

REZONE ALBANY: CENTRAL / MANNING SQUARE DESIGN WORKSHOP



Welcome Back!

workshop events:

1

Hands-On Design Workshop

Monday, August 10
6:00 PM to 8:00 PM

2

Open Design Studio

Tuesday, August 11
9:00 AM to 7:00 PM

3

Work-In-Progress Presentation

Wednesday, August 12
6:00 to 8:00 PM

location of all workshop events:

The Linda - WAMC's Performance Arts Center
339 Central Avenue

draft

hands-on design session

40+ people



open studio

20+ visitors



meetings

mayor

city staff

developers

realtors

housing
representatives

college
representatives

transportation
officials (RTA)

city councilpersons

business owners

neighborhood
associations

residents (from every
part of the city)

students

in-person participation to-date

160+

**studio visitors,
meeting attendees,
hands-on participants**

media coverage

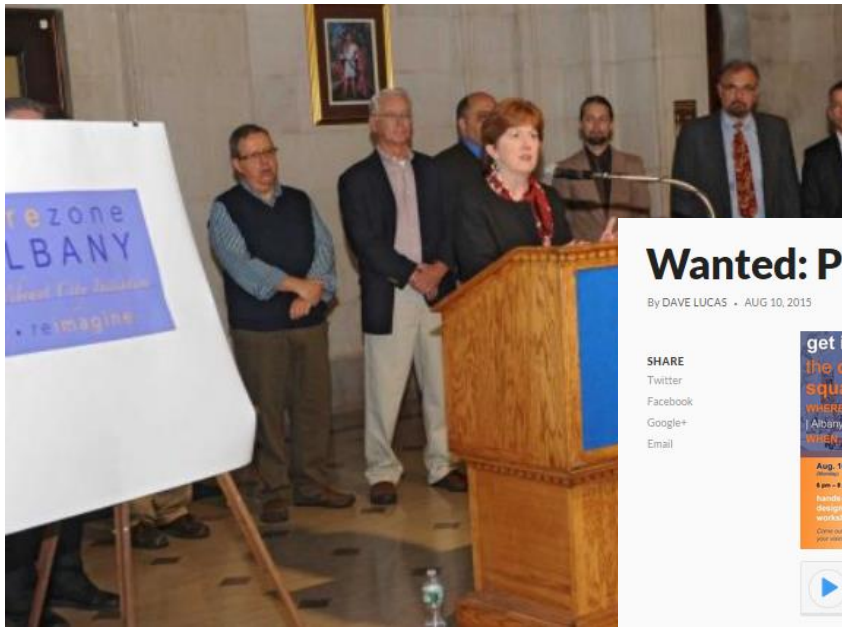
timesunion.com

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



Wanted: Public Input On Central Ave. Rezoning

By DAVE LUCAS • AUG 10, 2015

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get involved!
the central avenue/manning square design workshop
WHERE: The Linda, 339 Central Avenue
Albany, New York 12206
WHEN:

Aug. 10 Thursday	Aug. 11 Friday	Aug. 12 Saturday
8 pm - 8 pm	11am - 12 pm 1:30pm - 5pm	9 am - 4 pm
hands-on design workshop	open design studios (Open to talk with the planning team and see our work in progress)	work in-progress presentation (See work completed during the week)



An apartment building, a car garage, a veterinary hospital . . . What do these businesses have in common?

They're each part of a swath of Albany's Central Avenue that is being studied as part of the ReZone Albany Initiative. Beginning today, ReZone Albany is hosting a three-day public visioning workshop that focuses on the area around Central Avenue from King Avenue to Quail Street, including Manning Square. The City of Albany Planning Department will bring in Dover, Kohl & Partners, an urban design firm, to help guide the workshop.

The workshops will be used to inform the rezoning of the area and will include

rezonealbany.com



Search

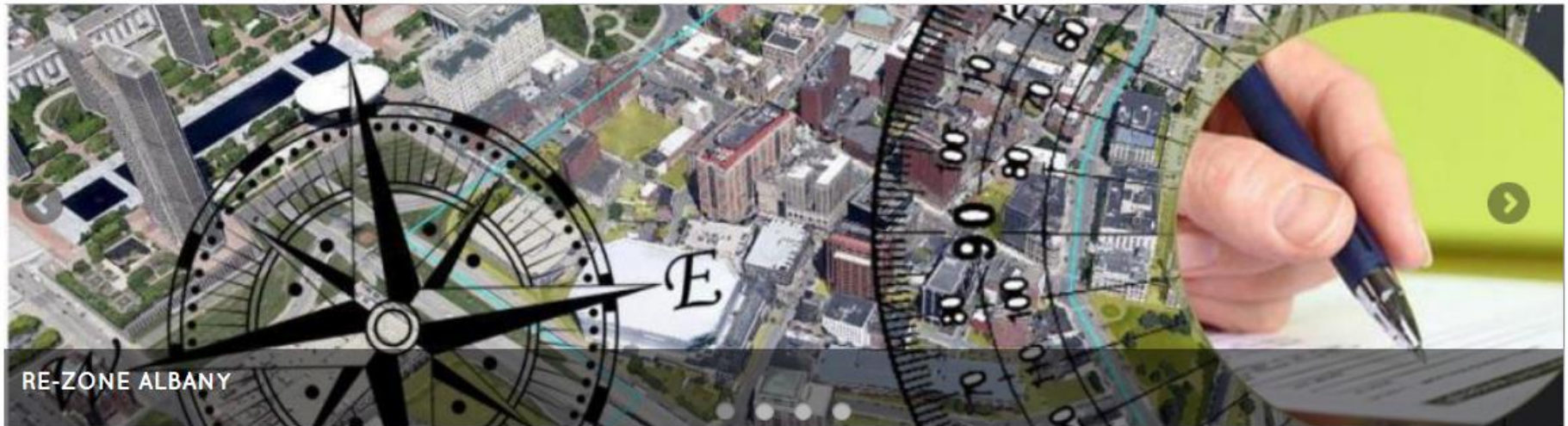
Home

Events

Project

Participate

Contact Us



About ReZone Albany

Warehouse District Design

Timeline



Online participation

33,420+ visitors

participation to-date

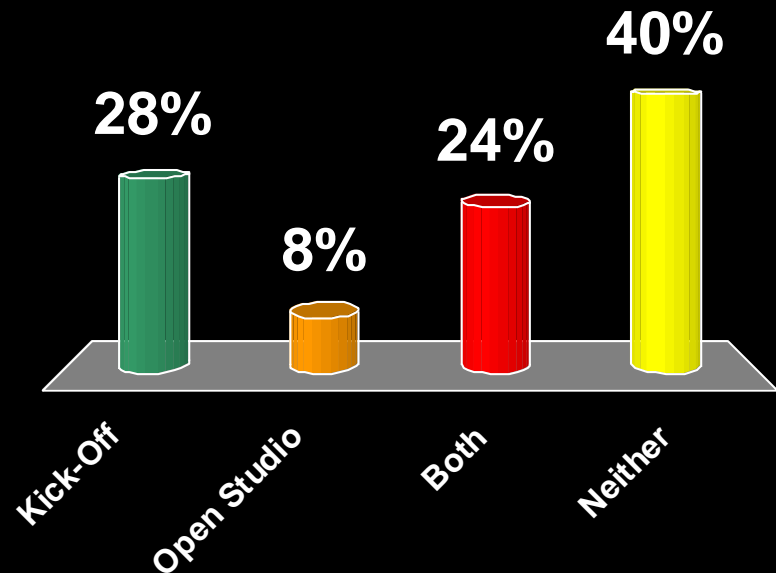
55,000+

total media reach

keypad poll

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

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

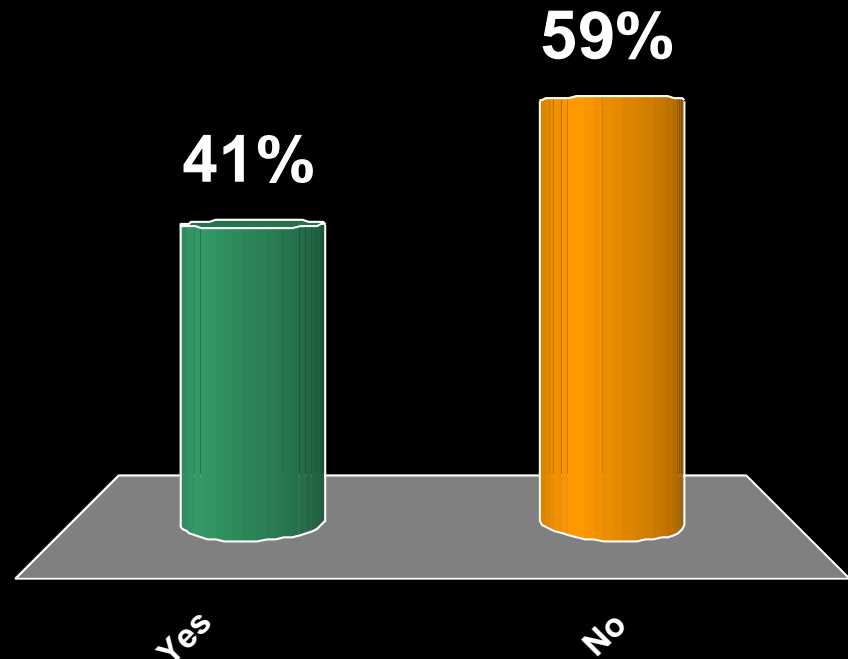


Next Question

Is this the first event you have attended at The Linda?

1. Yes

2. No



what we heard



one word card

ONE WORD that comes to mind about
Central / Manning Square:

NOW: _____

IN THE FUTURE:

(in my vision)

ONE WORD that comes to mind NOW

loose trash rundown
incoherent mish-mash
unsafe disjointed
sprawling underdeveloped
neglected
holy nocoherence confused
highway overdetermined segmented
cars boring congestion traffic
potential cluttered hodgepodge
car-centric dense

ONE WORD that comes to mind IN THE FUTURE



A word cloud of urban planning and community development terms. The words are arranged in a dense, overlapping cluster. The most prominent words are 'housing', 'hub', 'center', 'transit', and 'cohesive'. Other visible words include 'business', 'cozy', 'attractive', 'opportunity', 'enjoy', 'place', 'streets', 'diversity', 'development', 'transit-oriented', 'consolidated', 'safe', 'walkable', 'tight', 'inviting', 'revitalization', 'mixed-use', 'collaborative', 'established', 'town', 'integrated', 'streetscape', 'redesign', 'garages', 'affordable', 'approachable', 'infill', 'diverse', and 'complete'. The words are in various colors (yellow, orange, green, red) and sizes, creating a vibrant and dynamic visual.

business cozy
attractive opportunity enjoy
diversity development place
transit-oriented transit consolidated
housing cohesive
safe walkable revitalization mixed-use
tight hub inviting collaborative
integrated center established town
affordable approachable streetscape redesign
garages infill
diverse complete

big ideas for central & manning area

- **make central even more of a destination**
central exceeds expectations already, but let's focus on intersections, provide ample (but consolidated) parking, develop opportunity sites like Bleecker Terrace, replace the “missing teeth” in the streetscape smile
- **transform central avenue into a “great street”**
safe, comfortable & interesting; “road diet”; safe crossings, trees; invest in Central's design as we have on other streets
- **increase connectivity & “centralize” parking**
connections to downtown, overall connectivity, park-once environment
- **assist existing businesses & residents**
don't zone-out existing businesses, help improve “look” of storefronts, housing for working class
- **enhance park visibility & accessibility**
Swinburne Park is an under-utilized asset, berm blocks views of the park

what we heard



Make Central Avenue a destination: 6 out of 6 tables

what if...



North Manning Stop where Manning, Central and Clinton all meet

what if...



Corner of Central & Manning

what if...



Corner of Central & Manning

what if...



Corner of Central & Manning

respectful heights & architecture



upgrade an outdated design



Bleecker Terrace

what if...



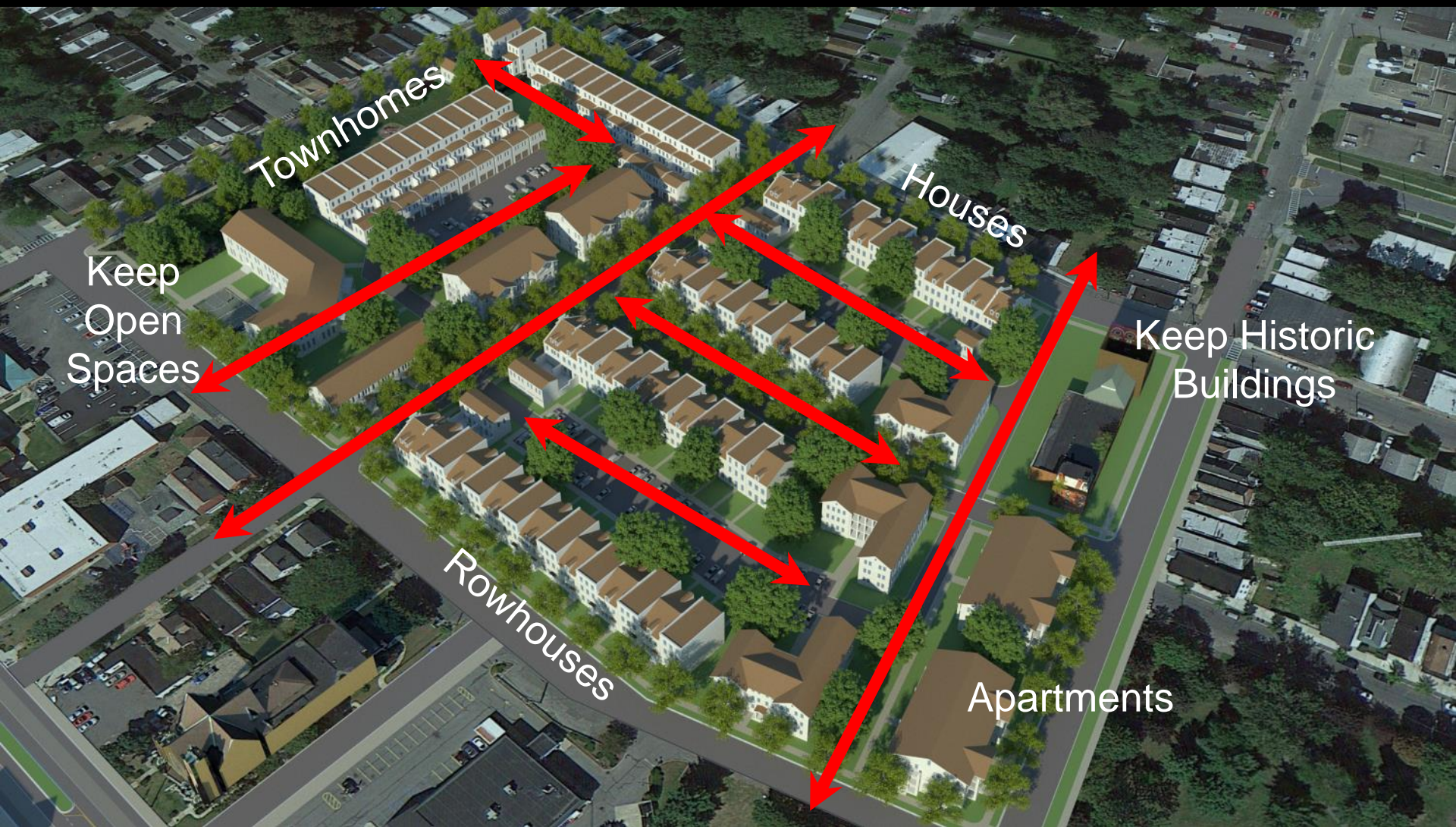
Bleecker Terrace: Before

what if...



Bleecker Terrace: After

what if...



Bleecker Terrace: After

no diversity



One kind of house for one kind of family

diversity

(staying affordable)

Mixed use



Live-work



Rental Apartments



Townhomes



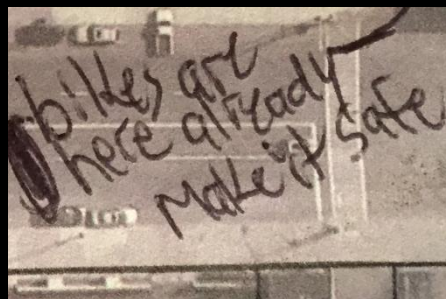
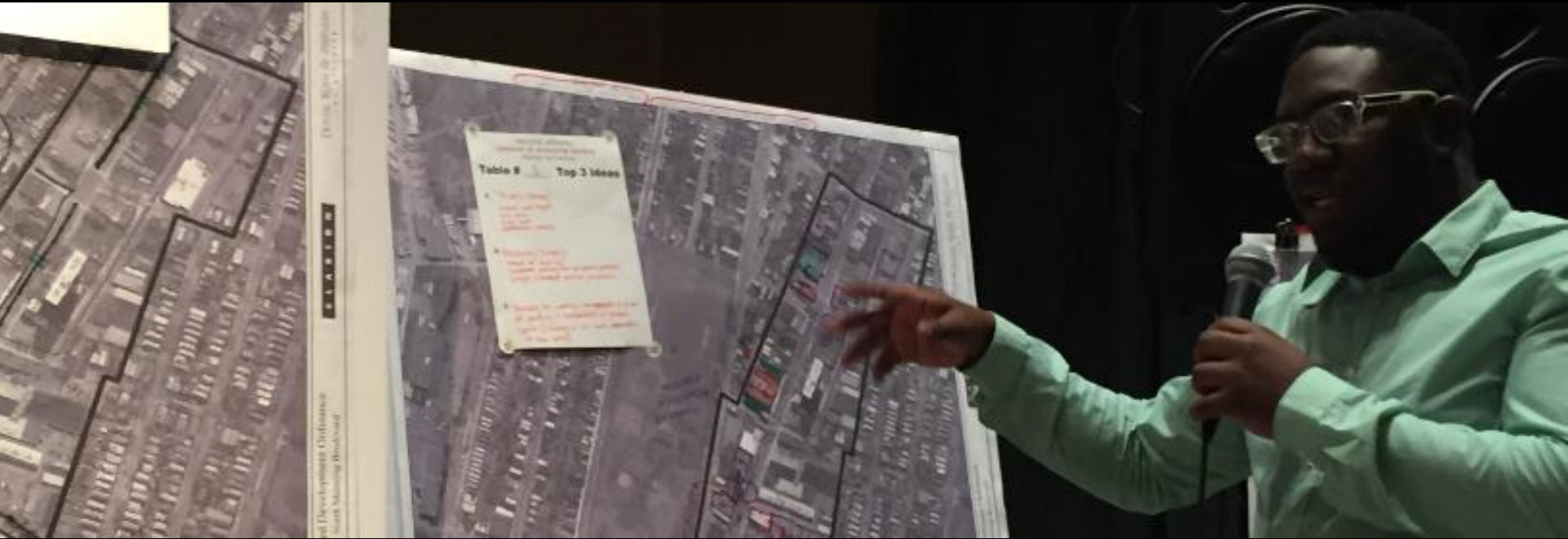
Small homes



Mid/Large Homes

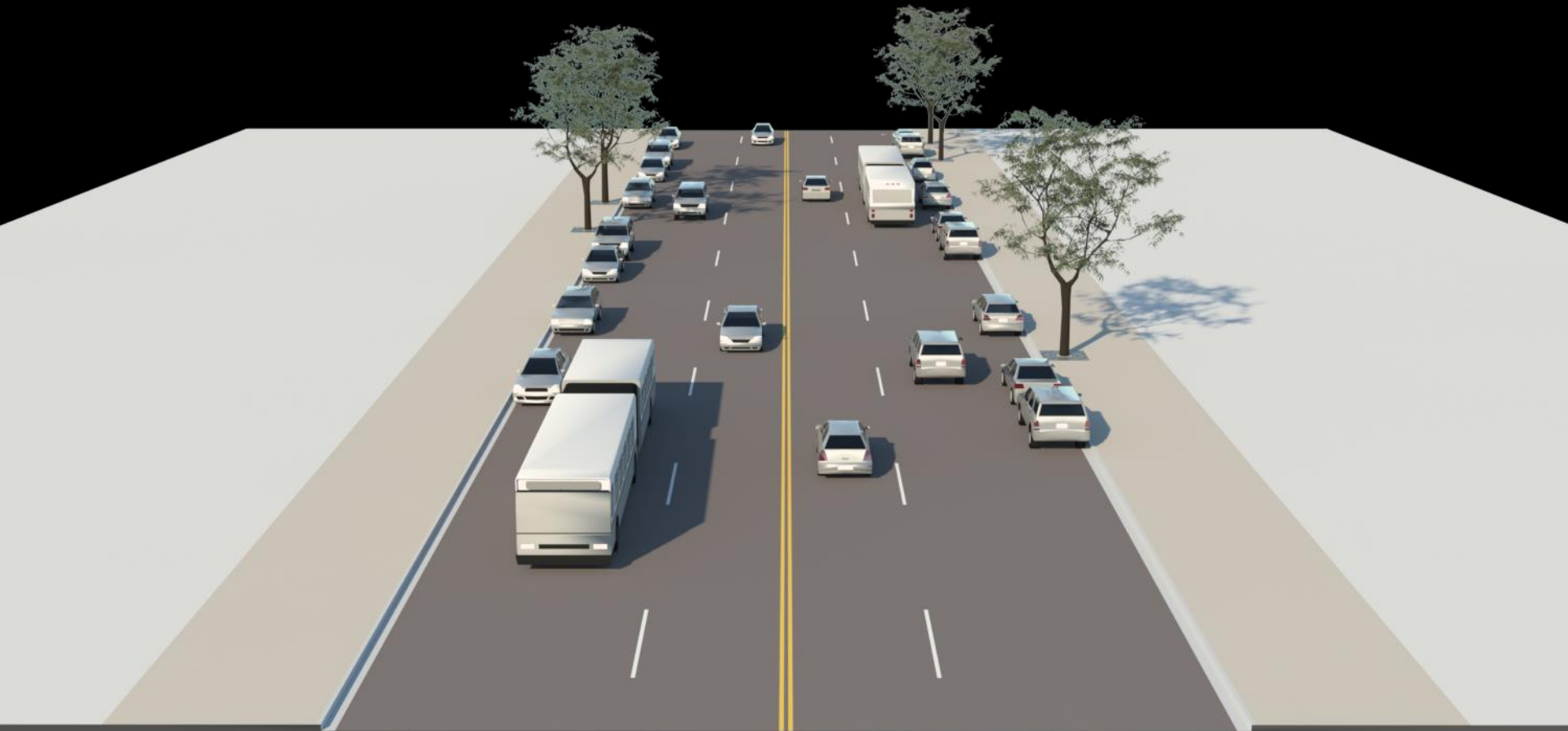
A range of different housing types for a range of different people

what we heard



Transform Central Avenue into a "Great Street": 6 out of 6 tables

Central Avenue



existing conditions

Central Avenue



with BRT w/ side running BRT

Central Avenue



with BRT – eastside running

Central Avenue



with BRT – center running

Central Avenue



with light rail – center running

streetcar on central



Central Avenue



existing conditions

Central Avenue



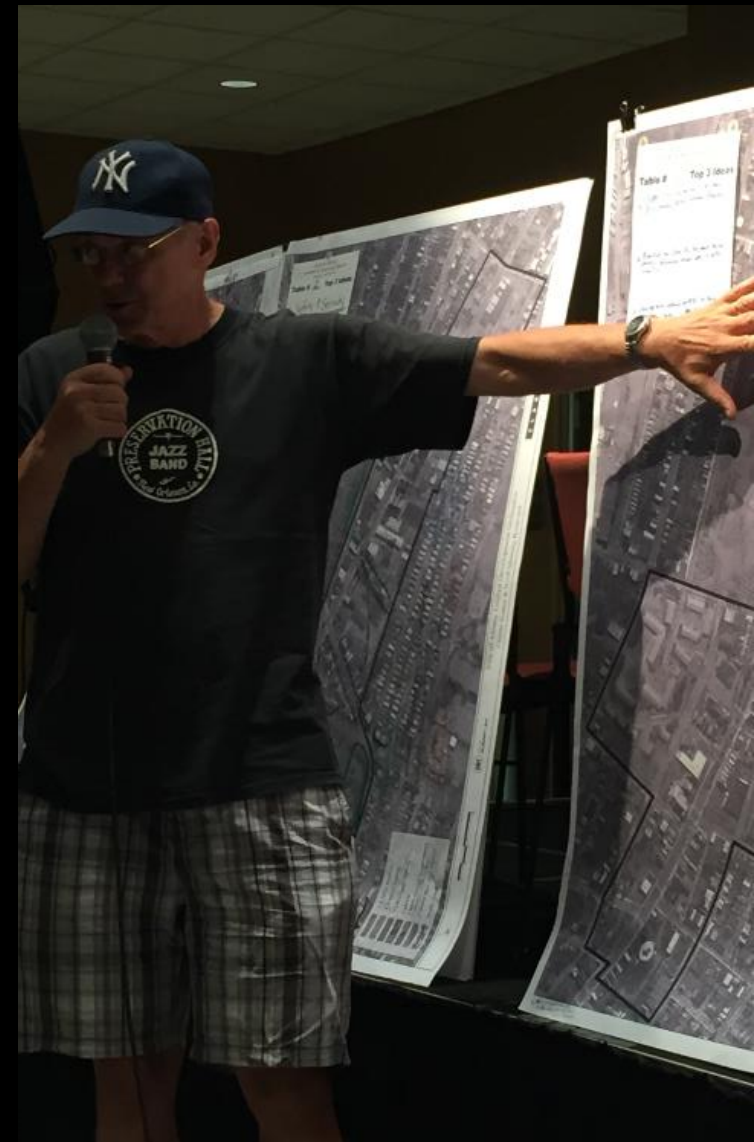
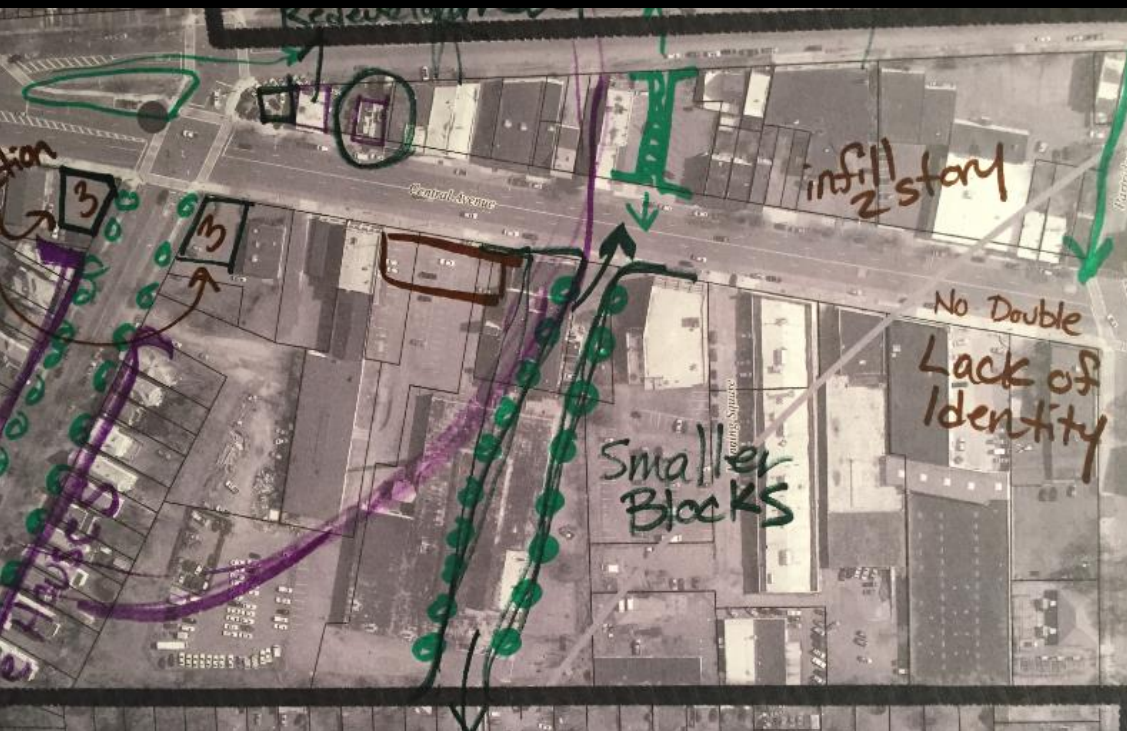
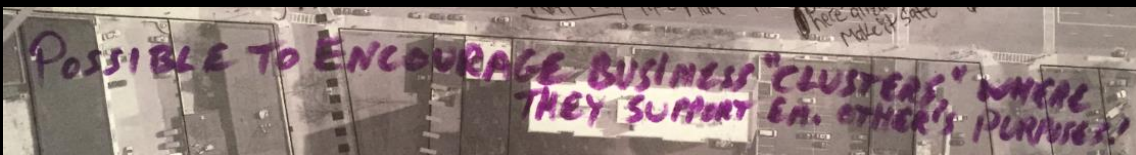
with BRT w/ side running BRT

Central Avenue



with light rail – center running

what we heard



increase connectivity & "centralize" parking: 6 out of 6 tables

opportunity site



526 Central
near the
Fireman's
Credit Union





what if...



Corner of Central & Manning looking east

what if...



Corner of Central & Manning looking east

what if...



Corner of Central & Manning looking east

what if...



Corner of Central & Manning looking east

what if...



Corner of Central & Manning looking east

what if...



Corner of Central & Manning looking east

what we heard



Enhance park visibility & accessibility: 5 out of 6 tables

what we heard

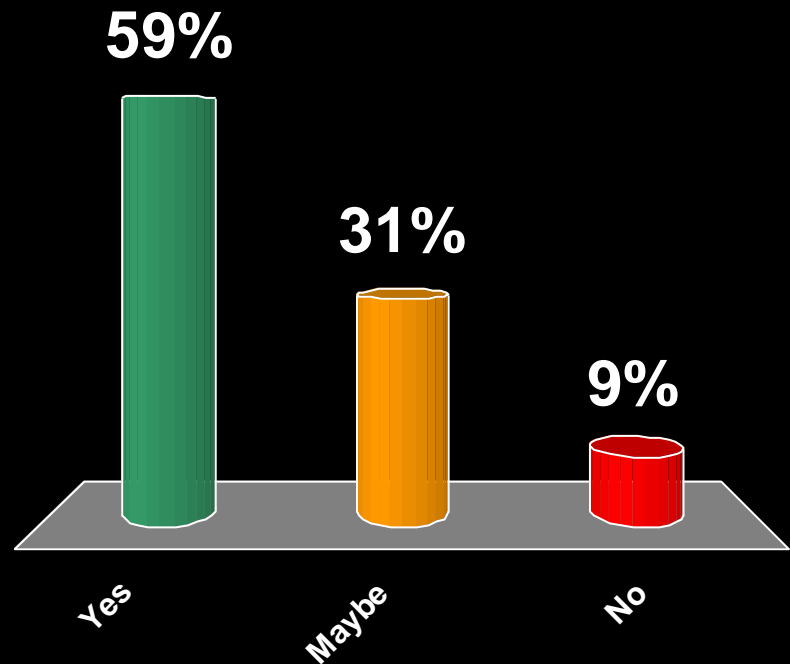


Historic, but not designated; “interventions” could be possible

keypad poll

Would you live in one of the renderings presented tonight?

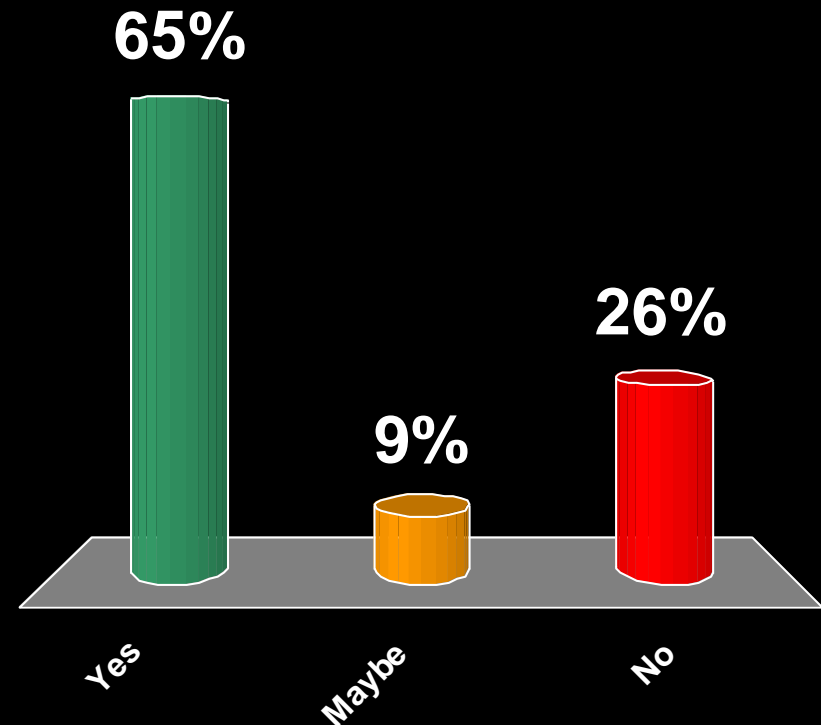
1. Yes
2. Maybe
3. No



Next Question

Do you see Central as a congested street (difficult to travel, stop & go, not a preferred route, etc.)?

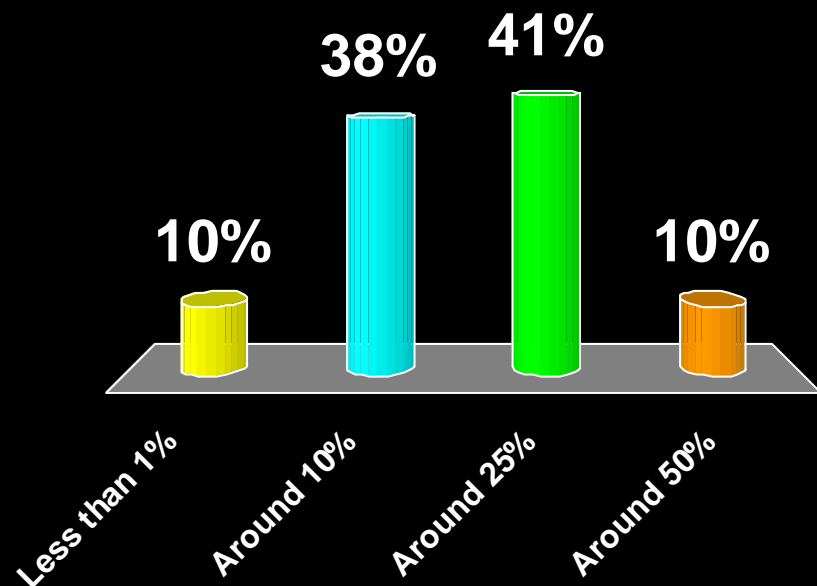
1. Yes
2. Maybe
3. No



Next Question

What do you think the percentage of the capitol region live within a 1/4 mile of Central Avenue (and the Route 5 corridor)?

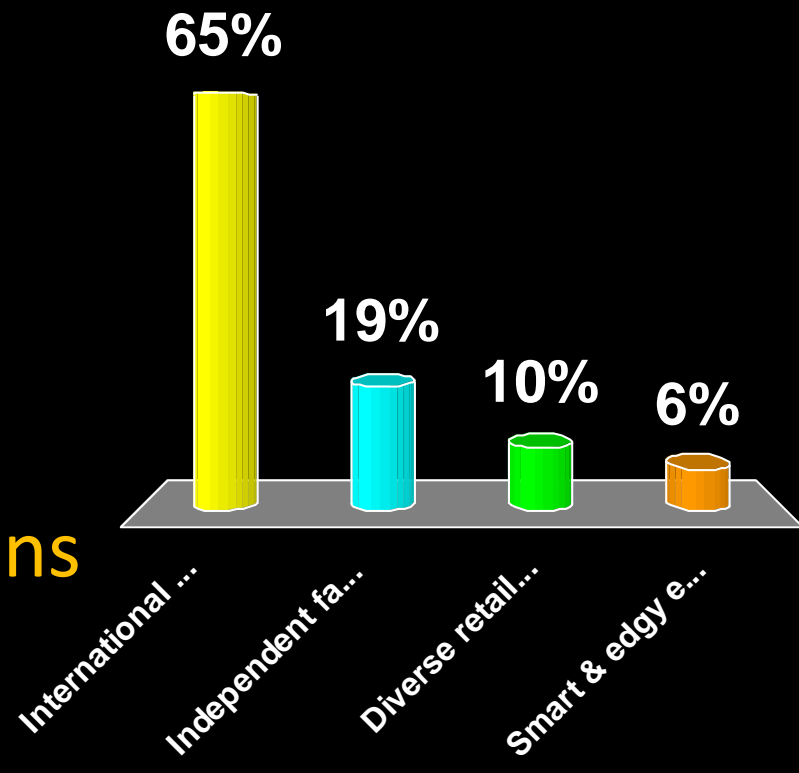
1. Less than 1%
2. Around 10%
3. Around 25%
4. Around 50%



Next Question

What do you see as Central Avenue's greatest strength?

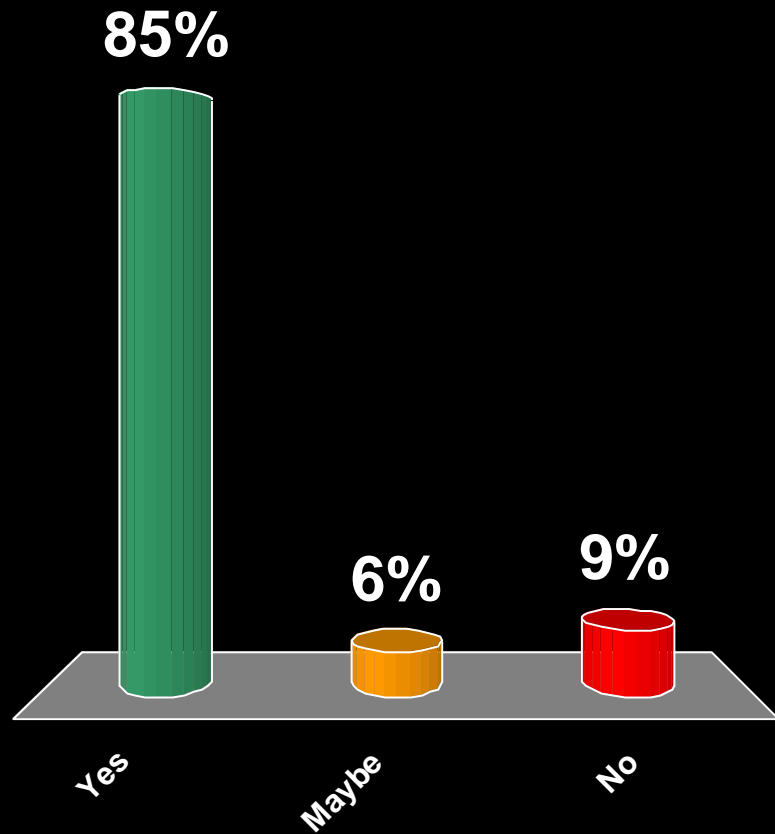
1. International Community
2. Independent family owned businesses
3. Diverse retail (large & small retail)
4. Smart & edgy entertainment options



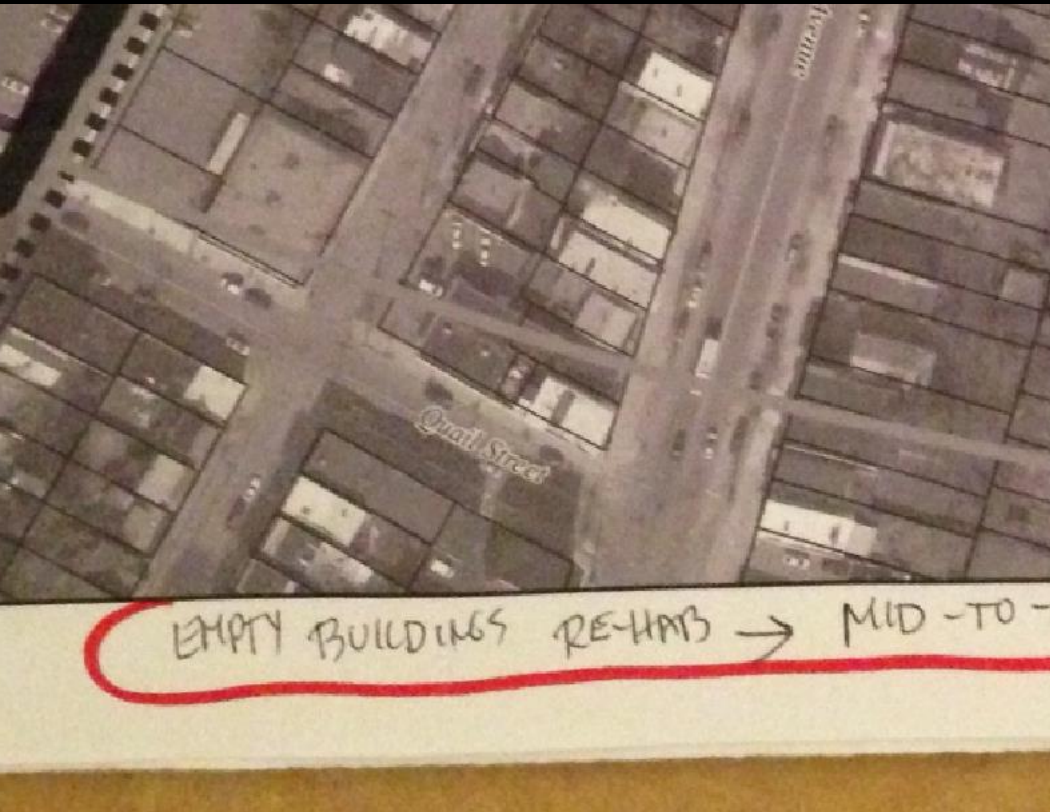
Last Question

Do you see the success of Central Avenue critical to the success of the City as a whole?

1. Yes
2. Maybe
3. No



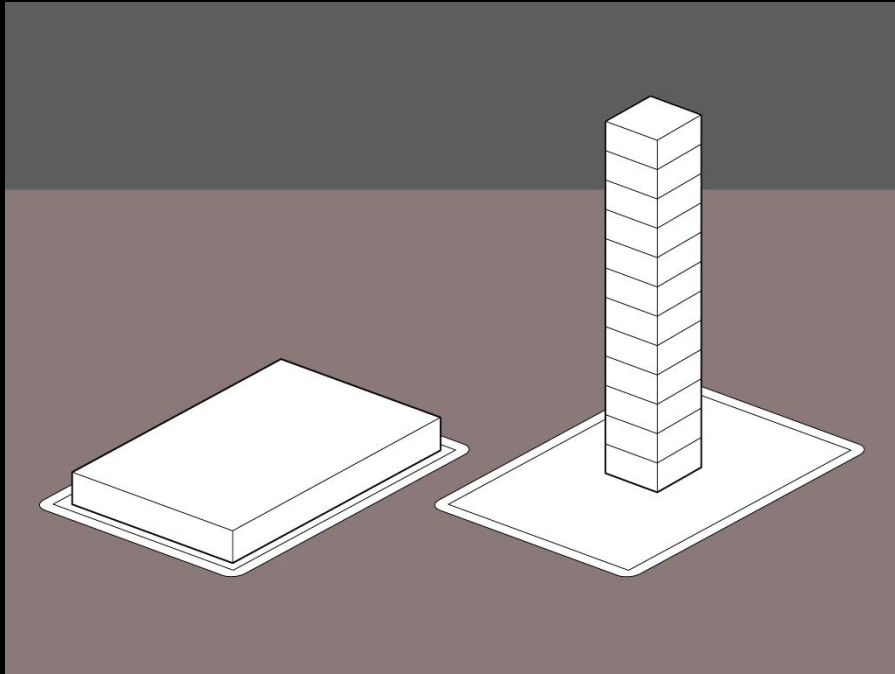
what we heard



Assist existing businesses and residents: 5 out of 6 tables

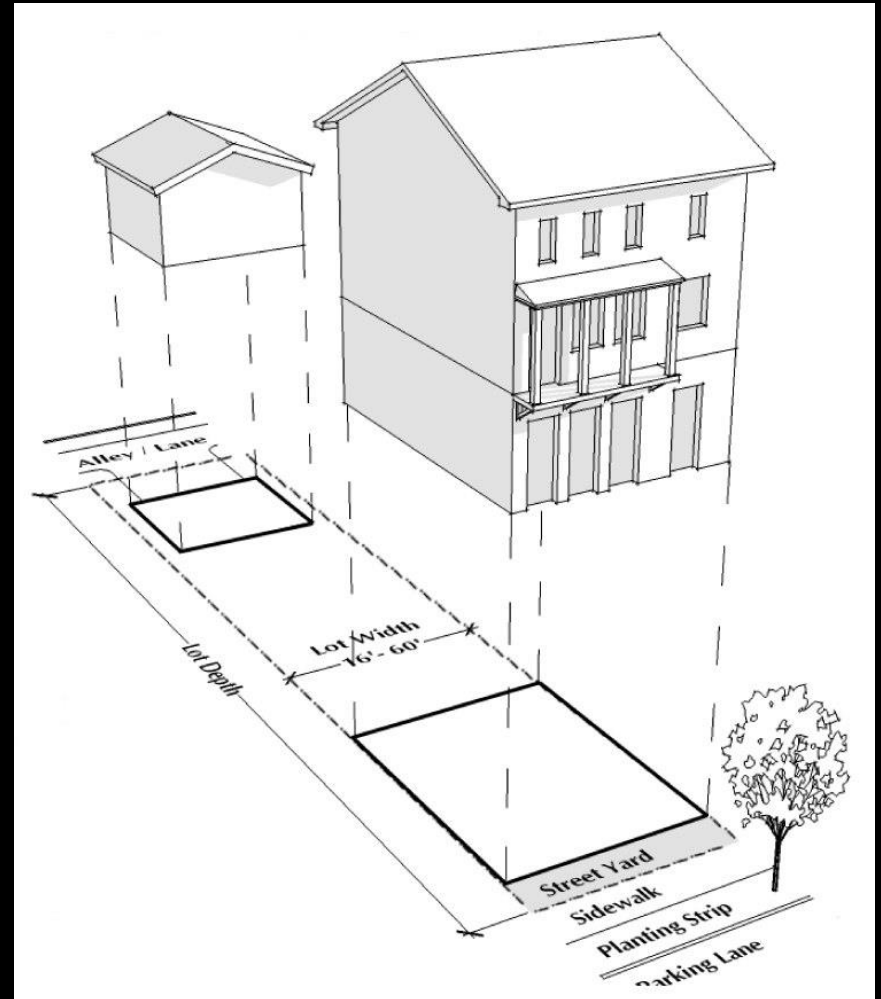
Conventional Zoning:

...buildings are random



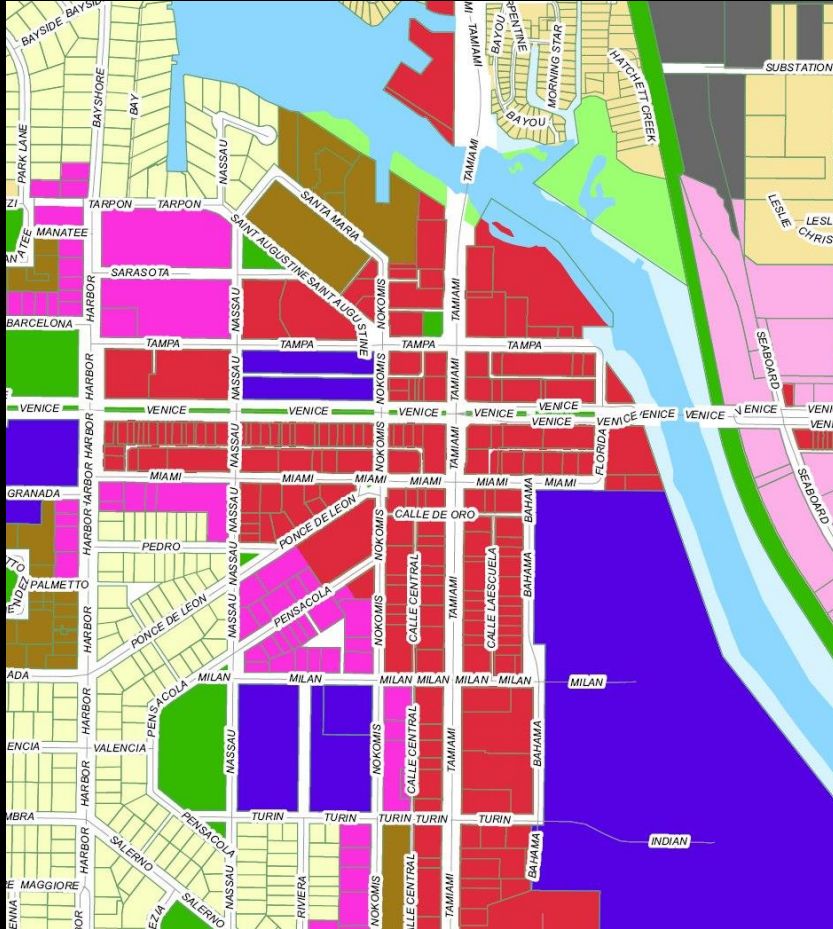
Form-Based Code:

...focus on buildings



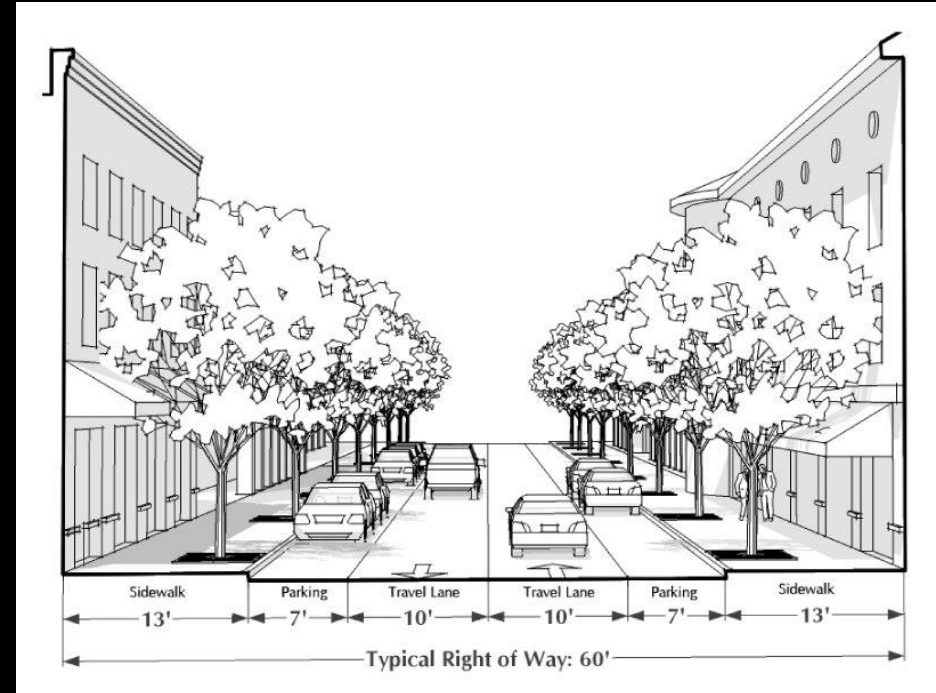
Conventional Zoning:

...ignores streets



Form-Based Code:

...includes streets





no longer a
one-size-fits all code

existing

DRAFT

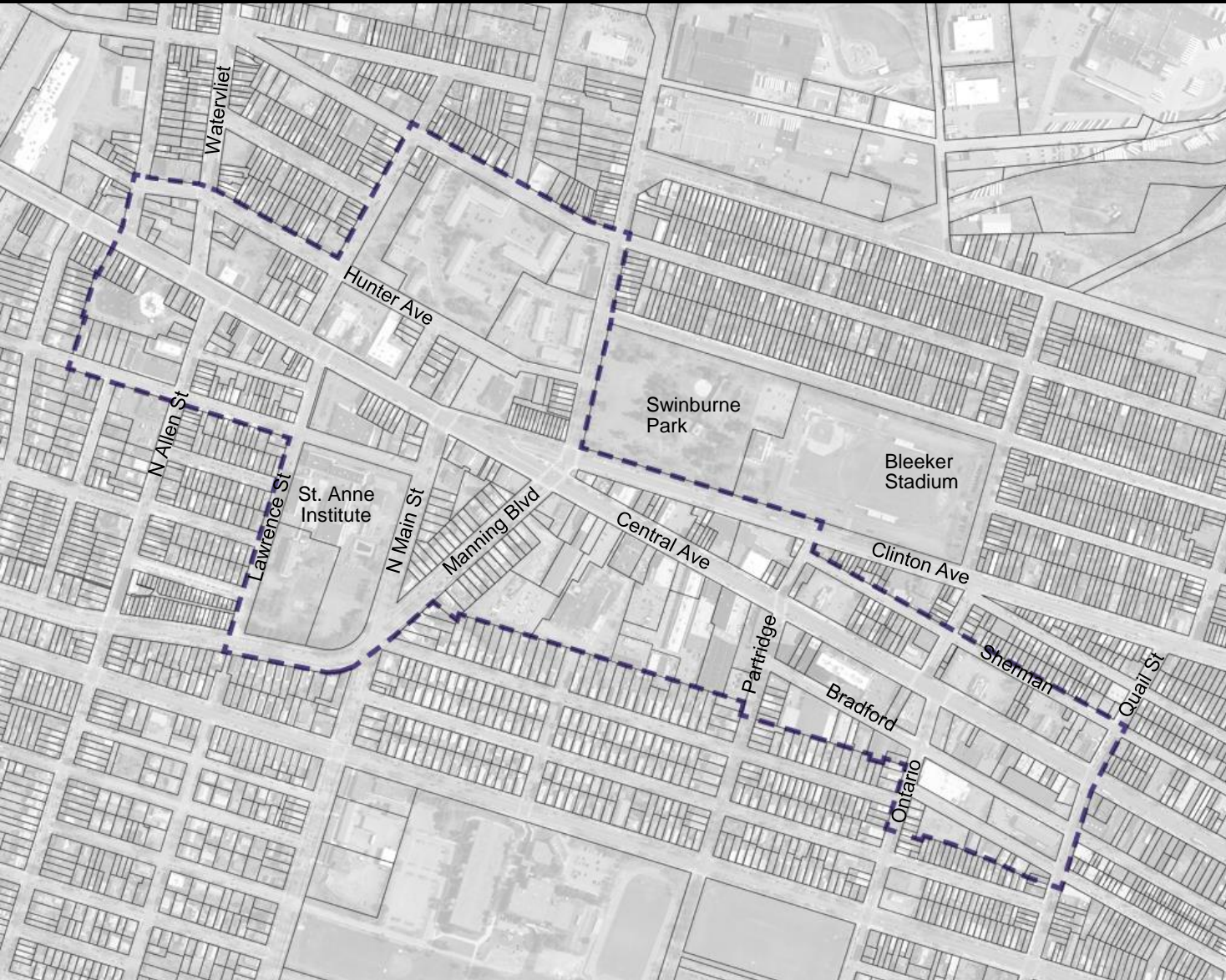


Boundary

regulating plan

existing

DRAFT

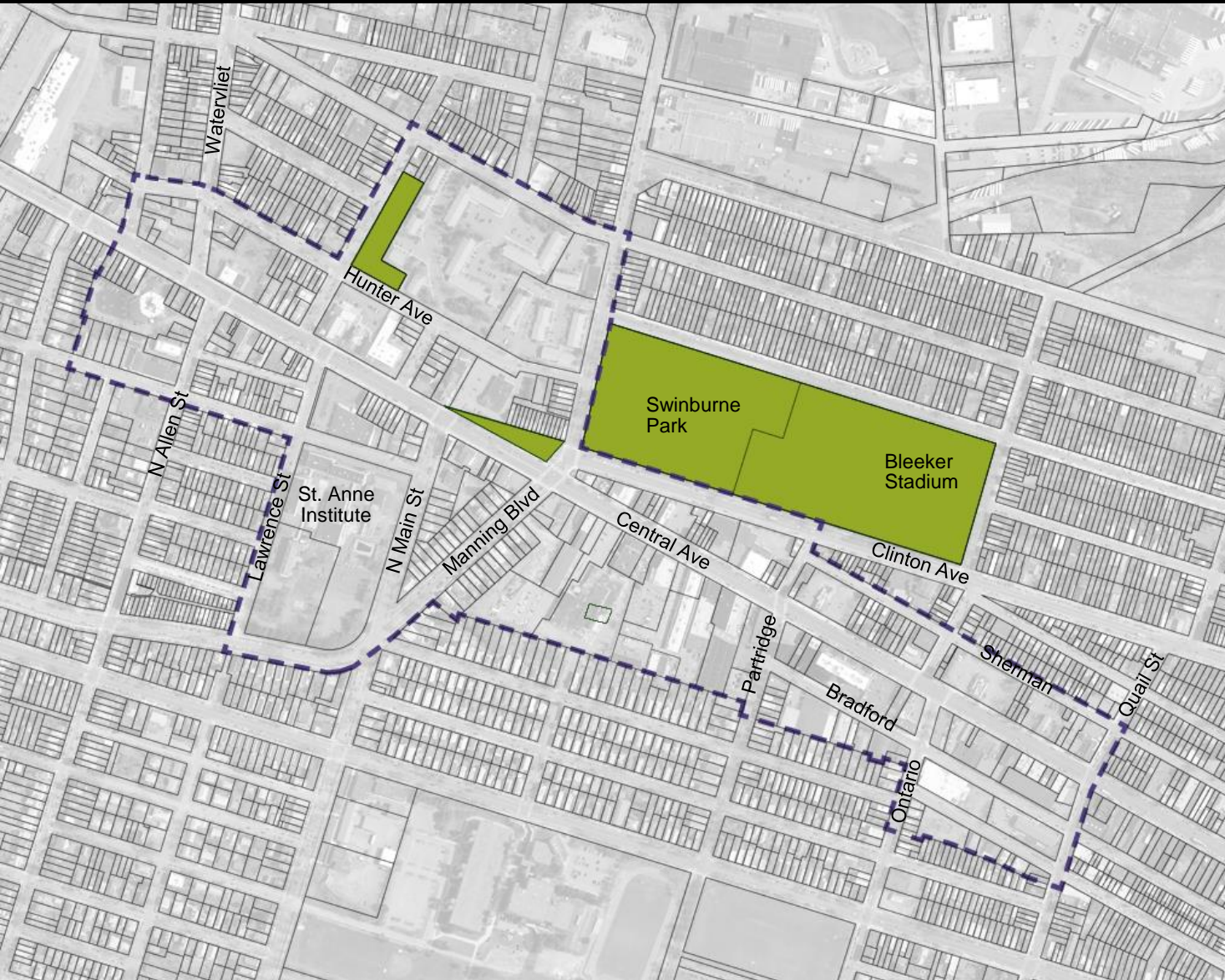


Boundary

regulating plan

Parks (civic)

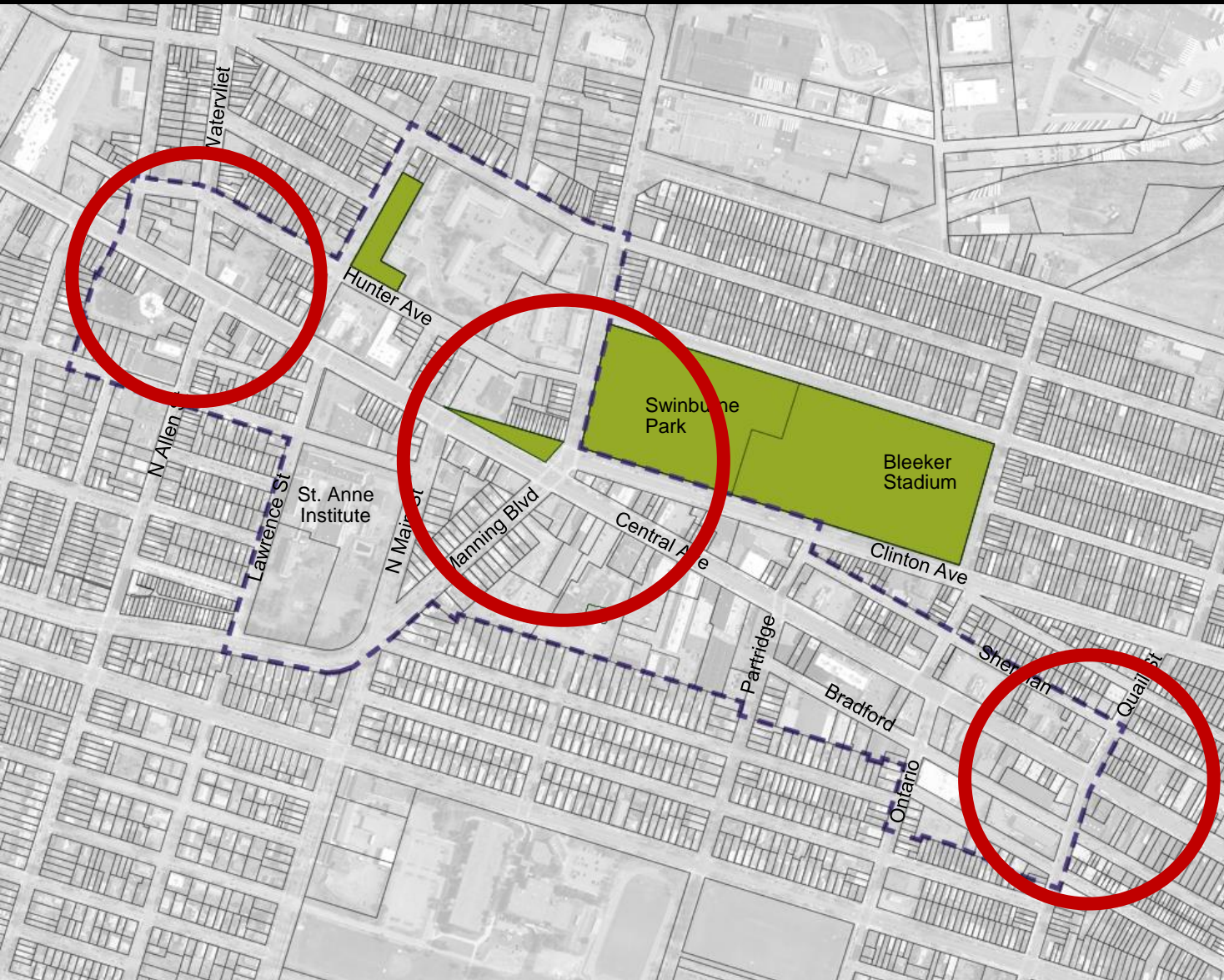
DRAFT





- Open Space
- Boundary

centers

DRAFT

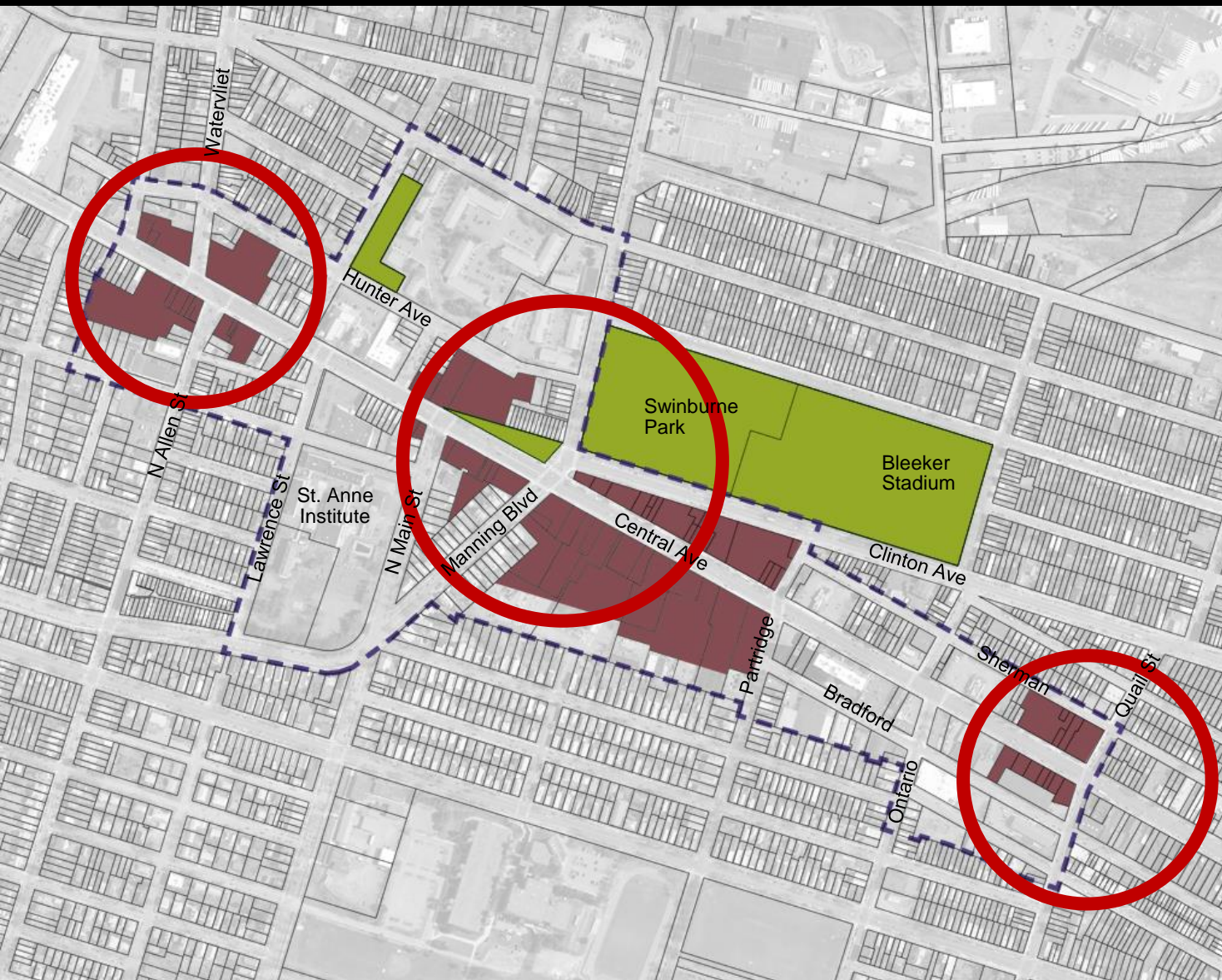


-  Open Space
-  Boundary

regulating plan

core nodes

DRAFT



Core



Open Space

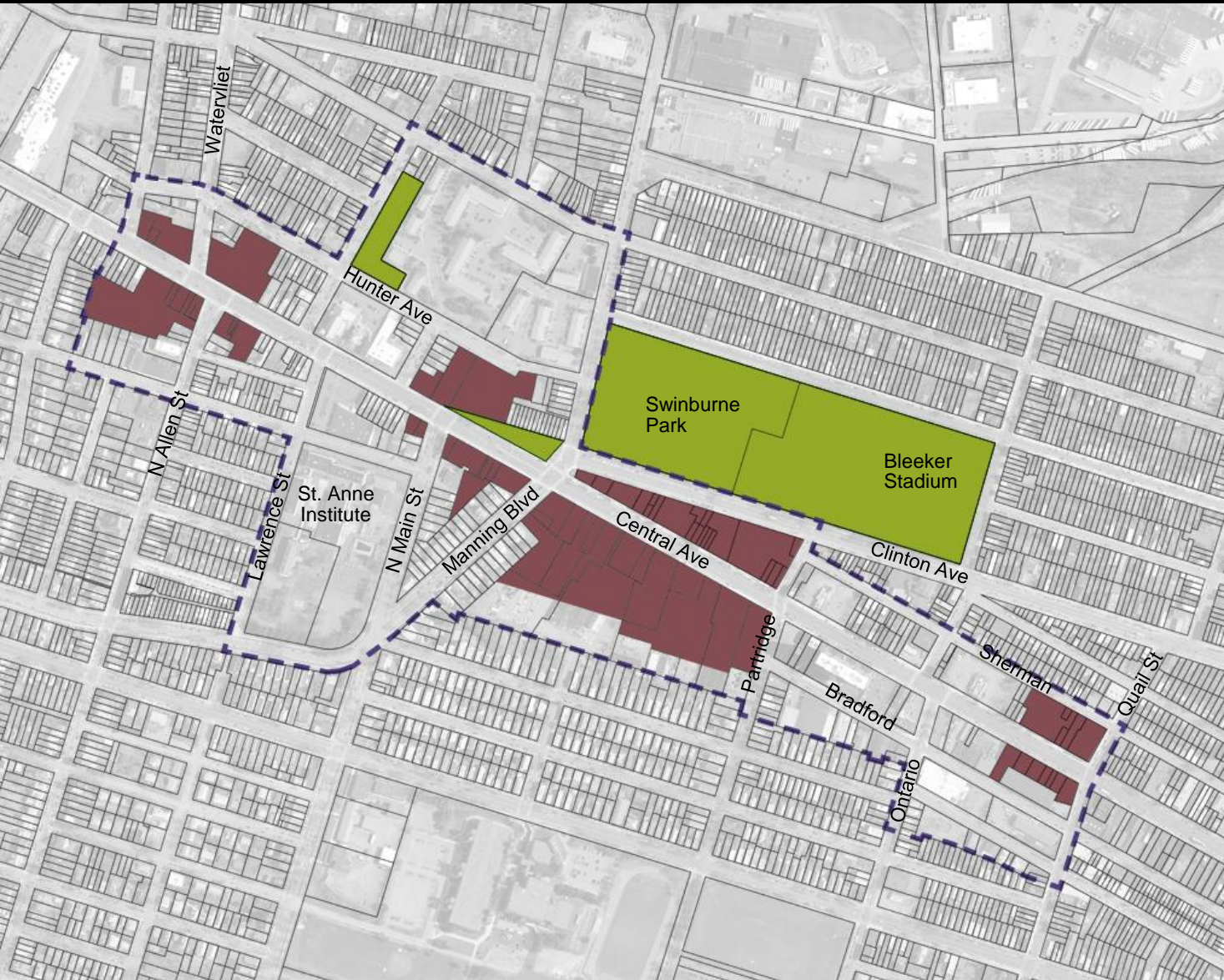


Boundary

regulating plan

core nodes

DRAFT



Core

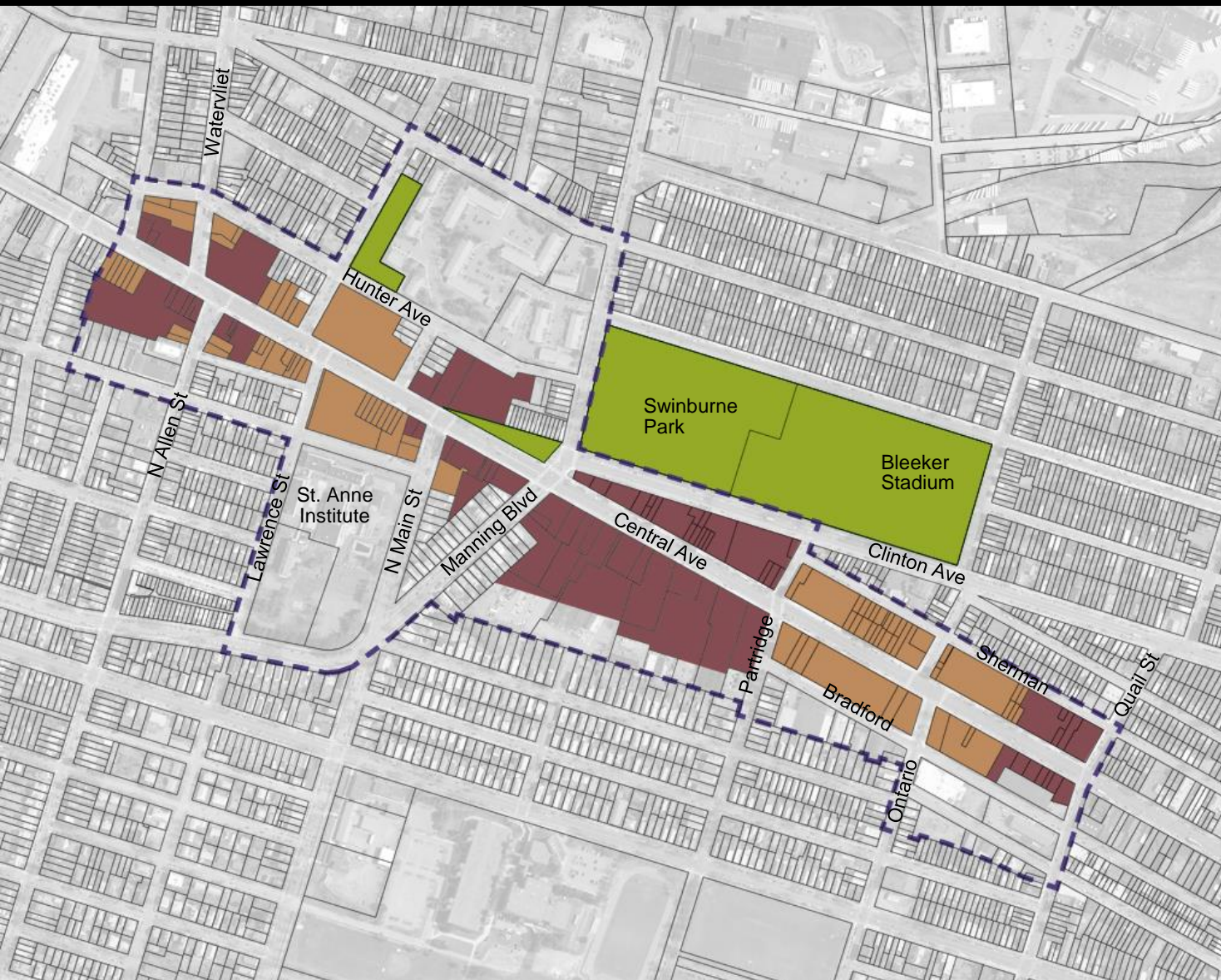


Open Space



Boundary

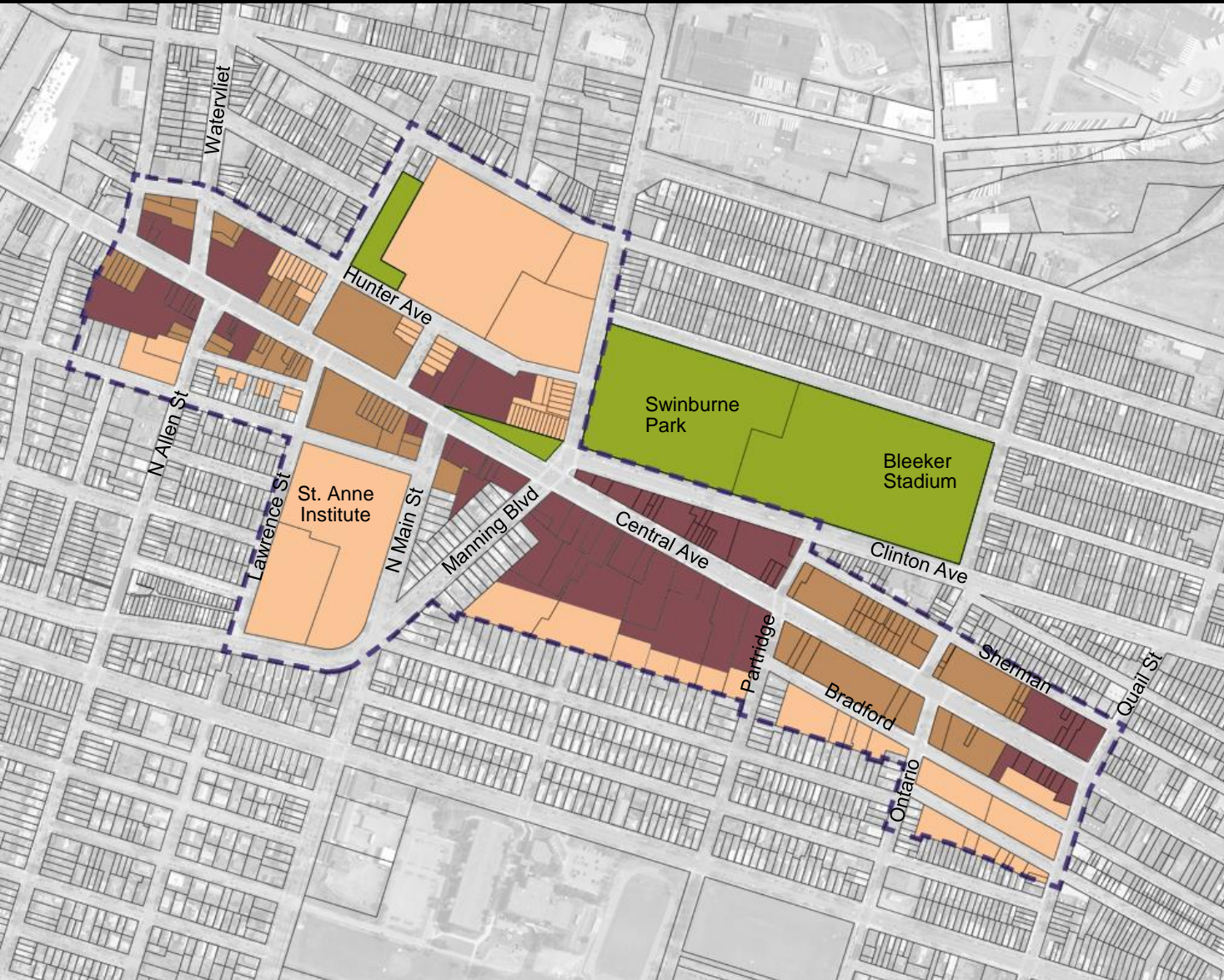
regulating plan



- Core
- Center
- Open Space
- Boundary

general

DRAFT



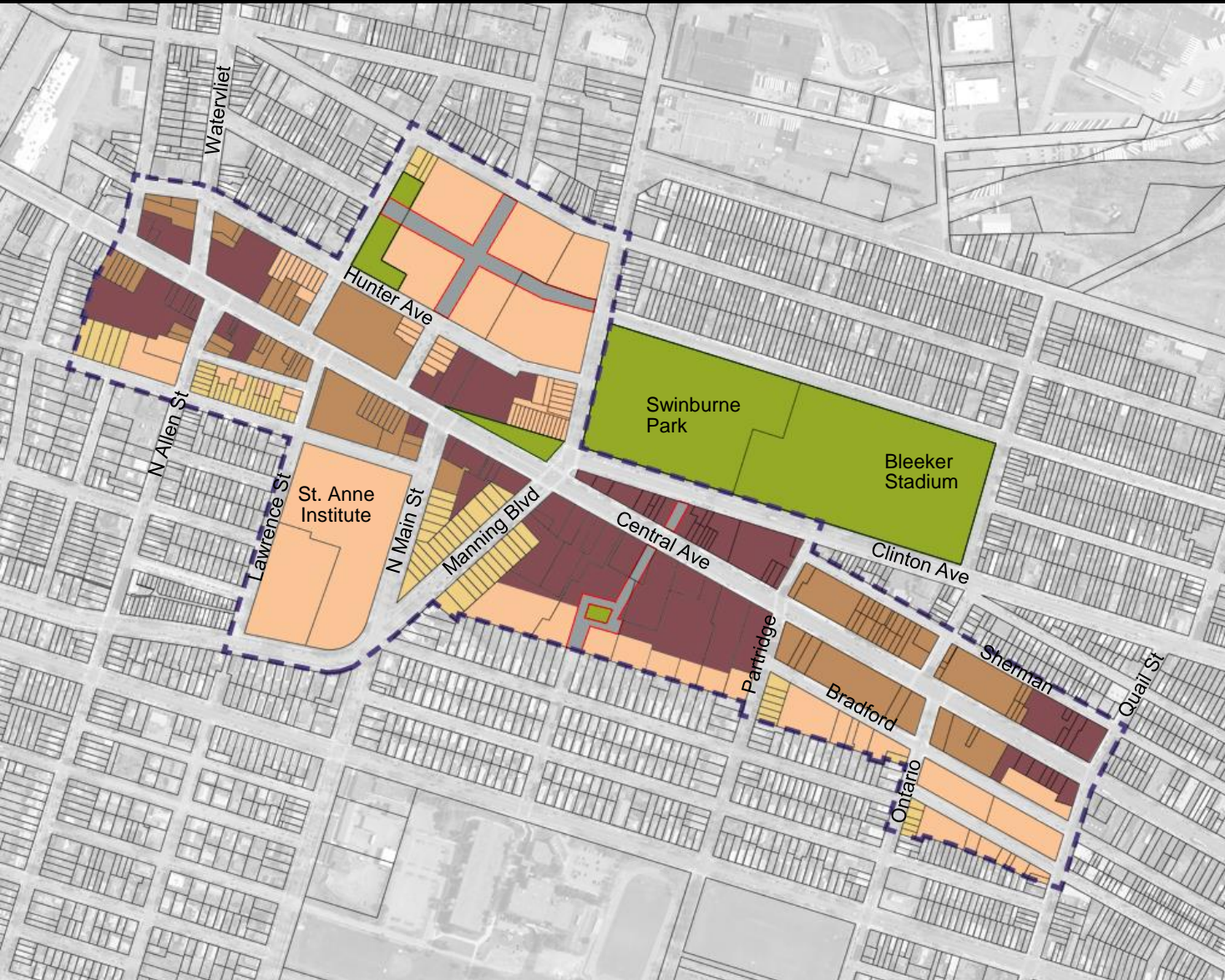
- Core
- Center
- General
- Open Space
- Boundary

regulating plan



potential street connections

DRAFT



- Core
- Center
- General
- Edge
- Open Space
- Boundary

regulating plan

will this work?

where shall I live?



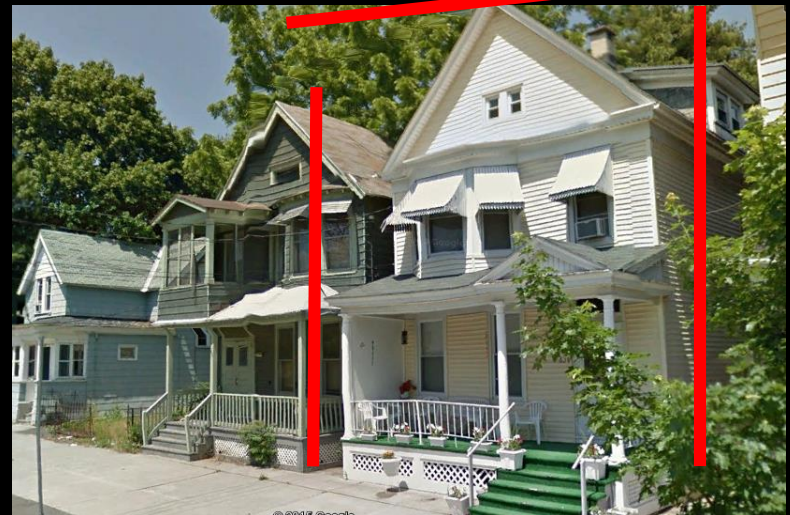
\$480K across from Washington Park



\$270K in Helderberg



\$380K in Center Square



\$160K just off Central Ave

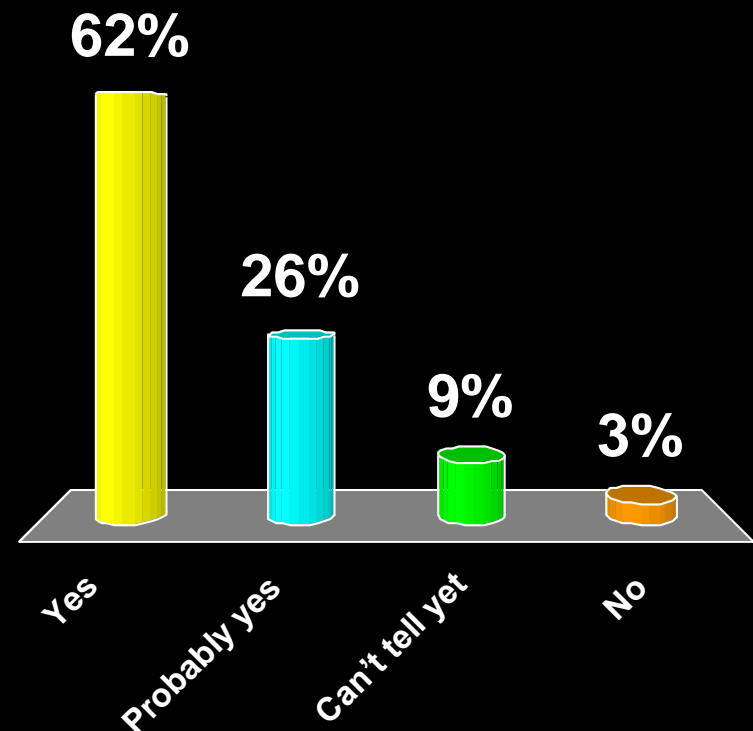
Why Central?

- Nationally, there's a return to the cities
- Infrastructure investments already made & transit rider numbers exceed expectations
- Diversity of local businesses create a resilient local economy
- Central Avenue and Midtown offers more “room to grow” than other places in the city

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:**

rezonealbany.COM