



Summer 2021 North Warehouse District Brownfield Opportunity Area (N-BOA) Public Survey Outcomes



Outcomes of the N-BOA survey are enclosed including:

- Survey Introduction
- Respondent Profile
- Future Uses responses
- Revitalizing N-BOA responses
- Travel to/from/within N-BOA responses
- Additional comments
- Closing page

N-BOA Public Survey



SURVEY INTRODUCTION

Purpose of the Survey

This survey gathers public input on the vision for Albany's North Warehouse district to inform the North Warehouse Brownfield Opportunity Area program nomination study (N-BOA). The N-BOA is part of the broader City of Albany Waterfront Access, Vitality, and Economic Strategy (WAVES). This will be the first of several opportunities for public input on the N-BOA planning process over the next year. **The survey has ten questions, please respond to as many as you would like.**



What is the N-BOA?

The Brownfield Opportunity Area program provides communities with financial and technical expertise to **revitalize areas that are vacant or underutilized**, including **brownfield properties** for which development may be complicated by the presence - or perceived presence - of contamination. As part of the N-BOA, the City will complete an in-depth analysis of existing conditions and potential redevelopment scenarios for an approximately 102-acre area of the North Warehouse District near the Hudson River.

Next

Respondents = 35 Total

- General public, mostly Albany residents and employees, including almost half who are frequent users of the area. A few business owners.

	Total #
Albany resident	30
Work in Albany	22
Property owner in City	20
Business owner in City	5
I am a frequent user of the North Warehouse District (e.g. visitor, employer, etc)	14

How else would you describe yourself? (Write-in responses, so numbers probably higher for all)	Total #
*14 respondents answered this question	
Retired	5
Professional (e.g. teacher, environmentalist)	3
<u>Millennial / young</u>	3
Artist / Musician / Creative	2
African American	1
often in North Waterfront area to purchase equipment/supplies.	1
Parent	1
White	1
Homeowner	1
Urbanist	1

1. Comments on the Vision (28 respondents)

1.1 Please review and share your thoughts on the draft vision for the North Warehouse project area.

The format is designed to complement the overall vision for the city in Albany's comprehensive plan.

North Warehouse Brownfield Opportunity Area Draft Vision:

"The North Warehouse district has built on its history as a working waterfront and its natural and human resources including its Native American, African American, and immigrant heritage to become a model for sustainable urban revitalization and placemaking. The district reflects a balanced approach to economic opportunity, social equity, and environmental quality that is locally driven and benefits all members of the community."

Vision Sub-components

1. Distinct and Authentic Character
2. Vibrant Urban Activity Center
3. Safe, Livable Communities
4. Prosperous Economy
5. Multi-Modal Transportation
6. Green City Albany

What do you think about the vision? How does it compare with your vision for this area?

Other comments (individual)

- connected to downtown
- Make safety a priority
- restaurants and breweries
- Activity at night
- Viable family-friendly commerce & restaurants
- Walkable paths
- mix of established and new businesses
- like the focus on equity and all who lived here
- prioritize people over "economic prosperity."- this word often means profits of privileged few rather than well-being of all
- like recognition that a working waterfront
- encourage residential
- repurpose / rehab existing spaces
- capitalize on new cool businesses
- attract young people to area
- more green spaces
- better liveability for all
- attention to the environment
- No residential or public spaces in No-Ware
- wary of residential / hipsterizing
- Too exclusive (only certain groups named)
- knock down central warehouse
- add an intersectional component to the 6
- replace "green" city albaney with "sustainable"
- Infill development good, keep industrial, warehouse nature.

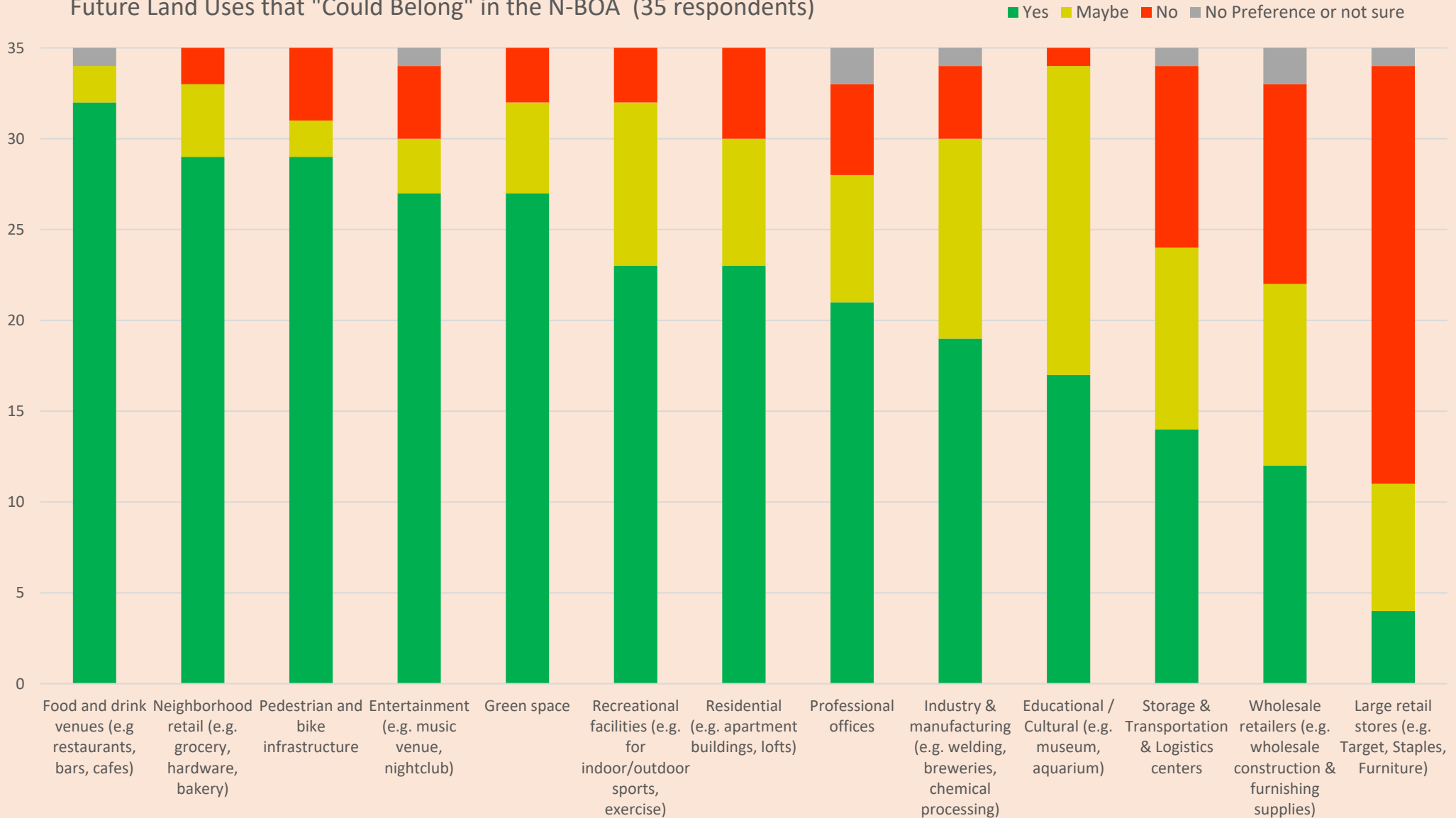
Vision (n=29)	Frequency
Like it	9
Too general / vague	5
Like but skeptical of success	4
Great	3
Uninspiring / room for improvement	3
Comments what to keep or add	
make it more accessible (multimodal)	3
Clean up area	2
Access for waterfront	2
Comments what to change or take out	
Support / Don't drive out taxpaying businesses	3
Keep No-Ware industrial	3

2. Future Uses - A

2. Future Uses: At present, the North Warehouse district is predominantly commercial land with a few parcels of industrial, vacant, transportation, and community/public land uses. Most of the area is built up, with limited green/open space, and there are many centuries-old buildings. There is a mix of new and long established local businesses.

a) Looking ahead, which types of uses do you think could belong in a revitalized North Warehouse District?

Future Land Uses that "Could Belong" in the N-BOA (35 respondents)



2. Future Uses A continued

Chart Breakdown:

	YES	NO	MAYBE	NO PREFERENCE / NOT SURE	TOTAL
Food and drink venues (e.g. restaurants, bars, cafes)	91.18% 31	0.00% 0	5.88% 2	2.94% 1	34
Neighborhood retail (e.g. grocery, hardware, bakery)	82.35% 28	5.88% 2	11.76% 4	0.00% 0	34
Pedestrian and bike infrastructure	82.35% 28	11.76% 4	5.88% 2	0.00% 0	34
Entertainment (e.g. music venue, nightclub)	76.47% 26	11.76% 4	8.82% 3	2.94% 1	34
Green space	76.47% 26	8.82% 3	14.71% 5	0.00% 0	34
Residential (e.g. apartment buildings, lofts)	67.65% 23	11.76% 4	20.59% 7	0.00% 0	34
Recreational facilities (e.g. for indoor/outdoor sports, exercise)	64.71% 22	8.82% 3	26.47% 9	0.00% 0	34
Professional offices	60.61% 20	15.15% 5	21.21% 7	3.03% 1	33
Industry & manufacturing (e.g. welding, breweries, chemical processing)	57.58% 19	9.09% 3	33.33% 11	0.00% 0	33
Educational / Cultural (e.g. museum, aquarium)	47.06% 16	2.94% 1	50.00% 17	0.00% 0	34
Storage & Transportation & Logistics centers	39.39% 13	30.30% 10	30.30% 10	0.00% 0	33
Wholesale retailers (e.g. wholesale construction & furnishing supplies)	33.33% 11	33.33% 11	30.30% 10	3.03% 1	33
Large retail stores (e.g. Target, Staples, Furniture)	9.09% 3	69.70% 23	21.21% 7	0.00% 0	33

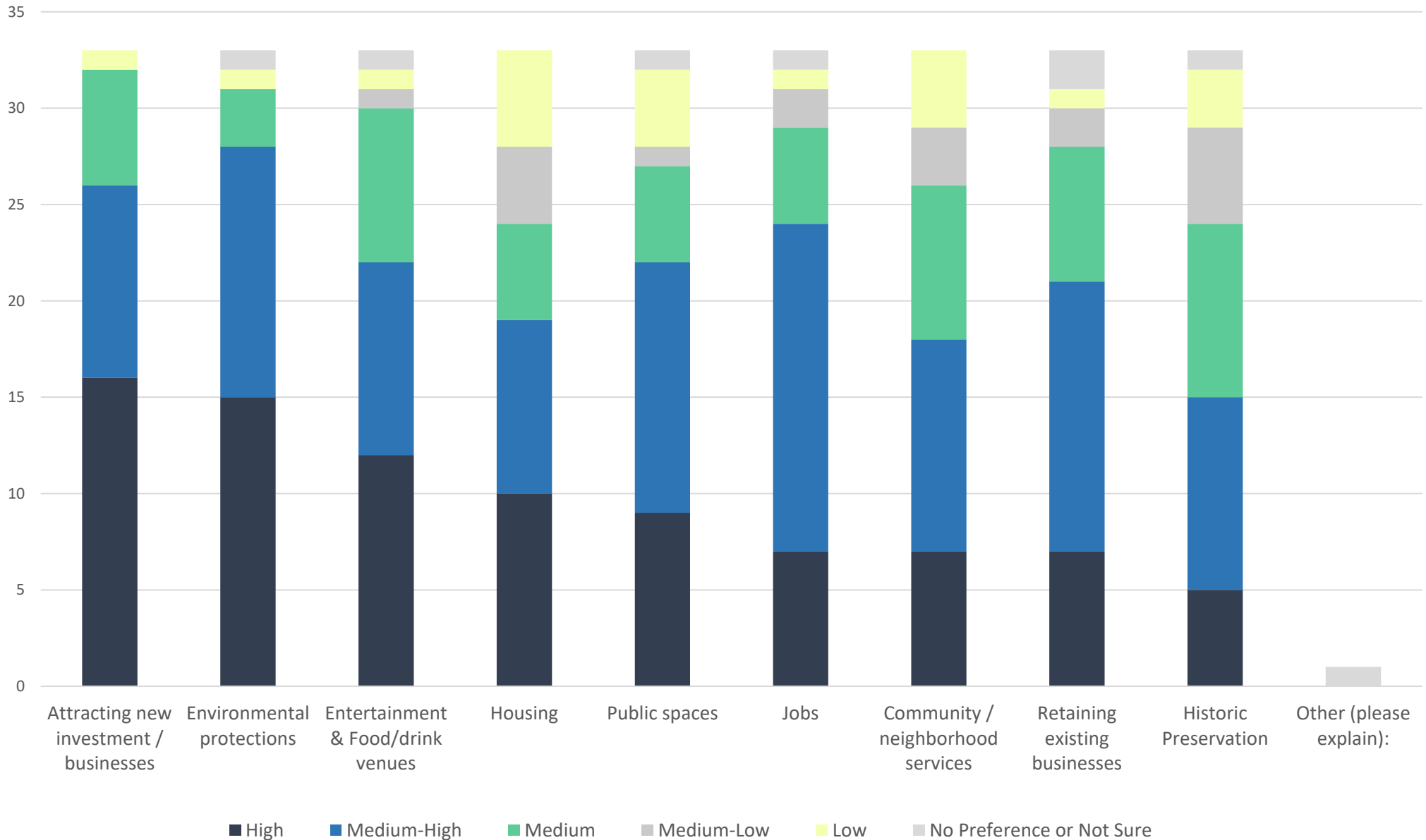
Other /comments:	Frequency
See conflicts if add residential (with industrial, with entertainment noise). Esp. public housing.	3
misread question	2
add access to water, bike/ped access (to bridge)	3
Mix of uses good, while limiting conflicts	2
Central Warehouse healthy development	1
Prioritize local business and services	1
Prioritize liveability, green & community spaces better for long-term economy.	1
Reduce concrete, businesses & structures with high externalize costs (manufacturing, stadium, highway)	1
No bike/ped - users cause accidents	1
Support existing uses and new future ones	1
Decrease homeless and drug users*	1

**facilities for these uses are a protected use)*

2. Future Uses – B) Priorities

b) What should be prioritized in the revitalization of the North Warehouse district? Hint: not everything can be high :) **please select "high" for a maximum of three items

What should be prioritized in revitalization of N-BOA? (33 respondents)



2. Future Uses – B) Priorities continued

Chart Breakdown:

	HIGH PRIORITY	MEDIUM-HIGH PRIORITY	MEDIUM PRIORITY	MEDIUM-LOW PRIORITY	LOW PRIORITY	NO PREFERENCE / NOT SURE	TOTAL
Attracting new investment / businesses	57.58% 19	21.21% 7	18.18% 6	0.00% 0	3.03% 1	0.00% 0	33
Environmental protections	50.00% 16	37.50% 12	9.38% 3	0.00% 0	3.13% 1	0.00% 0	32
Entertainment & Food/drink venues	46.88% 15	25.00% 8	21.88% 7	3.13% 1	3.13% 1	0.00% 0	32
Housing	36.36% 12	24.24% 8	12.12% 4	12.12% 4	15.15% 5	0.00% 0	33
Public spaces	36.36% 12	30.30% 10	15.15% 5	3.03% 1	12.12% 4	3.03% 1	33
Community / neighborhood services	27.27% 9	27.27% 9	24.24% 8	9.09% 3	12.12% 4	0.00% 0	33
Retaining existing businesses	28.13% 9	37.50% 12	21.88% 7	6.25% 2	3.13% 1	3.13% 1	32
Jobs	21.88% 7	53.13% 17	15.63% 5	6.25% 2	3.13% 1	0.00% 0	32
Historic Preservation	15.15% 5	30.30% 10	27.27% 9	15.15% 5	9.09% 3	3.03% 1	33

Comments

Youth Activities

Family-friendly entertainment

Environmental protection should be integrated into all

Higher priority to retaining Locally-owned businesses

Sustainable buildings / Green Infras.

Art & Music (food will follow)

Support parks if maintained (specific use, caretaker org.)

If historic is a barrier, prioritize occupied buildings over empty historic ones

larger businesses/manufacturing (COSTCO, IKEA, etc.)

The warehouse district seems to be naturally trending toward being an entertainment district, so supporting current businesses and encouraging new ones to move in makes sense. Local residents who appreciate it as an entertainment district and want to live in that type of neighborhood would help to support the businesses. Albany already has a bunch of under-maintained parks, so I'm wary of adding any more unless they're meant for a highly specific purpose and have a strong volunteer org or nonprofit behind them. Historic preservation can be a big problem when it means that the buildings are so covered in red tape that they get demolished by neglect -- I'd rather have an old building with people living in it/a thriving business inside of it and ahistorical windows than a building with historically-correct windows that needs to be bulldozed because no one's willing to take it on.

This area has been industrialized for more than a century, with rail lines, erie canal, electric substations, etc. It will take an ambitious effort to change the nature of this area.

2. Future Uses – C) By Sub-Area

c) Considering your answers to the previous questions, do you have a preference for where specific types of uses or development should be located within the North Warehouse district? If so, please describe. Please use the area labels on the map below (A, B, C, D, E, or F). If you would like to provide additional detail (e.g. street address), please do so. For example "I would like to see more restaurants in area C, especially on Broadway between Thatcher and N. Lawrence streets"

Respondents = 16



2. Future Uses – C) By Sub-Area continued

c) Considering your answers to the previous questions, do you have a preference for where specific types of uses or development should be located within the North Warehouse district? If so, please describe. Please use the area labels on the map below (A, B, C, D, E, or F). If you would like to provide additional detail (e.g. street address), please do so. For example " I would like to see more restaurants in area C, especially on Broadway between Thatcher and N. Lawrence streets"

Respondents = 16

AREA A

- should be public space, green space, bike path
- Do something with Central Warehouse - being square, it feels more like a renovation and art project rather than taking it down. It's ripe for Albany-centric and history murals on all sides. New windows. And rooftop garden. I don't know if it's used or not, but it could be the hub to the entire area. Even if several floors are just opened up for all-weather flea markets and farmer's markets. With a light rail and bus routes all leading it o.
- some residential in Area A.
- The biggest concern is biting the bullet on the cost of removing Central Warehouse in Area A, with the possible relocation of the Amtrak station to that same area. There is room for the necessary platforms, and D&H/CP tracks could be placed in a short tunnel south of Colonie St.
- Waterfront uses in F, and east of RR tracks in A
- expanded restaurant/entertainment
- gateway to downtown, and can act as a buffer zone that includes mixed residential, industrial/commercial and bars/food spaces

AREA B

- can be restaurants and business and music stages.
- I would like to see more youth activities in the B zone.
- Waterfront uses in F, and east of RR tracks in B
- I would like to see more youth activities in the B zone.
- Remain mostly commercial/industrial, outside already populated areas of Broadway.

AREA D

- can be restaurants and business and music stages.
- Remain mostly commercial/industrial, outside already populated areas of Broadway.

AREA C

- I would love more breweries, bars, and restaurants there.
- It's nice to sit on Broadway and have a beer because there is little car traffic - please ensure lots of multimodal transportation options and no easy parking here, so this doesn't turn into a freeway.
- Some walkable residential development with amenities like a park/grocery/shops so this isn't just a drive to place but a lived in hood.
- I would like to see a "main street" develop along Broadway in Area C,
- It would be nice to have more restaurants/bars or local shops on Broadway.
- Broadway - put in protected bike lanes, wider sidewalks, multiunit housing, and no outrageous parking minimums.
- Broadway - Allow bars and restaurants to utilize parking lots for outside space - people love that.
- Remain mostly commercial/industrial, outside already populated areas of Broadway.

2. Future Uses – C) By Sub-Area continued

c) Considering your answers to the previous questions, do you have a preference for where specific types of uses or development should be located within the North Warehouse district? If so, please describe. Please use the area labels on the map below (A, B, C, D, E, or F). If you would like to provide additional detail (e.g. street address), please do so. For example " I would like to see more restaurants in area C, especially on Broadway between Thatcher and N. Lawrence streets"

Respondents = 16

AREA E

- can be restaurants and business and music stages.
- needs more manicured and maintained greenery on either side of 787.
- I'd like it if we brought in a light rail system so people could get to this area and back without needing a car
- Area F could be developed to connect the Corning Preserve and Riverfront Preserve under the highway similar to East River Park in NYC or North Point Park in Boston.
- More restaurants, entertainment in area F, on the waterfront.
- The entire waterfront should be restored to pristine habitat and/or parkland. Other than that, restaurants, cafes, neighborhood pubs, and small cultural attractions could be everywhere down there.
- Waterfront Uses
- Expanded restaurant/entertainment
- Gateway to downtown, Can act as a buffer zone that includes mixed residential, industrial/commercial and bars/food spaces (sector E can be used for green space since it mostly is already).

AREA F

- should be public space, green space, bike path
- Better waterfront development F
- hard to re-imagine without 787 and the existing parking lots already in place, but could possibly incorporate more green infrastructure and access to the riverfront in the future.

Other

- I'd like to see less drugs and crime in all areas
- Look where have current clusters of businesss and go from there . See where have unused spaces and when deciding what to go there look at your priorities .

3. Revitalizing Albany's North Warehouse District - A

a) What would you say are the three most important things to consider for any future redevelopment in this area? This could be something that needs to be added, changed/improved, or preserved. It might be something tangible (e.g. relating to a building) or intangible (e.g. relating to the personality and feel of the area).

Respondents = 22

What would you say are the three most important things to consider for any future redevelopment in this area?	Frequency
Accessible with multimodal connections and parking to/from waterfront (3), neighborhoods, downtown, businesses, under RR bridge	13
Bring in new business / jobs (e.g. Green businesses (1))	5
Historic Preservation / Rehab Buildings	4
Fun / Cool / Play / Experiences	4
Develop/Remove Central Warehouse	4
Green Space / walls	3
Residential (middle/upper end (1))	3
Safety / Security	3
Arts / Public Art	3
Inclusive / community harmony	2
Needs of / engage current residents	2
Keep industrial feel	2
Aesthetics	2
Public space	2
Breweries	2
Environmental protection / restoration	2
Resilience to rising river	1
Support existing businesses	1
Culture	1
Non-Alcoholic food & retail	1
Keep commercial/industrial	1

3. Revitalizing Albany's North Warehouse District – B

b). What should this area's relationship to the rest of the City be?

Respondents = 19

North Warehouse District	Frequency
Gathering / Entertainment place; This should be the brewery and restaurant spot in the city, place for state workers to stay after 5.	6
Maintain/increase commercial presence that contributes to the city's tax base; Industrial hub for the city, need to retain areas for these uses; Job creator. Entertainment, manufacturer; workplaces here and housing so it's alive throughout the day and night.	4
And arts and culture hub with various eateries; Creative arts District; space with looser regulations (noise, zoning, historic paint colors..) where entrepreneurs/artists/entertainers etc are able to more easily create, modern art spaces along with the bars and restaurants.	3
Needs to be better connected (literally and figuratively); better integrated, via improved sidewalks/road access from downtown into areas F, A and B; Tie it in with bike/pedestrian infrastructure so that people can get from the warehouse district to pearl and up to lark street easily.	3
Should be an area with residential to attract young people back to Albany who want to live near the waterfront; The cool industrial area where younger people live and go out at night; Mixed residential can be incorporated closer to the downtown side.	3
this is the warehouse district and should have its own distinct flavor but it adds to the whole recipe of the city	1
environmental safeguards must be kept in place	1
The Dumbo of Albany.	1
Waterfront area of N-BOA specifically	
Like Portland, Oregon, and others that have moved freeways and concrete off their waterfronts and restored them to the thriving, green, cultural spaces that a city needs to thrive	1
Can connect the currently-disjointed waterfront parks	1

3. Revitalizing Albany's North Warehouse District - C

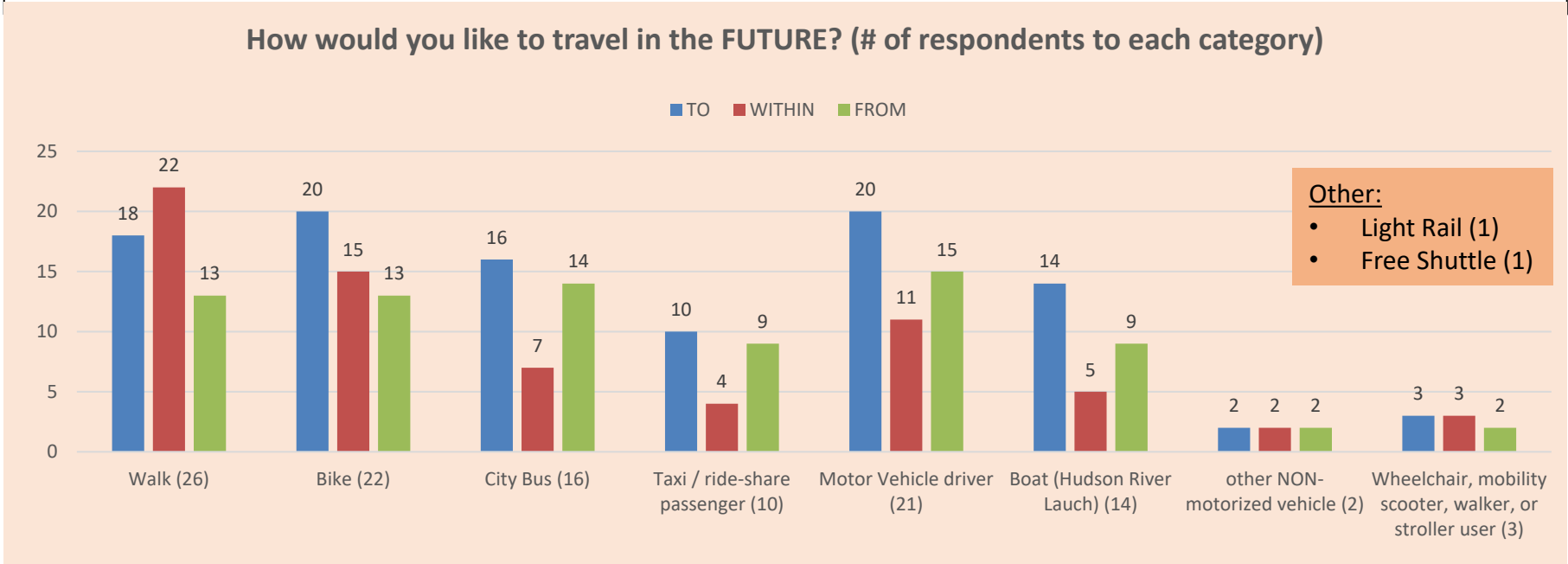
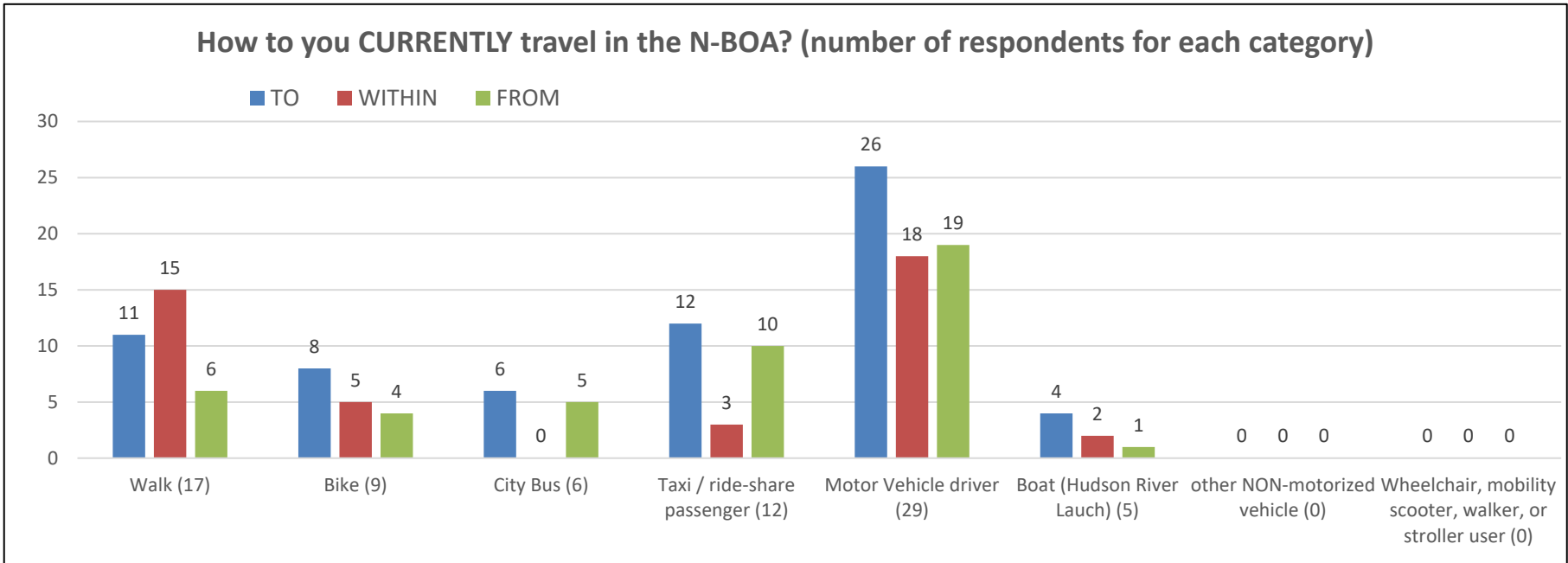
c.) What role could this area play in the broader revitalization of the City of Albany??

Respondents = 19

Comments	Frequency
Bringing youthful energy to the city; Help the City be alive; Make Albany less boring; Every city needs experimental and creative energy to thrive, and Albany tends to regulate and neighborhood-association its way into being boring and stuffy. A looser, younger, more energetic neighborhood, even if it's too weird and noisy for the Pine Hills crowd, would do a ton for the city as a whole.	4
Maybe used to get people to stop living outside city limits; more affordable housing and accessible resources/programs to locals; transitional space (with more residential/retail occurring along Broadway)	4
It's already playing a role - with new restaurants and brewery, new apartments, etc; People love craft beverages - make this the craft beverage capital of upstate NY. It will bring in tourism, money, attract new residents, create jobs.	3
Could have many roles - is very under utilized currently and has good easy connections to many other areas; It has an important role for pedestrian and bicycle connectivity with the Patroon Greenway and restoring pedestrian access to the Livingston Ave Rail Bridge.	2
Tourism	2
Add entertainment and arts	1
This area should focus on the existing industrial/commercial nature (and also preserve the historic buildings that helped shape this city), but at the same time act as an access point to places beyond where residential is a higher focus (i.e. a grocery store that wouldn't fit downtown).	1
Open up more access to the waterfront.	1
Except for possible conversion of some commercial properties to apartments/lofts, there's not much reason to see residential improvement.	1
Open up more access to the waterfront.	1
Give the city back its soul.	1
Restaurants, breweries, and residences.	1
More events inviting to people of color	1

4. Travel to/from/within N-BOA Respondents = 35 Total

- Currently, most respondents use motor vehicles to access the N-BOA. Walking was the next most common mode
- In the future, respondents would like to use a variety of modes including walking, biking, City Bus, and even boating. Some respondent would replace driving with these other modes.



5. Do you have any further comments?

Have free lunch time concerts with oldies Thursday's at the Empire State plaza's court yard the same way WCBSFM used to at the World Trade Center in the 90's. And have pamal broadcasting hire Joe McCoy lenti or Jeff Mazzei to be the program director of WROW 590am and make that Albany New York's Oldies Station already and be an exact replica of cbsfm oldies 101

A great architect and urban planner would turn this town around! We need bebies for art and culture and family friendly places to walk an eat and enjoy this town with such potential

Can't wait for further opportunities to comment and be part of this development

I live off Lark Street. This portion of Albany is too far away for me to walk to. And probably not a safe walk either.

Please just recognize what an asset a river and its riverside are to us, to this community, and to other species who live here too. Bring back a real and vibrant, living waterfront that is not condemned by industry and concrete.

This will be a challenging area to redevelop, but worth making the effort.

Try to steal Fiden's brewery from Colonie. They have a huge following, draw in a ton of people from hours away, and currently operate out of an office park in the middle of nowhere.

North Warehouse District Redevelopment Survey (N-BOA)

Thank you!

Thank you for participating in our survey!



This will be the first of several opportunities for the public to provide feedback on the North Warehouse District Brownfield Opportunity Area program nomination study (N-BOA).

The N-BOA program is part of the broader Albany Waterfront Access, Vitality, and Economic Strategy (WAVES), which builds on [Albany's 2030 Comprehensive Plan](#). For more information on the N-BOA program and Albany WAVES, including ways to get involved, please visit our website at <https://www.albanynywaves.com/>

The WAVES surveys were prepared with funding provided by the New York State Department of State through the Brownfield Opportunity Areas Program and under Title 11 of the Environmental Protection Fund

photo: Nipper, by Michael Farrell for the Times Union

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Done