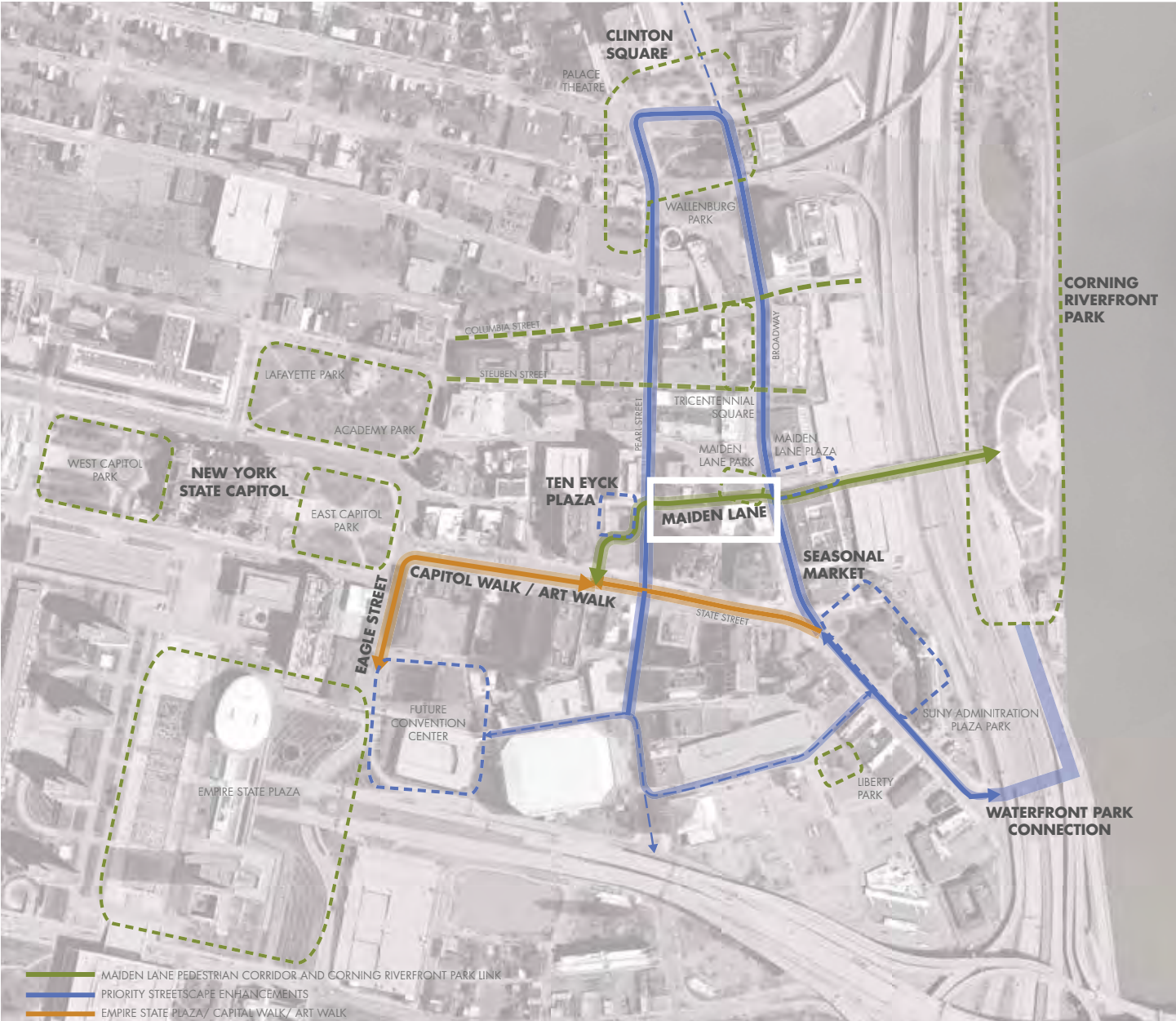


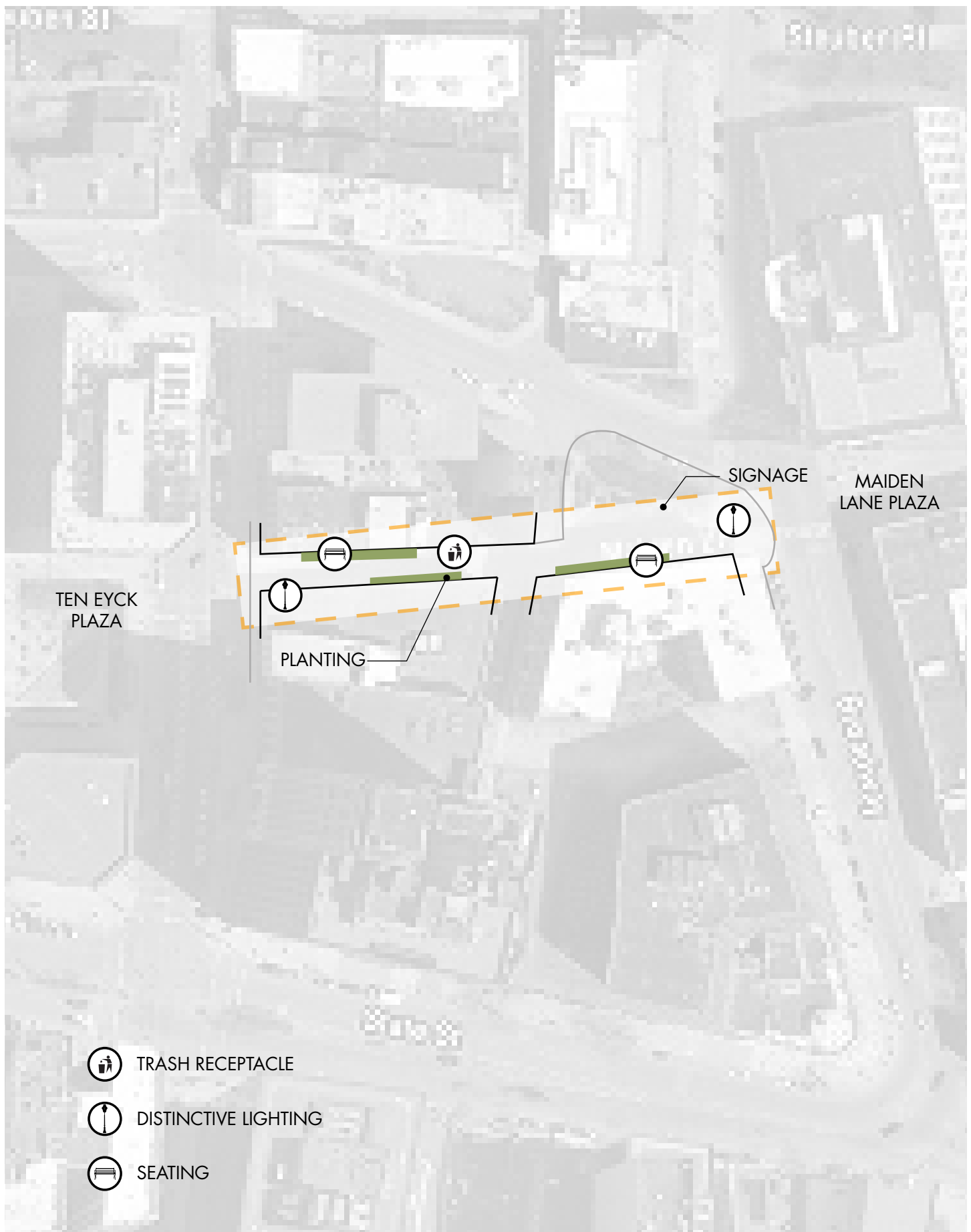
MAIDEN LANE

SEE NARRATIVE 4



MAIDEN LANE STREETSCAPE

DIAGRAMMATIC CONCEPT PLAN



MAIDEN LANE

The east-west alleys in Downtown Albany are distinctive features in the City's public realm. Enhancing Maiden Lane (pedestrian corridor only) will create an exciting pedestrian corridor with historic charm that links the core of Downtown with the Municipal Center to the west and Corning Riverfront Park to the east. The strategy is to revive the City's historic pedestrian alleys. The palette of materials shall inform selection of materials throughout Downtown's public realm.

Amenities shall include:

- Seating
- Signage
- Distinctive lighting
- Trash receptacles
- Pedestrian level accent plantings

Enhancement Area:

- 400-foot length
- 25-foot width

Enhancement Budget:

- Site Amenities: $\$24,000/100\text{-feet} = \$96,000$
- Hardscape/Utilities: $\$75,000/100\text{-feet} = \$300,000$
- Distinctive pavement repair: $\$250,000$
- Distinctive lighting: $\$75,000$

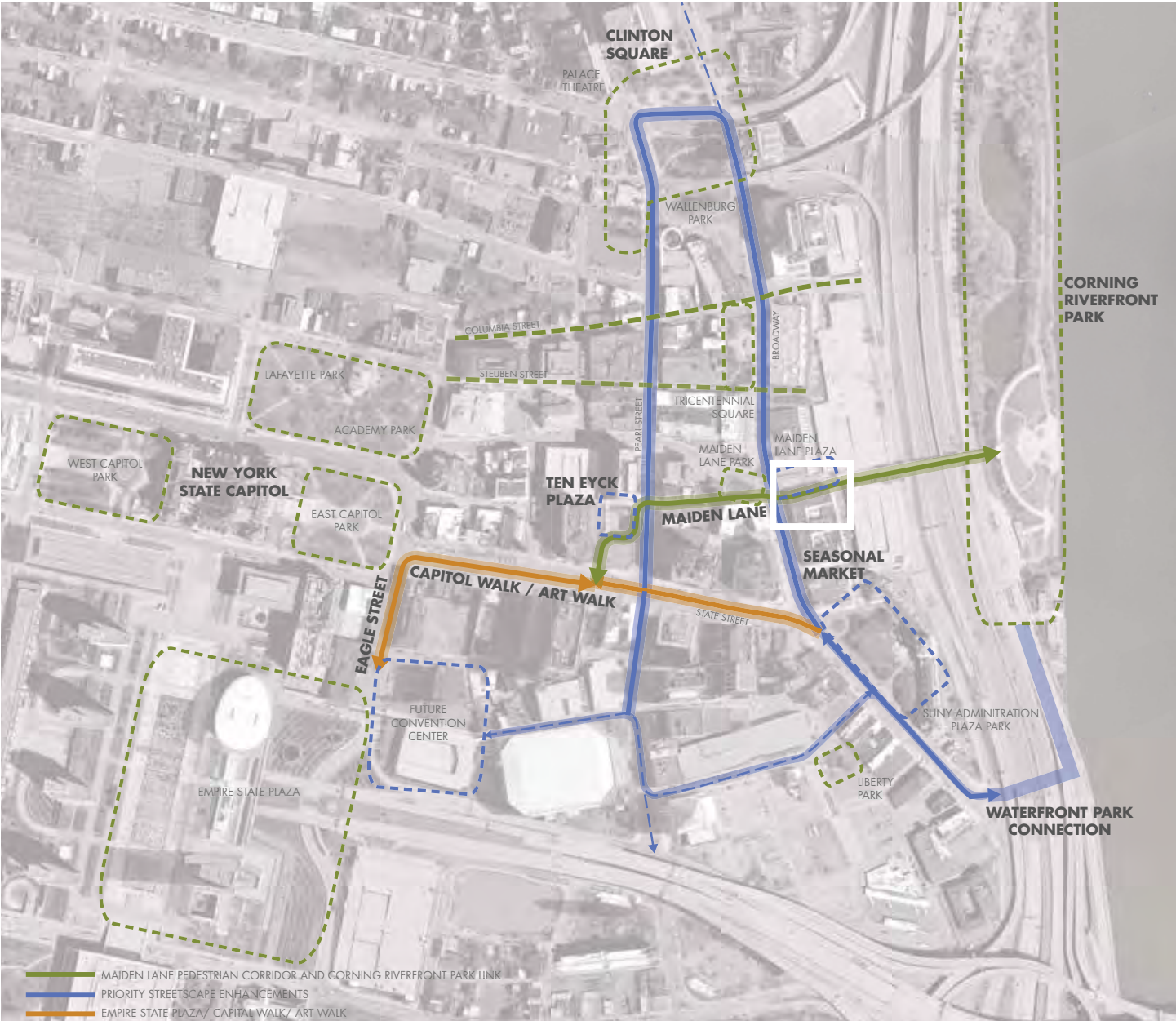
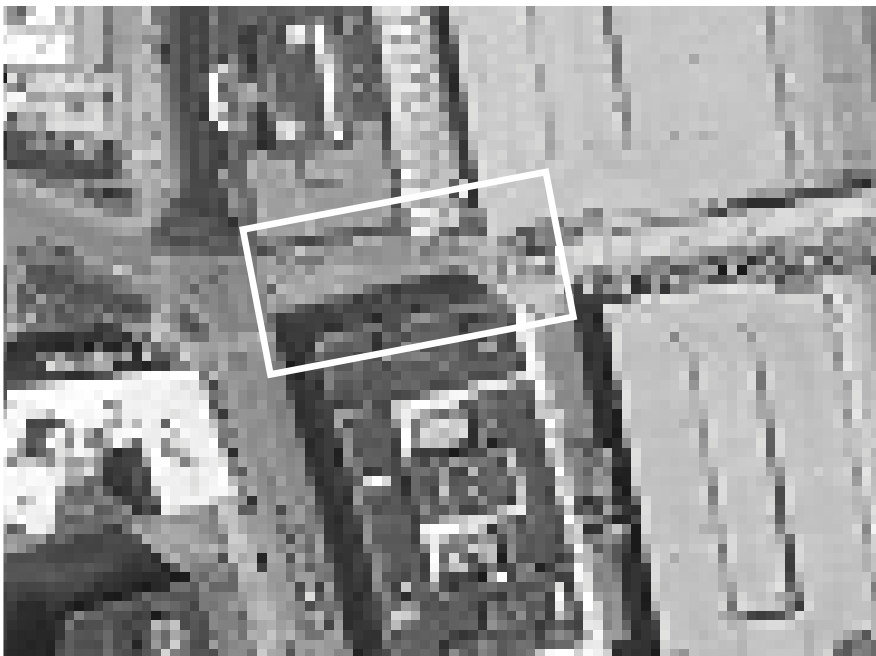
Sub-total: \$721,000

Contingency 25%: \$180,250

Total: \$901,250

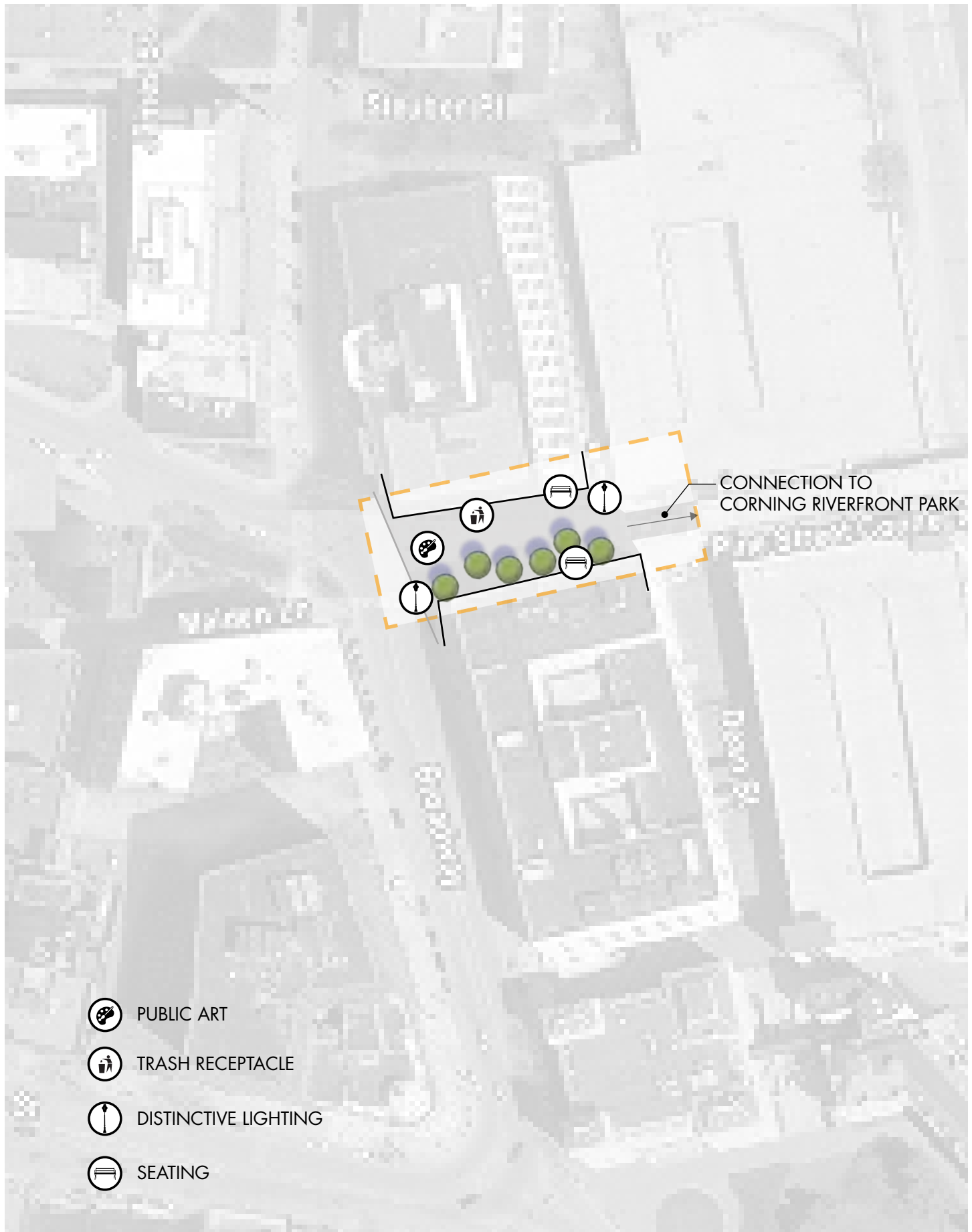
MAIDEN LANE PLAZA

SEE NARRATIVE 5



MAIDEN LANE PLAZA

DIAGRAMMATIC CONCEPT PLAN



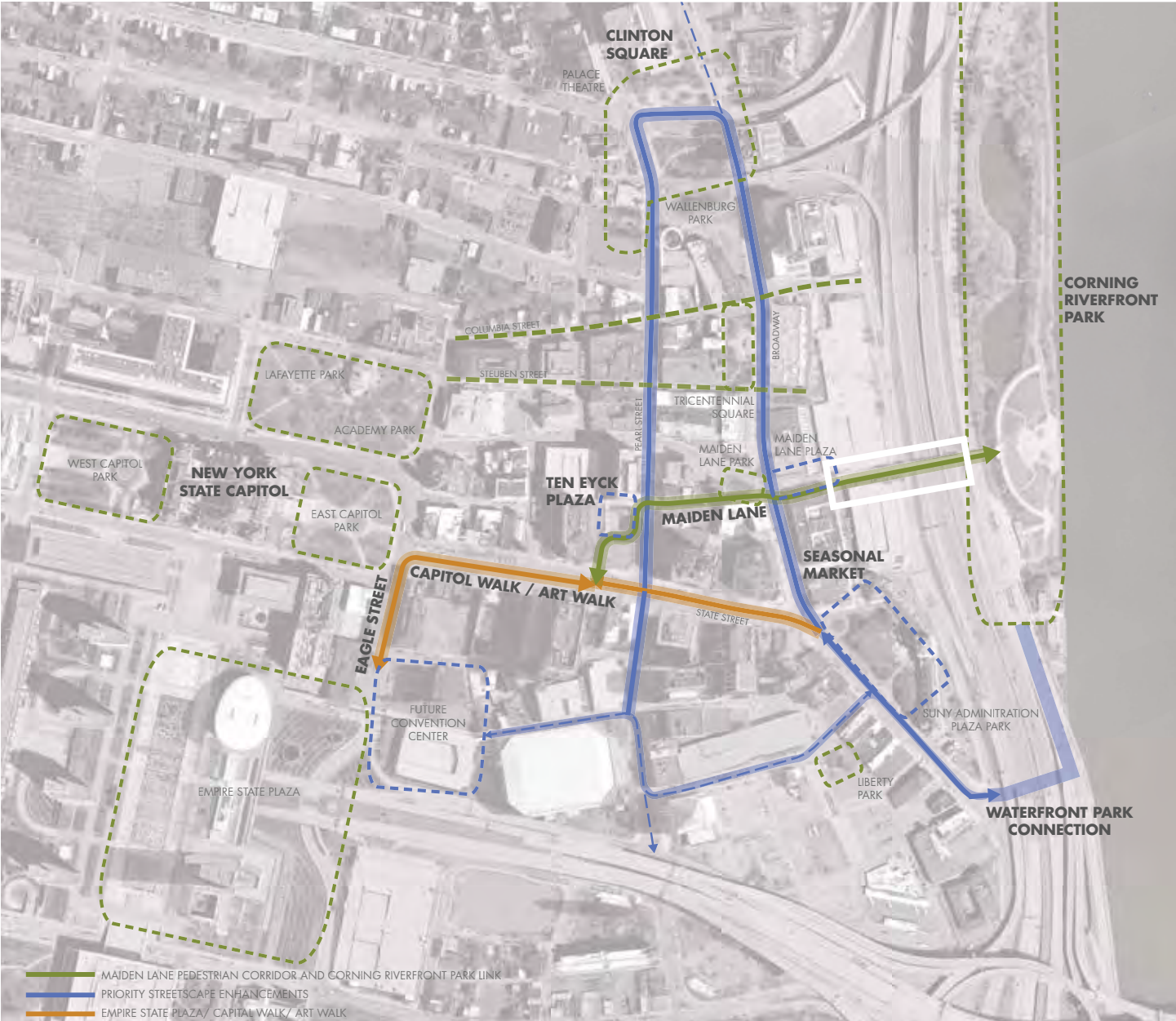
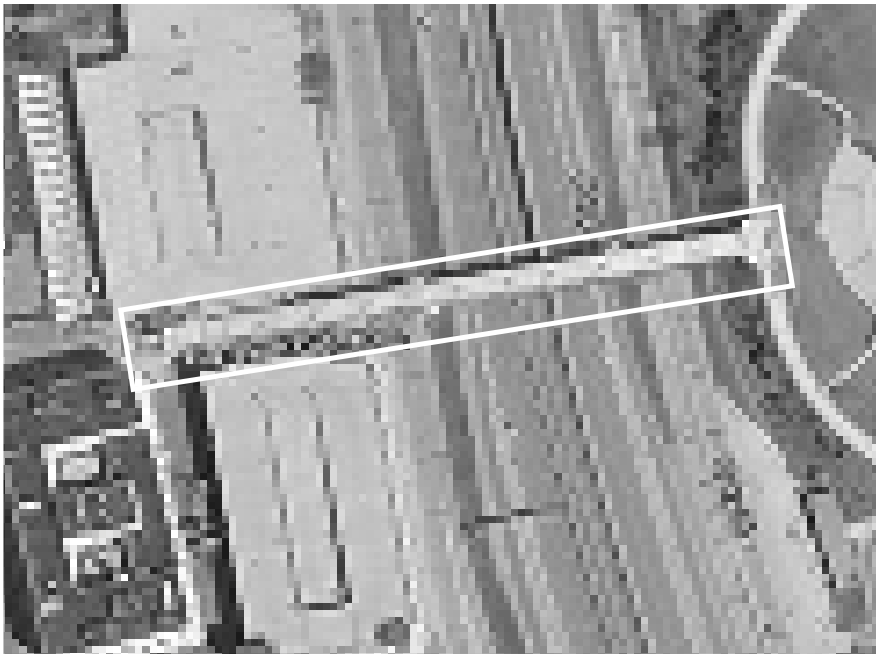
MAIDEN LANE PLAZA

The plaza becomes a vital threshold linking Downtown at Broadway and Maiden Lane to Corning Riverfront Park. The Plaza is currently subservient to vehicles though pedestrians are the primary user. Nestled between two large buildings on Broadway, Maiden lane Plaza will be renovated in 2015 with transportation enhancement funds by the City of Albany. The plaza entry at Broadway must have greater visibility to passersby as the key pedestrian connection point to the City's waterfront. Following or concurrent with 2015 enhancement work, the design and installation of an iconic element at Maiden lane Plaza visible from Maiden Lane, Pine Street and Broadway should take place. Engaging artists – to design a distinctive feature celebrating Albany and its waterfront – will energize this initiative. Precedents exist in Downtown, that may be emulated or an entirely new element may be composed. Verticality (20-foot height), transparency at the pedestrian level, illumination, way-finding and an interactive component are key features.

Budget Allowance for Sculptural Feature at Maiden Lane Plaza and Broadway: \$250,000

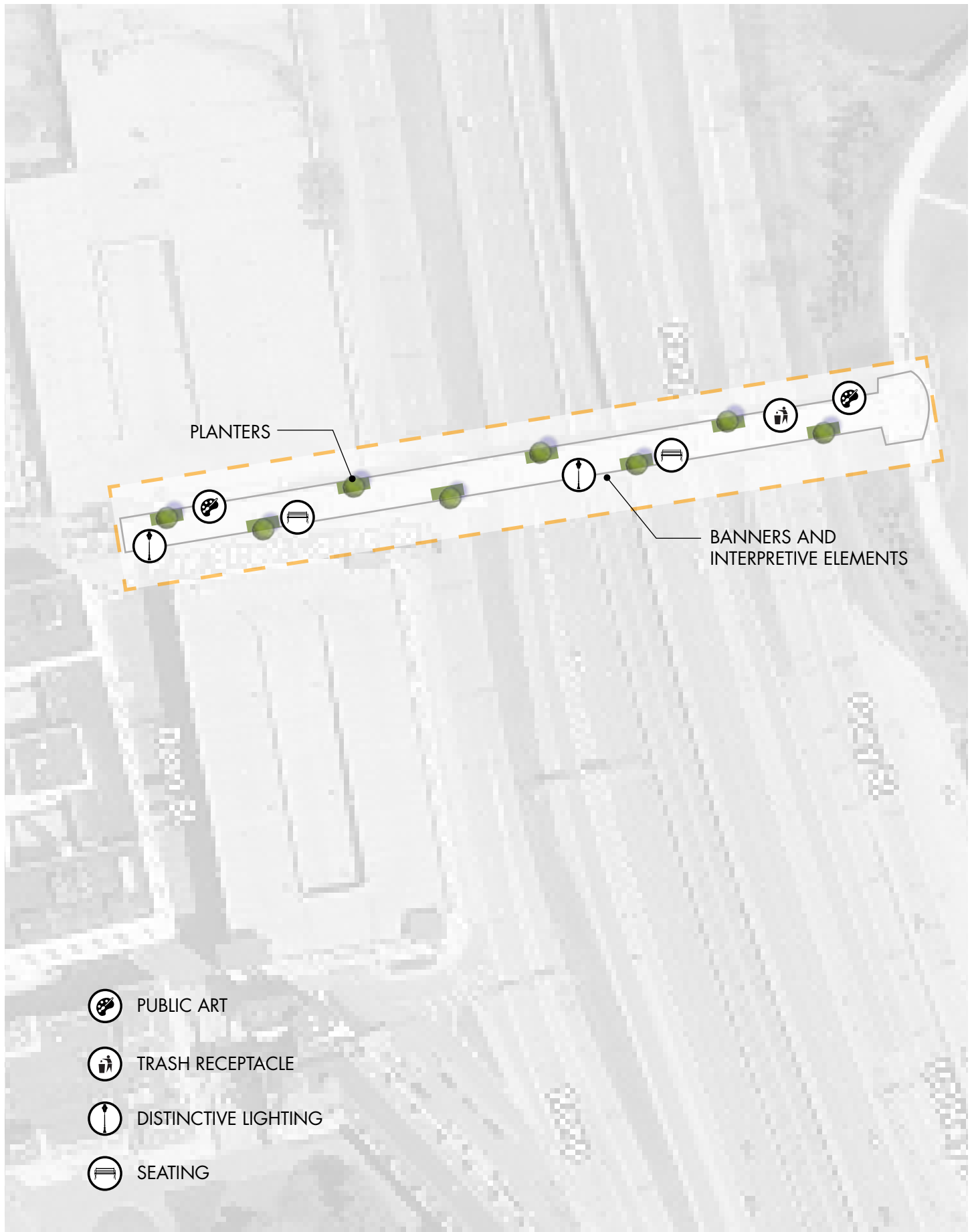
MAIDEN LANE BRIDGE

SEE NARRATIVE 6



MAIDEN LANE BRIDGE

DIAGRAMMATIC CONCEPT PLAN



MAIDEN LANE BRIDGE

The bridge is currently the primary connector for pedestrians from Downtown to Corning Riverfront Park. This connection is both vital and popular. The enhancement strategy aims to provide greater seasonal interest, to address the visitor's sense of exposure, celebrate the City and events and to soften what is currently a rather rigid corridor. Planters, banners, interpretive elements, public art displays and select areas for seating are potential enhancements.

Enhancement Area:

- 600-foot long span
- 30-feet wide

Enhancement Budget:

- Site Amenities: $\$10,000/100\text{-feet} = \$60,000$
- Select hardscape improvements: $\$20,000/100\text{-feet} = \$120,000$
- Interpretive elements/interactive displays: Allowance at \$150,000

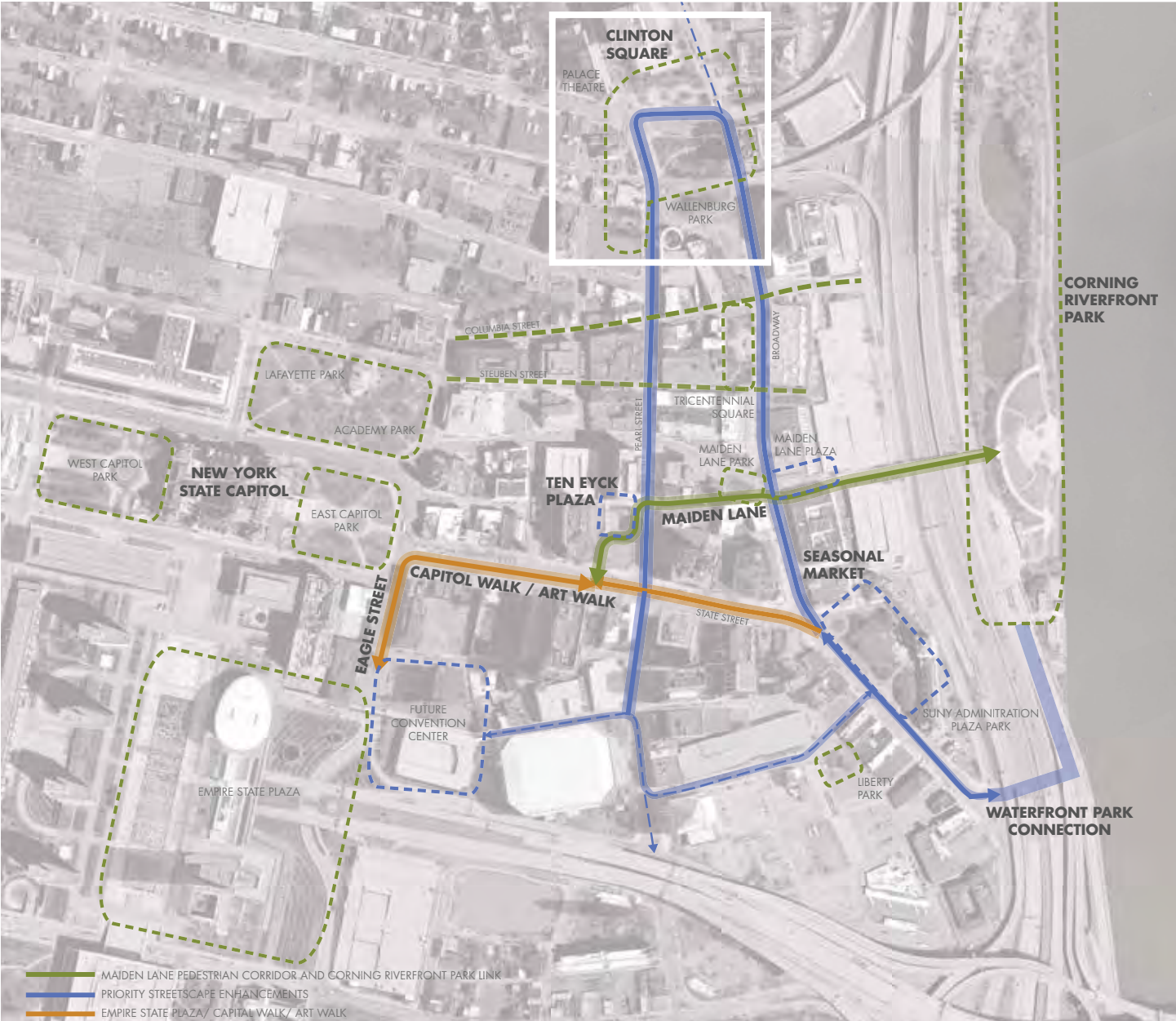
Sub-total: \$330,000

Contingency 25%: \$82,500

Total: \$412,500

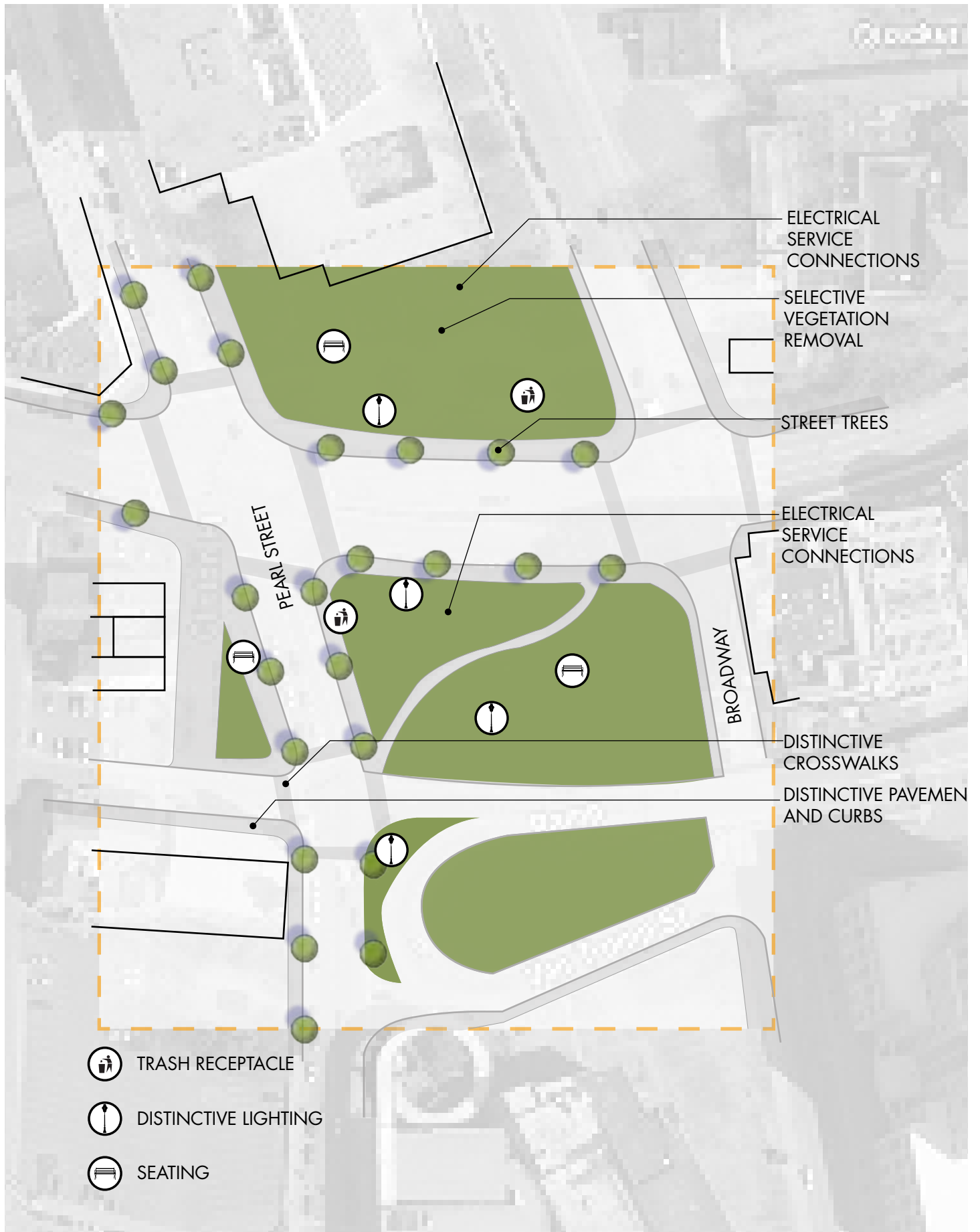
CLINTON SQUARE

SEE NARRATIVE 7



CLINTON SQUARE

DIAGRAMMATIC CONCEPT PLAN



CLINTON SQUARE

By enhancing Clinton Square, activating it as event space, and programmatically and visually linking it to the adjacent Palace Theater and Capital Repertory Theater, we expand entertainment opportunities to the outdoors. Open views to and from these public spaces to encourage greater use and to better integrate with surroundings. The streetscape improvements help to create a vibrant and cohesive square. The implementation of low-cost tactical urbanism strategies will be effective here inclusive of street furnishing, street activities, and better utilization of existing assets currently obscured by vegetation, fencing and untamed traffic.

Amenities shall include:

- Seating
- Lighting
- Trash receptacles
- Street trees
- Selective vegetation removal and pruning
- Distinctive pavement
- Distinctive cross-walks
- Electrical service connections

Enhancement Area:

Streetscape frontage: 1,400-feet

Enhancement Budget:

Site Amenities: \$20,000/100-feet = \$280,000

Utilities and select hardscape: \$30,000/100-feet = \$420,000

Landscape: \$8,000/100-feet = \$112,000

Interior plaza/public space landscape (72,000 square feet): \$330,000

Plaza electrical supply: \$30,000

Distinctive crosswalks (13): \$280,000

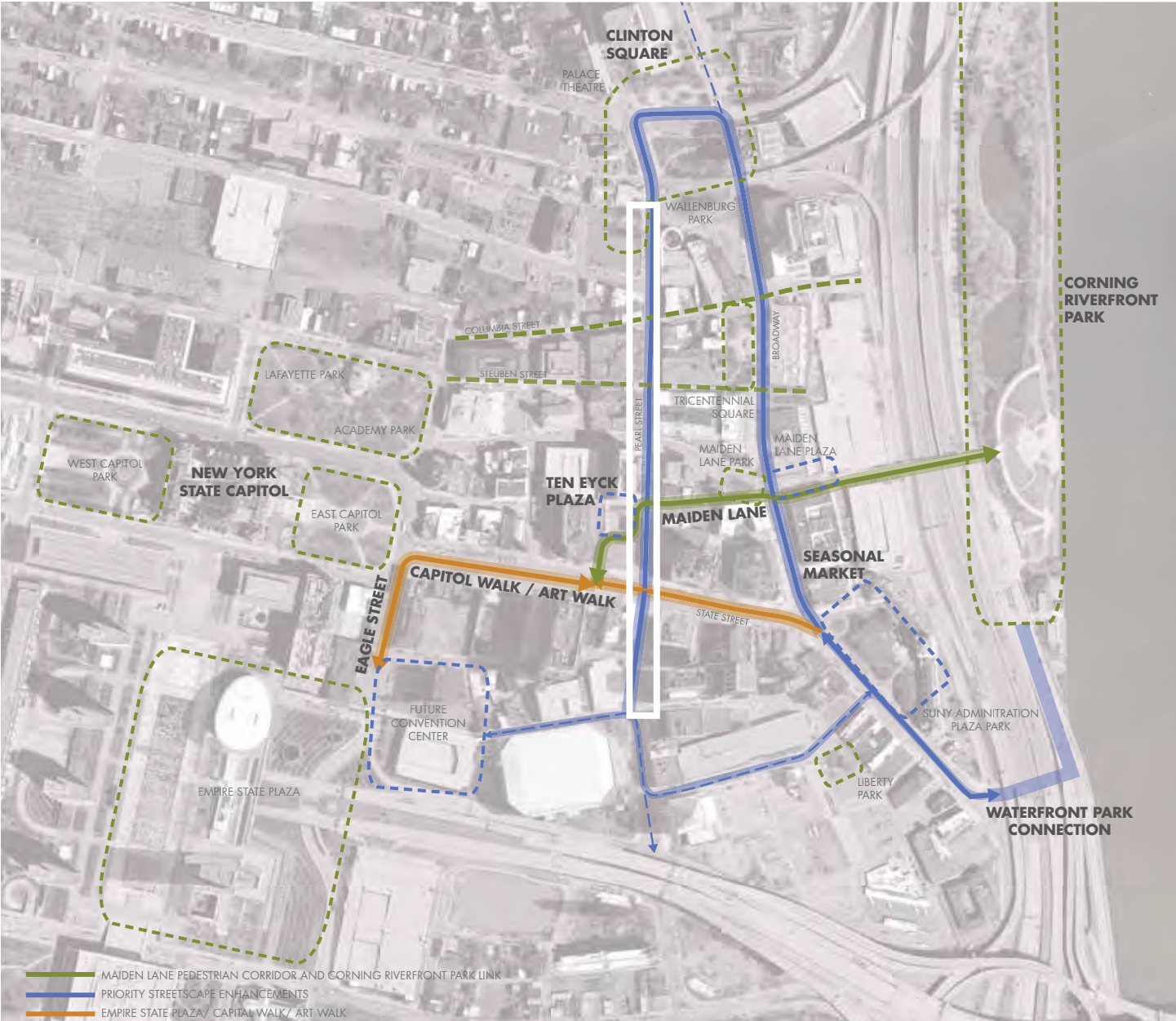
Sub-total streetscape: \$1,452,000

Contingency 25%: \$363,000

Total: \$1,815,000

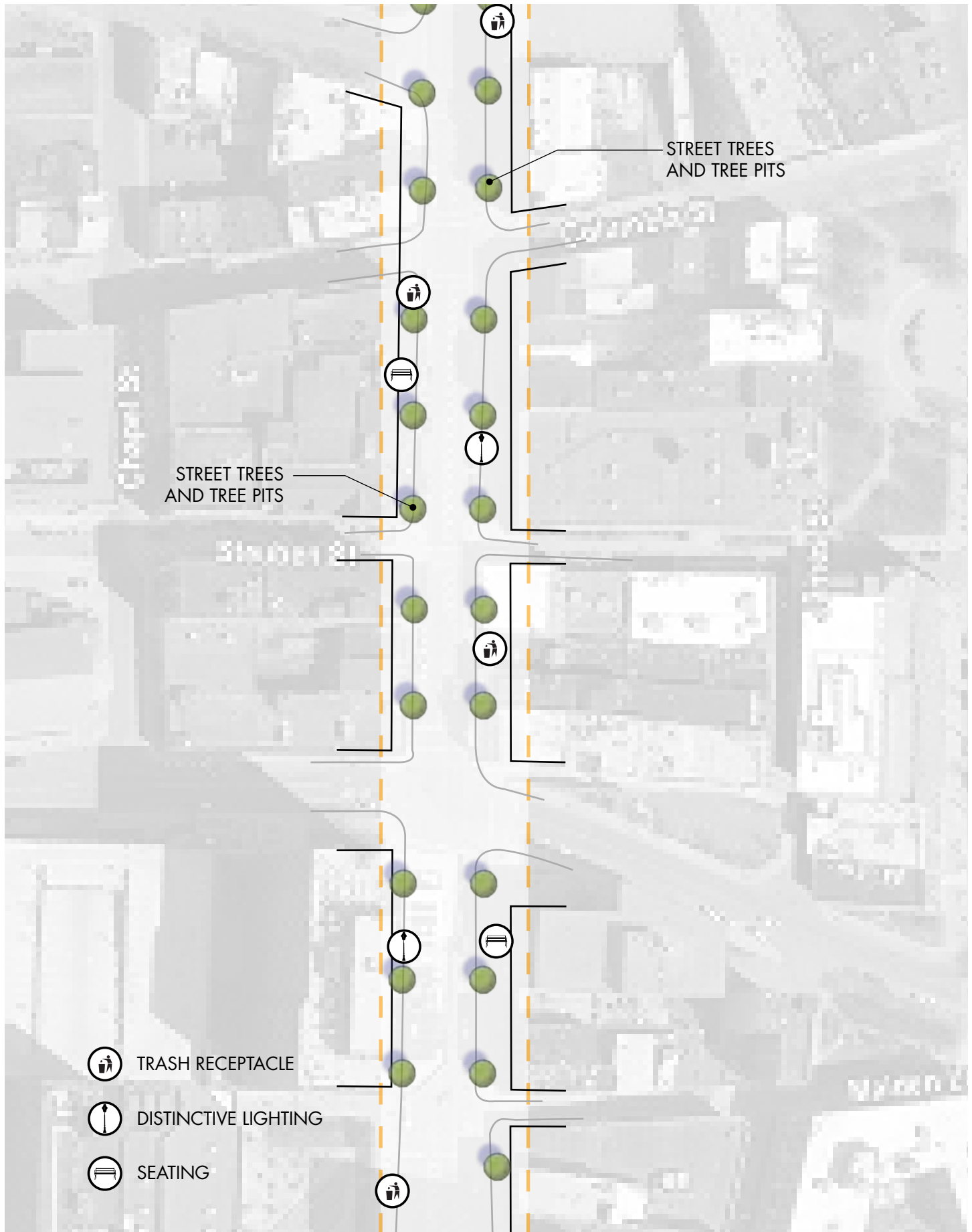
PEARL STREET

SEE NARRATIVE 8



PEARL STREET (TYPICAL PLAN)

DIAGRAMMATIC CONCEPT PLAN



PEARL STREET

Pearl Street is a shopping and dining destination and currently the most popular evening destination in Downtown. It serves as an active pedestrian and vehicular corridor between Clinton Square and the Convention Center. Enhancement strategies are light-handed and include additional tactical urbanism amenities and mechanisms to activate street-life and aesthetic character.

Amenities shall include:

- Seating
- Lighting (LED or metal halide to replace existing high-pressure sodium luminaires)
- Trash receptacles
- Street trees

Enhancement Area:

- 2300-foot length
- 90-foot width
- 2 traffic lanes
- 2 parking lanes

Enhancement Budget:

Site Amenities: \$20,000/100-feet = \$460,000

Utilities and limited hardscape: \$30,000/100-feet = \$690,000

Landscape: \$8,000/100-feet = \$184,000

Lighting Upgrades (60 luminaires): \$60,000

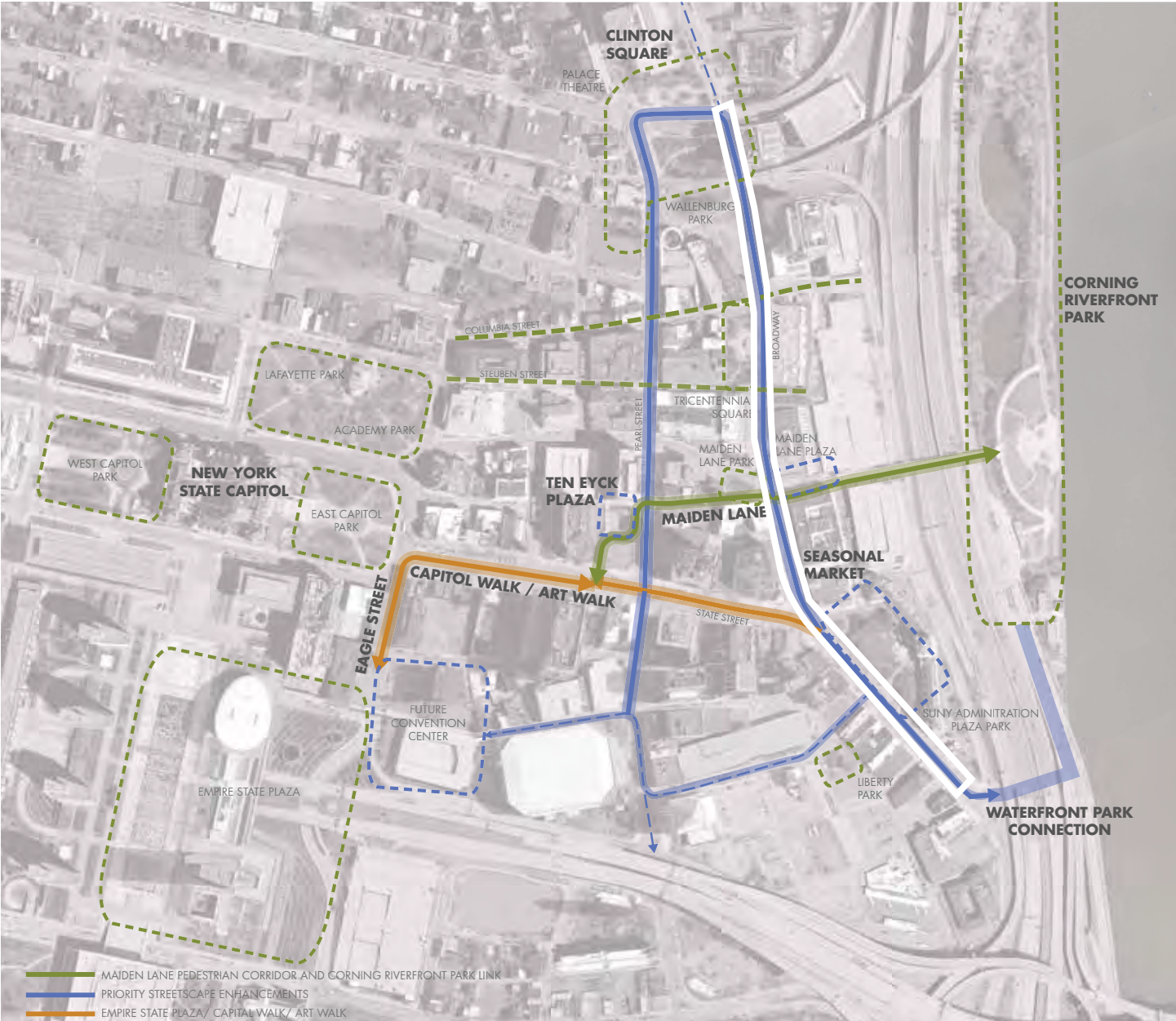
Sub-total: \$1,394,000

Contingency 25%: \$348,500

Total: \$1,742,500

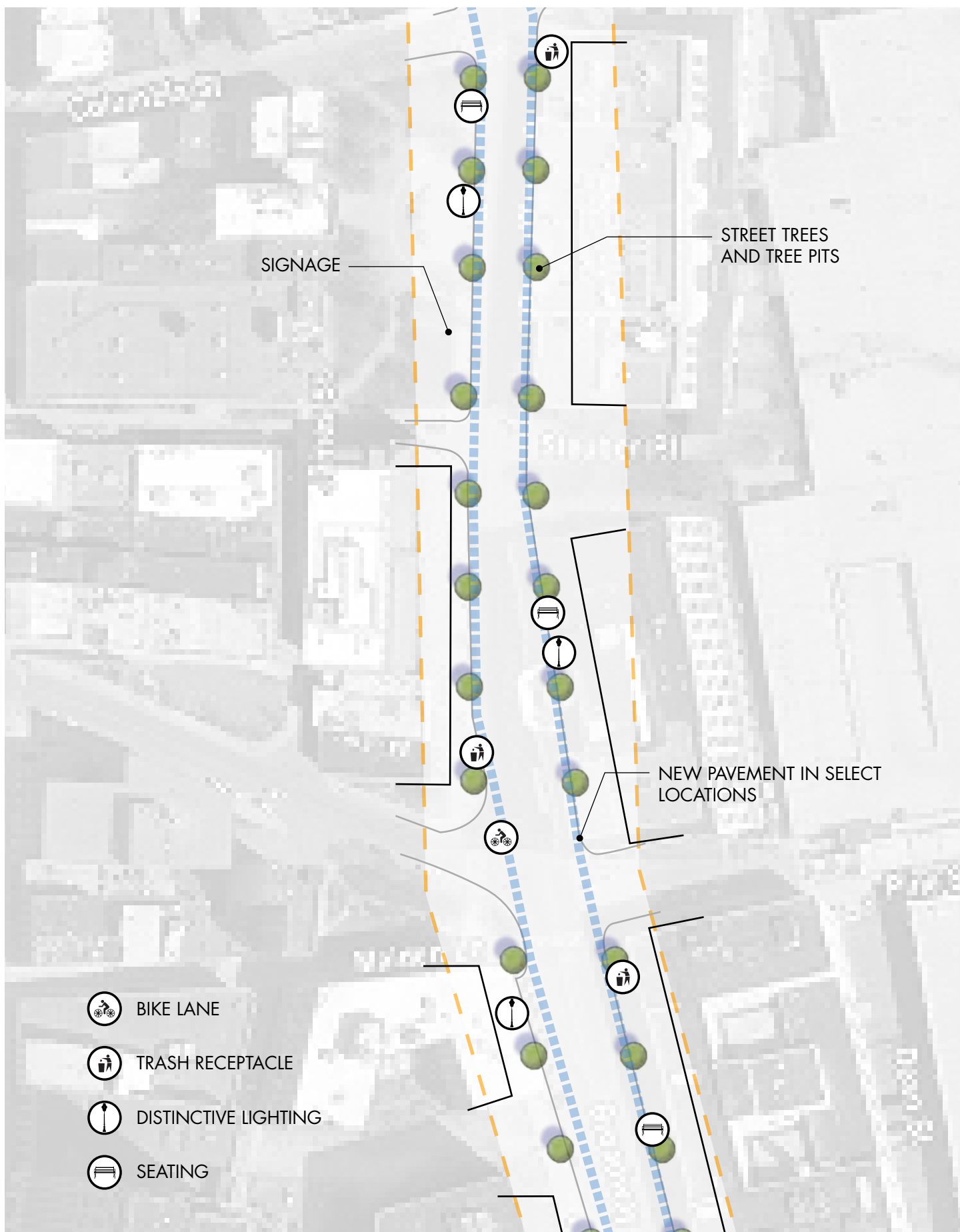
BROADWAY

SEE NARRATIVE 9



BROADWAY (TYPICAL PLAN)

DIAGRAMMATIC CONCEPT PLAN



BROADWAY

Broadway is the center for Downtown business, institutions and employment. It serves as an active corridor connecting downtown to the waterfront and the City's south end to its warehouse district. Broadway connects directly to the waterfront on its south end, includes the key intersection with Maiden Lane, and extends north to and beyond the Livingston Avenue Railroad Bridge. These southern and northern limits define an area that should consist of similar streetscape character reflective of the corridor's importance and continuity to Downtown.

Amenities shall include:

- New pavement in select locations
- Seating
- Lighting (luminaire replacement)
- Trash receptacles
- Signage
- Bike lanes
- Street trees

Enhancement Area:

- 2700-feet long
- 100-feet wide
- 2 traffic lanes
- 2 parking lanes

Enhancement Budget:

- Site preparation: $\$10,000/100\text{-feet} = \$270,000$
- Site Amenities: $\$20,000/100\text{-feet} = \$540,000$
- Utilities and select hardscape: $\$125,000/100\text{-feet} = \$3,375,000$
- Landscape: $\$16,000/100\text{-feet} = \$432,000$

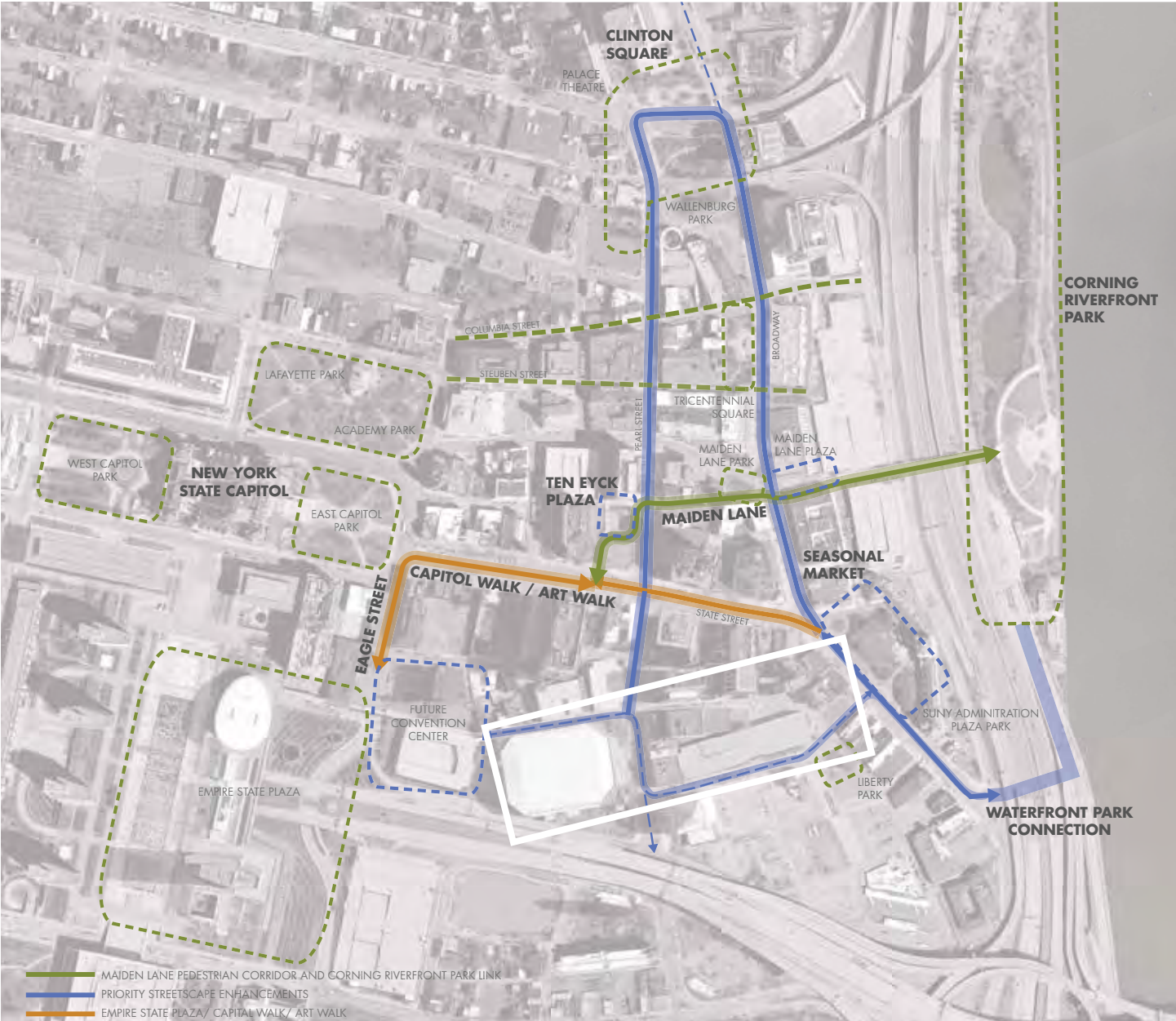
Sub-total: \$4,617,000

Contingency 25%: \$1,154,250

Total: \$5,771,250

EMPIRE STATE PLAZA- HUDSON- LIBERTY PARK CONNECTION

SEE NARRATIVE 10



EMPIRE STATE PLAZA- HUDSON- LIBERTY PARK CONNECTION

DIAGRAMMATIC CONCEPT PLAN



EMPIRE STATE PLAZA- HUDSON- LIBERTY PARK CONNECTION

This potential future enhancement would highlight a direct route from Empire State Plaza, the proposed convention center site, Times Union Center, a seasonal market at SUNY, and mixed-use development around Liberty Park. West of Pearl Street, the route follows an improved enclosed passage to Empire State Plaza. Enhancements will support the revitalization of the southern end of Downtown and provide a more attractive connection the bus transit station.

Amenities shall include:

- New pavement
- Seating
- Lighting
- Trash receptacles
- Street trees
- Signage

Enhancement Area:

- 1,900-feet long
- 75-feet wide
- 2 traffic lanes
- 2 parking lanes

Enhancement Budget:

- Site preparation: $\$10,000/100\text{-feet} = \$190,000$
- Site Amenities: $\$24,000/100\text{-feet} = \$456,000$
- Utilities and hardscape: $\$105,000/100\text{-feet} = \$1,995,000$
- Signage: $\$50,000$

Sub-total: \$2,691,000

Contingency 25%: \$672,750

Total: \$3,363,750