
230	23 Sheridan	$125.00	$7.00
75	Rear 120 State St.	$125.00	$7.00
173	Swan, west side	$120.00	$8.00
50	70 Howard	$108.00	$8.00
100	602 Broadway	$108.00	$7.00
85	16-22 Beaver	$105.00	$9.00
44	34 Beaver	$95.00	$6.00
20	20-24 Green	$95.00	$6.00
40	14-22 Dallius	$86.40	$5.00
55	Liberty/Dallius	$85.00	$5.00
58	Corner of Broadway / Pruyn	$85.00	$5.00
70	37-49 Division	$80.00	$5.00
70	Liberty/Hamilton	$80.00	$5.00
70	Spencer & Montgomery	$75.00	n/a
46	Broadway & Spencer	$75.00	$5.00
40	161 Madison	$70.00	n/a
198	Opposite Albany Pump Station	n/a	$6.00
75	Central/Quail	$60.00	$6.00
150	747 Broadway	$54.00	$5.00
83	15 James	n/a	$20.00
275	NYS Museum	n/a	$7.00
200	45 Grand St.	n/a	$5.00
166	Central Lots 1-8	$40.00	$4.00
2,823	**Total**		







(source: www.parkalbany.com)

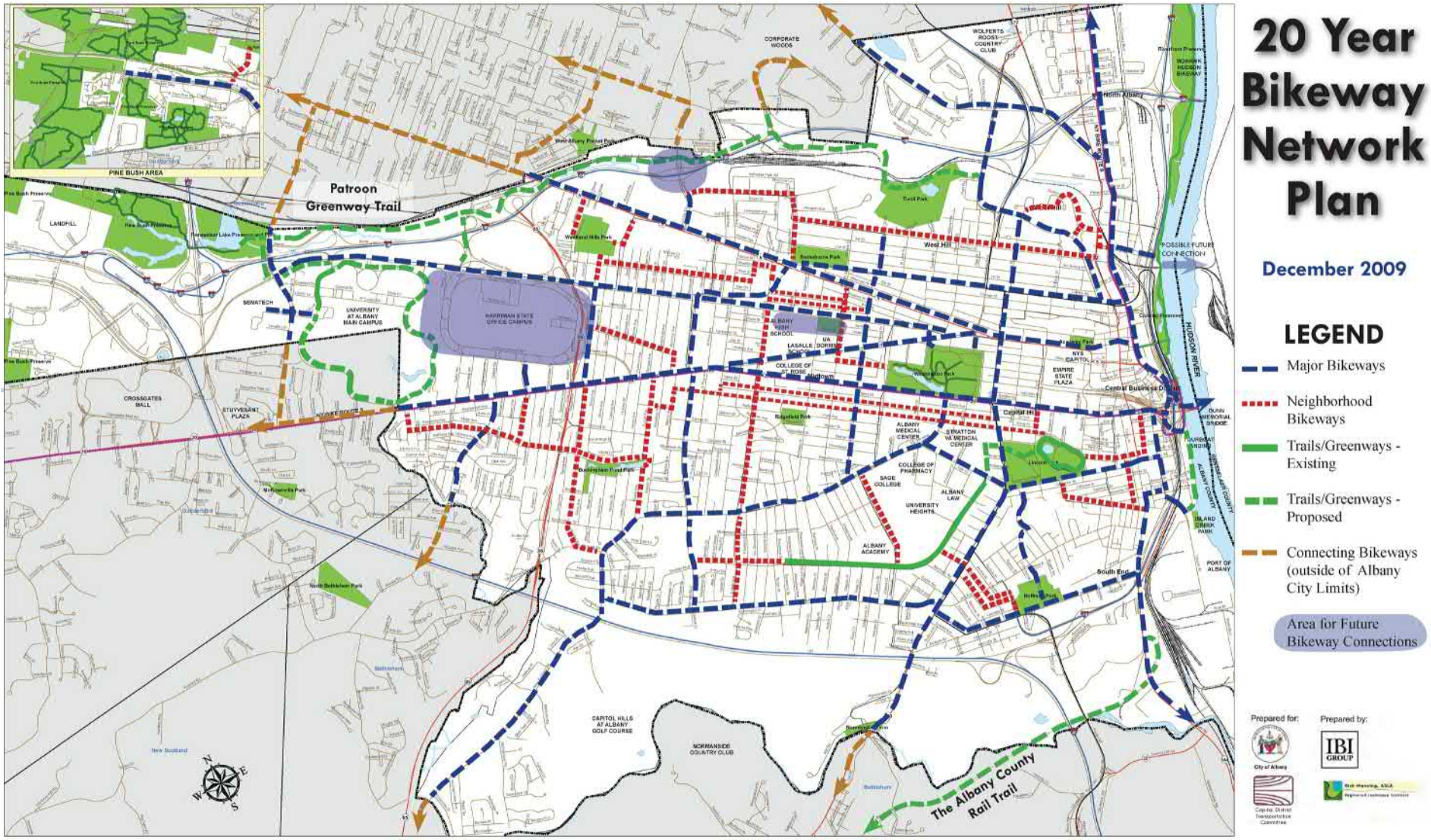
Bicycle Ridership

- Finished in December 2009, the City of Albany is currently implementing the Bicycle Master Plan.
- Implementation is ongoing and within the first year, the City of Albany implemented approximately five miles of bicycle infrastructure, which includes bike lanes, signs and shared use markings.
- Through a CTDA/CTDC grant the City of Albany and local organizations were awarded 167 bicycle racks to provide 392 bicycle parking spots throughout the City of Albany.
- The Bicycle Master Plan (2009) maps out a comprehensive network of on and off-street bikeways.
- The Mohawk-Hudson Hike-Bike Trail is part of a growing regional trail network.





Figure 13: Bicycle Master Plan



Freight Access

- Albany has access to the interstate highway system, other major roads in the region, the national Class-I freight railroad system, and the New York State Barge Canal System that is favorable for freight movement.
- There are two access routes for trucks moving to and from the Port of Albany: to the port to the north via Church Street and to the west via South Port Road to South Pearl St. Both routes are occasionally blocked by at-grade rail crossings, which can delay road traffic for several minutes at a time.
- The Port of Albany is located on CSX Transportation's main Northeast corridor, with freight rail access to Lake Ontario and the Erie Canal, south along the Hudson River towards New York City and New Jersey, and east to Boston.
- Canadian Pacific Railways also connects the Port of Albany with Montreal and other parts of Canada to the north, and with Binghamton and Scranton to the southwest. The CP Railroad also has trackage rights agreements with Norfolk Southern Railroad, offering daily service for containers and trailers between Albany and Chicago.
- Albany is situated at the crossroads of the New York State Barge Canal System. The system includes 524 miles of canals originally designed to give freight barges access between New York Harbor and Western New York as well as the Great Lakes.
- The focus of the canal system has shifted to passenger craft, with much less freight cargo moving on the canals, but the design of the canals remains suitable for barge shipping.
- The controlling depth from Albany to Oswego is currently 11 feet, which the NY State Canal Corporation plans to increase to its design depth of 14 feet by 2013. This will involve dredging a total of 5.4 miles of sediment.

Figure 14: Freight Highway Access



Figure 15: Freight Highway Access

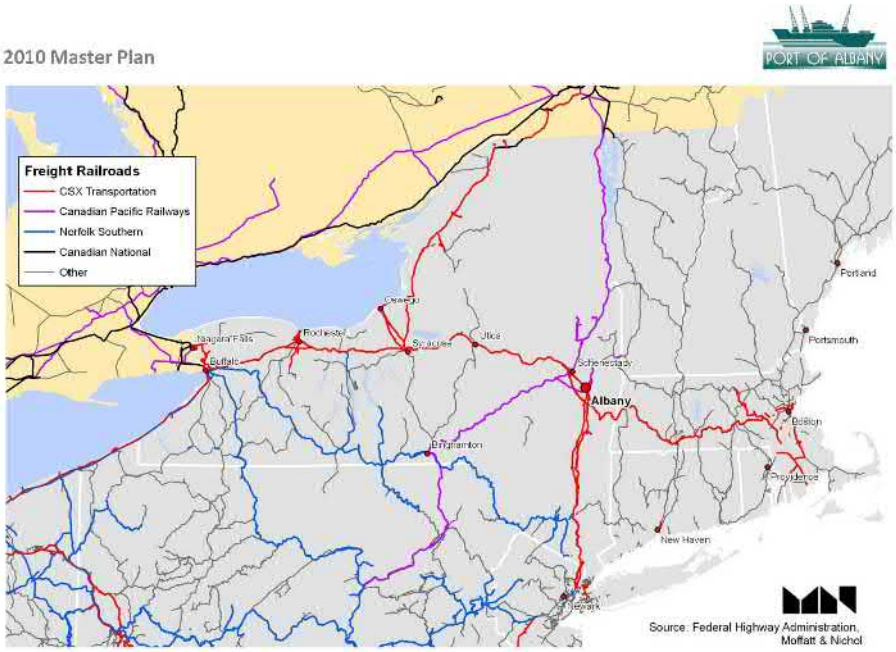
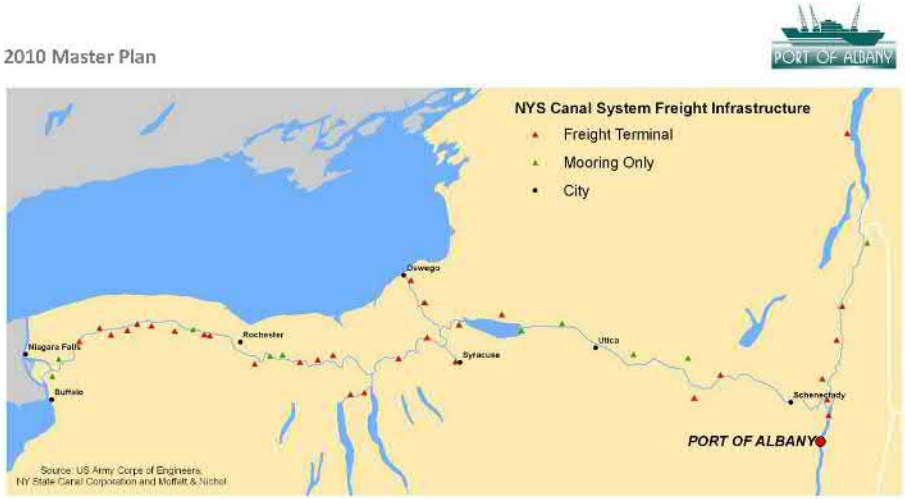


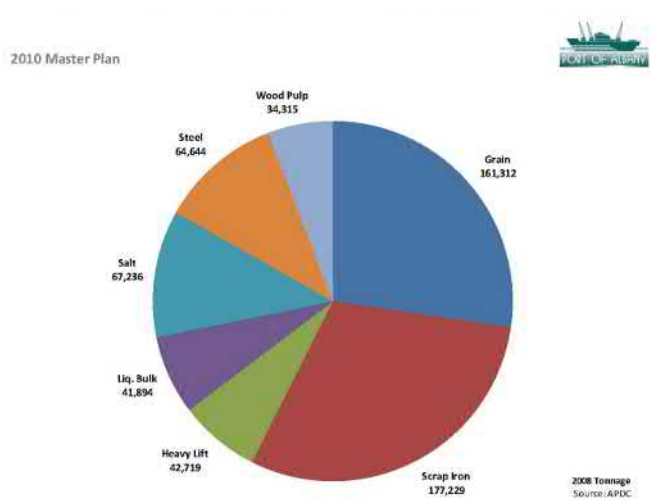
Figure 16: Freight Canal Access



Port & Airport Facilities

Port of Albany

- The Port of Albany/Rensselaer is located 124 Nautical miles north of the New York Harbor
- The Wharf on the Albany side of the river is 4,200 feet long, and 1,100 feet on the Rensselaer Side, both sides of the river offer a minimum of 31 feet draft.
- There are 20 Acres of open storage and 300,000 square feet of available warehouse storage on the Albany side, along with on dock rail for loading direct to ship.
- The Port offers on-site Department of Homeland Security Customs and Border Protection Offices, as well as U.S. Department of Agriculture offices to assist in expediting importing and exporting cargo
- Port of Albany tenants include:
  - Cargil Grain with a 13.5 million bushel grain elevator and loader
  - Cargil Salt 12 acre road salt storage
  - Westway Products with 10.8 million gallons of liquid bulk storage
  - Waste Management C & D operation
- In 2009 there were 34,357 imported tons and 251,745 exported tons
- In 2008 (record setting year) there were 227,299 imported and 362,050 exported tons.
- One of the main imports is Wood Pulp, from Sweden.
- Main exports include Electric Generation Equipment for the General Electric Company, scrap iron for Rensselaer Iron and Steel, Grain products for Cargil, and Ethanol for Buckeye Partners.
- The 2010 Port Master Plan identified 11 potential Sites for Improvement or Expansion at the Port of Albany, illustrated on Figure 16. All of the sites were selected either because they are vacant, could soon be vacant, or because the infrastructure at the site could benefit from certain improvements. Project cost estimates are included on the accompanying table.

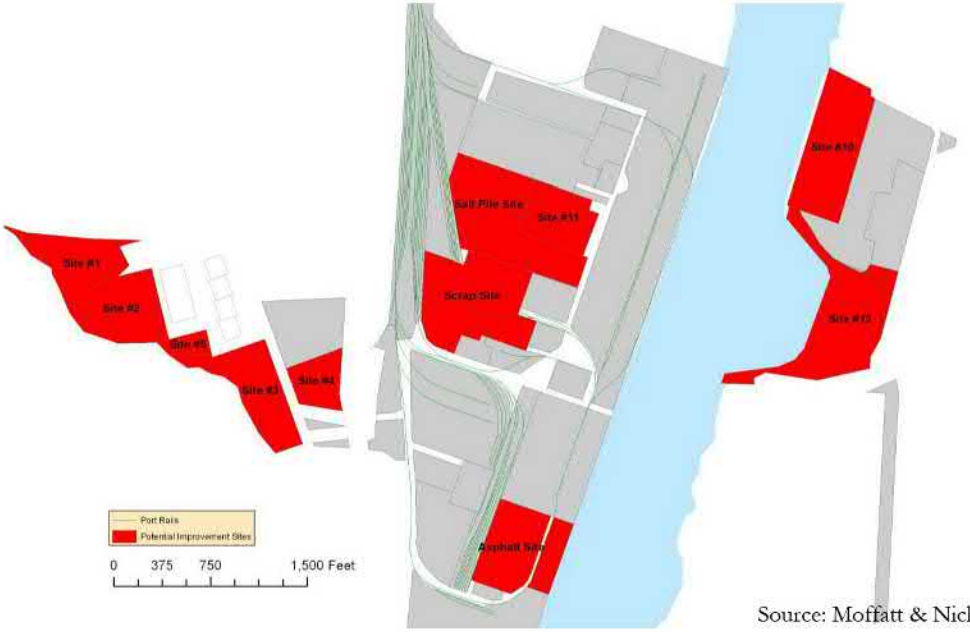


Port of Albany Cargo Diversity - 2008

Albany International Airport

- Albany International Airport is the major air center for the Capital Region, Northeastern New York and Western New England.
- The Albany International Airport is operated by the Albany County Airport Authority under a 40-year lease with Albany County.
- The Albany International Airport handles an average of 75 daily commercial arrivals and departures and regulates 1,000 tower operations each day.
- The Albany County Airport Authority operates full-service Air Cargo Terminal serving FedEx, UPS, and Mobile Air.
- The airport recently completed a $158 million dollar capital redevelopment project, including a new 230,000 square foot terminal, parking garage, Air Traffic Control Tower, and cargo facility. The airport has also embarked on a five-year $232 million Capital Plan to improve and maintain safety and to meet the needs of air travelers.

Figure 17: Potential Port Improvement Sites



Source: Moffatt & Nichol

Port improvement cost estimates

Rough Order of Magnitude (ROM) Development Cost

Project #	Project Description	ROM Cost
A1	RIS Rail Improvement – Existing Operations	$1.1 million
A2	RIS Rail Improvement – Transloading	$2.4 million
B1	Improve Site #13 for Scrap Use	$2.7 million
B2	Improve Site #13 for Cogen Use	$5.5 million
B3	Improve Site #13 for Salt Use	$5.8 million
C	Rebuild Wharf at Rensselaer (Site #10) for Scrap Use	$15.7 million
D	Improve Salt Pile Site for Project Cargo Storage	$2.4 million
E	Improve Site #3 and Site #4 for Salt Storage Use	$2.7 million
F	Improve Site #11 (Warehouses) for Project Cargo Storage	$3.6 million
G	Improve Hudson River Recycling Site for Project Cargo Storage	$6.4 million
H	Improve Asphalt Site for Marine Terminal Use	$15.0 million

Source: Moffatt & Nichol

5.0 HOUSING AND NEIGHBORHOOD CONDITIONS

This section examines Albany's existing housing and neighborhood conditions, including housing supply and conditions, housing costs, housing demand, neighborhood characteristics, and affordability.

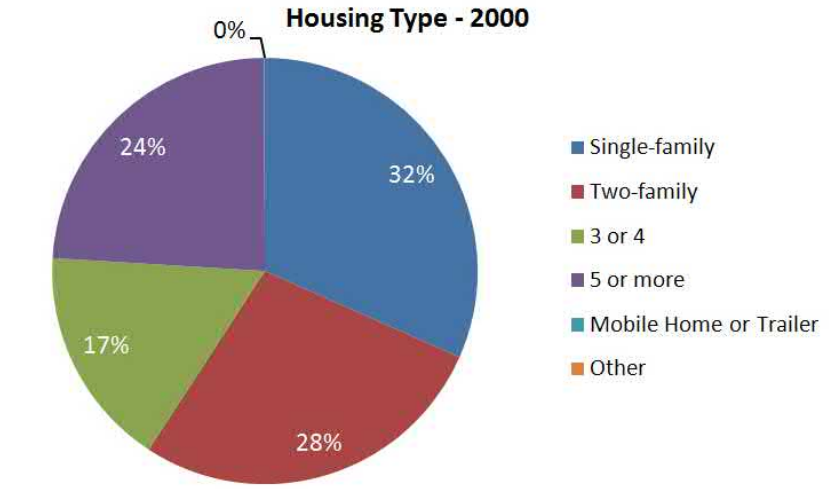
5.0 HOUSING AND NEIGHBORHOOD CONDITIONS

Housing Supply

- Most homes are single family (32%) and two-family (28%) dwellings.
- Multi-unit dwellings (5 or more) make up 24% of the housing stock.
- From 1990 to 2000, there has not been significant change in the number of dwelling units, only single family units have increased, where as 2 family and 3-4 units have decreased
- Mobile homes / trailers and other housing types do not make up a significant portion of the housing stock in Albany.
- Albany has a diverse mix of housing types to meet the needs of all residents.



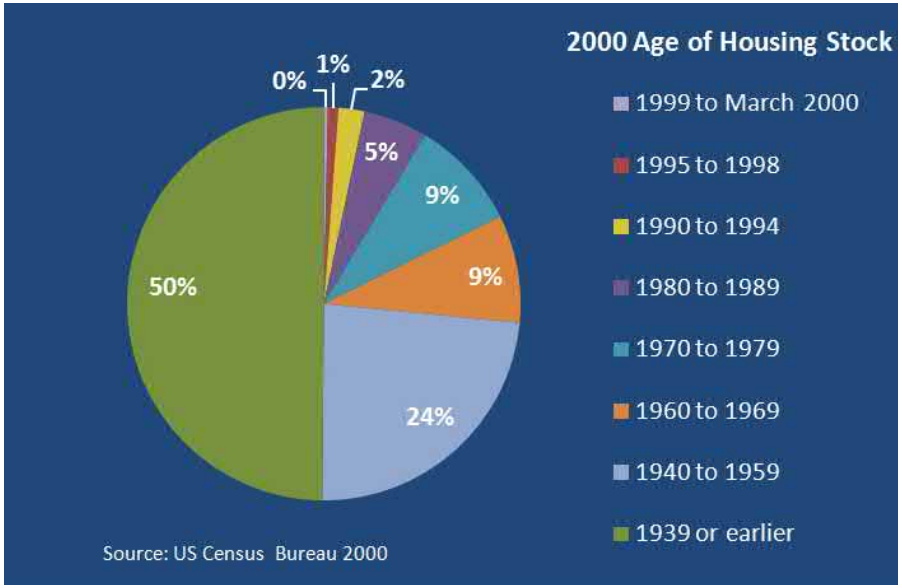
Source: US Census Bureau

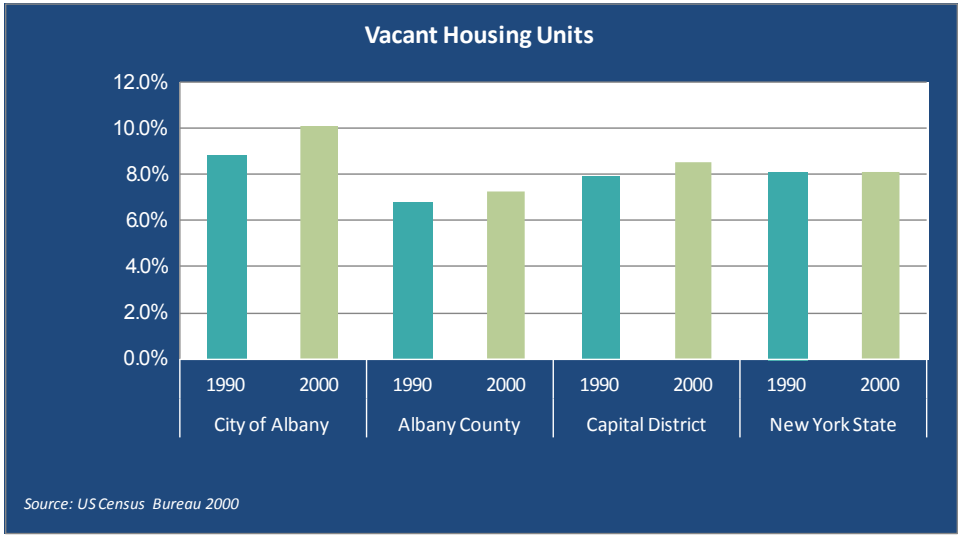


Source: US Census Bureau

Housing Condition

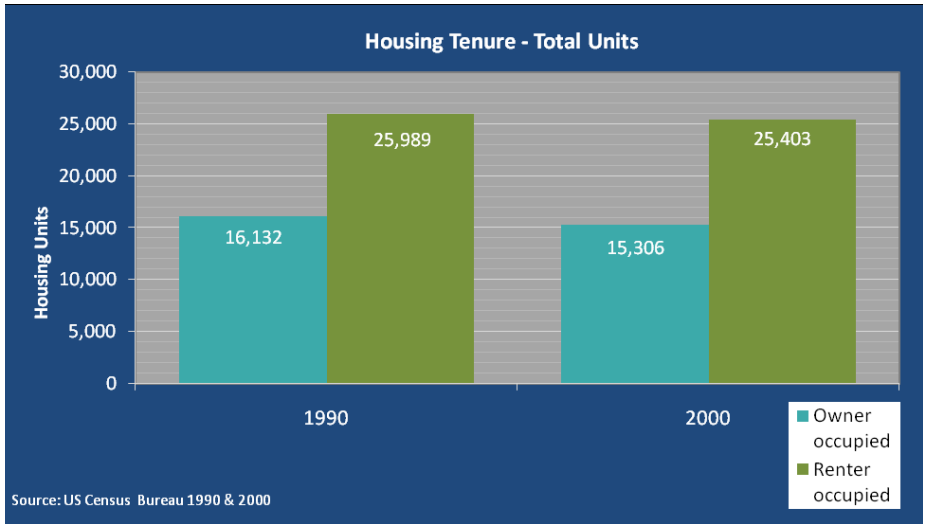
- In 2000, 50% of the total housing units in the City of Albany were built before 1940, indicating an aging housing stock yet a strong historic fabric.
- Only 3% of the housing stock was built in the time period between 1990 and 2000.
- Albany had the highest percentage of housing vacancies in both 1990 and 2000 compared to the region and State.
- Housing vacancy Albany increased by 12% from 1990 to 2000, a comparable rate to Albany County and the Capital District. The State of New York experienced less than a 6% increase.

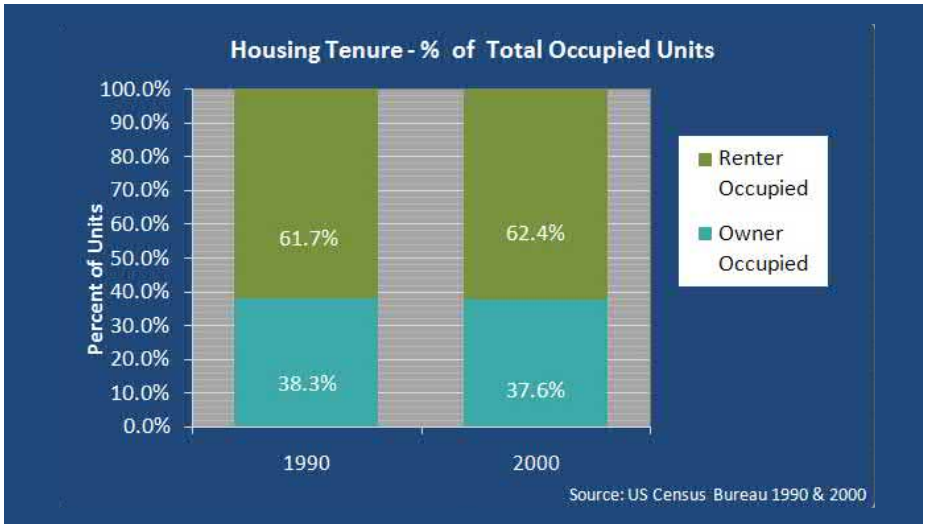




Housing Tenure

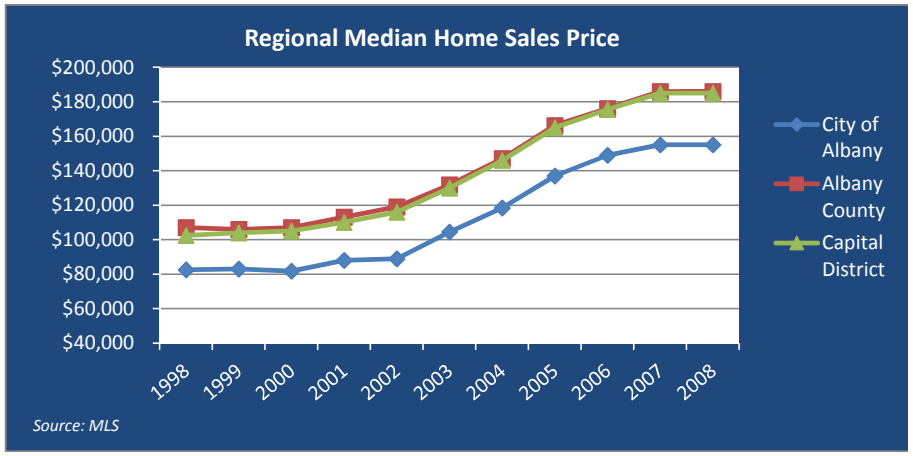
- The number and percentage of renter and owner occupied housing units in the City of Albany remained mostly the same between 1990 and 2000.
- From 1990 to 2000, the percentage of renter occupied housing units increased slightly from 61.7% to 62.4% while the percentage of owner occupied units decreased slightly from 38.3% to 37.6%.
- The majority of renter units is primarily due to the large student population.

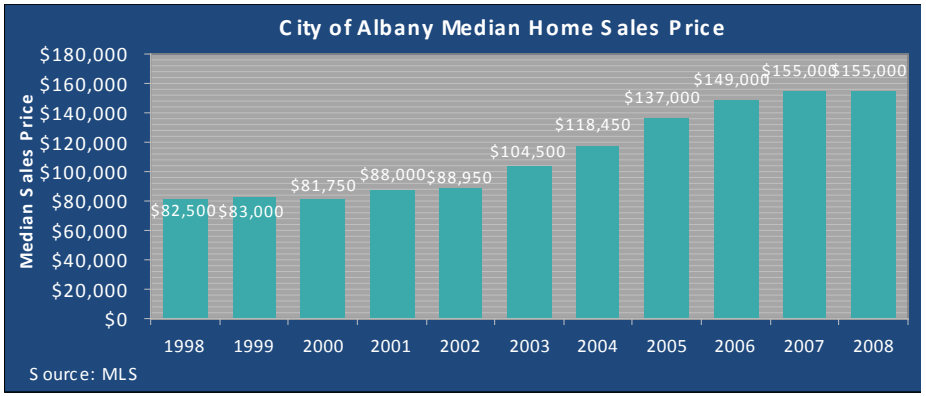


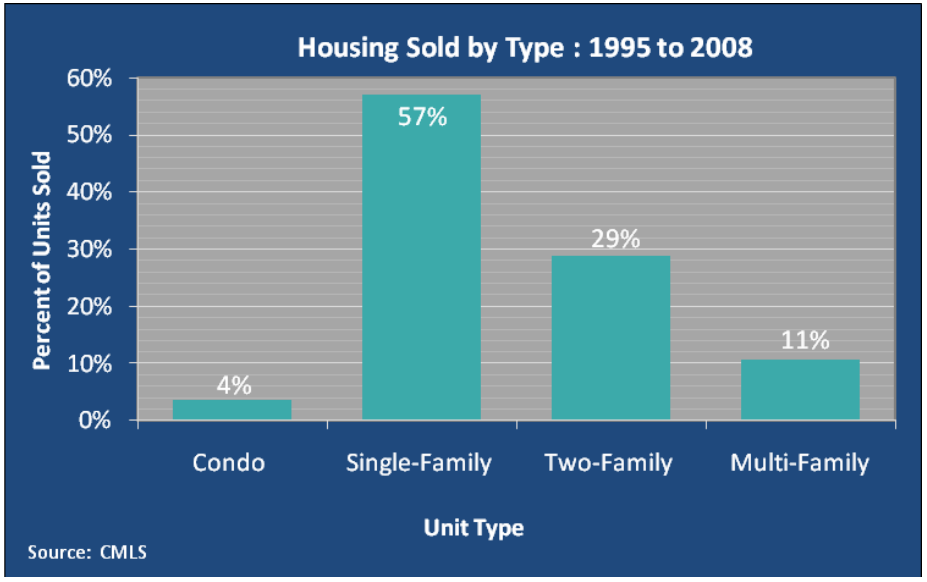


Housing Value

- The median home sales price in Albany increased modestly but steadily from 1998 to 2007.
- Between 2007 and 2008, the median sales price remained the same, following the nationwide trend in stabilizing or declining property values.
- In 2008, the median home sales price was about 20% higher in Albany County and the four-county region.
- The median home sales price increased by 88% between 1998 and 2008 in the City of Albany, compared to 74% in Albany County and 80% in the four-county region.
- Of the 10,223 housing units sold between 1995 and 2008, over 50% were single family homes, followed by two-family (29%) and multi-family (11%) homes. Only 4% of the homes sold were condominiums.







Housing Affordability

- The generally accepted definition of affordability is for a household to pay no more than 30 percent of its annual income on housing (US Dept. of Housing and Urban Development).
- Between 2000 and 2010, Fair Market Rents in Albany County increased by 72% for efficiencies, 46% for 1 bedroom units, 45% for 2 bedroom units, 38% for 3 bedroom units, and 35% for 4 bedroom units.
- The 2000 Census indicates that the median monthly owner costs as a percentage of income was no more than 22%.
- The median gross rent as a percentage of household income in 2000 was 28.7%, just under the 30% threshold for housing affordability.
- The Albany Housing Authority owns and operates over 1,800 public housing units, administers an ongoing public housing rehabilitation program averaging $2.5 million annually, and administers a Section 8 program that provides assistance on behalf of 2,200 households in the City.
- In the past five years, AHA has undertaken multi-family housing initiatives using various financing sources, including federal HOPE VI funds, tax exempt bonds, Low Income Housing Tax Credit equity, New York State financing, and Federal Home Loan Bank funds.

Fair Market Rent for the Albany County MSA

	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
Proposed 2010	$690	$716	$874	$1,046	$1,143
2009	$686	$711	$868	$1,039	$1,135
2008	$672	$697	$851	$1,019	$1,113
2007	$594	$616	$752	$900	$984
2006	$565	$586	$715	$856	$935
2005	$541	$559	$679	$813	$876
2004	$419	$516	$634	$795	$888
2003	$418	$515	$633	$794	$887
2002	$410	$505	$621	$779	$870
2001	$401	$494	$607	$762	$851
2000	$399	$491	$604	$758	$847

Source: HUD user: http://www.huduser.org/datasets/fmr.html

Albany Housing Affordability Index *

	% of Household Income
Median selected monthly owner** costs as a percentage of household income in 1999 --	18.6%
Housing units with a mortgage	22.0%
Housing units without a mortgage	11.6%
Median gross rent*** as a percentage of household income in 1999	28.7%

Source: US Census 2000

* (Ratio of Median Income to Median Housing Price and Median Rent)
** The selected monthly owner costs are calculated from the sum of payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees.
*** Gross Rent is the amount of the contract rent plus the estimated average monthly cost of utilities

- AHA is currently administering four publicly and privately-financed homeownership development programs with a total development cost approaching $8 million.
- Section 8 participants may use their voucher to assist with the purchase of a home in Albany. Monthly Section 8 payments are made to participant's bank as mortgage loan payments, instead of rent that is usually paid to the participant's landlord.

Albany Housing Authority Housing

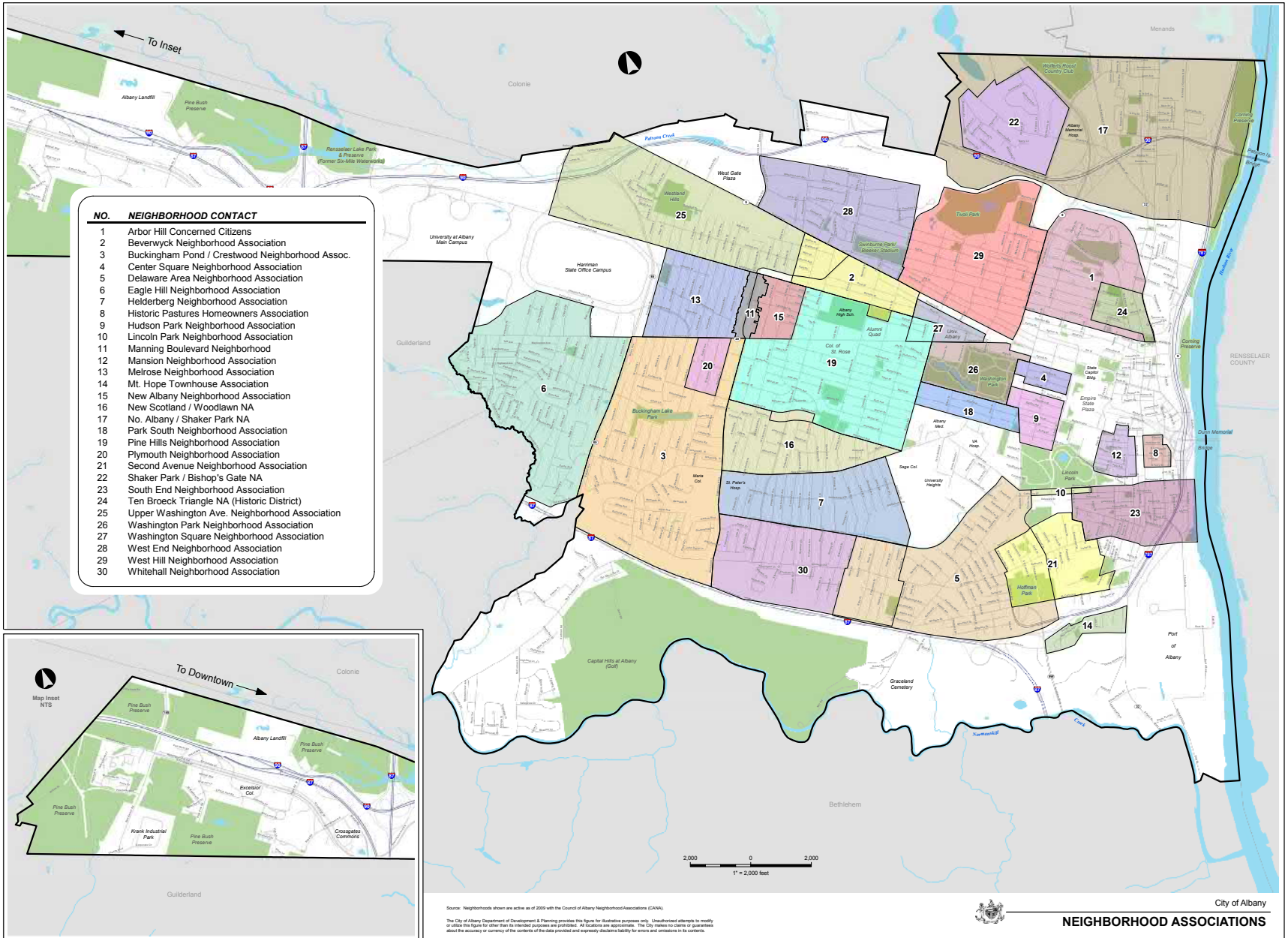
Name	Public Housing	Market Rate	Tax Credit sites	Neighborhood	Location	Description
Arbor Hill Homes	54			Arbor Hill	Scattered Sites	townhomes
N Swan Mixed Use Project	23			Arbor Hill	N Swan Street	rental units above commerical
Capital Woods		140		Arbor Hill	Lark Drive	some units use section 8 vouchers, currently 78
Creighton Storey Homes			128 (23 tenant based voucher) and 64 project-based voucher	South End	Third Avenue	approximatly half are project baised Section 8 vouchers, currently 87
Eagle Court Apartments			42 (27 project based-voucher and 15 market rate)	South End	102 Morton Avenue	100% tax credit site. Section 8 vouchers are used here, currently 13
Ezra Prentice Homes	179			South End	625 South Pearl Street	
Ida Yarbrough Homes- High rise	224			Arbor Hill	270 North Pearl Street	
Ida Yarbrough Homes- low rise	128			Arbor Hill	270 North Pearl Street	rental
Jared Holt Mews			10 (5 project based voucher and 5 market rate)	South End	111 Broad Street	100% tax credit site, four of the market rate units are leased to tenants with tenant based voucher holders
Lincoln Square Homes	191			South End	3 Lincoln Square	3 buildings
North Albany Homes	134	26		North Albany	41 Jennings Drive	market rate housing are currently leased to section 8
Nutgrove Garden Apartments	56	36		South End	601 Nutgrove Lane	
Ontario / Sherman	4			West Hill	620 Third Street	
Pieter Schuyler Court	7			Arbor Hill	510 Lark Drive	
Robert Whalen Homes	108			Arbor Hill	305 Colonie Street	
Steamboat Square Homes	306			South End	200, 220, 230 Green and 20 Rensselaer Streets	4 buildings
Steamboat Square Townhouses	44			South End	186-233 Green Street and 59-66 Plum Street	6 buildings
Steamboat Square Historic Rehabs	31			South End	Scattered Sites	10 buildings
Townsend Park Homes	158			Central Avenue	45 Central Avenue	senior units (131 units are project based vouchers)
Westview Homes	182			Central Avenue	680 Central Avenue	senior units

Source: Albany Housing Authority

Note: A number of the housing units listed above include tenants who use Section 8 vouchers.

Neighborhoods

Figure 18: Neighborhood Association Map



NO.	NEIGHBORHOOD CONTACT
1	Arbor Hill Concerned Citizens
2	Beverwyck Neighborhood Association
3	Buckingham Pond / Crestwood Neighborhood Assoc.
4	Center Square Neighborhood Association
5	Delaware Area Neighborhood Association
6	Eagle Hill Neighborhood Association
7	Helderberg Neighborhood Association
8	Historic Pastures Homeowners Association
9	Hudson Park Neighborhood Association
10	Lincoln Park Neighborhood Association
11	Manning Boulevard Neighborhood
12	Mansion Neighborhood Association
13	Melrose Neighborhood Association
14	Mt. Hope Townhouse Association
15	New Albany Neighborhood Association
16	New Scotland / Woodlawn NA
17	No. Albany / Shaker Park NA
18	Park South Neighborhood Association
19	Pine Hills Neighborhood Association
20	Plymouth Neighborhood Association
21	Second Avenue Neighborhood Association
22	Shaker Park / Bishop's Gate NA
23	South End Neighborhood Association
24	Ten Broeck Triangle NA (Historic District)
25	Upper Washington Ave. Neighborhood Association
26	Washington Park Neighborhood Association
27	Washington Square Neighborhood Association
28	West End Neighborhood Association
29	West Hill Neighborhood Association
30	Whitehall Neighborhood Association

Source: Neighborhoods shown are active as of 2009 with the Council of Albany Neighborhood Associations (CANA).

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Neighborhood Strategy Area Profiles

Housing & demographic information for Albany's 11 neighborhoods

Data provided by US Census 2000 & HMDA

Re- Capitalize Albany
Neighborhood Sub-Committee
August 2006



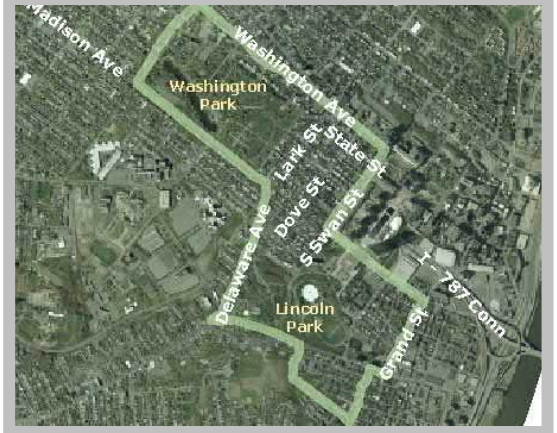
Arbor Hill



Total Population		5,491
White	814	15%
Black	4,218	77%
Other	459	8%
17 & Under	1900	35%
18 – 64	3,057	56%
65 +	534	9%
Median Age	29	
Housing Units		**2,914**
Owner Occupied	475	16%
Renter Occupied	1,800	62%
Vacant	639	22%
Households		**2,275**
Median Hh. Income	$16,222	
Below Poverty		35%



Capital Hill



Total Population		7,857
White	4,957	63%
Black	2,054	26%
Other	846	11%
17 & Under	970	12%
18 – 64	6,271	80%
65 +	616	8%
Median Age	32	
Housing Units		**5,519**
Owner Occupied	812	15%
Renter Occupied	4,024	73%
Vacant	683	12%
Households		**4,836**
Median Hh. Income	$24,452	
Below Poverty		26%



Central Business Dist.



Total Population	1,256	
White	580	46%
Black	562	45%
Other	114	9%
17 & Under	127	10%
18 – 64	860	69%
65 +	269	21%
Median Age	47	
Housing Units	**995**	
Owner Occupied	44	4%
Renter Occupied	776	78%
Vacant	175	18%
Households	**820**	
Median Hh. Income	$10,897	
Below Poverty	37%	



Midtown



Total Population	15,483	
White	11,560	75%
Black	2,490	16%
Other	1,433	9%
17 & Under	2,553	16%
18 – 64	11,456	74%
65 +	1,474	10%
Median Age	26	
Housing Units	**6,952**	
Owner Occupied	1,720	25%
Renter Occupied	4,823	69%
Vacant	409	6%
Households	**6,543**	
Median Hh. Income	$28,374	
Below Poverty	26%	



North Albany



Total Population	1,728	
White	706	41%
Black	872	50%
Other	150	9%
17 & Under	498	29%
18 – 64	989	57%
65 +	241	14%
Median Age	35	
Housing Units	**824**	
Owner Occupied	306	37%
Renter Occupied	339	41%
Vacant	179	22%
Households	**645**	
Median Hh. Income	$25,946	
Below Poverty	17%	



North Central



Total Population	5,560	
White	3,155	57%
Black	1,970	35%
Other	435	8%
17 & Under	1,422	26%
18 – 64	3,251	58%
65 +	867	16%
Median Age	36	
Housing Units	**2,584**	
Owner Occupied	930	36%
Renter Occupied	1,446	56%
Vacant	208	8%
Households	**2,376**	
Median Hh. Income	$30,874	
Below Poverty		24%



Northwest



Total Population	15,328	
White	12,623	82%
Black	1,311	9%
Other	1,394	9%
17 & Under	1,507	10%
18 – 64	11,104	72%
65 +	2,717	18%
Median Age	39	
Housing Units	**5,109**	
Owner Occupied	2,913	57%
Renter Occupied	2,029	40%
Vacant	167	3%
Households	**4,942**	
Median Hh. Income	$47,920	
Below Poverty		16%



South Central



Total Population	9,057	
White	5,794	64%
Black	2,421	27%
Other	842	9%
17 & Under	1,985	22%
18 – 64	5,928	65%
65 +	1,144	13%
Median Age	31	
Housing Units	**4,156**	
Owner Occupied	1,278	31%
Renter Occupied	2,433	58%
Vacant	445	11%
Households	**3,711**	
Median Hh. Income	$29,711	
Below Poverty		20%



South End



Total Population	8,151	
White	2,874	35%
Black	4,470	55%
Other	807	10%
17 & Under	2,521	31%
18 – 64	4,894	60%
65 +	736	9%
Median Age	30	
Housing Units	**4,007**	
Owner Occupied	993	25%
Renter Occupied	2,441	61%
Vacant	573	14%
Households	**3,434**	
Median Hh. Income	$20,879	
Below Poverty	36%	



Southwest



Total Population	16,028	
White	14,246	89%
Black	890	5%
Other	892	6%
17 & Under	2,840	18%
18 – 64	9,796	61%
65 +	3,392	21%
Median Age	41	
Housing Units	**7,460**	
Owner Occupied	4,926	66%
Renter Occupied	2,320	31%
Vacant	214	3%
Households	**7,246**	
Median Hh. Income	$50,687	
Below Poverty	7%	



West Hill



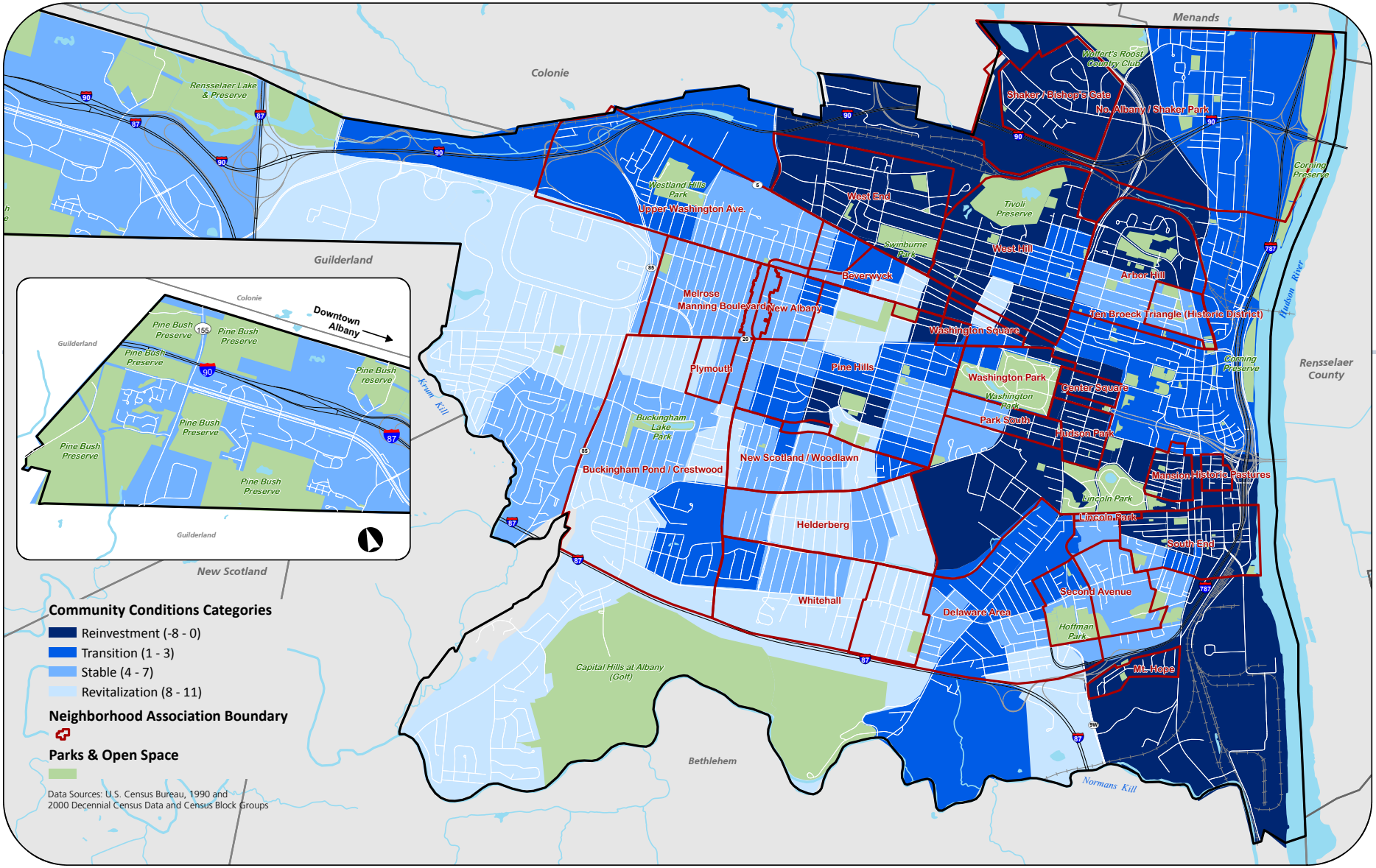
Total Population	9,719	
White	3,074	32%
Black	5,657	58%
Other	988	10%
17 & Under	2,742	28%
18 – 64	6,186	64%
65 +	791	8%
Median Age	28	
Housing Units	**4,768**	
Owner Occupied	909	19%
Renter Occupied	2,972	62%
Vacant	887	19%
Households	**3,881**	
Median Hh. Income	$21,195	
Below Poverty	36%	

Community Conditions

- The Community Conditions Map on the following page provides a generalized summary of neighborhood conditions based on select social and financial indicators from the US Census:
  - Change in population.
  - Change in housing vacancy.
  - Change in home ownership.
  - Change in poverty status.
  - Change in median income.
  - Change in median housing value.
- Census Block Groups were assigned a score of -1 (lowest score) to 2 (highest score) based on specific data trends. Scores of each of the indicators were then summarized for a total score per Block Group.

  The scoring is categorized as follows:
  - Reinvestment - Total score of -8 to 0 and characterized by overall high vacancy rate, high poverty status, low home ownership, and stagnant or decreasing housing values.
  - Transition - Total score of 1 to 3 and characterized by overall moderate vacancy rate, moderate pov¬erty status, moderate home ownership, and stagnant housing values.
  - Stable - Total score of 4 to 7 and characterized by overall low vacancy rate, low poverty status, good home ownership rates, and stable housing values.
  - Revitalization - Total score of 8 to 11 and characterized by overall minimal vacancy rate and poverty status, higher median incomes, high home ownership, and increased housing value.
  - Neighborhoods that fall into the Reinvestment category are those in which significant investment must be made to reverse the negative trends of declining population, housing vacancy, poverty and low homeownership. Several neighborhood plans have already been completed to begin the reinvestment process, including Arbor Hill, Capitol South, and Park South.
  - Neighborhoods that fall into the Transition category are basically healthy, but have some indicators of negative change. The Midtown Colleges and University Study includes many of these neighborhoods that may be experiencing negative trends due to transitional student houing growth.
  - Neighborhoods that are categorized as Stable are healthy neighborhoods that have mostly positive trends with few negative trends.
  - Neighborhoods that are categorized as Revitalization are primarily trending in a positive direction with regard to housing value, home ownership, housing occupancy, and median incomes.
  - As indicated on the Community Conditions Map, several neighborhood boundaries contain block groups with different rankings. It is not unusual for defined neighborhoods to contained pockets of stable and unstable areas. The community conditions analysis provides some general guid¬ance as to where to target reinvestment as well as where to focus attention on maintaining stable neighborhoods.

Figure 19: Community Conditions Map

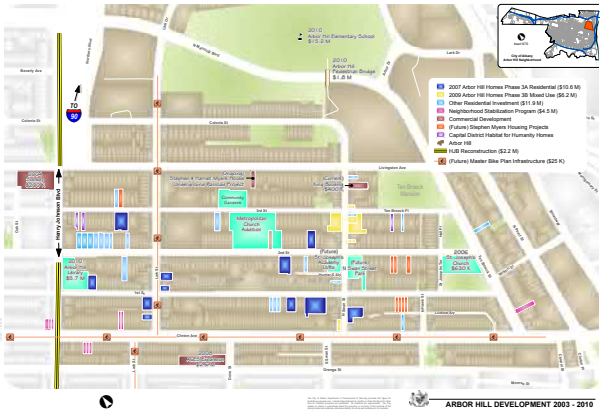


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Neighborhood Planning

Current Neighborhood Plans

- Arbor Hill Neighborhood Plan
- Capital South Plan
- Midtown Colleges and University Study
- Park South Urban Renewal Plan







Arbor Hill Neighborhood Plan

Key Issues:

1. Homeownership and Rental Housing
2. Arts, Culture and Heritage
3. Business and Job Development
4. Quality of Life

Guiding Principles:

1. Homeownership and Rental Housing
   - A. Support new lower density housing,
   - B. Rehabilitate existing housing and build compatible infill housing,
   - C. Provide a variety of housing types for all ages, family sizes and incomes,
   - D. Use high quality designs and materials, and
   - E. Support existing homeowners.
2. Arts, Culture and Heritage
   - A. Preserve the historic integrity of the neighborhood by maximizing the reuse of historic buildings.
   - B. Support cultural institutions' applications for grant funding within or about Arbor Hill.
   - C. Promote Arbor Hill as a place for arts, culture and heritage, recognizing the neighborhood's rich history, including the African-American experience.
     - i. Encourage the expansion of arts, culture and heritage activities.
     - ii. Attract future development related to arts, culture and heritage.
   - D. Expand public participation in the arts through:
     - i. Strengthening neighborhood ties to city and regional arts & cultural organizations and institutions.
     - ii. Increasing opportunities for neighborhood youth and adults to participate in arts and culture programs.
     - iii. Promoting the neighborhood as a regional arts center and place of historic significance.
3. Business and Job Development
   - A. Support Henry Johnson Boulevard and Clinton Avenue as the neighborhood's primary commercial corridors.
   - B. Promote the growth of quality small businesses, which serve and employ neighborhood residents.
   - C. Support the development of marketable retail sites.
   - D. Build upon the emerging cluster of ethnic restaurants and grocers.
   - E. Make streetscape and other enhancements to improve the image of Arbor Hill's commercial corridors.
4. Quality of Life
   - A. Foster understanding, cooperation and trust between the community and the police department to improve public safety.
   - B. Make physical improvements to enhance public safety.
   - C. Support efforts to clean and beautify Arbor Hill.
   - D. Improve existing and develop new neighborhood green spaces.
   - E. Calm traffic and make other improvements to make Arbor Hill more pedestrian-friendly.
   - F. Give priority for on-street parking to residents, particularly where off-street parking options do not exist.
   - G. Encourage stronger physical connections to the downtown.



Capital South Plan

Key Issues:

This plan is intended to be holistic, tackling diverse issues and tying them together into a cohesive and realistic set of recommendations. To realize the community's vision of once again becoming a community of choice, the plan identifies three steps toward revitalization:

1. Stabilize the neighborhood, to provide the foundation for market renewal. The estimated timeline for these actions is within the first two years.
2. Energize the neighborhood, while ensuring resident participation and equity in market renewal. The estimated timeline for these actions is from year two to year five.
3. Grow the neighborhood, for the benefit of current and future residents, enhance South End's links with the entire Capital South area and the City as a whole. The estimated timeline for these actions is between years four and ten, overlapping in part with the Energize phase.

Key Recommendations:

1. Physical Planning
   - A. Housing investment
   - B. Historic preservation and rehabilitation
   - C. Homesteading
   - D. New development
   - E. Transportation improvements.
2. Workforce and Business Development:
   - A. Access to jobs
   - B. Transit to employment centers
   - C. Business development.
3. Quality of Life
   - A. Crime prevention
   - B. Alternatives to crime
   - C. Code enforcement
   - D. Cleanliness
   - E. Community amenities.
4. Community Capacity
   - A. Community organizing
   - B. Public/private partnerships
   - C. Citizen/ government task forces.



Midtown Colleges and University Study

Key Issues:

Areas of focus:

1. Homeownership
2. Midtown Education District
3. Neighborhood Commercial Districts

Key Recommendations:

1. Homeownership Guiding Principles
   - A. Utilize the employment base of the institutions of higher education to increase rates of homeownership
   - B. Encourage rehabilitation of existing housing stock
   - C. Encourage high quality rehabilitation
   - D. Protect the mixed income nature of Midtown neighborhoods

2. Midtown Education District Principles
   - A. Identify and leverage opportunities for collaboration among institutions for the betterment of institutions, businesses, and neighborhoods
   - B. Create consensus among community and institutions regarding where and in what manner institutional growth should occur
   - C. Create forum for regular communication/ dialogue among institutions and neighborhoods
   - D. Work to improve quality of life conditions in District

3. Neighborhood Commercial District Principles
   - A. Work with neighborhoods, institutions, and existing businesses to strengthen commercial uses in Midtown.
   - B. Strengthen and protect existing C-1 Districts
   - C. Maintain and protect pedestrian-oriented commercial development
   - D. Identify and target commercial uses currently absent from existing C-1 districts



Park South Urban Renewal Plan

Key Issues:

1. An in depth urban design analysis conducted by the Planning team for both the Park South neighborhood and its larger urban context
2. Input from neighborhood residents and other community and business organizations
3. An analysis of market conditions within the neighborhood and around the City of Albany.

Key Objectives:

- The elimination of urban blight and the prevention of blighting influences and the deterioration of property and neighborhood and community facilities of importance to the welfare of the community, through rehabilitation, historic preservation and redevelopment, and establishment of conditions that will prevent recurrence of such conditions;
- The elimination of conditions which are detrimental to health, safety, and public welfare through code enforcement, demolition, interim rehabilitation assistance, and related activities;
- The expansion and improvement of the quantity and quality of community services, which are essential for sound community development and for the development of viable urban communities;
- The creation of residential opportunities which maintain the affordability of housing and the diversity of the neighborhood, through the conservation and expansion of the housing stock in order to provide a decent home and a suitable living environment for all persons, including those of low and moderate income;
- An increase in the sense of community and place, and improvement of the visual image and character of the Area, through the restoration and preservation of properties of special value for historic, architectural or aesthetic reasons;
- The reduction of the isolation of income groups within communities and geographical area and the promotion of an increase in the diversity and vitality of neighborhoods through the spatial de-concentration of housing opportunities for persons of lower income and the revitalization of deteriorating or deteriorated neighborhoods to attract persons of higher incomes, to effect the stabilization of and an increase in property values, and increase home ownership in the Area;
- The alleviation of physical and economic distress through the stimulation of private investment and community revitalization in areas with population out migration or stagnating or declining tax base;
- To expand employment opportunities providing a range of jobs that are accessible to low and moderate income persons and minority City residents;
- The reduction of isolation by creating effective and safe public linkages between the Area and surrounding recreational, commercial, and residential uses and employment opportunities;
- The more rational utilization of land and other natural resources and the better arrangement of residential, commercial, retail, recreational, and other needed activity centers, through the development of a land use plan and proper zoning controls

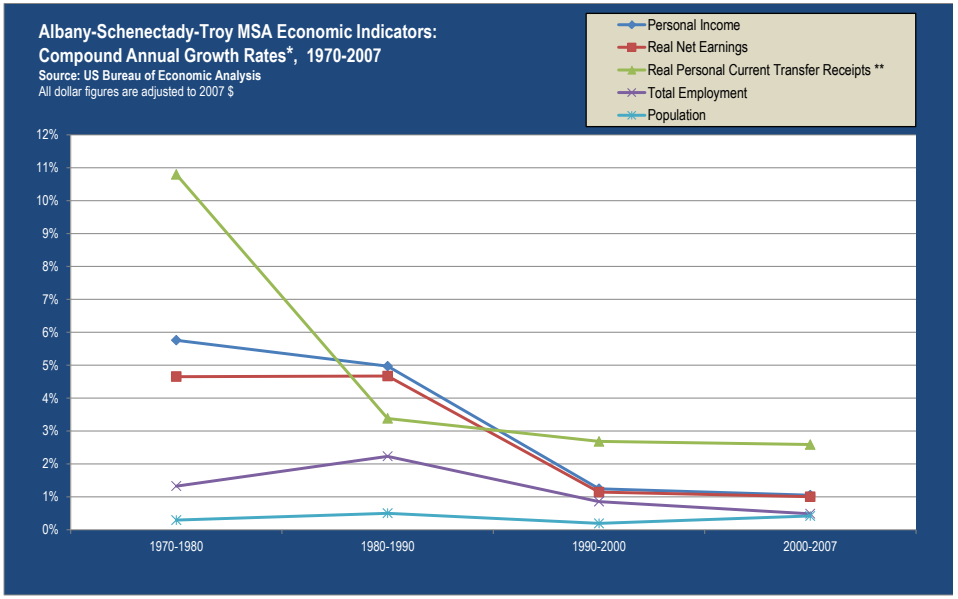


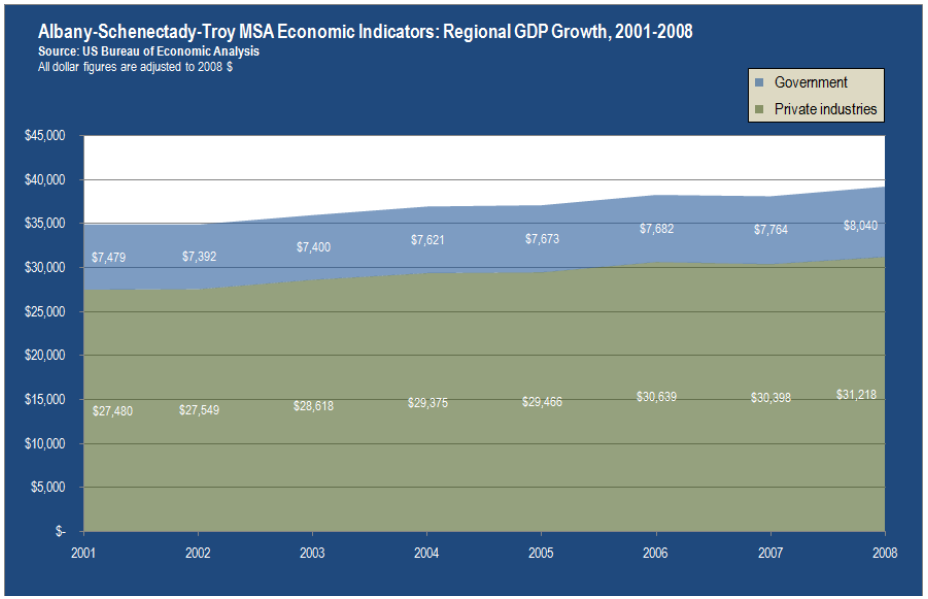
6.0 ECONOMIC DEVELOPMENT AND EMPLOYMENT TRENDS

This section contains information on the state of the economy in Albany, including major employers, employment data, and economic development programs.

Employment Trends

- After showing strong growth in the 1970s and 1980s, the Albany-Schenectady-Troy Metropolitan Statistical Area (MSA) has experienced modest economic growth since 1990.
- The Community Conditions economy has grown increasingly dependent on public assistance, with Personal Current Transfer Receipts increasing by 2.6% annually from 1990-2007.
- During the 1980s, the annual rate of job growth in the MSA was 2.2%; from 1990-2007 it was just 0.7%.
- The MSA's population has grown at a steady rate each decade since 1970, albeit a modest 0.3 % annually.
- The disparity between job growth and population growth is likely due to an increased labor participation rate and in-commuting to jobs in the MSA by residents of surrounding counties.
- From 2001-2008, the region's overall GDP increased from $35.0 billion to $39.3 billion (in current dollars), an annual increase of just 1.7%.
- An encouraging sign is that private GDP has grown at a faster rate since 2001 (1.8%) than has government GDP (1.0%).



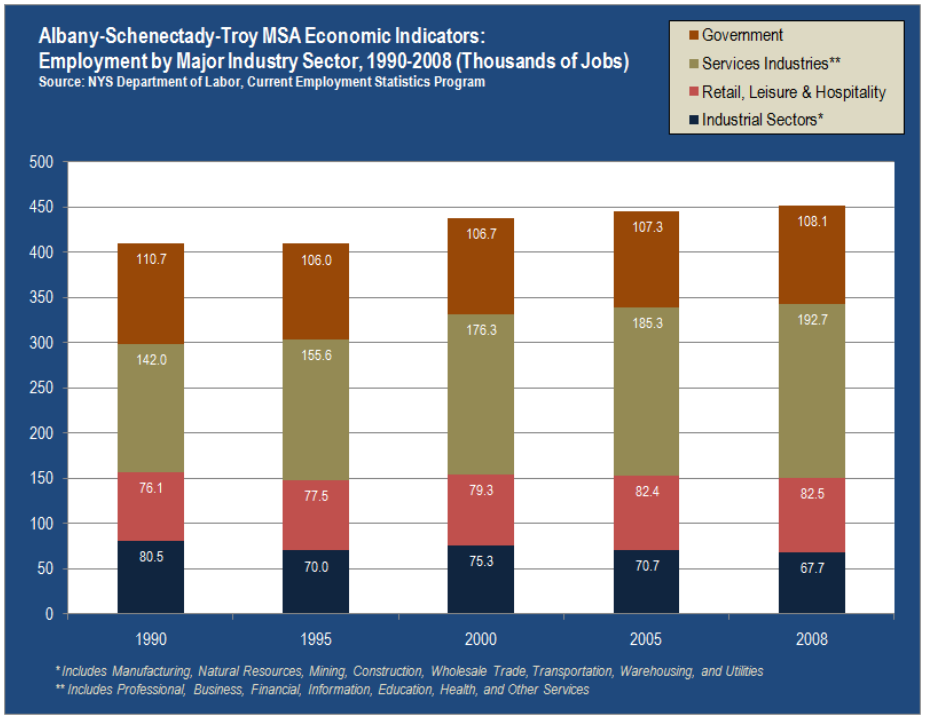


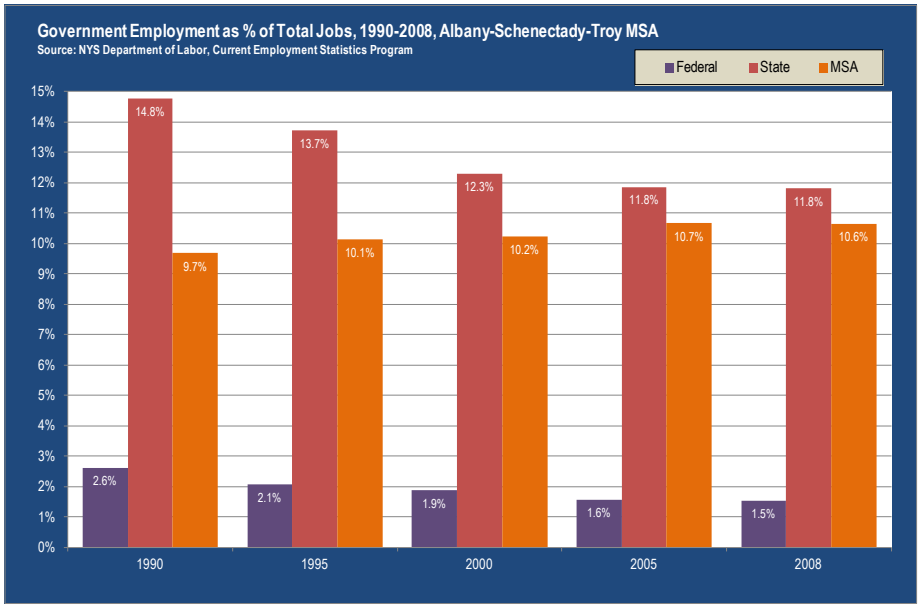
* Compound annual growth rate calculates the average percentage growth rate per year over a specified number of years.

** Real personal current transfer receipts consist of income payments to persons for whom no current services are performed and net insurance settlements. It is the sum of government social benefits and net current transfer receipts from business.

Employment Trends

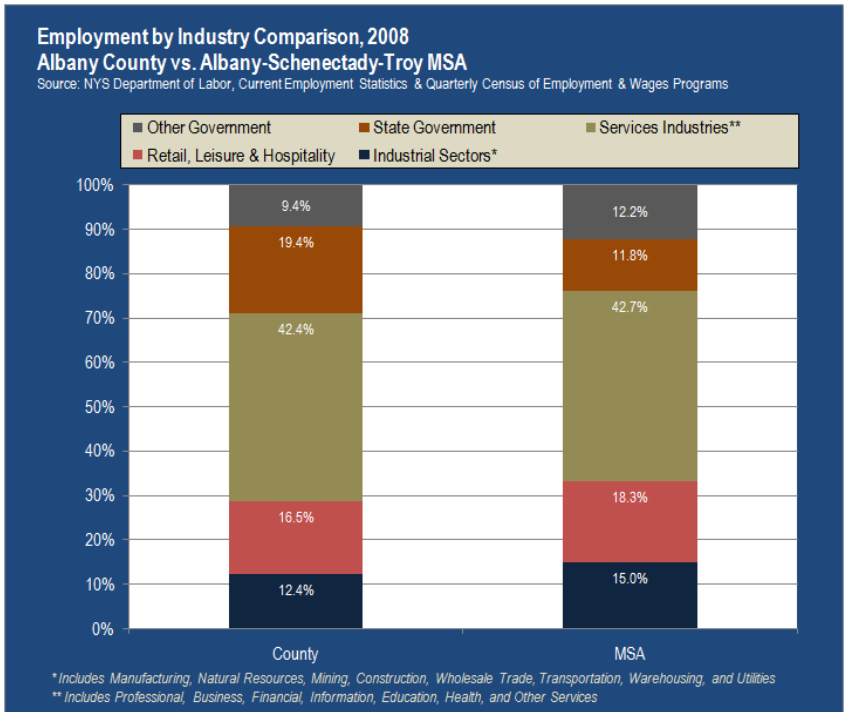
- The MSA lost about 13,000 jobs in the Industrial category from 1990-2008, a 16% decline.
- Services industries in the MSA added more than 50,000 jobs during the same period, an increase of 36%.
- Most of the growth in Services jobs was concentrated in two industry groups: Education & Health Services (+29,000 jobs) Professional & Business Services (+16,000 jobs).
- Since 1990, Retail added about 6,000 jobs (8.4% increase), while Government lost about 1,400 jobs (2.3% decline).
- In 1990, 14.8% of all jobs in the MSA were held by New York State employees; by 2008, the state share had dropped to 11.%.
- Federal employment in the region has fallen from 2.6% of jobs in 1990 to 1.5% in 2008.
- The decline in state and federal employment has been offset somewhat by gains in local government employment.
- The overall share of government jobs dropped from 27% in 1990 to 24% in 2008.

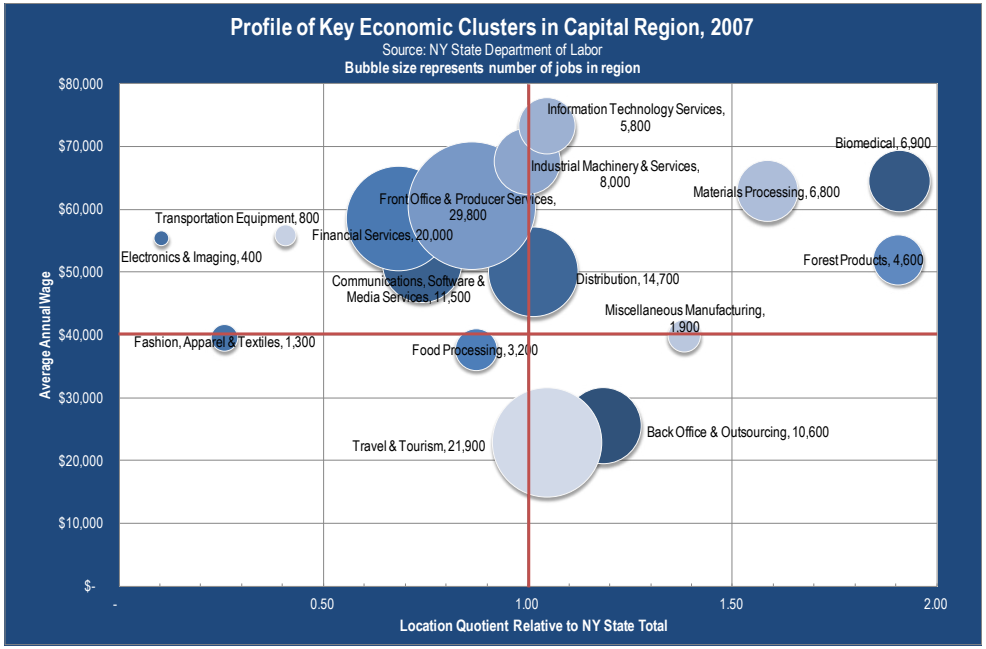




Employment Trends

- Albany County remains somewhat more dependent on government employment than the MSA as a whole. In 2008, 19.4% of all employees in the County worked for New York State relative to the MSA average of 11.8%.
- The share of Services jobs in Albany County is roughly equal to that of the MSA (42.4 to 42.7%), while the County is less concentrated that the MSA in Federal/Local Government, Retail, Leisure & Hospitality, and Industrial Sectors.
- A recent state profile of 16 key industry clusters shows that the only three clusters that are highly concentrated in the Albany region relative to the state represent a very small share of the region's total job base. These three clusters—Biomedical, Forest Products, and Materials Processing—together only account for 3.6 percent of the region's total employment base.
- Other clusters such as Front Office/Producer Services, Financial Services, and Travel & Tourism account for significant numbers of jobs, they are less concentrated in the Capital Region than in other parts of New York State.



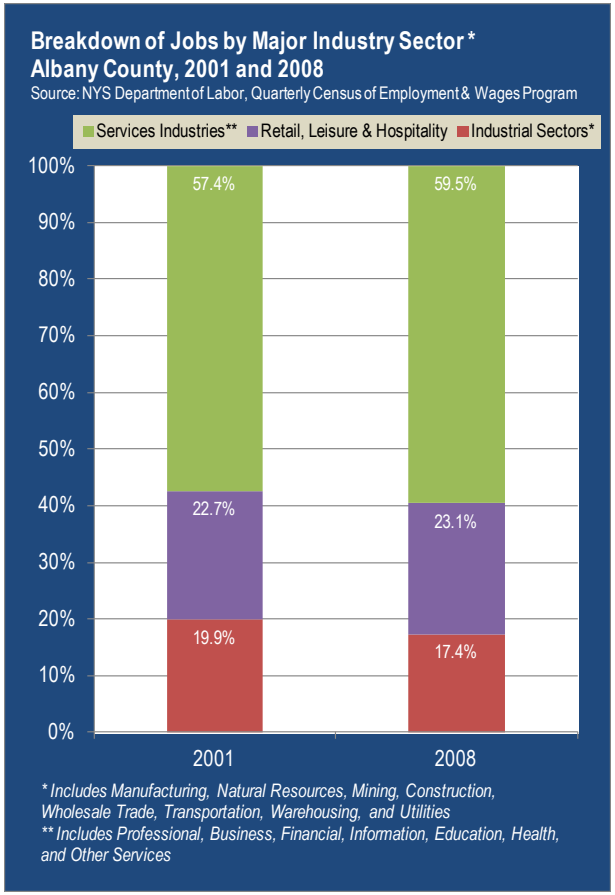


*The location quotient is an index expressing the relationship between an area's share of a particular industry and the national share.

Employment Trends

- The private employment base in Albany County remained virtually unchanged from 2001 to 2008, with the total number of jobs in the county falling by 1.2%, from 230,000 to 227,100.
- The county has experienced the same shift in employment from Industrial to Services sectors as has the MSA.
- A concern for Albany County is that wage appreciation has been stronger in the shrinking Industrial sectors.

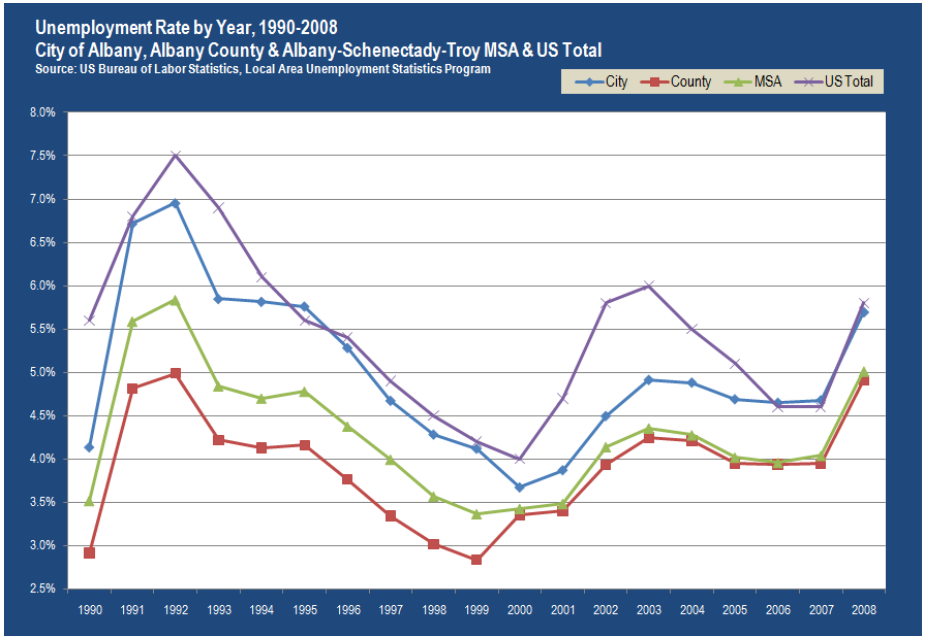
* Major Industry Sectors are based on US Department of Labor NAICS system (North American Industry Classification System). With the release of data in March 2003, NAICS replaced the Standard Industrial Classification (SIC) system and now serves as the new structure for classifying business activity in the United States. To allow historical comparisons, the historical time series was reconstructed on a NAICS basis for the state, metropolitan areas, and counties outside metropolitan areas for the period 1990 to present.





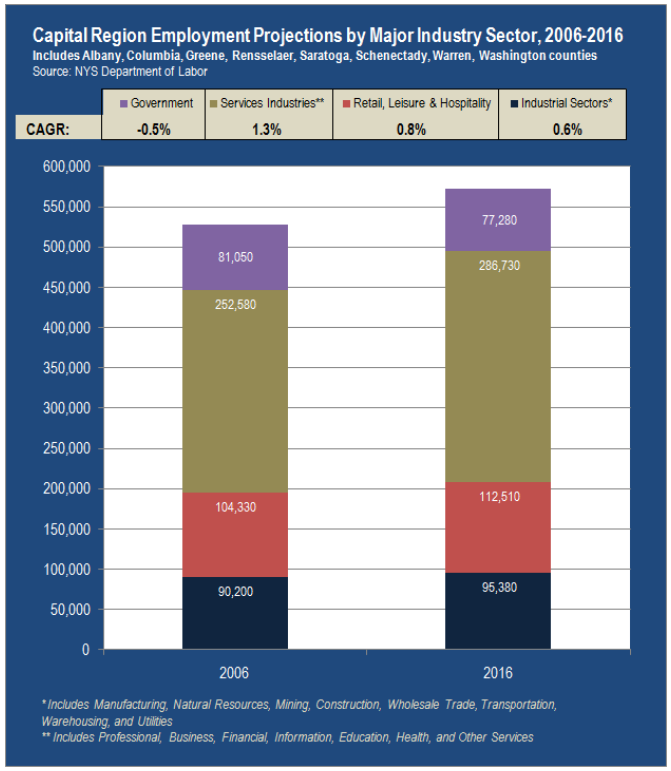
Unemployment Trends

- From 1990-2008 the unemployment rates for Albany County and the MSA have consistently been about 1-2 percentage points below the national average.
- In the same time period, the City of Albany's unemployment rate has been higher than the County or MSA, but lower than the national average.
- As of September 2009, the County and MSA both had unemployment rates of about 7%, while the City's stood at 8.8%.



Employment Projections

- The New York State Department of Labor projects that the Capital Region will add about 44,000 jobs between 2006 and 2016, a compound annual growth rate (CAGR) of about 0.8% annually.
- The Government sector is projected to continue its decline, shedding about 4,000 jobs through 2016, while the private sector is projected to add about 48,000 jobs, a CAGR of 1.0%.
- Most private sector growth is expected to occur in the Services Industries, which are projected to add 34,000 jobs through 2016, a CAGR of 1.3%.
- Most of the job growth is projected to occur in the Educational & Health Services (+19,700 jobs) and Professional & Business Services (+10,300 jobs) sub-sectors.
- Both Retail (+3,200 jobs) and Leisure & Hospitality (+5,000 jobs) are expected to add jobs.
- The region's Industrial job base is expected to show some growth through 2016, primarily in the Construction and Transportation/Warehousing subsectors.
- Job openings expected to be created in the region through 2016 are mostly in lower-wage sectors. The median annual wage among the 20 highest-demand occupations in the next decade is $25,765.
- Moody's Regional Economic Forecast for the Albany area cites the Nanotechnology Center at the University at Albany as the region's strongest economic development asset.
- The key economic challenge for the region is to create jobs that will entice graduates to remain in the region to begin their careers.



Top Private Sector Employers in the City of Albany

Largest employers	Number of employees	Private Companies Ranked by Book of Lists
Albany Medical Center	6,257	1
St. Peter's Health Care Service	3,554	4
Center for Disability Services Holding Corp.	2,175	9
National Grid	1,153	16
KeyCorp	1,100	17
CDPHP	773	20
The College of Saint Rose	679	23

Source: Business Review Book of Lists, 2011

Commercial, Office, Real Estate Market

- Downtown Albany's private office market is 6.2 million sq. ft. or 21% of the regional total.
- Downtown office performance varies greatly by Class.
- The overall vacancy rate is pushed higher because of the large amount of Class C space in Downtown Albany. Class C space is often considered the least desirable because of its age and amenities.
- Downtown Albany's asking rents for office space are still fairly strong. Downtown Albany Class A space range from $18.50-26.00. Whereas, Suburban Class A rents are lower – in the $12.00-$24.00 range.
- The suburban office market is 10.8% vacant and suburban Class A rate is even to Downtown Albany. Suburban Class B and C are better than Downtown Albany Class B and C.
- The State of New York is a major driver of office demand – owning and occupying 10 million sq. ft. in the region, compared with 29.3 million sq. ft. of private space.
- Downtown Albany has lost close to 200,000 sq ft. of occupancy since the end of 2005.
- The suburbs have been slowly gaining from the Downtown Albany's losses since 2006.
- Overall absorption for the region was -180,000 from 2008-09. Suburban markets have absorbed about 400,000 sq. ft. during the same period.

Table of Commercial, Office, Industrial Vacancies—Square Footage and by location

Market	Total Inventory (SF)	Vacant SF	Vacancy Rate	Net Absorption 2008-2009	Asking Lease Rates (per sq. ft.)
Albany CBD Total	6,172,169	886,581	14.4%	(65,372)	
Class A	2,245,581	146,364	6.5%	4,986	$18.50 - $26.00
Class B	3,459,381	569,591	16.5%	(28,223)	$11.95 - $24.50
Class C	467,207	170,626	36.5%	(42,135)	$11.00 - $18.50
Glens Falls	1,049,935	96,380	9.2%	(1,000)	$12.00 - $20.00
Saratoga	636,551	87,184	13.7%	(23,588)	$8.85 - $27.00
Schenectady	1,585,698	202,344	12.8%	(109,187)	$8.00 - $20.00
Troy	1,258,844	116,148	9.2%	(20,137)	$10.00 - $18.00
Suburban Total	18,551,682	2,004,050	10.8%	39,215	
Class A	7,117,414	448,974	6.3%	122,493	$12.00 - $24.00
Class B	8,139,632	894,213	11.0%	(92,092)	$10.00 - $22.00
Class C	3,294,636	660,863	20.1%	8,814	$12.00 - $17.50
Total	29,254,879	3,392,687	11.6%	(180,069)	

Source: CB Richard Ellis "Albany Office Market View" 2009

Table of Office Rents by Location—Albany

Market	Total Inventory (SF)	Vacant SF	Vacancy Rate	Asking Lease Rates (per sq. ft.)
Albany	23,647,987	2,490,282	10.5%	$2.65 – $8.00
Rensselaer	2,539,401	58,646	2.3%	$3.00 – $7.50
Saratoga	7,934,192	370,452	4.7%	$2.34 – $8.50
Schenectady	9,983,177	980,450	9.8%	$1.75 – $6.50
Non-core Areas	14,246,762	2,235,080	15.7%	$2.00 – $8.50
Total	58,351,519	6,134,910	10.5%	
Core	44,104,757	3,899,830		
Total Albany Share	40.53%	40.59%		
Albany Share of Core	53.62%	63.86%		

Source: CB Richard Ellis "Albany Office Market View" 2009

Economic Development Plan

Capitalize Albany, the economic development strategy for the City of Albany guides the development efforts throughout Albany with the goal of attracting investment, creating jobs and providing transformational change. Since its inception in 1994, Capitalize Albany has been instrumental in bringing nearly 300 development projects, totaling more than $6 Billion in new investment. Nearly $1 Billion more in economic and community development projects stand ready to move forward in the next two years.

This aggressive and innovative plan has prepared New York's Capital City for a successful future. From increasing employment downtown, to reconnecting the City's stunning waterfront and renovating the historic Palace Theatre, to setting the stage for the growth at Albany NanoTech, the recommendations inspired from this strategy have assisted with important transformational projects in the City of Albany. This strategy was first released in 1996, and has been updated in 2001 and 2007 to respond to local and national changes in the economy.

The most recent updates to the economic development strategy focused on development, neighborhood revitalization, and education. The committees have recognized that quality-of-life issues play a significant role in attracting high-tech industries and workers. In addition to prioritizing transformational development projects, the committees have worked to understand how to improve those quality-of-life issues that are vital to attracting the skilled, creative workforce needed to sustain the next level of revitalization. The focus still remains on leveraging local institutions of higher education, fostering high-tech business development and creating a more diversified downtown.

The mission of the Development Committee was to:

- Recommend actions and programs to effectively continue Albany's revitalization.
- Identify and support projects key to the next phase of the city's revitalization.
- Identify resources necessary to advance transformational projects.

The Development Committee made a number of recommendations. Top recommendations include:

- Establishing a Development Authority to undertake large-scale, strategic development projects in Albany.
- Developing and launching a comprehensive, world-class branding, marketing and advertising campaign to best promote the City of Albany and all its amenities.
- Creating a Strategic Projects Loan Fund through Private and Public Partnerships to assist priority development projects move forward.
-

- The mission of the Neighborhood Revitalization Committee was to:
- Identify the critical issues, assets and challenges related to Albany's neighborhoods, and develop recommendations for programs, initiatives and partnerships that respond to these critical factors.
- Develop programming to make Albany's neighborhoods regionally competitive in the housing market in terms of value, safety and quality of life.

The Neighborhood Revitalization Committee made a number of recommendations. Top recommendations include:

- Establishing a land banking program.
- Support existing efforts to create a Strategic Properties Acquisition Fund.
- Target City resources to correct systemic blighting influences found within the City's economically distressed neighborhoods.

The mission of the Education Committee was to:

- Identify the role that the business community can play in improving the quality and perception of education in the City.
- Examine the role that public education plays in attracting businesses, investors and others to the City, and to explore how the business community can advocate for improvements to public education.

The Education Committee made a number of recommendations. Top recommendations include:

- Creating a permanent mechanism for business and education leaders to address education issues.
- Encourage more direct partnership programs between Capital Region institutions of higher education and publicly funded schools in the City of Albany, with a special emphasis on the elementary school level, on schools in need of improvement, and the lowest performing K-12 schools.
- Further develop and extend to all publicly funded schools an incentive-based student performance system.

As progress continues to be made and work is aggressively being completed to reach these goals, Albany will continue to see many more transformations that can all be attributed to the vision that has come from Capitalize Albany.

(Re)Development Focus Areas in the City of Albany

The City of Albany has made dramatic changes to a number of districts throughout the City by stimulating (re)development, creating employment and rehabilitating infrastructure. This section highlights five districts with a snapshot of investment in the community.[1] Revitalization and (re)development is an ongoing commitment to the City and these districts are just some of the investments that have occurred throughout the City.

Downtown

- Downtown residential has been a major focus for the Capitalize Albany Corporation and the City of Albany. A need for diversifying downtown was identified in the completion of the Capitalize Albany Economic Development Strategy.
- To date, 10 buildings have been redeveloped adding 49 residential units to the market. This represents $5,235,000 in private investment, $520,000 Capitalize Albany Corporation Loan Assistance, $300,000 grants through Capitalize Albany Corporation and $55,800 in IDA assistance. The units are 97% occupied.
- There are several projects in the pipeline at this time. These various projects will add an additional 100 units to the market in the coming months.

City of Albany Empire Zone 1994-2010

- The goal of the Empire Zone program was to encourage and facilitate private business investment and the creation of the job opportunities for the community, with emphasis on maximizing quality of life and job opportunities for residents of Albany.
- The City of Albany Empire Zone was one of the first statewide zones to be designated.
- The statewide Empire Zone program came to an end in 2010, due to a state legislative mandate.
- Since the 1994, the inception of the City's Empire Zone program, the City reported over $700 million invested by businesses and over 5,000 people are employed by zone businesses.

Park South

- Since the Park South Urban Renewal Plan was first adopted by the Common Council in 2006, more than 250,000 square feet of commercial and residential space have been completed or planned.
- This represents more than $125 million in new investment with additional investment in the pipeline.
- This includes the Albany Medical Center's $360 million expansion project that is already underway.
- Many partners have worked tirelessly to stimulate dramatic change in the neighborhood to create a destination for investment and renewed community pride.

Arbor Hill

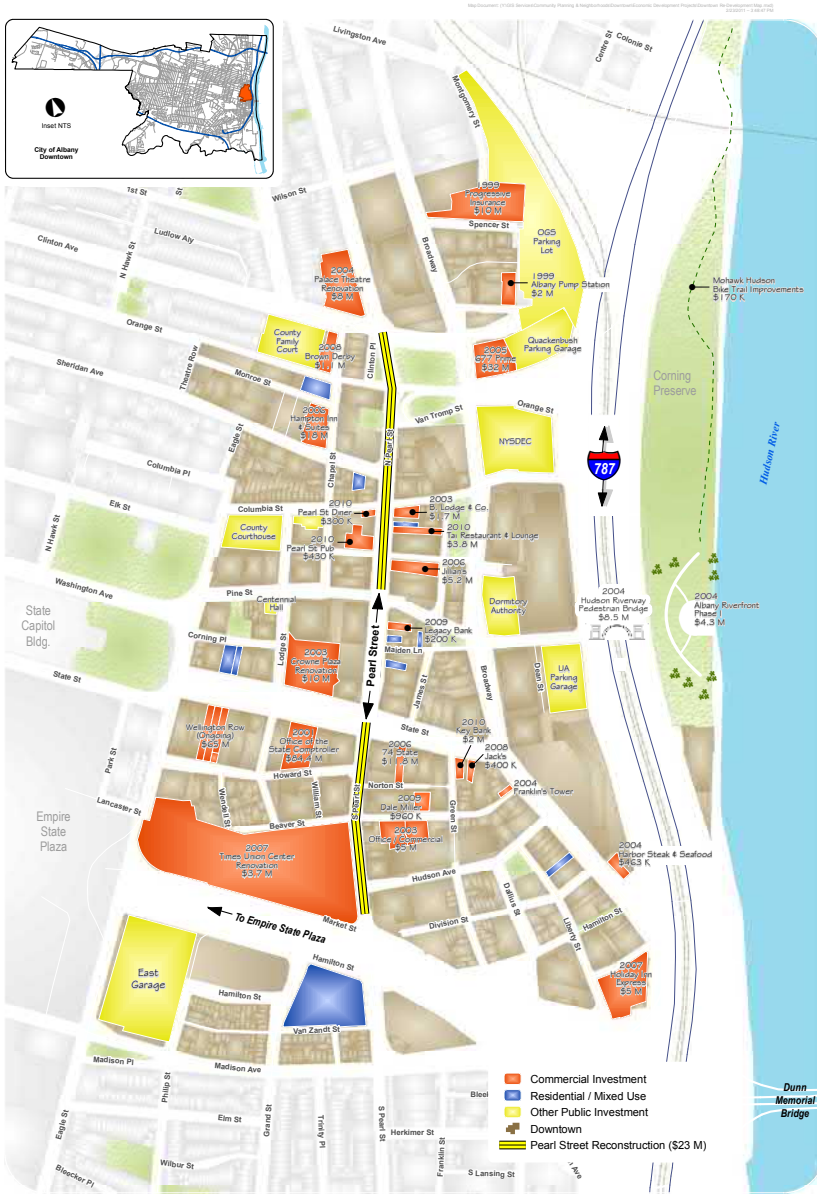
- The Arbor Hill Neighborhood Plan was developed to building consensus on strategic actions to revitalize the community. The Mayor appointed an Arbor Hill Implementation Team (AHIT) to oversee the development and implementation of Plan.
- Since its completion in 2003, the Arbor Hill Neighborhood Plan has made great progress toward implementing the outlined recommendations with over $63 million invested in the neighborhood.
- In 2010, the City of Albany received a Planning Excellence Award for Implementation of the Arbor Hill Neighborhood Plan by the New York Upstate Chapter of the American Planning Association (APA).

South End

- In July 2007, City of Albany and the South End Action Committee (SEAC) finalized a plan for the South End called the Capital South Plan: SEGway to the Future. The purpose of the plan was to develop consensus on strategic actions to revitalize the neighborhood.
- Appointed by the Mayor, SEAC was created as the key advisor and implementation leader of the Capital South Plan; SEAC has now evolved into the South End Implementation Team (SEIT).
- Since the completion of this plan, the City of Albany and South End stakeholders have worked diligently to implement the plan with over $72 million invested in the South End.

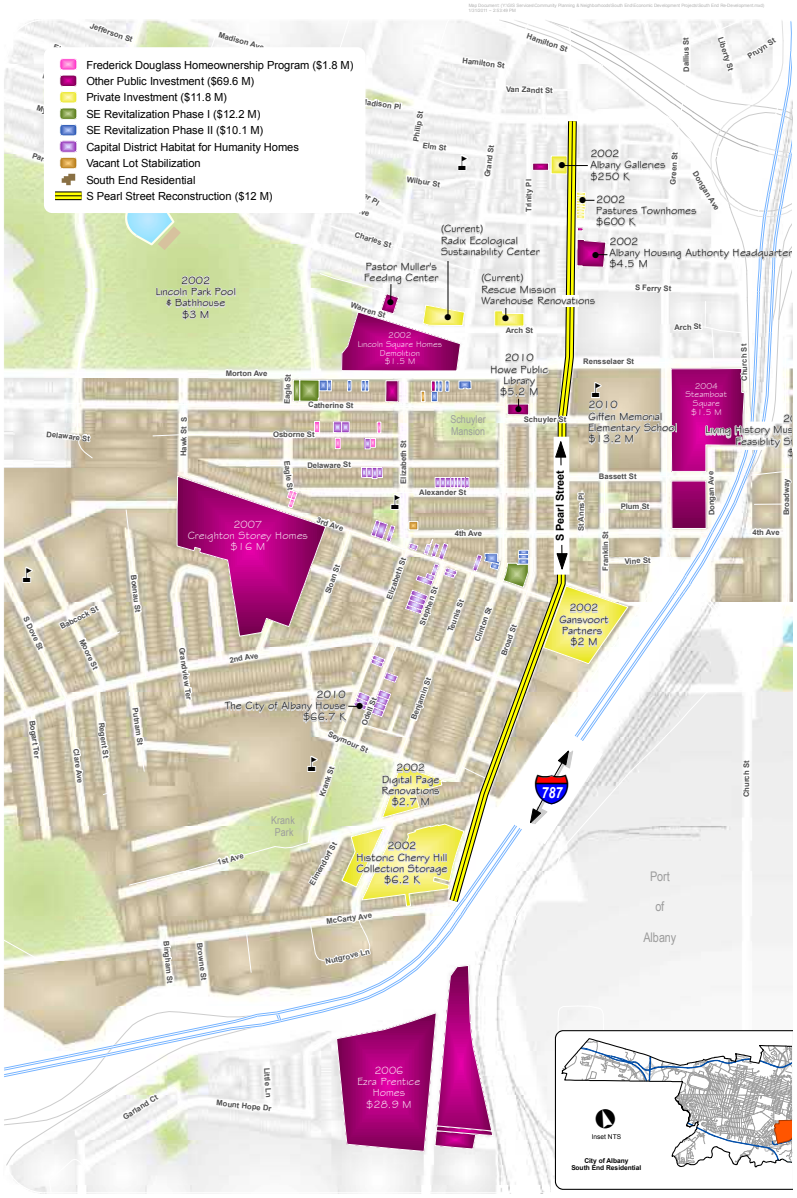
[1]These maps are a snapshot of development, not all investment and amounts are identified on the map. The maps identify investment that occurred before and after the inception of the plans addressed above.

Figure 20: Downtown Re-Development Map



DOWNTOWN DEVELOPMENT 1996 - 2010

Figure 21: South End Re-Development Map



SOUTH END DEVELOPMENT 1999 - 2010

Figure 22: Arbor Hill Re-Development Map

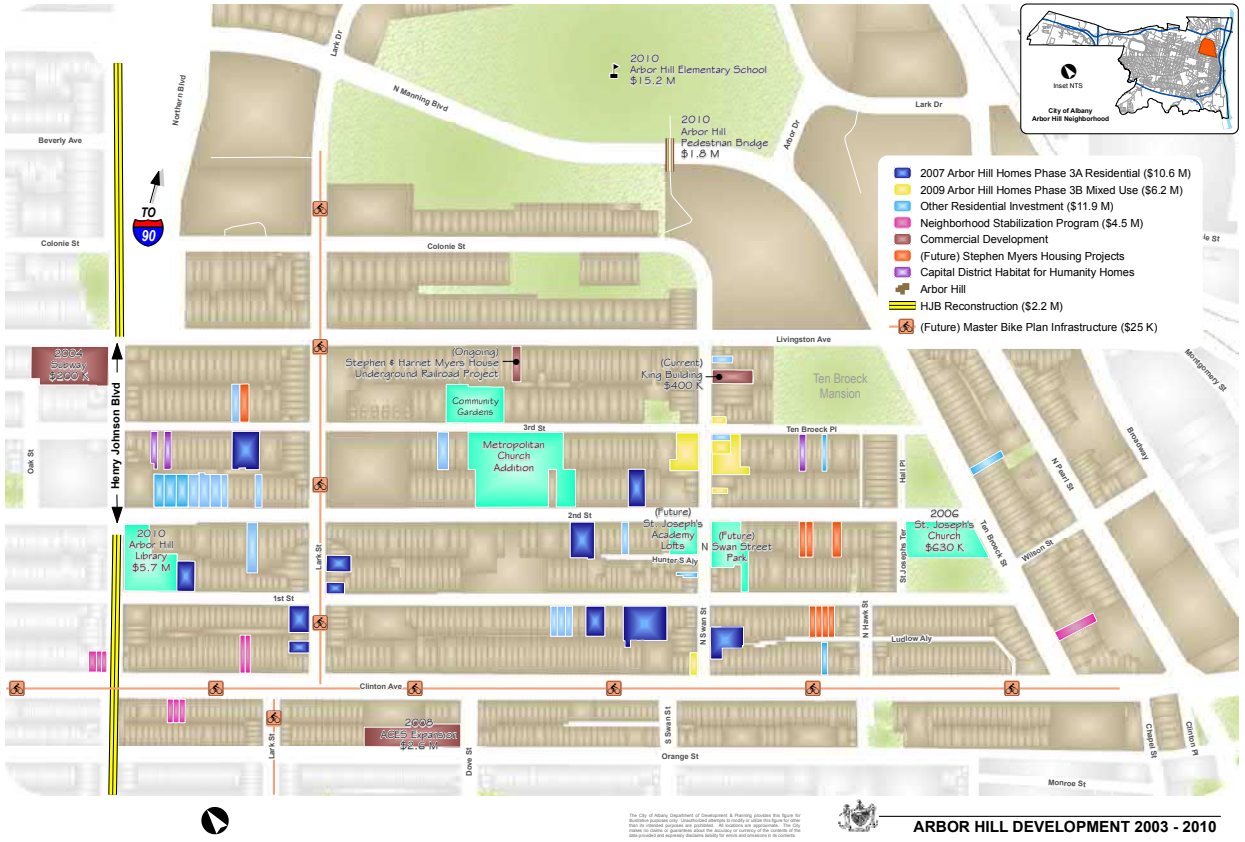
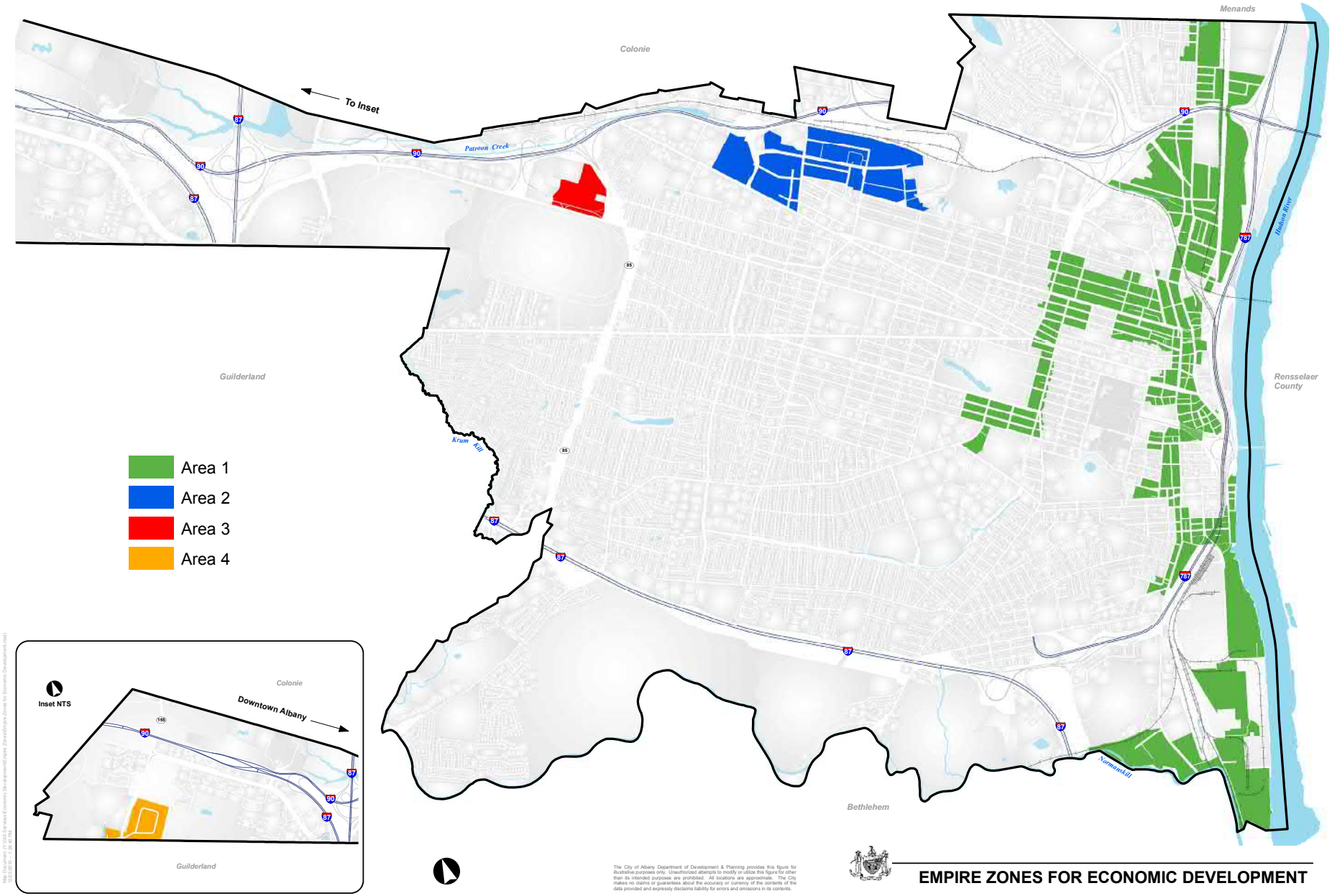


Figure 23: Park South Re-Development Map



Figure 24: Empire Zones for Economic Development



Local Economic Development Agencies

Capitalize Albany Corporation (www.capitalizealbany.com)

Programs:

- Capitalize Albany Real Estate Loan Program
- Capitalize Albany Business Development Loan Program
- 485-a Real Property Tax Abatement Program
- City of Albany Industrial Development Agency (CAIDA)
- Capital Resource Corporation (CRC)

Albany Parking Authority (www.parkalbany.com)

Programs:

- Parking Incentive Program

Albany-Colonie Regional Chamber of Commerce (www.acchamber.com)

Programs:

- Al-Tech Loan Fund
- Micro Enterprise Loan Fund

Albany Center for Economic Success (ACES)

Programs:

- Loan programs
- Business assistance

Capital District Loan Fund (CDCLF) (www.cdclf.org)

Programs:

- Loan programs

Small Business Development Center (www.nyssbdc.org

Programs:

- Loan programs
- Business assistance

New York Business Development Corporation (www.nybdc.com)

Programs:

- SZCC Loan Program

New York State Empire State Development (www.esd.ny.gov)

7.0 PUBLIC SERVICES

This section contains information on public service utilities, including stormwater management, water quality and quantity, wastewater treatment, and solid waste management.

7.0 PUBLIC SERVICES

Public Water Quality

- According to the Albany Water Board, the public water supply system had no violations in the reporting year 2008.
- In 2008, the Albany Water Board continued operating the UV Disinfection System at the Loudonville Reservoirs.
- Improvements at the Filtration Plant included: Installation of continuous online instrumentation, and numerous structural improvements to the filtration facility.
- The action level for lead was exceeded three (3) times. (The highest detected level was 57 ug/l.).

  The City of Albany has implemented a program to minimize lead levels in drinking water. This program includes; 1) the adjustment of the pH and alkalinity levels to minimize corrosion 2) the replacement of lead service lines as distribution lines are replaced and 3) public education. The department will be conducting lead and copper testing again in 2009.

Public Water Capacity

- Water supply is operating above the current system demand.
- No additional projected Capacity is planned at this time.

Albany Water Production

Reservoir	Alcove Reservoir	Basic Creek Reservoir	Loudonville Reservoir	Feura Bush Water Treatment Facility
Location	Town of Coeymans	Town of Westerlo	Albany and the Town of Colonie	Town of Bethlehem
Constructed	1928-1932	1928-1932	1920-1936	1928-1932
Storage	12 billion gallons	716 million gallons	200 million gallons of distribution storage in three concrete basins	modern water treatment facility
Daily supply	600 day supply when full	No Data	UV Treatment Facility	processes 32 million gallons per day
Average Depth	25 feet	17 feet	No Data	No Data
Maximum Depth	75 feet	No Data	No Data	No Data
Water acres	1,426 water acres	265 water acres	No Data	No Data
Miles of Shore line	18 miles	4 miles	No Data No Data	No Data
Acres of Watershed	6,300 acres	No Data	No Data	No Data

Total Water Production:
- Average annual water production is 7.4 billion gallons
- Average daily production ranges from 20 to 25 million gallons

Source: Albany Water Board

City of Albany Department of Water and Water Supply System Storage Capacity

Reservoir	Storage Capacity
Alcove Reservoir	13.5 Billion Gallons
Basic Reservoir	716 Million Gallons
Loudonville Reservoir	210 Million Gallons
Washington Ave Tank	1 Million Gallons
Loudonville Tank	150 Thousand Gallons
Pipeline delivery capacity	34-38 MGD

Source: Albany Water Board

Table of Detected Contaminants

Contaminant	Violation Yes/No	Date of Sample	Level Detected (Avg./Max) (Range)	Unit of Measure	MCLG	Regulatory Limit (MCL, TT or AL)	Likely Source of Contamination
Total Coliform	no	6-18	1 positive sample	N/A	0	MCL= 5% or more Positive of sites sampled per month	Naturally present in the environment.
Turbidity *	No	Various	0.04 NTU	NTU	N/A	TT= < 1.0 NTU	Soil runoff.
Turbidity *	No	Six times daily	100.0 % <0.3	NTU	N/A	TT= 95% of samples < 0.30	Soil runoff.
Fluoride	No	Monthly	0.12 <0.03-0.28	mg/l	N/A	MCL 2.2 mg/l	Erosion of natural deposits.
Calcium	No	Monthly	16.9 15.8-17.5	mg/l	N/A	none	Occurs naturally in almost all waters.
Sodium	No	Monthly	15.8 15.5-16.0	mg/l	N/A	20.0 mg/l******	Occurs naturally in almost all waters.
Sulfate	No	Monthly	11.9 11.4-12.8	mg/l	N/A	MCL 250 mg/l	Occurs naturally in almost all waters.
Color	No	Monthly	1.0-2.0 1.0-2.0	Color Units	N/A	15.0 color units	Natural metallic ions, humic and fulvic acids and dissolved plant components.
Odor	No	Daily	1.0-3.0 ND-3.0	Threshold Units	N/A	3 Threshold Units	Decaying vegetation and metabolites of microbiota.
Nitrate	No	Monthly	0.02 ND-0.05	mg/l	N/A	MCL=10.0 mg/l	Occurs naturally.
Copper	No	6/06-9/06	0.01 ** ND-0.07	mg/l	1.3	AL=1.3	Corrosion of pipes.
Lead	No	6/06-9/06	7.0 *** ND-57	ug/l	0	AL-15	Corrosion of pipes.
Total Trihalomethane	No	2/2008 5/2008 8/2008 11/2008	44.6**** 7.7-79.0	ug/l	N/A	MCL = 80ug/l RAA	Disinfection by-products, resulting from chlorinating Drinking water
Total Organic Carbon	No	Daily	1.72 1.10-1.83	mg/l	N/A	TT	Occurs naturally in almost all waters.
Chlorine Residual	No	Six times daily	0.70-1.10	mg/l	4.0 mg/l	MCL = 4.0 mg/l	Added to drinking water to inhibit microbial growth.
Haloacetic Acids	No	2/2008 5/2008 8/2008 11/2008	16.4**** 7.6 -22.0	ug/l	N/A	MCL = 60 ug/l RAA	Disinfection by-products, resulting from chlorinating Drinking water.
Radionuclides							
Alpha particles	No	Bi-weekly	0.49 0.20-0.75	pCi/L	NA	15 picocuries/L	Erosion of natural deposits.
Beta particles	No	Bi-weekly	0.87 0.30-2.1	pCi/L	NA	50*****	Erosion of natural deposits.
Radium	No	Bi-yearly	0.68 ND-0.85	pCi/L	NA	5 picocuries/l	Erosion of natural deposits.

Source: Albany Water Board

Public Sewer

- About two-thirds of the City of Albany is serviced by a combined sewer with storm water system.
- The area with combined sewer systems is almost centralized within the City. The area is bound to the north by Central and Clinton Avenues, Route 85 to the west, and the NYS Thruway to the south.
- The combined sewer system is very old and gets overwhelmed during wet weather flow.
- About one-third of the City consists of separate sewer and storm water systems.
- The separate sewer system is newer and generally functions very well as designed.
- The Albany Water Board, along with Cohoes, Green Island, Watervliet, Troy, and Rensselaer, is currently undertaking a major planning study for mitigation of the combined sewer overflows.

Table of Current Wastewater Treatment Plants Capacity & Demand

Waste Water Capacity	Capacity	Demand
North WWTP Current Capacity	35 MGD (shared among 8 municipalities)	18-25 MGD (Albany contributes 3-4 MGD)
South WWTP Current Capacity	designed as 19 MGD, permitted at 29 MGD	22-23 MGD

WWTP is wastewater treatment plant
Source: Albany Water Board

Solid Waste Management

- The City of Albany has prepared a New Solid Waste Management Plan (SWMP) and presents the long-range solid waste strategy for the Capital Region Solid Waste Management Partnership Planning Unit (formerly known as ANSWERS).
- This new SWMP for the Planning Unit defines the key elements of the future solid waste management program for the region, for the years from 2011 through 2030.
- It includes all the components of a full solid waste management plan as required by NYSDEC regulations.
- Currently, the Planning Unit operates as an informal consortium with the City of Albany as the lead participant.
- Estimated Solid Waste Disposal from the Planning Unit is presented in the tables below.
- Rapp Road disposes of the largest portion of waste from the planning unit, but there are other facilities, both inside and outside of the Planning Unit, that provide disposal capacity.
- Projected future quantities of solid waste generation were made by multiplying the projected population of the Planning Unit times the waste generation rate for the applicable waste type.
- Using the total of 202,727 tons of waste disposal from the Planning Unit in 2008, the total recyclable material diversion rate for 2008 is 37%.
- To increase citywide recycling efforts, the Department of General Services (DGS) has developed the following initiatives:
  - Launched a new recycling website in 2010, HYPERLINK “http://www.capitalregionrecycling.com” www.capitalregionrecycling.com.
  - Expanded the City’s curbside recycling to include 3-7 Plastics (2010).
  - An informational packet was mailed directly to all commercial, industrial, institutional and multi-residential property owners reminding them of the mandatory recycling laws.
  - Initiated a new city wide office-recycling program. New recycling bins were purchased for all city office buildings to recycle paper, cardboard, glass, cans and plastic containers. Every desk was equipped with a paper only bin and several larger bins, placed in common areas, for their glass, cans and plastic containers. Each building has been set up on a pickup rotation to ensure these items are recycled properly.
  - Increased curbside-recycling program by offering an additional “GREEN” bin for paper and cardboard only.
  - Distributed educational flyers and brochures.
  - Initiated a Light Bulb Disposal program in city buildings.
  - Incorporated a School Recycling program.
  - Initiated an Electronic Recycling program.

Estimated Future Waste Generation in the Planning Unit

	Generation Rate (lb/person/day)	Generated Tonnage (TPY)			
		2010	2015	2020	2030
Projected Population		221,975	224,242	226,509	230,627
Waste Type					
Residential MSW	3.2	129,633	130,957	132,281	134,686
Commercial MSW	1.8	72,919	73,663	74,408	75,761
C&D Debris	3.0	121,531	122,773	124,014	126,268
Non-Hazardous Industrial	2.2	89,123	90,033	90,943	92,597
Estimated Total Waste Generation	**10.2**	**413,200**	**417,400**	**421,600**	**429,300**

Notes:

- *Estimated Total Waste Generation*
- *Projected future quantities of solid waste generation were made by multiplying the projected population of the Planning Unit times the waste generation rate for the applicable waste type.*

Source: "Draft Solid Waste Management Plan" Prepared for the Capital Region Solid Waste Management Partnership Planning Unit. Prepared by Clough Harbor and Associates, Inc. Marcy 2010.

Estimated Total Material Recovery and Recycling in 2008

Recycled Material Waste Stream	2008 quantity (tons)
Recycled MSW	58,033
Recycled C&D	47,051
Recycled Industrial Waste	13,561
Total Recycled Material	**118,645**

Source: "Draft Solid Waste Management Plan" Prepared for the Capital Region Solid Waste Management Partnership Planning Unit. Prepared by Clough Harbor and Associates, Inc. Marcy 2010.

8.0 PARKS AND RECREATION

This section of the Data Book provides information on public recreation facilities.

8.0 PARKS AND RECREATION

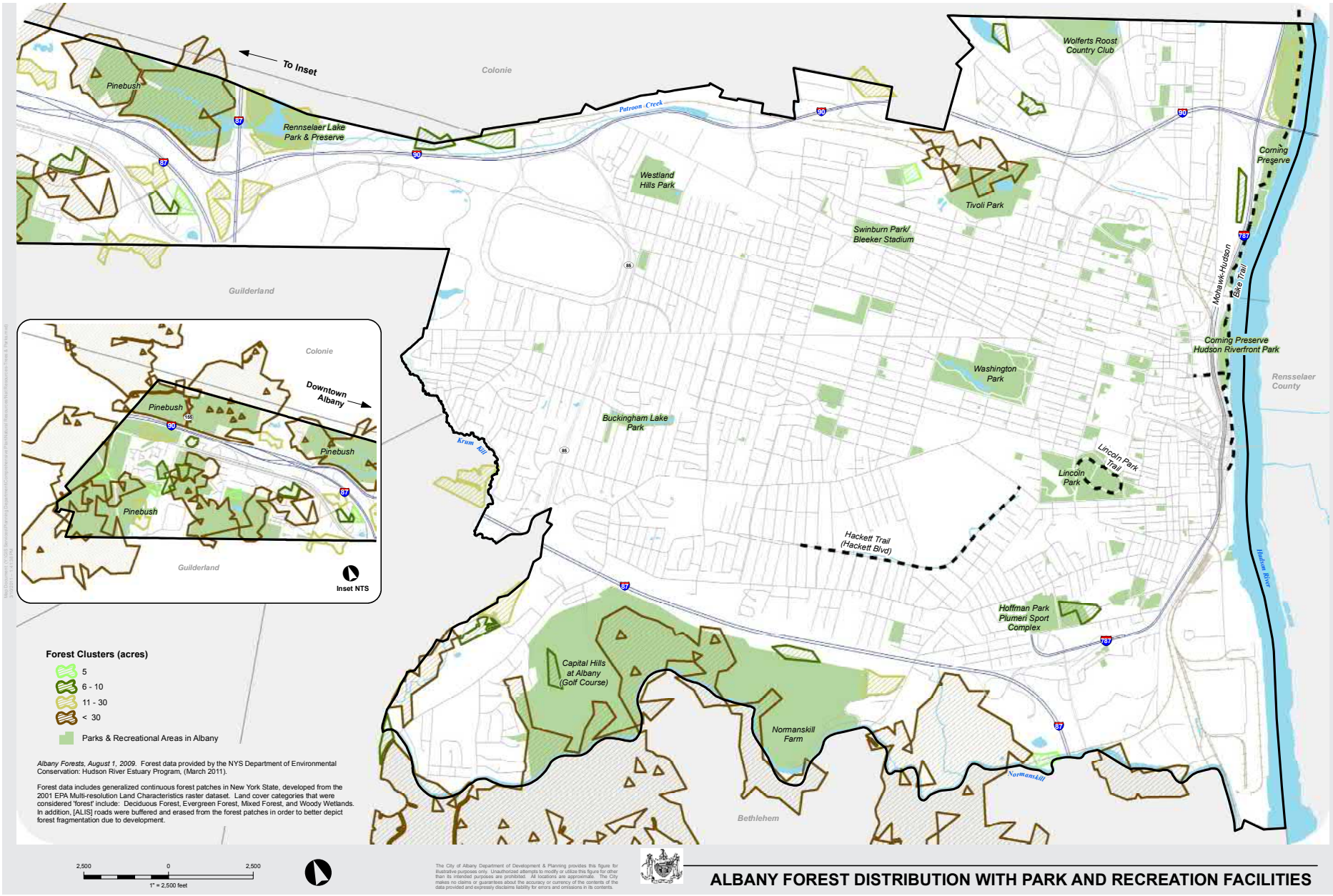
Parks and Recreation Facilities

- Albany has over 100 parks, encompassing over 4,000 acres of land.
- The National Recreation and Park Association recommends a ratio of 10 acres of recreation land per 1,000 persons as the minimum standard for municipalities. Albany currently has more than 4 times the recommended minimum acreage.





Figure 25: Parks and Recreation Facilities



Parks and Recreational Facilities in the City of Albany																							
FACILITY	NEIGHBORHOOD	LOCATION	Acreage	Playground	Basketball Courts	Tennis Courts	Handball Courts	Swimming Pool	Ball Fields	Wading and Spray Pool	Ice Skating	Gym	Game Room	Weight Room	Bicycling Trails	Walking Trails	Snowshoeing	Cross Country Skiing	Golf	Community Gardens	Flower Garden	Historic Plaques
Hackett Park	2nd Avenue	North Pearl St. and No. Second St.	3.9	X	X	X			X	X												
Hoffman Community Center	2nd Avenue	21 Hoffman Ave.	1.4		X								X	X								
Hoffman Park	2nd Avenue	Hoffman Ave. and McCarty Ave.	4.6	X	X	X			X													
Arbor Hill Community Center	Arbor Hill	corner of Lark and Second Streets	0.8		x			x				x										
Arbor Hill Basketball Courts (Rookert "June" Willingham Courts)	Arbor Hill	73 North Swan St.	0.5		X																	
Arbor Hill Park (AKA Dudley Park)	Arbor Hill	Manning Blvd. below Lark Dr.	11.8	X	X	X			X													
Community Garden: Hawk and Clinton	Arbor Hill	At the corner of Hawk and Clinton	0.1																	X		
Community Garden: Third Street	Arbor Hill	On Third between N Lark and N Swan Streets	0.1																	X		
Henry Johnson and Clinton Park (Lot)	Arbor Hill	Henry Johnson from Orange and Clinton	0.1																			
Henry Johnson Boulevard Park	Arbor Hill	Henry Johnson Blvd, Livingston (NW corner)	0.5																		X	X
Lark Park	Arbor Hill	2 Lark St.	7.0						X													
Wilkie Playground	Arbor Hill	Colonie and Lark St. (200 Colonie)	2.1	X	X					X												
Beverwyck Park	Beverwyck	640 Washington Ave.	5.0						X													
Buckingham Lake Park	Buckingham Pond/Crestwood	Berkshire Blvd. and Colonial Ave.	14.4	X							X											
Hudson and Jay Park	Center Square/Hudson Park	At bend between Hudson and Jay Street by Plaza	0.5																			
Normanskill Farm	Delaware Ave	Off Delaware Ave	192.0												X	X	X	X		X		

Parks and Recreational Facilities in the City of Albany																								
FACILITY	NEIGHBORHOOD	LOCATION	Acreage	Playground	Basketball Courts	Tennis Courts	Handball Courts	Swimming Pool	Ball Fields	Wading and Spray Pool	Ice Skating	Gym	Game Room	Weight Room	Bicycling Trails	Walking Trails	Snowshoeing	Cross Country Skiing	Golf	Community Gardens	Flower Garden	Historic Plaques
School 23 Whitehall Park	Delaware Ave	124 Whitehall Rd. at ASH	5.0	X	X																	
American Legion Memorial Park	Delaware/2nd Ave	Frisbee and McCarty Ave.	14.1						X													
Community Garden: Normanskill Farm	Delaware/2nd Ave	On Normanskill Farm off of Delaware Ave.																		X		
Academy Park	Downtown Albany	Elk and Eagle St and Washington	1.7																			X
Clinton Square Park	Downtown Albany	140 North Pearl St in front of McGeary's	0.1																		X	X
Colonie Park	Downtown Albany	Between Pearl and Broadway	0.5																			
Corning Memorial Park	Downtown Albany	Rear of City Hall	0.2																			
Corning Preserve	Downtown Albany	between Hudson River and 787	98.1	X											X	X						
Federal Plaza	Downtown Albany	Clinton Ave and Broadway NW corner	0.5													X						
Hudson Bike Trail (AKA Mohawk-Hudson Bike Trail)	Downtown Albany	North of boat launch Hudson River	2.75 miles												X	X						
Lafayette Park	Downtown Albany	Washington, Eagle, Hawk and Elk	2.8																			
Liberty Park	Downtown Albany	Hudson Ave between Liberty and Dallius St.	0.2																			
Pine Street Park	Downtown Albany	Pine St and Broadway	0.1																			
Quackenbush Square	Downtown Albany	Clinton Ave and Broadway NE corner	0.5																			X
Tricentennial Park	Downtown Albany	542 Broadway at Norstar Plaza	0.1																			X
Wallenberg Park	Downtown Albany	Clinton and Broadway SW corner	1.0																			X
School 27 Park	Eagle Hill	Sunset and Cortland off Western Ave	1.5	X																		
Community Garden: State Office Campus Garden	Harriman Campus	In Harriman State Office Campus																		X		

Parks and Recreational Facilities in the City of Albany																						
FACILITY	NEIGHBORHOOD	LOCATION	Acreage	Playground	Basketball Courts	Tennis Courts	Handball Courts	Swimming Pool	Ball Fields	Wading and Spray Pool	Ice Skating	Gym	Game Room	Weight Room	Bicycling Trails	Walking Trails	Snowshoeing	Cross Country Skiing	Golf	Community Gardens	Flower Garden	Historic Plaques
Hackett Trail	Helderberg	Hackett from Holland to Sycamore	.76(miles)												X	X						
Community Garden: Hudson Park	Hudson Park	At Hudson, Jay, Dove and S Swan																		X		
Community Garden: Myrtle and Irving	Hudson Park	On Irving between Dove and S Swan Streets	0.1																	X		
Philip Street Park	Mansion District	77 Philip St.	0.7	X	X																	
Rosemont Playground	Melrose	92 Rosemont St.	3.9	X	X	X			X	X												
Community Garden: Garland Court	Mt Hope Townhome Assoc	On Garland Court off of Mt Hope Drive	1.0																	X		
Woodlawn Park	New Scotland/Woodlawn	Woodlawn Ave. and Partridge St.	8.6	X	X				X													
Community Garden: Sam Yanni Memorial	North Albany	On N Third St between Rooney Rd and N Pearl	2.2																	X		
Mullens Park	North Albany	64 North First St.	3.1						X													
Sacred Heart Park	North Albany	1190 Broadway and N Second St	0.9	X																		
Six Mile Waterworks (Rensselaer Lake)	off of Fuller rd	Fuller Road	165.2	X											X	X	X	X				
Capital Hills Golf Course	Off of New Scotland	65 O'Neil Rd	464.5													X	X	X	X			
Community Garden: Hartman Road	Off of New Scotland	Located on the Albany Municipal Golf Course																		X		
Community Garden: Dana Avenue	Park South	On Dana Avenue between Robin St and New Scotland Ave	0.1																	X		
Dana Park	Park South	13 Delaware Ave	0.2																			X
Morris St. Park	Park South	Morris and Knox Street	0.1	X																		

Parks and Recreational Facilities in the City of Albany

FACILITY	NEIGHBORHOOD	LOCATION	Acreage	Playground	Basketball Courts	Tennis Courts	Handball Courts	Swimming Pool	Ball Fields	Wading and Spray Pool	Ice Skating	Gym	Game Room	Weight Room	Bicycling Trails	Walking Trails	Snowshoeing	Cross Country Skiing	Golf	Community Gardens	Flower Garden	Historic Plaques
Pine Bush Preserve	Pine Bush	195 New Karner Rd	3100.0												X	X	X	X				
Community Garden: Ridgefield Park	Pine Hills	In Ridgefield Park																		X		
Madison Ave. Playground	Pine Hills	Madison Ave. and Ontario St.(843 Madison)	1.3	X	X																	
Ridgefield Park	Pine Hills	316 Partridge St., Ridgefield St.	7.8	X		X			X	X												
South Allen St. Playground	Pine Hills	227 South Allen St.	0.4	X																		
St. Vincent Community Center	Pine Hills	844 Madison Ave.	0.7		X							X	X	X								
Community Garden: Sand Street	Second Ave	At the end of Sand Street and Frisbee	0.4																	X		
Hummel St. Park	Second Ave	Hummel Terrace off Second	3.3		X				X													
Shaker Park	Shaker Park/Bishops Gate	Shaker Park and Rosemary Dr. (14 Rosemary)	0.3	X	X																	
12th Ward Memorial	Sheridan Hollow	Dove and Sheridan Ave	0.3																			
Bayhill Park	Sheridan Hollow	Spruce Ave. and Dove St.	0.8	X						X												
Orange St Playground	Sheridan Hollow	317-325 Orange St	0.2	X																		
Orange St. Basketball Court	Sheridan Hollow	Orange St and N Hawk	0.2		X																	
Sheridan Hollow	Sheridan Hollow	Dove and Spruce	0.8	X						X												
Sheridan Park	Sheridan Hollow	247 Sheridan Ave	0.1	X																		
Catherine Street Park	South End	Catherine Street and Eagle Street	0.2	X																		

Parks and Recreational Facilities in the City of Albany																								
FACILITY	NEIGHBORHOOD	LOCATION	Acreage	Playground	Basketball Courts	Tennis Courts	Handball Courts	Swimming Pool	Ball Fields	Wading and Spray Pool	Ice Skating	Gym	Game Room	Weight Room	Bicycling Trails	Walking Trails	Snowshoeing	Cross Country Skiing	Golf	Community Gardens	Flower Garden	Historic Plaques
Community Garden: Arther T. Scott Memorial	South End	71 Plum St.	0.2																	X		
Community Garden: Elfrieda Textores Memorial	South End	At the corner of Third Ave and Elizabeth	0.1																	X		
Community Garden: Pearl Street	South End	315-317 S. Pearl St	0.1																	X		
Elizabeth St Playground (AKA Emmett St Playground)	South End	59-61 Elizabeth St	0.4	X	X																	
Island Creek Park	South End	North of Port Hudson River by 23 Truck stop	1.5																			
Krank Park	South End	65 First Ave.	8.5	X	X	X			X	X												
Lincoln Holmes Playground	South End	Eagle St between Morton and Warren	1.9	X																		
Mount Hope Playground	South End	Mount Hope Drive (Rear 693 S Pearl)	1.0	X	X																	
Community Garden: Chuck Shoudy Memorial	South End/Lincoln Park	In Lincoln Park, West of the pool on Dr. Martin Luther King, Jr. Blvd																		X		
Community Garden: Leonard Place	South End/Lincoln Park	At dead end of Leonard Place behind Hackett Middle School	1.1																	X		
Community Garden: Lincoln Park	South End/Lincoln Park	East of Lincoln Park, At Eagle, Warren, Prospect and Philip	0.9																	X		
Lincoln Park (lower)	South End/Lincoln Park	Eagle St. and Morton Ave. (164 Delaware)	22.4	X	X			X	X			X		X	X	X						X
Lincoln Park (upper)	South End/Lincoln Park	Morton Ave. and Delaware Ave. (164 Delaware)	35.1	X	X	X	X			X												X
Old School #5	Ten Broeck Triangle	216 N Pearl St	0.1	X																		

Parks and Recreational Facilities in the City of Albany																								
FACILITY	NEIGHBORHOOD	LOCATION	Acreage	Playground	Basketball Courts	Tennis Courts	Handball Courts	Swimming Pool	Ball Fields	Wading and Spray Pool	Ice Skating	Gym	Game Room	Weight Room	Bicycling Trails	Walking Trails	Snowshoeing	Cross Country Skiing	Golf	Community Gardens	Flower Garden	Historic Plaques
St. Joseph's Park	Ten Broeck Triangle	First St and Ten Broeck	1.0																		X	
Ten Broeck Mansion	Ten Broeck Triangle	Livingston and Ten Broeck	3.1																		X	X
Van Rensselaer Playground	Ten Broeck Triangle	50 Ten Broeck St and Second Street	0.9	X																		
Mater Christi Playground	University Heights	New Scotland Ave. (Across HN) (162 S Lake)	1.9	X					X													
Memorial Grove	University Heights	New Scotland Ave by Phyic Ctr.	1.9																			
Community Garden: Westland Hills Garden	Upper Washington Ave	In Westland Hills Park off of Austin Ave																		X		
Roosevelt Park	Upper Washington Ave	Roosevelt and Washington Ave	0.3																			
Westland Hill Park	Upper Washington Ave	Central, Colvin, Lincoln, Austin	26.1	X					X	X												

Parks and Recreational Facilities in the City of Albany																							
FACILITY	NEIGHBORHOOD	LOCATION	Acreage	Playground	Basketball Courts	Tennis Courts	Handball Courts	Swimming Pool	Ball Fields	Wading and Spray Pool	Ice Skating	Gym	Game Room	Weight Room	Bicycling Trails	Walking Trails	Snowshoeing	Cross Country Skiing	Golf	Community Gardens	Flower Garden	Historic Plaques
Townsend Park	Washington Park	Central Ave and Washington	0.5																			X
Washington Park	Washington Park	State and Willet St.	80.5	X	X	X	X				X				X	X					X	X
McQuade Park	Washington Square	Washington and Western	0.1																			
Bleecker Stadium	West End	Clinton Ave. below Manning Blvd.	12.6						X													
Colby Park	West End	19 Colby St. and Garfield Pl.	1.3	X	X																	
Mayor Jennings Softball Field	West End	Terminal St.							X													
Swinburne Park	West End	Clinton Ave. and Manning Blvd.	9.3	X	X					X	X				X	X						X
Terminal Park (aka Charles Young Memorial Park)	West End	Terminal and Livingston Ave	0.3																			
City Boxing Program	West Hill	91 Quail St.	0.1											X								
Community Garden: Livingston Avenue Garden	West Hill	Behind Tivoli Park Apartments																		X		
Community Garden: Orange Street	West Hill	Orange St between Robin St and Lexington Ave	0.1																	X		
Livingston and Lake Playground	West Hill	Livingston Ave. and Lake Ave. (484 Livingston)	1.7	X	X																	
Oak Street Playground	West Hill	Oak St. and Second St.	0.2	X																		
Tivoli Park	West Hill	421-449 Livingston Ave and Judson St	68.4												X	X	X	X				

Source: City of Albany, 2010

*Not all parks are maintained by City of Albany

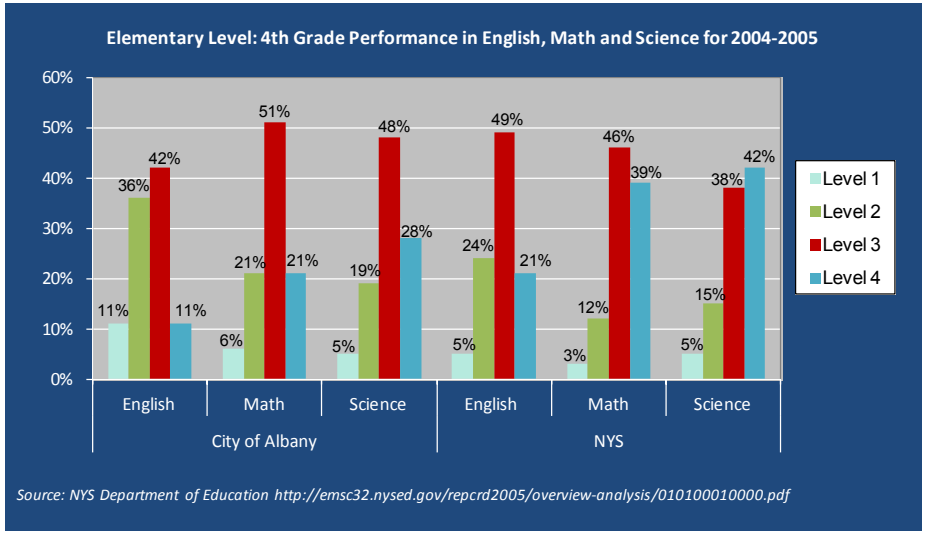
9.0 COMMUNITY FACILITIES

This section of the Data Book provides information on the various types of community facilities in Albany, including schools, colleges and universities, healthcare, social services, government offices, police & fire protection, and libraries.

9.0 COMMUNITY FACILITIES

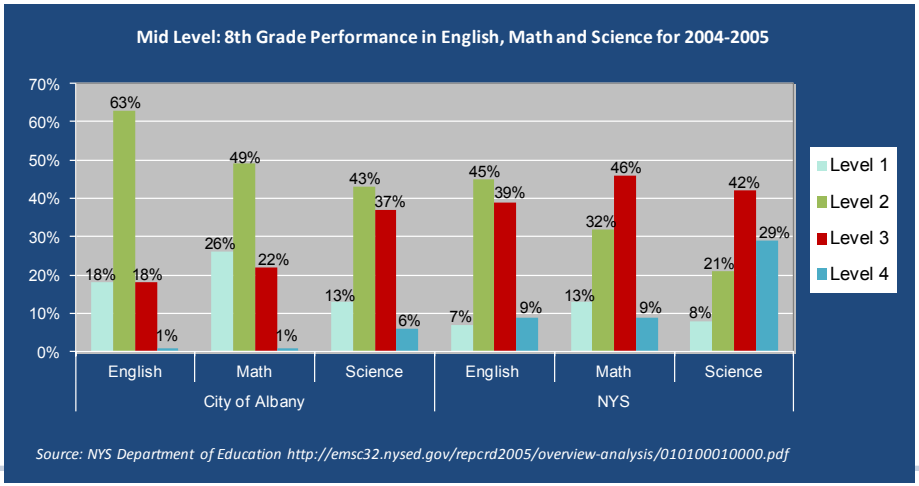
Schools

- Most elementary school students in Albany are performing at Level 3, meaning they meet the standards for each subject and, with continued steady growth, should pass the Regents examination.
- Most middle school students are performing at Level 2 or 3. Level 2 students need extra help to meet the standards and pass the Regents examination.
- Elementary students are generally performing at comparable levels to the State overall.
- Middle school students are generally performing at comparable levels to the State.
- High School students in Albany appear to be slightly underperforming the State in Math, but are about comparable for English.
- According to the School Enrollment and Capacity table on the following page, all but one public school (Albany Vo-Tech evening school) are expected to increase enrollment over the next year. Most public schools are expected to be at or close to capacity with the expected increase in enrollment.
- Enrollment in most private schools is expected to drop in the next year.



Level 4	These students exceed the standards and are moving toward high performance on the Regents examination.
Level 3	These students meet the standards and, with continued steady growth, should pass the Regents examination.
Level 2	These students need extra help to meet the standards and pass the Regents examination.
Level 1	These students have serious academic deficiencies.

Source: New York State Department of Education



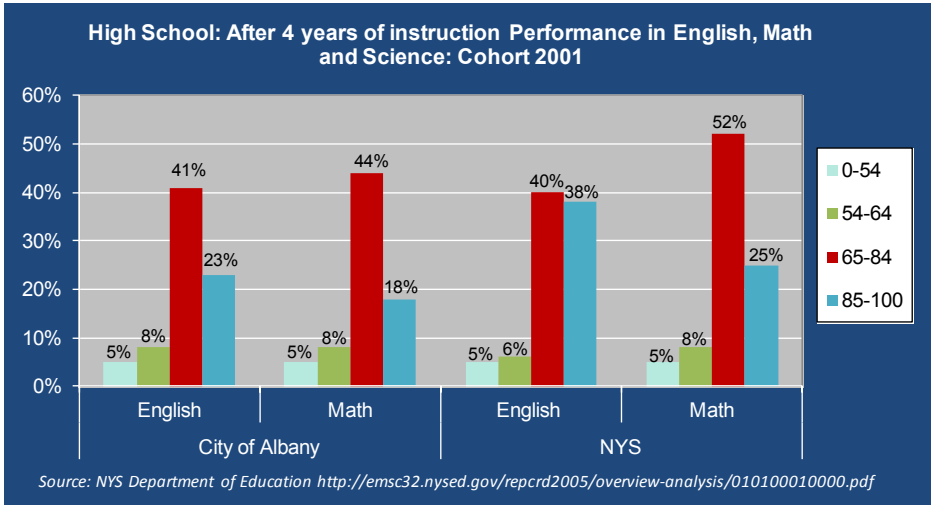
Level 4 These students exceed the standards and are moving toward high performance on the Regents examination.

Level 3 These students meet the standards and, with continued steady growth, should pass the Regents examination.

Level 2 These students need extra help to meet the standards and pass the Regents examination.

Level 1 These students have serious academic deficiencies.

Source: New York State Department of Education



Projected Enrollment and Capacity Ratios, 2009 to 2011

School Enrollment and Capacity - 2011

	Grades	Enrollment for 2009-2010	Expected Enrollment for 2010-2011	Estimated Expected Capacity	Owner	Floors	Year Built	Recent Renovation	Renovation Cost	Square Footage	Acres	Location
Public												
Albany School of Humanities	PK-6	539	545	550	Albany City School	3	1927	1995		123,770	4.1	108 Whitehall Road
Arbor Hill Elementary School	PK-6	343	450	450	Albany City School	2	1972	2010	$15,210,940	192,300	17.6	1 Arbor Drive
Eagle Point Elementary School	PK-6	283	270	300	Albany City School	3	1925	2005	$10,243,126	52,390	3.2	1044 Western Avenue
Giffen Memorial Elementary	PK-6	479	500	500	Albany City School	2	1960	2009	$13,241,244	135,484	3.9	274 South Pearl Street
Montessori Magnet School	PK-5	308	310	320	Albany City School	2	1925	2005	$8,827,708	44,670	2	65 Tremont Street
North Albany Academy (formerly PS 20)	PK-8	422	425	450	Albany City School	3	1925	2005	$10,491,766	81,700	3	570 North Pearl St
Pine Hills Elementary School (formerly PS 16)	PK-6	372	375	375	Albany City School	3	2006	2006	$11,127,162	49,182	1.5	41 North Allen Street
Delaware Community School (formerly known as PS 18)	PK-5	419	400	450	Albany City School	3	2006	2006	$10,837,752	48,347	1	43 Bertha St.
New Scotland Elementary School (formerly PS 19)	PK-5	430	435	450	Albany City School	3	1919	2008	$14,467,196	87,036	2.5	385 New Scotland Ave
Philip J. Schuyler Achiev't Acad. (formerly PS 21)	PK-5	283	320	320	Albany City School	4	2004	2004	$9,989,005	51,000	1	676 Clinton Avenue
Sheridan Preparatory Academy	PK-5	346	375	450	Albany City School	3	2004	2004	$11,947,635	49,000	0.75	400 Sheridan Avenue
Thomas O'Brien Academy of Science and Technology (TOAST formerly PS 24)	PK-5	399	400	450	Albany City School	2	1955	2009	$14,455,743	68,081	4.3	Lincoln Park
Stephen and Harriet Myers Middle School	6-8	563	600	650	Albany City School	3	2005	2005	$35,718,951	142,000	18.5	100 Elbel Court
William S. Hackett Middle School	6-8	601	620	650	Albany City School	5	1927	2008	$33,122,795	149,636	11	45 Delaware Avenue
Albany High School	9-12	1,909	2,000	2,200	Albany City School	3	1973	1973		317,320	27.2	700 Washington Avenue
Abrookin Vo-Tech Center (Day Program)	9-12	296	300	350	Albany City School	2	1928	1928		60,750	3	99 Kent St
Abrookin Vo-Tech Center (Evening Program)	9-12	174	150	350	Albany City School	2	1928	1928		60,750	3	99 Kent St
Harriet Gibbons High School	9	120	closed	closed	Albany City School	2		2002	$4,020,000	32,495		
Adult Learning Center (ALC)	7-12	116	120	200	Albany City School	3	1912	1983		127,302	2	141 Western Ave
Total Public School Students		8,402	8,595	9,465								
Private												
Saint Matthew Lutheran School	PK-K	66	32	120	Saint Matthew Lutheran Church	2	1959			8,204	1	75 Whitehall Road
Albany Montessori Education Center	PK-3	4	N/A	N/A	Albany Montessori Education Center, LLC	2	1900			2,004	0.75	715 Morris Street
Blessed Sacrament School	PK-8	150	159	295	Roman Catholic Diocese of Albany	2	1963			34,116	2.3	605 Central Avenue
All Saints Academy (formerly Holy Names)	PK-8	180	159	300	Roman Catholic Diocese of Albany	2	1959	2001	$270,000	29,927	1.2	10 Rosemont St
Free School	PK-8	40	46	60	Friends of the Free School	2	1940			6,112	0.1	8 Elm Street
Mater Christi (formerly Saint Catherine of Siena School)	PK-8	177	170	170	Roman Catholic Diocese of Albany	1	1953	2000	$675,000	24,004	1.8	35 Hurst Avenue
Academy of the Holy Names	PK-12	380	355	450	Sisters of the Holy Names of Jesus and Mary	4	1951	2007	$100,000	150,264	69.2	1073 New Scotland Road
Bishop Maginn HS	9-12	196	156	335	Roman Catholic Diocese of Albany	2	1967			84,138	8.4	99 Slingerland Street

	Grades	Enrollment for 2009-2010	Expected Enrollment for 2010-2011	Estimated Expected Capacity	Owner	Floors	Year Built	Recent Renovation	Renovation Cost	Square Footage	Acres	Location
Maimondies Hebrew Day School	K-12	62	61	130	Maimondies Hebrew Day	2	1940	2007	$150,000	14,000	3.5	404 Partridge Street
Albany Academy (combined)	K-12	691	691	850	Trustee for Albany Academy	2	1958	2003	$1,916,000	57,691	19.7	140 Academy Rd
Harriet Tubman Democratic High School	9-12	N/A	17	40	Friends of the Free School	3	1910			2,310	0.05	59 Elizabeth St
Total Private School Students		1,946	1,846	2,750								
Charter												
Albany Community	K-4	308	341	300	Brighter Choice	2	2008	2010	$1,161,028	36,046	10.5	65 Krank Street
Brighter Choice C.S. for Boys	K-4	234	255	270	Brighter Choice	4	2007	2006	$4,830,000	54,000	0.371	116 North Lake Avenue
Brighter Choice C.S. for Girls	K-4	229	247	240	Brighter Choice	2	1910, 2002	2002	$7,000,000	49,440	0.922	250 Central Avenue
Henry Johnson	K-4	276	353	375	Brighter Choice Foundation	3	1900	2007	$5,800,000	31,224	0.8	30 Watervliet Avenue
New Covenant	K-6	650	closed		Victory Schools, Inc.	3	2001		$10,000,000	47,504	2	50 North Lark Street
Achievement Academy	5-8	233	254	260	Brighter Choice Foundation	2	2006			22,775	1.5	42 South Dove Street
Albany Preparatory Academy	5-8	193	212	230	Brigher Choice	2	1957	see notes		34,820	1.054	50 Summit Avenue
KIPP (Knowledge Is Power Program) Tech Valley	5-8	304	285	360	Brighter Choice Foundation	2	2005			43,020	4.49	1 Dudley Heights
Brighter Choice Charter Middle School for Boys	5-8	not open	50	200	Brighter Choice	3	2007	2006	$4,830,000	54,000	0.371	116 North Lake Avenue
Brighter Choice Charter Middle School for Girls	5-8	not open	42	200	Brighter Choice	3	1890	2002		49,440	0.922	250 Central Avenue
Albany Leadership Charter High School for Girls	9-12	not open	156	350	Brighter Choice	3	2010	2010	$10,100,000	32,889	1.199	19 Hackett Boulevard
Green Tech High (Boys)*	9-12	156	265	300	Brighter Choice Foundation	2	2008	2008	$8,000,000	43,020	4.5	321 Northern Boulevard
Mosaic Stone Charter School application submitted to state)		N/A	N/A	280	Brighter Choice							
Total Charter School Students		2,583	2,460	3,365								
Total Students (All Schools)		12,931	12,901	15,580								
Additional Schools												
La Salle	6-12	96	95	120	La Salle School Foundation	3	1899	2001	$9,300,000	114,440	4.21	391 Western Ave
Neil Hellman-Parsons	1-12	167	159	168	Parsons Child & Family Center	1	1950				19.8**	60 Academy Rd
Pineview Christian	PK	10	9		Pineview Community Church		1970?				6.63**	251 Washington Ave Ext.
Sidney Albert Jewish Community Center	PK-K	12	N/A	18	Sidney Albert Jewish Community Center	2	1960				25.2**	340 Whitehall
St. Anne Institute	6-12	123	108	137	St. Anne Institute		1887	2001	$8,500,000		6.1? **	160 N. Main St
St. Catherine R&E May	K-6	53	54	68	St. Catherine's Center for Children	2	1927				4.0**	40 N. Main St
Center for Disability Services: Kevin G Langan School)	5-21 yrs	145	157	160	Center for Disability Services	2	1982	1995		120,000		314 S. Manning Blvd

Colleges and Universities

- The City of Albany is home to nine colleges and universities.
- Most colleges are small private schools with enrollments under 2,000.
- Albany is home to the State University of New York at Albany SUNY, the largest school and the only public university in the City.
- The number of higher education facilities in Albany provides many positive impacts, including spinoff enterprises, a young creative population, and diverse employment opportunities.
- Colleges and universities can also have negative impacts on the City, including tensions between neighborhood residents and students and expanding non-taxable property.

Colleges and Universities Located in the City of Albany

Name	Address	Public/Private	Enrolment	Type
Albany College of Pharmacy of Union University	106 New Scotland Ave., Albany, NY 12208-3492	Private	1,525	College
Albany Law School of Union University	80 New Scotland Ave., Albany, NY 12208-3494	Private	793	College
Albany Medical College	43 New Scotland Ave., Albany, NY 12208	Private	581	College
Excelsior College	7 Columbia Cir., Albany, NY 12203	Private	online college	College
The Sage Colleges	140 New Scotland Ave, Albany, NY 12208-3425	Private	1,400; 750 part-time	College
The College of Saint Rose	432 Western Ave., Albany, NY 12203	Private	4,949	College
University at Albany	1400 Washington Ave., Albany, NY 12222	Public	17,684	University
Maria College	700 New Scotland Ave., Albany, NY 12208	Private	752	College
Mildred Elley	855 Central Ave., Albany, NY 12206	Private	396	2-year certificates and associate degrees

Source: Capitalize Albany, 2007, colllege university websites and www.university.com

Police and Fire Protection

- Overall criminal activity in the City of Albany has decreased by 8.6% between 2003 and 2010 according to the Albany Police Department crime statistics. However, total crime incidents increased by 30% from 2009 to 2010.
- The Albany Police Department employed about 326 police officers in 2011.
- The Patrol Division of the Albany Police Department is broken into two geographic regions, South Station and Center Station. Each station is under the supervision of a uniformed Commander who along with Lieutenants and Sergeants provide the uniformed patrol with a direct line of supervision.
- The uniformed officers of the Patrol Division complete a wide variety of tasks that include but are not limited to, community policing, traffic and parking enforcement, and crime suppression
- In January 2011, the City announced that the new Neighborhood Engagement Unit (NEU) was deployed to throughout the city.
- The NEU places permanent police officer beats in specific zones. These officers will patrol those zones either on bicycle or on foot.
- NEU makes a commitment to community policing that will reconnect and develop vital partnerships with residents
- The Sergeants and beat officers will work directly out of the Center and South Stations.
- The Albany Fire Department employs about 60 firefighters.

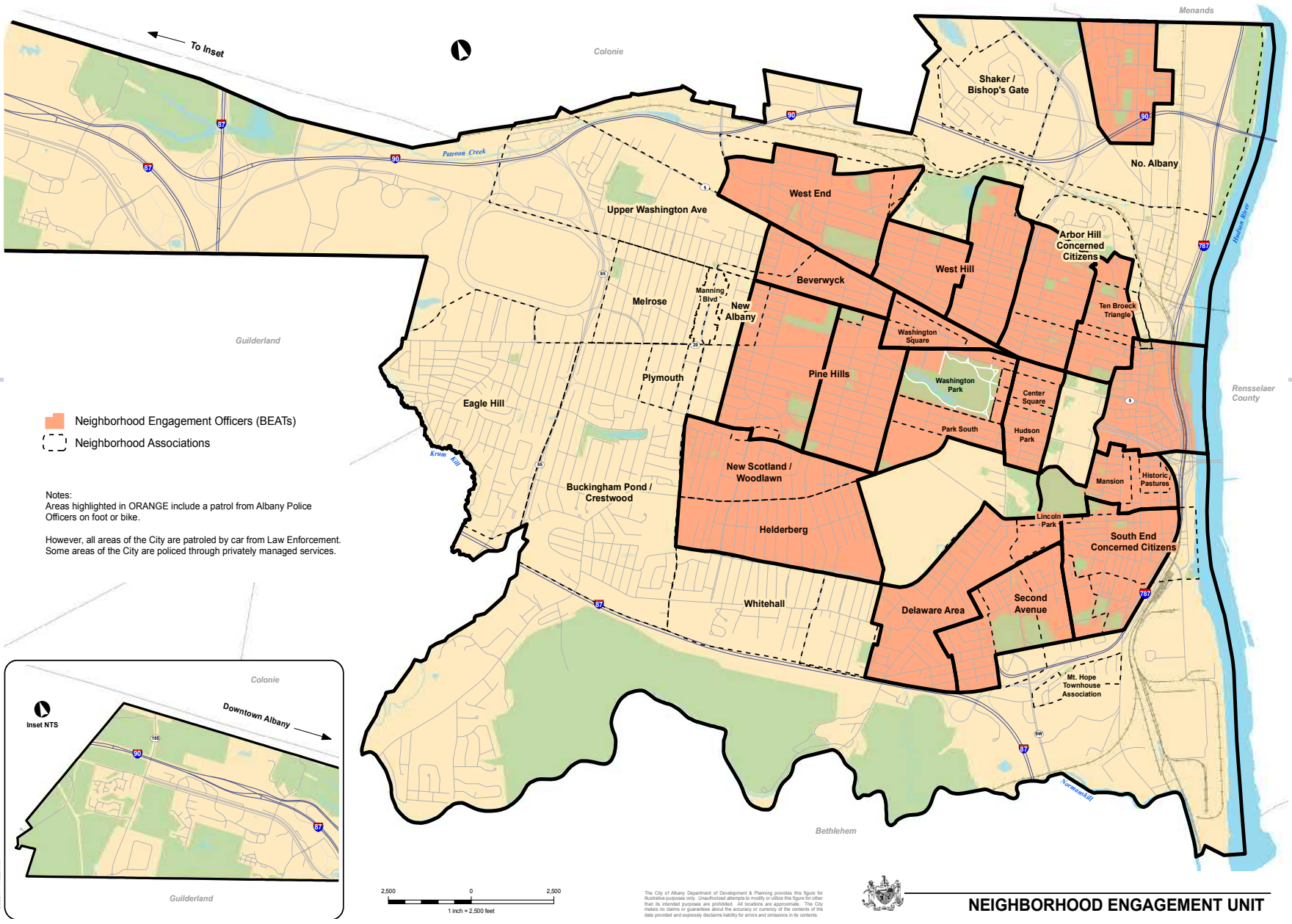
Uniform Crime Reporting (UCR)
2003-2010 Crime Statistics by year

	2003	2004	2005	2006	2007	2008	2009	2010
Murder	8	10	8	5	3	10	9	2
Rape	33	53	68	51	44	49	42	42
Robbery	382	392	439	389	376	361	272	316
Assault	736	673	760	783	705	615	501	621
Burglary	1,302	1,272	1,328	1,061	964	1,027	704	925
Larceny	3,274	3,819	3,186	3,528	2,996	3,153	2,560	3,485
MV Theft/Larceny*	414	472	369	241	286	224	209	229
Totals	6,149	6,691	6,158	6,058	5,374	5,439	4,297	5,620

* Motor Vehicle Theft

Source: Albany Police Department

Figure 26: Neighborhood Engagement Districts



Firestation Facilities and Staff

Engine/Ladder/Rescue	Address	Number of Employees
Engine 1	320 Washington Avenue	4 Firefighters
Rescue 1	320 Washington Avenue	2 Firefighters
Arbor Hill Fire House	700 North Manning Blvd.	
Engine 2	700 North Manning Blvd.	4 Firefighters
Ladder 2	700 North Manning Blvd.	4 Firefighters
Rescue Squad	700 North Manning Blvd.	6 Firefighters
Rescue 2	700 North Manning Blvd.	2 Firefighters
Engine 4	223 Washington Ave Ext.	4 Firefighters
South End Fire House	289 South Pearl Street	
Engine 5	289 South Pearl Street	4 Firefighters
Ladder 1	289 South Pearl Street	4 Firefighters
Engine 7	670 Clinton Avenue	4 Firefighters
Engine 9	356 Delaware Avenue	4 Firefighters
Ladder 4	356 Delaware Avenue	4 Firefighters
Rescue 9	356 Delaware Avenue	2 Firefighters
Brevator Street Firehouse	130 Brevator Street	
Engine 10	130 Brevator Street	4 Firefighters
Ladder 3	130 Brevator Street	4 Firefighters
Engine 11	439 New Scotland Avenue	4 Firefighters

6 Battalion Chiefs - Depending on Shift A,B.C.D. - 1 or 2 stationed at the South End Station or Brevator Street

Social and Human Services

- Albany is served by over 100 social and human service agencies, including job training, homeless support, mental health services, pregnancy counseling, ethnic and cultural support, pregnancy counseling, substance abuse support, disabled support, among others.
- Albany is also served by over 50 community residential facilities, including homeless shelters, group homes, transitional housing, and substance abuse facilities.

Organization Name	Population Served / Purpose
Addictions Care Center of Albany	Substance Abuse Treatment
Affordable Housing Partnership	Homeownership Center
Albany Center for Economic Success (ACES)	Business Incubator
Albany County Opportunity	People in Need
Albany Damien Center	Individuals/Families affected by AIDS
Albany Housing Coalition	Housing for Veterans, Homeless
Albany Jewish Community Center	Jewish Community
Alpha Pregnancy Care Center	Pregnancy Counseling
Alzheimer's Asssociation	Alzheimers Disease
American Civil Liberties Union	Civil Rights
American Red Cross of Northeastern NY	Disaster Relief and Preparedness
Arbor Hill Development Corporation	Neighborhood Preservation Corporation
Berkshire Farm Center and Services for Youth	Child Welfare
Best Buddies	Intellectual & Developmental Disabilities
Boys and Girls Club of Albany	Youth Care, Supervision
Capital City Rescue Mission	Homeless Population
Capital District Center for Independence	Persons with Disabilities
Capital District Community Loan Fund	Small Business Lending
CARES Inc.	Persons Living with HIV/AIDS
CASA: Advocates for Children in NYS	Child Abuse and Neglect Prevention
Catholic Charities	People in Need
Catholic Charities AIDS Services	Persons with HIV/AIDS
Catholic Charities Housing Office	Supportive Housing
Center for Development of Human Services	Job Training
Center for Disability Services	Persons with Disabilities and Chronic Medical Conditions
Center for Law & Justice	Social Justice, Empowerment
Centro Civico Hispanoamericano	Hispanic Community
Changes for Life	Mental Health

Organization Name	Population Served / Purpose
Citizen Action	Political Advocacy
Citizens Environmental Coalition	Environmental Health, Remediation
Clear View Center, Inc.	Mental Health
Community Living Associates Program Inc	Mental Health Self-Help Groups and Programs
Cystic Fibrosis Foundation NENY	Cystic Fibrosis
Easter Seals	Autism and Other Disabilities
Epilepsy Coalition of NYS	Epilepsy
Epilepsy Foundation of Northeastern NY	Epilepsy
Equinox	Youth, Domestic, Couseling Services
Families Together in NYS, Inc.	Children's Mental Health Services
Family and Children's Service of the Capital Region	Vocational, Counseling, Empowerment
Family Life Center	Childbearing Women
Family Planning Advocates of NYS	Reproductive Health Services
Focus Churches of Albany	People in Need
Foundation for Long Term Care	Reseach and Education for Aging
Gay & Lesbian Community Center	Gay & Lesbian Community
Girls, Inc.	Women, Girls
Habitat for Humanity	Low-Income Home Ownership
HATAS	assist with poor and homeless
Hispanic Outreach Services	Hispanic Community
Homeless Action Committee	Homeless Population
Hope House	Alcohol & Substance Abuse Treatment
Hospitality House Therapeutic Community, Inc	Drug-Free Residence
Human Resource Associates	Counseling & Psychotherapy
In Our Own Voices	Gay, Lesbian, Bisexual, Transgender
Interfaith Partnership for the Homeless	Homeless Population
International Adoptive Families	Adoption
International Narcotic Enforcement Officers Association	Drug Enforcement Community

Organization Name	Population Served / Purpose
Italian American Community Center	Italian Community
Jewish Guild for the Blind	Blind / Visually Impaired
John F. Finn Institute for Public Safety	Criminal Justice Strategies
Junior League of Albany	Voluntarism, Women
LaSalle School	Educational & Support Services for Adolesants
Leukemia Lymphoma Society, Upstate NY / Vermont Chapter	Blood Cancer
Living Resources Corporation	Persons with Disabilities
March of Dimes	Babies, Infant Mortality
Maternity & Early Childhood Foundation	Support for Pregnant Women, Parenting Skills
Muscular Dystrophy Association	Muscular Dystrophy
National Association of Social Workers, NYS Chapter	Social Workers
National Multiple Sclerosis Society, Upstate NY Chapter	Multiple Sclerosis
National Organization for Women Foundation	Women's Rights
Neighborhood Preservation Coalition of NYS	NPC Advocate, Technical Assistance
Northeast Career Planning	Employment Placement/Solutions
Northeastern Association of the Blind	Blind and Visually Impaired
NYS Alliance for Arts Education	Arts
NYS Coalition Against Domestic Violence	Domestic Violence
NYS Coalition Against Sexual Assualt	Sexual Assault Prevention, Criminal Justice
NYS Correctional Officers & Police Benevolent Asssociation	Police & Corrections Officers
Parks & Trails NY	Parks, Trails, Open Spaces
Peter Young Housing, Industres and Treatment	Substance Abuse, Vocational, Supportive Housing
Planned Parenthood	Reproductive Health Care
Polish Community Center	Polish Community
Prevent Child Abuse NY	Child Abuse and Neglect Prevention
Project Equality	Counseling, Domestic Abuse

Organization Name	Population Served / Purpose
Project Strive	Child & Family Services
Rehabilitation Support Services	Housing/Treatment/Geriatric/Vocational
Ronald McDonald House	Children with Serious Illness
Saint Catherine's Center for Children	Children and Families in Need
Salvation Army	Counseling, Rehab, Thrift, Community Serivce
Senior Services of Albany / Meals on Wheels	Senior Care, Independence
South End Improvement Corporation	Neighborhood Preservation Corporation
St. Anne Institute	Children & Families, Therapy
St. John's Community Development Corporation	Community Development Corporation
St. Joseph's Housing Corporation	Housing, Neighborhood Preservation
St. Peter's Addiction Recovery Center	Services for people affected by drug or alcohol abuse
Statewide Senior Action Council	Well-Being of Seniors
Support Ministries	HIV support and housing
The Community Builders	Urban Housing Developer
The Legal Aid Society	Legal Services
The Next Step	Alcohol/SA Treatment for Women
Trinity Institution / Homer Perkins / Arbor Hill Community Center	Community Services / Alcohol/Substance Abuse
United Cerebral Palsy Associations of NYS	Cerebral Palsy
United Way of the Greater Capital Region	Human Care, Development
US Committee for Refugees & Immigrats	Refugees & Immigrats, Self Sufficiency
Welfare Research, Inc.	Technical Assistance, Administrative Support
West Hill Improvement Corporation	Neighborhood Preservation Corporation
Whitney M. Young, Jr. Health Services	Affordable Medical Services
Women's Employment & Resource Center	Job Training & Development for Women

Healthcare Facilities

- Albany is well served by four major hospitals, providing around 1,400 hospital beds and employment for over 12,000 people.

Healthcare Facilities in the City of Albany

Major Hospitals and Clinics	Number of Beds	Number of employees	Hospital Investment (millions)
Albany Medical Center	631	6,917	360
Albany Memorial Hospital	165	945	13.2
Albany Veteran's Hospital	156	1,200	N/A
St. Peter's Hospital	442	3,552	258

Clinics and Urgent Care	Location
St. Peter's Children's Health Center and Dental Center	1092 Madison Ave
St. Peter's Family Health Center	326 South Pearl Street
Prime Care Urgent Care Center	400 Patroon Creek

Source: Albany Business Review Fact Book and hospital websites

10.0 HISTORIC AND CULTURAL RESOURCES

This section of the Data Book provides information on the historic properties and districts and cultural resources such as museums, performing arts, and arts districts and programs.

Historic Resources

- Albany began to adopt historic preservation practices and policies, which included the created of a Historic Sites Commission (HSC) in the 1960s. In the 1970s, the scope of preservation coverage was increased with the creation of the Capitol Hill Architectural Review Commission (CHARC).
- In 1988, the Historic Resources Commission (HRC) was created and succeeded the two commissions with jurisdiction over all historic resources in Albany.
- Approximately 3,500 individual resources are designated themselves or part of historic districts recognized under the HRC Ordinance.
- The HRC is an equal player in the development review process with the Board of Zoning Appeals and the Planning Board.
- In 2008, the City received Certified Local Government status.
- Although many of the City's historic resources have been identified, many areas have never been surveyed. Additional survey work is needed.
- Many of Albany's historic resources are recognized under both local and state/federal regulations, but some districts and individual buildings have received only one level of designation.

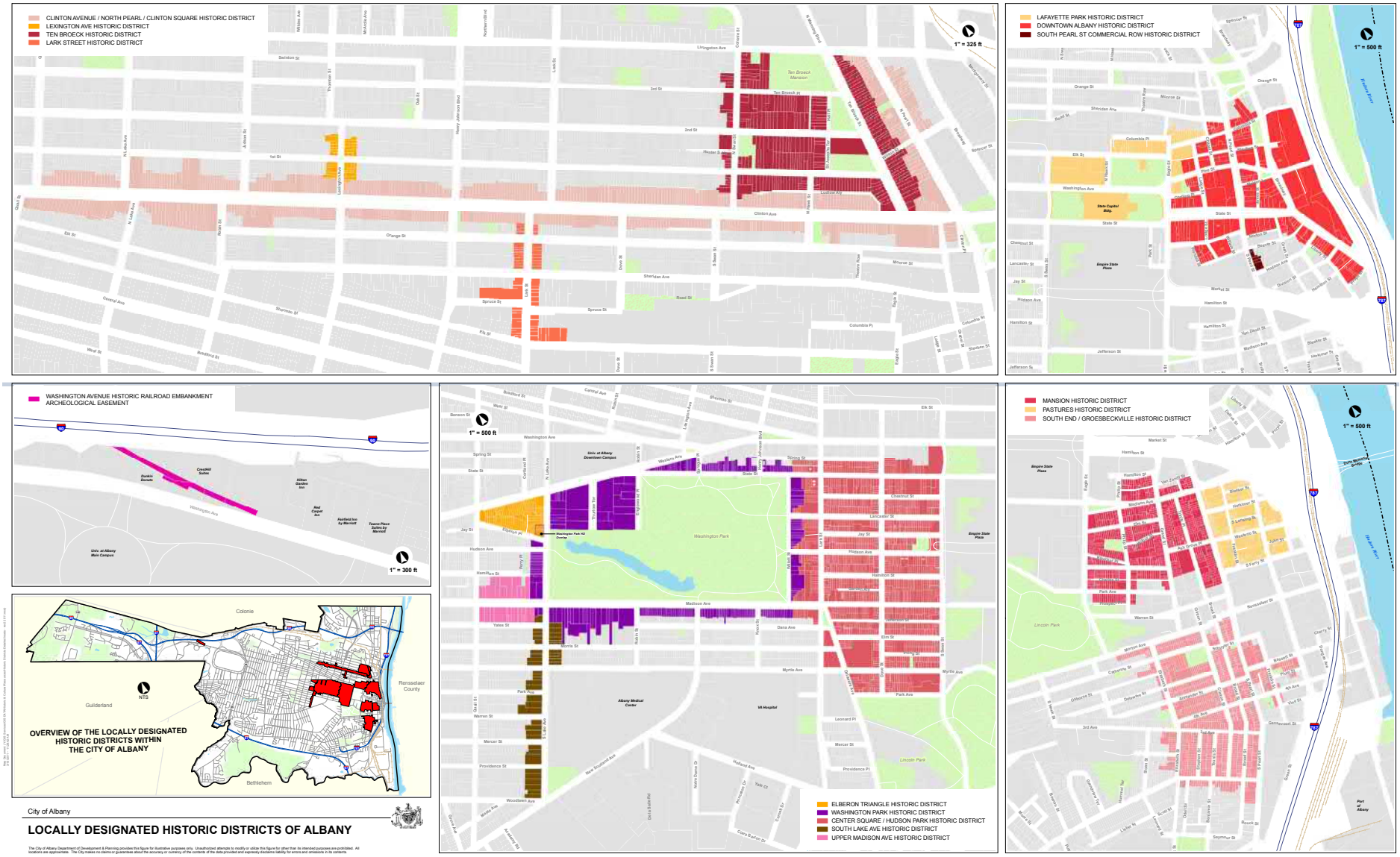
Registered Historic Districts

Name	Local	State/National
Pastures	X	X
Washington Park	X	X
Lafayette Park	X	X
Ten Broeck (Arbor Hill)	X	X
Downtown Albany	X	X
Center Square/Hudson Park	X	X
Mansion	X	X
South End/Groesbeckville	X	X
Clinton Ave/N Pearl St/Clinton Sq.*	X	X
Elberon Triangle	X	
S Pearl St. Commercial Row	X	
S Lake Ave	X	
Upper Madison Ave	X	
Washington Ave Historic Railroad Embankment **	X	
744-750 Broadway	X	
Broadway-Livingston Ave	X	
Rapp Rd. Community	X	
Lustron House of Jermain St	X	

*includes local Lexington Ave and Lark Street districts

** historic railroad embankment archaeological easement

Figure 27: Registered Historic Districts



Registered Historic Structures

Name	Address	Local	State/National
Schuyler Mansion	32 Catherine Street	X	X
Albany Academy Bldg. (original bldg in Academy Park)	Academy Park	X	X
Albany Union Station (rehabbed as Kiernan Plaza)	575 Broadway	X	X
Cherry Hill	523 1/2 South Pearl Street	X	X
NYS Executive Mansion	138 Eagle Street	X	X
NYS Capitol	No street address	X	X
NYS Court of Appeals Bldg.	21 Eagle St.	X	X
NYS Education Bldg.	89 Washington Avenue	X	X
Whipple Cast & Wrought Iron Bowstring Truss Bridge	Located at the Normans Kill (Stevens) Farm	X	X
Ten Broeck Mansion	9 Ten Broeck Place	X	X
Old Post Office (Broadway north of D&H Bldg., now part of same complex)	441 Broadway	X	X
Delaware & Hudson Railroad Building (rehabbed as SUNY Central Admin Bldg.)	353-365 Broadway	X	X
St. Peter's Church	105 State Street	X	X
Quackenbush House	25 Quackenbush Street	X	X
Albany City Hall	24 Eagle St	X	X
First Trust Co. Bldg	35 State St	X	X
First Reformed Church	110 North Pearl Street	X	X
Cathedral of All Saints	80 Elk Street	X	X
United Traction Co. Bldg.	600 Broadway	X	X
Cathedral of the Immaculate Conception	125 Eagle Street	X	X
Albany Institute of History & Art	125 Washington Avenue	X	X
James Hall's Office (incorporated into the Sunshine School)	Lincoln Park	X	X
St. Mary's Church	10 Lodge Street	X	X
Church of the Holy Innocents	275 North Pearl Street	X	X
YMCA	1 Steuben Pl.	X	X
Palace Theatre	19 Clinton Avenue	X	X
Abrams Bldg.*		X	X
Knickerbocker & Arnink Garages*		X	X
Benjamin Arnold House & Carriage House	465 State St, 307 Washington Ave	X	X
Quackenbush Pumping Station - Albany Waterworks	19 Quackenbush Sq	X	X
48 Hudson Ave.	48 Hudson Ave.	X	X
New Scotland Ave. (Troop B) Armory	130 New Scotland Ave		X
Washington Ave. (10th Battalion) Armory	195 Washington Avenue		X
Harmanus Bleecker Library	19 Dove Street		X
USS Slater (Destroyer Escort)	Corning Preserve		X
Lil's (Miss Albany) Diner	893 Broadway		X
Delaware Ave. Firehouse (Hook & Ladder #4)	356 Delaware Ave		X
Walter Merchant House	188 Washington Ave		X
Mendelson & Son Co. Bldg.	40 Broadway		X
Stephen Myers Residence	194 Livingston Ave		X
St. Andrew's Episcopal Church	10 N Main Ave		X
Calvary Methodist Episcopal Church	715 Morris St		X

* demolished

Figure 28: Registered Historic Structures



Cultural Resources

- Albany is well-served with a variety of cultural resources, including museums, art galleries and studios, arts districts, performing arts venues, an orchestra, a planetarium, convention space, and a restored battle ship monument, the USS Slater. The New York State Capital and the Empire Plaza are also considered significant cultural resources.
- Albany does not currently have a zoo or an aquarium. The closest zoo is a small family-owned zoo in Johnstown, NY, about 50 miles away. The nearest aquarium is the New York State Aquarium in Brooklyn, over 150 miles away.
- Plans for a new zoo in Albany were considered in the early 1990's, but the plan fell through for lack of funding.
- The Albany Convention Center Authority (ACCA) has developed a Convention Center Project concept plan to build a 266,000 square foot green facility. The State of New York has committed $75 million to the project.

A Snapshot of Existing Cultural Resources

Name	Location
Schuyler Mansion	32 Catherine Street
Ten Broeck Mansion	9 Ten Broeck Place
Albany Institute of History and Art	125 Washington Avenue
NYS Museum	Empire State Plaza
Palace Theater	19 Clinton Avenue
The Egg	Empire State Plaza
Albany Civic Theater	235 Second Avenue
Times Union Center	51 S. Pearl Street
Washington Ave Armory	195 Washington Avenue
Quackenbush House-Albany Heritage Visitor's Center	25 Quackenbush Square
Cherry Hill	523.5 South Pearl Street
Capital Repertory Theatre	111 N Pearl Street
Opalka Gallery, SAGE	140 New Scotland Avenue
Broadway Center Gallery	488 Broadway
USS Slater	Corning Perserve
Albany Center Galleries	39 Columbia Street
Captial District Federation of Ideas	383.5 Madison Ave
College of Saint Rose Art Gallery Picotte Hall	324 State Street
Galleries @ Monroe	25 Monroe St., Suite 208/209
Romaine Brooks Gallery @ CDGLCC	332 Hudson
University Art Museum Fine Arts Buildings	1400 Washington Avenue
Upstate Artists Guild (UAG Gallery)	247 Lark Street
Visions Gallery, Pastoral Center	40 N Main
Albany Symphony Orchestra	19 Clinton Avenue
Eba Dance Theater	351 Hudson Avenue
The Linda - WMAC Performing Arts Studio	339 Central Avenue
Empire State Convention Center Space	Empire State Plaza
Hotel Albany (formerly Crowne Plaza)	State and Lodge Streets
Discovery Center	195 New Karner Road
Steamer No. 10	500 Western Ave

11.0 ENERGRY AND SUSTAINABILITY

This section of the Data Book provides information on energy use and conservation, climate change, and air quality.

11.0 ENERGY AND SUSTAINABILITY

Energy Consumption and Greenhouse Gas Emissions

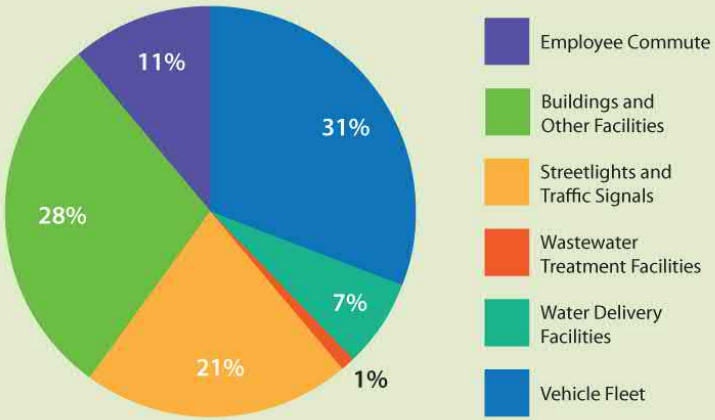
- The City of Albany, under the leadership of Mayor Gerald D. Jennings, has committed to reducing greenhouse gas emissions under the U.S. Conference of Mayors Climate Protection Agreement. As part of this effort, the City has completed a greenhouse gas inventory for both municipal operations as well as the community at large for the year 2009.
- The emissions are reported in terms of CO2 equivalents (CO2e), which represent emissions from carbon dioxide as well as other greenhouse gases such as methane and nitrous oxide. This inventory serves as a policy and decision-making tool as the City establishes its energy efficiency and sustainability goals and as a baseline to measure future reductions in emissions.
- The City of Albany's municipal operations were responsible for the emission of a total of 129,111 metric tons of carbon dioxide equivalent (CO2e) in 2009.The bulk of these emissions were a result of the City's landfill operations.
- The community inventory includes emissions generated by all residences and businesses within the City, including government operations. These emissions are from electricity, natural gas, and fuel oils used in buildings, fuel from the transportation sector (based on vehicle miles traveled), emissions from the Rapp Road Landfill, and process emissions associated with treating wastewater.
- The total community wide emissions from Albany in 2009 were 1,304,635 metric tons of CO2e.
- Energy consumption in buildings was responsible for 903, 227 metric tons of CO2e in 2009, or 69% of the community inventory. Based on data provided by the National Grid, 67% of building electricity demand is consumed the City's largest institutions and industries, while 18% is attributed to residences.
- The City is currently working to achieve significant reductions in energy use, costs, and associated GHG emissions from its operations and will be working with the community in 2011 to do the same.

MUNICIPAL OPERATIONS

SECTORS	TOTAL GHG EMISSIONS (METRIC TONS CO_2e)
Landfill	111,514
Vehicle Fleet	5,311
Buildings and other Facilities	5,183
Streetlights and Traffic Signals	3,727
Employee Commute	2,025
Water Delivery Facilities	1,159
Wastewater Facilities	192
TOTAL	**129,111**



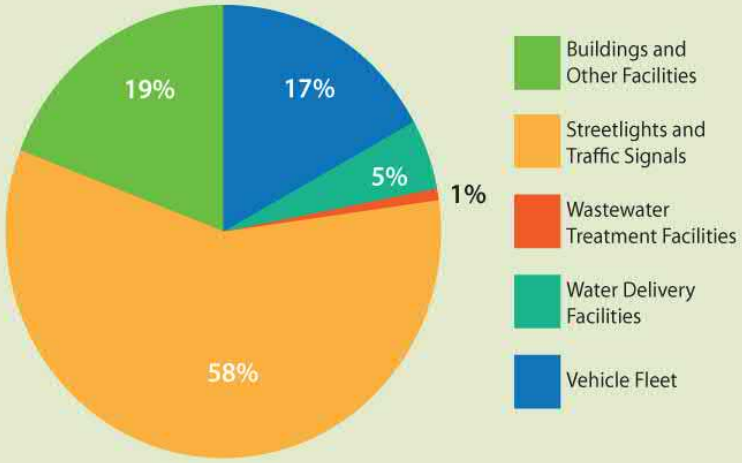
GHG Emissions by Sector
GOVERNMENT OPERATIONS
Excludes Landfill Emissions*



*The GHG emissions from the decomposition of waste in the landfill have been excluded from this chart because they are so significant it skews the chart.

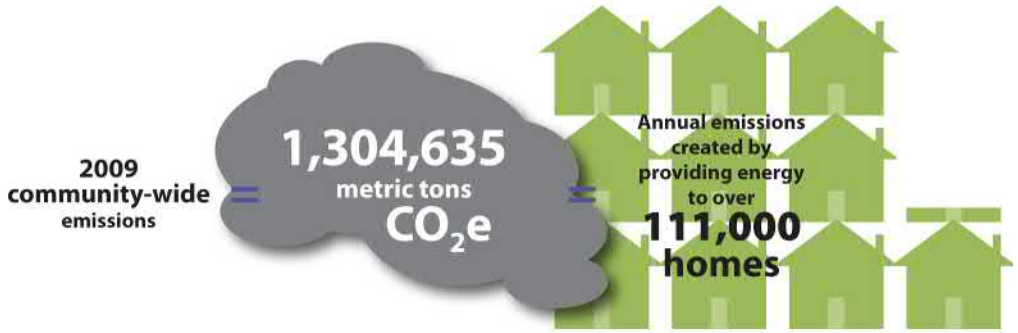
ENERGY COSTS ($)

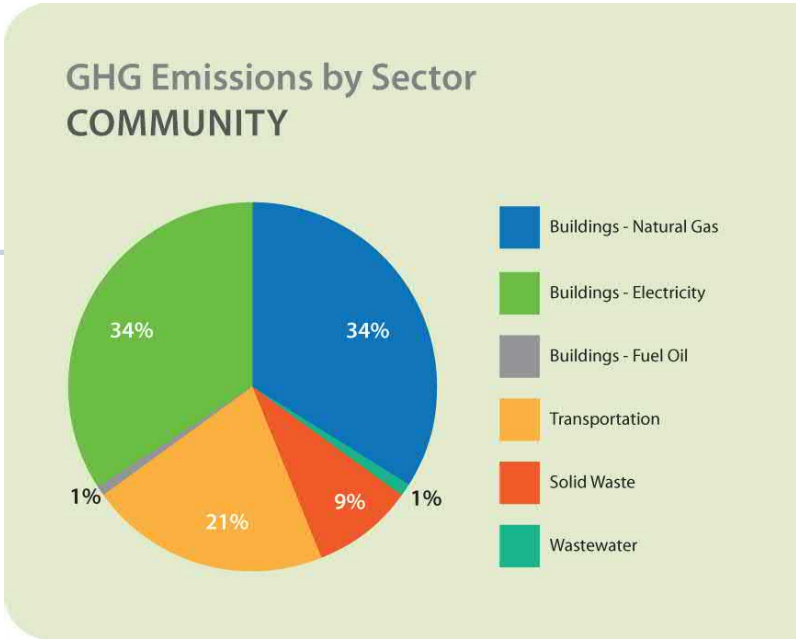
In addition to the costs associated with all energy use in the government operations, this total includes operations and maintenance costs for the streetlights.



COMMUNITY-WIDE

SECTORS	TOTAL GHG EMISSIONS (METRIC TONS CO_2e)
Buildings – Natural Gas	445,963
Buildings – Electricity	441,764
Transportation*	276,097
Solid Waste (Landfill Emissions)*	111,514
Wastewater*	16,041
Buildings – Fuel Oil	15,500
TOTAL	**1,304,635**





Air Quality

- Sulfur Dioxide emissions in Albany County have remained stable over the period between 1997 and 2007 and were below the New York State and Federal Ambient Air Quality Standard in 2007.
- Inhalable particulates have declined from 2005 to 2007 and were below the Federal Ambient Air Quality Standard for 2007.
- Carbon monoxide emissions in Albany County were well below the State and Federal Ambient Air Quality Standard in 2007.
- Ozone levels declined between 2005 and 2007 and were slightly below the State and Federal Ambient Air Quality Standard in 2007.

Annual Sulfur Dioxide Averages from 1997–2007

Station	County	NYS / Federal Ambient Air Quality Standard (ppm) *	Sulfur Dioxide 12-month Averages (ppm)										
			1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Loudonville	Albany	0.03	0.003	0.004	0.004	0.004	0.005	0.004	0.004	0.004	0.005	0.005	0.003
Schenectady	Schenectady	0.03	0.003	0.003	0.003	0.003	0.004	0.004	0.003	0.004	0.005	0.005	0.002

Source: NYDEC
Note: All measurements recorded in parts per million (ppm).
* 12-month averages not to exceed NYS and Federal standard of 0.03 ppm.

Inhalable Particulates Comparison from 2005–2007 *

Station **	County	Federal Ambient Air Quality Standard (µg/m3) ***	98th Percentile +				Federal Ambient Air Quality Standard (µg/m3)	Annual Mean ++			
			2005	2006	2007	3-yr Ave		2005	2006	2007	3-yr Ave
Albany Co. HD (F)	Albany	35.0	35.9	30.9	31.3	33.0	15.0	12.4	9.4	10.1	10.6
Albany Co. HD (T)	Albany	35.0	30.7	26.8	29.7	29.0	15.0	12.4	10.6	9.9	11.0

Note: All measurements recorded in micrograms per cubic meter (µg/m3).
* Inhalable particulates (also refered to as PM2.5) are fine particulates with diameter less than 2.5 microns.
** Albany County Health Department
*** Federal standard changed from 65 to 35 µg/m3 on 12/17/06. No NYS standard available.
+ 98th Percentile 3-yr average not to exceed Federal standard of 35 µg/m3.
++ Annual Mean 3-yr average not to exceed Federal standard of 15 µg/m3.
(F) = Federal Reference Method
(T) = Tapered Element Oscillating Microbalance (TEOM), acceptable for AQI purposes but NOT for NAAQS decisions.
Source: NYDEC

Comparison of Carbon Monoxide Levels to Ambient Air Quality Standards for 2007

Station	County	NYS / Federal Ambient Air Quality Standard (ppm) *	1-Hour Average + (Highest Values)			NYS / Federal Ambient Air Quality Standard (ppm)	8-Hour Average ++ (Highest Values)		
			1	2	3		1	2	3
Loudonville	Albany	35.0	1.5	1.4	1.4	9.0	1.0	0.9	0.9
Schenectady	Schenectady	35.0	2.8	2.4	2.3	9.0	1.8	1.7	1.6

Note: All measurements recorded in parts per million (ppm).
* NYS and Federal standards are provided for an average 1-hour (35 ppm) or 8-hour (9 ppm) sampling event.
+ Average 1-hour sample not to exceed NYS and Federal standard of 35 ppm.
++ Average 8-hour sample not to exceed NYS and Federal standard of 9 ppm.
Source: NYDEC

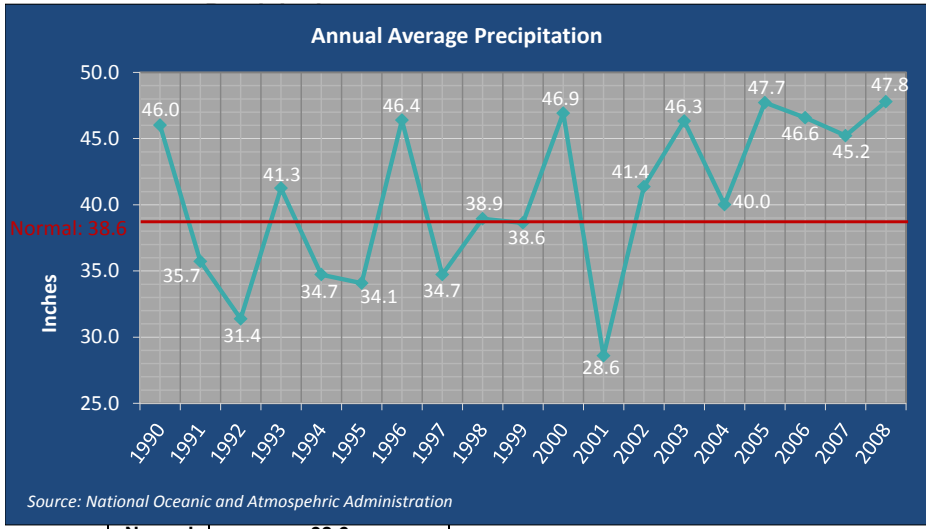
Comparison of Ozone Levels to Ambient Air Quality Standards for 2007

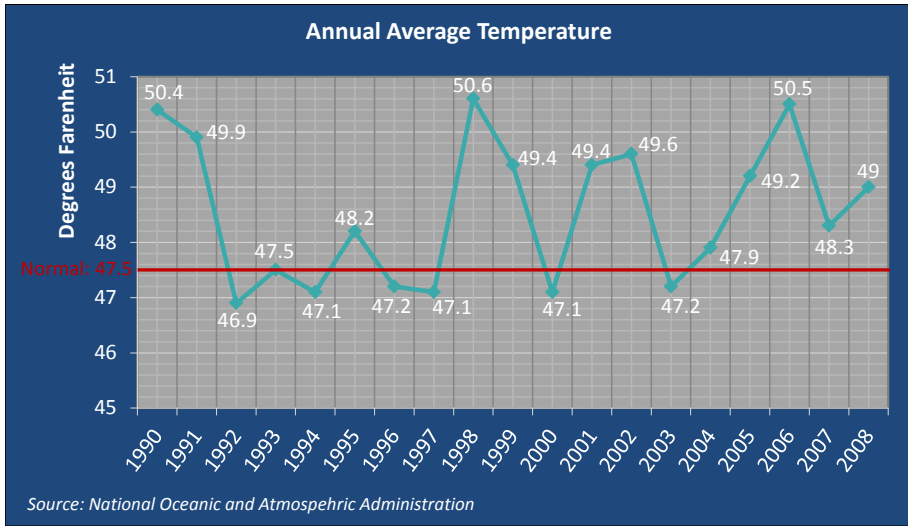
Station	County	NYS / Federal Ambient Air Quality Standard (ppm) *	1-Hour Average + (Highest Values)				NYS / Federal Ambient Air Quality Standard (ppm) *	Annual Summary 8-Hour Average ++			
			1	2	3	4		2005	2006	2007	3-yr Ave
Loudonville	Albany	0.12	0.114	0.112	0.092	0.090	0.08	0.080	0.069	0.076	0.075
Schenectady	Schenectady	0.12	0.100	0.097	0.082	0.077	0.08	0.077	0.061	0.068	0.068

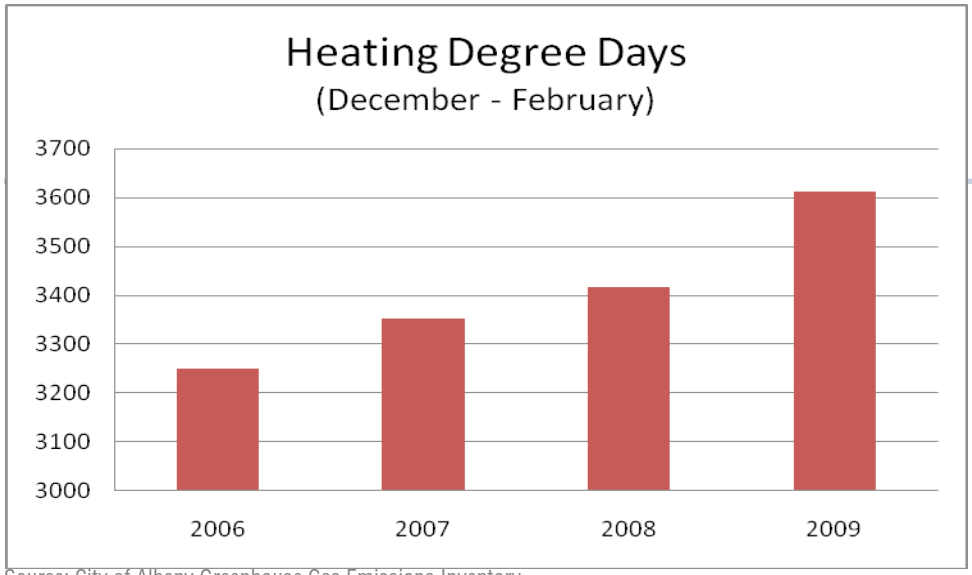
Note: All measurements recorded in parts per million (ppm).
* NYS and Federal standards are provided for an average 1-hour (0.12 ppm) or 8-hour (0.08 ppm) sampling event.
Source: NYDEC

Climate Trends and Projected Impacts

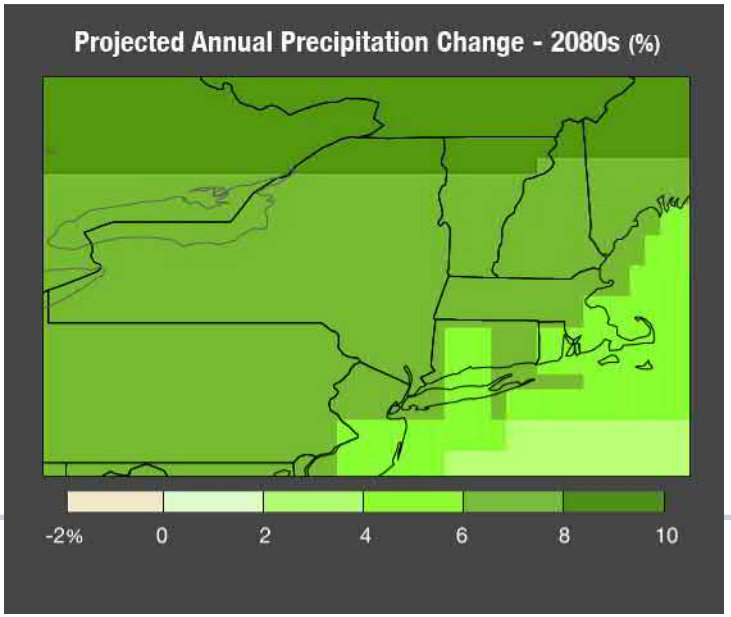
- Annual average temperatures did not rise or fall significantly between 1990 and 2008.
- Annual average temperatures were consistently higher than the normal temperature from 2004 to 2008.
- Annual average precipitation did not rise or fall significantly between 1990 to 2008, except in 2001, where average precipitation was ten inches lower than normal.
- Annual average precipitation was consistently higher than normal from 2002 to 2008.
- Depending on how high greenhouse gas levels are allowed to accumulate, the impacts to Albany and the Capital District region could range from significant to severe. Average annual temperatures are expected to rise from 3 to 5 degrees Farenheit (F) by 2050 and by up to 8 degrees F by 2080. (Source: Responding to Climate change in New York State, ClimAID Report Draft, Nov. 2010)
- Similarly, average annual precipitation rates for the Capital District region are anticipated to overall increase up to 5% by 2050 and between 5% and 10% by 2080. These increases will most likely be more significant in winter months. (Source: Responding to Climate change in New York State, ClimAID Report Draft, Nov. 2010)

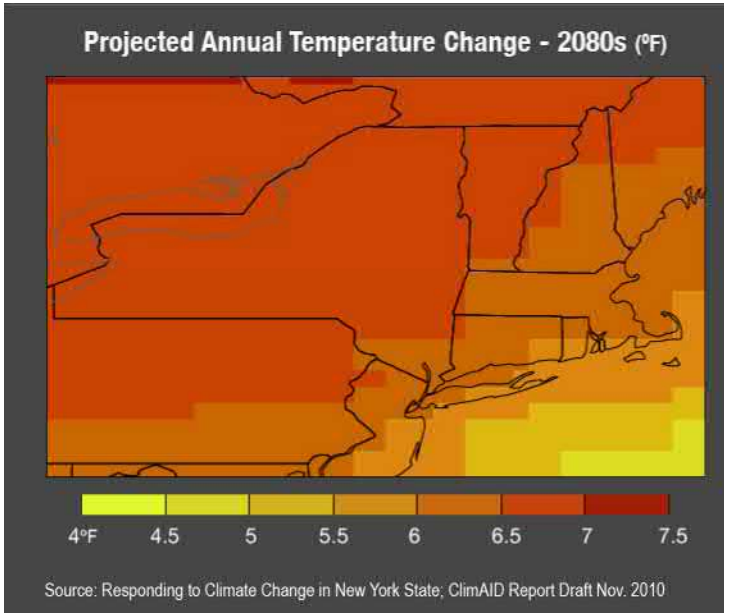






Source: City of Albany Greenhouse Gas Emissions Inventory





Climate Change Initiatives

List of Federal, State, Regional, Local Programs

State Programs

- US EPA State and Local Climate and Energy Program

  The US EPA State and Local Climate and Energy Program delivers technical assistance and tools to develop policies and programs that can reduce greenhouse gas emissions, lower energy costs, improve air quality and public health, and help achieve economic development goals. EPA provides local governments with peer exchange training opportunities and competitive grant funding along with planning, policy, technical, and analytical information that support reduction of greenhouse gas emissions.

- National Oceanic and Atmospheric Climate Services Program

  - The National Oceanic and Atmospheric Climate Services Program provides a web-based portal for users to access various data sets to support climate change actions.

- Governor's Executive Order 24, establishing the 80 by 50 goal and directing state agencies to prepare a Climate Action Plan with programs and timelines for reducing greenhouse gas emissions and adapting to the changing climate http://www.ny.gov/governor/executive_orders/exeorders/eo_24.html

- New York State Energy Plan outlines five strategies are outlined in the Plan, which simultaneously achieve these multiple policy objectives. The strategies are: (1) produce, deliver and use energy more efficiently; (2) support development of instate energy supplies; (3) invest in energy and transportation infrastructure; (4) stimulate innovation in a clean energy economy; and (5) engage others in achieving the State's policy objectives. The 2009 State Energy Plan is available at: http://www.nysenergyplan.com/2009stateenergyplan.html

- Green Living, giving information about a climate-friendly lifestyle

- http://www.dec.ny.gov/public/337.html

- Sea Level Rise Task Force

- The Sea Level Rise Task Force was created in 2007 by the New York State Legislature, to assess impacts to the state's coastlines from rising seas and recommend protective and adaptive measures. The task force held its first meeting on June 27, 2008; its report is due to the Legislature by January 1, 2011. (http://www.dec.ny.gov/energy/45202.html)

Regional Greenhouse Gas Initiative

- (RGGI) Carbon Dioxide Budget Trading Program

- The Regional Greenhouse Gas Initiative (RGGI) is a ten-state cooperative effort to reduce greenhouse gas emissions from electric power plants by means of a cap and trade system. RGGI is the first market-based, mandatory program in the nation whose goal is to reduce greenhouse gas emissions.

- http://www.dec.ny.gov/energy/rggi.html

Renewable Energy Task Force and Plan

- The Renewable Energy Task Force recently issued its first report with recommendations for 16 groups of actions integral to a comprehensive policy roadmap. This will move New York toward greater renewable energy development and greater energy independence, which will work to attract clean-energy industries to New York State. (http://www.dec.ny.gov/energy/40899.html)

New York State Green Building Tax Credit Legislation Overview

- Legislation passed in 2000, Part II of Chapter 63 of the Laws of 2000, establishes a Green Building Tax Credit to be allowable against various business and personal income taxes. The Green Building Tax Credit provides for tax credits to owners and tenants of eligible buildings and tenant spaces which meet certain "green" standards. These standards increase energy efficiency, improve indoor air quality, and reduce the environmental impacts of large commercial and residential buildings in New York State, among other benefits. (http://www.dec.ny.gov/energy/1540.html)

Local Programs

- In 2009, The Mayor has signed the U.S. Conference of Mayors Climate Protection Agreement
- In 2007, the City of Albany Department of Development and Planning completed an American Institute of Architects' Sustainable Design Assessment Team program and initiated the creation of an Energy and Sustainability Office.
- In 2007, Albany is a member of ICLEI-Local Governments for Sustainability, through which the administration will establish a baseline inventory of greenhouse gas emissions, set a target for reducing emissions, and develop a long-term plan of action to achieve the target.
- The City of Albany will update the City's 1991 Local Waterfront Revitalization Program and develop a Local Climate Action and Adaptation Plan. Considerable physical, social and economic circumstances have occurred since the adoption of the 1991 LWRP, which warrant an update to the LWRP. The City is committed to developing a Climate Action and Adaptation Plan (CAAP) to address the ecological, economic, and social challenges and opportunities associated with our drive to be a sustainable capital city. The city's current comprehensive planning process will serve as the unified framework for the LWRP update, CAAP, and citywide bike master plan.
- In 2010, the Mayor created the Mayor's Office of Energy and Sustainability. The Mayor's Office of Energy and Sustainability is a direct outcome from the Executive Order 422-09signed by Mayor Jennings on Earth Day 2009; this executive order established a sustainability agenda for the City. The Office is funded by the US Department of Energy Efficiency and Conservation Block Grant Allocation (EECBG). The Mayor's Office of Energy and Sustainability is hosted by the Department of Development and Planning under the direction of the Director of Planning.

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ACS - American Community Survey	The American Community Survey, which replaced the Decenial Census Long Form, provides federal, state, and local governments, as well as businesses, non-profits, and other interested parties, demographic data on an annual basis for geographic areas of varying size. ACS data is compiled in one-year, three-year and five-year estimates; longer estimates are more accurate and feature smaller geographic areas, but lose the benefit of more recent estimates. It is important to note that ACS data are estimates derived from surveys sent to a small sample of the American public, and as such have margins of error which need to be considered.	
AHA - Albany Housing Authority	Reponsible for developing and maintaining over 1,800 units of affordable rental housing, as well as encouraging increasing home ownership through the administration of publically and privately-funded home ownership development programs.	http://www.albanyhousing.org/about
Blight	A property or area that is in such poor physical condition that it significantly affects surrounding properties in a negative manner.	
Brownfield	A former industrial or commercial property, eligible for redevelopment, which may be complicated by the presence of certain materials or contaminants. Many redevelopment efforts are designed towards repurposing these sites, often for completely different uses such as residential or retail. An example of a redeveloped brownfield site is the Arbor Hill Gateway Park on Henry Johnson Boulivard, which previously was the site of an automotive repair facility.	http://epa.gov/brownfields/overview/glossary.htm
CAGR - Compound Annual Growth Rate	The average growth rate of an investment over a certain time period.	
CDRPC - Capital District Regional Planning Commission	A resource providing regional planning services, as well as technical assistance, for municipalities in the Capital Region.	http://www.cdrpc.org/

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CDTC - Capital District Transportation Committee	The designated MPO for the Albany-Schenectady-Troy metropolitan area, responsible for coordinating the planning and maintenance of road, transit, and other transportation facilities.	http://www.cdtcmpo.org/whatcdtc.htm
CLG - Certified Local Government	A program administered by the National Park Service and State Historic Preservation Offices to organize and facilitate historic preservation efforts at the local government level. Participating municipalities are required to have an active Historic Preservation Commission, survey and maintain a database of all historic resources, enact and enforce appropriate local and state laws to protect historic resources, and to solicit and encourage public participation in the process. Albany became a Certified Local Government in 2008.	http://www.nps.gov/history/hps/clg/
Cohort	In a study or demographic analysis, a group of individuals or subjects who share the same membership in a group during the same period of time. For example, persons aged 20-24 in the year 1990, or professional workers with a college degree in the year 2000.	
Combined Sewer System	A sewer system which collects sanitary waste, wastewater, and stormwater in the same system. During rain events or other times of heavy runoff, the capacity of these systems can be exceeded, resulting in excess water being discharged into the water supply without treatment. As of 2010, approximately 2/3rds of Albany is on a combined sewer system.	http://www.dec.ny.gov/chemical/48595.html
Commercial Real Estate Classes - Class A, Class B, Class C	Commercial real estate is generally segmented in terms of quality into three classes, Class A, B, and C. Class A commercial real estate refers to the best possible space - excellent condition/upkeep, design, location, and amenities. Class B commercial real estate is average, exhibiting some need for upgrades and/or missing some optimal amenities. Class C commercial real estate is the lowest tier; properties with this classification are often away from business districts, exhibiting a need for significant facilities investment, and have only the basic amenities needed to conduct business.	http://realestate.about.com/od/commercialbizbasics/a/spaceclasses.htm

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DEC - New York State Department of Environmental Conservation	State department responsible for conserving and protecting natural resources, as well as monitoring, controlling, and mitigating damage or impacts to these resources.	http://www.dec.ny.gov/24.html
Decennial Census	Proscribed by the U.S. Constitution, the Decennial Census (often simply refered to as the Census) is conducted every ten years in order to calculate the nation's population and its distribution. Up to the 2000 Census, two forms were utilized in this process: The Short Form and the Long Form. The Short Form was sent to every household and collected only basic demographic information about a household. The Long Form was sent to a small portion of US households and collected demographic, economic, employment, and housing condition information which was used commonly by government agencies, non-profits, and businesses. The Long Form was retired with the 2010 Census in favor of the American Community Survey.	
Empire Zone	An area designated as being desireable for economic development by the State of New York based on applications from local municipalities and authorized for tax incentives to businesses locating or expanding operations within the zone. The Empire Zone program operated from 1994 until 2010. Albany's implementation of the Empire Zone program was comprised of four zones covering approximately 1,280 acres and attracted over $700 million in private investment during its span.	http://www.albanyny.org/businesses/EconomicDevelopment/EmpireZone.aspx
Ethnicity	Defined by the U.S. Census Bureau as "the heritage, nationality group, lineage, or country of birth of the person or the person 's parents or ancestors before their arrival in the United States." Federal agencies are required to use a minimum of two ethinicities in data collection, Hispanic or Latino and Non-Hispanic or Latino.	http://www.census.gov/census2000/raceqandas.html

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Fair Market Rent	According to HUD, "the 40th percentile of gross rents for typical, non-substandard rental units occupied by recent movers in the local housing market." Fair Market Rent (FMR) is commonly used in both real estate for establishing and comparing the most profitable level of rent, as well by government agencies to establish a reasonable rent for housing programs.	http://www.huduser.org/periodicals/ushmc/winter98/summary-2.html
Family	Defined by the U.S. Census Bureau as "a group of two or more people who reside together and who are related by birth, marriage, or adoption."	https://ask.census.gov/app/answers/detail/a_id/614/~/definition%3A-household-and-family
Federal Home Loan Bank	Established by federal legislation, Federal Home Loan Banks are wholesale lenders to financial institutions for the purpose of facilitating increased community-focused, affordable lending for residential, small business, agricultural, and redevelopment needs.	http://www.fhlbanks.com/overview/faqs.htm
Four-County Region	The metropolitan area comprised of Albany, Schenectady, Rensselaer, and Saratoga counties	
GDP - Gross Domestic Product	The value of all final goods and services produced within a nation in a given year	https://www.cia.gov/library/publications/the-world-factbook/fields/2195.html
Group Quarters	Defined by the U.S. Census Bureau as "a place where people live or stay, in a group-living arrangement, that is owned or managed by an agency or organization providing housing and/or services for the residents." Examples include university residence halls, resident treatment centers, correctional facilities, and nursing homes.	http://www.census.gov/acs/www/Downloads/data_documentation/GroupDefinitions/2009GQ_Definitions.pdf
Homesteading	A program designed to increase homeownership while returning government-owned residential property to generating tax revenue. This is often done by selling properties for a nominal amount, while requiring the new owner to comply with a set of obligations and/or restrictions on property maintenance, owner-occupancy, and other similar conditions.	

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Hope VI	A program administered by HUD to redevelop severely distressed public housing projects into mixed-income developments, often incorporating elements of New Urbanism into the design process. One example of a Hope VI project is the North Albany Homes development, operated by the Albany Housing Authority.	http://www.seattlehousing.org/redevelopment/hope-vi/
Household	Defined by the U.S. Census Bureau as "include[ing] all of the people who occupy a housing unit as their usual place of residence."	https://ask.census.gov/app/answers/detail/a_id/614/~/definition%3A-household-and-family
Housing Tenure	Housing Tenure refers to the arrangement under which a person has the legal right to occupy a residence; examples of such an arrangement include tenancy, owner-occupancy, public housing, and land trust.	http://en.wikipedia.org/wiki/Housing_tenure
Housing Unit	Defined by the U.S. Census Bureau as "a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters."	http://quickfacts.census.gov/qfd/meta/long_HSG010206.htm
HRC - Historic Resources Commission	A City of Albany commission tasked with identifying and protecting historic sites, structures, and landmarks of special value or significance to the City. The Historic Resource Commission was formed through the combination of two predecessor commissions, the Historic Sites Commission and the Capitol Hill Architectural Review Commission.	http://www.albanyny.org/Government/CityOfficials/BoardsAndCommissions/HistoricResourcesCommission.aspx
HUD - U.S. Department of Housing and Urban Development	A federal, cabinet-level department formed to foster healthy communities for people of all incomes and backgrounds through the development and maintenance of affordable, quality housing.	http://portal.hud.gov/hudportal/HUD?src=/about/mission
Internal Migration	Movement of persons between two locations within the same nation.	
International Migration	Movement of persons between two locations in separate nations.	
LIHTC - Low Income Housing Tax Credit	A program administered by HUD to finance the construction of low-income housing through incentives for private investors.	http://www.hud.gov/offices/cpd/affordablehousing/training/web/lihtc/basics/

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Location Quotient	A ratio that compares the concentration of an economic activity (such as a certain industry, or employment) in a specific area (such as a city or county) to that of a larger area (such as a state or nation). A location quotient greater than 1.0 indicates that the economic activity being studied comprises a greater proportion of the local economy than the larger area's economy. A location quotient less than 1.0 indicates that the economic activity being studied comprises a lesser proportion of the local economy than the larger area's economy.	http://www.bls.gov/cew/cewlq.htm
MLS - Multiple Listing Service	A service that allows realtors to list properties for sale in a shared database to be accessed by other cooperating realtors, facilitating a streamlined sales process for real estate transactions.	
Median Household Income	A figure that evenly divides the income distribution of a selected geographic area, with half of the reported household incomes being less than the calculated figure and half of reported household incomes being greater. Median Household income takes into account wages earned by all members of a household 15 years of age and older.	http://www.census.gov/population/www/cps/cpsdef.html
MPO - Metropolitan Planning Organization	A federally-required transportation planning organization for a metropolitan area of 50,000 people or more, tasked with creating and maintaining long-range transportation plans to encourage cooperation, facilitation and the avoidance of duplicate facilities across municipalities.	http://www.ampo.org/content/index.php?pid=15
MSA - Metropolitan Statistical Area	A geographic area consisting of the county containing an urban core of at least 50,000 residents , as well as any surrounding counties that experience a significant level of economic or social connections with the urban core. MSAs are defined by the U.S. Office of Management and Budget for stastical use by federal agencies and are commonly used to define the boundaries of an urban area by state and local agencies. For the Capital Region, the MSA is the Albany-Schenectady-Troy MSA.	http://www.census.gov/population/www/metroareas/metroarea.html

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Net Absorption	The total of the amount of square feet of a property type that was occupied (rented, leased, owned) during a given period of time minus the amount that was vacated.	
Open Space	Land which has been left or returned to its natural state. Open Space includes farm land and orchards, public parks, nature preserves, even bicycle/pedestrian trails.	http://www.dec.ny.gov/lands/317.html
Personal Current Transfer Receipts	Defined by the Bureau of Economic Analysis as "benefits received by persons for which no current services are performed." This includes government social benefits, as well as retirement and pension benefits.	http://www.bea.gov/glossary/glossary.cfm?p.htm
Poverty Status	Determined by whether a household's income is below the determined poverty threshold for its size and age composition. Note that poverty thresholds are different than poverty guidelines. Poverty thresholds are designed primarially for statistical purposes, are adjusted for inflation annually by the U.S. Census Bureau and do not vary by geographic region. Poverty guidelines are established by the Department of Health and Human Services and are used for the administration of federal programs.	http://aspe.hhs.gov/poverty/11poverty.shtml
Race	Defined by the U.S. Census Bureau as reflective of a general "social definition of race recognized in this country. [It does] not conform to any biological, anthropological or genetic criteria."	http://www.census.gov/census2000/raceqandas.html
Remediation Site	A parcel with identified soil, water, or other contamination which is undergoing cleanup activities to permit redevelopment or reuse of the land. These activites are often at least partially funded by state (DEC) or federal (EPA) agencies.	
Safe Routes to School	A federal program designed to encourage and assist communities in making walking and bicycling to school safe and preferable for students through both facilities improvement and education efforts. Although facilitated by the Federal Highway Administration (FHWA), each state is responsible for the operation and implementation of its Safe Routes to School program.	http://safety.fhwa.dot.gov/saferoutes/

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Section 8 (Housing Choice Vouchers)	Originally established as part of the Housing Act of 1937 (and amended several times since), Housing Choice vouchers help low-income, elderly, and disabled persons afford adaquite and safe housing in the private market by subsidizing a portion of their rent based on household income and fair market rents. In many cities, including Albany, families can use their vouchers towards the mortgage payments of their home. Housing Choice voucers are adminsitered by the public housing authority of a given municipality; The Albany Housing Authority administers this program locally.	http://portal.hud.gov/hudportal/HUD?src=/topics/housing_choice_voucher_program_section_8
TAZ - Traffic Analysis Zone	A geographic area used in Transportation Planning which are defined by an area's MPO. TAZs are generally designed to encompass up to 3,000 people and are most often utilized in the creation of transportation models for studying traffic flows and conditions.	http://en.wikipedia.org/wiki/Traffic_analysis_zone
Traffic Calming	Generally refers to physical modifications to a roadway in order to encourage prudent and safe operation of motor vehicles, as well as improving conditions for non-motorized users of the roadway (e.g. bicyclists, pedestrians). Some examples of traffic calming methods include roundabouts, raised sidewalks, and median barriers.	http://www.fhwa.dot.gov/environment/tcalm/
Vacant Land	Formerly developed land which presently does not have an active land use.	
Weak Market	A housing market with fewer buyers than sellers, often leading to depressed sale s prices.	