



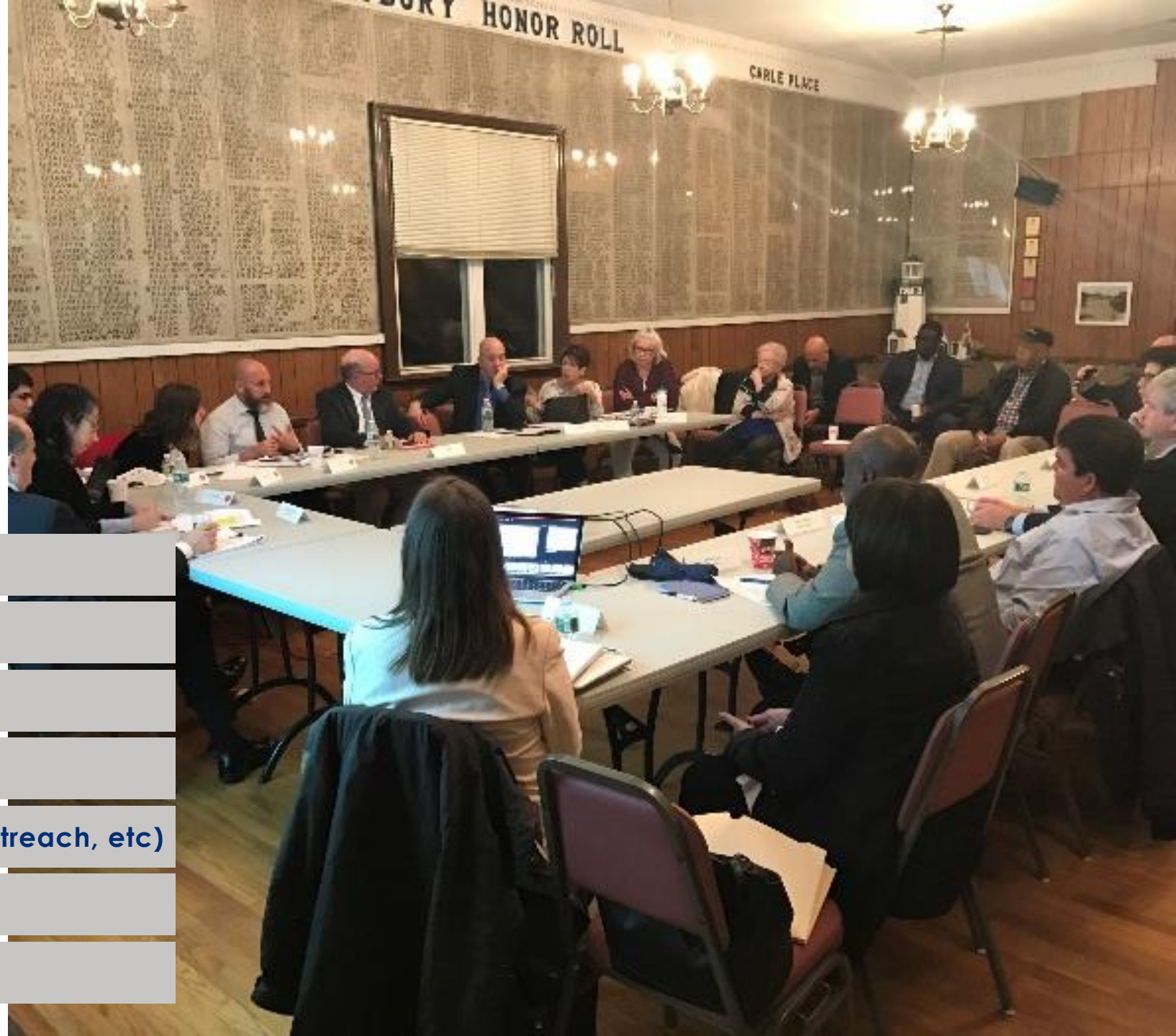
October 30, 2018  
Governor Andrew Cuomo's  
Downtown Revitalization Initiative

# Clinton Square Local Planning Committee Meeting



# Meeting Agenda

- 1 Welcome
- 2 Introductions
- 3 DRI Overview
- 4 Clinton Square Overview
- 5 Committee Discussion (community outreach, etc)
- 6 Next Steps
- 7 Public Comment



# Local Planning Committee Members

**Mayor Kathy Sheehan**

CO-CHAIR

**Linda MacFarlane**

CO-CHAIR

## LPC Members

<b>Mark Aronowitz</b>	Omni Development
<b>Michael Castellana</b>	SEFCU
<b>John Curtin</b>	Albany Distilling Company
<b>Jill Delaney</b>	Discover Albany
<b>Al Desalvo</b>	City of Albany Planning Board
<b>Steve Longo</b>	Albany Housing Authority
<b>Kelly Kimbrough</b>	City of Albany Common Council, Ward 4
<b>Mohamed Hemmid</b>	Hampton Inn & Suites Albany-Downtown
<b>Tracy Metzger</b>	TL Metzger & Associates
<b>Sonya del Peral</b>	Nin Pin Cider
<b>Dominick Pernomo</b>	Dp An American Brasserie
<b>Sarah Reginelli</b>	Capitalize Albany Corporation
<b>Brenda Robinson</b>	Arbor Hill Neighborhood Association
<b>Joseph Scott</b>	Hodgson Russ
<b>Georgette Steffens</b>	Downtown Albany BID
<b>Rev. Willie James Stovall</b>	Southern Missionary Baptist Church
<b>Omar Usmani</b>	Aeon Nexus

## Staff

<b>Ashley Mohl</b>	Capitalize Albany Corporation
<b>Brian Shea</b>	City of Albany
<b>Elaine Dimase</b>	City of Albany

## Roles & Responsibilities

- Confirm the vision and goals for downtown revitalization
- Brainstorm ideas and provide direction to consultant team at LPC meetings
- Help implement public engagement outreach
- Identify and prioritize projects for the plan
- Make project funding recommendations
- Review draft DRI documents

## LPC Code of Conduct

- Addresses potential conflicts of interest (defined in Code) of Local Planning Committee members.
- Remember **DAD**:
  - ✓ **Disclose** conflicts of interest
  - ✓ **Act** in the public interest
  - ✓ **Disqualify** if necessary

**LPC members must read, sign, and return Code of Conduct form**

## Disclosure and Recusals

- Disclose conflict to LPC prior to any meeting in which the matter will be discussed.
- No voting, or attempt to influence a discussion or vote, where potential conflict exists.
- If unsure of conflict, may request opinion from NYS DOS Ethics Counsel.

**Kaitlyn Smith**

DOS PLANNER

**Darren Scott**

HCR

**Mike Yevoli**

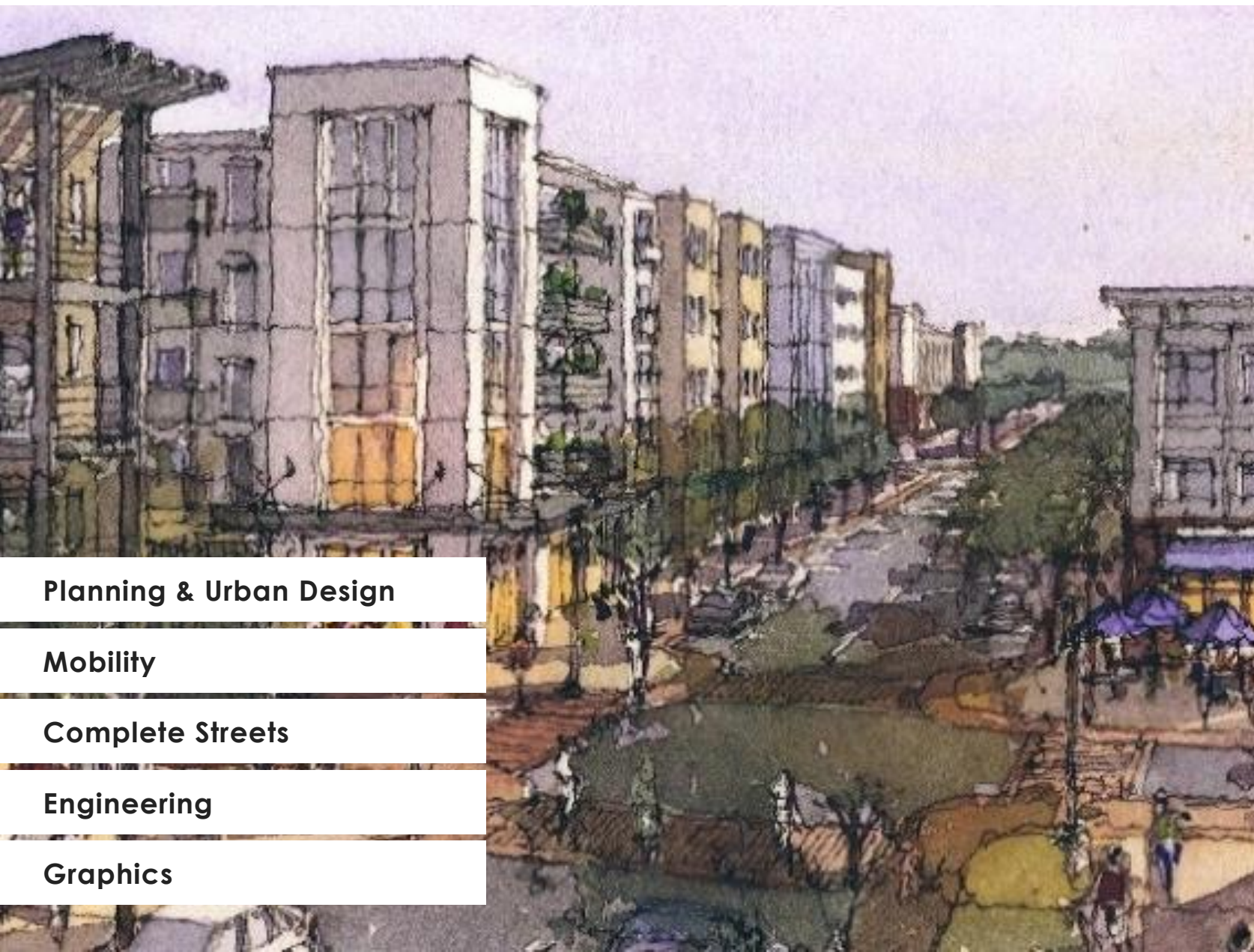
ESD

## Roles & Responsibilities

- Help LPC through planning process
- Ensure Consultants and LPC meetings accomplish critical tasks
- Ensure program documents meet state and local goals
- Facilitate assistance from other State agencies



# Consultant Team // Stantec's Urban Places



Planning & Urban Design

Mobility

Complete Streets

Engineering

Graphics





# DRI Round 1: Oswego, Elmira, Oneonta





# DRI Round 2: Hudson





# Consultant Team



## W-ZHA

- Economic Assessment
- Financial Implementation



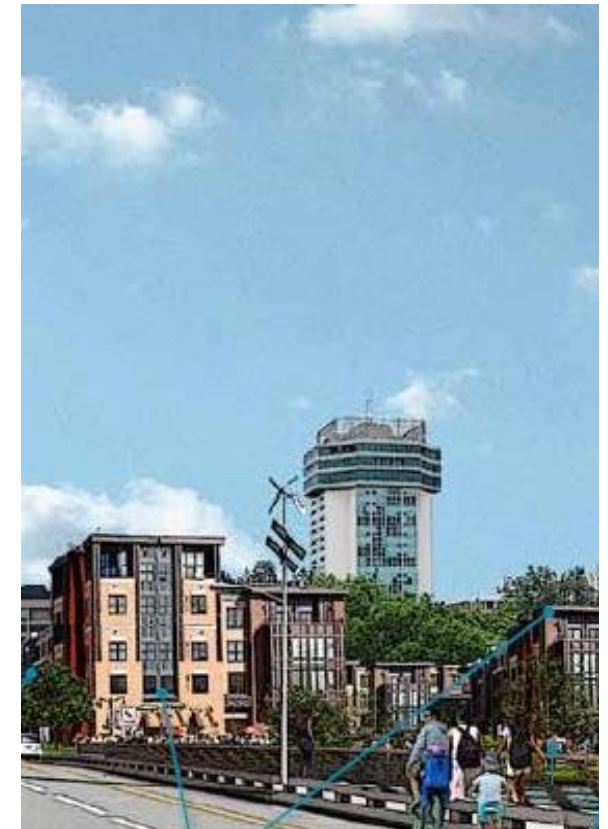
## Larisa Ortiz Associates

- Urban Retail Strategies



## Zimmerman Volk Associates

- Housing Market Analysis



## Marc Norman

- Affordable  
Housing Finance



# Consultant Team



## Barretto Bay Strategies

- Economic & Workforce Strategies



## EDR

- Zoning
- Historic Preservation
- Graphics

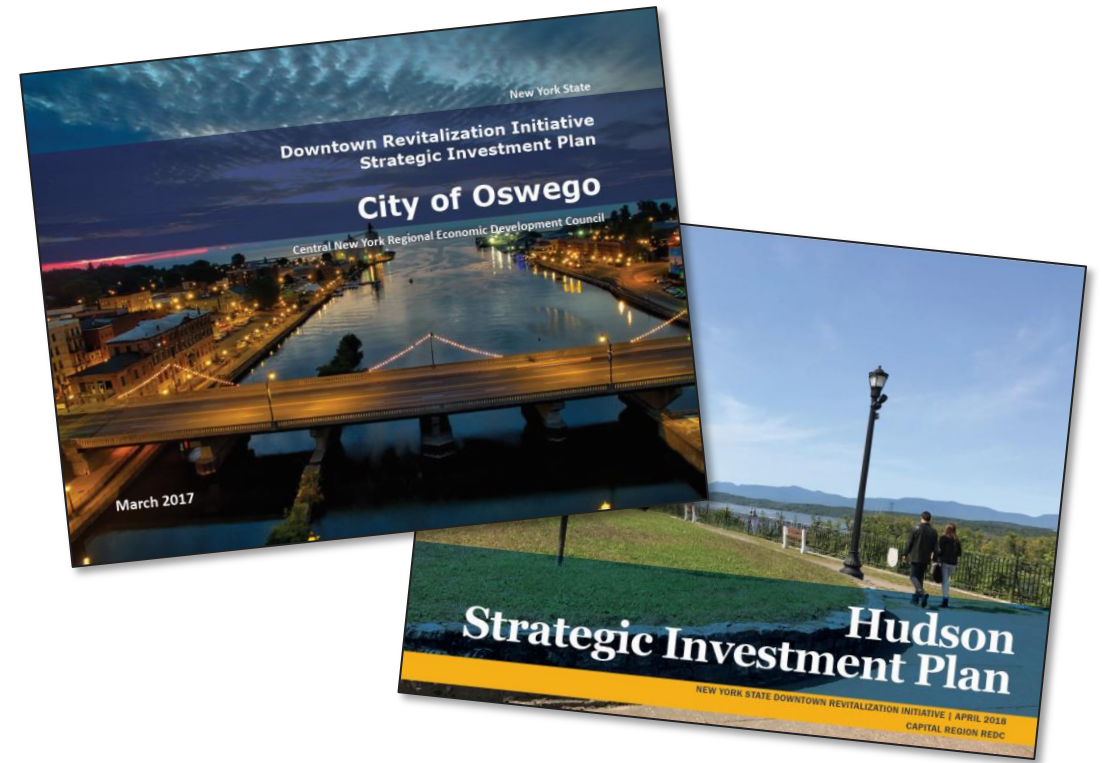


## Middleton Construction

- Cost Estimates

# Roles & Responsibilities: Consultant Team

- Prepare for & staff LPC meetings
- Prepare for & lead public outreach events
- Research & study issues
- Help identify projects & prepare project profiles and analyses that demonstrates feasibility and impact of projects
- Prepare program documents with input from LPC & State Planners





PROGRAMS

# Downtown Revitalization Initiative





# Downtown Revitalization Initiative (DRI)

- \$100 Million State investment in 10 downtown neighborhoods nominated by REDCs
- Strategic Investment Plans will identify projects funded through the DRI, and ones funded by other public & private resources

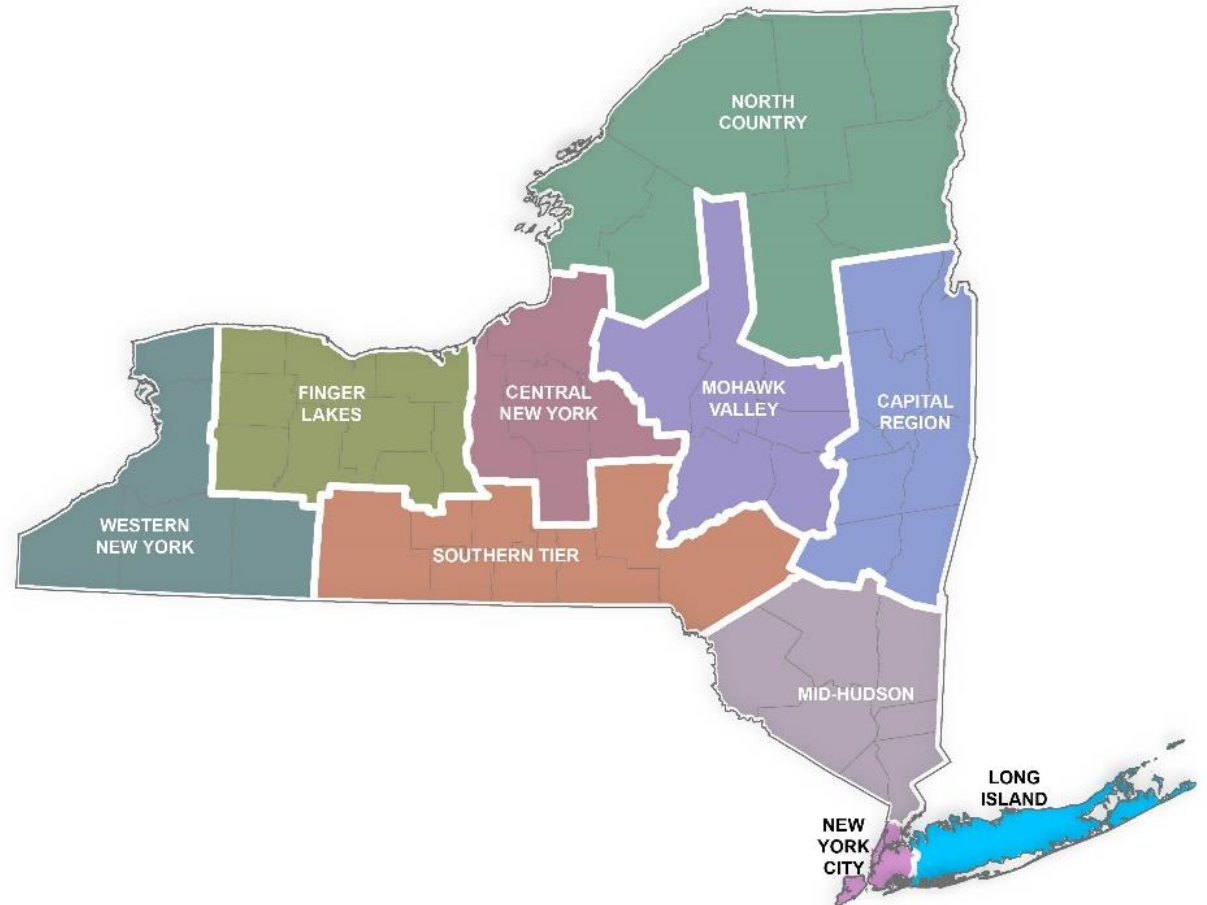


**Cahill Landing, Oswego DRI**

Historic renovation to create 7 riverfront apartments;  
Fall 2018 completion

# Build on a Successful DRI Application

- Robust **public participation** to identify priority projects.
- Emphasize **capital projects** such as public infrastructure or private development.
- Identify **strategic matching grant/revolving loan funds** to support capital projects.
- Favor projects that **leverage additional public and private funds.**
- Develop metrics to demonstrate ability to kick-start **economic development.**



# Visions, Goals & Strategies

## **Downtown Vision**

Guiding framework  
for the DRI Strategic  
Investment Plan.



## **Goals**

Identify conceptual  
ideas that DRI Plan  
should address.

Priority Projects are  
organized by Goal  
to ensure that the DRI  
Plan addresses core  
objectives.



## **Strategies**

Specific outcomes  
that the DRI Plan  
should achieve.

Strategies can be  
used to develop  
metrics to track the  
impact of Priority  
Projects.



## Key Ingredients of a DRI Plan

- A clear **vision** for the downtown.
- **Goals and strategies** to accomplish the vision.
- An **action plan** with a timeline for projects, initiatives, and actions.
- A **strategic investment plan** with catalytic projects to implement the plan.

# DRI Strategic Investment Plan Components

1. DRI Area Boundaries
2. Downtown Profile and Assessment
3. Vision, Goals, and Strategies
4. Downtown Management and Implementation Strategy
5. Projects
6. Implementation



# Project Types

1. Public Improvements
2. New Development or Rehabilitation of Existing Structures
3. Revolving Loan and Grant Funds
4. Branding and Marketing

## **Not eligible for DRI:**

- Planning activities
- Operation and maintenance (include staffing, utilities, rent, etc.)
- Pre-award costs
- Property acquisition
- Training and other continuing expenses
- Expenses related to existing programs



# Timeline

TASK	2018			2019		
	OCT	NOV	DEC	JAN	FEB	MAR
Community Engagement	Active	Active	Active	Active	Active	
Downtown Profile & Assessment	Active	Active	Active			
Downtown Vision, Goals & Strategies	Active	Active	Active	Active		
Priority Project Profiles		Active	Active	Active	Active	Active
Downtown Management & Implementation					Active	Active
DRI Strategic Investment Plan				Active	Active	Active

# Albany Clinton Square Overview & Background



City of Albany  
**2018**

*Elevating Capital  
Spirits*



# CLINTON SQUARE

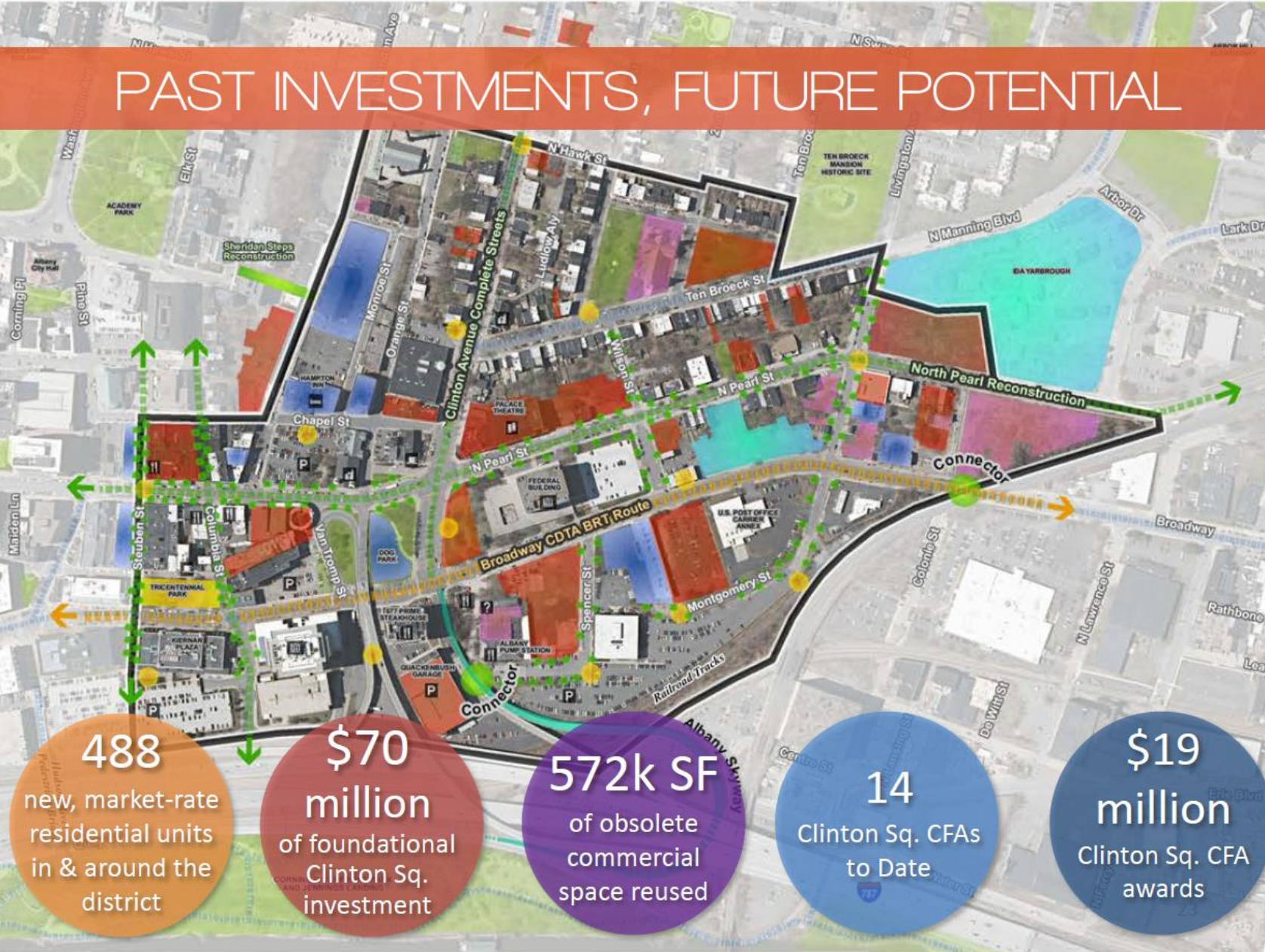


**Downtown  
Revitalization  
Initiative**



# The Application: Elevating Capital Spirits

## PAST INVESTMENTS, FUTURE POTENTIAL



### Current

- 24,000 people/day arriving
- 200,000+ people/year attending events

### Future

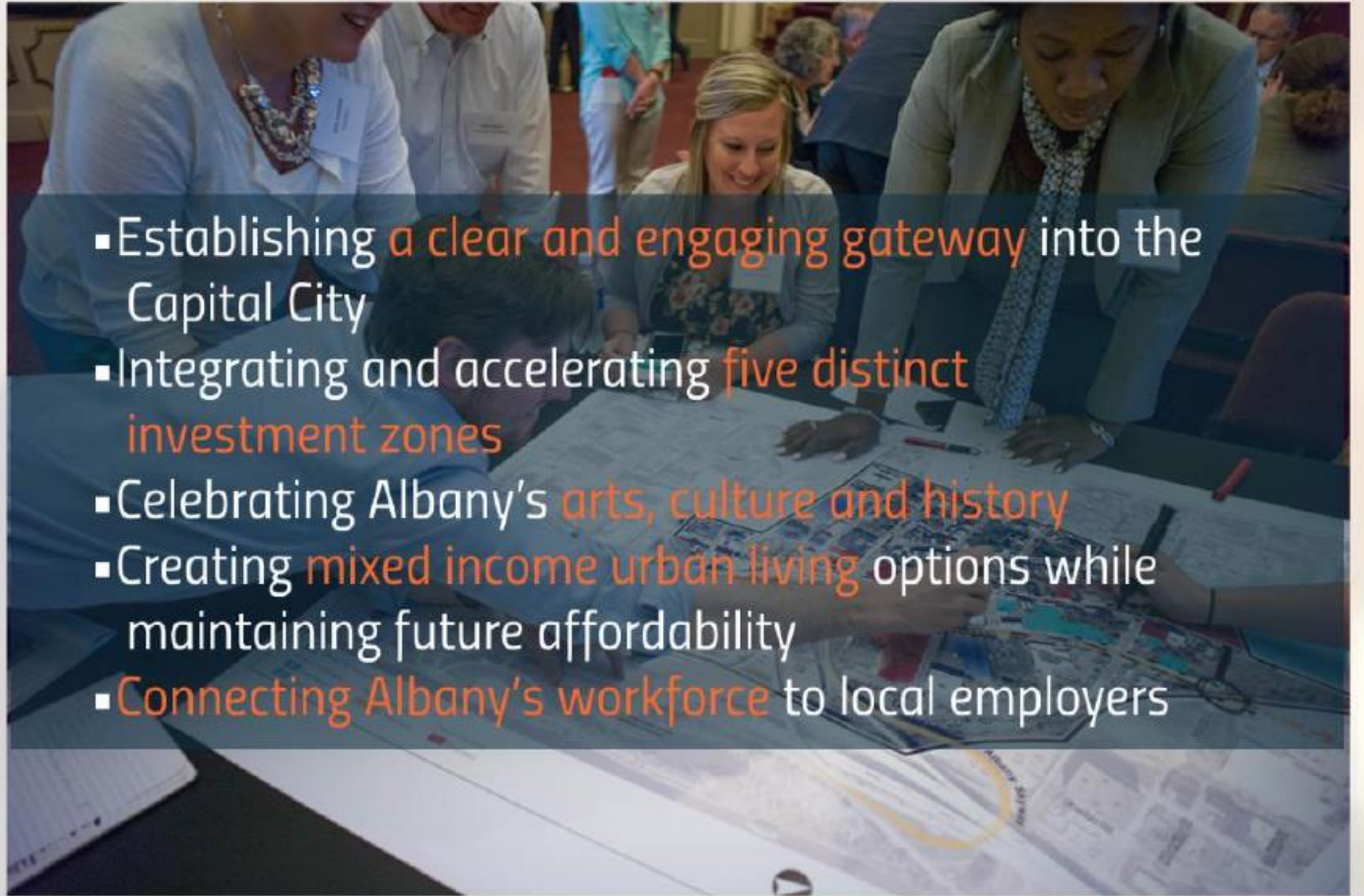
- \$280 million of proposed development to be leveraged
- 28 potential projects already identified
- Potential for 1,200+ construction jobs



# Vision & Foundational Priorities

## Vision:

Clinton Square is poised to be a **thriving gateway district and a distinctive hub** that connects and **catalyzes activity** in Downtown and the Warehouse District, and **draws this momentum into the Arbor Hill and Sheridan Hollow neighborhoods** through public infrastructure enhancements, private project development and vibrant arts and entertainment investments.



- Establishing a clear and engaging gateway into the Capital City
- Integrating and accelerating five distinct investment zones
- Celebrating Albany's arts, culture and history
- Creating mixed income urban living options while maintaining future affordability
- Connecting Albany's workforce to local employers



# How We Got Here: Robust Planning

## QUALITY OF LIFE POLICIES

**1,000+** Stakeholder-led comprehensive plan

**6 month** Review of new zoning already underway

**7** Member local IDA ready to support

**2015** Overall downtown revitalization strategy completed

**2** Supportive local neighborhood associations

### Application Built On:

- Regional Economic Development Strategies
- Comprehensive Plan
- Local Neighborhood Plans
- Tactical Downtown Plan
- Detailed Sector-Specific Market Studies
- Thousands of Participating Stakeholders

# How We Got Here: Strong Foundation of Community Engagement

## SUPPORT FOR THE LOCAL VISION



### Public Has Weighed in Directly on:

- ✓ Vision
- ✓ Guiding Principles
- ✓ Development Priorities





# DRI Boundary

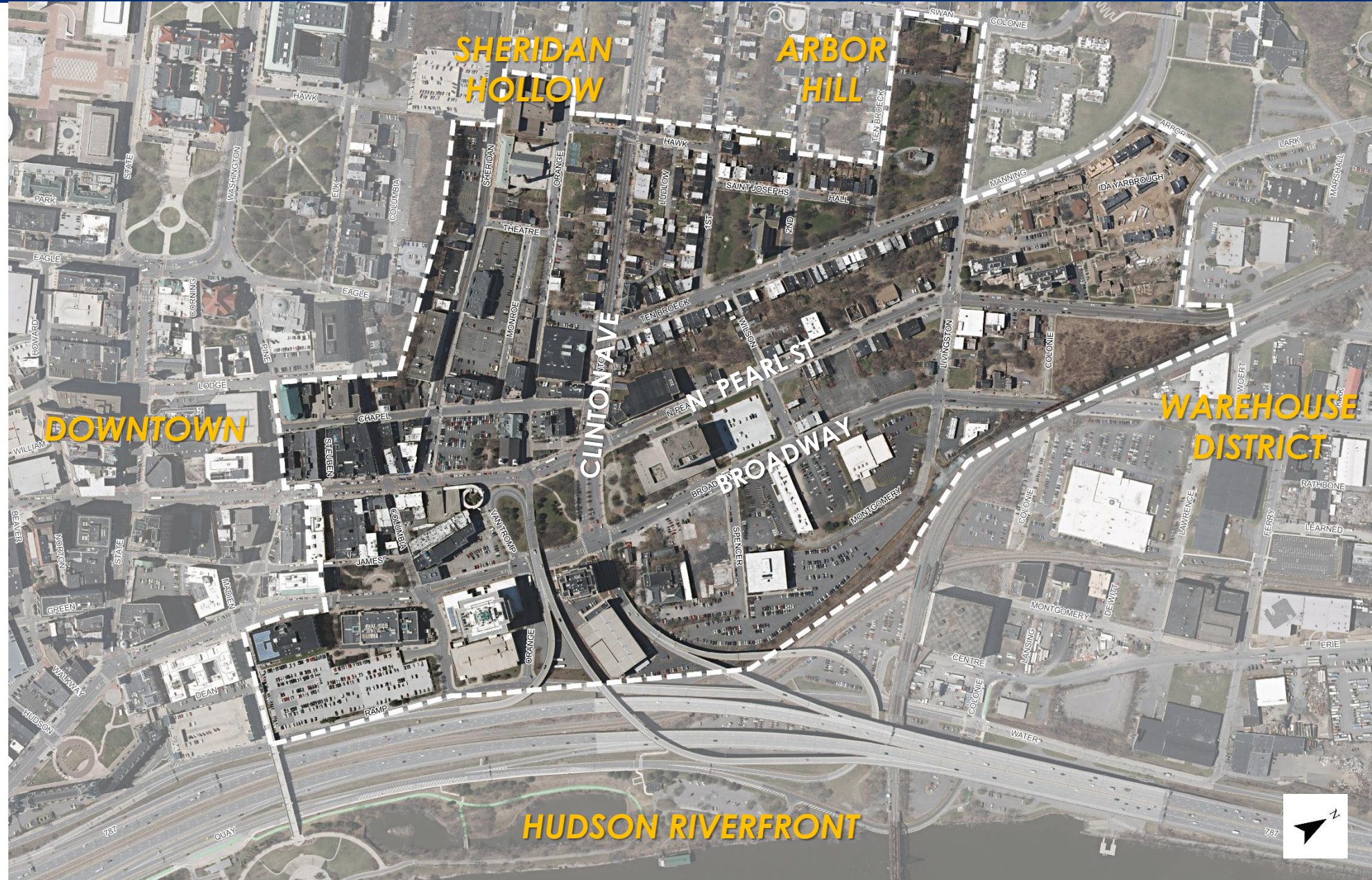
West: N. Hawk Street

East: I-787

North: Colonie Street

South: Steuben Street

*Boundary lines include both sides of the street as shown*





# Strengths of Clinton Square

- Compact, well-defined boundaries with an evolving, diverse population
- Potential to build on and increase public and private investment
- Measurable recent and impending job growth
- Characteristics that, once enhanced, increase livability
- Local policies that advance revitalization
- Strong, demonstrated community support





# Clinton Square Vision

Clinton Square is poised to be a **thriving gateway district and a distinctive hub** that connects and **catalyzes activity** in Downtown and the Warehouse District, and **draws this momentum into the Arbor Hill and Sheridan Hollow neighborhoods** through public infrastructure enhancements, private project development and vibrant arts and entertainment investments.



# Clinton Square Priorities

- Establish a clear and engaging gateway into the Capital City
- Integrate and accelerate five distinct investment zones
- Celebrate Albany's arts, culture and history
- Create mixed income urban living options while maintaining future affordability
- Connect Albany's workforce to local employers





# DRI Application – Potential Projects

- Application identified 28 potential projects
- LPC will issue open call for additional projects to consider



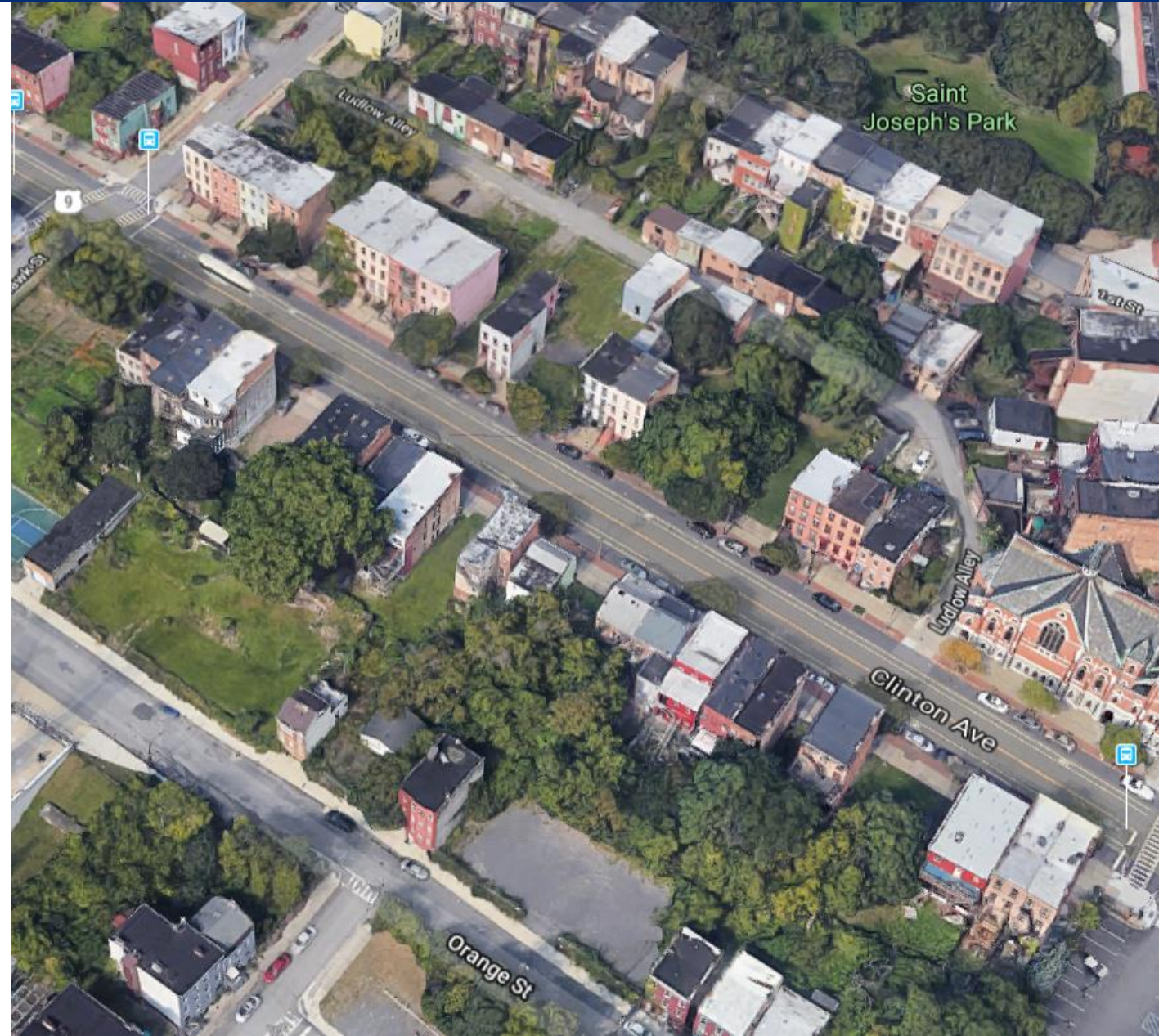


# Public Improvements: Clinton Avenue Historic Rehab

## Clinton Avenue

- Streetscape improvements
- Supports 200+ housing unit rehab project already funded

*Project in application*





# New Development: “The Quack”

## Quackenbush Square

- Transform vacant site into mixed-use housing, hotel, and retail
- Private Investment: \$85M+
- Approx. 180 housing units, 135 hotel rooms, and retail

*Project in application*



# Revolving Loan and Grant Funds: The Palace Academy

## N. Pearl Street

- Launch inclusive arts education and employment program for residents
- Private Investment: \$700k
- Job training + 2 permanent positions projected

*Project in application*





# Branding and Marketing: Capital Craft Beverage Trail

## Signage and Wayfinding

- Implement two-mile trail linking local beverage producers
- Private Investment: \$200k



*Project in application*

# From Application: Arts & Entertainment Projects

Project Description	Total Investment	Usage of Funds
<b>Palace Theatre Expansion</b> Expand stage house, renovate theatre to full ADA compliance and renovate/construct fully accessible arts education, rehearsal, community and office spaces	\$30.7 Million	Assist with renovation and construction costs and purchase fire & sprinkler system
<b>Skyway: Albany Happening</b> Develop a multipurpose, interactive venue for arts, performance and vendor activity on the Skyway	\$1.1 Million	Construction, lighting and fixtures
<b>The Church</b> Stabilize and preserve the remaining elements of a registered historic property into an open-air artists' venue and park	\$1.3 Million	Assist with demolition and stabilization costs, structural and masonry repair, site work



# From Application: Infrastructure Projects

Project Description	Total Investment	Usage of Funds
<b>Storm Sewer Separation and Food Mitigation</b> Mitigate flooding at Sheridan and Chapel Streets and improve the water quality of the Hudson River	\$3 Million	Construct, separated storm sewers, detention and treatment using green infrastructure practices
<b>Water Valve Replacements</b> Locate, inspect, test and replace valves on Clinton Avenue and Pearl Street	\$1 Million	Valve repairs and replacements
<b>Water Main Replacements</b> Construct new water mains along Broadway corridor from Clinton Avenue to Livingston	\$1 Million	Construct new water mains
<b>Full Lead Service Replacements</b> Replace old lead services while restoring older residential in the project area to benefit drinking water	\$600,000	Replacements of water services
<b>Quackenbush Garage Access</b> Construct additional entrance and provide enhanced pedestrian access	\$400,000	Design and construction

# From Application: Development Projects

Project Description	Total Investment	Usage of Funds
<b>Quackenbush Mixed Use</b> New construction of planned 187 residential units, 136 room hotel, 16,000 sq. ft. of retail and 180 subsurface parking spaces	\$85 Million	Assist with construction costs
<b>Kenmore Complex</b> Renovate 403,000 sq. ft. of long abandoned, historic properties lining North Pearl Street into a mixed-use lifestyle center	\$55 Million	Interior and exterior renovations necessary for mixed-use conversation
<b>Clinton Avenue Mixed-Income and Affordable Development</b> Renovate 70 rowhouses into 212 residential units, leasing office and retail space	\$50 Million	Assist with renovation costs
<b>745 Broadway</b> New construction of a planned 130 residential units, 10,800 sq. ft. of retail space and a 225 car garage on a 1.38 acre development site	\$35 Million	Assist with site preparation and construction costs



# From Application: Development Projects (con't)

Project Description	Total Investment	Usage of Funds
<p><b>The Wilson</b> Construct 4-story, 27,000 sq. ft. market rate building with 15 space garage</p>	<p>\$3.6 Million</p>	<p>Assist with construction costs</p>
<p><b>Ida Yarbrough Phase 3</b> Construct 10 new homeownership units as part of the redevelopment of the existing public housing low rise site</p>	<p>\$3.4 Million</p>	<p>Demolition of existing building</p>
<p><b>222 North Pearl Street Redevelopment</b> Rehab of former police station into 6 new residential units and ground floor space for the Cyber Hub</p>	<p>\$1 Million</p>	<p>Asbestos abatement</p>
<p><b>C<sup>3</sup> at Clinton Square</b> Construct a new three-season food and beverage hub at the corner of Clinton Avenue and Broadway</p>	<p>\$1.9 Million</p>	<p>Purchase of containers, installation and fit up</p>

# From Application: Small Business Projects

Project Description	Total Investment	Usage of Funds
<b>Craft Beverage Trail</b> Implement and market a two mile trail that links Albany beverage producers	\$200,000	Informational kiosks, wayfinding, promotional materials and distinctive design elements along path
<b>Small Business Loans and Grants</b> Loans and grants for small business owners to activate more than 50,000 sq. ft. of vacant ground floor retail space	\$1 Million	Interior and exterior renovations, machinery and equipment, furnishings and fixtures, sidewalk cafes and working capital



# From Application: Streetscape & Greenspace Projects

Project Description	Total Investment	Usage of Funds
<b>Streetscape Improvements</b> Design and construction of streetscape improvements and pedestrian safety enhancements at 3 key intersections and along the district's streets	\$5.2 Million	Sidewalk improvements, street furniture, lighting, trash receptacles, tree planting and landscape purchase signals and installation costs
<b>Skyway Gateway</b> Construct an artistic, signature gateway element to highlight the entryway to the new Skyway linear park	\$1.2 Million	Construction, lighting and fixtures
<b>Sheridan Steps</b> Reconstruction of steps and lighting connecting Sheridan Hollow and Capitol Hill	\$800,000	50/50 match for engineering and construction
<b>Downtown District Signage</b> Additional signage and wayfinding	\$400,000	Purchase and installation of signage

# From Application: Streetscape & Greenspace Projects (con't)

Project Description	Total Investment	Usage of Funds
<b>Tricentennial Park Improvements</b> Implement the redesign of Tricentennial Park	\$1 Million	Construct improvements
<b>Van Rensselaer Park Improvements</b> Enhance park with new, inclusive an accessible playground and amenities	\$143,480	Purchase and install equipment
<b>Enhanced Garage Connections</b> Develop critical pathways from major destinations to the underutilized Quackenbush Garage	\$398,000	Construction, lighting, fixtures and plantings
<b>Livingston Railbridge Gateway</b> Installation of public art, signage and lighting connecting Downtown to the Warehouse District	\$250,000	Lighting and art installation costs, repair and preparation costs



# From Application: Workforce Development Projects

Project Description	Total Investment	Usage of Funds
<p><b>Palace Academy Technical Training Program</b> In partnership with IATSE, launch an innovative and inclusive arts education and employment program to teach lighting, technical theatre and production skills to local residents</p>	<p>\$700,000</p>	<p>Purchase new lighting systems and control boards</p>
<p><b>Cyber Hub</b> Create a cyber security-centric hub with co-working spaces, workforce training, meetup and event areas</p>	<p>\$500,000</p>	<p>Assist with fit-up costs</p>

# Public Engagement

- Build on previous community outreach
- Seek input from key individuals, organizations, and entities
- Use variety of methods (e.g., public meetings, workshops, websites, social media)
- Create work groups (if desired)
- Develop a public engagement strategy





# Public Engagement Plan

- Public workshop format ideas
- Public survey
- Outreach to community stakeholders
- Locally specific outreach strategies

**First Public Engagement Event**  
November 7, 6:30PM  
Palace Theatre



# Key Dates

- LPC Kickoff Meeting: 10/30
- Public Kickoff Event: 11/7
- Stakeholder Interviews: 11/8, 11/29
- LPC Meeting #2: 11/29
- Public Meeting #2: week of 12/3
- LPC Meeting #3: week of 12/17
- LPC Meeting #4: week of 1/14
- Public Meeting #3: week of 1/28
- LPC Meeting #5: week of 2/18

TENTATIVE

- **Goals: 11/30**
- **Preliminary Project List: 12/14**
- **Downtown Profile: 12/28**
- **Strategies: 1/31**
- **Draft Project Profiles: 1/31**
- **Final Project Profiles: 2/15**
- **Draft Plan: 2/18**
- **Final Plan: 3/22**
- **Edits Complete: 3/31**



# Committee Discussion

- Community outreach plan
- Open call for projects
- Potential projects from application
- Clinton Square profile



## Next Steps

- Set dates for upcoming committee meetings and public workshops
- Confirm Vision, establish Goals and Strategies





[www.ny.gov/downtown-revitalization-initiative/  
capital-region-albany](http://www.ny.gov/downtown-revitalization-initiative/capital-region-albany)