

SHERIDAN HOLLOW DESIGN WORKSHOP

Welcome Back!



<p>August 7 (Monday)</p> <p>6 pm – 8 pm</p> <p>hands-on design workshop</p> <p><i>Come out and draw your vision!</i></p> 	<p>August 8 & 9 (Tuesday & Wednesday)</p> <p>9 am – 6 pm</p> <p>open design studio</p> <p><i>Drop-in to talk with the planning team and see work in progress!</i></p> 	<p>August 10 (Thursday)</p> <p>6 pm – 8 pm</p> <p>work in-progress presentation</p> <p><i>See work completed during the week.</i></p> 
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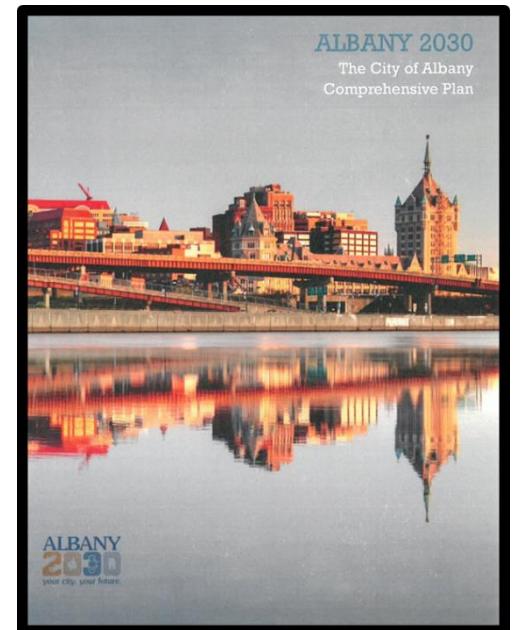
200 Henry Johnson Boulevard | Albany, New York 12210

Attend one or both public sessions at 6 pm on August 7 or August 10. You can also stop by during drop-in hours on August 8 & 9.

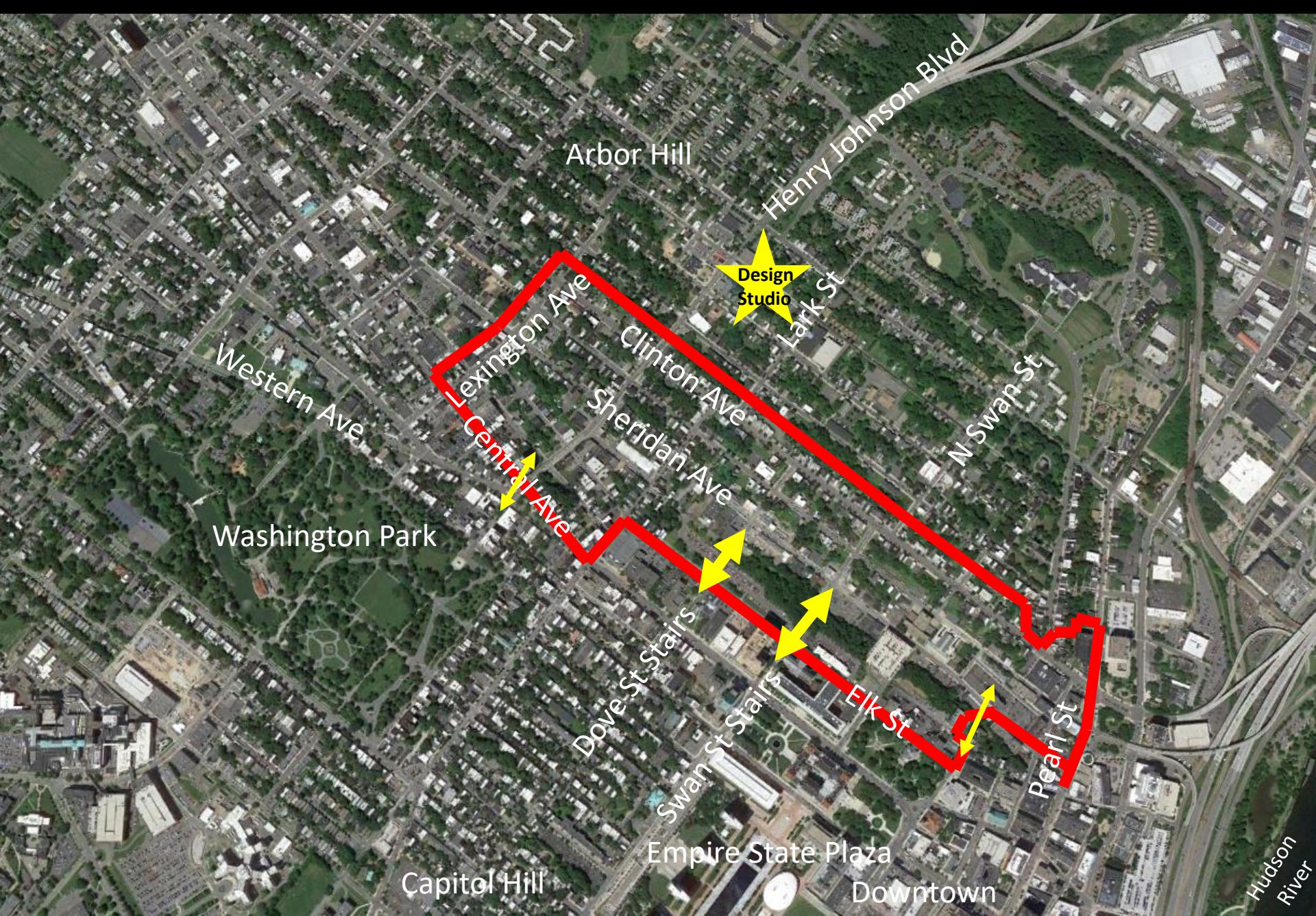
The Project

ReZone Albany – a major new initiative to update and streamline the city's antiquated zoning code. Focused on:

- Implementing Albany 2030
- Promoting investment
- Protecting established neighborhoods
- Drafting form-based controls for key areas
- Promoting sustainability & energy efficiency
- Streamlining city review and approval



Sheridan Hollow



hands-on design session 30+ people



ONE WORD that comes to mind about
Sheridan Hollow:

NOW: _____

IN THE FUTURE:

(in my vision)

One Word that comes to mind about
Sheridan Hollow
NOW:

transitioning
start potential great
developing housing overlooked
blighted ok
better hidden
vibrant

One Word that comes to mind about
Sheridan Hollow
IN THE FUTURE:

better
quality
strong
thriving
home community harmonious
seen bustling
neighborhood
much destination
revitalized

open design studio



40+ attendees

technical meetings



technical meetings

Mayor Kathy Sheehan

Codes & Safety

Civic / Public Realm

Housing / Grants

Transportation / Parking

Stormwater

Business Development



5 big ideas

- **Design Better Connections & Gateways**
open & enhance stairway connections up the hill; safe crosswalks at all intersections (especially on Lark and Clinton); enhanced bikeway on Clinton
- **Encourage a Mix of Uses**
Foster a neighborhood that encourages development for both housing and jobs; local businesses; food marts
- **Variety of Housing Options for a Variety of People**
attract homeowners; all incomes welcome; add a greater variety of housing options; continue to work with community partners
- **Create More Useable Open Spaces**
expand & enhance existing parks; make the hill an accessible park space for all; regreen the streets with trees, plantings, and permeable types of pavement
- **Improve Health & Safety**
lighting, address flooding; underground utilities, eliminate dumping, garbage pickup; address vacant and unsound buildings; actively work to eliminate unsafe & hazardous building conditions; be more than parking for state workers

Sheridan Hollow Neighborhood Vision

“Our vision for Sheridan Hollow is for a great place to live and work and a community where people want to stay.”

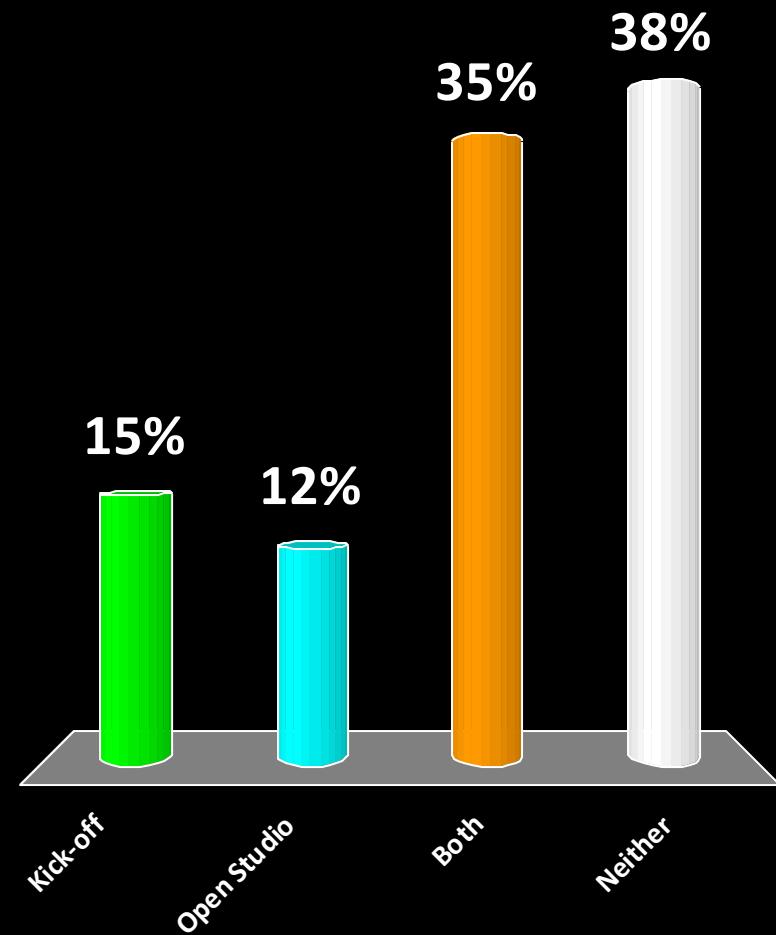
Core Values:

- **Community**
- **Environmental Stewardship**
- **Economic Opportunity**
- **Social Equity**

quick poll

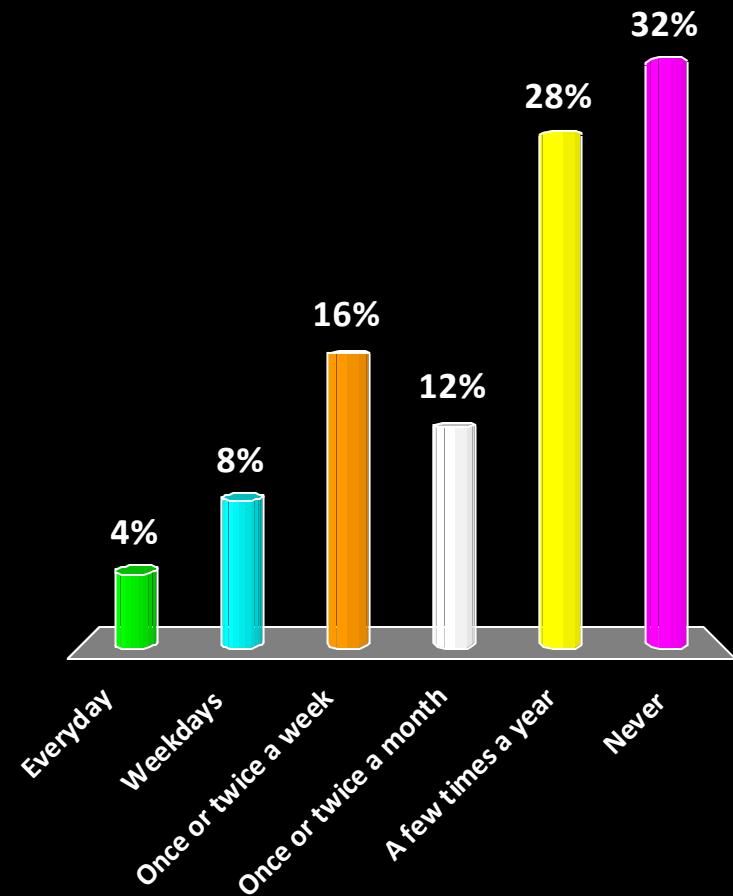
Did you attend this week's kick-off or Open Studio?

1. Kick-off
2. Open Studio
3. Both
4. Neither



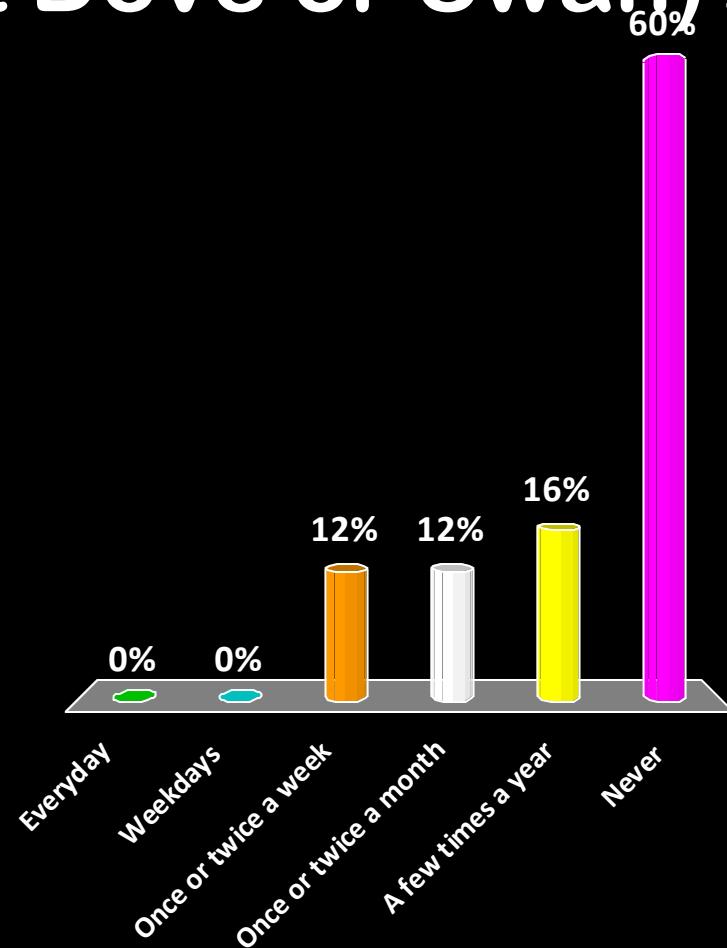
How often do you ride a bike?

1. Everyday
2. Weekdays
3. Once or twice a week
4. Once or twice a month
5. A few times a year
6. Never



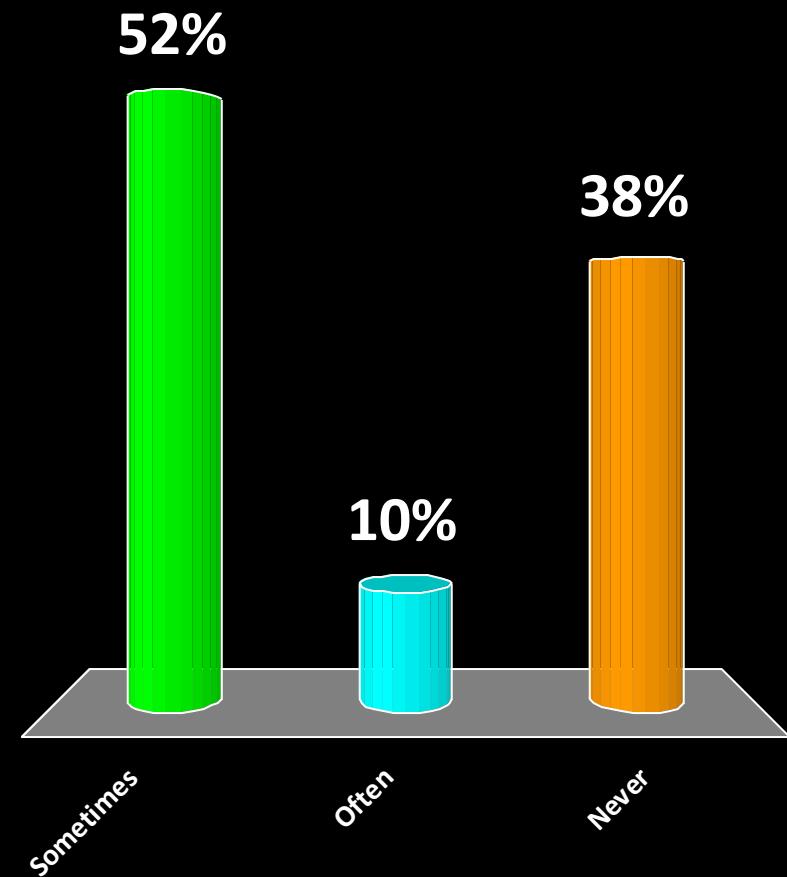
How often do you walk up or down the stairs (at Dove or Swan)?

1. Everyday
2. Weekdays
3. Once or twice a week
4. Once or twice a month
5. A few times a year
6. Never

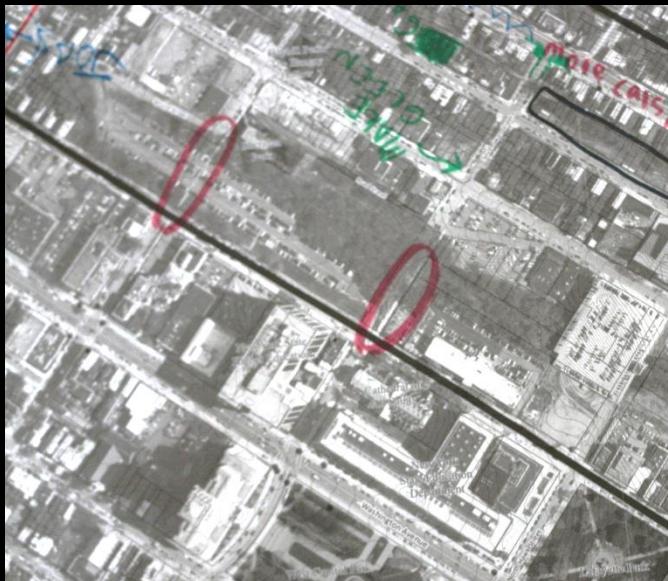
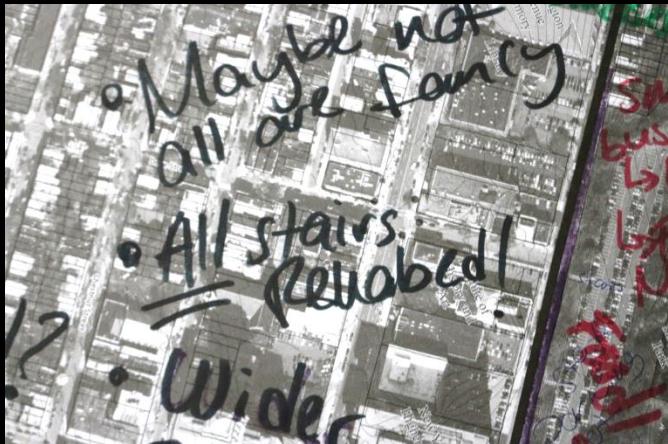


Do you dine or shop in Sheridan Hollow?

1. Sometimes
2. Often
3. Never



design better connections & gateways



3. Staircases as public art
with cool lights. ~~with~~ with local
artists. and fitness focus.

stairs



Swan Street Stairs



Dove Street Stairs

Swan Street Stairs



existing conditions

Swan Street Stairs



new stairs, lighting, pathways and trees

Swan Street Stairs



new stairs, lighting, pathways, trees, and shade structures

bike ramps on stairs



flowers on stairs





Steps that Encourage Play and Exercise

Swan Street Stairs



new stairs, lighting, pathways, trees, and shade structures

Swan Street



existing conditions

celebrating history



Road Street

One of the oldest roads in the City that pre-dates the Revolutionary Road

Used to connect from Pearl to Lark

Travelled by soldiers of all kinds at all times, fighting for all sides

Swan Street



existing conditions

Swan Street



what if? new housing, businesses, and a reconfigured staircase and trail system

the stairs as “a place to....”



- Walk between parking and work, or to run errands.
- Lose calories, pull leg muscles, feel exhausted (exercise)
- Feel unsafe, at times.

Between Sheridan Avenue (bottom of screen) and Elk Street (top of screen)

the stairs as “a place to....”



- Walk up the hill on a more gradual sloped path (ADA compliant)
- Learn about the history of the Hollow, with placards along the way
- Experience Art in Public places
- Experience *Joy* and *Delight* meandering through a forest/garden
- Eat lunch on a nice day

Between Sheridan Avenue (bottom of screen) and Elk Street (top of screen)

the stairs as “a place to....”



Between Sheridan Avenue (bottom of screen) and Elk Street (top of screen)

the stairs as “a place to....”



Between Sheridan Avenue (bottom of screen) and Elk Street (top of screen)

who will pay for
new stairs?

If its more than just stairs...

- paths
- gardens
- stormwater treatment
- historic displays
- ADA accessible facilities
- destinations

...then partnerships are possible

stairs as a destination



Queen's staircase, Nassau, Bahamas

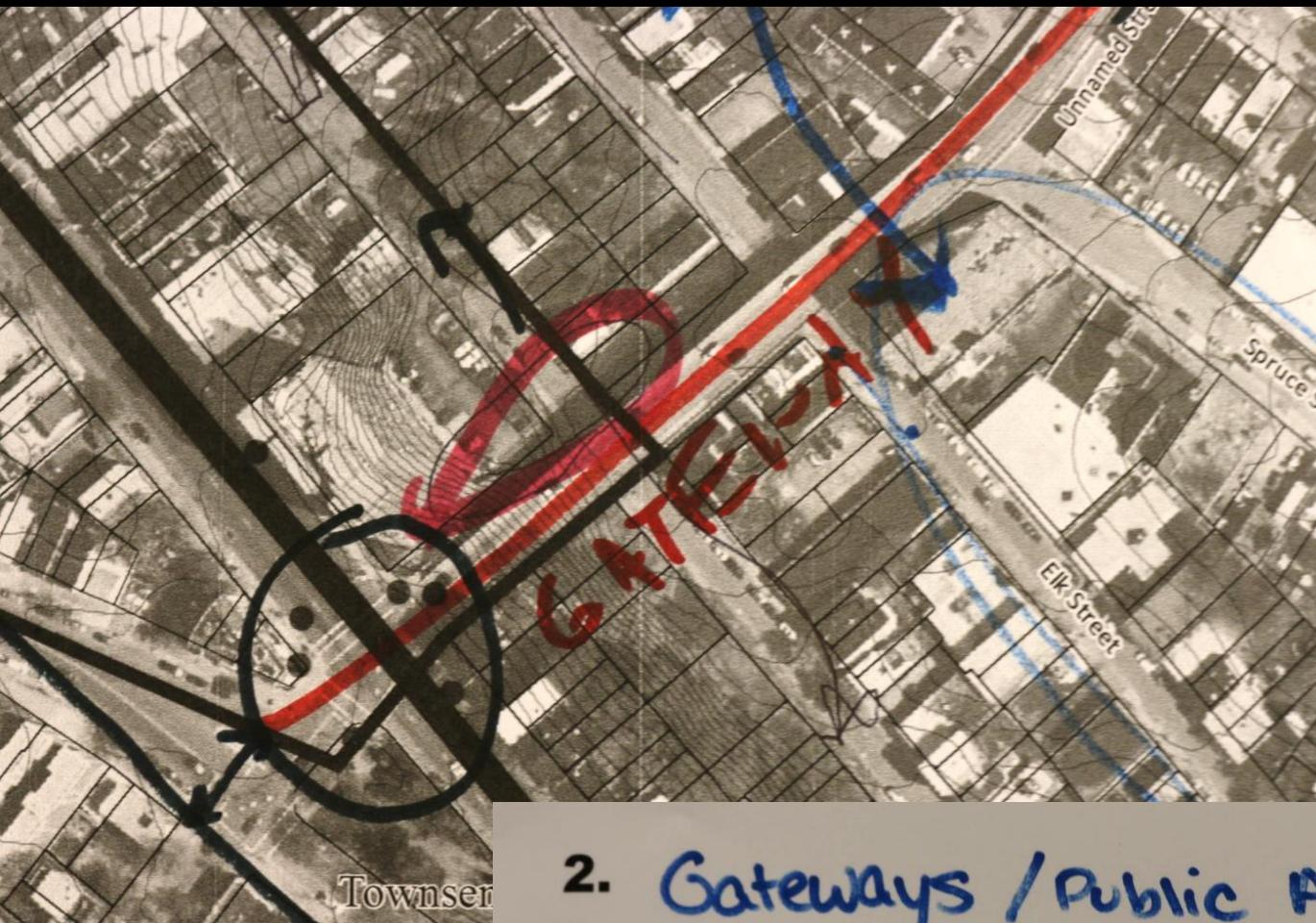
stairs as a destination



Capital Building

funding follows
follows inspiration

design better connections & gateways



2. Gateways / Public Art / wayfinding
Henry Johnson / Stairs

Sherman Street passes under Henry Johnson

stairs



Eagle Street (closed)



Henry Johnson Boulevard (closed)

Henry Johnson Blvd. – existing condition



Stairs are closed, dark and bleak appearance, and no lighting or crosswalks.

Henry Johnson Blvd. – proposed



Public art, signage, crosswalks, food stands, corner cafes, community garden, basketball, and pop up farmers market.

Henry Johnson Blvd. – proposed



Public art, signage, crosswalks, food stands, corner cafes, community garden, basketball, and pop up movie night.

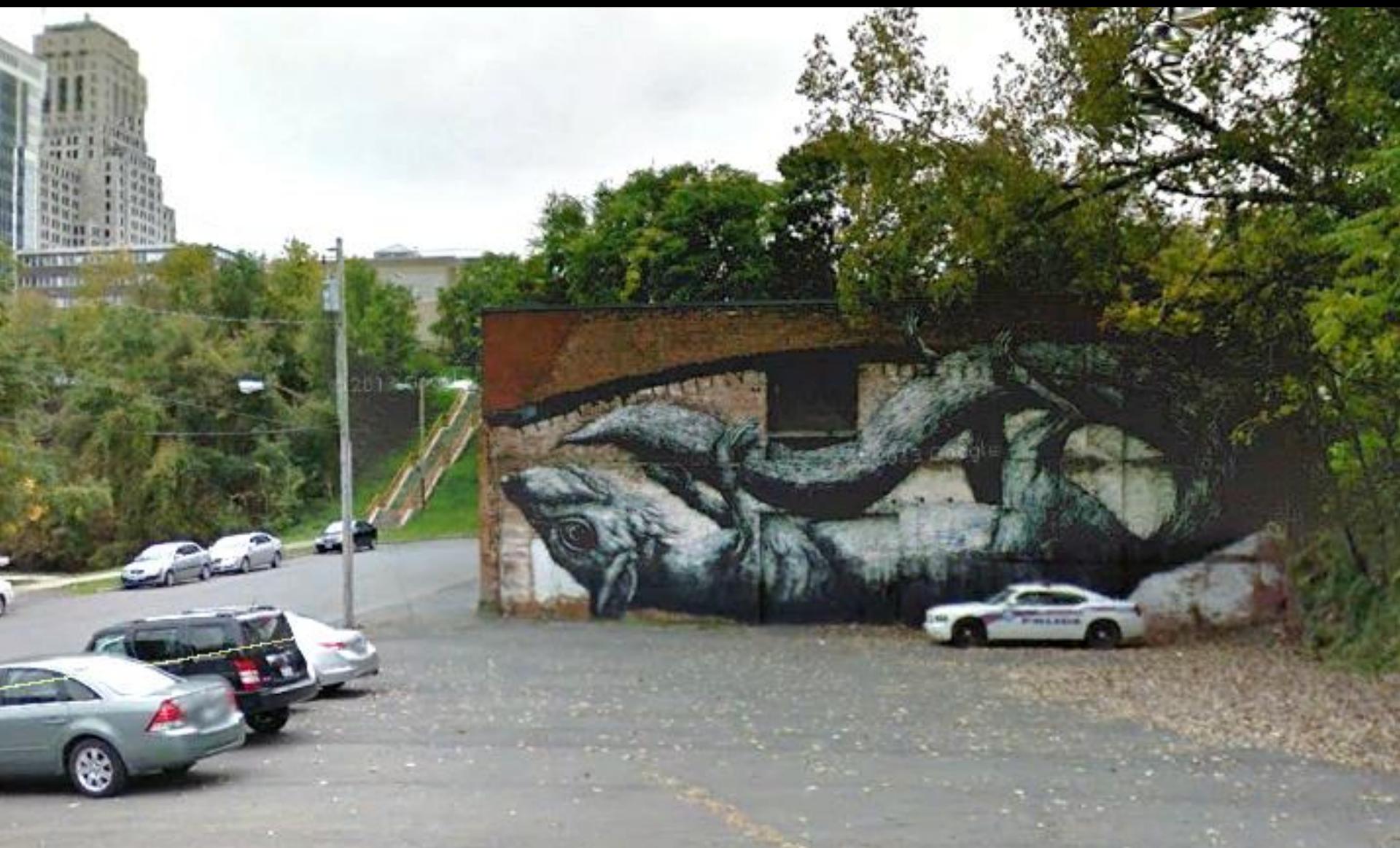
a neighborhood with art



a neighborhood with art



art



The dead squirrel (is no longer with us)

art

vinyl wall graphics



The Henry Johnson underpass

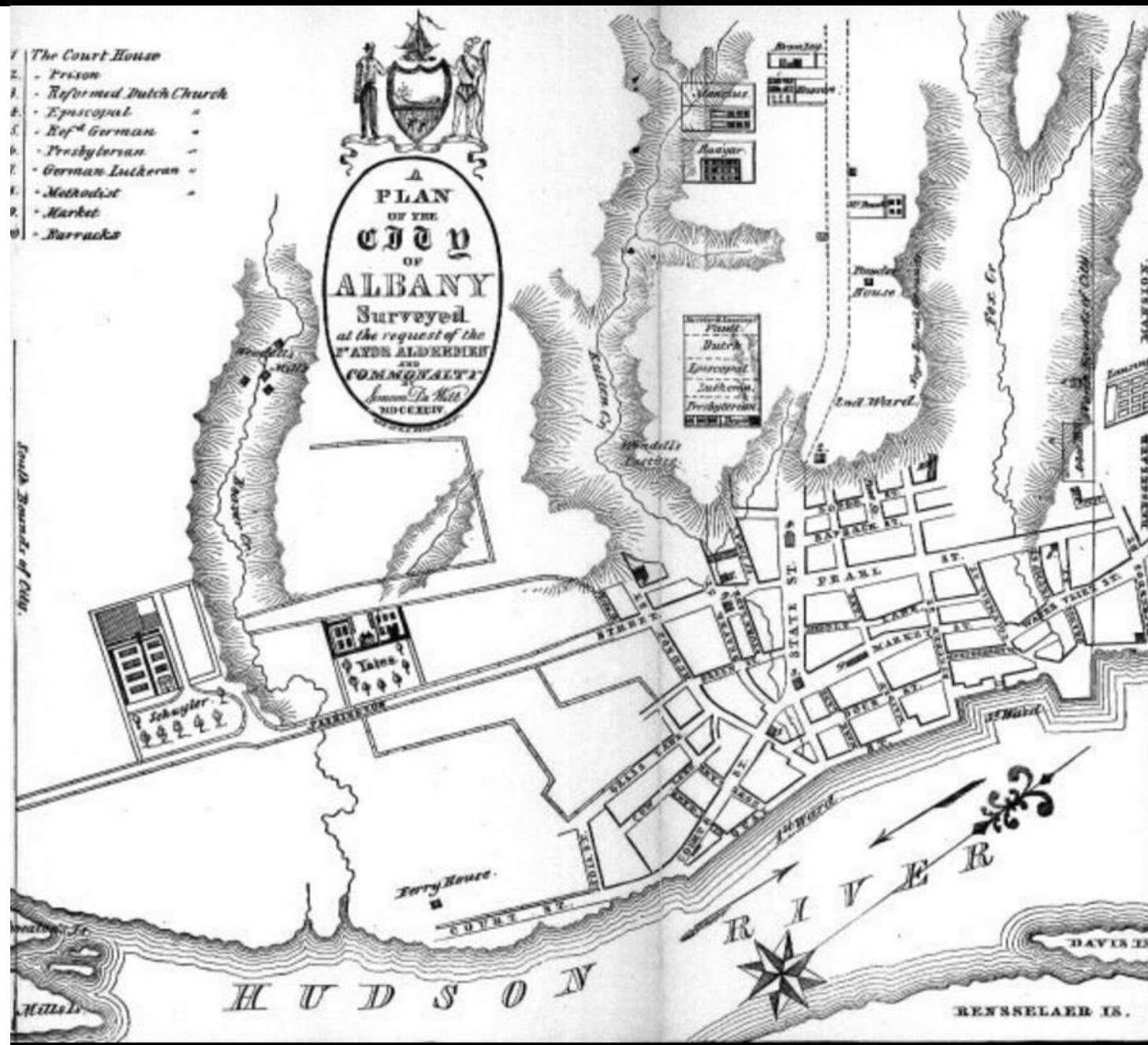
art

vinyl wall graphics



The Henry Johnson underpass

history



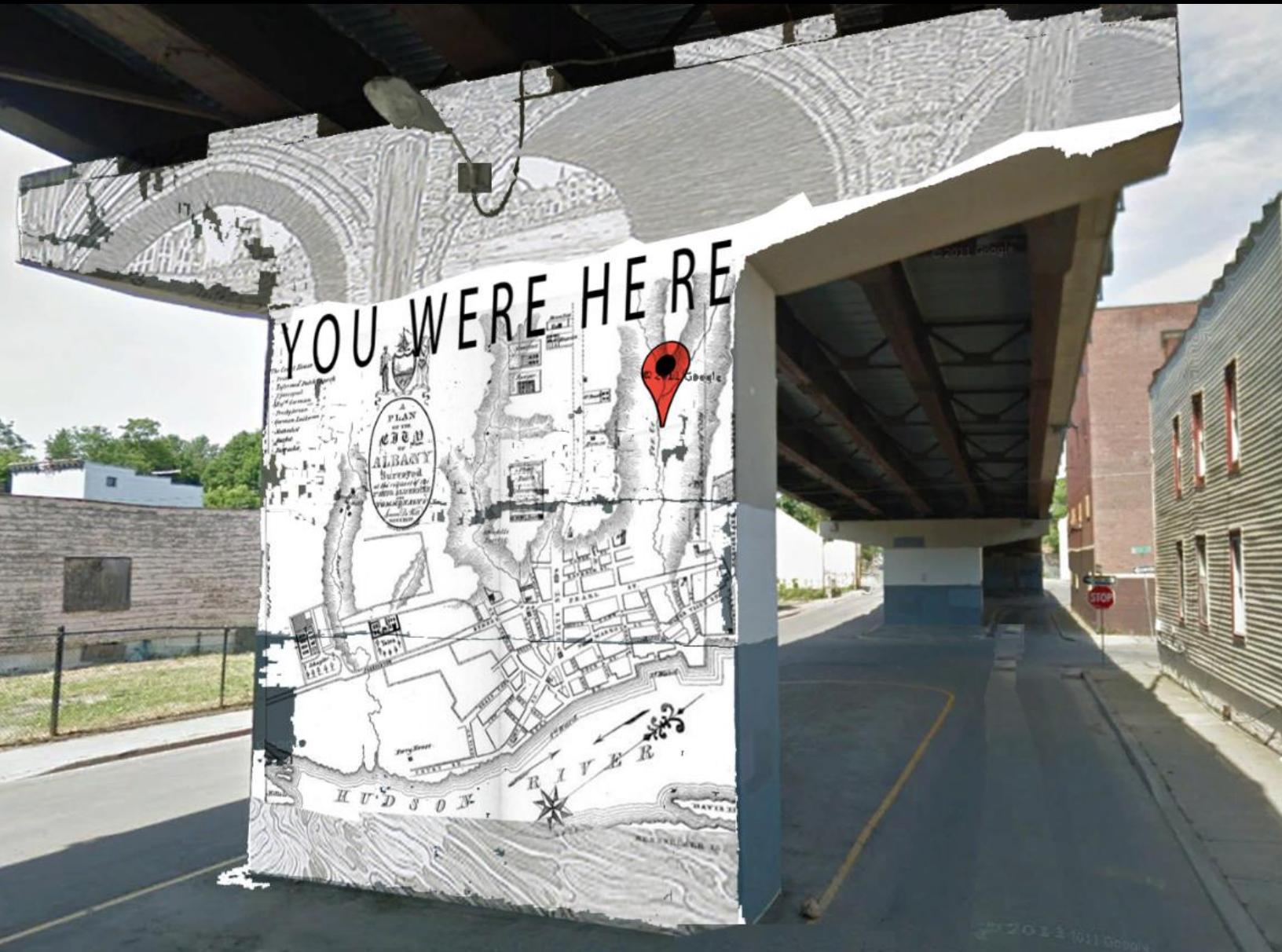
art



The Henry Johnson underpass

art

paint



The Henry Johnson underpass

Townsend Park

2147 — *Townsend Park, ALBANY, N. Y.*



Townsend Park



Townsend Park



Townsend Park



Townsend Park



Proposed – larger park attached w/ simplified intersection

replacing roads with plazas



Broadway at Union Square north, NYC; previous conditions

replacing roads with plazas



Broadway at Union Square north, NYC; road diet & new ped plaza

replacing roads with plazas



Broadway at Herald Square, NYC; previous conditions

replacing roads with plazas



Broadway at Herald Square, NYC; road closure & new ped plaza

what we heard



variety of housing options for a variety of people

affordable, but also...

“The plan should include a strategy of using recent investment in affordable housing as a base to create a more diverse portfolio of housing available at all price points.”

Darren Scott
NY State Homes &
Community Renewal

new units for young couples



Sheridan Avenue units under contract from renters leaving Central Square & looking to buy

existing blocks



Many empty lots, vacant buildings, interrupted sidewalks, and mismatched street design.

ideal future blocks



Context-sensitive infill, small cottages, affordable townhomes, public art, and greenspace.

existing blocks



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ideal future blocks



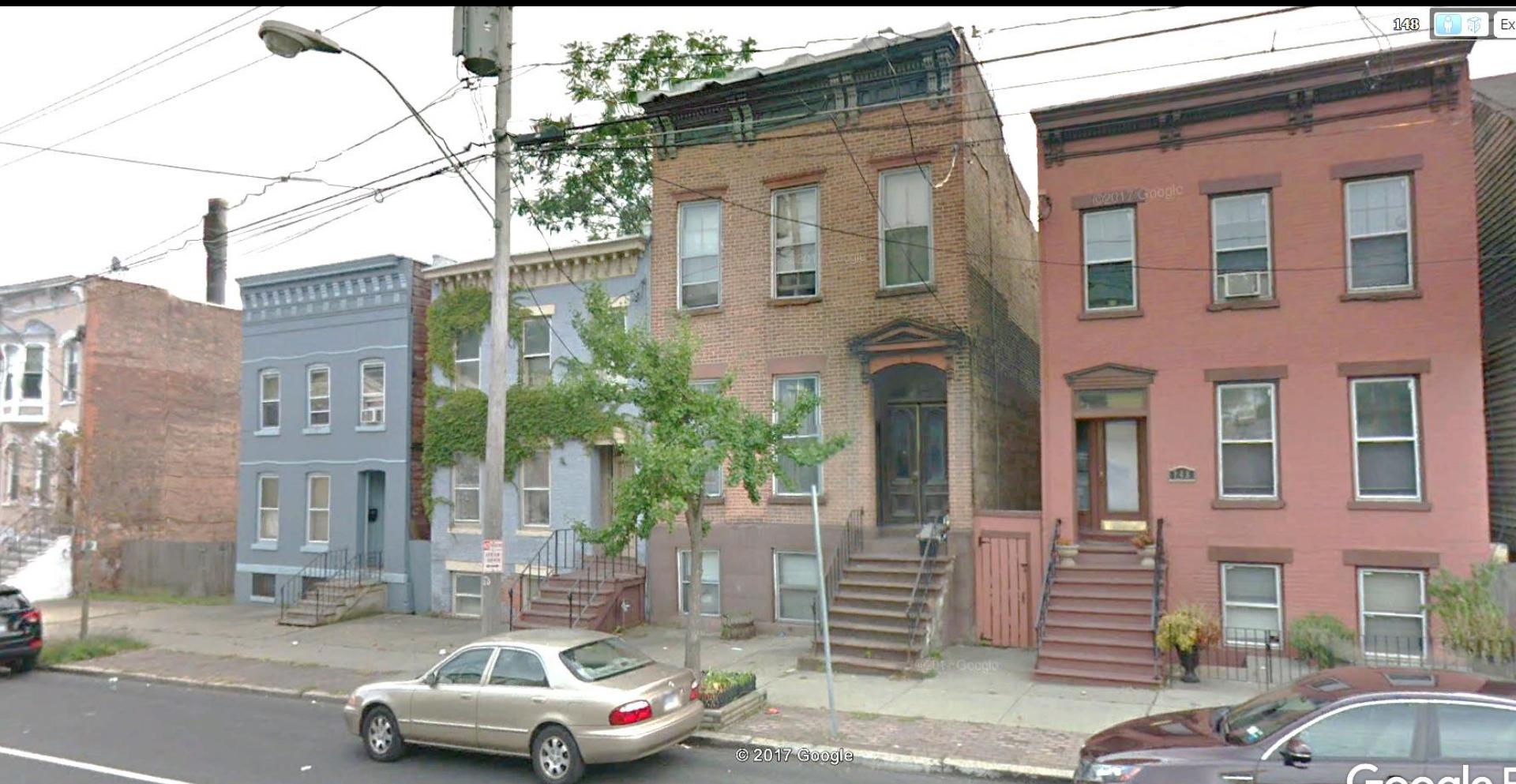
Context-sensitive infill, small cottages, affordable townhomes, public art, and greenspace.

ideal future blocks



Context-sensitive infill, small cottages, affordable townhomes, public art, and greenspace.

a variety of housing options



Townhomes but still detached

a variety of housing options



Courtyard Homes Thomasville, Georgia

a variety of housing options



Courtyard Homes Thomasville, Georgia

a variety of housing options



Courtyard Homes Thomasville, Georgia

courtyard housing

- 2 br 1 ba
- 675 square feet



courtyard housing

- 2 br 1 ba
- 480 square feet



courtyard housing

- 2 br 1 ba
- 612 square feet



courtyard housing

- 2 br 1 ba
- 888 square feet



courtyard housing

- 3 br 2 ba
- 1,080 square feet



courtyard housing

- 3 br 2 ba
- 1,112 square feet





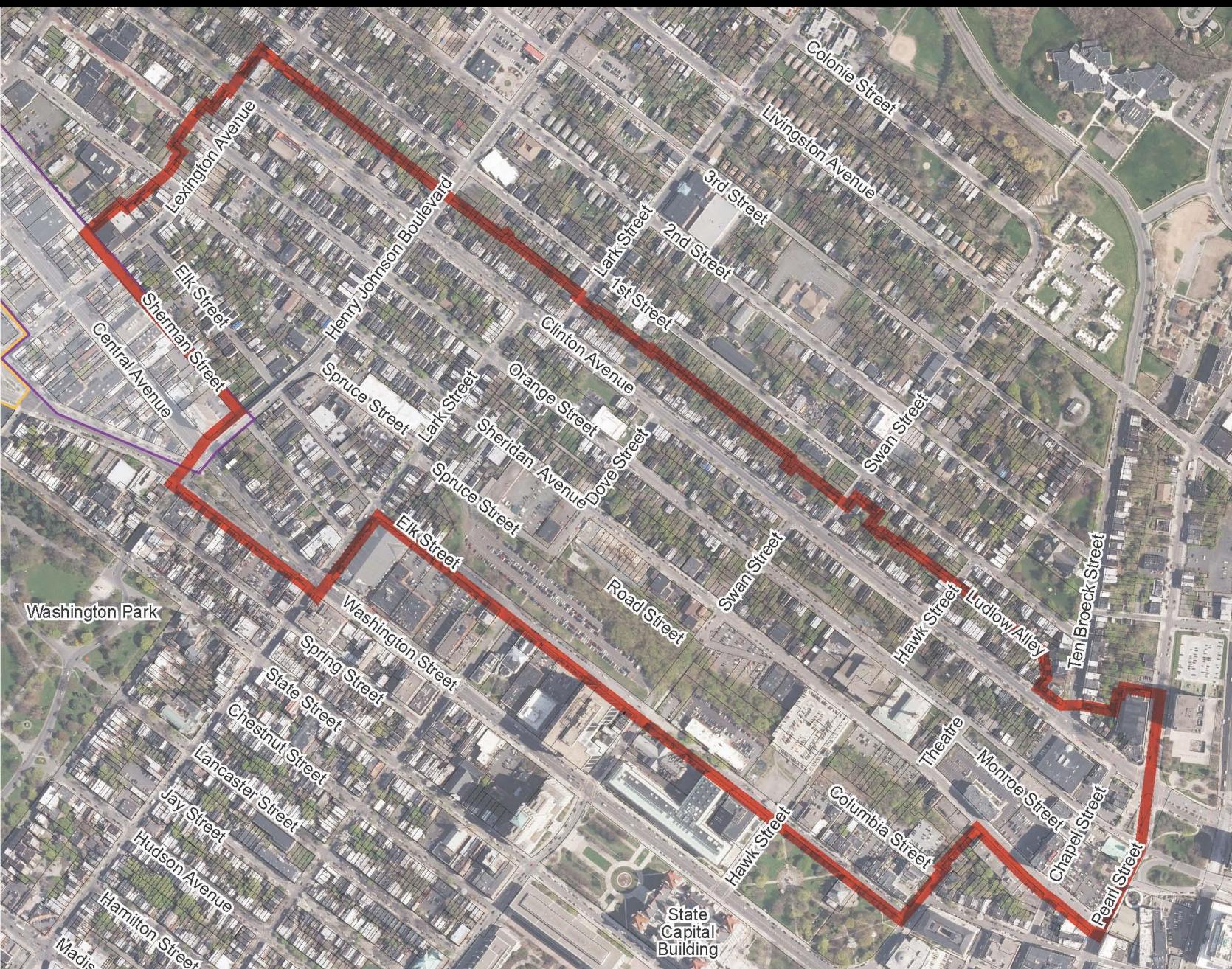
Making it easy to make use of adjacent lots

encourage a mix of uses (and more jobs)

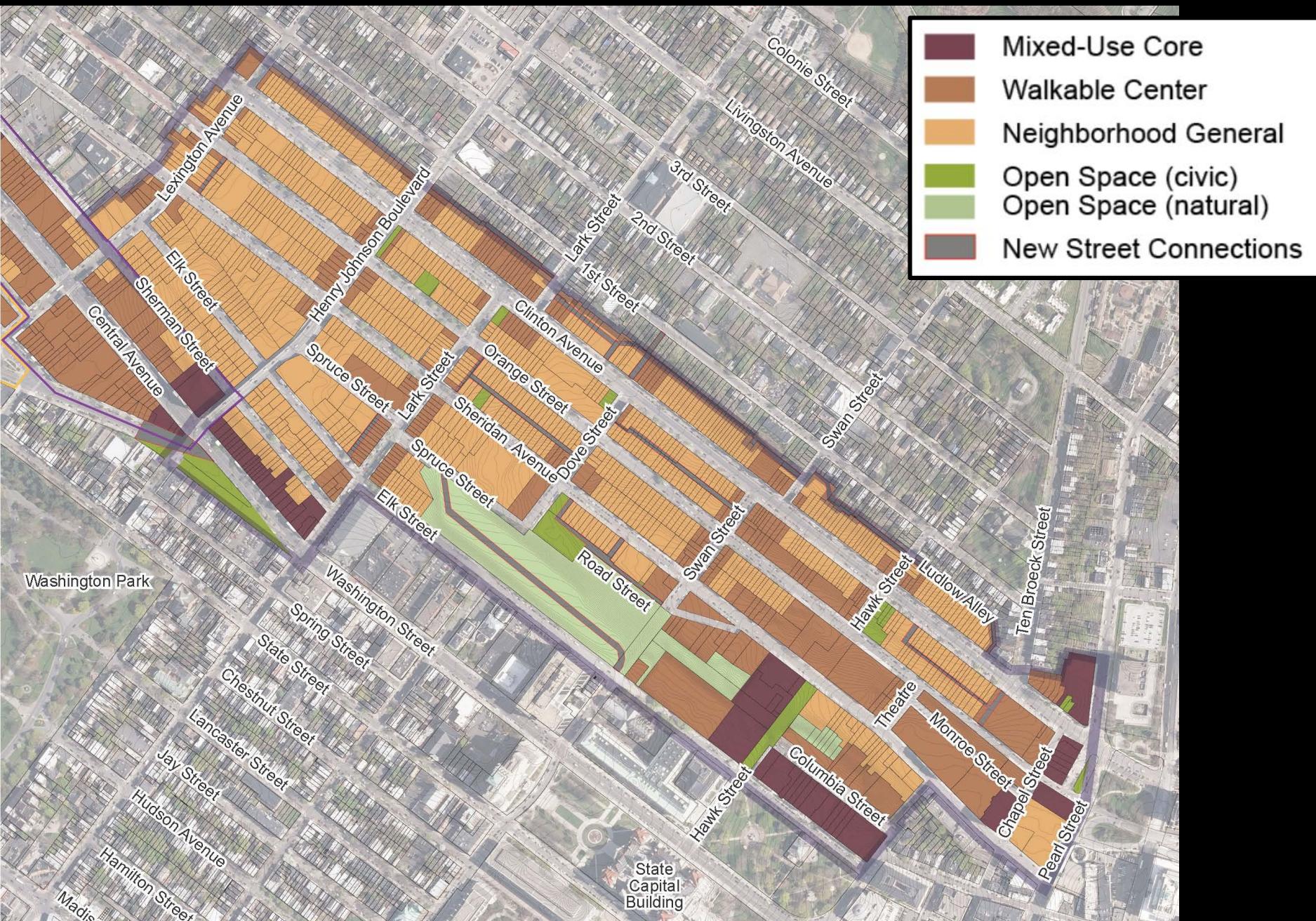


1. Clinton Multi-Use Potential Match Current Redevelopment

Regulating Plan



Regulating Plan

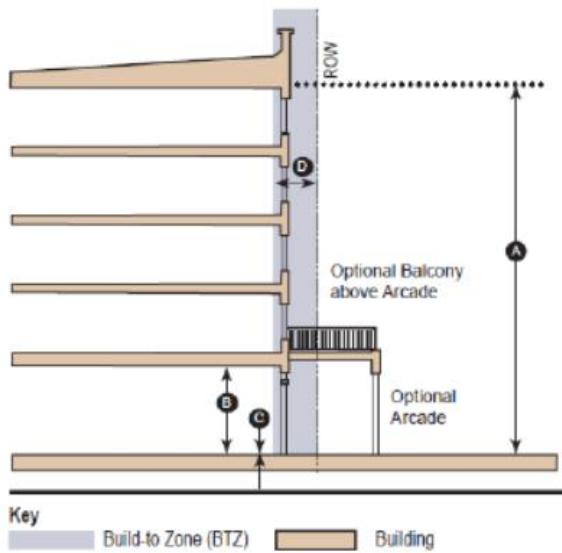


building height & placement

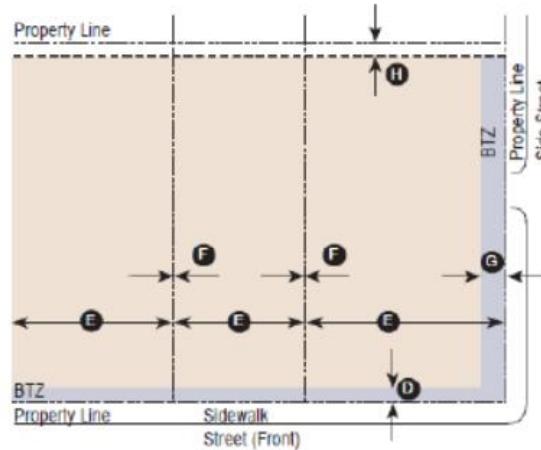
Section 375-4: Development Standards
Section 375-4(B): Form-Based Zoning Standards
Section 375-4(B)(2): Frontage Standards

(d) MIXED-USE CORE FRONTAGE STANDARDS

(i) BUILDING HEIGHT



(ii) BUILDING PLACEMENT



Building Heights

Building Height	1 Story minimum 5 Stories maximum
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A

First Floor Height (floor to floor)	13' minimum
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B

Ground Finished Floor above sidewalk or finished grade	0' min. (commercial) 24" minimum (residential)
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C

NOTES:

- Towers, cupolas, and other rooftop features with a footprint smaller than 20 feet by 20 feet may extend up to 30 feet above the designated height limit.

Building Placement

Front Build-to Zone	0' minimum to 6' maximum
---------------------	--------------------------

D

Frontage Build-out	80% minimum
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E

Side Setback (mid-block)	0' minimum
--------------------------	------------

F

Side Build-to Zone (corner)	0' minimum to 10' maximum
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G

Rear Setback (lot or alley)	5' minimum
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H

Rear Build-to Zone (street)	0' minimum to 10' maximum
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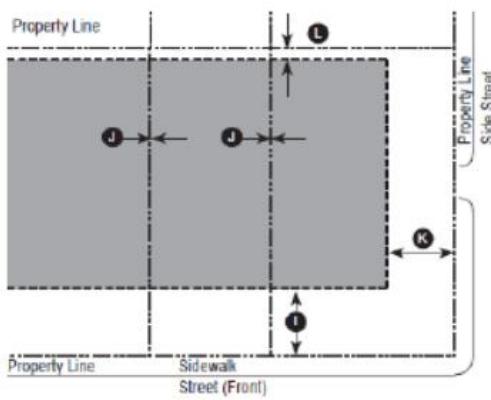
Rear Frontage Build-out (street ONLY)	60% minimum
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parking placement & frontage elements

Section 375-4: Development Standards
Section 375-4(B): Form-Based Zoning Standards
Section 375-4(B)(2): Frontage Standards

(d) MIXED-USE CORE FRONTAGE STANDARDS

(iii) PARKING LOCATION



Key

Property Line
Parking Area

Setback Line

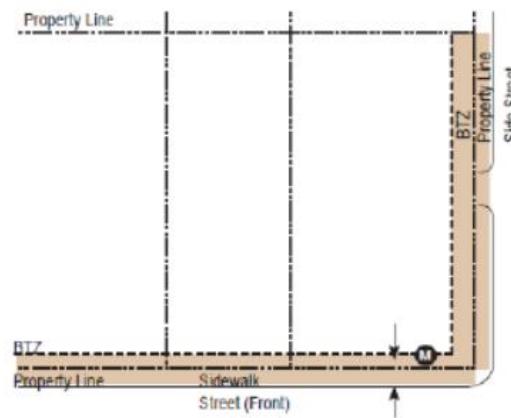
Parking Location

Front Setback	30' minimum	I
Side Setback (mid-block)	0' minimum	J
Side Setback (corner)	30' minimum	K
Rear Setback (lot)	5' minimum	L
Rear Setback (alley)	0' minimum	
Rear Setback (street)	30' minimum	

NOTES:

- Parking shall be accessed from rear alleys or side streets whenever possible.

(iv) FRONTAGE ELEMENTS



Key

Property Line
Max Build-to Zone (BTZ)

Encroachment Area

Frontage Elements

Allowed Frontage Elements	Forecourt, Stoop, Shopfront, Gallery, Arcade	M
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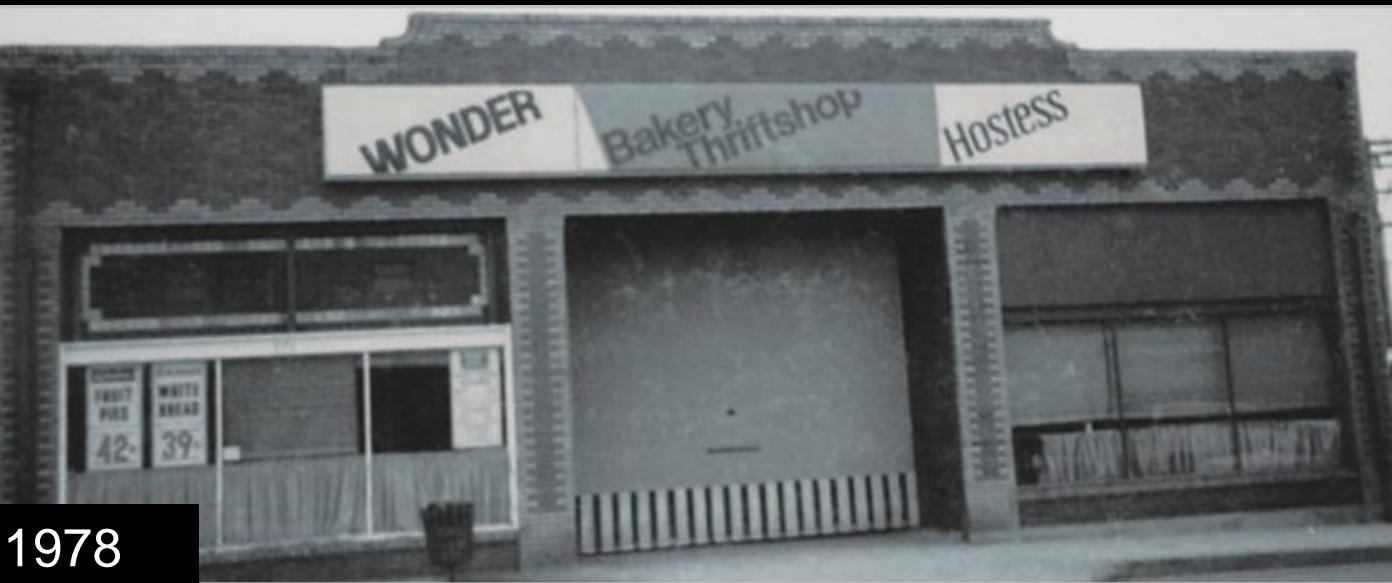
NOTES:

- Frontage Elements may encroach forward of the build-to zone and/or into the right-of-way, barring any additional restrictions by the public entity that has control over the public right-of-way.
- See Section 375-2(B)(1) (General Standards) for requirements of frontage elements

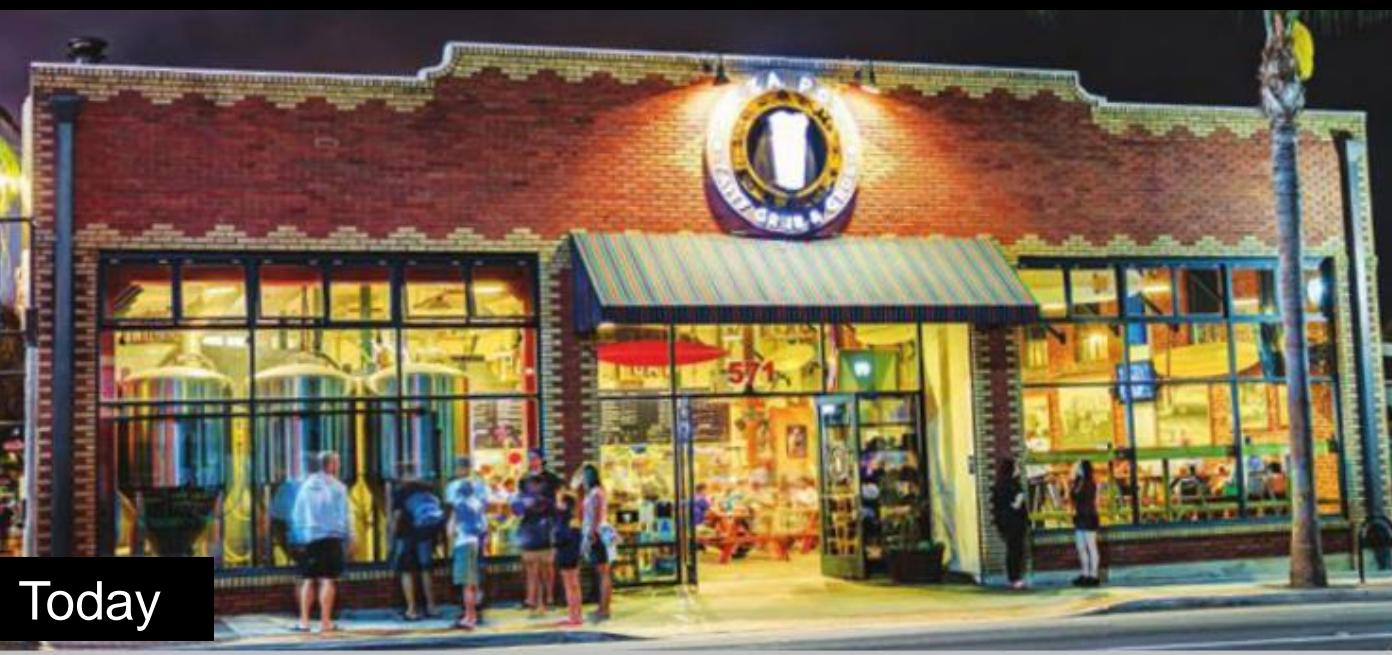
keep the workplaces



reuse



1978



Today

better reuse



opportunity sites



Sheridan Ave & Henry Johnson Boulevard

opportunity site



existing

opportunity site

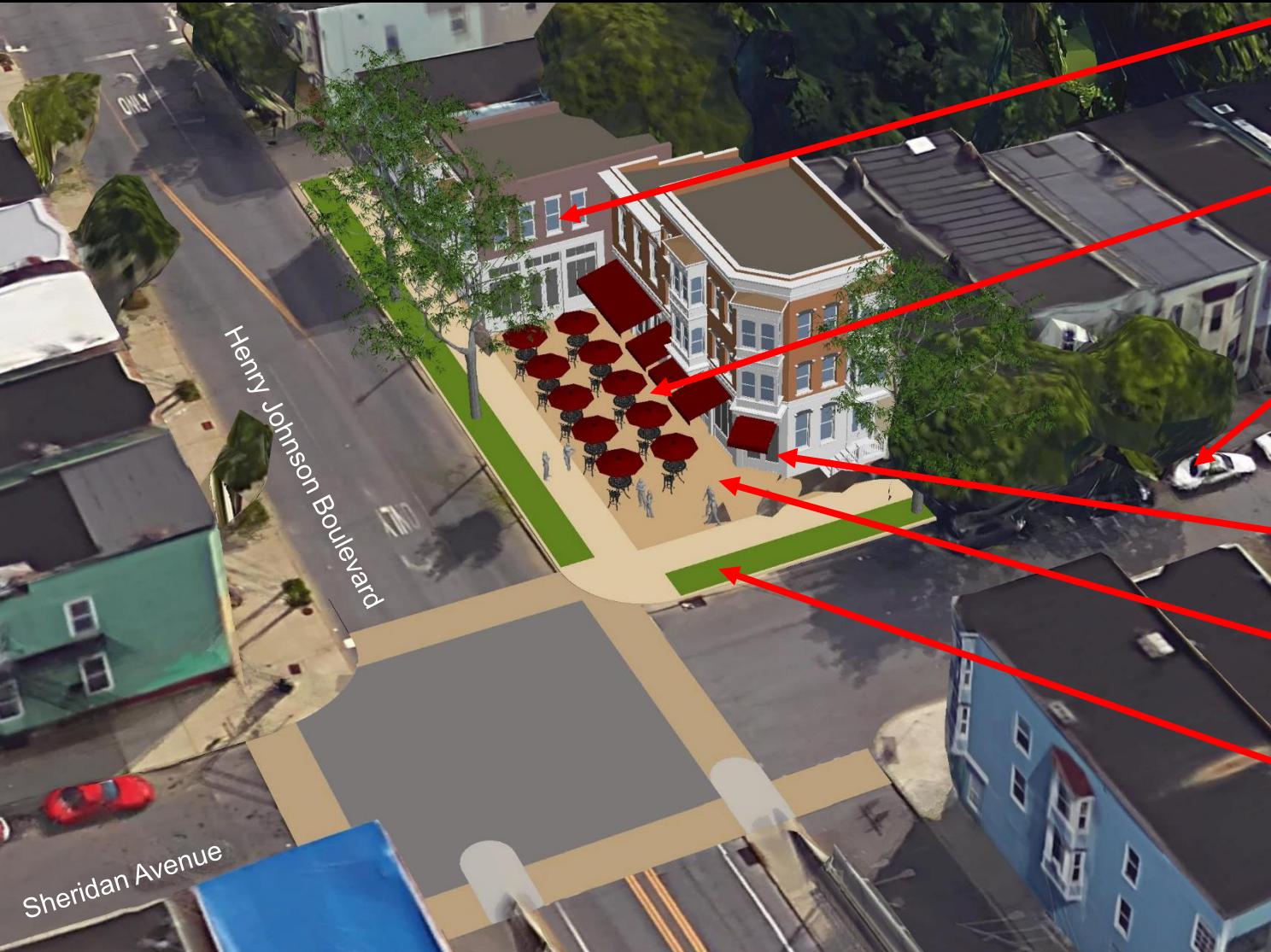


proposed

demonstration of the code



demonstration of the code



Mix of uses by right, not exception

Outdoor dining does not count toward commercial FAR

Parking requirement relaxed

Front doors can face plazas

Pervious pavers encouraged

Stormwater requirement accommodated in swale and tree wells

gateway



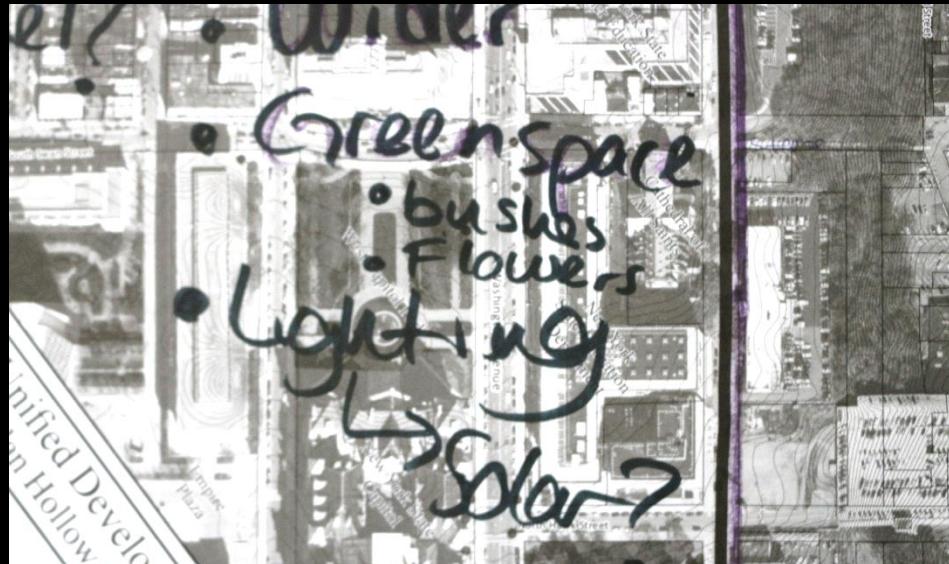
existing

gateway



proposed

create more useful open space



3 out of 5 tables

open spaces



veterans' memorial



Sheridan Ave & Dove Street

“Can the plan include retaining a few vacant lots for stormwater management that are maintained as flower gardens and playspace.”

Susan Cotner
AHP Homeownership Center

flooding solutions



Bio-Swales at Mariette Place

flooding solutions



Porous concrete at Hansen/Ryckman Park Project

flooding solutions



North Swan Green Infrastructure Project

flooding solutions



Porous concrete on Quail Street

planting strips ?



planting strips



stormwater options



Blue or green roof

Rain garden

Tree well

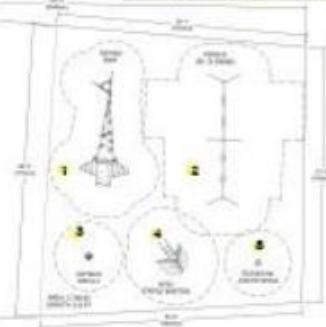
Other (permeable surfaces)

Drainage swale

Park **PLAY** Renovations

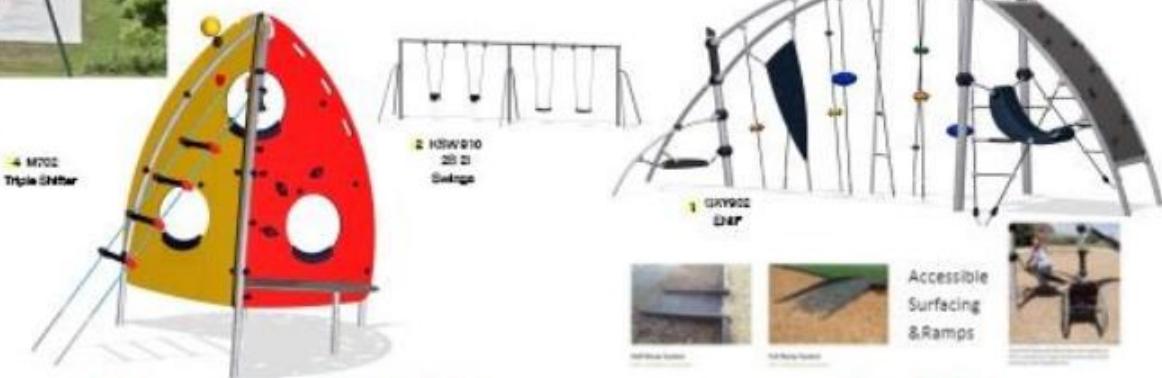


Sheridan Park **PLAY** Renovation



About the City of Albany's Park Renovation Plan.

The City of Albany's Park Renovation Plan is to improve accessibility of play equipment, picnic areas and pathways to people of all ages and abilities, and in compliance with the Americans With Disabilities Act (ADA) standards. This playground has been selected for upgrades. What is ADA compliance? These are enhancements that allow those with disabilities the same opportunity to use and enjoy our recreational facilities, as all others. The upgrades will improve safety, promote use, activity and development, and create fun spaces that are attractive to all. Because we believe in: play longer—play longer!



Tell us what **YOU** think!!

Contact: recreation@albanyny.gov

Sheridan Park

Jonathan R. Jones, Commissioner
City of Albany
Department of Recreation, Youth & Workforce Services
7 Hoffman Ave. | Albany, NY 12206 | (518) 434-5707
www.albanymygov.gov

Park **PLAY** Renovations



Orange Street Park **PLAY** Renovation

KOMPAN



PCM20010008
Triple Tower W/
Track, Rete (ADA Version)



Orange Street



Orange Street



Tell us what **YOU** think!!



Accessible
Surfacing
&Ramps



Contact: recreation@albany.ny.gov

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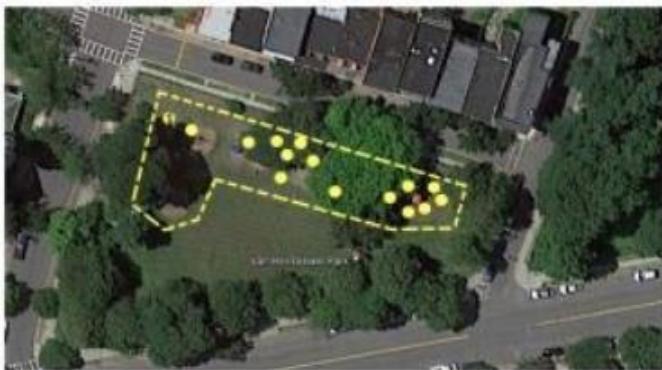
Orange Street Park

Park **PLAY** Renovations



Van Rensselaer Park **PLAY** Renovation

KOMPAN



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Accessible
Surfacing
&Ramps



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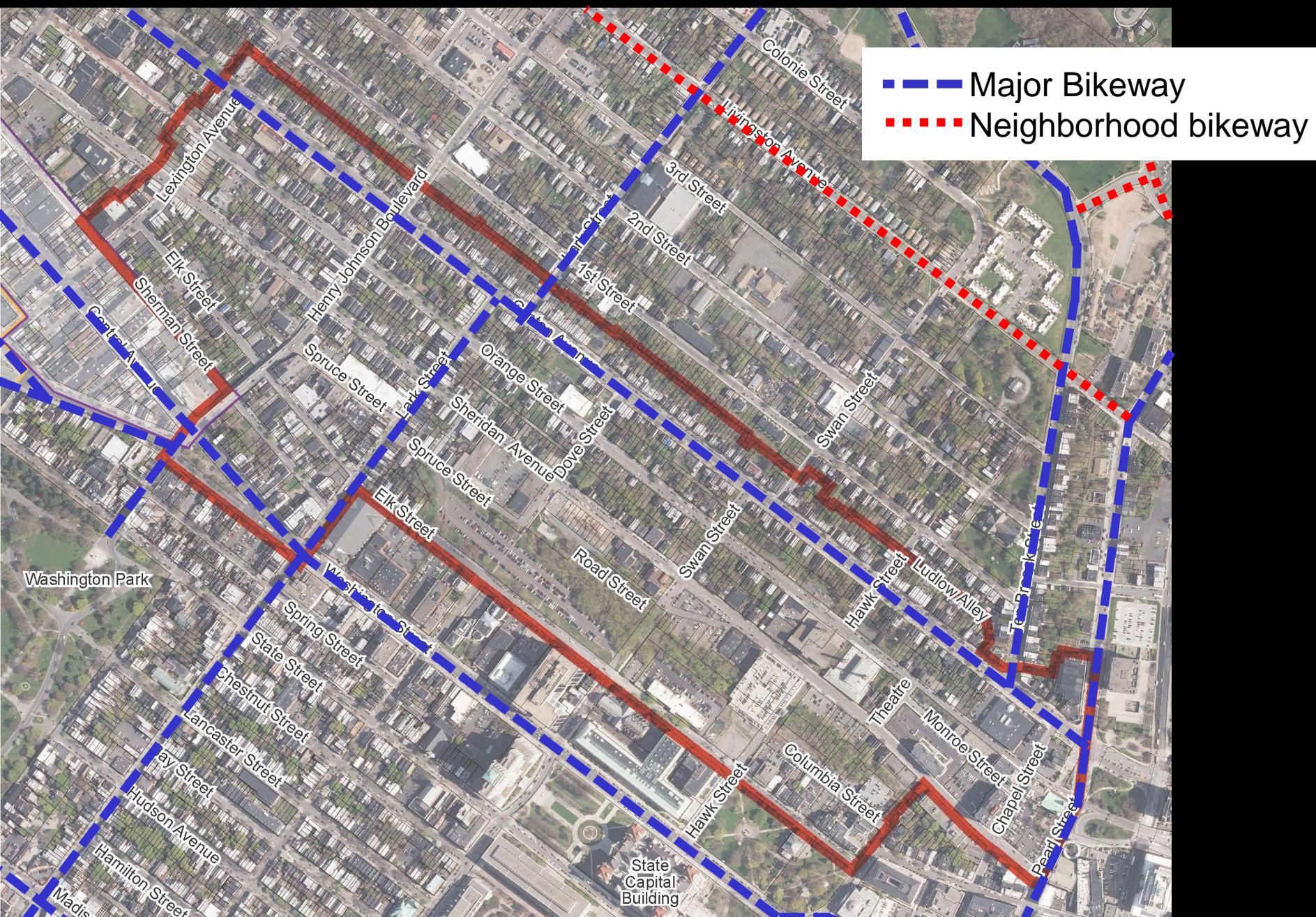
Van Rensselaer Park

Jonathan R. Jones, Commissioner
City of Albany
Department of Recreation, Youth & Workforce Services
7 Hoffman Ave | Albany, NY 12205 | (518) 434-5707

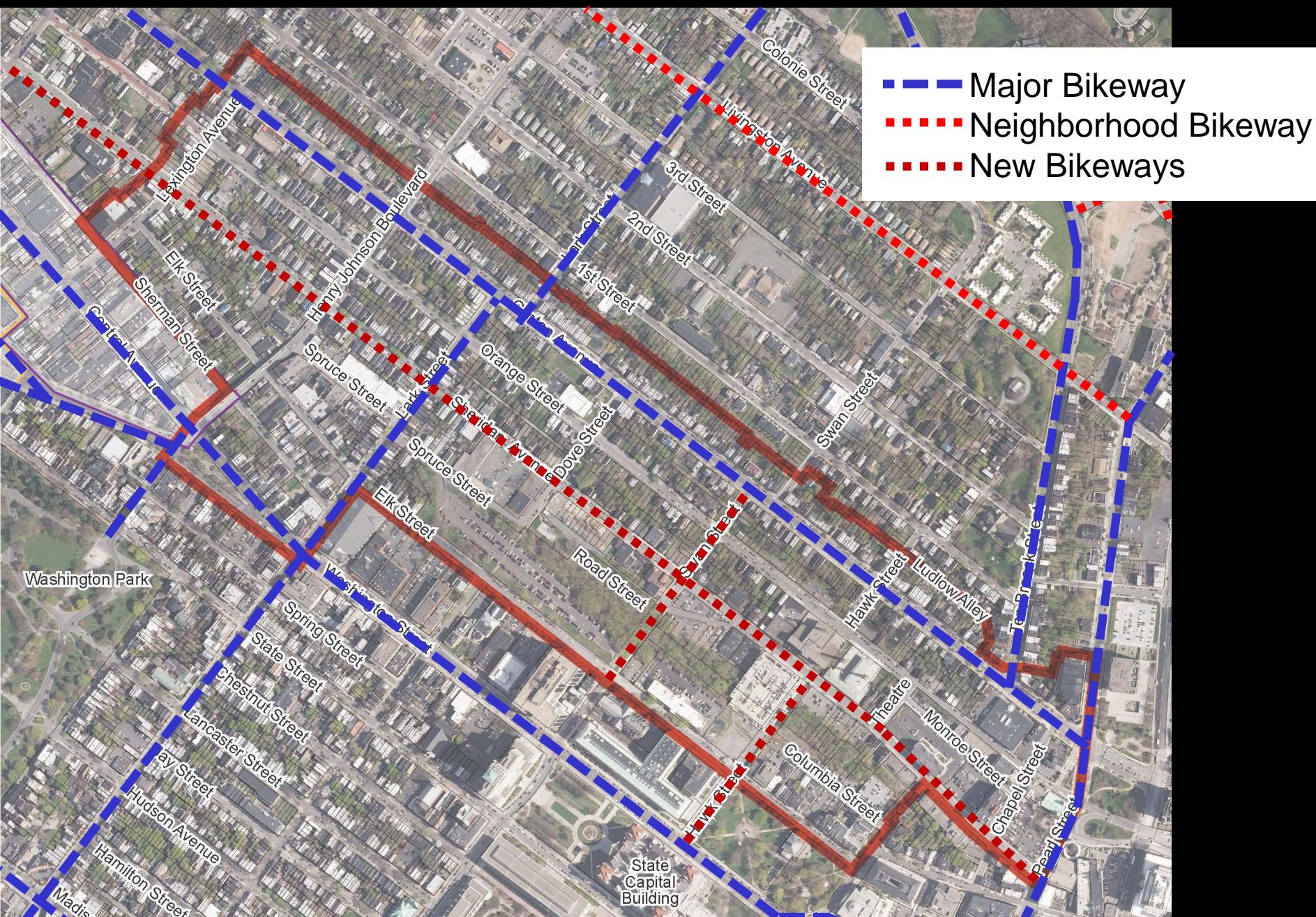
improve health & safety



existing bike routes



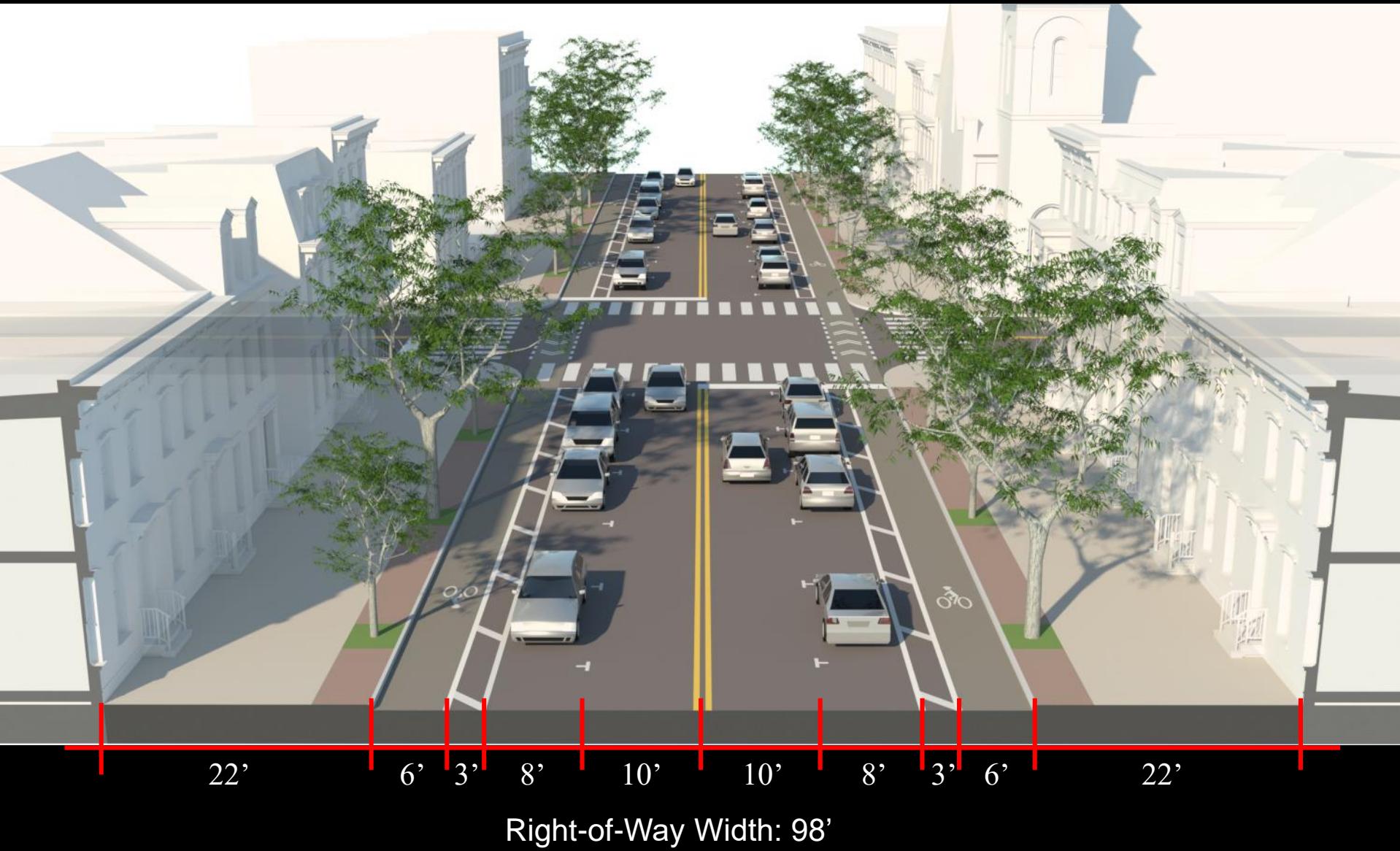
additional bike routes



Clinton Avenue

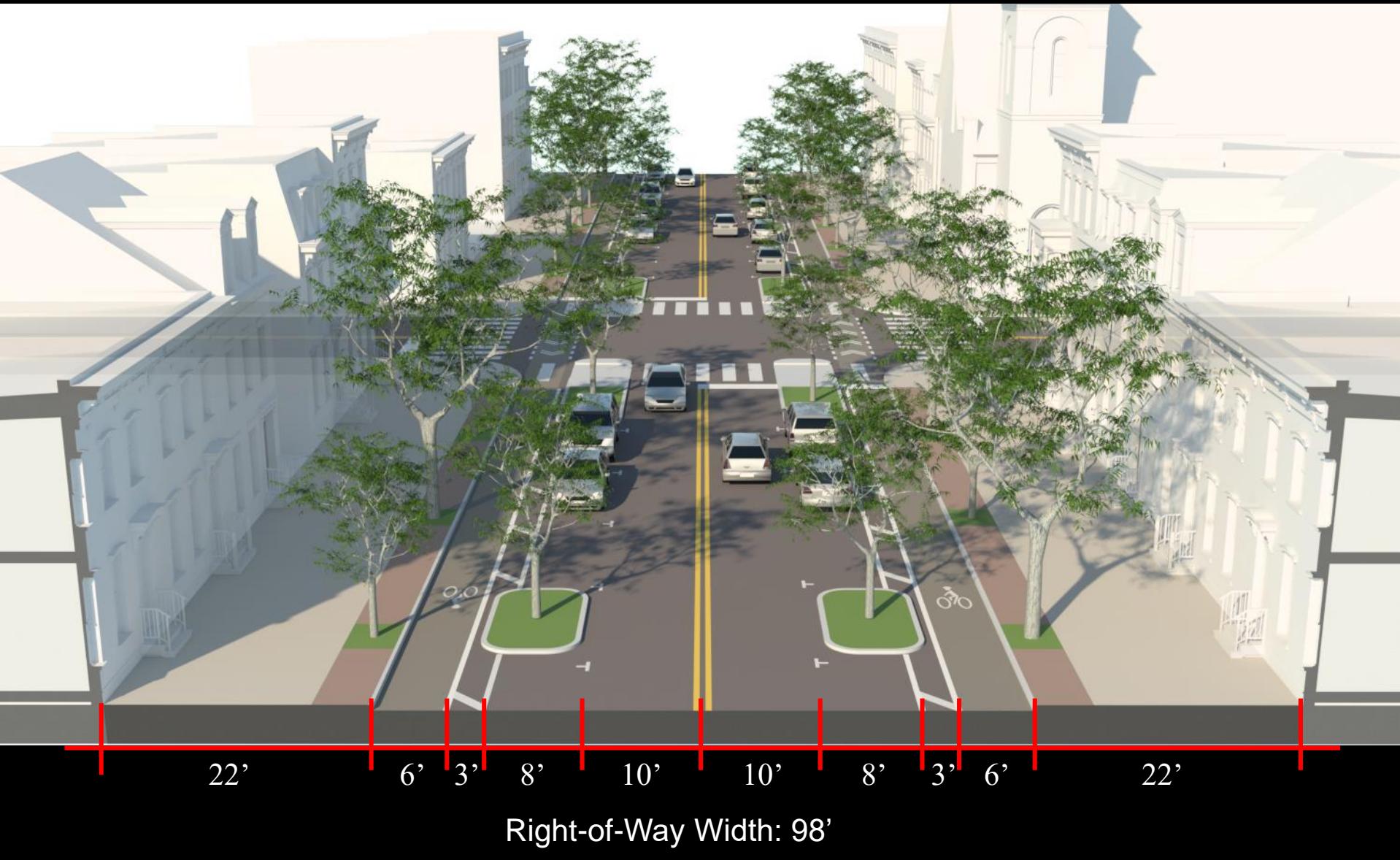


Clinton Avenue

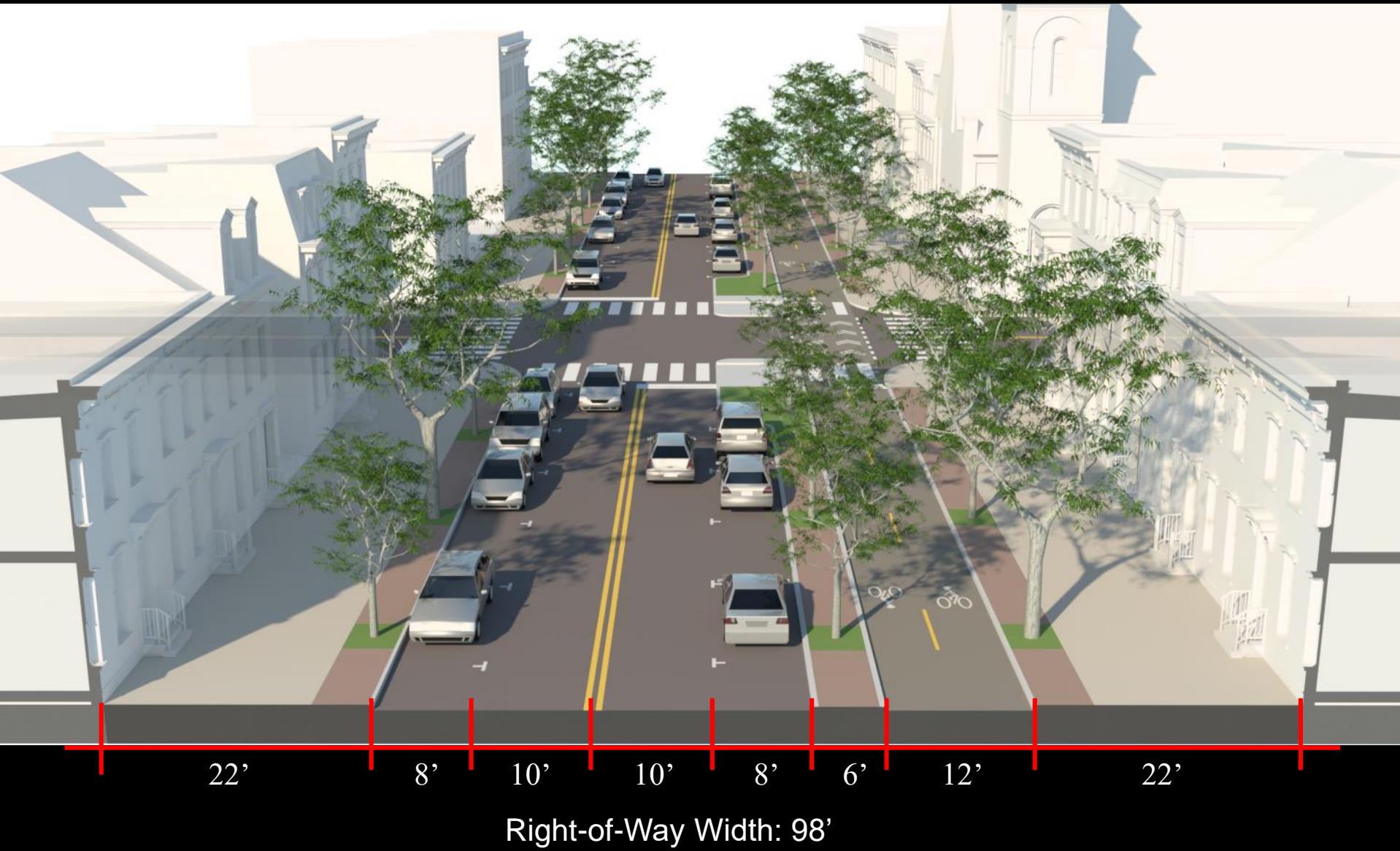


Option 1 – parking-separated bike lanes with on-street parking (short-term)

Clinton Avenue



Clinton Avenue



Clinton Avenue



Option 3 – center running 2-way cycle track with on-street parking (long-term)

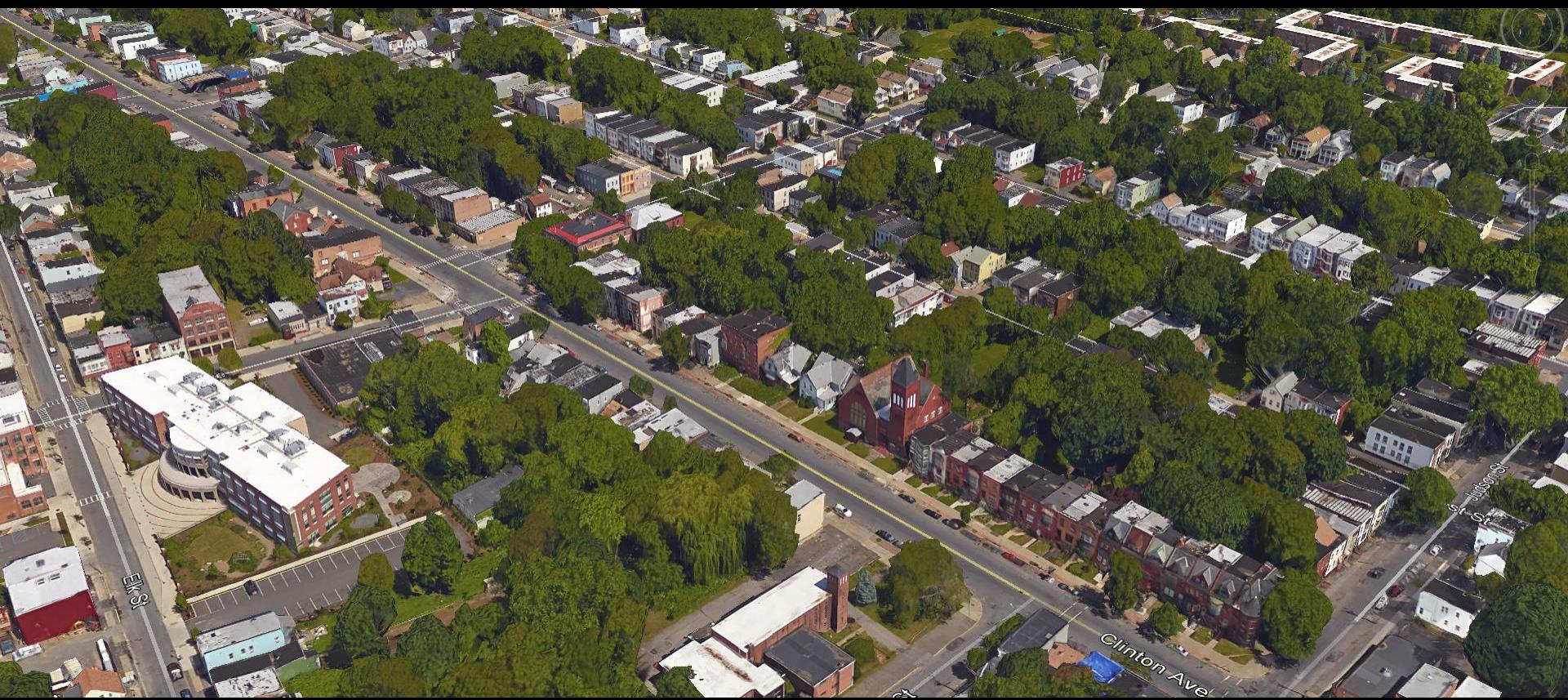
Can the Hollow get a resident-only, or local business-only, parking program?

Can the Hollow get a resident-only, or local business-only, parking program?

It would take an act of (state) congress. The state limits permit-only parking in the City to 2,750 spaces, $\frac{3}{4}$ mile from Empire State Plaza. There are 6,000 spaces within $\frac{3}{4}$ a mile.

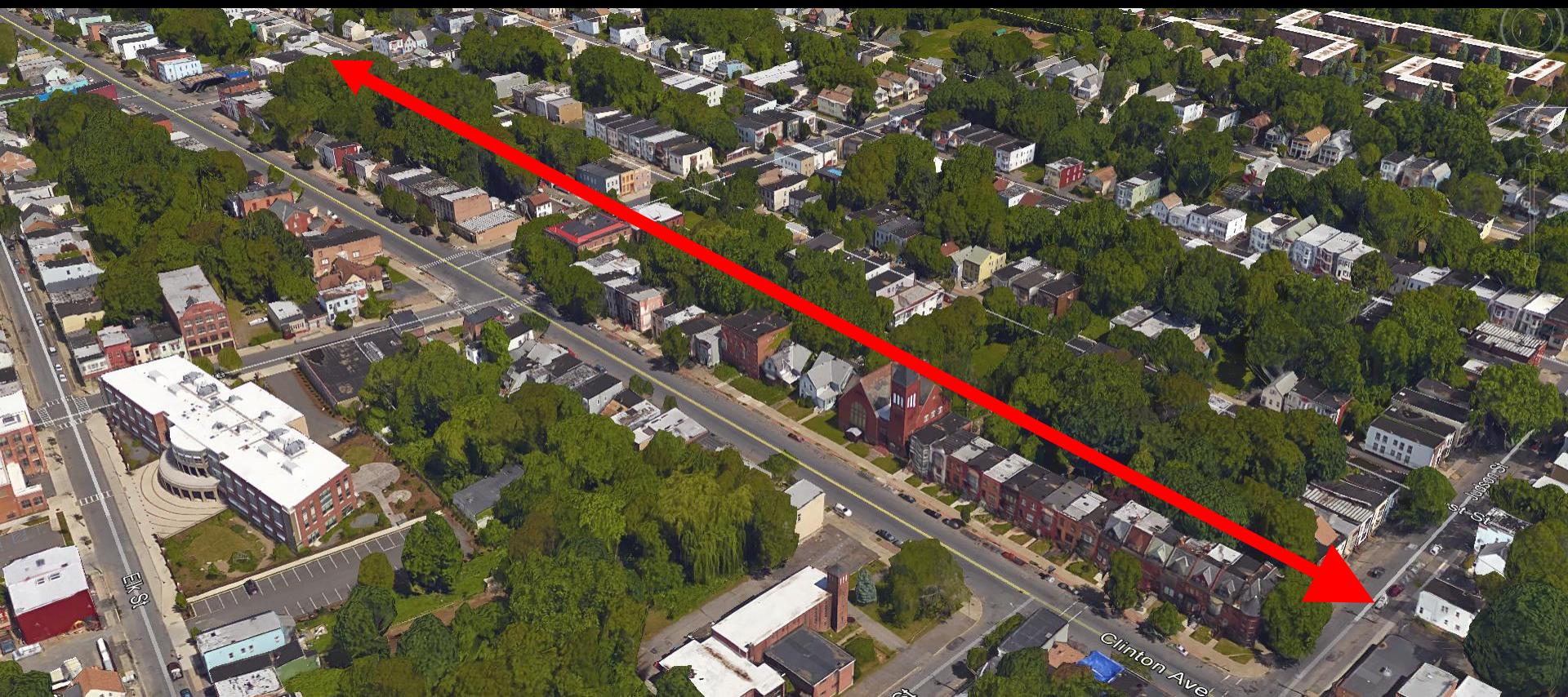
State worker unions advocate strongly for state worker parking around Empire State Plaza.

alleys



Clinton Ave

alleys



Clinton Ave

alleys

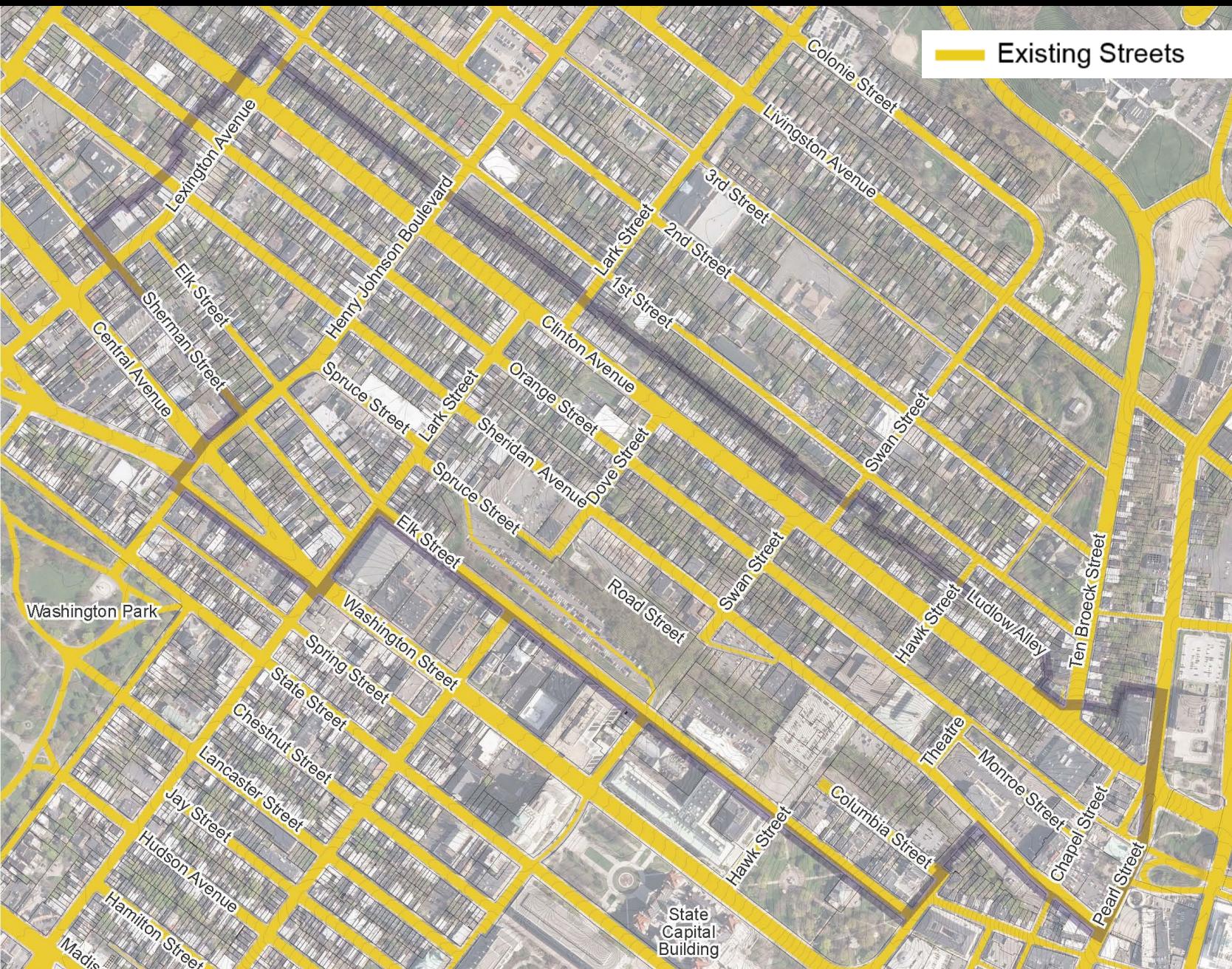


Trash, recycling, parking,

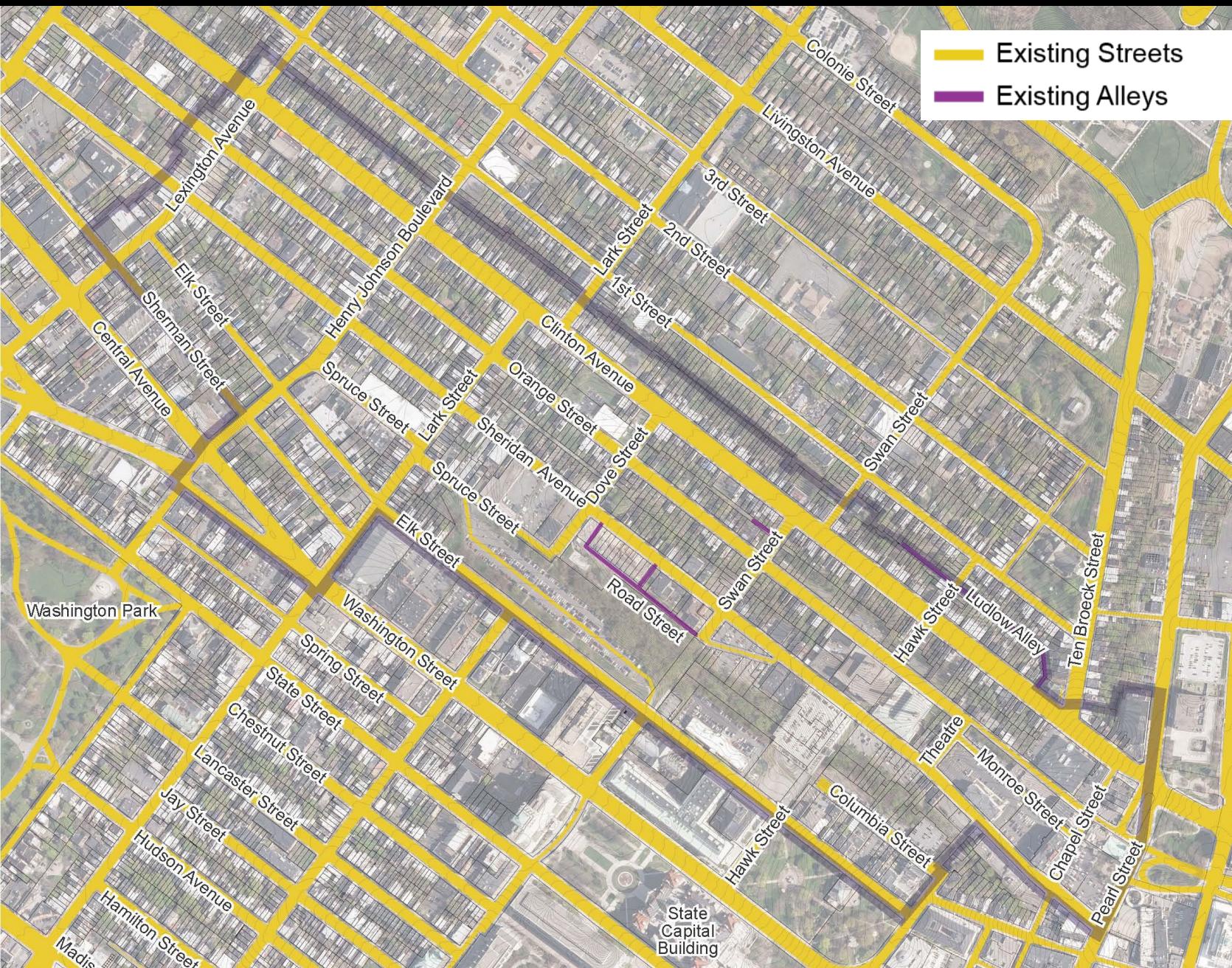
network diagrams



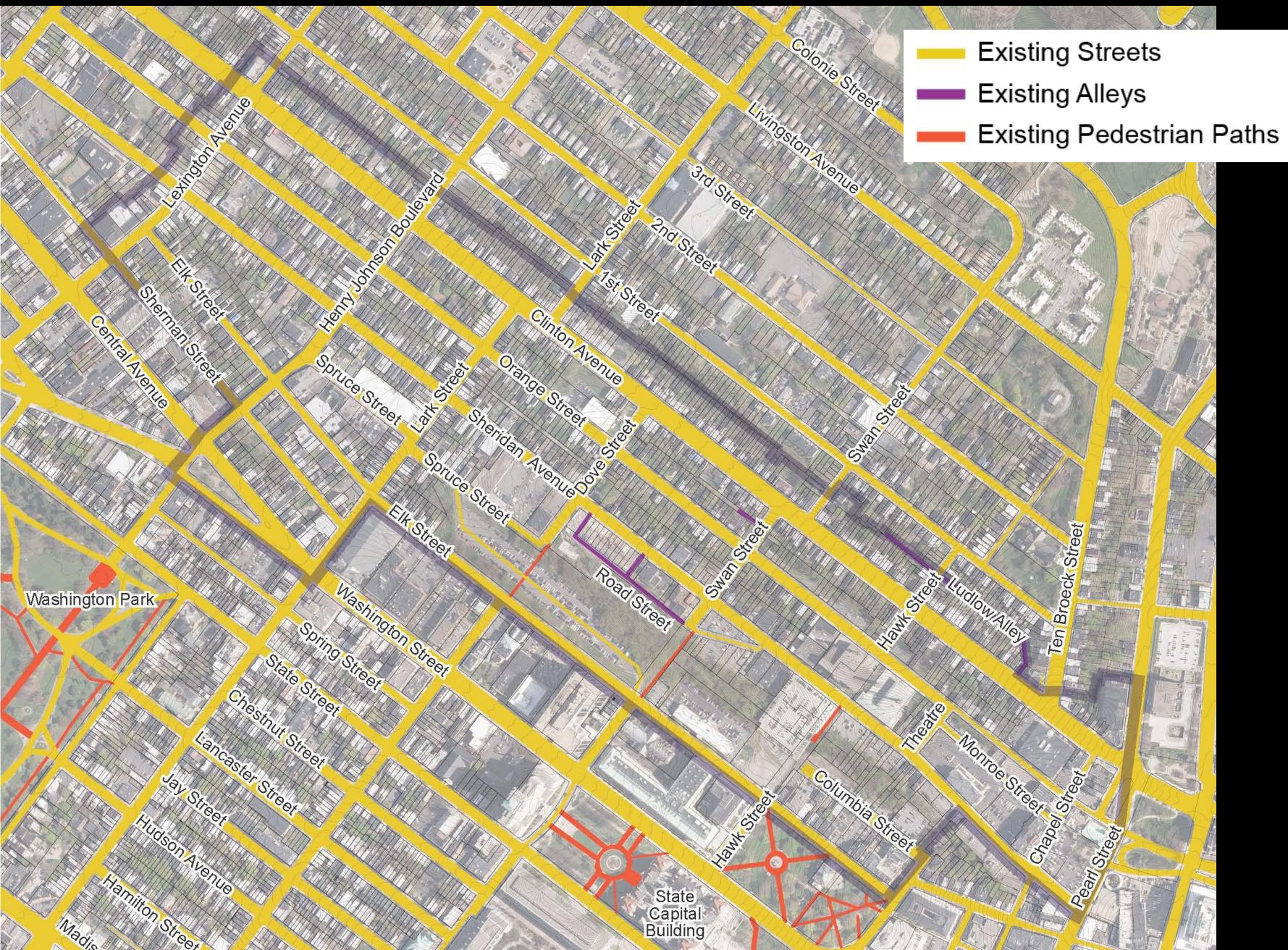
existing streets



existing streets & alleys



existing pedestrian connections



proposed pedestrian connections



proposed alley connections



implementation Policy (as well as Projects)

Create an Investment Zone

Lowers or abates taxes & fees + INCREASES city services

- 1) Reducing attrition of existing residents, and
- 2) Incentivizing investment in existing housing & development of new and diverse housing products at various price points.

implementation

Marketing

Sheridan Hollow should decide who and what it wants to be and what advantages it can offer over other places competing for those same people and investment.

Then build a marketing campaign that explains it to both existing residents, outsiders, and the City.

implementation

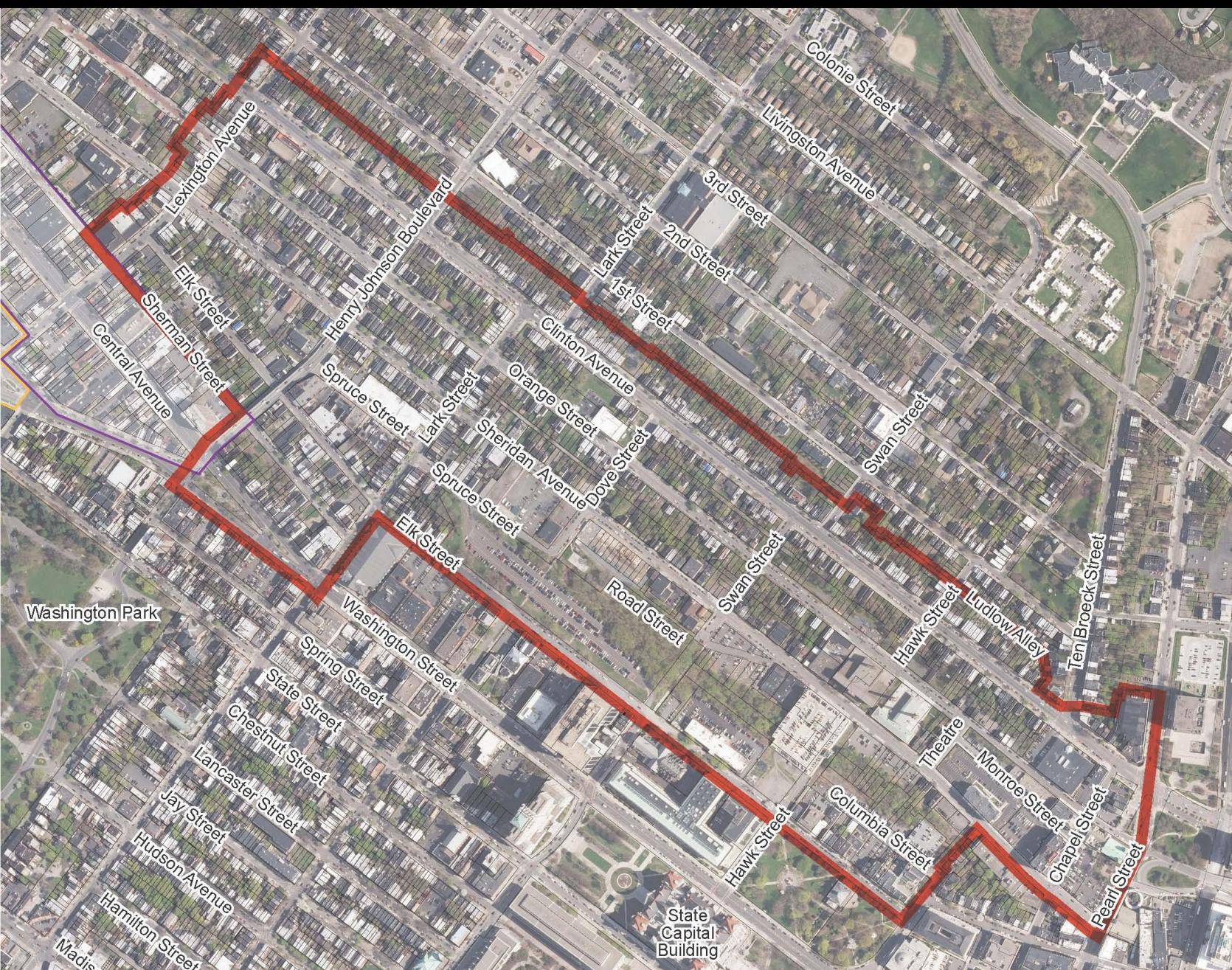
Connectivity vs. Independence

Sheridan Hollow would benefit from attaching/ connecting/ associating with adjacent neighborhoods, while retaining its identity as a unique neighborhood.

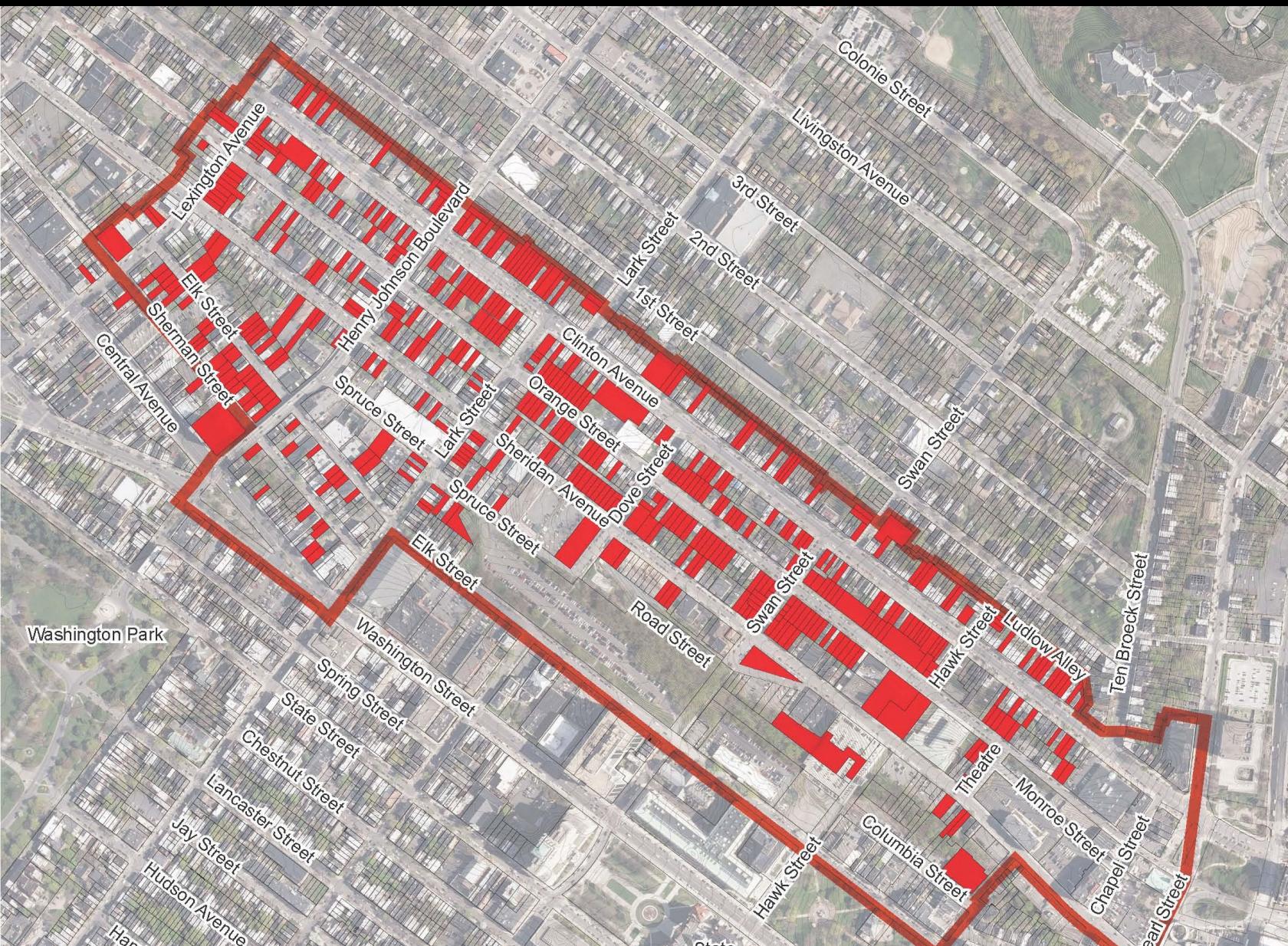
Some examples:

- Sheridan Hollow and Arbor Hill should work together on solving lower Clinton Avenue.
- Sheridan Hollow and West Hill should work on upper Clinton and coordinate with Arbor Hill for consistency.
- Work with the Lark Street BID and/or Central Avenue BID on the Freihofer site.
- Work with Downtown BID on promoting itself as a community connected to the business district, but with their own neighborhood commercial zones.

centers

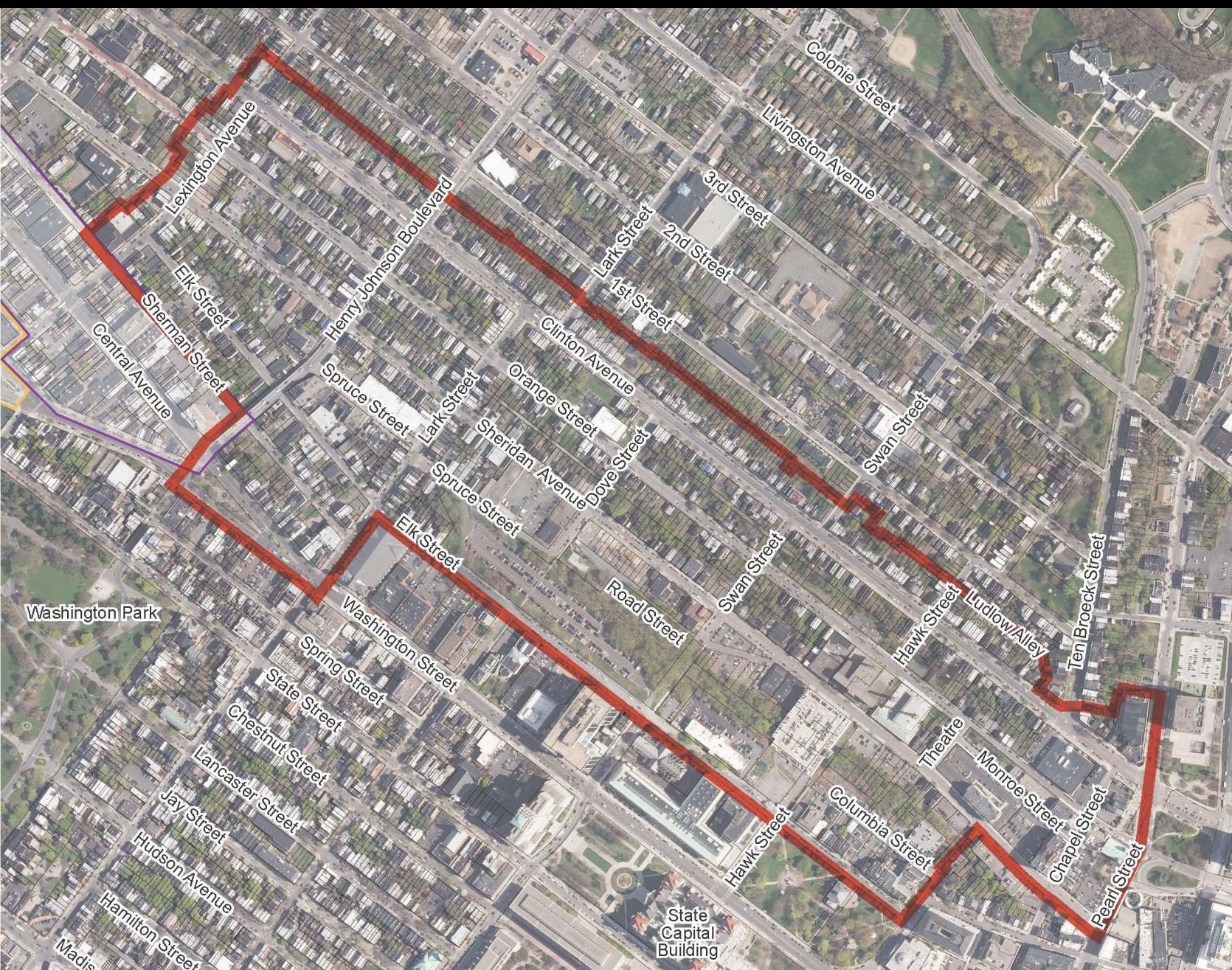


opportunity sites



Land Trust, Vacant Buildings, City Land, Non-profit Properties

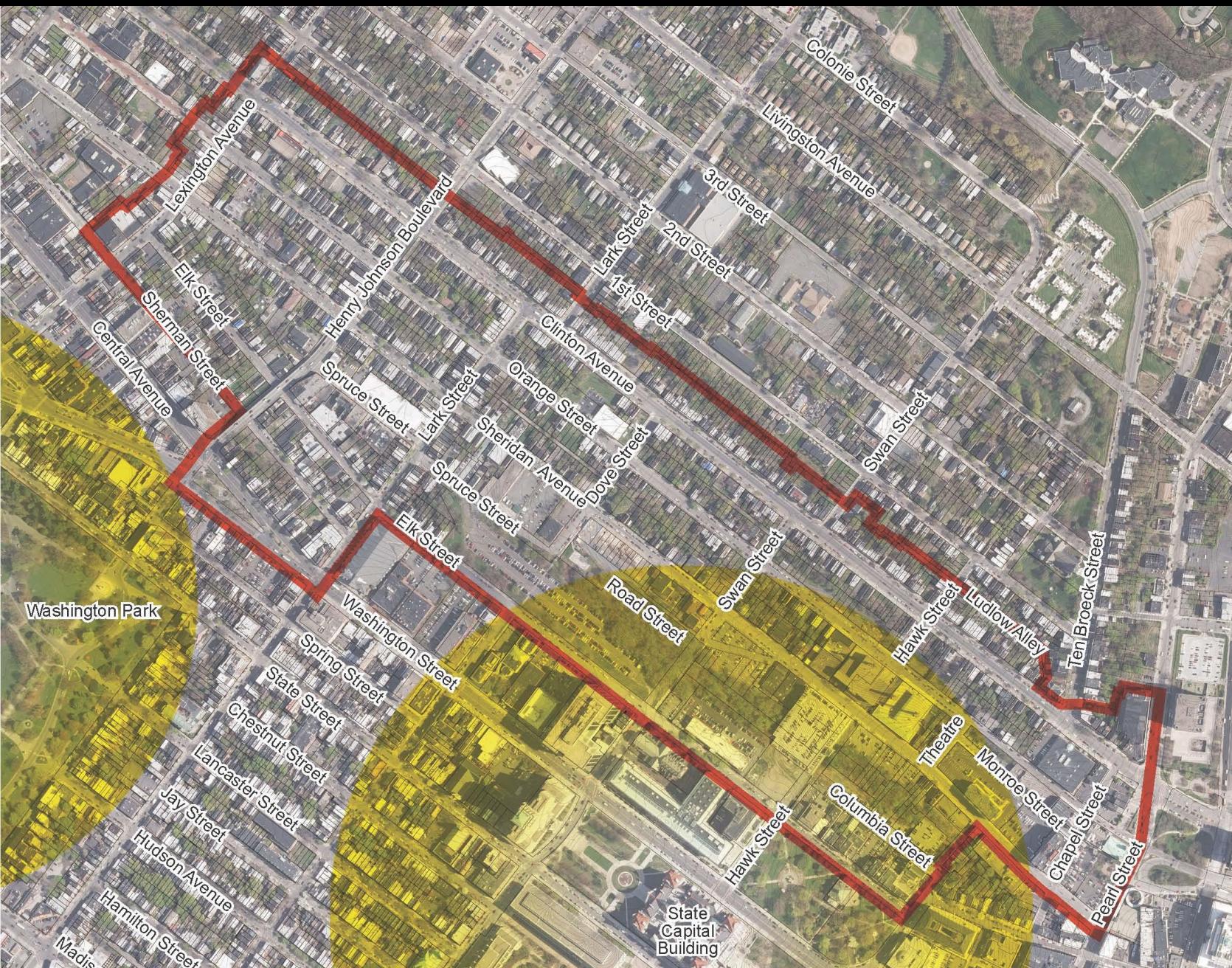
centers



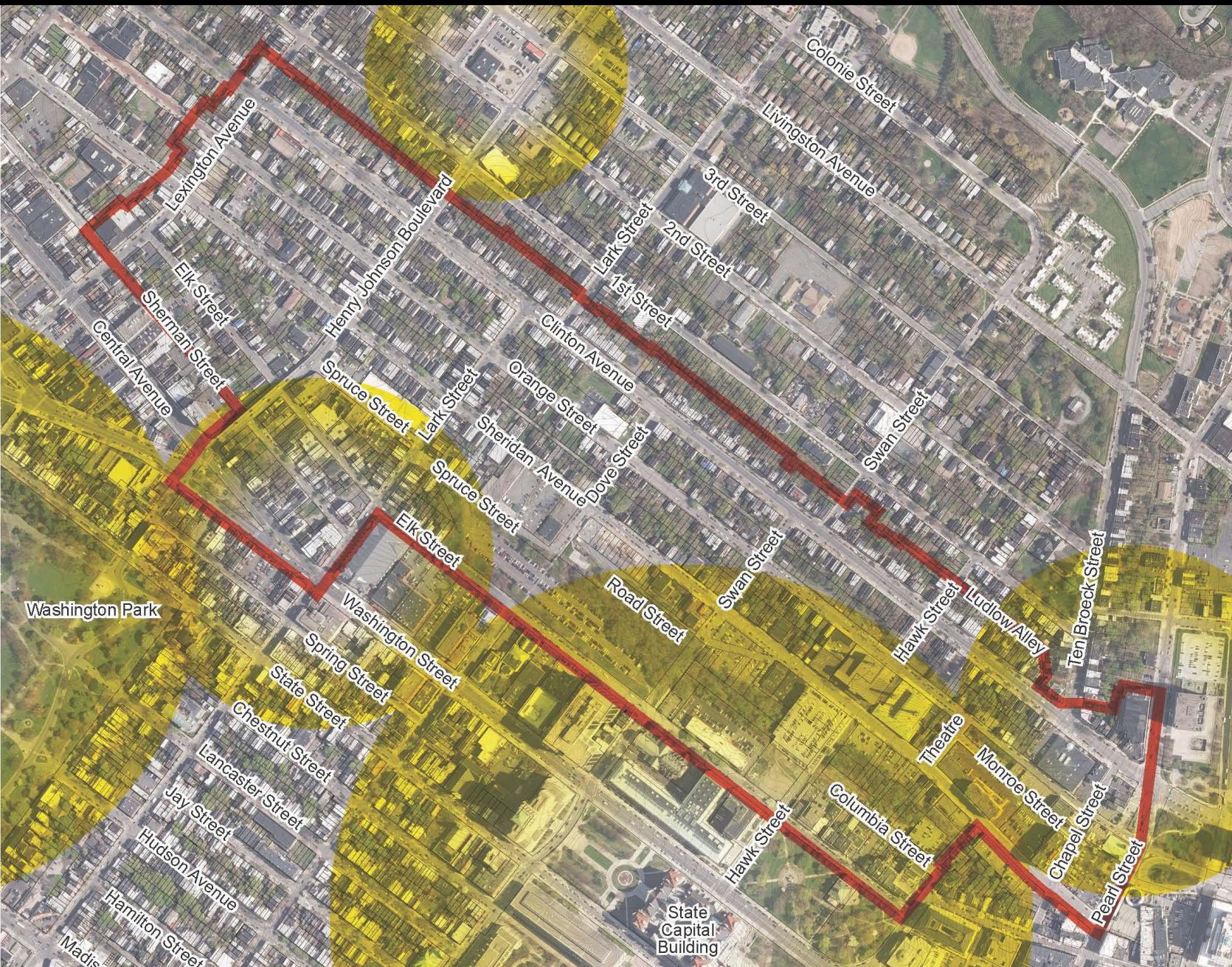
capital building



washington park neighborhoods



palace theatre, transit hubs



bike share locations



hungry hollow & a new neighborhood



ualbany



new hotels



phase 2 bike share locations



working together

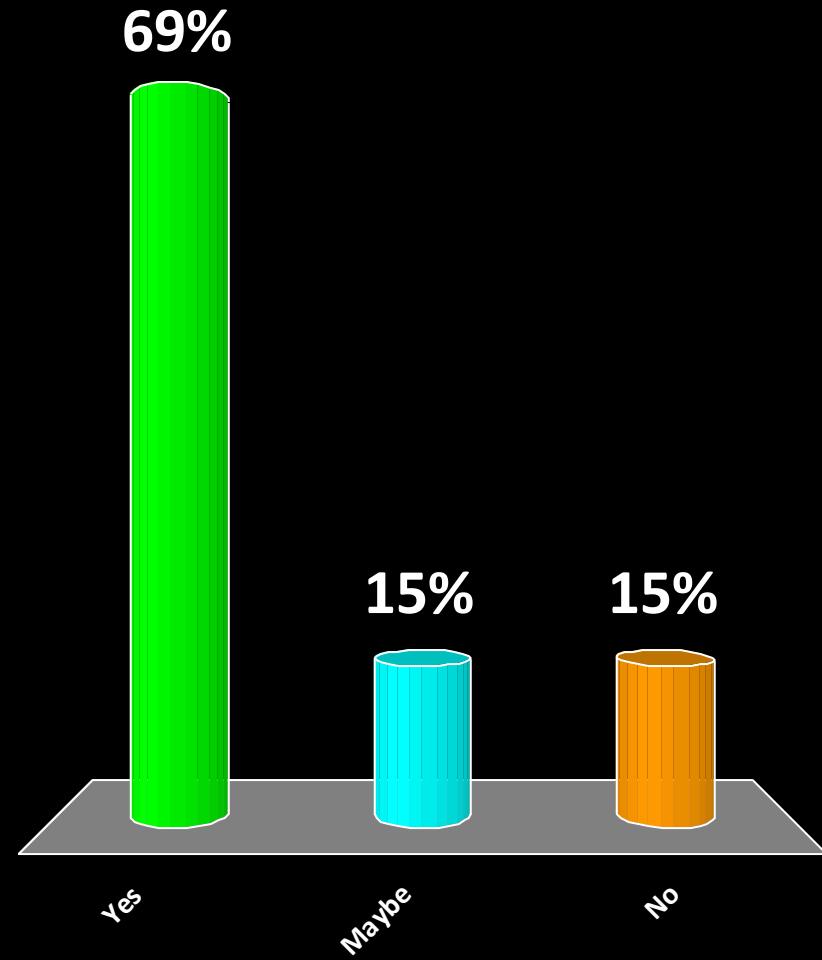


quick poll

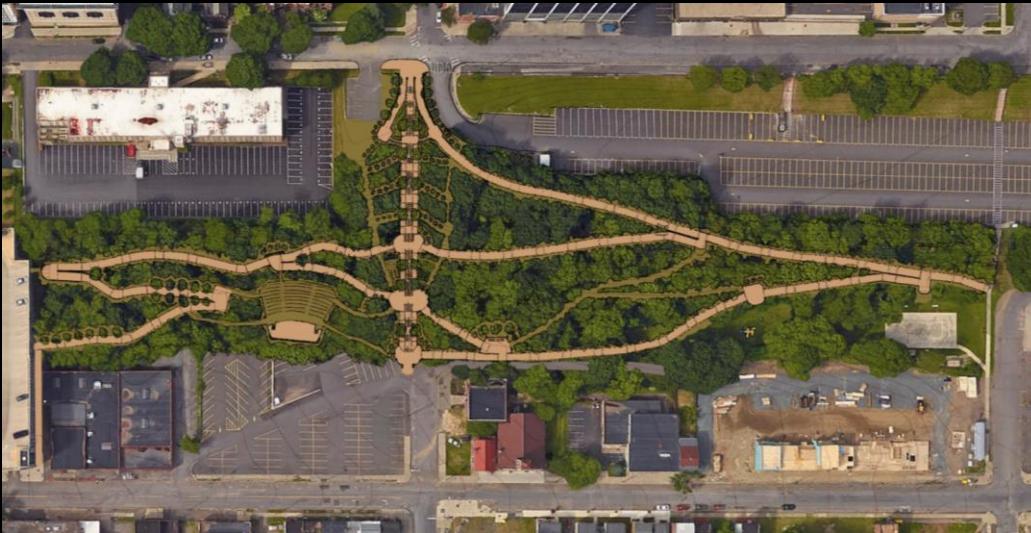
Would you be more likely to walk the stairs if they looked like this?



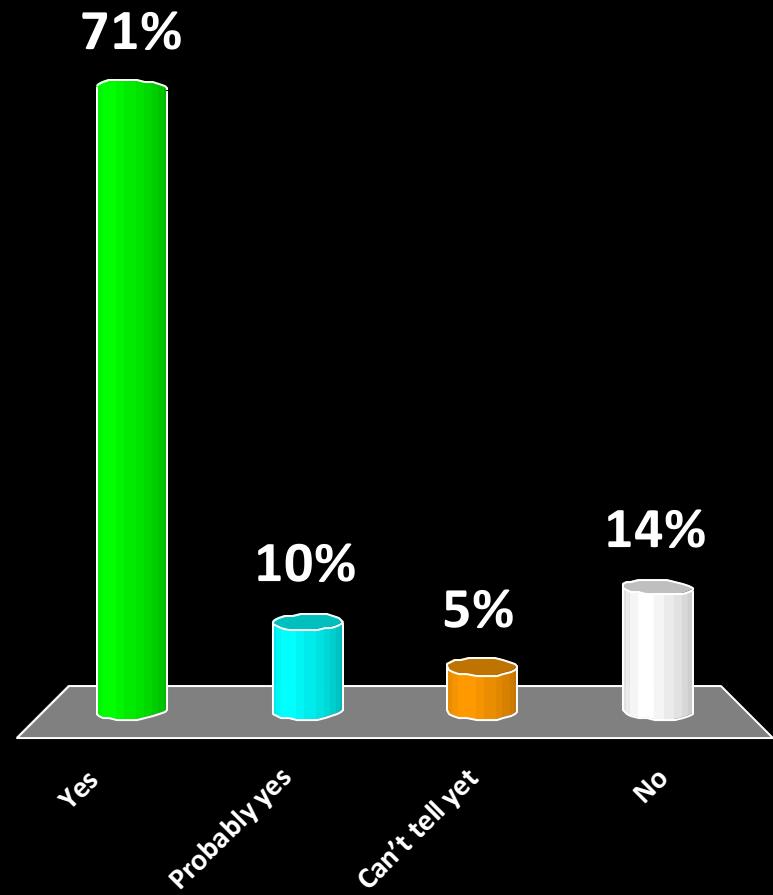
1. Yes
2. Maybe
3. No



Do you like this idea for the Hillside?



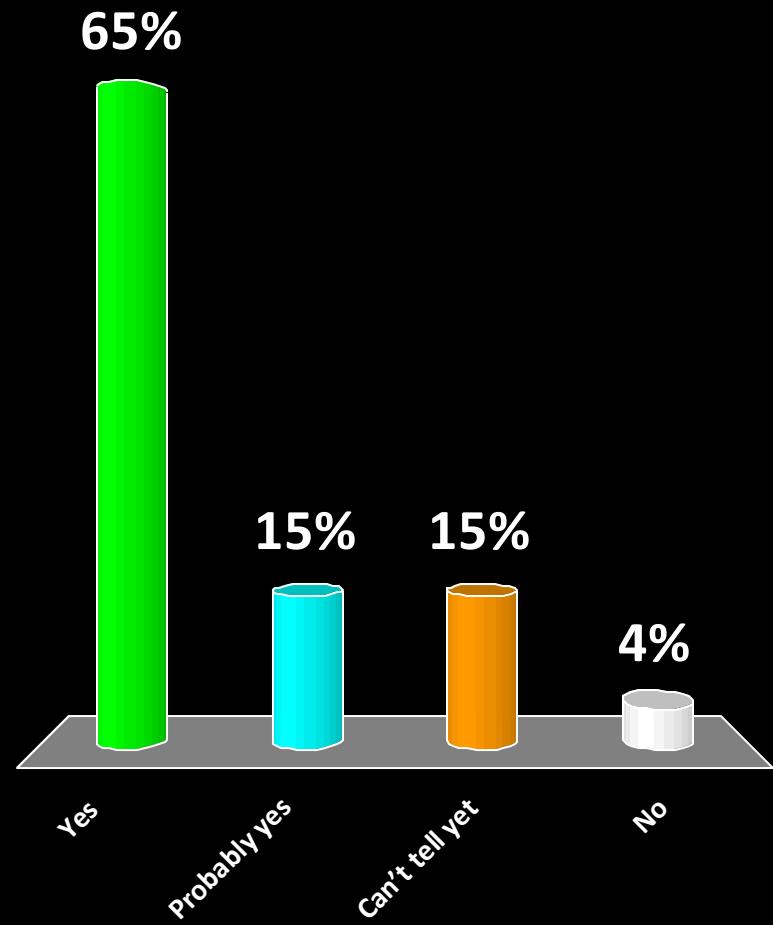
1. Yes
2. Probably yes
3. Can't tell yet
4. No



Do you like this idea?



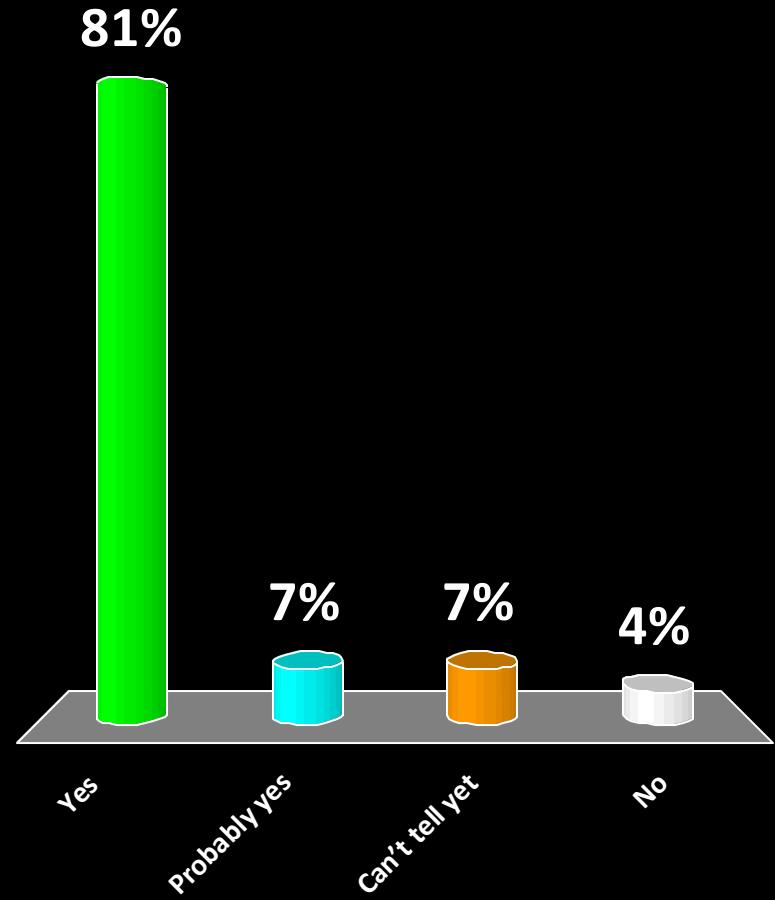
1. Yes
2. Probably yes
3. Can't tell yet
4. No



Do you like this idea for the underpass?



1. Yes
2. Probably yes
3. Can't tell yet
4. No



this morning



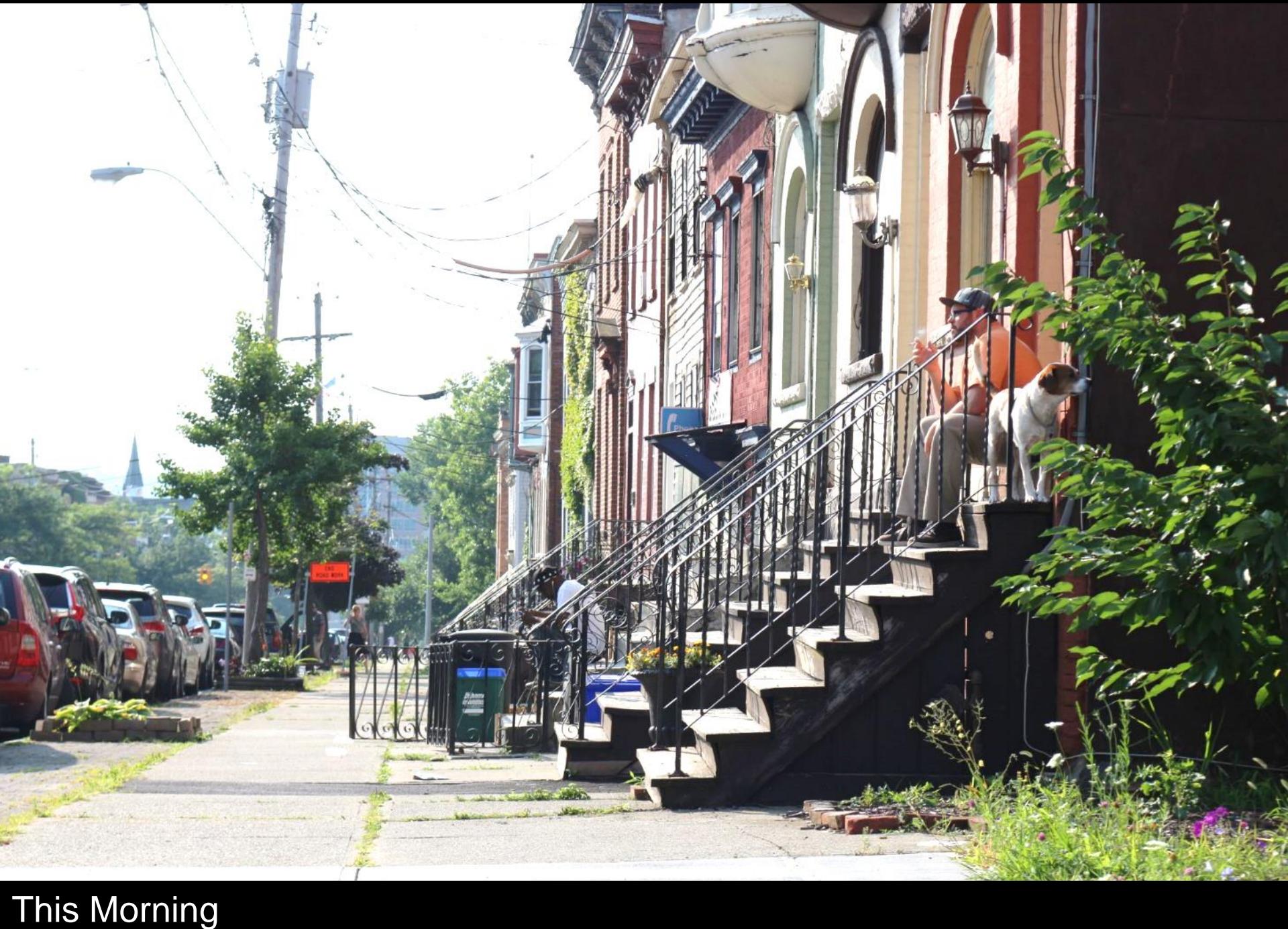
Marshall Street



The Hollow



The Hollow



This Morning



This Morning



This Morning





Neglect? Or botanical genius?



Sheridan Street reaches the Downtown

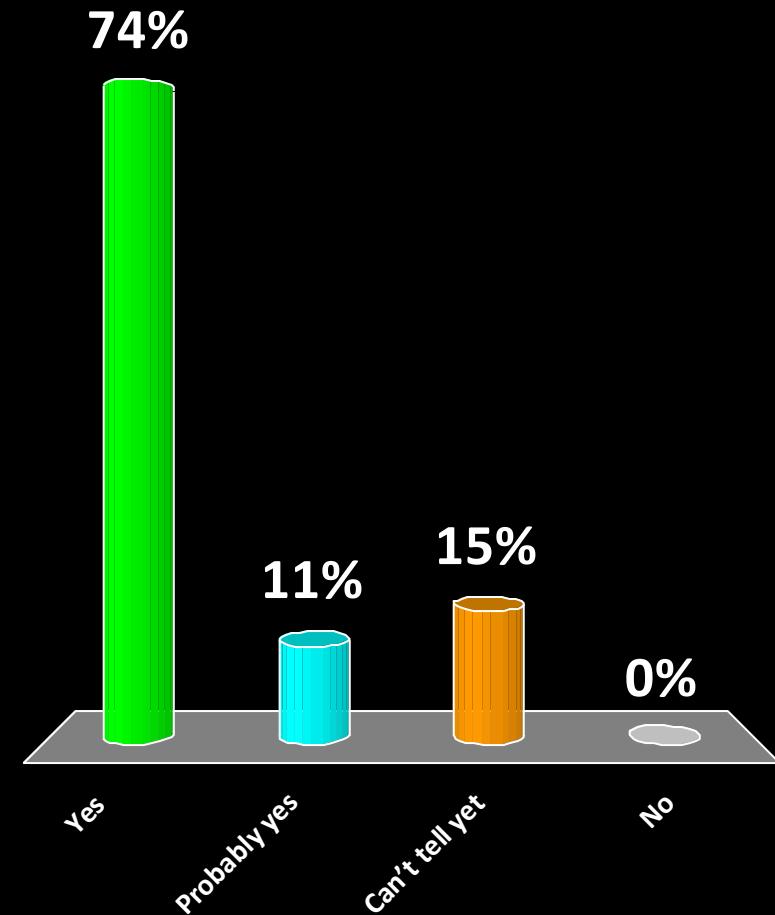


This is a great neighborhood

quick poll

Do you think the draft ideas presented tonight are on the right track?

1. Yes
2. Probably yes
3. Can't tell yet
4. No



SHERIDAN HOLLOW DESIGN WORKSHOP

Thank You!

rezone
ALBANY

A Vibrant City Initiative

renew • reinvest • reimagine

August 7
(Monday)

6 pm – 8 pm

**hands-on
design
workshop**

*Come out and draw
your vision!*



August 8 & 9
(Tuesday & Wednesday)

9 am – 6 pm

**open design
studio**

*Drop-in to talk with
the planning team and
see work in progress!*



August 10
(Thursday)

6 pm – 8 pm

**work
in-progress
presentation**

*See work completed
during the week.*



200 Henry Johnson Boulevard | Albany, New York 12210

Attend one or both public sessions at 6 pm on August 7 or August 10. You can also stop by during drop-in hours on August 8 & 9.