



November 29, 2018  
Governor Andrew Cuomo's  
Downtown Revitalization Initiative

# Clinton Square Local Planning Committee Meeting #2



# Meeting Agenda

1 Welcome

2 Introductions

3 **Planning progress report**

- Review Conflicts of Interest, Project Recusal Forms
- Project schedule
- Kickoff public meeting recap

4 **LPC work session**

- Review community engagement strategy
- Review DRI goals & strategies
- Retail Market Analysis
- Discuss preliminary projects

5 Next Steps

6 Public Comment



## Conflict of Interest

*Each Local Planning Committee Member is reminded of their obligation to disclose potential conflicts of interest with respect to any of the projects that may be discussed today. If you have a potential conflict of interest regarding a project you believe will be discussed during the meeting, please disclose it now and recuse yourself from any discussion or vote about that project. For example, you may state that you, or a family member, have a financial interest in the project, or you are on the board of the organization proposing the project. Do any members need to make a disclosure? (Pause for disclosures) Thank you.*

*Please inform the co-chairs during the meeting if the need to disclose a conflict arises unexpectedly, and of course then recuse yourself from discussion or voting on the project.*

# Project Schedule

- LPC Kickoff Meeting: 10/30
- Public Kickoff Event: 11/7
- Stakeholder Interviews: 11/8, 11/29
- LPC Meeting #2: 11/29
- Public Meeting #2: 12/12
- 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



# Public Kickoff Meeting



## Community Comments on Vision

- *“Gateway” implies something you pass through. Instead, “Clinton Square will become a thriving, inclusive destination connecting and catalyzing activity in...”*
- *“Poised to be” is too passive.*
- *“I believe the inclusiveness is very important...Engaging the lower income neighborhoods is key”*
- *Include “rehabilitation” in the statement. Other key words: “connectivity” and “stimulate growth”.*
- *Walkable and accessible – safe to walk, safe for wheelchair users, etc.*
- *“Residential”, “home”, “jobs”, “community engagement” also mentioned.*



# Vision

***Clinton Square is increasingly a thriving, inclusive destination and a distinctive walkable gateway 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.***



# Community Ideas

## ***Ideas by Category***

- *Public Improvements: 17*
- *New Development or Rehab of Existing Structures: 9*
- *Revolving Loan and Grant Funds: 8*
- *Branding and Marketing: 3*
- *Other: 21*

## ***Emerging Themes***

- *Pedestrian and bicyclist improvements: sidewalks, lighting, crosswalks, bike lanes, etc*
- *Food access: something to provide fresh, affordable food (grocery store, produce trailer, etc)*
- *Resources for existing residents: homeownership and rent-to-own opportunities, improvements to owner-occupied units, etc*





## Community Comments on Priorities

- *Add priority: “Creating a **more walkable urban environment**”; also walkability/bikeability with lighting and signage*
- *Add reference to small businesses; include **attracting new employers and local entrepreneurs***
- *Create **children and youth space** – education, physical culture, arts – after-school and weekends. A corridor for families.*
- *Increased recreational access and opportunities, maybe just outside the area in the Warehouse District*



# Community Engagement Strategy

Map dated 2010 for the City of the Golden State  
Initiation Initiative



# Community Goals and Strategies

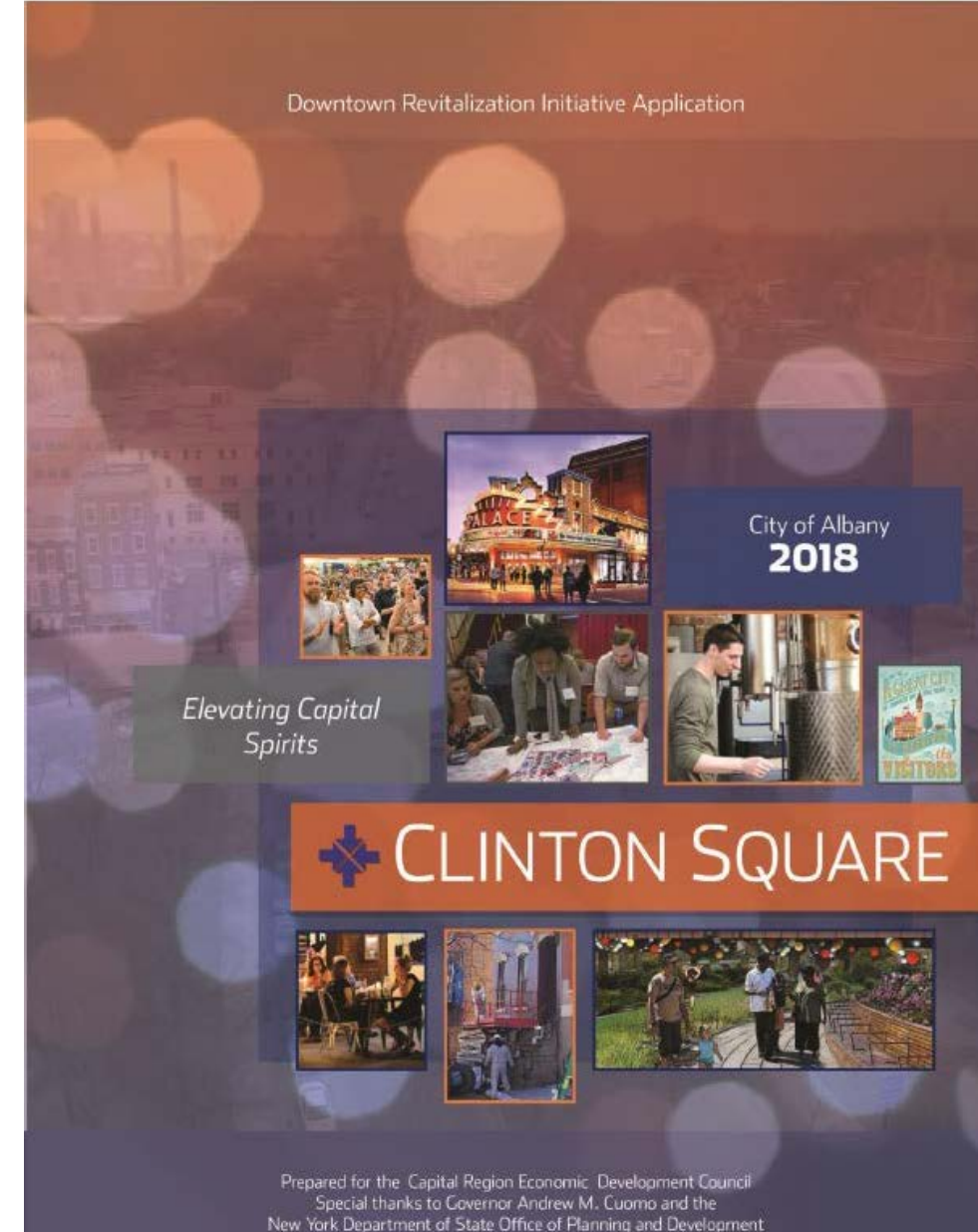
**Goal 1.** Establish a clear and engaging gateway into the Capital City

**Goal 2.** Make Clinton Square a connected hub of activity

**Goal 3.** Celebrate Albany's arts, culture and history

**Goal 4.** Create mixed-income urban living options while maintaining future affordability

**Goal 5.** Connect Albany's workforce to local employers



# Community Goals and Strategies

## **Goal 1.** Establish a clear and engaging gateway into the Capital City

- Promote and enhance brand identity for Clinton Square
- Improve wayfinding and develop clearly structured walking paths
- Create destinations that attract all ages, including children, young adults, and seniors
- Program and activate sidewalks and public spaces
- Enhance lighting throughout study area
- **And.....**



# Community Goals and Strategies

## **Goal 2.** Make Clinton Square a connected hub of activity

- Improve multi-modal connectivity with emphasis on biking and walkability enhancements
- Support existing businesses and increase new retail in strategic locations
- Support retail options that increase access to healthy food
- Increase tourist and regional visits
- Prioritize initiatives in Clinton Square that extend benefits to Downtown Albany, the Warehouse District, Arbor Hill, Sheridan Hollow, and the Hudson Riverfront
- **And....**

# Community Goals and Strategies

## **Goal 3.** Celebrate Albany's arts, culture and history

- Support existing institutions
- Invest in workforce training for arts-related career paths
- Integrate Albany's history and character into streetscape, signage, and public space projects
- Improve connections between arts and entertainment venues and nearby parking and dining areas
- **And....**



# Community Goals and Strategies

## **Goal 4.** Create mixed-income urban living options while maintaining future affordability

- Ensure Clinton Square remains affordable and attractive to all residents, including families
- Prioritize mixed-income development initiative
- Develop incentives to provide a “ladder of affordability” that includes workforce housing
- Capture higher percentage of downtown’s market-rate opportunity
- Upgrade existing and create new affordable housing
- Provide pathways to homeownership opportunities
- **And...**

# Community Goals and Strategies

## **Goal 5.** Connect Albany's workforce to local employers

- Create new workforce training opportunities within Clinton Square
- Build on current local growth sectors (arts, entertainment, brewing)
- Connect local workforce to new employers
- Ensure new investments include low-barrier-to-entry jobs with strong career ladders
- Support entrepreneurial/incubator opportunities that target the local workforce
- **And...**





DRI Albany

# Retail Market Scan and Strategic Plan

November 26, 2018





Focus Area

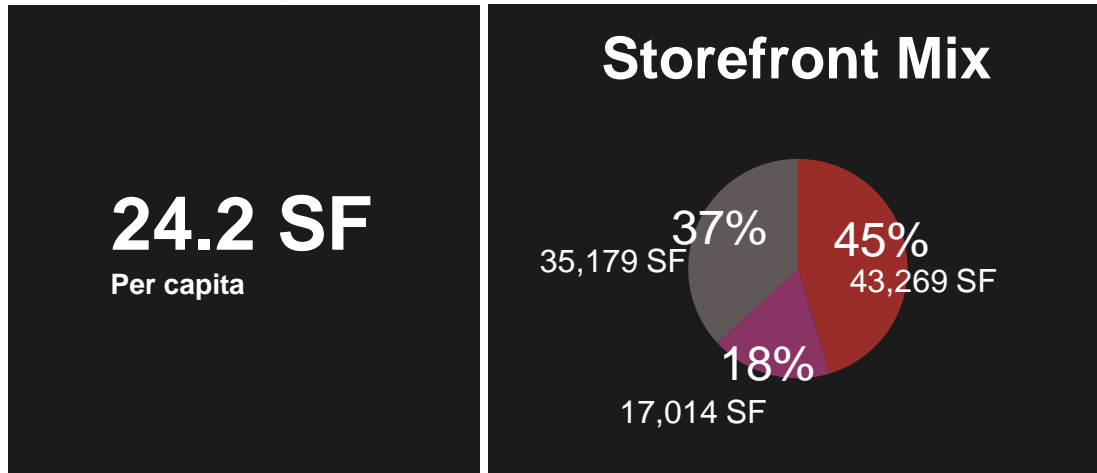
Clinton Square Retail Zones



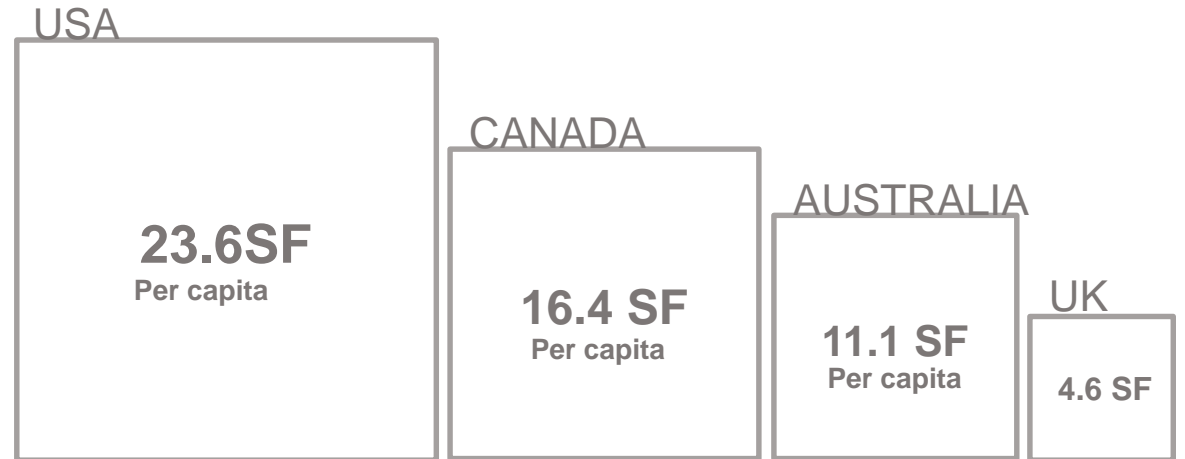
There is a large supply of existing retail and dining spaces in Clinton Square.

Total Ground Floor Retail/ Restaurant SF (Clinton Square): **95,462**

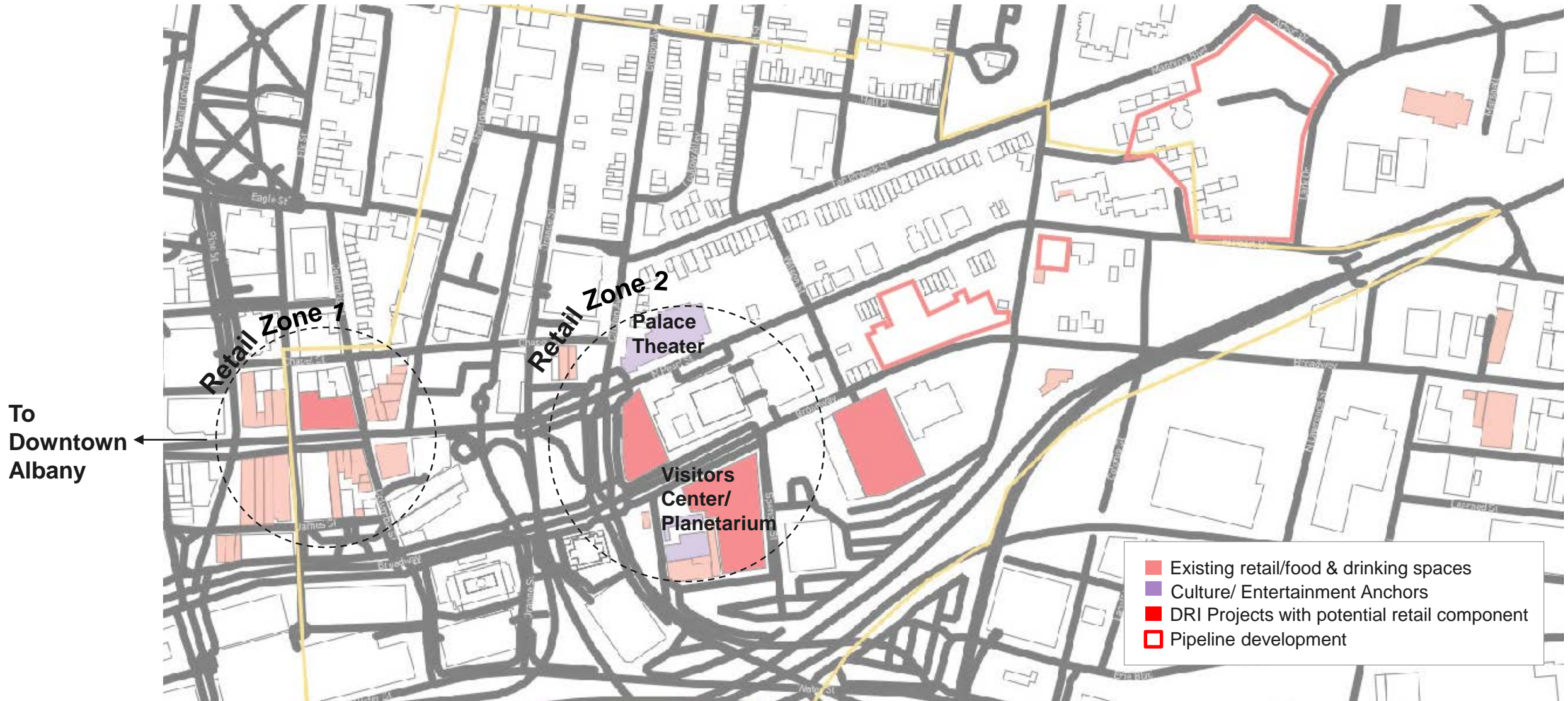
**CLINTON SQUARE**



Based on total number of residents within 0.5 mile of Clinton/Pearl and only retail/ restaurant ground floor spaces within Clinton Square



Retail and restaurant spaces are clustered south of the study area in two distinct zones.



Demand and Supply

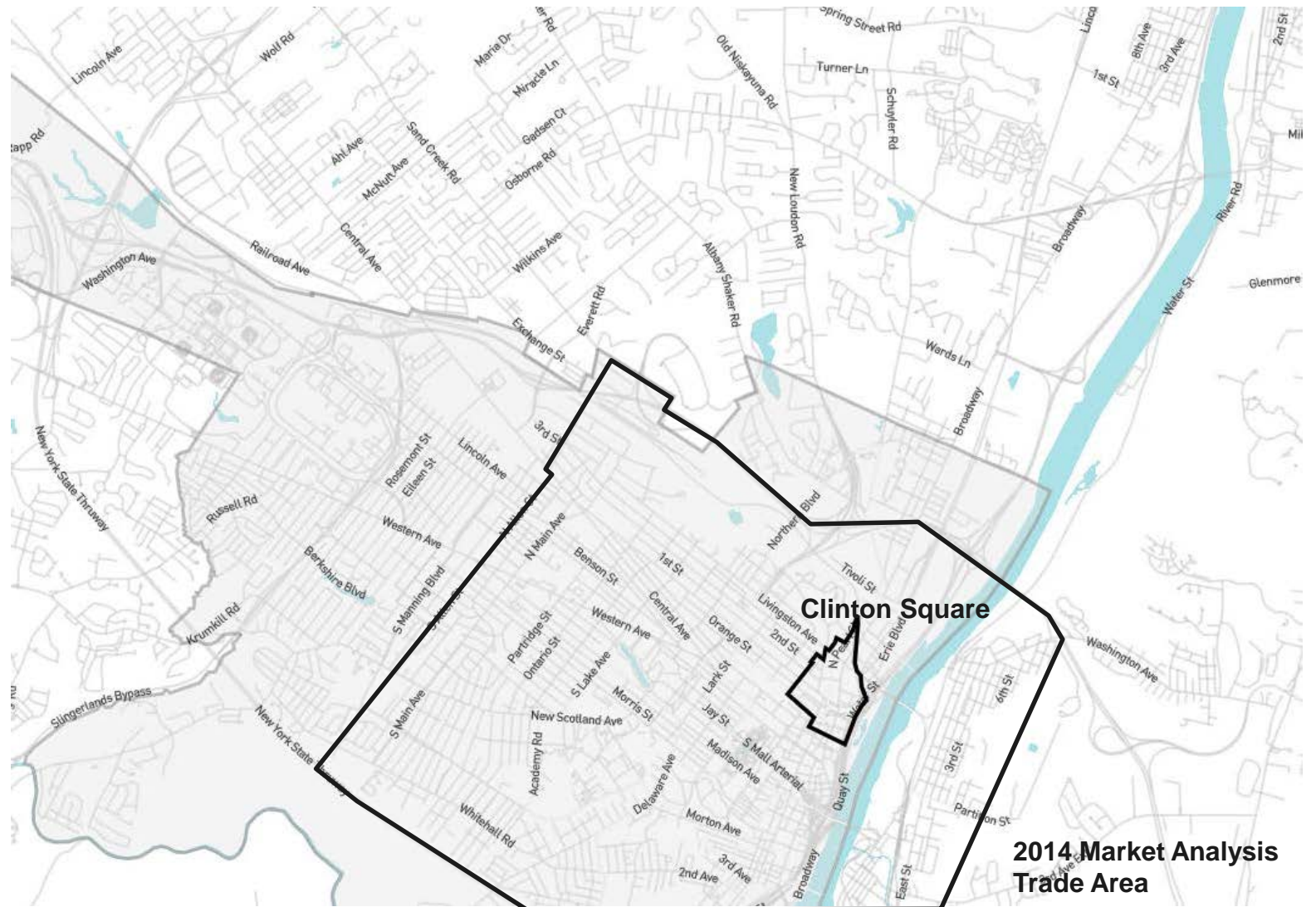
Retail Market Challenges



# Low residential densities and lower income populations within close proximity of Clinton Square limit demand for retail goods and services.

Based on review of 2014 Retail Market Study by MJB Consulting

- 2018 estimated population in Clinton Square: **1,100**
- **60% of households earn less than \$25,000 per year** – need lower price points for neighborhood goods and services
- **Daytime population working south of Clinton Square** may drive demand for **quick service, lunch-oriented eateries and convenience goods**
- Grocery demand **only sufficient to support an urban-format 2,500-5,000SF store** designed for ‘fill-in’ trips between weekly visits to full-service supermarkets



To survive year-round downtown, retailers need small but viable spaces.

## Existing retailers reported challenges with ....

Finding commercial spaces measuring less than 2,000SF within Retail Zones

High cost of fit-out and renovation in older buildings within Retail Zones



Lodge's is one of few property owners supporting new businesses by providing micro retail spaces measuring 500-2,000SF and T.I. funding.

The spaces have had no turnover.



Many downtown businesses, including The Olde English Pub, spent tens of thousands of dollars to renovate their spaces and continue to do so to maintain properties.



To survive year-round downtown, retailers also need to adapt to the changing retail industry with creative business models.

# Existing retailers are adapting by ....

Providing unique experiences for customers

Selling online and direct to large institutional customers



Fort Orange General Store sells online and offers events and workshops in-store.



The Hollow complements theater offerings by hosting live music and performances.



Lodge's sells directly to large institutional customers like hospitals and schools.



Physical Environment (Public/ Private Realm)

Pathway to purchase friction

Ground floor vacancy/ inactive uses limit connectivity between retail zones.

Pearl St  
(between Steuben and Sheridan)



**Vacant storefront**

**Bank/ Office**



**Parking Lot**

**Theater  
entrance/  
overhang**

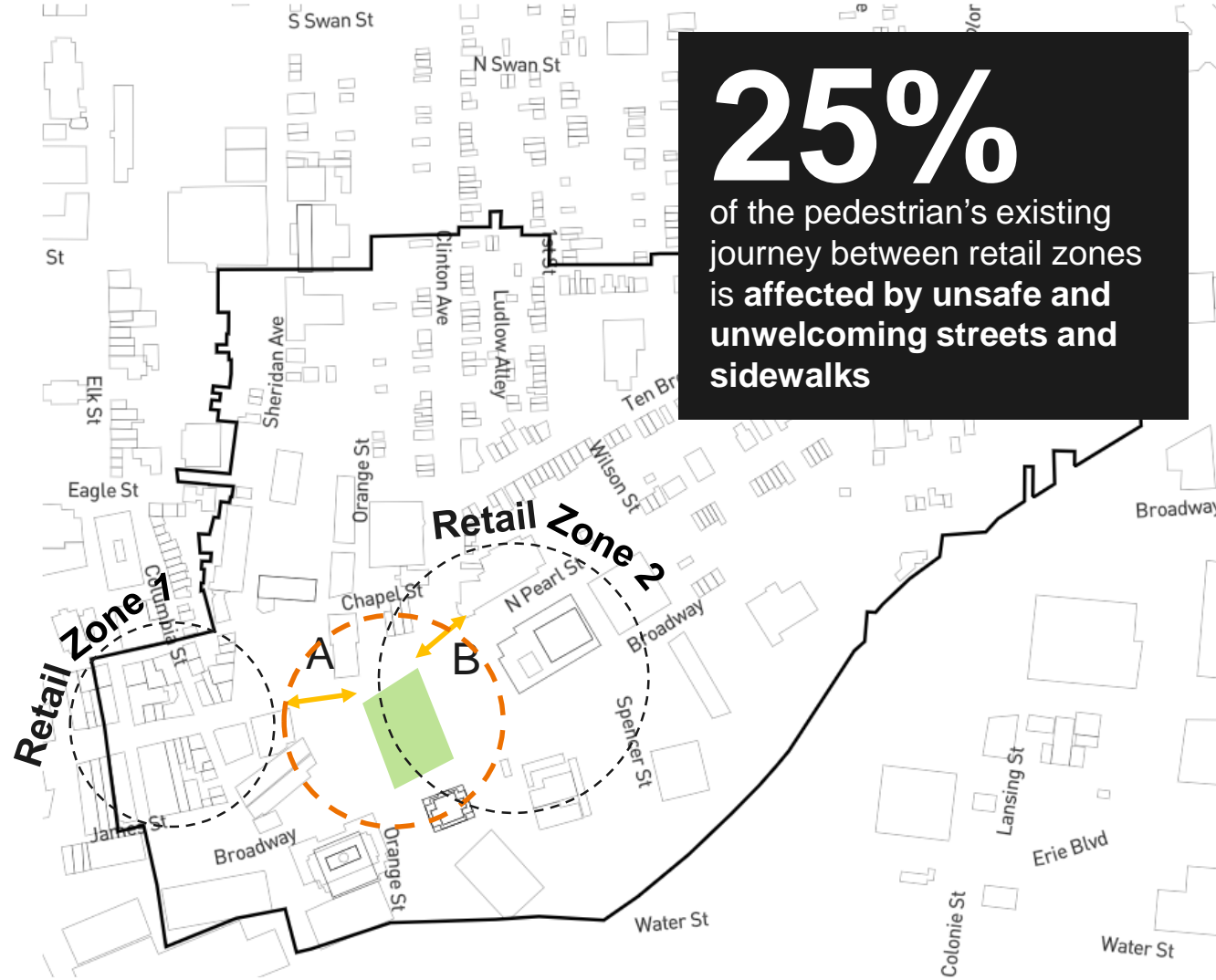
Majority of ground floor retail vacancy located in Retail Zone 1, along Pearl St.





# Wide intersections and poor crosswalk planning inhibit walkability between anchors and retail zones.

Pearl St  
(between Orange and Clinton)

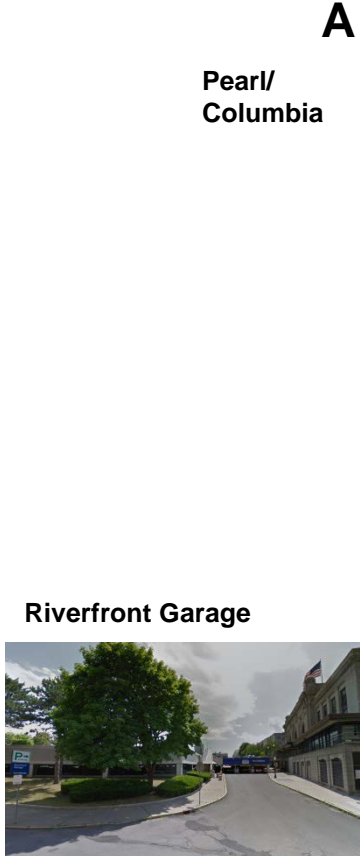
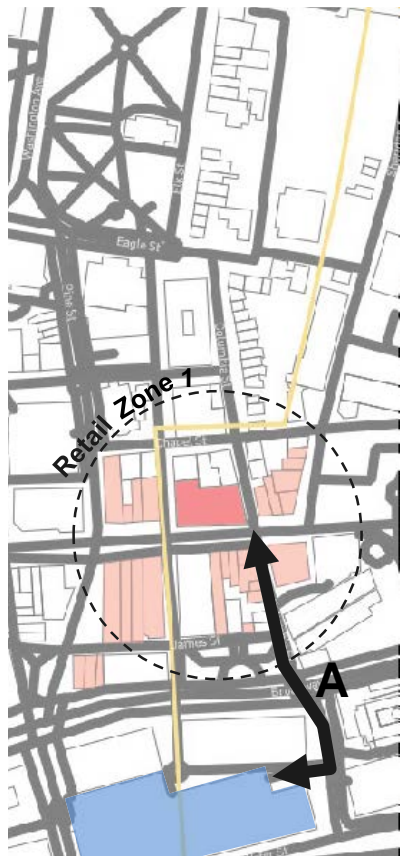


**25%**  
of the pedestrian's existing journey between retail zones is affected by unsafe and unwelcoming streets and sidewalks

Off-street parking lots and garages are not easily accessible from retail zones resulting in perceived parking issues.

**762 ft**

Total distance of customer's journey between the Riverfront Garage to Retail Zone 1



**25,000**

Average daily vehicles pass through this intersection (Clinton/ Broadway)



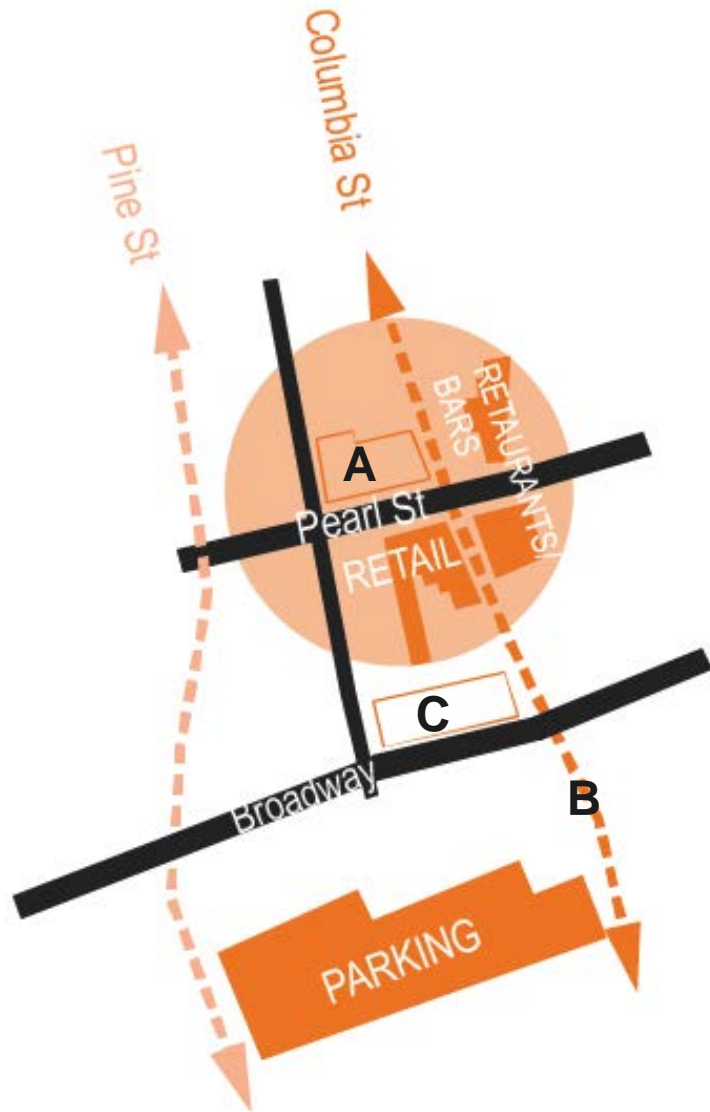
<- -> Current path from parking garage

Key Opportunities/ Recommendations

Clinton Square Retail Strategic Plan



# Retail Zone 1 Concept Plan

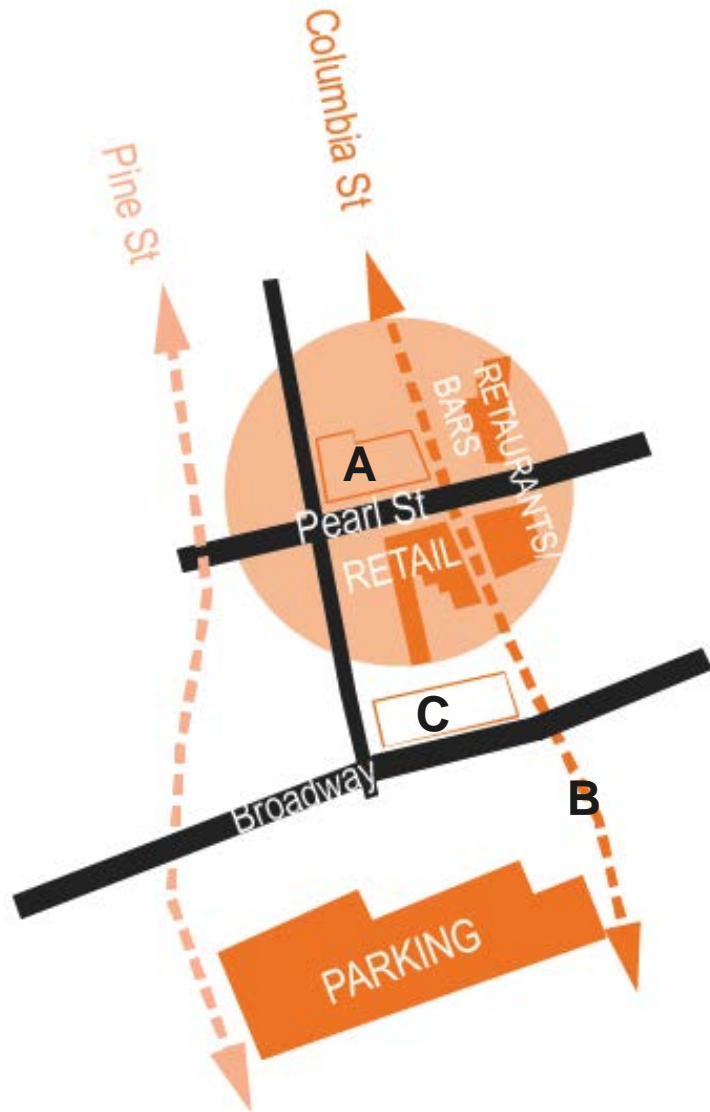


## A. Kenmore Complex

- Support **redevelopment** of vacant property to activate sidewalks
- **Break up large floor plates** into smaller, affordable commercial spaces
- Provide **additional tenant improvement resources/funding** for new tenants
- **Prioritize active tenants** such as neighborhood/convenience retail, restaurants, or creative offices

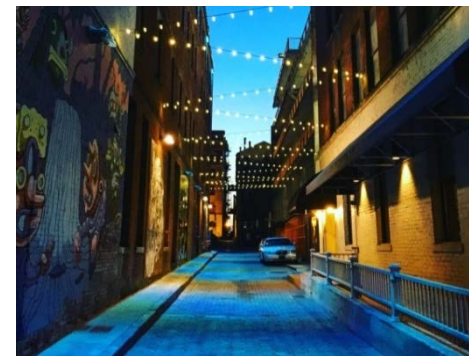
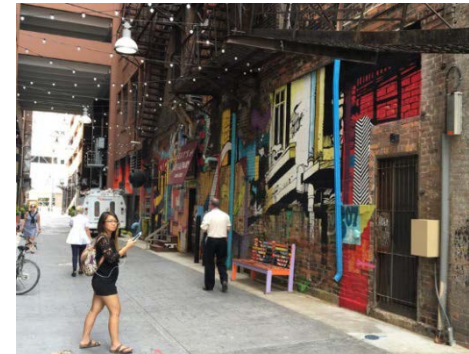


# Retail Zone 1 Concept Plan



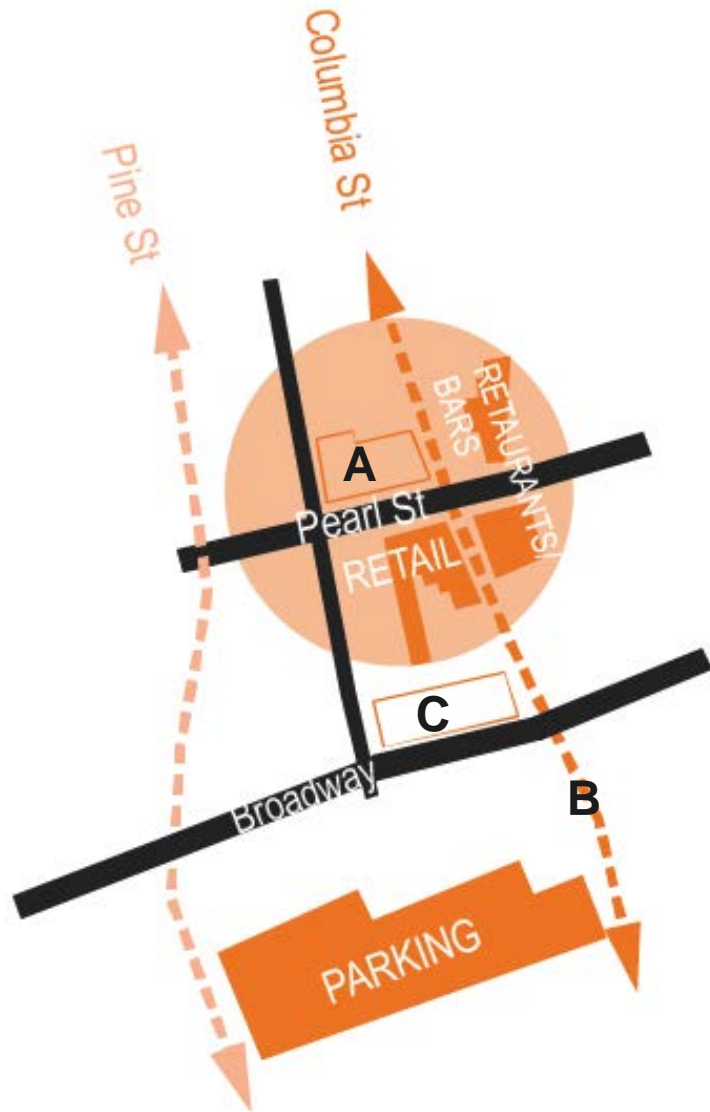
## B. Columbia St

- **Activate Columbia St with creative art and lighting** to encourage shoppers to park at off-street garage and to walk between riverfront and Pearl St
- Enhance **wayfinding/signage between parking garages** and Retail Zones





# Retail Zone 1 Concept Plan



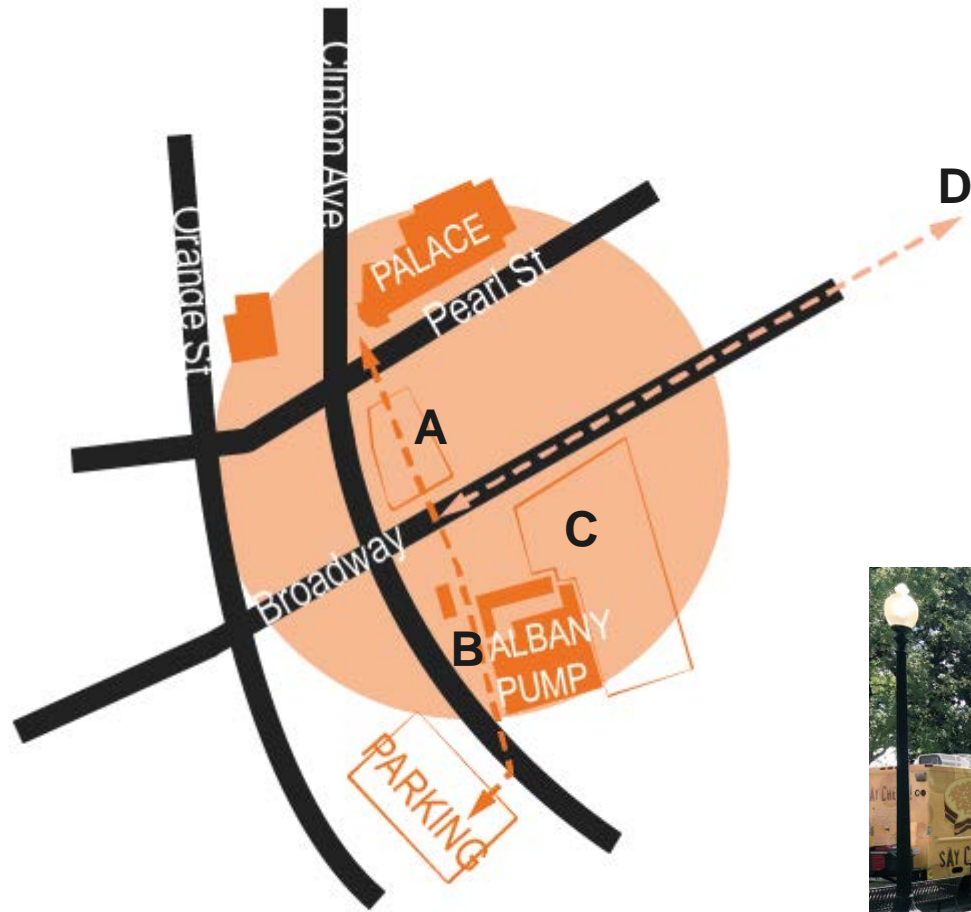
## C. Tricentennial Park

- **Redesign Tricentennial Park** to ensure year-round use and activation of the park
  - Ensure **sufficient park lighting** to encourage shoppers in Retail Zone 1 to use Columbia St as key path between parking garage and shops





# Retail Zone 2 Concept Plan

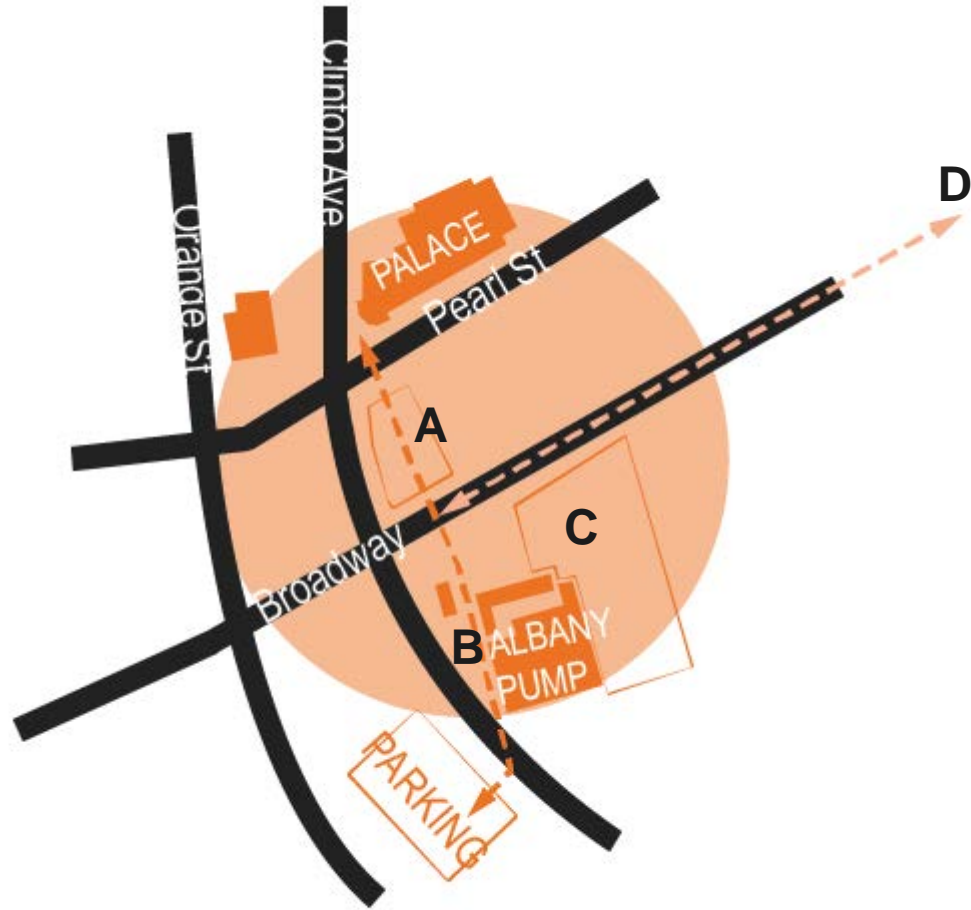


## A. Federal Park/ C3 at Clinton Square

- Redesign Federal Park to ensure **flexibility for year-round use** and activation
  - **Complement historic design** of Quackenbush Square
  - Provide **space for parking of mobile vending units** and **create modular vending units** for seasonal set-up
- Ensure public space **maintains a view corridor** between Quackenbush Square and Palace Theater
- Create **direct pathway for customers to walk between anchors** in Retail Zone 2



# Retail Zone 2 Concept Plan



## B. Quackenbush Garage

- Enhance **wayfinding** and **pedestrian pathways between Quackenbush garage** and Retail Zone 2
  - Ensure consistent signage from inside parking garage to Quackenbush Square



From stairwell/  
elevators to  
Quackenbush  
Square

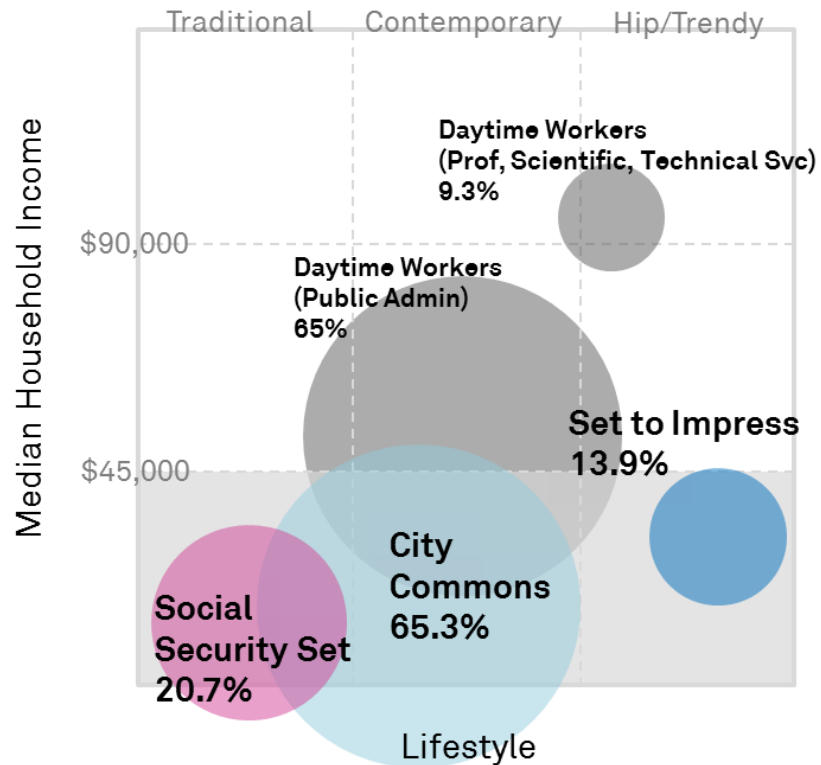
Lighting  
improvements





# Retail Zone 2 Concept Plan

Based on 0.5 mile resident and daytime employee population, price point of retail products and services need to remain affordable to be able to meet needs and lifestyles of local customers.



\*Based on 2014 Retail Market Study, grocery demand may only support 2,500-5,000SF

## C. Quackenbush Square Mixed Use Complex

- **Prioritize neighborhood-serving and convenience retail**
  - To maximize visibility, **commercial spaces should line Broadway**
  - Opportunity for some **retail and dining** at **most visible corner** near Clinton
  - *Note: Limited demand for grocery and few grocery operators in the region*

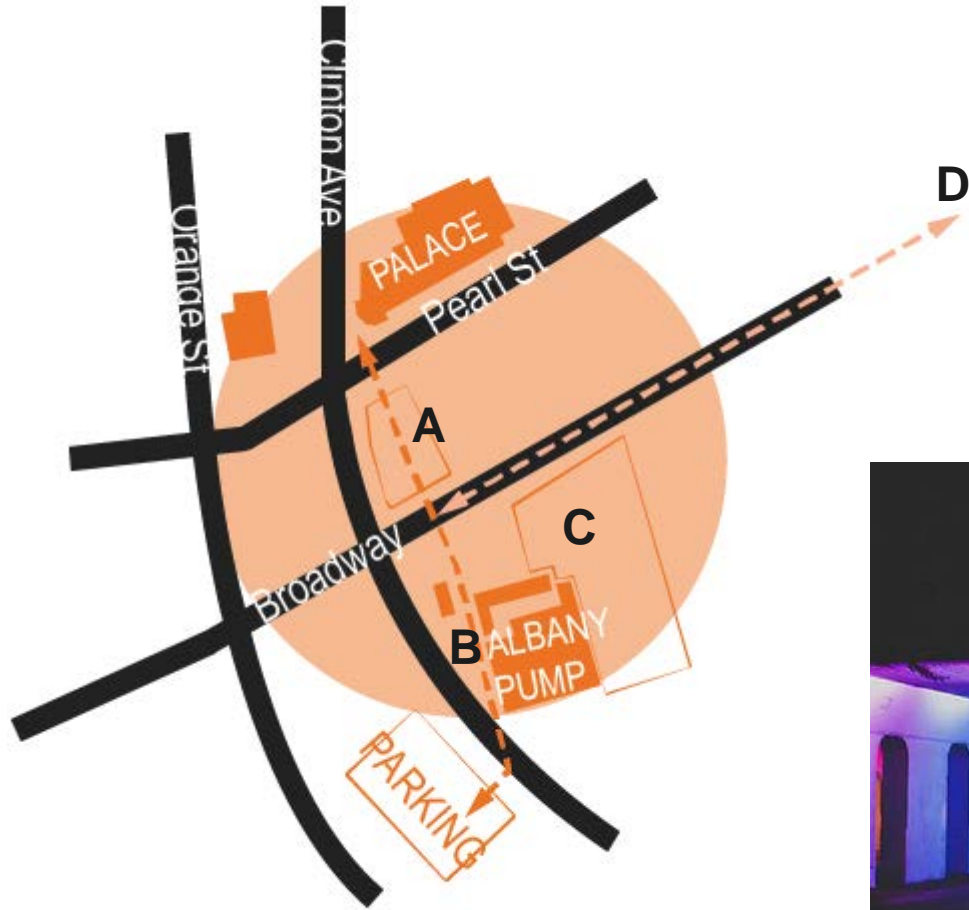




# Retail Zone 2 Concept Plan

## D. Livingston Railbridge Gateway

- **Enhance pedestrian connection** between Retail Zone 2 and Warehouse District
  - Install pedestrian-scale lighting on properties fronting Broadway
  - Improve sidewalk conditions and repaint crosswalks
  - Install public art and lighting under railbridge





# DRI Application – Potential Projects





# Public Improvements

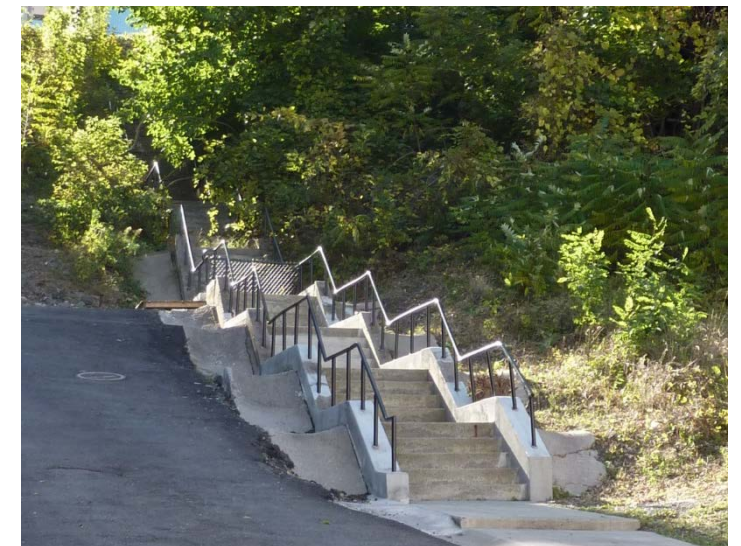
Project Number	Project Description	Project Investment
P1	<b>Clinton Avenue Streetscape Improvement</b> <ul style="list-style-type: none"><li>Improve the street, sidewalks, plantings, and visual appeal of this important corridor</li></ul>	\$ -
P2	<b>Livingston Railbridge Gateway</b> <ul style="list-style-type: none"><li>Install public art, signage, and lighting connecting Downtown to the Warehouse District</li></ul>	\$ 250,000





# Public Improvements

Project Number	Project Description	Project Investment
P3	<b>Quackenbush Garage Access</b> <ul style="list-style-type: none"><li>Construct an additional entrance and provide enhanced pedestrian access</li></ul>	\$ 400,000
P4	<b>Sheridan Steps</b> <ul style="list-style-type: none"><li>Reconstruct the steps connecting Sheridan Hollow and Capitol Hill and install new lighting</li></ul>	\$ 800,000



# Public Improvements

Project Number	Project Description	Project Investment
P5	<b>Skyway: Albany Happening</b> <ul style="list-style-type: none"><li>Develop a multipurpose, interactive venue for arts, performance, and vendor activity on the Skyway</li></ul>	\$ 1.1 Million
P6	<b>Skyway Gateway</b> <ul style="list-style-type: none"><li>Construct a signature artistic gateway to highlight the entry to the new Skyway linear park</li></ul>	\$ 1.2 Million





# Public Improvements

Project Number	Project Description	Project Investment
P7	<b>Streetscape Improvements</b> <ul style="list-style-type: none"><li>Design and construct streetscape improvements and pedestrian safety enhancements at three key intersections and along district streets</li></ul>	\$ 5.2 Million
P8	<b>Tricentennial Park Improvements</b> <ul style="list-style-type: none"><li>Implement the redesign of Tricentennial Park</li></ul>	\$ 1 Million





# New Development or Rehab of Existing Structure

Project Number	Project Description	Project Investment
D1	<b>222 N. Pearl Street Redevelopment</b> <ul style="list-style-type: none"><li>Rehab former police station into six new residential units and ground floor space for the Cyber Hub</li></ul>	\$ 1 Million
D2	<b>745 Broadway</b> <ul style="list-style-type: none"><li>Build a planned 130 residential units and 10,800 sq. ft. of retail space with a 225-car garage</li></ul>	\$ 35 Million



# New Development or Rehab of Existing Structure

Project Number	Project Description	Project Investment
D3	<b>C<sup>3</sup> at Clinton Square</b> <ul style="list-style-type: none"><li>Construct a new three-season food and beverage hub at the corner of Clinton Avenue and Broadway</li></ul>	\$ 1.9 Million
D4	<b>The Church</b> <ul style="list-style-type: none"><li>Stabilize and preserve the remaining elements of a registered historic property into an open-air artists' venue and park</li></ul>	\$ 1.3 Million



# New Development or Rehab of Existing Structure

Project Number	Project Description	Project Investment
D5	<b>Ida Yarbrough Phase 3</b> <ul style="list-style-type: none"><li>Construct ten new homeownership units as part of the redevelopment of the existing public housing low-rise site</li></ul>	\$2 Million
D6	<b>Kenmore Complex</b> <ul style="list-style-type: none"><li>Renovate 403,000 sq. ft. of long abandoned, historic properties lining North Pearl Street into a mixed-use lifestyle center</li></ul>	\$ 55 Million





# New Development or Rehab of Existing Structure

Project Number	Project Description	Project Investment
D7	<b>Palace Theatre Expansion</b> <ul style="list-style-type: none"><li>Expand stage house, renovate theatre to full ADA compliance and renovate/construct fully accessible arts education, rehearsal, community and office spaces</li></ul>	\$ 30.7 Million
D8	<b>Quackenbush Mixed-Use</b> <ul style="list-style-type: none"><li>Build a planned 187 residential units, 136 room hotel, and 16,000 sq. ft. retail with 180 sub-surface parking spaces</li></ul>	\$ 85 Million
D9	<b>The Wilson</b> <ul style="list-style-type: none"><li>Construct 4-story, 27,000 sq. ft. market rate building with 15-car garage</li></ul>	\$ 3.6 Million



# Workforce Training & Revolving Loan and Grant Funds

Project Number	Project Description	Project Investment
R1	<b>Cyber Hub</b> <ul style="list-style-type: none"><li>• Create a cyber security-centric hub with co-working spaces, workforce training, and meet-up and event spaces</li></ul>	\$ 500,000
R2	<b>Palace Academy Technical Training Program</b> <ul style="list-style-type: none"><li>• Launch an innovative and inclusive arts education and employment program in partnership with IATSE to teach lighting, technical theatre, and production skills to local residents</li></ul>	\$ 700,000
R3	<b>Small Business Loans &amp; Grants</b> <ul style="list-style-type: none"><li>• Provide loans and grants for small business owners to activate more than 50,000 sq. ft. of vacant, ground floor retail spaces (not shown on map)</li></ul>	\$ 600,000





# Branding and Marketing

Project Number	Project Description	Project Investment
B1	<b>Craft Beverage Trail</b> <ul style="list-style-type: none"><li>Implement and market a two-mile trail that links Albany beverage producers</li></ul>	\$ 200,000
B2	<b>Downtown District Signage</b> <ul style="list-style-type: none"><li>Add signage and wayfinding for the Downtown District</li></ul>	\$ 100,000
B3	<b>Enhanced Garage Connections</b> <ul style="list-style-type: none"><li>Develop critical pathways from major destinations to the underutilized Quackenbush Garage</li></ul>	\$ 398,000



## Next Steps

- Project Profile Forms due 12/7
- Public Meeting #2: week of 12/10
- Downtown Profile Draft review: 12/14
- Local Planning Committee Meeting #3: 12/20



## Downtown Revitalization Initiative

<https://www.albanyny.gov/DRIClintonSquare>

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