



December 18, 2018
Governor Andrew Cuomo's
Downtown Revitalization Initiative

Clinton Square LPC Meeting #3

Meeting Agenda

1	Welcome
2	Downtown Profile Review
3	DRI Goals and Strategies
4	Preliminary Projects <ul style="list-style-type: none">➤ Discuss preliminary projects➤ Discuss how they address goals and strategies
5	Next Steps
6	Public Comment Period



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: 12/18
- LPC Meeting #4: week of 1/14
- Public Meeting #3: week of 1/28
- LPC Meeting #5: week of 2/18

- 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

TENTATIVE

Components of Downtown Profile

- Regional Context
- Previous Planning Efforts
- Relationship to REDC Strategies and Priorities
- Present Conditions
- Key Findings of Market Analysis
- Recent, Ongoing and Planned Projects
- Local Organizations and Management Capacity



Overview: Clinton Square DRI Area

1,671

Population



Average Household Size

30.9

Median Age

\$28,910

Median Household Income



\$28,910

Median Household Income



\$17,802

Per Capita Income



\$10,638

Median Net Worth

13%

No High School Diploma



44%

High School Graduate



28%

Some College



15%

Bachelor's/Grad/Prof Degree



58%

White Collar



14%

Blue Collar



29%

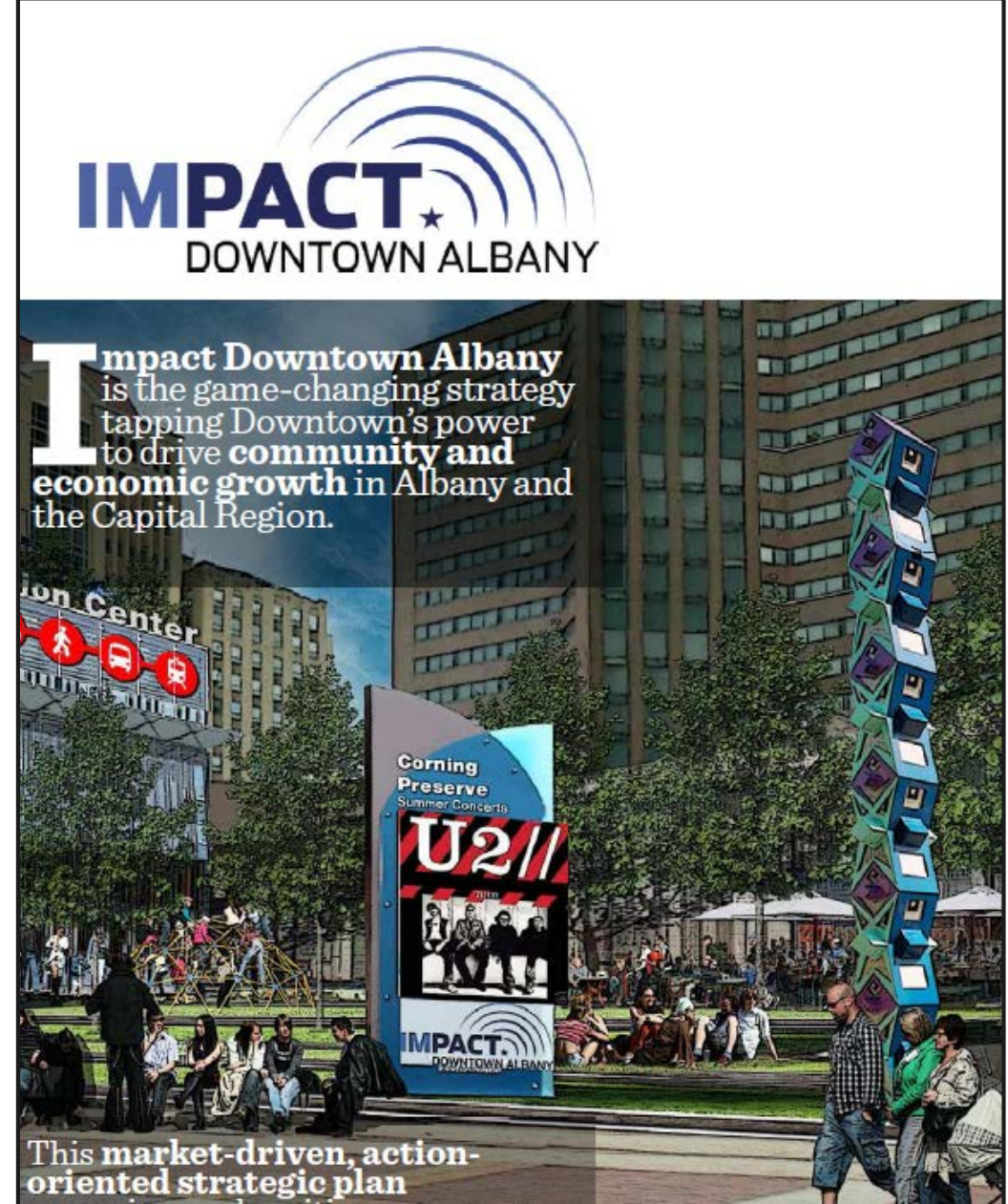
Services

8.6%

Unemployment Rate

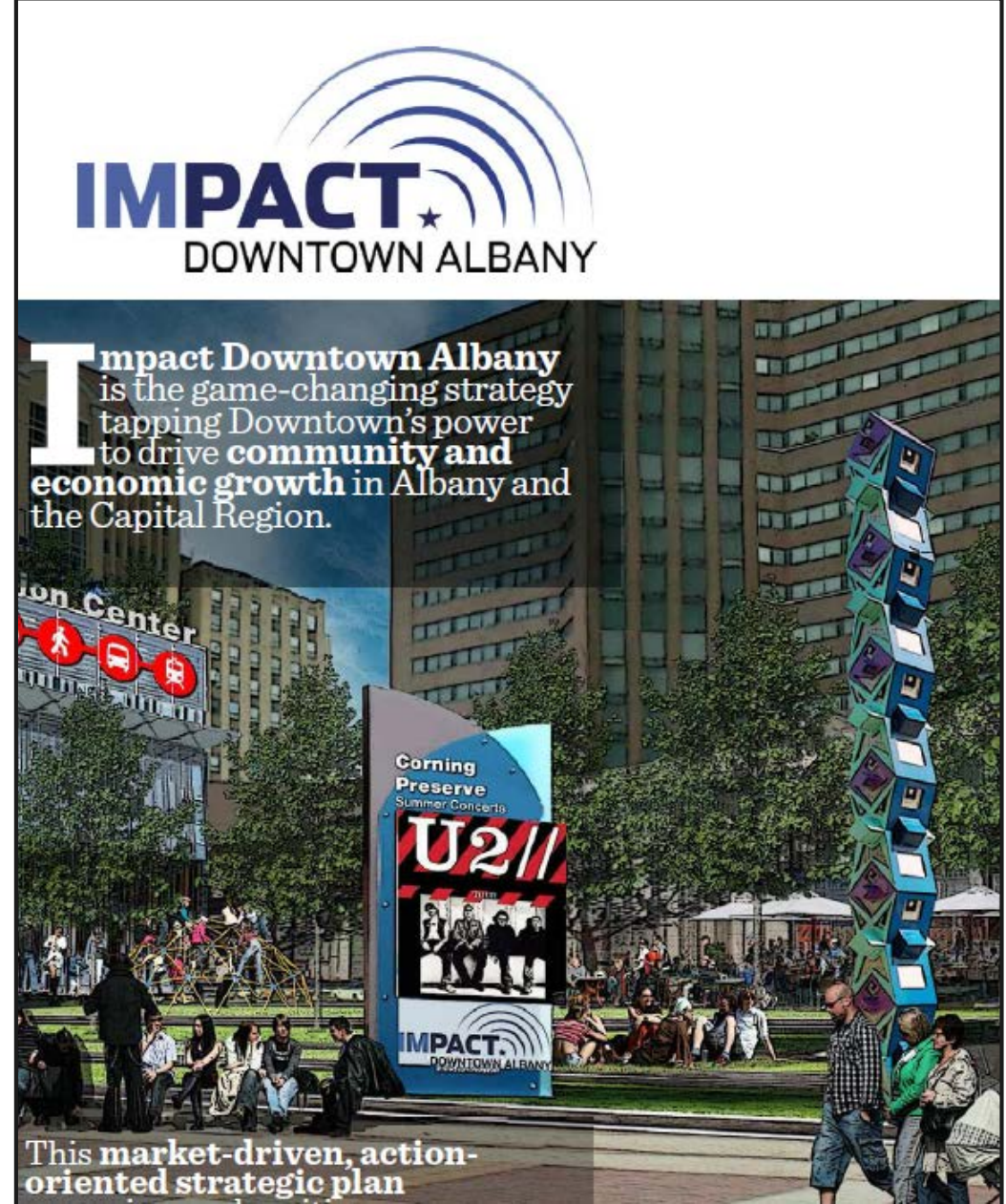
Previous Planning Documents Summarized

- **Capital Region Creates** (Capital Region Development Council Progress Report) (2018)
- **Playbook – Impact Downtown Albany** (2015)
- **Arbor Hill Neighborhood Plan**
- City of Albany Adopted **Unified Sustainable Development Ordinance (USDO)** (2017)
- **Capital 20.20** (2015)
- **Albany 2030 Plan** (2012)



Present Conditions: Critical Issues Identified

- Ground floor vacancies and “missing teeth” in the urban fabric
- Impediments to a comfortable, convenient pedestrian environment
- Creating a critical mass of activity
- Concerns about equity and inclusion
- Jobs & Workforce Development



Present Conditions: Strengths and Opportunities

- Primary gateway
- Visitor destination
- Rich, historic heritage
- \$80 million in new development underway
- Stable population



	Clinton Square DRI			City of Albany		
	2000 Census	2010 Census	2012-16 ACS	2000 Census	2010 Census	2012-16 ACS
Population	1,406	1,576	1,156	95,658	97,856	98,425
Households	677	759	612	40,709	41,157	40,885
Housing Units	861	908	823	45,288	46,362	47,513

Downtown Profile Review

- Final draft due: 1/4?
- ***Volunteers for review?***

Albany Downtown Revitalization Initiative
Downtown Profile and Assessment

DRAFT



7 December 2018

Community Goals and Strategies

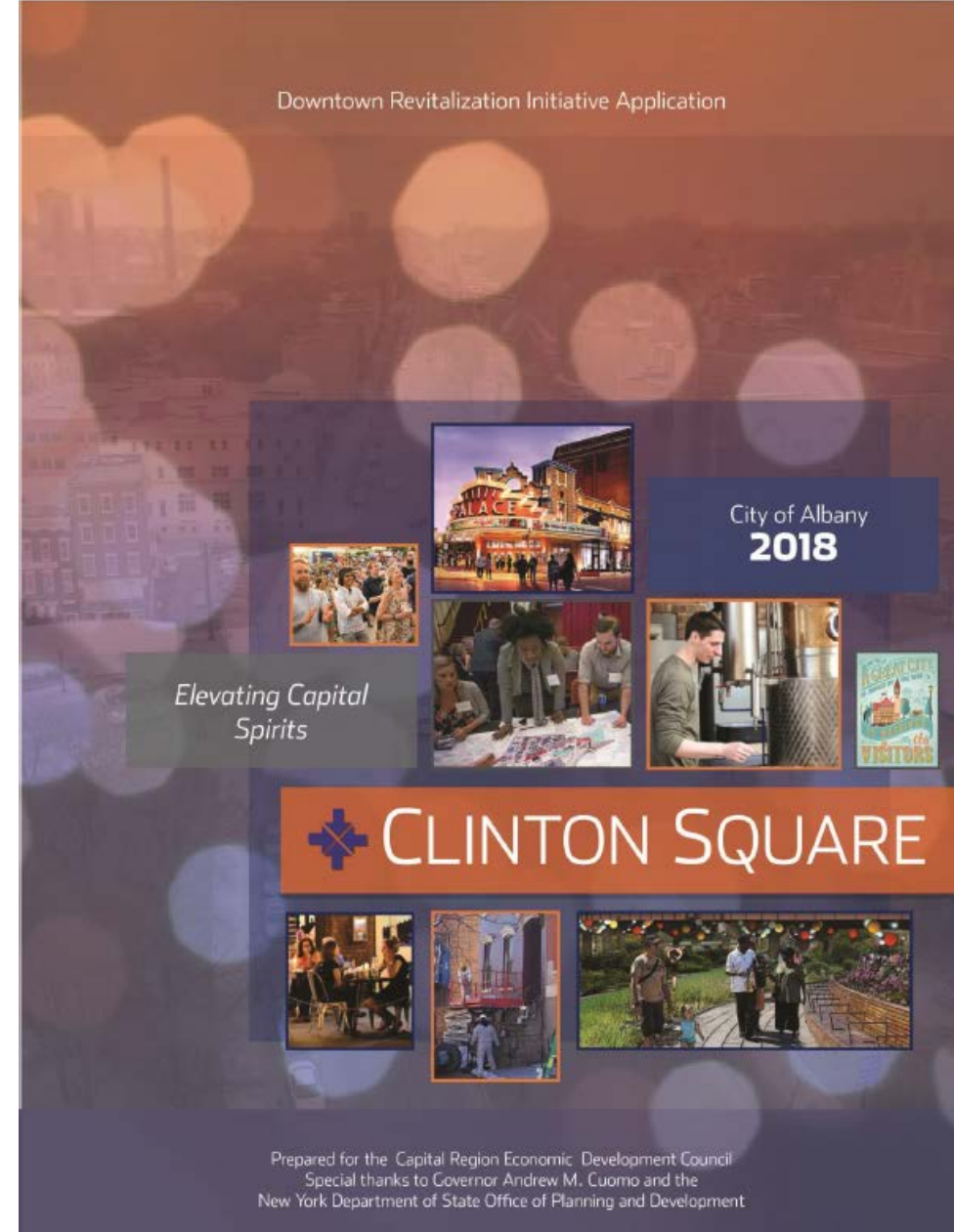
Goal 1. Establish a clear and engaging gateway into the Capital City

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



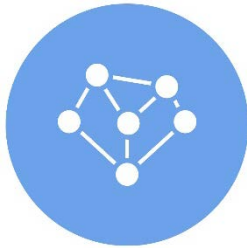
Community Goals

1



**Gateway/
Destination**

2



Connectivity

3



**Arts/
Culture**

4



**Mixed-Income
Urban Living**

5



Workforce

1

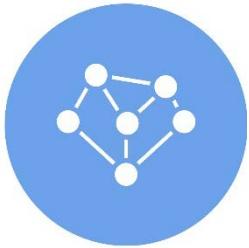


Gateway/ Destination

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 a diversity of people of all ages, including children, young adults, and seniors
- Program and activate sidewalks and public spaces
- Enhance lighting throughout study area
- Improve access to parking
- Create public art that is reflective of the community

2



Connectivity

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
- Identify and support retail options that reflect the diversity of Clinton Square and the surrounding community
- Attract businesses that reflect the local creative economy
- 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

3



Arts & Culture

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

- Support existing institutions
- Invest in workforce training for arts-related career paths
- Promote and program a local—and diverse—array of creative initiatives
- 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

4



Mixed-Income Urban Living

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
- Identify/develop programs that support existing homeowners
- Capture higher percentage of downtown’s market-rate opportunity
- Upgrade existing and create new affordable housing
- Provide pathways to homeownership opportunities

5

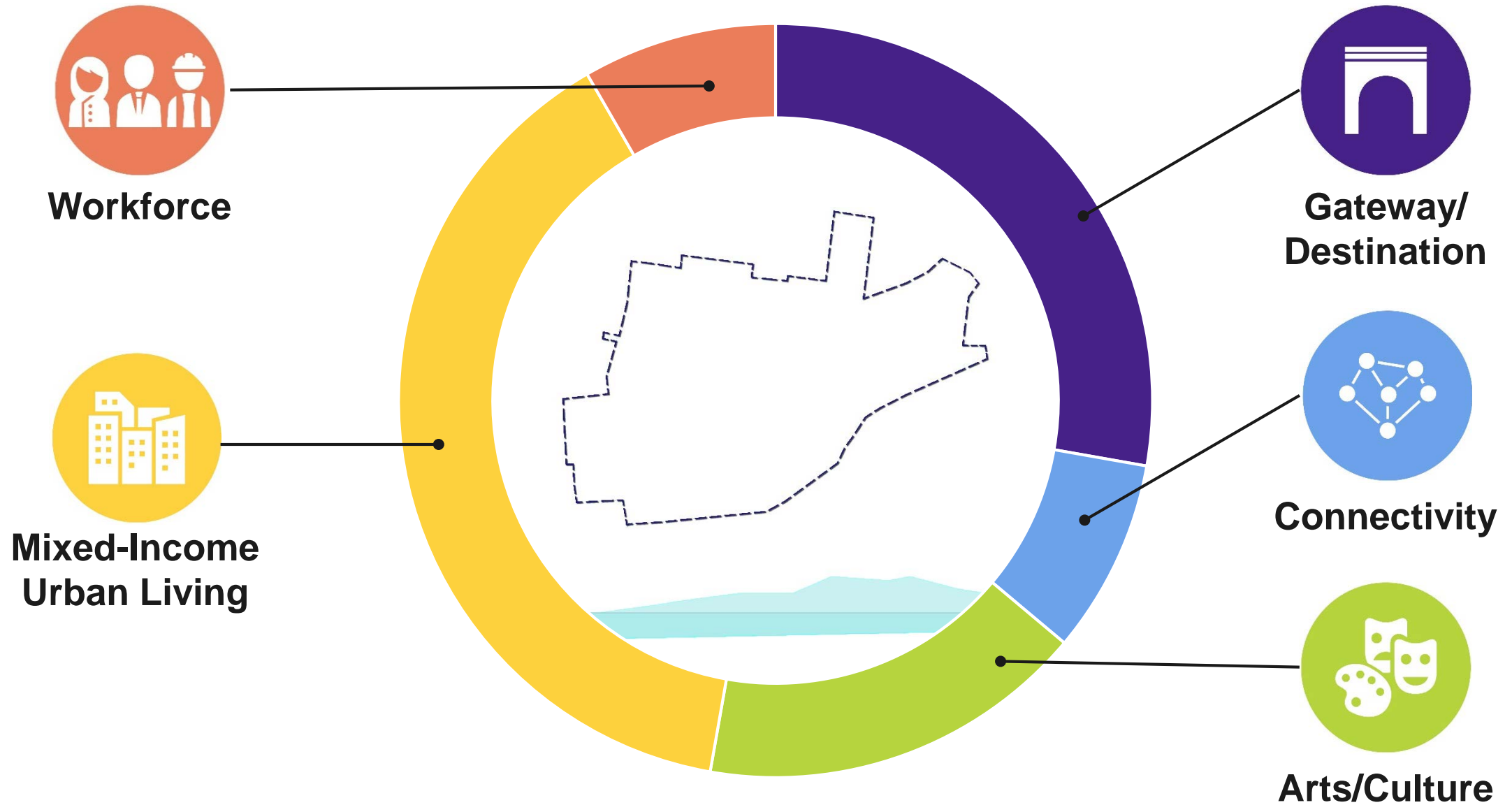


Workforce

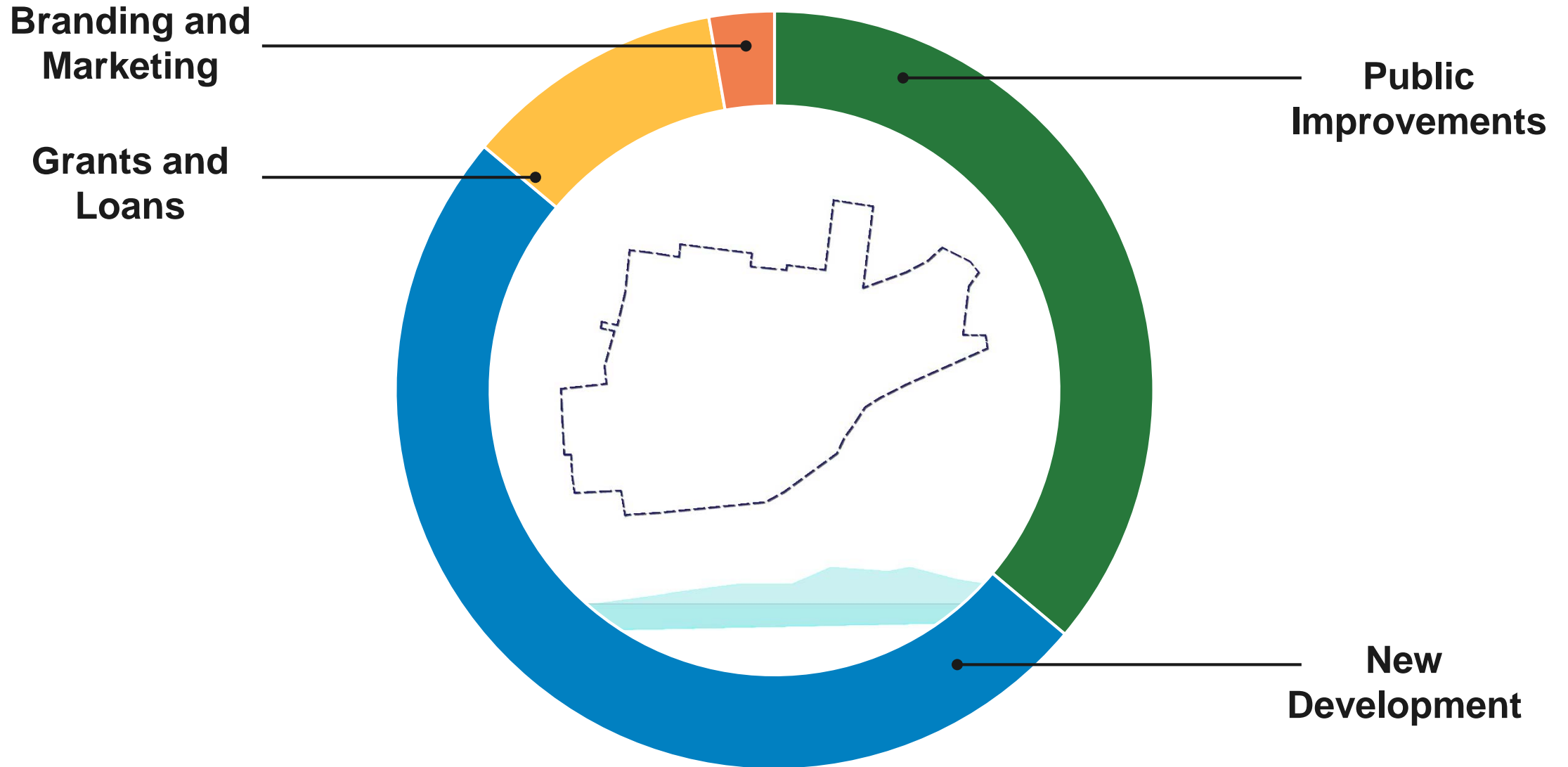
Goal 5. Connect Albany's workforce to local employers

- Create new workforce training and job 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
- Create right-sized spaces for co-working or office suites

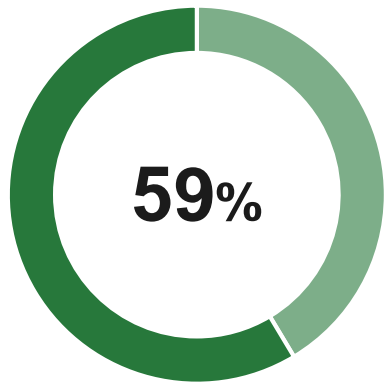
Project Profiles and Goals



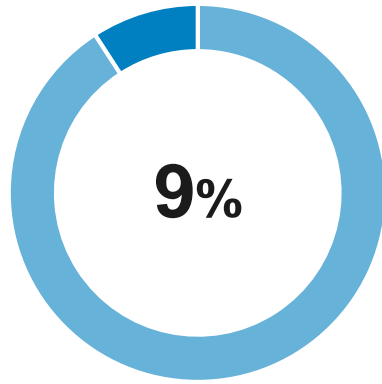
Project Profiles Received and Project Types



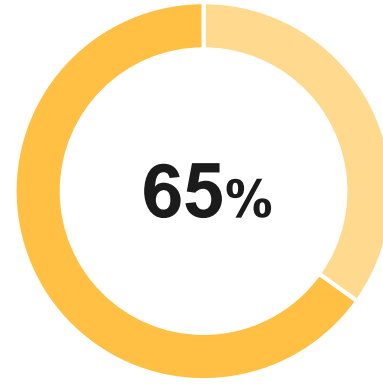
Project Types : DRI Funding Request of Total Project Budget



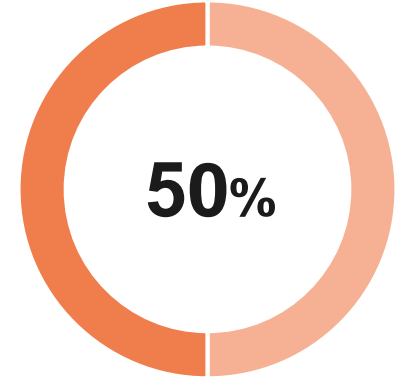
**Public
Improvements**



**New
Development**



**Grants and
Loans**



**Branding and
Marketing**

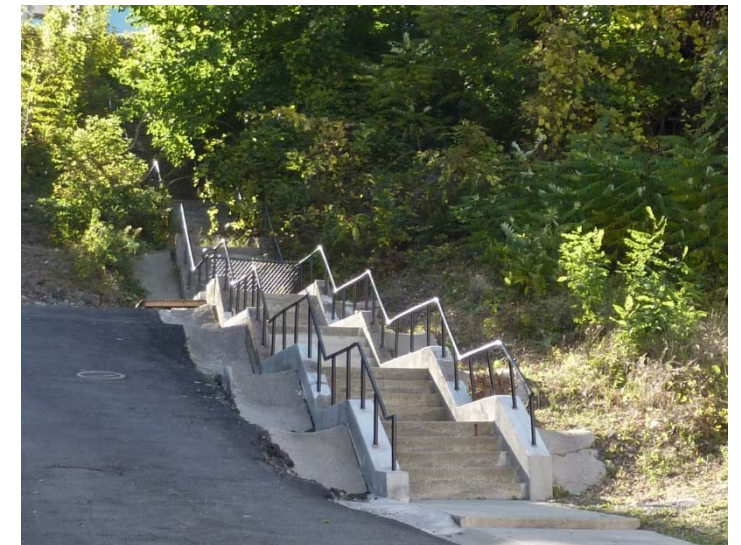
Public Improvements

Project Number	Project Description	Project Investment
P1	Clinton Avenue Streetscape Improvement <ul style="list-style-type: none">Streetscape improvements may include sidewalk improvements, lighting enhancements, trash receptacles, planting and landscaping, new traffic signals, street furniture or other amenities, and other potential infrastructure enhancements.	\$ 5,200,000
P2	Livingston Railbridge Gateway <ul style="list-style-type: none">The creation of a gateway into the Warehouse District as well as back into Downtown using LED lighting that would paint or wash the railroad structure in changing LED Lights	\$ 250,000



Public Improvements

Project Number	Project Description	Project Investment
P3	Quackenbush Garage Access <ul style="list-style-type: none">Construct an additional entrance and provide enhanced pedestrian access	\$ 328,600
P4	Sheridan Steps <ul style="list-style-type: none">Reconstruct the steps connecting Sheridan Hollow and Capitol Hill and install new lighting amenities to the stairway.	\$ 800,000



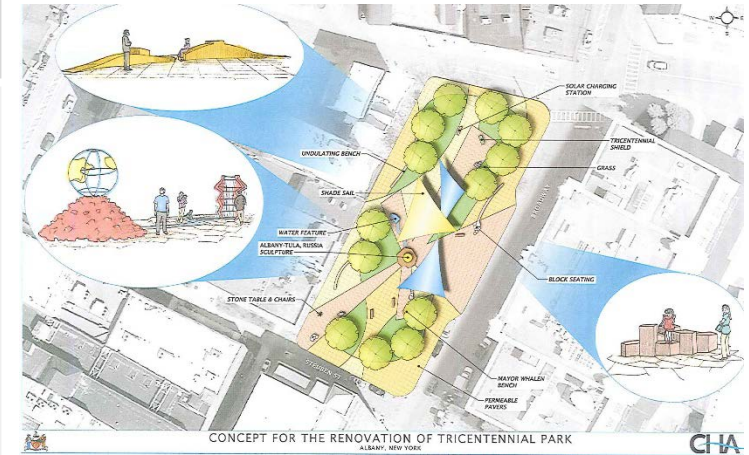
Public Improvements

Project Number	Project Description	Project Investment
P5	Skyway: Albany Happening <ul style="list-style-type: none">The project will consist of the construction of a new venue for pop-up events, rotating vendors and active use on the Skyway within Clinton Square.	\$ 4,200,000 (Phases 1 & 2)
P6	Skyway Gateway <ul style="list-style-type: none">The project would construct an artistic, signature gateway element to highlight the entryway to the new Skyway linear park.	\$ 1,200,000



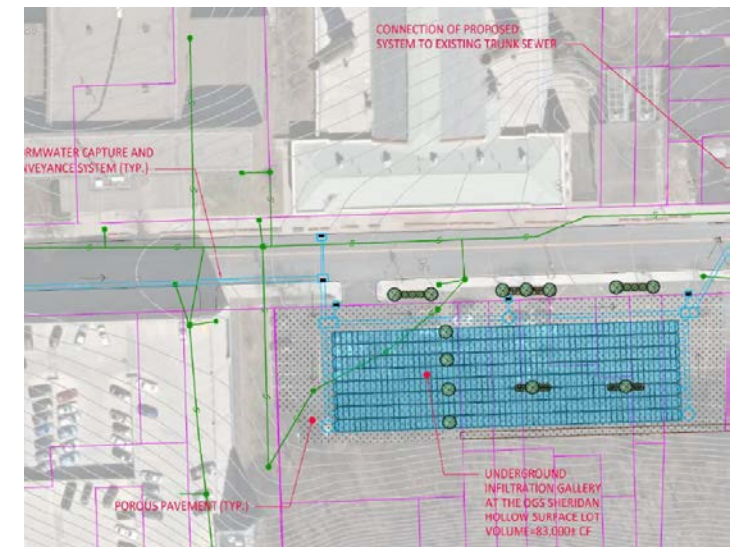
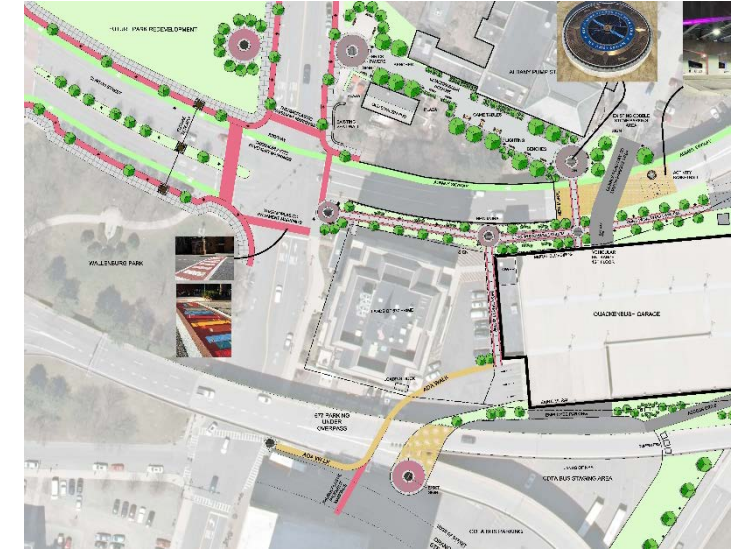
Public Improvements

Project Number	Project Description	Project Investment
<p>P7</p> <p><i>New Details</i></p>	<p>Tricentennial Park Improvements</p> <ul style="list-style-type: none"> Implement the redesign of Tricentennial Park to include free Wi-Fi, solar power charging stations, tree lighting, smart parking technologies etc. Project will include new paving and sustainable porous surfaces. 	<p>\$ 1,100,000</p>
<p>P8</p> <p><i>New Project</i></p>	<p>Capital Walls Mural Program</p> <ul style="list-style-type: none"> Creation of 5 large scale mural projects on highly visible walls within the Clinton Square boundaries. 	<p>\$ 72,000</p>



Public Improvements

Project Number	Project Description	Project Investment
P9	<p>Clinton Avenue Pedestrian Connective Corridor</p> <ul style="list-style-type: none"> The project will create a pedestrian corridor from the Quackenbush Garage to the Palace Theatre and businesses on Pearl Street off the Clinton Avenue corridor. It will add landscaping features, improved sidewalks, gateway features, enhanced crosswalks and sculptures/markers at major crossings. 	\$ 1,877,850
P10 <i>New Project</i>	<p>Sheridan Avenue Flood Mitigation</p> <ul style="list-style-type: none"> Abatement of the existing surface discharges and mitigation of flooding in Clinton Square required to support planned development in Clinton Square. 	\$ 4,620,000 (Phase 1)



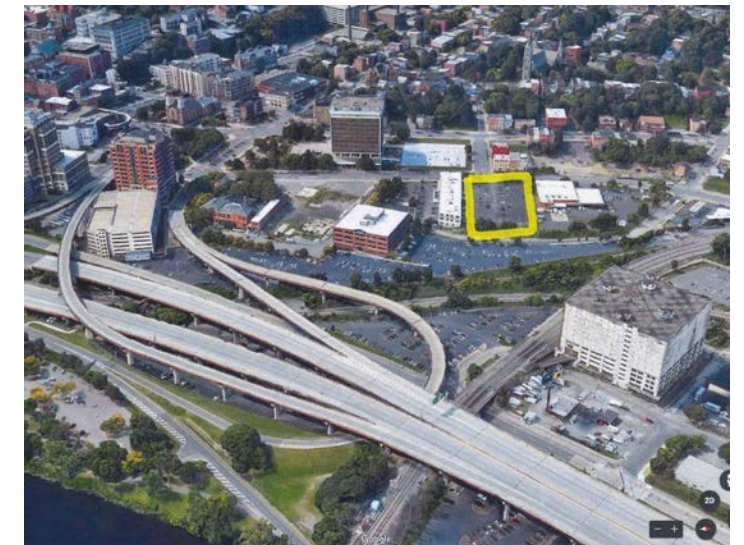
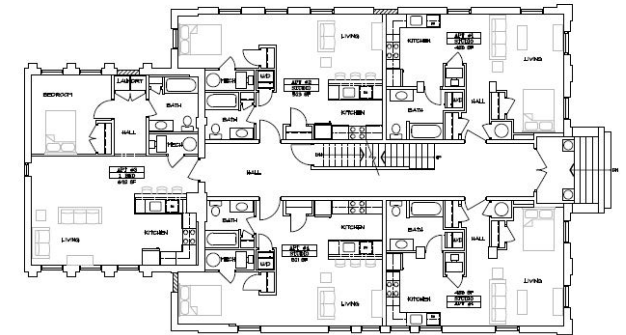
Public Improvements

Project Number	Project Description	Project Investment
P11	Streetscape Improvements <ul style="list-style-type: none"> Design and construct streetscape improvements and pedestrian safety enhancements at three key intersections and along district streets. 	TBD
P12	Clinton Square / Downtown Wayfinding <ul style="list-style-type: none"> Installation of 60 new signs, vehicular guides, parking trailblazers, gateway/welcome, and pedestrian kiosks. 	\$ 726,140



New Development or Rehab of Existing Structure

Project Number	Project Description	Project Investment
D1 <i>New Details</i>	222 N. Pearl Street Redevelopment <ul style="list-style-type: none">Rehab 9000 sq. ft. former police station into six new residential units and ground floor space for mixed-use retail establishment.	\$ 1,800,000
D2	745 Broadway <ul style="list-style-type: none">Build a planned 130 residential units and 10,000 sq. ft. of retail space with a 225-car garage	\$ 45,750,000




New Development or Rehab of Existing Structure

Project Number	Project Description	Project Investment
D3	Clinton Market Collective <ul style="list-style-type: none">Creation of a market to address a local food desert, a pop-up retail venue to support artists and entrepreneurs, and a visitors center at the start of the Capital Craft Beverage Trail.	\$ 1,900,000
D4	The Church Adaptive Reuse <ul style="list-style-type: none">Stabilize and preserve the remaining elements of a registered historic property into an open-air artists' venue and park.	\$ 1,440,000



New Development or Rehab of Existing Structure

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



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New Development or Rehab of Existing Structure

Project Number	Project Description	Project Investment
D7	Palace Theatre Restoration and Renovation <ul style="list-style-type: none">Fix marquee sign, become fully ADA-compliant, expand usable stage space, modernize load-in space, upgrade HVAC, and other improvements	\$ 35,000,000
D8	The Wilson <ul style="list-style-type: none">Construct 4-story, 17 market-rate units with 15-car garage	\$ 4,667,000



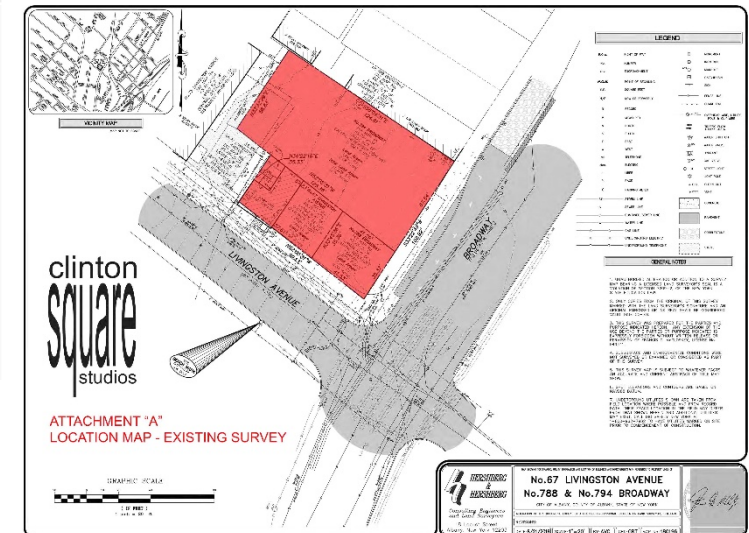
New Development or Rehab of Existing Structure

Project Number	Project Description	Project Investment
D9 <i>New Project</i>	84-86 N Pearl Street <ul style="list-style-type: none">Conversion of 4 upper floors to 8 residential units	\$ 1,177,000
D10 <i>New Project</i>	Ten Broeck Mansion Preservation <ul style="list-style-type: none">Preserve and provide improved access to this historic resource. Restoration of exterior brickwork, providing ADA access, paving the parking lot, repair of walkway, and repair of root cellar.	\$ 252,000



New Development or Rehab of Existing Structure

Project Number	Project Description	Project Investment
D11 <i>New Project</i>	Albany Distilling <ul style="list-style-type: none"> Convert the former Nabisco boiler room into a “three-season” indoor/outdoor space into an insulated, all-season lounge, and increase kitchen capacity to become a bigger destination in the neighborhood. 	\$ 120,000
D12 <i>New Project</i>	Clinton Square Studios: Live/Work Space for Artists <ul style="list-style-type: none"> Construct 6-story, 60,000 sq. ft. mixed-use building with 70 affordable live/work lofts exclusive to artists and retail/ community space on ground floor (Broadway/ Livingston Corner). 	\$ 24,672,000



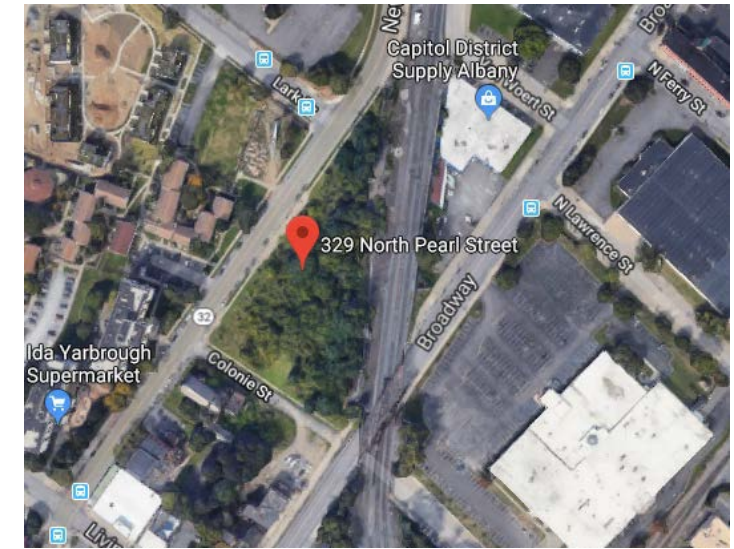
New Development or Rehab of Existing Structure

Project Number	Project Description	Project Investment
D13 <i>New Project</i>	Death Wish Coffee Company <ul style="list-style-type: none">The project will involve construction of a two-story building at 71 Livingston Avenue to house a street-level cafe and a second story retail store and tasting room.	\$ 520,800
D14 <i>New Project</i>	Pearl at Livingston <ul style="list-style-type: none">Construct 5-story building with 2 stories of parking, ground level with 10,000 sq. ft retail and 2 stories of housing.	\$ 8,000,000



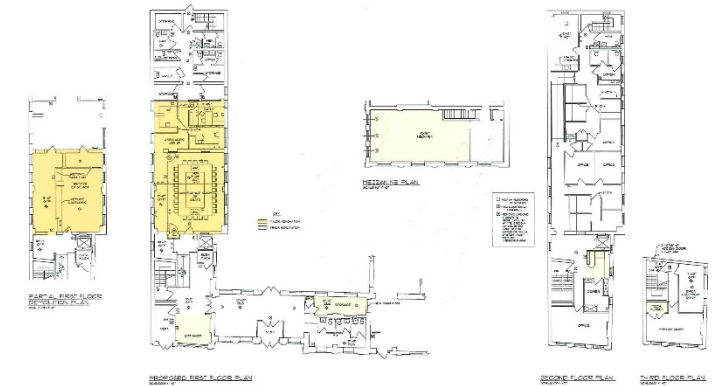
New Development or Rehab of Existing Structure

Project Number	Project Description	Project Investment
D15 <i>New Project</i>	Livingston Square Parking <ul style="list-style-type: none">Redevelop a vacant lot at 329 North Pearl Street in Albany's Arbor Hill neighborhood into a flat surface lot for parking, serving patrons of the new Capital Repertory Theatre location, Lower Warehouse District, Albany Distilling, The Church Venue, etc.	\$ 720,000
D16 <i>New Project</i>	Olde English Pub Roof Replacement <ul style="list-style-type: none">Remove existing deteriorated roof and replace with in-kind, historically appropriate materials	TBD



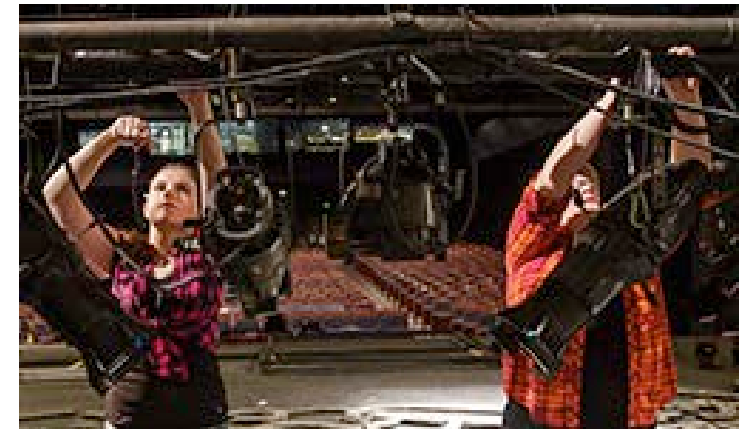
New Development or Rehab of Existing Structure

Project Number	Project Description	Project Investment
D17 <i>New Project</i>	25 Quackenbush Square <ul style="list-style-type: none">Separate and upgrade the existing utilities to allow the City of Albany to sell or lease the museum/planetarium portion of facility to another operator.	\$ 400,400
D18	Quackenbush Mixed-Use 129 market-rate apartments above retail and entertainment space. Project also includes 132-key hotel.	\$ 37,700,000 (residential mixed-use)



Revolving Loan and Grant Funds

Project Number	Project Description	Project Investment
R1	Cyber Hub <ul style="list-style-type: none">• Create a cyber security-centric hub with co-working spaces, workforce training, and meet-up and event spaces	\$ 550,000
R2	Palace Academy Technical Training Program <ul style="list-style-type: none">• 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	\$500,000



Revolving Loan and Grant Funds

Project Number	Project Description	Project Investment
R3	Clinton Square Small Business Loans and Grants <ul style="list-style-type: none">• Provide loans and grants for small business owners to activate more than 50,000 sq. ft. of vacant, ground floor retail spaces	\$ 1,000,000
R4	Craft Beverage Trail Wayfinding <ul style="list-style-type: none">• The project will include an interactive kiosk that would provide information about all trail members, a vending machine for CCBT passports and other merchandise, exterior signage for trail wayfinding, and a mural announcing to the world that this is where the CCBT lives.	\$ 55,000



Branding and Marketing

Project Number	Project Description	Project Investment
B1	Clinton Square Branding and Placemaking <ul style="list-style-type: none">Develop an authentic brand, which would include identification of specific creative elements such as type face, color palette, and narrative/messaging for signage and other placemaking projects with the district.	\$ 200,000



Analysis Criteria for Implementation Viability

- Experience
- Site control
- Project passes financial due diligence by consultant
- Financial commitment
- Competitiveness of project for other funding sources
- Land use compliance
- Other issues that could impact project

Goals



Gateway/Destination



Connectivity



Arts/Culture



Workforce



Mixed-Income Urban Living

Next Steps

- Downtown Profile Draft review: 1/4
- Public Meeting #2: Late January
- Local Planning Committee Meeting #4: week of 1/14
- Public Meeting #3: Late February



Downtown Revitalization Initiative

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

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