



November 7, 2018  
Governor Andrew Cuomo's  
Downtown Revitalization Initiative

# Clinton Square Public Meeting #1



# Meeting Agenda

- 1 Welcome
- 2 DRI Overview
- 3 Clinton Square Overview
- 4 Small Group Exercises
- 5 Next Steps





PROGRAMS

# Downtown Revitalization Initiative



# Downtown Revitalization Initiative (DRI)

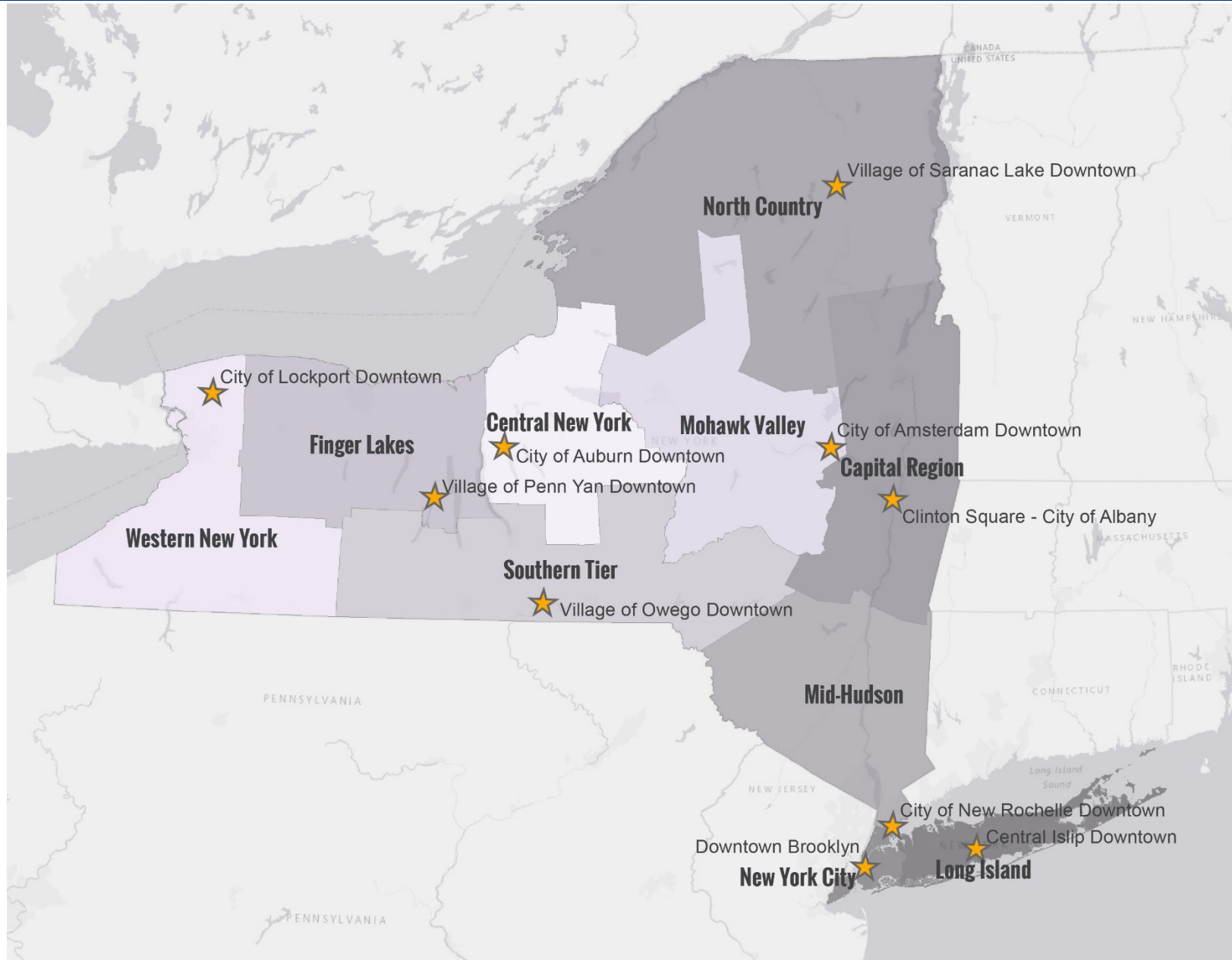
- \$100 Million State investment in 10 downtown neighborhoods nominated by REDCs
- Strategic Investment Plans will identify projects funded through the DRI, and ones funded by other public & private resources



**Cahill Landing, Oswego DRI Round 1**

Historic renovation to create 7 riverfront apartments;  
Fall 2018 completion

# DRI Round 3





# DRI Partnerships

- Local Planning Committee (LPC)
- New York State
- Consultant Team
- Community



# Local Planning Committee

**Mayor Kathy Sheehan**

CO-CHAIR

**Linda MacFarlane**

CO-CHAIR

## LPC Members

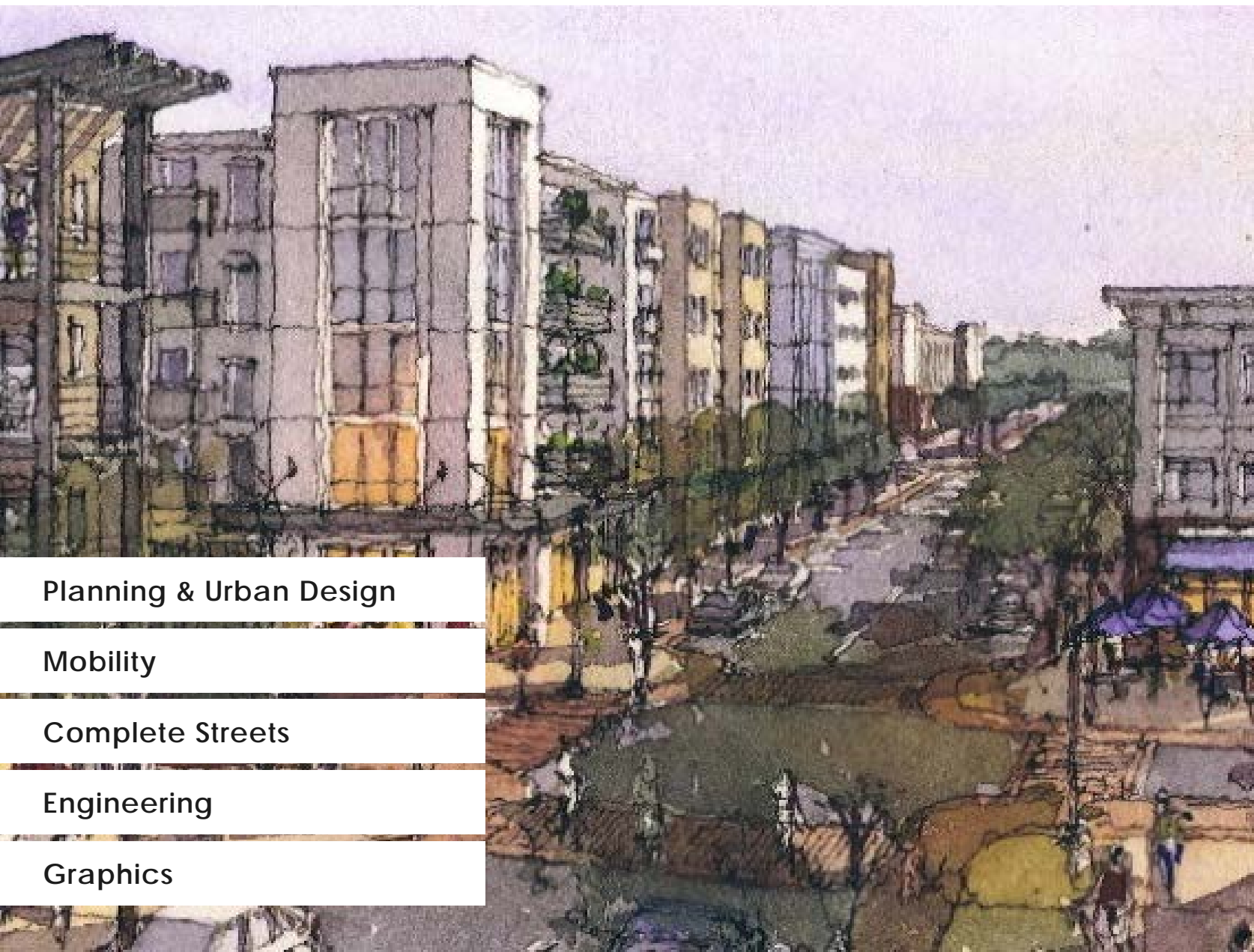
<b>Mark Aronowitz</b>	Omni Development
<b>Michael Castellana</b>	SEFCU
<b>John Curtin</b>	Albany Distilling Company
<b>Jill Delaney</b>	Discover Albany
<b>Al Desalvo</b>	City of Albany Planning Board
<b>Steve Longo</b>	Albany Housing Authority
<b>Kelly Kimbrough</b>	City of Albany Common Council, Ward 4
<b>Mohamed Hemmid</b>	Hampton Inn & Suites Albany-Downtown
<b>Tracy Metzger</b>	TL Metzger & Associates
<b>Sonya del Peral</b>	Nine 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>	REDC / Aeon Nexus

## Staff

<b>Ashley Mohl</b>	Capitalize Albany Corporation
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# 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



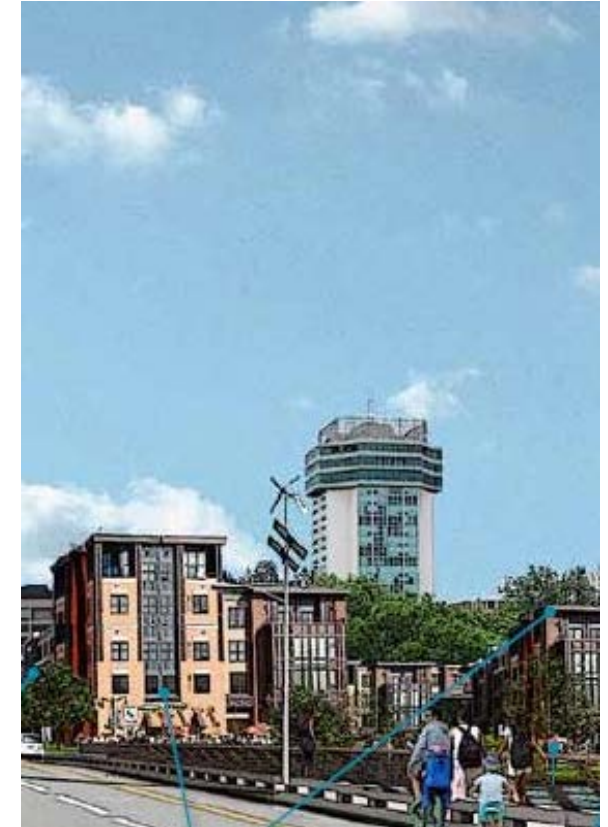
## Larisa Ortiz Associates

- 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



# 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.

# 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





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	█	█	█	█	█	
Downtown Profile & Assessment	█	█	█			
Downtown Vision, Goals & Strategies	█	█	█	█		
Priority Project Profiles			█	█	█	█
Downtown Management & Implementation					█	█
DRI Strategic Investment Plan				█	█	█



# Implementation

- State selects projects to be awarded DRI funding based on Strategic Investment Plan
- Criteria:
  - State and local goal alignment
  - Project readiness
  - Catalytic effect
  - Co-benefits
  - Cost effectiveness





# Albany Clinton Square Overview & Background



City of Albany  
**2018**

*Elevating Capital  
Spirits*



# CLINTON SQUARE

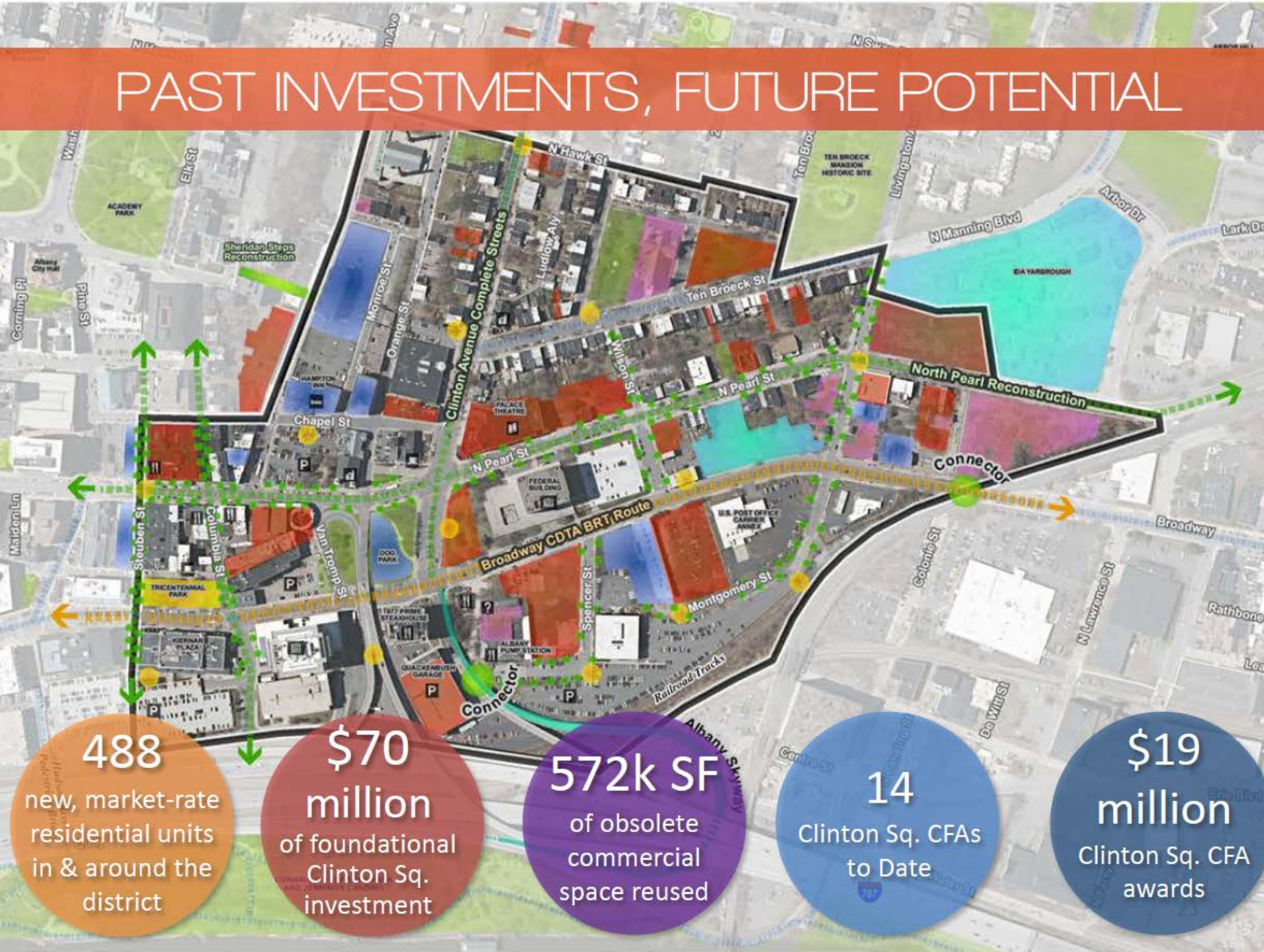


**Downtown  
Revitalization  
Initiative**



# 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



# 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



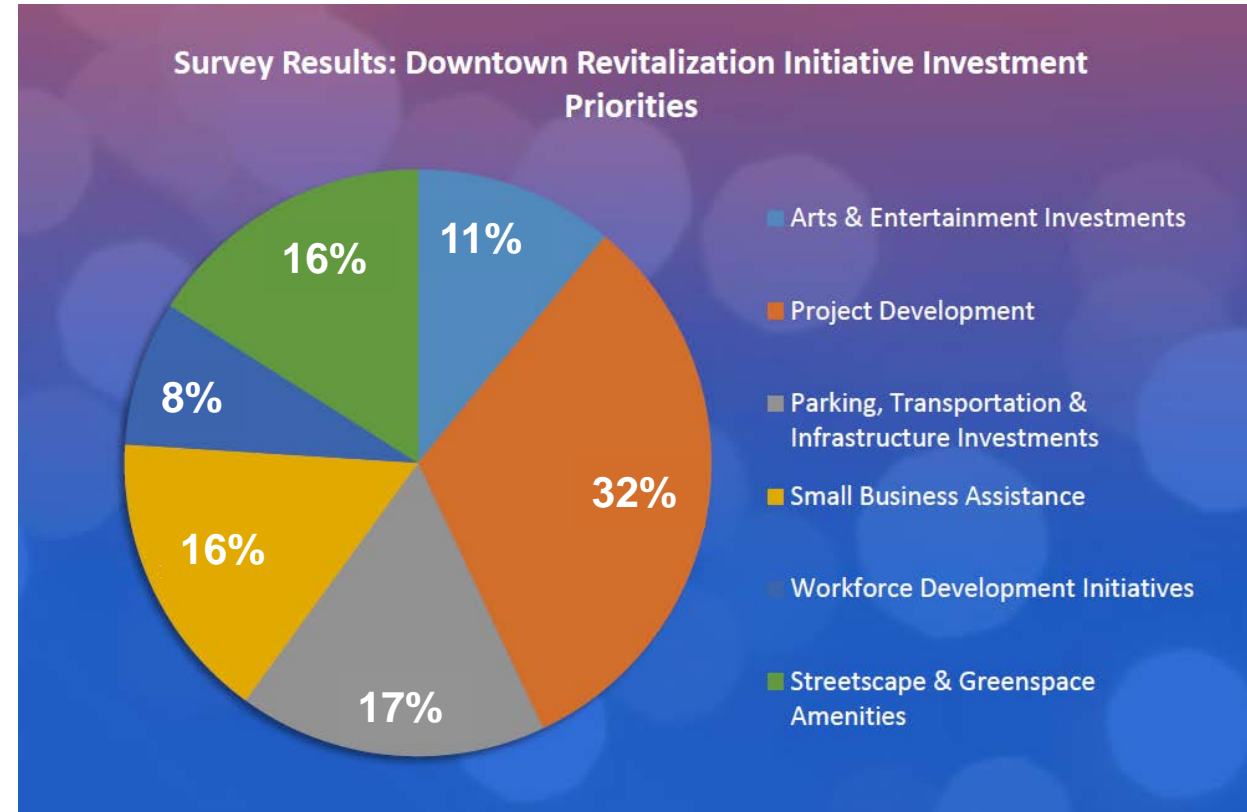
Public Has Weighed in Directly on:

- ✓ Vision
- ✓ Guiding Principles
- ✓ Development Priorities



# Community Engagement: Pre-DRI

- Three community meetings in 2017:
  - Vision, boundaries, and opportunities
- Individual focus sessions
- Two workshops in 2018:
  - Allocating DRI Dollars (30+ people)
  - Prioritization and defining success (70+ people at Skyway forum)



*Small groups were given \$2 million “DRI Dollars” each and were asked to distribute funding across investment categories*



# DRI Boundary

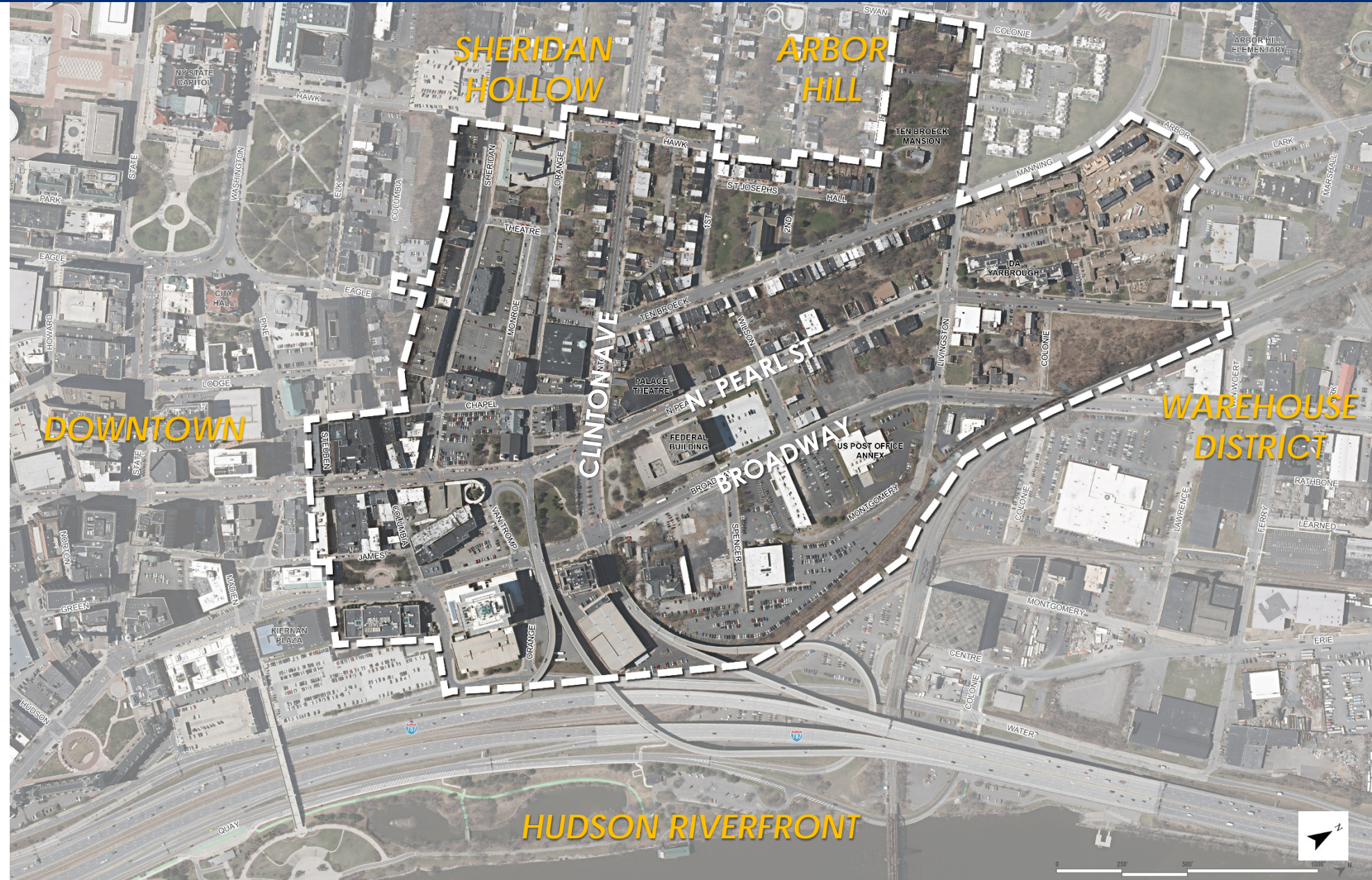
West: N. Hawk Street

East: I-787

North: Colonie Street

South: Steuben Street

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





# Clinton Square Vision

Clinton Square is poised to be a **thriving inclusive destination and a distinctive 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.





# Clinton Square Priorities

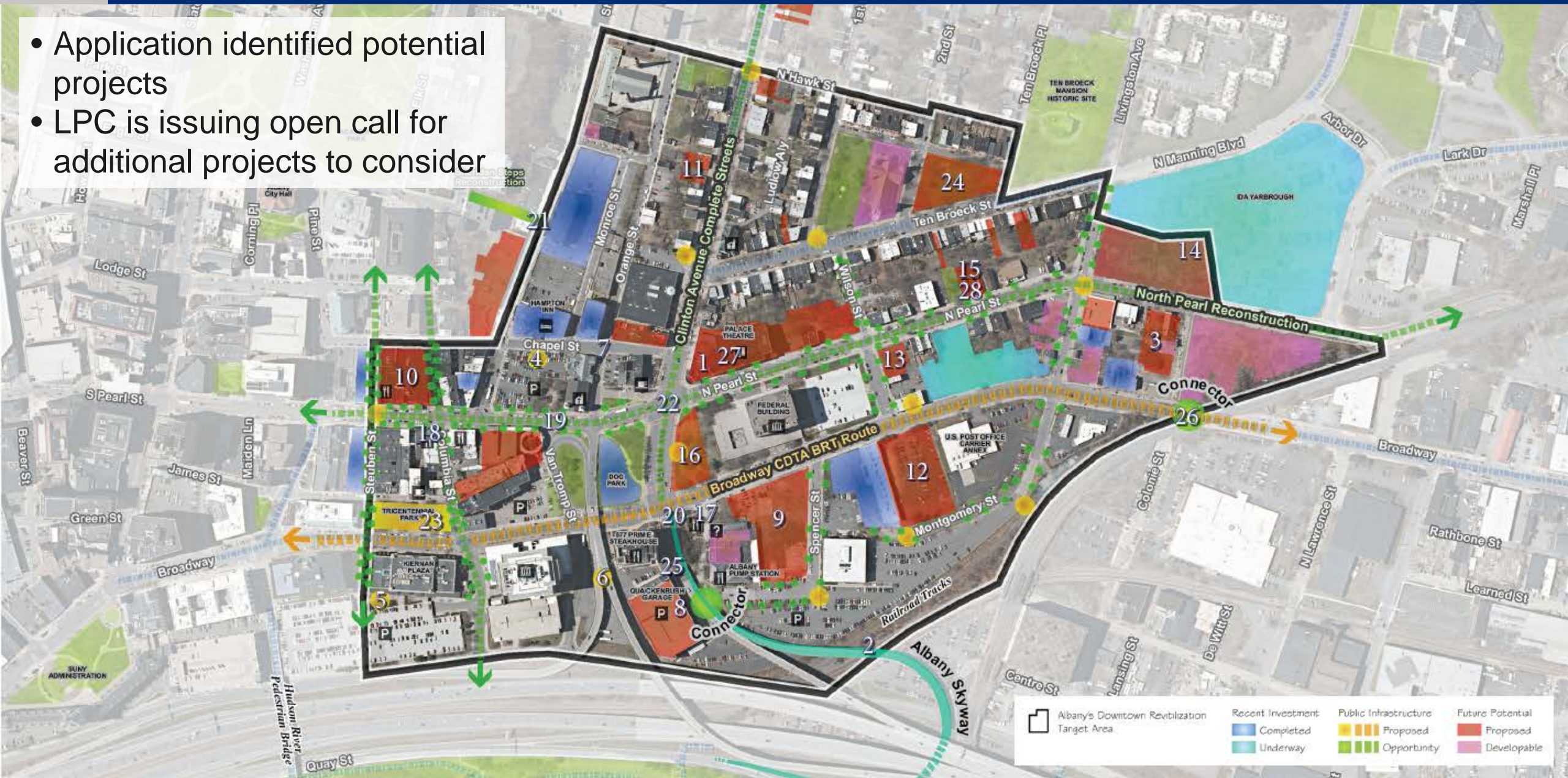
- Establishing a clear and engaging gateway into the Capital City
- Integrating and accelerating five distinct investment zones
- Celebrating Albany's arts, culture and history
- Creating mixed income urban living options while maintaining future affordability
- Connecting Albany's workforce to local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





# DRI Application – Potential Projects

- Application identified potential projects
- LPC is issuing open call for additional projects to consider



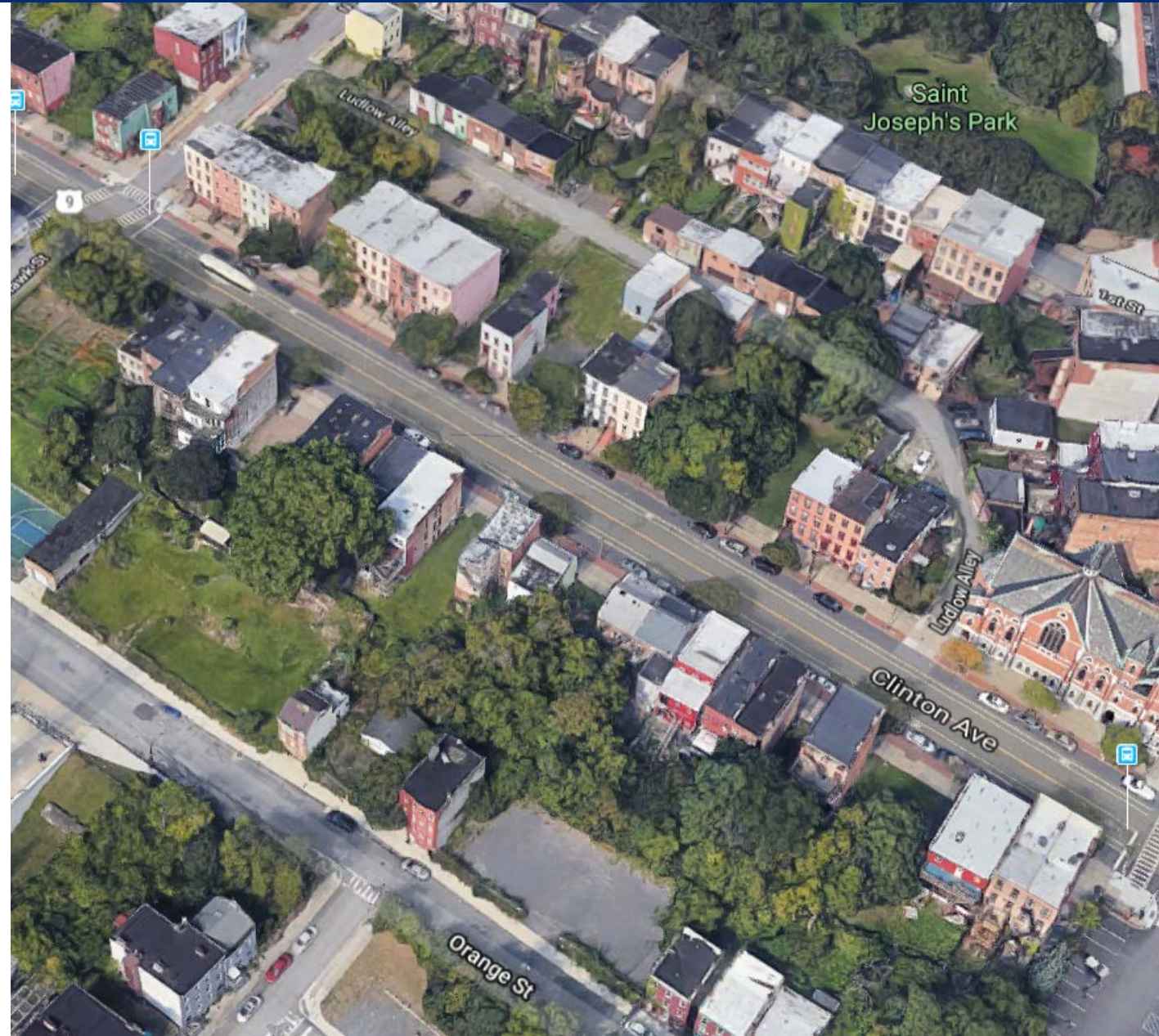


# Public Improvements: Clinton Avenue Historic Rehab

## 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*



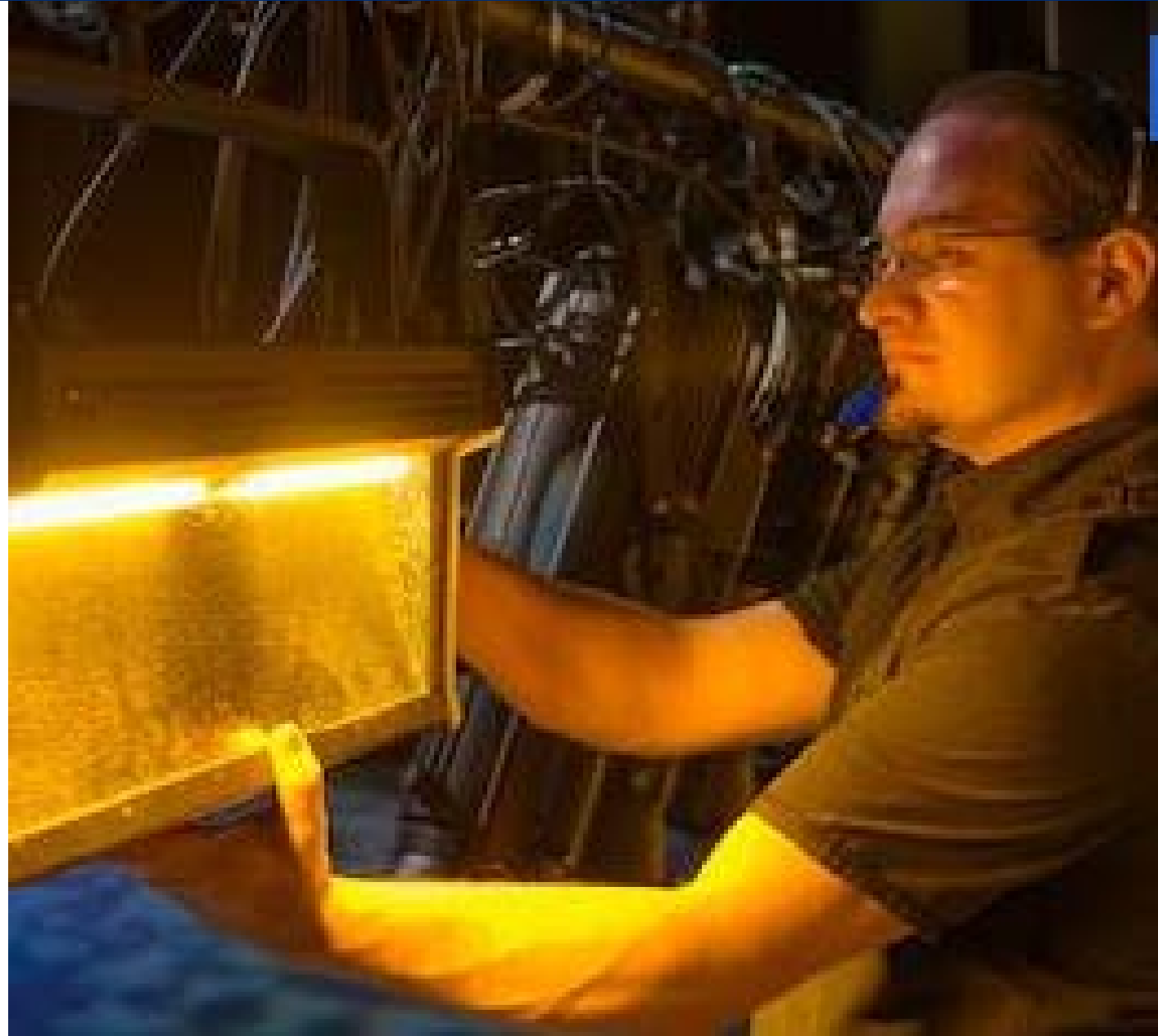


# Revolving Loan and Grant Funds: The Palace Academy

## 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*



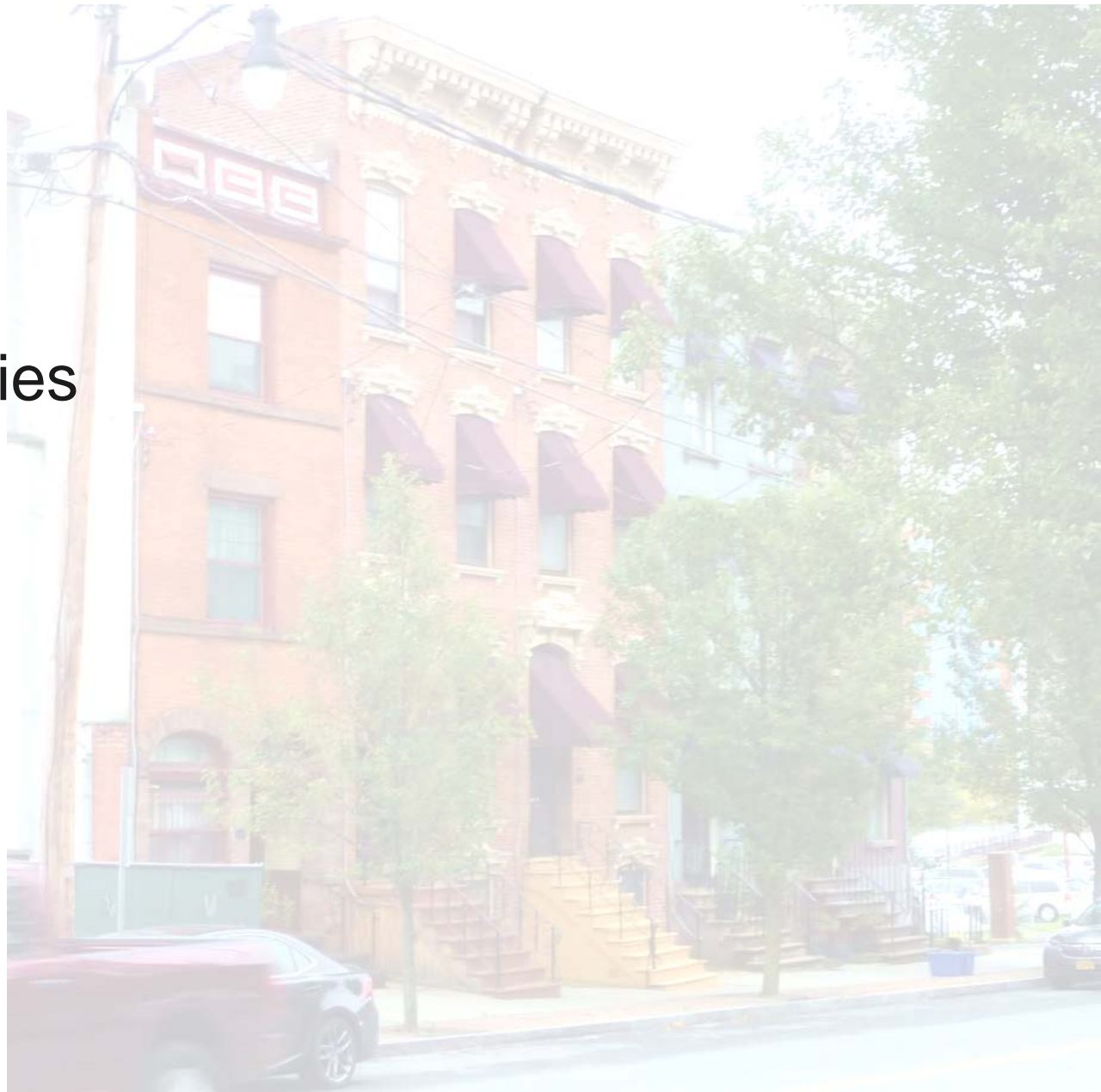
# Open Call for Proposals

- Opportunity for public to submit potential projects for consideration
  - Requires detailed information about project sponsor, confirmed funding, plans, etc
- DRI focused on implementable projects not just ideas
- Consultant team available 11/29-30 for assistance
  - Contact [steve.kearney@Stantec.com](mailto:steve.kearney@Stantec.com)

Project Profile Form due Friday, December 7

# Small Group Exercises

- Review Vision and Priorities
- Identify Additional Opportunities





## How can you stay involved?

- Attend public meetings
- Attend LPC meetings
- Submit project profile

# Key Dates

- LPC Kickoff Meeting: 10/30
- Public Kickoff Event: 11/7
- Stakeholder Interviews: 11/8, 11/29-30
- LPC Meeting #2: 11/29
- Public Meeting #2: 12/3
- LPC Meeting #3: 12/18
- LPC Meeting #4: 1/16
- Public Meeting #3: 1/31
- LPC Meeting #5: 2/20

TENTATIVE



Thank You!



## 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)