

REZONE ALBANY: CAPITAL SOUTH END DESIGN WORKSHOP



Welcome Back!

south end



workshop events:

1

Hands-On Design Workshop

Tuesday, December 8
6:00 PM to 8:00 PM

2

Open Design Studio

Wednesday, December 9
9:00 AM to 7:00 PM

3

Work-In-Progress Presentation

Thursday, December 10
6:00 to 8:00 PM

location of all workshop events:

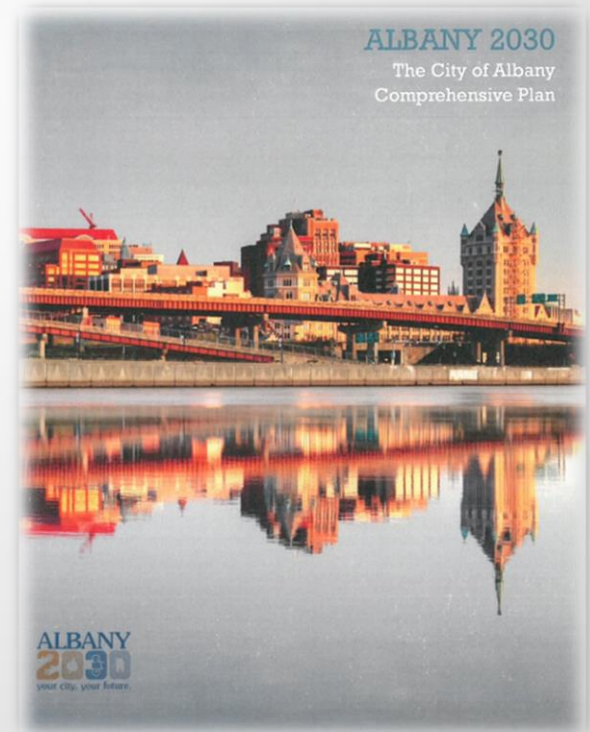
Capital South Campus Center | 20 Warren Street

The Project

ReZone Albany -- a major new initiative to update and streamline the City's antiquated zoning code.

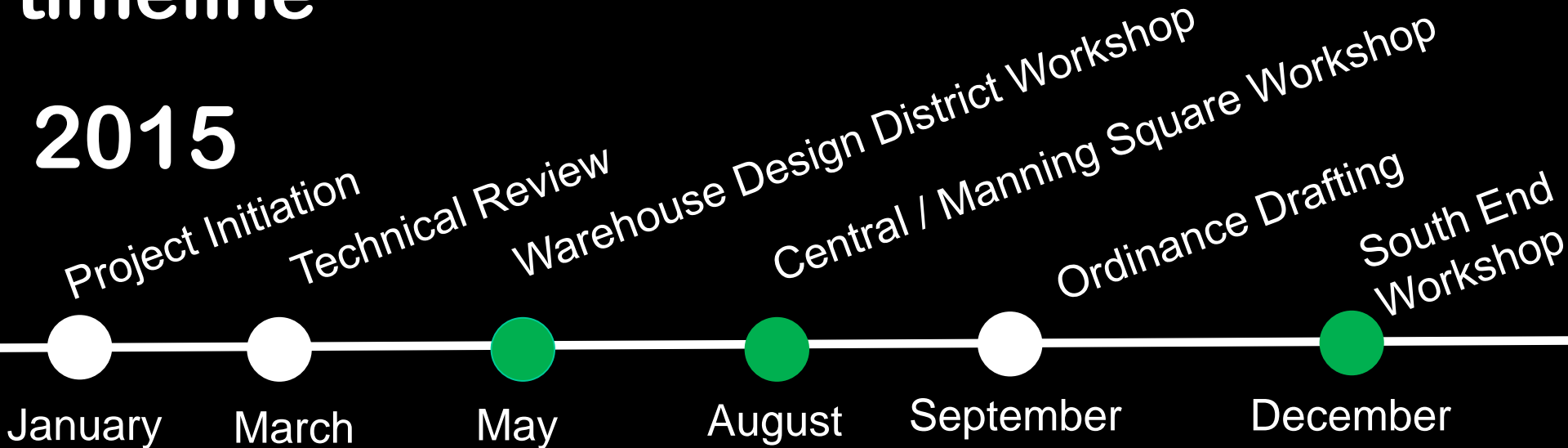
Focused on:

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

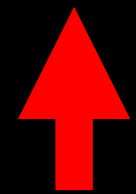
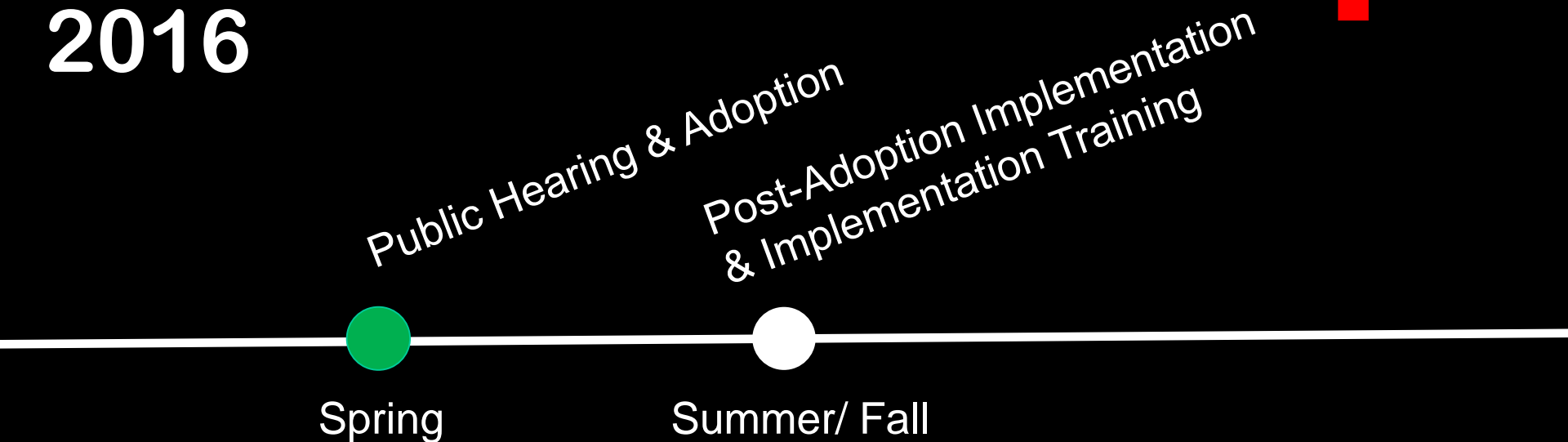


timeline

2015



2016



hands-on design session

40+ people



Tuesday

open studio



meetings



meetings



city staff

local developers

**bike & trail
advocates**

**housing
representatives**

transportation reps

**local
businesses**

realtors

homeowners

renters

**residents (from every
part of the city)**

meetings



119+
studio visitors,
meeting attendees,
hands-on participants

media coverage

timesunion.com

Albany mayor: Citywide zoning will have many benefits

Effort meant to pave way for businesses, protect neighbors

By Jordan Carleo-Evangelist

Updated 12:33 pm, Thursday, October 30, 2014



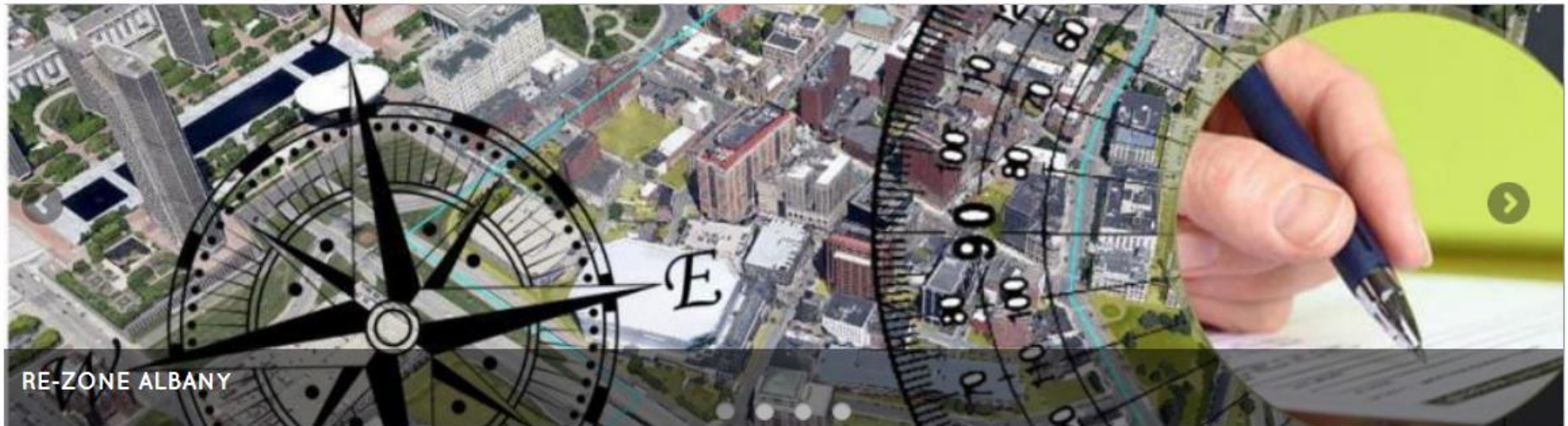
timesunion.com

Sustainability in planning part of ReZone

Posted on March 19, 2015 | By Alexander Horton



rezonealbany.com

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RE-ZONE ALBANY

[About ReZone Albany](#)[Warehouse District Design](#)[Timeline](#)

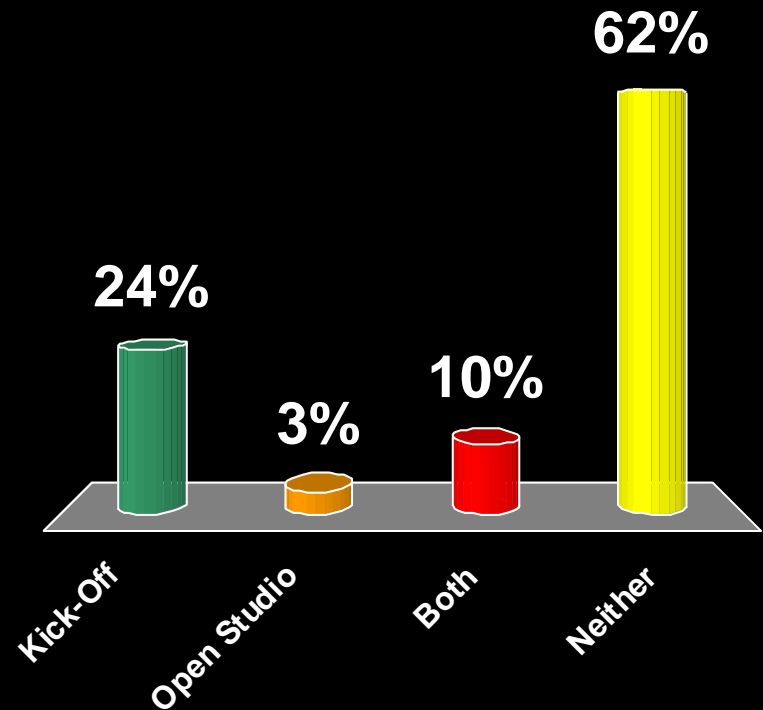
53,420+ visitors

Online participation

keypad poll

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

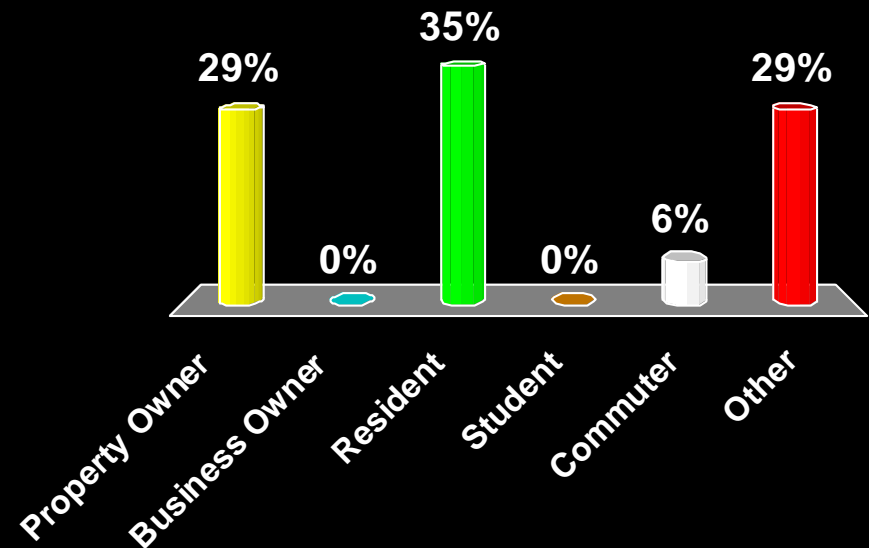
1. Kick-Off
2. Open Studio
3. Both
4. Neither



Next Question

What best describes your primary interest in the South End area?

1. Property Owner
2. Business Owner
3. Resident
4. Student
5. Commuter
6. Other



what we heard

one word card

ONE WORD that comes to mind
about the **South End:**

NOW: _____

IN THE FUTURE:

(in my vision)

ONE WORD that comes to mind about the
South End **NOW**

avoid shelters broken
abandoned dirty
quaint buildings improvement
empty homes needy old disinvestment
sad tired home hostage dead

ONE WORD that comes to mind about the
South End IN THE FUTURE

A word cloud of future aspirations for the South End. The word 'home' is the largest and most central, rendered in red. Other prominent words include 'rejuvenated' (green), 'reinvestment' (blue), 'complete' (red), 'vibrant' (blue), 'showcase' (blue), 'livable' (green), 'alive' (blue), 'riverside' (blue), 'destination' (green), 'owners' (blue), 'buildings' (red), 'mixed-use' (red), 'mixed' (red), 'invested' (red), 'consider' (red), 'rehabbed' (blue), 'businesses' (blue), 'infill' (red), 'homeowners' (blue), 'fabulous' (blue), 'connectable' (green), and 'mixed-use' (red). The words are arranged in a circular pattern around the central 'home'.

home

rejuvenated

reinvestment

complete

vibrant

showcase

livable

alive

riverside

destination

owners

buildings

mixed-use

mixed

invested

consider

rehabbed

businesses

infill

homeowners

fabulous

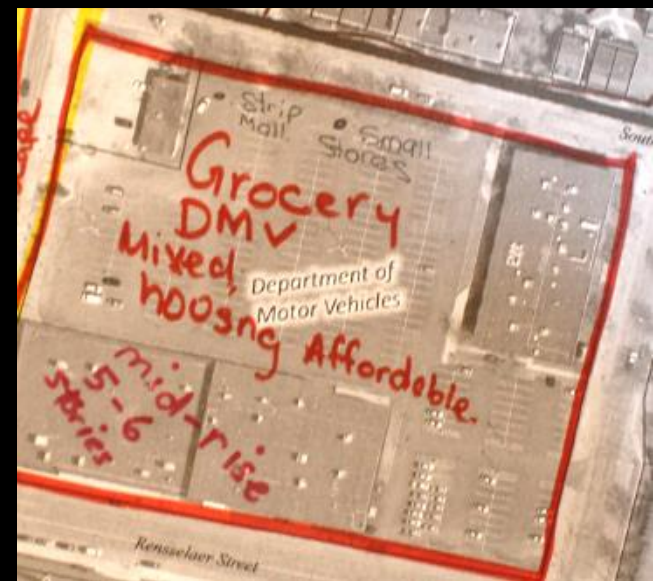
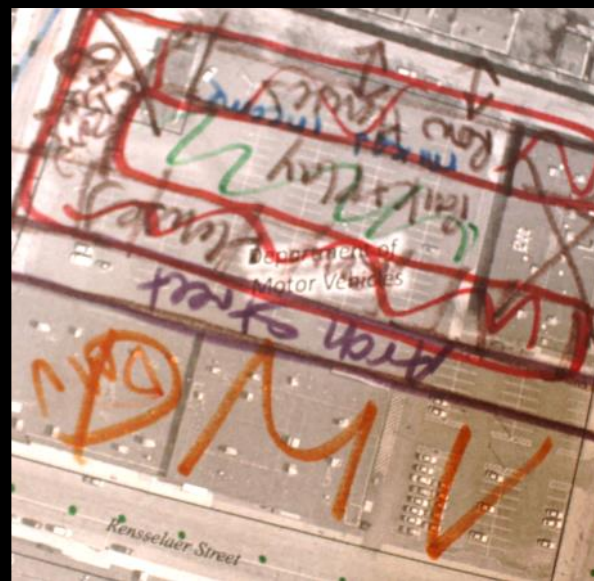
connectable

big ideas for the south end

draft

- **strategic infill & redevelopment**
street-oriented buildings; reconnect historic grid; mix of uses; mix of housing types; focus on blighted properties; vibrant activity
- **improve access & enhance the waterfront**
connect the neighborhood to the waterfront; develop the waterfront with market-rate housing, hotels, parks, amenities to create an environment not available elsewhere
- **lasting economic development**
diversify local economy; add quality jobs; education & training; redevelop aging affordable housing; mix in market rate housing; add missing housing types
- **balanced transportation & better connectivity**
more transit; bike facilities; connect under highways both physically connections and mental connections; utilize underside of 787 to support connections to the waterfront
- **strengthen neighborhoods & create “gateways”**
unique sense of place; mix of housing types; community amenities, historic preservation, repurpose the Bath House & St. John’s Church

strategic infill & redevelopment



6 out of 6 tables

strategic infill & redevelopment



Albany Housing Authority

strategic infill & redevelopment



Habitat for Humanity: Alexander Street

strategic infill & redevelopment



Owner unknown

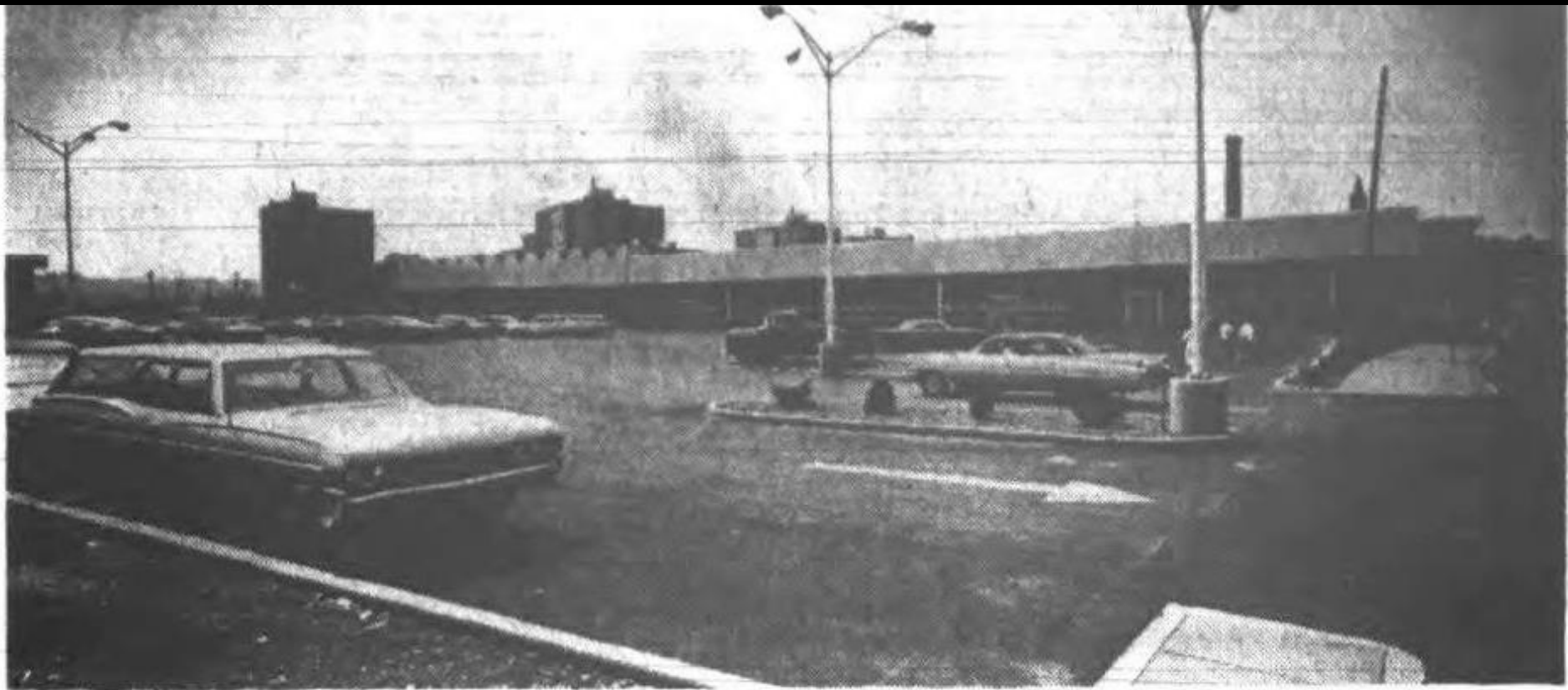
strategic infill & redevelopment



Albany Housing Authority

more than just
housing...

DMV site



The Knickerbocker News Photo by Bob Paley

GRAND OPENING GARLANDS STILL DECORATE THE NEWLY OPENED SHOPPING CENTER IN SOUTH PEARL STREET

grand opening of shopping center in 1966

Department of Motor Vehicles

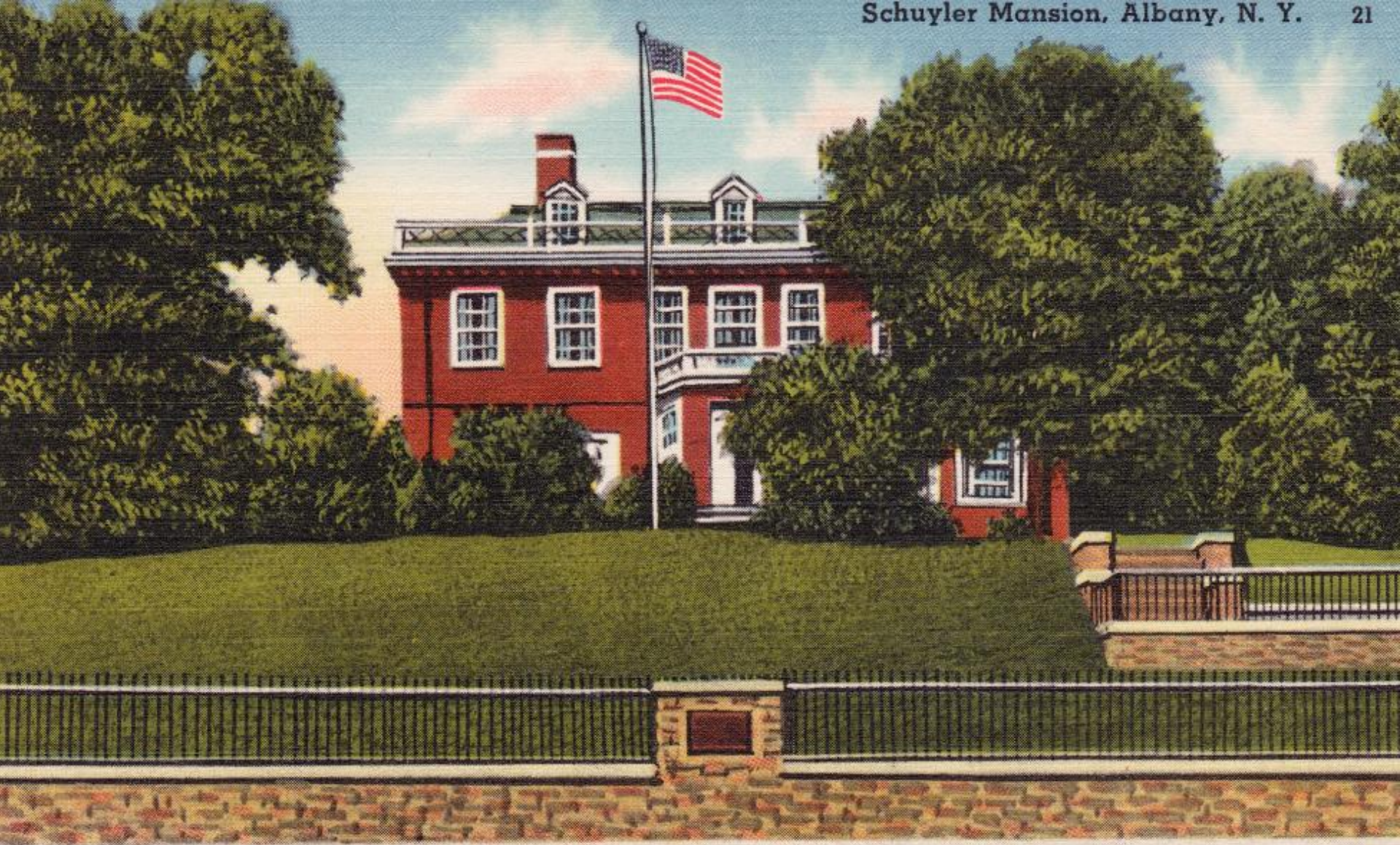


Before

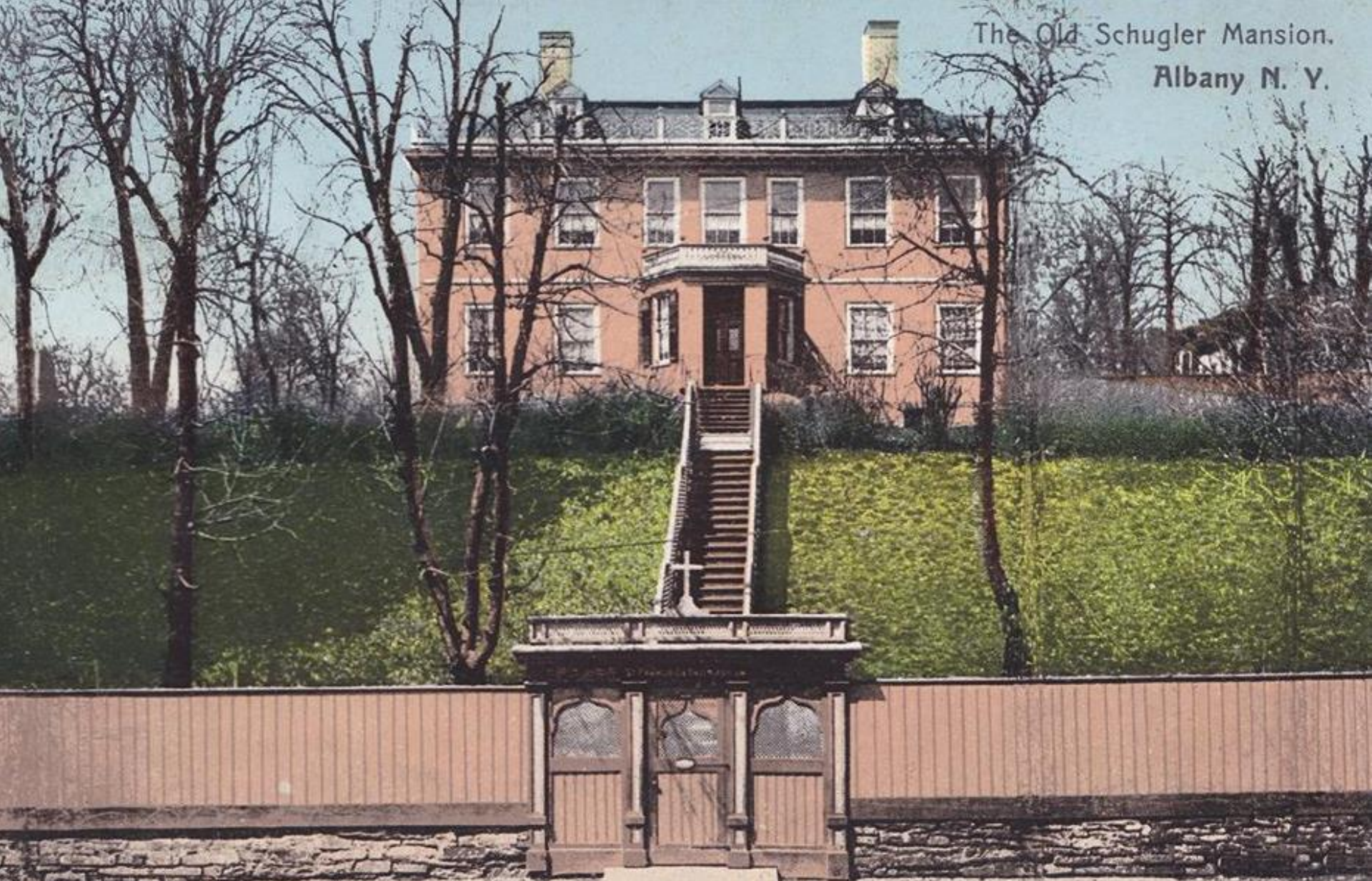
Department of Motor Vehicles



After



The Old Schugler Mansion.
Albany N. Y.



strengthen neighborhoods & create “gateways”



6 out of 6 tables

gateway



Southern Entry: Green Street & Church Street

gateway?



Eastern Entry: Eagle Street (looking west)

gateway



Eastern Entry: Eagle Street (looking east)

what if...



what if...



aging housing stock

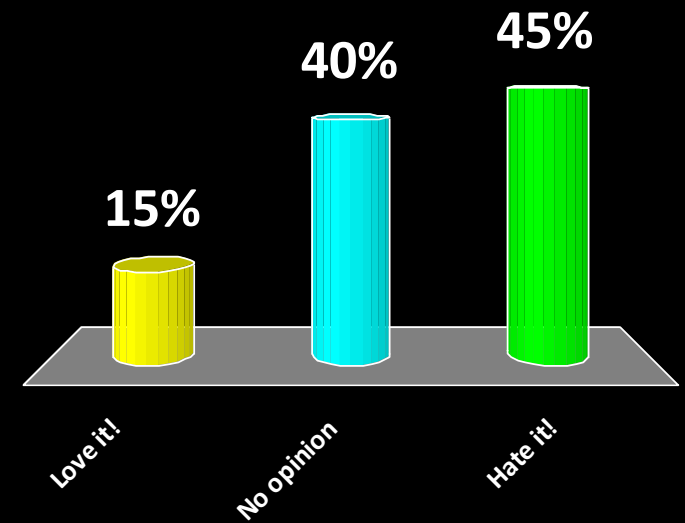


Lincoln Towers

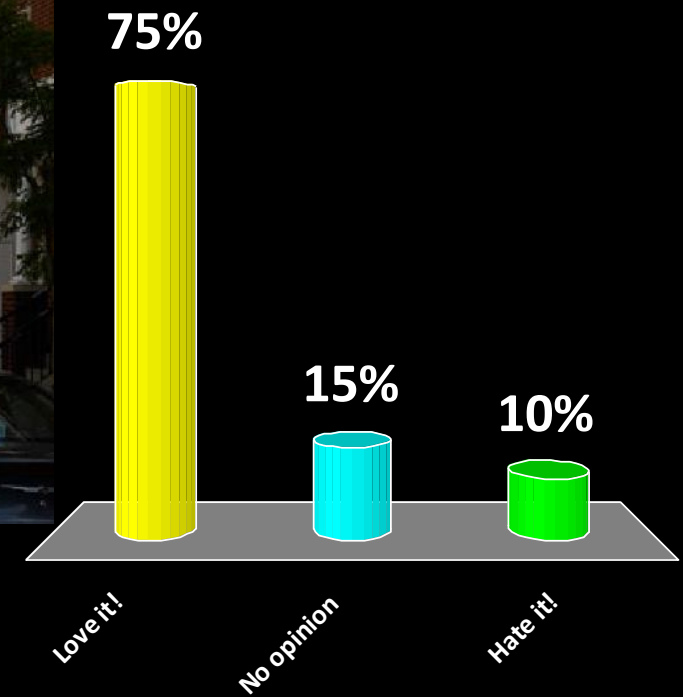
Do you like this?



1. Love it!
2. No opinion
3. Hate it!



Do you like this?



1. Love it!
2. No opinion
3. Hate it!

Lincoln Square



Before

Lincoln Square



Phase 1

Lincoln Square



Phase 2

new skin for towers



Before

After

Morton Ave



Before

Morton Ave



After

balanced transportation & better connectivity



waterfront access



End of 4th Avenue

underpass



underpass



Urban experience

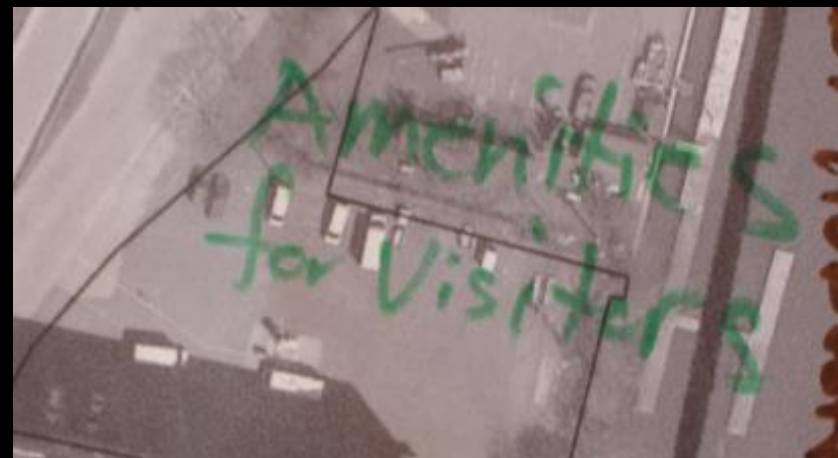
Urban art

underpass



Urban commerce & recreation

lasting economic development



3 out of 6 tables

lasting economic development



public investment



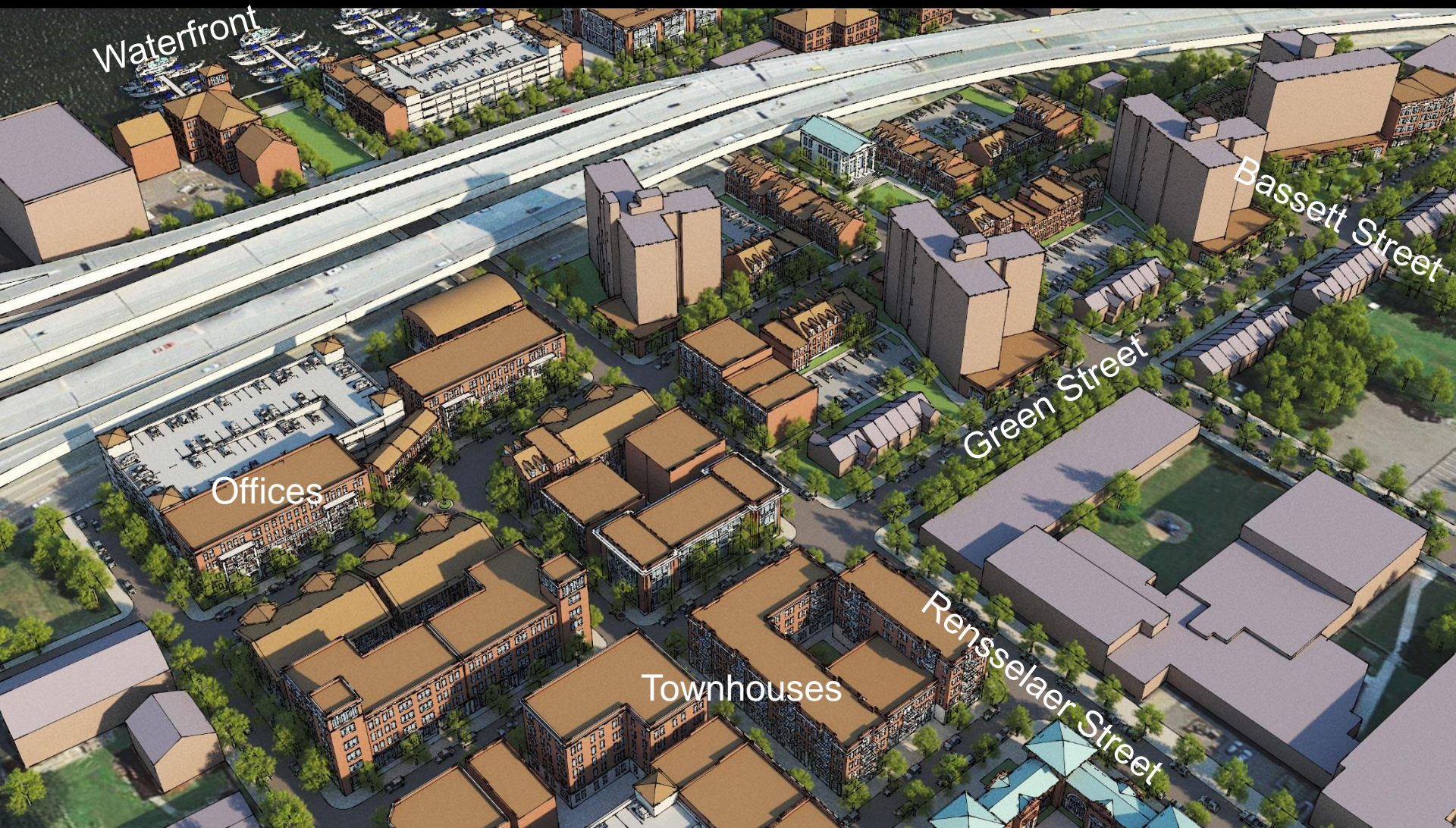
Steamboat Square

Steamboat Square



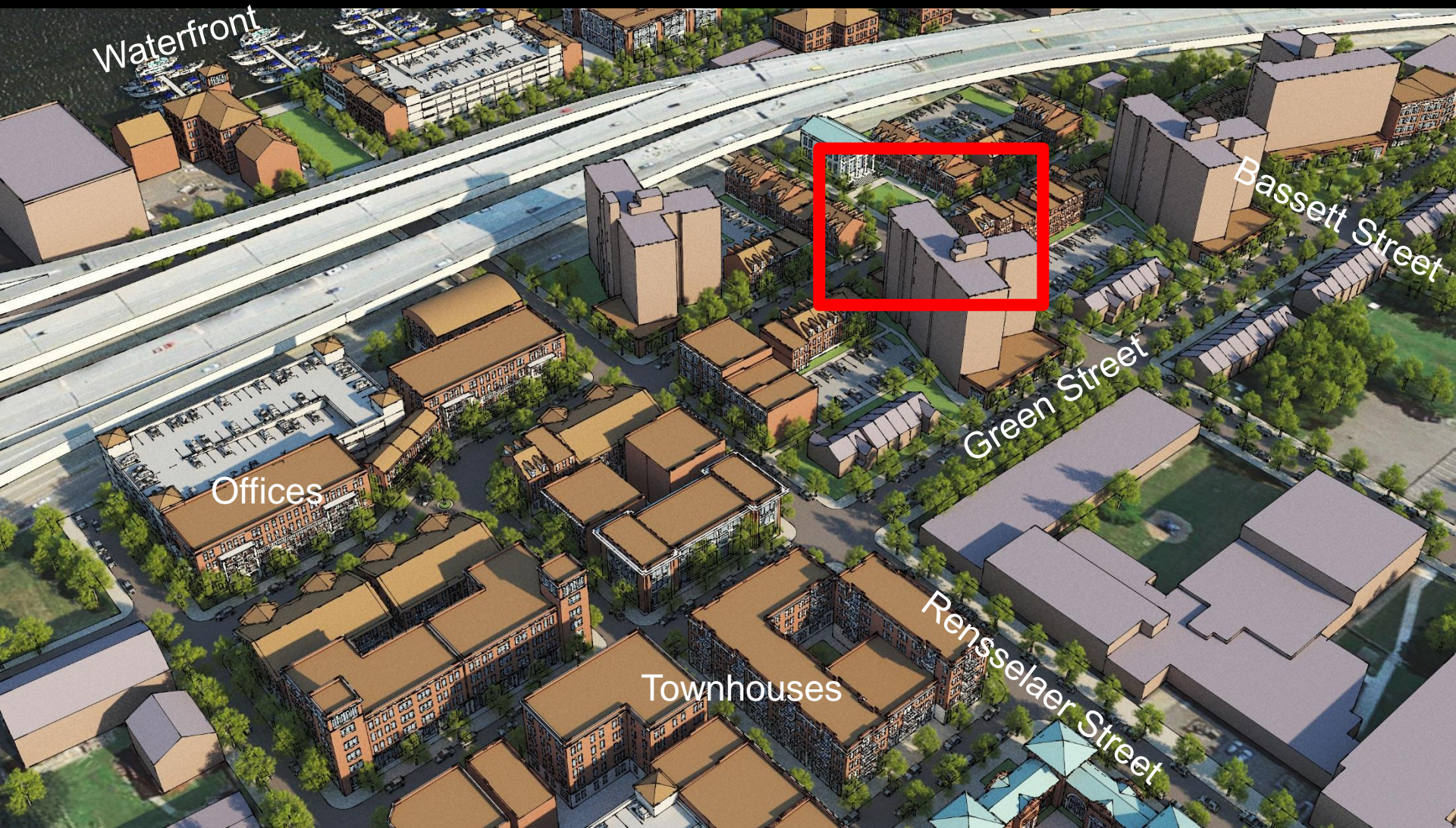
Before

Steamboat Square



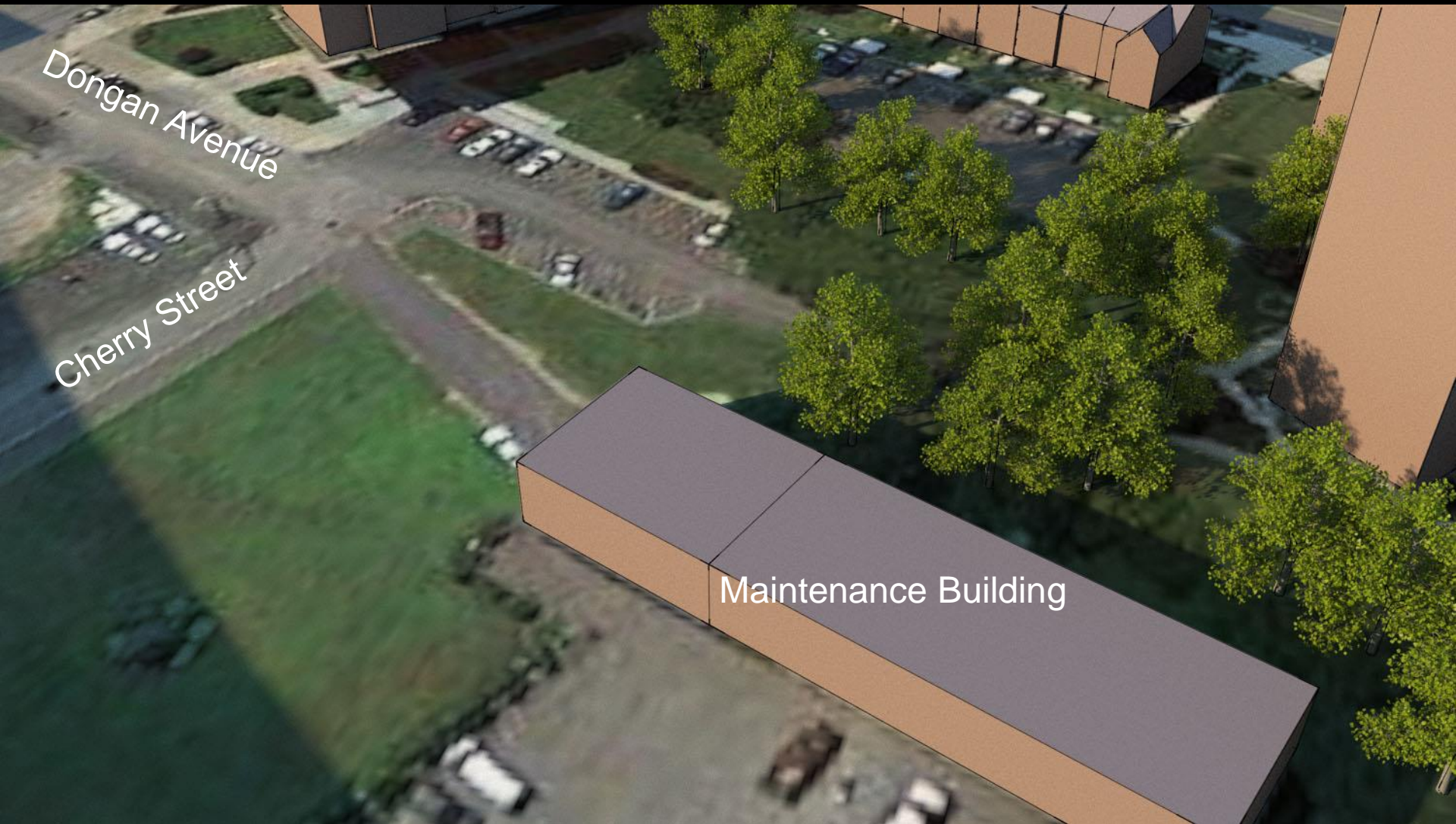
After

Steamboat Square



After

Steamboat Square



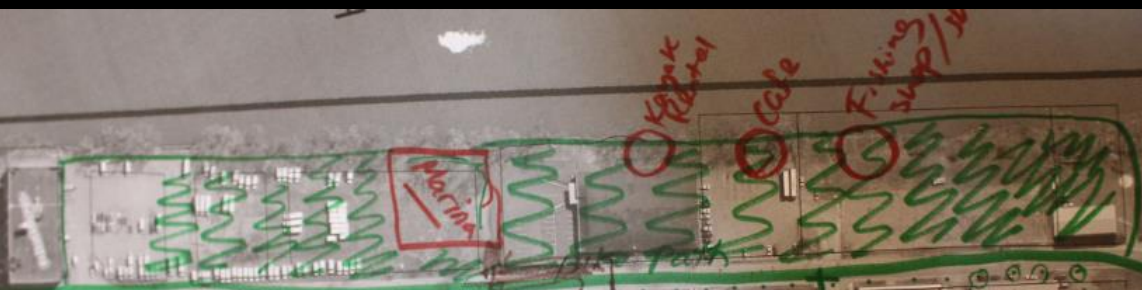
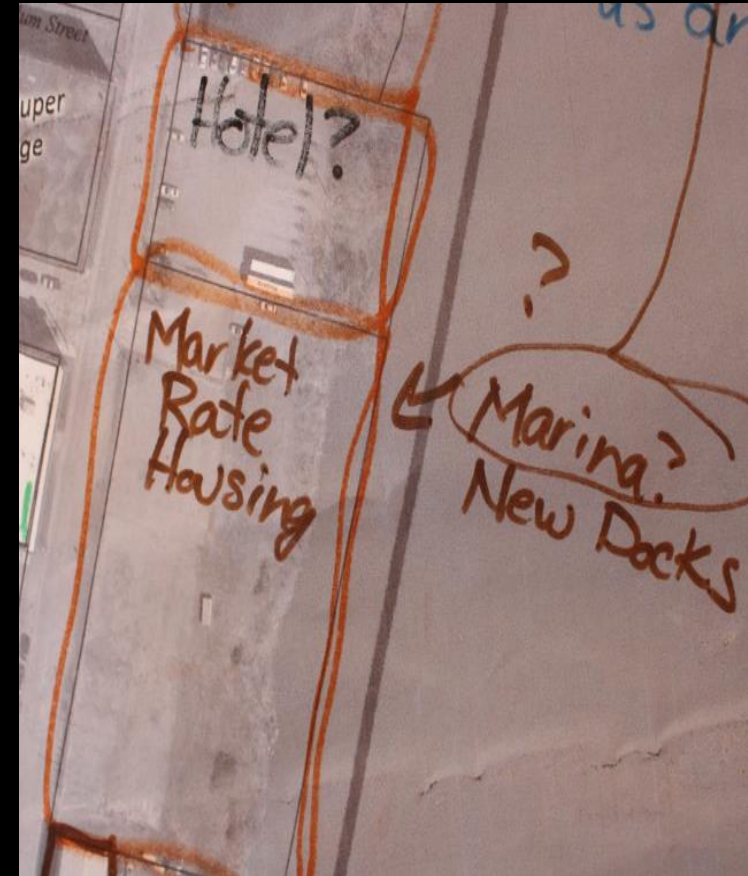
Before

Steamboat Square



After

improve access & enhance the waterfront



6 out of 6 tables

waterfront



Waterfront west of Steamboat Square, looking south down Broadway

waterfront



Waterfront west of Steamboat Square, looking north down Broadway

waterfront



U-Haul

waterfront



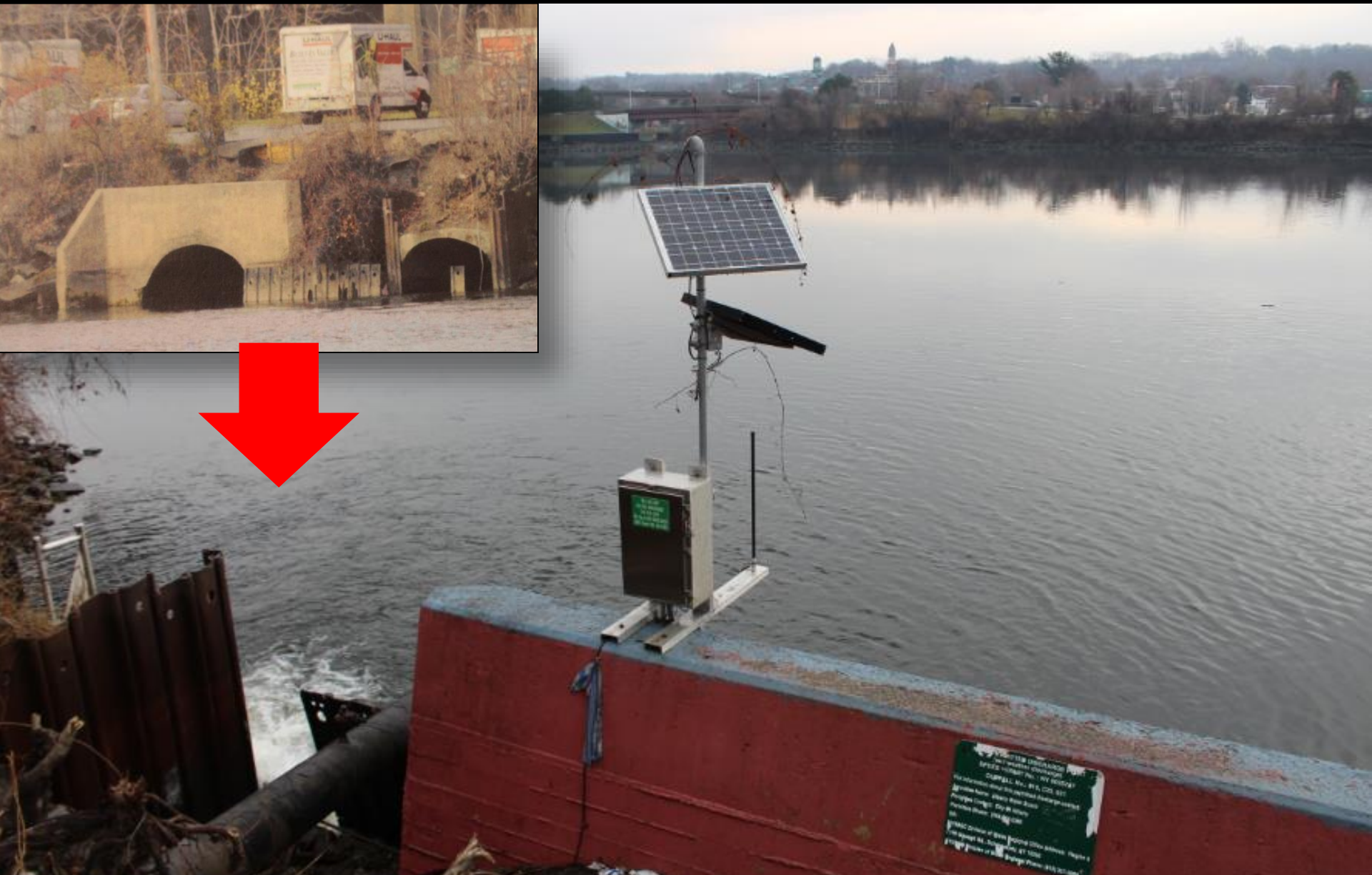
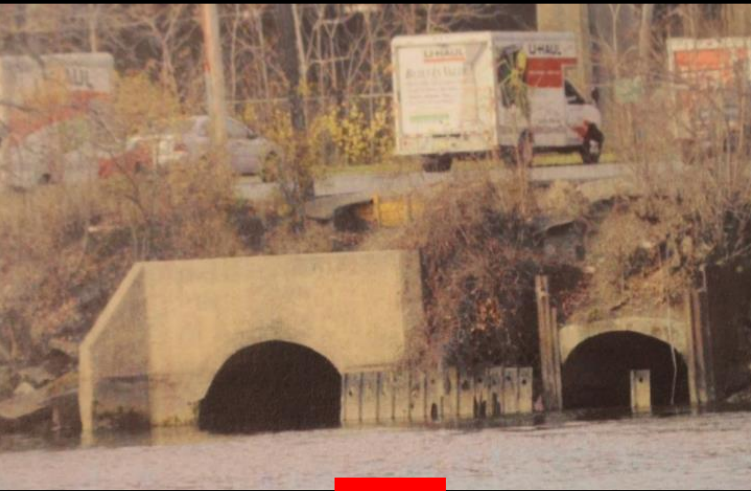
Neglected historic buildings & razor wire

waterfront



Highway noise

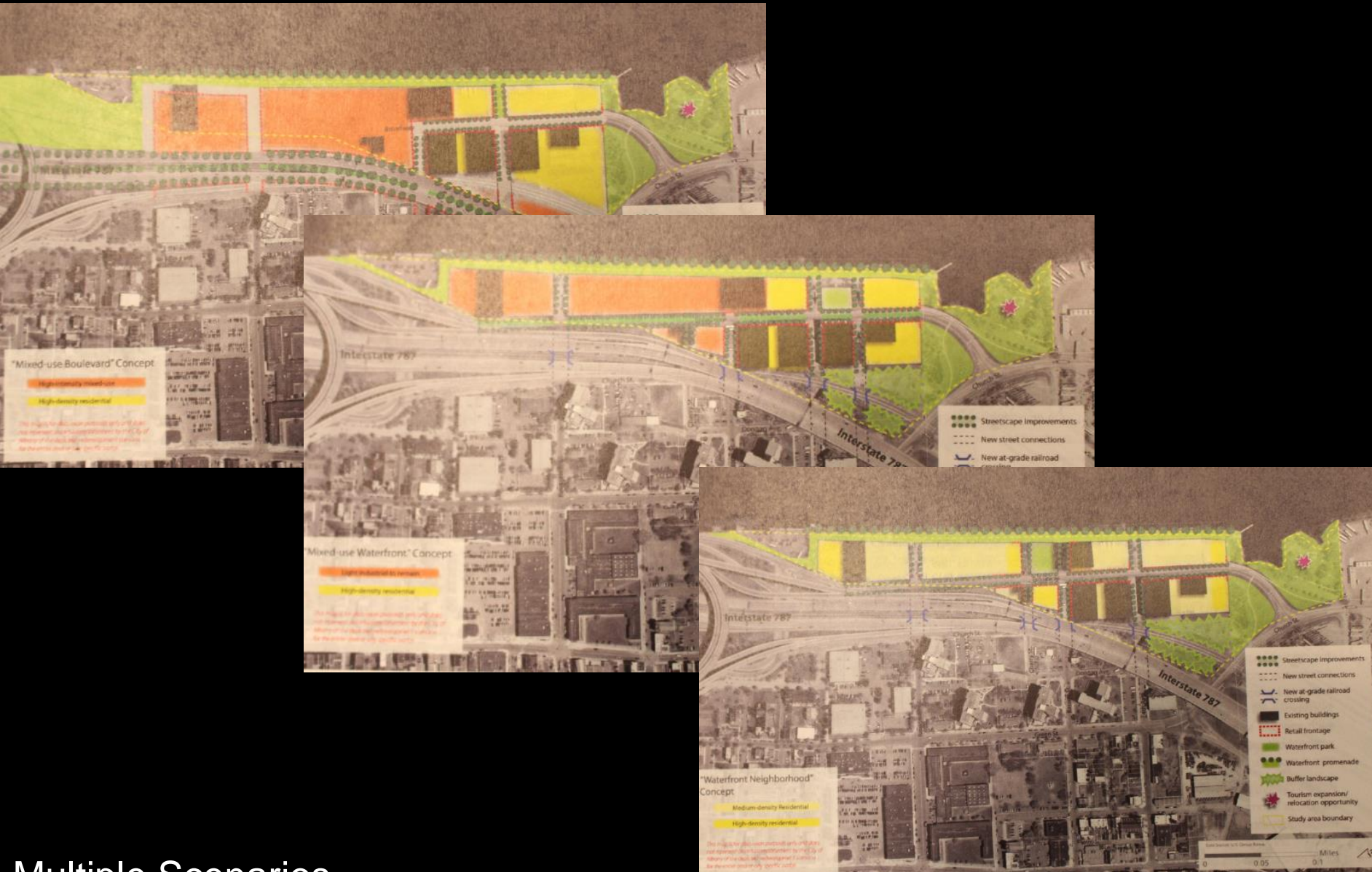
waterfront



Sewer / Stormwater Outflow



Albany 2030 Comp Plan Brownfield Appendix



Multiple Scenarios

Waterfront District



Before

Waterfront District



After

Waterfront District



After

Waterfront Square



Before

Waterfront Square

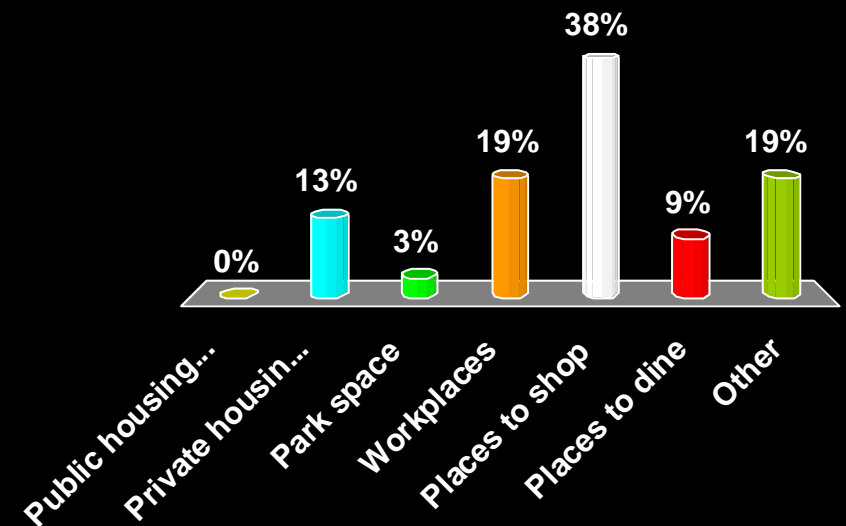


After

keypad poll

Which amenities are most lacking in the South End?

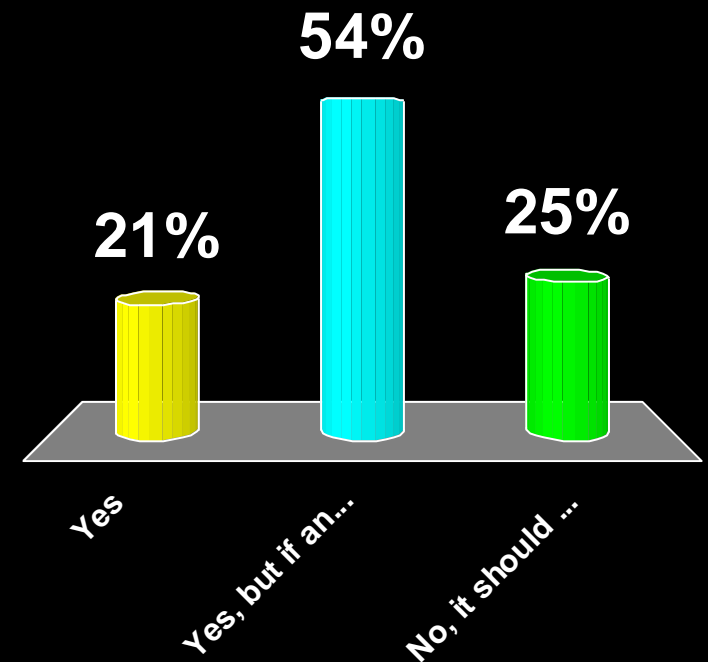
1. Public housing
2. Private housing
3. Park space
4. Workplaces
5. Places to shop
6. Places to dine
7. Other



Next Question

Is the Department of Motor Vehicles an asset to this community?

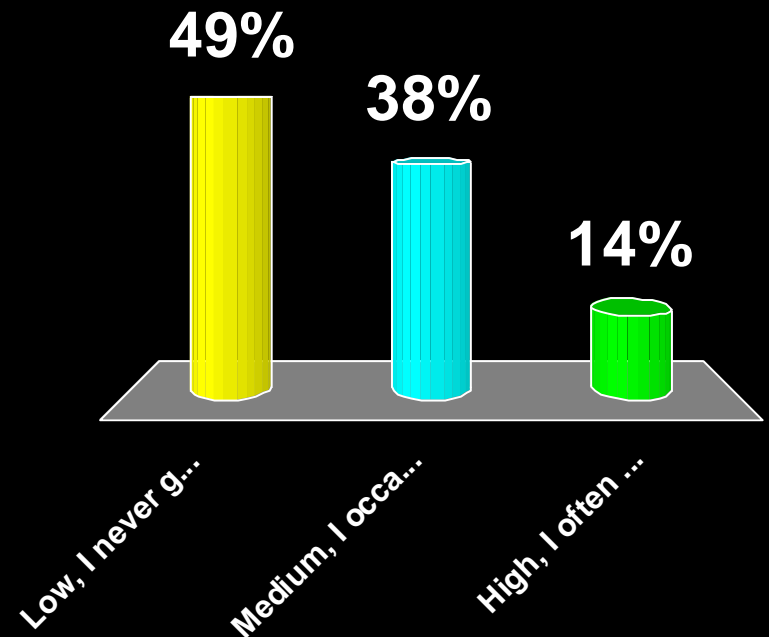
1. Yes
2. Yes, but if another use or combination of uses was possible we should consider it
3. No, it should be located somewhere else in the City



Next Question

How would you rate your access to the City's riverfront?

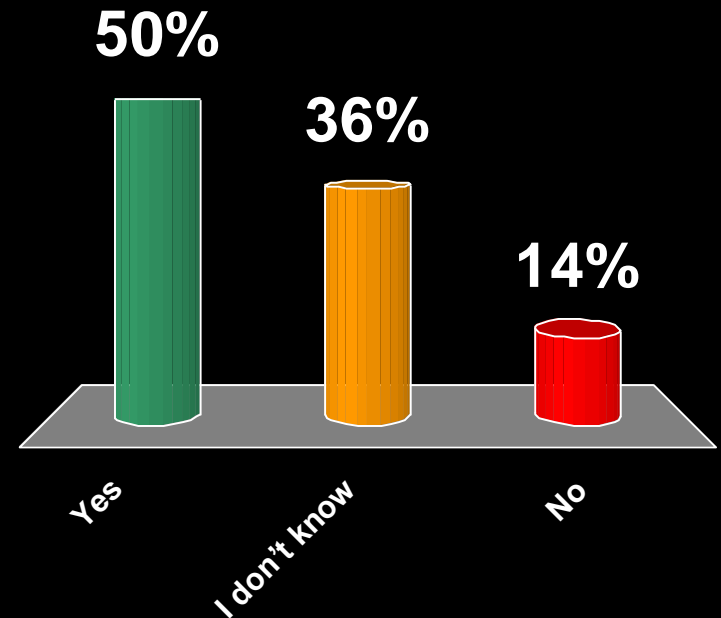
1. Low, I never go to the riverfront
2. Medium, I occasionally go to the riverfront
3. High, I often go to the riverfront



Next Question

Should the City / State work to “trench” the South End rail line segment?

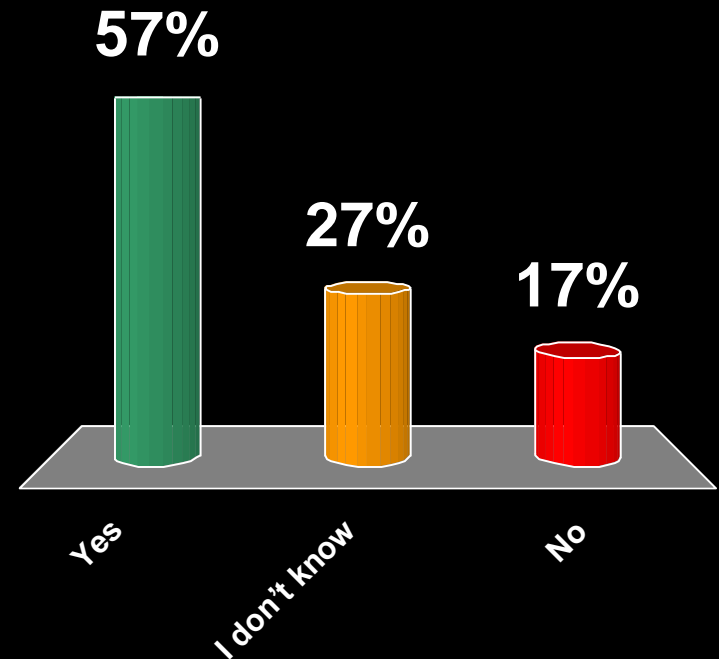
1. Yes
2. I don't know
3. No



Next Question

Should the City / State work to “trench” the South End rail line segment if it will cost \$80M?

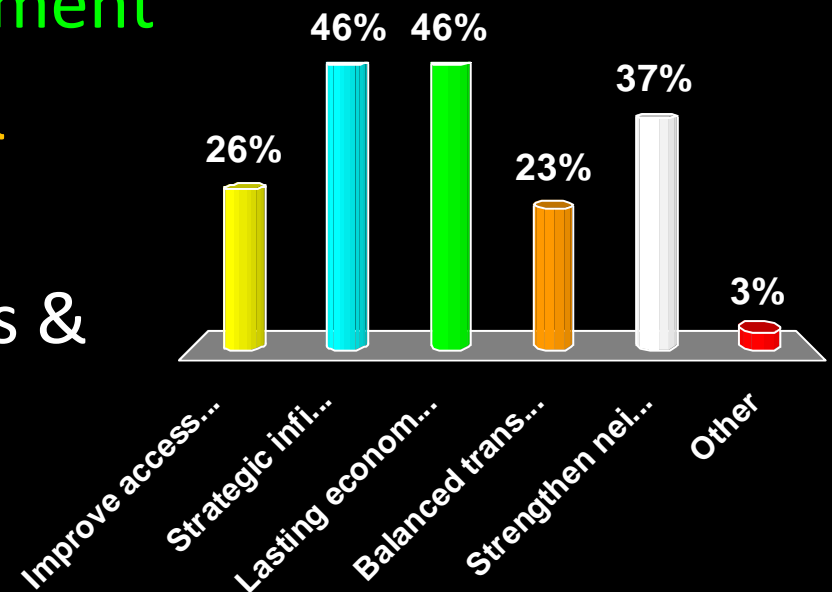
1. Yes
2. I don't know
3. No



Last Question

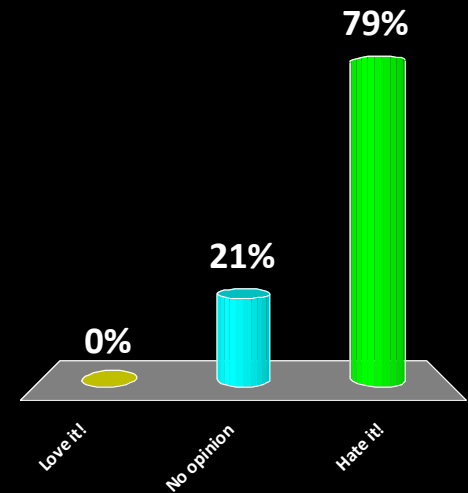
What are your top 2 priorities for the South End?

1. Improve access & enhance the waterfront
2. Strategic infill & redevelopment
3. Lasting economic development
4. Balanced transportation & better connectivity
5. Strengthen neighborhoods & create “gateways”
6. Other



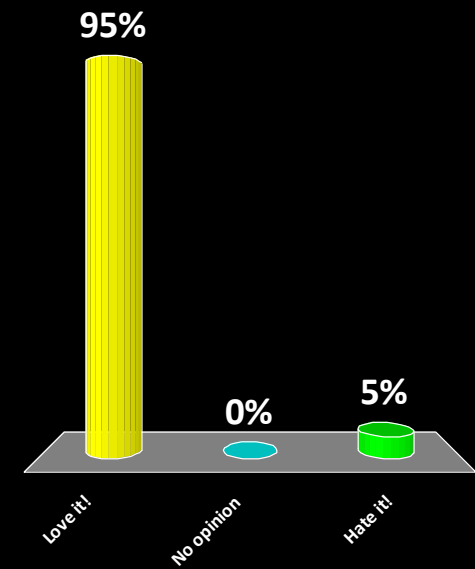
the code

Do you like this?



1. Love it!
2. No opinion
3. Hate it!

Do you like this?



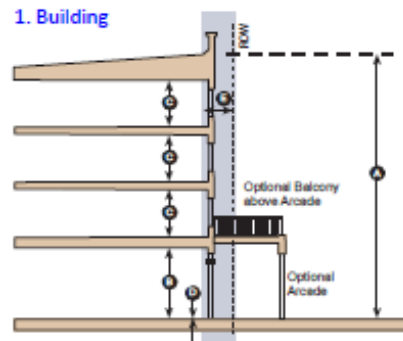
1. Love it!
2. No opinion
3. Hate it!

frontage standards

Form-Based Code Districts
Albany, New York

Frontage Standards | Mixed-use Core

1. Building



Key
Build-to-Zone (BTZ) Building

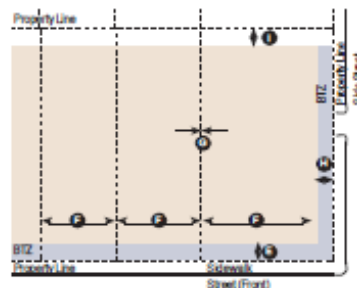
Building Heights

Building Height	1 Story minimum 4 Stories maximum	1
Story Heights (Floor to Floor)		
First Story	12' minimum, 25' maximum	2
Upper Stories	9' minimum, 14' maximum	3
Ground Finished Floor above sidewalk or finished grade	0' min. (Industrial/commercial) 24" minimum (residential)	4

NOTES:

- * Any story taller than the maximum feet per story will count as two stories. Basements and attics shall not count as a story.
- * Towers, cupolas, and other rooftop features with a footprint smaller than twenty (20) feet by twenty (20) feet may extend up to thirty (30) feet above the designated height limit.

2. Building Placement



Key
Property Line Build-to-Zone (BTZ) Potential Building Area

Building Placement

Front Build-to-Zone	0' minimum to 5' maximum	1
Frontage Build-out	80% minimum	2
Side Setback (mid-block)	0' minimum to 24' maximum	3
Side Build-to-Zone (corner)	0' minimum to 10' maximum	4
Rear Setback (lot or alley)	5' minimum	5
Rear Build-to-Zone (street)	0' minimum to 10' maximum	6
Rear Frontage Build-out (street ONLY)	60% minimum	7

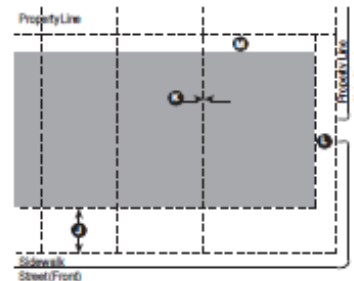
NOTES:

- * Mandatory build-to lines specified on the Regulating Plan shall supersede build-to zones.

Form-Based Code Districts
Albany, New York

Frontage Standards | Mixed-use Core

3. Parking Location



Key
Property Line Parking Area Setback Line

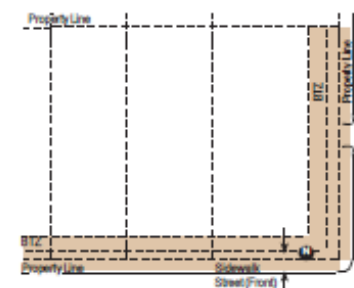
Parking Location

Front Setback	20' minimum	1
Side Setback (mid-block)	0' minimum	2
Side Setback (corner)	10' minimum	3
Rear Setback (lot)	5' minimum	4
Rear Setback (alley)	0' minimum	5
Rear Setback (street)	20' minimum	6

NOTES:

- * Required parking may be located on-street or in a district parking lot or structure within 800 feet of the building's front door.
- * Parking shall be accessed from rear alleys or side streets whenever possible.

4. Frontage Elements



Key
Property Line Build-to-Zone (BTZ) Encroachment Area

Frontage Elements

Allowed Frontage Elements	Forecourt, Stoop, Shopfront, Gallery, Arcade	1
---------------------------	--	---

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 General Standards for requirements of frontage elements.

5. Miscellaneous

NOTES:

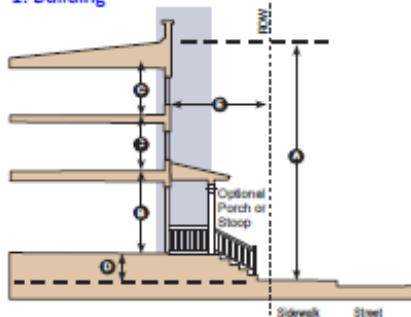
- * All buildings must have a Primary Pedestrian Entrance along the front facade.
- * Loading docks and other service entries shall not be located on Mixed-use Core frontages.

frontage standards

Form-Based Code Districts
Albany, New York

Frontage Standards | Neighborhood General

1. Building



Key
Build-to-Zone (BTZ) Building

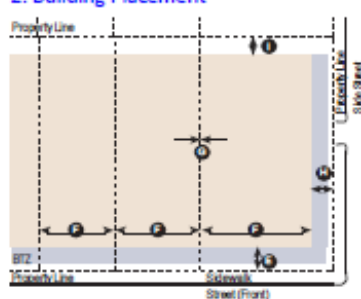
Building Heights

Building Height	1 Story minimum 3 Stories maximum	1
Story Heights (floor to floor)		
First Story	9' minimum, 25' maximum	2
Upper Stories	9' minimum, 14' maximum	3
Ground Finished Floor above sidewalk or finished grade	0' min. (industrial/commercial) 24' minimum (residential)	4

NOTES:

- Any story taller than the maximum feet per story will count as two stories. Basements and attics shall not count as a story.
- Towers, cupolas, and other rooftop features with a footprint smaller than twenty (20) feet by twenty (20) feet may extend up to thirty (30) feet above the designated height limit.

2. Building Placement



Key
Property Line Build-to Zone (BTZ) Potential Building Area

Building Placement

Front Build-to Zone	6' minimum to 15' maximum	1
Frontage Build-out	60% minimum	2
Side Setback (mid-block)	0' minimum	3
Side Build-to Zone (corner)	6' minimum to 15' maximum	4
Rear Setback (lot or alley)	5' minimum	5
Rear Build-to Zone (street)	6' minimum to 15' maximum	6
Rear Frontage Build-out (street ONLY)	40% minimum	7

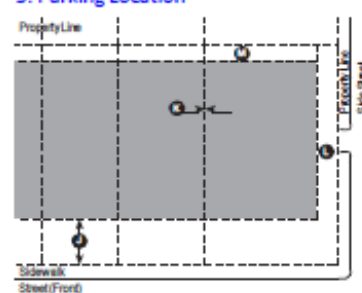
NOTES:

- Mandatory build-to lines specified on the Regulating Plan shall supersede build-to zones.

Form-Based Code Districts
Albany, New York

Frontage Standards | Neighborhood General

3. Parking Location



Key
Property Line Setback Line Parking Area

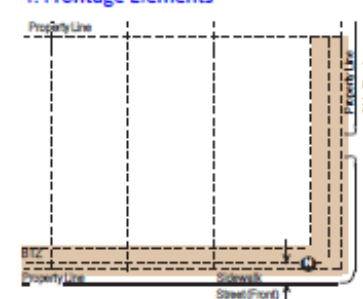
Parking Location

Front Setback	20' minimum	1
Side Setback (mid-block)	0' minimum	2
Side Setback (corner)	10' minimum	3
Rear Setback (lot)	5' minimum	4
Rear Setback (alley)	2' minimum	5
Rear Setback (street)	20' minimum	6

NOTES:

- Required parking may be located on-street or in a district parking lot or structure within 800 feet of the building's front door.
- Parking shall be accessed from rear alleys or side streets whenever possible.

4. Frontage Elements



Key
Property Line Encroachment Area Build-to-Zone (BTZ)

Frontage Elements

Allowed Frontage Elements	Porch, Terrace or Lightwell, Forecourt, Stoop, Shopfront	1
---------------------------	--	---

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 General Standards for requirements of frontage elements.

5. Miscellaneous

NOTES:

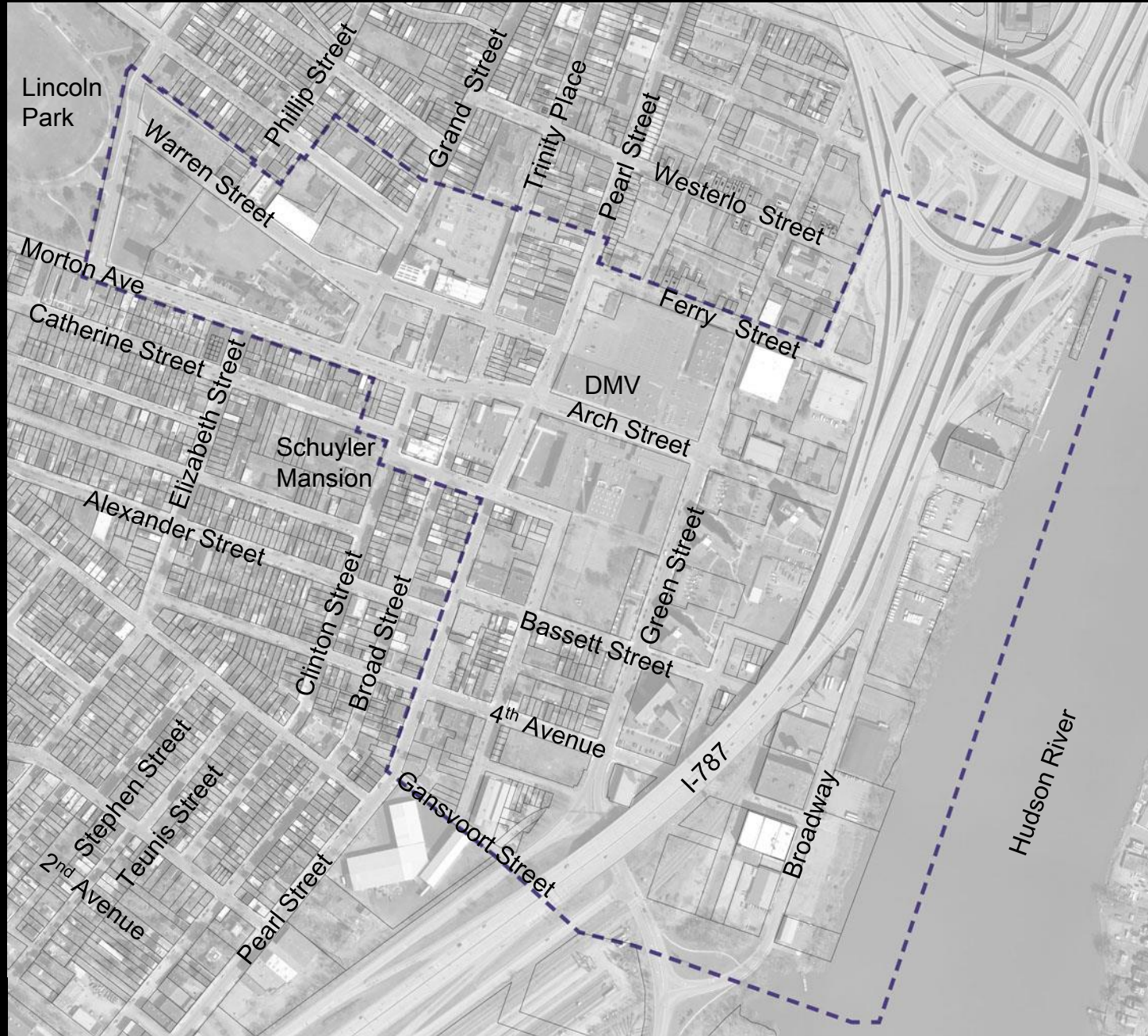
- All buildings must have a Primary Pedestrian Entrance along the front facade.

regulating plan



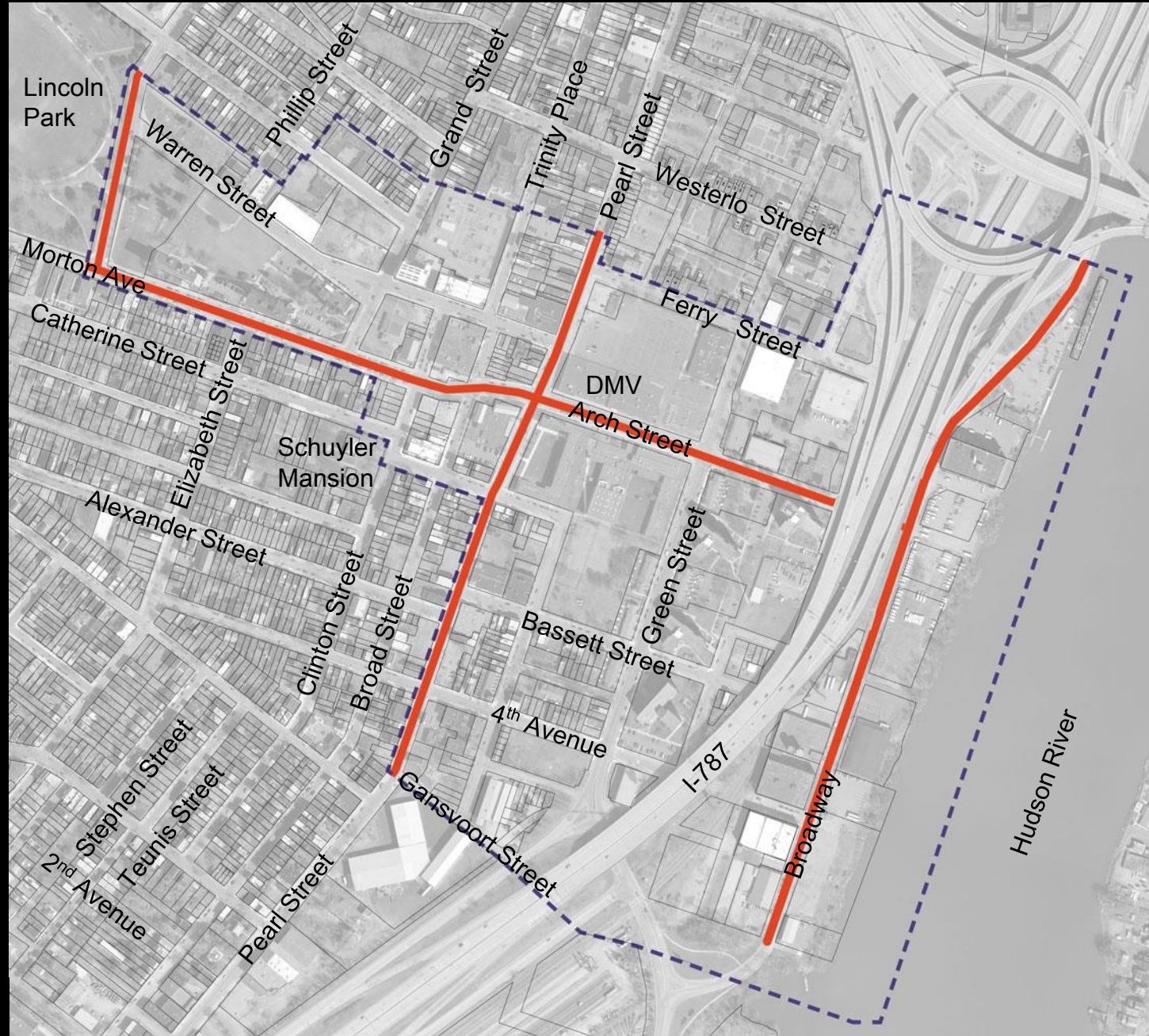
existing aerial

regulating plan



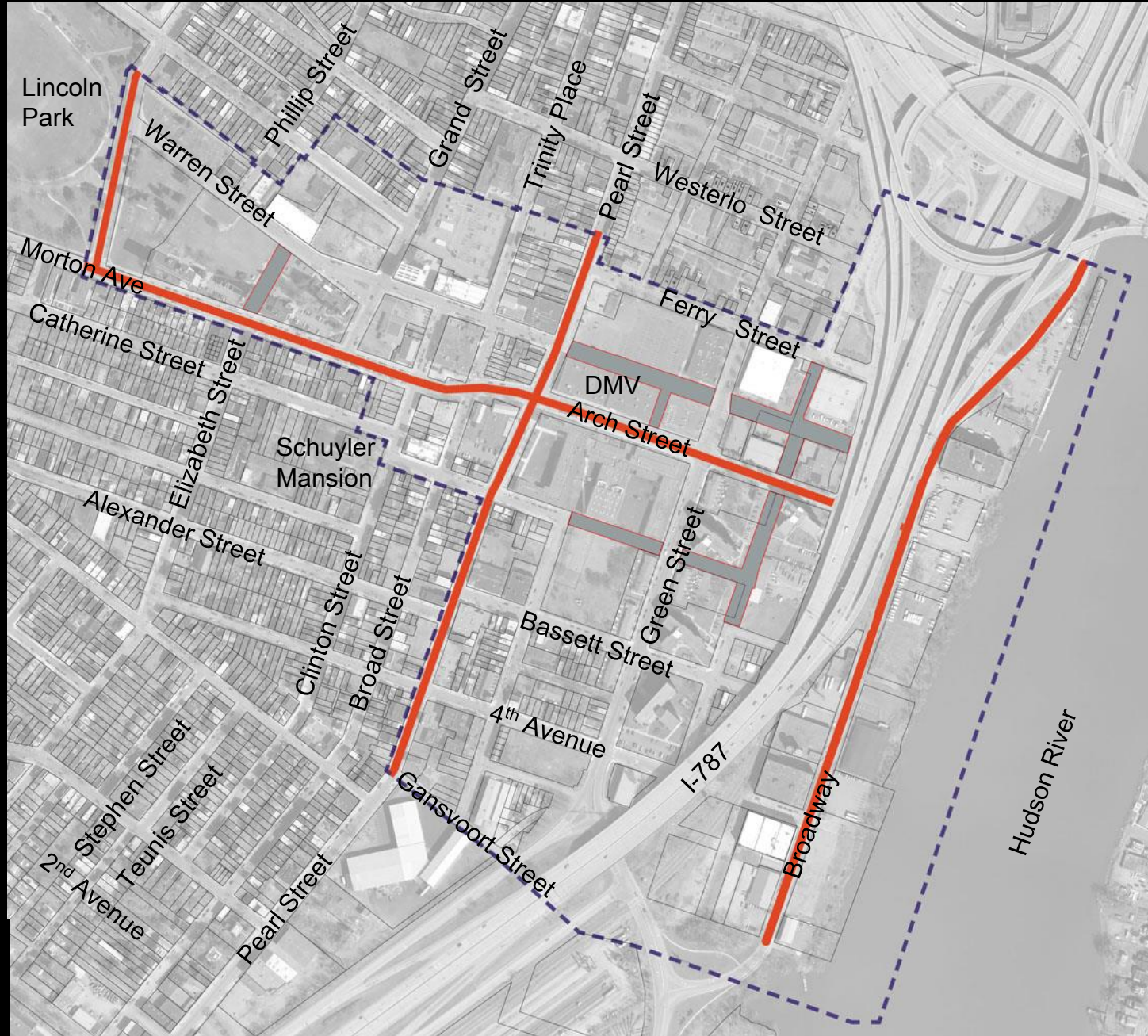
existing aerial

regulating plan



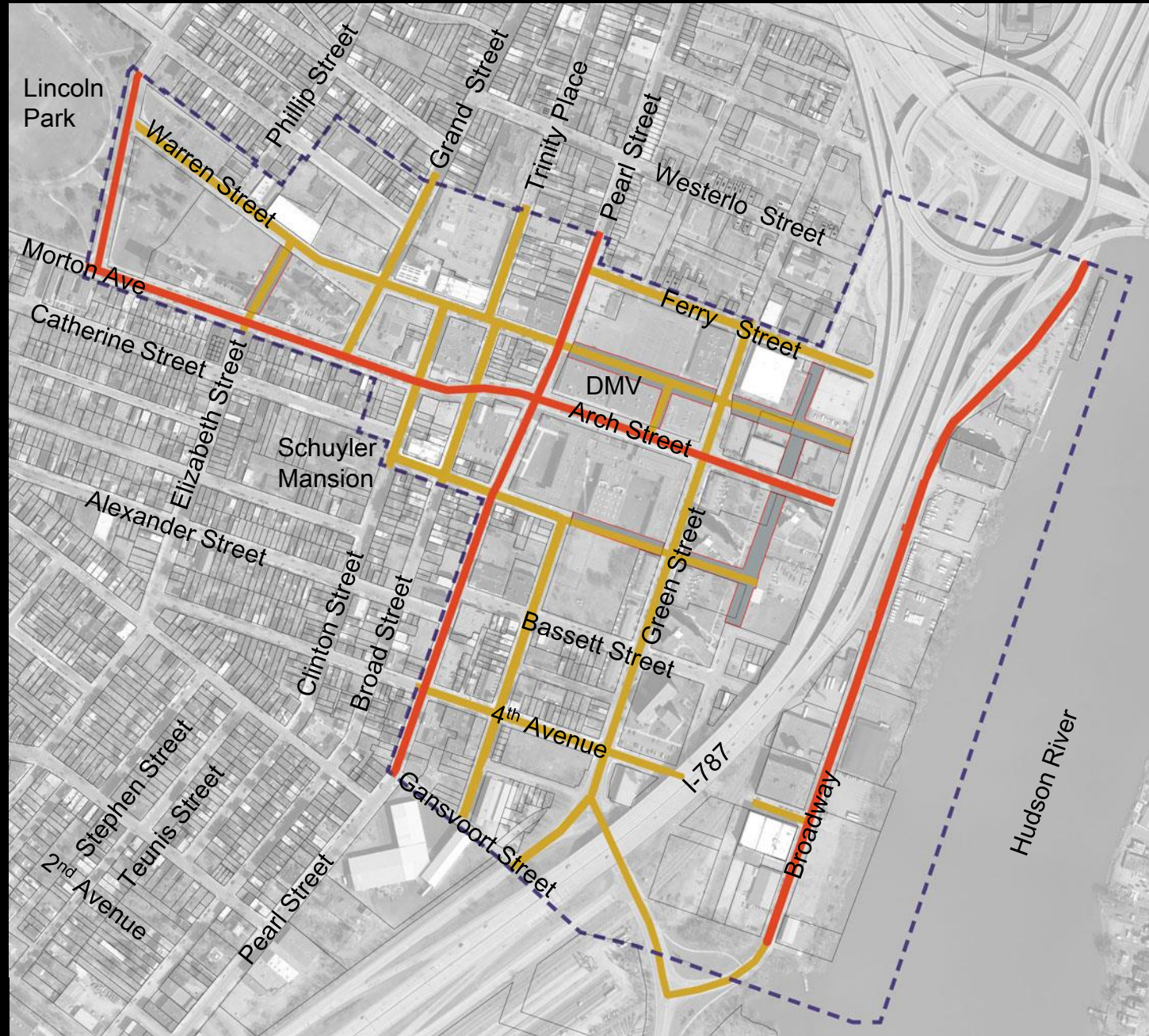
primary streets

regulating plan



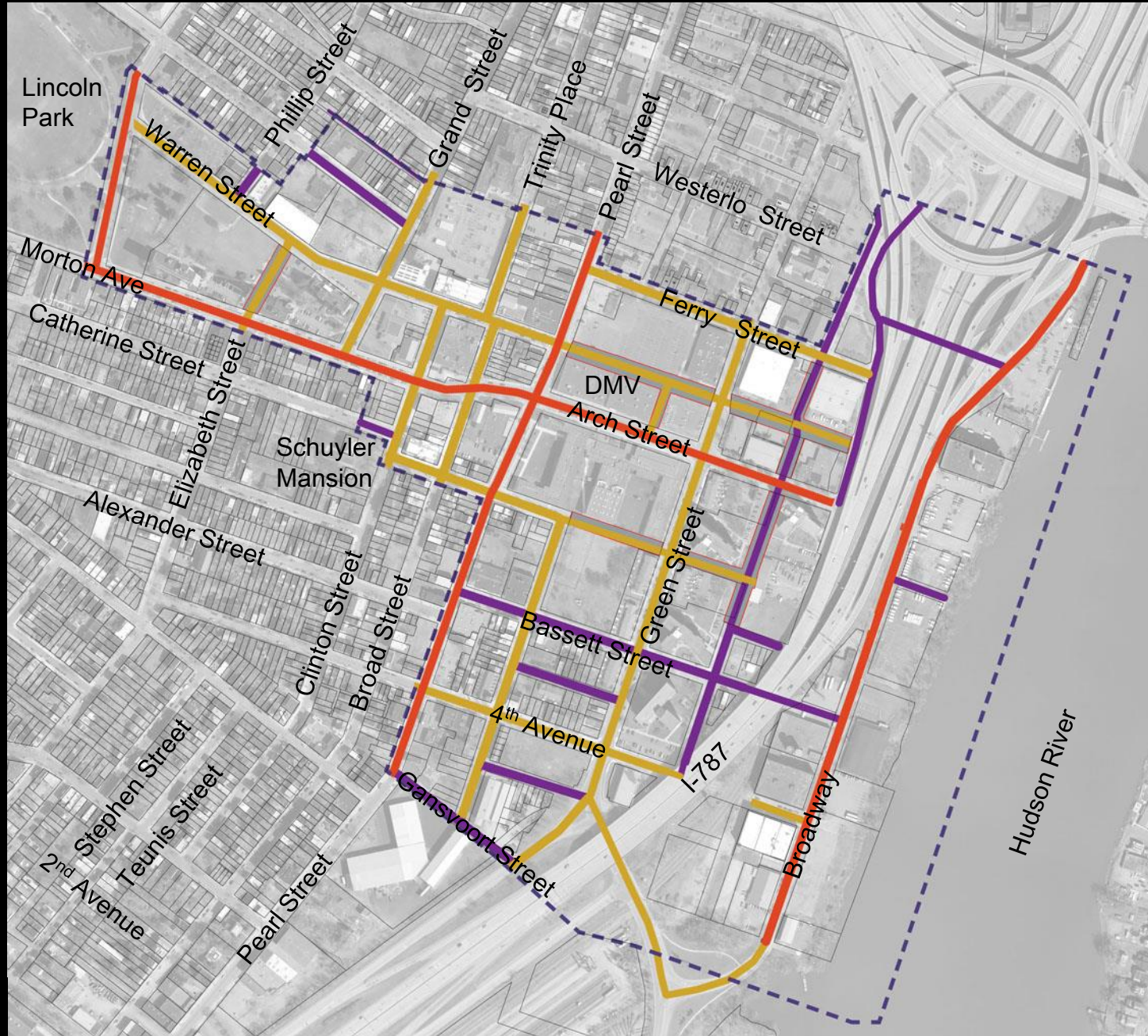
potential new
streets

regulating plan



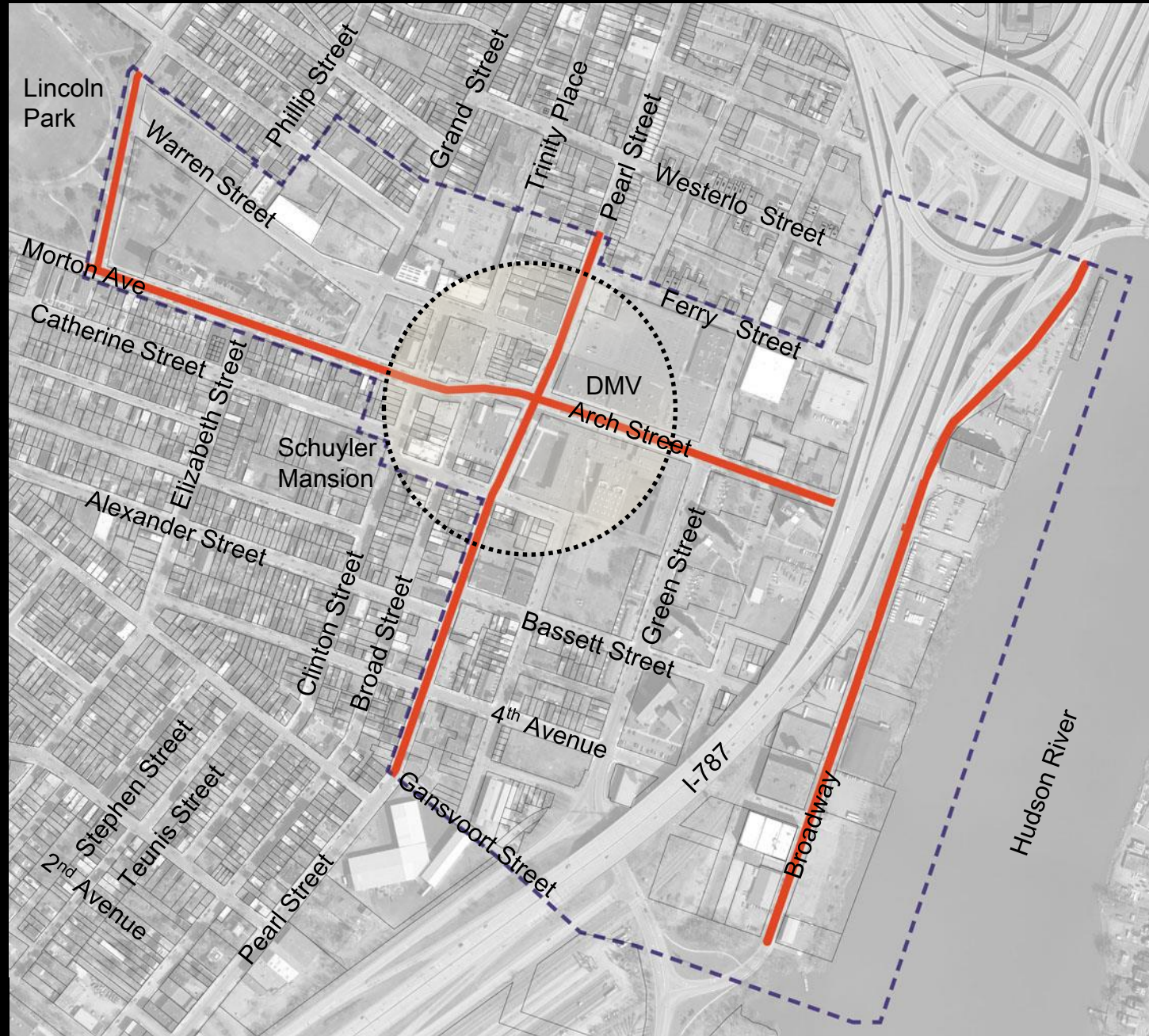
secondary streets

regulating plan



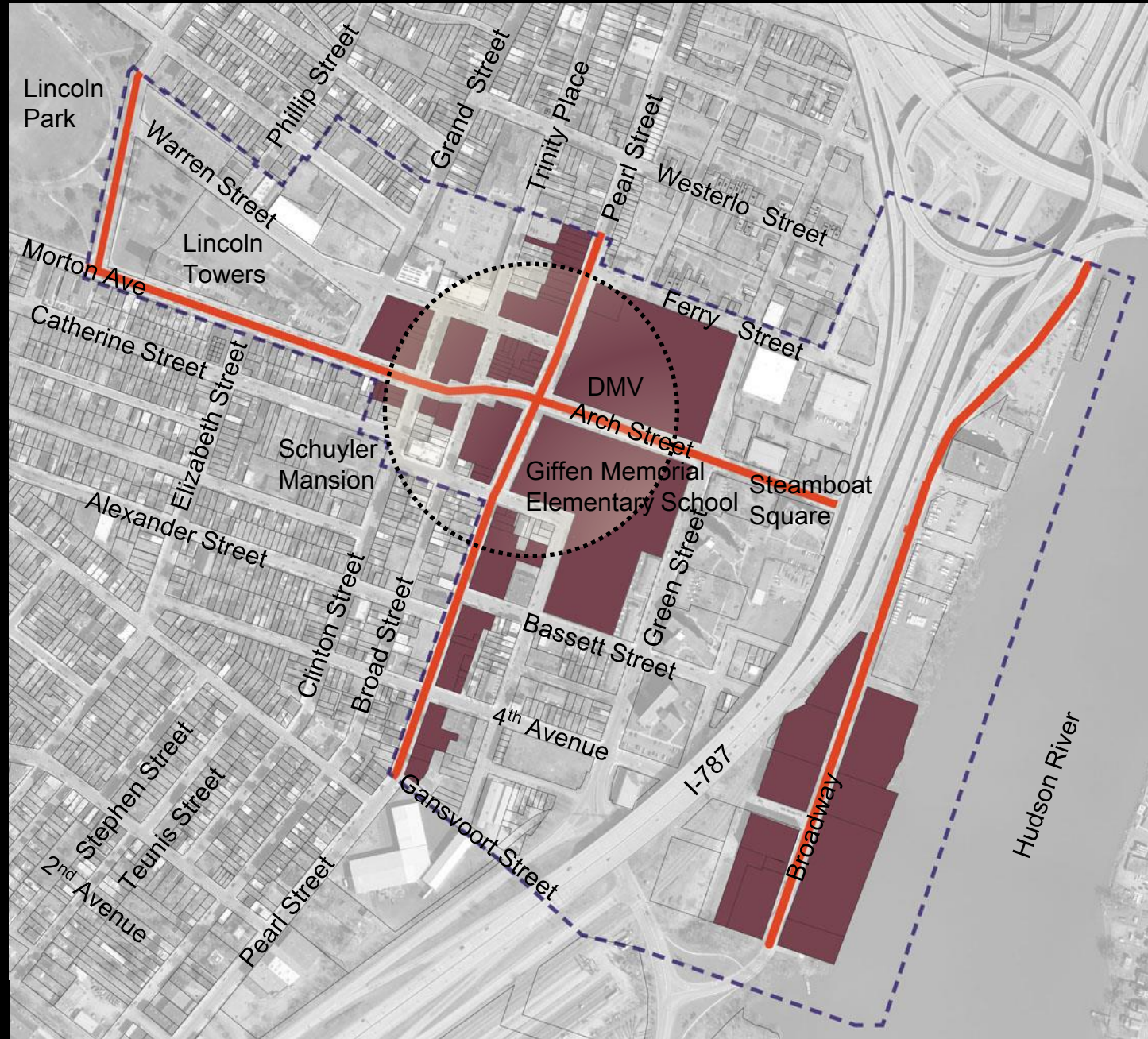
tertiary streets

regulating plan



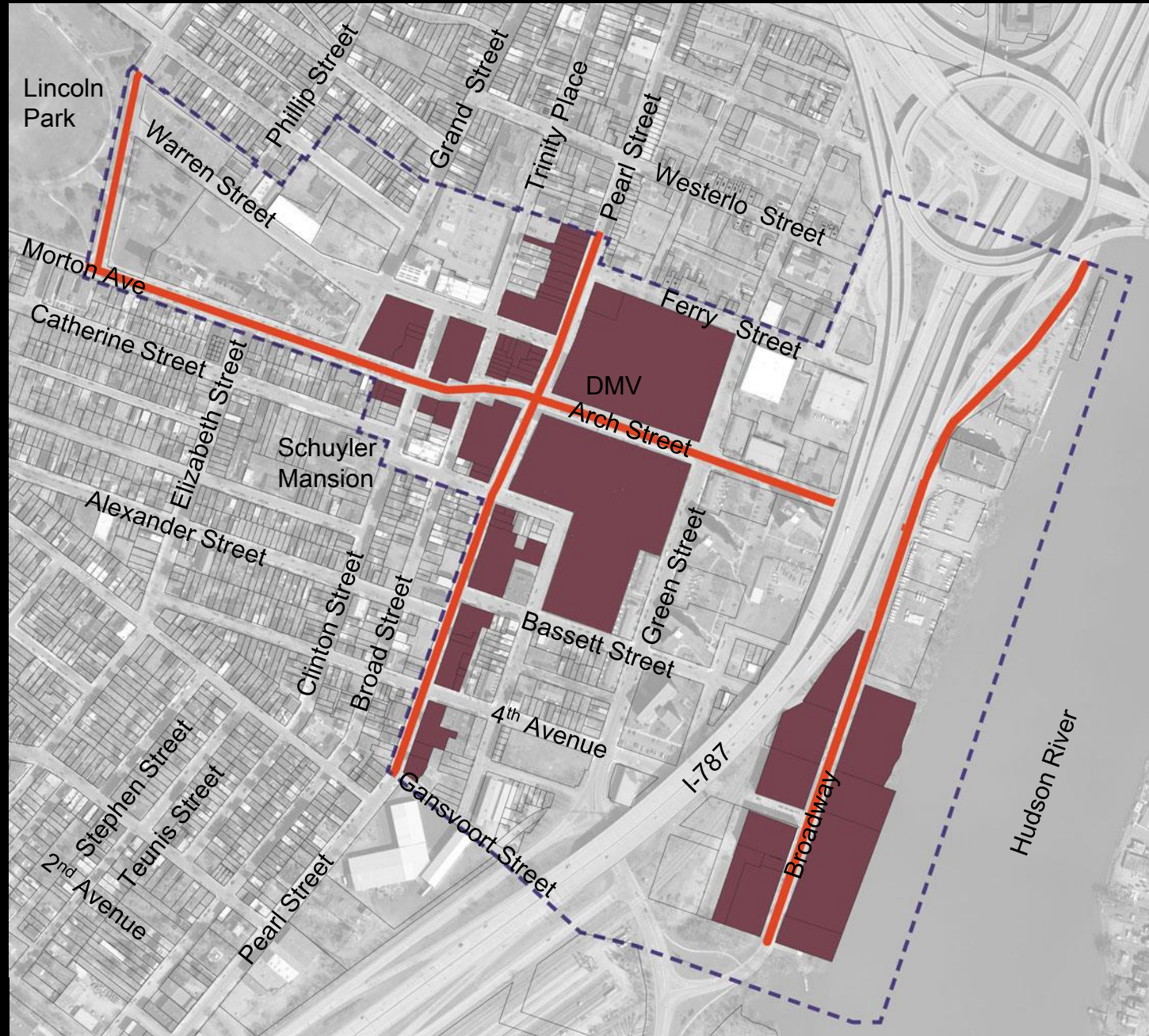
BRT node

regulating plan



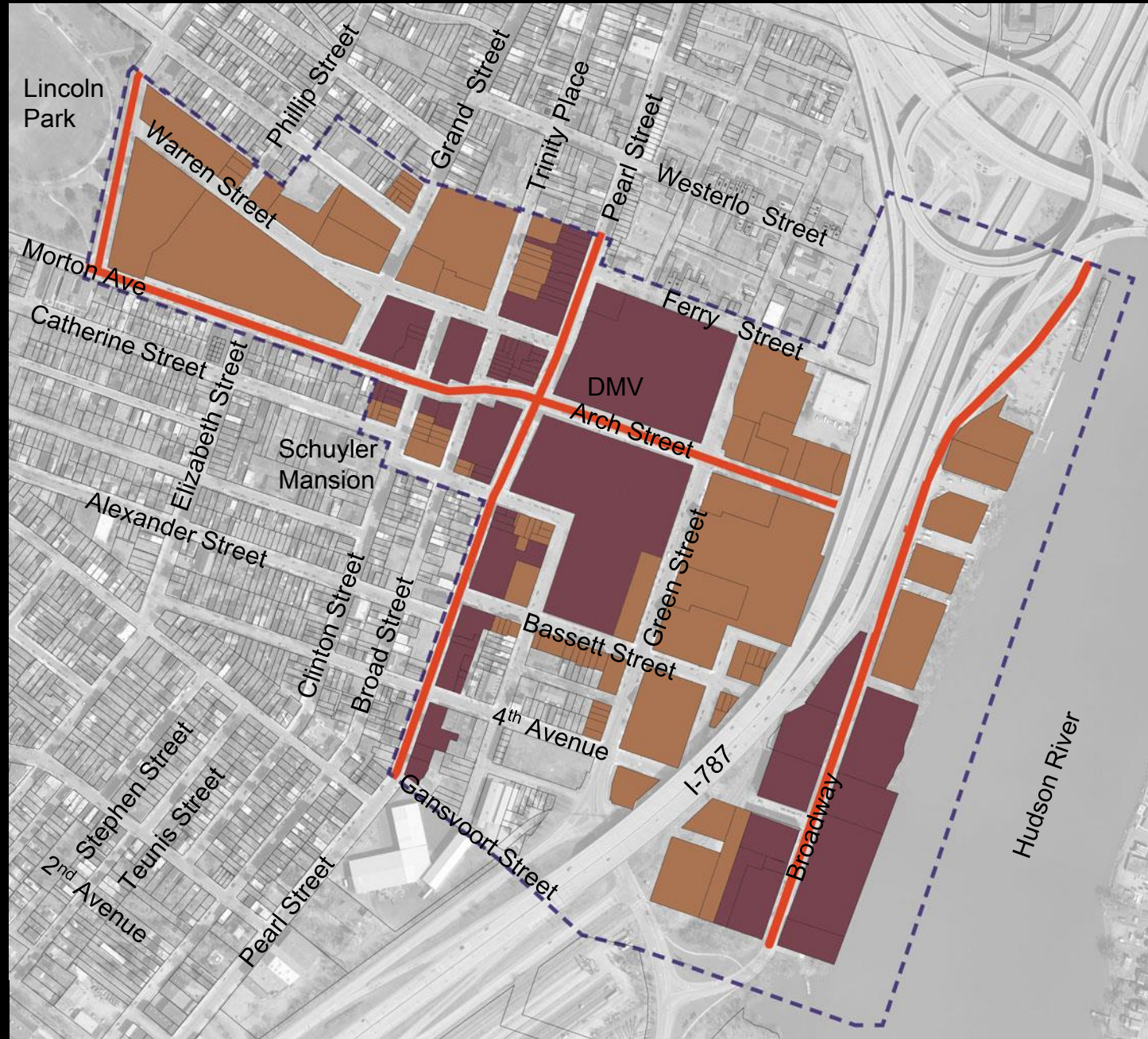
core

regulating plan



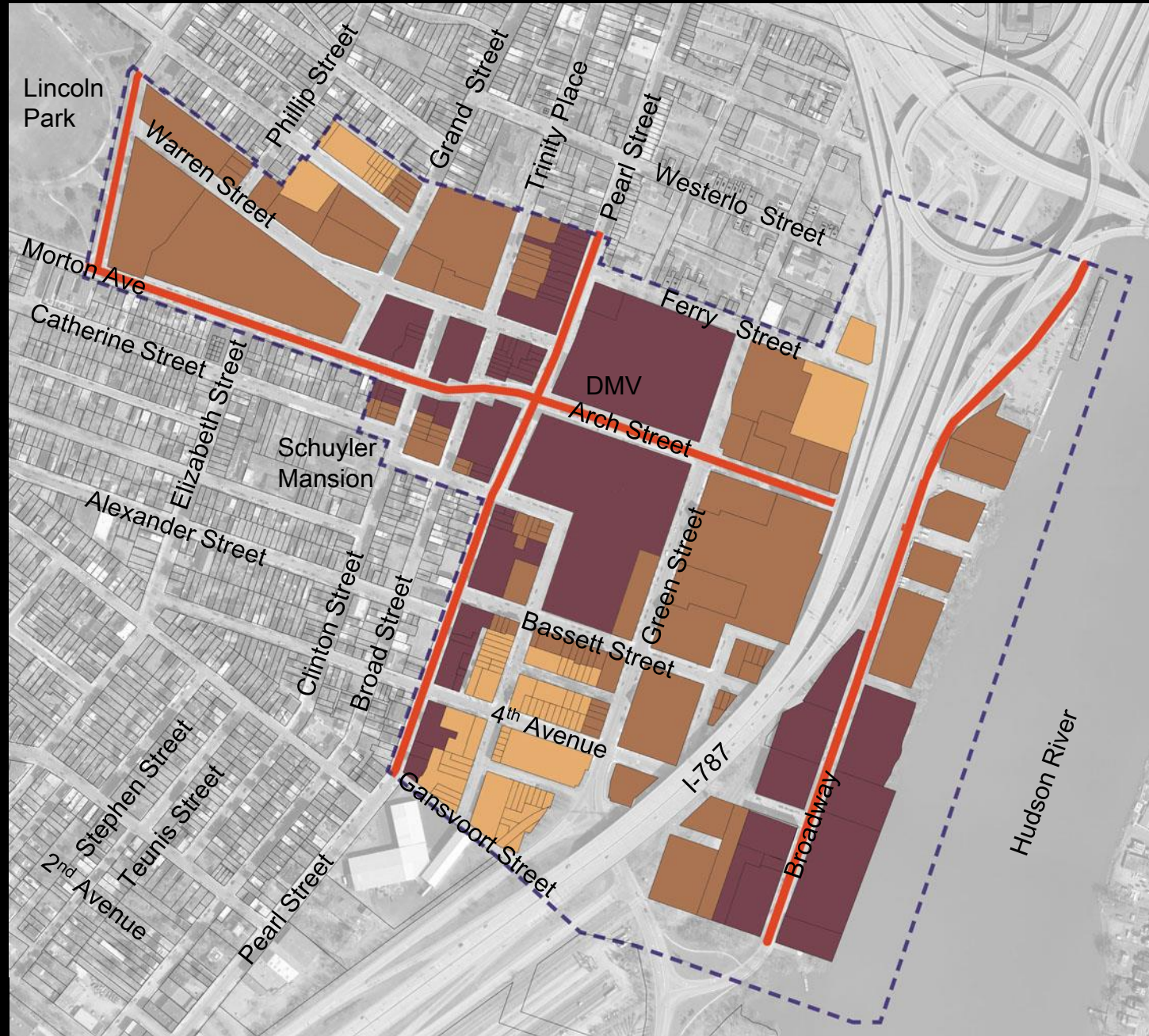
core

regulating plan



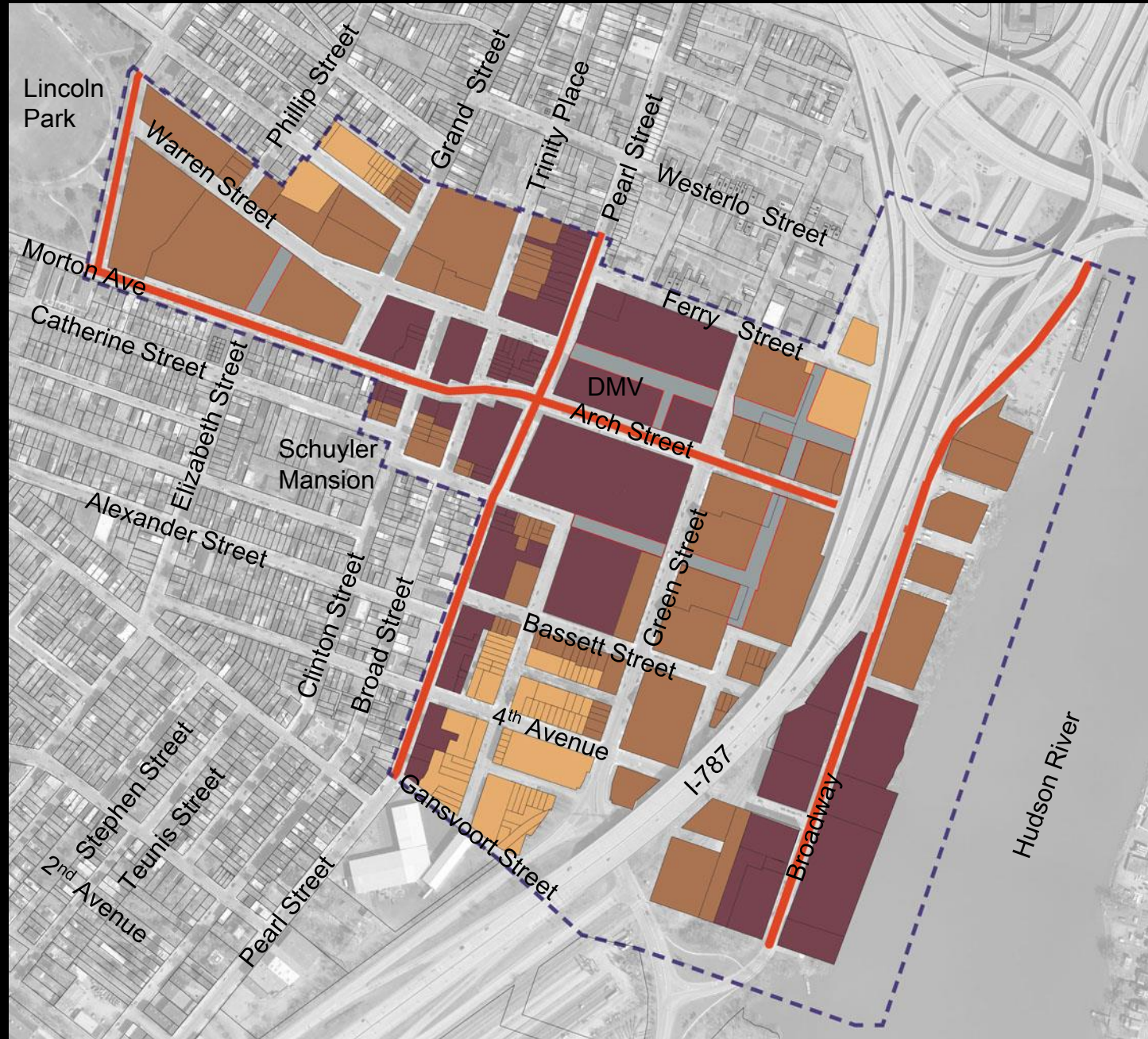
center

regulating plan



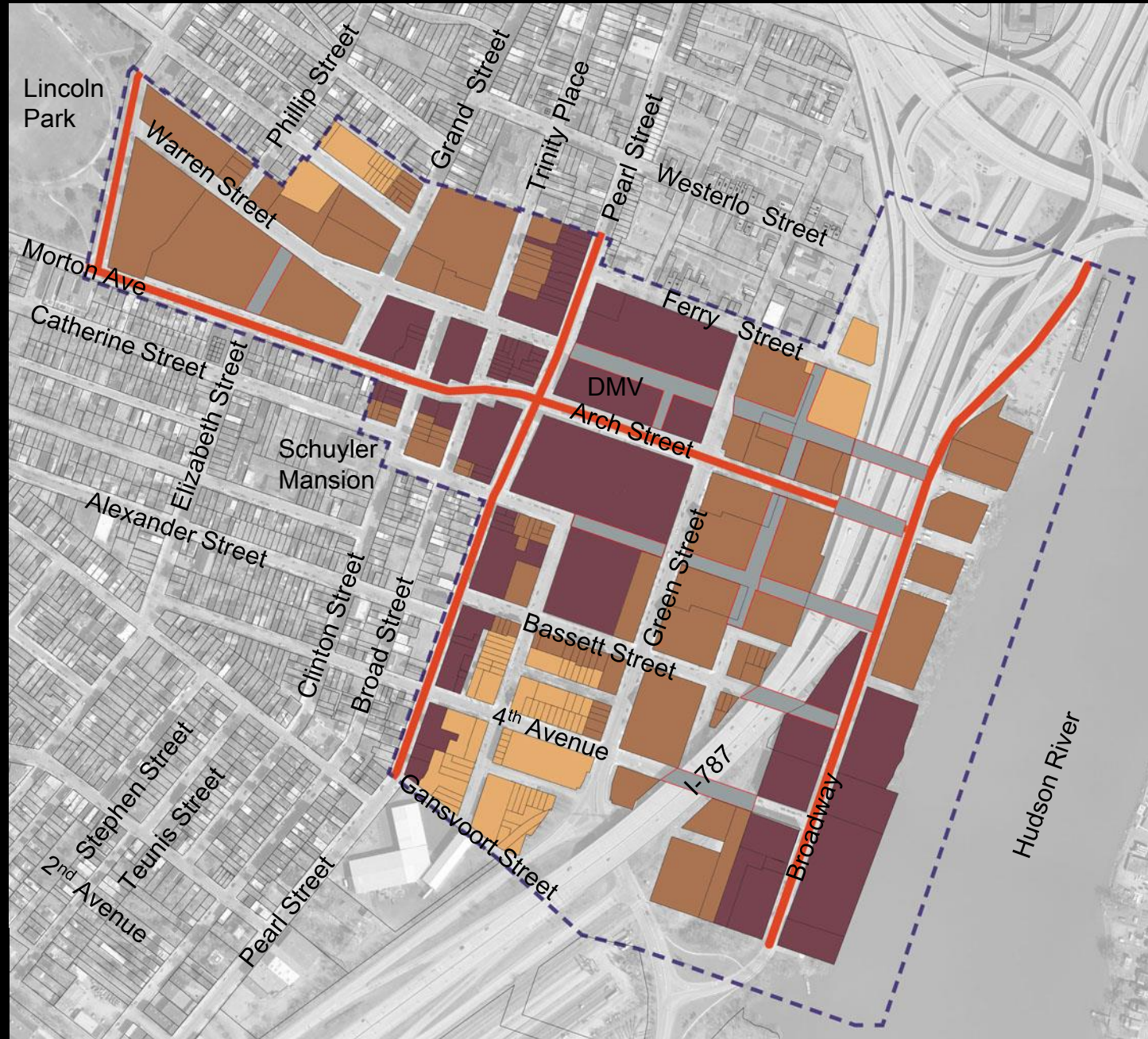
general

regulating plan



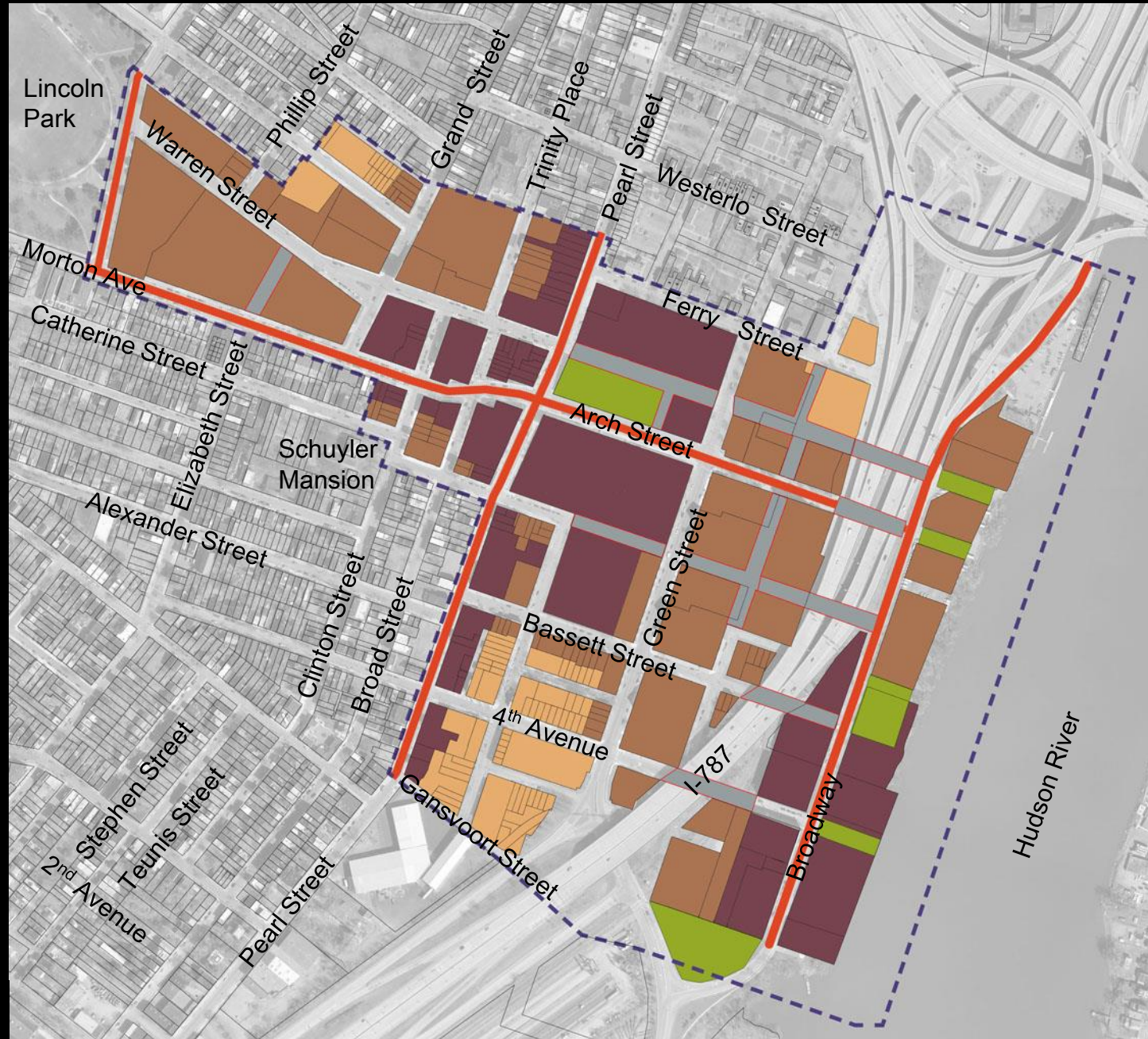
potential street
connections

regulating plan



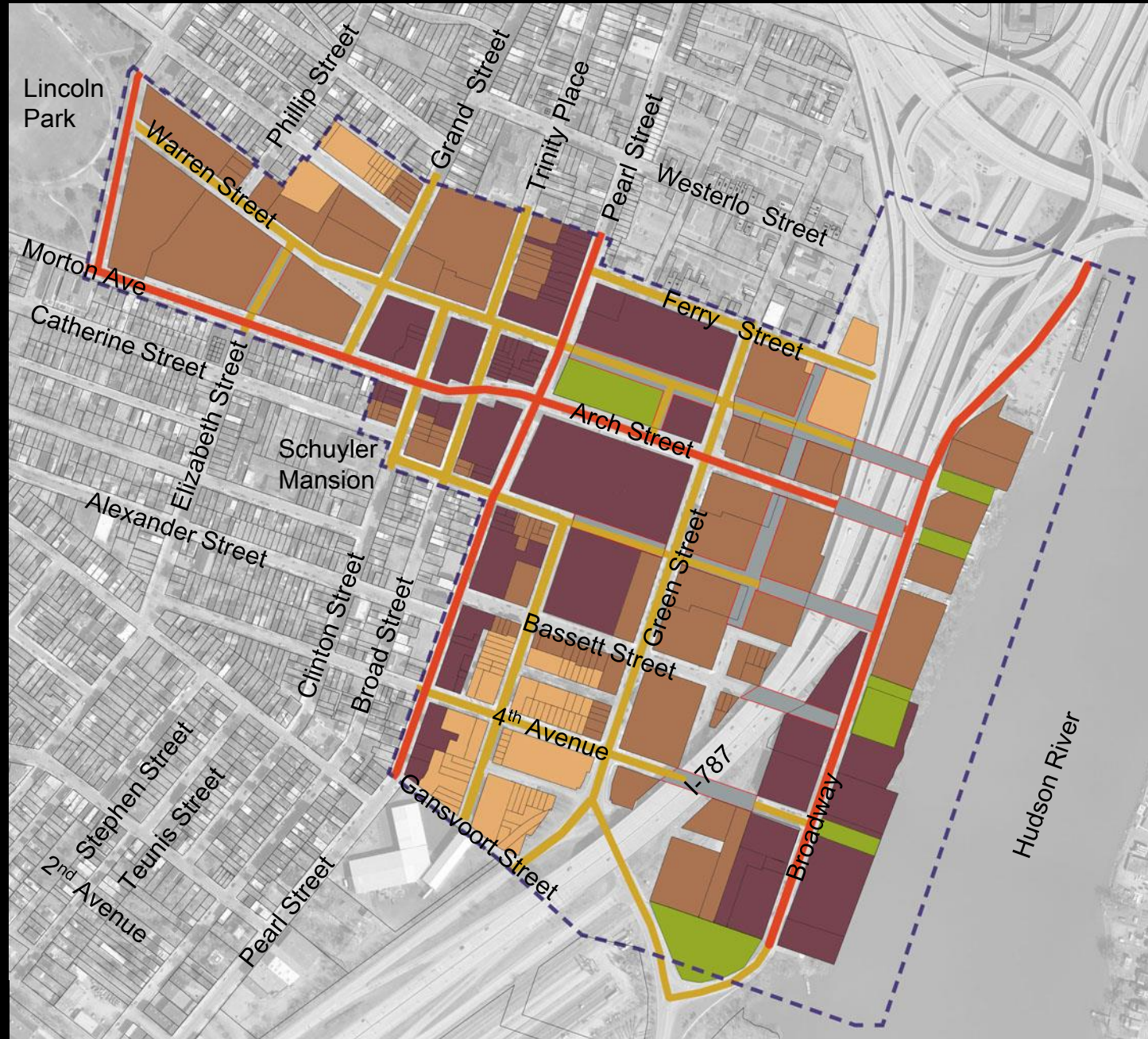
potential street
connections

regulating plan



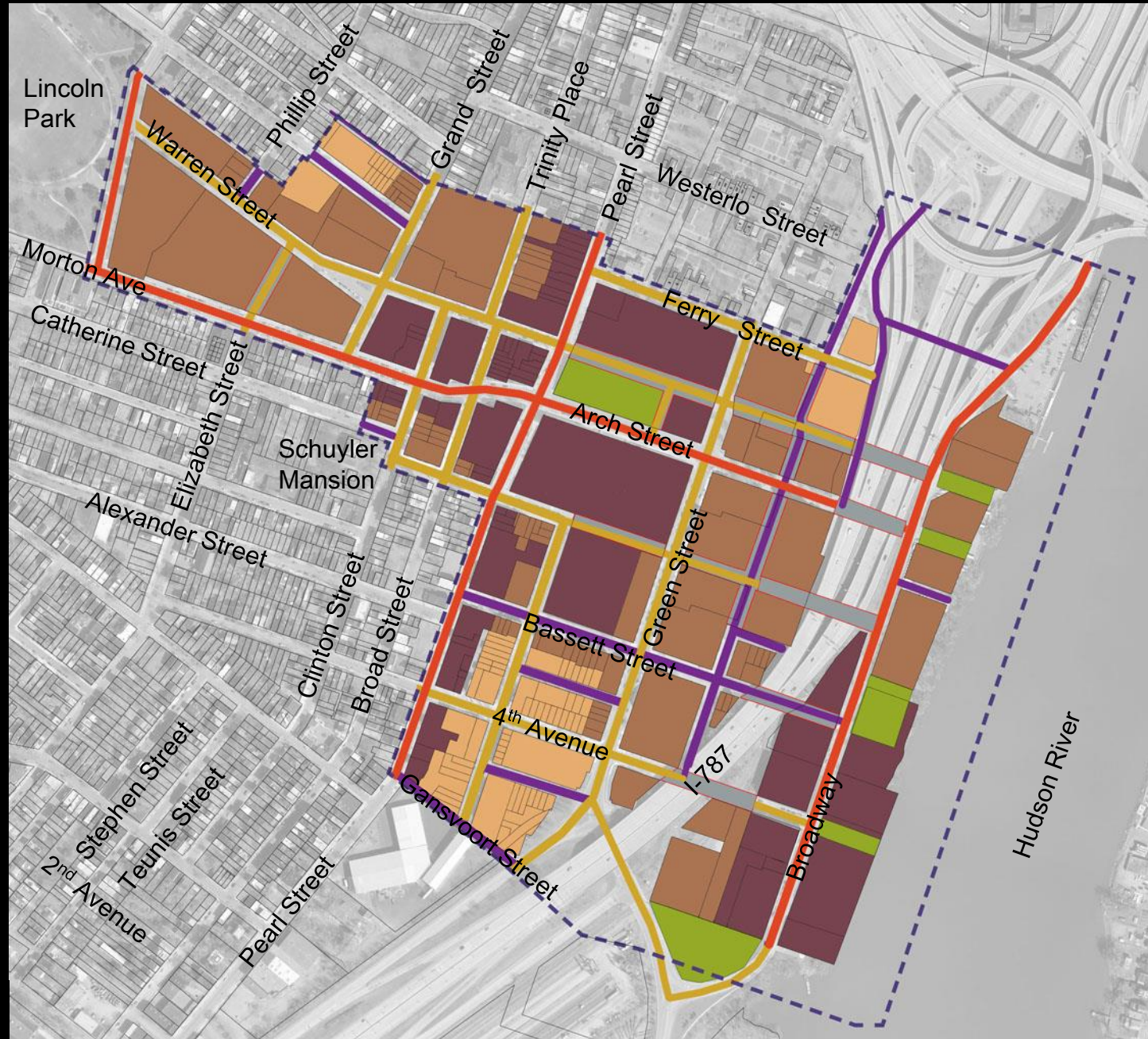
potential greens

regulating plan



secondary streets

regulating plan



tertiary streets

the code facilitates investment

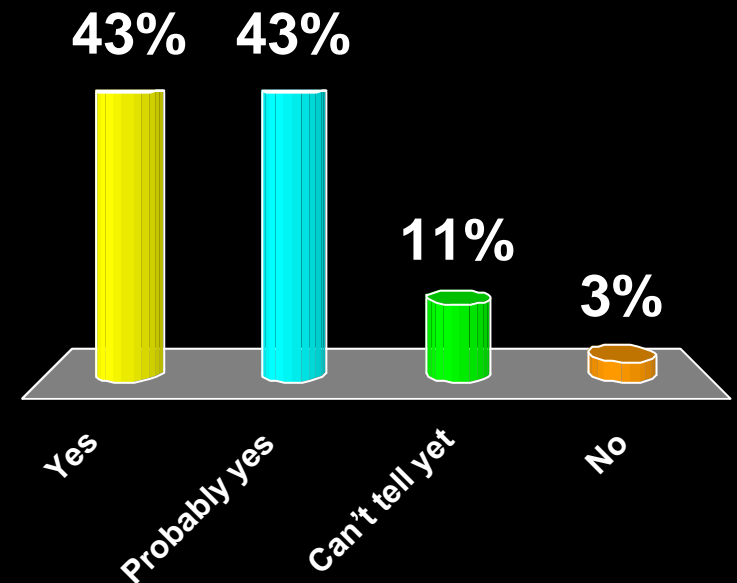


Morton Avenue

keypad 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



**the conversation
continues:**

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