



renew • reinvest • reimagine

REZONE ALBANY:
WAREHOUSE DISTRICT
DESIGN WORKSHOP

Welcome Back!

agenda

- welcome
- why we are here
- what happened this week
- ideas so far

Clarion & Associates
planning and land-use

Dover, Kohl & Partners
planning and design

Nelson/Nygaard Consulting
transportation analysis

Sherwood Design Engineers
civil engineering

Michael Gerrard, Esq.
SEQRA compliance

BBC Research & Consulting
housing and market analysis

VHB Engineers
environmental analysis

Studio INSITE
graphic design

Urban Advantage
photo-realistic visualizations

Timeline

2015

Project Initiation

January

March

Technical Reports

May



Warehouse Design District Workshop

August

TOD Workshop

2016

Ordinance Drafting



Winter/Spring

Public Hearing & Adoption



Summer/ Fall

Implementation & Training



Winter

designing the future workshop events:

1

Hands-On Design Workshop

Tuesday, May 26
6:00-8:00 PM

2

Open Design Studio

Wednesday – Thursday, May 27-28

3

Work-In-Progress Presentation

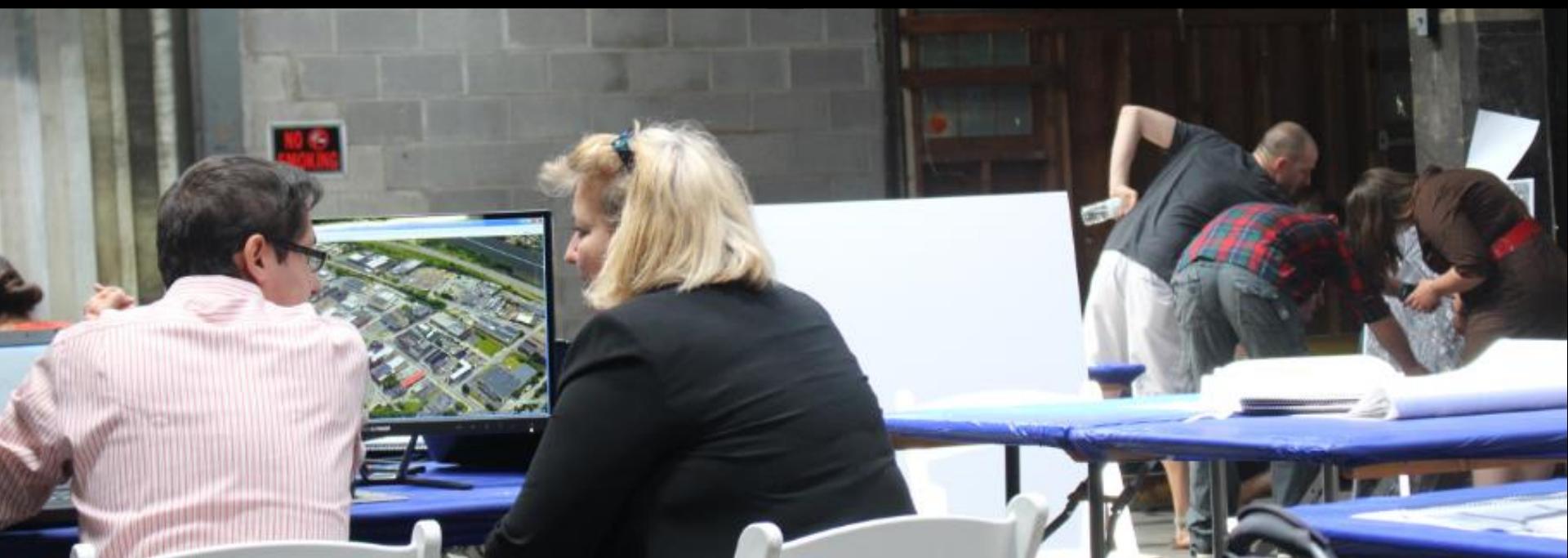
Friday, May 29
6:00-8:00 PM

draft

tuesday night: 75+ people



open studio



meetings





meetings

mayor

city staff

developers

realtors

bike & trail
advocates

housing
representatives

transportation
officials (MPO, DOT)

city councilpersons

business owners

neighborhood
associations

residents (from every
in the city)

housing authority

in-person participation to-date



540+
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



About Board Resources Contact Us

CAPITAL DISTRICT ASSOCIATION of REALTORS

"Landlords Helping Landlords"
PO Box 11097, Albany, NY 12211-0097

Featured articles For Rent Members Properties News Newsletter » Past Meetings

Invitation to Albany Rezoning Stakeholder Forum

Posted by admin in News | 0 comments

In October, Mayor Sheehan announced that the City of Albany would begin the process of comprehensively rewriting its zoning ordinance and land development regulations, the likes of which have not occurred since 1968. The City has enlisted Clarion Associates, a nationally recognized planning and land-use firm, to lead the undertaking. Please join Clarion Associates and members of the City's Department of Planning to formally kick-off the ReZone initiative with a brief introduction to the process and a series of stakeholder forums on key subject matter.

rezonealbany.com



Search

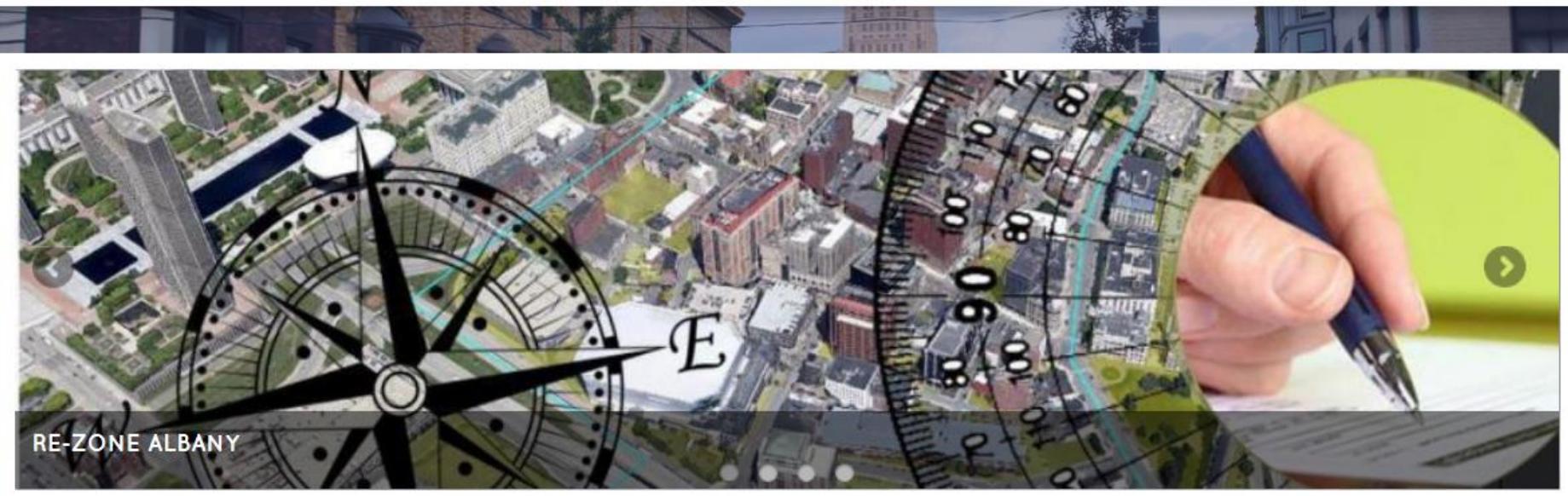
Home

Events

Project

Participate

Contact Us



RE-ZONE ALCANY

About ReZone Albany

Warehouse District Design

Timeline



Online participation

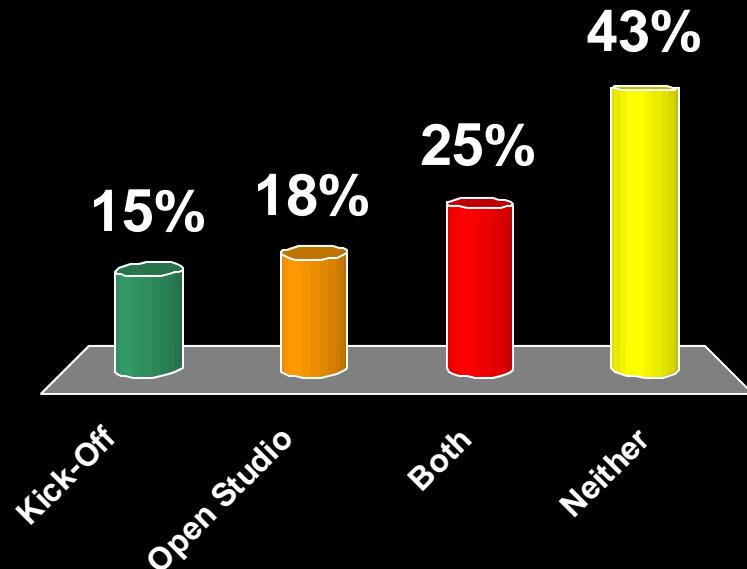
920+ visitors

keypad poll

QUICK POLL
participants

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

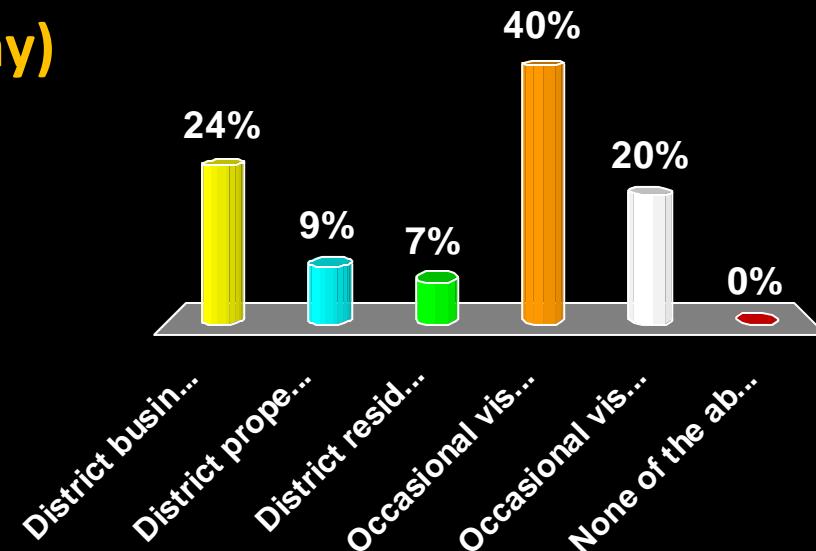
1. Kick-Off
2. Open Studio
3. Both
4. Neither



Next Question

What best describes your relationship to the Warehouse District?

1. District business owner or employee
2. District property owner
3. District resident
4. **Occasional visitor
(I live in the City of Albany)**
5. **Occasional visitor
(I live outside of Albany)**
6. **None of the above**



what we heard



ONE WORD that comes to mind
about the **Warehouse District:**

NOW: _____

IN THE FUTURE:

(in my vision)

one-word cloud

isolated. growing parking ugly unplanned rundown out disjointed ancient forgotten remote decaying run barren quirky detached bars canvas opportunity lively dirty hollow worn blight blight

one-word cloud

accessible cohesive
historic inviting thriving destination walkable
vibrant entertainment
exciting revitalized
bustling opportunity lively jobs
opportunity lively
dirtier

The Warehouse District In the Future

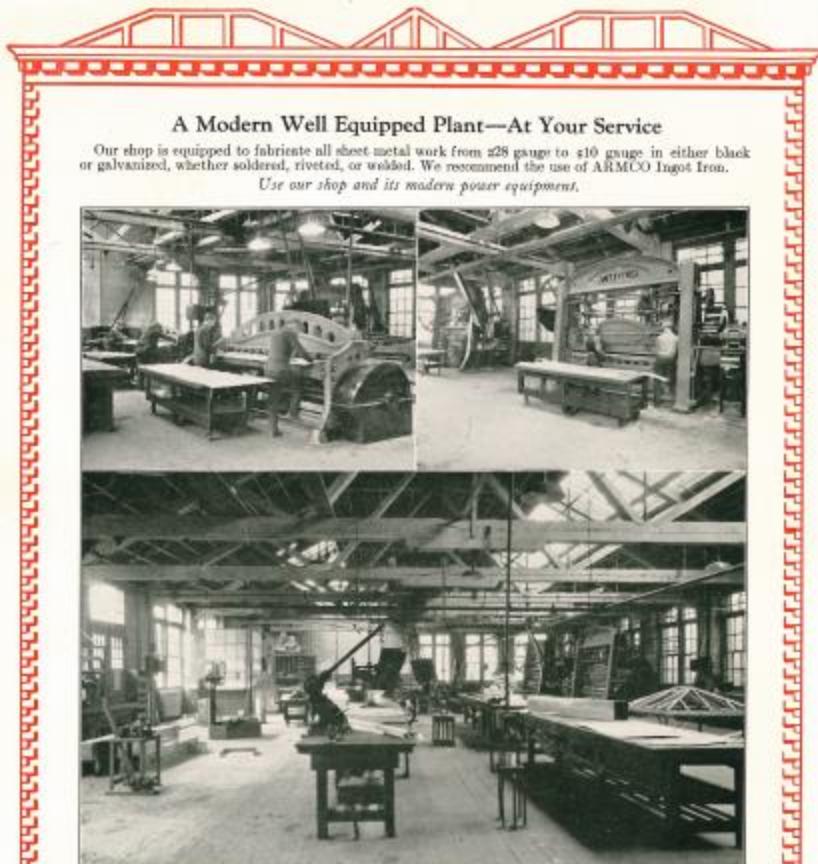


workplaces



Warehouse District

tradition of industry



A Modern Well Equipped Plant—At Your Service

Our shop is equipped to fabricate all sheet metal work from #28 gauge to #10 gauge in either black or galvanized, whether soldered, riveted, or welded. We recommend the use of ARMCO Ingot Iron.

Use our shop and its modern power equipment.



ABOVE: Several of Our Large Machines. :: BELOW: A General View of the Shop.

JAMES ACKROYD & SONS, Inc.

Established 1857 : Broadway at Tivoli Street : Albany, New York

PRINTED AND PRINTED BY THE ALBANY CO., ALBANY, N.Y.

A. L. A. File No. 12-J-2

ACKROYD STOCK SIZE SKYLIGHTS



PHOTO BY FAIRCHILD AERIAL SURVEY CO., INC., N. Y. C.

Now Available For Every Type of Roof and Building

Fireproof, solderless, watertight skylights—with or without ventilators—in 11 standard sizes; shipped knocked down, ready for assembling and erecting. Meet the requirements of 9 installations out of 10. Quality construction—quantity production.

See Inside Pages For Full Particulars

central warehouse





once a mixed-use neighborhood



1922

residences



Warehouse District

dining, craft beers, entertainment



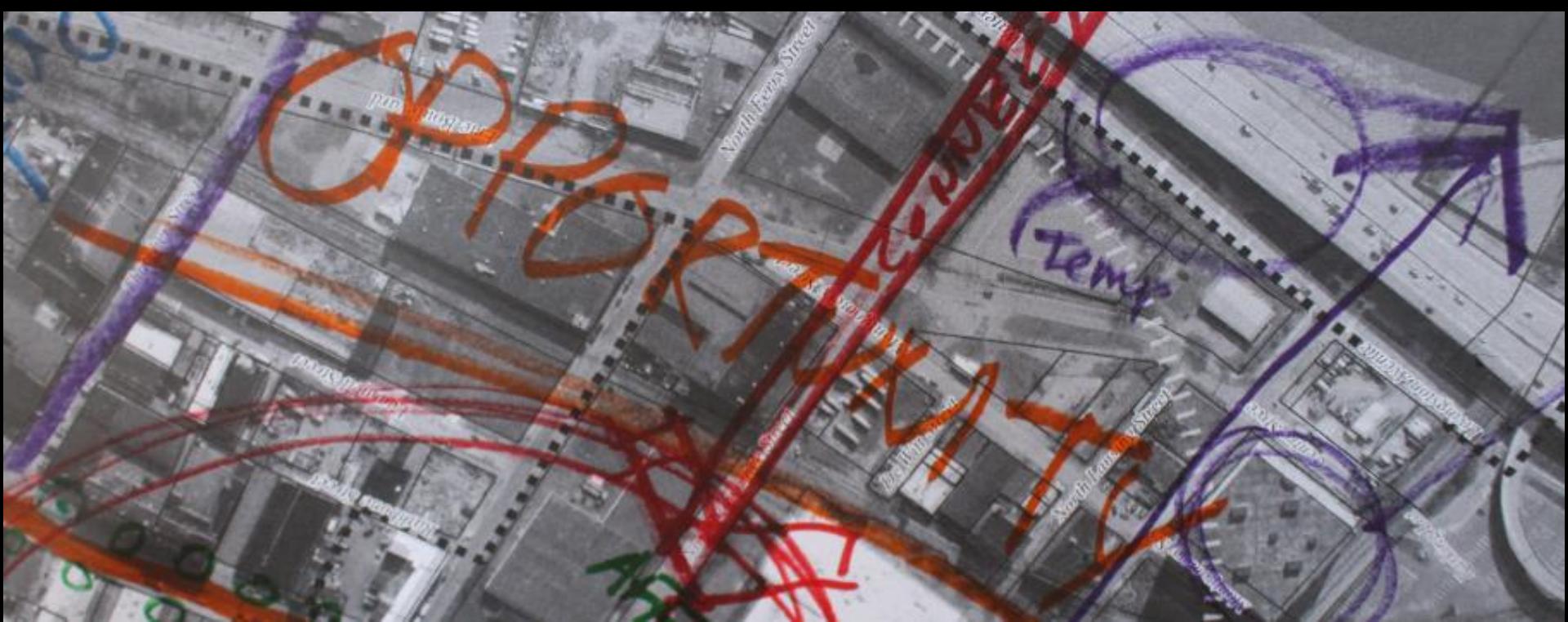
Warehouse District

big ideas

- **provide cool, varied place with a mix of uses**
a wider range of options (living, workplaces, entertainment), walkability
- **protect existing businesses**
don't zone-out existing business (when owners are interested), jobs
- **increase connectivity & create gateways**
connections to downtown, overall connectivity, underpasses as gateways
- **improve mobility options**
bikes, pedestrians, transit, central parking locations
- **enhance waterfront access**
advocate for 787 as a surface road, bikes along riverside parks

provide cool, varied
places &
a mix of uses

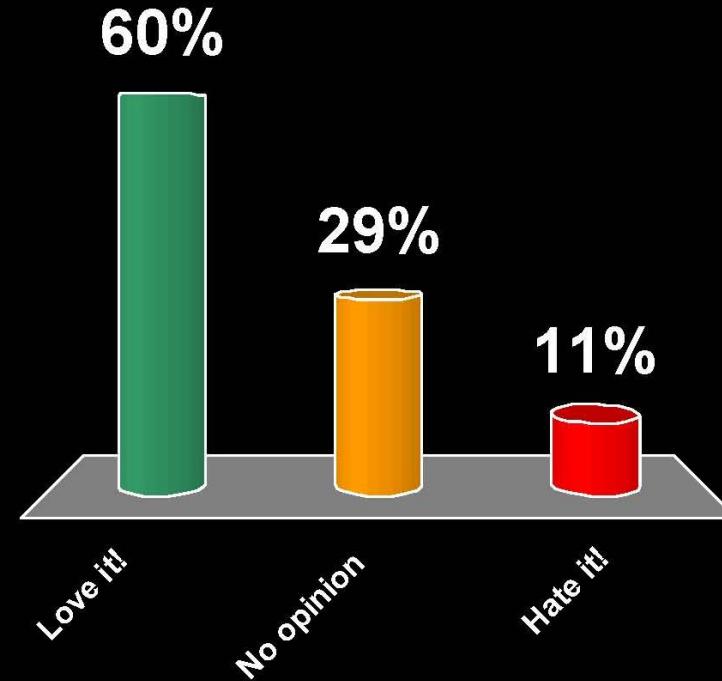
what we heard



Do you like this?



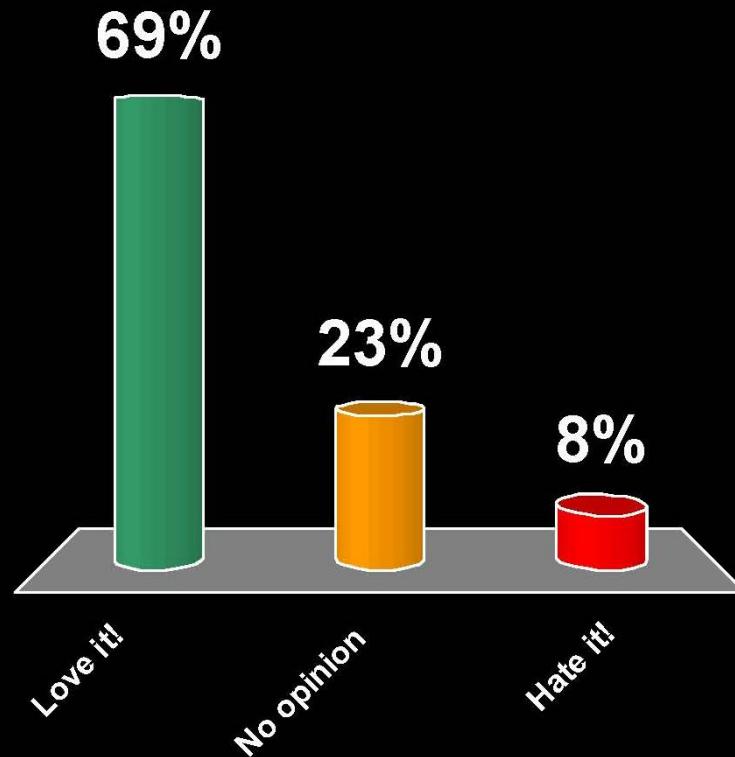
1. Love it!
2. No opinion
3. Hate it!



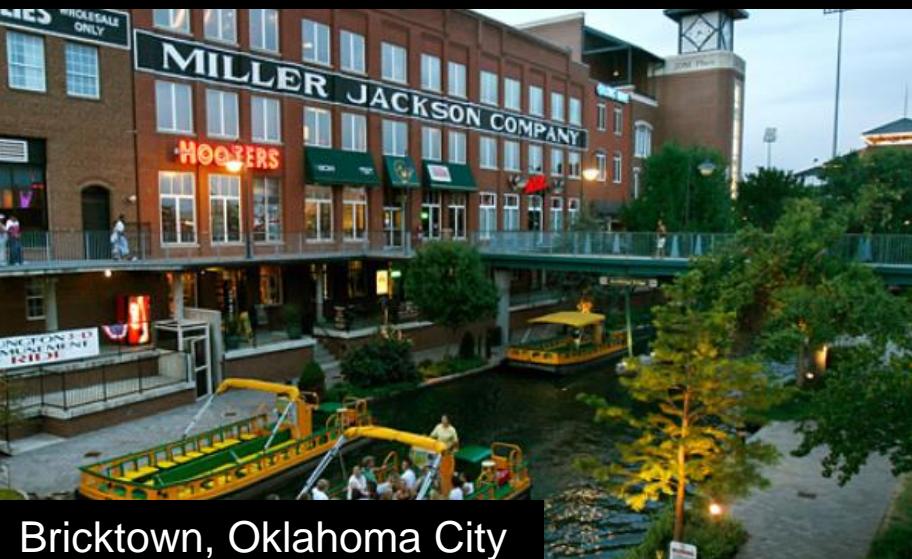
Do you like this?



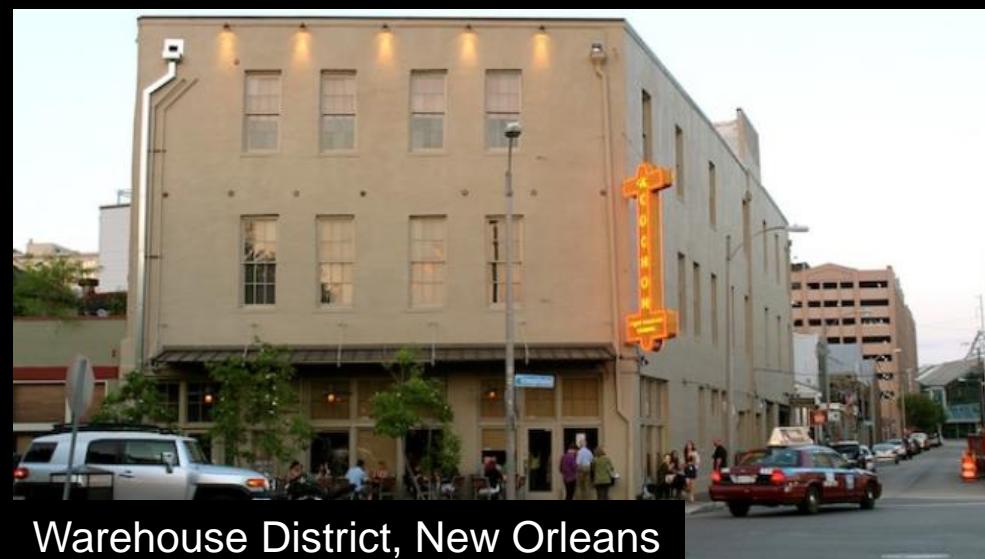
1. Love it!
2. No opinion
3. Hate it!



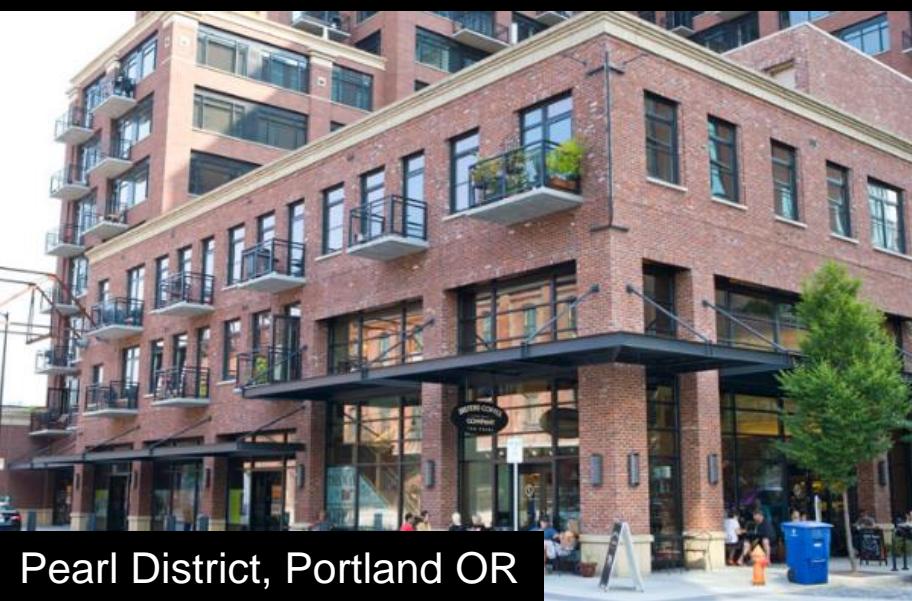
when you say “warehouse district”...



Bricktown, Oklahoma City



Warehouse District, New Orleans



Pearl District, Portland OR



Portland ME

when you say “warehouse district”...



Wynwood, Miami



Leather District, Boston



Warehouse District Cleveland, OH



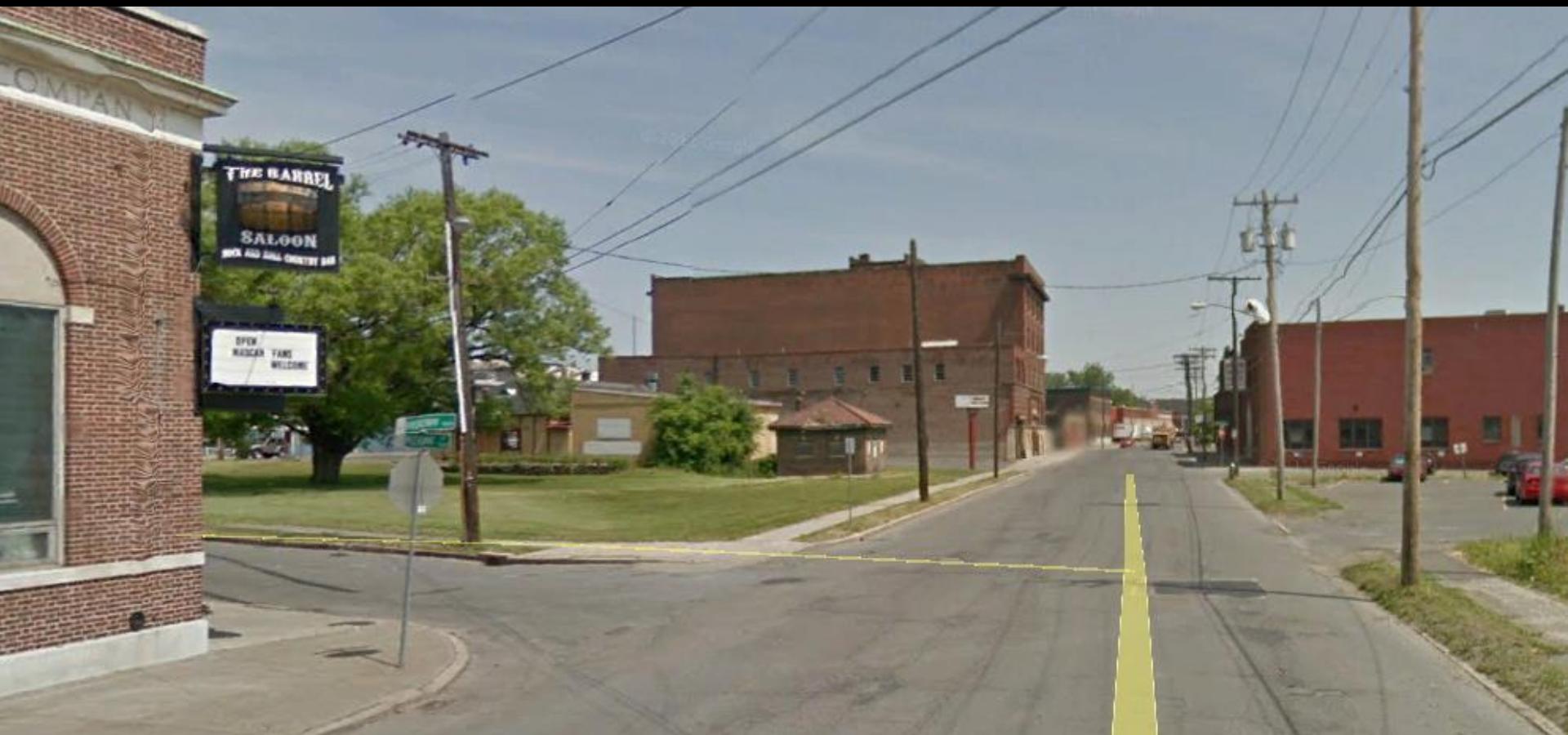
Meatpacking District, NY

protect existing
businesses

protect existing businesses



Warehouse District



Center of Town

pleasant street park



Existing

pleasant street park



transformed with new development facing pleasant street park

early warehouse district



daylighted creekbed along pleasant street park

pleasant street park



structured parking provides centralized parking for the district

river tributary



Controlling water, making an amenity

pleasant street park



small parcels can redevelop with access to nearby parking

pleasant street park



pleasant street park



pleasant street park



code

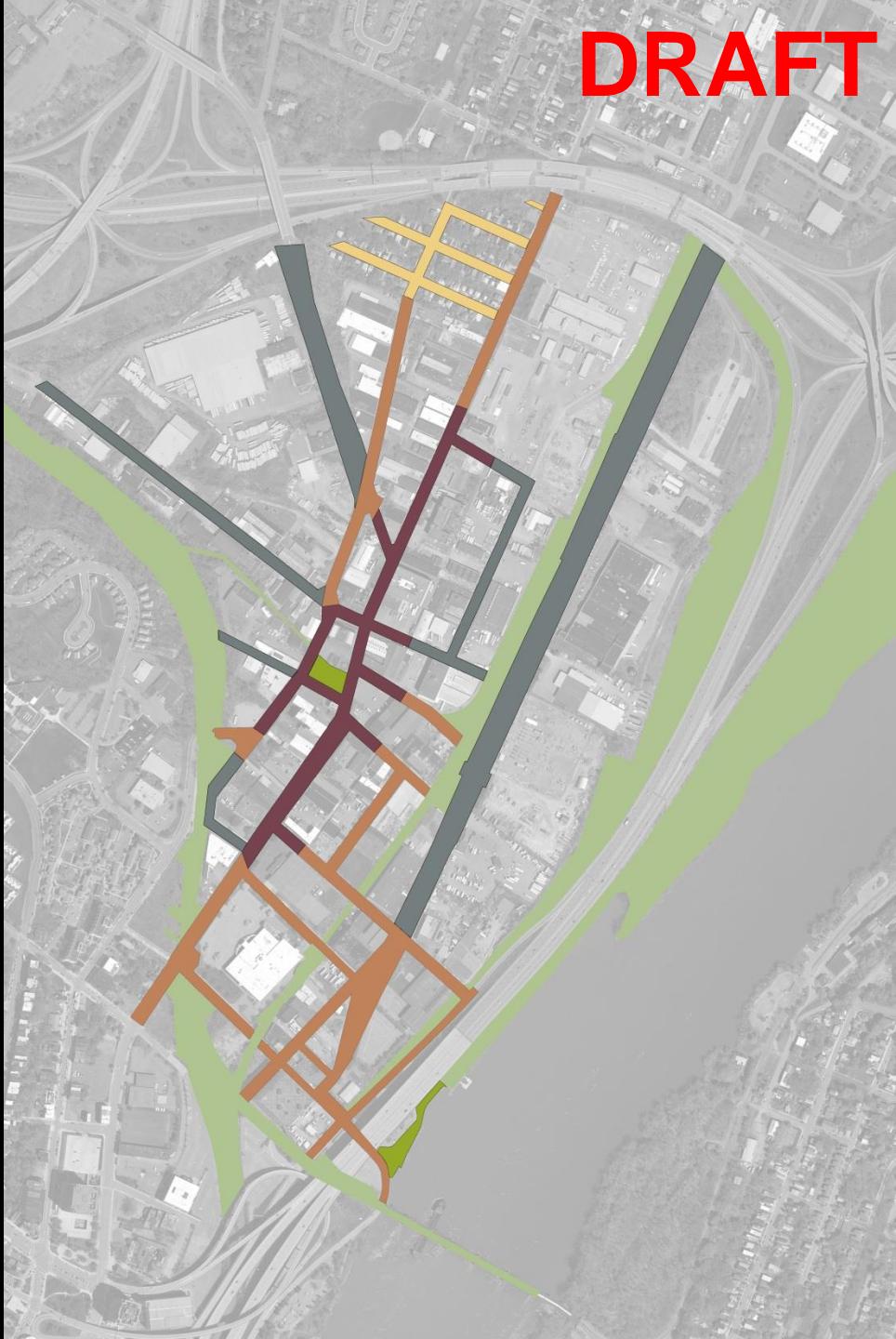
what are form-based codes?

A method of regulating development to achieve a specific **urban form**. Form-Based Codes create a predictable **public realm** by controlling physical **form** primarily, and land uses secondarily, through city or county regulations.

regulating plan

DRAFT

- Walkable Warehouse
- Transitional Warehouse
- Industrial Warehouse
- Residential Edge
- Open Space | Public
- Open Space | Natural

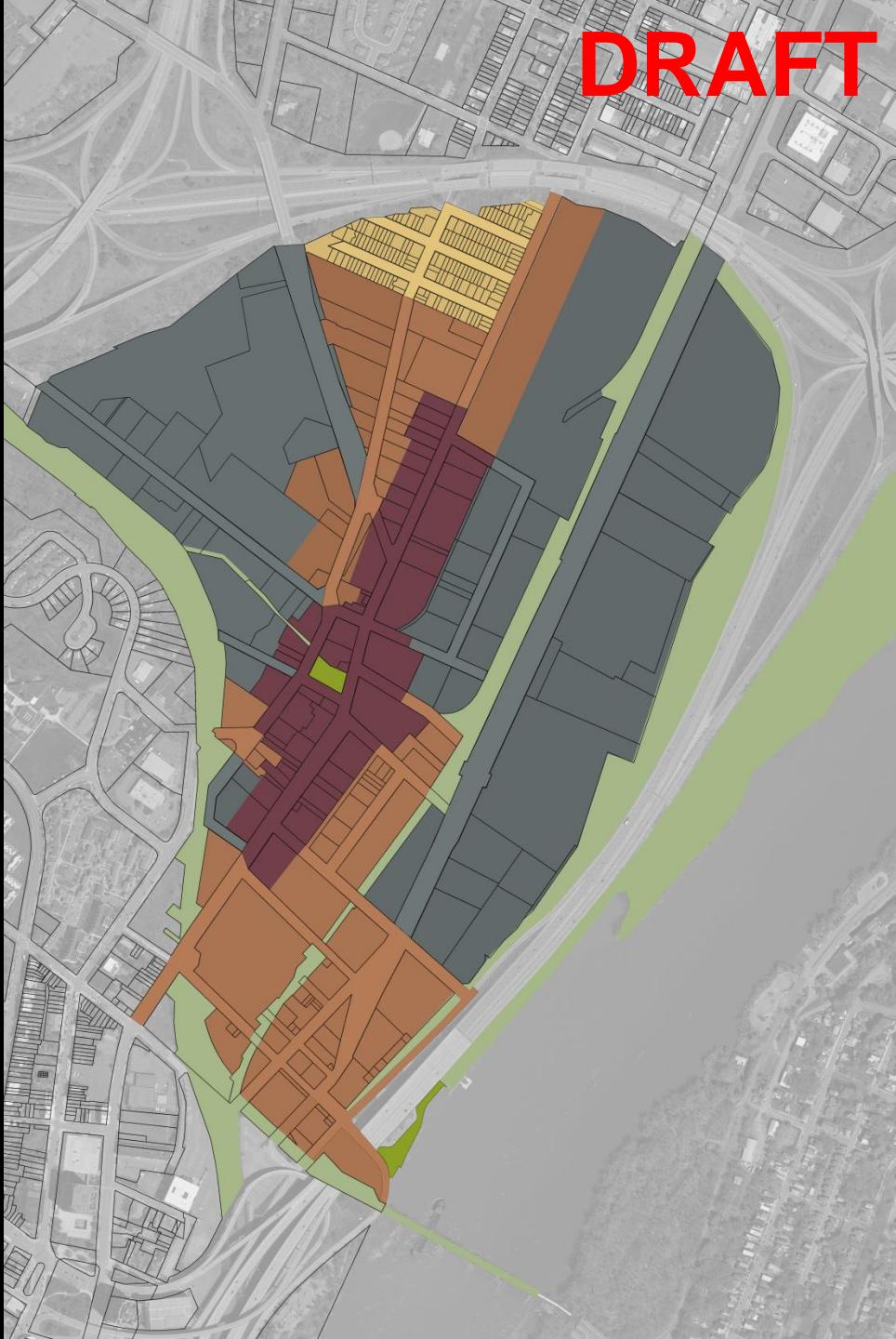


Applying Frontage Types to
Existing Street Network

regulating plan

DRAFT

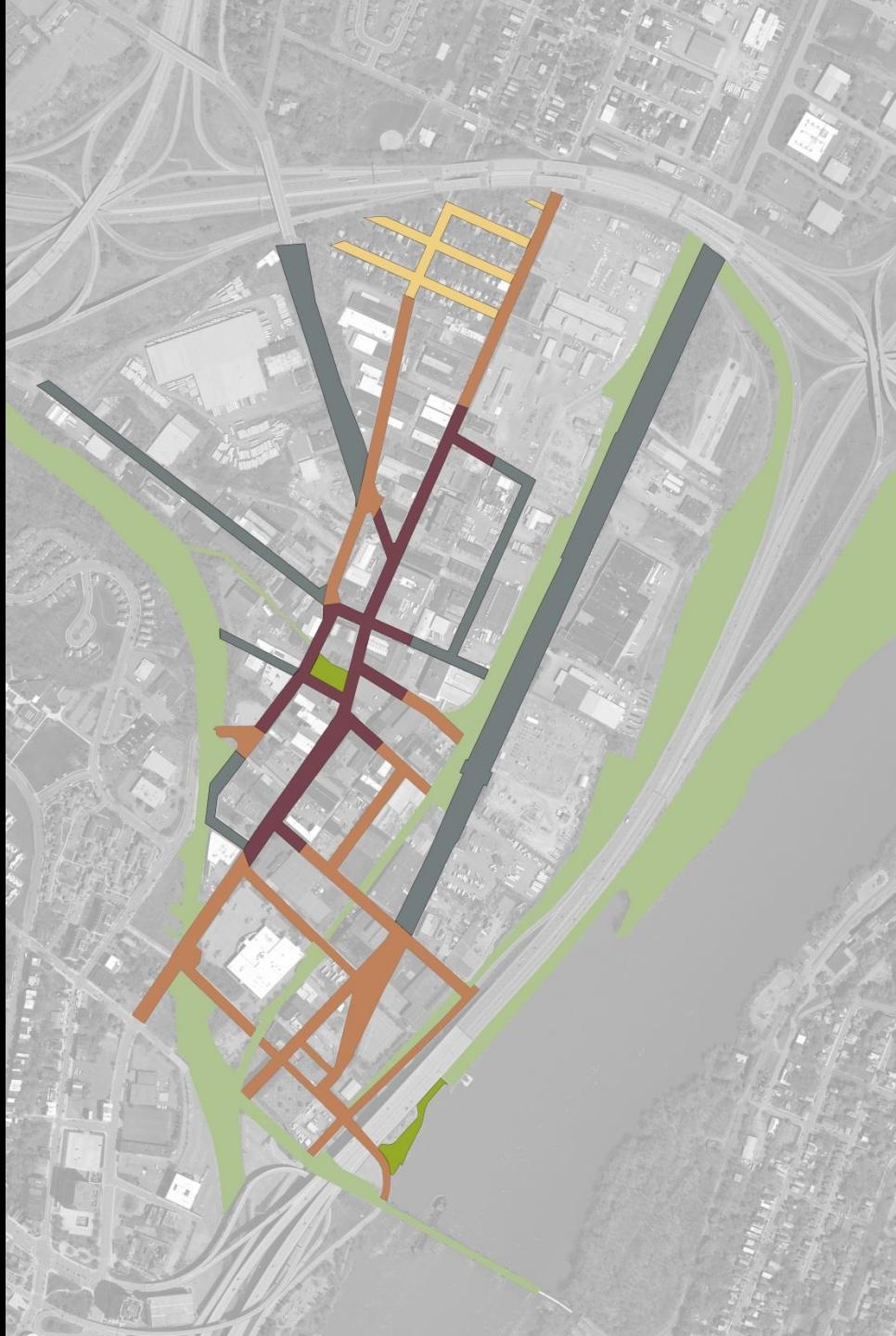
- Walkable Warehouse
- Transitional Warehouse
- Industrial Warehouse
- Residential Edge
- Open Space | Public
- Open Space | Natural



Applying Frontage Types to
Existing Parcels

regulating plan

- Walkable Warehouse
- Transitional Warehouse
- Industrial Warehouse
- Residential Edge
- Open Space | Public
- Open Space | Natural



Applying Frontage Types to
Existing Street Network

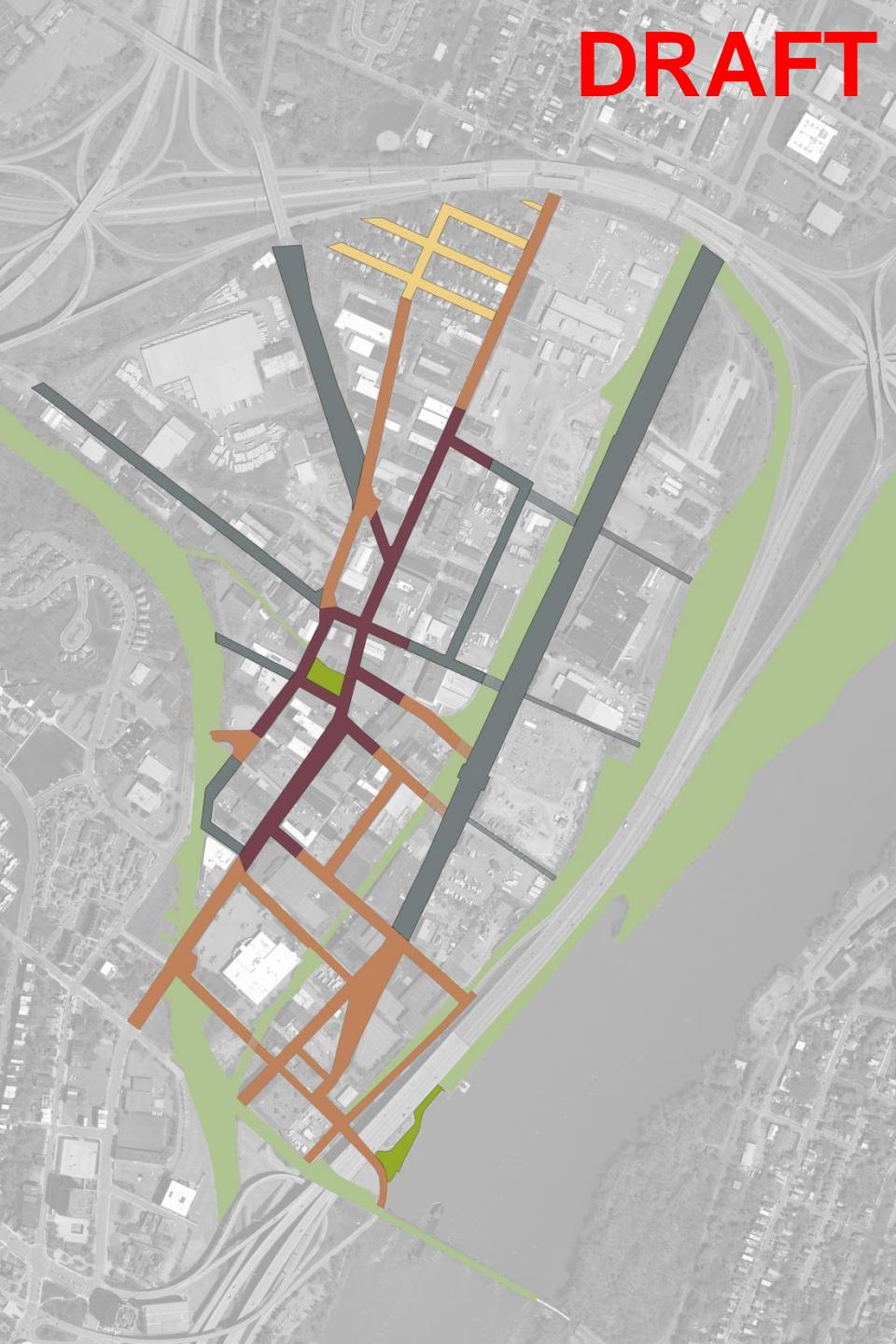
regulating plan

DRAFT

- Walkable Warehouse
- Transitional Warehouse
- Industrial Warehouse
- Residential Edge
- Open Space | Public
- Open Space | Natural

OPTIONS:

Potential Street / Bike /
Pedestrian Connections



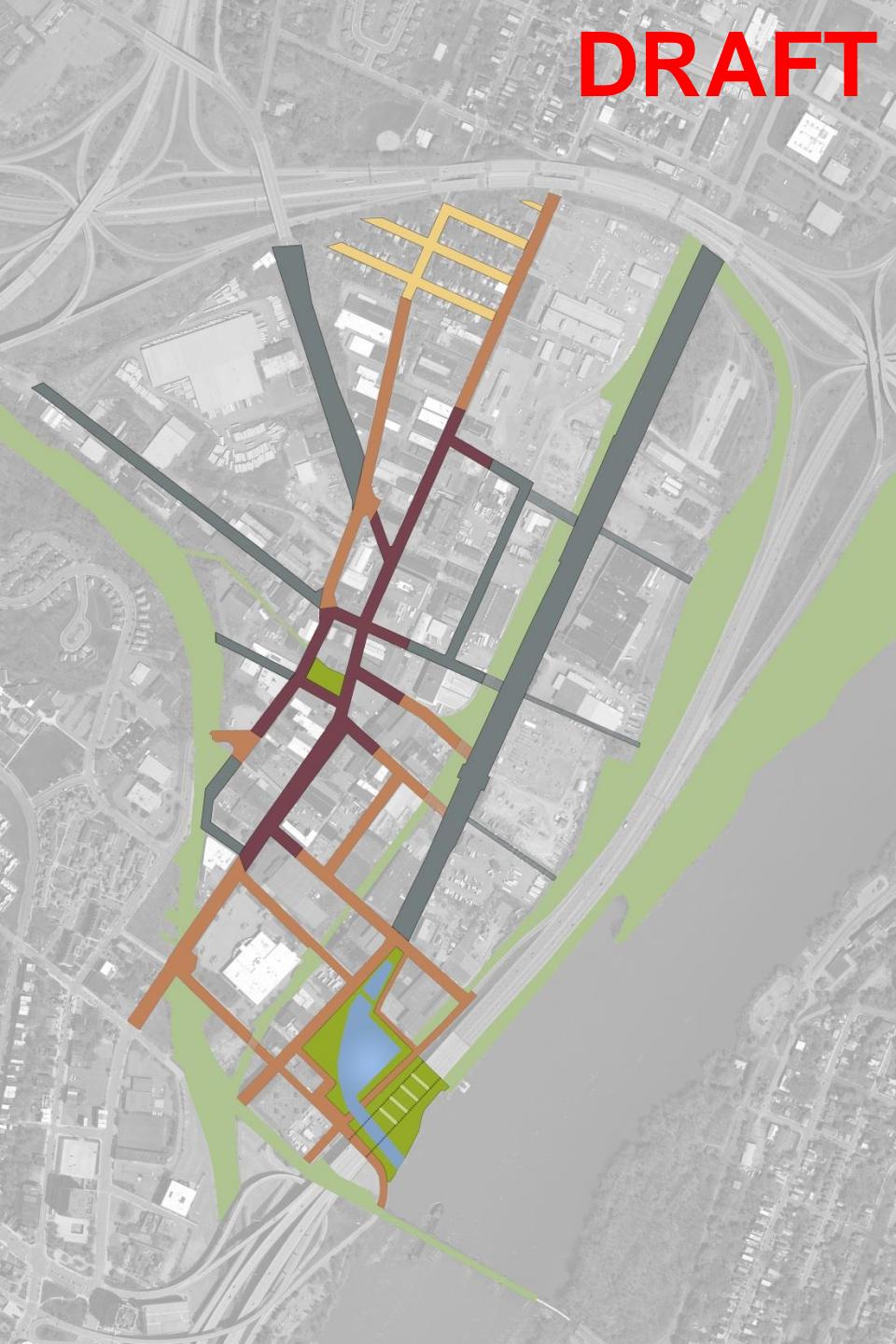
regulating plan

DRAFT

- Walkable Warehouse
- Transitional Warehouse
- Industrial Warehouse
- Residential Edge
- Open Space | Public
- Open Space | Natural

OPTIONS:

Waterfront Public Space,
Re-introduce Erie Canal



regulating plan

DRAFT

- Walkable Warehouse
- Transitional Warehouse
- Industrial Warehouse
- Residential Edge
- Open Space | Public
- Open Space | Natural

OPTIONS:

787 to Multiway Boulevard



regulating plan

DRAFT

- Walkable Warehouse
- Transitional Warehouse
- Industrial Warehouse
- Residential Edge
- Open Space | Public
- Open Space | Natural

OPTIONS:

787 to Multiway Boulevard, extended



frontage types

DRAFT

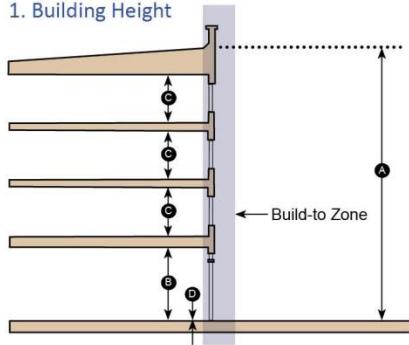
WAREHOUSE DISTRICT
ALBANY, NEW YORK

Frontage Standards | Walkable Warehouse

Intent

The Walkable Warehouse zone is a mixed-use zone that permits light industrial, residential, and commercial uses in a walkable, pedestrian-oriented format. Buildings are street-oriented, located within a consistent build-to zone, with parking located on-street or to the rear.

1. Building Height



Key

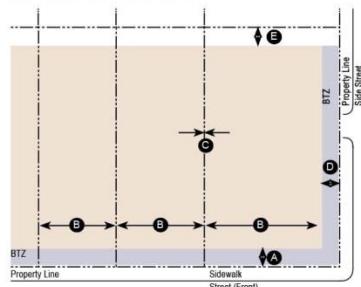
- Build-to Zone (BTZ) (Grey)
- Building (Brown)

Building Heights

Building Height ⁽¹⁾	1 Story min. 4 Stories max. feet max.	A
Floor Heights (floor to floor)		
Ground Floor	11' min., no max.	B
Upper Floors	9' min., 12' max.	C
Ground Finished Floor above sidewalk	0' min. (industrial/commer.) 24" min. (residential)	D

(1) Raised basements and attics shall not count as a story. Towers, cupolas, and other rooftop features with a footprint smaller than 20'x20' may extend

2. Building Placement



Key

- Property Line (Dashed)
- Build-to Zone(BTZ) (Grey)
- Building Area (Brown)

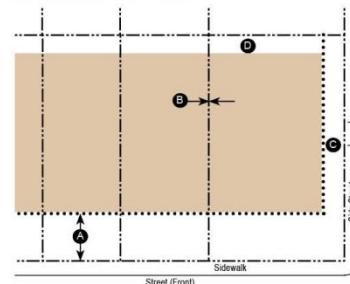
Building Placement

Front Build-to Zone ⁽¹⁾	0' min to 10' max.	A
Frontage Build-out	80% min.	B
Side Setback (midblock)	0' min.	C
Side Build-to Zone (corner)	0' min to 10' max.	D
Rear Setback	5' min., no max.	E

(1) Mandatory build-to lines shall be as designated on the Regulating Plan

Frontage Standards | Walkable Warehouse

3. Parking Location



Key

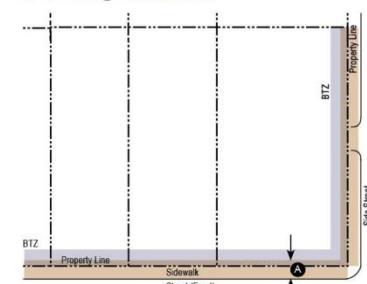
- Property Line (Dashed)
- Setback Line (Dotted)
- Parking Area (Brown)

Parking Location

Front Setback	20' min.	A
Side Setback (midblock)	0' min.	B
Side Setback (corner)	10' min.	C
Rear Setback	5' min.	D

- Habitable liner space of a minimum depth of 20 feet is required along the Walkable Warehouse frontage on parking structures.
- Required parking may be located on-street or in a district parking lot or structure within 800' of the building's front door.
- Parking shall be accessed from rear alleys or side streets whenever possible.

4. Frontage Elements



Key

- Property Line (Dashed)
- Build-to Zone (BTZ) (Grey)
- Encroachment Area (Brown)

Frontage Elements

Frontage Elements may encroach forward of the build-to line, barring any additional restrictions by the public entity that has control over the public right of way.

Distance	12' max. or 2 feet behind the curb, if less	A
Allowed Frontage Elements	Terrace or Lightwell, Forecourt, Stoop, Shopfront ⁽¹⁾ , Gallery	B

(1) Mandatory build-to lines shall be as designated on the Regulating Plan

See Section 5, Architectural Standards for dimensional requirements of these frontage elements.

5. Miscellaneous

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

frontage types

DRAFT

WAREHOUSE DISTRICT
ALBANY, NEW YORK

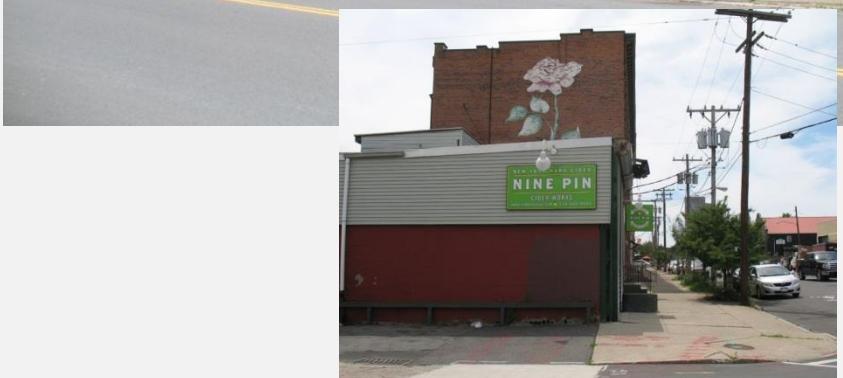
Frontage Standards | Walkable Warehouse

Intent

The Walkable Warehouse zone is a mixed-use zone that permits light industrial, residential, and commercial uses in a walkable, pedestrian-oriented format. Buildings are street-oriented, located within a consistent build-to zone, with parking located on-street or to the rear.



Frontage Standards | Walkable Warehouse



frontage types

DRAFT

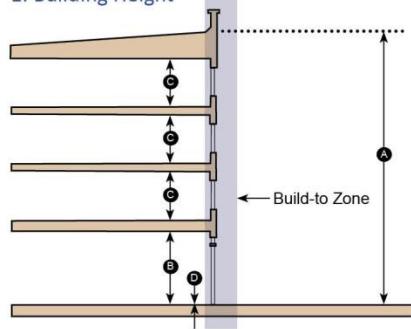
WAREHOUSE DISTRICT
ALBANY, NEW YORK

Frontage Standards | Transitional Warehouse

Intent

The Transitional Warehouse frontage type is a predominantly light industrial zone that could evolve over time to permit a greater mixture of uses, potentially expanding the area of the Walkable Warehouse zone should market conditions allow. Urban conditions encourage walkability; streets typically have sidewalks, trees, and on-street parking; new buildings are street-oriented with parking to the rear.

1. Building Height



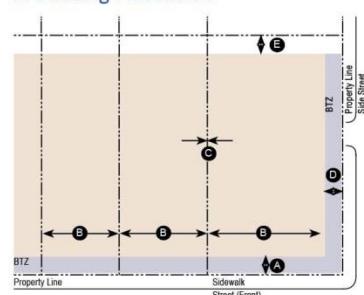
Key
Build-to Zone (BTZ) Building

Building Heights

Building Height ⁽¹⁾	1 Story min. 4 Stories max. feet max.	A
Floor Heights (floor to floor)		
Ground Floor	11' min., no max	B
Upper Floors	9' min., 12' max	C
Ground Finished Floor above sidewalk	0' min. (industrial/commer.) 24" min. (residential)	D

(1) Raised basements and attics shall not count as a story. Towers, cupolas, and other rooftop features with a footprint smaller than 20'x20' may extend up to 30 feet above the designated height limit.

2. Building Placement



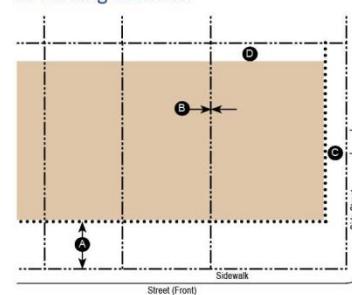
Key
Property Line Build-to Zone(BTZ)
Building Area

Building Placement

Front Build-to Zone	0' min to 10' max.	A
Frontage Build-out	50% min.	B
Side Setback (midblock)	0' min.	C
Side Build-to Zone (corner)	0' min to 10' max.	D
Rear Setback	5' min., no max.	E

Frontage Standards | Transitional Warehouse

3. Parking Location



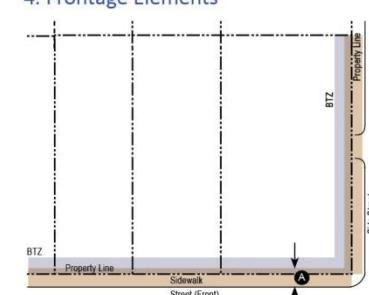
Key
Property Line Street (Front)
Build-to Zone (BTZ)

Parking Location

Front Setback	20' min.	A
Side Setback (midblock)	0' min.	B
Side Setback (corner)	10' min.	C
Rear Setback	5' min.	D

- Habitable liner space of a minimum depth of 20 feet is required along the Transitional Warehouse frontage on parking structures.
- Required parking may be located on-street or in a district parking lot or structure within 800' of the building's front door.
- Parking shall be accessed from rear alleys or side streets whenever possible.

4. Frontage Elements



Key
Property Line Street (Front)
Build-to Zone (BTZ)

Frontage Elements

Frontage Elements	may encroach forward of the build-to-line, barring any additional restrictions by the public entity that has control over the public right of way.	A
Distance	12' max. or 2 feet behind the curb, if less	B
Allowed Frontage Elements	Terrace or Lightwell, Forecourt, Stoop, Shopfront ⁽¹⁾ , Gallery	C

(1) Mandatory build-to lines shall be as designated on the Regulating Plan
See Section 5, Architectural Standards for dimensional requirements of these frontage elements.

5. Miscellaneous

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

frontage types

DRAFT

WAREHOUSE DISTRICT
ALBANY, NEW YORK

Frontage Standards | Transitional Warehouse

Intent

The Transitional Warehouse frontage type is a predominantly light industrial zone that could evolve over time to permit a greater mixture of uses, potentially expanding the area of the Walkable Warehouse zone should market conditions allow. Urban conditions encourage walkability; streets typically have sidewalks, trees, and on-street parking; new buildings are street-oriented with parking to the rear.



Frontage Standards | Transitional Warehouse

WAREHOUSE DISTRICT
ALBANY, NEW YORK

frontage types

DRAFT

WAREHOUSE DISTRICT
ALBANY, NEW YORK

Frontage Standards | Industrial Warehouse

Intent

The Industrial Warehouse frontage type is intended for light industrial and general industrial uses. Greater flexibility is given to the urban form for new buildings, including setbacks rather than build-to locations. This frontage type is located at the outer edges of the Warehouse District; streets are designed to prioritize truck movements, but also include sidewalks along at least one side of the road to accommodate pedestrian movement.



Frontage Standards | Industrial Warehouse

WAREHOUSE DISTRICT
ALBANY, NEW YORK



frontage types

DRAFT

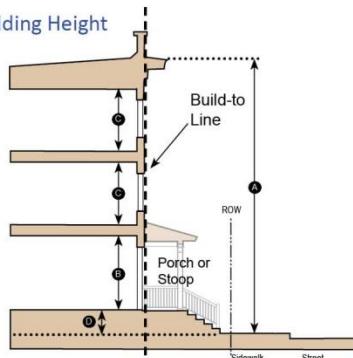
WAREHOUSE DISTRICT
ALBANY, NEW YORK

Frontage Standards | Residential Edge

Intent

The Residential Edge frontage type is intended for single-family residential areas on the edge of the Warehouse District. The intent is to promote a residential scale and character, along walkable frontages that link to the greater district.

1. Building Height



Key

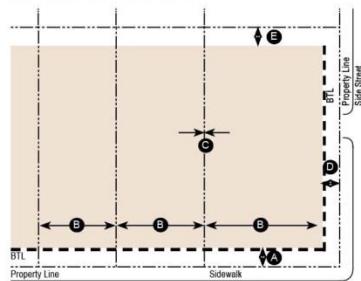
— Build-to Line (BTL) ■ Building

Building Heights

Building Height (1)	1 Story min. 2 Stories max. — feet max.	Ⓐ
Floor Heights (floor to floor)		
Ground Floor	10' min., 14' max.	Ⓑ
Upper Floors	8' min., 12' max	Ⓒ

Ground Finished Floor above sidewalk 24" min. Ⓟ

2. Building Placement



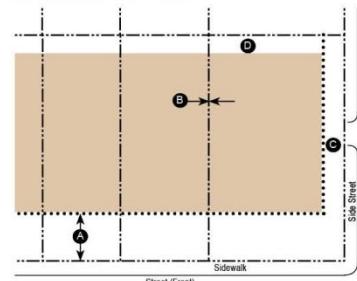
Key	— Property Line	■ Building Area
	— Build-to Zone (BTZ)	

Building Placement

Front Build-to Line	(match adjacent)	Ⓐ
Frontage Build-out	90% min.	Ⓑ
Side Setback (midblock)	0' min.	Ⓒ
Side Build-to Zone (corner)	0' min to 10' max.	Ⓓ
Rear Setback	5' min., no max.	Ⓔ

Frontage Standards | Residential Edge

3. Parking Location



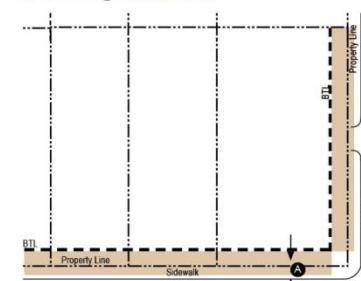
Key	— Property Line	····· Setback Line
	■ Building Area	

Parking Location

Front Setback	20' min.	Ⓐ
Side Setback (midblock)	0' min.	Ⓑ
Side Setback (corner)	10' min.	Ⓒ
Rear Setback	5' min.	Ⓓ

a. 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

Frontage Elements may encroach forward of the build-to-line, barring any additional restrictions by the public entity that has control over the public right of way.

Distance	8' max. or 2 feet behind the curb, if less	Ⓐ
Allowed Frontage Elements	Porch & Fence, Stoop	Ⓑ

See Section 5, Architectural Standards for dimensional requirements of these frontage elements.

5. Miscellaneous

- Where a building facade steps back or is absent from the BTL, the BTL line should be maintained and defined by fence, landscape wall or hedge 30"-54" high.
- All buildings shall have a Primary Pedestrian Entrance, such as a Stoop or Porch, along the front street facade. All buildings fronting a corner are recommended to have a Stoop or Porch with a Primary Pedestrian Entrance at the corner.
- Driveways and garage doors shall be accessed from an Alley when possible, and may not be visible from the street.

frontage types

DRAFT

WAREHOUSE DISTRICT
ALBANY, NEW YORK

Frontage Standards | Residential Edge

Intent

The Residential Edge frontage type is intended for single-family residential areas on the edge of the Warehouse District. The intent is to promote a residential scale and character, along walkable frontages that link to the greater district.

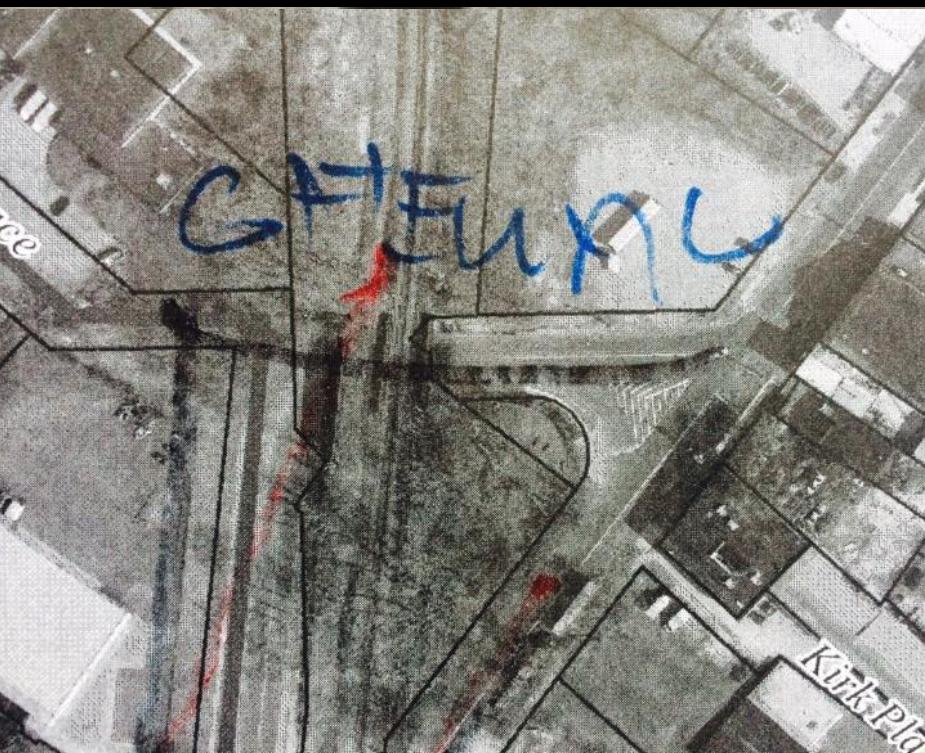


Frontage Standards | Residential Edge

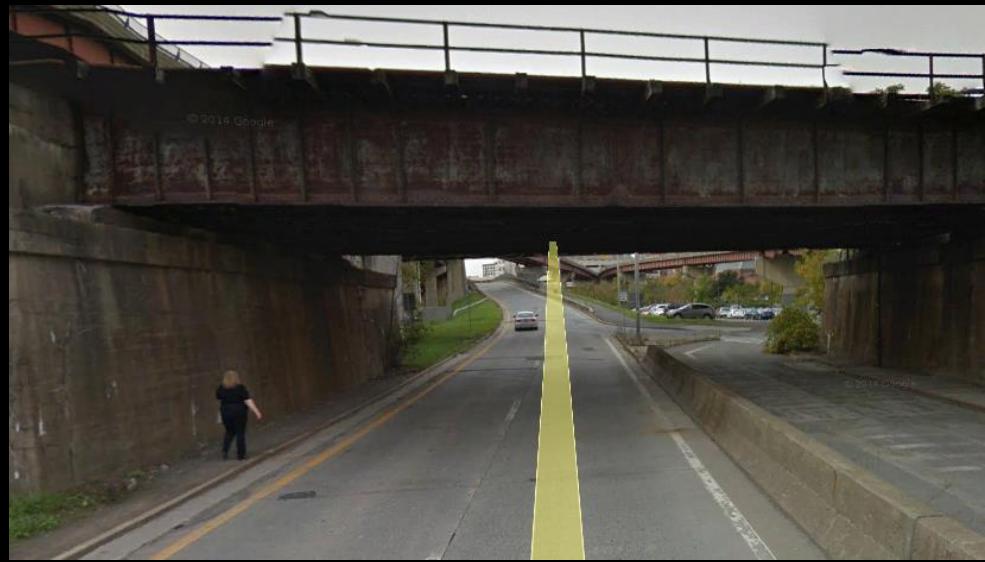


increase connectivity &
create gateways

increase connectivity & create gateways



underpass



Urban experience

Urban art

underpass



Urban experience

Urban art

underpass



Urban commerce & recreation

improve mobility
options

improve mobility options

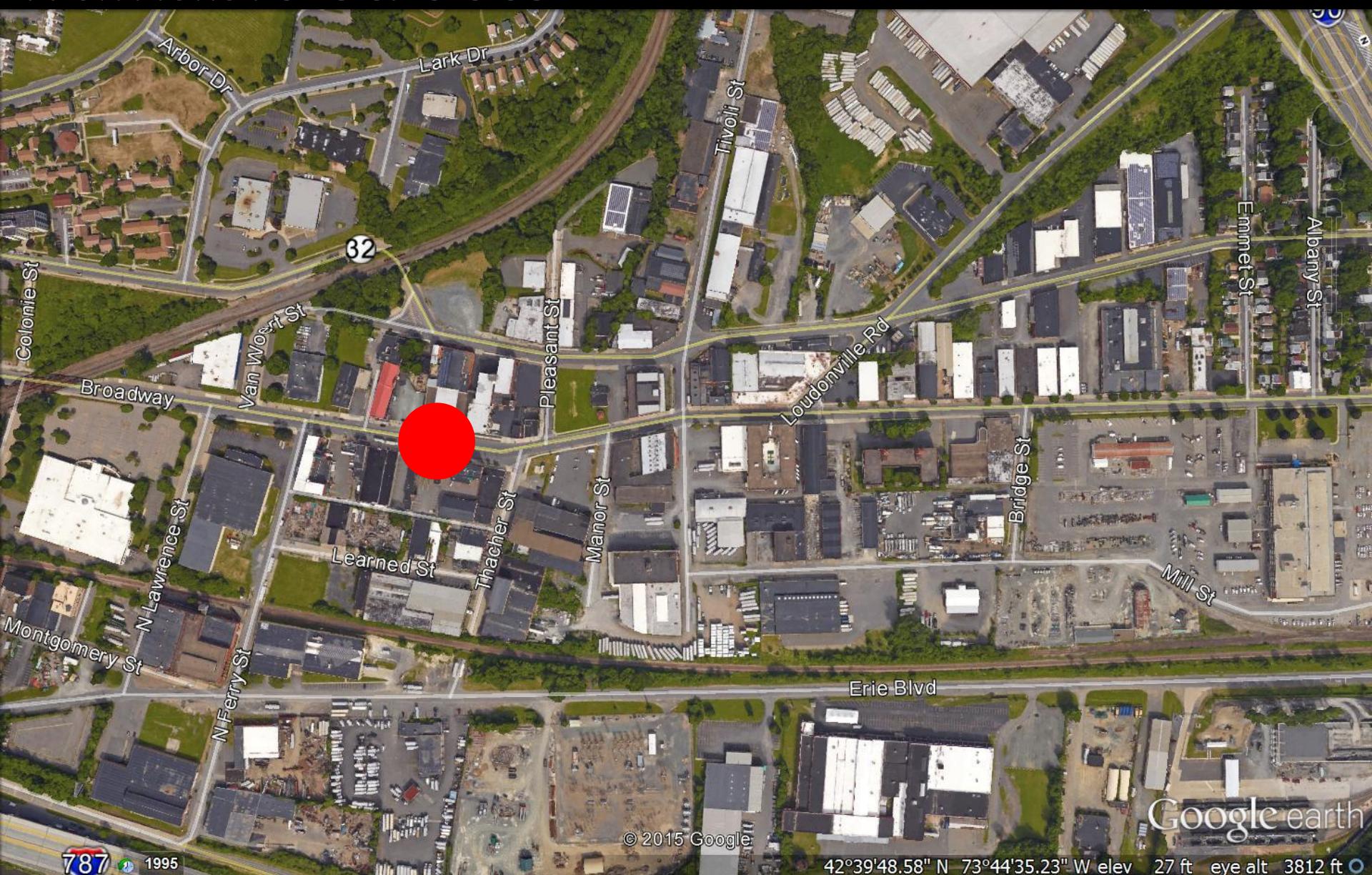


BUS RAPID TRANSIT IS
COMING

BIKE TRAILS ARE
COMING

BUT STREET
UPGRADES ARE
NEEDED

walkable streets



Warehouse District

© 2015 Google

787 1995

42°39'48.58" N 73°44'35.23" W elev 27 ft eye alt 3812 ft

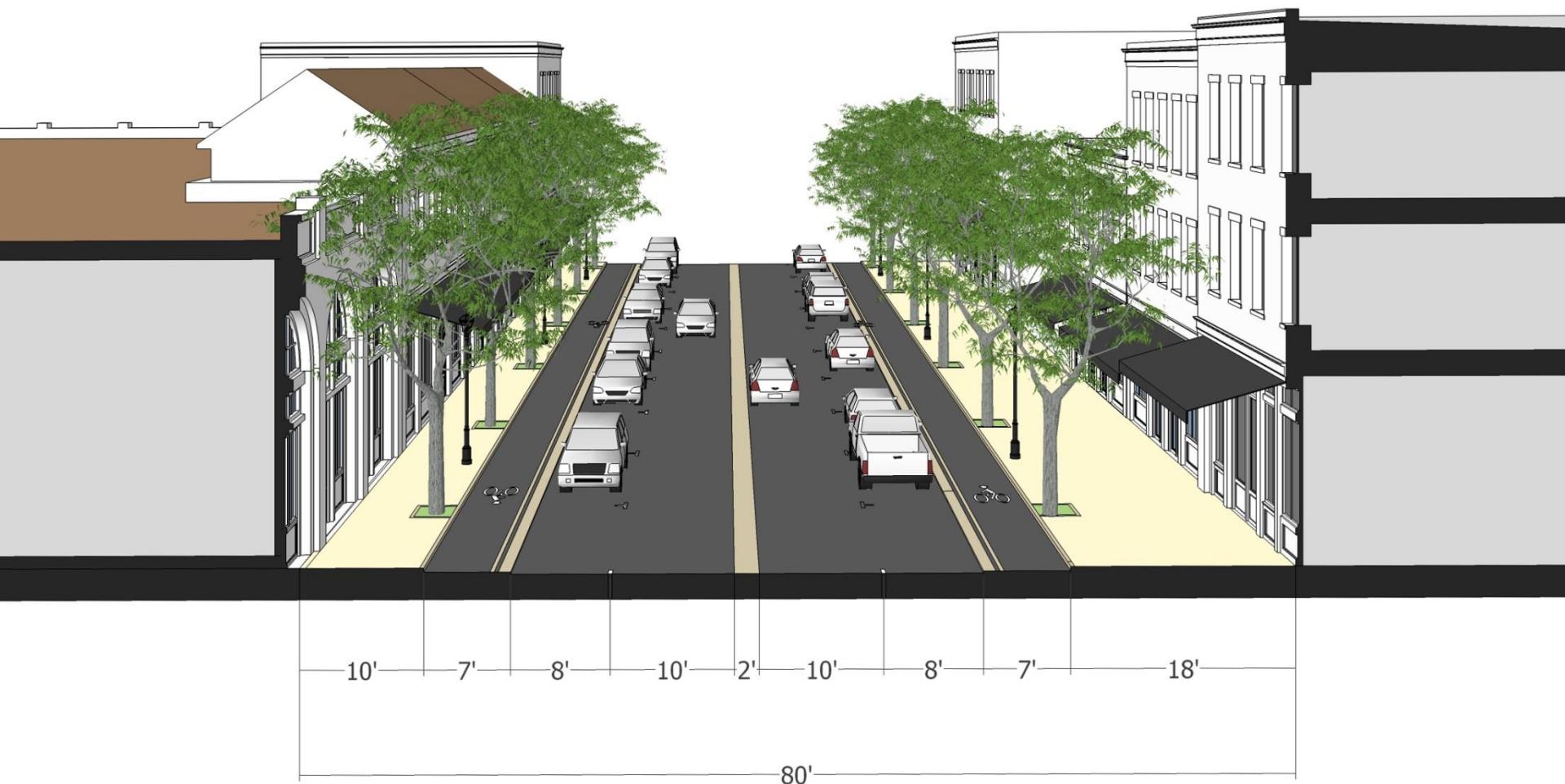
Google earth

walkable streets



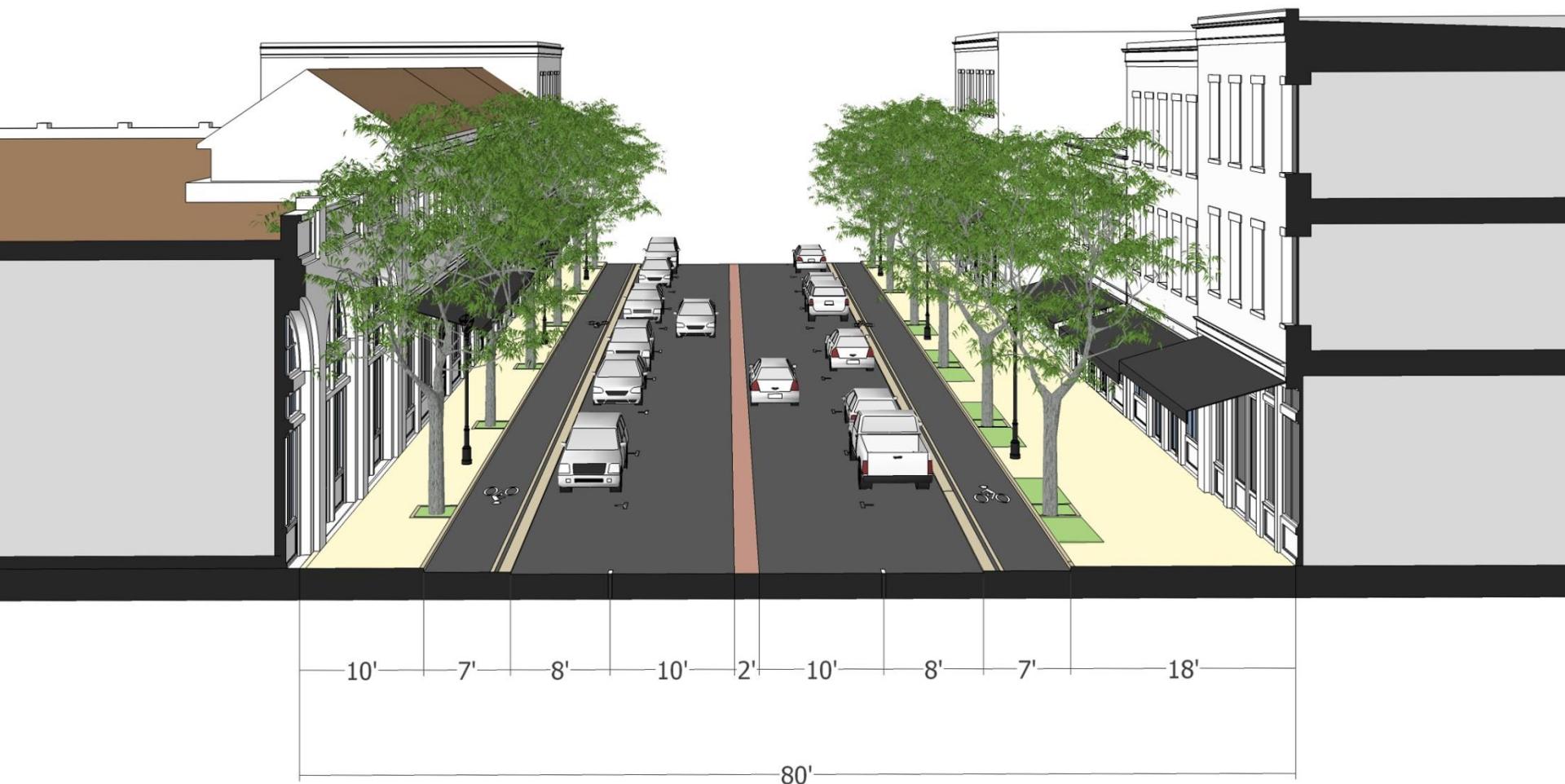
Broadway

walkable streets



Broadway

walkable streets



Safety strip & green infrastructure

integrating green infrastructure



Warehouse District



argus square



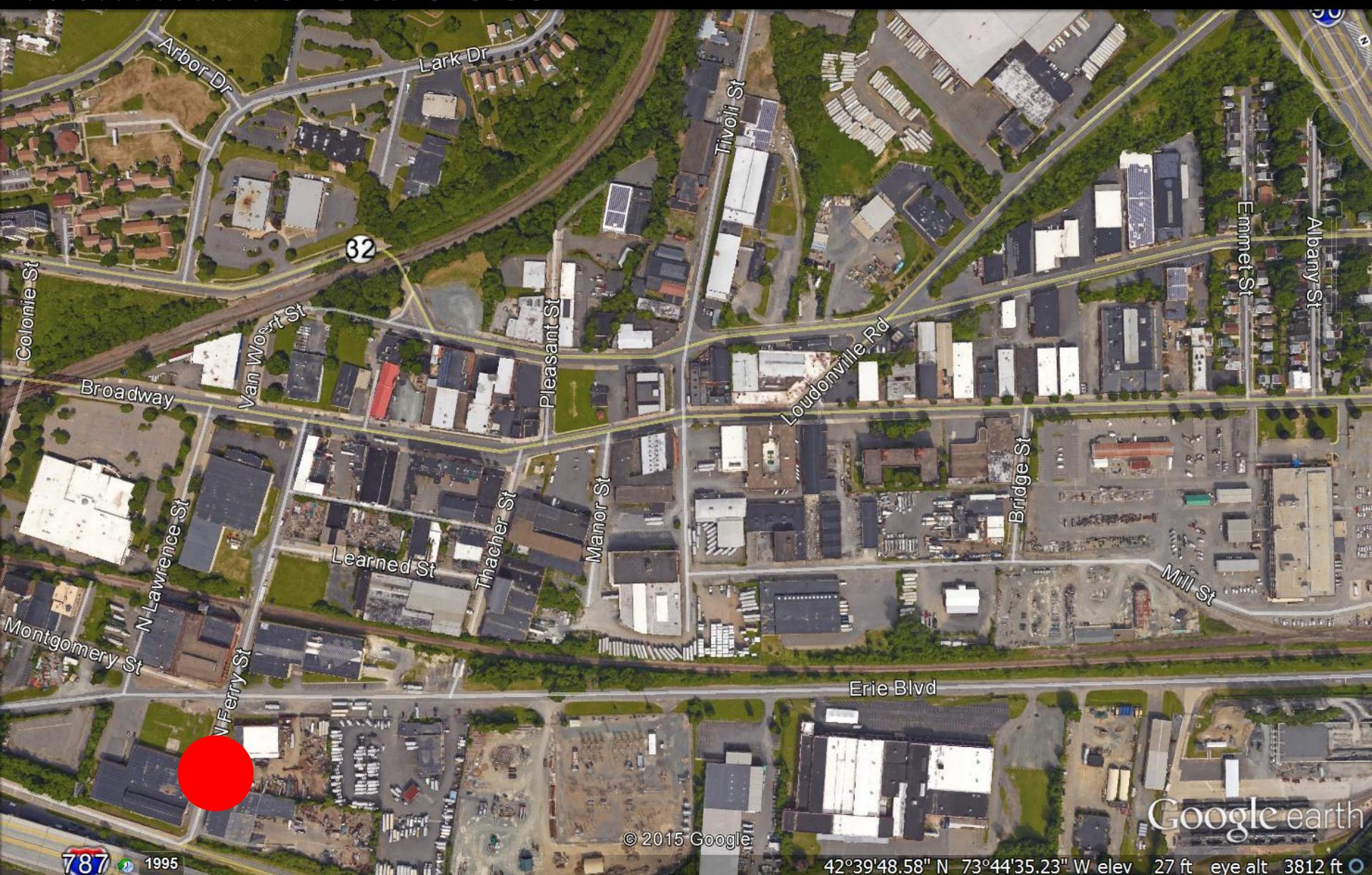
argus square



argus square



walkable streets



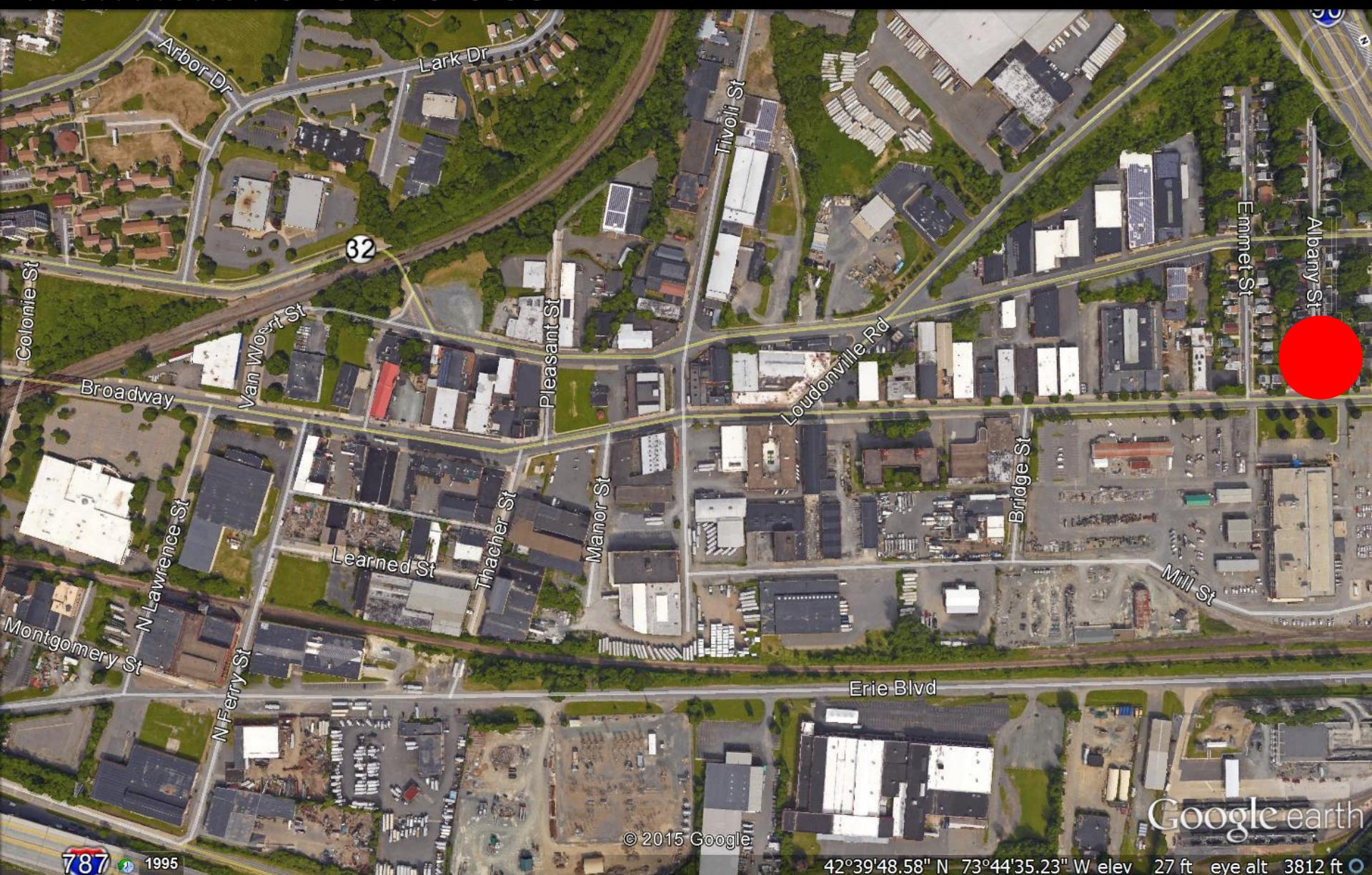
Warehouse District

walkable streets



Ferry Street (and other East-West connections to Broadway)

walkable streets



Warehouse District

walkable streets



enhance waterfront
access

enhance waterfront access



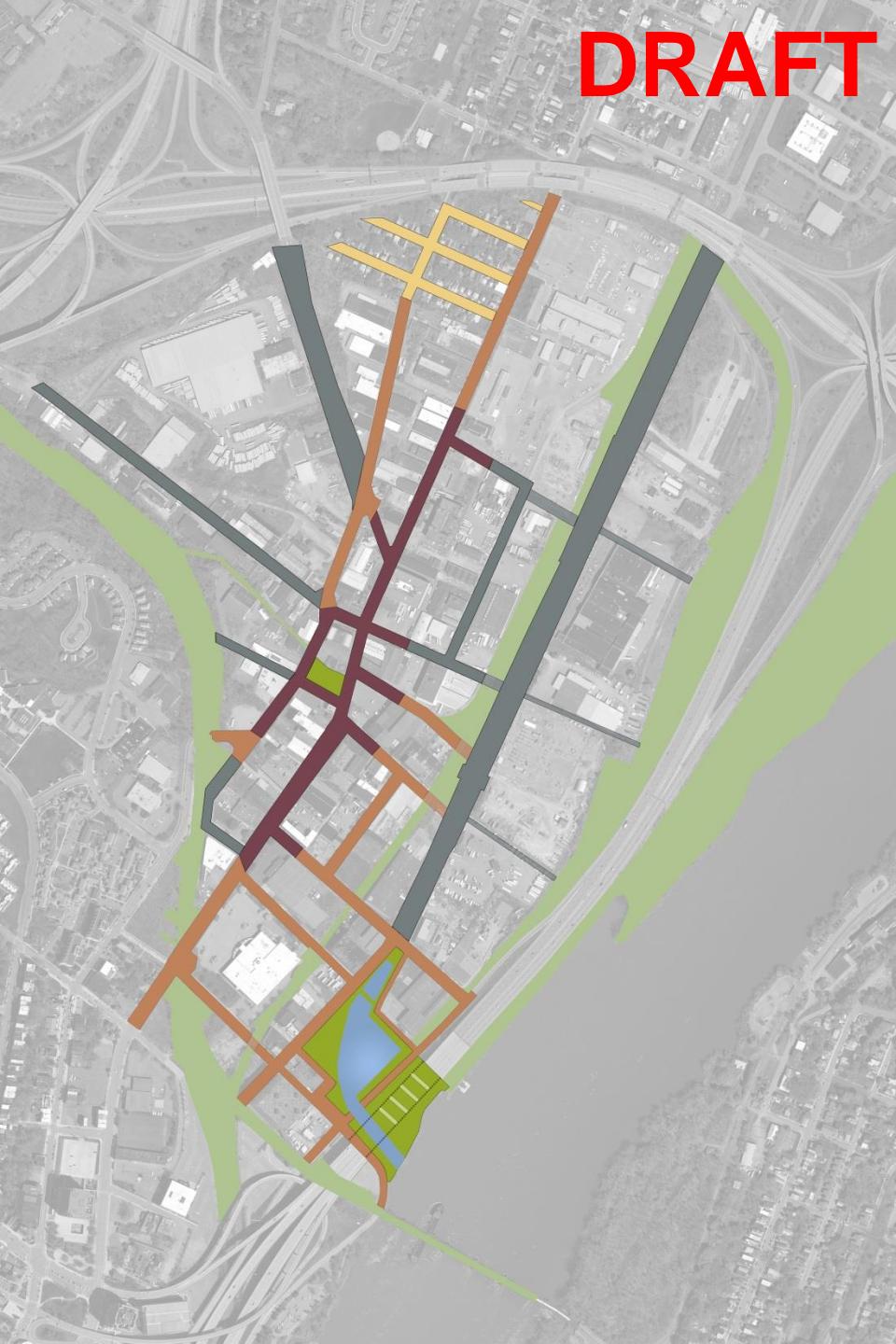
regulating plan

DRAFT

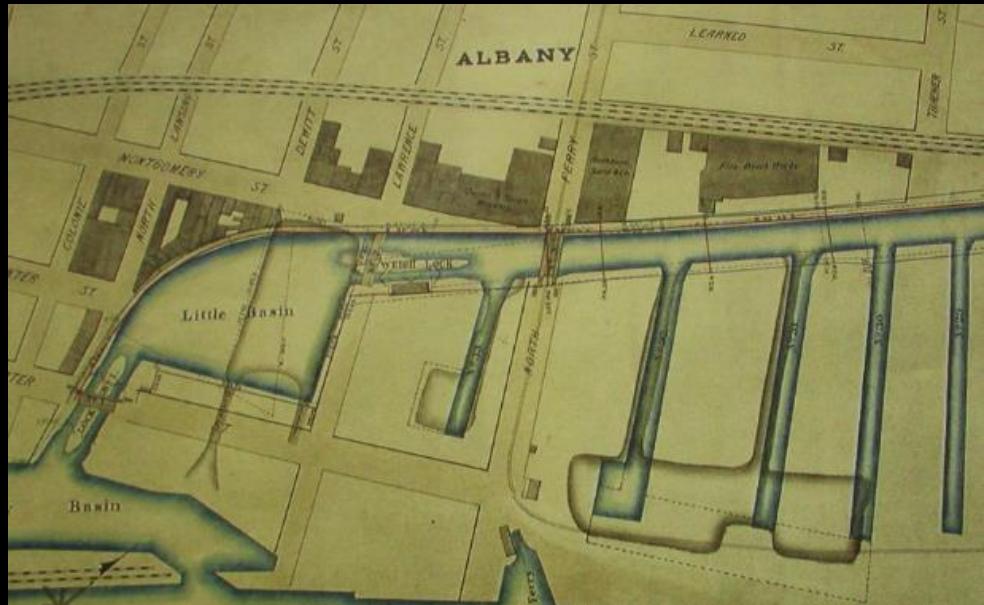
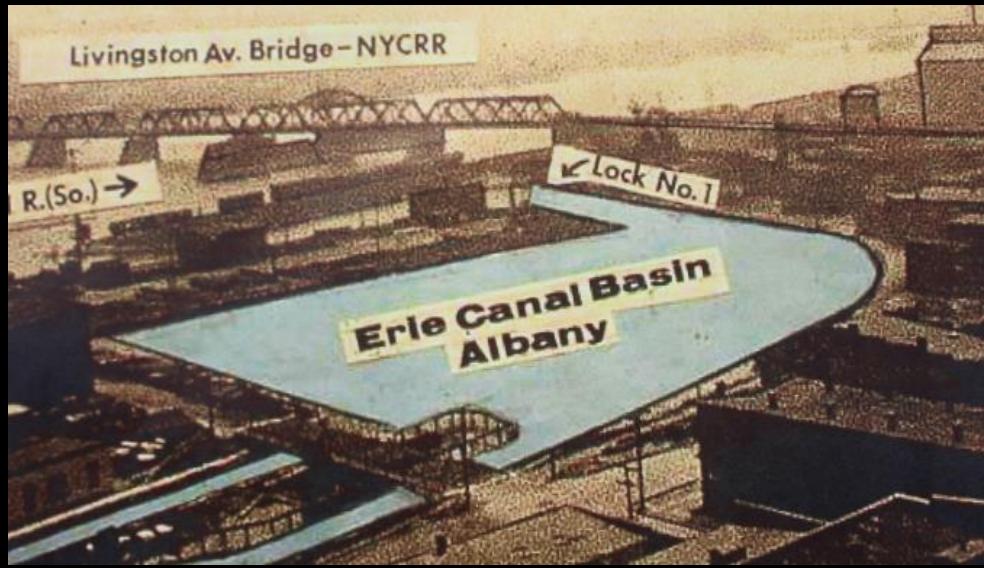
- Walkable Warehouse
- Transitional Warehouse
- Industrial Warehouse
- Residential Edge
- Open Space | Public
- Open Space | Natural

OPTIONS:

Waterfront Public Space,
Re-introduce Erie Canal



Erie Canal Basin



Controlling water, making an amenity

regulating plan

DRAFT

- Walkable Warehouse
- Transitional Warehouse
- Industrial Warehouse
- Residential Edge
- Open Space | Public
- Open Space | Natural

OPTIONS:

787 to Multiway Boulevard, extended



questions
remain...

central warehouse

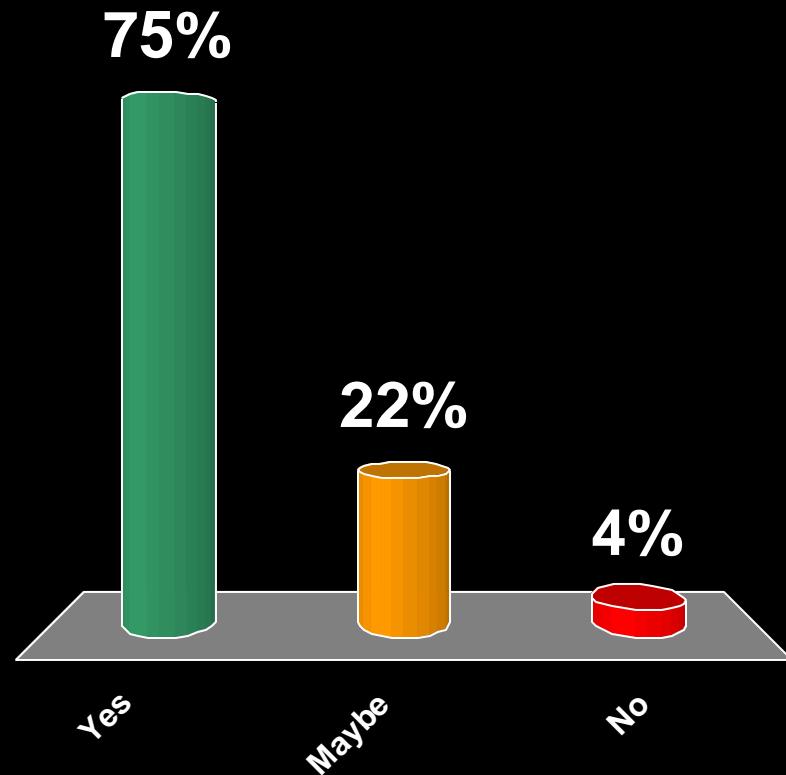


keypad poll

QUICK POLL
draft ideas

Do you think the warehouse district could become a vital, hip new center in Albany?

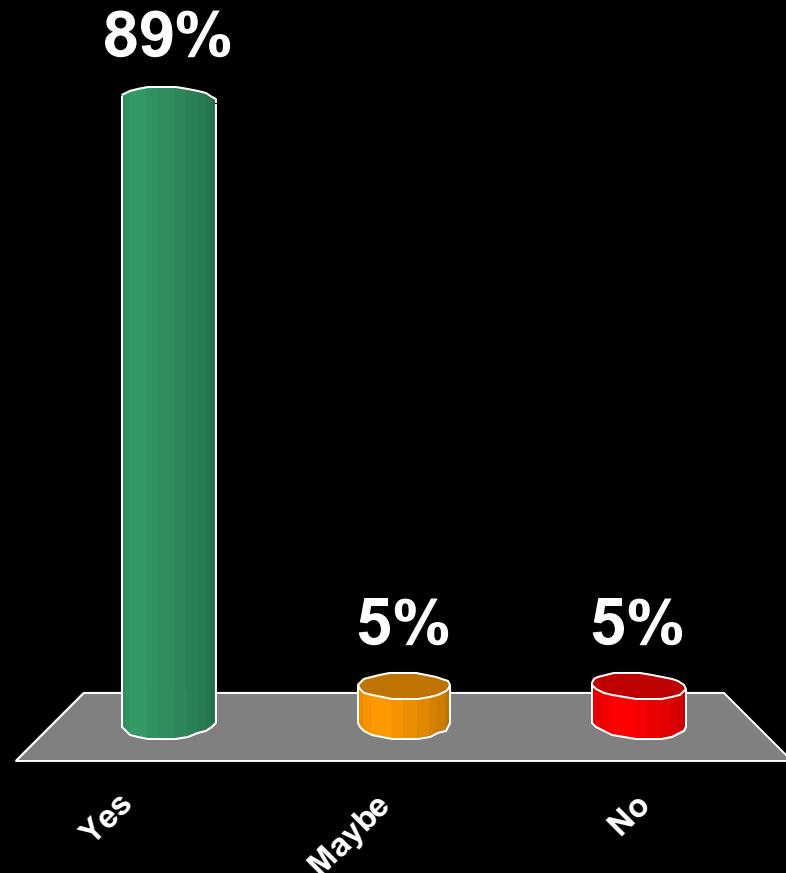
1. Yes
2. Maybe
3. No



Next Question

Do you think it is important to retain jobs and industry in the warehouse district?

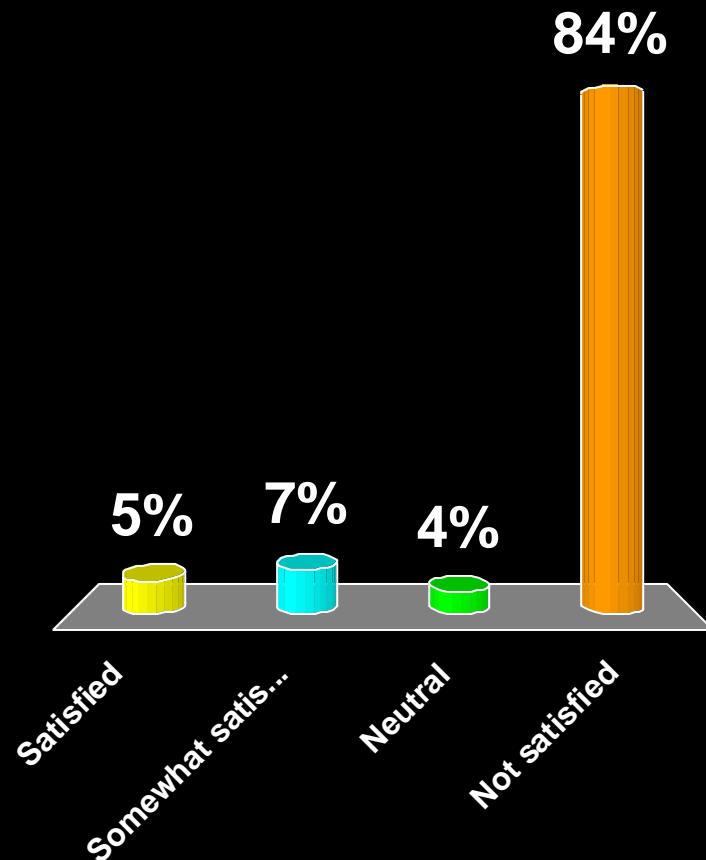
1. Yes
2. Maybe
3. No



Next Question

How satisfied are you with access to the waterfront in Albany?

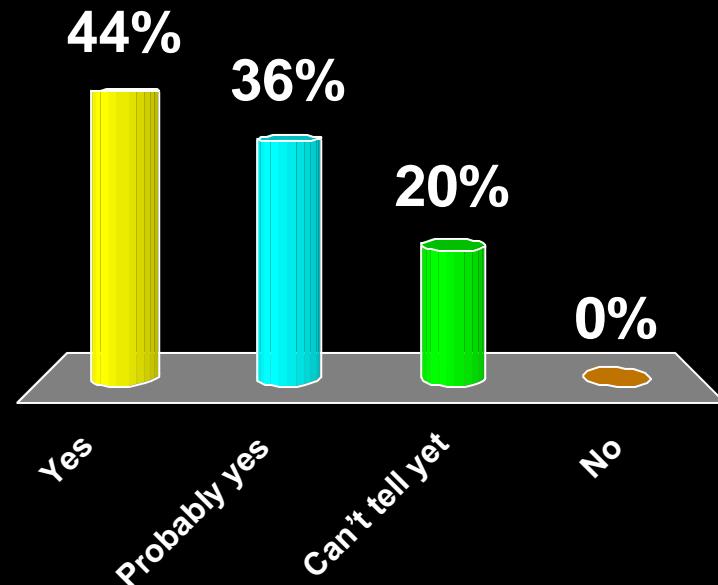
1. Satisfied
2. Somewhat satisfied
3. Neutral
4. Not satisfied



Next Question

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:

rezonealbany.com