ALBANY 2030

The City of Albany
Comprehensive Plan
Appendix A. Brownfield Opportunity Areas





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1.0 Albany 2030 Brownfield Opportunity Areas Introduction

For a community, the word "brownfields" has a variety of different meanings and implications. Legally, the U.S. Environmental Protection Agency defines a brownfield as any real property, where development, redevelopment, expansion or reuse is complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant. In practical terms, this means any property that was previously used for certain industrial or commercial activities that may have potentially contaminated the site with low concentrations of pollution.

Whether real or perceived, the potential for onsite contamination often deters investment, making brownfield properties an unwanted addition to any neighborhood. These sites often become abandoned, devoid of commercial business activity, and an invitation for negative activity and crime. As "eye sores" they have an adverse affect on neighboring property values, economic development, job creation and other important inter-connective aspects of neighborhood growth and stability.

For this study, a brownfield has been defined as a vacant or abandoned property that burdens the community, is blighted, underdeveloped, and economically disadvantaged and may or may not be contaminated. Additionally, underutilized properties were identified as they may not be performing to their highest and best use potential based upon the redevelopment opportunities of the larger district in which it is located.

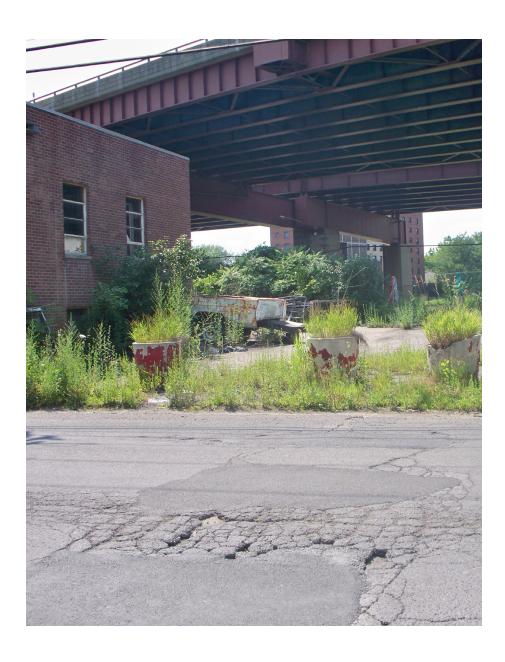
Overall, brownfields negatively impact the environment and surrounding area, leaving the onlooker with a poor perception of the quality of life within the community. For this, brownfields often serve as a significant focal point for citywide revitalization plans and implementation strategies.

The Albany 2030 Comprehensive Plan includes strategies across multiple systems addressing remedial and redevelopment actions to return these dormant and underutilized sites back to productive use, while simultaneously restoring their environmental quality.

The Albany 2030 process was made possible, in part, by the New York State Department of State's Brownfield Opportunity Areas (BOA) Program. The Albany 2030 team recognized early on that in order for the plan to achieve the community's vision by 2030, revitalizing potential brownfields must and will play a central role. Any brownfield redevelopment should be consistent with a broad community vision, such as Albany 2030.

This document outlines the City of Albany's process for investigating the impact of brown-fields within the community, the methodology for completing a Pre-Nomination Study, and the methodology for selecting target areas for potential future redevelopment scenarios, in alignment with the Albany 2030 vision and those goals of the Albany 2030 Plan.

The efforts described below have not only identified specific opportunity areas, but have served as the foundation for creating a strategic brownfields program in the City's Department of Development and Planning. In addition to pursuing the redevelopment of the priority areas outlined here, the City will now be able to move forward on the assessment and revitalization of underutilized sites citywide using the established inventory and methodology as its basis.



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2.0 History of City of Albany Brownfields Efforts

Historically, the City of Albany was a successful market for craftsman, lumber, transportation, and a variety of commercial and industrial services. However, as lifestyle, business demands and infrastructure changed throughout the 1900s, Albany's more prominent industrial businesses and services closed or downsized, leaving dependent neighborhoods in transition. Although City markets evolved with new establishments, some neighborhoods still reflected the impacts of industrial business and urban sprawl with their collection of brownfield sites and underutilized properties.

The City began its endeavor to research brownfields in the early 1990s in response to dropping population rates and the need for readily available developable land due to a changing economy and an expansion of State government ownership. Having a large quantity of government and educational institutions, the City is challenged by a disproportional amount of tax exempt property that is not available for redevelopment. Looking to reverse trends and overcome lucrative misfortunes, the City began to investigate brownfields and other dormant sites for market opportunities, setting a path towards economic recovery.

Since 1999, the City has been aggressively pursuing the redevelopment of potential brownfields through funding made possible by the U.S. Environmental Protection Agency (EPA) and the NYS Department of State. The following summary represents actions specifically associated with brownfields activities within the City under State and Federally funded brownfield programs.

1999 PILOT STUDY

The EPA acknowledged the City of Albany as being an ideal center for commercial and industrial business with a convenient location along the Hudson River in upstate New York, and within close proximity to interstate and Port accessibility.

In 1999, through EPA's Brownfields Program, the City of Albany was awarded competitive grant funding to complete a pilot study, assessing municipally-owned brownfield properties in North Albany, Arbor Hill, West Hill, Sheridan Hollow, the South End and the Port of Albany.

The Pilot Study focused on neighborhoods with known historic uses for industrial activities, and where brownfields had contributed the greatest percentage toward economic decline. These neighborhoods also comprised of a state Economic Development Zone (EDZ) and a U.S. Department of Housing and Urban Development Enterprise Community (EC). The Pilot Study also covered more than 4.8 square miles along the Hudson River.

One objective of the Pilot Study was to stimulate economic development and job creation within the City's EDZ and EC areas by establishing a sustainable, community-based brownfields redevelopment program that creates a comprehensive inventory of contaminated sites and to perform environmental site assessments on select properties.

With funding from the Pilot Study, the City conducted further environmental and subsurface analysis of three select sites. Two of these sites are located in Arbor Hill and one is in the Corning Preserve. Environmental assessments were completed at the Arbor Hill Gateway Properties Site (also known as Forlani's Garage Site). Based on the results of the investigations conducted as part of the EPA Pilot grant, the City applied for and received funding from the New York State Department of Environmental Conservation (NYSDEC) under the 1996 Clean Water/Clean Air Bond Act Environmental Restoration Program (ERP). ERP funds were used to remove 13 underground storage tanks (USTs) and associated contaminated soil from the property. This remediation prepared the site for redeveloped into the Henry Johnson Boulevard public park. On-going groundwater monitoring has shown that the UST and soil removal have caused groundwater quality to improve dramatically.

With funding from the Pilot Study, environmental investigations were completed at the Henry Johnson Boulevard Site. This site includes 17 properties (11 properties are along Henry Johnson Boulevard, 3 along Clinton Avenue, and 3 along Second Street). Former site uses included several vehicle maintenance and refueling stations, and a laundromat. Based on the results of these investigations, the City applied for and received funding from the NYSDEC under the ERP. ERP funds were used to remove soil from a former service station that was contaminated with chlorinated solvents. ERP funding is being used to treat groundwater at this location. The Arbor Hill Library, which was completed in 2010, was a successful redevelopment project within this brownfield site.

The third area for which the City used the Pilot grant funds was the Corning Preserve, adjacent to the Hudson River. Prior to the development of Interstate 787 and the creation of the Corning Preserve this area had been used as a railroad yard. As the City evaluated the expansion of entertainment venues in the Corning Preserve it used the EPA Pilot funds to conduct an environmental evaluation of this area, including soil and groundwater sampling. No significant environmental issues were identified.

OTHER EPA GRANT FUNDING

In 2005, EPA awarded the City of Albany a Hazardous Substances Assessment grant to perform environmental site assessments, review remediation alternatives, and to develop remediation plans for sites contaminated by hazardous waste. This includes properties impacted by dry cleaning operations, repair facilities, industrial/commercial operations, or properties that may contain contaminated urban fill.

One year later, EPA also awarded the City a Petroleum Assessment grant to perform environmental site assessments, develop cleanup plans, and conduct community outreach activities on properties contaminated by petroleum.

Assessment and cleanup of these compromised properties will help the City avoid potential public health risks from environmental exposures, while reducing any potential for

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negative local or regional environmental impacts. Target areas within the City include underserved neighborhoods that contain a disproportionate number of brownfield sites, where remediation and economic development is needed the most.

The City continues its effort to improve the economic stability, reduce blight, stimulate job creation, and expand the tax base within the community.

BROWNFIELDS TO DATE

Since 2006, the Albany Community Development Agency (ACDA) has received over **\$1,750,000** in Federal and State Brownfields grants. These grants are used to restore polluted properties so that they may be safely returned to productive use.

Since January 2008, ACDA has received an additional **\$262,000** in NYS Brownfields grants. This funding has contributed to the Albany 2030 Comprehensive Plan with a BOA Step One Pre-nomination Study and led to the selection of two Priority BOAs for further assessment. Brownfield goals, strategies and projects have been woven throughout the Plan and possible redevelopment scenarios for the two priority sites are described below. This project has also assisted in establishing the City of Albany's first citywide identification and assessment of potential brownfield sites and will serve as the foundation for the City's comprehensive brownfield strategy.

ACDA has also received funding from the EPA. To date, ACDA has received over **\$965,000** in both Environmental Restoration Program Grants and Brownfields Assessment Grants. This funding has been and will continue to be used for investigation of potential hazardous sites, as well as remediation and restoration of these contaminated sites.



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3.0 Brownfields in Albany 2030

BROWNFIELDS AND THE ALBANY 2030 VISION STATEMENT

The Albany 2030 Vision Statement represents the City's ideal future and provides guidance for planning decisions. It articulates community values and expresses a common desire for positive change.

The Vision Statement articulates the relationship between community values, vision, and planning objectives through a detailed community vision narrative that includes the overall Vision Statement and six vision components describing principles through which the vision can most successfully be achieved. Brownfields redevelopment relates to the Vision Statement by providing a mechanism for achieving the vision through the vision components:

Safe, Livable Neighborhoods – Brownfields redevelopment provides opportunities to enhance existing neighborhoods with diverse residential options, neighborhood supporting retail, recreation opportunities, and replacement and rehabilitation of vacant and abandoned properties.

Model Educational System – Brownfields redevelopment can help to attract new businesses, which can provide educational mentorship and continuing education opportunities for Albany residents.

Vibrant Urban Center – Brownfields redevelopment provides the opportunity to connect Downtown Albany with new residential and commercial activity centers and removal of blighted properties.

Multi-Modal Transportation Hub – Brownfields redevelopment provides high density development patterns and new destinations to support and enhance new and existing transit, pedestrian, and bicycle facilities.

Green City - Brownfields redevelopment restores potentially contaminated and hazardous properties, provides opportunities for high density mixed use development, allows for new energy efficient building techniques, and promotes green infrastructure development.

Prosperous Economy – Brownfields redevelopment provides opportunities to attract new investment on cleaned sites with related employment opportunities.

BROWNFIELDS AND THE ALBANY 2030 SYSTEMS AND STRATEGIES

Chapter 3 of the Albany 2030 Comprehensive Plan ties together the comprehensive plan vision components into a series of eight interrelated systems with sustainability as an overarching direction.

ALBANY 2030 VISION STATEMENT

Albany in 2030 has built on its history and diverse natural, cultural, institutional, and human resources to become a global model for sustainable revitalization and urban livability. The City promotes a balanced approach to economic opportunity, social equity, and environmental quality that is locally driven, encourages citizen involvement and investment, and benefits all residents.

1. Community Form 2. Economy 3. Social Vibrant Urban Center Multi-Modal Transportation Green City 1. Community Form 2. Economy 3. Social 4. Transportation 5. Natural Resources 6. Housing and Neighborhoods

Comprehensive Plan Systems

7. Utilities and Infrastructure

8. Institutions

Vision Components

Prosperous Economy

For each system, a series of strategies and actions were developed to set Albany on the path of achieving the sustainable future city described by the Albany 2030 Vision Statement. How these system strategies function and interact with other systems largely determines the performance of Albany as a whole system. To help understand the interrelationships between systems and to inform development of implementation projects and priorities, strategies that link across systems are identified as "interrelated strategies." Brownfields redevelopment features prominently throughout the system strategies, with 39 interconnections across the eight systems. The following table provides an excerpt from the Systems Interrelationships Matrix in Chapter 3 of the Albany 2030 Comprehensive Plan that emphasizes the interconnections involving brownfields strategies.

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			Ψ						
Ш	COMMUNITY FORM								Total
LU-4	Remediate brownfields to restore vacant, contaminated properties	UD-4 ARCH-3				WW-4 TS-2			4
ARCH-3	Adaptively reuse historic and non- historic structures in brownfields remediation projects	LU-4 UD-4				WW-4 TS-2			4
\$	Economy								Total
INV-1	Make Albany attractive for business development	LU-2 LU-4 UD-1 ARCH-1 ARCH-3	EMP-1	CHR-7	MM-2 TR-2 TR-3 VEH-2	WW-4 TS-2	HDC- 2.b. HDC-5 NI-1 NI-2 NS-2 NS-6	EN-3	20
222	Social								Total
PS-1	Remove blighting influences	LU-3 ARCH-2	INV-3	AC-6			NI-1		5
#	Natural Resources								Total
WW-4	Remediate brownfields to reduce runoff and water table contamina- tion	LU-4 UD-4 ARCH-3	INV-1			TS-2			5
TS-2	Encourage brownfield development to reduce soil contamination	LU-4 UD-4 ARCH-3	INV-1			WW-4			5
	Housing and Neighborhoods								Total
NI-1	Target blighting influences	LU-3 ARCH-2	INV-1 INV-2 INV-3	PS-1 AC-6					7
	Institutions								Total
RP-3	Create and maintain open lines of communication between institutions							RP-1 RP-5 RP-6 FP-1 FP-2 FP-3 FP-5 FI-2	8

The following lists the detailed strategies and actions pertaining directly to brownfields in the Albany 2030 Plan:

LU-4 Strategy: Remediate brownfields to restore vacant, contaminated properties. Pursue brownfields and land recycling programs to restore properties to the highest and best land use. (Interrelated Strategies: Community Form UD-3, ARCH-3; Natural Resources WW-4, TS-2)

Actions:

- a. Complete a Pre-Nomination Study under the NYS Department of State's BOA program to inventory potential brownfield redevelopment sites throughout the City, in coordination with creation of a land use framework map (Strategy LU-1) above
- b. Use the results of the Pre-Nomination Study to move key clusters of brownfield and underutilized lands through subsequent stages of the BOA process (Step Two – Nomination, Step Three – Implementation Strategy), with the objective of redeveloping targeted sites for productive uses.

ARCH-3 Strategy: Adaptively reuse historic and non-historic structures in brownfields remediation projects. Pursue brownfields and land recycling programs to adaptively reuse historic and nonhistoric structures. (Interrelated Strategies: Community Form LU-4, Natural Resources WW-4, TS-2)

Actions:

- a. Use the brownfield program to fund projects in neighborhoods with a high level of architectural and/or historic character and with a large number of vacant or abandoned properties.
- b. Prioritize funding for brownfield projects to favor projects that reuse existing structures and/or incorporate quality architecture and design guidelines.

INV-1 Strategy: Make Albany attractive for business development and appealing to regional economic development practitioners. (Interrelated Strategies: Community Form LU-2, LU-4, UD-1, ARCH-1, ARCH-3; Economy EMP-1; Social CHR-7; Transportation MM-2, TR-2, TR-3, VEH-2; Natural Resources WW-4, TS-2; Housing and Neighborhoods HDC-5, NI-1, NI-2, NS-2, NS-6; Utilities and Infrastructure EN-3)

Actions:

g. Pursue brownfields and land recycling programs to attract new investment in vacant and underutilized properties.

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PS-1 Strategy: Remove blighting influences (vacant/substandard properties) to prevent or reverse neighborhood decline. (Interrelated Strategies: Community Form LU-3, ARCH-2; Economy INV-3; Social AC-6; Housing and Neighborhoods NI-1)

g. Identify, assess and remediate brownfields using available State funding where appropriate.

WW-4 Strategy: Remediate brownfields to reduce runoff and water table contamination. See Map 9 and refer to Appendix A for more information on potential Brownfield Opportunity Areas in Albany. (Interrelated Strategies: Community Form LU-4, ARCH-3; Economy INV-1; Natural Resources TS-2)

Actions:

- a. Create a GIS database of potential and existing brownfield sites using vacancy and land use data and use the results of the BOA Pre-Nomination Study to move through the state process.
- b. Target priority brownfield sites (e.g., sites located near waterways or with the potential for groundwater contamination) for state grant applications through the New York State Environmental Restoration Program as future funding becomes available for remediation. Contaminants found on former industrial or other brownfield sites have the potential to create hazardous runoff that enters nearby waterways or seep into groundwater.
- Develop public-private partnerships to explore creative financing techniques for brownfield remediation.

TS-2 Strategy: Encourage brownfield development, adaptive reuse, and infill development to improve soil quality, reduce contamination, and limit encroachment on steep slopes. (Interrelated Strategies: Community Form LU-4, ARCH-3; Economy INV-1; Natural Resources WW-4)

Actions:

- a. Partner with universities to study the potential for innovative brownfield clean up techniques (e.g., bioremediation, phytoremediation) and encourage their use to improve soil quality and reuse sites.
- b. Provide incentives (e.g., matching grants, design assistance, technical assistance) to encourage brownfield development, adaptive reuse, and infill development.

NI-1 Strategy: Target blighting influences (e.g., vacant/substandard properties, brownfields) to prevent and reverse decline. (Interrelated Strategies: Community Form LU-3, ARCH-2; Economy INV-1, INV-2, INV-3; Social PS-1, AC-6)

Actions:

- a. Implement a strategic acquisition and land banking program to combat and reverse decline and vacancy in the City's neighborhoods.
- b. Finalize and implement the City's Neighborhood Revitalization Strategic Plan.
- c. Adopt Artistic Board Up, outlined in the City's Neighborhood Revitalization Strategic Plan, as the standard for vacant and abandoned property board-up.
- d. Address foreclosure and its barriers to transfer into productive residential and commercial reuse.
- e. Explore the possibility of escalating fines, fees and assessment of vacant and abandoned property to deter speculation and encourage reuse.

RP-3 Strategy: Create and maintain open lines of communication and cooperation between and among institutions. (Interrelated Strategies: Institutions RP-1, RP-5, RP-6, FP-1, FP-2, FP-3, FP-5)

Actions:

- a. Develop a regional government coordination group that includes representatives of the City of Albany, nearby municipalities, county, and state government to discuss regional trends, economic development, and other issues.
- b. Strengthen communication between institutions and City government and seek ways to collaborate on strategies (e.g., brownfield redevelopment, preventative health measures, access to healthy foods, college/public school mentoring, etc.).
- c. Increase coordination and partnerships between universities and the City of Albany to support the City's sustainability and revitalization strategies (e.g., planning and technology departments of local universities and city departments).

IMPLEMENTATION PROJECTS

As indicated in Chapter 4 of the Albany 2030 Comprehensive Plan, ongoing brownfields investigation, remediation and redevelop efforts as part of a BOA Program have been recommended. Step One of the BOA Program, the completion of a Pre-Nomination Study, has been completed in coordination with the Albany 2030 Plan, and is outlined within this Appendix.

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Steps Two and Three of the BOA Program are indicated as a future projects:

O-7. Implement a brownfield redevelopment strategy, starting with preparation of a Step Two Brownfields Opportunities Area (BOA) Nominations Study.

The BOA program encompasses three steps: the Pre-Nomination Study, the Nomination Study, and the Implementation Strategy. The remaining steps should be the focus of a brownfield redevelopment implementation project for Albany:

- Step 2: The Nomination Study is the second step of the BOA process. This step entails an extensive inventory and evaluation of data and trends impacting the study area's redevelopment potential, including market and economic analysis, identification of redevelopment strategic sites, and formulation of strategies to move redevelopment forward within the framework of a Master Plan. Effective and inclusive community participation is a key part of the Step 2 planning process.
- Step 3: The final step of the BOA program is to develop an Implementation Strategy, which identifies the specific actions that will be taken to implement the Master Plan recommendations for redevelopment of the strategic sites. Brownfield remediation and redevelopment has been identified as a strategy across multiple systems, including Community Form, Economy, Housing and Neighborhoods, and Natural Resources. Brownfield redevelopment is also indicated under several strategies as a leverage point for improving Albany's image and quality of life.

BROWNFIELDS AND SUSTAINABILITY

Brownfields revitalization promotes sustainability in numerous ways, including returning abandoned or underutilized properties to productive use, cleaning up environmentally contaminated sites, creating jobs by attracting new investment, and strengthening the social fabric of communities by removing blight and enhancing neighborhoods. Brownfield sites are predominantly located in urban areas like Albany, which typically accommodate higher densities and opportunities for infill and mixed use development patterns that reduce automobile dependency and encourage alternative modes of transportation, such as walking and bicycling. In addition, brownfields redevelopment provides the opportunity to incorporate green building design and green infrastructure techniques in new and rehabilitated buildings to reduce energy consumption, energy costs, and stormwater runoff.

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4.0 Pre-Nomination Study Areas

Implementing a BOA Program within a community is an involved step-by-step process. To begin, the City of Albany used results from a citywide review to determine focus areas that otherwise have potential to benefit the economy and well-being of the community, yet are largely affected by a dense population of brownfields. These focus areas were center to completing a Pre-Nomination Study, "Step 1" of a continued process to investigate brownfields within the City, and implement cleanup and revitalization strategies.

A Pre-Nomination Study provides a preliminary analysis of a potential redevelopment area based on an evaluation of existing brownfield sites and other significant conditions. The City has defined seven BOA Redevelopment Areas and has conducted a field reconnaissance of underutilized lots, vacant and abandoned buildings, and existing use, conditions and activities within each of these study areas. Of these seven study areas, two have been selected for next step assessments and redevelopment scenarios.

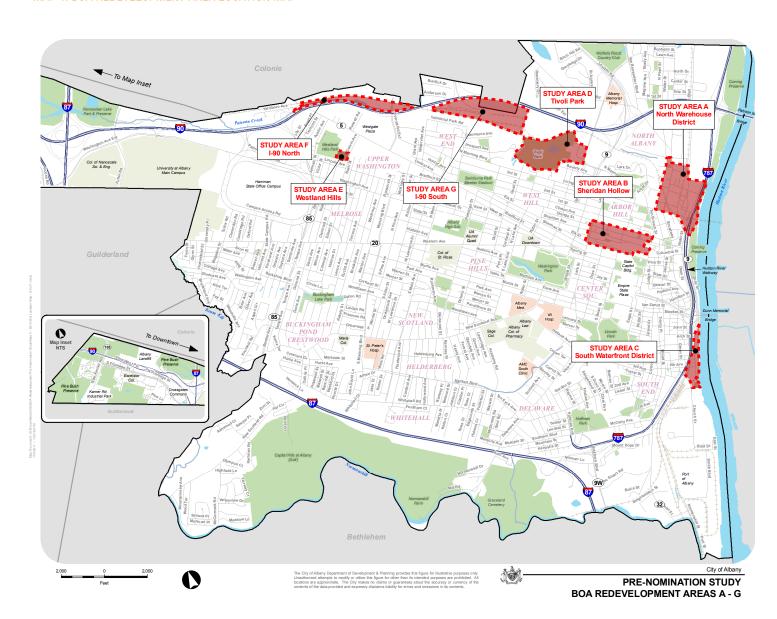
Using a Geographic Information System (GIS), datasets were analyzed to delineate the boundaries for the seven redevelopment areas. The limits for the areas were justified based on GIS data, such as current land use distribution, industrial and commercial zoning districts, topography, and existing natural resources. Other information used to characterize the areas included site observations, historic use resources, the potential for economic growth and revitalization, and other community vested interests.

The seven BOA Redevelopment Areas were identified through research and analysis conducted by the Department of Development and Planning along with historical background of these areas. To fully understand the environmental conditions of these BOA Redevelopment Areas, further investigation needs to be undertaken to determine if there is in fact any level of contamination or if a property is in fact underutilized. This will be addressed in future steps of the BOA Program. Any conditions expressed in characterizing these areas during the Pre-Nomination Study are based on public information, documented historical use, and field reconnaissance observations.

Attached are a series of two maps for each BOA Redevelopment Area (Study Areas A to G). A Location Map shows existing conditions, zoning, vacant buildings, empire zones (2006) and potential brownfields. A Land Use Map shows land use based on property use classification codes as assigned by the City's Tax Assessor, as well as historic district boundaries and other neighborhood characteristics.

Sub Appendix A outlines property information including land use and zoning for each property within all seven BOA Redevelopment Study Areas. Bolded properties indicate potential brownfields as required by goals defined by the NYSDOS BOA Program.

MAP 4: BOA REDEVELOPMENT AREA LOCATION MAP



This map is for discussion purposes only and does not represent an actual endorsement by the City of Albany of the depicted redevelopment scenario for the entire area or any specific parcel.

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BOA REDEVELOPMENT STUDY AREAS A - G

Study Area A: North Warehouse District

Study Area A includes primarily commercial properties, zoned for general and light industrial use. This Study Area is north of Downtown Albany, bounded by railroad tracks and highway infrastructure. This area is in close proximity to the west of the Corning Preserve and Hudson River.

Study Area A has historically been used for commercial and industrial business, including ironworks, lumber manufacturing, auto services, as well as for coal storage and distribution. Currently, business in this area includes, metal working, auto services, stone masonry and building supplies and services, warehouse receiving and distribution, as well as some retail stores and commercial business. Additionally, there is a growing activity node centered on food and drink establishments that is spurring a rethinking of the future of this district. Most properties are privately owned, active businesses. Some stakeholders include, Adam Ross Cut Stone, United Trading Co., Whitney M. Young Jr. Health Center Inc. and CW Development LLC.

Although Study Area A contains vacant properties and underutilized industrial buildings, it is an active commercial center. There has been recent improvement with new retail and entertainment establishments occupying formerly vacant space along Broadway. As business and public transportation improves, Study Area A could redevelop as a vibrant mixed-use warehouse district with excellent connections to Arbor Hill, North Albany, the Hudson River, and Downtown.

Study Area A was the subject of the North Waterfront Redevelopment Strategy in 2002. The concepts presented in the 2002 study must be re-evaluated and updated taking into account current market trends and recent local dynamics. This 2002 study has been reviewed and incorporated into the potential redevelopment scenarios presented below.



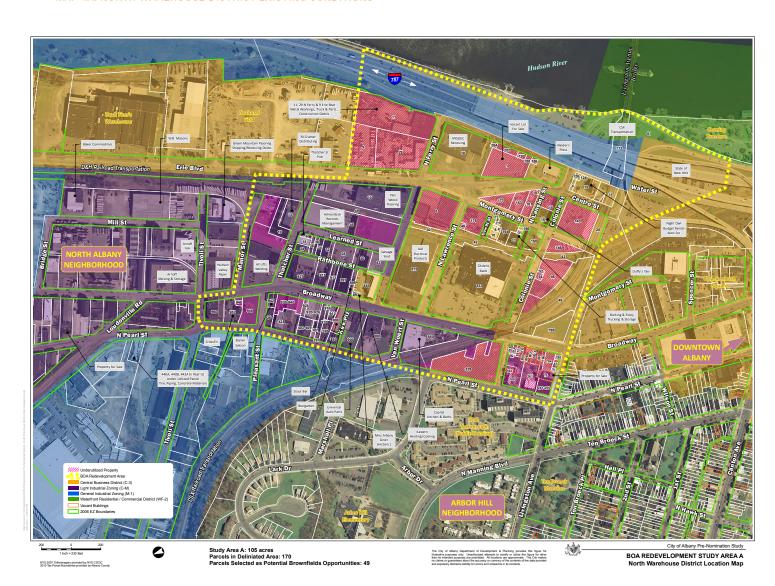


	Study Area A Descriptive Profile
Location Description	Study Area A is bounded to the north by I-787 Interstate Highway, to the east by railroad tracks and Livingston Avenue, to the south along N Pearl Street, and to the west on Manor Street. This Study Area is north of Downtown Albany, south of the North Albany Neighborhood, and west of Corning Preserve and Hudson River.
Total Land Area (acres)	102 acres
Zoning	C-3, C-M, M-1
Land Use	Industrial and commercial mixed use. Larger percentages include: 51% Commercial, 27% Community Service, 8% Public Service, and 7% Vacant Land
Natural Resources	Hudson River, Urban Street Tree Canopy
Cultural Resources	Corning Preserve, Historic Miss Albany Diner, Historic Church of Holy Innocents
Economic Resources	Retail and Entertainment Facilities
Local Laws of Influence	LWRP, Former Empire Zones (2006), Historic Resources Commission, City Code, City Zoning Ordinance
Historic Use	This is the former Lumber District, flanking the former Erie Canal (now the route of Erie Boulevard). Mostly 20th-century industrial development.
Use Potential	Selected as a priority site. See Section 6 for detailed potential redevelopment scenarios.

Pre-Nomination Study Areas

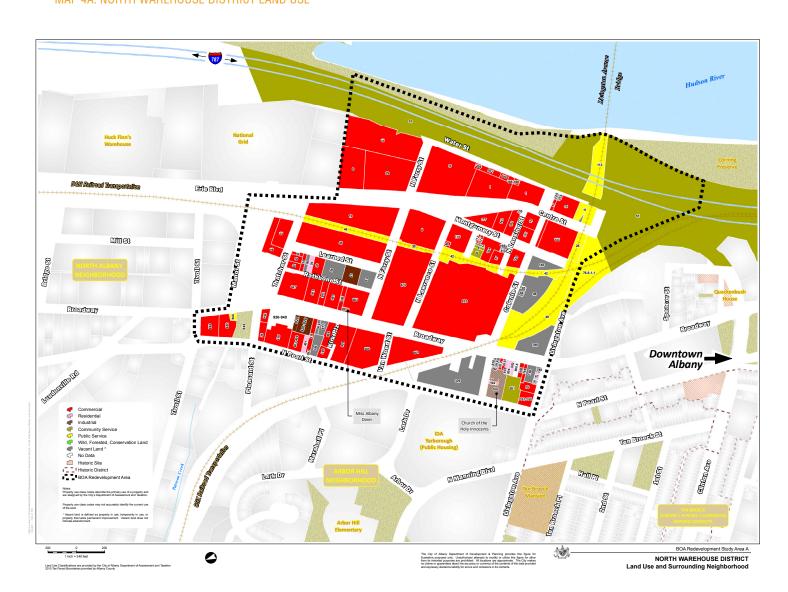
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MAP 4A: NORTH WAREHOUSE DISTRICT EXISTING CONDITIONS



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MAP 4A: NORTH WAREHOUSE DISTRICT LAND USE



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Study Area B: Sheridan Hollow

Study Area B is Sheridan Hollow, a neighborhood historically known for its ethnically diverse immigrant population and its awkward and sloped topography. Sheridan Hollow rests at the bottom of a ravine in between Elk Street and the Center Square neighborhood and the southern edge of the Arbor Hill Neighborhood.

By the late 1800s, Sheridan Hollow was a mixed use neighborhood including businesses such as commercial printing and auto services. The neighborhood experienced frequent shifts in its population as immigrants moved in and out of the area. Currently, Sheridan Hollow is also overwhelmed with large private and State-owned parking lots that negatively impact neighborhood urban design and quality of life.

Most of the properties are privately owned. Some stakeholders for the area include, E W Tompkins Co. Inc., Omni Development Corp., Albany Empire Partners LLC, and Touhey Homeownership.

Though currently in a rundown state, Study Area B is on the western fringe of many downtown hot spots, including a new high-end condominium redevelopment project. Removing sources of blight, leveraging private investment and increasing residential improvements, Sheridan Hollow could transition into a unique eclectic neighborhood, and a draw for the Downtown market, all while maintaining affordable housing options for current and future residents.

Sheridan Hollow has active and engaged stakeholders that will anchor redevelopment efforts. The partners at 255 Orange Street – Albany Center for Economic Success, Affordable Housing Partnership, Community Loan Fund of the Capital District, Community Realty et. al. – have been systematically making strides to move revitalization of this area forward through collaboration with the City of Albany, University at Albany, Touhey Homeownership Foundation, Habitat for Humanity and local property owners.



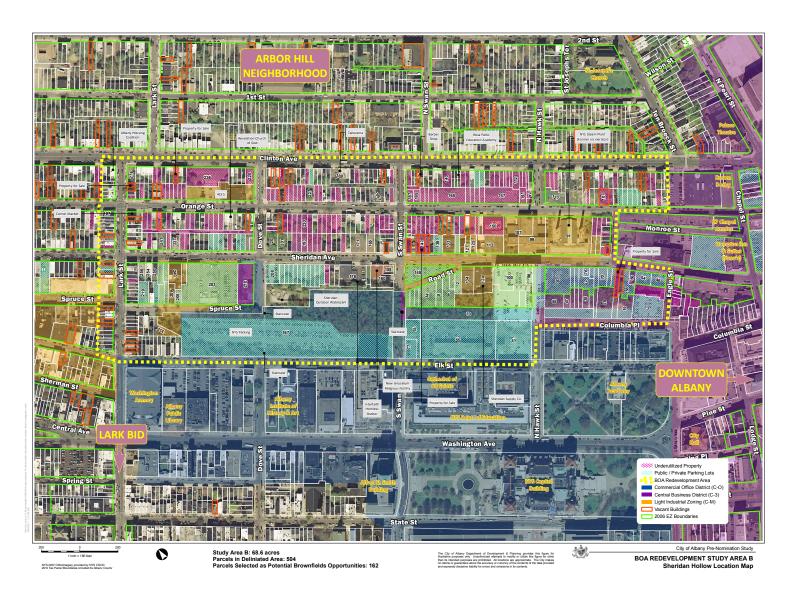


	Study Area B Descriptive Profile
Location Description	Study Area B is bounded to the north by Clinton Avenue, to the east by Theatre Row and Eagle Street, to the south along Columbia Place and Elk Street, and to the west along Lark Street. This Study Area is a residential neighborhood known as Sheridan Hollow, adjacent to Downtown Albany, south of the Arbor Hill Neighborhood, and north of the Lark Street Business Improvement District.
Total Land Area (acres)	68.6 acres
Zoning	C-M, C-3, C-O
Land Use	Commercial, vacant and residential mixed use. Larger percentages include: 47% Commercial, 21% Vacant Land, 20% Residential
Natural Resources	Sheridan Hollow was developed at the base of a ravine and is challenged with steep topography, Street Tree Canopy, Fox Creek culverted
Cultural Resources	Clinton Ave/N Pearl/Clinton Sq Historic District, Rosa Parks Education Academy, Sheridan Outdoor Water Park
Economic Resources	Retail Facilities, Albany Center for Economic Success (ACES)
Local Laws of	Former Empire Zones (2006), Historic Resources Commission, City Code,
Influence	City Zoning Ordinance
Historic Use	Sheridan Hollow has historically developed with mixed residential and light-industrial business (i.e., Capitol Power House, Warehouses).
Use Potential	Infill development including mixed-income residential and mixed-use opportunities, connect to Downtown and adjacent neighborhoods

Pre-Nomination Study Areas

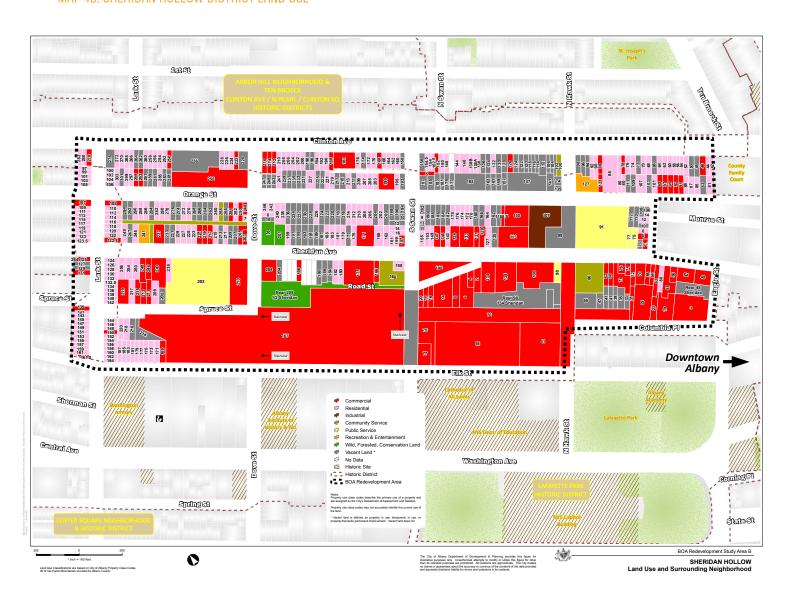
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MAP 4B: SHERIDAN HOLLOW DISTRICT EXISTING CONDITIONS



This map is for discussion purposes only and does not represent an actual endorsement by the City of Albany of the depicted redevelopment scenario for the entire area or any specific parcel.

MAP 4B: SHERIDAN HOLLOW DISTRICT LAND USE



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Study Area C: South Waterfront District

Study Area C is north of the Port of Albany and southeast of Downtown Albany. It includes industrially zoned, commercial and vacant land bounded by railroad tracks to the west and the Hudson River to the east. The area is highly visible from the Hudson River and the neighboring I-787 highway.

With the exception of two properties, all are privately owned and include stakeholders such as, Fourteen Sac Self-Storage, Adirondack Transit Lines, and D & H Railroad.

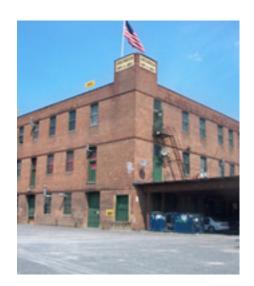
In 2002 the Living History study was completed for a potential waterfront redevelopment project in this area. According to the feasibility study, six combined sewer overflows (CSOs) enter the Hudson River in this area. Discharges from the CSOs contain significant waste components, grease, oil and suspended solids. Though discharges from the CSOs into the Hudson River are allowed by the City's NYS State Pollution Discharge Elimination System (SPDES) permit, they have a negative aesthetic impact on the area, and at certain times produce a noticeable sewer odor.

The feasibility study also indicated that any dredging involved during redeveloping the waterfront in this area will likely include disturbing or removing sediments potentially contaminated with polychlorinated biphenyls (PCBs) and other chemical residuals from neighboring CSO discharges.

The feasibility study's narrow focus on only cultural tourism did not provide adequate momentum to overcome these barriers and induce redevelopment. While tourism resources like the U.S.S. Slater and Half Moon replica are major assets to this district and should play a signature role in its redevelopment, a new more diverse vision for the South Waterfront District must be developed.

Overall, this Study Area, with its underutilized lots and vacant buildings, undermines its accessibility and proximity to historic culture and public parks. Study Area C includes valuable land that can connect Albany neighborhoods to its waterfront, inviting high-end residential living and commercial investment.

This site has been selected as a priority BOA site. More detail can be found in Section 6 below.





	Study Area C Descriptive Profile
Location Description	Study Area C is bounded to the north by Quay Street, to the east by the Hudson River, to the south along Church Street, and to the west by railroad tracks and I-787 interstate highway. This Study Area within the South End Neighborhood, south of Downtown Albany, and adjacent to the Pastures Neighborhood and Historic District.
Total Land Area (acres)	18.7 acres
Zoning	C-M, M-1
Land Use	Commercial and vacant property. Larger percentages include: 26% Vacant Land, 15% Public Service, and 6% Commercial
Natural Resources	Hudson River
Cultural Resources	USS Slater Historic Site, Mendelson, A. & Son Company Historic Building, Island Creek Park, South End and the Pastures Historic Districts, Dutch Apple Cruises
Economic Resources	Retail Facilities and Tourism
Local Laws of Influence	LWRP, Former Empire Zones (2006), Historic Resources Commission, City Code, City Zoning Ordinance
Historic Use	This Study Area was the original southern City boundary until 1870. It is adjacent to the original location of the Dunn Memorial Bridge, which replaced the Greenbush Bridge in early 1930s. Prior uses include mostly 20th-century industrial development.
Use Potential	Selected as a priority site. See Section 6 for detailed potential redevelopment scenarios.

Pre-Nomination Study Areas

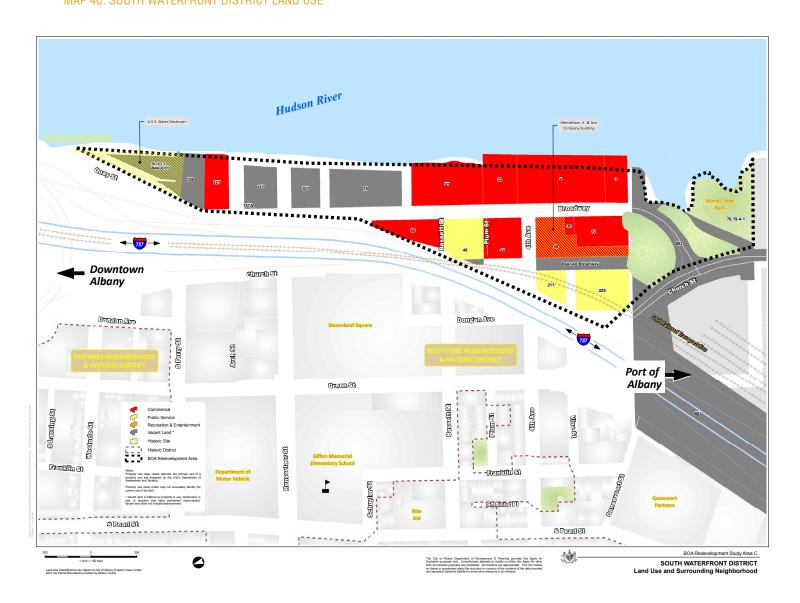
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MAP 4C: SOUTH WATERFRONT DISTRICT EXISTING CONDITIONS



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MAP 4C: SOUTH WATERFRONT DISTRICT LAND USE



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Study Area D: Tivoli Park

Study Area D is Tivoli Park, the second largest urban nature preserve in NYS, after Central Park in New York City. Located within the Arbor Hill Neighborhood, Tivoli Park is 80-acres of wetlands, woods, and open water. The property is owned by the City of Albany.

In the 1800s, the City of Albany created a new water supply system consisting of a series of reservoirs, receiving bodies and distribution points, which included the Tivoli Park Preserve. The reservoir system was eventually disbanded due to costly engineering and maintenance upkeep, leaving Tivoli Park as a dumping ground for landfill materials and an outlet for raw sewage. Despite cleanup efforts, Tivoli Park still experiences illegal dumping issues.

Tivoli Park also suffers from overgrown invasive vegetation, stagnant anaerobic water bodies, and ongoing drainage issues and flooding events. There is concern regarding contaminated sediments in Tivoli Park Lake due to historic releases from a refining company upgradient.

Study Area D and the surrounding area would benefit from environmental remediation efforts, a water and drainage management plan, and a professional urban park design. With proper engineering and oversight, Tivoli Park can become a valuable natural resource, wildlife refuge and sanctuary for community activity and provide green job training opportunities around urban environmental education, urban park management, phytoremediation, and green infrastructure development and management.



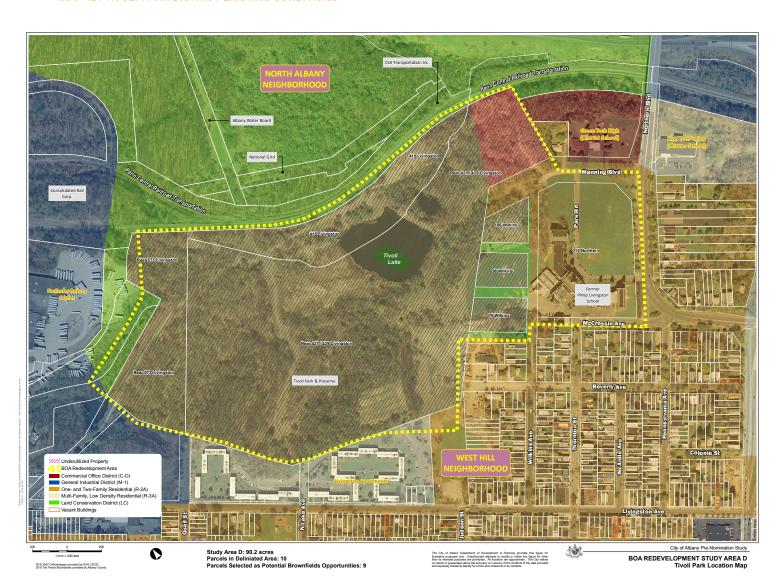


	Study Area D Descriptive Profile			
Location Description	Study Area D is bounded to the north by railroad tracks, to the east by Northern Boulevard, and along the southern and western border of Tivoli Park. This Study Area consists primarily of Tivoli Park and a few adjacent properties. The Study Area is part of the West Hill Neighborhood, south of North Albany Neighborhood.			
Total Land Area (acres)	90.2 acres			
Zoning	LC, R-2A			
Land Use	Vacant land, residential and community service land uses. Larger percentages include: 79% Vacant Land			
Natural Resources	Tivoli Park Lake, Patroon Creek, Wetlands, Wildlife, Forest Canopy			
Cultural Resources	Tivoli Park Preserve, Recreational and potential archaeological sites			
Economic Resources	Tourism, Stormwater management			
Local Laws of Influence	Former Empire Zones (2006), City Code, City Zoning Ordinance			
Historic Use	This Study Area was part of the City of Albany's water supply system. Tivoli Lake acted as a reservoir and settling pond. The area fell into disuse and became a dumping ground for commercial and residential garbage, as well as an outfall for City sewer systems.			
Use Potential	Environmental remediation, environmental center, green job education center, improved access to park, wildlife/habitat refuge			

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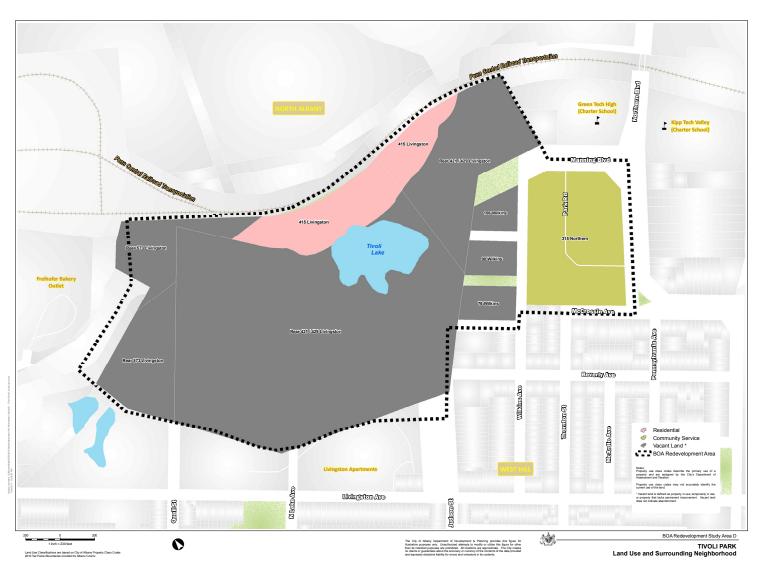
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MAP 4D: TIVOLI PARK DISTRICT EXISTING CONDITIONS



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MAP 4D: TIVOLI PARK DISTRICT LAND USE



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Study Area E: Westland Hills Park

Study Area E includes two vacant properties adjacent to the Westland Hills Park, along Colvin Avenue, south of the Central Avenue Business Improvement District and in close proximity to NYS facilities. One property is 1.8 acres and is owned by Lodi Realty Corp., the other is 2.4 acres, owned by the City of Albany.

Historically, this area was used by a wrecking and lumber company that stored auto parts and building debris. According to a Phase I environmental assessment of the property, it was also used as a junk yard for over 30 years. According to findings from a potential development review and the environmental assessment, surface and subsurface soils have been impacted by asbestos, heavy metals and other hazardous compounds. The Study Area is currently undeveloped and forested land, zoned for both commercial and residential use.

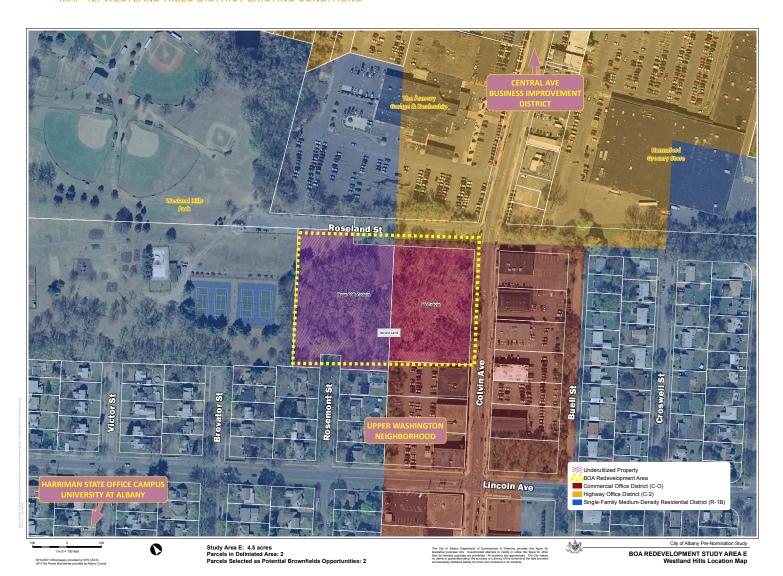
Study Area E is strategically located along a successful commercial corridor, and has remained undeveloped due to concerns over environmental contamination.

	Study Area E Descriptive Profile						
Location Description	Study Area E includes two parcels in the Upper Washington Neighborhood, along Colvin Avenue, and abutting the east entrance of Westland Hills Park. Roseland Street, the entrance to Westland Hills Park is the north boundary and Colvin Avenue is the east boundary for this Study Area						
Total Land Area (acres)	4.5 acres						
Zoning	C-O, R-1B						
Land Use	The BOA Study Area is currently vacant land.						
Natural Resources	Local unmapped wetlands, Tree Canopy						
Cultural Resources	Westland Hills Park						
Economic Resources	Retail Facilities						
Local Laws of Influence	Former Empire Zones (2006), City Code, City Zoning Ordinance						
Historic Use	This Study Area was previously used as a junk yard.						
Use Potential	Additional park space, commercial infill development at Colvin Ave.						





MAP 4E: WESTLAND HILLS DISTRICT EXISTING CONDITIONS

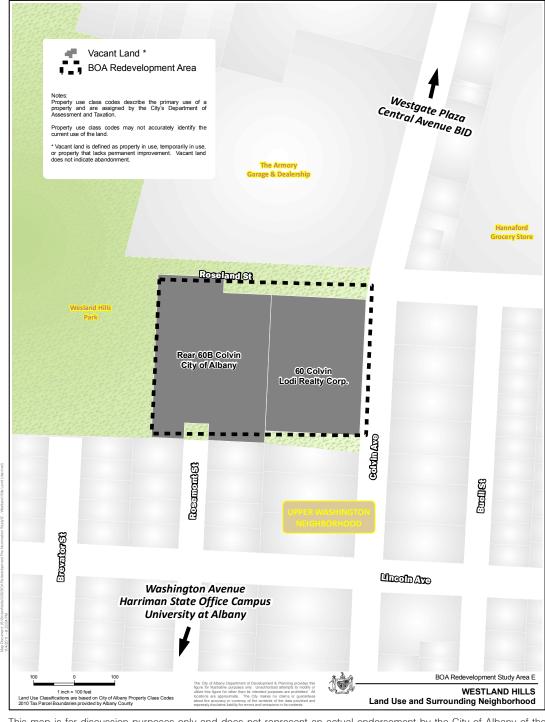


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MAP 4E: WESTLAND HILLS DISTRICT LAND USE



Study Area F: I-90 North

Study Area F incorporates land to the north side of Interstate 90. This Study Area is a mix of underutilized commercial properties and vacant lands.

Primary stakeholders in Study Area F include the City of Albany, Consolidated Rail Corporation and National Grid Electric and Gas. The Patroon Creek, which starts in Rensselaer Lake and flows east to the Hudson River, daylights through a wetland area within the Study Area. Patroon Creek has been contaminated by upgradient sources such as historic releases from a refining company and potentially the Albany Landfill, and is an environmental concern for Study Area F.

As in the following Study Area (G), this area was delineated not only because they are underutilized and have potential for environmental concern, but also because their redevelopment includes the Patroon Greenway Trail, a proposed bike trail connecting the Pine Bush, Tivoli Preserve, and the Corning Preserve, as defined by Albany's Bicycle Master Plan.

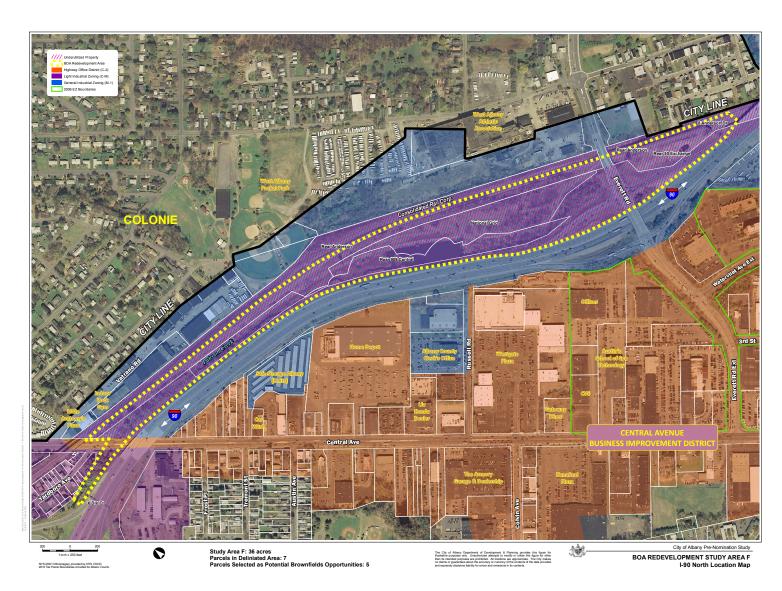
	Study Area F Descriptive Profile					
Location Description	Study Area F includes land adjacent to the north of I-90 interstate highway, and south of the City border, between Everett Road and Yardboro Avenue. This Study Area is bounded to the north by railroad tracks and I-90 to the south. No propert information is available for parcels within this Study Area that include interstate I-90.					
Total Land Area (acres)	36 acres					
Zoning	M-1					
Land Use	Vacant Land, Public Service and Commercial.					
Natural Resources	Local, unmapped wetlands, Patroon Creek, Riparian Zones					
Cultural Resources	No cultural resources are within this BOA Study Area.					
Economic Resources	Railroad Services and Retail Facilities					
Local Laws of Influence	Former Empire Zones (2006), City Code, City Zoning Ordinance					
Historic Use	This Study Area was historically and currently remains in use for railroad services.					
Use Potential	Improved multi-use trail, improved access to public space					

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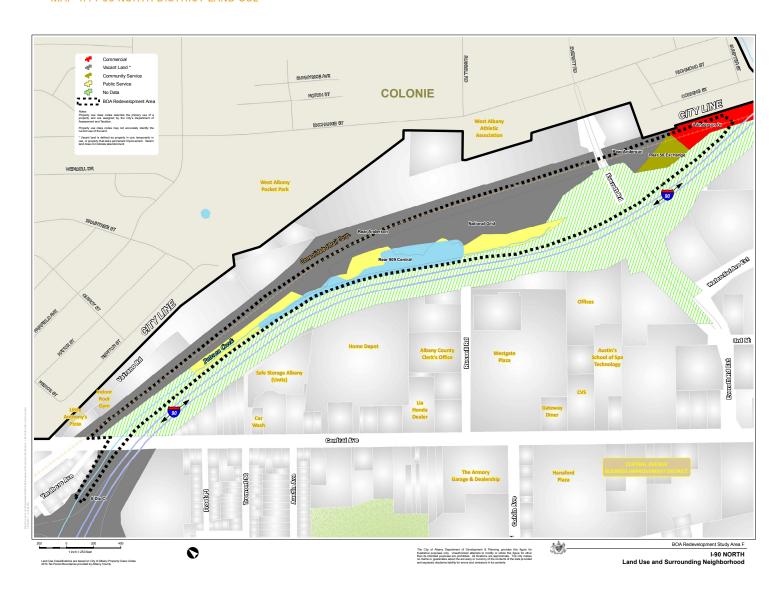
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MAP 4F: I-90 NORTH DISTRICT EXISTING CONDITIONS



MAP 4F: I-90 NORTH DISTRICT LAND USE



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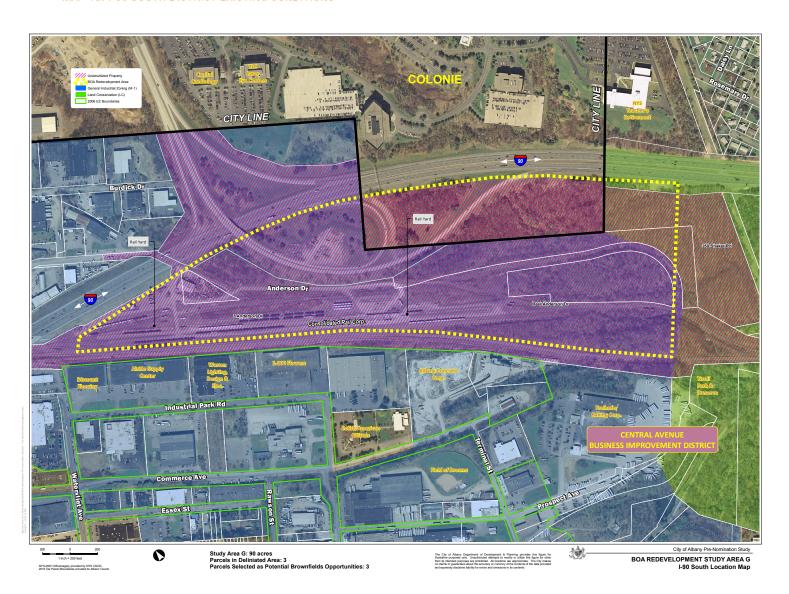
Study Area G: I-90 South

Study Area G is land south of Interstate 90. Like Study Area F, this Area comprises a mix of underutilized commercial property and vacant lands. There are environmental concerns associated with Study Area G from its current and historic use as a railroad yard. Primary stakeholders in Study Area G include 8 Anderson Drive, LLC. and Consolidated Rail Corporation.

This site has implications for the Tivoli Preserve, and the Corning Preserve in terms of stormwater management and combined sewer overflow. Study Area G also has significant underutilized properties and a potential for environmental concerns. Additionally, this is a high-visibility site as Interstate 90 abuts the area to the north. Due to current use, grade and ownership, this site presents unique and difficult challenges, however potential expansion of Tivoli Park, environmental remediation, and the improvement and/ or expansion of existing industrial uses could be explored.

	Study Area G Descriptive Profile					
Location Description	Study Area G includes land adjacent to the south of I-90 interstate highway. This Study Area is bounded to the north by interstate I-90 and to the south by railroad tracks. The east side of the Study Area is in alignment with the west boundary of Tivoli Park and the west side is in alignment with Watervliet Avenue.					
Total Land Area (acres)	90 acres					
Zoning	M-1, LC					
Land Use	Commercial and Vacant Land. Larger percentages include: 50% Vacant Land, 26% Commercial					
Natural Resources	Patroon Creek, Riparian Zones					
Cultural Resources	No cultural resources are within this BOA Study Area.					
Economic Resources	Railroad Services					
Local Laws of Influence	Former Empire Zones (2006), City Code, City Zoning Ordinance					
Historic Use	This Study Area was historically and currently remains in use for railroad services.					
Use Potential	Potential expansion of Tivoli Park Preserve, environmental remediation, improvement and/or expansion of existing industrial uses.					

MAP 4G: I-90 SOUTH DISTRICT EXISTING CONDITIONS

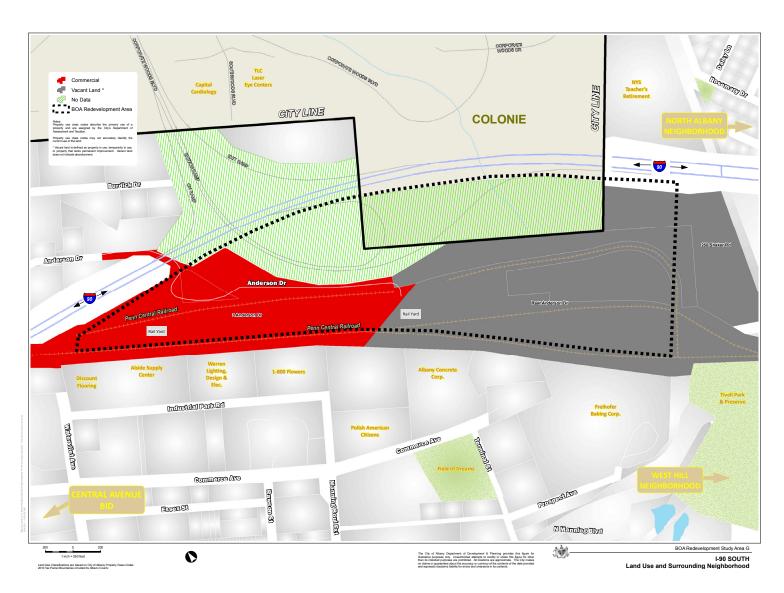


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MAP 4G: I-90 SOUTH DISTRICT LAND USE



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5.0 Potential Brownfields Identification Methodology

The City of Albany conducted a citywide review in order to identify concentrations of brownfield properties. The City used a variety of information to complete this review, such as historical resources, neighborhood revitalization plans, environmental site assessment reports, and pertinent databases and geographic maps. The City also examined current land use and neighborhood built environments, as well as commercial and industrial zoning district boundaries to assess brownfield locations.

The following data sources were used to conduct analysis and research of the BOA Redevelopment Areas.

GIS Data Sources:

- · City of Albany GIS Datasets
- Albany County GIS Datasets
- The NYS Office of Cyber Security GIS Clearinghouse
- The U.S. Census Bureau

Other Documents:

Polk City Directories (1928 - 1988)

University at Albany, 2010 Planning Studio Report, Sheridan Hollow: Steps Forward (Fall 2010)

Brighter Choice Foundation Phase I Environmental Assessment Reports:

Evergreen Testing & Environmental Services

- Phase I ESA, Parking Lot, 540 Bradford Street, Albany, NY (March 2010)
- Phase I ESA, Vacant Land Parcel, 21-21A Hackett Boulevard, Albany, NY (October 2008)
- Phase I ESA, Albany Community Charter School, 65 Krank Street, Albany, NY (February 2010)
- Phase I ESA, 600-612 Manning Boulevard, Albany, NY (November 2005)
- Phase I ESA, Residential Properties, 375, 377, 379, 381, 383, 385, 387 & 391 Elk Street, 118, 120, 122, 124, 126, 128 & 130 North Lake Avenue, Albany, NY (November 2008)
- Phase I ESA, 116 North Lake Ave, Albany, NY (December 2005)
- Phase I ESA, Vacant Land Subsection of 42 South Dove Street, City of Albany, Albany County, NY (January 2005)
- Phase I ESA, Vacant Office / Former School, 30 Watervliet Avenue, Albany, NY (December 2006) Clough Harbour & Associates LLP
- Draft NYSDEC Environmental Restoration Program Application for a Portion of the Westland Hills Park Site City of Albany, New York (July 2006)

While the data sources utilized were sufficient to identify potential Brownfield Opportunity Areas, there are additional resources that will be searched in subsequent BOA analyses. These additional sources include, but are not limited to:

- U.S. Geological Survey
- NYSDOT Aerial Photos
- EPA, NPL
- EPA, CERCLIS
- EPA, RCRA
- · Coast Guard, ERNS
- EDR
- Environmental FirstSearch
- MacRae's Industrial Directory
- Sanborn Fire Insurance Maps
- Toxics Targeting
- NYSDEC, Inactive Hazardous Waste Sites
- NYSDEC, Spills
- NYSDEC, Solid Waste
- NYSDEC, Storage Tanks
- National/State Register of Historic Places, State Historic Preservation Office (SHPO)
- NYSDEC, Natural Heritage
- Natural Resource Conservation Service
- Soil Conservation District
- Claritas
- Demographics USA
- Moody's Economy.com
- NPA Data
- Wharton Econometrics Forecasting, Assoc. (WEFA)
- Woods & Poole Economics

HISTORIC USES

The City reviewed Polk City Directories from 1928 to 1986 for information on historic uses of properties. The City took inventory of site addresses with certain historic uses or activities which may have a potential impact on the environment or community. For example, inventories were created for sites with a prior use of auto services, laundry services (dry cleaning and dyeing), gas stations, metal workings, printing services, and lumber activi-

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ties. The following table summarizes the approximate counts from the inventory. It should be noted that these businesses did not necessarily all function simultaneously or remain in operation for the entire duration between 1928 and 1986. Some addresses may be counted multiple times if business ownership changed. Map 1 highlights approximate historic locations for these uses and activities.

INDUSTRIAL DISTRICTS

Historic Use	Facility Count between 1928 and 1986
Auto Services	799
Laundry Services (Dry Cleaning & Dyeing)	492
Gas Stations	349
Metal Workings	171
Printing Services	189
Lumber Activities	52

Approximately 4% of City land is zoned for light industrial use and approximately 9% is zoned for general industrial use. These districts have been zoned primarily in the North Albany Neighborhood, along the northern City boundary adjacent to the I-90 and I-87 interstate highways, and within the South End along the waterfront and at the Port of Albany. Map 2 outlines these industrially zoned districts within the City.

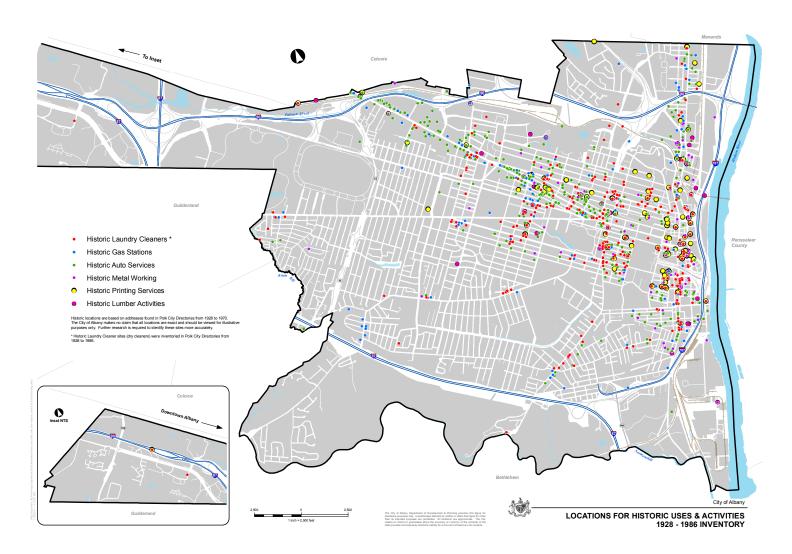
VACANT BUILDINGS

According to the City of Albany, a vacant building is defined as a building that is unoccupied and left unsecured or secured by abnormal means, or has code violations according to City Code. As of 2000, the City requires owners to register their vacant buildings and secure them in accordance with City Code. If a building is illegally occupied or ordered unsafe by the Department of Fire, Emergency and Building Services, owners can be cited for code violations. The Division of Building and Codes maintains a list of registered buildings in a Vacant Building Registry. Currently, there are 730 buildings registered within the City. Most vacant buildings are within the West Hill, Arbor Hill and South End Neighborhoods. Map 3 outlines vacant building locations within the City.

VACANT LAND

The City of Albany's Department of Assessment and Taxation defines vacant land as properties that are underutilized, the City is active with neighborhood level planning and

MAP 1: LOCATIONS FOR HISTORIC USES AND ACTIVITIES



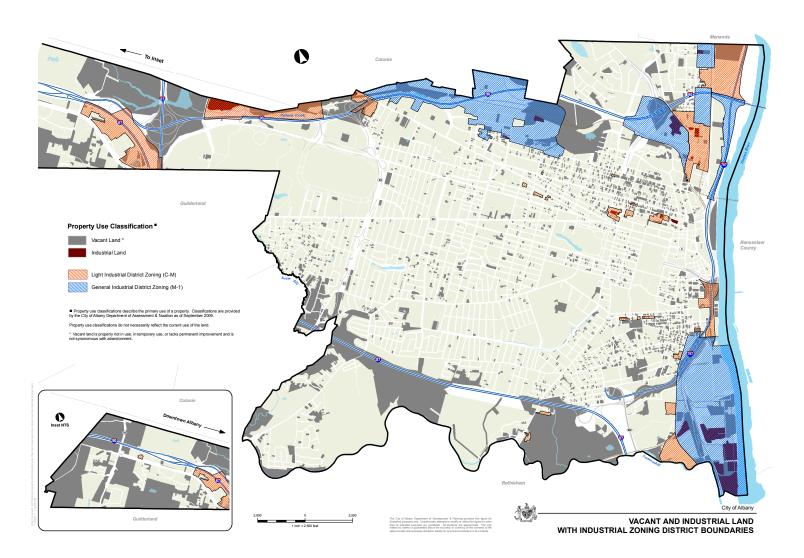
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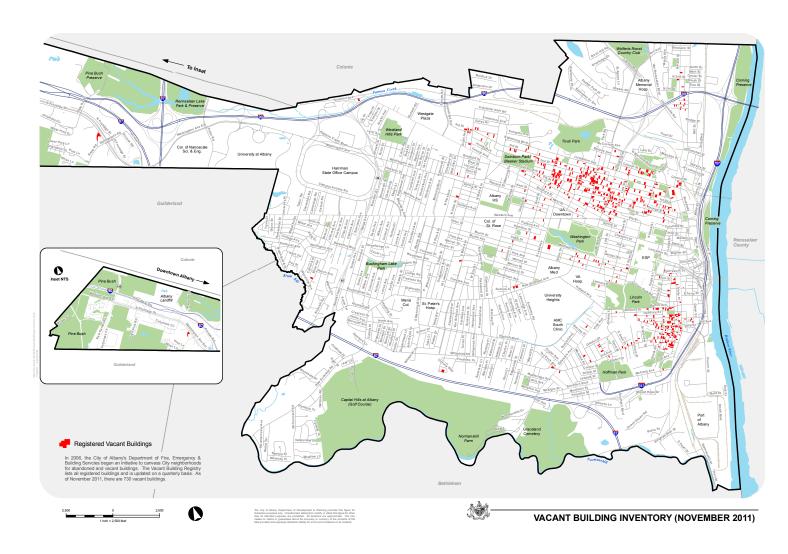
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MAP 2: VACANT AND INDUSTRIAL LAND



MAP 3: VACANT BUILDING INVENTORY



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land-use activities and often identifies underutilized properties during field research. Assigned property use classifications do not always accurately reflect the current use of a property. For example, a property may be classified as vacant land but is currently in use as a community garden or pocket park by a neighborhood. Approximately 25% of City land is vacant. Map 2 outlines vacant land within the City.

UNDERUTILIZED PROPERTY

A property is considered underutilized if it is partially maintained or improved, and may only be in use intermittently by the owner. In these cases, the property may not be operating as its highest and best use in the context of a larger area-wide redevelopment scenario.

Though the City does not have a property use classification code for properties that are underutilized, the City is interconnected with neighborhood activities and often identifies underutilized lots during field research when planning neighborhood projects or working with neighborhood stakeholders. During a field reconnaissance, the BOA Redevelopment Areas were inspected for concentrations of vacant buildings, parking lots, and properties otherwise considered underutilized in the light of area-wide redevelopment.

PUBLIC ENGAGEMENT

Albany 2030 involved extensive outreach to community members and key stakeholders for the City. During this outreach, participants identified local challenges and opportunities including specific sites which were seen as underutilized. In addition, the public was asked to pinpoint redevelopment opportunities in a mapping exercise. These thoughts were collected throughout the two year comprehensive planning process and used to determine community priorities. Sites that were frequently noted during the outreach activities were included in the identification and assessment of the BOA Redevelopment Areas. See the Albany 2030 Plan for a full description of the public engagement efforts.

BOA REDEVELOPMENT AREAS

The BOA Redevelopment Areas are those opportunity areas selected based on the evaluation of the above data sources and consist primarily of light and general industrial zoning and some commercial zoning. Land use within the BOA Redevelopment Areas is a mix of commercial, vacant and industrial uses. Though some areas include parcels used for community or public services and parks and recreation. Two maps are provided for each BOA Redevelopment Area. One map provides existing conditions, zoning, empire zones (2006) and potential brownfields opportunities. The second map provides land use information, as well as historic district boundaries and other area information. Table 1 outlines properties within each of the seven BOA Redevelopment Areas. The table also identifies land use and zoning for each property.

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6.0 Priority Brownfield Opportunity Area Sites

SELECTION METHODOLOGY AND RATIONALE

Through careful research the City delineated seven potential redevelopment areas based on a variety of criteria. Of the seven BOA study areas, two were selected to further research and potential redevelopment scenario design.

Within each BOA redevelopment area, potential brownfield opportunities were identified utilizing a variety of criteria including: the concentration of sites having historic activities suggestive of potential environmental concern, vacant buildings and lots, historic and existing industrial districts and land use, and existing development activities and opportunities. Based upon this analysis, all seven study areas have merit for further evaluation and planning initiatives. However, keeping in alignment with Albany 2030's vision and goals, two study areas were prioritized for alternative redevelopment scenarios and concept plans.

The following Albany 2030 vision components and interconnected keys outlined below were used to prioritize the BOA redevelopment areas.

1. Safe, Livable Neighborhoods

Every neighborhood in Albany is a desirable place to live because of its walkable streets, historic architecture, range of housing choices, mixed-use neighborhood centers, quality schools, parks and recreation facilities, and easy access to Downtown Albany and other job centers.

2. Model Educational System

Albany nurtures its most valuable resources, its children, by promoting excellence in education at all levels. The City's institutions of higher education are valued resources and partners in initiatives to expand economic opportunities, enhance work force skills, and promote lifelong learning.

3. Vibrant Urban Center

As the capital of New York and a destination for work, play, and tourism, Albany is the region's primary center of government, education, health care, employment, and the arts. Downtown Albany is a vibrant mix of business, residential, educational, cultural, and entertainment uses connected to the Hudson River waterfront.

4. Multi-Modal Transportation Hub

Albany's neighborhoods and centers are connected to each other and to the rest of the region by an extensive, efficient, and safe network of complete streets, mass transit, bikeways, trails, and sidewalks.

5. Green City

Albany is a model of community health and sustainability in its planning, restorative development, and conservation of energy, water, and natural resources.

6. Prosperous Economy

The city is a pillar of the regional and global economies, providing good employment opportunities for all residents with a focus on green jobs and technology.

Additionally, the Four Interrelated Keys to Achieving the Vision Statement served as a guide for evaluation for prioritizing the BOA redevelopment areas:

- 1. Improve Albany's image and quality of life: Change Albany's reputation in the region and beyond to become known as a great place to live, visit, and do business by building on assets, marketing positive attributes, and countering negative perceptions (particularly related to schools and public safety).
- Increase fiscal capacity: Provide quality, cost-effective City public facilities and services by increasing the tax base and seeking equitable revenue contributions from tax-exempt institutions.
- 3. Facilitate and mobilize private investment: Remove barriers and provide incentives for infill development, adaptive reuse, and redevelopment, and leverage institutional resources to attract private investment.
- 4. Establish Albany's reputation as a Green Community: Employ green development and operational practices that protect natural resources, enhance opportunities for physical activity and reduce energy consumption.

These four interrelated keys are of particular importance when considering the redevelopment of large land areas, as their language was synthesized directly from input provided by public and community stakeholders during outreach activities, as well as data on existing conditions and trends, to identify broad "strategic directions" for accomplishing the deeper systemic changes needed if the 2030 vision is to be realized.

After comparing the seven BOA redevelopment areas against the Albany 2030 vision statement and associated keys, each of the seven sites was ranked according to the table below. The two study areas most suited for alternative redevelopment scenarios and concept designs were the North Albany Warehouse District and the South Waterfront District. Both of these study areas have particular appeal for the community and the potential for the greatest overall redevelopment impact.

Priority Points: L – Low (1) M – Medium (2) H – High (3)

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BOA	Safe, Livable Neighborhoods	Model Education System	Vibrant Urban Center	Multi-Modal Transportation	Green City	Prosperous Economy	Improve Albany's Image & Quality of Life	Increase Fiscal Capacity	Facilitate & Mobilize Investment	Establish Albany as a Green Community	Redevelopment Potential	Priority Points
Sheridan Hollow	Н	L	М	L	Н	М	М	М	М	L	Н	22
Tivoli Park	М	Н	L	М	Н	L	Н	L	L	Н	L	20
Westland Hills	Н	L	L	L	М	L	М	L	L	L	L	15
I-90 North	L	L	L	Н	М	L	М	L	L	М	L	16
I-90 South	L	L	L	М	М	L	М	L	L	М	L	15
North Warehouse District	Н	М	Н	Н	Н	Н	Н	Н	Н	Н	Н	32
South Waterfront District	Н	L	Н	Н	Н	Н	Н	Н	Н	Н	Н	31

BOA REDEVELOPMENT STUDY AREA A – NORTH WAREHOUSE DISTRICT

The North Warehouse District is a varied and dynamic district with tremendous opportunity for redevelopment. Bound by the Hudson River to the east, Manor and Tivoli Streets to the north, N. Pearl Street to the west, and Livingston Avenue and the Corning Preserve to the south, this area is predominately industrial in nature with supplemental residential, commercial, and recreational uses. The potential redevelopment scenarios described later in this section build upon the many assets and opportunities found in a district that has had a long history as a working waterfront. Long-standing landmarks, such as the Miss Albany Diner are currently anchoring the rejuvenation of the district into a burgeoning activity center focused on food, drink, and entertainment. This new activity center, coupled with existing speciality businesses, a strong industrial job base, a growing downtown residential market, a residential base in the Arbor Hill neighborhood to the west, and the recreational opportunities associated with the Corning Preserve, makes the North Warehouse District a prime priority brownfield opportunity area.

In addition to these existing assets and the many underutilized structures and parcels, the district is in the ideal situation to take advantage of future opportunities. The proposed rehabilitation or replacement of the Livingston Avenue Bridge would provide a direct pedestrian and bicycle link across the Hudson River, as well as the opportunity for a direct stop of the Empire Corridor High Speed Rail Line. The potential for the deconstruction and redesign of Interstate 787, would not only allow for improved access to the waterfront, but open up additional land for recreational and mixed commercial and residential use.

RELATIONSHIP TO ALBANY 2030 SYSTEMS

1. Community Form

The goals of the Community Form System are to promote development of a balanced future land use pattern that supports realization of the Albany 2030 Vision Statement; promote development patterns that include walkable streets, compact, mixed use development, public spaces, and context sensitivity; capitalize on diverse architectural and neighborhood-specific character to maintain and revitalize neighborhoods; and preserve and restore existing buildings that are vacant or underutilized through adaptive reuse while allowing for new development and new architecture.

Redevelopment of the North Warehouse District supports each of these goals by:

- Following the Land Use Framework Map by establishing a mixed use, regional activity center at the North Warehouse brownfield opportunity site.
- Extending the downtown and adjacent compact neighborhood development patterns to the waterfront and enhancing multi-modal connections to the waterfront.
- Restoring existing structures and underutilized properties to productive use.
- Preserving the existing warehouse district character and historic architecture while incorporating new, context sensitive architectural and urban design features.

2. Economy

The goals of the economy system are to increase employment opportunities at all education/skill levels, and raise local incomes; encourage investment and reinvestment throughout Albany that supports economic development and placemaking; and create economic resilience through diversity.

Redevelopment of the North Warehouse District supports each of these goals by:

- Attracting investment and reinvestment to an area with ample development opportunity, access to the regional transportation network, multi-modal access, and the amenity of the waterfront.
- Incorporating retail and commercial opportunities to support local businesses and provide local employment.

Conclusions and Next Steps

3. Social

The goals of the social system are to elevate the quality of Albany's educational system to a high standard based on established targets; Improve community health through increased access to recreation opportunities, healthy food, and healthcare; improve and maintain public safety in all parts of the City; promote and enhance arts and culture in the City; and improve the social well-being of Albany citizens in need.

Redevelopment of the North Warehouse District supports several of these goals by:

- Improving community health by cleaning contaminated sites.
- Providing new recreational opportunities at the waterfront, including pedestrian connections to waterfront trails.
- Improving public safety by revitalizing blighted properties and enhancing street activity.

4. Transportation

The goals of the transportation system are to increase options to the private automobile to move people within and between Albany, the Capital Region, and beyond; provide for safe pedestrian and bicycle mobility throughout the City; increase transit options and transit use; improve vehicular connections to and within Albany to facilitate circulation and reduce congestion, while addressing impacts on the City fabric; Improve capacity and service at the Port of Albany; and maintain Albany Airport as a regional hub for air travel.

Redevelopment of the North Warehouse District supports several of these goals by:

- Improving pedestrian, bicycle, and transit connections to the waterfront and connecting to regional trails.
- Improving vehicular circulation to and around the waterfront with improved signage, parking and street connections.
- Creating mixed use, compact development patterns that reduce automobile dependency and provide safe pedestrian and bicycle mobility.

5. Natural Resources

The goals of the natural resources system are to preserve and protect the City's waterways; protect and enhance the City's urban forest, including nature preserves, parks, open space, street trees, and trees planted on private property; protect, enhance, restore, and expand the City's natural habitat areas; maintain and improve the air quality; protect steep slopes and soils from development encroachment, erosion, and contamination; and protect and enhance the City's open space network.

Redevelopment of the North Warehouse District supports several of these goals by:

- Cleaning contaminated sites to reduce stormwater runoff and water table contamination.
- Providing opportunities to plant new trees and landscaping to enhance the urban forest
- · Cleaning contaminated soils
- Providing opportunities for new pocket parks and buffer zones to enhance the open space network.
- · Providing improved access to the Hudson River waterfront.

6. Housing and Neighborhoods

The goals of the housing and neighborhoods system are to provide a range of decent, affordable housing choices, densities, ownership opportunities, and price ranges to accommodate the housing needs of existing and new residents; maintain distinct, safe, quality neighborhoods that preserve and enhance the natural beauty, historic/architectural character, and cultural diversity of Albany; and provide access to basic neighborhood services, including commercial centers, parks, schools, transit, police protection, libraries, community centers, etc., for all neighborhoods.

Redevelopment of the North Warehouse District supports all of these goals by:

- Providing opportunities for new high to medium density residential development.
- Connecting existing neighborhoods to the waterfront and enhancing adjacent neighborhoods.
- Providing new opportunities for neighborhood serving retail, employment, recreation and transit.
- Preserving the existing warehouse district character and historic architecture while incorporating new, context sensitive architectural and urban design features.
- Providing improved access to the Hudson River waterfront.

7. Utilities and Infrastructure

The goals of the utilities and infrastructure system are to promote energy conservation, efficiency, and use of renewable technologies as a mechanism for climate change mitigation; maintain the quality of the City's wastewater management system, conserve water, and protect the City's drinking water supply; use stormwater management best practices to reduce impacts on water quality and mitigate costs of engineered stormwater systems; increase recycling and reduce the solid waste stream; and provide equitable communication opportunities for communities throughout the City.

Conclusions and Next Steps

Redevelopment of the North Warehouse District supports several of these goals by:

- Providing opportunities for green building design and green infrastructure in new and renovated buildings to conserve energy, water, and reduce stormwater runoff.
- Creating mixed use, compact development patterns that reduce vehicle miles travelled and greenhouse gas emissions.

8. Institutions

The goals of the institutions system are to foster relationships and create new partnerships among the different levels of government, surrounding municipalities, and institutions that focus on cooperative planning for growth and development; work together to ensure that government and institutional facilities and projects promote mutual benefits; and to address the positive and negative impacts of government and institutional expansion on the City's tax base.

Redevelopment of the North Warehouse District supports these goals by:

- Attracting private investment to offset the fiscal impacts of institutional development.
- Working cooperatively with institutional and corporate partners such as CSX and Amtrak.

EFFECT ON ALBANY 2030 KEYS TO ACHIEVING THE VISION STATEMENT

The four keys to achieving the Albany 2030 Vision Statement, as described in Chapter 4.0, were developed by analyzing and synthesizing input received from the public and community stakeholders, as well as data on existing conditions and trends, to identify broad "strategic directions" for accomplishing the deeper systemic changes needed if the Albany citizens vision in the year 2030 is to be realized.

Brownfields revitalization in general most directly targets Keys 3 and 4, which emphasize attracting private investment through reuse and redevelopment and cleaning sites to improve environmental quality. Redevelopment of the North Warehouse District brownfields opportunity site affects all of the keys in several ways, which makes it a significant leverage point for achieving the Albany 2030 vision.

Several example strategies were identified for each of the keys to target the needed change in Albany as a system to make the key happen. Redevelopment of the North Warehouse District directly incorporates the following strategies:

1. Improve Albany's image and quality of life:

Examples of strategies that target the needed changes through redevelopment of the North Warehouse District opportunity site:

KEYS TO ACHIEVING THE VISION STATEMENT

- 1. Improve Albany's image and quality of life.
- 2. Increase fiscal capacity.
- 3. Facilitate and mobilize private investment.
- 4. Establish albany's reputation as a Green Community.

- Vacant and abandoned properties reuse (LU-3, ARCH-2)
- Improve waterfront and downtown connections (UD-2)
- Adaptively reuse historic and non-historic structures in brownfields remediation projects (ARCH-3)
- Make Albany attractive for business development (INV-1)
- Reinforce, enhance and promote Albany's distinctive character and identity (INV-3)
- Increase economic diversity (DIV-1)
- Remove blighting influences (PS-1, NI-3)

2. Increase fiscal capacity:

Examples of strategies that target the needed changes through redevelopment of the North Warehouse District opportunity site:

- Make Albany attractive for business development (INV-1)
- Encourage investment in urban land and buildings for employment and housing (INV-2)
- Increase economic diversity (DIV-1)
- Enhance, promote, and strengthen neighborhood commercial centers (NS-1)

3. Facilitate and mobilize private investment

Examples of strategies that target the needed changes through redevelopment of the North Warehouse District opportunity site:

- Improve waterfront and downtown connections (UD-2)
- Make Albany attractive for business development (INV-1)
- Encourage investment in urban land and buildings for employment and housing (INV-2)
- Provide a foundation for economic activity (INV-5)
- Increase transit connectivity (TR-3)

4. Establish Albany's reputation as a Green Community

Examples of strategies that target the needed changes through redevelopment of the North Warehouse District opportunity site:

- Promote and implement the Bicycle Master Plan (BIC-1)
- Increase transit connectivity (TR-3)
- Implement Long-Term Control Plan to mitigate water quality impacts of CSO's (WW-1, WS-1)
- Provide multi-modal transportation choices to reduce vehicle miles traveled (AQ-1, EN-3)

Conclusions and Next Steps

- Implement the initiatives of the Mayor's Office of Energy and Sustainability Program (EN-1)
- Create a green infrastructure system (SW-1)

REDEVELOPMENT SCENARIOS AND RELATIONSHIP TO ALBANY 2030

Four conceptual scenarios for redeveloping the North Warehouse District opportunity site were designed to provide a general sense of development and land use options that would implement the goals of the Brownfield Opportunity Areas Pre-Nomination Study and the Albany 2030 Comprehensive Plan, while working with the site's opportunities (vacant properties, waterfront amenity, transit and trail access, established neighborhoods) and constraints (physical barriers to waterfront access, multiple private owners, market conditions).

Several nuanced scenario options are presented here in order to guide the BOA Step Two process while allowing for/reinforcing the flexibility necessary to effectively revitalize this District. These concepts portray general use plans and are designed to stimulate conversation about and assessment of revitalization plans for the District.

Due to the positive activity occurring in the West Warehouse and Gateway zones, redevelopment plans for these areas remain consistent across each scenario. The relatively underutilized nature of the East Warehouse zone, however, lends itself to more diversity and flexibility in revitalization plans. Each scenario, therefore, focuses on varied use opportunities for this zone.

Key development opportunity sites are highlighted on the development concept maps provided for each scenario. These sites have greater potential for redevelopment because of their location, existing building condition, and potential for acting as catalysts for ongoing redevelopment in the district. For each development concept map, the same streetscaping improvements and circulation improvements are proposed to enhance the visual character, pedestrian experience, and transportation access throughout the sites.

Scenario One - Large-Scale Specialty Retail Concept

Overview

Scenario One provides a mix of medium and high density residential, neighborhood scale retail, entertainment, and commercial land uses with large-scale specialty retail uses as the central theme. This concept plan consists of three primary development zones: The East Warehouse District, the West Warehouse District, and the Gateway District.

Conceptual Uses

The East Warehouse District includes the area along I-787 and the waterfront, which consists of a mix of large-scale specialty retail stores, luxury high rise residential living, and specialty neighborhood supporting retail fronting primarily on Montgomery St. and Erie Blvd. The large-scale specialty retail stores are characterized by medium to large building footprints that can accommodate, for example, full service grocery stores, furniture stores, home improvement, department stores, etc. These facilities are ideally located in this district due to direct access to I-787, high visibility from I-787, and roadways able to accommodate associated heavy traffic flow (Erie Blvd., Montgomery St., Broadway). Structured parking is provided to accommodate the high intensity of uses without disrupting the high density urban land use pattern. Structured parking in this district could be "wrapped" in retail uses to protect the views of the City from the waterfront. Pocket parks are also proposed for this district to provide an open space amenity for residents, shoppers, and visitors.

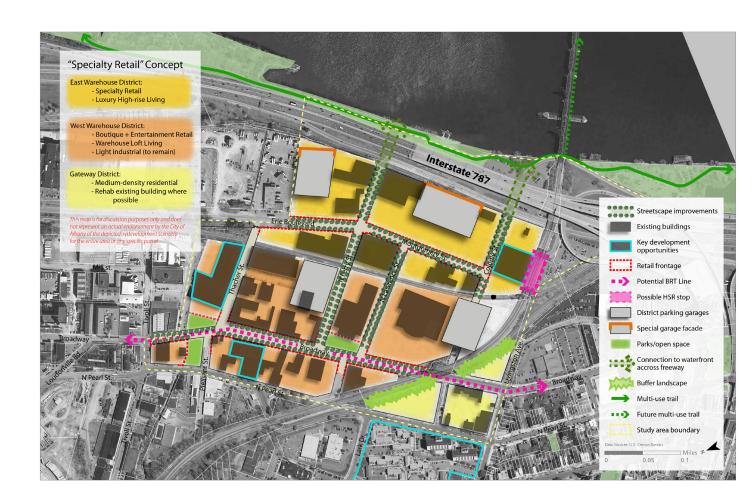
The West Warehouse District includes the area between Erie Blvd., the west side of Broadway, and the rail line. This district consists of a mix of converted warehouses to residential loft living, existing light industrial uses, and boutique entertainment and retail uses – enhancing the emerging restaurant and entertainment corridor along Broadway. The entertainment corridor should include a mix of residential, retail, restaurants, and bars to attract night life, but should also include some restrictions on noise levels and proliferation of night clubs to protect existing neighborhoods and proposed new residential areas from associated nuisance activities. The West Warehouse District also includes structured parking to accommodate the proposed residential, light industrial, and entertainment uses while maintaining the existing urban character. Pocket parks are also included in this district to provide an open space amenity for residents and visitors and to improve the visual appearance of the street frontage on Broadway.

The Gateway District consists of existing historic row houses adjacent to the active rail line that are primarily vacant and in poor condition. The Gateway District concept proposes to reuse the existing structures where feasible and add new context sensitive medium density residential development to provide a transition from surrounding historic neighborhoods to the high intensity North Warehouse District. A landscaped buffer zone is proposed to protect the new residential area from the active rail line.

Key development opportunities are highlighted on the maps. These sites have greater potential for redevelopment because of their location, existing building condition, and potential for acting as catalysts for ongoing redevelopment in the district. Throughout the North Warehouse District redevelopment scenario, streetscaping improvements and circulation improvements are proposed to enhance the visual character, pedestrian experience, and transportation access through the site. Sidewalk improvements with street

Conclusions and Next Steps

MAP 5A: WAREHOUSE DISTRICT - SPECIALTY RETAIL CONCEPT



trees, lighting and other streetscape amenities are concentrated along all major and side streets, with a special emphasis on through streets that cross under I-787 to provide safe and comfortable access to the waterfront trail, Corning Preserve, and the proposed pedestrian and bicycle trail on the replaced Livingston Avenue Bridge. The potential Bus Rapid Transit line along Broadway will be enhanced with streetscape and transit amenities, as well as high density, transit supportive development along the Broadway corridor.

Scenario Two - Urban Square Concept

Overview

Scenario Two provides a mix of medium and high density residential, neighborhood scale retail, and entertainment land uses with a large urban square providing a central placemaking focal point. Like Scenario One, this concept plan consists of three primary development zones: The East Warehouse District, the West Warehouse District, and the Gateway District.

Conceptual Uses

The East Warehouse District includes the area along I-787 and the waterfront, which consists of mixed income high rise residential development with neighborhood scale retail surrounding a large urban square. The urban square anchors the district, providing an open space amenity as well as a central venue for potential outdoor concerts, festivals, art fairs, and other cultural activities. One structured parking facility is provided to accommodate the high density residential and retail uses. As in Scenario One, the parking structure could be "wrapped" in retail uses to protect the views of the City from the waterfront. Providing pedestrian connections between other areas of the warehouse district and the Corning Preserve will also be a key element of this concept.

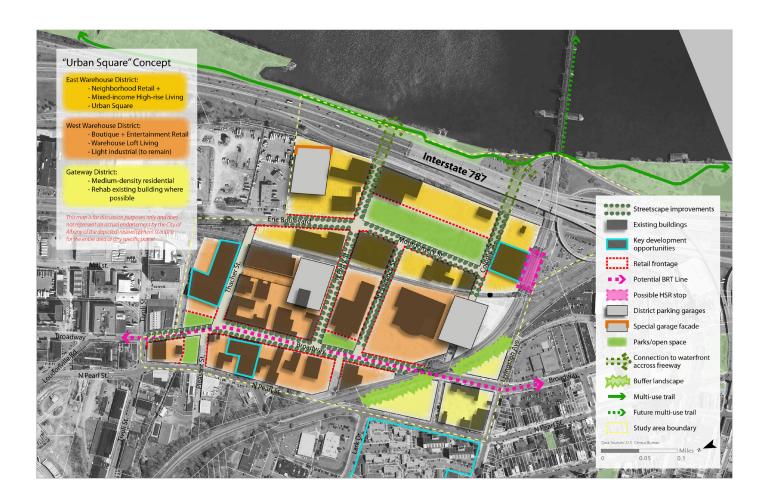
The West Warehouse District is unchanged between Scenario One and Scenario Two, featuring a mix of converted warehouses to residential loft living, existing light industrial uses, and boutique entertainment and retail uses; structured parking; and pocket parks.

The Gateway District is unchanged between Scenario One and Scenario Two, featuring reuse of the existing historic row houses where feasible, new context sensitive medium density residential development; and a landscaped buffer zone to protect the new residential area from the active rail line.

Key development opportunities are highlighted on the maps. These sites have greater potential for redevelopment because of their location, existing building condition, and potential for acting as catalysts for ongoing redevelopment in the district. As in Scenario One, the same streetscaping improvements and circulation improvements are proposed to enhance the visual character, pedestrian experience, and transportation access throughout the site.

Conclusions and Next Steps

MAP 5B: WAREHOUSE DISTRICT - URBAN SQUARE CONCEPT



Scenario Three - Sports and Recreation Concept

Overview

Scenario Three provides a mix of indoor recreational facilities, medium and high density residential development, neighborhood scale retail, sports facility related retail, and entertainment land uses, with large scale indoor recreation facilities as the central focus. Like Scenario One, this concept plan consists of three primary development zones: The East Warehouse District, the West Warehouse District, and the Gateway District.

Conceptual Uses

The East Warehouse District includes the area along I-787 and the waterfront, which consists of a mix of medium density residential development and large scale indoor recreation facilities and related small scale retail. The large-scale indoor recreation facilities provide a regional destination to the waterfront with excellent access from I-787, access from the planned BRT line along Broadway. The sport facilities can accommodate indoor soccer, hockey, and other sport fields; tennis, basketball, and other court games; indoor swimming; and other sports activities for leagues and persons of all ages. The facilities also complement the recreational trails and activities in the Corning Preserve.

The West Warehouse District is unchanged between Scenario One and Scenario Two.

The Gateway District is unchanged between Scenario One and Scenario Two

Key development opportunities are highlighted on the maps. These sites have greater potential for redevelopment because of their location, existing building condition, and potential for acting as catalysts for ongoing redevelopment in the district. As in Scenario One, the same streetscaping improvements and circulation improvements are proposed to enhance the visual character, pedestrian experience, and transportation access throughout the site.

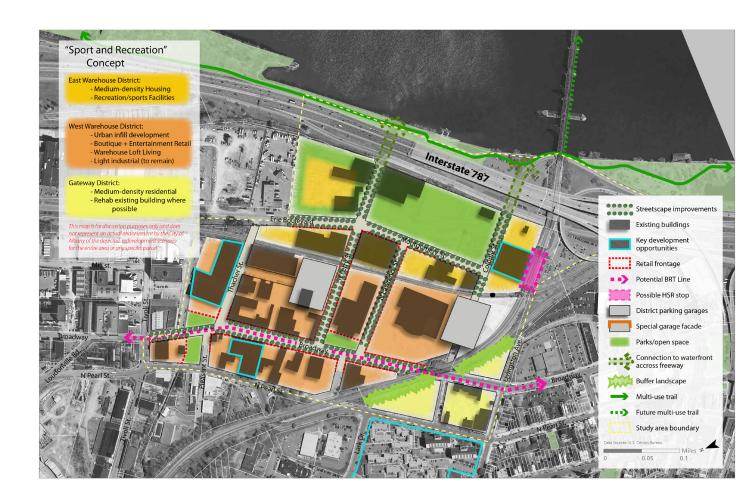
Scenario Four - Marina

Overview

Scenario Four provides a mix of outdoor and indoor recreational facilities, marina-associated retail, medium and high density residential development, neighborhood scale retail, boutique and entertainment retail, warehouse loft-style residential development, and light industrial (existing) uses. Like Scenario One, this concept plan consists of three primary development zones: the East Warehouse District, the West Warehouse District, and the Gateway District.

Conclusions and Next Steps

MAP 5C: WAREHOUSE DISTRICT - SPORTS AND RECREATION CONCEPT



Conceptual Uses

The East Warehouse District includes the area along I-787 and the waterfront, which consists of a mix of medium density residential development, marina, Hudson River Environmental Center, and an enhanced or relocated rowing facility. The large-scale marina and enhanced rowing facility will provide a regional destination to the waterfront with excellent access from I-787 and access from the planned BRT line along Broadway. This concept also has the potential to accommodate an indoor sports facility (as proposed in Scenario Three) that could house indoor soccer, hockey, and other sport fields; tennis, basketball, and other court games; indoor swimming; and other sports activities for persons of all ages. These facilities complement and would be connected to the recreational trails and activities in the Corning Preserve.

The West Warehouse District is unchanged between Scenarios One, Two, and Three.

The Gateway District is unchanged between Scenarios One, Two, and Three.

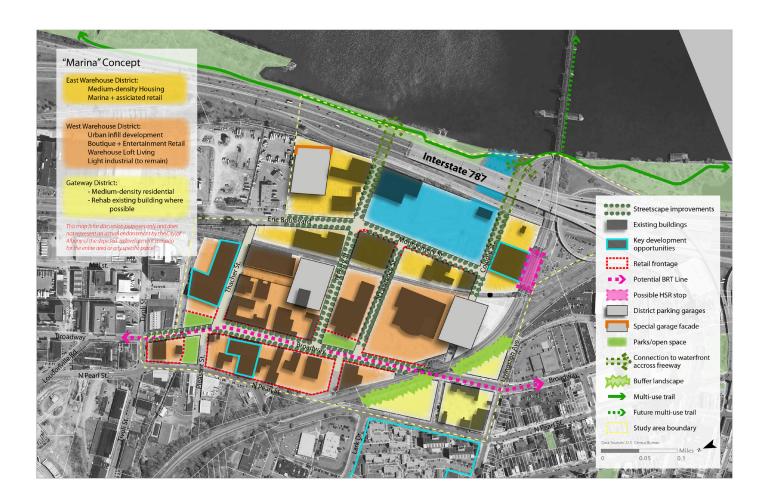
Relationship to Albany 2030

Although each of the redevelopment concept scenarios for the North Warehouse District have a different central theme, each concept plan targets many system strategies identified in the Albany 2030 Comprehensive Plan, most notably those that address investment, neighborhood quality, community health and recreation, multi-modal transportation access, and environmental quality, including:

- Cleaning of environmentally contaminated sites
- Replacement and/or reuse of vacant and abandoned properties
- · Protecting existing architectural character
- · Enhancing safety and visual quality for adjacent neighborhoods
- Improving visual quality of the waterfront
- Improving multi-modal access to the waterfront
- Increasing private investment and contributing to the tax base
- Retaining existing industrial businesses and jobs
- · Providing transportation options
- Providing retail service opportunities at various scales (neighborhood, city-wide, regional)
- Providing opportunities for full service grocery facilities and access to healthy food
- Providing diverse housing options and increasing the downtown residential population
- Increasing residential and commercial activity in the downtown
- Increasing the urban forest and improving air quality with new landscaping and street trees

Conclusions and Next Steps

MAP 5D: WAREHOUSE DISTRICT - MARINA CONCEPT



- Protecting water quality by reducing contaminated stormwater runoff into the Hudson River
- Providing year-round recreational opportunities for persons of all ages (Sports and Recreation and Marina scenarios)

NYS DOS BOA Program Next Steps

The four scenarios outlined above provide visions with minor variations for the redevelopment of this vital district; however, the challenges and next steps are similar for all. The NYS BOA Program can provide the necessary funding to help the City move one these visions forward. District specific next steps that could aid in redevelopment and be eligible for future BOA funding include:

- An evaluation of the feasibility of developing a district energy system;
- A study evaluating the economic potential for decking over I-787 to provide additional mixed-use/recreational development and better connections to the Hudson River;
- A study evaluating the feasibility of a commuter rail stop within the district;
- A market study to determine the potential for market-rate housing and commercial (re)development within the district;
- An engineering study identifying existing infrastructure condition and capacity;
- A mobility study evaluating connections between the district, downtown, and adjacent neighborhoods; and
- A building inventory of existing condition and market potential

Priority Brownfield Opportunity Area Sites

Conclusions and Next Steps

BOA REDEVELOPMENT STUDY AREA C - SOUTH WATERFRONT DISTRICT

The South Waterfront district is a small industrial district that offers unparalleled Hudson River waterfront access and views, but which is substantially disconnected from the rest of the city by Interstate-787 to the west and north and the Port of Albany to the South. The obvious opportunities for this district revolve around a concentration of underutilized structures and parcels within a prime waterfront location that particularly lends itself to diverse uses such as residential, commercial, and water-related activities. The district is in close proximity to Downtown Albany and the historic South End neighborhood and has good pedestrian and bicycle access to the Corning Preserve and the proposed Albany County Rail Trail. Additionally, there is a growing art and culture presence within the district and that coupled with existing commercial and industrial uses provides a strong basis for visionary redevelopment. However, the isolation noted above creates key barriers that need to be addressed.

This district has historically been a waterfront-based industrial district, as can be seen in terms of its location next to the Port of Albany and an active CSX rail line. These two barriers, in concert with Interstate-787 need to be addressed to fully realize the redevelopment scenarios outlined below. Similar to the North Warehouse District, the South Waterfront District would benefit from the deconstruction and redesign of Interstate-787 into a less intensive boulevard that allows for better multi-modal connections and redevelopment opportunities. Additionally, the existing port-related truck traffic will need to be evaluated and potentially rerouted, in order to allow for the inclusion of additional non-industrial uses that would otherwise have difficulty co-existing with more intensive industrial uses. Another potential barrier that needs to be evaluated is the five combined sewer overflow outfalls located in the study area. The development scenarios outlined below build upon the Albany 2030 vision and set initial concepts for sustainable waterfront development that fully incorporate the economic, social, and environmental factors needed to create a vibrant mixed-use district that reconnects to the rest of the City.

RELATIONSHIP TO ALBANY 2030 SYSTEMS

1. Community Form

The goals of the Community Form System are to promote development of a balanced future land use pattern that supports realization of the Albany 2030 Vision Statement; promote development patterns that include walkable streets, compact, mixed use development, public spaces, and context sensitivity; capitalize on diverse architectural and neighborhood-specific character to maintain and revitalize neighborhoods; and preserve and restore existing buildings that are vacant or underutilized through adaptive reuse while allowing for new development and new architecture.

Redevelopment of the South Waterfront District supports each of these goals by:

- Following the Land Use Framework Map by establishing a mixed use, regional activity center at the south waterfront brownfield opportunity site.
- Extending the downtown and adjacent compact neighborhood development patterns to the waterfront and enhancing multi-modal connections to and along the waterfront.
- Restoring existing structures and underutilized properties to productive use.
- Preserving the existing neighborhood character of the south end and historic architecture while incorporating new, context sensitive architectural and urban design features.

2. Economy

The goals of the economy system are to increase employment opportunities at all education/skill levels, and raise local incomes; encourage investment and reinvestment throughout Albany that supports economic development and placemaking; and create economic resilience through diversity.

Redevelopment of the South Waterfront District supports each of these goals by:

- Attracting investment and reinvestment to an area with ample development opportunity, access to the regional transportation network, multi-modal access, and the amenity of the waterfront.
- Reusing and reinvesting in existing building stock.
- Incorporating retail and commercial opportunities to support local businesses and provide local employment.

3. Social

The goals of the social system are to elevate the quality of Albany's educational system to a high standard based on established targets; Improve community health through increased access to recreation opportunities, healthy food, and healthcare; improve and maintain public safety in all parts of the City; promote and enhance arts and culture in the City; and improve the social well-being of Albany citizens in need.

Redevelopment of the South Waterfront District supports several of these goals by:

- Improving community health by cleaning contaminated sites.
- Providing new walking, biking, and other recreational opportunities at the waterfront, including pedestrian connections along the waterfront and to waterfront trails.
- Providing opportunities for arts and cultural activities along the waterfront or within a newly created waterfront park.
- Improving public safety by revitalizing blighted properties and enhancing street activity.

Priority Brownfield Opportunity Area Sites

Conclusions and Next Steps

4. Transportation

The goals of the transportation system are to increase options to the private automobile to move people within and between Albany, the Capital Region, and beyond; provide for safe pedestrian and bicycle mobility throughout the City; increase transit options and transit use; improve vehicular connections to and within Albany to facilitate circulation and reduce congestion, while addressing impacts on the City fabric; Improve capacity and service at the Port of Albany; and maintain Albany Airport as a regional hub for air travel.

Redevelopment of the South Waterfront District supports several of these goals by:

- Improving pedestrian, bicycle, and transit connections to the waterfront and connecting to regional trails.
- Improving access to and opportunities for water recreational uses, such as boating and fishing.
- Improving vehicular circulation to and around the waterfront with improved signage, parking, street configurations, and street connections.
- Creating mixed use, compact development patterns that reduce automobile dependency and provide safe pedestrian and bicycle mobility.

5. Natural Resources

The goals of the natural resources system are to preserve and protect the City's waterways; protect and enhance the City's urban forest, including nature preserves, parks, open space, street trees, and trees planted on private property; protect, enhance, restore, and expand the City's natural habitat areas; maintain and improve the air quality; protect steep slopes and soils from development encroachment, erosion, and contamination; and protect and enhance the City's open space network.

Redevelopment of the South Waterfront District supports several of these goals by:

- Cleaning contaminated sites to reduce stormwater runoff and water table contamination.
- Providing opportunities to plant new trees and landscaping to enhance the urban forest.
- · Cleaning contaminated soils.
- Providing opportunities for new parks, trails, and buffer zones to enhance the open space network.
- Reducing stormwater runoff from impervious surfaces by planting new trees and landscape materials and creating new parks, ultimately reducing pervious surfaces.

6. Housing and Neighborhoods

The goals of the housing and neighborhoods system are to provide a range of decent, affordable housing choices, densities, ownership opportunities, and price ranges to accommodate the housing needs of existing and new residents; maintain distinct, safe, quality neighborhoods that preserve and enhance the natural beauty, historic/architectural character, and cultural diversity of Albany; and provide access to basic neighborhood services, including commercial centers, parks, schools, transit, police protection, libraries, community centers, etc., for all neighborhoods.

Redevelopment of the South Waterfront District supports all of these goals by:

- Providing opportunities for new high to medium density residential development.
- Connecting existing neighborhoods to the waterfront and enhancing adjacent neighborhoods.
- Providing new opportunities for neighborhood serving retail, employment, recreation and transit.
- Preserving the existing south end character and historic architecture while incorporating new, context sensitive architectural and urban design features.
- · Reducing blight and vacancy

7. Utilities and Infrastructure

The goals of the utilities and infrastructure system are to promote energy conservation, efficiency, and use of renewable technologies as a mechanism for climate change mitigation; maintain the quality of the City's wastewater management system, conserve water, and protect the City's drinking water supply; use stormwater management best practices to reduce impacts on water quality and mitigate costs of engineered stormwater systems; increase recycling and reduce the solid waste stream; and provide equitable communication opportunities for communities throughout the City

Redevelopment of the South Waterfront District supports several of these goals by:

- Providing opportunities for green building design and green infrastructure in new and renovated buildings to conserve energy, water, and reduce stormwater runoff.
- Creating mixed use, compact development patterns that reduce vehicle miles travelled and greenhouse gas emissions.
- Reducing impervious cover by increasing parks and open space.
- Creating opportunities for building reuse and recycling of building materials.

Priority Brownfield Opportunity Area Sites

Conclusions and Next Steps

8. Institutions

The goals of the institutions system are to foster relationships and create new partnerships among the different levels of government, surrounding municipalities, and institutions that focus on cooperative planning for growth and development; work together to ensure that government and institutional facilities and projects promote mutual benefits; and to address the positive and negative impacts of government and institutional expansion on the City's tax base.

Redevelopment of the South Waterfront District supports these goals by:

• Attracting private investment to offset the fiscal impacts of institutional development.

EFFECT ON ALBANY 2030 KEYS TO ACHIEVING THE VISION STATEMENT

Redevelopment of the South Waterfront District directly incorporates the following strategies related to the four keys to achieving the Albany 2030 Vision Statement::

1. Improve Albany's image and quality of life:

Examples of strategies that target the needed changes through redevelopment of the North Warehouse District opportunity site:

- Vacant and abandoned properties reuse (LU-3, ARCH-2)
- Improve waterfront and downtown connections (UD-2)
- Adaptively reuse historic and non-historic structures in brownfields remediation projects (ARCH-3)
- Make Albany attractive for business development (INV-1)
- Reinforce, enhance and promote Albany's distinctive character and identity (INV-3)
- Increase economic diversity (DIV-1)
- Remove blighting influences (PS-1, NI-3)

2. Increase fiscal capacity:

Examples of strategies that target the needed changes through redevelopment of the North Warehouse District opportunity site:

- Make Albany attractive for business development (INV-1)
- Encourage investment in urban land and buildings for employment and housing (INV-2)
- Increase economic diversity (DIV-1)
- Enhance, promote, and strengthen neighborhood commercial centers (NS-1)

3. Facilitate and mobilize private investment:

Examples of strategies that target the needed changes through redevelopment of the North Warehouse District opportunity site:

- Improve waterfront and downtown connections (UD-2)
- Make Albany attractive for business development (INV-1)
- Encourage investment in urban land and buildings for employment and housing (INV-2)
- Provide a foundation for economic activity (INV-5)
- Increase transit connectivity (TR-3)

4. Establish Albany's reputation as a Green Community:

Examples of strategies that target the needed changes through redevelopment of the North Warehouse District opportunity site:

- Promote and implement the Bicycle Master Plan (BIC-1)
- Increase transit connectivity (TR-3)
- Implement Long-Term Control Plan to mitigate water quality impacts of CSO's (WW-1, WS-1)
- Provide multi-modal transportation choices to reduce vehicle miles traveled (AQ-1, EN-3)
- Implement the initiatives of the Mayor's Office of Energy and Sustainability Program (EN-1)
- Create a green infrastructure system (SW-1)

REDEVELOPMENT SCENARIOS AND RELATIONSHIP TO ALBANY 2030

Three conceptual scenarios for redeveloping the South Waterfront District opportunity sites were designed to provide a general sense of development and land use options that would implement the goals of the Brownfield Opportunity Areas Pre-Nomination Study and the Albany 2030 Comprehensive Plan, while working with the site's opportunities (vacant properties, waterfront amenity, transit and trail access, vacant buildings) and constraints (physical barriers to waterfront access, multiple private owners, market conditions). The three redevelopment scenarios offer a range of intervention options, from lower-intensity to high-intensity redevelopment.

Several nuanced scenario options are presented here in order to guide the BOA Step Two process while allowing for/reinforcing the flexibility necessary to effectively revitalize this District. These concepts portray general use plans and are designed to stimulate conversation about and assessment of revitalization plans for the District.

Priority Brownfield Opportunity Area Sites

Conclusions and Next Steps

Several recommendation areas remain consistent across all scenarios. Streetscaping and improved roadway connectivity and traffic flow must be addressed. The creation of a waterfront promenade and connection to the existing Island Creek Park are necessary for maximized revitalization. And, finally, the tourism/cultural resources of the U.S.S. Slater and Half Moon replica should be integrated into the overall area concept. These assets could potentially be relocated to a more central District location to act as the focal point of the District."

Several recommended improvements remain consistent across all scenarios. First, throughout the South Waterfront District, streetscaping improvements and circulation improvements are proposed to enhance the visual character, pedestrian experience, and pedestrian and transportation access through the site. Sidewalk improvements with street trees, lighting and other streetscape amenities are concentrated along all major and side streets, with a special emphasis on Broadway to provide safe and comfortable access to the waterfront trail, Corning Preserve, and the proposed pedestrian and bicycle trail on the replaced Livingston Avenue Bridge. Also, the creation of a waterfront promenade and connection to the existing Island Creek Park are proposed in all scenarios to increase recreational amenities and maximize revitalization. And finally, the tourism/cultural resources of the U.S.S. Slater and Half Moon replica are integrated into each scenario to provide a water-based museum focal point for the District, including potential relocation of the docks to a more central location and enhanced amenities to attract more visitors.

While I-787 provides necessary north-south access to, from and around the City of Albany, it is a formidable barrier. The opportunity exists and is now being evaluated to mitigate that impact through either boulevarding or decking over the roadway. While this option is only highlighted in Scenario Three, the mitigation of I-787 would be embraced for all concepts at this site.

Scenario One - Waterfront Neighborhood Concept

Overview

Scenario One provides a mix of medium and high density residential throughout the site. This concept plan consists of one primary development zone that includes a mix of residential uses, a waterfront park, and waterfront trails. This concept would transform the district into a predominantly residential neighborhood, with limited retail frontage at key sites. The concept plan also includes significant landscape buffering to separate the potential residential uses from the I-787 and CSX rail lines.

MAP 6A: SOUTH WATERFRONT - WATERFRONT NEIGHBORHOOD CONCEPT



This map is for discussion purposes only and does not represent an actual endorsement by the City of Albany of the depicted redevelopment scenario for the entire area or any specific parcel.

Priority Brownfield Opportunity Area Sites

Conclusions and Next Steps

Conceptual Uses

The Waterfront Neighborhood concept includes the area between I-787 and the waterfront, which would consist of a mix of medium density and high density residential development with views of the waterfront and proposed park and waterfront trail. This concept proposes redeveloping residential uses throughout the site and requires creating a more attractive streetscape along Broadway, as well as creating new at-grade street connections between downtown and the waterfront. New street connections are proposed to extend 4th Street, Bassett Street, Cherry Street, and Rensselaer Street to the waterfront and proposed promenade and will require designing the streets for safe crossing with the CSX tracks and implementing rail signalization.

Residential development in this district will take advantage of access to I-787 and close proximity to downtown Albany, the historic South End neighborhood, and major employers. The waterfront park and promenade will provide an open space amenity for residents, shoppers, and visitors. In addition the newly created street connections from neighborhoods directly west of the South Waterfront site will provide existing residents with opportunities for recreation and waterfront access, and reduce the visual and physical barrier created by I-787.

There is heavy truck traffic that occurs along Broadway between I-787 and the Port, directly south of the site. The Waterfront Neighborhood Concept proposes improving Broadway through new streetscape, pedestrian and bicycle improvements, and traffic calming measures. For example, the concept would benefit from timed traffic signalization to allow trucks to slowly and safely pass through the residential neighborhood, while reducing congestion and noise.

Scenario Two - Mixed-Use Waterfront Concept

Overview

Scenario Two provides a mix of high-density residential, neighborhood scale retail, and existing light industrial uses. Like Scenario One, this concept consists of one primary development zone, but proposes higher-density residential concentrated on the south end of the site, while allowing existing industrial uses on the north side of the site to remain. This concept also includes a new waterfront park and waterfront promenade. In addition, Scenario Two includes significant landscape buffering to separate the residential uses from the I-787 and CSX rail lines and extends streets west of the site across I-787 and connecting with the waterfront.

Conceptual Uses

The Mixed-Use Waterfront concept includes the area between I-787 and the waterfront, which would consist of a mix of high density residential, ground floor retail, and existing industrial uses. The proposed residential uses are concentrated on the south end of the

MAP 6B: SOUTH WATERFRONT - MIXED-USE WATERFRONT CONCEPT



This map is for discussion purposes only and does not represent an actual endorsement by the City of Albany of the depicted redevelopment scenario for the entire area or any specific parcel.

Priority Brownfield Opportunity Area Sites

Conclusions and Next Steps

site and will have views of the waterfront, as well as direct access to the proposed park and waterfront trail. This concept requires creating a more attractive streetscape along Broadway and creating new at-grade street connections between downtown and the waterfront. New street connections are proposed at grade across I-787 and the CSX rail lines. In this concept, the new street connections will extend Vine Street, 4th Avenue, Bassett Street, and Rensselaer Street and will require designing the streets for safe crossing with the CSX tracks by implementing rail signalization.

This scenario also has excellent regional and local access and includes improvements to Broadway through new streetscape, pedestrian and bicycle improvements, traffic calming measures, and timed signalization for truck traffic.

Scenario Three - Mixed-Use Boulevard Concept

Overview

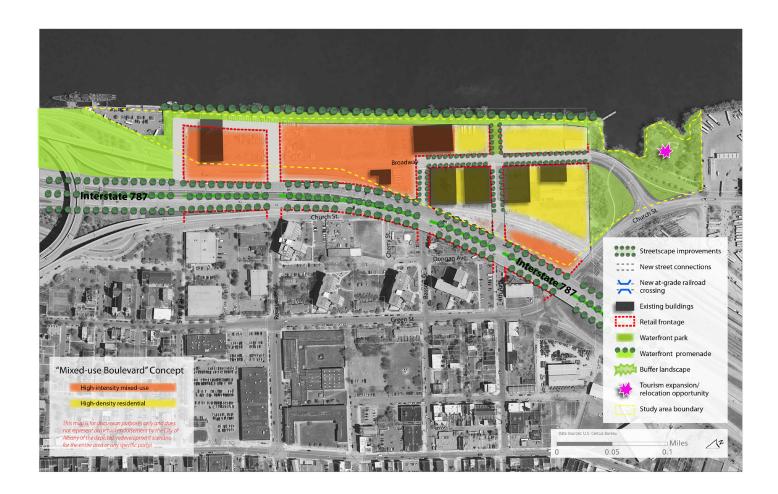
Scenario Three represents the highest degree of intervention and proposes a Boulevard concept along I-787. The Boulevard would benefit from new retail frontage and mixed-use buildings and creates larger parcels that are appropriate for larger-scale specialty retail (e.g., grocery store) with high-density residential above. Like Scenarios One and Two, this concept consists of one primary development zone, but creates larger parcels with the new configuration for Broadway. This concept also includes a new waterfront promenade and significant landscape buffering to separate the residential uses from the I-787 and CSX rail lines.

Conceptual Uses

The Mixed-Use Boulevard concept includes the area between I-787 and the waterfront and consists of a mix of large-scale mixed-use buildings (specialty retail on the ground flood, high density residential above) with higher density residential and neighborhood retail on the south end of the site. The proposed uses will have views of the waterfront and direct access to the pedestrian promenade proposed along the waterfront. This concept requires creating a more attractive streetscape along Broadway and creating new at-grade street connections between downtown and the waterfront. New street connections are proposed at grade across I-787 and the CSX rail lines. In Scenario Three, the new street connections will extend 4th Avenue, Bassett Street, and Rensselaer Street and will require designing the streets for safe crossing with the CSX tracks by implementing rail signalization. The Boulevard concept will redesign I-787 into a slower moving separated roadway and provide streetscape improvements to create a more attractive and safe environment.

Like the previous scenarios, the Mixed-Use Boulevard Concept provides excellent access for new residential development to I-787, downtown Albany, and new and existing waterfront amenities.

MAP 6C: SOUTH WATERFRONT - MIXED-USE BOULEVARD CONCEPT



This map is for discussion purposes only and does not represent an actual endorsement by the City of Albany of the depicted redevelopment scenario for the entire area or any specific parcel.

Priority Brownfield Opportunity Area Sites

Conclusions and Next Steps

Relationship to Albany 2030

Although each of the redevelopment scenarios for the South Waterfron District have a different central theme, each concept plan targets many system strategies identified in the Albany 2030 Comprehensive Plan, most notably those that address investment, neighborhood quality, community health and recreation, multi-modal transportation access, and environmental quality, including:

- Cleaning of environmentally contaminated sites
- Providing year-round recreational opportunities for persons of all ages
- Replacement and/or reuse of vacant and abandoned properties
- · Protecting existing architectural character
- Enhancing safety and visual quality for adjacent neighborhoods
- Improving visual quality of the waterfront
- Improving multi-modal access to the waterfront
- Increasing private investment and contributing to the tax base
- Retaining existing industrial businesses and jobs
- · Providing transportation options
- Providing retail service opportunities at various scales (neighborhood, city-wide, regional)
- · Providing opportunities for full service grocery facilities and access to healthy food
- Providing diverse housing options and increasing the downtown residential population
- Increasing residential and commercial activity in the downtown
- Increasing the urban forest and improving air quality with new landscaping and street trees
- Protecting water quality by reducing contaminated stormwater runoff into the Hudson River

NYS DOS BOA Program Next Steps

The three scenarios outlined above provide visions with minor variations for the redevelopment of this vital district; however, the challenges and next steps are similar for all. The NYS BOA Program can provide the necessary funding to help the City move one these visions forward. District specific next steps that could aid in redevelopment and be eligible for future BOA funding include:

- An evaluation of the feasibility of developing a district energy system;
- A study evaluating the potential for boulevarding I-787 to provide better connections between the South end Neighborhood, the District, and the Hudson River;
- A market study to determine the potential for market-rate housing and commercial (re)development within the district;

- An engineering study identifying existing infrastructure condition and capacity;
- A tourism study to identify the potential for establishing a centralized destination within the district:
- A study to identify the potential redevelopment impacts sea-level rise might have on infrastructure and building costs;
- A mobility study evaluating connections between the district, downtown, and adjacent neighborhoods; and
- A building inventory of existing condition and market potential.

7.0 Conclusions

The City of Albany has had the unique opportunity to leverage numerous funding sources and planning projects together under the umbrella of Albany 2030. The benefit of such an approach is the ability to integrate concepts and projects that would otherwise have been looked at as independent, and ensures that multiple potential impacts and benefits are evaluated in a comprehensive manner. Cities are complex entities that require a holistic approach to planning and management. The integration utilized in the development of this appendix highlights the benefits to this approach.

The New York State Department of State's (NYSDOS) Brownfield Opportunity Areas (BOA) Program was created to provide municipalities and community organizations with assistance to complete revitalization plans and implementation strategies for areas affected by brownfield sites. The program specifically enables communities to put strategies in place to return dormant sites and areas back into productive use and simultaneously restore environmental quality. The key caveat to this strategy, however, relies heavily upon the definition of productive use. This is of particular importance when the identified brownfield opportunity areas encompass significant acreage, abut key residential, commercial, and natural areas, and are located in high visibility locations.

Partnering the development of a citywide brownfield assessment and selection of priority Brownfield Opportunity Areas with a community-based effort to develop the City's first comprehensive plan offered the opportunity to align the community's twenty year vision with the redevelopment of underutilized and potential brownfield sites. The Vision of Albany in 2030 states:

Albany in 2030 has built on its history and diverse natural, cultural, institutional, and human resources to become a global model for sustainable revitalization and urban livability. The city promotes a balanced approach to economic opportunity, social equity, and environmental quality that is locally driven, encourages citizen involvement and investment, and benefits all residents.

Priority Brownfield Opportunity Area Sites

Conclusions and Next Steps

As part of the City's Pre-Nomination Study, the BOA Redevelopment Areas delineated, and the two priority study areas selected for redevelopment scenarios and concept design, are thoroughly consistent with the Albany 2030 vision and directly support its realization. It is the hope of the City of Albany, the Albany 2030 Comprehensive Plan Board, and the Community Advisory Committee on Sustainability that the underutilized sites identified can be transformed into dynamic and sustainable places that epitomize the future that the citizens of Albany have envisioned.

This Appendix completes Step One as defined by the NYS DOS BOA Program:

Step 1: Pre-Nomination Study

The Pre-Nomination Study is intended for communities that are very uncertain about existing conditions and have minimal or no information about brownfields that are impacting their community. The Pre-Nomination Study provides a preliminary description and analysis of the proposed BOA Redevelopment Areas.

The NYS DOS BOA Program has two additional steps as outlined in the Albany 2030 Comprehensive Plan:

- Step 2: The Nomination Study is the second step of the BOA process. This step entails an extensive inventory and evaluation of data and trends impacting the study area's redevelopment potential, including market and economic analysis, identification of redevelopment strategic sites, and formulation of strategies to move redevelopment forward within the framework of a Master Plan. Effective and inclusive community participation is a key part of the Step 2 planning process.
- Step 3: The final step of the BOA program is to develop an Implementation Strategy, which identifies the specific actions that will be taken to implement the Master Plan recommendations for redevelopment of the strategic sites. Brownfield remediation and redevelopment has been identified as a strategy across multiple systems, including Community Form, Economy, Housing and Neighborhoods, and Natural Resources. Brownfield redevelopment is also indicated under several strategies as a leverage point for improving Albany's image and quality of life.

The City of Albany will apply for grant funding to prepare a Step Two: A Nomination Study for one or both of prioritized redevelopment areas (Study Area A and Study Area C). Additionally, the City will continue development of its comprehensive citywide brownfields program under the coordination of the Albany Community Development Agency and the Department of Development and Planning.

Additional Analysis and Study

All of the scenarios previously described provide conceptual frameworks for a myriad of possible futures for the redevelopment of the North Warehouse and South Waterfront Districts. However, in order to facilitate the realization of any of those concepts, it is necessary to have a clear understanding of next steps.

As one or both of the North Warehouse District and South Waterfront BOA's proceed through Step Two of the NYSDOS BOA Program, key areas of analysis and study will be essential to foster an environment of positive redevelopment. Examples of next steps include:

- Refining the vision, goals, and objectives for the district through additional public
 meetings and charrettes, particularly engaging neighborhood residents, business
 owners, and the development community in the desire and viability of identified
 scenarios.
- Undertaking a more comprehensive inventory and analysis of brownfield, abandoned, and vacant sites,
- Identifying specific environmental, social or economic barriers to redevelopment,
- Identifying strategic sites for redevelopment,
- Assessing the potential impacts of climate-related impacts, such as rise in the level of the Hudson River, and
- Completing an economic and market trend analysis to further identify barriers and opportunities to redevelopment.





Sub-Appendix A: Tax Parcels and Ownership

Tables A-G below correspond to properties identified on the Study Area Maps A-G (p#-). **Bolded** properties in the tables below are defined as underutilized in Study Area Maps A-G.

BOA Rede-							
velopment						Land Use	
Study Area A	Tax ID	Address	Owner	Acres	Land Use	Code	Zoning
			A Lot In Downtown				
	65.75-2-19	788 Broadway	Albany	0.032	Vacant Land	330	C-3
			A Lot In Downtown				
	65.75-2-18	794 Broadway	Albany	0.184	Vacant Land	330	C-3
	65.83-1-3	795 Broadway	Peacock Inc.	0.718	Vacant Land	330	C-3
	65.75-2-16	798 Broadway	Courtney, Delton	0.071	Commercial	481	C-3
	65.75-2-15	800 Broadway	Kamara, Alie	0.069	Commercial	481	C-3
		800.5 Broad-					
	N/A	way	N/A	0.83	N/A	N/A	C-3
			Sunny Real Property,				
	65.75-2-13	802 Broadway	LLC	0.051	Residential	230	C-3
	65.75-2-12	806 Broadway	Butler, Hattie M	0.052	Residential	230	C-3
	65.75-2-11	808 Broadway	Hughes, William	0.049	Residential	220	C-3
	65.75-2-10	810 Broadway	Engert, Richard	0.039	Commercial	481	C-3
	65.75-2-9	812 Broadway	Engert, Richard Et A	0.038	Commercial	481	C-3
			United Trading Group				
North	65.75-2-8	814 Broadway	LLC	0.038	Vacant Land	330	C-3
Warehouse			United Trading Group				
District	65.75-2-7	816 Broadway	LLC	0.035	Vacant Land	330	C-3
			Citizens Bank / Charter				
	65.20-3-2	833 Broadway	One	6.323	Commercial	463	C-3
	65.20-3-1	850 Broadway	Hyan Holding Corp	1.112	Commercial	449	C-M
	65.20-1-19	875 Broadway	Crisafulli Frank J	3.13	Commercial	449	C-3
	05 10 0 10	000 5	880 Broadway Associ-	4 004		140	
	65.16-3-10	880 Broadway	ates	1.321	Commercial	449	C-M
	65.16-4-33	883 Broadway	Broadway Material	0.6	Commercial	449	C-3
	65.16-4-32	893 Broadway	Somewhat Ltd	0.035	Commercial	422	C-3
	65.16-4-31	895 Broadway	Cutler Properties LLC	0.122	Commercial	425	C-M
	65.16-4-30	897 Broadway	Mangine, Louis G	0.405	Commercial	449	C-M
	65.16-3-9	900 Broadway	Universal Auto Parts Corp	0.701	Commercial	449	C-M
	65.16-3-8	900 Broadway	Cutler Properties LLC	0.701	Commercial	449	C-IVI
	65.16-3-7	912 Broadway	Schaller, Joseph J	0.212	Vacant Land	340	C-IVI
	65.16-4-29	912 Broadway 913 Broadway	Broadway 915 LLC	0.118	Commercial	438	C-IVI
	65.16-4-28	913 Broadway	Broadway 915 LLC	0.181	Commercial	464	C-IVI
	L UO. TU-4-20	i bio dioauway	I DIUAUWAV 3 IO LLU	I U.4UZ	i Commercial	1 404	1 U-IVI

BOA Rede-							
velopment						Land Use	
Study Area A	Tax ID	Address	Owner	Acres	Land Use	Code	Zoning
	65.16-3-6	916 Broadway	Schaller, Georgianna	0.055	Vacant Land	340	C-M
	65.16-3-5	918 Broadway	Schaller, Georgianna	0.182	Commercial	433	C-M
			925-929 BROADWAY				
	65.16-4-27	927 Broadway	LLC	0.748	Commercial	464	C-M
	65.16-3-4.1	928 Broadway	Howes Real Estate LLC	0.281	Industrial	710	C-M
		930-940 Broad-					
	65.16-3-4.2	way	Howes Real Estate LLC	0.081	Industrial	710	C-M
	65.16-3-2	942 Broadway	Wolff's Real Estate LLC	0.128	Commercial	484	C-M
	65.16-1-29	946 Broadway	City of Albany	0.488	Parks / Forest	963	C-M
	65.16-1-32	948 Broadway	City of Albany	0.063	Public Services	822	C-M
	65.16-1-30	952 Broadway	Peek, Bret	0.392	Commercial	431	C-M
	65.16-1-31	960 Broadway	Sukljian, Nubar	0.432	Commercial	449	C-M
	65.20-2-33	15 Centre St	Wolf Coal Co Inc	0.458	Commercial	432	C-3
	65.20-2-32	Centre St	CW Montgomery LLC	0.018	Vacant Land	340	C-3
	65.83-2-14	1 Colonie St	Ryan, Michael J	0.698	Commercial	449	C-3
	65.75-2-2	100 Colonie St	H H Funding Corp	0.535	Vacant Land	330	C-3
	65.75-2-2	100 Colonie St	H H Funding Corp	0.035	Vacant Land	330	C-3
North	65.75-2-1	102 Colonie St	H H Funding Corp	0.034	Residential	210	C-3
vorm Varehouse	65.20-2-36	4 Colonie St	Wolf Coal Co Inc	0.044	Commercial	438	C-3
District	65.20-3-						
Jistiliot	18.1	42 Colonie St	D & H Corporation	0.359	Public Services	842	C-3
	65.20-3-						
	21.2	46 Colonie St	Albany Water Board	0.953	Vacant Land	340	C-3
	65.20-3-19	52 Colonie St	City of Albany	0.022	Vacant Land	340	C-3
	65.20-3-20	54 Colonie St	City of Albany	0.051	Vacant Land	340	C-3
			United Trading Group				
	65.75-2-6	92 Colonie St	LLC	0.01	Vacant Land	330	C-3
	65.20-3-16	Colonie St	D & H Corporation	0.146	Public Services	842	C-3
	65.20-2-37	Colonie St	CW Montgomery LLC	0.095	Commercial	438	C-3
	76.8-1-1	Columbia St	State of New York	1.957	Public Services	846	C-3
			Whitney M Young Jr		Community		
	65.20-3-6	10 Dewitt St	Health	0.107	Services	642	C-3
			Whitney M Young Jr				
	65.20-3-8	4 Dewitt St	Health	0.022	Vacant Land	341	C-3
			Whitney M Young Jr		Community		
	65.20-3-7	6 Dewitt St	Health	0.034	Services	642	C-3
	65.20-2-22	1 Erie Blvd	Gimondo, Joseph D	1.046	Commercial	438	C-3
	65.20-1-15	10 Erie Blvd	TMI Properties, LLC.	2.232	Commercial	449	C-M

BOA Rede-							
velopment						Land Use	
Study Area A	Tax ID	Address	Owner	Acres	Land Use	Code	Zoning
			Kommit Partnership				
	65.20-1-16	8 Erie Blvd	Lic	1.437	Commercial	449	C-3
	65.20-2-2	9 Erie Blvd	Sherbro Inc	1.155	Commercial	438	C-3
		40 Lawrence	Kommit Partnership				
	65.20-3-4	St	Llc	0.037	Commercial	438	C-3
	65.20-3-3	42 Lawrence St	D & H Corporation	0.649	Public Services	842	C-3
	65.20-1-9	20 Learned St	Spring Road Corp	0.332	Industrial	714	C-M
	65.20-1-8	28 Learned St	Spring Road Corp	0.421	Vacant Land	341	C-M
			USRP Funding 2002-A,				
	65.20-1-7	32 Learned St	L.P.	0.218	Commercial	449	C-M
	65.20-1-6	34 Learned St	Baumgartner, Matthew	0.098	Residential	220	C-M
	65.20-1-5	36 Learned St	Baumgartner, Matthew	0.071	Vacant Land	340	C-M
	65.20-1-4	38 Learned St	Cuttler Properties Inc	0.074	Commercial	439	C-M
	65.20-1-						
	12.1	45 Learned St	Krakower, Richard	2.153	Commercial	449	C-M
		11 Livingston					
	65.20-2-31	Ave	Conrail Corp	0.389	Public Services	843	C-3
North		25 Livingston					
Warehouse	65.20-2-30	Ave	CSX Transportation Inc	0.328	Public Services	842	C-3
District	65.20-3-	49 Livingston					
	21.1	Ave	CSX Transportation Inc	2.556	Public Services	842	C-3
		67 Livingston					
	65.75-2-20	Ave	Courtney, Delton	0.045	Residential	220	C-3
		71 Livingston					
	65.75-2-23	Ave	Lynch, Rudy	0.025	Vacant Land	330	C-3
		75 Livingston					
	65.75-2-24	Ave	Lynch, Rudy	0.162	Commercial	449	C-3
		143 Montgom-					
	65.20-2-29	ery St	CW Montgomery LLC	1.097	Commercial	449	C-3
	65.20-3-	146 Montgom-					
	18.2	ery St	CW Development LLC	0.332	Vacant Land	330	C-3
		150 Montgom-	Burkins and Foley				
	65.20-3-17	ery St	Tracking	0.29	Commercial	449	C-3
		151 Montgom-					
	65.20-2-28	ery St	DeSantis, Michael	0.231	Commercial	449	C-3
		156 Montgom-					
	65.20-3-12	ery St	Burkins, Brian E	0.028	Vacant Land	340	C-3

BOA Rede-							
velopment						Land Use	
Study Area A	Tax ID	Address	Owner	Acres	Land Use	Code	Zoning
	65.20-2-	161 Montgom-					
	25.1	ery St	County of Albany	0.259	Commercial	438	C-3
	65.20-2-	163 Montgom-					
	25.2	ery St	DiNovo, Lawrence	0.306	Commercial	438	C-3
		164 Montgom-					
	65.20-3-11	ery St	DiNovo, Joseph	0.356	Commercial	433	C-3
		170 Montgom-	Whitney M Young Jr				
	65.20-3-10	ery St	Health	0.028	Commercial	438	C-3
		172 Montgom-	Whitney M Young Jr				
	65.20-3-9	ery St	Health	0.023	Commercial	438	C-3
		175 Montgom-	Kommit Partnership				
	65.20-3-5	ery St	LLC	0.561	Commercial	438	C-3
		177 Montgom-					
	65.20-2-23	ery St	Alvaro, Michael J III	0.326	Commercial	422	C-3
	65.20-2-9	10 N Ferry St	J Treffiletti & Sons	2.401	Commercial	449	C-3
	65.20-2-7	11 N Ferry St	Moment Metals LLC	2.426	Commercial	449	C-3
	65.20-2-3	29 N Ferry St	Ditonno, Daniel	1.869	Commercial	449	C-3
North	65.20-1-17	30 N Ferry St	D & H Corporation	0.186	Public Services	842	C-3
Warehouse	65.20-1-14	49 N Ferry St	D & H Corporation	0.707	Public Services	842	C-M
District	65.20-1-10	63 N Ferry St	Spring Road Corp	0.311	Vacant Land	341	C-M
		10 N Lansing	Burkins and Foley				
	65.20-2-26	St	Tracking	0.017	Vacant Land	340	C-3
		15 N Lansing					
	65.20-2-27	St	DeSantis, Michael	0.237	Commercial	438	C-3
	65.20-3-13	31 N Lansing St	Burkins, Brian E	0.029	Vacant Land	340	C-3
			Burkins & Foley Truck-				
	65.20-3-15	37 N Lansing St	ing	0.178	Commercial	449	C-3
		251-255 N					
	65.75-2-25	Pearl St	Gomez, Joseph A	0.221	Commercial	449	C-3
					Community		
	65.75-2-26	261 N Pearl St	Hope House, Inc	0.477	Services	632	C-3
	65.75-1-1	329 N Pearl St	As Realty USA, LLC	1.812	Vacant Land	330	C-3
	65.16-3-		Homeless Action Com-				
	11.2	393 N Pearl St	mittee	0.145	Commercial	418	C-M
	65.16-3-						
	11.1	395 N Pearl St	Schaller, Georgianna	0.213	Vacant Land	330	C-M
	65.16-3-12	397 N Pearl St	Schaller, Georgianna	0.006	Vacant Land	340	C-M

BOA Rede-							
velopment						Land Use	
Study Area A	Tax ID	Address	Owner	Acres	Land Use	Code	Zoning
	65.16-3-13	401 N Pearl St	Rose, Carol A	0.092	Residential	230	C-M
		403-409 N Pearl					
	65.16-3-14	St	Rose, Grover	0.284	Commercial	449	C-M
	65.16-3-16	425 N Pearl St	Howes Real Estate LLC	0.562	Commercial	464	C-M
		930-940 N					
	N/A	Pearl St	N/A	0.437	N/A	N/A	C-1
	65.16-3-1	26 Pleasant St	Howes Real Estate LLC	0.157	Commercial	438	C-M
					Community		
	66.9-3-2	51 Pro Erie Blvd	State of New York	20.859	Services	692	M-1
			Blake Equipment				
	65.16-4-24	13 Thacher St	Company	0.446	Commercial	449	C-M
North	65.20-1-3	16 Thacher St	TML of Albany Inc	0.05	Commercial	483	C-M
Warehouse	65.20-1-2	18 Thacher St	Lustenader, Robert A	0.099	Commercial	449	C-M
District			Blake Equipment				
	65.16-4-25	19 Thacher St	Company	0.42	Commercial	449	C-M
	65.20-1-1	24 Thacher St	Cuttler Properties Inc	0.106	Commercial	449	C-M
	65.16-4-26	27 Thacher St	McCuda, LLC	1.108	Commercial	449	С-М
	65.20-4-1	113 Water St	CSX Transportation Inc	0.988	Public Services	842	M-1
	65.20-2-34	124 Water St	Wolf Coal Co Inc	0.023	Vacant Land	340	C-3
	65.20-2-35	126 Water St	Wolf Coal Co Inc	0.024	Vacant Land	330	C-3
	65.20-2-21	186 Water St	Ryan, Michael	0.041	Commercial	438	C-3
	65.20-2-20	188 Water St	Ryan, Michael Y	0.041	Commercial	438	C-3
	65.20-2-19	190 Water St	Ryan, Michael	0.06	Commercial	438	C-3
	65.20-2-18	202 Water St	Ryan, Michael	0.144	Commercial	438	C-3
	65.20-2-17	204 Water St	Ryan, Michael	0.039	Commercial	438	C-3

BOA Rede-							
velopment						Land Use	
	Tax ID	Address	Owner	Acres	Land Use	Code	Zoning
	76.26-1-17	42 Clinton Ave	WILLIAMS, JASON R	0.051	Residential	220	R-2B
	76.26-1-16	44 Clinton Ave	Kuhn, Heather D	0.032	Residential	220	R-2B
	76.26-1-15	46 Clinton Ave	Vesta Community	0.062	Commercial	482	R-2B
	76.26-1-14	48 Clinton Ave	Webb, Eadwine	0.057	Vacant	311	R-2B
	76.26-1-13	50 Clinton Ave	Bauman, Peter	0.056	Vacant	311	R-2B
			FIFTY TWO RENTALS,				
	76.26-1-12	52 Clinton Ave	LLC	0.056	Residential	230	R-2B
	76.26-1-11	54 Clinton Ave	Ferran, Nadia	0.033	Residential	220	R-2B
	76.26-1-10	56 Clinton Ave	Pinkowski, David	0.032	Residential	220	R-2B
	76.26-1-9	58 Clinton Ave	Springer, Marilyn	0.032	Residential	220	R-2B
			Vonguiness AKA				
	76.26-1-8	60 Clinton Ave	Smith, Jason	0.052	Residential	230	R-2B
			Hamilton Arbor Associ-				
	76.26-1-7	62 Clinton Ave	ates LLC	0.051	Residential	220	R-2B
			Clinton Revival Hous-				
	76.26-1-6	64 Clinton Ave	ing	0.05	Residential	230	R-2B
	76.26-1-5	66 Clinton Ave	City of Albany	0.051	Vacant	311	R-2B
Sheridan			Clinton Revival Hous-				
Hollow	76.26-1-4	68 Clinton Ave	ing	0.051	Residential	220	R-2B
11011011			Clinton Revival Hous-				
	76.26-1-3	70 Clinton Ave	ing	0.048	Residential	230	R-2B
	76.26-1-2	72 Clinton Ave	Waugaman, James	0.049	Vacant	311	R-2B
	76.26-1-1	74 Clinton Ave	Bertoni, Daniel	0.051	Residential	220	R-2B
	65.82-3-31	76 Clinton Ave	Town, John J	0.05	Residential	230	R-2B
	65.82-3-30	78 Clinton Ave	Waugaman, James	0.036	Commercial	411	R-2B
	65.82-3-29	80 Clinton Ave	Waugaman, James S	0.071	Residential	230	R-2B
	65.82-3-29	80 Clinton Ave	Waugaman, James S	0.035	Residential	230	R-2B
	65.82-3-26	86 Clinton Ave	Waugaman, James S	0.275	Residential	220	R-2B
	65.82-3-25	88 Clinton Ave	Breen, Nora	0.045	Commercial	411	R-2B
	65.82-3-24	90 Clinton Ave	Breen, Nora	0.047	Residential	220	R-2B
	65.82-3-23	92 Clinton Ave	Johnson, Shirley A	0.047	Residential	210	R-2B
			Capital District				
	65.82-3-22	94 Clinton Ave	Comm Gardens	0.049	Vacant	311	R-2B
			Capital District				
	65.82-3-21	96 Clinton Ave	Comm Gardens	0.047	Vacant	311	R-2B
			Capital District				
	65.82-3-20	98 Clinton Ave	Comm Gardens	0.049	Vacant	311	R-2B

BOA Rede-							
velopment						Land Use	
Study Area B	Tax ID	Address	Owner	Acres	Land Use	Code	Zoning
			Rehabilitation Support		Community		
	65.82-3-11	100 Clinton Ave	Service	0.053	Services	632	R-2B
	65.82-3-10	102 Clinton Ave	Pusatere, Deborah	0.027	Vacant	311	R-2B
	65.82-3-9	104 Clinton Ave	Pusatere, Deborah	0.036	Vacant	311	R-2B
	65.82-3-8	106 Clinton Ave	Pusatere, Deborah	0.035	Vacant	311	R-2B
	65.82-3-7	112 Clinton Ave	Pusatere, Deborah	0.078	Vacant	311	R-2B
	65.82-3-6	114 Clinton Ave	Pusatere, Deborah	0.035	Vacant	311	R-2B
	65.82-3-5	116 Clinton Ave	Pusatere, Deborah	0.035	Vacant	311	R-2B
	65.82-3-4	118 Clinton Ave	Pusatere, Deborah	0.026	Vacant	311	R-2B
	65.82-3-3	120 Clinton Ave	Pusatere, Deborah	0.042	Vacant	311	R-2B
	65.82-3-2	122 Clinton Ave	Pusatere, Deborah	0.049	Vacant	311	R-2B
	65.82-3-1	124 Clinton Ave	Pusatere, Deborah	0.051	Vacant	311	R-2B
	65.81-6-20	126 Clinton Ave	E W Tompkins Co Inc	0.053	Commercial	449	R-2B
	65.81-6-19	128 Clinton Ave	E W Tompkins Co Inc	0.054	Vacant	311	R-2B
	65.81-6-18	130 Clinton Ave	E W Tompkins Co Inc	0.055	Vacant	311	R-2B
			Clinton Revival Hous-				
	65.81-6-17	132 Clinton Ave	ing	0.051	Residential	230	R-2B
Sheridan	65.81-6-16	134 Clinton Ave	E W Tompkins Co Inc	0.05	Vacant	311	R-2B
Hollow	65.81-6-15	136 Clinton Ave	E W Tompkins Co Inc	0.051	Vacant	311	R-2B
	65.81-6-14	138 Clinton Ave	Smith, Noelene	0.034	Residential	220	R-2B
		138A Clinton					
	65.81-6-13	Ave	Johnson, Dorian	0.034	Residential	230	R-2B
		138B Clinton					
	65.81-6-12	Ave	Jones, Harvet	0.034	Residential	230	R-2B
	65.81-6-11	140 Clinton Ave	Walters, Michael	0.101	Residential	220	R-2B
			Clinton Revival Hous-				
	65.81-6-9	144 Clinton Ave	ing	0.052	Residential	230	R-2B
	65.81-6-7	148 Clinton Ave	King, Thomas	0.05	Residential	220	R-2B
			Clinton Revival Hous-				
	65.81-6-6	150 Clinton Ave	ing	0.054	Residential	230	R-2B
	65.81-6-5	152 Clinton Ave	Thompson, Aroma	0.041	Commercial	481	R-2B
		152.5 Clinton					
	65.81-6-4	Ave	Gailliard, Glinnesa D	0.029	Residential	220	R-2B
			Albany Community				
	65.81-6-3	154 Clinton Ave	Land Trust	0.028	Residential	220	R-2B
	65.81-6-2	154.5 Clinton Ave	Fiske, Michael I	0.028	Residential	220	R-2B

BOA Rede-							
velopment						Land Use	
Study Area B	Tax ID	Address	Owner	Acres	Land Use	Code	Zoning
			Albany Community				
	65.81-6-1	156 Clinton Ave	Land Trust	0.052	Vacant	311	R-2B
			New Covenant Chris-				
	65.81-2-29	158 Clinton Ave	tian	0.037	Vacant	311	R-2B
			Clinton Revival Hous-				
	65.81-2-28	160 Clinton Ave	ing	0.037	Residential	220	R-2B
	65.81-2-27	162 Clinton Ave	Archer, Allan	0.036	Residential	230	R-2B
	65.81-2-26	164 Clinton Ave	Robinson, Rasheem	0.037	Residential	210	R-2B
	65.81-2-25	166 Clinton Ave	Ellis, Sandra	0.04	Residential	230	R-2B
	65.81-2-24	168 Clinton Ave	March, Kenneth	0.041	Commercial	411	R-2B
	65.81-2-23	170 Clinton Ave	Young, Henry L Sr	0.043	Residential	220	R-2B
	65.81-2-22	172 Clinton Ave	Howard, Edna M	0.043	Residential	220	R-2B
	65.81-2-21	174 Clinton Ave	SOA of Albany LTD	0.044	Vacant	311	R-2B
	65.81-2-20	176 Clinton Ave	SOA of Albany LTD	0.044	Residential	220	R-2B
	65.81-2-19	180 Clinton Ave	DeLuca, Armando	0.177	Commercial	484	R-2B
	65.81-2-15	188 Clinton Ave	Thompson, Mathew	0.042	Commercial	481	R-2B
	65.81-2-14	190 Clinton Ave	Schloss, Lois	0.044	Residential	220	R-2B
Charidan			Witherspoon-El-Amin,				
Sheridan Hollow	65.81-2-13	192 Clinton Ave	Gwendolyn	0.043	Residential	230	R-2B
HOHOW	65.81-2-12	194 Clinton Ave	Robinson, Sharon D	0.043	Residential	220	R-2B
	65.81-2-11	196 Clinton Ave	Robinson, Sharon	0.044	Vacant	311	R-2B
	65.81-2-10	198 Clinton Ave	Robinson, Sharon	0.043	Vacant	311	R-2B
			Jean E Enterprises,				
	65.81-2-9	200 Clinton Ave	LLC	0.045	Residential	230	R-2B
	65.81-2-8	202 Clinton Ave	HMW Group LLC	0.043	Residential	210	R-2B
	65.81-2-7	204 Clinton Ave	Bourdeau, Dominique	0.044	Residential	220	R-2B
	65.81-2-6	206 Clinton Ave	Fagan, Andrea	0.043	Residential	220	R-2B
			Clinton Revival Hous-				
	65.81-2-5	208 Clinton Ave	ing	0.043	Residential	230	R-2B
	65.81-2-4	210 Clinton Ave	County of Albany NY	0.046	Residential	220	R-2B
,			Clinton Revival Hous-				
	65.81-2-3	212 Clinton Ave	ing	0.05	Commercial	411	R-2B
	65.81-2-2	214 Clinton Ave	Leary, Desiree	0.051	Commercial	411	R-2B
	65.81-2-1	216 Clinton Ave	Dudo, Thomas	0.056	Commercial	481	R-2B
	65.73-2-						
	14.3	220 Clinton Ave	Albany Center for	0.089	Vacant	330	R-2B
	65.73-2-18	222 Clinton Ave	Keyser, Joseph C	0.042	Commercial	411	R-2B

BOA Rede-							
velopment						Land Use	
Study Area B	Tax ID	Address	Owner	Acres	Land Use	Code	Zonin
	65.73-2-17	224 Clinton Ave	Keyser, Joseph C	0.045	Residential	220	R-2B
	65.73-2-16	226 Clinton Ave	Fabian, Ricardo	0.043	Residential	230	R-2B
	65.73-2-15	228 Clinton Ave	Hardie, Thomas	0.045	Residential	230	R-2B
	65.73-2-						
	14.1	236 Clinton Ave	Albany Center For	0.479	Vacant	331	R-2B
	65.73-2-13	250 Clinton Ave	Arbor Hill Alcoholism	0.043	Commercial	464	R-2B
	65.73-2-12	252 Clinton Ave	COLLINS, KARA D	0.044	Residential	230	R-2B
	65.73-2-11	254 Clinton Ave	Pallis LLC	0.044	Residential	230	R-2B
			Clinton Revival Hous-				
	65.73-2-10	256 Clinton Ave	ing	0.043	Residential	230	R-2B
			Clinton Revival Hous-				
	65.73-2-9	258 Clinton Ave	ing	0.043	Residential	230	R-2B
	65.73-2-8	260 Clinton Ave	Mc Coy, Colin	0.044	Residential	220	R-2B
	65.73-2-7	262 Clinton Ave	Mc Coy, Colin	0.044	Vacant	311	R-2B
	65.73-2-6	264 Clinton Ave	Mc Coy, Colin	0.045	Vacant	311	R-2B
			Clinton Revival Hous-				
	65.73-2-5	266 Clinton Ave	ing	0.043	Residential	230	R-2B
heridan			Clinton Revival Hous-				
ollow	65.73-2-4	268 Clinton Ave	ing	0.044	Residential	230	R-2B
Ollow			Clinton Revival Hous-				
	65.73-2-3	270 Clinton Ave	ing	0.044	Residential	230	R-2B
			Clinton Revival Hous-				
	65.73-2-2	272 Clinton Ave	ing	0.045	Residential	230	R-2B
	65.73-2-1	276 Clinton Ave	City of Albany	0.083	Vacant	311	R-2B
	65.72-6-23	278 Clinton Ave	The Albany Housing	0.048	Commercial	481	R-2B
	65.72-6-22	280 Clinton Ave	The Albany Housing	0.035	Residential	220	R-2B
			Albany Housing Coali-				
	65.72-6-21	282 Clinton Ave	tion	0.039	Residential	230	R-2B
	65.73-2-59	7 Dove St	O'Brien, Vicky	0.015	Residential	210	R-2B
	65.81-3-57	8 Dove St	Archibald, Andrew	0.032	Residential	210	R-2B
	65.81-3-56	10 Dove St	City of Albany	0.031	Vacant	311	R-2B
	65.81-3-55	20 Dove St	City of Albany	0.155	Parks / Forest	963	R-2B
	65.81-2-58	Dove St	Common Alley	0.006	Vacant	311	R-2B
					Community		
	65.73-2-60	Dove St	Common Alley	0.238	Services	692	R-2B
	76.25-2-4	41 Elk St	State of New York	0.875	Commercial	438	C-O
	76.25-2-3	55 Elk St	West Bradford Corp	1.84	Commercial	464	C-O
	76.25-2-2	75 Elk St	State of New York	0.231	Commercial	438	C-O

BOA Rede-							
velopment						Land Use	
Study Area B	Tax ID	Address	Owner	Acres	Land Use	Code	Zoning
	76.25-2-1	77 Elk St	State of New York	0.142	Commercial	438	C-O
	65.81-5-1	167 Elk St	State of New York	7.486	Commercial	438	C-O
	65.80-4-6	169 Elk St	Portolese, John W	0.067	Commercial	411	R-2B
	65.80-4-7	171 Elk St	Sherman, Alene	0.063	Residential	230	R-2B
	65.80-4-8	173 Elk St	Sherman, Alene	0.061	Residential	220	R-2B
	65.80-4-9	175 Elk St	Sherman, Alene	0.055	Residential	230	R-2B
	65.80-4-10	177 Elk St	Oliphant, Thomas P	0.052	Residential	220	R-2B
	65.80-4-11	179 Elk St	Joy, Jancy	0.047	Residential	220	R-2B
	65.80-4-12	181 Elk St	Joy, Jancy	0.047	Residential	230	R-2B
	65.80-4-13	183 Elk St	Sharkey, Ryan	0.047	Residential	220	R-2B
	65.80-4-14	185 Elk St	Plaat, Nancy Marie	0.048	Residential	230	R-2B
	65.80-4-15	187 Elk St	Plaat, Nancy Marie	0.05	Residential	220	R-2B
	65.81-5-2	Elk St	State of New York	0.524	Vacant	331	C-O
			Rehabilitation Sup-				
	65.82-3-12	74 Hawk St	port Service	0.036	Vacant	311	R-2B
	65.72-6-24	97 Lark St	Montrose, Steve A	0.028	Residential	230	R-2B
	65.72-6-25	99 Lark St	Montrose, Steve A	0.028	Residential	230	R-2B
Sheridan			Capital Affordable				
Hollow	65.73-2-31	100 Lark St	Housing	0.019	Residential	230	R-2B
	65.72-6-26	101 Lark St	Montrose, Steve A	0.029	Residential	230	R-2B
			Capital Affordable				
	65.73-2-32	102 Lark St	Housing	0.02	Residential	230	R-2B
	65.72-6-27	103 Lark St	Montrose, Steve A	0.029	Residential	230	R-2B
	65.73-2-33	104 Lark St	Broughton, Ronald D	0.02	Residential	220	R-2B
	65.72-6-28	105 Lark St	Spriggs, Henri W	0.027	Residential	220	R-2B
	65.73-2-34	106 Lark St	Broughton, Ronald D	0.021	Vacant	311	R-2B
	65.72-5-20	107 Lark St	Duff, Fred E	0.058	Commercial	482	R-2B
	65.73-2-91	108 Lark St	Saleh, Hasan-A	0.044	Commercial	481	R-2B
	65.72-5-21	109 Lark St	Adekoya, Alexander	0.03	Residential	230	R-2B
	65.73-2-90	110 Lark St	Dederick, Ronnie E	0.04	Residential	220	R-2B
	65.72-5-22	111 Lark St	Darguste, Fred	0.03	Residential	220	R-2B
	65.73-2-89	112 Lark St	Chaney, Dorothy	0.035	Residential	230	R-2B
	65.72-5-23	113 Lark St	Denny, David C	0.031	Residential	220	R-2B
	65.73-2-88	114 Lark St	Wansley, Terrance	0.039	Residential	230	R-2B
	65.72-5-24	115 Lark St	Parker, Eva M	0.031	Residential	220	R-2B
	65.73-2-87	116 Lark St	Wilford, Edward	0.037	Residential	230	R-2B

BOA Rede-							
velopment						Land Use	
Study Area B	Tax ID	Address	Owner	Acres	Land Use	Code	Zoning
	65.72-5-25	117 Lark St	Brace, Georgia Mae	0.039	Residential	220	R-2B
			Scott & Scott Associ-				
	65.73-2-86	118 Lark St	ates, LLC	0.038	Residential	230	R-2B
	65.72-5-26	119 Lark St	Ottaviano, Richard	0.035	Residential	230	R-2B
	65.73-2-85	120 Lark St	Wansley, Terrence	0.038	Residential	230	R-2B
			Lawrence-Mitchell,				
	65.72-5-27	121 Lark St	Sharon	0.035	Residential	230	R-2B
	65.73-2-84	122 Lark St	Osifo, Patience	0.039	Residential	230	R-2B
	65.73-2-83	122.5 Lark St	Osifo, Patience	0.045	Commercial	481	R-2B
	65.72-5-28	123 Lark St	Seide, Marie	0.036	Residential	230	R-2B
	65.72-5-29	123.5 Lark St	Hardamon, Richard P	0.04	Residential	230	R-2B
	65.72-4-51	124 Lark St	Cox, Heidi	0.032	Residential	230	R-2B
	65.72-5-66	125 Lark St	Grant, Dennis C	0.032	Commercial	484	R-2B
	65.72-4-50	126 Lark St	Ricot, Carlo	0.031	Residential	230	R-2B
	65.72-5-67	127 Lark St	Grant, Dennis C	0.039	Vacant	311	R-2B
	65.72-4-49	128 Lark St	128 Lark Street LLC	0.031	Residential	230	R-2B
	65.72-5-68	129 Lark St	Grant, Dennis C	0.036	Vacant	311	R-2B
Sheridan	65.72-4-48	130 Lark St	Royal, Helen G	0.031	Residential	220	R-2B
Hollow	65.72-5-69	131 Lark St	A Y T N CORP	0.044	Commercial	481	R-2B
ionow	65.72-4-47	132 Lark St	Albany Community	0.031	Residential	220	R-2B
	65.72-4-63	132.5 Lark St	Albany Community	0.026	Residential	220	R-2B
	65.72-4-46	134 Lark St	Albany Community	0.026	Residential	220	R-2B
			St Joseph's Housing				
	65.72-4-45	136 Lark St	Corp	0.027	Residential	220	R-2B
	65.72-4-44	138 Lark St	Zabriskie, Earl	0.029	Residential	220	R-2B
			IEURO-MAASTRICHT,				
	65.72-4-29	139 Lark St	INC	0.039	Commercial	481	R-2B
			Middlesex Associates				
	65.72-4-43	140 Lark St	LLC.	0.027	Residential	220	R-2B
	65.72-4-30	141 Lark St	Darnowski, John F	0.031	Residential	220	R-2B
	65.72-4-42	142 Lark St	Spickerman, Timothy	0.026	Residential	220	R-2B
	65.72-4-31	143 Lark St	Wilson, Gary	0.027	Residential	220	R-2B
			JOHNSON, MICHAEL				
	65.80-4-16	144 Lark St	J	0.027	Residential	230	R-2B
	65.72-4-32	145 Lark St	Craig, Timothy	0.029	Residential	220	R-2B
	65.80-4-17	146 Lark St	MCLENDON, DONNA	0.028	Residential	210	R-2B
	65.72-4-33	147 Lark St	TONGE, ANTHONY	0.035	Residential	220	R-2B

BOA Rede-							
velopment						Land Use	
Study Area B	Tax ID	Address	Owner	Acres	Land Use	Code	Zoning
			JJP-1 ALBANY CO				
	65.80-4-18	148 Lark St	INC	0.027	Residential	220	R-2B
			St Joseph's Housing				
	65.72-4-34	149 Lark St	Corp	0.037	Residential	220	R-2B
	65.80-4-19	150 Lark St	CRUZ, ROBERT	0.028	Commercial	411	R-2B
	65.72-4-35	151 Lark St	AMJAD, AFSHAN	0.04	Residential	230	R-2B
	65.80-4-20	152 Lark St	Johnson, MICHAEL J	0.028	Residential	230	R-2B
	65.72-4-36	153 Lark St	Scarpa, Nicholas	0.036	Residential	230	R-2B
	65.80-4-21	154 Lark St	SOLIS, LARRY	0.027	Residential	230	R-2B
	65.72-4-37	155 Lark St	Dobbs, Erika N	0.035	Residential	230	R-2B
	65.80-4-22	156 Lark St	Elkayam, Asaf	0.028	Residential	230	R-2B
	65.72-4-38	157 Lark St	Portolese, John W	0.028	Residential	220	R-2B
			AURORA LOAN SER-				
	65.80-4-23	158 Lark St	VICES LLC	0.028	Residential	230	R-2B
	65.72-4-39	159 Lark St	SMITH, MATTHEW S	0.033	Residential	230	R-2B
	65.80-4-24	160 Lark St	Furlong, James M	0.027	Residential	210	R-2B
			SPRINGFIELD STOR-				
Sheridan	65.72-4-40	161 Lark St	AGE LLC.	0.047	Residential	230	R-2B
Hollow	65.72-4-41	161.5 Lark St	Lewis, Jeff W	0.016	Commercial	481	R-2B
			162 LARK ASSOCI-				
	65.80-4-25	162 Lark St	ATES, INC.	0.027	Residential	210	R-2B
	65.80-4-26	164 Lark St	Trott, Erma A	0.027	Residential	220	R-2B
			SECRETARY OF				
	76.26-1-33	81 Orange St	HOUSING &	0.066	Residential	220	R-2B
	76.26-1-34	83 Orange St	Morgan, Alvin	0.062	Vacant	311	R-2B
	76.26-1-35	85 Orange St	Smith, Delores	0.047	Residential	220	R-2B
	76.26-1-36	87 Orange St	Morgan, Alvin	0.052	Residential	220	R-2B
	76.26-1-37	89 Orange St	Morgan, Alvin	0.041	Residential	220	R-2B
			25 Monroe Street				
	76.26-1-38	91 Orange St	Realty, LLC	0.046	Commercial	438	R-2B
			25 Monroe Street				
	76.26-1-39	93 Orange St	Realty, LLC	0.052	Commercial	438	R-2B
			25 Monroe Street				
	76.26-1-40	95 Orange St	Realty, LLC	0.051	Commercial	438	R-2B
			25 Monroe Street				
	76.26-1-41	97 Orange St	Realty, LLC	0.051	Commercial	438	R-2B

BOA Rede-							
velopment						Land Use	
Study Area B	Tax ID	Address	Owner	Acres	Land Use	Code	Zoning
			25 Monroe Street				
	76.26-1-42	99 Orange St	Realty, LLC	0.05	Commercial	438	R-2B
	76.26-1-43	101 Orange St	THOMPSON, AROMA	0.051	Residential	230	R-2B
	76.26-1-44	103 Orange St	JOHNSON, DERIC L	0.051	Vacant	311	R-2B
	76.26-2-4	106 Orange St	Fyvie, Bill	0.015	Vacant	340	R-2B
	76.26-1-46	107 Orange St	JOHNSON, DERIC L	0.097	Residential	210	R-2B
	76.26-2-3	108 Orange St	Fyvie, Bill	0.027	Vacant	340	R-2B
	76.26-1-47	109 Orange St	Waugaman, James S	0.05	Vacant	311	R-2B
	76.26-2-2	110 Orange St	Fyvie, Bill	0.055	Vacant	340	R-2B
	65.82-3-32	111 Orange St	Waugaman, James S	0.05	Vacant	311	R-2B
	76.26-2-1	112 Orange St	Fyvie, Bill	0.055	Vacant	340	R-2B
	65.82-3-38	123 Orange St	Scavo, Brian	0.043	Commercial	433	R-2B
					Recreation /		
	65.82-3-39	127 Orange St	City of Albany	0.17	Entertainment	591	R-2B
	65.82-3-13	139 Orange St	E W Tompkins Co Inc	0.021	Vacant	311	R-2B
	65.82-3-14	141 Orange St	Waugaman, James	0.07	Vacant	311	R-2B
	65.82-3-16	147 Orange St	E W Tompkins Co Inc	0.348	Vacant	311	R-2B
	65.81-6-56	150 Orange St	E W Tompkins Co Inc	0.257	Commercial	449	C-M
Sheridan	65.81-6-22	157 Orange St	E W Tompkins Co Inc	0.049	Vacant	311	R-2B
Hollow	65.81-6-55	158.5 Orange St	E W Tompkins Co Inc	0.04	Commercial	482	C-M
			E W Tompkins Co				
	65.81-6-23	159 Orange St	Inc	0.048	Vacant	311	R-2B
	65.81-6-54	160 Orange St	E W Tompkins Co Inc	0.046	Vacant	340	C-M
	65.81-6-24	161 Orange St	E W Tompkins Co Inc	0.044	Vacant	311	R-2B
	65.81-6-53	162 Orange St	E W Tompkins Co Inc	0.063	Vacant	340	C-M
	65.81-6-25	163 Orange St	E W Tompkins Co Inc	0.045	Vacant	311	R-2B
	65.81-6-52	164 Orange St	MOLLA, ABDURRAB	0.063	Residential	230	R-2B
	65.81-6-26	165 Orange St	E W Tompkins Co Inc	0.267	Vacant	311	R-2B
	65.81-6-51	166 Orange St	E W Tompkins Co Inc	0.063	Vacant	311	R-2B
	65.81-6-50	168 Orange St	E W Tompkins Co Inc	0.064	Vacant	311	R-2B
	65.81-6-49	170 Orange St	Van Wie, Robert W	0.038	Residential	210	R-2B
	65.81-6-48	172 Orange St	Sarlo, Joseph	0.047	Residential	220	R-2B
	65.81-6-47	174 Orange St	Collins, Tina S	0.051	Residential	220	R-2B
	65.81-6-46	176 Orange St	Sansy, Debra	0.052	Residential	230	R-2B
	65.81-6-32	177 Orange St	E W Tompkins Co Inc	0.044	Vacant	311	R-2B
	65.81-6-45	178 Orange St	Onyenwena, Janet	0.051	Residential	230	R-2B
	65.81-6-33	179 Orange St	E W Tompkins Co Inc	0.044	Vacant	311	R-2B
	65.81-6-34	181 Orange St	E W Tompkins Co Inc	0.036	Vacant	311	R-2B

BOA Rede-							
velopment						Land Use	
Study Area B	Tax ID	Address	Owner	Acres	Land Use	Code	Zoning
	65.81-6-44	182 Orange St	E W Tompkins Co Inc	0.05	Vacant	311	R-2B
	65.81-6-35	183 Orange St	E W Tompkins Co Inc	0.047	Vacant	311	R-2B
	65.81-6-43	184 Orange St	E W Tompkins Co Inc	0.051	Vacant	311	R-2B
	65.81-6-36	185 Orange St	E W Tompkins Co Inc	0.053	Vacant	311	R-2B
	65.81-6-42	186 Orange St	E W Tompkins Co Inc	0.056	Vacant	311	R-2B
			Twum-Barima, Pa-				
	65.81-6-37	187 Orange St	tience	0.055	Vacant	311	R-2B
	65.81-6-41	188 Orange St	City of Albany	0.057	Vacant	311	R-2B
	65.81-6-40	190 Orange St	Johnson, Estella W	0.057	Vacant	311	R-2B
	65.81-6-39	192 Orange St	Johnson, Estella W	0.027	Vacant	311	R-2B
	65.81-2-30	193 Orange St	E W Tompkins Co Inc	0.043	Vacant	311	R-2B
	65.81-3-27	194 Orange St	E W Tompkins Co Inc	0.026	Vacant	311	R-2B
	65.81-2-31	195 Orange St	Hill, William B	0.044	Residential	220	R-2B
	65.81-3-26	196 Orange St	E W Tompkins Co Inc	0.045	Vacant	311	R-2B
	65.81-3-25	198 Orange St	Lamb, John	0.043	Vacant	311	R-2B
	65.81-2-33	199 Orange St	Lamb, John	0.131	Commercial	439	R-2B
	65.81-3-24	200 Orange St	Lamb, John W	0.059	Vacant	311	R-2B
Sheridan	65.81-3-23	202 Orange St	Hughes, Ruby A	0.058	Residential	210	R-2B
Hollow	65.81-2-35	203 Orange St	Dupoux, Michael	0.043	Residential	220	R-2B
	65.81-3-22	204 Orange St	Hughes, Ruby	0.057	Vacant	311	R-2B
	65.81-2-36	205 Orange St	Clay, Michael M	0.043	Residential	220	R-2B
	65.81-3-21	206 Orange St	Ho, Sontony	0.057	Residential	230	R-2B
	65.81-2-37	207 Orange St	Ho, Sontony C	0.045	Residential	220	R-2B
	65.81-3-20	208 Orange St	Wallace, lley	0.059	Residential	220	R-2B
	65.81-2-38	209 Orange St	Secretary of Housing &	0.044	Residential	210	R-2B
	65.81-3-19	210 Orange St	Pulliam, Argusta Lfest	0.057	Residential	210	R-2B
			Secretary of Hous-				
	65.81-2-39	211 Orange St	ing &	0.044	Vacant	311	R-2B
	65.81-3-18	212 Orange St	Carter, Nichole	0.057	Residential	210	R-2B
	65.81-2-40	213 Orange St	Krasher, Peter Paul Sr	0.044	Residential	210	R-2B
	65.81-3-17	214 Orange St	Carter, Nichole	0.058	Residential	210	R-2B
			Secretary of Hous-				
	65.81-2-41	215 Orange St	ing &	0.051	Vacant	311	R-2B
	65.81-3-16	216 Orange St	Mounteer, Mary E	0.058	Vacant	311	R-2B
	65.81-2-42	217 Orange St	Prince, Keith Devon	0.042	Vacant	311	R-2B
	65.81-3-15	218 Orange St	City of Albany	0.057	Vacant	311	R-2B

BOA Rede-							
velopment						Land Use	
Study Area B	Tax ID	Address	Owner	Acres	Land Use	Code	Zoning
			DESTINY VENTURES				
	65.81-2-43	219 Orange St	INC	0.039	Residential	210	R-2B
	65.81-3-14	220 Orange St	City of Albany	0.059	Vacant	311	R-2B
	65.81-2-44	221 Orange St	Barrett, Ronald D	0.044	Residential	210	R-2B
	65.81-3-13	222 Orange St	Pallis 25 LLC	0.057	Vacant	311	R-2B
	65.81-2-45	223 Orange St	Barrett, Ronald	0.044	Vacant	311	R-2B
	65.81-3-12	224 Orange St	Pallis 25 LLC	0.057	Vacant	311	R-2B
	65.81-2-46	225 Orange St	Barrett, Brenda	0.043	Vacant	311	R-2B
	65.81-3-11	226 Orange St	Mc Call, R G	0.057	Residential	210	R-2B
	65.81-2-47	227 Orange St	KARNER, JOSEPH	0.087	Residential	210	R-2B
	65.81-3-10	228 Orange St	HOLMES, CAROL	0.057	Vacant	311	R-2B
			Albany Community				
	65.81-3-9	230 Orange St	Development	0.071	Vacant	311	R-2B
	65.81-2-49	231 Orange St	Jaouni, Zafer Z	0.044	Vacant	311	R-2B
			Albany Community				
	65.81-3-8	232 Orange St	Development	0.058	Vacant	311	R-2B
	65.81-2-50	233 Orange St	Jaouni, Zafer Z	0.043	Vacant	311	R-2B
	65.81-3-7	234 Orange St	City of Albany	0.059	Vacant	311	R-2B
Sheridan	65.81-2-51	235 Orange St	Jaouni, Zafer Z	0.042	Vacant	311	R-2B
Hollow			Omni Development				
	65.81-3-6	236 Orange St	Co Inc	0.056	Vacant	311	R-2B
	65.81-2-52	237 Orange St	Jaouni, Zafer Z	0.045	Vacant	311	R-2B
	65.81-3-5	238 Orange St	Graham, Sam L	0.057	Residential	220	R-2B
	65.81-2-53	239 Orange St	Brander, Jonah	0.046	Vacant	311	R-2B
			Albany Advanced				
	65.81-3-4	240 Orange St	Apartments LLC	0.057	Residential	230	R-2B
	65.81-2-54	241 Orange St	Marcus, Tabora	0.052	Residential	220	R-2B
	65.81-3-3	242 Orange St	Irvine, James	0.031	Residential	210	R-2B
	65.81-2-55	243 Orange St	Irvine, James	0.034	Vacant	311	R-2B
	65.81-2-56	245 Orange St	City of Albany	0.034	Vacant	311	R-2B
	65.81-3-1	246 Orange St	Dorsey, Luther	0.031	Residential	220	R-2B
			Revelation Church				
	65.81-2-57	247 Orange St	of God	0.034	Vacant	311	R-2B
			Revelation Church of				
	65.73-2-58	248 Orange St	God	0.028	Commercial	481	R-2B
	65.73-2-57	250 Orange St	Kasper, Stephen J	0.044	Commercial	481	R-2B
			The Revelation Church				
	65.73-2-56	252 Orange St	Of	0.048	Residential	230	R-2B

BOA Rede-							
velopment						Land Use	
Study Area B	Tax ID	Address	Owner	Acres	Land Use	Code	Zoning
			Revelation Church of				
	65.73-2-55	254 Orange St	God	0.046	Commercial	411	R-2B
	65.73-2-						
	14.2	255 Orange St	Albany Center For	0.654	Commercial	464	C-M
	65.73-2-54	256 Orange St	Trotter, Leo	0.047	Vacant	311	R-2B
			Revelation Church of		Community		
	65.73-2-53	258 Orange St	God	0.047	Services	620	R-2B
			Revelation Church of				
	65.73-2-52	260 Orange St	God	0.052	Residential	220	R-2B
			Revelation Church				
	65.73-2-51	262 Orange St	of God	0.051	Vacant	311	R-2B
			Revelation Church				
	65.73-2-50	264 Orange St	of God	0.052	Vacant	311	R-2B
			Revelation Church				
	65.73-2-49	266 Orange St	of God	0.053	Vacant	311	R-2B
	65.73-2-48	268 Orange St	Findlay, Esther M	0.047	Vacant	311	R-2B
	65.73-2-47	270 Orange St	Mekkatte, Joy	0.052	Residential	230	R-2B
	65.73-2-46	272 Orange St	Tobin, Gregory J	0.052	Residential	220	R-2B
			Touhey Homeowner-				
Sheridan 	65.73-2-45	274 Orange St	ship	0.052	Vacant	311	R-2B
Hollow			Touhey Homeowner-				
	65.73-2-44	276 Orange St	ship	0.052	Vacant	311	R-2B
			Capital Affordable				
	65.73-2-43	278 Orange St	Housing	0.056	Residential	230	R-2B
			Carmelle-Souffrant,				
	65.73-2-42	280 Orange St	Marie R	0.044	Residential	220	R-2B
	65.73-2-						
	19.2	281 Orange St	Amrossi, Tom	0.045	Vacant	311	R-2B
	65.73-2-41	282 Orange St	Holmes, Kenneth	0.052	Residential	220	R-2B
	65.73-2-						
	19.1	283 Orange St	Mc Coy, Colin	0.039	Vacant	311	R-2B
	65.73-2-40	284 Orange St	Holmes, Kenneth W	0.052	Vacant	311	R-2B
	65.73-2-21	285 Orange St	County of Albany NY	0.043	Residential	230	R-2B
	65.73-2-39	286 Orange St	Jackson, Mary Ann	0.051	Residential	220	R-2B
	65.73-2-22	287 Orange St	Mc Coy, Colin	0.042	Vacant	311	R-2B
	65.73-2-38	288 Orange St	Pallis 25 LLC	0.051	Residential	220	R-2B
	65.73-2-23	289 Orange St	Burke, Paul	0.042	Vacant	311	R-2B
			Conway, Emma Ge-				
	65.73-2-37	290 Orange St	neva	0.051	Residential	220	R-2B

BOA Rede-							
velopment						Land Use	
	Tax ID	Address	Owner	Acres	Land Use	Code	Zoning
	65.73-2-24	291 Orange St	Mc Coy, Colin	0.043	Vacant	311	R-2B
	65.73-2-36	292 Orange St	Conway, Emma	0.051	Vacant	311	R-2B
	65.73-2-25	293 Orange St	Pounds, Charles R	0.043	Commercial	433	R-2B
	65.73-2-35	294 Orange St	County of Albany NY	0.052	Vacant	311	R-2B
	65.73-2-26	295 Orange St	Pounds, Charles R	0.044	Commercial	433	R-2B
	65.73-2-27	297 Orange St	JTC Works LLC	0.043	Residential	210	R-2B
	65.73-2-28	299 Orange St	Proper, Gregory	0.043	Residential	230	R-2B
	65.73-2-29	301 Orange St	Macaabi Realty, LLC.	0.043	Vacant	311	R-2B
	65.73-2-30	303 Orange St	JTC Works LLC	0.044	Residential	220	R-2B
					Community		
	65.73-2-92	Orange St	Common Alley	0.005	Services	692	R-2B
		Rear 208 1/2					
	65.81-4-7.1	Sheridan Ave	City of Albany	0.802	Parks / Forest	963	R-2B
		Rear 48 Sheri-	Albany Empire Part-				
	76.26-2-51	dan Ave	ners LLC.	0.208	Vacant	330	C-3
	76.25-1-8	Rear 73 Elk St	State of New York	0.675	Commercial	438	C-3
		Rear 98 134					
Ola! -!	76.25-1-7	Sheridan Ave	State of New York	0.766	Vacant	340	C-M
Sheridan	65.81-4-42	14 Road St	State of New York	0.251	Commercial	438	C-M
Hollow	65.81-4-43	16 Road St	State of New York	0.056	Commercial	438	C-M
	65.81-4-44	18 Road St	State of New York	0.048	Commercial	438	C-M
	65.81-4-37	2 Road St	E W Tompkins Co Inc	0.086	Commercial	438	C-M
	65.81-4-45	20 Road St	State of New York	0.042	Commercial	438	C-M
	65.81-4-39	4 Road St	State of New York	0.051	Commercial	438	C-M
	65.81-4-40	6 Road St	State of New York	0.196	Commercial	438	C-M
	65.81-4-41	8 Road St	State of New York	0.112	Commercial	438	C-M
	65.81-3-28	10 S Swan St	E W Tompkins Co Inc	0.018	Vacant	311	R-2B
	65.81-6-82	11 S Swan St	Mc Clendon, Evelyn	0.016	Vacant	311	R-2B
	65.81-3-29	12 S Swan St	E W Tompkins Co Inc	0.041	Vacant	311	R-2B
	65.81-6-81	13 S Swan St	Johnson, William	0.013	Vacant	311	R-2B
	65.81-3-30	14 S Swan St	Morgan, Alvin	0.037	Residential	220	R-2B
	65.81-3-31	16 S Swan St	Barry, Romona	0.034	Residential	220	R-2B
	65.81-6-38	5 S Swan St	Glass, David	0.032	Commercial	449	R-2B
			McClendon-Kennedy,				
	65.81-6-83	9 S Swan St	Evelyn	0.016	Residential	220	R-2B
			Albany Empire Part-				
	76.26-2-49	48 Sheridan Ave	ners LLC.	0.12	Commercial	438	C-3

BOA Rede-							
velopment						Land Use	
Study Area B	Tax ID	Address	Owner	Acres	Land Use	Code	Zoning
			District Attorney's As-				
	76.26-2-47	54 Sheridan Ave	soc - NY	0.125	Commercial	438	C-3
	76.26-2-45	56 Sheridan Ave	NY Idea LLC	0.055	Commercial	481	C-3
	76.26-2-44	58 Sheridan Ave	Backer, Ronald H	0.141	Commercial	438	C-3
	76.26-2-43	60 Sheridan Ave	HORN, SANG H	0.062	Residential	230	C-3
		62 Sheridan					
	76.26-2-42	Ave	HORN, SANG H	0.072	Commercial	439	C-3
	76.26-2-41	64 Sheridan Ave	Backer, Ronald H	0.045	Commercial	438	C-3
	76.26-2-40	66 Sheridan Ave	Backer, Ronald H	0.052	Commercial	438	C-3
	76.26-2-39	70 Sheridan Ave	Sheridan Parking LLC	0.106	Commercial	438	C-3
		71 Sheridan					
	76.26-2-10	Ave	Brown, Michael	0.027	Commercial	425	R-2B
	76.26-2-38	72 Sheridan Ave	Sheridan Parking LLC	0.057	Commercial	438	C-3
		73 Sheridan					
	76.26-2-11	Ave	Brown, Michael	0.025	Vacant	311	R-2B
	76.26-2-37	74 Sheridan Ave	Backer, Ronald	0.032	Commercial	438	C-3
	76.26-2-12	75 Sheridan Ave	State of New York	0.056	Public Services	851	C-M
	76.26-2-36	76 Sheridan Ave	Backer, Ronald	0.037	Commercial	438	C-3
	76.26-2-13	77 Sheridan Ave	State of New York	0.056	Public Services	851	C-M
Sheridan	76.26-2-35	78 Sheridan Ave	Backer, Ronald	0.151	Commercial	438	C-3
Hollow	76.26-2-34	80 Sheridan Ave	Backer, Ronald H	0.055	Commercial	438	C-3
	76.26-2-33	82 Sheridan Ave	Backer, Ronald H	0.055	Commercial	438	C-3
					Community		
	76.26-2-32	86 Sheridan Ave	State of New York	0.427	Services	653	C-3
	76.26-2-14	91 Sheridan Ave	State of New York	1.104	Public Services	851	C-M
	76.25-1-4	98 Sheridan Ave	NYS General Services	0.072	Public Services	851	C-M
	65.81-6-63	99 Sheridan Ave	State of New York	0.469	Vacant	340	C-M
		100 Sheridan					
	76.25-1-3	Ave	NYS General Services	0.428	Commercial	437	C-M
		107 Sheridan					
	65.81-6-64	Ave	County of Albany	0.526	Industrial	710	C-M
		113 Sheridan					
	65.81-6-67	Ave	E W Tompkins Co Inc	0.321	Commercial	449	C-M
		124 Sheridan					
	76.25-1-2	Ave	E W Tompkins Co Inc	0.318	Commercial	449	C-M
		125 Sheridan					
	65.81-6-68	Ave	E W Tompkins Co Inc	0.07	Vacant	340	C-M
	05.04.5.55	127 Sheridan		0.00=			0.1:
	65.81-6-69	Ave	Gaspary, Leonard F III	0.067	Residential	210	C-M
	05 04 0 70	129 Sheridan	M M II	0.000		1.10	0.14
	65.81-6-70	Ave	McMullen, Kathleen C	0.062	Commercial	449	C-M

BOA Rede-							
velopment						Land Use	
Study Area B	Tax ID	Address	Owner	Acres	Land Use	Code	Zoning
		131 Sheridan					
	65.81-6-71	Ave	McMullen, Kathleen C	0.056	Commercial	438	C-M
		133 Sheridan	E W Tompkins Com-				
	65.81-6-72	Ave	pany Inc	0.151	Commercial	449	C-M
		134 Sheridan					
	76.25-1-1	Ave	E W Tompkins Co Inc	0.217	Commercial	449	C-M
		139 Sheridan					
	65.81-6-73	Ave	E W Tompkins Co Inc	0.099	Commercial	438	R-2B
		143 Sheridan					
	65.81-6-75	Ave	Anderson, Marshall J	0.049	Residential	220	R-2B
		145 Sheridan	Sixth Son Holdings,				
	65.81-6-76	Ave	LLC	0.05	Commercial	481	R-2B
		147 Sheridan	Sixth Son Holdings,				
	65.81-6-77	Ave	LLC	0.07	Commercial	481	R-2B
		148 Sheridan					
	65.81-4-34	Ave	Sheridan Parking Llc	0.289	Commercial	438	C-M
		149 Sheridan	Albany Community				
	65.81-6-78	Ave	Development	0.041	Residential	220	R-2B
Sheridan		153 Sheridan					
Hollow	65.81-6-79	Ave	Johnson, Estelle	0.056	Residential	220	R-2B
		155 Sheridan					
	65.81-6-80	Ave	White, Jatasha	0.043	Residential	220	R-2B
		157 Sheridan					
	65.81-3-32	Ave	Kuhsel, Maria	0.034	Commercial	481	R-2B
		158 Sheridan					
	65.81-4-30	Ave	New Jerusalem Home	0.058	Residential	210	R-2B
		159 Sheridan					
	65.81-3-33	Ave	Murray, Claire	0.026	Residential	220	R-2B
		160 Sheridan	New Jerusalem Home		Community		
	65.81-4-29	Ave	Of The	0.257	Services	620	R-2B
		161 Sheridan					
	65.81-3-34	Ave	Moore, Neville	0.029	Residential	220	R-2B
		163 Sheridan					
	65.81-3-35	Ave	Larue, Stacy	0.065	Residential	220	R-2B
		165 Sheridan	Interfaith Partnership				
	65.81-3-36	Ave	for the, Homeless	0.096	Residential	220	R-2B
		166 Sheridan	New Jerusalem Home				
	65.81-4-28	Ave	Of The	0.055	Commercial	438	R-2B

BOA Rede-							
velopment						Land Use	
Study Area B	Tax ID	Address	Owner	Acres	Land Use	Code	Zoning
		171 Sheridan	Interfaith Partnership				
	65.81-3-39	Ave	for the, Homeless	0.188	Commercial	411	R-2B
		175 Sheridan	Interfaith Partnership				
	65.81-3-41	Ave	for the, Homeless	0.056	Residential	210	R-2B
		176 Sheridan	Interfaith Partnership				
	65.81-4-24	Ave	for the, Homeless	0.374	Commercial	464	R-2B
		177 Sheridan	Interfaith Partnership				
	65.81-3-42	Ave	for the	0.057	Vacant	311	R-2B
		179 Sheridan					
	65.81-3-43	Ave	Van Wie, Robert W	0.056	Residential	230	R-2B
		180 Sheridan					
	65.81-4-23	Ave	West, Gloria	0.063	Residential	210	R-2B
		181 Sheridan					
	65.81-3-44	Ave	RV Complete Property	0.056	Residential	220	R-2B
		182 Sheridan					
	65.81-4-22	Ave	Haviland, John Sr	0.065	Residential	220	R-2B
		183 Sheridan					
	65.81-3-45	Ave	Landy, Clinton Sr	0.058	Residential	210	R-2B
Sheridan		184 Sheridan	Sheridan Parking				
Hollow	65.81-4-21	Ave	LLC	0.059	Vacant	311	R-2B
		185 Sheridan					
	65.81-3-46	Ave	Wilmot, Phillip	0.056	Residential	230	R-2B
		186 Sheridan					
	65.81-4-20	Ave	Sheridan Parking LLC	0.06	Vacant	311	R-2B
		187 Sheridan	Omni Development				
	65.81-3-47	Ave	Co Inc	0.056	Vacant	311	R-2B
		188 Sheridan					
	65.81-4-19	Ave	Sheridan Parking LLC	0.067	Vacant	311	R-2B
		189 Sheridan	Omni Development				
	65.81-3-48	Ave	Co Inc	0.056	Vacant	311	R-2B
		191 Sheridan	Omni Development				
	65.81-3-49	Ave	Inc	0.056	Vacant	311	R-2B
		193 Sheridan	Omni Development				
	65.81-3-50	Ave	Corp Inc	0.071	Vacant	311	R-2B
		195 Sheridan	Omni Development				
	65.81-3-51	Ave	Co Inc	0.057	Vacant	311	R-2B
		196 Sheridan					
	65.81-4-15	Ave	Sheridan Parking LLC	0.052	Commercial	438	R-2B

BOA Rede-							
velopment						Land Use	
Study Area B	Tax ID	Address	Owner	Acres	Land Use	Code	Zoning
		197 Sheridan	Omni Development				
	65.81-3-52	Ave	Co Inc	0.058	Vacant	311	R-2B
		199 Sheridan					
	65.81-3-53	Ave	Panchick, Anna	0.055	Residential	220	R-2B
		201 Sheridan					
	65.81-3-54	Ave	City of Albany	0.112	Parks / Forest	963	R-2B
		203 Sheridan					
	65.73-2-61	Ave	Sheridan Parking LLC	0.034	Commercial	438	R-2B
		204 Sheridan					
	65.81-4-11	Ave	Sheridan Parking LLC	0.061	Vacant	311	R-2B
	05 70 0 00	205 Sheridan		0.055		400	D 0D
	65.73-2-62	Ave	Sheridan Parking LLC	0.055	Commercial	438	R-2B
	05 70 0 00	207 Sheridan	City of Albony	0.040	Vacant	044	D OD
	65.73-2-63	Ave Sharidan	City of Albany	0.048	Vacant	311	R-2B
	65.81-4-9	208 Sheridan Ave	Sheridan Parking Llc	0.164	Commercial	438	R-2B
	03.61-4-9	209 Sheridan	Sheridan Farking Lic	0.104	Commercial	430	N-2D
	65.73-2-64	Ave	City of Albany	0.049	Vacant	311	R-2B
Sheridan	00.70 2 04	210 Sheridan	Sheridan Parking	0.043	Vacant	011	11 20
Hollow	65.81-4-6	Ave	LLC	0.413	Commercial	449	С-О
11011011	00.01.10	211 Sheridan		00	- Commoroidi	110	
	65.73-2-65	Ave	Singh, Vedanand J	0.047	Residential	220	R-2B
		213 Sheridan	, , , , , , , , , , , , , , , , , , , ,			-	
	65.73-2-66	Ave	Barat, Usha	0.047	Vacant	311	R-2B
		215 Sheridan					
	65.73-2-67	Ave	Barat, Usha	0.05	Residential	220	R-2B
		217 Sheridan					
	65.73-2-68	Ave	Sheridan Parking LLC	0.052	Commercial	438	R-2B
		219 Sheridan					
	65.73-2-69	Ave	Sheridan Parking LLC	0.052	Commercial	438	R-2B
		221 Sheridan					
	65.73-2-70	Ave	Sheridan Parking LLC	0.053	Commercial	438	R-2B
		223 Sheridan					
	65.73-2-71	Ave	Callahan, Thomas E	0.051	Residential	220	R-2B
	65.73-2-	225 Sheridan					
	72.1	Ave	Chalmers, Renee	0.049	Residential	220	R-2B
	65.73-2-	227 Sheridan					
	72.2	Ave	Gibson, Valerie	0.055	Residential	220	R-2B

BOA Rede-							
velopment						Land Use	
Study Area B	Tax ID	Address	Owner	Acres	Land Use	Code	Zoning
		229 Sheridan					
	65.73-2-73	Ave	Nelson, Vella	0.051	Residential	220	R-2B
		231 Sheridan					
	65.73-2-74	Ave	Doonachar, Rabin	0.051	Vacant	311	R-2B
		233 Sheridan					
	65.73-2-75	Ave	Shore, Donald	0.053	Vacant	311	R-2B
		237 Sheridan					
	65.73-2-76	Ave	Shore, Donald W	0.103	Commercial	449	R-2B
		238 Sheridan	Sixth Son Holdings				
	65.81-4-2	Ave	LLC	0.069	Residential	220	C-M
		240 Sheridan	Capital District Lofts				
	65.81-4-1	Ave	LLC.	0.19	Commercial	482	C-M
		241 Sheridan			Recreation /		
	65.73-2-78	Ave	City of Albany	0.102	Entertainment	591	R-2B
		245 Sheridan					
	65.73-2-79	Ave	Rice, Natashua	0.056	Residential	220	R-2B
		246 Sheridan	Capital District Lofts				
	65.72-4-56	Ave	LLC.	0.064	Commercial	438	C-M
Sheridan		247 Sheridan					
Hollow	65.73-2-80	Ave	Gonzalez, John	0.052	Vacant	311	R-2B
		248 Sheridan	Capital District Lofts				
	65.72-4-55	Ave	LLC.	0.074	Commercial	438	C-M
		249 Sheridan					
	65.73-2-81	Ave	Denny, David	0.052	Residential	220	R-2B
		250 Sheridan					
	65.72-4-54	Ave	Lickleman LLC	0.077	Residential	230	R-2B
		254 Sheridan					
	65.72-4-53	Ave	Montrose, Steve	0.076	Residential	230	R-2B
		256 Sheridan	Solomon Building				
	65.72-4-52	Ave	Group	0.08	Residential	230	R-2B
		264 Sheridan					
	65.72-5-65	Ave	Grant, Dennis C	0.008	Vacant	311	R-2B
					Community		
	65.73-2-82	Sheridan Ave	City of Albany	0.01	Services	692	R-2B
					Community		
	65.73-2-77	Sheridan Ave	Common Alley	0.042	Services	692	R-2B
					Community		
	65.72-5-30	Sheridan Ave	Common Alley	0.01	Services	692	R-2B

BOA Rede-							
velopment						Land Use	
Study Area B	Tax ID	Address	Owner	Acres	Land Use	Code	Zoning
	76.26-2-53	3 Spruce St	County of Albany	0.429	Commercial	437	C-3
	76.26-2-54	19 Spruce St	New York State Health	0.213	Commercial	438	C-3
	76.26-2-57	31 Spruce St	Fuller, Justine A	0.065	Commercial	438	C-3
			Albany Parking Ser-				
	76.26-2-58	33 Spruce St	vices	0.038	Vacant	330	C-3
			Albany Parking Ser-				
	76.26-2-59	35 Spruce St	vices	0.077	Vacant	330	C-3
			Albany Parking Ser-				
	76.26-2-60	39 Spruce St	vices	0.053	Vacant	330	C-3
			Albany Parking Ser-				
	76.26-2-61	41 Spruce St	vices	0.054	Vacant	330	C-3
			Albany Parking Ser-				
	76.26-2-62	43 Spruce St	vices	0.054	Vacant	330	C-3
			Albany Parking Ser-				
	76.26-2-63	47 Spruce St	vices	0.056	Vacant	330	C-3
			Albany Parking Ser-				
	76.26-2-64	55 Spruce St	vices	0.168	Vacant	330	C-3
			New York Telephone				
Sheridan	65.81-4-5	203 Spruce St	Со	1.394	Public Services	831	C-M
Hollow	65.81-4-4	205 Spruce St	SFEIR, MAGDA	0.056	Vacant	340	C-M
	65.81-4-3	209 Spruce St	Ebron, Evelyn	0.086	Residential	220	C-M
			Capital District Lofts				
	65.72-4-57	211 Spruce St	LLC.	0.058	Commercial	438	C-M
			Capital District Lofts				
	65.72-4-58	213 Spruce St	LLC.	0.064	Commercial	438	C-M
	65.80-4-5	214 Spruce St	City of Albany	0.13	Vacant	311	C-M
			Capital District Lofts				
	65.72-4-59	215 Spruce St	LLC.	0.069	Commercial	438	R-2B
	65.80-4-4	216 Spruce St	Gilmore, Anthony E	0.064	Vacant	311	R-2B
	65.72-4-60	217 Spruce St	Gem In Albany LLC.	0.075	Residential	230	R-2B
	65.80-4-3	218 Spruce St	Gilmore, Anthony E	0.065	Residential	220	R-2B
			St Joseph's Housing				
	65.72-4-61	219 Spruce St	Corp	0.138	Commercial	438	R-2B
	65.80-4-2	220 Spruce St	Miller, George	0.056	Residential	220	R-2B
	76.26-2-55	23 Spruce St	New York State Health	0.074	Commercial	438	C-3
	76.26-2-56	29 Spruce St	Fuller, Justine A	0.313	Commercial	438	C-3
					Community		
	65.80-4-1	Spruce St	Common Alley	0.008	Services	692	R-2B

BOA Rede- velopment						Land Use	
Study Area B	Tax ID	Address	Owner	Acres	Land Use	Code	Zoning
	76.25-1-5	Spruce St	State of New York	0.015	Vacant	340	C-M
	76.25-1-6	Spruce St	State of New York	0.069	Vacant	340	C-M
			Albany Parking Ser-				
	76.26-2-65	Spruce St	vices	0.298	Commercial	438	C-3
Sheridan	76.26-2-9	6 Theater Row	Segal, Donald	0.031	Commercial	481	R-2B
Hollow	76.26-2-7	10 Theater Row	Adams, Monet	0.025	Vacant	311	R-2B
	76.26-2-6	12 Theater Row	Segal, Donald P	0.032	Residential	230	R-2B
	76.26-2-5	14 Theater Row	Segal, Donald P	0.012	Residential	220	R-2B
	76.26-2-8	8 Theater Row	Segal, Donald	0.027	Residential	230	R-2B
	75.25-1-8	70 Weis Rd	Adams, Park Ldt	1.008	Commercial	411	C-O

BOA Rede-						Land Use	
velopment Study Area C	Tax ID	Address	Owner	Acres	Land Use	Land Use Code	Zoning
Study Alea O	Tax ID	Address	Owner	Acres	Land Ose	Code	Zoning
	76.19-2-						
	11.3	3 Broadway	City of Albany	0.478	Commercial	449	WF-1
	76.19-2-		Albany Port District				
	11.1	5 Broadway	Comm	1.842	Commercial	438	WF-1
	76.19-2-3	10 Broadway	Greco, Samuel V Jr	0.698	Commercial	449	C-M
	76.19-2-4	30 Broadway	Greco, Samuel V Jr	0.074	Commercial	438	C-M
	76.19-2-		Adirondack Transit				
	11.2	33 Broadway	Lines	0.746	Commercial	438	WF-1
South Water-	76.19-2-5	40 Broadway	Chenot, William	0.878	Commercial	449	C-M
front		Rear 40 Broad-					
District	76.19-2-12	way	Chenot, Willian	0.51	Vacant Land	340	C-M
			44 Broadway Realty,				
	76.19-2-6	44 Broadway	LLC	0.68	Commercial	449	C-M
			Adirondack Transit				
	76.19-2-8	48 Broadway	Lines	0.727	Public Services	841	C-M
	76.15-1-8	57 Broadway	Krackeler, Associates	1.339	Commercial	449	WF-1
			Adirondack Transit				
	76.15-1-9	60 Broadway	Lines	0.55	Commercial	449	C-M
			Fourteen Sac Self-				
	76.15-1-7	75 Broadway	Storage	1.171	Vacant Land	300	WF-1

BOA Rede- velopment						Land Use	
Study Area C	Tax ID	Address	Owner	Acres	Land Use	Code	Zoning
			Fourteen Sac Self-				
	76.15-1-6	107 Broadway	Storage	0.506	Vacant Land	300	WF-1
			Fourteen Sac Self-				
	76.15-1-5	117 Broadway	Storage	0.588	Vacant Land	300	WF-1
	76.15-1-4	117A Broadway	State of New York	0.028	Vacant Land	300	WF-1
			Fourteen, Sac Self-				
South Water-	76.15-1-3	127 Broadway	Storage	0.594	Commercial	449	WF-1
front			Fourteen, Sac Self-				
District	76.15-1-2	139 Broadway	Storage	0.663	Vacant Land	300	WF-1
	76.19-2-1	211 Church St	D & H Corporation	0.361	Public Services	842	C-M
	76.19-2-2	225 Church St	D & H Corporation	0.953	Public Services	842	C-M
					Recreation /		
	76.19-4-1	Church St	City of Albany	1.347	Entertainment	591	WF-2
	87.6-1-1	S Pearl St	State of New York	16.529	Vacant Land	311	M-1

BOA Rede-							
velopment						Land Use	
Study Area D	Tax ID	Address	Owner	Acres	Land Use	Code	Zoning
		415 Livingston					
	65.10-2-3	Ave	Opey, Grace	2.207	Residential	210	LC
		415 Livingston					
	65.10-2-3	Ave	Opey, Grace	5.213	Residential	210	LC
		Rear 421 / 429					
	65.10-2-1	Livingston Ave	City of Albany	42.114	Vacant Land	300	LC
		Rear 421 / 429					LC/
	65.10-2-1	Livingston Ave	City of Albany	8.787	Vacant Land	300	R-2A
		Rear 573 Liv-					
Tivoli Park	65.10-1-3	ingston Ave	City of Albany	5.226	Vacant Land	300	LC
IIVOII Park		Rear 573 Liv-					
	65.10-1-3	ingston Ave	City of Albany	3.898	Vacant Land	300	LC
		315 Northern	Albany City School		Community		
	65.11-1-7	Blvd	District	9.836	Services	612	R-2A
			Albany City School				
	65.11-1-8	76 Wilkins Ave	District	1.479	Vacant Land	300	LC
			Albany City School				
	65.11-1-9	98 Wilkins Ave	District	1.338	Vacant Land	300	LC
		106 Wilkins	Albany City School				
	65.11-1-10	Ave	District	1.223	Vacant Land	300	LC

BOA Rede-							
velopment						Land Use	
Study Area E	Tax ID	Address	Owner	Acres	Land Use	Code	Zoning
Westland	53.82-1-65	60 Colvin Ave	Lodi Realty Corp	1.797	Vacant Land	330	C-O
Hills		Rear 60B Col-					
пшь	53.82-1-66	vin Ave	City of Albany	2.431	Vacant Land	330	R-1B

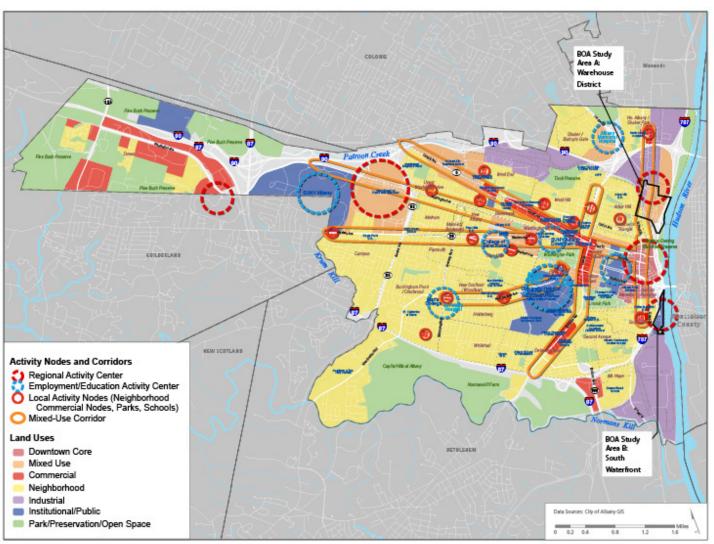
BOA Rede- velopment						Land Use	
Study Area F	Tax ID	Address	Owner	Acres	Land Use	Code	Zoning
			8 Anderson Drive,				
	54.17-5-1	8 Anderson Dr	LLC	32.699	Commercial	447	M-1
		Rear Anderson	Consolidated Rail				
	53.68-1-1	Dr	Corp	16.705	Vacant Land	341	M-1
		Rear 909 Cen-			Public Ser-		
I-90 North	53.67-2-1	tral Ave	City of Albany	6.19	vices	822	M-1
							C-M/
	53.57-1-34	6 Dix Ct	Govel, Gregory	45.588	Vacant Land	311	C-2
	53.68-1-2	N/A	National Grid	7.169	Commercial	380	M-1
		Rear 50 Ex-			Community		
	53.68-2-1	change St	West Albany Italian	1.1	Services	632	M-1

BOA Rede-							
velopment						Land Use	
Study Area G	Tax ID	Address	Owner	Acres	Land Use	Code	Zoning
			8 Anderson Drive,				
	54.17-5-1	8 Anderson Dr	LLC	1.272	Commercial	447	M-1
I-90 South		Rear Anderson	Consolidated Rail				M-1 /
	65.6-1-8.3	Dr	Corp	8.949	Vacant Land	340	LC
			Parente, Clemente	7.851	Vacant Land	300	LC

Sub-Appendix B: BOA Sites Relative to Albany 2030 Mapping

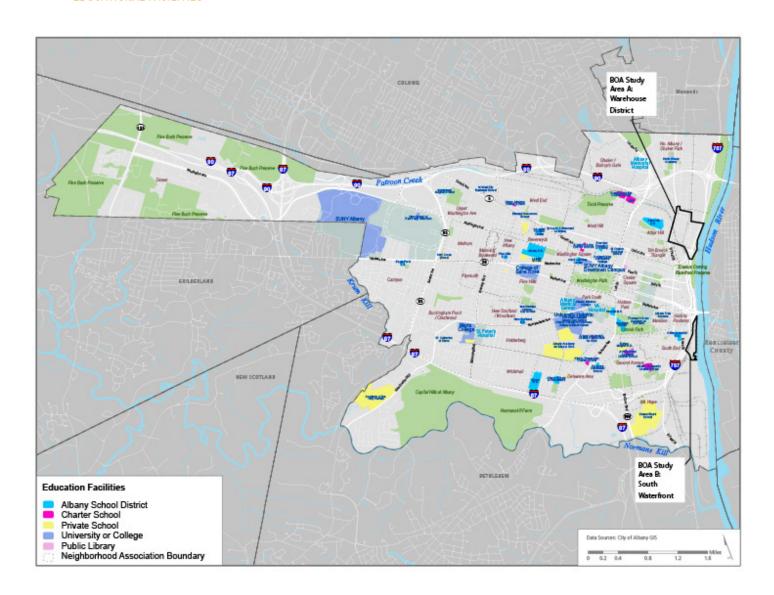
The following maps overlay the Priority Brownfield Opportunity Area Sites on the nine Albany 2030 citywide thematic maps. The maps will be useful as the scenarios progress not only because they depict additional opportunities and challenges associated with the redevelopment of each site, but because they place them in the larger framework of the city as a comprehensive system and visually reinforce their importance based upon the Albany 2030 vision.

MAP B-1: COMPILATION OF ALBANY 2030 MAPS: LAND USE FRAMEWORK

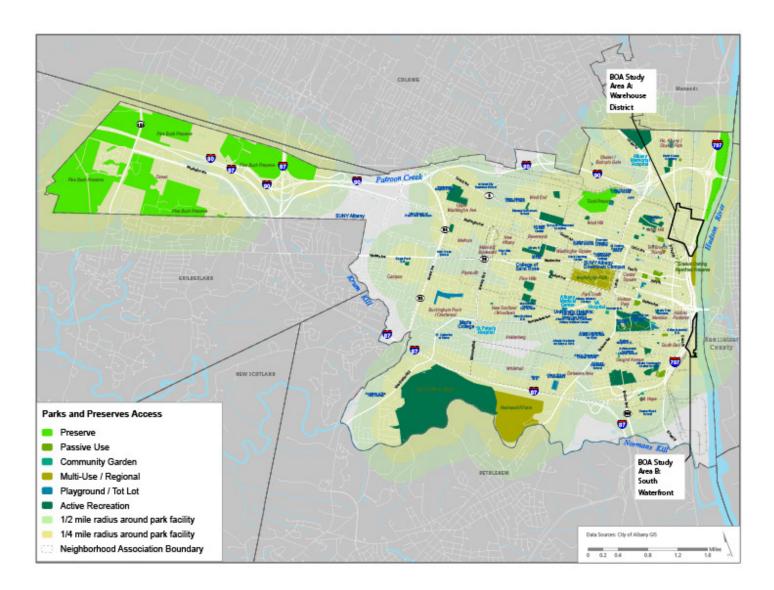


Sub-Appendix B

MAP B-2: COMPILATION OF ALBANY 2030 MAPS: EDUCATIONAL FACILITIES

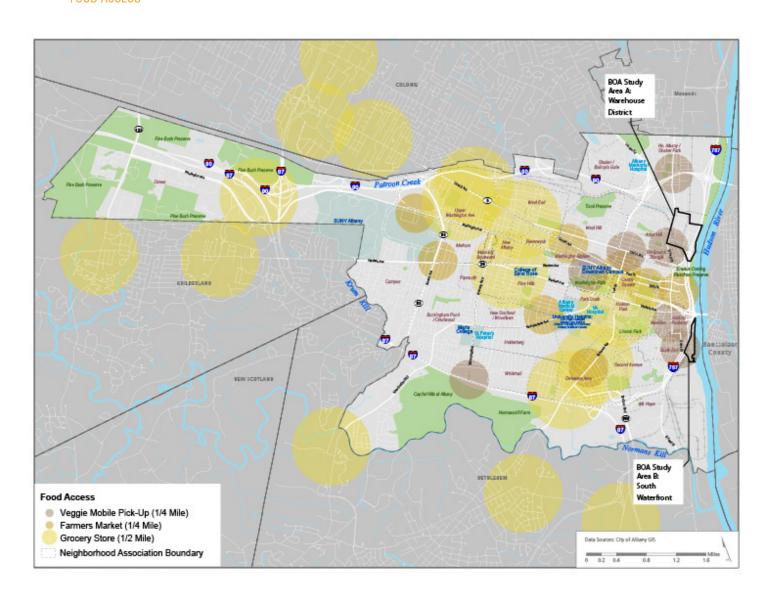


MAP B-3: COMPILATION OF ALBANY 2030 MAPS: PARKS AND OPEN SPACE ACCESS

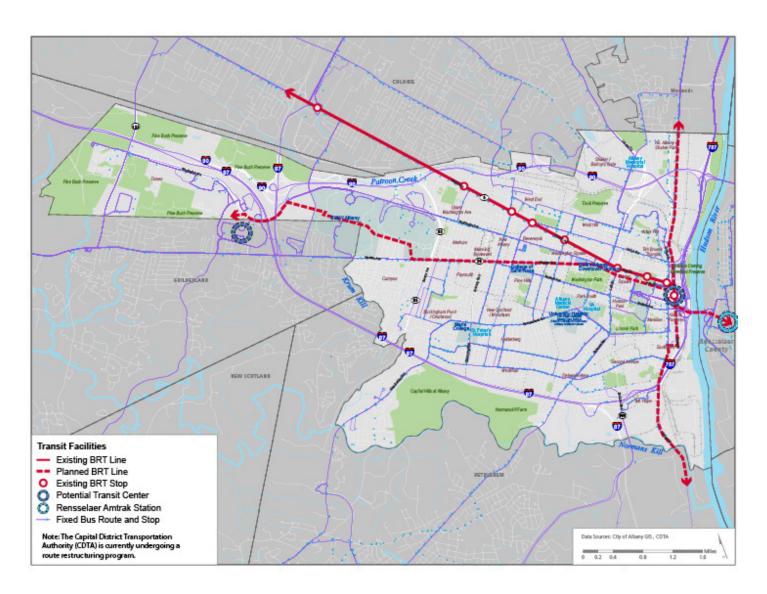


Sub-Appendix B

MAP B-4: COMPILATION OF ALBANY 2030 MAPS: FOOD ACCESS

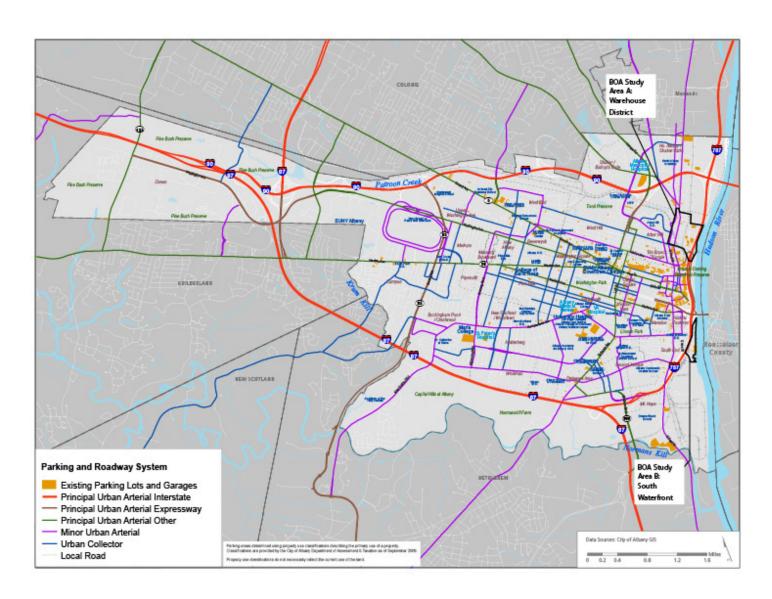


MAP B-5: COMPILATION OF ALBANY 2030 MAPS: MULTI-MODAL TRANSPORTATION OPPORTUNITIES: TRANSIT

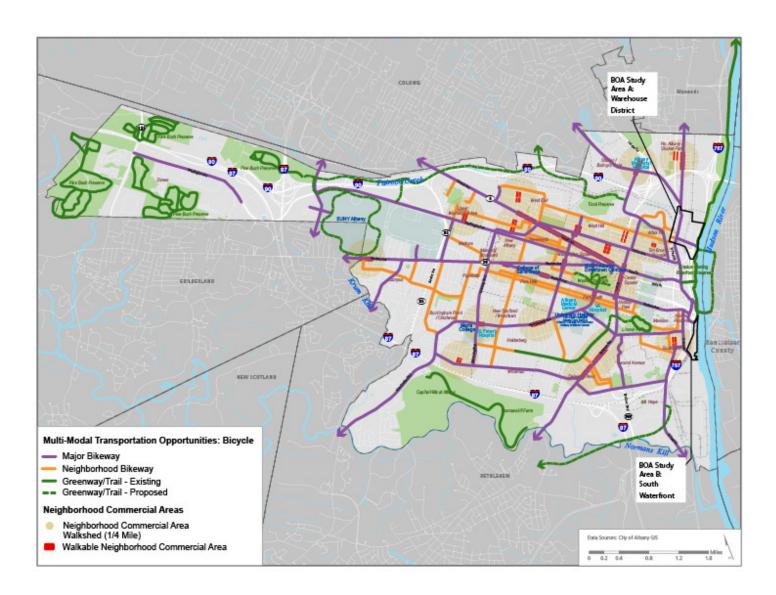


Sub-Appendix B

MAP B-6: COMPILATION OF ALBANY 2030 MAPS:
MULTI-MODAL TRANSPORTATION OPPORTUNITIES: ROADWAYS AND PARKING

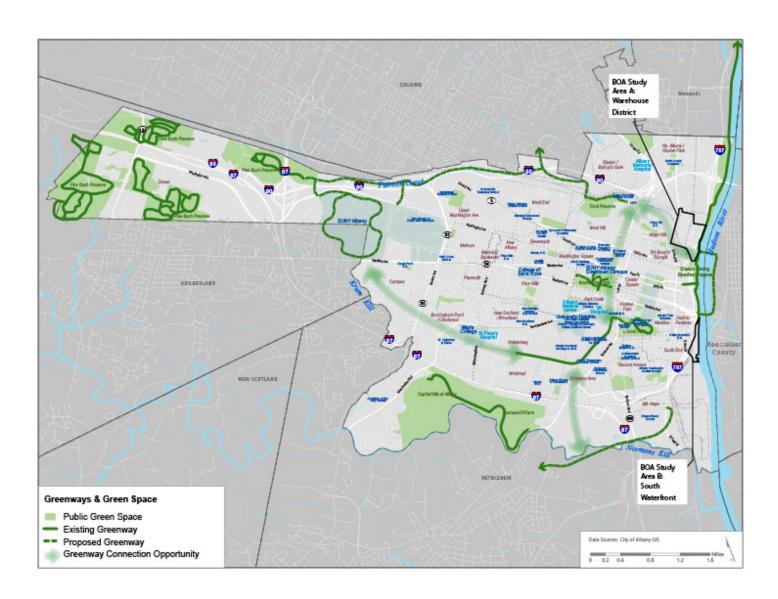


MAP B-7: COMPILATION OF ALBANY 2030 MAPS: MULTI-MODAL TRANSPORTATION OPPORTUNITIES: BICYCLES

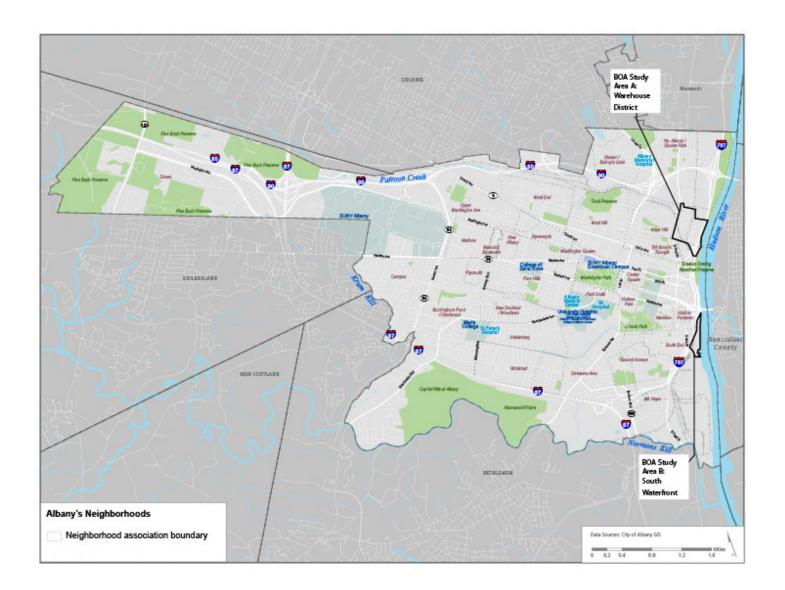


Sub-Appendix B

MAP B-8: COMPILATION OF ALBANY 2030 MAPS: GREENWAYS AND OPEN SPACE CONNECTIONS

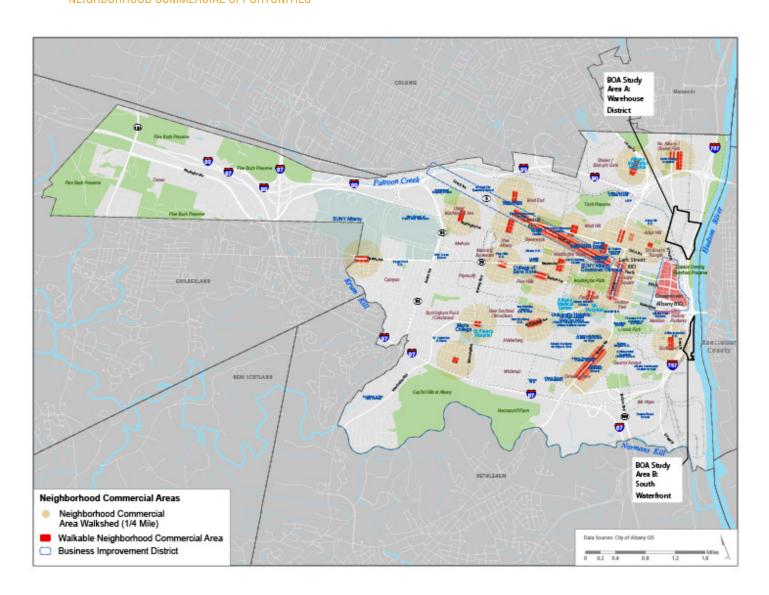


MAP B-9: COMPILATION OF ALBANY 2030 MAPS: ALBANY'S NEIGHBORHOODS



Sub-Appendix B

MAP B-10: COMPILATION OF ALBANY 2030 MAPS: NEIGHBORHOOD COMMERCIAL OPPORTUNITIES



MAP B-11: COMPILATION OF ALBANY 2030 MAPS: INSTITUTIONALLY OWNED PROPERTIES

